CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, August 13, 2024 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. Request from Cathy Stephens for Final PUD Master Plan approval of a commercial tract in the Honey Farm PUD being a 1.34 acre portion of Tax Map 51 Parcel 58 at Nashville Highway and Honey Farm Way.

2. Request from Jansen Dakin for Preliminary Plat approval of Honey Farm Crossing Lot 1 at Nashville Highway and Honey Farm Way being a portion of Tax Map 51 Parcel 58.

3. Request from Allison Corolla for Preliminary Plat and Site Development Plan approval of Trotwood Foster Subdivision consisting of 119 lots at Tax Map 112 Parcel 18.03 off Foster Lane.

4. Request from Allison Corolla for Final Plat approval with surety for Quail Run Meadows Subdivision Phase 5 consisting of 27 lots at Tax Map 73 Parcel 17.03 off Quail Run Way.

5. Request from WES Engineers & Surveyors for Final Plat approval with surety for Honey Farm Townhomes Phase 1A consisting of 18 lots, easements, and open space located off Honey Farm Way and Nectar Lane at Tax Map 51 Parcel 58.02.

6. Request from Allen O'Leary for Final Plat approval with surety of The Preserve at Drumwright Phase 2 PUD subdivision consisting of 42 single family lots with dedication of right-of-way off Williams Ridge Road, being a portion of Tax Map 51 Parcel 34.00 and 34.01.

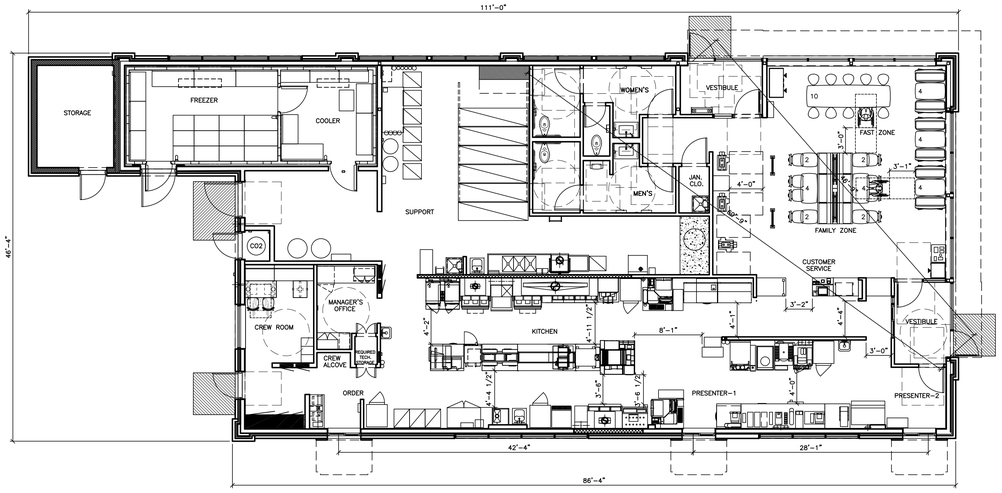
7. Request from Crunk Engineering for Final Plat approval with surety for The Landing at Greens Mill Phase 1A consisting of 33 lots with 3 open space lots,

dedication of right-of-way and easements at Tax Map 51 Parcel 55 off Greens Mill Road.

8. Request from Crunk Engineering, LLC for a revision to the StorPlace Preliminary PUD Master Plan off Leafcutter Bee Road and Honey Farm Way at Tax Map 51 Parcel 58.03.

9. Request from TKC Architecture & Engineering LLC to Rezone approximately three acres of property at Carmack Blvd., Cemetery Ave., and Pencil Alley, being Tax Map 99I Group D Parcels 3, 7, 7.01, 7.02, 7.04.

10. Request from Tim Dwyer for revision to a previously approved Site Development Plan for the property located at Tax Map 90 Parcel 7.08 off River Road.



4584-WW PLAN CUSTOM DESIGN

34 SEATS (2 ACCESSIBLE SEATS)

NORTH

VICINITY MAP:

OCCUPANCY ALLOWANCE:

INTERNATIONAL BUILDING CODE 2018

TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	592 SF	2
ASSEMBLY WITH FIXED SEATS	SEE PLAN	–	34
ASSEMBLY W/OUT FIXED SEATS STANDING SPACE	5 NET	110 SF	22
BUSINESS AREAS	150 GROSS	64 SF	1
KITCHEN, COMMERCIAL (OCCUPANT LOAD FOR FULL STAFF)	200 GROSS	–	14
–	–	–	–
–	–	–	–
–	–	–	–
–	–	–	–
–	–	–	–
TOTAL OCCUPANCY ALLOWANCE			73

2023 4584-WW BUILDING BB20 CUSTOM DESIGN NASHVILLE FIELD OFFICE

BUILDING INFORMATION:

ADDRESS:

STATE SITE CODE: 041-1210
STREET ADDRESS: US HWY 231 & HONEY FARM WAY
CITY: COLUMBIA,
COUNTY: MAURY
STATE: TENNESSEE

STRUCTURE:

WOOD LOAD BEARING WALLS, WOOD ROOF FRAMING

UTILITIES:

ELECTRIC GRILLS & ELECTRIC FRYERS
GAS HVAC & GAS WATER HEATER

BUILDING CODE:

BUILDING CODE EDITION:	2018 INTERNATIONAL BUILDING CODE
MECHANICAL CODE EDITION:	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE EDITION:	2017 NFPA 70 NATIONAL ELECTRICAL CODE
PLUMBING CODE EDITION:	2018 INTERNATIONAL PLUMBING CODE
ENERGY CODE EDITION:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE/LIFE SAFETY CODE EDITION:	2018 NFPA 101 LIFE SAFETY CODE
FUEL/GAS CODE EDITION:	2018 INTERNATIONAL FUEL GAS CODE
HEALTH CODE EDITION:	XXXX COUNTY HEALTH CODE
ACCESSIBILITY CODE EDITION:	2017 ICC A117.1

BUILDING DATA:

OCCUPANCY: USE GROUP A2
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 1
BUILDING HEIGHT: 18'-9 1/2" (MAIN BLDG. PARAPET)

GROSS BUILDING AREA: 4,135 GROSS S.F.
BUILDING AREA: 3,921 NET S.F.

DESIGN LOADS:

GROUND SNOW LOAD:	10 PSF
WIND SPEED:	105 MPH (EXPOSURE C)
SEISMIC DESIGN CATEGORY:	D
SOIL BEARING CAPACITIES:	2500 PSF @ spread footings, 2000 PSF @ strip footings

LIFE SAFETY SYSTEM:

EMERGENCY LIGHTING:	X YES	NO
EXIT SIGNS:	X YES	NO
FIRE ALARM:	YES	X NO
DUCT SMOKE DETECTORS W/ AUDIBLE/VISIBLE DEVICE:	X YES	NO
FIRE SPRINKLERS:	YES	X NO
SPRINKLER FLOW/TAMPER SWITCH W/ AUDIBLE/VISIBLE DEVICE:	YES	X NO
CO2 DETECTION SYSTEM W/ AUDIBLE/VISIBLE DEVICE:	X YES	NO
PANIC HARDWARE:	X YES	NO

DESIGNER OF RECORD

DISCIPLINE:	NAME:	ADDRESS:	LICENSE #
ARCHITECT:	TaylorKempkes Architects Robert D Kempkes (501) 624-5679	210 Central Ave. Hot Springs, AR 71901	103786
STRUCTURAL:	CORE STATES GROUP David Balma (215) 809-2125	1315 Walnut St #600, Philadelphia, PA 19107	118448
MECHANICAL:	CORE STATES GROUP David Leiffer (479) 877-3465	1700 Industrial Drive, Suite B Rogers, AR 72756	112738
PLUMBING:	CORE STATES GROUP David Leiffer (479) 877-3465	1700 Industrial Drive, Suite B Rogers, AR 72756	112738
ELECTRICAL:	CORE STATES GROUP John Ferguson (479) 877-3438	1700 Industrial Drive, Suite B Rogers, AR 72756	112166

McDONALD'S CONSTRUCTION PROJECT MANAGER

MANAGER:	NAME:	EMAIL:	PHONE #
	Nathan Wilson	nathan.wilson@us.mcd.com	(630) 623-9723

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NO.	DESCRIPTION	REV	DATE	BY
1		-		

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
ARKANSAS
NO. 10378
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
210 CENTRAL AVE, STE 2A
HOT SPRINGS, AR 71901-6679
PH (501) 624-5679
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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
SO	2023_12

REVIEWED BY	DATE ISSUED
RK	05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210

SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.
041-1210.00.0
GN1.0
COVER

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
2. GEN.ERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER'S VENDORS REGARDING SCHEDULING ON SITE DURING CONSTRUCTION AND SEQUENCING OF THE WORK.
3. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
4. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, SIGNAGE, AND OTHER DEVICES REQUIRED.
8. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
9. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
10. UPON COMPLETION OF PROJECT, G.C. TO OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
11. SIGNS, UNLESS NOTED OTHERWISE, ARE PROVIDED BY OWNER'S SIGN CONTRACTOR. OWNER'S SIGN VENDOR WILL PROVIDE MONUMENT SIGN BASE (CONCRETE, STONE, BRICK, ETC.) IF PROJECT REQUIRES DECORATIVE BASE. SEE SHEET L-1 TO VERIFY IF REQUIRED. GENERAL CONTRACTOR TO PROVIDE ROUGH-IN & FINAL CONNECTION AND BRAILLE EXIT SIGN.
12. GENERAL CONTRACTOR TO PROVIDE FOUR (4) 30 YARD DUMPSTERS DURING McDONALD RETAIL MOVE-IN.
13. GENERAL CONTRACTOR SHALL PROVIDE ONE SKILLED LABORER FOR ONE WEEK DURING McDONALD RETAIL MOVE-IN. (40 HOURS)
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET-UP AND COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.
15. ALL EXTERIOR FLOOR PLAN DIMENSIONS ARE TO EXTERIOR FACE OF MASONRY UNLESS OTHERWISE NOTED. ALL INTERIOR FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
16. FINAL KEYING TO BE COORDINATED WITH McDONALD FACILITY MANAGER AND PAID FOR BY McDONALD.
17. REFER TO "PROJECT MANUAL" FOR ALL OTHER INSTRUCTIONS & DIRECTIVES NOT SHOWN IN DRAWINGS. IF THERE IS A CONFLICT BETWEEN THE DRAWINGS AND PROJECT MANUAL, NOTIFY THE AREA CONSTRUCTION MANAGER FOR RESOLUTION.

ABBREVIATIONS

GENERAL ABBREVIATIONS

A	ANNEALED
AC	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ASPH	ASPHALT
CJ	CONTROL JOINT
CLNG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CP	CONCRETE PAD
CT	CERAMIC TILE
CL	CENTERLINE
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXIST	EXISTING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FR	FIRE RATED
FRP	FIBERGLASS REINFORCED PLASTIC
GALV	GALVANIZED
GYP BD	GYPSUM BOARD
HC	HANDICAP
HDW	HARDWARE
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INSUL	INSULATION
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
OPT	OPTIONAL
PAR	PARTIAL
PF	PRE-FABRICATED
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
QT	QUARRY TILE
R	RADIUS
REBAR	REINFORCING BAR
REF	REFERENCE
REQD.	REQUIRED
RO	ROUGH OPENING
SB	SPLASHBLOCK
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
SUSP	SUSPENDED
T	TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WD	WOOD
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

McDONALD'S ABBREVIATIONS

AP	ALPOLIC METAL PANEL
BM	BRAKE METAL
C	ALUMINUM CANOPY
CG	CORNER GUARD
CT	WALL TILE
DE	DECOR ELEMENT
DF	DECOR FINISH
DEVICE	
DMB	DIGITAL MENU BOARD
DS	DROP SOFFIT
D/T	DRIVE-THRU
FB	FILL BOX
F/C	FREEZER/COOLER
GC	GENERAL CONTRACTOR
HP	HIGH POINT
KIOSK	
L	LIGHT FIXTURE
LAM	LAMINATE
LE	ACCENT LIGHTING
LP	LOW POINT
LL	LEVEL LANDING
MACHINE MANAGER	
MF	METAL FASCIA
MS	MOP SINK
PB	PIPE BOLLARD
PT	RMHC COIN COLLECTOR
RL	ROOF LADDER
ROOM	
S	McDONALD'S SIGNAGE
SCH	SCHLUTER
UN	ALUMINUM CANOPY UNDERSCORE

SYMBOL LEGEND:

- 6 / A4.0 — SECTION TAG
- 5 / A6.0 — DETAIL TAG
- T/ SLAB ELEV. 0'-0" — ELEVATION TAG
- 6 / A4.0 **DETAIL** 1 1/2"=1'-0" — DRAWING TITLE; DETAIL NUMBER
- 7 — DOOR TAG
- DINING ROOM 103 — ROOM NAME & NUMBER
- A — PARTITION TAG

NO.	REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT AGRICULTURE ENGINEERS NO. 103581 STATE OF TENNESSEE 07-10-2024

PREPARED BY:
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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: SO
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

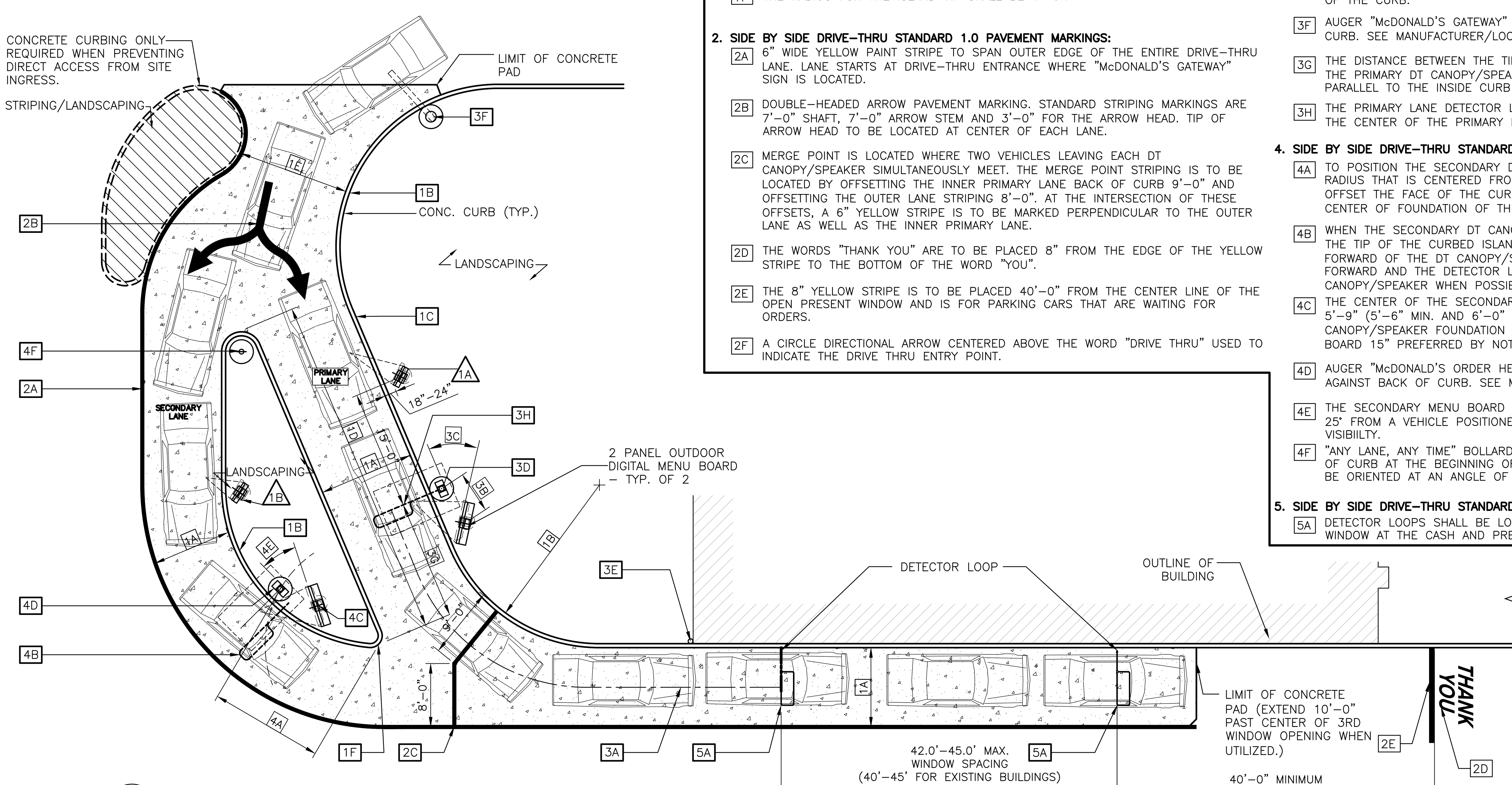
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

041-1210.00.0

SHEET NO.: GN1.1
GENERAL NOTES

THE LAYOUT OF THE DRIVE–THRU LANES SHOWN IN THIS DETAIL ILLUSTRATES DRIVE–THRU DESIGN PRINCIPLES.



1 / DT1.0 **DRIVE THRU LAYOUT GUIDELINES**
1" = 10'–0"

SIDE BY SIDE DRIVE–THRU STANDARD 1.0

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 CURBING DETAILS:

- 1A DRIVE–THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'–0". LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'–0".
- 1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE–THRU CURBING IS 20'–0".
- 1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER).
- 1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'–45'. THE LENGTH OF THE ISLAND FROM THE DT CANOPY/SPEAKER ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT.
- 1E ENTRANCE LANE ENTERING THE SIDE BY SIDE DRIVE–THRU IS TO BE 14'–0" MIN.
- 1F THE RADIUS FOR THE ISLAND TIP SHALL BE 1'–6".

2. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 PAVEMENT MARKINGS:

- 2A 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE–THRU LANE. LANE STARTS AT DRIVE–THRU ENTRANCE WHERE "McDONALD'S GATEWAY" SIGN IS LOCATED.
- 2B DOUBLE–HEADED ARROW PAVEMENT MARKING. STANDARD STRIPING MARKINGS ARE 7'–0" SHAFT, 7'–0" ARROW STEM AND 3'–0" FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE.
- 2C MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH DT CANOPY/SPEAKER SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'–0" AND OFFSETTING THE OUTER LANE STRIPING 8'–0". AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.
- 2D THE WORDS "THANK YOU" ARE TO BE PLACED 8" FROM THE EDGE OF THE YELLOW STRIPE TO THE BOTTOM OF THE WORD "YOU".
- 2E THE 8" YELLOW STRIPE IS TO BE PLACED 40'–0" FROM THE CENTER LINE OF THE OPEN PRESENT WINDOW AND IS FOR PARKING CARS THAT ARE WAITING FOR ORDERS.
- 2F A CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE THRU" USED TO INDICATE THE DRIVE THRU ENTRY POINT.

3. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR PRIMARY LANE:

- 3A MIN. 60'–0" (+5', 60'–65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE DT CANOPY/SPEAKER FACE AND THE CENTER LINE OF THE OPEN ORDER BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20'–0" INCREMENTS (±5' FOR 80', 100', AND 120') TO A MAX OF 120'. 100'–0" IS OPTIMAL.
- 3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'–9" (5'–6" MIN. AND 6'–0" MAX.) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION WITH THE END CAP OF THE PRIMARY MENU BOARD 15" PREFERRED BUT NOT LESS THAN 12" FROM THE FACE OF CURB. .
- 3C THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.
- 3D AUGER "McDONALD'S ORDER HERE CANOPY" CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 3E A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE–THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB.
- 3F AUGER "McDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 3G THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY DT CANOPY/SPEAKER MUST BE 15'–0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.
- 3H THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY DT CANOPY/SPEAKER.

4. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR SECONDARY LANE:

- 4A TO POSITION THE SECONDARY DT CANOPY/SPEAKER, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY DT CANOPY/SPEAKER.
- 4B WHEN THE SECONDARY DT CANOPY/SPEAKER IS LOCATED AT 14'–0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'–0" FORWARD OF THE DT CANOPY/SPEAKER CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY DT CANOPY/SPEAKER WHEN POSSIBLE.
- 4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'–9" (5'–6" MIN. AND 6'–0" MAX.) FROM CENTER OF THE DT CANOPY/SPEAKER FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD 15" PREFERRED BY NOT LESS THAN 12" FROM FACE OF CURB.
- 4D AUGER "McDONALD'S ORDER HERE" DT CANOPY/SPEAKER FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 4E THE SECONDARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBIILTY.
- 4F "ANY LANE, ANY TIME" BOLLARD SIGN MUST BE A MIN. OF 1'–6" FROM FACE OF CURB AT THE BEGINNING OF THE LANDSCAPE ISLAND. BOLLARD SIGN IS TO BE ORIENTED AT AN ANGLE OF 90° FROM THE CURB.

5. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 DETECTOR LOOP:

- 5A DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING WINDOW AT THE CASH AND PRESENTER BOOTHS.

SIDE BY SIDE DRIVE–THRU STANDARD 1.0 FEATURES:

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT:

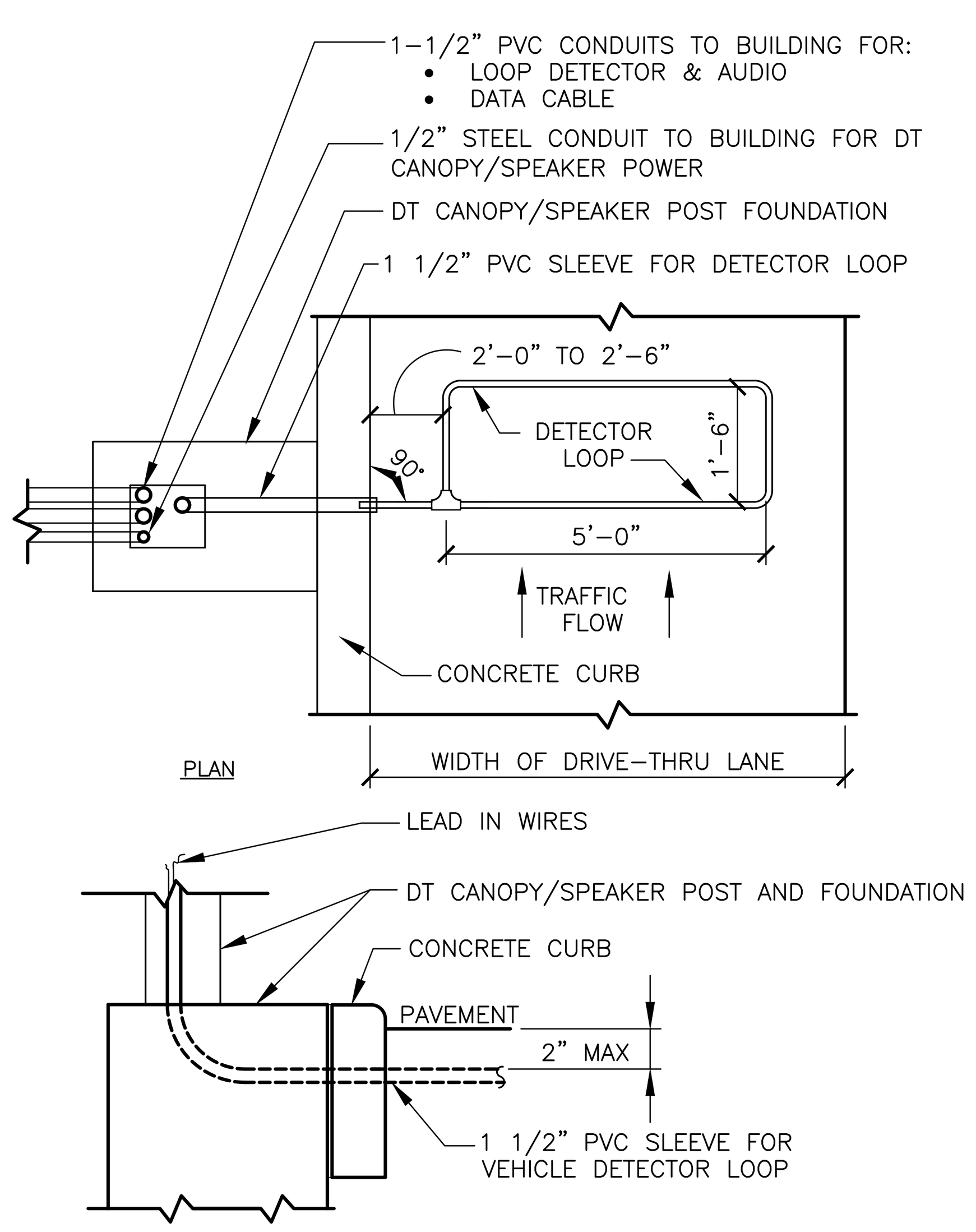
- 1A PRE–BROWSE BOARD MUST BE 18"–24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY DT CANOPY/SPEAKER AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE–BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM DT CANOPY/SPEAKER.
- 1B PRE–BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB. THE DISTANCE BETWEEN THE SECONDARY DT CANOPY/SPEAKER AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE OF THE PRE–BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM DT CANOPY/SPEAKER (PREFERRED 35°).

GENERAL NOTES

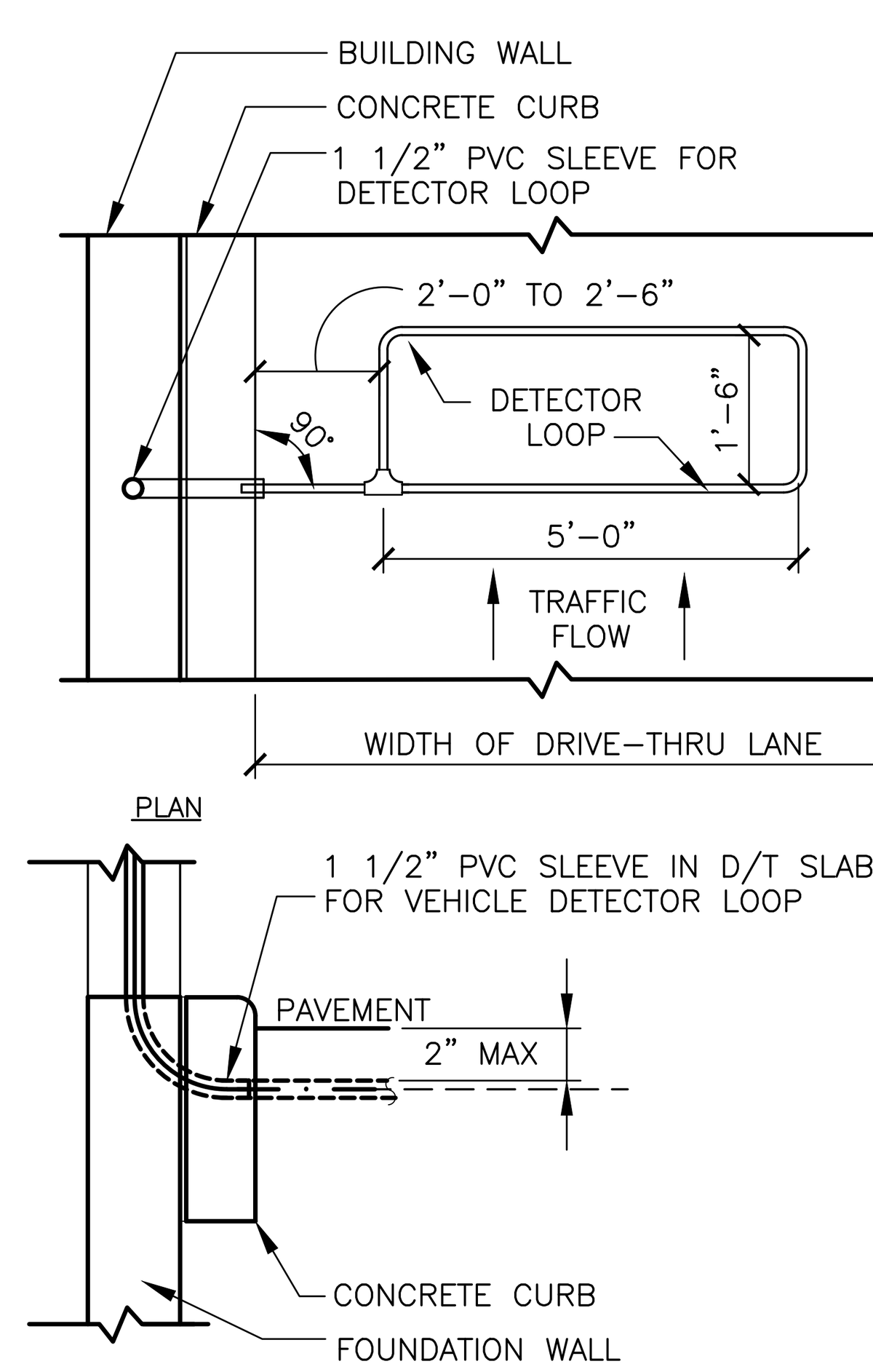
1. **DRIVE–THRU ELEMENTS:**
   DT CANOPY/SPEAKER DRIVE–THRU PYLON/CLEARANCE POLE AND BOLLARD SIGN SHALL BE CONSISTENT WITH THE STANDARD BUILDING DESIGN DRIVE–THRU ELEMENTS.
   OTHER DESIGNS MAY NOT BE USED.
2. CONTRACTOR SHALL COORDINATE WITH APPLICABLE PLANS, McDONALD'S AREA CONSTRUCTION MANAGER, CONTENT SUPPLIER AND SIGNAGE SUPPLIER TO DETERMINE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF BOARDS AND OTHER DRIVE–THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK TO BE COORDINATED WITH OTHER TRADES.
3. CONTACT McDONALD'S AREA CONSTRUCTION MANAGER FOR DRIVE–THRU ELEMENT FOOTING AND WIRING REQUIREMENTS NOT SHOWN. (INFORMATION ALSO AVAILABLE THROUGH VENDOR WEBSITES) SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
4. SEE DETAIL 2/DT1.0 FOR DETECTOR LOOP INFORMATION, ELECTRICAL SHEETS FOR LOW VOLTAGE CONDUIT DIAGRAM AND FOR DRIVE THRU POWER DIAGRAM; VENDOR'S SPECIFICATIONS SHALL GOVERN UPON ANY DISCREPANCIES.
5. CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR, CONTENT SUPPLIER AND THE SIGN SUPPLIER.
6. CONTRACTOR TO INSTALL PRE–FORMED, PRE–WIRED VEHICLE DETECTOR LOOP.
7. CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1–800–328–0033
   HME: 1–800–848–4468
5. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD–IN IS PRE–TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



A – DT CANOPY/SPEAKER DETECTOR LOOP



B – DT WINDOW DETECTOR LOOP

2 / DT1.0 **DETECTOR LOOP DETAILS**
NOT TO SCALE

REV | DATE | DESCRIPTION | BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 103786 STATE OF TENNESSEE 07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
210 CENTRAL AVE., STE 2A
HOT SPRINGS, AR 71901
FAX 501-623-3166 PHONE 501-624-5679

PREPARED FOR:
McDonald's USA, LLC

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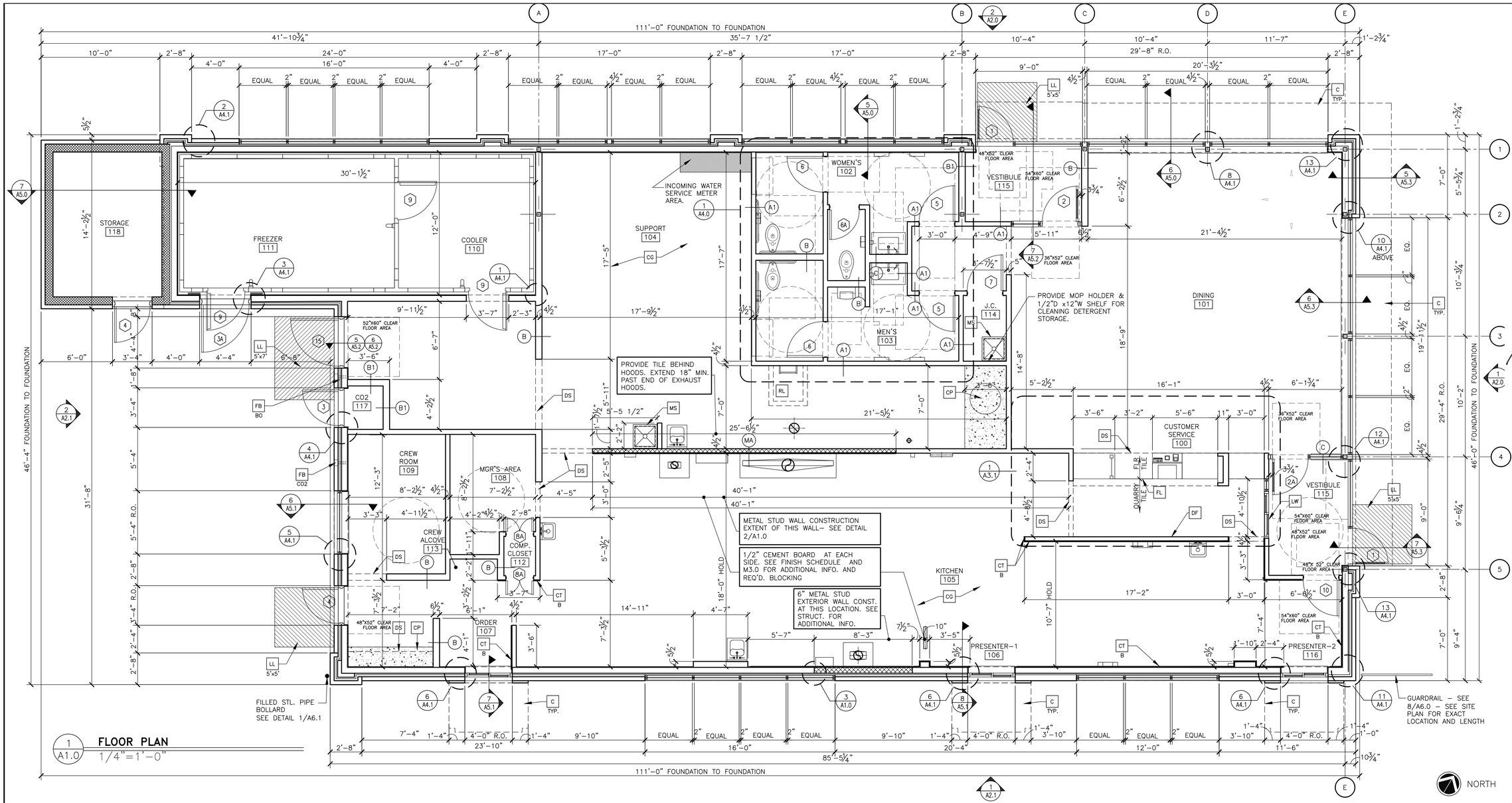
DRAWN BY: --
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05–10–2024

TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN

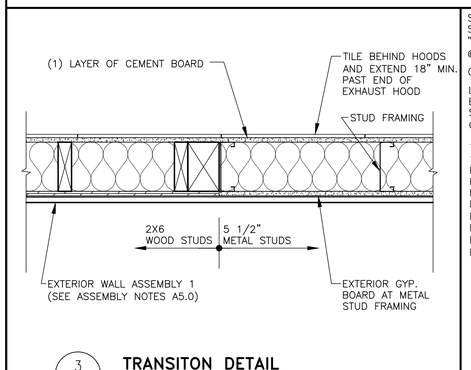
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

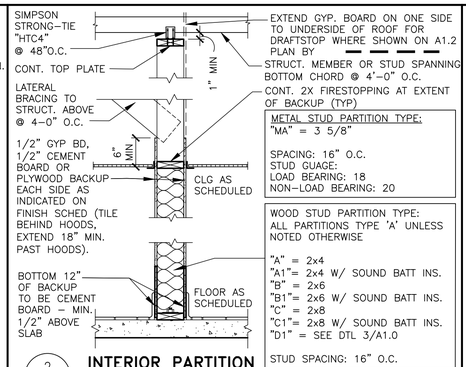
SHEET NO. 041–1210.00.0
DT1.0
DRIVE–THRU DETAILS



1 A1.0 **FLOOR PLAN**
1/4"=1'-0"



3 A1.0 **TRANSITON DETAIL**
1 1/2"=1'-0"



METAL STUD PARTITION TYPE:
"MA" = 3 5/8"

SPACING: 16" O.C.
STUD GUAGE:
LOAD BEARING: 18
NON-LOAD BEARING: 20

WOOD STUD PARTITION TYPE:
ALL PARTITIONS TYPE 'A' UNLESS NOTED OTHERWISE

"A" = 2x4
"A1"= 2x4 W/ SOUND BATT INS.
"B" = 2x6
"B1"= 2x6 W/ SOUND BATT INS.
"C" = 2x8
"C1"= 2x8 W/ SOUND BATT INS.
"D1" = SEE DTL 3/A1.0

STUD SPACING: 16" O.C.

2 A1.0 **INTERIOR PARTITION**
3/4"=1'-0"

KEY NOTES

- C — ALUMINUM CANOPY SYSTEM ABOVE – SEE 4/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS, SEE ELEVATION FOR COLORS
- CG — G.C. TO PROVIDE 4"x4"x5'–0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- CP — CONCRETE EQMT PAD – SEE STRUCTURAL
- CT A — WALL TILE: PER DECOR PORTFOLIO GEOMETRY/LUNA/RAY: EUROWEST – 754–747. COLOR: NOIR, SIZE: 4"x12", PATTERN: RUNNING BOND. GROUT: MAPEI 02 PEWTER – JOINT TO BE 1/16" MAX. ROUTE 66: EUROWEST – WHITE GLOSSY CHEVRON GROUT: CHARCOAL 47 – JOINT TO BE 1/16" MAX.
- CT B — WALL TILE: CROSSVILLE – COLOR BY NUMBERS COLOR: AFTERNOON SPRAY, SIZE: 4"x12", PATTERN: RUNNING BOND GROUT: MAPEI 02 PEWTER – JOINT TO BE 1/16" MAX. USE THIS TILE WHEN HIGH LRV IS REQUIRED COORDINATE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- DO — DOWNSPOUT CONNECTED TO CANOPY SYSTEM. SEE ELEVATIONS. COORDINATE CONNECTION WITH CIVIL.
- DS — DROPPED SOFFIT ABOVE – SEE REFLECTED CEILING PLAN
- D# — DECOR PORTFOLIO SPECIFIC ELEMENT – SEE FINISH SCHEDULE
- FB CO2 — CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH MCDONALD'S AREA CONSTRUCTION MANAGER
- FL — FLOOR LINE – CHANGE IN MATERIAL – SEE FINISH SCHEDULE
- FP — FIBERGLASS REINFORCED PLASTIC (FRP) – PANOLAM, GRAY SMOOTH, CLASS A, .075. REFER TO ROOM FINISH SCHEDULE SHEET A6.1 FOR INSTALLATION LOCATIONS. FOR ORDERING, CONTACT KIMBERLY LAWSON Kimberly_Lawson@panolam.com 1–866–925–4377
- LL 5'x5' — LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING SIZE OF LANDING
- LW — LATE–NIGHT WINDOW (OPTIONAL) BY READYACCESS, MANUAL OPEN/SELF CLOSE. SEE SHEET A3.1 FOR NOTES.
- MS — MOP SINK – SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
- RL — ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS

SYMBOL LEGEND

- A — PARTITION TYPE TAG SEE 2/A1.0
- DRAFT STOPPING – SEE 2/A1.2
- 7 — DOOR TAG – SEE DOOR SCHEDULE ON A6.0
- X — KEY NOTE

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF MASONRY UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE/S2K 1–800–423–5247 www.frankesupply.com email: fs–frankesupply.us@franke.com
7. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
8. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

NO.	DESCRIPTION	DATE	REV	BY

ROBERT DAVID KEMPKES — REGISTERED ARCHITECT — NO. 102378 — STATE OF TENNESSEE — 07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2615 INDUSTRIAL AVE, STE 2A
BEDFORD, NEW YORK 10506-2679
914-234-3161 FAX 914-234-6579

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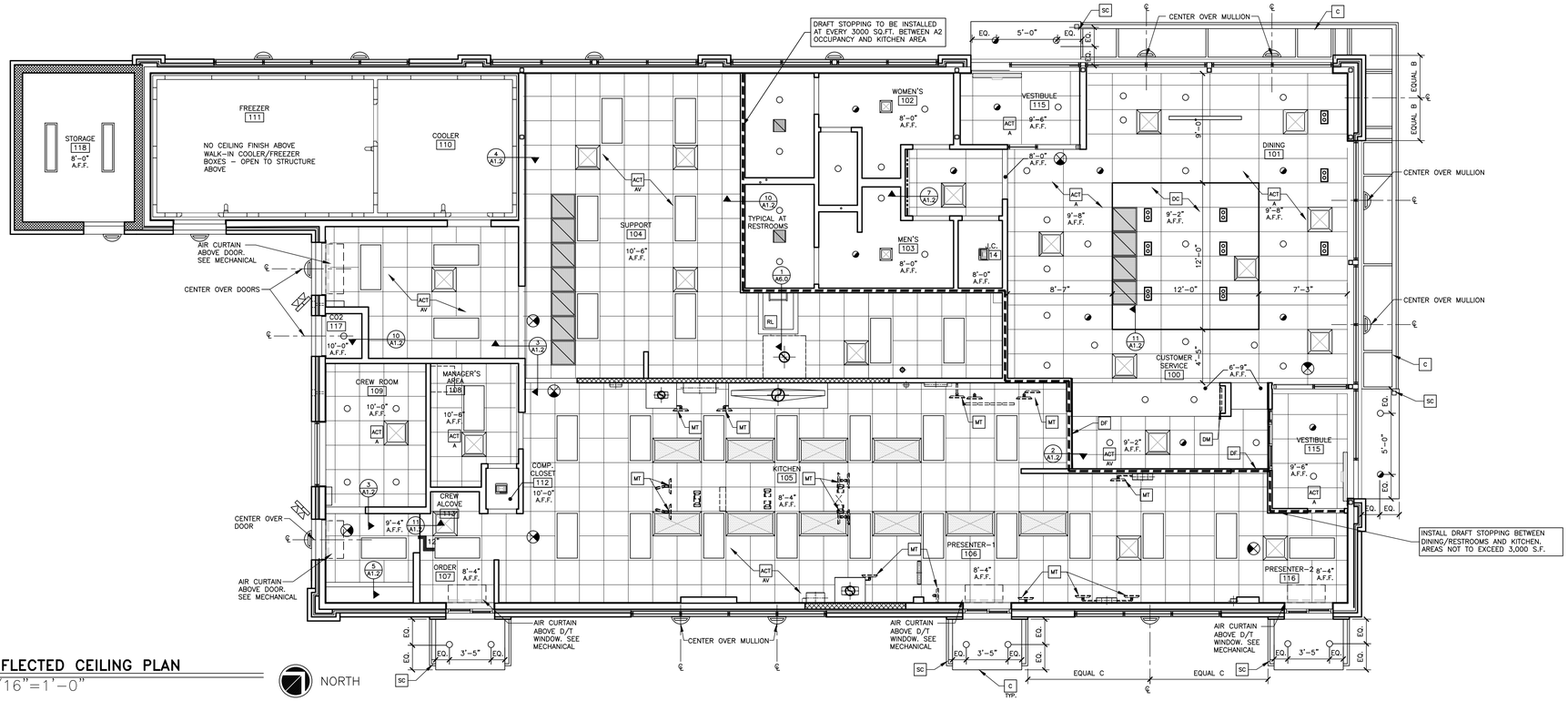
PREPARED FOR: McDonald's USA, LLC

DRAWN BY	STD. ISSUE DATE	REVIEWED BY	DATE ISSUED
SO	2023_12	RK	05–10–2024

TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

DESCRIPTION	SITE ID	SITE ADDRESS	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI	041–1210	2248 Nashville HWY	Columbia, TN
WOOD ROOF TRUSS FRAMING			
METAL PANEL/BRICK EXTERIOR FINISH			

SHEET NO. 041–1210.00.0
A1.0
FLOOR PLAN



REFLECTED CEILING PLAN

1/A1.2 — 3/16"=1'-0"

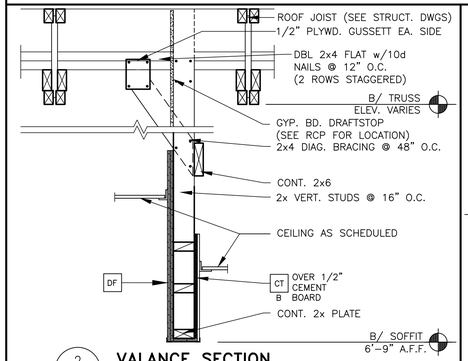
NORTH

KEY NOTES

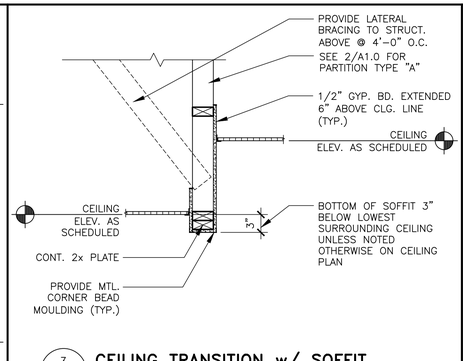
- ACT A — ACOUSTICAL CEILING TILE – 24"X48". SEE FINISH SCHEDULE.
- ACT AV — ACOUSTICAL CEILING TILE: VINYL FACED USG 24"X24" CLEAN ROOM CLIMA-PLUS. UNPERFORATED. SMOOTH TEXTURE
  COLOR: WHITE
  GRID:USG 15/16" DX/DXL COLOR: WHITE
- C — ALUMINUM CANOPY WITH INTEGRAL GUTTER AND SCUPPER – SEE 4/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS – SEE ELEVATION FOR COLOR AND FASCIA LOCATIONS
- CT A — WALL TILE: PER DECOR PORTFOLIO
  GEOMETRY/LUNA/RAY: EUROWEST – 754-474. COLOR: NOIR,
  SIZE: 4"x12", PATTERN: RUNNING BOND.
  GROUT: MAPEI 02 PEWTER – JOINT TO BE 1/16" MAX.
  ROUTE 66: EUROWEST – WHITE GLOSSY CHEVRON
  GROUT: CHARCOAL 47 – JOINT TO BE 1/8" MAX.
- CT B — WALL TILE: CROSSVILLE – COLOR BY NUMBERS
  COLOR: AFTERNOON SPRAY, SIZE: 4"x12", PATTERN: RUNNING BOND
  GROUT: MAPEI 02 PEWTER – JOINT TO BE 1/16" MAX.
  USE THIS TILE WHEN HIGH LRV IS REQUIRED
  COORDINATE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- DC — SUSPENDED DECORATIVE CEILING TREATMENT – SEE FINISH SCHEDULE.
- DM — DIGITAL MERCHANDISER
- DS — DROPPED SOFFIT
  - DC-WH — BOTTOM TO ALIGN WITH GYP BD AT EXTERIOR WINDOW HEAD
    MAY BE REPLACED BY ELEMENT BY DECOR SUPPLIER – CONFIRM WITH AREA CONSTRUCTION MANAGER
- D# — DECOR PORTFOLIO SPECIFIC ELEMENT – SEE FINISH SCHEDULE.
- MT — CEILING MOUNTED MONITOR: A) VERIFY MONITOR LOCATIONS WITH McDONALD'S PROJECT MANAGER PRIOR TO INSTALLATION. B) SEE DETAIL 6/A1.2 FOR INSTALLATION METHOD
- RL — ROOF LADDER OPENING
- SC — INTERGRAL GUTTER SCUPPER

GENERAL NOTES

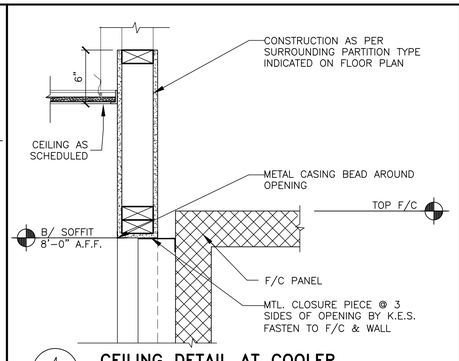
1. SEE SHT A6.1 FOR CEILING FINISHES.
2. SEE SHT A1.0 FOR MENU BOARD DROPPED SOFFIT LOCATION DIMENSIONS
3. GENERAL CONTRACTOR SHALL COORDINATE HVAC DIFFUSER LOCATION WITH DECOR & MECHANICAL PLANS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
4. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIFFUSER AND LIGHTING INFORMATION.
5. PROVIDE USG V15 CEILING TILE RETENTION CLIPS IN ALL VESTIBULE AREAS



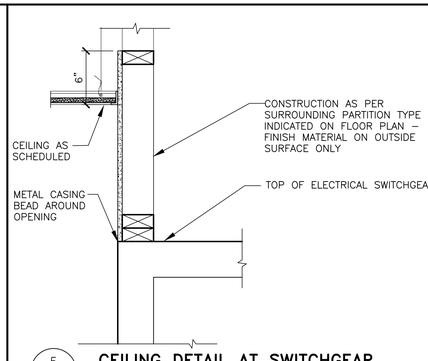
2/A1.2 — VALANCE SECTION — 1"=1'-0"



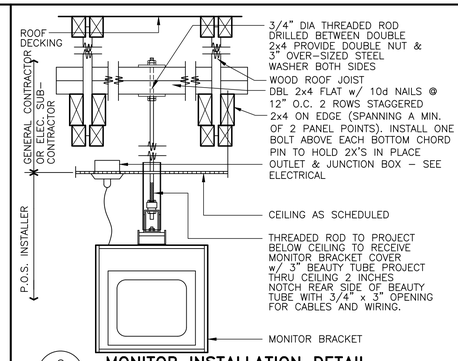
3/A1.2 — CEILING TRANSITION w/ SOFFIT — 1"=1'-0"



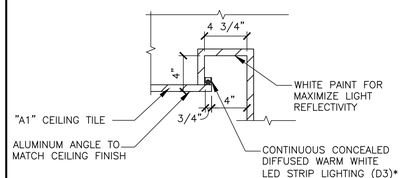
4/A1.2 — CEILING DETAIL AT COOLER — 1 1/2"=1'-0"



5/A1.2 — CEILING DETAIL AT SWITCHGEAR — 1 1/2"=1'-0"

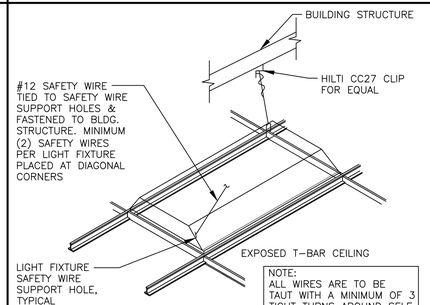


6/A1.2 — MONITOR INSTALLATION DETAIL — N.T.S.



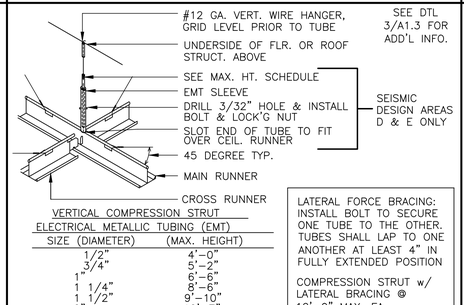
NOTES:
CONTRACTOR TO ENSURE EVEN DISTRIBUTION OF LIGHT WITH NO HOT SPOTS OR SHADOWING.

7/A1.2 — COVE LIGHTING DETAIL — N.T.S.



NOTE:
ALL WIRES ARE TO BE TAUT WITH A MINIMUM OF 3 TIGHT TURNS AROUND SELF – TYPICAL

8/A1.2 — LIGHT FIXTURE SUPPORT DETAIL — N.T.S. FOR REFERENCE ONLY

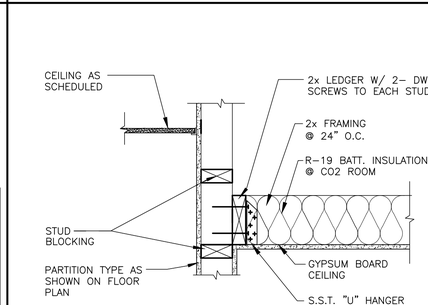


VERTICAL COMPRESSION STRUT ELECTRICAL METALLIC TUBING (EMT)	
SIZE (DIAMETER)	(MAX. HEIGHT)
1/2"	4'-0"
3/4"	5'-2"
1"	6'-6"
1 1/4"	8'-6"
1 1/2"	9'-10"
2"	12'-7"
2 1/2"	16'-6"
3"	20'-2"
4"	26'-0"

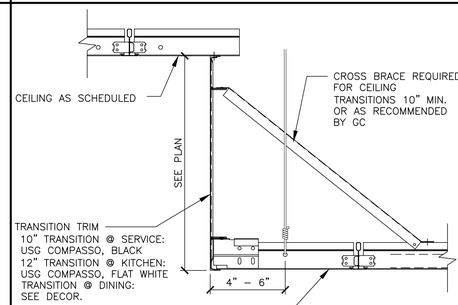
LATERAL FORCE BRACING: INSTALL BOLT TO SECURE ONE TUBE TO THE OTHER. TUBES SHALL LAP TO ONE ANOTHER AT LEAST 4" IN FULLY EXTENDED POSITION

COMPRESSION STRUT w/ LATERAL BRACING @ 12'-0" MAX. EA. DIRECTION & 6'-0" MAX. FROM PERIMETER WALLS

9/A1.2 — SEISMIC CEILING – CATEGORY 'D' — –



10/A1.2 — GYP BD CEILING DETAIL — 1 1/2"=1'-0" — A0610WB1



11/A1.2 — ACOUSTIC CEILING TRANSITION — N.T.S. — COORDINATE w/ DECOR

NO.	DESCRIPTION	DATE	REV	BY

ROBERT DAVID KEMPKES — REGISTERED ARCHITECT — STATE OF TENNESSEE — 07-10-2024

PREPARED BY: Robert Kempkes ARCHITECT
261 INDUSTRIAL AVE. STE 2A, MAY SPRING, AR 72632
PH 870.215.1037 FAX 866.660.9804

PREPARED FOR: McDonald's USA, LLC

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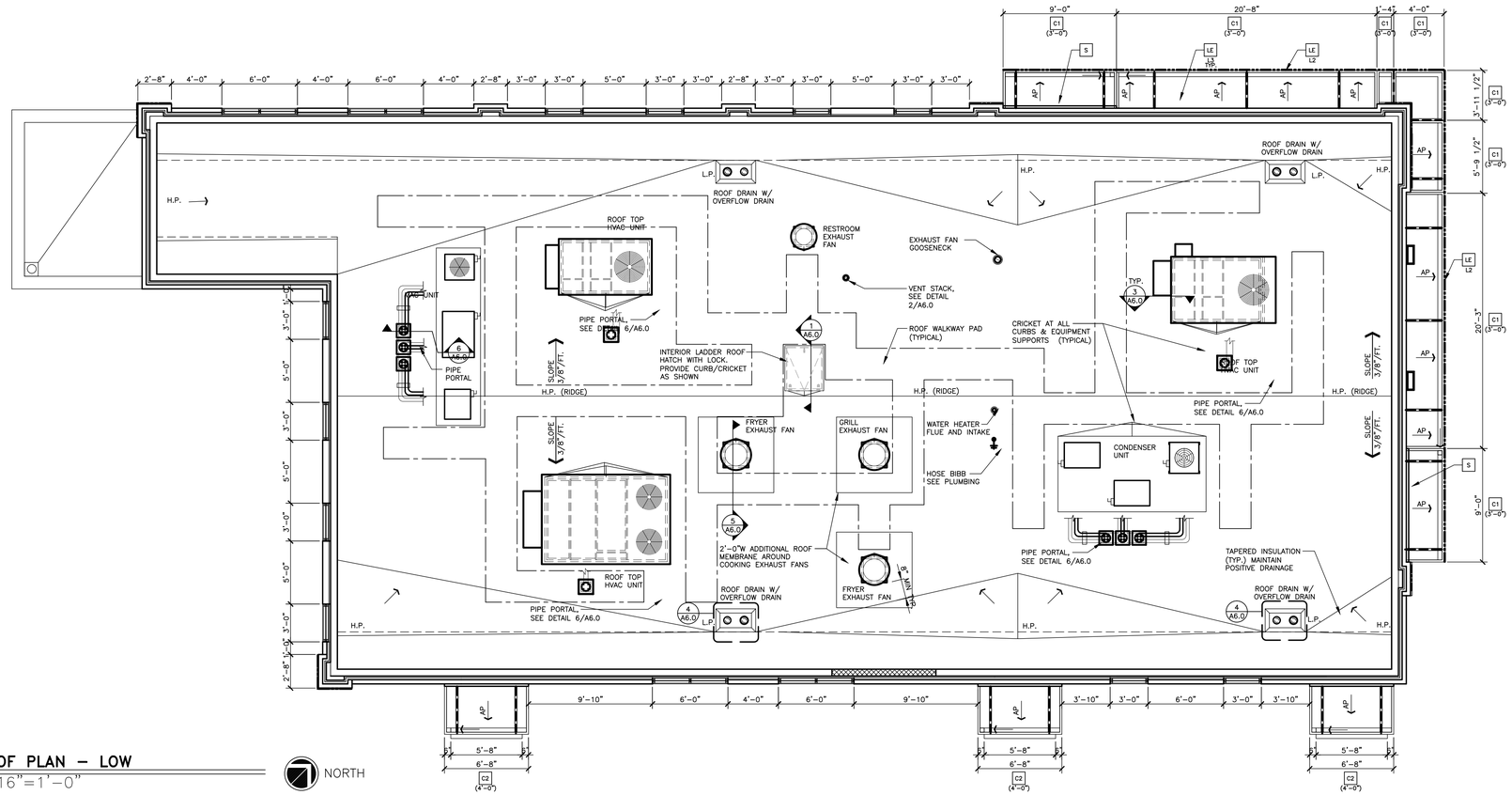
DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
SO	2023_12	RK	05-10-2024

TITLE: 2023 STANDARD BUILDING – BB20
4584-W/W – CUSTOM DESIGN

DESCRIPTION	SITE ADDRESS	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci		
WOOD ROOF TRUSS FRAMING		
METAL PANEL/BRICK EXTERIOR FINISH	2248 Nashville HWY	Columbia, TN
SITE ID		
041-1210		

SHEET NO. 041-1210.00.0 — A1.2 — REFLECTED CLG. PLAN



1 A1.3 **ROOF PLAN – LOW**
3/16"=1'-0"

NORTH

LEGEND

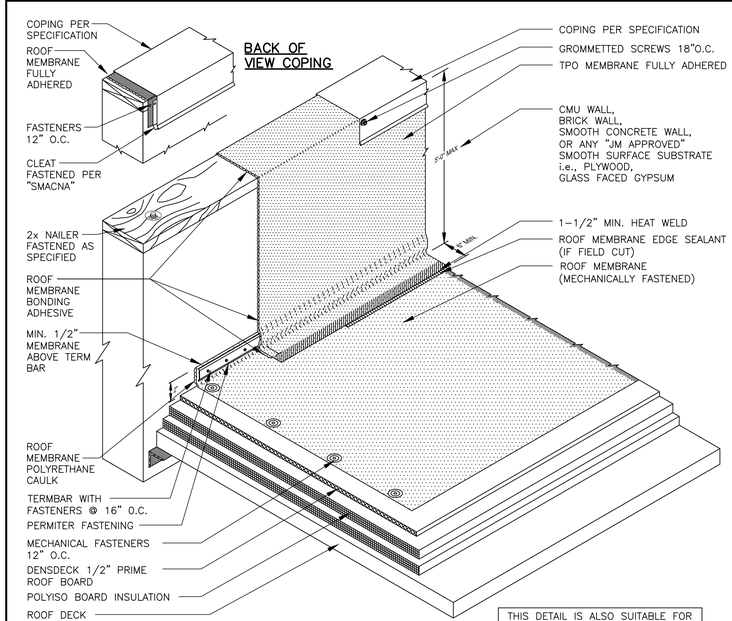
L.P.	LOW POINT
H.P.	HIGH POINT
←	DIRECTION OF DRAINAGE
←AP	TRELLIS SYSTEM WITH ALUMINUM INFILL PANELS. SLOPE TO EDGE @1/4"PER FT.

KEY NOTES

- C1 ALUMINUM CANOPY SYSTEM W/ FASCIA (COLOR: SEE ELEVATIONS)
- C2 ALUMINUM CANOPY SYSTEM (COLOR: SEE ELEVATIONS)
- LE ACCENT LIGHTING – SEE ELEVATIONS & ELECTRICAL
  - L1 LED LIGHT:
    - L1 = SLIM LED (DOWN ONLY)
    - L2 = INTEGRAL CANOPY FIXTURE
    - L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
  - C1 COLOR:
    - C1 = SEE ELEVATIONS FOR COLOR
    - C2 = SEE ELEVATIONS FOR COLOR
- S McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT (SEE ELEVATIONS)

ROOFING NOTES

1. SINGLE–PLY ROOFING SYSTEM WITH BASE FLASHING SHEET EXTENDING UP PARAPET AND TERMINATED UNDER COPING HOT WELDED TO SEALING STRIP SECURED TO WOOD BLOCKING
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER DETAIL 2 OF THIS SHEET.
3. PROVIDE PREFABRICATED METAL CURBS. COORDINATE SIZE, LOCATION AND INSTALLATION REQUIREMENTS W/ M, E, P & S SHEETS. PROVIDE SHIMS TO LEVEL CURB AREAS WHERE ROOF DECK IS PITCHED.
4. FOR EXACT LOCATION OF EXHAUST FANS, HVAC UNITS, AND ROOF HATCH. REFER TO STRUCTURAL DRAWINGS.
5. CRICKETS MUST BE INSTALLED AT ALL ROOF CURBS & EQUIPMENT PLATFORMS BY GENERALCONTRACTOR.



THIS DETAIL IS ALSO SUITABLE FOR TERMINATION OF FLEECE BACKED MEMBRANES. NON FLEECE BACK MEMBRANE IS REQUIRED FOR WALL FLASHINGS.

2 A1.3 **ROOFING SYSTEM**
N.T.S.

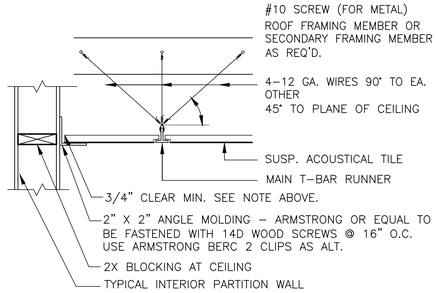
ROOFING SYSTEM

1. MANUFACTURERS AND PRODUCTS:
   - A. DURO–LAST PVC ROOFING SYSTEM
   - B. JM–PVC. REFER TO JOHNS MANVILLE WEBSITE (www.jm.com) FOR MOST UP–TO–DATE INFORMATION.

   NO SUBSTITUTIONS ALLOWED
2. SPECIFIED ROOFING SYSTEMS (AS SHOWN):
   HEAT–WELDABLE SINGLE–PLY 50 MIL PVC ROOFING SYSTEM, INSTALLED OVER RIGID INSULATION ON WOOD ROOF DECK HAVING A SLOPE OF 3/8"/FT. MATERIALS SHALL BE AS FOLLOWS:
   - A. SINGLE–PLY ROOFING SYSTEM AS MANUFACTURED BY MANUFACTURER LISTED ABOVE TO COMPLY WITH ASTM E 108 OR UL 790, ASTM D–6878, AND FMG I–90 FOR WIND UPLIFT.
   - B. FASTENERS: METAL FASTENERS AND PLATES AS PER MANUFACTURER.
   - C. ACCESSORIES: PRE–FABRICATED CURBS, FLASHING, CORNERS, TERMINATION BARS, PIPE FLASHING, VENT FLASHING ETC. AS PER MANUFACTURER.
   - D. PLEASE SEE SINGLE–PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
   - E. ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL. CONTACT MANUFACTURER FOR METAL OPTIONS TO BE INCLUDED WITHIN THE MANUFACTURER'S GUARANTEE.
   - F. ROOF MEMBRANE EDGE SEALANT IS REQUIRED ON ALL CUT OR NON–ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE
3. WALKWAYS:
   - A. 30" WIDE WALKWAY ROLL, HOT AIR WELDED TO MEMBRANE.
   - B. PROVIDE WALKWAY FROM ROOF LADDER EXIT TO ALL ROOF TOP EQUIPMENT AS PER ROOF PLAN ABOVE.
   - C. INSTALL WALKWAY ACCORDING TO WALKWAY PAD MANUFACTURER'S WRITTEN INSTRUCTION.
4. RIGID INSULATION:
   PROVIDE REQUIRED LAYERS OF POLYISOCYANURATE INSULATION W/ 1/2" "DENSDECK" COVER BOARD TO MEET A MINIMUM CONTINUOUS R–30 VALUE – THICKNESS AS REQUIRED. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. SEE ROOF PLAN. PROVIDE TOP LAYER PROTECTION MATERIAL AS PER MANUFACTURERS RECOMMENDATIONS. BOTTOM LAYER OF INSULATION TO HAVE INTEGRAL THERMAL BARRIER OR APPROVED ROOFING MANUFACTURER'S THERMAL UNDERLAYMENT SHEET. ASSEMBLY SHALL COMPLY WITH UL 1256 OR FMG 4450 AND ASTM C 1289, TYPE I OR II.
5. TAPERED INSULATION:
   PROVIDE TAPERED INSULATION AS REQUIRED FOR POSITIVE DRAINAGE TO ROOF DRAINS AS INDICATED PER ROOF PLAN ABOVE. ¼" PER FOOT MIN. REQUIRED.
6. EXHAUST FANS:
   PROVIDE ADDITIONAL LAYER OF ROOF MEMBRANE AROUND EXHAUST FANS AS INDICATED PER ROOF PLAN ABOVE.

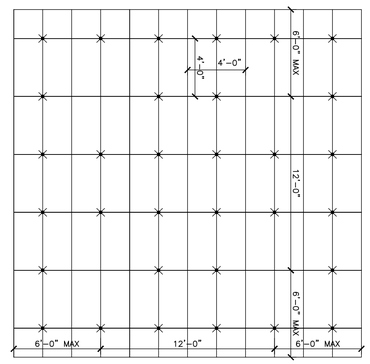
SEISMIC CATEGORY D AND E CEILING GRID DETAIL

1. GRID SYSTEM TO BE HEAVY DUTY T–BAR.
2. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSING ANGLE. THE OTHER END SHALL HAVE A 0.75" CLEARANCE FROM THE WALL.
3. ENDS OF MAIN RUNNERS AND CROSS RUNNERS SHALL BE TIED TOGETHER TO PREVENT THEIR SPREADING



TYPICAL CEILING PLAN AND NOTES

1. SEE SHT A6.0 FOR CEILING FINISHES.
2. SEE SHT A1.0 FOR MENU BOARD DROPPED SOFFIT LOCATION DIMENSIONS.
3. GENERAL CONTRACTOR SHALL COORDINATE HVAC REGISTERS LOCATION WITH MECHANICAL PLANS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
4. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIFFUSER AND LIGHTING INFORMATION.



VERTICAL COMPRESSION STRUT

LATERAL WIRE BRACING

NOTE: 12 GA. VERTICAL WIRES SHALL BE USED AT 48" O.C. PERIMETER HANGARS SHALL BE 8" MAX. FROM WALL AND NOT MORE THAN 1 IN 6 OUT OF PLUMB.

BY	DESCRIPTION	DATE	REV
			1

ROBERT DAVID KEMPKES REGISTERED ARCHITECT TENNESSEE 07-10-2024

PREPARED BY: Robert Kempkes ARCHITECT 261 CENTRAL AVE, STE 2A HILTON SPRINGS, AR 37063 PHONE 615.822.5000 FAX 866.822.5000

PREPARED FOR: McDonald's USA, LLC

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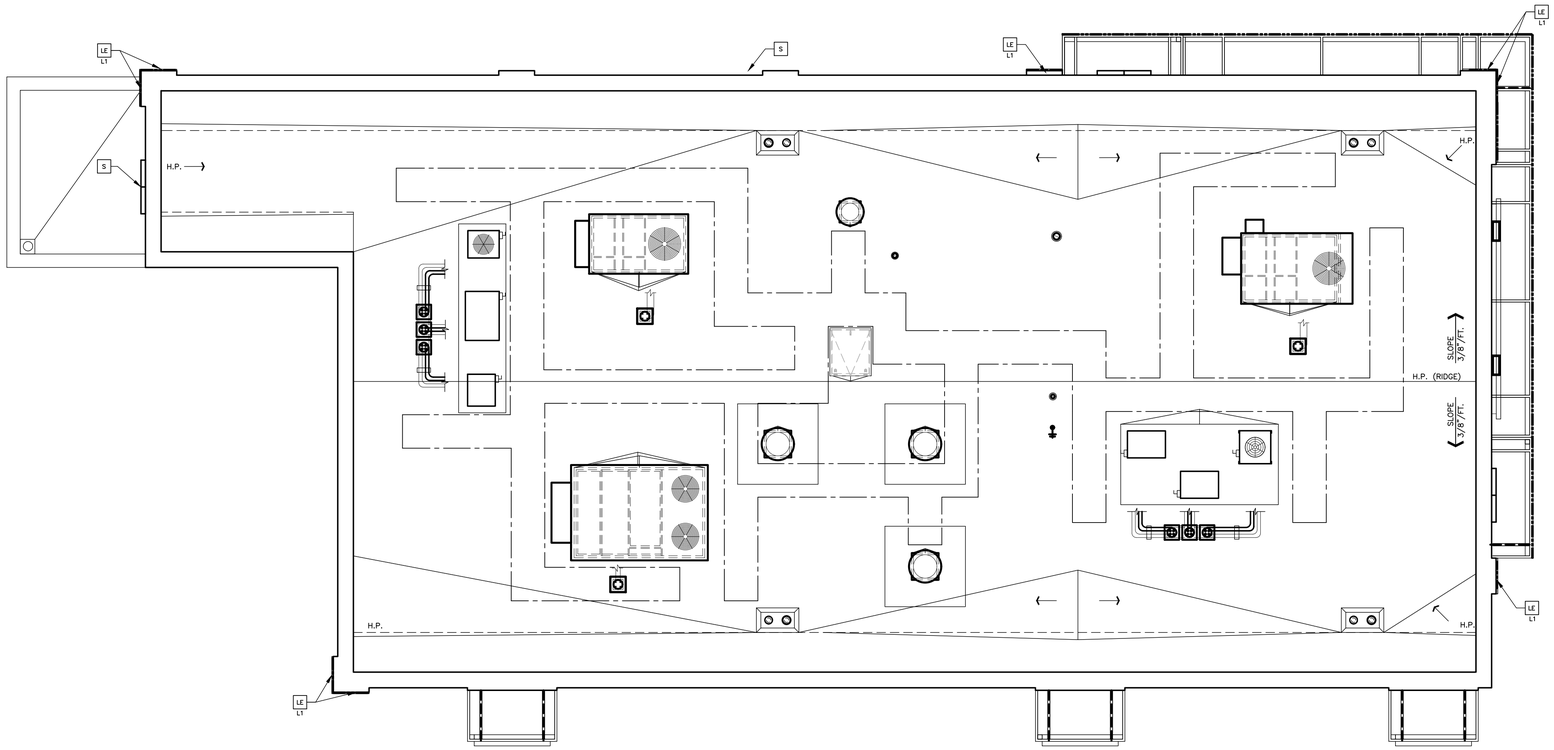
DRAWN BY	SO
STD ISSUE DATE	2023_12
REVIEWED BY	RK
DATE ISSUED	05–10–2024

TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN

DESCRIPTION	SITE ADDRESS
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID 041–1210	2248 Nashville HWY Columbia, TN

SHEET NO. 041–1210.00.0 **A1.3** ROOF PLAN



1 A1.3 **ROOF PLAN – HIGH**
3/16"=1'-0"

NORTH

LEGEND

L.P.	LOW POINT
H.P.	HIGH POINT
⟵	DIRECTION OF DRAINAGE
AP ⟵	TRELLIS SYSTEM WITH ALUMINUM INFILL PANELS. SLOPE TO EDGE @1/4"PER FT.

KEY NOTES

- C1 ALUMINUM CANOPY SYSTEM W/ FASCIA (COLOR: SEE ELEVATIONS)
- C2 ALUMINUM CANOPY SYSTEM (COLOR: SEE ELEVATIONS)
- LE / L1 ACCENT LIGHTING – SEE ELEVATIONS & ELECTRICAL
  LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF / C1 METAL FASCIA
  COLOR:
  C1 = SEE ELEVATIONS FOR COLOR
  C2 = SEE ELEVATIONS FOR COLOR
- S McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT (SEE ELEVATIONS)

ROOFING NOTES

1. SINGLE–PLY ROOFING SYSTEM WITH BASE FLASHING SHEET EXTENDING UP PARAPET AND TERMINATED UNDER COPING HOT WELDED TO SEALING STRIP SECURED TO WOOD BLOCKING
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER DETAIL 2 OF THIS SHEET.
3. PROVIDE PREFABRICATED METAL CURBS. COORDINATE SIZE, LOCATION AND INSTALLATION REQUIREMENTS W/ M, E, P & S SHEETS. PROVIDE SHIMS TO LEVEL CURB AREAS WHERE ROOF DECK IS PITCHED.
4. FOR EXACT LOCATION OF EXHAUST FANS, HVAC UNITS, AND ROOF HATCH. REFER TO STRUCTURAL DRAWINGS.
5. CRICKETS MUST BE INSTALLED AT ALL ROOF CURBS & EQUIPMENT PLATFORMS BY GENERALCONTRACTOR.

BY	DESCRIPTION	DATE	REV

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
No. 101575
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
261 CENTRAL AVE, STE 2A
HOT SPRINGS, AR 71901
PH 501.525.5000 FAX 501.525.5000

PREPARED FOR:
McDonald's USA, LLC

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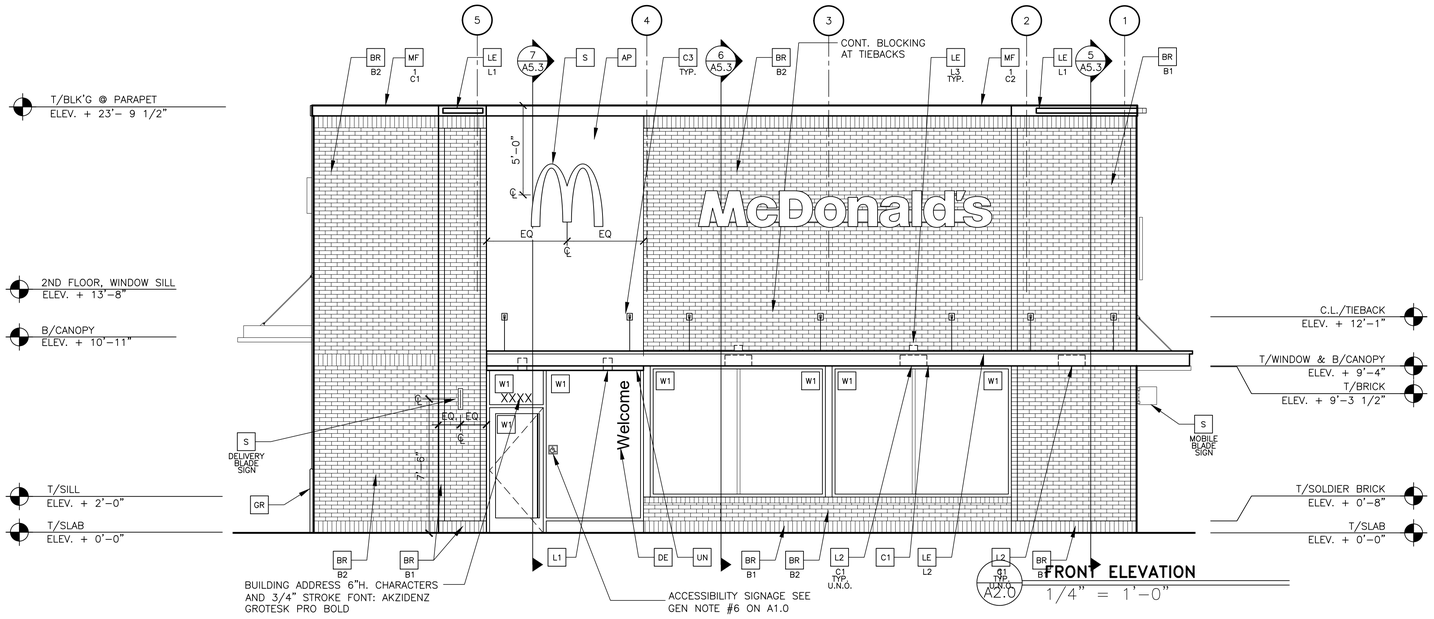
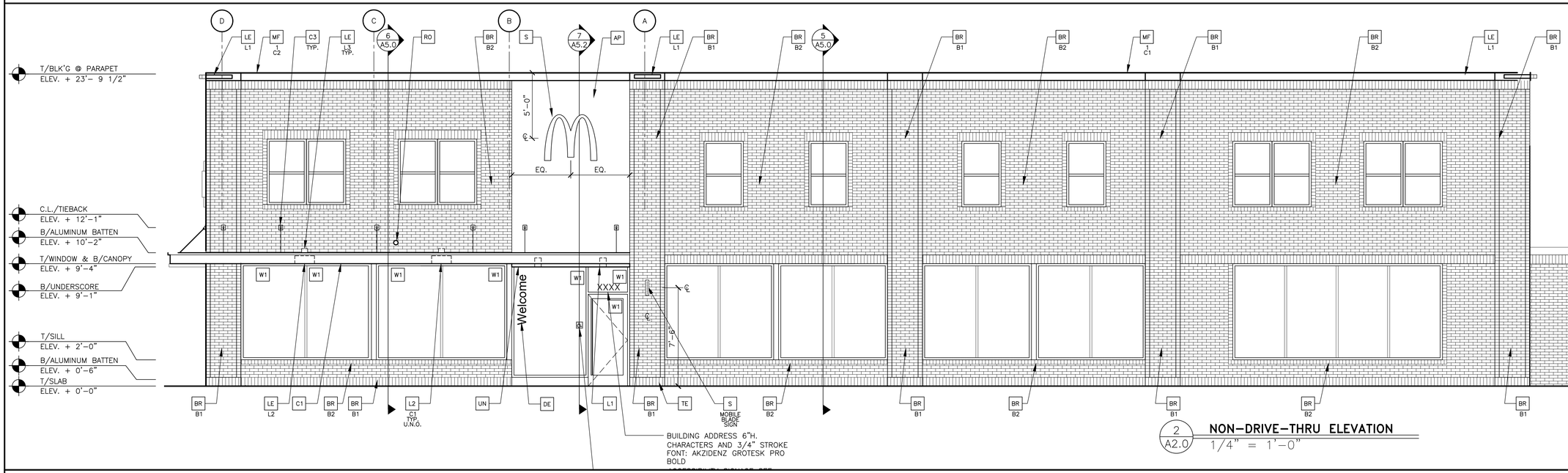
TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO.: 041–1210.00.0
A1.4
ROOF PLAN





KEY NOTES (CUSTOM COLOR SCHEME):

- AP — ALPOLIC METAL PANEL (COLOR: DON GRAY)
- BR — MODULAR FACE BRICK
  - B1 — COLOR:
    - B1 = "EBONY BLACK" SMOOTH BY BELDEN
    - B2 = "BEAVER BLEND" SMOOTH BY BELDEN
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: RAL 7022 UMBRA GRAY
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022 UMBRA GRAY
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
  SEE DETAIL 3/A5.0
- CJ — CONTROL JOINT
  1 — TYPE:
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT: "COOPER HARBOR" 6634 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- FB — C02 — C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1-888-743-7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- ST — C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  XX — MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- WS — 1" SPANDREL GLAZING
  COLOR: DARK BRONZE

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES — REGISTERED ARCHITECT — STATE OF TENNESSEE — 07-10-2024

PREPARED BY: Robert Kempkes

ARCHITECT
DUNSTAN LAKE, STE 2A
HOT SPRINGS, AR 71901-6679
(501) 538-9000
FAX (501) 538-9001

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PREPARED FOR: McDonald's USA, LLC

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SO	RK	05-10-2024
STD ISSUE DATE 2023_12		

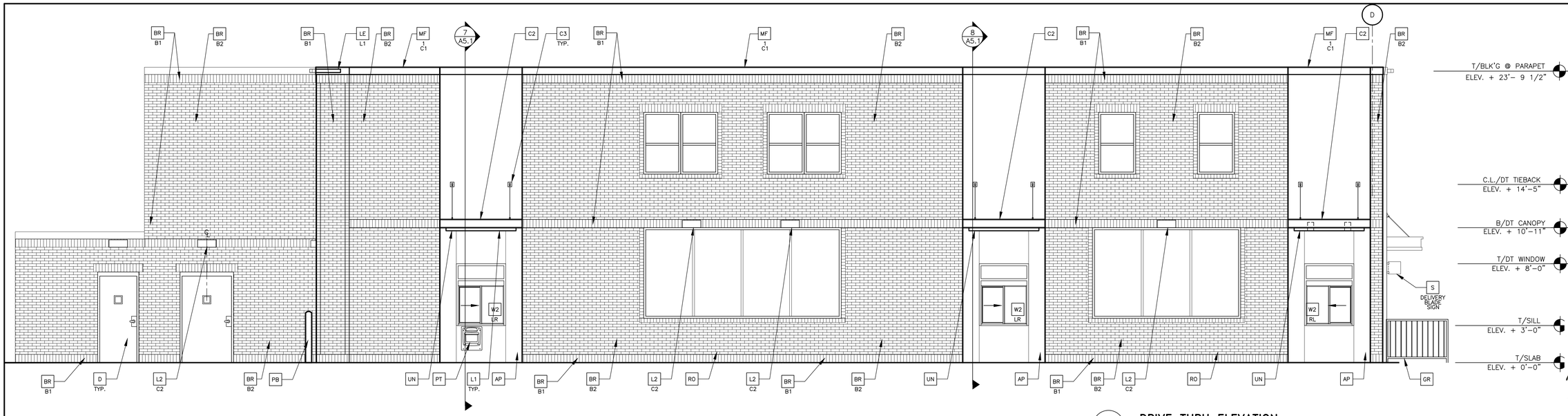
TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

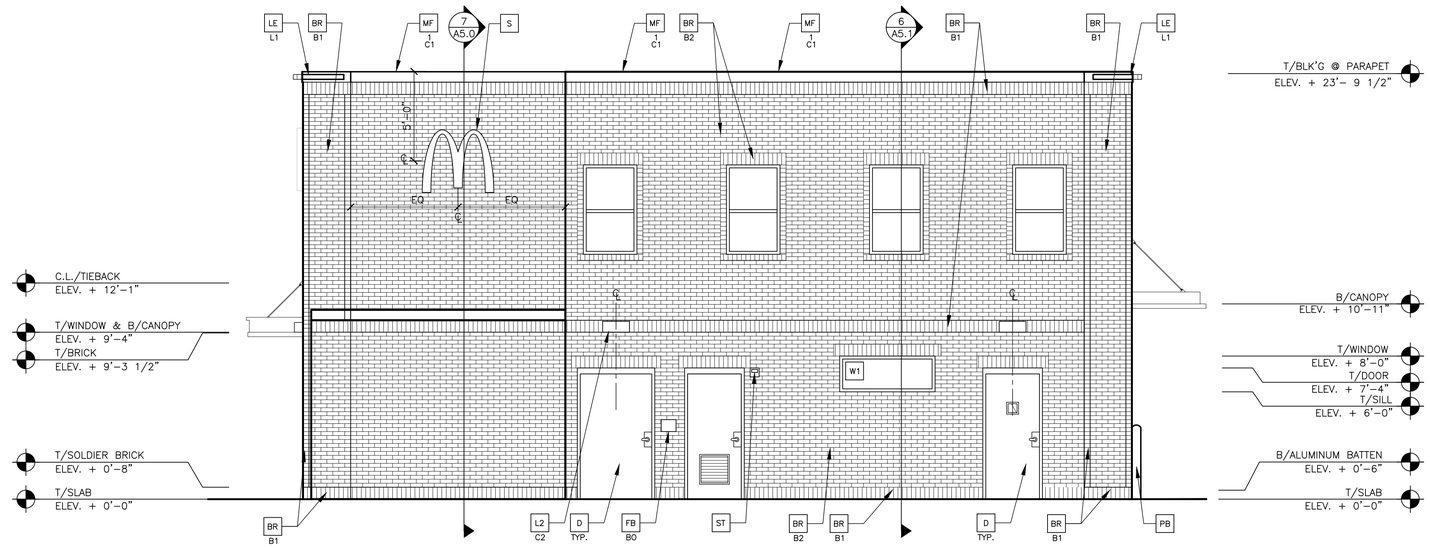
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SITE ID: 041-1210

SHEET NO.: 041-1210.00.0
A2.0
ELEVATIONS



1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



2 A2.1 **REAR ELEVATION**
1/4" = 1'-0"

KEY NOTES (CUSTOM COLOR SCHEME):

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  COLOR: RAL 7022 UMBRA GRAY
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022 UMBRA GRAY
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
  SEE DETAIL 3/A5.0
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  1 — TYPE:
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  C1 — COLOR:
    - C1 = WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT: "COOPER HARBOR" 6634 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
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  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- FB — C02 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
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  PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
    - C1= WHITE
    - C2= PLATINUM SILVER
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
    - L1 = SLIM LED (DOWN ONLY)
    - L2 = INTEGRAL CANOPY FIXTURE
    - L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
    - 1 = PRE-FAB ANCHOR-TITE FASCIA
    - 2 = BOTTOM TRIM AT METAL REVEAL PANEL
    - 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  C1 — COLOR:
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    - C2= RAL 7022
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- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
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- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
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  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT
- WS — 1" SPANDREL GLAZING
  COLOR: DARK BRONZE

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT DESIGNATED PRINCIPAL LIC. NO. 103126 STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2145 CENTRAL AVE, STE 2A
HOT SPRINGS, AR 71901
501.538.0000 FAX 501.538.0001

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PREPARED FOR:
McDonald's USA, LLC

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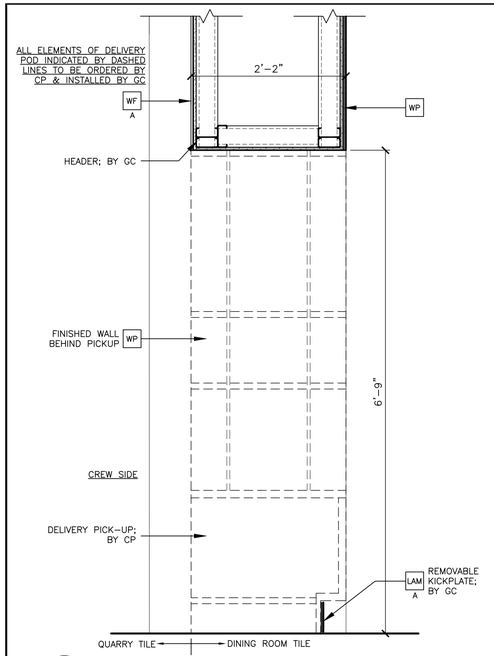
TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

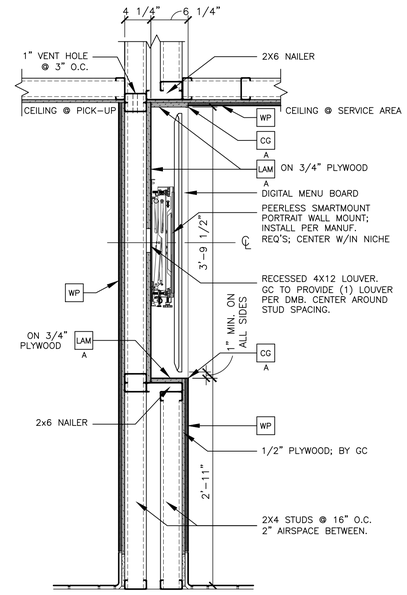
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.: 041-1210.00.0
A2.1
ELEVATIONS



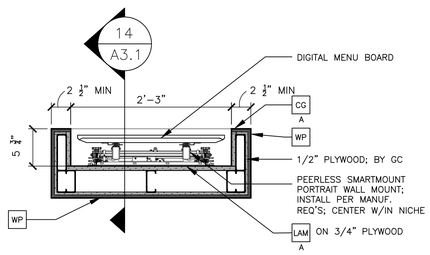
15 A3.1 **SECTION @ DELIVERY POD**

1" = 1'-0"



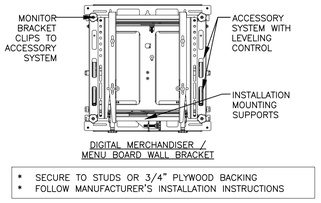
14 A3.1 **SECTION @ DIGITAL MERCHANDISER**

1"=1'-0"



13 A3.1 **PLAN DETAIL @ DIGITAL MERCH.**

1"=1'-0"



- SECURE TO STUDS OR 3/4" PLYWOOD BACKING
- FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS

10 A3.1 **DIGITAL BOARD BRACKET DETAIL**

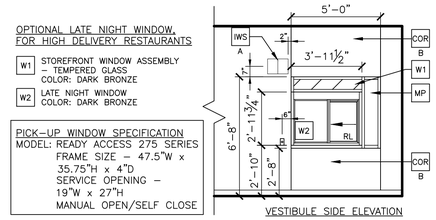
1"=1'-0"

OPTIONAL LATE NIGHT WINDOW, FOR HIGH DELIVERY RESTAURANTS

W1 STOREFRONT WINDOW ASSEMBLY – TEMPERED GLASS COLOR: DARK BRONZE

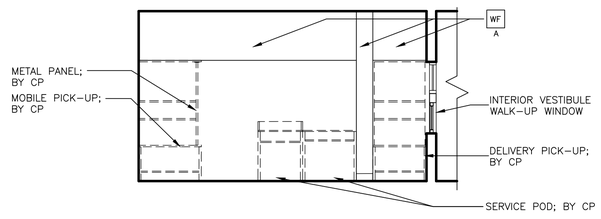
W2 LATE NIGHT WINDOW COLOR: DARK BRONZE

PICK-UP WINDOW SPECIFICATION
MODEL: READY ACCESS 275 SERIES
FRAME SIZE – 47.5"W x 35.75"H x 4"D
SERVICE OPENING – 19"W x 27"H
MANUAL OPEN/SELF CLOSE



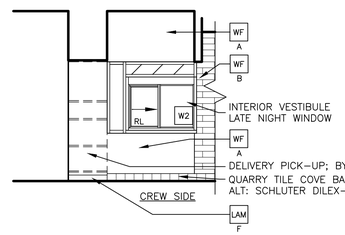
9 A3.1 **LATE NIGHT WINDOW – VESTIBULE SIDE**

1/4" = 1'-0"



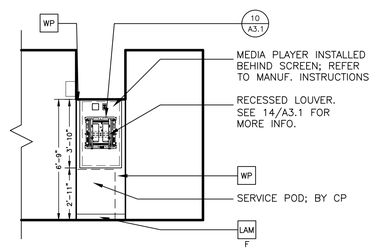
8 A3.1 **SERVICE AREA ELEVATION – CREW SIDE**

1/4" = 1'-0"



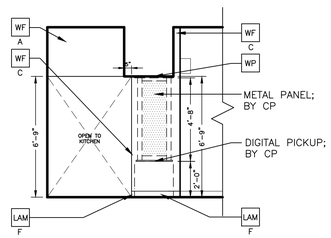
6 A3.1 **LATE NIGHT WINDOW – CREW SIDE**

1/4" = 1'-0"



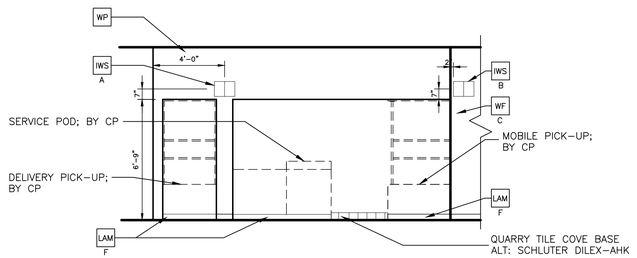
5 A3.1 **SERVICE AREA ELEVATION**

1/4" = 1'-0"



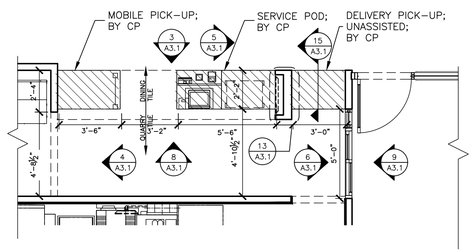
4 A3.1 **SERVICE AREA ELEVATION**

1/4" = 1'-0"



3 A3.1 **SERVICE AREA ELEVATION – CUSTOMER SIDE**

1/4" = 1'-0"



1 A3.1 **SERVICE AREA PLAN**

1/4" = 1'-0"

KEY NOTES

CG CORNER GUARD: 3/4" ANGLE BY DECOR
X—
A = BLACK

COR CORIAN:
X—
A = 1/2" CORIAN CAMEO WHITE
B = 1/2" CORIAN DEEP TITANIUM

FRP FIBERGLASS REINFORCED PLASTIC – PANOLAM, GRAY SMOOTH, CLASS A, .075. FOR ORDERING, CONTACT KIMBERLY LAWSON Kimberly_Lawson@panolam.com 1-866-925-4377

IWS INTERIOR WAYFINDING SIGNAGE
X—
A = McDELIVERY INTERIOR TRIANGULAR SIGN
B = MOBILE ORDER INTERIOR TRIANGULAR SIGN
C = ADA ASSISTANCE SIGNAGE

LAM LAMINATE:
X—
COLOR:
A = IDMB / DIG. MERCH., SMOOTH BLACK PLASTIC LAMINATE BY GC
E = McDELIVERY UNDERSCORE, LAMITECH GOLDEN
F = BASE BOARD, FORMICA COMPACT LAMINATE MATTE BLACK BY GC

MP METAL INFILL PANEL. MATCH DARK BRONZE WINDOW ASSEMBLY

WP LAMINATE WALL PANEL
PER DECOR PORTFOLIO:
GEOMETRY = LAMITECH – 1557–PR, COLOR: SEASON ASH
LUNA = LAMITECH – 1467 MT, COLOR: LINEAL OAK
RAY = WILSONART – 7954–38A, COLOR: NATURAL RIFT
ROUTE 66 = LAMITECH – 1540 PW, COLOR: ONTARIO OAK
COORDINATE WITH McDONALD'S AREA CONSTRUCTION MANAGER

WF WALL FINISH.
TILE GROUT: MAPEI 02 PEWTER – JOINT TO BE 1/16" MAX. (UNO)
X—
A = TILE PER DECOR PORTFOLIO.
GEOMETRY/LUNA/RAY: EUROWEST – 754–747. COLOR: NOIR.
SIZE: 4"X12". PATTERN RUNNING BOND.
ROUTE 66: EUROWEST – WHITE GLOSSY CHEVRON
GROUT: CHARCOAL 47 – JOINT TO BE 1/16" MAX.
B = CROSSVILLE – COLOR BY NUMBERS. COLOR: AFTERNOON SPRAY.
SIZE: 4"X12". PATTERN: RUNNING BOND.
C = WALL PANEL / TILE PER DECOR PORTFOLIO.
GEOMETRY: CROSSVILLE – KALEIDOSCOPE, 24"X24", RUNNING BOND.
LUNA: CROSSVILLE – MOONLIGHT GREY, 12"X24", RUNNING BOND.
RAY: LAMITECH – INDUSTRIAL CONCRETE (WITHOUT HOLES)
ROUTE 66: EUROWEST – WHITE GLOSSY CHEVRON
GROUT: CHARCOAL 47 – JOINT TO BE 1/16" MAX.

GENERAL NOTES

- ALL WALL LAMINATE PANELING MANUFACTURED BY DECOR PURCHASE AND INSTALL BY GC, UNO.
- ALL ELEMENTS 'BY CP' TO BE ORDERED BY CENTRAL PURCHASING AND INSTALLED BY GC, UNO.
- KIOSK SIGNAGE BY GC; ORDER FROM AMANDA GUSTAFSON W/ ALTRUA (agustafson@altrua.com) 'CREDIT ONLY' & 'CASH/CREDIT' KIOSK SIGNAGE

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT PRINCIPAL NO. 101578 COMMISSIONED STATE OF TENNESSEE 07-10-2024

PREPARED BY: Robert Kempkes

A R C H I T E C T
210 CENTRAL AVE, STE 2A
HOT SPRINGS, AR 71901-6679
501.538.9000 FAX 501.538.9001

PREPARED FOR: McDonald's USA, LLC

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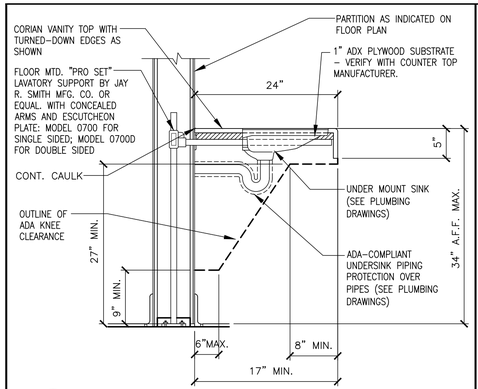
DRAWN BY	REVIEWED BY	DATE ISSUED
SO	RK	05-10-2024
STD ISSUE DATE 2023_12		

TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

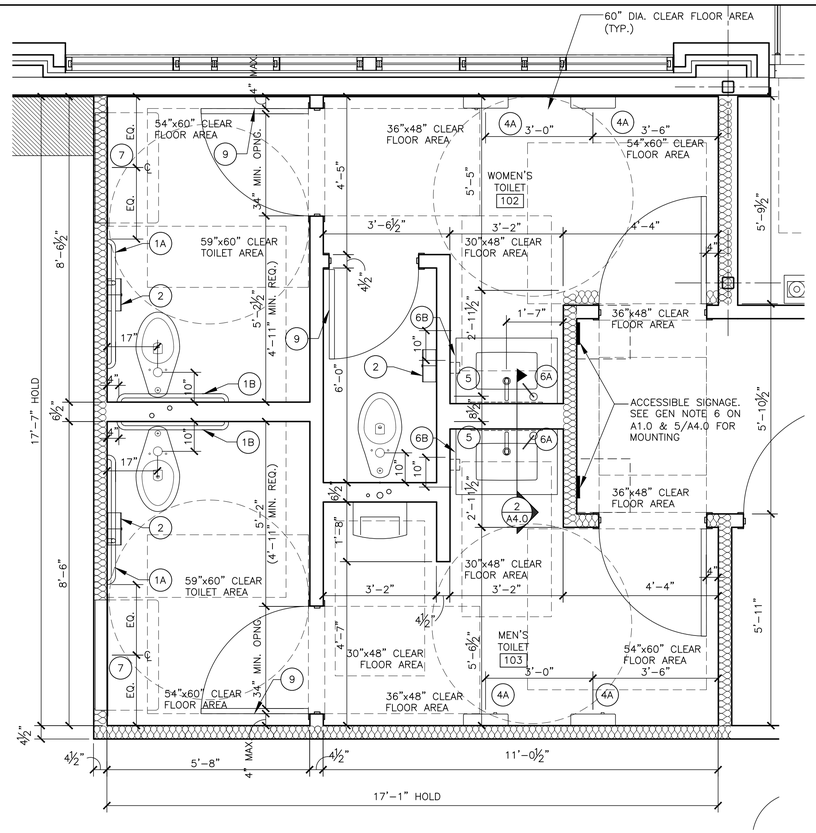
DESCRIPTION	SITE ADDRESS	SITE ID
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI	2248 Nashville HWY	041-1210
WOOD ROOF TRUSS FRAMING	Columbia, TN	
METAL PANEL/BRICK EXTERIOR FINISH		

041–1210.00.0

SHEET NO. A3.1
SERVICE AREA DETAILS



2 / A4.0 **SECTION @ LAVATORY**
1"=1'-0" A1540_A4

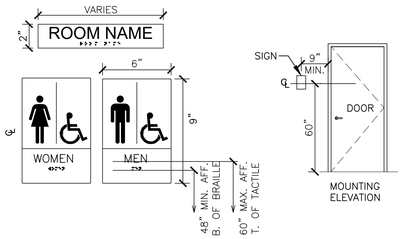


1 / A4.0 **ENLARGED RESTROOM PLAN**
1/2" = 1'-0"

NOTES

1. ALL DIMENSIONS SHOWN ARE TAKEN TO CEMENT BD.
2. SEE SHEET A1.0 FOR PARTITION TYPES
3. SEE SHEETS A6.0 & A6.1 FOR DOOR AND FINISH SCHEDULES.
4. SEE 4/A4.0 FOR FIXTURE MOUNTING HEIGHTS

(X) = RESTROOM ACCESSORY – SEE 3/A4.0



GRAPHICS SHOWN ARE FOR REFERENCE ONLY.

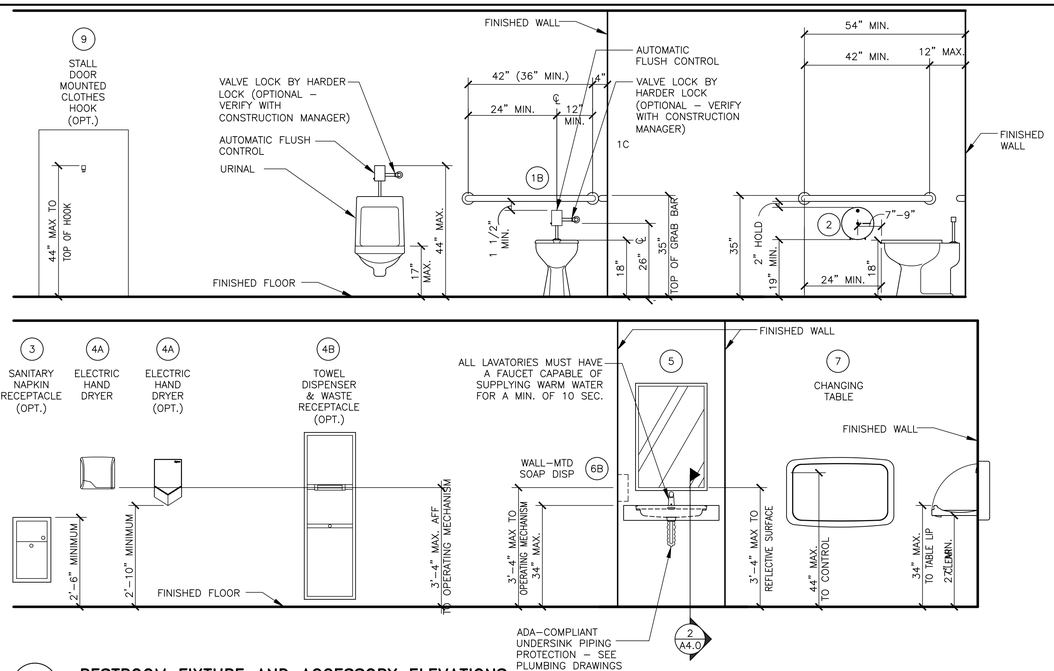
GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY:

FRANKE/S2K
1-800-423-5247
www.frankesupply.com
email: fs-frankesupply.us@franke.com

SIGNAGE NOTES:

1. EACH EXIT DOOR SHALL HAVE A TACTILE SIGN, INCLUDING RAISED LETTERS AND BRAILLE, STATING 'EXIT' AND SHALL COMPLY WITH CHAPTER 7. ALL SIGNAGE SHALL CONFORM WITH ACCESSIBILITY GUIDELINES AND LOCAL GUIDELINES INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF AND GRADE 2 BRAILLE REQUIREMENTS.
2. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH CHAPTER 7. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

5 / A4.0 **ACCESSIBLE SIGNAGE**
N.T.S.



4 / A4.0 **RESTROOM FIXTURE AND ACCESSORY ELEVATIONS**
1/2" = 1'-0"

	ITEM (SEE NOTE 2)	MFR MODEL #	SUPPLIER	BACKUP SUPPORT (SEE NOTE 3)
1A	GRAB BAR 42"	BOBRICK B-6806X42	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	(1)2x6 4'-0" LONG CENTER MOUNTED
1B	GRAB BAR 36"	B-6806X36		
1C	GRAB BAR 24"	B-6806X24		
2	TOILET TISSUE DISPENSER, JUMBO, SURFACE MOUNTED	BRADLEY 5424	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	FRAME WALL OPENING PER MANUFACTURER'S RECOMMENDATIONS
3	SANITARY NAPKIN RECEPTACLE, RECESSED (OPTIONAL)	BOBRICK B-354	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	
4A	HAND DRYER, ENERGY EFFICIENT MODEL, ADA, ALUMINUM BRUSHED	WORLD DRYER O-973A2 VerdeDri	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	FRAME WALL OPENING PER MANUFACTURER'S RECOMMENDATIONS
4A OPTION	HAND DRYER, ENERGY EFFICIENT MODEL ADA, SPRAYED NICKEL	DYSON AIRBLADE V	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	
4B OPTION	TOWEL DISPENSER & WASTE RECEPTACLE, COMBINATION, RECESSED (OPTIONAL)	BOBRICK B-3974	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	
5	MIRROR, CHANNEL FRAME	BOBRICK B-165 2436	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	
6A	SOAP DISPENSER, COUNTER MOUNTED, 6" SPOUT (OPTIONAL)	BOBRICK B-82216	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	
6B	SOAP DISPENSER, WALL-MOUNTED	BOBRICK B-2112	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	
7	BABY CHANGING TABLE, HORIZONTAL, RECESSED, ADA COMPLIANT, STAINLESS STEEL	KOALA KARE KB310-SSRE	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
7 OPTION "A"	BABY CHANGING TABLE, HORIZONTAL, SURFACE MOUNT, ADA COMPLIANT, STAINLESS STEEL	KOALA KARE KB310-SSWM	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
8	DIAPER CONTAINER (OPTIONAL)	–	BY OWNER	
9	CLOTHES HOOK	BRADLEY 917	HUGHES SUPPLY (866) 310-3576 MCDCOORD@HAJOCA.COM	

NOTES:
1) SEE 4/A4.0 FOR ACCESSORY MOUNTING HEIGHTS
2) SELECT ONE ITEM FROM ITEM GROUPS 4 & 6, VERIFY WITH AREA CONSTRUCTION MANAGER.
3) CUT BACK-UP SUPPORTS BETWEEN STUDS SO FACE OF SUPPORT IS FLUSH W/WALL STUD

3 / A4.0 **RESTROOM ACCESSORY SCHEDULE**

BY	DESCRIPTION	DATE	REV

ROBERT DAVID KEMPKES REGISTERED ARCHITECT TENNESSEE NO. 102178 STATE OF TENNESSEE 07-10-2024

PREPARED BY: Robert Kempkes ARCHITECT 201 ENTERPRISE AVE, STE 2A BOLT SPRINGS, AR 72032 PHONE 501-941-6679 FAX 501-941-6680

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
SO	2023_12	RK	05-10-2024

TITLE: 2023 STANDARD BUILDING – BB20 4584-W/W – CUSTOM DESIGN

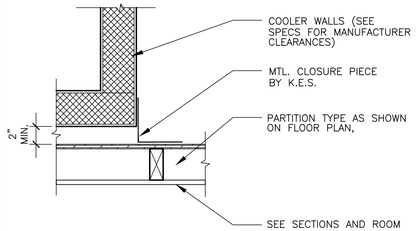
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ADDRESS: 2248 Nashville HWY Columbia, TN

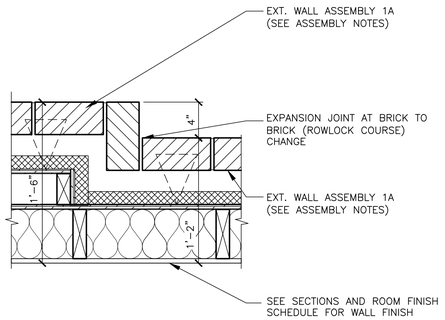
SITE ID: 041-1210

SHEET NO. 041-1210.00.0

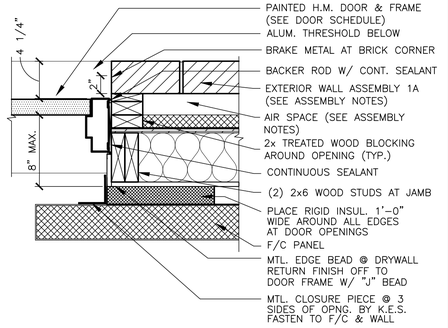
A4.0
RESTROOM PLAN



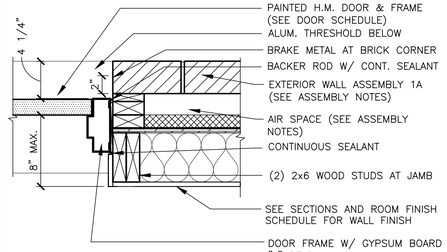
1 A4.1 **CLOSURE DETAIL @ COOLER**
1 1/2"=1'-0"



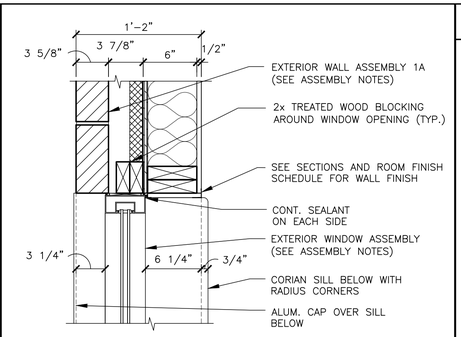
2 A4.1 **BRICK DETAIL**
1 1/2"=1'-0"



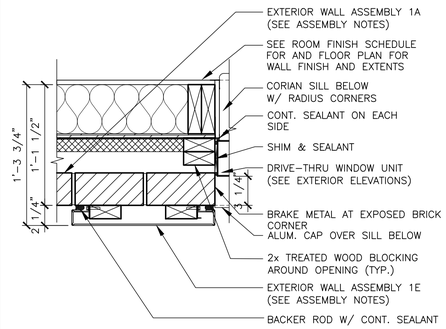
3 A4.1 **DOOR JAMB @ F/C DOOR**
1 1/2"=1'-0"



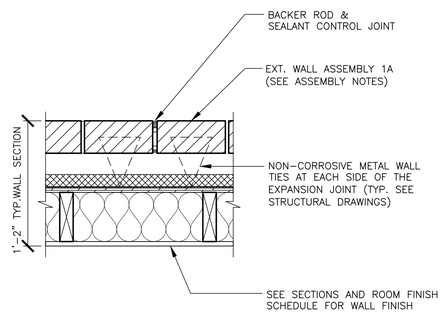
4 A4.1 **EXT.DOOR JAMB DETAIL**
1 1/2"=1'-0"



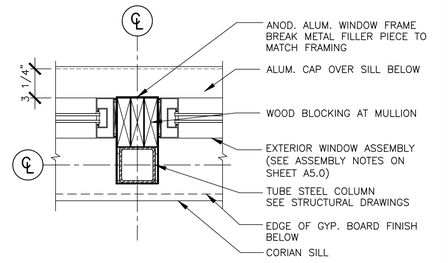
5 A4.1 **CREW WINDOW JAMB DETAIL**
1 1/2"=1'-0"



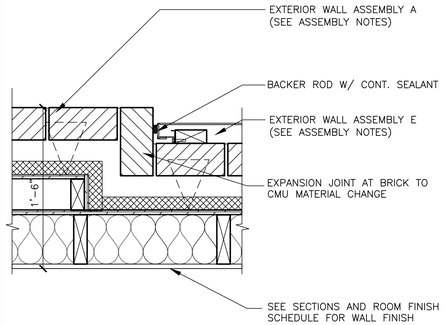
6 A4.1 **ORDER WINDOW JAMB DETAIL**
1 1/2"=1'-0"



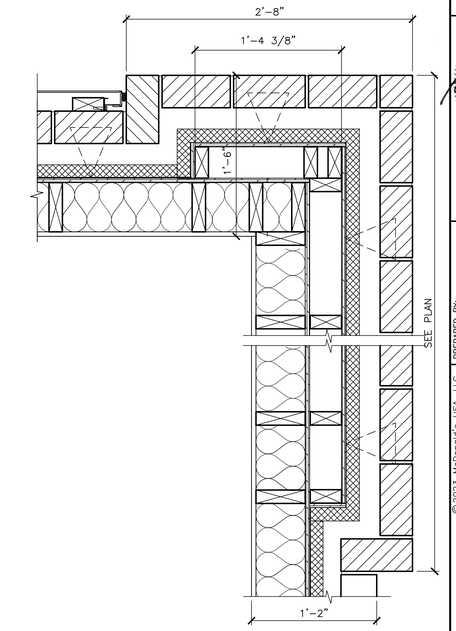
7 A4.1 **EXPANSION JOINT DETAILS**
1 1/2"=1'-0"



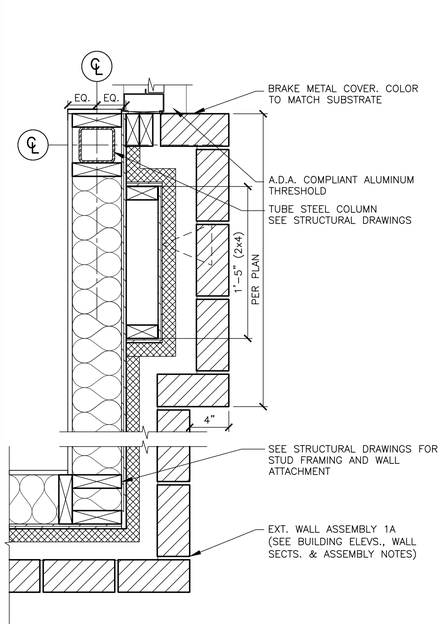
8 A4.1 **DETAIL @ COLUMN**
1 1/2"=1'-0"



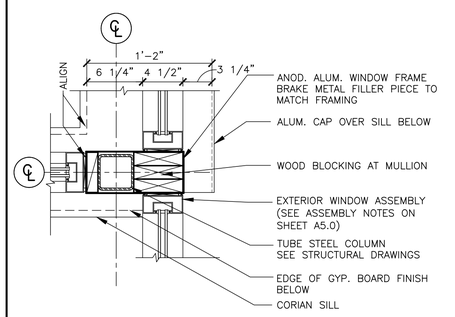
9 A4.1 **BRICK TO METAL PANEL TRANSITION**
1 1/2"=1'-0"



10 A4.1 **CORNER DETAIL**
1-1/2" = 1'-0"



11 A4.1 **DETAIL @ ENTRY**
1 1/2"=1'-0" 4597 ONLY



12 A4.1 **DETAIL @ COLUMN**
1 1/2"=1'-0" 4597 ONLY

13 A4.1 **NOT USED**
–

14 A4.1 **–**
–

15 A4.1 **NOT USED**
–

16 A4.1 **NOT USED**
–

17 A4.1 **–**
–

18 A4.1 **–**
–

NO.	DESCRIPTION	DATE	BY

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
No. 101578
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2611 CENTRAL AVE, STE 2A
WEST SPRINGFIELD, MA 01089
PHONE 413.693.0000 FAX 413.693.0679

PREPARED FOR:
McDonald's USA, LLC

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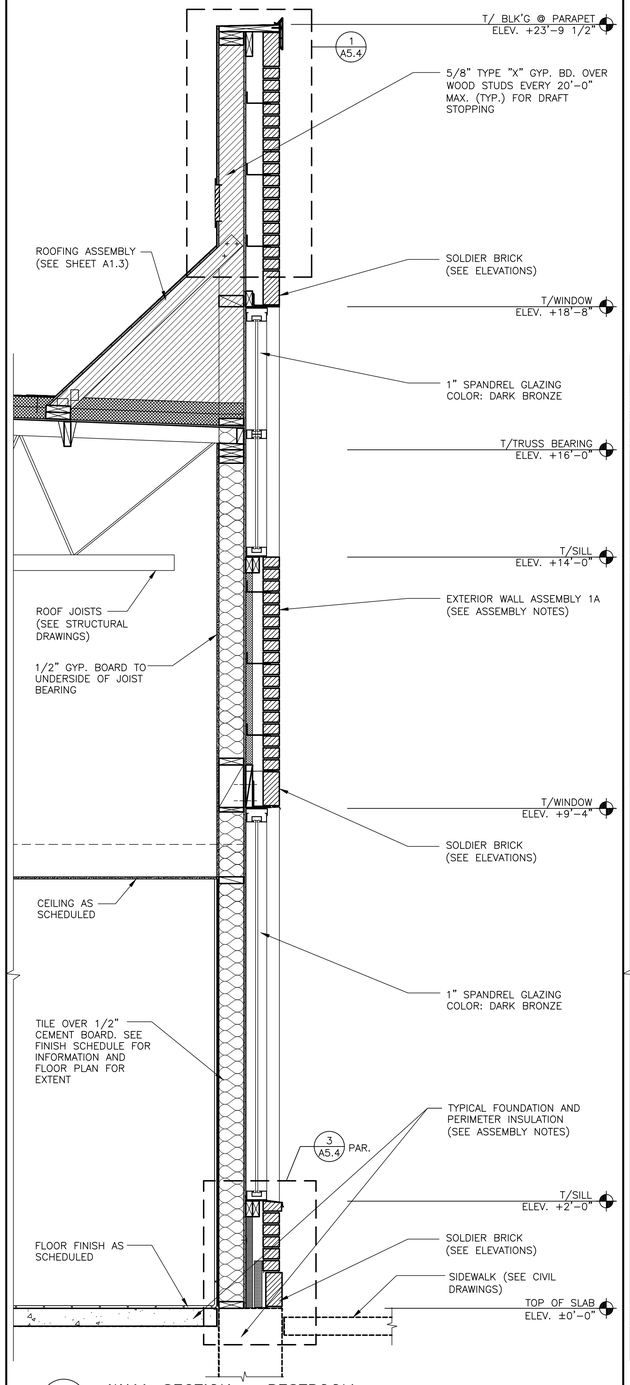
DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
SO	2023_12	RK	05-10-2024

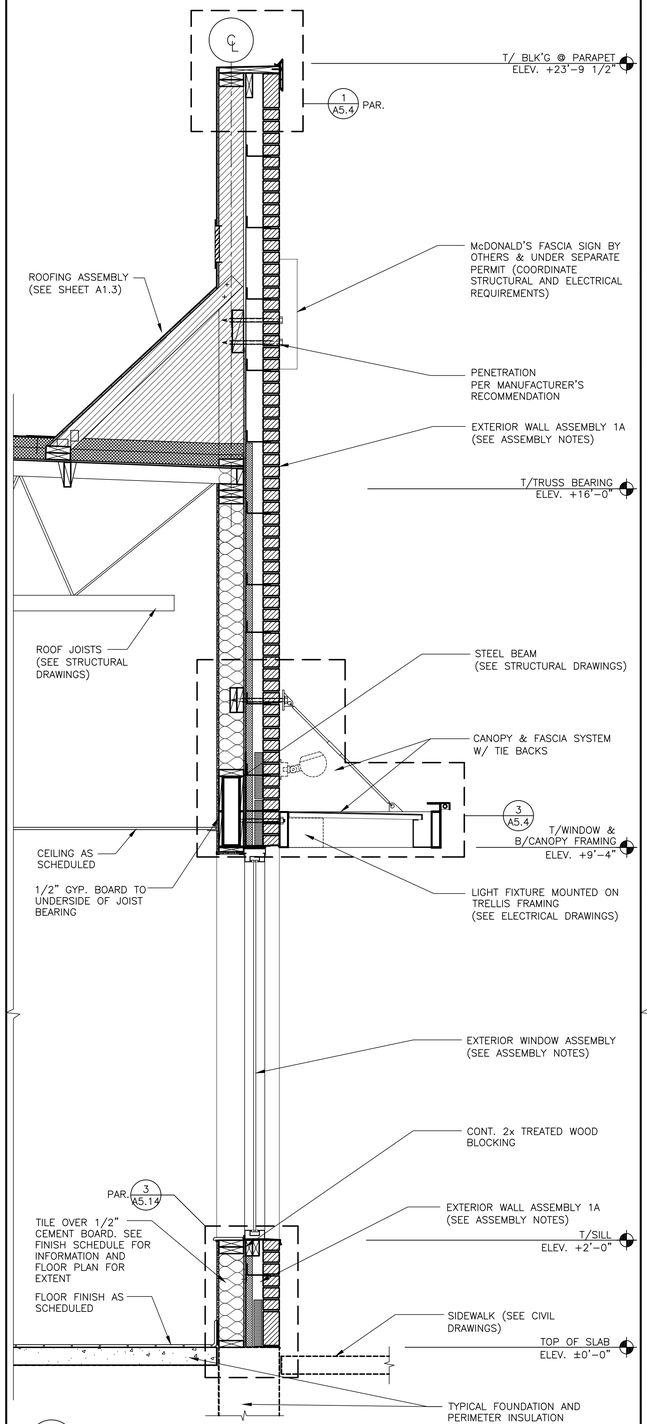
TITLE: 2023 STANDARD BUILDING – BB20
4584-W/W – CUSTOM DESIGN

DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID	SITE ADDRESS
041-1210	2248 Nashville HWY Columbia, TN

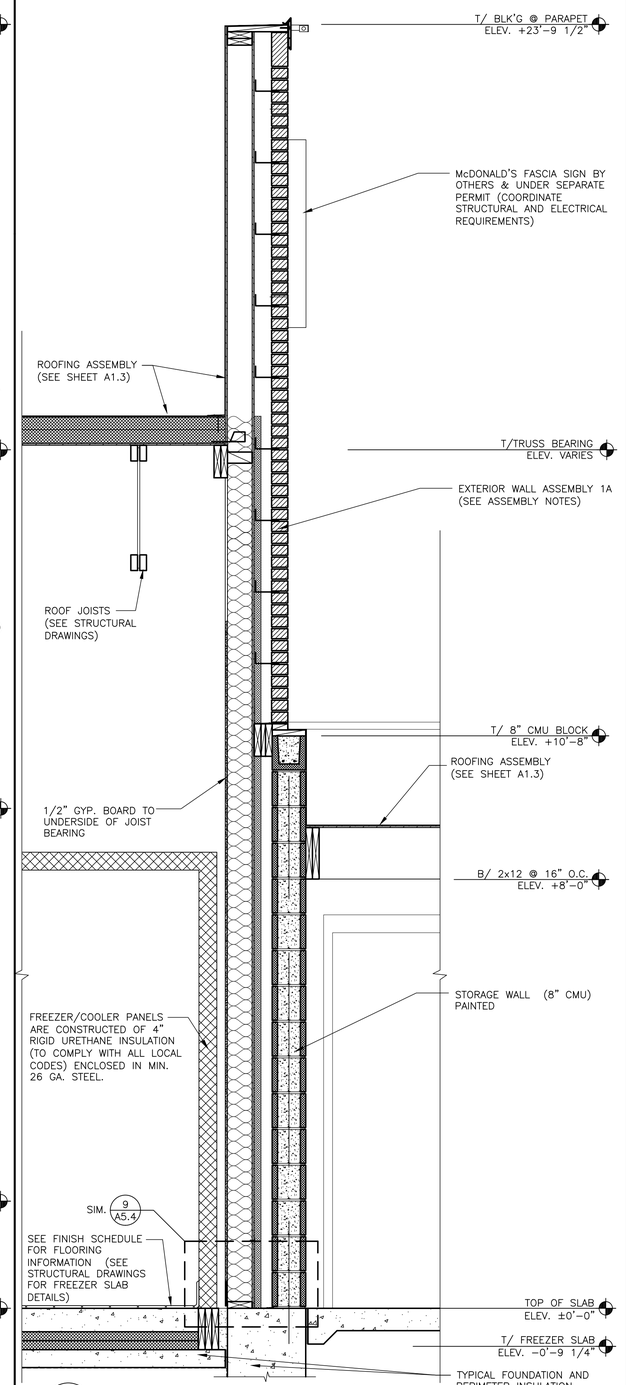
SHEET NO.: 041-1210.00.0
A4.1
PLAN DETAILS



5 A5.0 **WALL SECTION – RESTROOM**
3/4" = 1'-0"



6 A5.0 **WALL SECTION – DINING ROOM**
3/4" = 1'-0"



7 A5.0 **WALL SECTION – FREEZER/COOLER**
3/4" = 1'-0"

EXTERIOR WALL ASSEMBLIES

FROM EXTERIOR TO INTERIOR

1A. BRICK VENEER

1. FULL HEIGHT 4" BRICK VENEER W/NON-CORROSIVE METAL TIES VERTICALLY & HORIZONTALLY PER STRUCTURAL. PROVIDE 10" HIGH MESH DOVETAIL CAVITY DRAINAGE SYSTEM. PROVIDE MESH WEEP VENTS 24" O.C. AT ALL FLASHING LOCATIONS. MORTAR COLOR TO BE STANDARD GRAY.
2. AIR SPACE – SIZE VARIES ACCORDING TO OVERALL WALL WIDTH. AT TYP. WALL (14"), AIR SPACE IS 2 3/8" WIDE.
3. 1 1/2" RIGID INSULATION, R-7.5 VALUE

1B. TRU EXTERIOR

1. 1"X6" PRE-PRIMED TRIM. COLOR: SEE ELEVATIONS. NAIL TRIM PIECES IN PLACE WITHIN 2" OF THE EDGE OF THE TRIM PIECE AND EVERY 16" ALONG THE LENGTH OF THE TRIM, USING MANUFACTURER APPROVED NAILS. INSTALL PER LOCAL CODES AND MANUFACTURERS SPECIFICATIONS.

1C. E.I.F.S. SYSTEM

NOT USED

1D. VERTICAL BATTEN SYSTEM

NOT USED

1E. ALPOLIC ACM PANEL

1. 4MM PE CORE ALPOLIC METAL PANEL (4CASM-BJ CLIP SYSTEM). SEE ELEVATIONS FOR COLOR. PROVIDE MFG. SHOP DRAWINGS TO ARCHITECT FOR REVIEW. ALPOLIC DAVID KEARNEY 757-286-1005 dave_kearney@m-chem.com
2. FULL HEIGHT 4" CMU BLOCK W/NON-CORROSIVE METAL TIES VERTICALLY & HORIZONTALLY PER STRUCTURAL. PROVIDE 10" HIGH MESH DOVETAIL CAVITY DRAINAGE SYSTEM. PROVIDE MESH WEEP VENTS 24" O.C. AT ALL FLASHING LOCATIONS.
3. AIR SPACE – SIZE VARIES ACCORDING TO OVERALL WALL WIDTH. AT TYP. WALL (14"), AIR SPACE IS 2 3/8" WIDE.
4. 1 1/2" RIGID INSULATION, R-7.5 VALUE
5. PERMEABLE BUILDING WRAP OVER 1/2" EXTERIOR GRADE PLYWOOD. INSTALL PER LOCAL CODES AND MFR'S SPEC'S.
6. 2x6 WOOD STUD FRAMING @ 16" O.C. (WITH CONTINUOUS DRAFTSTOP/FIRESTOP BLOCKING AT FINISH CEILING LEVEL).
7. 5 1/2" THICK UNFACED BATT INSULATION (R VALUE = 20 MIN.).
8. "CERTAINTEED MEMBRAIN" SMART VAPOR RETARDER (SEMI-VAPOR PERMEABLE) BY CERTAINTEED OR EQUAL.
9. 1/2" CEMENT BOARD SUBSTRATE FOR ALL TILE LOCATIONS. (TYP.) NON TILE LOCATIONS: 1/2" GYPSUM BOARD TO EXTEND TO DECK ABOVE. UNLESS NOTED OTHERWISE. ALL GYP. BOARD MUST SCORE 10 PER ASTM D3273. REFERENCE CURRENT PROJECT MANUAL.
10. SEE A1.0 & ROOM FINISH SCHEDULE FOR ADDITIONAL SUBSTRATE INFORMATION.

EXTERIOR WINDOW ASSEMBLY

(STOREFRONT & ENTRANCE SYSTEM)

GLAZING REQ'S: U VALUE = 0.38 U VALUE "DOOR"= 0.77 SHGC = 0.40

1. DARK BRONZE ANODIZED ALUMINUM FRAME, THERMALLY BROKEN WITH HEAD RECEIVER CHANNEL.
2. 1" TEMPERED INSULATED GLAZING
3. PROVIDE FLASHING AT HEAD & SILL – CONTINUOUS SEALANT.
4. PROVIDE METAL CAP @ EXTERIOR BRICK SILL
5. 1/2" CORIAN SILL AT INTERIOR

CANOPY SYSTEM W/ FASCIA

CANOPY INFORMATION SHOWN IN CONSTRUCTION DOCUMENTS IS FOR DESIGN INTENT ONLY. APPROVED MANUFACTURERS SHALL PROVIDE A COMPLETE AND CODE COMPLIANT FINAL DESIGN. REFER TO ELEVATIONS FOR COLOR OF ELEMENTS

1. CANOPY STRUCTURE/OUTRIGGERS: CONT. 2" x 8" PAINTED ALUM. TUBE. PROVIDE CLOSURE PIECE WHERE TUBE ENDS ARE EXPOSED.
2. FASCIA: CONT. 10"H PAINTED ALUM. w/ LED DOWN-LIGHT FIXTURE OVER CANOPY STRUCTURE.
3. TIEBACKS: PAINTED ALUM. THREADED RODS BY MFR. LOCATIONS AS INDICATED ON ROOF PLAN. FINAL LOCATIONS AND QUANTITY SHALL BE AS INDICATED ON TRELLIS INSTALLATION DRAWINGS.
4. WHERE INDICATED ON ROOF PLAN, PROVIDE PAINTED ALUM. PANEL INFILL WITH INTEGRAL GUTTER AND SCUPPER TO MATCH OUTRIGGERS. PANEL TO PROVIDE POSITIVE SLOPE FOR DRAINAGE.
5. SYSTEM SHALL ALLOW FOR MOVEMENT AT EXPANSION JOINTS AND FOR MOVEMENT OF EXTERIOR WALL SYSTEM ON WHICH THE CANOPY IS MOUNTED.
6. STRUCTURAL ATTACHMENTS & LOAD CALCULATIONS SHALL BE FURNISHED BY CANOPY SYSTEM DESIGNER OF RECORD. SUPPLIER'S DESIGNER OF RECORD SHALL DESIGN PER PREVAILING CODES.
7. CANOPY SYSTEM SHALL BE SELECTED FROM ONE OF THE SUPPLIERS LISTED BELOW.
8. MANUFACTURER SHALL PROVIDE INSTALLER WITH INSTALLATION INSTRUCTIONS. MANUFACTURER SHALL DESIGN CANOPY IN ACCORDANCE WITH THE WALL SYSTEM AND BLOCKING AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
9. INSTALLER SHALL NOTIFY CANOPY DESIGNER OF RECORD, McDONALD'S ACM, G.C. AND ARCHITECT OF ANY DEFICIENCIES THAT WOULD NOT ALLOW FOR THE PROPER INSTALLATION OF THE CANOPY. CANOPY SHALL NOT BE INSTALLED UNTIL DEFICIENCIES HAVE BEEN CORRECTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND THE CANOPY MANUFACTURER'S INSTALLATION INSTRUCTIONS.

CANOPY SYSTEM BY:
GREENHECK (715) 355-3942 www.greenheck.com
ALL-LITE (817) 509-2300 www.allite.com
AWNEX (770) 704-7140 www.awnexinc.com

WHITE FASCIA & LED LIGHTING BY:
EVERBRITE (888) 857-4078 www.everbrite.com
PERSONA (800) 843-9888 www.personasigns.com

FOUNDATION AND PERIMETER INSULATION

1. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND SLAB DETAILS
2. PROVIDE RIGID UNDERSLAB INSULATION AS FOLLOWS:
   - VERTICALLY FROM TOP OF FOOTING TO TOP OF SLAB:
   - 2'-0" MIN. R-VALUE: R-10

4 A5.0 **ASSEMBLY NOTES**

NO.	DESCRIPTION	DATE	BY

ROBERT DAVID KEMPKES · REGISTERED ARCHITECT · 102373 · STATE OF TENNESSEE · 07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
201 CENTRAL AVE, STE 2A
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PREPARED FOR:
McDonald's USA, LLC

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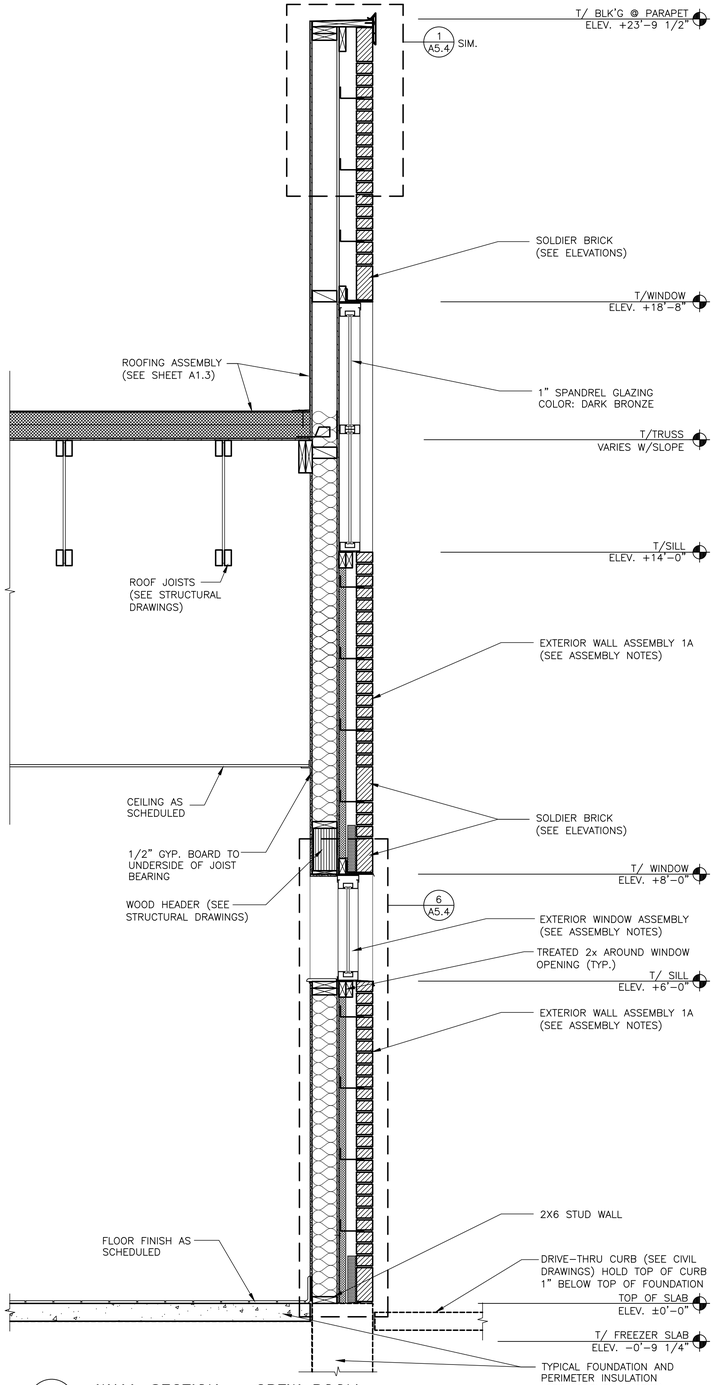
DRAWN BY	REVIEWED BY	DATE ISSUED
SO	RK	05-10-2024
STD ISSUE DATE 2023_12		

TITLE: 2023 STANDARD BUILDING – BB20
4584-W/W – CUSTOM DESIGN

DESCRIPTION	SITE ADDRESS	SITE ID
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH	2248 Nashville HWY	041-1210

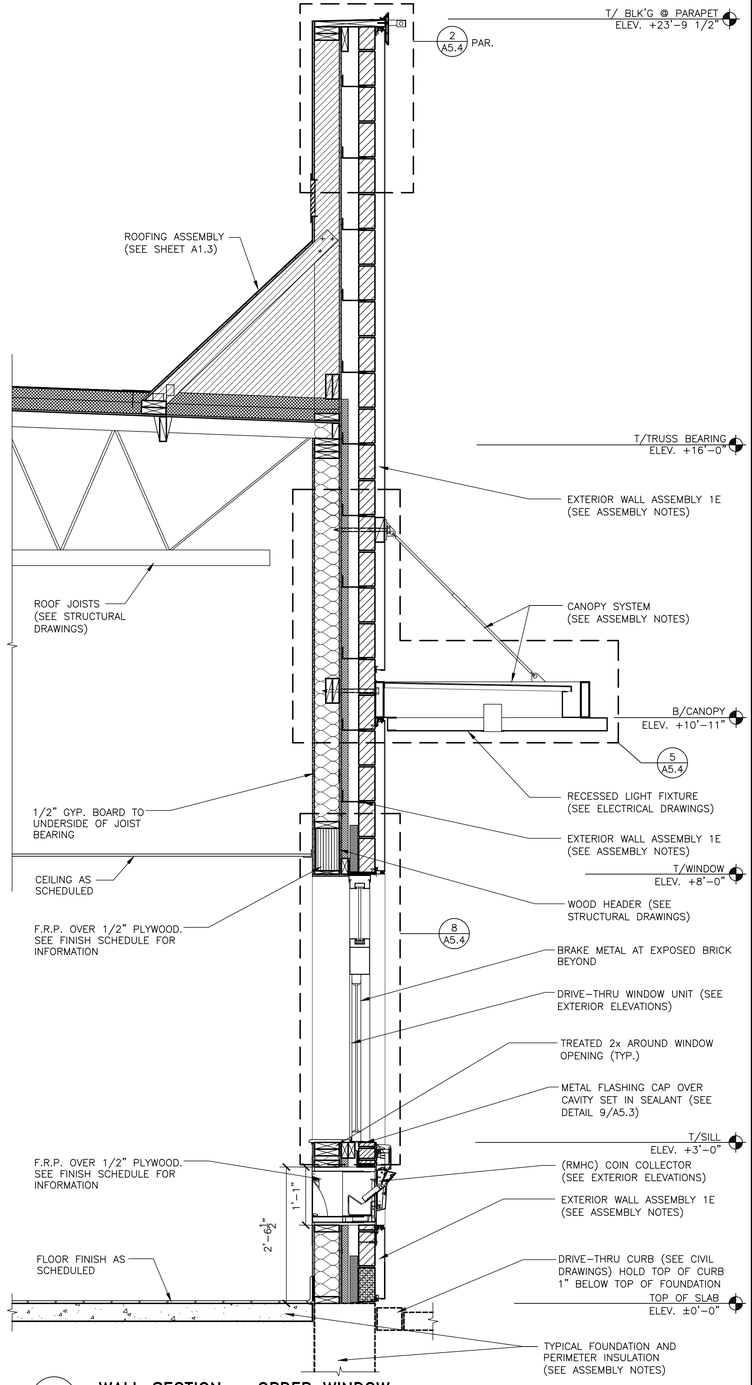
Columbia, TN

SHEET NO. A5.0
041-1210.00.0
WALL SECTIONS



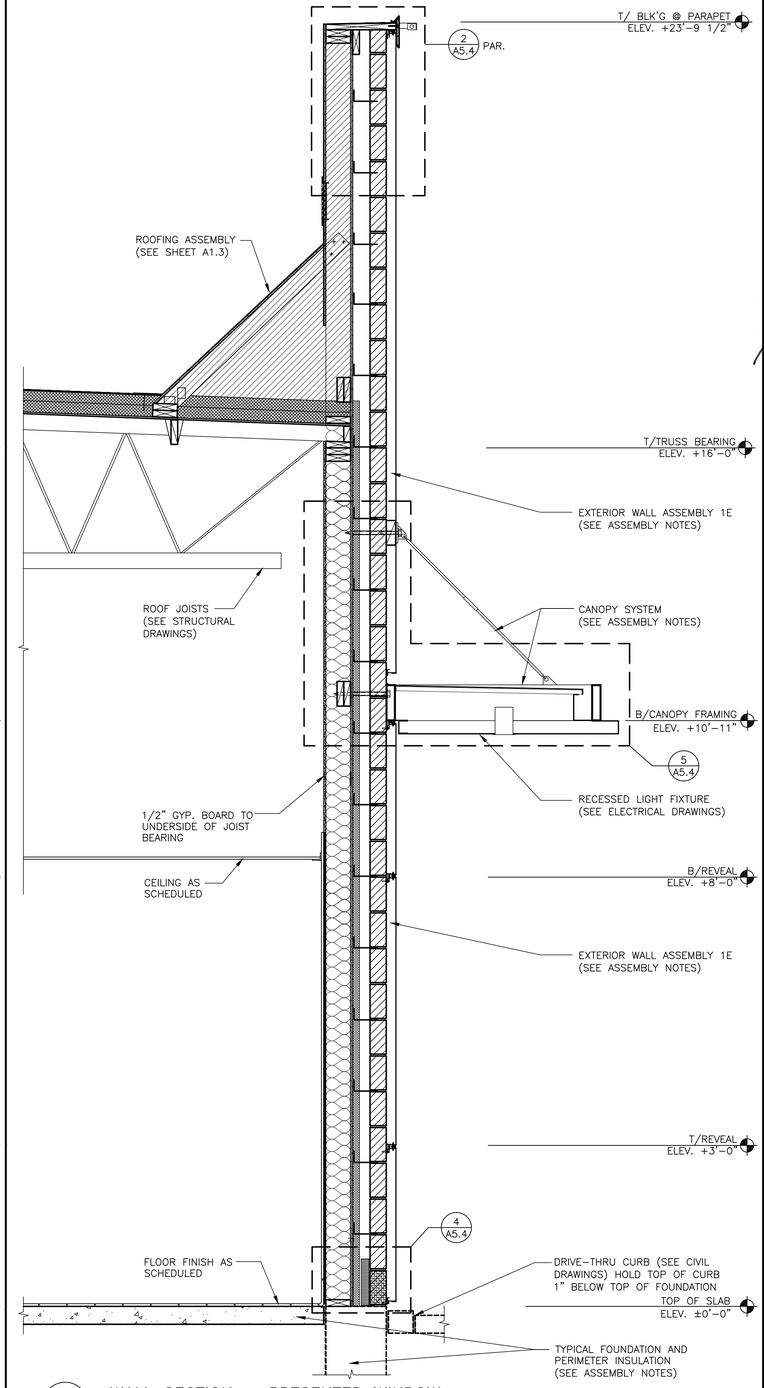
6 A5.1 **WALL SECTION – CREW ROOM**

3/4" = 1'-0"



7 A5.1 **WALL SECTION – ORDER WINDOW**

3/4" = 1'-0"



8 A5.1 **WALL SECTION – PRESENTER WINDOW**

3/4" = 1'-0"

BY	DESCRIPTION	DATE	REV

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
ARCHITECTURE
No. 101378
STATE OF TENNESSEE
07-10-2024

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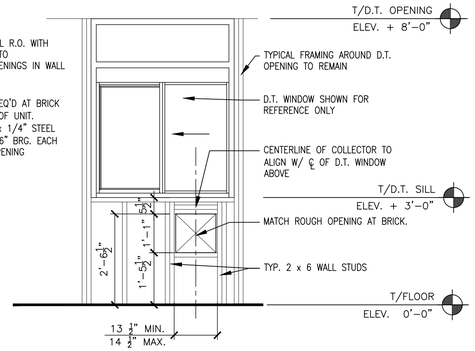
SO	2023_12	RK	05-10-2024

TITLE
2023 STANDARD BUILDING – BB20
4584-W/W – CUSTOM DESIGN

DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & GI	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID	SITE ADDRESS
041-1210	2248 Nashville HWY

Columbia, TN

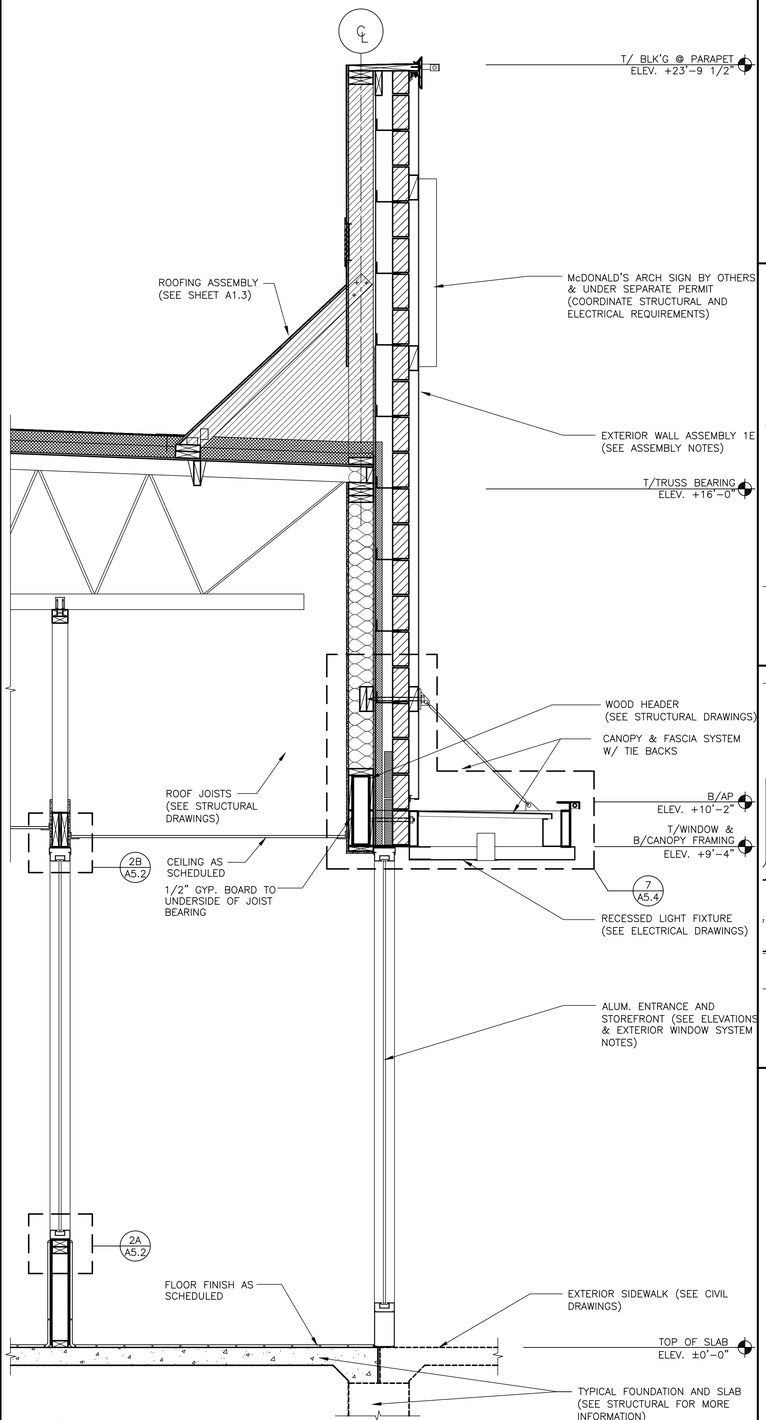
SHEET NO.
041-1210.00.0
A5.1
WALL SECTIONS



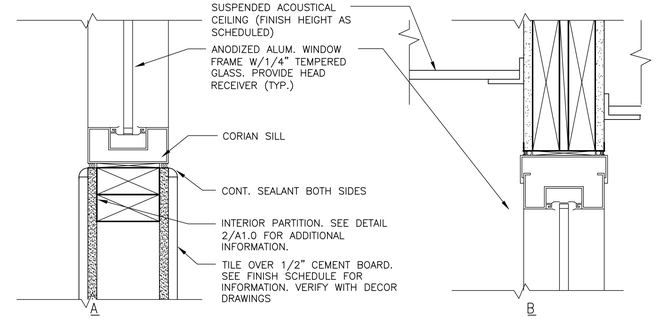
NOTE:
G.C. TO VERIFY ALL R.O. WITH UNIT MFR. PRIOR TO CONSTRUCTING OPENINGS IN WALL

NOTE:
VERIFY OPENING REQ'D AT BRICK VENEER W/ MFR. OF UNIT. PROVIDE 3" x 3" x 1/4" STEEL LINTEL ANGLE W/ 6" BRG. EACH END @ VENEER OPENING

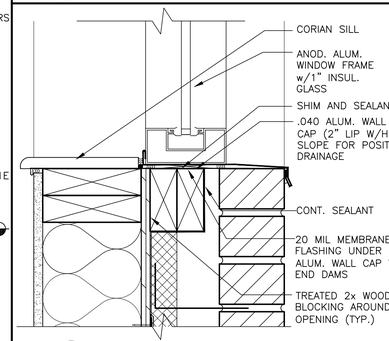
1 A5.2 **(RMHC) COIN COLLECTOR @ FRAMED WALL**
1/2" = 1'-0" INTERIOR ELEVATON



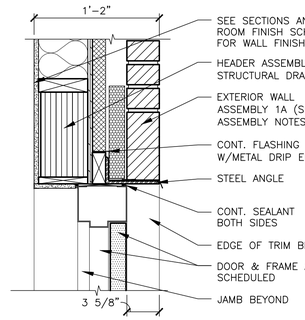
7 A5.2 **WALL SECTION – VESTIBULE/ENTRY**
–



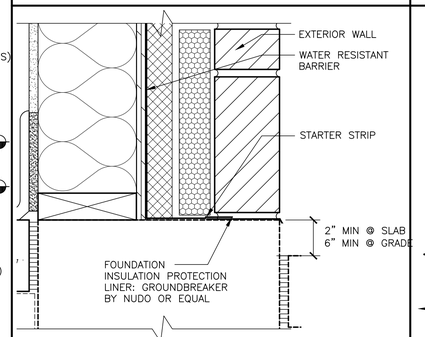
2 A5.2 **HEAD & SILL INTERIOR VESTIBULE WALL**
3" = 1'-0"



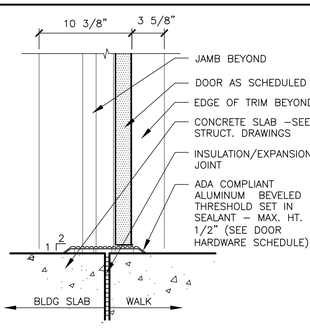
3 A5.2 **WINDOW SILL FLASHING**
3" = 1'-0"



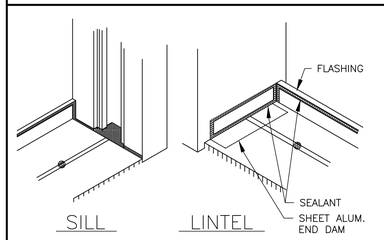
5 A5.2 **SECTION @ DOOR HEAD**
1 1/2" = 1'-0"



4 A5.2 **FLASHING DETAIL @ FOUNDATION**
3" = 1'-0"



6 A5.2 **SECTION @ DOOR SILL**
1 1/2" = 1'-0"



NOTE: SEAL GLASS POCKET OF WINDOW JAMB AT SILL.

NOTE: SEALANT ON BACK LEG OF FLASHING TO BE APPLIED PRIOR TO INSTALLATION OF FRAME.

NOTE: SEAL OVER HEADS OF ALL PERIMETER OPENINGS.

8 A5.2 **FLASHING DETAIL @ JAMB**
N.T.S.

BY	DESCRIPTION	DATE	REV

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
AGRICULTURE
NO. 103781
STATE OF TENNESSEE
07-10-2024

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FAX 866.656.3000

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McDonald's USA, LLC

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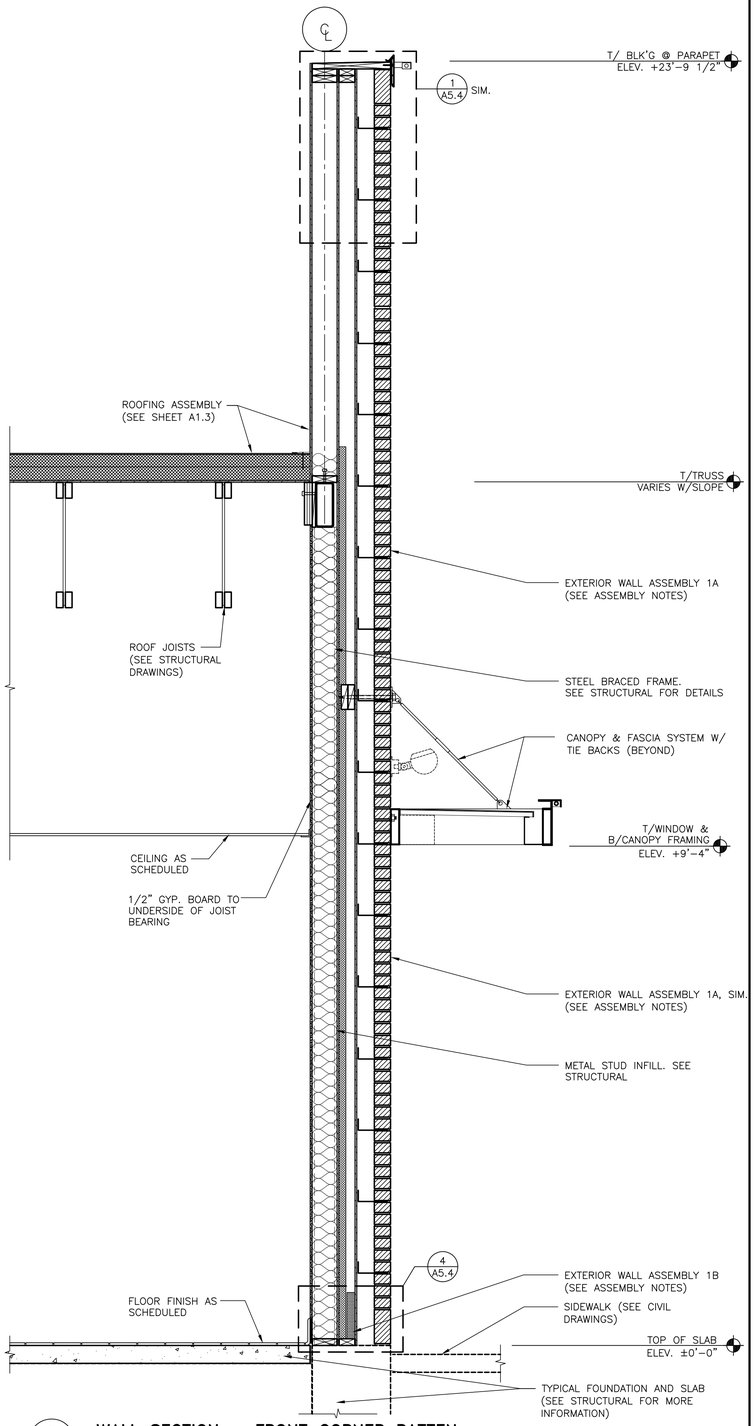
SO	RK	05-10-2024
STD ISSUE DATE 2023_12		

TITLE: 2023 STANDARD BUILDING – BB20
4584-W/W – CUSTOM DESIGN

DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

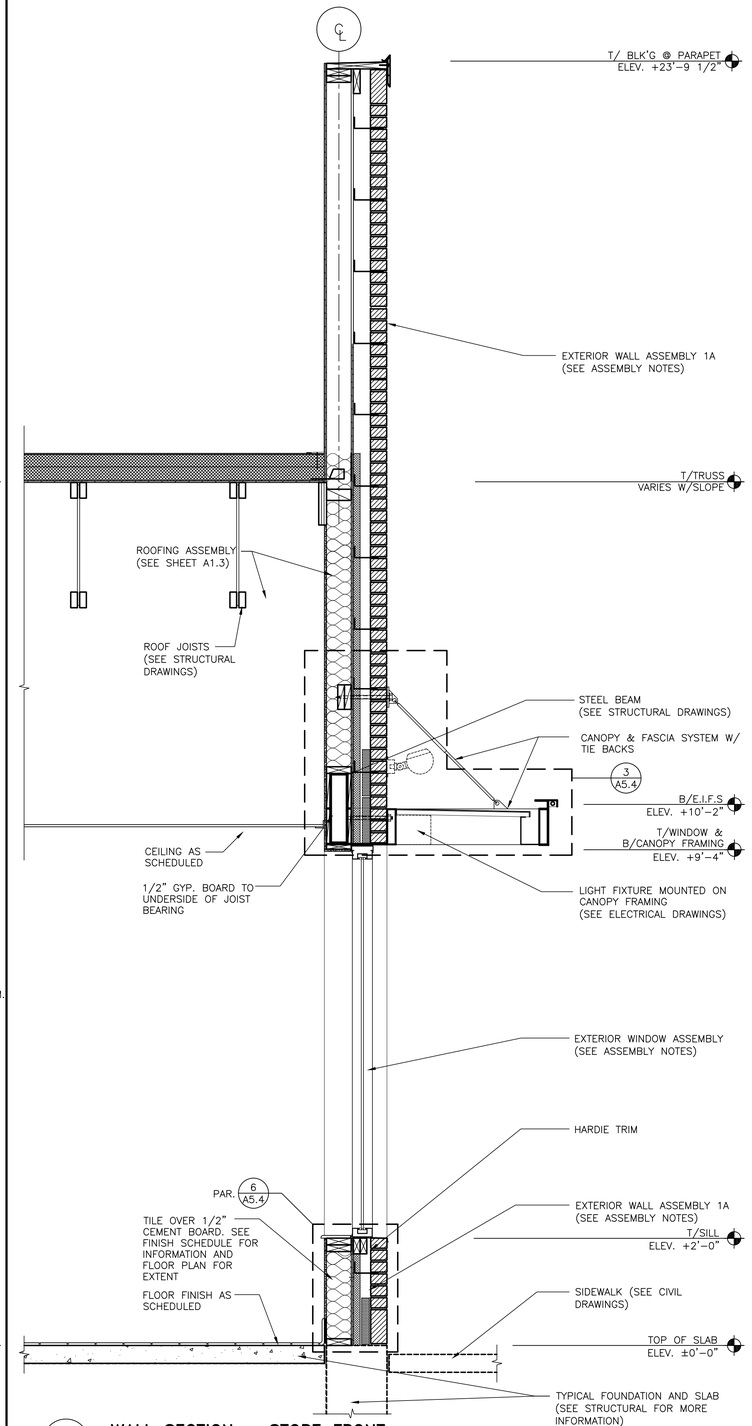
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.: 041-1210.00.0
A5.2
WALL SECTIONS



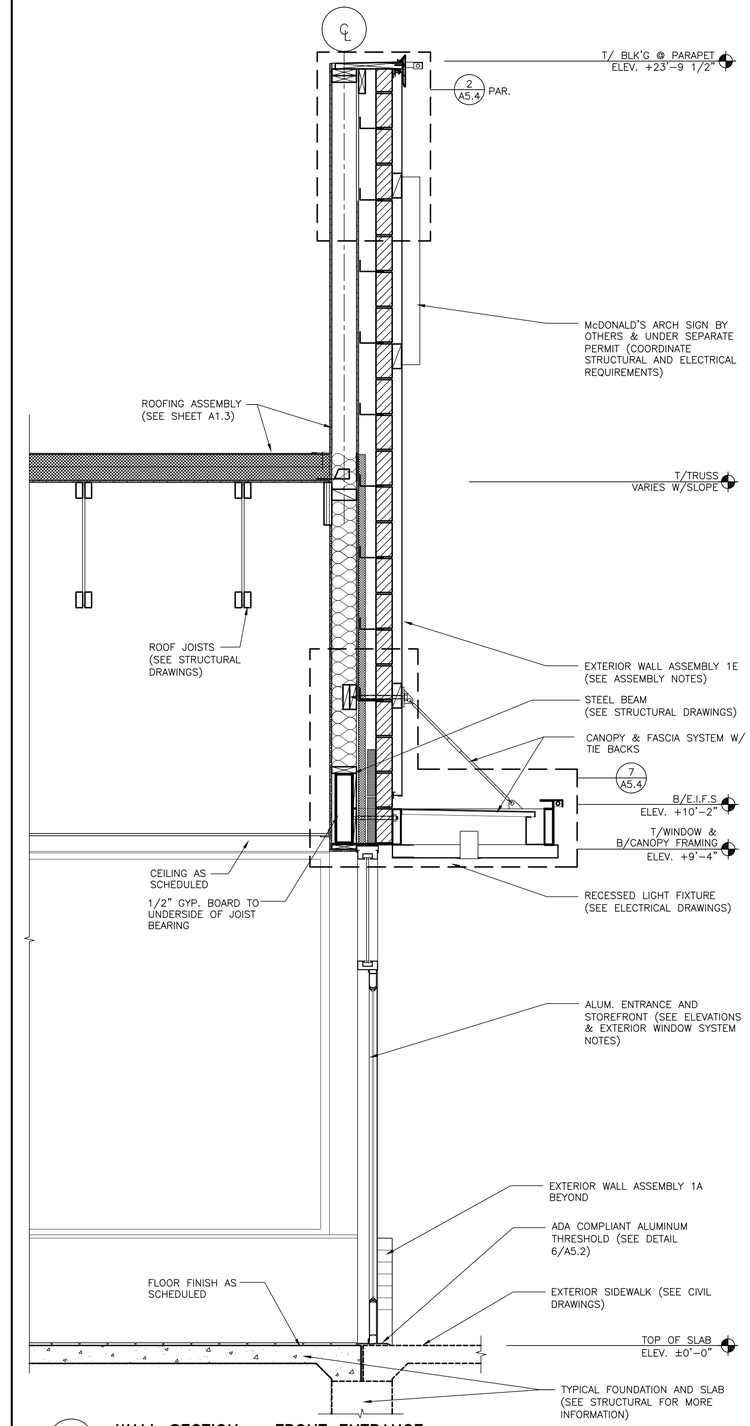
5 / A5.3 **WALL SECTION – FRONT CORNER BATTEN**

3/4" = 1'-0"



6 / A5.3 **WALL SECTION – STORE FRONT**

3/4" = 1'-0"



7 / A5.3 **WALL SECTION – FRONT ENTRANCE**

3/4" = 1'-0"

BY	DESCRIPTION	DATE	REV

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
STATE OF TENNESSEE
07-10-2024

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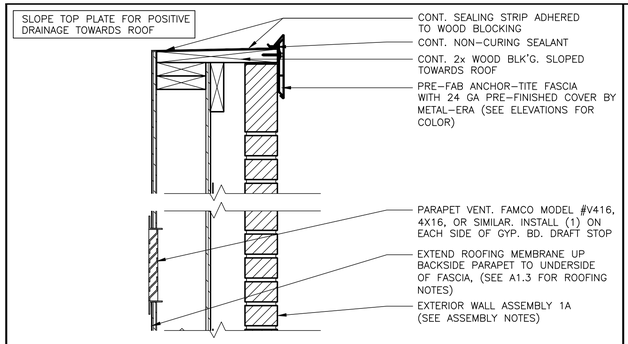
SO	RK	05-10-2024
STD ISSUE DATE		
2023_12		

TITLE
2023 STANDARD BUILDING – BB20
4584-W/W – CUSTOM DESIGN

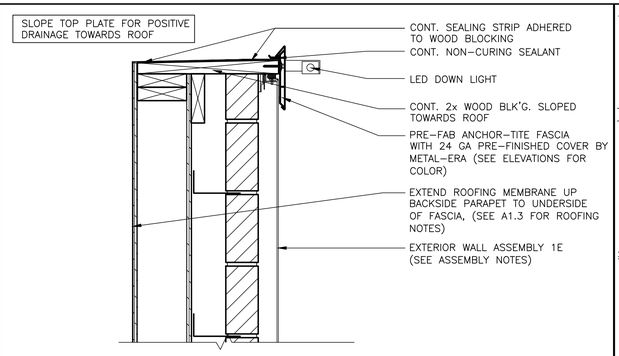
DESCRIPTION	SITE ADDRESS	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI		
WOOD ROOF TRUSS FRAMING		
METAL PANEL/BRICK EXTERIOR FINISH		
SITE ID	2248 Nashville HWY	Columbia, TN
041-1210		

SHEET NO.
041-1210.00.0
A5.3
WALL SECTIONS



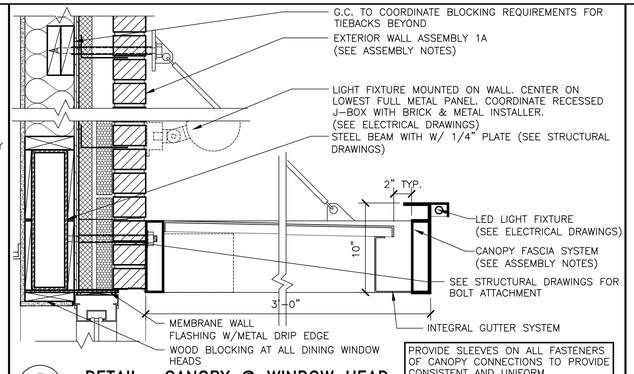
1 A5.4 **DETAIL- FASCIA @ PARAPET**

1 1/2" = 1'-0"



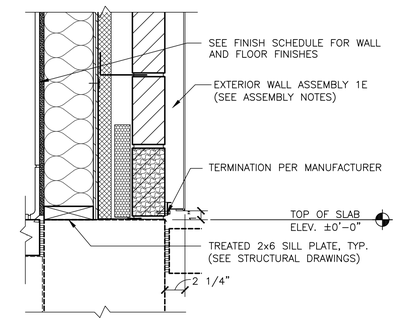
2 A5.4 **DETAIL- FASCIA @ AL PARAPET**

1 1/2" = 1'-0"



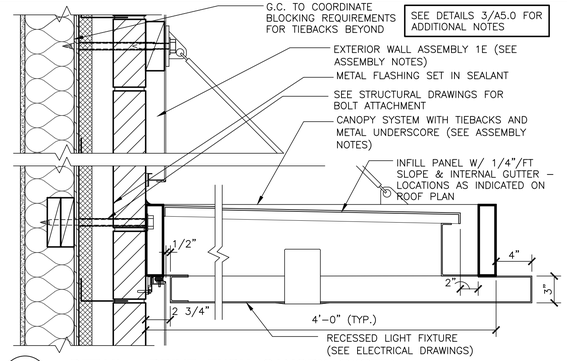
3 A5.4 **DETAIL- CANOPY @ WINDOW HEAD**

1 1/2" = 1'-0"



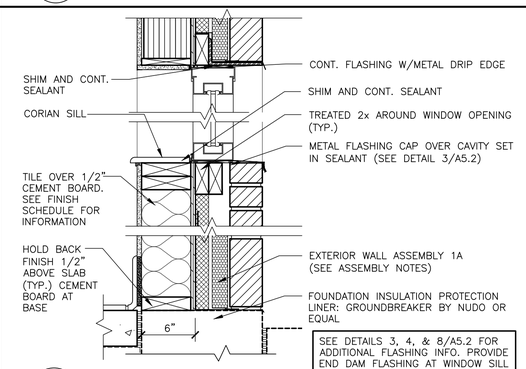
4 A5.4 **DETAIL- APOLIC TERMINATION**

1 1/2" = 1'-0"



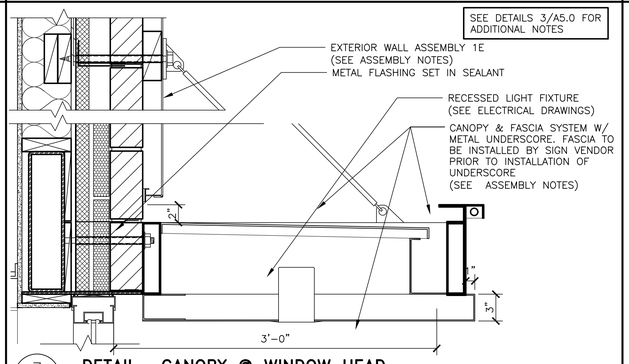
5 A5.4 **DETAIL- DRIVE THRU CANOPY SYSTEM**

1 1/2" = 1'-0"



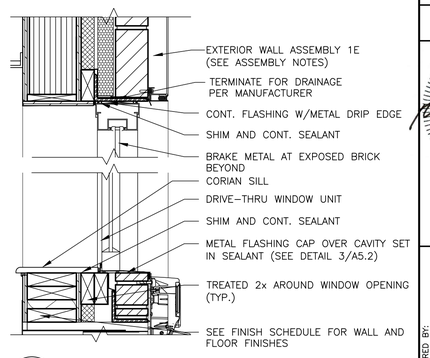
6 A5.4 **SECTION @ WINDOW**

1 1/2" = 1'-0"



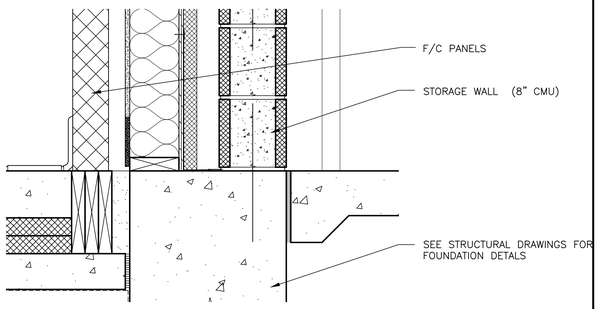
7 A5.4 **DETAIL- CANOPY @ WINDOW HEAD**

1 1/2" = 1'-0"



8 A5.4 **SECTION @ DRIVE-THRU WINDOW**

1 1/2" = 1'-0"



9 A5.4 **DETAIL - F/C FOUNDATION**

1 1/2" = 1'-0"

NO.	DESCRIPTION	DATE	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT STATE OF TENNESSEE 07-10-2024

PREPARED BY:
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HOOVER, AL 35226-4579
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PREPARED FOR:
McDonald's USA, LLC

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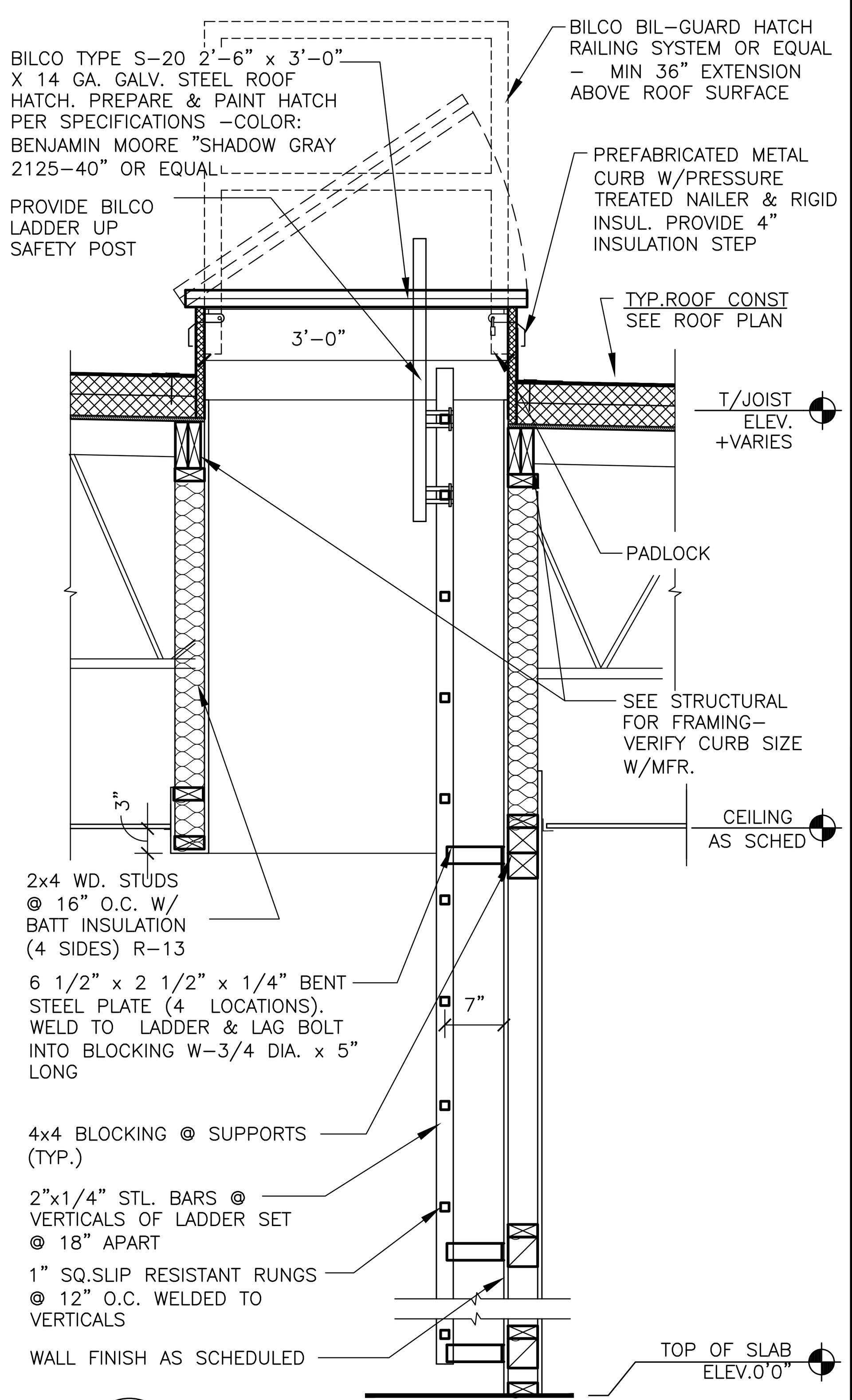
DRAWN BY	STD ISSUE DATE
SO	2023_12
REVIEWED BY	DATE ISSUED
RK	05-10-2024

TITLE
2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

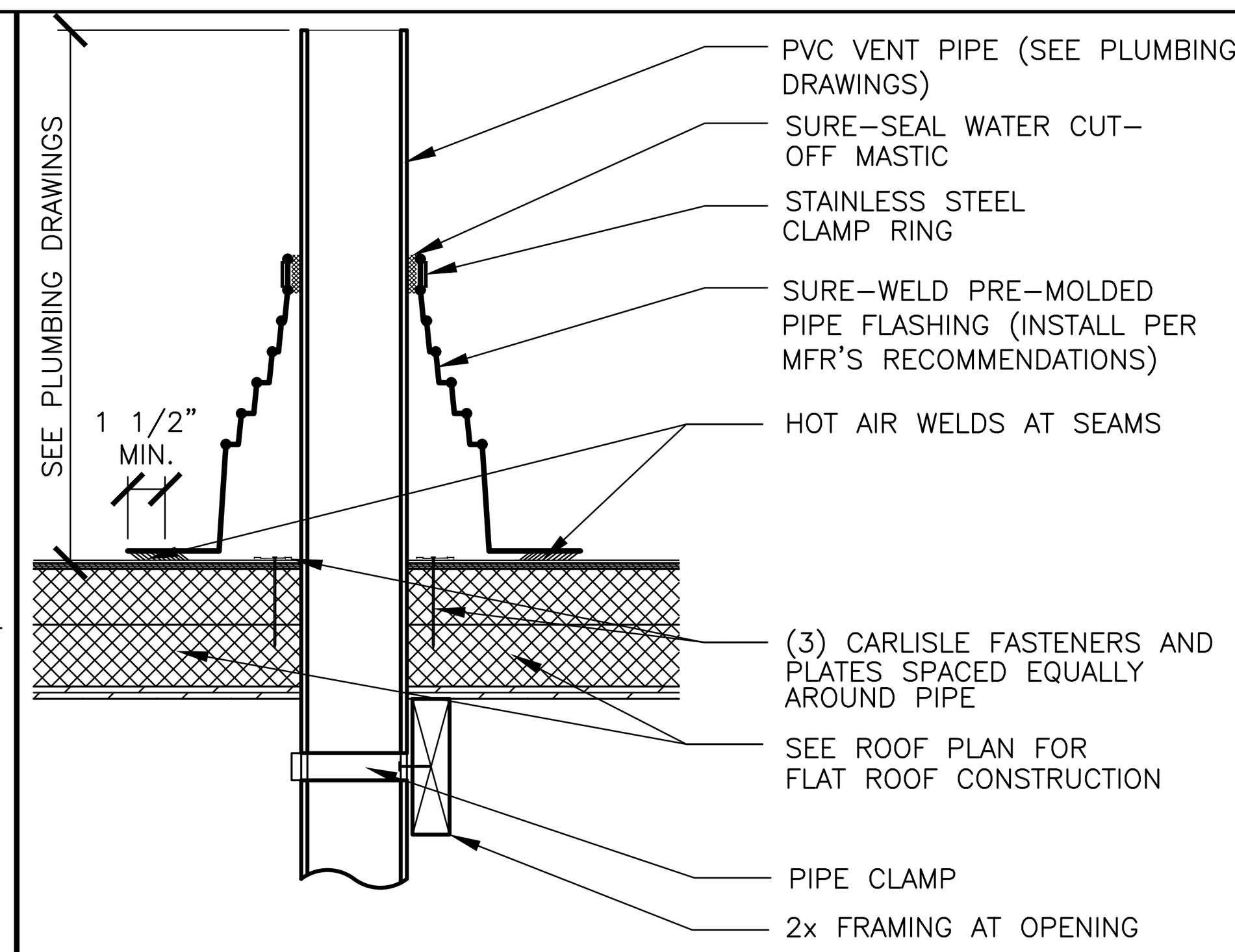
DESCRIPTION
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

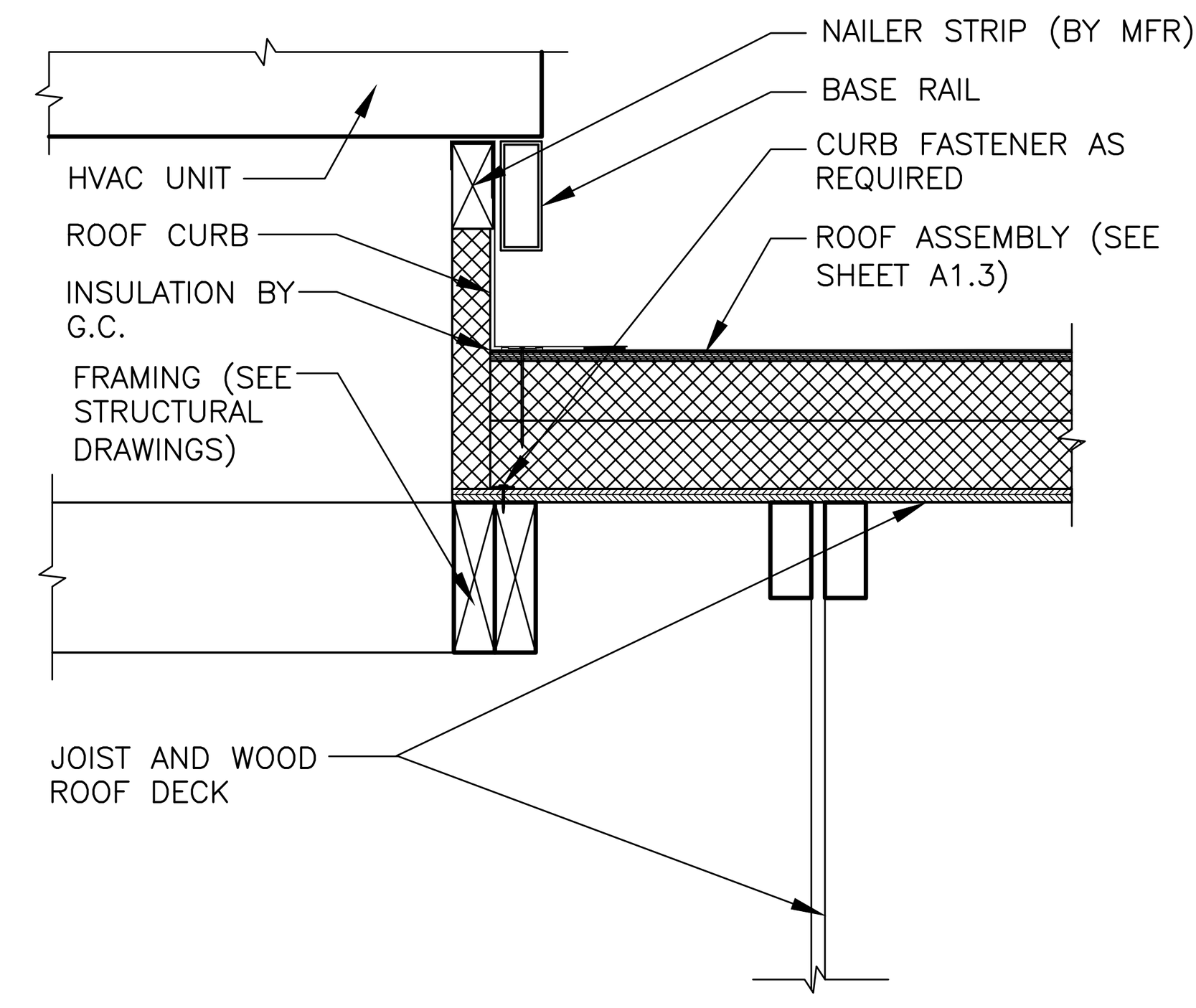
SHEET NO.
041-1210.00.0
A5.4
WALL SECTIONS



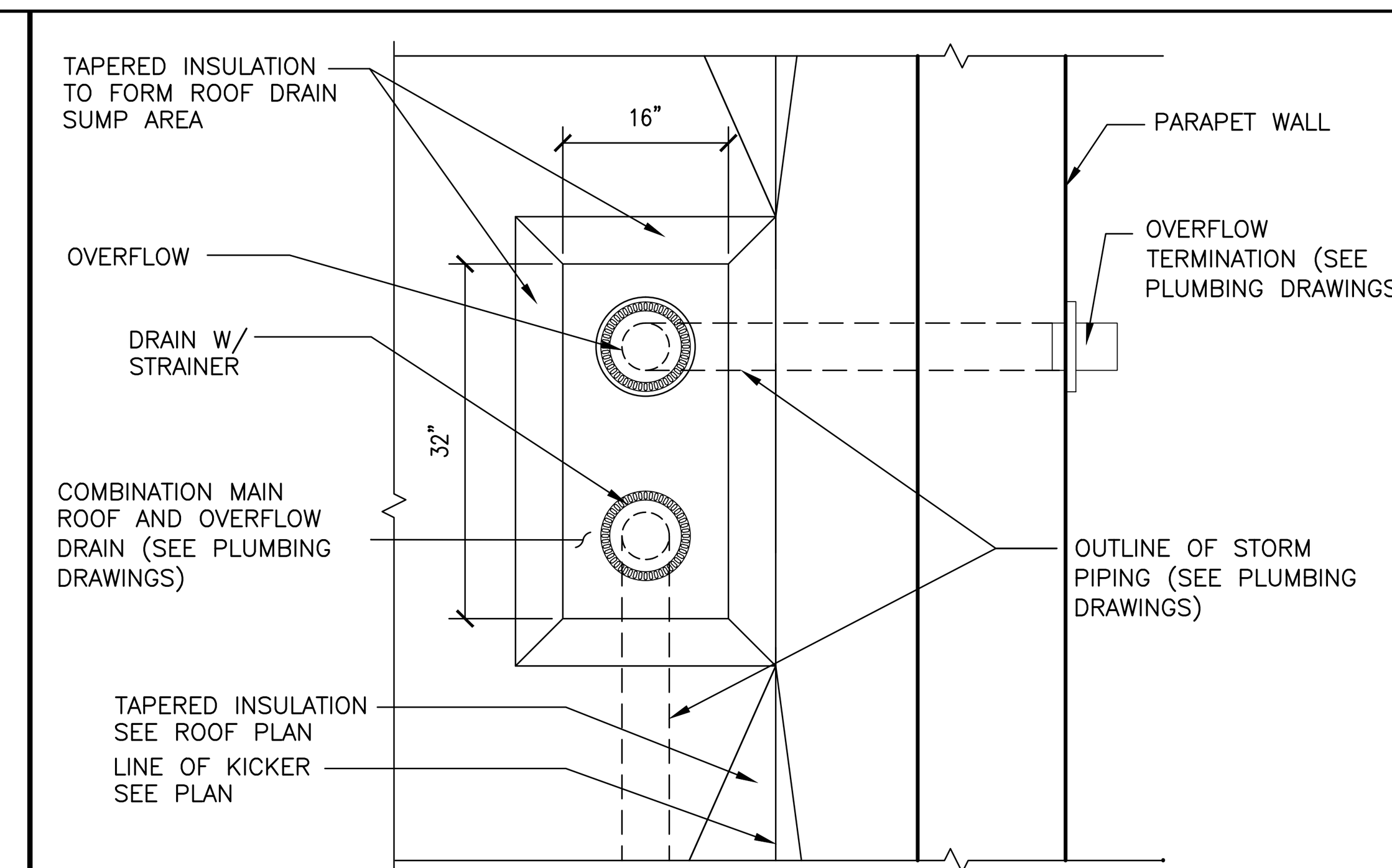
1 / A6.0 **SECTION @ INTERIOR LADDER**
3/4"=1'-0"



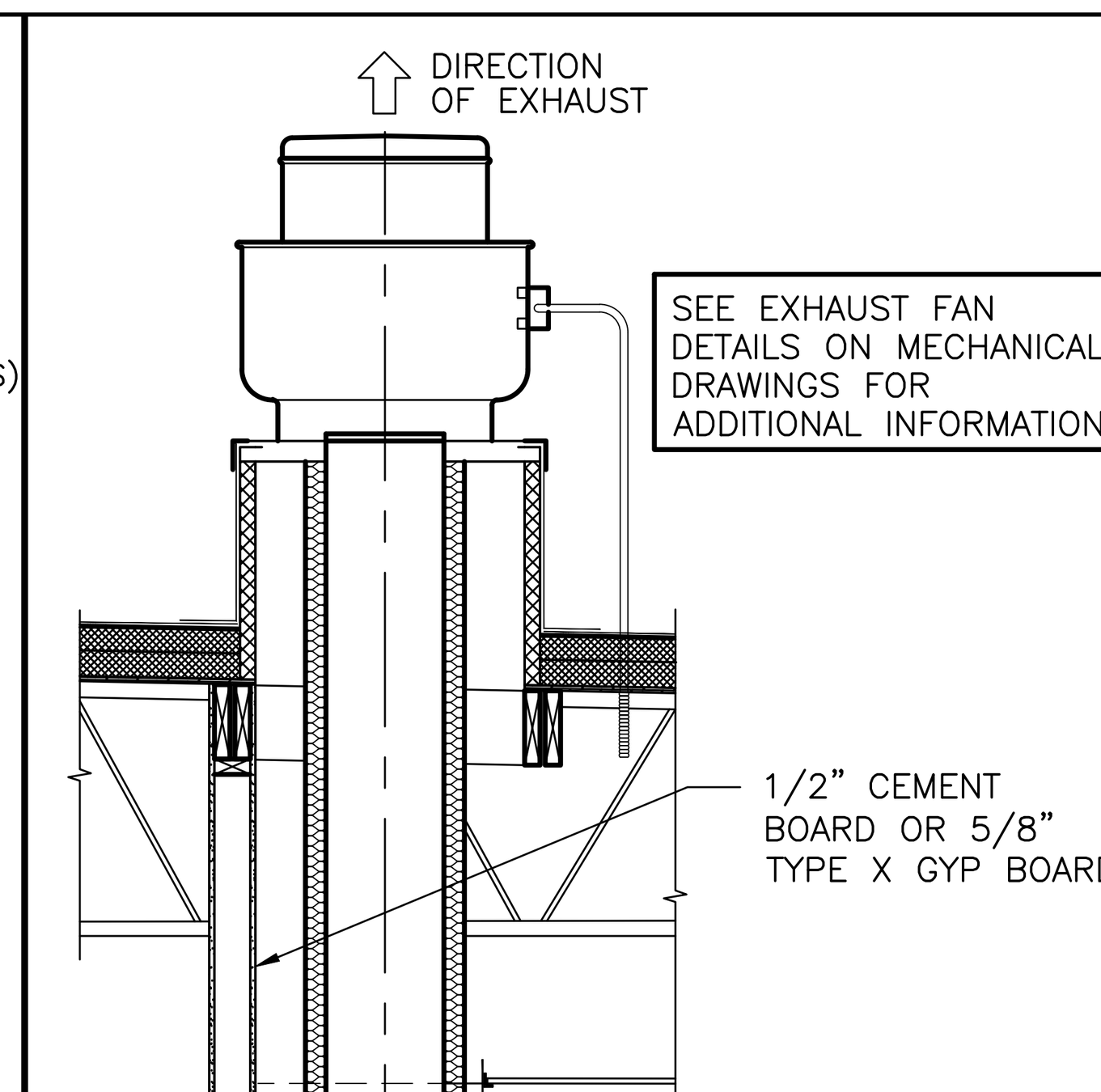
2 / A6.0 **TYPICAL VENT PENETRATION**
1 1/2"=1'-0"



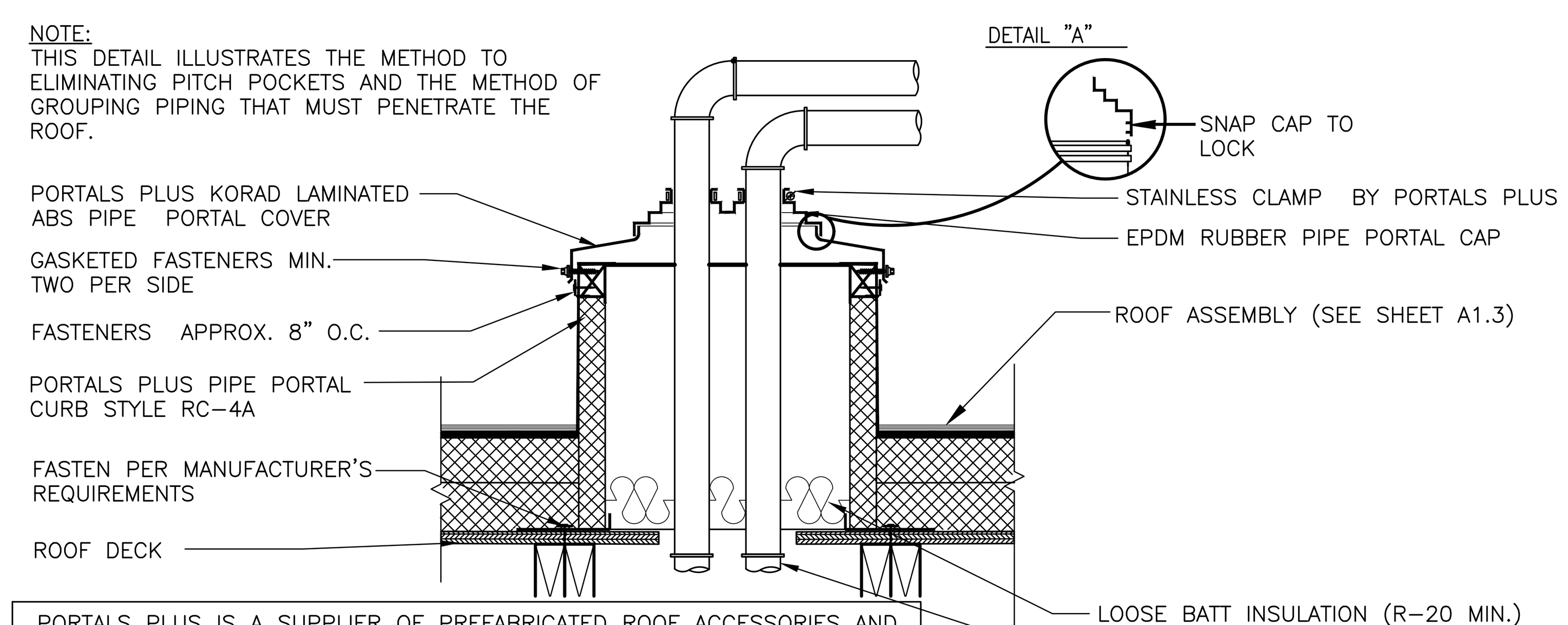
3 / A6.0 **HVAC UNIT ROOF CURB DETAIL**
1 1/2"=1'-0"



4 / A6.0 **ROOF DRAIN DETAIL**
3/4"=1'-0"

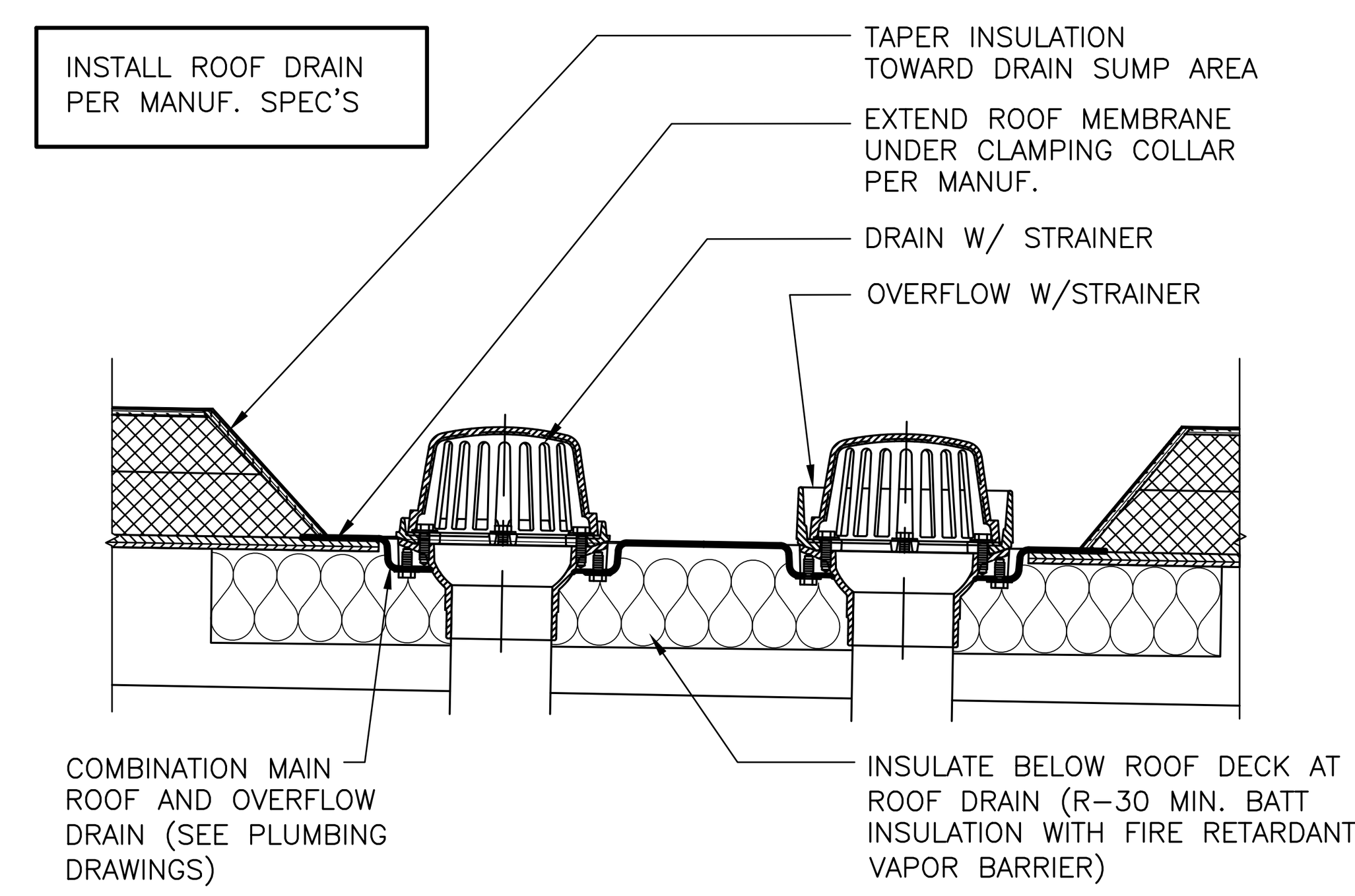


5 / A6.0 **DETAIL @ EXHAUST FAN**
1/2"=1'-0"

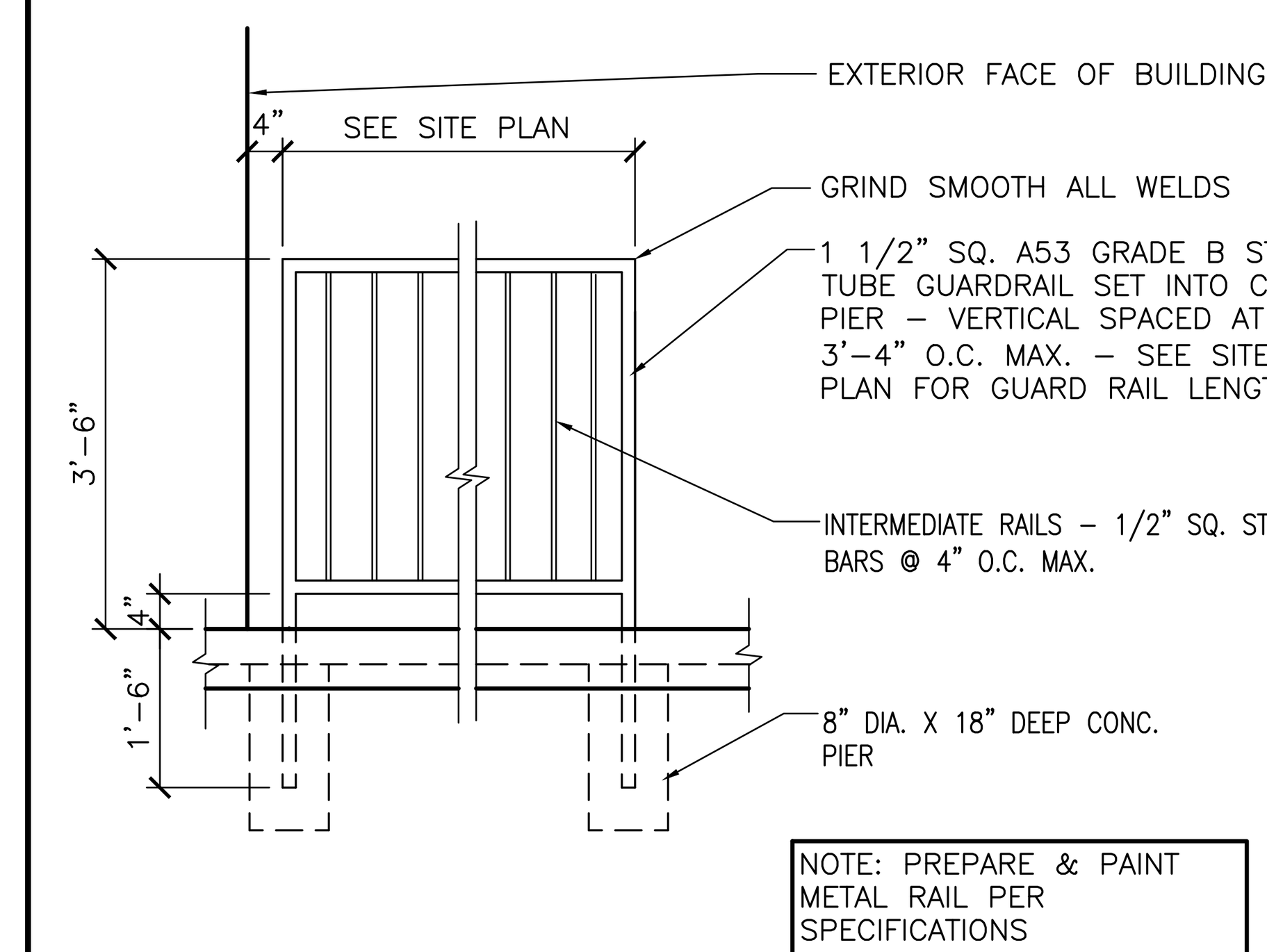


PORTALS PLUS IS A SUPPLIER OF PREFABRICATED ROOF ACCESSORIES AND DOES NOT ASSUME RESPONSIBILITY FOR ERRORS IN DESIGN, ENGINEERING OR INSTALLATION. THE ROOFING SYSTEM MANUFACTURER'S INSTALLATION REQUIREMENTS MAY SUPERSEDE THESE DETAILS FOR WARRANTED ROOF SYSTEMS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION

6 / A6.0 **PIPE PORTAL DETAIL**
1 1/2"=1'-0"



7 / A6.0 **SECTION @ ROOF DRAIN**
1 1/2"=1'-0"



8 / A6.0 **GUARD RAIL DETAIL**
1/2"=1'-0"

DOOR HARDWARE

GENERAL NOTES:
1. ALL EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.
2. THE OPENING FORCE OF ALL EXT. PUSH/PULL DOORS SHALL NOT EXCEED 8 1/2 LBS.
3. THE OPENING FORCE OF ALL INTERIOR PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.
4. PROVIDE PANIC HARDWARE FOR ALL EXTERIOR DOORS AS NOTED ON THE DOOR SCHEDULE.
5. ALL DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

DOOR #1 &#1A – ENTRY DOOR/EMERGENCY EXIT (1A NOT USED)
1. 1 EA CLOSER LCN 4021 x 18
2. 3 EA HINGES OFFSET PIVOT ANSI -A-156.4 GRADE 1; PROVIDE EXPOSED PARTS OF CAST ALUMINUM ALLOY, AS SUPPLIED BY DOOR MANUFACTURER.
3. 1 EA (DOOR #1 ONLY) PULL HANDLE ROCKWOOD MFG. MODEL: RM3311. SIZE: 1-1/4" DIA. CTC: 5'-10". FINISH: TO MATCH STOREFRONT DOOR. OFFSET MOUNTING: TYPE 1XHD - THRU BOLT HEAVY DUTY
4. 1 EA PANIC HARDWARE ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER (FINISH TO MATCH STOREFRONT DOOR)
5. 1 EA THRESHOLD NATIONAL GUARD PRODUCTS, INC. SADDLE TYPE THRESHOLD 325, 36" WIDE x 1/2" RISE (ADA ACCESSIBLE).
6. 1 EA WEATHER STRIPPING: PROVIDE COMPRESSION WEATHER STRIPPING AGAINST FIXED STOPS. AT OTHER EDGES PROVIDE SLIDING WEATHER STRIPPING RETAINED IN ADJUSTABLE STRIP MORTISED INTO DOOR EDGE. PROVIDE EPDM OR VINYL GASKET WEATHER STRIPPING IN BOTTOM DOOR RAIL ADJUSTABLE FOR CONTACT W/ THRESHOLD.
7. 1 EA SIGN MOUNT ONTO DOOR, TO READ "THIS DOOR MUST REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED/DURING BUSINESS HOURS."

DOOR #2 & #2A – VESTIBULE
1. 1 EA CLOSER LCN 4041 x 18
2. 3 EA HINGES OFFSET PIVOT ANSI -A-156.4 GRADE 1; BY DOOR MANUFACTURER.
3. 1 EA PUSH/PULL HANDLE HAGER PUSH/PULL SET 164D/V/B.
4. 1 EA (DOOR #2A) PANIC HARDWARE ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER (FINISH TO MATCH STOREFRONT DOOR)

DOOR #3 – STORAGE DELIVERY
1. 1 EA HINGE 780-112HD 83" ALUM HAGER
2. 1 EA CLOSER 4111 H-CUSH ALUM LCN
3. 1 EA PANIC 9975EO-LD 48" SP28 V.DUPRIN
4. 1 EA TRIM 990DT US26D V.DUPRIN
5. 1 EA ALARM LOCK PG21MSS ALARM
6. 1 EA LOCKGUARD CLP110 US32D DON-JO
7. 1 EA TREADPLATE 24 X 46 UMCO
8. 1 EA WTH/STP160V 48 X 84 N.GUARD
9. 1 EA THRESHOLD 325HD 48" N.GUARD
10. 1 EA SWEEP 101VA 48" N.GUARD
11. 1 EA VIEW FRAME LVGLFMD 9 X 9 DKB W/FLAP ON INSIDE N.GUARD
12. 1 EA MORTISE CYL HOUSING 7PIN SFIC 626
13. 1 EA 7 PIN CONSTRUCTION CORE FOR ABOVE 626
14. 1 EA CONTROL KEY FOR ABOVE

DOOR #3A – FREEZER DELIVERY
1. 1 EA HINGE780-112HD 83" ALUM HAGER
2. 1 EA DEADBOLT B661P 626 SCHLAGE
3. 1 EA PULL H3E US28 HAGER
4. 1 EA LOCKGUARD CLP110 US32D DON-JO
5. 1 EA TREADPLATE 24 X 46 UMCO
6. 1 EA WTH/STP 160V 48 X 84 N.GUARD
7. 1 EA THRESHOLD 325HD 48" N.GUARD
8. 1 EA SWEEP 101VA 48" N.GUARD

DOOR #4 – REAR EXIT
1. 1 EA HINGE 780-112HD 83" ALUM HAGER
2. 1 EA CLOSER 4111 H-CUSH ALUM LCN
3. 1 EA PANIC 9975EO-LD 48" SP28 V.DUPRIN
4. 1 EA TRIM 990DT US26D V.DUPRIN
5. 1 EA ALARM LOCK PG21MSS ALARM
6. 1 EA LOCKGUARD CLP110 US32D DON-JO
7. 1 EA TREADPLATE 24 X 34 UMCO
8. 1 EA WTH/STP160V 36 X 84 N.GUARD
9. 1 EA THRESHOLD 325HD 48" N.GUARD
10. 1 EA SWEEP 101VA 36" N.GUARD
11. 1 EA VIEW FRAME LVGLFMD 9 X 9 DKB W/FLAP ON INSIDE N.GUARD
12. 1 EA MORTISE CYL HOUSING 7PIN SFIC 626
13. 1 EA 7 PIN CONSTRUCTION CORE FOR ABOVE 626
14. 1 EA CONTROL KEY FOR ABOVE

DOOR #5 – RESTROOM ENTRY
1. 3 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA CLOSER LDPA4031 SNB ALUM LCN
3. 1 EA PUSH PLATE 30S 4 X 32 US32D 40"AFF MOUNTED TO CENTER OF PLATE
4. 1 EA PULL PLATE LADDER PULL HANDLE WITH DECORATIVE FIXING, 32"L 1"DIA #S-32-1000 – UMCO 32D. 40" AFF MOUNTED CENTER OF PULL
ALT. OPTION: 1 EA PULLPLATE SANITGRASP
ALT. OPTION: 1 EA PULL-PUSH BUTTON CYLINDRICAL LOCK – TRILOGY DL2700 US26D CHROME
5. 2 EA KICKPLATE 190S 8 X 34 US32D HAGER
6. 1 EA DOOR STOP 236W US32D HAGER
7. 1 EA FINGER GRD MKIA PUSH SIDE BRN F.SAFE
8. 1 EA FINGER GRD MKIB PULL SIDE BRN F.SAFE
9. 1 EA STEPNPULL PULL SIDE (OPTIONAL)

DOOR #6 – ADA STALL
1. 2 EA HINGE 1250 4 ½ X 4 ½ US26D HAGER
2. 1 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
3. 1 EA DEADBOLT B571 X 10-087 214EE X 12 X 291 X 626 SCHLAGE
4. 2 EA BACK TO BACK LADDER PULL HANDLE, 16"L, 1"DIA #S-16-1000 BTB-UMCO 32D MOUNTED 6" FROM EDGE OF DOOR TO CENTER OF SCREWS – 28½" MOUNTED 28½" FROM TOP OF DOOR TO C/L OF PULL
5. 1 EA ROBE HOOK 917 BRADLEY
6. 1 EA DOOR STOP 236W US32D HAGER

DOOR #6A – STANDARD STALL
1. 2 EA HINGE 1250 4 ½ X 4 ½ US26D HAGER
2. 1 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
3. 1 EA DEADBOLT B571 X 10-087 214EE X 12 X 291 X 626 SCHLAGE
4. 2 EA BACK TO BACK LADDER PULL HANDLE, 16"L, 1"DIA #S-16-1000 BTB-UMCO 32D MOUNTED 6" FROM EDGE OF DOOR TO CENTER OF SCREWS – 28½" MOUNTED 28½" FROM TOP OF DOOR TO C/L OF PULL
5. 1 EA ROBE HOOK 917 BRADLEY
6. 1 EA DOOR STOP 236W US32D HAGER

DOOR #7 – DINING ROOM JANITORS CLOSET
1. 3 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA LOCK ND80PD RHO 626 SCHLAGE

DOOR #8 – COMPUTER CLOSET (NOT USED)
1. 4 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA LOCK ND80PD RHO 626 SCHLAGE

DOOR #8A – COMPUTER CLOSET
1. 8 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA LOCK ND80PD RHO 626 SCHLAGE
3. 2 EA FLUSH BOLT 283D US26D HAGER

DOOR #9 – COOLER
1. ALL DOOR HARDWARE FOR THE REFRIGERATED COOLER / FREEZER SHALL BE PROVIDED BY THE MANUFACTURER.
MANUFACTURER: KOLPAK @ HY 641 N. McCORKLE PARK ROAD
PARSONS, TN 38363 PHONE: 800-344-4675
HARDWARE PROVIDED:
1. MAGNETIC PERIMETER DOOR GASKET
2. THRESHOLD REINFORCED PLASTIC (FRP)
3. POSI-SEAL DOOR CLOSURE
4. STATIONARY CHROME DOOR PULL HANDLE
5. INTERIOR SAFETY RELEASE HANDLE
6. HINGES – BRUSHED CHROME CAST ALLOY

DOOR #10
1. 1 EA HINGE 780-112HD 83" ALUM HAGER
2. 1 EA CLOSER 1461 RW/PA ALUM LCN
3. 1 EA LOCK ND80PD RHO 626 SCHLAGE
OPTIONAL – FOR OUTSWING DOOR REPLACE WITH 3A&B:
3A. 1 EA PANIC 9975EO-LD 36" SP28 V.DUPRIN
3B. 1 EA TRIM 990DT US26D V.DUPRIN
4. 1 EA ELEC STRIKE 6211 24V DC FSE US32D SCHLAGE
5. 1 EA PWR SUPPLY PS902 SCHLAGE
6. 1 EA ANNUNCIATOR BSV-24P SURFACE MOUNTED
7. 3 EA PUSH BUTTON 621-BK-DA HDP 626 SCHLAGE
8. 1 EA PUSH BUTTON 621-RD-DA HDP 626 SCHLAGE
9. 1 EA HORN WITH STROBE 1910S SCHLAGE
10. 1 EA GLASS 5 X 26 X ¼ UMCO
11. 1 EA VIEW FRAME LFRA100 6 X 27 DKB N.GUARD
12. 1 EA GLASS 5 X 26 X ¼ UMCO

DOOR #11 (NOT USED) PLAYPLACE RESTROOM
1. 3 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA CLOSER LDPA4031 SNB ALUM LCN
3. 1 EA LOCK ND40S RHO 626 SCHLAGE
4. 2 EA KICKPLATE 190S 8 X 34 US28 HAGER
5. 1 EA DOOR STOP 236W US32D HAGER
6. 2 EA TOE GUARD 202NA 36" N.GUARD
7. 1 EA FINGER GRD MKIA PUSH SIDE BRN F.SAFE
8. 1 EA FINGER GRD MKIB PULL SIDE BRN F.SAFE

DOOR #12 (EMERGENCY EXIT ONLY) (NOT USED) – PLAYPLACE EMERGENCY EXIT
1. 1 EA CLOSER: LCN 4041 x 18
2. 3 EA HINGES: OFFSET PIVOT SET. GRADE 1 CAST ALUMINUM ALLOY AS SUPPLIED BY DOOR MANUFACTURER.
3. 1 EA PANIC HARDWARE ADAMS RITE MFG. CO. 8800 SERIES (EXIT ONLY) (FINISH TO MATCH STOREFRONT DOOR)
4. 1 EA THRESHOLD NATIONAL GUARD PRODUCTS, INC. SADDLE TYPE THRESHOLD 325, 36" WIDE x 1/2" RISE (ADA ACCESSIBLE).
5. 1 EA WEATHER STRIPPING: PROVIDE COMPRESSION WEATHER STRIPPING AGAINST FIXED STOPS. AT OTHER AGAINST FIXED EDGES PROVIDE SLIDING WEATHER STRIPPING RETAINED IN STOPS. AT OTHER EDGES PROVIDE SLIDING WEATHER STRIPPING RETAINED IN ADJUSTABLE STRIP MORTISED INTO DOOR EDGE. PROVIDE EPDM OR VINYL GASKET WEATHER STRIPPING IN BOTTOM DOOR RAIL ADJUSTABLE FOR CONTACT W/THRESHOLD.
6. 1 EA ALARM DETEX MODEL NO. EAX-500

DOOR #13 (NOT USED) 38111 COUNTER DOOR
1. 3 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA CLOSER LDPA4031 SNB ALUM LCN
3. 1 EA LOCK ND80PD RHO 626 SCHLAGE
4. 1 EA VIEW FRAME LFRA100 8 X 34 DKB N.GUARD
5. 1 EA GLASS 7 X 33 X ¼ UMCO

DOOR #14 (NOT USED) MANAGERS OFFICE
1. 3 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA LOCK ND53BD RHO 626 FINISH SCHLAGE
3. 1 EA VIEW FRAME LFRA100 24 X 30 DKB N.GUARD
4. 1 EA GLASS 23 X 29 X ¼ CLEAR UMCO
5. 1 EA 7 PIN CONSTRUCTION CORE 626
6. 1 EA CONTROL KEY FOR ABOVE

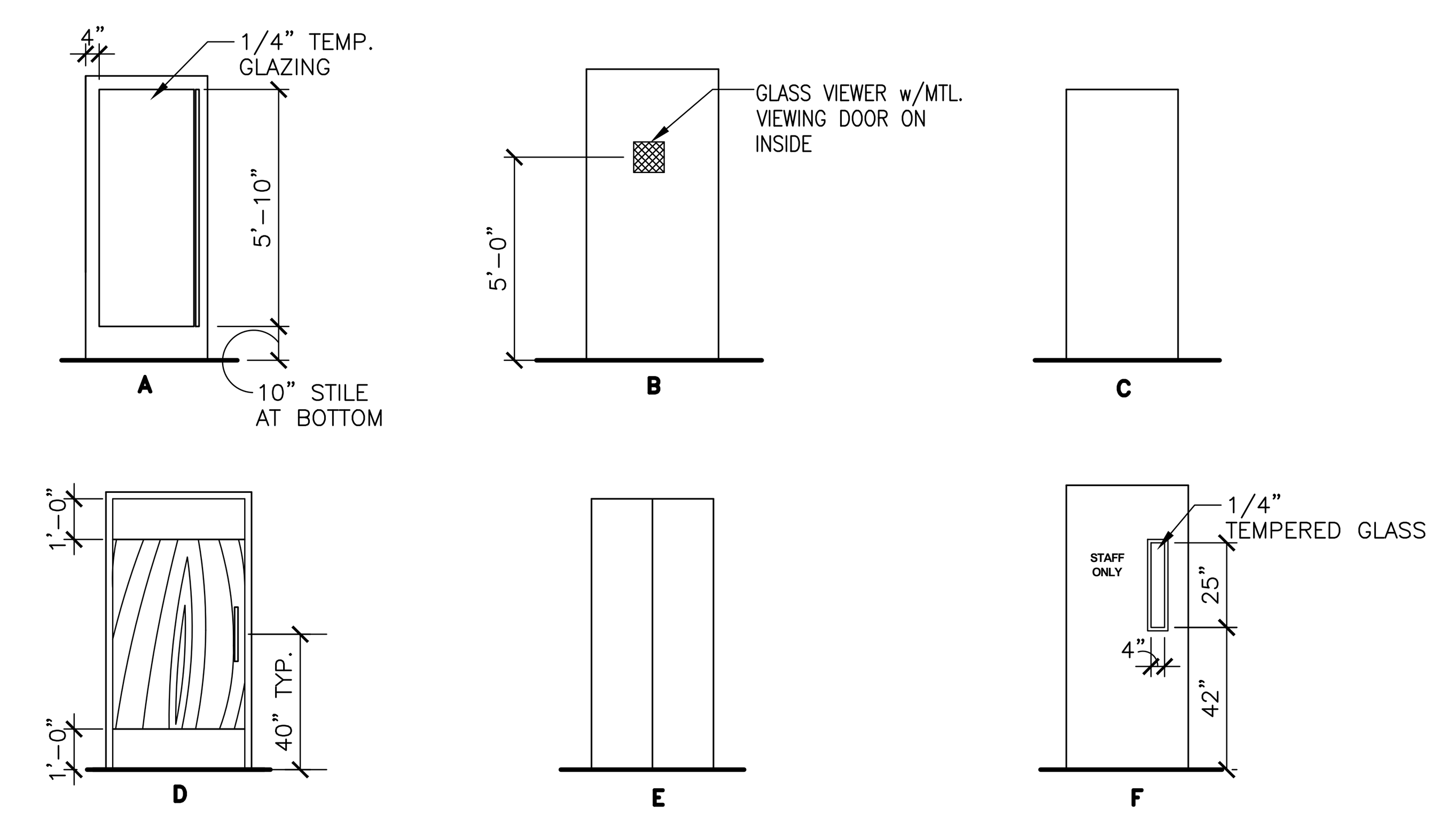
DOOR #15 CO2
1. 1 EA HINGE 780-112HD 83" ALUM HAGER
2. 1 EA LOCK ND80PD RHO 626 SCHLAGE
3. 1 EA LOCK GUARD CLP110 US32D DON JO
4. 1 EA WTH/STP 160V 36 X 84 N.GUARD
5. 1 EA THRESHOLD 425E 36" N.GUARD
6. 1 EA SWEEP 101VA 36" N.GUARD
7. 1 EA SEC. LOUVER LVRSG-3 DKB 18 X 18 N.GUARD

DOOR #16 (NOT USED) CREW ROOM
1. 3 EA HINGE BB1279 4 ½ X 4 ½ US26D HAGER
2. 1 EA LOCK ND10S RHO 626 SCHLAGE
3. 1 EA VIEW FRAME LFRA100 24 X 30 DKB N.GUARD
4. 1 EA GLASS 23 X 29 X ¼ CLEAR UMCO

DOOR SCHEDULE

MARK	DOOR MATERIAL	DOOR SIZE	DOOR TYPE	FRAME MATL	FRAME SIZE
1	ALUM.	3'-0"x7'-0"x1 3/4"	A	ALUM.	(NOTE 5)
1A	ALUM.	3'-0"x7'-0"x1 3/4"	A	ALUM.	(NOTE 5)
2	ALUM.	3'-0"x7'-0"x1 3/4"	A	ALUM.	(NOTE 5)
2A	ALUM.	3'-0"x7'-0"x1 3/4"	A	ALUM.	(NOTE 5)
3	H.M.	4'-0"x7'-0"x1 3/4"	B	H.M.	2"JAMB 4"HD
3A	H.M.	4'-0"x7'-0"x1 3/4"	C	H.M.	2"JAMB 4"HD
4	H.M.	3'-0"x7'-0"x1 3/4"	B	H.M.	2"JAMB 4"HD
5	S.C. WOOD W/ LAM.	3'-0"x6'-8"x1 3/4"	C	H.M.	2"JAMB & HEAD
6	S.C. WOOD W/ LAM.	3'-0"x4'-8"x1 3/4"	D	H.M.	2"JAMB & HEAD
6A	S.C. WOOD W/ LAM.	2'-6"x4'-8"x1 3/4"	D	H.M.	2"JAMB & HEAD
7	S.C. WOOD W/ LAM.	3'-0"x6'-8"x1 3/4"	C	H.M.	2"JAMB & HEAD
8		NOT USED			
8A	S.C. WOOD W/ LAM.	(2) 1'-2"x8'-0"x1 3/4"	E	H.M.	2"JAMB & HEAD
9	INSULATED METAL	3'-0"x6'-6"x4"	C	N/A	N/A
10	H.M.	3'-0"x7'-0"x1 3/4"	F	H.M.	2"JAMB & HEAD
11		NOT USED			
12		NOT USED			
13		NOT USED			
14		NOT USED			
15	H.M.	3'-0"x7'-0"x1 3/4"	C	H.M.	2"JAMB 4"HD
16		NOT USED			

GENERAL DOOR NOTES:
1. GC TO INSTALL ACCESSIBILITY DOOR SIGNS WHERE REQ'D BY LOCAL CODES – SEE GENERAL NOTE 6, SHEET A1.0
2. DETEX ALARM CONTACT SWITCHES SHALL BE RECESSED INTO THE TOP OF THE DOOR & HOLLOW METAL FRAME ABOVE.
3. DOORS, DOOR FRAMES, & HARDWARE FOR DOORS 3, 3A, 4, 5, 6, 6A, 7, 8, 8A, 10, 11, 12, 14, 15, 16 SUPPLIED BY: UNIVERSAL MANUFACTURING 1-800-821-1414.
4. DOOR 9 SUPPLIED BY FREEZER/COOLER MANUFACTURER
5. SEE ELEVATIONS AND WALL SECTIONS
6. ALL INTERIOR SOLID CORE WOOD DOORS TO HAVE A LAMINATED FINISH, AS INDICATED PER DECOR DWGS
7. DOOR 8 & 8A – 1" UNDERCUT FOR MAKE UP AIR.
LAMINATED FINISH – "WILSONART DOVE GREY" D92-60
8. DOOR 3, 3A, 4 & 15 TO HAVE MAXIMUM U VALUE = 0.61



DOOR TYPES

REV	DATE	DESCRIPTION	BY

Seal: ROBERT DAVID KEMPKES REGISTERED ARCHITECT No. 103786 STATE OF TENNESSEE 07-10-2024

PREPARED BY: Robert Kempkes ARCHITECT 210 CENTRAL AVE., STE 2A HOT SPRINGS, AR 71901 FAX 501-623-3166 PHONE 501-624-5679

PREPARED FOR: McDonald's USA, LLC

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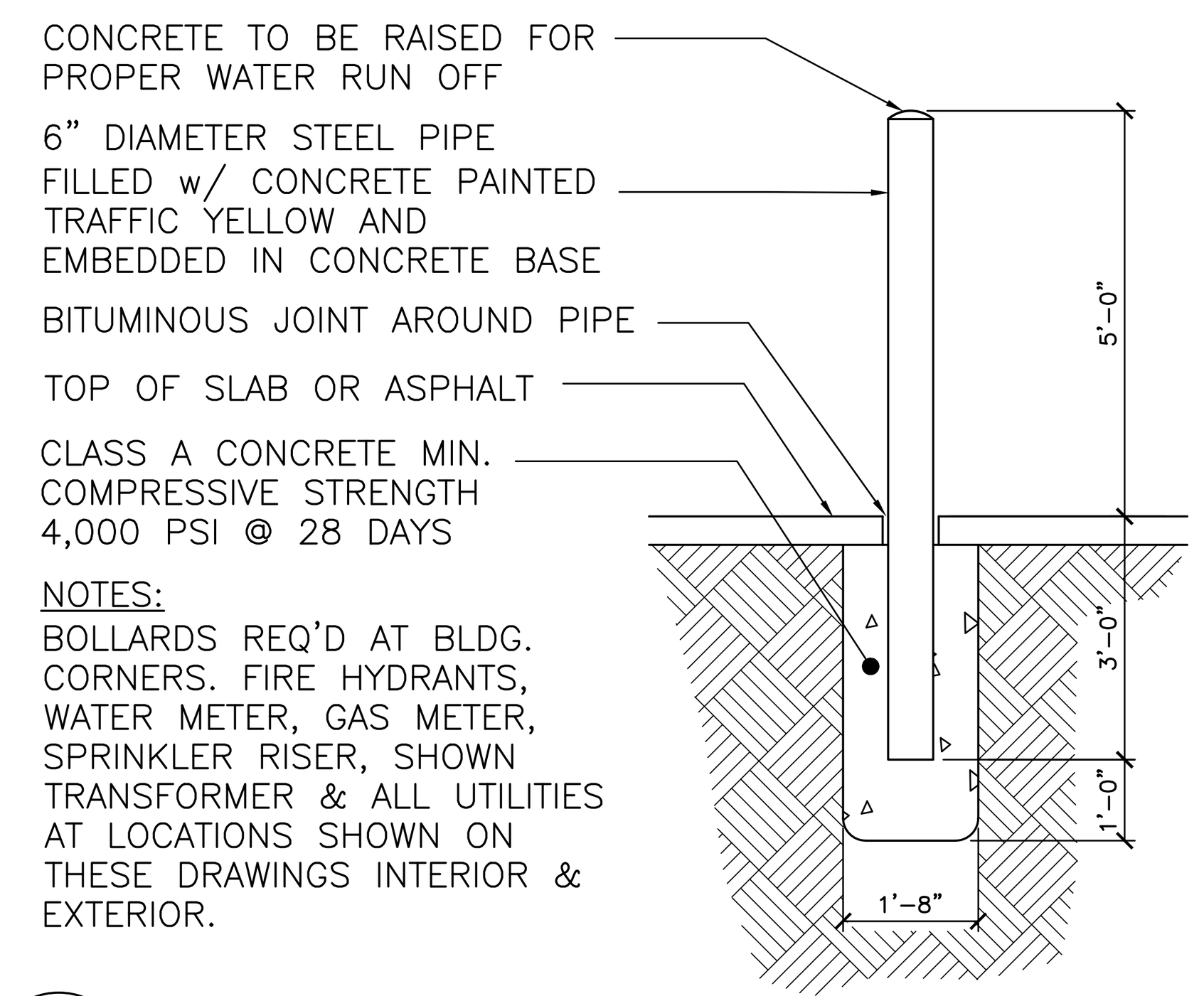
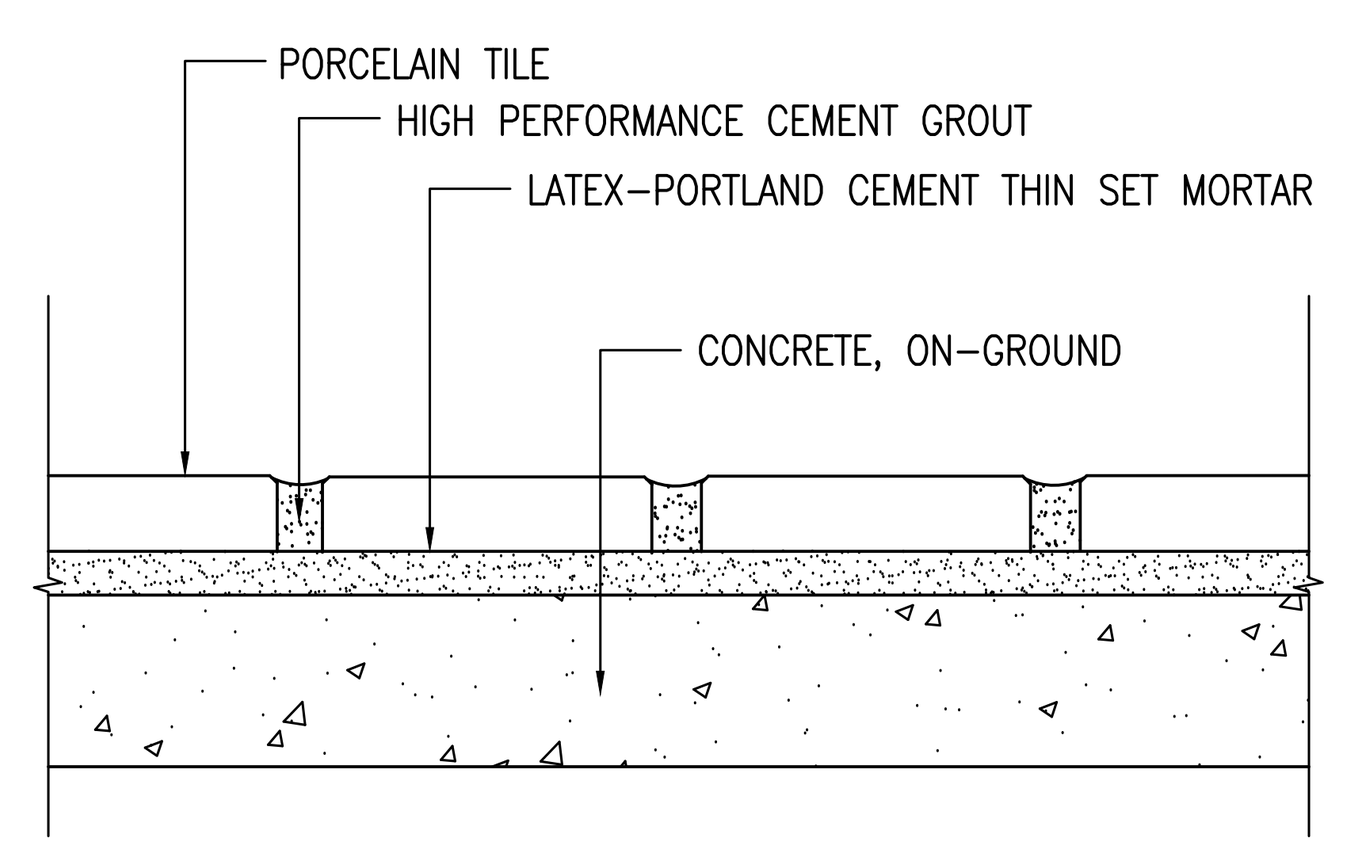
DRAWN BY: SO | STD ISSUE DATE: 2023_12 | REVIEWED BY: RK | DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING – BB20 4584-W/W – CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci; WOOD ROOF TRUSS FRAMING; METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210 | SITE ADDRESS: 2248 Nashville HWY, Columbia, TN

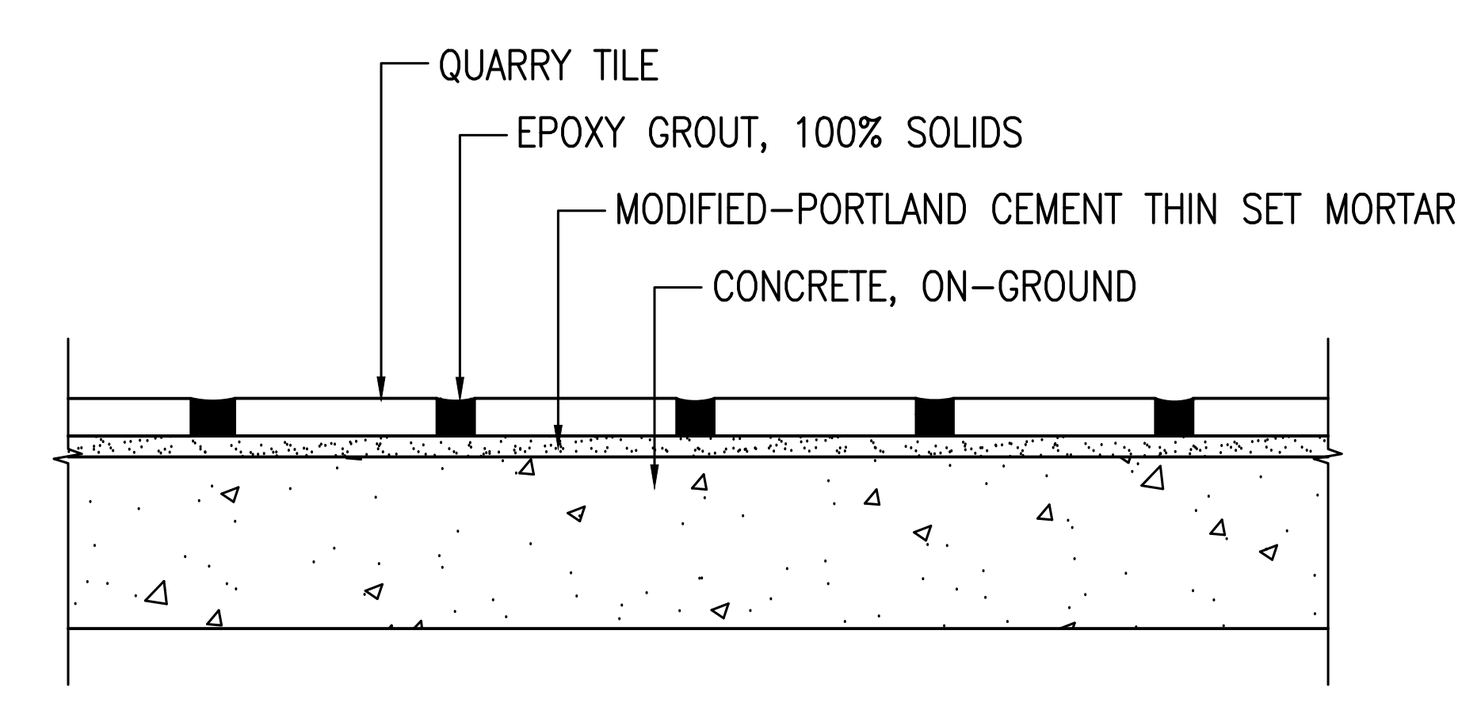
SHEET NO. 041-1210.00.0
A6.0
DOOR & HARDWARE



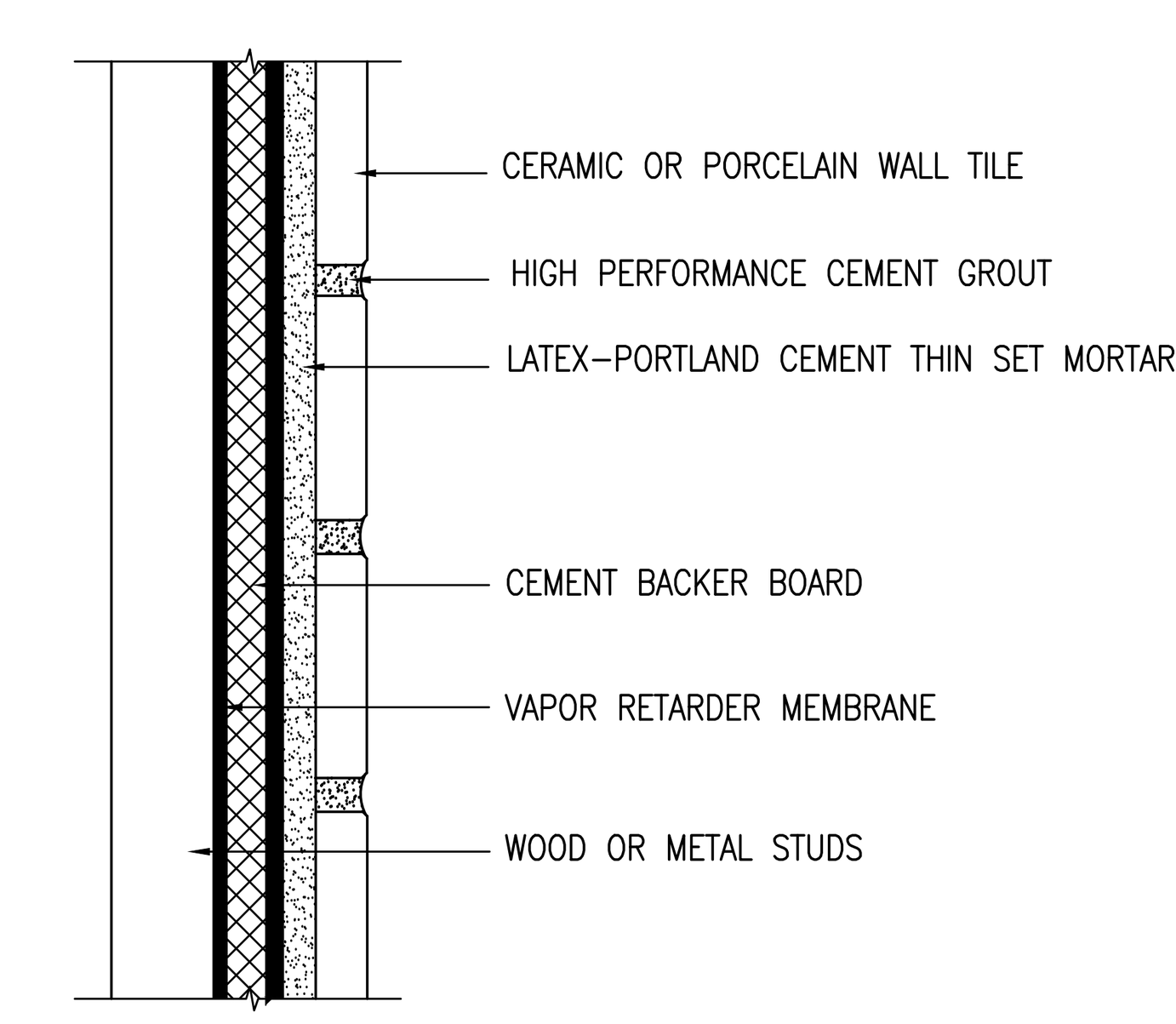
1 / A6.1 **BOLLARD DETAIL**
N.T.S.



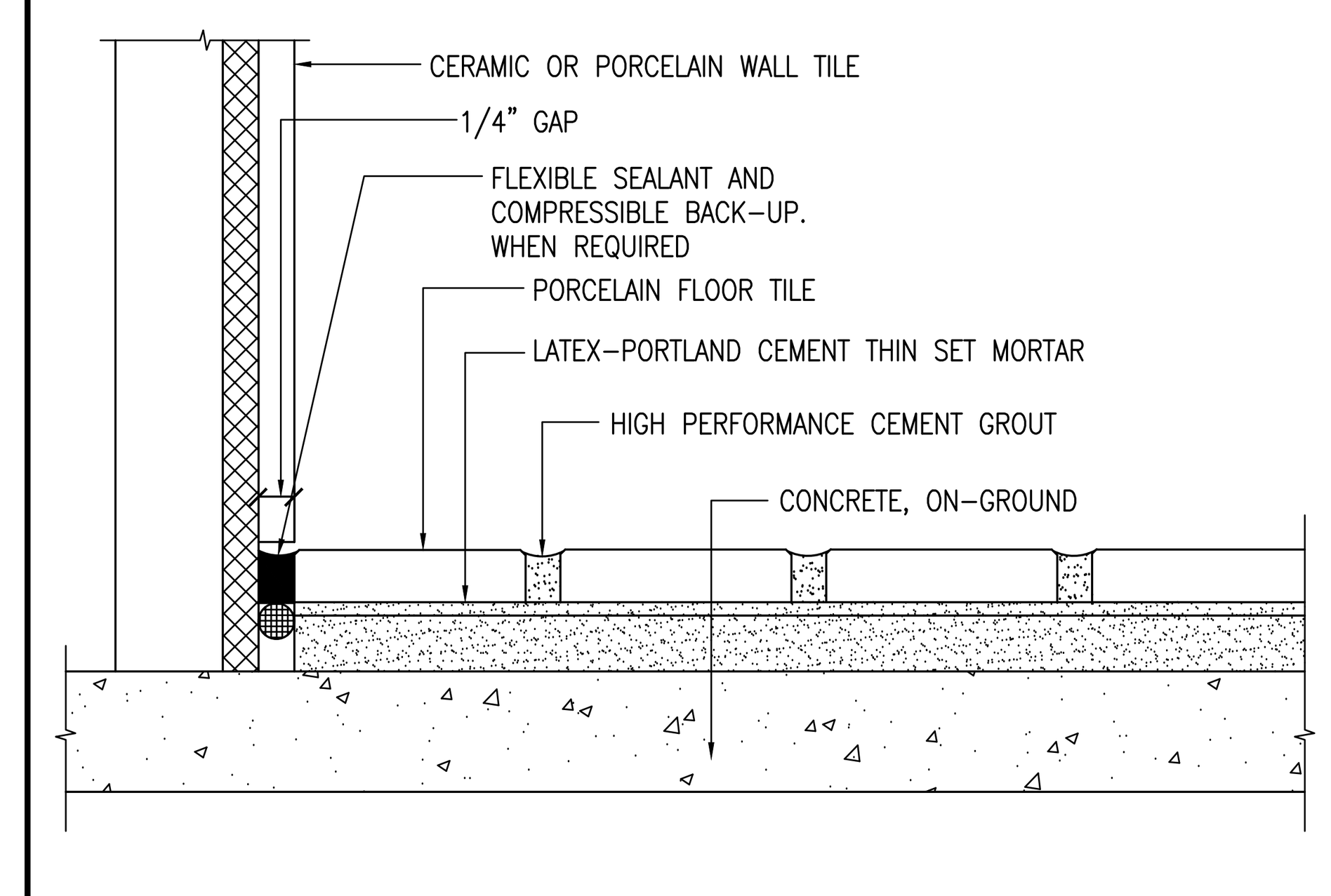
2 / A6.1 **RESTROOM AND DINING ROOM FLOORS OVER CONCRETE**
N.T.S.



3 / A6.1 **KITCHEN/SUPPORT FLOORS OVER CONCRETE**
N.T.S.



4 / A6.1 **DINING ROOM INTERIOR WALLS OVER WOOD OR METAL STUDS**
N.T.S.



5 / A6.1 **DINING ROOM PERIMETER JOINT**
N.T.S.

WALL TILE SCHEDULE

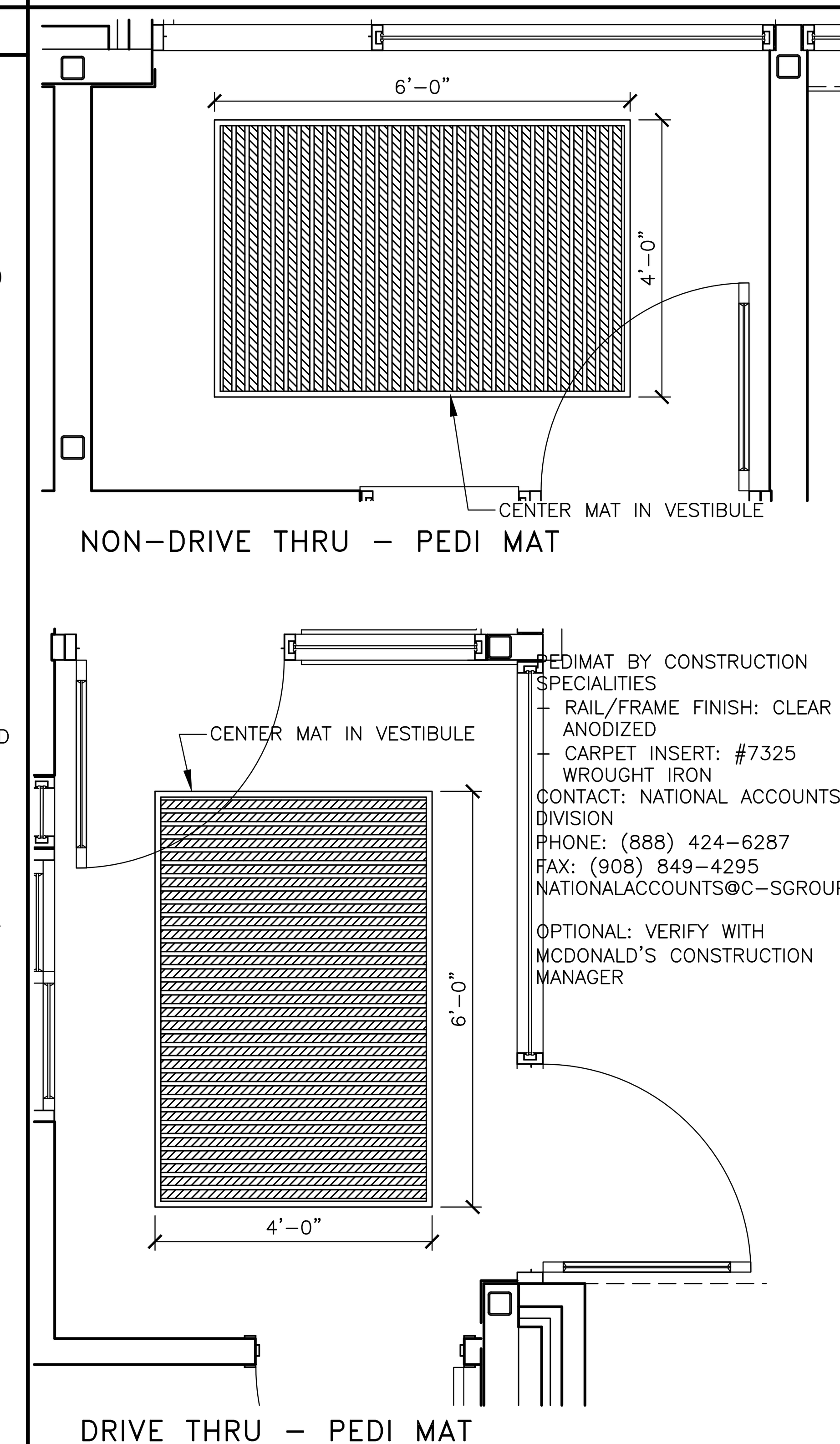
MARK	ROOM NAME	WALL		MORTAR SETTING BED	GROUT
100	CUSTOMER SERVICE	CERAMIC OR PORCELAIN WALL TILE	(NOTE 4C)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
101	DINING	CERAMIC OR PORCELAIN WALL TILE	(NOTE 4B & 4C)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
102	WOMEN'S TOILET	CERAMIC OR PORCELAIN WALL TILE	(NOTE 4B)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
103	MEN'S TOILET	CERAMIC OR PORCELAIN WALL TILE	(NOTE 4B)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
104	SUPPORT	N/A - SEE ROOM FINISH SCHEDULE		----	----
105	KITCHEN	N/A - SEE ROOM FINISH SCHEDULE		----	----
106	PRESENTER-1	CERAMIC WALL TILE		LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
107	ORDER	N/A - SEE ROOM FINISH SCHEDULE		----	----
108	MANAGER'S OFFICE	N/A - SEE ROOM FINISH SCHEDULE		----	----
109	CREW ROOM	CERAMIC WALL TILE	(NOTE 4B)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
110	COOLER	N/A - SEE ROOM FINISH SCHEDULE		----	----
111	FREEZER	N/A - SEE ROOM FINISH SCHEDULE		----	----
112	COMPUTER CLOSET	N/A - SEE ROOM FINISH SCHEDULE		----	----
113	CREW ALCOVE	N/A - SEE ROOM FINISH SCHEDULE		----	----
114	JANITOR'S CLOSET	N/A - SEE ROOM FINISH SCHEDULE		----	----
115	VESTIBULE	CERAMIC WALL TILE		LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
116	PRESENTER-2	CERAMIC WALL TILE		LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
117	CO2	N/A - SEE ROOM FINISH SCHEDULE		----	----
118	NOT USED				
119	NOT USED				
120	NOT USED				
121	NOT USED				

GENERAL TILE NOTES:

1. REFERENCE: McDONALD'S PROJECT MANUAL - SECTION 093000
2. KITCHEN FLOOR TILE:
   TILE: CROSSVILLE 6"x6" 'METROPOLITAN QUARRY BASICS ABRASIVE'
   GROUT: CHARCOAL #47 BY MAPEI
   KERAPOXY IEG BLACK #10 BY MAPEI (FOR OPTIONAL GREY TILE)
   COLOR: PURITAN GRAY EXTRA ABRASIVE 57XA (STANDARD)
   MAYFLOWER RED 31XA (OPTIONAL) - VERIFY W/ MCDONALD'S ACM
3. DINING ROOM FLOOR TILE:
   MAIN & ACCENT: USE ONLY APPROVED TILE SERIES AND COLORS BY CROSSVILLE AND EUROWEST. VERIFY COLOR AND PATTERN PER INTERIOR DECOR DRAWINGS.
   A) MUST BE PER McDONALD'S USA, LLC: STANDARDS FOR INTERIOR FLOOR TILE AND APPROVED TILE LIST.
   B) MUST MEET THE FOLLOWING:
   STATIC COEFFICIENT OF FRICTION (PER ASTM F1667-96)
   LEVEL SURFACES: MINIMUM 0.50 DRY AND WET (McDONALD'S STANDARD)
   DYNAMIC COEFFICIENT OF FRICTION (PER ANSI A137.1 2012)
   LEVEL SURFACES: MINIMUM 0.5 DRY AND WET (McDONALD'S STANDARD)
4. TILE TRANSITION AND EDGE PROTECTION:
   A) TILE BASE (RESTROOM ONLY): SCHLUTER DILEX-AHK SERIES, BRUSHED STAINLESS STEEL.
   B) TILE EDGE PROTECTION (WALL TRANSITION): SCHLUTER-RONDEC-DB, SATIN ANODIZED ALUMINUM.
   C) TILE CORNER PROTECTION (OUTSIDE CORNER): SCHLUTER-RONDEC-AE, SATIN ANODIZED ALUMINUM.
   D) SEE INTERIOR DECOR DRAWINGS FOR ALL LOCATIONS.

   BEFORE FINAL INSPECTION, REMOVE PROTECTIVE COVERINGS AND PERFORM FINAL CLEANING.
5. TILE CLEANER: DETERDEK, BY FILA SURFACE CARE PRODUCTS - NO SUBSTITUTIONS ALLOWED
   CAN BE ORDERED BY EUROWEST, CROSSVILLE, OR DIRECT FROM MANUFACTURER: FILA/DETEREK
   POST INSTALLATION CLEANING REQUIRED ON ALL FLOOR TILE INSTALLTIONS PRIOR TO RESTAURANT TURN OVER.

   APPLY CLEANER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
   REFERENCE: McDONDALDS PROJECT MANUAL - SECTION 09300 TILING INTERIOR.
6. GROUT COLOR AND MANUFACTURER AS INDICATED ON SHEET A1.0 AND INTERIOR DECOR DRAWINGS.



7 / A6.1 **PEDIMAT (OPTIONAL)**
1/2" =1'-0"

FLOOR TILE SCHEDULE

MARK	ROOM NAME	FLOOR	BASE	MORTAR SETTING BED	GROUT
100	CUSTOMER SERVICE	PORCELAIN FLOOR TILE (NOTE 3)	NONE - WALL TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
101	DINING	PORCELAIN FLOOR TILE (NOTE 3)	NONE - WALL TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
102	WOMEN'S TOILET	PORCELAIN FLOOR TILE (NOTE 3)	NONE - WALL TILE (NOTE 4A)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
103	MEN'S TOILET	PORCELAIN FLOOR TILE (NOTE 3)	NONE - WALL TILE (NOTE 4A)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
104	SUPPORT	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
105	KITCHEN	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
106	PRESENTER-1	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
107	ORDER	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
108	MANAGER'S OFFICE	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
109	CREW ROOM	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
110	COOLER	QUARRY TILE (NOTE 2)	4" ALUM. COVED BASE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
111	FREEZER	QUARRY TILE (NOTE 2)	4" ALUM. COVED BASE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
112	COMPUTER CLOSET	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
113	CREW ALCOVE	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
114	JANITOR'S CLOSET	PORCELAIN FLOOR TILE (NOTE 3)	COVED QUARRY TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
115	VESTIBULE	PORCELAIN FLOOR TILE (NOTE 3)	NONE - WALL TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
116	PRESENTER-2	QUARRY TILE (NOTE 2)	COVED QUARRY TILE	MODIFIED-PORTLAND CEMENT THIN SET MORTAR (MEDIUM BED)	CHEMICAL RESISTANT, WATER-CLEANABLE, TILE-SETTING EPOXY - 100% SOLIDS, INDUSTRIAL-GRADE
117	CO2	N/A - SEE ROOM FINISH SCHEDULE	----	----	----
118	NOT USED				
119	NOT USED				
120	NOT USED				
121	NOT USED				

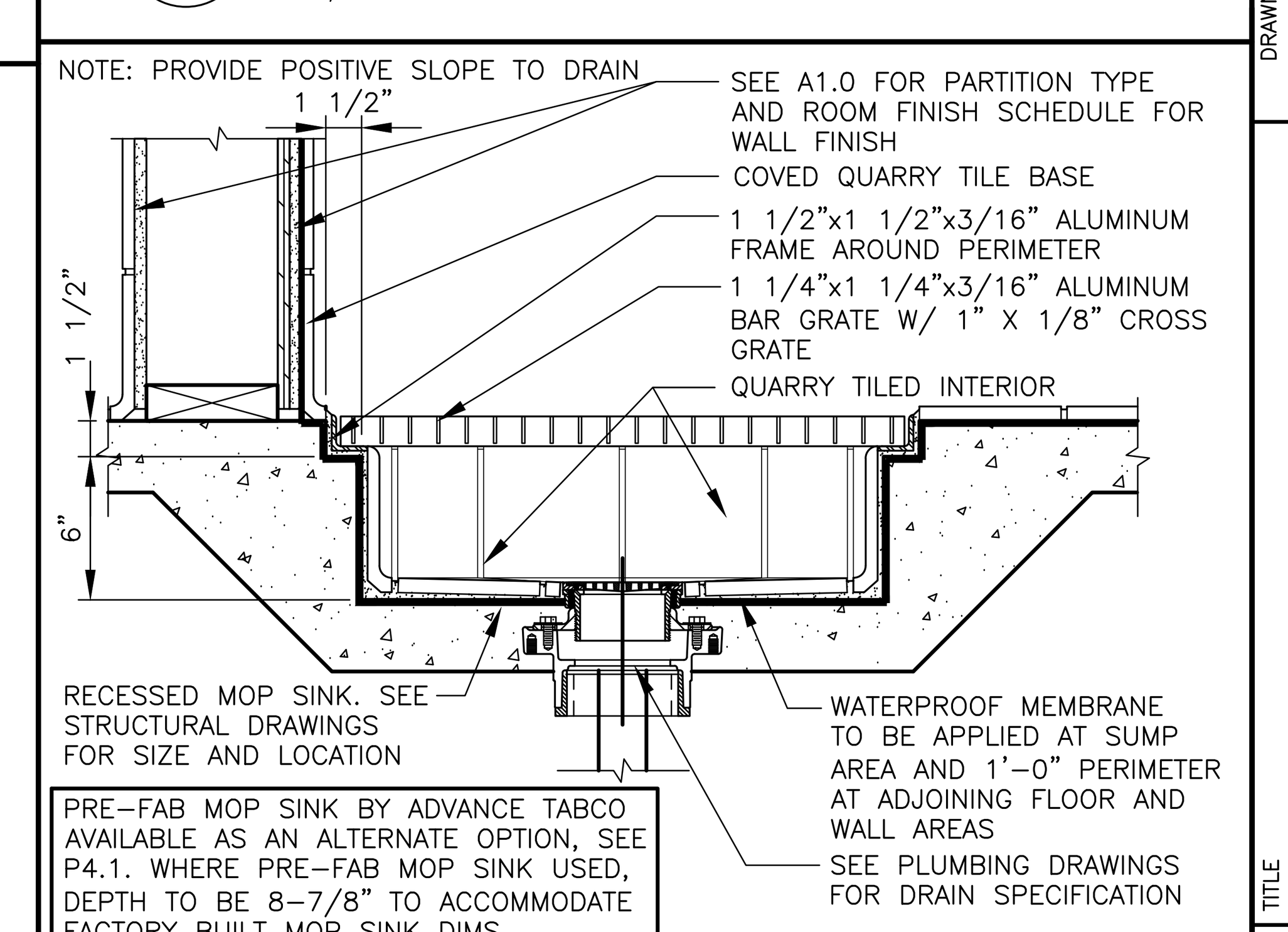
ROOM FINISH SCHEDULE

MARK	ROOM NAME	WALLS			CEILING *	REMARKS
		SUBSTRATE	FINISH			
100	CUSTOMER SERVICE	CEMENT BOARD	TILE **	SEE DECOR DRAWINGS, TILE AS NOTED ON A1.0	2'x2' ACOUST., PAINTED GYP. BD	VERIFY FINISHES WITH DECOR COMPANY
101	DINING	CEM BD/GYP BD	TILE/V.W.C. **	SEE DECOR DRAWINGS FOR EXTENT	2'x2' ACOUST., PAINTED GYP. BD	VERIFY FINISHES WITH DECOR COMPANY
102	WOMEN'S TOILET	CEMENT BOARD	TILE	SEE DECOR DRAWINGS FOR EXTENT	PAINTED GYP. BD.	VERIFY FINISHES WITH DECOR COMPANY
103	MEN'S TOILET	CEMENT BOARD	TILE	SEE DECOR DRAWINGS FOR EXTENT	PAINTED GYP. BD.	VERIFY FINISHES WITH DECOR COMPANY
104	SUPPORT	1/2" PLYWD (NOTE 4)	FRP	STAINLESS STEEL CORNERS	2'x2' VINYL-FACED LAY-IN	SEE NOTE 5 FOR WALL FINISH EXCEPTIONS
105	KITCHEN	1/2" PLYWD (NOTE 4)	FRP	STAINLESS STEEL CORNERS, TILE OVER CEM BD AS NOTED ON A1.0	2'x2' VINYL-FACED LAY-IN	SEE SHEET A1.0 FOR EXTENT OF CEMENT BOARD, SS OR CT
106	PRESENTER -1	CEM BD, 1/2" PLYWD (NOTE 4)	TILE	TILE AS NOTED ON A1.0	2'x2' VINYL-FACED LAY-IN	
107	ORDER	1/2" PLYWD (NOTE 4)	FRP		2'x2' VINYL-FACED LAY-IN	
108	MANAGER'S AREA	1/2" PLYWD (NOTE 4)	FRP		2'x2' VINYL-FACED LAY-IN	
109	CREW ROOM	CEM BD/GYP BD	TILE/V.W.C. **	SEE DECOR DRAWINGS FOR EXTENT	2'x2' ACOUST. LAY-IN	VERIFY FINISHES WITH DECOR COMPANY
110	COOLER	N/A	PRE-FAB METAL SKIN PANEL		PRE-FAB METAL SKIN PANEL	BASE SUPPLIED BY KES
111	FREEZER	N/A	PRE-FAB METAL SKIN PANEL		PRE-FAB METAL SKIN PANEL	BASE SUPPLIED BY KES
112	COMPUTER CLOSET	1/2" PLYWD (NOTE 4)	FRP		PAINTED GYP. BD.	
113	CREW ALCOVE	1/2" PLYWD (NOTE 4)	FRP	STAINLESS STEEL CORNERS, TILE OVER CEM BD AS NOTED ON A1.0	2'x2' VINYL-FACED LAY-IN	SEE SHEET A1.0 FOR EXTENT OF CEMENT BOARD, SS OR CT
114	JANITOR'S CLOSET	1/2" PLYWD (NOTE 4)	FRP		PAINTED GYP. BD.	EXT GRADE PLYWOOD (NOTE 4) SEE NOTE 5B
115	VESTIBULE	CEM BD/GYP BD	TILE/V.W.C.	SEE DECOR DRAWINGS FOR EXTENT	2'x2' ACOUST. LAY-IN WITH HOLD DOWN CLIPS	OPTIONAL PEDIMAT. SEE DETAIL 7/A6.1. VERIFY WITH MCD CONSTRUCTION MANGER
116	PRESENTER -2	CEM BD, 1/2" PLYWD (NOTE 4)	TILE	TILE AS NOTED ON A1.0	2'x2' VINYL-FACED LAY-IN	
117	CO2	1/2" PLYWD (NOTE 4)	FRP		PAINTED GYP. BD.	EXT GRADE PLYWOOD (NOTE 4) SEE NOTE 7
118	NOT USED					
119	NOT USED					
120	NOT USED					
121	NOT USED					

GENERAL FINISH NOTES:

1. ALL FINISH SURFACES OF WALL AND CEILING MATERIALS SHALL BE CLASS B AND SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75 AND A SMOKE DENSITY OF 450 MAX. (PER IBC TABLE 803.9).
2. DECORATIVE MATERIALS SHALL BE FLAME RETARDANT AND MEET THE CRITERIA OF NFPA 701.
3. DECORATIVE MATERIAL SHALL NOT CONCEAL EXITS, EXIT LIGHTS, ALARM STATIONS, HOSE CABINETS, AND EXTINGUISHER LOCATIONS
4. WHEN BUILDING TYPE IS A NON-COMBUSTIBLE CATEGORY, ALL PLYWOOD SHALL BE FIRE RETARDANT TREATED.
5. A. FRP OVER CEMENT BD BEHIND 3-COMP SINK TO HGT OF BACK SPLASH
   B. TILE WAINSCOT TO 6' A.F.F. OVER CEMENT BD. OVER EXT GRADE PLYWOOD (NOTE 4) AT MOP SINKS
6. PROVIDE CEMENT BOARD BACKER OR EQUIVALENT AT ALL TILE LOCATIONS.
7. PROVIDE VAPOR BARRIER BEHIND PLYWOOD AT WALLS AND BEHIND GYP. AT CEILING

* SEE CEILING PLAN FOR HEIGHTS & LAYOUTS
** VWC ON EXTERIOR WALL ASSEMBLIES TO BE PERFORATED



PRE-FAB MOP SINK BY ADVANCE TABCO AVAILABLE AS AN ALTERNATE OPTION, SEE P4.1. WHERE PRE-FAB MOP SINK USED, DEPTH TO BE 8-7/8" TO ACCOMMODATE FACTORY BUILT MOP SINK DIMS.

8 / A6.1 **MOP SINK**
1 1/2"=1'-0"

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES, REGISTERED ARCHITECT, AGRICULTURE, COMMERCE, No. 103786, STATE OF TENNESSEE, 07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
210 CENTRAL AVE., STE 2A
HOT SPRINGS, AR 71901
FAX 501-623-3166 PHONE 501-624-5679

PREPARED FOR:
McDonald's USA, LLC

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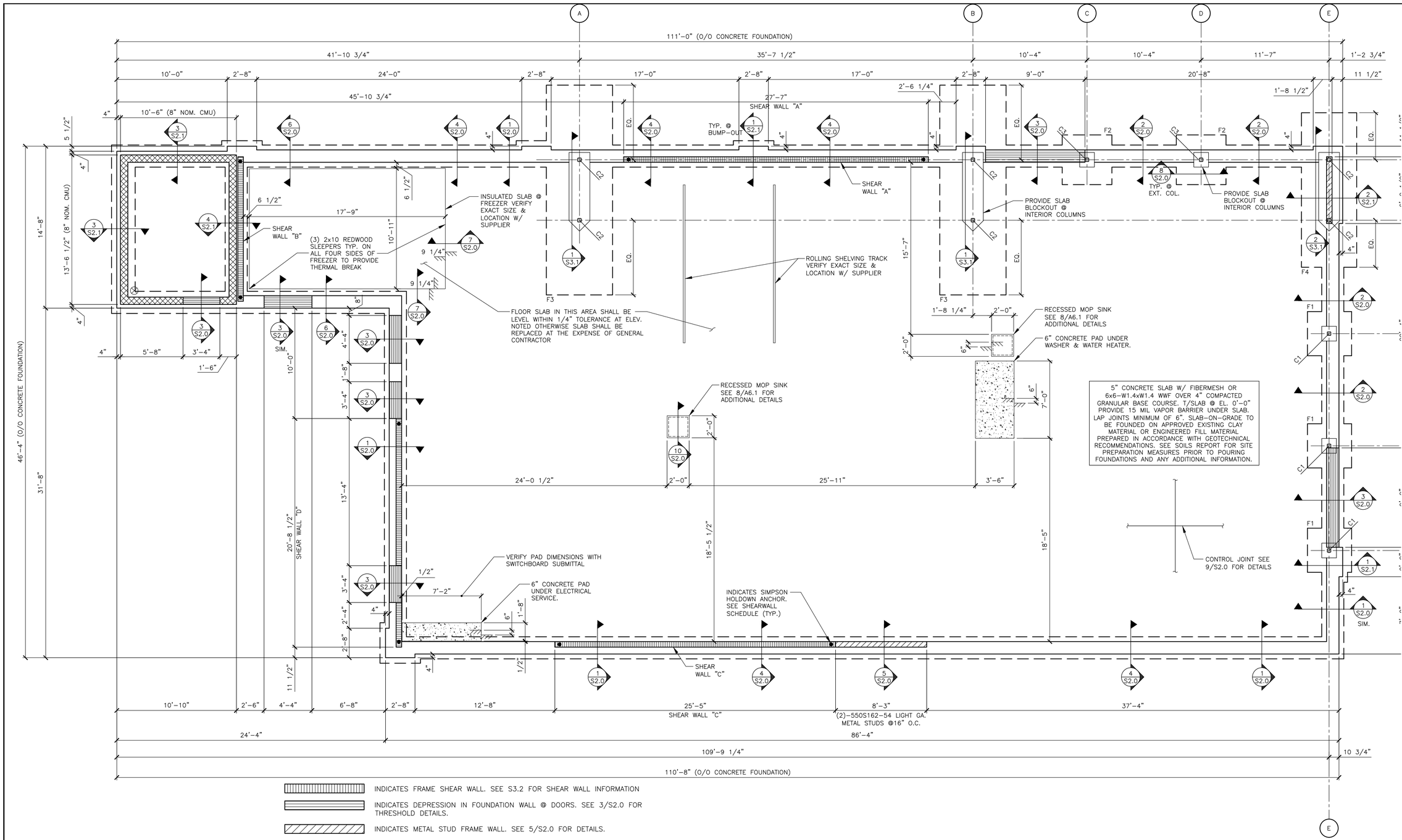
DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
SO	2023_12	RK	05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci; WOOD ROOF TRUSS FRAMING; METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210 | SITE ADDRESS: 2248 Nashville HWY, Columbia, TN

SHEET NO. 041-1210.00.0
A6.1
FINISH SCHEDULES



INDICATES FRAME SHEAR WALL. SEE S3.2 FOR SHEAR WALL INFORMATION

INDICATES DEPRESSION IN FOUNDATION WALL @ DOORS. SEE 3/S2.0 FOR THRESHOLD DETAILS.

INDICATES METAL STUD FRAME WALL. SEE 5/S2.0 FOR DETAILS.

1/S1.0 PARTIAL FOUNDATION PLAN

1/4"=1'-0"

NOTES:
1. TOP OF FOOTING @ EL. (-1'-6") UNLESS NOTED OTHERWISE.
2. SEE SHEET S4.0 FOR GENERAL STRUCTURAL NOTES.
3. PROVIDE POSITIVE DRAINAGE TO ALL FLOOR DRAINS/SINKS (MIN 6") BEYOND DRAIN) SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS
4. SEE SHEET S2.0 FOR TYPICAL CORNER BAR DETAILS.
5. MINIMUM REQUIREMENTS FOR SILL PLATE CONNECTION TO FOUNDATION:
   MINIMUM # OF BOLTS = 2 PER PIECE OF SILL
   MAXIMUM DISTANCE FROM END OF SILL TO ANCHOR = 12"
   MINIMUM DISTANCE FROM END OF SILL TO ANCHOR = 4"
6. WHERE SILL PLATES ARE NOT CONTINUOUS AT ALL LOCATIONS EXCEPT SHEAR WALLS, USE SIMPSON "RPS22Z" TIE FOR NOTCH < 5 1/2", USE SIMPSON "RPS28Z" FOR NOTCH < 12", W/ 16d NAILS INTO SILL PLATE ENDS. (MAX. SPACING BETWEEN STUDS = 16" O.C.)
7. WHERE SILL PLATES ARE NOT CONTINUOUS AT SHEAR WALLS, CONTACT ENGINEER OF RECORD FOR RESPONSE.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F1	4'-0"x4'-0"x1'-0"	5-#5 E.W.-B.
F2	4'-6"x4'-6"x1'-0"	6-#5 E.W.-B.
F3	6'-0"x19'-0"x3'-0"	14-#7 L.W.-T&B #6 @ 12" O.C. S.W.-T&B
F4	5'-0"x14'-0"x3'-0"	11-#7 L.W.-T&B #6 @ 12" O.C. S.W.-T&B

COLUMN & BASE PLATE SCHEDULE

MARK	MEMBER	SHAPE	BASE PLATE	REMARKS
C1	HSS4x4x5/16	⊞	A	EXTEND TO ROOF
C2	HSS4x4x5/16	⊞	B	BRACED FRAME
C3	HSS4x4x3/8	⊞	A	EXTEND TO ROOF

NOTE: SEE DETAIL 3/S3.1 FOR BASE PLATE AND ANCHOR ROD DETAILS

NO.	DESCRIPTION	DATE	BY

DAVID ALAN BALMA REGISTERED ENGINEER No. 131448 STATE OF TENNESSEE 7/10/2024

PREPARED BY: CORE STATES GROUP, CORESTATES, INC. 1315 Walnut St Suite 1000 Philadelphia, PA 19107 (215) 732-3690 www.core-stg.com

PREPARED FOR: McDonald's USA, LLC

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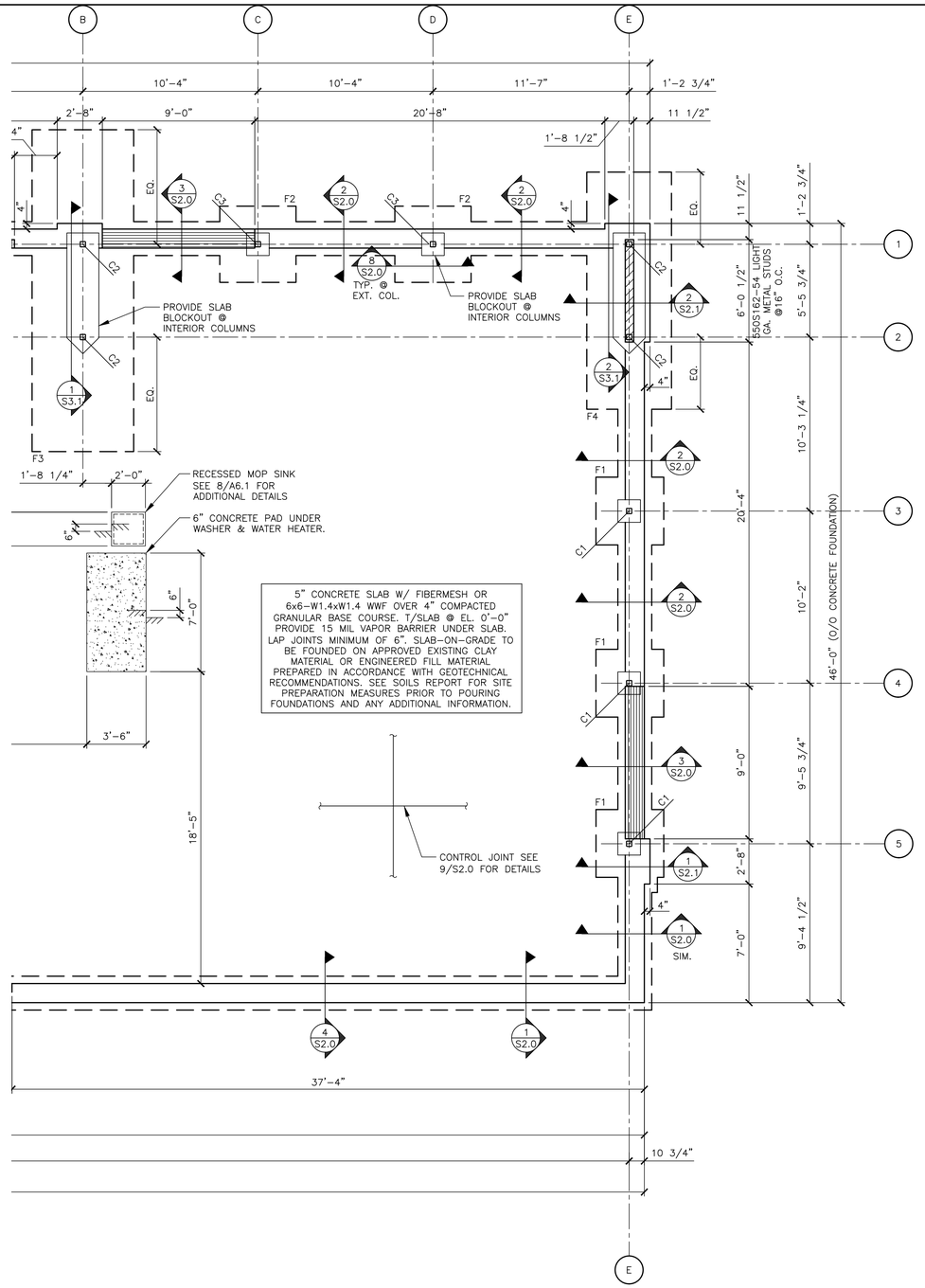
DRAWN BY J.CARRAS | STD. ISSUE DATE 2023_12 | REVIEWED BY J.PERRY | DATE ISSUED 05-10-2024 | C.S.G. PROJECT # TKA.37341

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci; WOOD ROOF TRUSS FRAMING; METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210 | SITE ADDRESS: 2248 Nashville HWY | Columbia, TN

SHEET NO. S1.0 PARTIAL FOUNDATION PLAN



INDICATES FRAME SHEAR WALL. SEE S3.2 FOR SHEAR WALL INFORMATION

INDICATES DEPRESSION IN FOUNDATION WALL @ DOORS. SEE 3/S2.0 FOR THRESHOLD DETAILS.

INDICATES METAL STUD FRAME WALL. SEE 5/S2.0 FOR DETAILS.

1 / S1.1 PARTIAL FOUNDATION PLAN

1/4"=1'-0"

NOTES:
1. TOP OF FOOTING @ EL. (-1'-6") UNLESS NOTED OTHERWISE.
2. SEE SHEET S4.0 FOR GENERAL STRUCTURAL NOTES.
3. PROVIDE POSITIVE DRAINAGE TO ALL FLOOR DRAINS/SINKS (MIN 6") BEYOND DRAIN) SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS
4. SEE SHEET S2.0 FOR TYPICAL CORNER BAR DETAILS.
5. MINIMUM REQUIREMENTS FOR SILL PLATE CONNECTION TO FOUNDATION:
   MINIMUM # OF BOLTS = 2 PER PIECE OF SILL
   MAXIMUM DISTANCE FROM END OF SILL TO ANCHOR = 12"
   MINIMUM DISTANCE FROM END OF SILL TO ANCHOR = 4"
6. WHERE SILL PLATES ARE NOT CONTINUOUS AT ALL LOCATIONS EXCEPT SHEAR WALLS, USE SIMPSON "RPS22Z" TIE FOR NOTCH < 5 1/2", USE SIMPSON "RPS28Z" FOR NOTCH < 12", W/ 16d NAILS INTO SILL PLATE ENDS. (MAX. SPACING BETWEEN STUDS = 16" O.C.)
7. WHERE SILL PLATES ARE NOT CONTINUOUS AT SHEAR WALLS, CONTACT ENGINEER OF RECORD FOR RESPONSE.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F1	4'-0"x4'-0"x1'-0"	5-#5 E.W.-B.
F2	4'-6"x4'-6"x1'-0"	6-#5 E.W.-B.
F3	6'-0"x19'-0"x3'-0"	14-#7 L.W.-T&B #6 @ 12" O.C. S.W.-T&B
F4	5'-0"x14'-0"x3'-0"	11-#7 L.W.-T&B #6 @ 12" O.C. S.W.-T&B

COLUMN & BASE PLATE SCHEDULE

MARK	MEMBER	SHAPE	BASE PLATE	REMARKS
C1	HSS4x4x5/16	⊞	A	EXTEND TO ROOF
C2	HSS4x4x5/16	⊞	B	BRACED FRAME
C3	HSS4x4x3/8	⊞	A	EXTEND TO ROOF

NOTE: SEE DETAIL 3/S3.1 FOR BASE PLATE AND ANCHOR ROD DETAILS

NO.	REV	DATE	DESCRIPTION	BY
	-	-	-	-

DAVID ALAN BALMA
REGISTERED ENGINEER
No. 131448
STATE OF TENNESSEE
5/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
Suite 1000
Philadelphia, PA 19107
(215) 732-3100
www.corestgrp.com

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PREPARED FOR:
McDonald's USA, LLC

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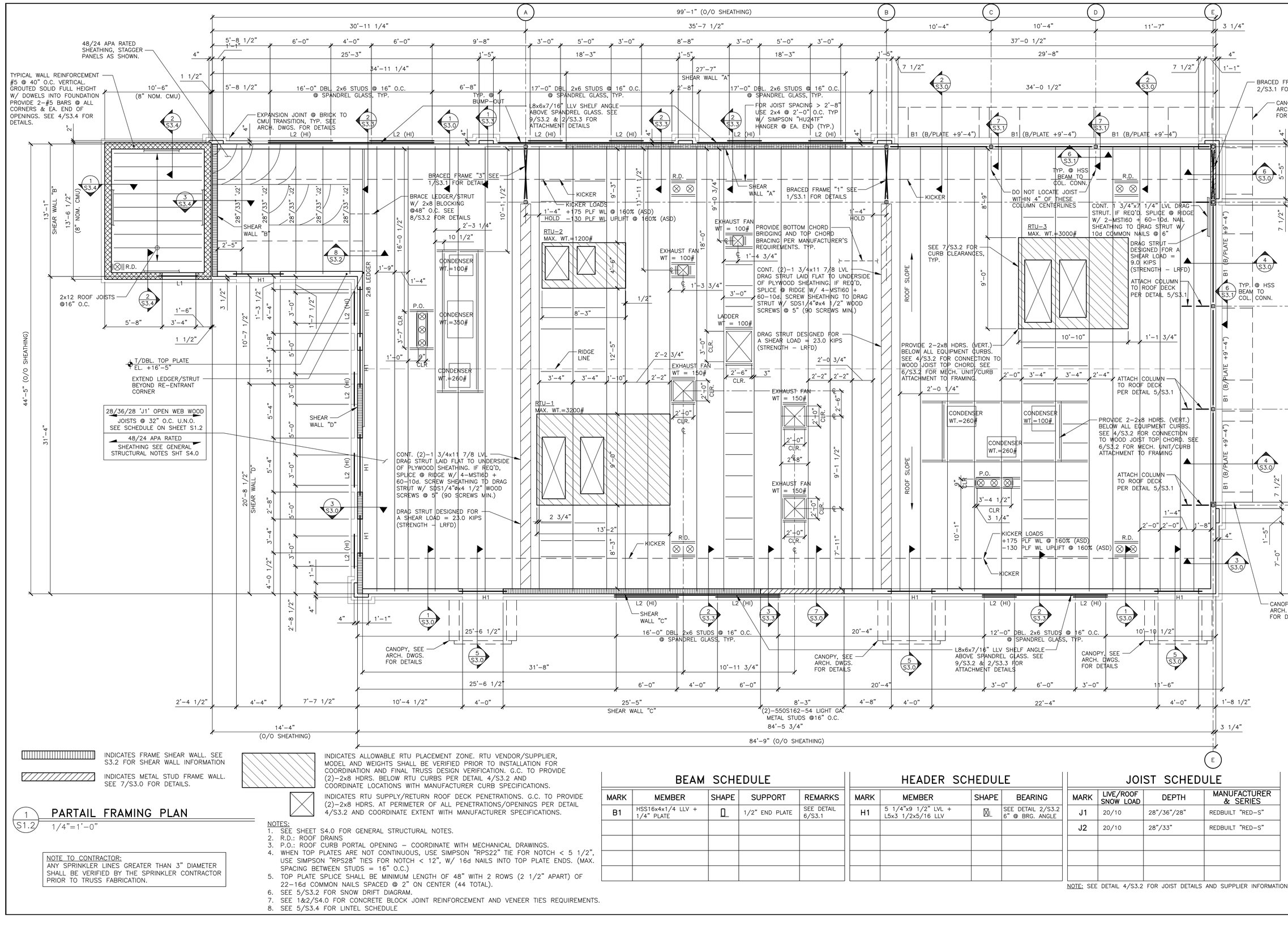
DRAWN BY	J.CARRAS
STD ISSUE DATE	2023_12
REVIEWED BY	J.PERRY
DATE ISSUED	05-10-2024
C.S.G. PROJECT #	TKA.37341

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.: 041-1210.00.0
S1.1
PARTIAL FOUNDATION PLAN



INDICATES FRAME SHEAR WALL. SEE S3.2 FOR SHEAR WALL INFORMATION

INDICATES METAL STUD FRAME WALL. SEE 7/S3.0 FOR DETAILS.

INDICATES ALLOWABLE RTU PLACEMENT ZONE. RTU VENDOR/SUPPLIER, MODEL AND WEIGHTS SHALL BE VERIFIED PRIOR TO INSTALLATION FOR COORDINATION AND FINAL TRUSS DESIGN VERIFICATION. G.C. TO PROVIDE (2)-2x8 HDRS. BELOW RTU CURBS PER DETAIL 4/S3.2 AND COORDINATE LOCATIONS WITH MANUFACTURER CURB SPECIFICATIONS.

INDICATES RTU SUPPLY/RETURN ROOF DECK PENETRATIONS. G.C. TO PROVIDE (2)-2x8 HDRS. AT PERIMETER OF ALL PENETRATIONS/OPENINGS PER DETAIL 4/S3.2 AND COORDINATE EXTENT WITH MANUFACTURER SPECIFICATIONS.

1 S1.2 PARTAIL FRAMING PLAN

1/4"=1'-0"

NOTE TO CONTRACTOR:
ANY SPRINKLER LINES GREATER THAN 3" DIAMETER SHALL BE VERIFIED BY THE SPRINKLER CONTRACTOR PRIOR TO TRUSS FABRICATION.

NOTES:
1. SEE SHEET S4.0 FOR GENERAL STRUCTURAL NOTES.
2. R.D.: ROOF DRAINS
3. P.O.: ROOF CURB PORTAL OPENING - COORDINATE WITH MECHANICAL DRAWINGS.
4. WHEN TOP PLATES ARE NOT CONTINUOUS, USE SIMPSON "RPS22" TIE FOR NOTCH < 5 1/2", USE SIMPSON "RPS28" TIES FOR NOTCH < 12", W/ 16d NAILS INTO TOP PLATE ENDS. (MAX. SPACING BETWEEN STUDS = 16" O.C.)
5. TOP PLATE SPLICE SHALL BE MINIMUM LENGTH OF 48" WITH 2 ROWS (2 1/2" APART) OF 22-16d COMMON NAILS SPACED @ 2" ON CENTER (44 TOTAL).
6. SEE 5/S3.2 FOR SNOW DRIFT DIAGRAM.
7. SEE 1&2/S4.0 FOR CONCRETE BLOCK JOINT REINFORCEMENT AND VENEER TIES REQUIREMENTS.
8. SEE 5/S3.4 FOR LINTEL SCHEDULE

BEAM SCHEDULE

MARK	MEMBER	SHAPE	SUPPORT	REMARKS
B1	HSS16x4x1/4 LLV + 1/4" PLATE	D	1/2" END PLATE	SEE DETAIL 6/S3.1

HEADER SCHEDULE

MARK	MEMBER	SHAPE	BEARING
H1	5 1/4"x9 1/2" LVL + L5x3 1/2x5/16 LLV	L	SEE DETAIL 2/S3.2 6" @ BRG. ANGLE

JOIST SCHEDULE

MARK	LIVE/ROOF SNOW LOAD	DEPTH	MANUFACTURER & SERIES
J1	20/10	28"/36"/28"	REDBUILT "RED-S"
J2	20/10	28"/33"	REDBUILT "RED-S"

NOTE: SEE DETAIL 4/S3.2 FOR JOIST DETAILS AND SUPPLIER INFORMATION

NO.	DESCRIPTION	DATE	BY
-	-	-	-

DAVID ALAN BALMA, REGISTERED ENGINEER, No. 131448, STATE OF TENNESSEE, 7/10/2024

PREPARED BY: CORE STATES GROUP, CORESTATES, INC. 1315 Walnut St Suite 1000 Philadelphia, PA 19107 (215) 732-1669 www.core-eng.com

PREPARED FOR: McDonald's USA, LLC

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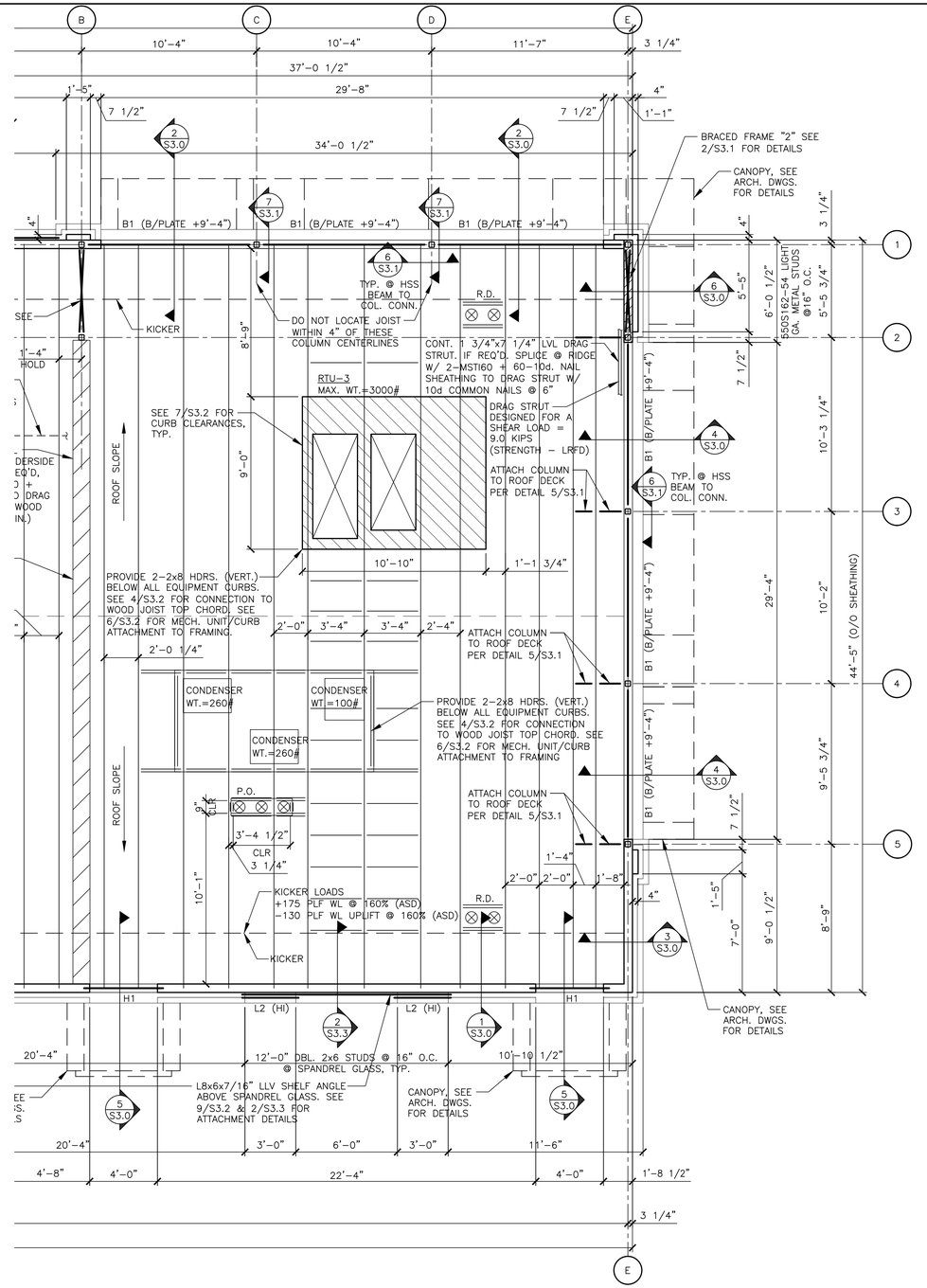
DRAWN BY	STD. ISSUE DATE
J.CARRAS	2023_12
REVIEWED BY	DATE ISSUED
J.PERRY	05-10-2024
C.S.G. PROJECT #	TKA.37341

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID	SITE ADDRESS
041-1210	2248 Nashville HWY
	Columbia, TN

SHEET NO. 041-1210.00.0 S1.2 PARTAIL FRAMING PLAN



INDICATES FRAME SHEAR WALL. SEE S3.2 FOR SHEAR WALL INFORMATION

INDICATES METAL STUD FRAME WALL. SEE 7/S3.0 FOR DETAILS.

INDICATES ALLOWABLE RTU PLACEMENT ZONE. RTU VENDOR/SUPPLIER, MODEL AND WEIGHTS SHALL BE VERIFIED PRIOR TO INSTALLATION FOR COORDINATION AND FINAL TRUSS DESIGN VERIFICATION. G.C. TO PROVIDE (2)-2x8 HDRS. BELOW RTU CURBS PER DETAIL 4/S3.2 AND COORDINATE LOCATIONS WITH MANUFACTURER CURB SPECIFICATIONS.

INDICATES RTU SUPPLY/RETURN ROOF DECK PENETRATIONS. G.C. TO PROVIDE (2)-2x8 HDRS. AT PERIMETER OF ALL PENETRATIONS/OPENINGS PER DETAIL 4/S3.2 AND COORDINATE EXTENT WITH MANUFACTURER SPECIFICATIONS.

1/S1.3 PARTAIL FRAMING PLAN

1/4"=1'-0"

NOTE TO CONTRACTOR:
ANY SPRINKLER LINES GREATER THAN 3" DIAMETER SHALL BE VERIFIED BY THE SPRINKLER CONTRACTOR PRIOR TO TRUSS FABRICATION.

NOTES:
1. SEE SHEET S4.0 FOR GENERAL STRUCTURAL NOTES.
2. R.D.: ROOF DRAINS
3. P.O.: ROOF CURB PORTAL OPENING - COORDINATE WITH MECHANICAL DRAWINGS.
4. WHEN TOP PLATES ARE NOT CONTINUOUS, USE SIMPSON "RPS22" TIE FOR NOTCH < 5 1/2", USE SIMPSON "RPS28" TIES FOR NOTCH < 12", W/ 16d NAILS INTO TOP PLATE ENDS. (MAX. SPACING BETWEEN STUDS = 16" O.C.)
5. TOP PLATE SPLICE SHALL BE MINIMUM LENGTH OF 48" WITH 2 ROWS (2 1/2" APART) OF 22-16d COMMON NAILS SPACED @ 2" ON CENTER (44 TOTAL).
6. SEE 5/S3.2 FOR SNOW DRIFT DIAGRAM.
7. SEE 1&2/S4.0 FOR CONCRETE BLOCK JOINT REINFORCEMENT AND VENEER TIES REQUIREMENTS.
8. SEE 5/S3.4 FOR LINTEL SCHEDULE

BEAM SCHEDULE

MARK	MEMBER	SHAPE	SUPPORT	REMARKS
B1	HSS16x4x1/4 LLV + 1/4" PLATE	▯	1/2" END PLATE	SEE DETAIL 6/S3.1

HEADER SCHEDULE

MARK	MEMBER	SHAPE	BEARING
H1	5 1/4"x9 1/2" LVL + L5x3 1/2x5/16 LLV	⊠	SEE DETAIL 2/S3.2 6" @ BRG. ANGLE

JOIST SCHEDULE

MARK	LIVE/ROOF SNOW LOAD	DEPTH	MANUFACTURER & SERIES
J1	20/10	28"/36"/28"	REDBUILT "RED-S"
J2	20/10	28"/33"	REDBUILT "RED-S"

NOTE: SEE DETAIL 4/S3.2 FOR JOIST DETAILS AND SUPPLIER INFORMATION

REV	DATE	DESCRIPTION	BY
-	-	-	-

DAVID ALAN BALMA REGISTERED ENGINEER No. 131448 STATE OF TENNESSEE 7/10/2024

PREPARED BY: CORE STATES GROUP CORESTATES, INC. 1315 Walnut St Suite 1000 Philadelphia, PA 19107 (215) 732-3939 www.corestategroup.com

PREPARED FOR: McDonald's USA, LLC

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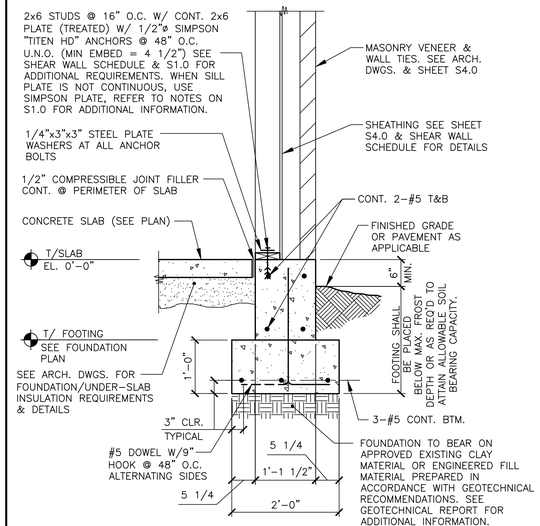
DRAWN BY	STD ISSUE DATE
J.CARRAS	2023_12
REVIEWED BY	DATE ISSUED
J.PERRY	05-10-2024
C.S.G. PROJECT #	
TKA.37341	

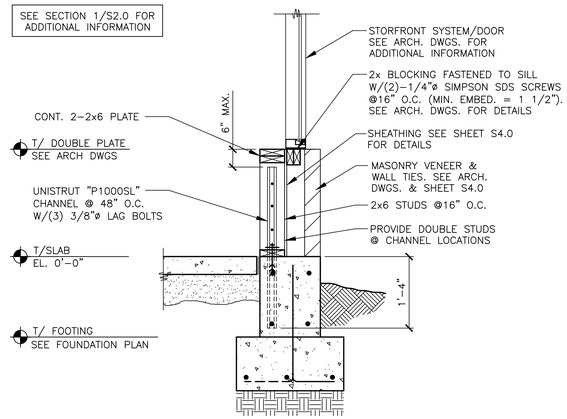
TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION	SITE ADDRESS	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci		
WOOD ROOF TRUSS FRAMING		
METAL PANEL/BRICK EXTERIOR FINISH		Columbia, TN
SITE ID 041-1210	2248 Nashville HWY	

SHEET NO. 041-1210.00.0 S1.3 PARTAIL FRAMING PLAN



1 S2.0 **SECTION**
3/4" = 1'-0"



2 S2.0 **SECTION**
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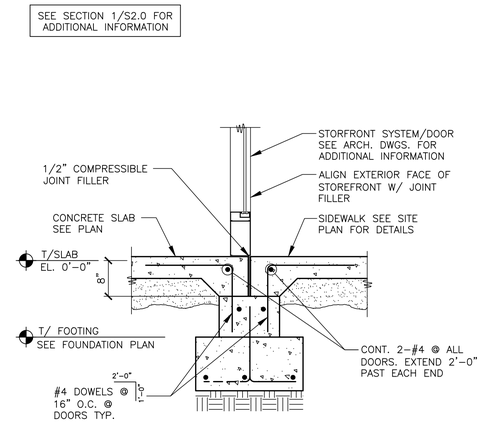

3 S2.0 **SECTION**
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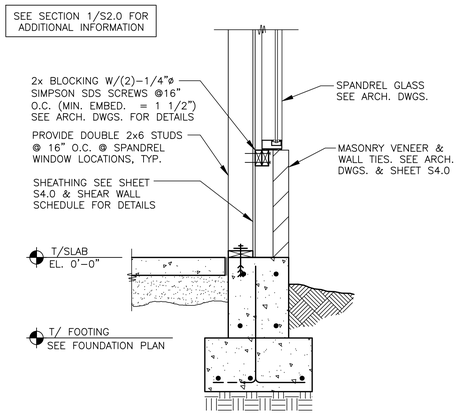

4 S2.0 **SECTION**
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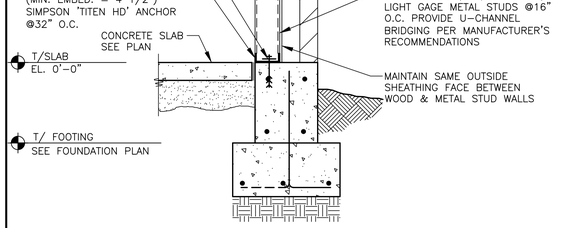

5 S2.0 **SECTION**
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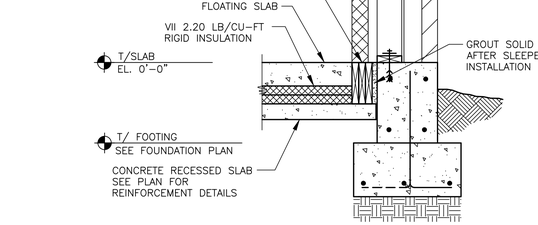
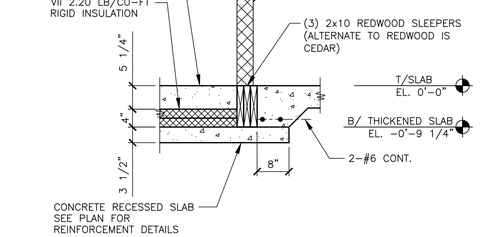
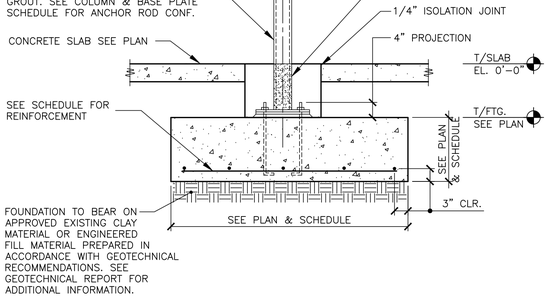


6 S2.0 **SECTION**
3/4" = 1'-0"



7 S2.0 **SECTION**
3/4" = 1'-0"



8 S2.0 **ISOLATED COLUMN FOOTING DETAIL**
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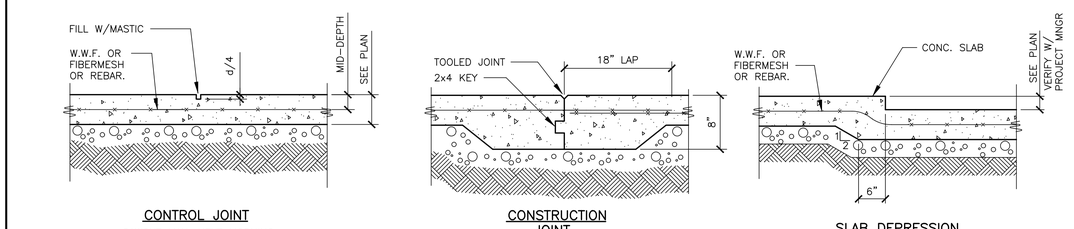
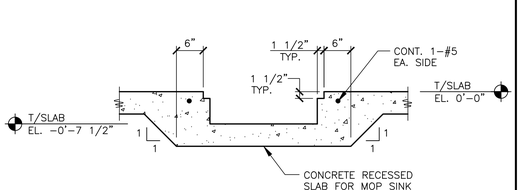


9 S2.0 **SLAB ON GRADE DETAILS**
N.T.S.



10 S2.0 **RECESSED SLAB DETAIL**
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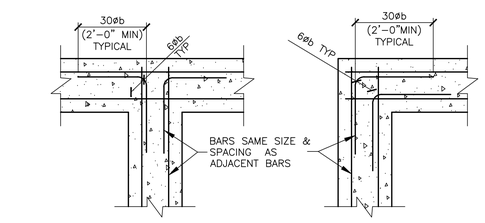

11 S2.0 **CORNER BAR DETAILS**
N.T.S.

BY	DESCRIPTION	DATE	REV

DAVID ALAN BALMA — REGISTERED ENGINEER — No. 131446 — STATE OF TENNESSEE — 7/10/2024

PREPARED BY: CORE STATES GROUP — CORESTATES, INC. — 1315 Walnut St Philadelphia, PA 19107 (215) 790-1010 www.corestategroup.com

PREPARED FOR: McDonald's USA, LLC

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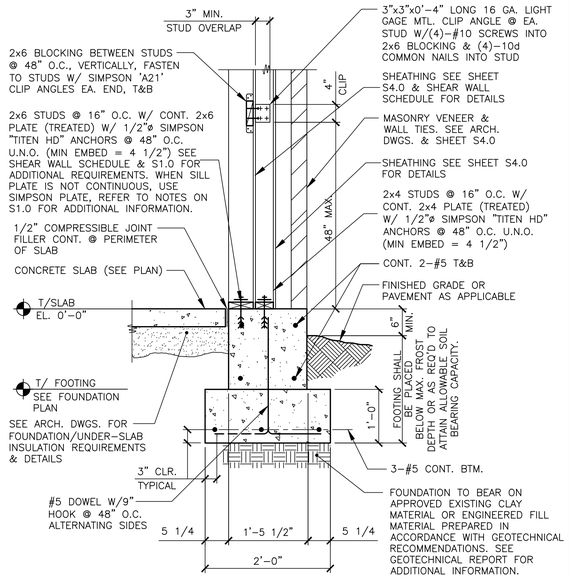
DRAWN BY	J.CARRAS
STD ISSUE DATE	2023_12
REVIEWED BY	J.PERRY
DATE ISSUED	05-10-2024
C.S.G. PROJECT #	TKA.37341

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

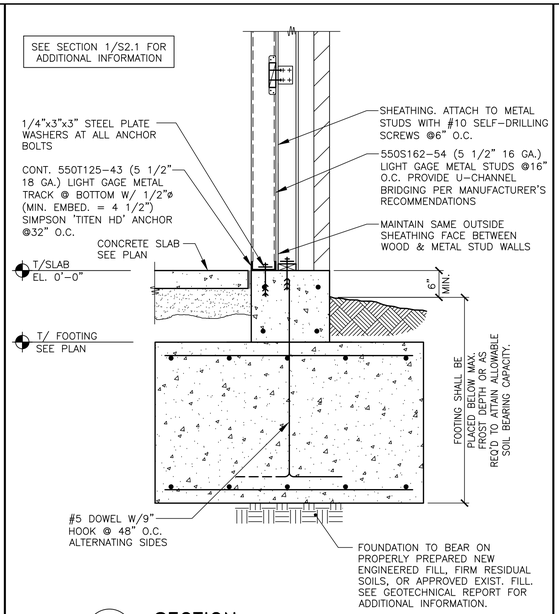
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ADDRESS: 2248 Nashville HWY — Columbia, TN
SITE ID: 041-1210

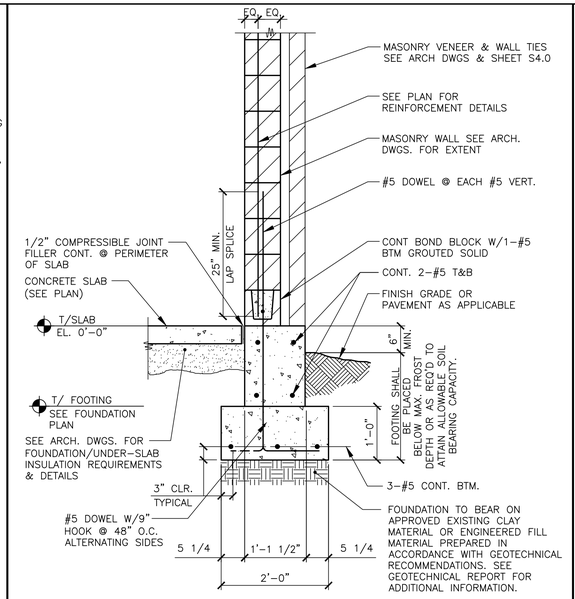
SHEET NO.: 041-1210.00.0
S2.0
FOUNDATION SECTIONS



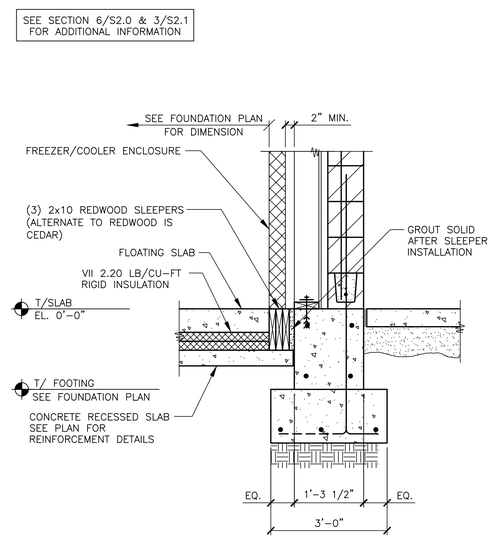
1 S2.1 **SECTION**
3/4" = 1'-0"



2 S2.1 **SECTION**
3/4" = 1'-0"



3 S2.1 **SECTION**
3/4" = 1'-0"



4 S2.1 **SECTION**
3/4" = 1'-0"

5 S2.1 **NOT USED**
3/4" = 1'-0"

6 S2.1 **NOT USED**
3/4" = 1'-0"

7 S2.1 **NOT USED**
3/4" = 1'-0"

8 S2.1 **NOT USED**
3/4" = 1'-0"

9 S2.1 **NOT USED**
3/4" = 1'-0"

10 S2.1 **NOT USED**
3/4" = 1'-0"

11 S2.1 **NOT USED**
3/4" = 1'-0"

BY	DESCRIPTION	DATE	REV

DAVID ALAN BALMA
REGISTERED ENGINEER
No. 131848
STATE OF TENNESSEE
7/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
Suite 1000
Philadelphia, PA 19107
717.371.1037
www.corestategroup.com

PREPARED FOR:
McDonald's USA, LLC

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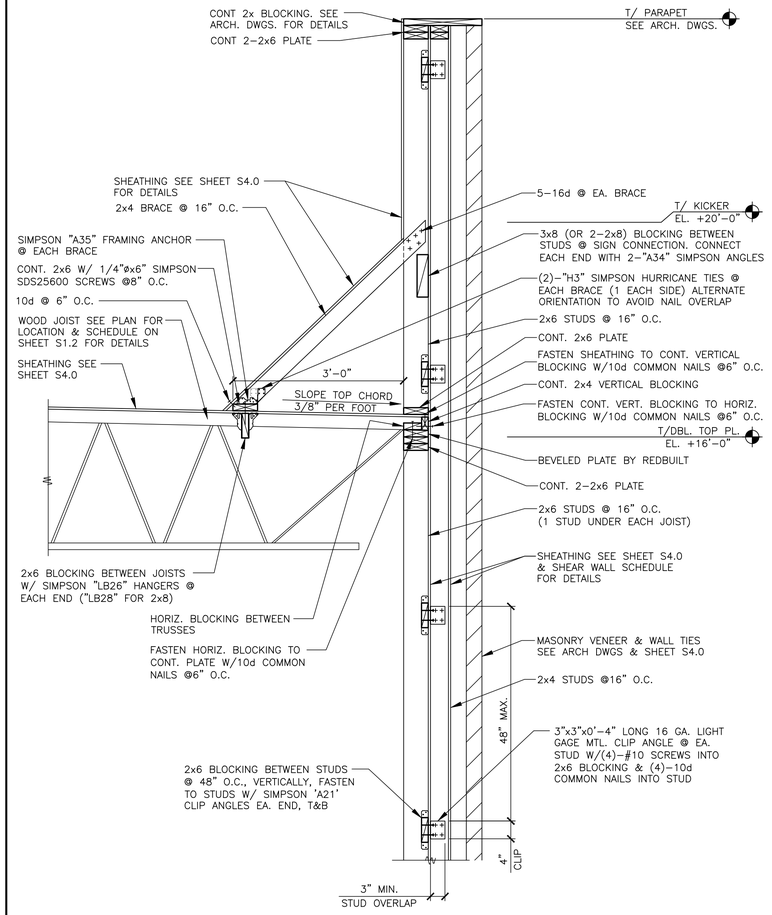
DRAWN BY	J.CARRAS
STD ISSUE DATE	2023_12
REVIEWED BY	J.PERRY
DATE ISSUED	05-10-2024
C.S.G. PROJECT #	TKA.37341

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID	SITE ADDRESS
041-1210	2248 Nashville HWY Columbia, TN

SHEET NO. 041-1210.00.0
S2.1
FOUNDATION SECTIONS



1 S3.3 **SECTION**
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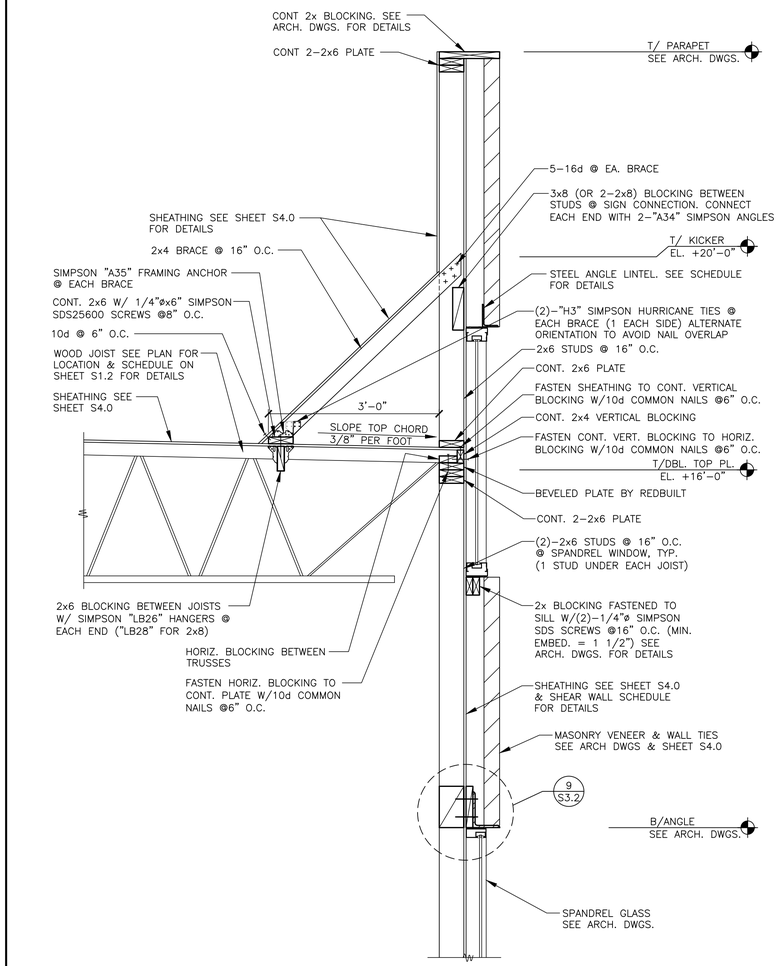
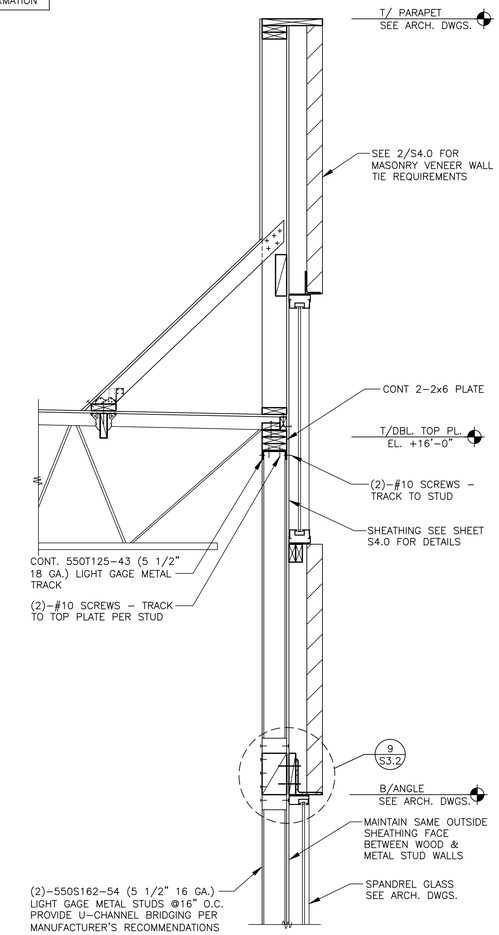


2 S3.3 **SECTION**
3/4" = 1'-0"

SEE SECTION 2/S3.3 FOR ADDITIONAL INFORMATION



3 S3.3 **SECTION**
3/4" = 1'-0"

4 S3.3 **NOT USED**
3/4" = 1'-0"

5 S3.3 **NOT USED**
3/4" = 1'-0"

6 S3.3 **NOT USED**
3/4" = 1'-0"

BY	DESCRIPTION	DATE	REV

DAVID ALAN BALMA REGISTERED ENGINEER No. 131448 STATE OF TENNESSEE 5/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
Suite 1000
Philadelphia, PA 19107
215.790.7700
www.corestategrp.com

PREPARED FOR: McDonald's USA, LLC

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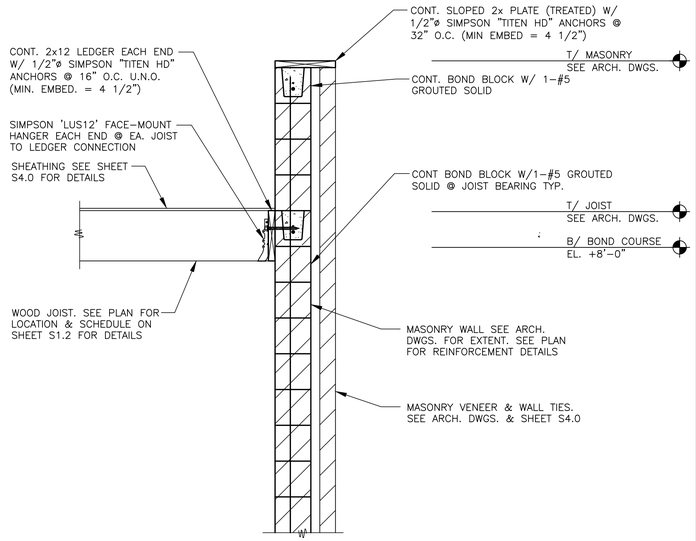
DRAWN BY	STD ISSUE DATE
J.CARRAS	2023_12
REVIEWED BY	
J.PERRY	
DATE ISSUED	
05-10-2024	
C.S.G. PROJECT #	
TKA.37341	

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID	SITE ADDRESS
041-1210	2248 Nashville HWY
	Columbia, TN

SHEET NO. 041-1210.00.0
S3.3
FRAMING SECTIONS



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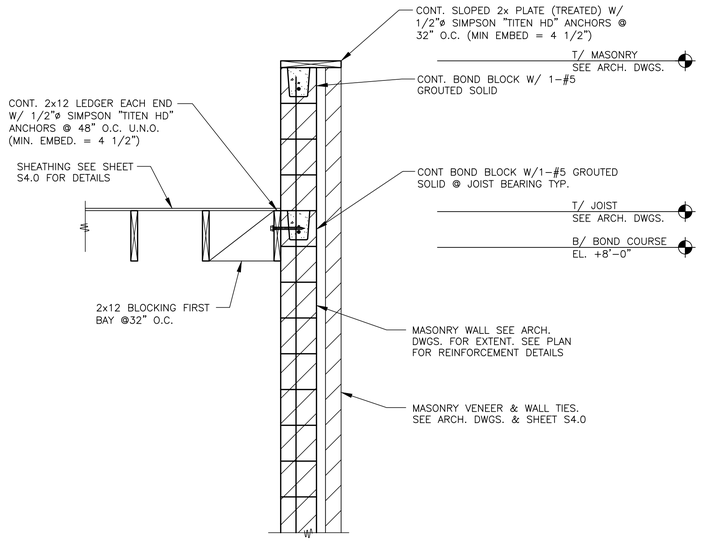

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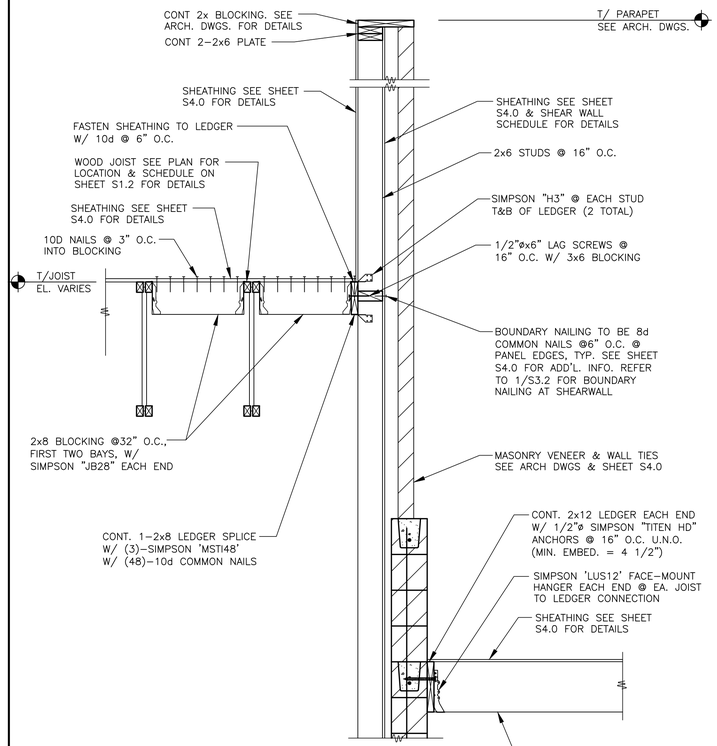

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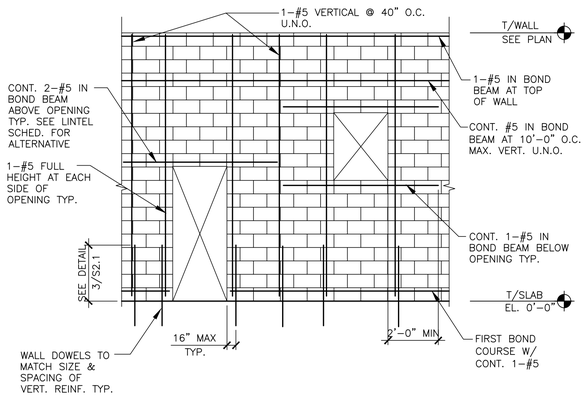
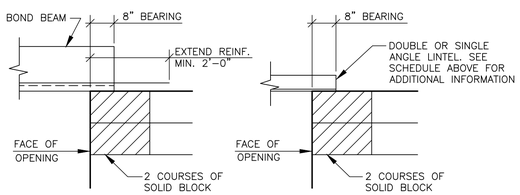


4 S3.4 **WALL REINFORCEMENT DETAILS**
N.T.S.

LINTEL SCHEDULE			
MARK	MEMBER	SHAPE	REMARKS
L1	3 - L's 5x3 1/2x5/16 LLV OR 8x16 BOND BEAM W/2-#5	LL	GROUT SOLID BOND BEAM
L2	L 5x3 1/2x5/16 LLV	L	LOOSE LINTEL



5 S3.4 **LINTEL DETAILS**
N.T.S.

6 S3.4 **NOT USED**
N.T.S.

REV	DATE	DESCRIPTION	BY

DAVID ALAN BALMA — REGISTERED ENGINEER — No. 131848 — STATE OF TENNESSEE — 7/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
Suite 1000
Philadelphia, PA 19107
(215) 732-1555
www.core-mg.com

PREPARED FOR: McDonald's USA, LLC

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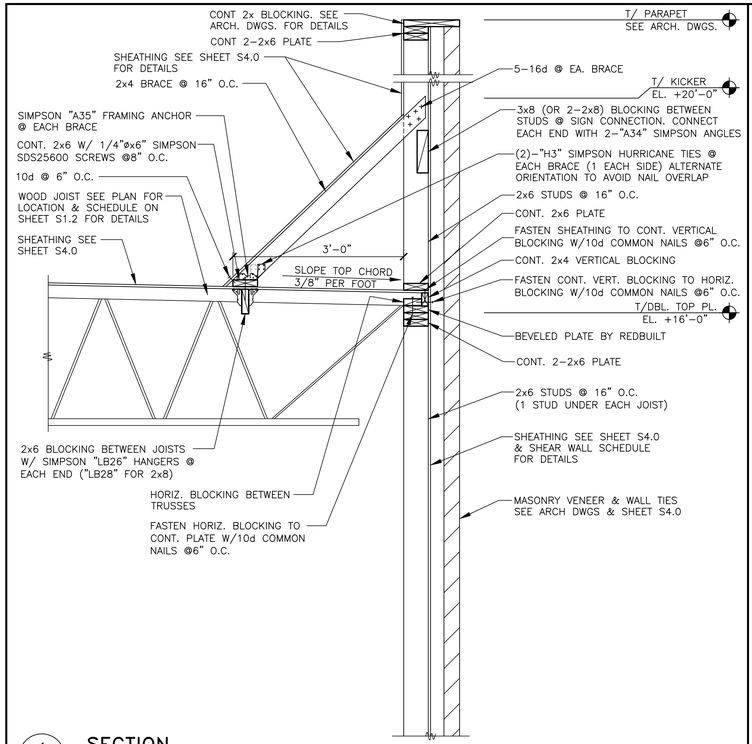
DRAWN BY	J.CARRAS
STD ISSUE DATE	2023_12
REVIEWED BY	J.PERRY
DATE ISSUED	05-10-2024
C.S.G. PROJECT #	TKA.37341

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.: 041-1210.00.0
S3.4
FRAMING SECTIONS



1 S3.0 **SECTION**
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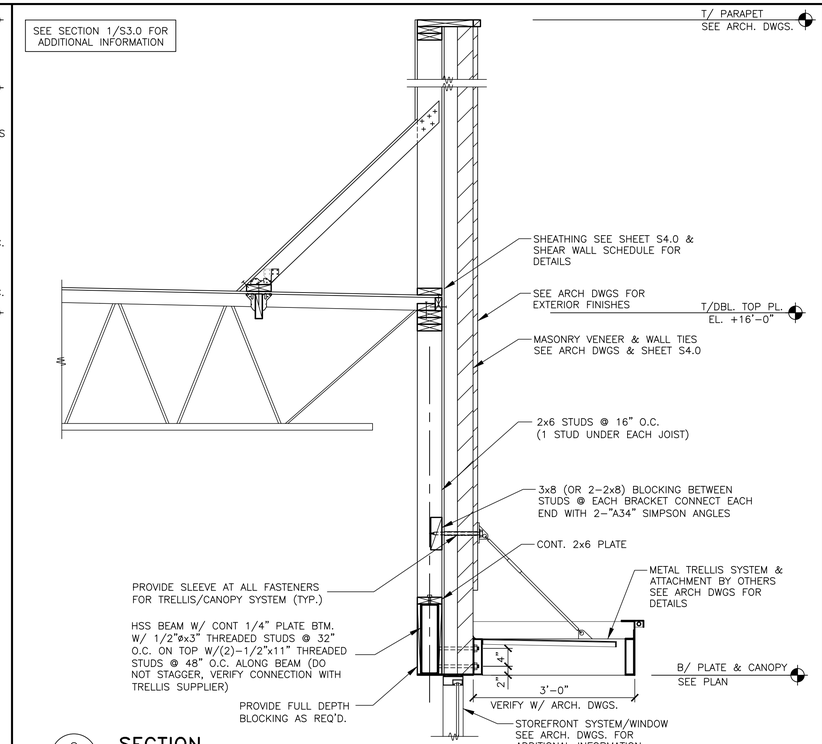
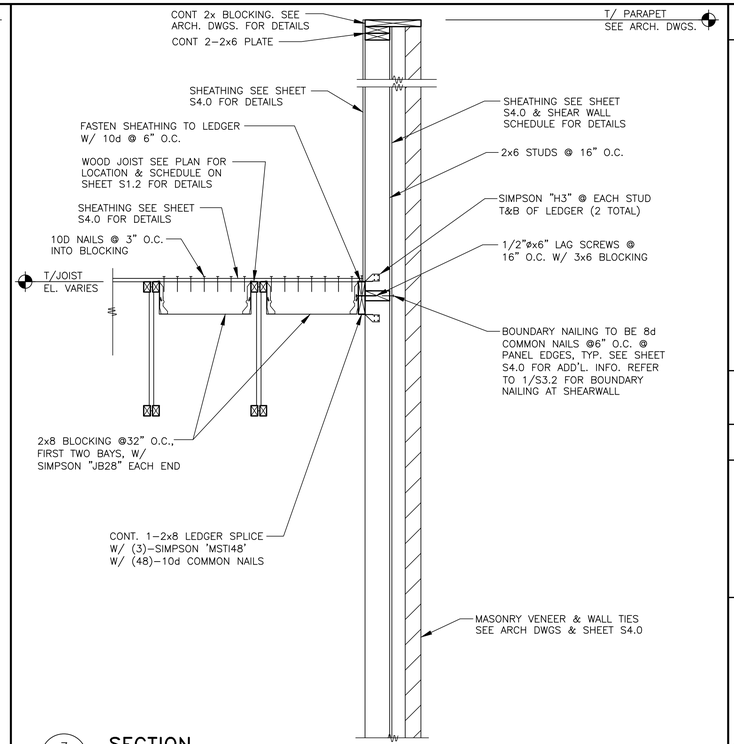
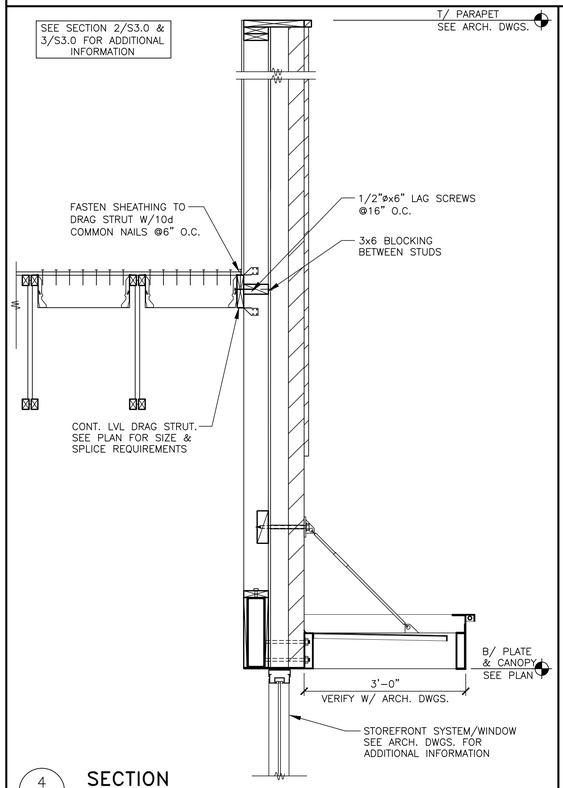


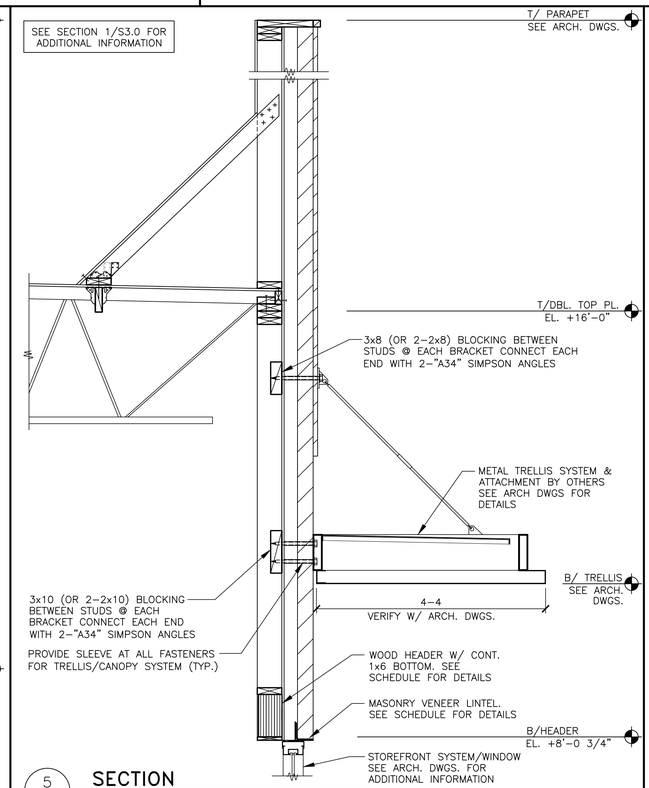
2 S3.0 **SECTION**
3/4" = 1'-0"



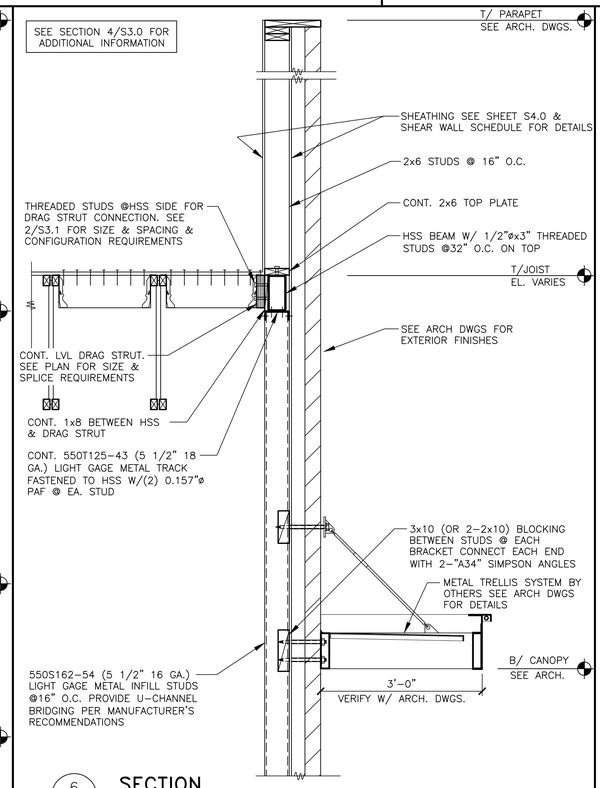
3 S3.0 **SECTION**
3/4" = 1'-0"



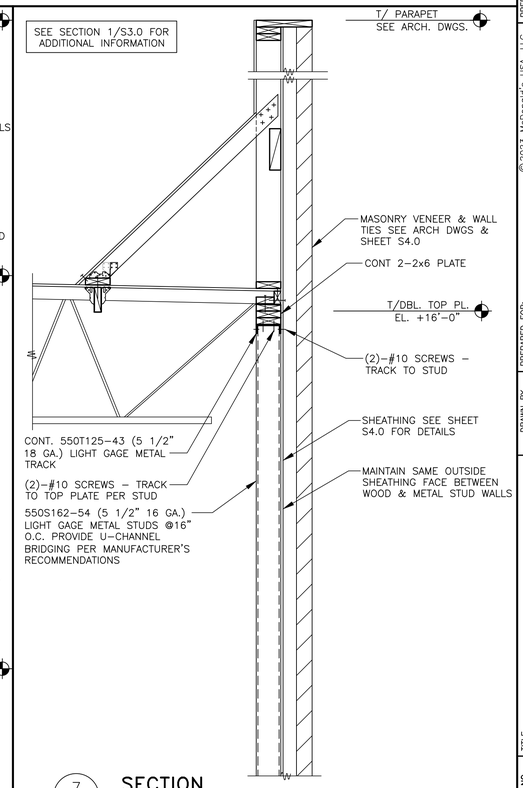
4 S3.0 **SECTION**
3/4" = 1'-0"



5 S3.0 **SECTION**
3/4" = 1'-0"



6 S3.0 **SECTION**
3/4" = 1'-0"



7 S3.0 **SECTION**
3/4" = 1'-0"

BY	DESCRIPTION	DATE	REV

DAVID ALAN BALLA — REGISTERED ENGINEER — No. 131448 — STATE OF TENNESSEE — COMMERCIAL — 7/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC
1315 Walnut St
Suite 1000
Philadelphia, PA 19107
(215) 732-1000
www.corestategroup.com

PREPARED FOR:
McDonald's USA, LLC

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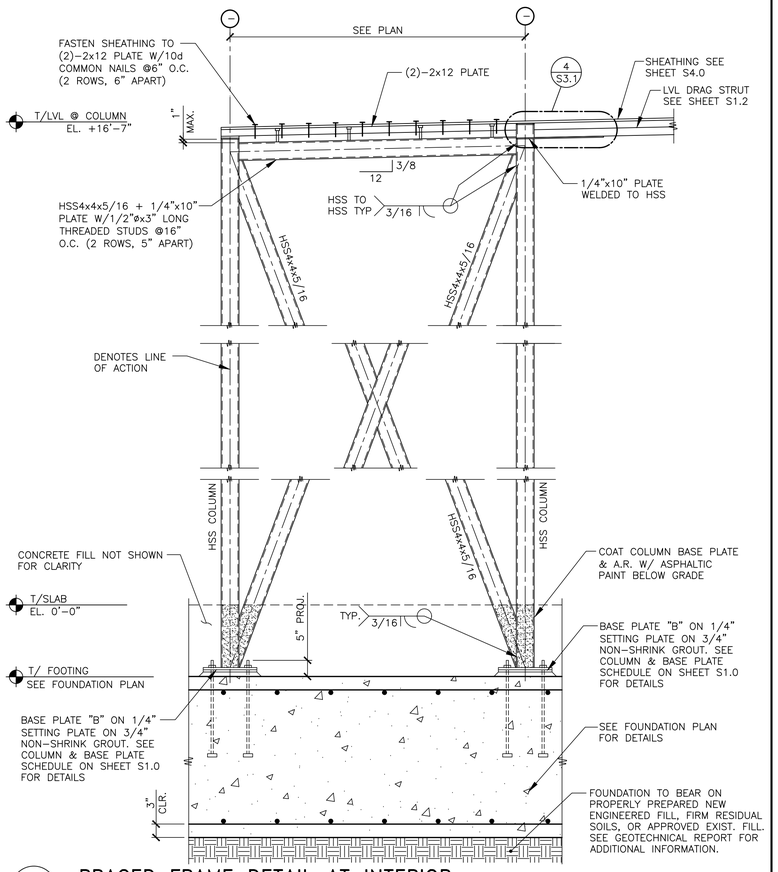
DRAWN BY	REVIEWED BY	DATE ISSUED	C.S.G. PROJECT #
J.CARRAS	J.PERRY	05-10-2024	TKA.37341
STD ISSUE DATE 2023_12			

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

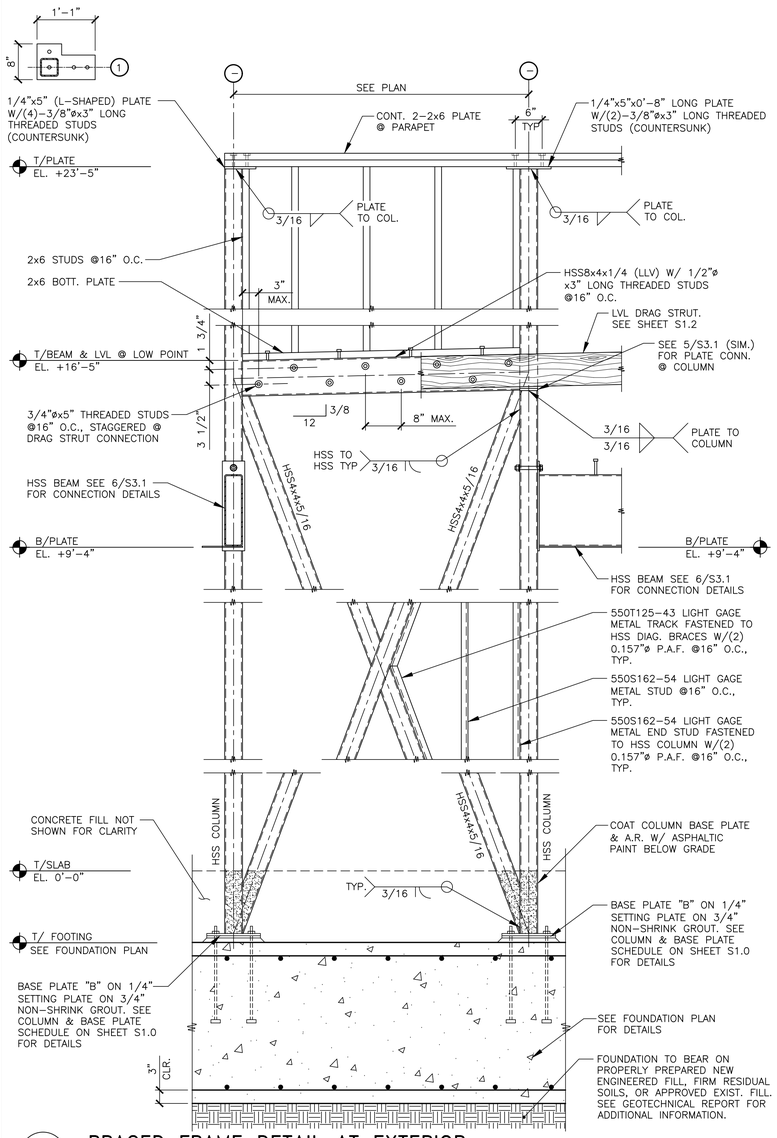
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO. 041-1210.00.0
S3.0
FRAMING SECTIONS



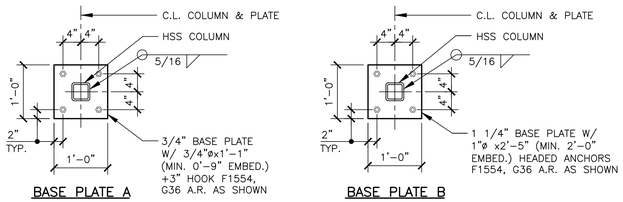
1 S3.1 **BRACED FRAME DETAIL AT INTERIOR**

3/4" = 1'–0"



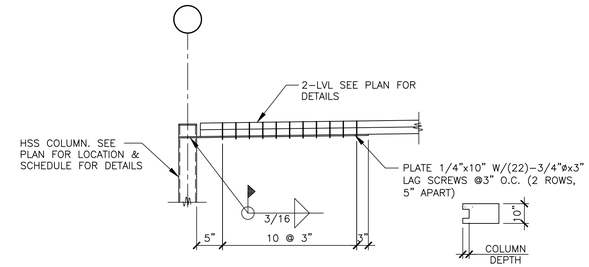
2 S3.1 **BRACED FRAME DETAIL AT EXTERIOR**

3/4" = 1'–0"



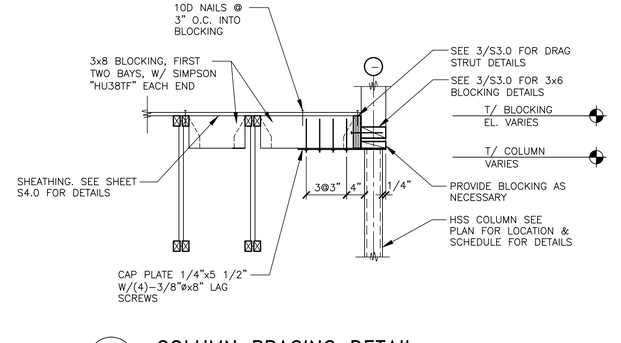
3 S3.1 **BASE PLATE DETAILS**

N.T.S.



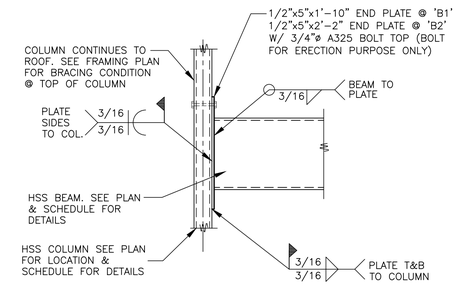
4 S3.1 **DRAG STRUT CONNECTION DETAIL**

3/4" = 1'–0"



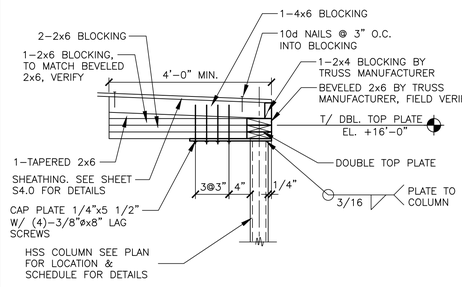
5 S3.1 **COLUMN BRACING DETAIL**

3/4" = 1'–0"



6 S3.1 **HSS BEAM CONNECTION DETAIL**

3/4" = 1'–0"



7 S3.1 **COLUMN BRACING DETAIL**

3/4" = 1'–0"

8 S3.1 **NOT USED**

3/4" = 1'–0"

9 S3.1 **NOT USED**

3/4" = 1'–0"

BY	DESCRIPTION	DATE	REV
			1

DAVID ALAN BALMA — REGISTERED ENGINEER — No. 131448 — STATE OF TENNESSEE — 7/10/2024

PREPARED BY: CORE STATES GROUP — CORESTATES, INC. — 1315 Walnut St Suite 1000 Philadelphia, PA 19107 (215) 732-1000 www.core-mg.com

PREPARED FOR: McDonald's USA, LLC

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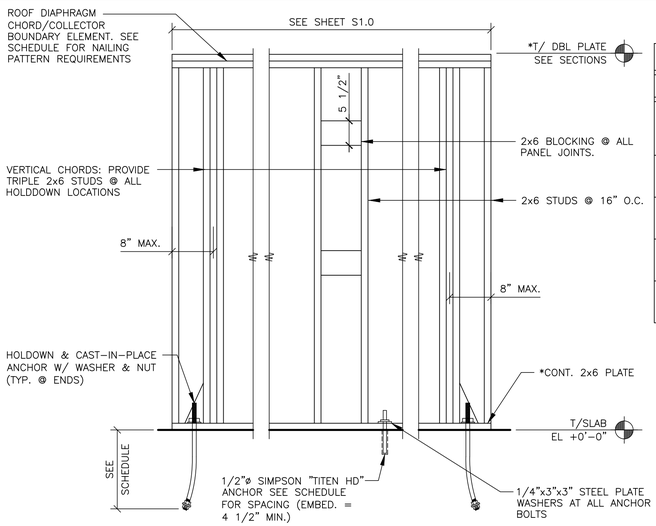
DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED	C.S.G. PROJECT #
J.CARRAS	2023_12	J.PERRY	05–10–2024	TKA.37341

TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN

DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID	SITE ADDRESS
041–1210	2248 Nashville HWY Columbia, TN

SHEET NO. 041–1210.00.0 **S3.1** STEEL DETAILS



SHEAR WALL SCHEDULE

WIND: 105 MPH (EXPOSURE C) SEISMIC: Sds = 30.8%, Sd1 = 22.1%

MARK	SHEATHING	SHEATHING NAIL SIZE	SHEATHING NAIL** SPACING @ PANEL EDGES	HOLDDOWN*** ANCHORS	ANCHOR BOLT SPACING	REMARKS
A	1-15/32"	8d	6"	1-HDU8-SDS2.5 W/ SB7/8x24 ANCHOR	40"	15" MIN. EMBED. ON HOLDDOWN ANCHORS.
B	1-15/32"	8d	4"	1-HDU8-SDS2.5 W/ SB7/8x24 ANCHOR	24"	15" MIN. EMBED. ON HOLDDOWN ANCHORS.
C	1-15/32"	8d	6"	1-HDU8-SDS2.5 W/ SB7/8x24 ANCHOR	48"	15" MIN. EMBED. ON HOLDDOWN ANCHORS.
D	1-15/32"	8d	3"	1-HDU8-SDS2.5 W/ SB7/8x24 ANCHOR	16"	15" MIN. EMBED. ON HOLDDOWN ANCHORS.

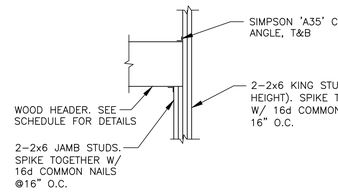
NOTES:
1. SHEATHING PANELS MAY BE LAID UP HORIZONTALLY OR VERTICALLY. NO VERTICAL PANEL EDGES ON VERTICAL CHORDS (HOLDDOWN LOCATION).
2. WIND LOADS GOVERN OVER SEISMIC LOADS UNLESS AS NOTED IN THE REMARKS COLUMN.
3. NAIL ALL SHEATHING TO INTERMEDIATE SUPPORTS @ 12" O.C.
4. SCREW HOLDOWN ANCHORS TO VERTICAL MEMBER W/ 20-"SDS1/4"øx2 1/2" SCREWS EACH

* IF SILL PLATE OR TOP PLATES ARE NOT CONTINUOUS, CONTACT THE ENGINEER OF RECORD FOR SOLUTION.

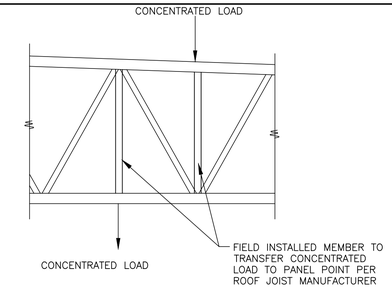
** NAIL SHEATHING TO ROOF DIAPHRAGM CHORD & TO EACH MEMBER/WALL VERTICAL CHORD W/ 10d COMMON NAILS @ 6" O.C., UNO.

*** AS MANUF. BY SIMPSON. USE SET-3G HIGH STRENGTH EPOXY FOR THE INSTALLATION OF END THREADED ROD ANCHORS.

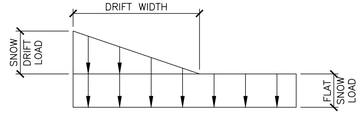
1 S3.2 SHEAR WALL SCHEDULE
N.T.S.



2 S3.2 HEADER SUPPORT DETAIL
N.T.S.



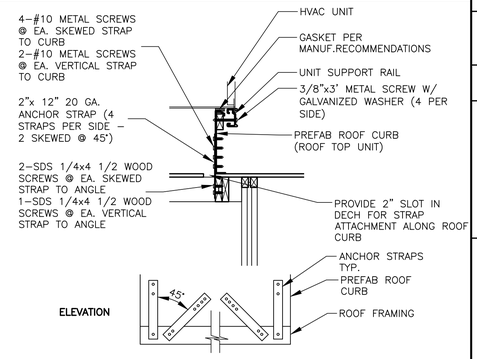
3 S3.2 JOIST DETAIL @ POINT LOADS
N.T.S.



DRIFT	SNOW DRIFT LOAD (PSF)	WIDTH (FT)
SHORT DIRECTION	20.0	5'-2"
LONG DIRECTION	31.0	8'-1"

NOTE: SNOW DRIFT LOADS BASED ON NOMINAL, UNFACTORED GROUND SNOW LOADS. SEE SHEET S4.0 FOR ADDITIONAL INFORMATION.

5 S3.2 SNOW DRIFT DIAGRAM/SCHEDULE
N.T.S



6 S3.2 SECTION
3/4" = 1'-0"

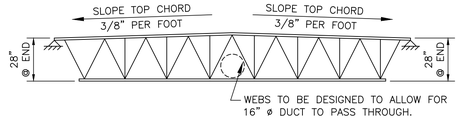
1. FOR NATIONAL ACCOUNT PACKAGE & PRICING CONTACT REDBUILT @ 1-866-859-6757
2. JOIST MFGR. TO VERIFY SIZE AT HVAC ROOF TOP UNITS.

HEADER	HANGER
2x6	LUS26
2-2x6	LUS26-2
2x8	LUS28
2-2x8	LUS28-2
2x10	LUS210
2-2x10	LUS210-2

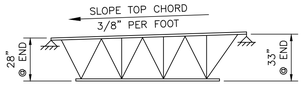
FOR OPENINGS < 1'-4" USE 1-2x6
FOR OPENINGS > 1'-4" AND < 4'-0" USE 2-2x8
FOR OPENINGS > 4'-0" AND < 6'-0" USE 2-2x10

3. ALL JOISTS SHALL BE DESIGNED FOR THE FOLLOWING NET UPLIFT. 105 MPH (BASIC) - 8 PSF SERVICE (ASD: 0.6D + 0.6W)

4 S3.2 JOIST NOTES
N.T.S.

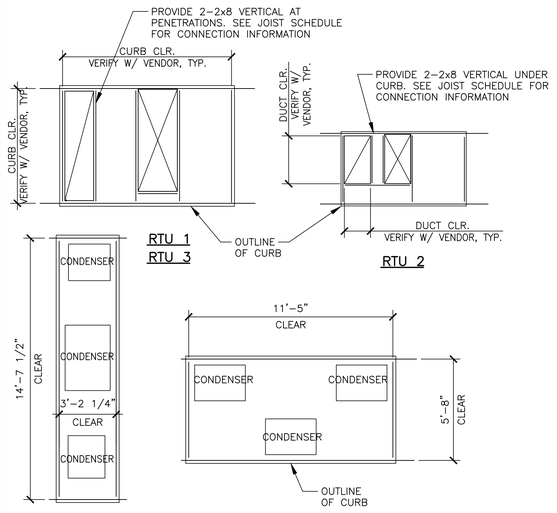


JOIST J1 PROFILE

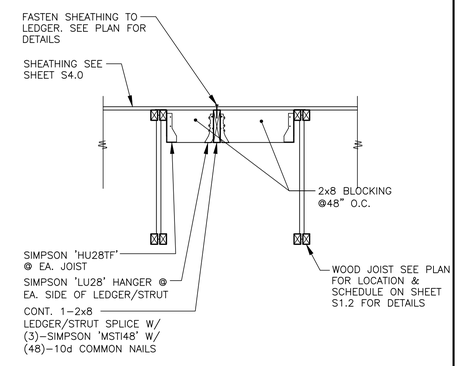


JOIST J2 PROFILE

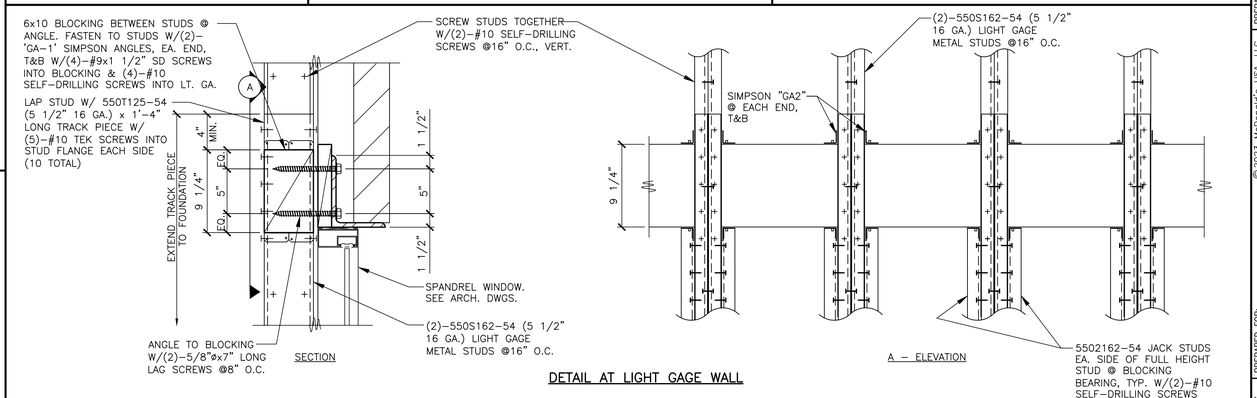
NOTE: RTU VENDOR/SUPPLIER AND MODEL SHALL BE VERIFIED PRIOR TO INSTALLATION. G.C. TO PROVIDE (2)-2x8 HDRS. BELOW RTU CURBS AND AT PERIMETER OF ALL PENETRATIONS/OPENINGS PER DETAIL 4/S3.2. COORDINATE LOCATIONS AND EXTENT WITH MANUFACTURER CURB SPECIFICATIONS.



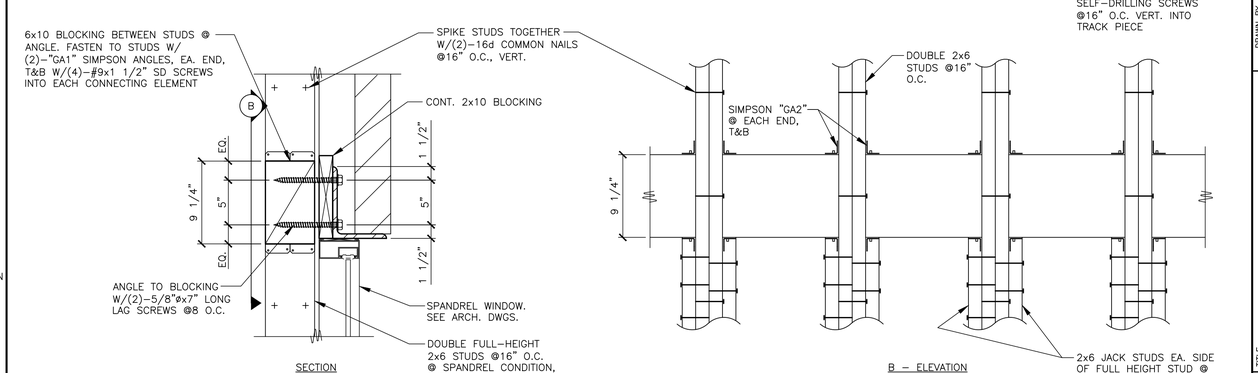
7 S3.2 ROOF TOP UNIT CLEARANCES
1/4" = 1'-0"



8 S3.2 SECTION
3/4" = 1'-0"



DETAIL AT LIGHT GAGE WALL



DETAIL AT WOOD WALL

9 S3.2 ANGLE SUPPORT DETAIL
1 1/2" = 1'-0"

BY	DESCRIPTION	DATE	REV
			1

DAVID ALAN BALMA REGISTERED ENGINEER No. 131446 STATE OF TENNESSEE 7/10/2024

PREPARED BY: CORE STATES GROUP CORESTATES, INC. 1315 Walnut St Suite 1000 Philadelphia, PA 19107 (215) 731-9000 www.corestategroup.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	C.S.G. PROJECT #
J.CARRAS	J.PERRY	TKA.37341
STD ISSUE DATE 2023_12	DATE ISSUED 05-10-2024	

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION	SITE ADDRESS	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci		
WOOD ROOF TRUSS FRAMING		
METAL PANEL/BRICK EXTERIOR FINISH		Columbia, TN
SITE ID: 041-1210	2248 Nashville HWY	

SHEET NO. 041-1210.00.0 S3.2 DETAILS

STRUCTURAL GENERAL NOTES:

DESIGN AND LOADING

1. THE STRUCTURAL DESIGN OF THIS BUILDING WAS BASED ON THE DESIGN CRITERIA:
   A. BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE
   B. FLOOR:
      LIVE LOAD: 100 PSF
   C. ROOF:
      LIVE LOAD: 20 PSF
      DEAD LOAD: 20 PSF
   D. SNOW:
      GROUND LOAD: 10 PSF
      FLAT ROOF LOAD: 10 PSF
      SNOW EXPOSURE FACTOR, CE: 1.0
      IMPORTANCE FACTOR, I: 1.0
      THERMAL COEFFICIENT, CT: 1.0
   E. WIND:
      BASIC WIND SPEED: 105 MPH (3–SECOND GUST)
      RISK CATEGORY: II
      WIND EXPOSURE: C
      PRESSURES PER ASCE 7–16
   F. SEISMIC:
      RISK CATEGORY: II
      IMPORTANCE FACTOR: 1.00
      SITE CLASS: D
      SS = 0.295, S1= 0.143
      SDS = 0.308, SD1 = 0.221
      DESIGN CATEGORY: D
      PLYWOOD SHEAR WALLS (R = 6.5)
      STEEL CONCENTRICALLY BRACED FRAMES (R = 3.25)
      CS1: 0.047 (LONGITUDINAL DIRECTION) CS2: 0.095 (TRANSVERSE DIRECTION)
      DESIGN BASE SHEAR = SEE CALCULATIONS
      ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDUR
   G. FLOOD LOAD: N/A
   H. SPECIAL LOADS: N/A
   I. RAIN LOADS: N/A

FOUNDATION NOTES

1. THE FOUNDATION DESIGN OF THIS BUILDING WAS BASED ON THE FOLLOWING CRITERIA:
   A. MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 2000 PSF.
   B. RECOMMENDED BY AMERICAN ENGINEERS, INC. IN THEIR REPORT DATED JUNE 15, 2023.
   C. ANY FILL REQUIRED BELOW SLABS ON GRADE OR FOOTINGS SHALL BE COMPACTED AS REQUIRED BY THE SOILS REPORT NOTED IN ITEM #2.
2. ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW THE MAXIMUM ANTICIPATED DEPTH OF FROST.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE BORING LOGS.
4. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE AND REINFORCING

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) LATEST EDITIONS.
2. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (3500 PSI FOR SLABS).
3. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED AS RECOMMENDED BY ACI 318.
4. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI–301.
5. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A–615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A–185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 315 AND 315R.
6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
7. THE GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THE SUB–CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN CONFORMANCE WITH THE AISC360 "SPECIFICATION FOR STRUCTURAL STEEL". SEISMIC DESIGN OF STRUCTURAL STEEL STRUCTURES SHALL CONFORM TO AISC 341.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. ANCHOR RODS F1554, GRADE 36
   B. HIGH STRENGTH STRUCTURAL BOLTS A325–N U.N.O.
   C. STRUCTURAL SHAPES (W) A992
   D. STRUCTURAL SHAPES (M, S, C, MC, PLATES) A36
   E. STRUCTURAL SHAPES (HP) A572
   F. STRUCTURAL TUBING (HSS) A500 GRADE B
   G. STRUCTURAL ANGLES A36
3. ALL WELDING ELECTRODES SHALL BE E70–XX. ALL SHOP AND FIELD WELDING SHALL BE MADE IN ACCORDANCE WITH A.W.S. D1.1 "CODE FOR WELDING IN BUILDING CONSTRUCTION" AND SHALL BE MADE BY CERTIFIED WELDERS.

LAMINATED VENEER LUMBER (LVL)

1. ALL BEAMS SHALL BE MANUFACTURED WITH LAMINATED VENEER LUMBER AND WATERPROOF ADHESIVES.
2. SIZE, MANUFACTURER & SERIES OF ALL LVL MEMBERS SHALL BE AS SHOWN ON DRAWINGS.
3. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ENGINEER OR ARCHITECT OF RECORD.
4. PROVIDE 3" MINIMUM BEARING OR AS SPECIFIED ON PLANS. REFER TO PLANS FOR FASTENING OF MULTIPLE PIECE BEAMS.

OPEN WEB WOOD JOISTS

1. OPEN WEB WOOD JOISTS SHALL BE MANUFACTURED WITH MACHINE STRESS RATED TOP AND BOTTOM CHORDS. WEBS SHALL BE TUBULAR STEEL MEMBERS PER MANUFACTURERS' SPECIFICATIONS.
2. SIZE, MANUFACTURER & SERIES OF ALL OPEN WEB JOISTS SHALL BE AS SHOWN ON DRAWINGS. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ENGINEER OR ARCHITECT OF RECORD.
3. PROVIDE 3 1/2" MINIMUM BEARING OR AS SPECIFIED ON PLANS. SHIM AS REQUIRED TO PROVIDE FULL BEARING AND LEVEL SUPPORT.
4. DO NOT CUT TOP OR BOTTOM CHORDS.
5. ALL HANGERS AND FRAMING CONNECTORS SHOWN ARE MANUFACTURED BY SIMPSON STRONG TIE. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ENGINEER OR ARCHITECT OF RECORD.
6. REFER TO PLANS FOR WEB STIFFENER AND CONCENTRATED LOAD REQUIREMENTS.
7. REFER TO MANUFACTURERS' INSTALLATION GUIDE FOR JOIST BRACING DURING ERECTION. REFER TO MANUFACTURERS' INSTALLATION GUIDE FOR JOIST BRIDGING REQUIREMENTS.

SAWN LUMBER

1. ALL GRADES OF LUMBER INDICATED ON STRUCTURAL DRAWINGS SHALL BE RATED BY THE SOUTHERN PINE INSPECTION BUREAU (SPIB), OR THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). LUMBER GRADES SHALL BE AS FOLLOWS, WITH A MAXIMUM MOISTURE CONTENT OF 19%:
   A. SOUTHERN PINE NO. 1.
   B. DOUGLAS FIR–LARCH NO. 1.
2. BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
3. MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE OR TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE IF NO OTHER CRITERIA IS GIVEN.
4. CONNECTORS SHOWN ON THE DETAILS ARE MANUFACTURED BY SIMPSON. WRITTEN APPROVAL BY ENGINEER REQUIRED FOR SUBSTITUTIONS.

ROOF & WALL SHEATHING

1. ALL SHEATHING SHALL CONFORM TO AMERICAN PLYWOOD ASSOCIATION (APA) DESIGN SPECIFICATIONS, LATEST EDITION. SHEATHING SHALL BE CONTINUOUS OVER THREE ADJACENT SPANS MINIMUM.
2. WALL SHEATHING SHALL BE 15/32" (1/2" NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 32/16. ALL WALL SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS W/ 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATED SUPPORTS, U.N.O.
3. ROOF SHEATHING SHALL BE 23/32" (3/4" NOMINAL) APA RATED SHEATHING, EXPOSURE 1, 48/24. ALL ROOF SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS W/10d COMMON NAILS @ 6" O.C. AT PANEL EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS. U.N.O.

LIGHT GAGE METAL FRAMING

1. 16 GA. AND HEAVIER STUDS SHALL HAVE A MINIMUM YIELD STRESS OF 50,000 PSI. 18 GA. AND LIGHTER STUDS AND TRACKS SHALL HAVE A MINIMUM YIELD STRESS OF 33,000 PSI.
2. STUDS AND TRACKS SHALL BE 18 GA. MINIMUM U.N.O. THEY SHALL BE MANUFACTURED BY DIETRICH INDUSTRIES, INC. OR APPROVED EQUAL.
3. PROVIDE DOUBLE STUDS FOR FULL HEIGHT OF WALL EACH SIDE OF ALL OPENINGS UNLESS OTHERWISE NOTED. WELD STUDS TO EACH OTHER WITH 1 1/2" LONG 1/8" FILLET WELDS AT 12" O.C. EACH SIDE. PROVIDE STUD TRACK AT EACH HEAD AND SILL.
4. REFER TO PLANS AND DETAILS FOR CONNECTION OF STUD WALLS TO FOUNDATION, FLOOR OR ROOF.

SHOP DRAWINGS

1. SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY.
2. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
3. DRAWINGS CREATED BY THE ENGINEER OF RECORD CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL. SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
   A. CONCRETE MIX DESIGN
   B. FOUNDATION REINFORCING BARS
   C. STRUCTURAL STEEL
   D. OPEN WEB JOISTS AND CALCULATIONS
   E. ROOF SHEATHING
   F. TRELLIS SYSTEM & CALCULATIONS
   G. LAMINATED VENEER LUMBER (LVL)
   H. SAWN LUMBER AND CONNECTORS

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1705 OF IBC AND THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1705. THE FOLLOWING AREAS OF WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE LISTED 2018 INTERNATIONAL BUILDING CODE SECTIONS/LOCATIONS:
   A. SOILS – SECTION 1705.6 PER TABLE 1705.6
   B. CONCRETE – SECTION 1705.3 PER TABLE 1705.3
   C. STEEL – SECTION 1705.2 (SEE AISC 360–16)

MISCELLANEOUS

1. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES, AND FOR SAFE CONDITIONS ON THE JOB SITE.
3. DO NOT SCALE THE DRAWINGS.

VENEER TIE REQUIREMENTS:

1. FOR SEISMIC DESIGN CATEGORIES 'A' THROUGH 'C' WITH ULTIMATE WIND SPEED LESS THAN 140 MPH, USE THE FOLLOWING:
   VENEER TIES W/ WIRE SIZE (W2.8 OR 3/16"ø) SPACED 16" O.C. VERTICALLY AND 32" HORIZONTALLY. ADDITIONAL TIES ALONG ALL OPENINGS GREATER THAN 16" ARE REQUIRED TO BE LOCATED WITHIN 12" OF OPENING AND SPACED 36" O.C. MAX. AROUND OPENING PERIMETER. (HOHMANN & BARNARD VBT–VEE–BYNA TIE WITH DW10–HS ANCHOR PLATE OR EQUAL).
2. **FOR SEISMIC DESIGN CATEGORIES 'D' THROUGH 'F' WITH WIND ULTIMATE SPEED LESS THAN 140 MPH, USE THE FOLLOWING:**
   MEET THE REQUIREMENTS OF '1' WITH THE FOLLOWING CHANGES: VENEER TIES TO BE SPACED 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY. PROVIDE A CONTINUOUS WIRE SIZE (W2.8 OR 3/16"ø) SPACED 16" O.C. VERTICALLY WITHIN VENEER MORTAR JOINT TO ENGAGE VENEER TIES. (HOHMANN & BARNARD VBT – VEE–BYNA TIE AND SEISMICLIP INTERLOCK SYSTEM (S.I.S.) – SEISMIC CLIP WITH DW10–HS ANCHOR PLATE OR EQUAL)
3. FOR ULTIMATE WIND SPEED OF 140 MPH THROUGH 170 MPH, USE THE FOLLOWING SPACING IN CONJUNCTION WITH THE REQUIREMENTS OF THE SEISMIC DESIGN CATEGORY (SEE 1 AND 2):
   VENEER TIES TO BE SPACED @ 16" O.C. VERTICALLY AND HORIZONTALLY. ADDITIONAL TIES ALONG ALL OPENINGS GREATER THAN 16" ARE REQUIRED TO BE LOCATED WITHIN 12" OF THE OPENING AND SPACED 24" O.C. MAX. AROUND OPENING PERIMETER.

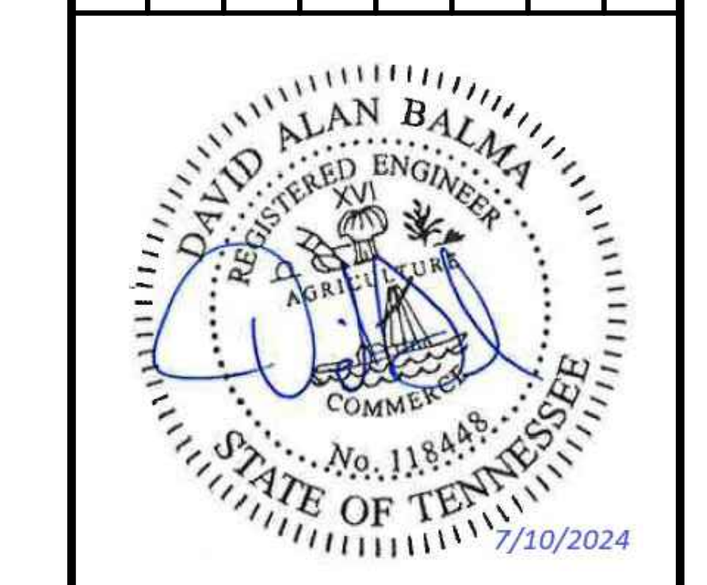
1 / S4.0 — VENEER TIE REQUIREMENTS

MASONRY

CONCRETE BLOCK DESIGN AND CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES," TMS 402/ACI 530/ASCE 5 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6)

1. MASONRY MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS:
   A. HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C–90. MINIMUM COMPRESSIVE STRENGTH = 2800 PSI AT 28 DAYS.
   B. MORTAR: ASTM C–270, TYPE S. MINIMUM COMPRESSIVE STRENGTH = 1800 PSI AT 28 DAYS.
   C. MORTAR: ASTM C–270, TYPE M. MINIMUM COMPRESSIVE STRENGTH = 2500 PSI AT 28 DAYS. (USED FOR BELOW GRADE WORK)
   D. GROUT: ASTM C–476. MINIMUM COMPRESSIVE STRENGTH = 2000 PSI AT 28 DAYS
   E. MASONRY REINFORCEMENT: ASTM A–82 GALVANIZED (JOINT BEDS, TIES)
   F. MASONRY PRISM STRENGTH: F'm = 2000 PSI
2. PRIOR TO DELIVERY OF MASONRY UNITS TO THE JOB SITE, FURNISH TO THE OWNER AFFIDAVITS FROM AN APPROVED TESTING LABORATORY CERTIFYING THAT ALL UNITS CONFORM TO THEIR RESPECTIVE ASTM REQUIREMENTS.
3. GROUT ALL CAVITIES CONTAINING REINFORCEMENT IN LIFTS NOT TO EXCEED 5'–0".
4. LABORATORY PREPARED MIXES SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH ASTM C–270. FIELD MORTAR SHALL BE TESTED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH ASTM C–780 TWO SETS OF THREE MORTAR CUBES SHALL BE TAKEN DIRECTLY FROM THE MIXER FOR EACH DAY OF MASONRY WORK. TEST THE CUBES AT 28 DAYS. ACCEPTANCE OF THE MORTAR SHALL BE AT THE DISCRETION OF THE ENGINEER.
5. CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX, EXCEPT WHEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. NO ANTI FREEZE COMPOUNDS SHALL BE USED TO LOWER THE MORTAR'S FREEZING POINT.
6. NO EXTERIOR MASONRY SHALL BE LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40 DEGREES FAHRENHEIT, UNLESS THE RECOMMENDATIONS SPECIFIED BY THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" TMS 402/ACI 530/ASCE 5 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) FOR COLD WEATHER CONSTRUCTION ARE STRICTLY FOLLOWED.
7. 7. THE MASONRY CONTRACTOR SHALL PROVIDE BRACING TO WITHSTAND HORIZONTAL PRESSURES AS REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCE.

REV	DATE	DESCRIPTION	BY
–	–	–	–



PREPARED BY:
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PREPARED FOR:
McDonald's USA, LLC

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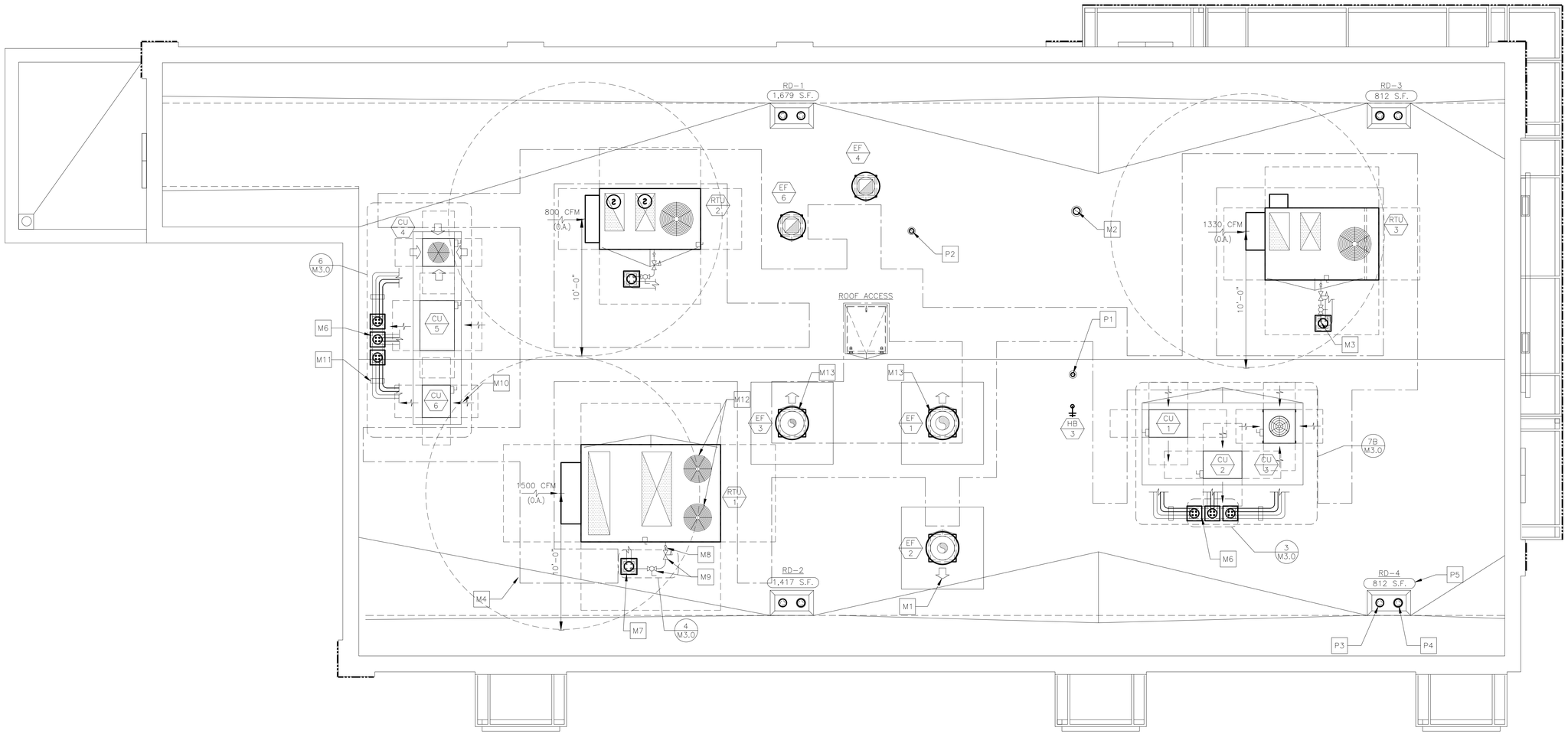
DRAWN BY: J.CARRAS
STD ISSUE DATE: 2023_12
REVIEWED BY: J.PERRY
DATE ISSUED: 05–10–2024
C.S.G. PROJECT #: TKA.37341

TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO.: 041–1210.00.0
S4.0
STRUCTURAL NOTES



CONDENSATE LINE FROM RTUs DOWN THROUGH THE ROOF ON UNITS BASE, TO BE FURNISHED AND INSTALLED BY PC. SEE PLUMBING SHEETS P1.2, P2.1 AND COORDINATION SCHEDULE ON M4.1.

1 M1.0 ROOF PLAN
1/4"=1'-0"

DRAWING NOTES

1. ROOFTOP EQUIPMENT LOCATIONS SHOWN ARE GENERAL. ACTUAL LOCATIONS SHALL BE COORDINATED WITH THE STRUCTURAL DRAWINGS.
2. ROOF OPENINGS FOR ROOFTOP UNITS AND EXHAUST FANS SHALL BE COORDINATED WITH THE MANUFACTURER.
3. ROOF OPENINGS FOR PIPE PORTALS SHALL ONLY BE LARGE ENOUGH TO ALLOW PIPE AND CONDUIT PENETRATIONS. PIPE PORTAL CURB SHALL BE FILLED WITH AS MUCH BATT INSULATION AS POSSIBLE.
4. PRIOR TO INSTALLING THE TOP OF THE EQUIPMENT PLATFORM, INSIDE OF THE PLATFORM SHALL BE INSULATED WITH AS MUCH BATT INSULATION AS POSSIBLE.

KEYED NOTES

- M1 ARROW INDICATES DIRECTION OF EXHAUST FAN HINGE SWING (TYP.)
- M2 6"ø ALUMINUM EXHAUST DUCT FROM EXHAUST FAN (EF-5). PROVIDE PORTALS PLUS PLASTI-FLASH WITH C-126 CAP (OR EQUAL) FOR ROOF PENETRATION. TERMINATE DUCT A MIN. OF 24" ABOVE FINISHED ROOF WITH GOOSENECK.
- M3 GAS PIPING DOWN (TYP. 3 PLACES)
- M4 MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM EDGE OF OUTLETS AND VENT TERMINALS TO FRESH AIR INTAKES (TYP.)
- M5 NOT USED
- M6 ROOF PIPE PORTAL FOR CONDENSING UNITS
- M7 ROOF PIPE PORTAL FOR ROOFTOP UNITS (TYP. 3 PLACES)
- M8 GAS PIPING FROM ROOF PORTAL TO ROOFTOP UNIT SHALL BE COATED WITH A CORROSION RESISTANT PAINT (SEE SHEET M4.0 "NATURAL GAS SYSTEMS", NOTE 8).
- M9 GAS PRESSURE REGULATOR AND SHUT-OFF VALVE, SET PRESSURE AT 7" W.C. - NATURAL GAS (TYP. OF 3)
- M10 ARROW INDICATES DIRECTION OF AIRFLOW FOR CONDENSING OR ROOFTOP UNIT AIR INTAKE (TYP.)
- M11 REFRIGERANT PIPING SUPPORT AS REQUIRED. PROVIDE ROOFTOP BLOX MODEL RTB-01 (OR EQUAL) AND ALL NECESSARY ACCESSORIES FOR PROPER PIPE AND CONDUIT SUPPORT. PROVIDE GALVANIZED PIPE SHIELD TO PROTECT INSULATION AT ALL SUPPORTS.
- M12 PROVIDE HAIL GUARD FOR RTU-1 PROTECTING CONDENSER COIL FROM GREASE.
- M13 EXHAUST FANS WITH WINDBAND EXTENSION TO PREVENT DIRECT GREASE BLOW ONTO CONDENSER COIL OF UNIT RTU-1.
- P1 CONCENTRIC VENTING KIT FOR COMBUSTION AIR INTAKE AND FLUE EXHAUST FOR SEALED COMBUSTION WATER HEATER (SEE PLUMBING DRAWINGS). PROVIDE PORTALS PLUS PLASTIFLASH WITH C-126 CAP (OR EQUAL) FOR ROOF PENETRATION.
- P2 PLUMBING VENT THROUGH ROOF (SEE PLUMBING DRAWINGS). PROVIDE PORTALS PLUS PLASTI-FLASH WITH C-126 CAP (OR EQUAL) FOR ROOF PENETRATION.
- P3 PRIMARY ROOF DRAIN WITH DOME STRAINER (TYP). (SEE PLUMBING DRAWINGS)
- P4 OVERFLOW ROOF DRAIN WITH DOME STRAINER (TYP). (SEE PLUMBING DRAWINGS)
- P5 AREA OF ROOF SERVED BY ROOF DRAIN (TYP.)

PIPE PORTAL SCHEDULE

MANUFACTURER	CURB DIMENSIONS	CURB TYPE	CAP TYPE (QTY)	SERVES
RPS	12"x12"x11"H	RC-2A	N18 (1)	RTU-1 THROUGH RTU-3
RPS	43"x12"x13"H	RC-2A	N18 (3)	CU-1 THROUGH CU-6

SEQUENCE OF OPERATION

THERMOSTAT SETTINGS			
		SETPOINTS	
MODE	FAN	COOLING	HEATING
OCCUPIED	ON	75°F	70°F
UNOCCUPIED	AUTO	90°F	55°F
HUMIDITY			
HUMIDITY SETPOINT (FOR DEHUMIDIFICATION UNITS ONLY)			60%

RTU-1, RTU-2 & RTU-3:

1. OCCUPIED MODE SHALL BEGIN AS FOLLOWS:
   - RTU-1: 1.5 HOURS BEFORE OPEN
   - RTU-2: 1 HOUR BEFORE OPEN
   - RTU-3: 30 MINUTES BEFORE OPEN
2. ROOFTOP UNIT FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED MODE
3. ECONOMIZER SHALL BE OPEN DURING OCCUPIED MODE (OUTDOOR AIR THROUGH ROOFTOP UNITS SERVES AS MAKE-UP AIR FOR THE KITCHEN EXHAUST SYSTEM) - REFER TO E3.2 FOR HOOD/FAN INTERLOCK DETAILS.
4. UNOCCUPIED MODE SHALL BEGIN ONE (1) HOUR AFTER STORE CLOSES
5. DURING UNOCCUPIED MODE, ECONOMIZER IS CLOSED AND HEATING, COOLING AND FAN OPERATE IN AUTO MODE (ON DEMAND)
6. RTU-2 SHALL BE INTERLOCKED WITH EF-6. UPON ACTIVATION OF EF-6, RTU-2 SHALL INCREASE SUPPLY AND OUTSIDE AIR BY 600 CFM, WHILE MAINTAINING 1375 CFM RETURN AIR. COORDINATE WITH E.C. AND BAS SUPPLIER.

NO.	BY	DESCRIPTION	REV	DATE
			-	-

ENGINEER OF RECORD:
DAVID M. LEIFFER
ARKANSAS REGISTERED ARCHITECT
NO. 12870
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06/21/2024

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PREPARED FOR:
McDonald's USA, LLC

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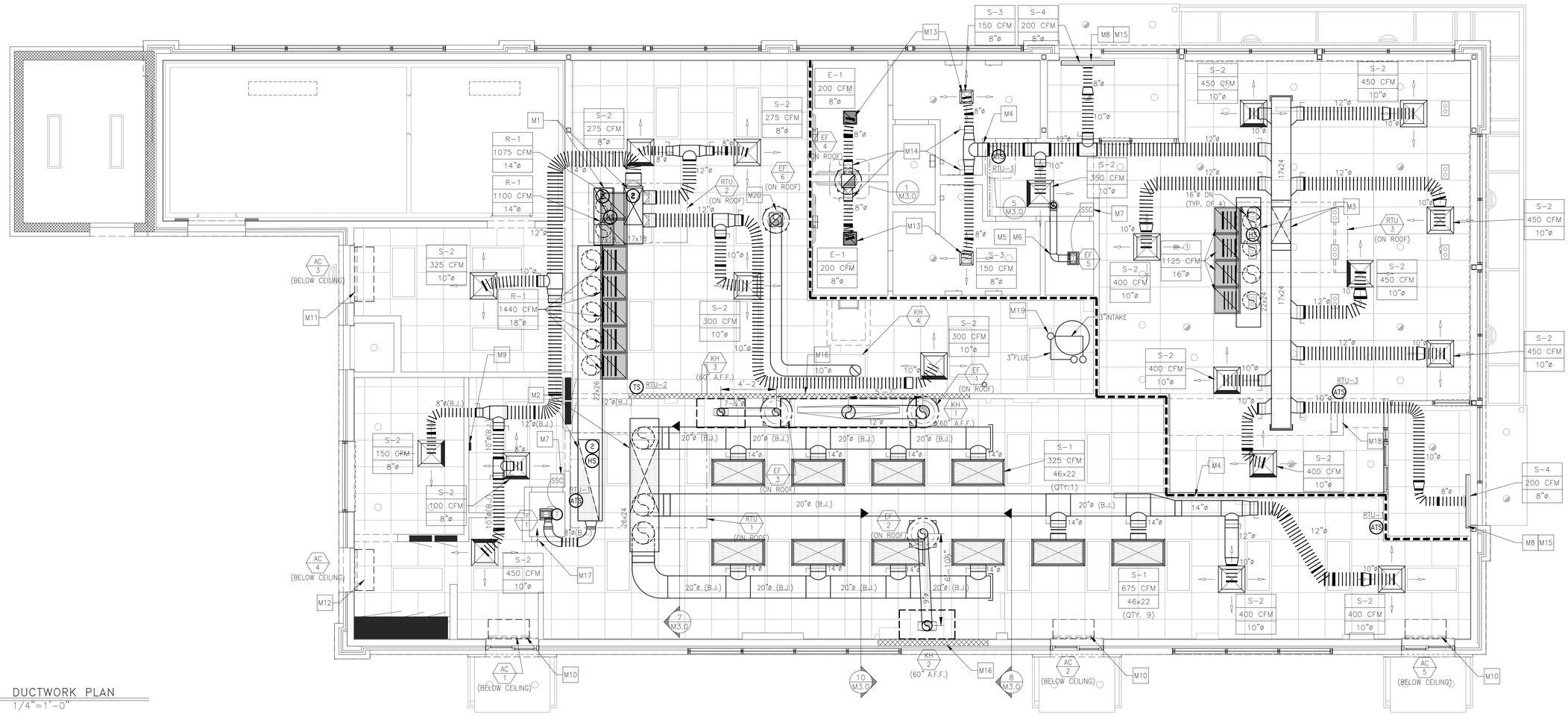
DRAWN BY: ES
STD ISSUE DATE: 2023_12
REVIEWED BY: D. LEIFFER
DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.: 041-1210.00.0
M1.0
ROOF PLAN



1 / M1.2 DUCTWORK PLAN
1/4"=1'-0"

DRAWING NOTES

1. ALL DUCTWORK SHALL BE RUN BETWEEN OR THROUGH THE JOISTS UNLESS NOTED OTHERWISE. DUCTWORK DESIGNATED WITH (B.J.) SHALL BE RUN BELOW THE JOISTS.
2. DUCT SIZES SHOWN ARE INTERNAL FREE AREA DIMENSIONS UNLESS NOTED OTHERWISE.
3. ALL SHEET METAL DUCTWORK SHALL BE EXTERNALLY INSULATED. INSULATION IS NOT SHOWN FOR CLARITY. SEE MECHANICAL NOTES FOR INSULATION REQUIREMENTS.
4. CARBON STEEL KITCHEN EXHAUST DUCTWORK SHALL BE EXTERNALLY INSULATED. INSULATION NOT SHOWN FOR CLARITY. SEE MECHANICAL NOTES AND DETAILS FOR INSULATION REQUIREMENTS.
5. RETURN AIRFLOW VOLUME SHOWN ON PLAN IS FOR DUCTWORK SIZING PURPOSES WHEN THE UNIT IS IN RECIRCULATION (UNOCCUPIED) MODE.
6. DIFFUSERS IN DINING ROOM ARE SPECIFIC TO THE DECOR PLAN SHOWN. DIFFERENT CEILING LAYOUTS MAY REQUIRE A DIFFERENT DIFFUSER TYPES, QUANTITIES, LOCATIONS AND FINISHES/COLORS.
7. NO DIFFUSERS OR GRILLES TO BE INSTALLED ABOVE KIOSKS TO AVOID CONFLICTS WITH KIOSK'S CEILING PENETRATIONS FOR CONDUITS

KEYED NOTES

- M1 17x33 SUPPLY AND 17x33 RETURN DUCT DROPS FROM ROOFTOP UNIT (RTU-2)
- M2 26x63 SUPPLY AND 19x73 RETURN DUCT DROPS FROM ROOFTOP UNIT (RTU-1)
- M3 17x33 SUPPLY AND 17x33 RETURN DUCT DROPS FROM ROOFTOP UNIT (RTU-3)
- M4 PROVIDE SHEET METAL DUCT AT ALL DRAFTSTOP WALL PENETRATIONS (TYP.)
- M5 6"ø ALUMINUM DUCT FROM EXHAUST FAN UP THROUGH ROOF
- M6 EXTERNALLY INSULATE EXHAUST DUCT FROM FAN TO ROOF PENETRATION
- M7 STEADY STATE SPEED CONTROLLER FOR CEILING MOUNTED EXHAUST FAN. STEADY STATE SPEED CONTROLLER SHALL BE INSTALLED OVER SUSPENDED CEILING FOR ACCESS. DO NOT INSTALL OVER AREAS WITH DRYWALL CEILINGS.
- M8 SET DIFFUSER'S (S-5) OUTER SLOT FOR VERTICAL AIR THROW PATTERN AND INNER SLOT FOR HORIZONTAL THROW PATTERN (TYP.)
- M9 BUILDING AUTOMATION SYSTEM LOCATION. SEE LIGHTING CONTROL DETAILS ON SHEET E4.1.
- M10 MOUNT AIR CURTAIN TIGHT TO CEILING
- M11 MOUNT AIR CURTAIN WITH BOTTOM OF UNIT AT TOP OF DOOR FRAME
- M12 MOUNT AIR CURTAIN WITH BOTTOM OF UNIT ABOVE DOOR FRAME AND TOP OF SWITCHGEAR TO MEET 3'-0" MINIMUM SWITCHGEAR'S CLEARANCE REQUIREMENT
- M13 FOR DIFFUSERS INSTALLED IN DRYWALL CEILINGS, VOLUME DAMPER IS INTEGRAL TO DIFFUSER AND ADJUSTABLE AT FACE OF DIFFUSER (SEE NOTE 18 UNDER "VENTILATION SYSTEMS" ON DRAWING M4.0 AND AIR DEVICE SCHEDULE ON DRAWING M4.1)
- M14 FOR DIFFUSERS INSTALLED IN DRYWALL CEILINGS, INSTALL HIGH-EFFICIENCY TAKE-OFFS WITH VOLUME DAMPER IN FULL-OPEN POSITION TO FACILITATE BALANCING AT FACE OF DIFFUSER.
- M15 GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL T-BAR FRAME TO PROPERLY LOCATE DIFFUSER AS SHOWN. AIR STREAM FROM DIFFUSER SHALL COVER ENTIRE DOOR OPENING.
- M16 NONCOMBUSTIBLE WALL CONSTRUCTION BEHIND TYPE I KITCHEN HOODS. REFER TO SHEET A1.0 FOR MORE INFORMATION.
- M17 ONE INCH DOOR UNDERCUT TRANSFER AIR TO CLOSET (100 CFM)
- M18 MECHANICAL CONTRACTOR TO PROVIDE 4x12 LOUVERED RETURN AIR BEHIND EACH RECESSED MENU BOARD. SEE ARCHITECTURAL PLANS, DETAIL 14/A3.1. AND AIR DEVICE SCHEDULE (R-2) ON SHEET M4.1.
- M19 PROVIDE AIR INTAKE AND FLUE EXHAUST PER MANUFACTURER'S INSTALLATION MANUAL. AIR INTAKE AND FLUE EXHAUST TO COMBINE WITH CONCENTRIC VENT KIT. REFER TO 6/P3.0 FOR FURTHER DETAILS.
- M20 10" TYPE 304 S/S DUCT FROM TYPE II EXHAUST HOOD UP THROUGH ROOF TO EXHAUST FAN. DUCTWORK SHALL BE PITCHED TOWARDS TYPE II EXHAUST HOOD. EXTERNALLY INSULATE EXHAUST DUCT FROM TYPE II EXHAUST HOOD CONNECTION TO ROOF PENETRATION.

2012 IMC SECTION 403.3 - VENTILATION SCHEDULE

UNIT	AREA SERVED	AREA FT² (Az)	CFM/PERSON (Rp)	CFM/FT² (Ra)	PEOPLE OR PEOPLE/1000 FT² (Pz)	UNCORRECTED REQUIRED O/A CFM (Vbz)	Er*	Ev**	REQUIRED O/A CFM (Vot)***	ACTUAL O/A CFM	REQUIRED EXHAUST CFM	ACTUAL EXHAUST CFM
RTU-1	PRESENTER	287	5	0.06	4	38	0.8	0.98				
	KITCHEN	754	7.5	0.18	18	-	0.8					
						309			315	1500		
RTU-2	SUPPORT	573	0	0.12	0	69	0.8	0.84	-	-		
	MANAGER'S OFFICE	64	5	0.06	1	9	0.8		-	-		
	CREW ROOM	46	5	0.06	2	14	0.8		-	-		
	ORDER	104	5	0.06	5	32	0.8		-	-		
						124			148	800		
RTU-3	DINING	837	7.5	0.18	59	590	0.8	0.89	-	-		
	VESTIBULE 1	54	0	0.06	0	3	0.8		-	-		
	VESTIBULE 2	56	0	0.06	0	3	0.8		-	-		
	WOMEN'S	135	0	0.06	0	8	0.8		-	-		
	MEN'S	122	0	0.06	0	7	0.8		-	-		
						612			688	1330		
EF-1, 2 & 3	KITCHEN	754	-	0.7	-	-	-	-	-	-	528	2405
EF-4	WOMEN'S	135	-	-	-	-	-	-	-	-	100	200
	MEN'S	122	-	-	-	-	-		-	-	100	200
EF-5	JANITOR'S CLOSET	20	-	-	-	-	-	-	-	-	50	75
EF-6	WAREWASHER	-	-	-	-	-	-		-	-	350	600
										TOTAL:	1128	3480

* ZONE AIR DISTRIBUTION EFFECTIVENESS BASED ON ASHRAE 62.1 TABLE 6.2 FOR CEILING SUPPLY PF WARM AIR 15° F OR MORE ABOVE SPACE TEMPERATURE AND CEILING RETURN (IMC TABLE 403.3.1.2)
** VENTILATION SYSTEM EFFICIENCY BASED ON ASHRAE 62.1 TABLE 6.3 AND SECTION 6.2.5 (IMC SECTION 403.3.2.3 MZ)
*** CORRECTED REQUIRED O/A INTAKE REQUIRED FOR SYSTEM CALCULATED BASED ON ASHRAE 62.1 SECTION 6.2 (IMC SECTION 403.3)

AIR BALANCE SCHEDULE

UNIT	SUPPLY AIR	RETURN AIR	OUTDOOR AIR	EXHAUST AIR	PRESSURE
RTU-1	7200	5700	1500		1500
RTU-2	2175	1375	800		800
RTU-3	4500	3170	1330		1330
EF-1				1350	-1350
EF-2				575	-575
EF-3				480	-480
EF-4				400	-400
EF-5				75	-75
EF-6				600	-600
TOTALS	13875	10245	3630	3480	150

NOTES:
1. BALANCING TOLERANCES ARE AS FOLLOWS:
   HOODS: 0% TO +10%
   OUTDOOR AIR: 0% TO +10%
   SUPPLY AND RETURN AIR DIFFUSERS: -10% TO +10%
   TOILET EXHAUST AIR: -10% TO +10%
2. BALANCE ROOFTOP UNIT SUPPLY AND RETURN AIR PRIOR TO TURNING ON EXHAUST FANS.
3. EXHAUST HOODS SHALL BE BALANCED WITH A 4" VANE ANEMOMETER.
4. RTU BLOWER TO RUN CONTINUOUSLY DURING OCCUPIED HOURS. REFER TO SEQUENCE OF OPERATIONS ON M1.0 AND E3.2 FOR HOOD/FAN INTERLOCK DETAILS.
5. EF-6 DOES NOT RUN CONTINUOUSLY – VALUES SHOWN IN AIR BALANCE SCHEDULE REFLECT OPERATIONAL STATE. WHEN EF-6 IS NOT OPERATIONAL, RTU-2 SHALL BE DECREASED BY 600 CFM ACCORDINGLY. REFER TO M1.0 FOR ADDITIONAL DETAILS OF SEQUENCE OF OPERATIONS AND INTERLOCKING REQUIREMENTS.

HEATING SCHEDULE

EQUIPMENT	INPUT (BTU/HR)	OUTPUT (BTU/HR)	REQUIRED HEAT (BTU/HR)
ROOFTOP UNIT (RTU-1)	250,000	202,500	124,921
ROOFTOP UNIT (RTU-2)	150,000	121,500	76,499
ROOFTOP UNIT (RTU-3)	250,000	202,500	142,416
TOTALS	650,000	526,500	343,835

NO.	DESCRIPTION	DATE	BY
1			

ENGINEER OF RECORD: DAVID M. LEIFER, REGISTERED ARCHITECT, STATE OF TENNESSEE, 06/27/2024

PREPARED BY: CORE STATES GROUP CONSULTING LLC
212 SE Main Street Suite 2 Bentonville, AR 72712 479.786.4400 core-states.com

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PREPARED FOR: McDonald's USA, LLC

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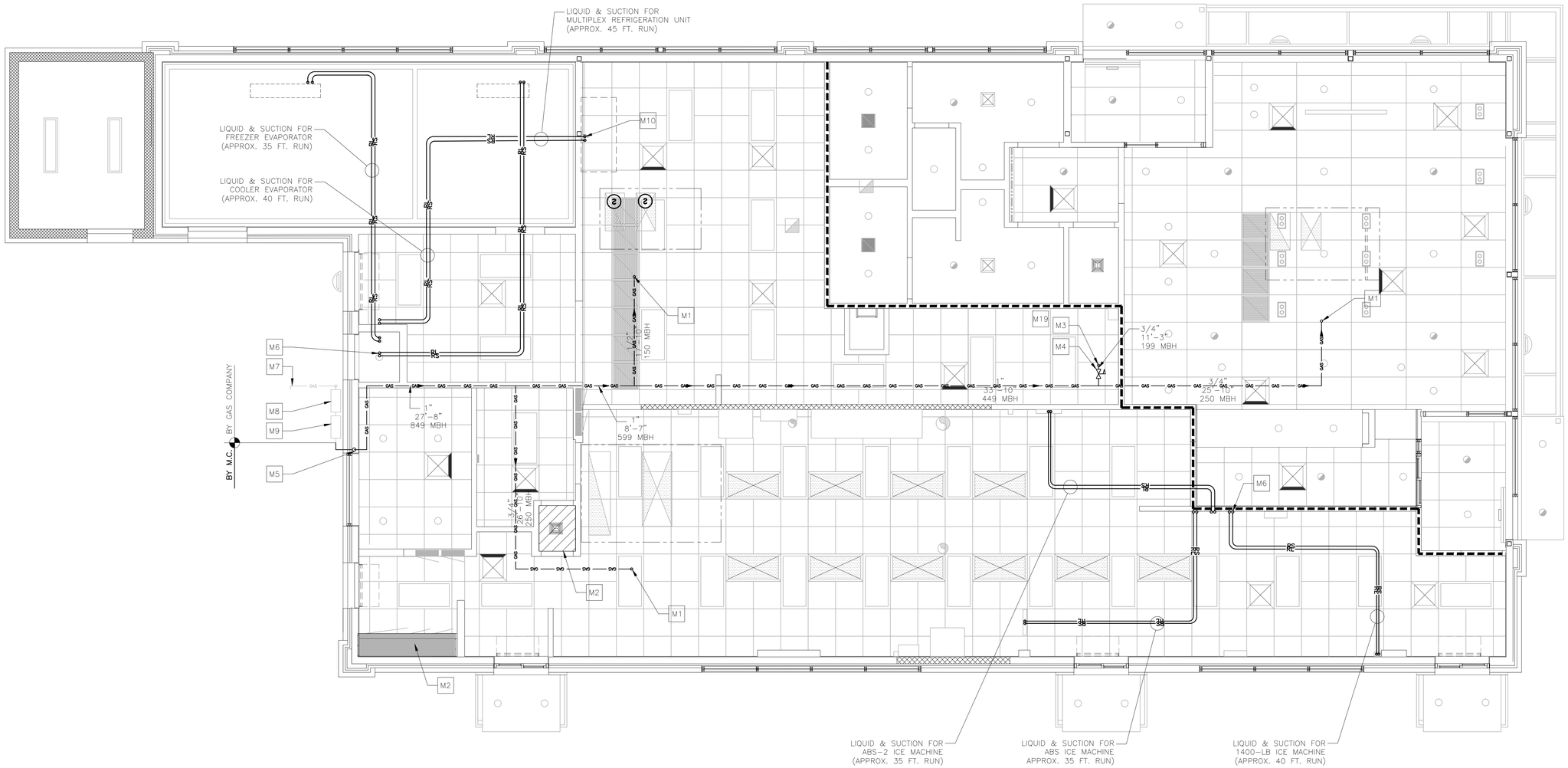
DRAWN BY: --
STD ISSUE DATE: 2023_12
REVIEWED BY: D. LEIFFER
DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING - B@20 4584-W/W - CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO.: 041-1210.00.0
M1.2
DUCTWORK PLAN



1 M1.4 MECHANICAL PIPING PLAN
1/4"=1'-0"

DRAWING NOTES

1. GAS PIPING LENGTHS ARE APPROXIMATE AND ARE SHOWN FOR SIZING PURPOSES ONLY.
2. REFRIGERANT PIPE SIZES SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

KEYED NOTES

- M1 GAS PIPE UP THROUGH ROOF TO RTU.
- M2 UTILITIES SHALL NOT BE ROUTED ABOVE TECH. CLOSET. OR SWITCHGEAR.
- M3 GAS PIPE DOWN TO WATER HEATER – APPROX. 10 FT. DROP
- M4 SIZE REGULATOR PROPERLY FOR APPLICATION – SET GAS PRESSURE REGULATOR OUTLET PRESSURE TO 10" W.C. AND PROVIDE VENT THROUGH ROOF AS REQUIRED
- M5 GAS PIPE UP IN WALL – APPROX. 10 FT. RISE
- M6 REFRIGERANT LIQUID AND SUCTION LINES UP THROUGH ROOF TO CONDENSING UNITS (TYP. 6 PLACES – SEE DETAIL 3 ON DRAWING M3.0)
- M7 INCOMING SERVICE LINE – SEE GAS PIPING NOTES ON DRAWING M4.0
- M8 INCOMING SERVICE REGULATOR SET TO 2 PSIG
- M9 INCOMING SERVICE METER – SEE GAS LOAD SCHEDULE FOR SIZING
- M10 REFRIGERANT LINES DOWN TO SODA SYSTEM (MULTIPLEX).

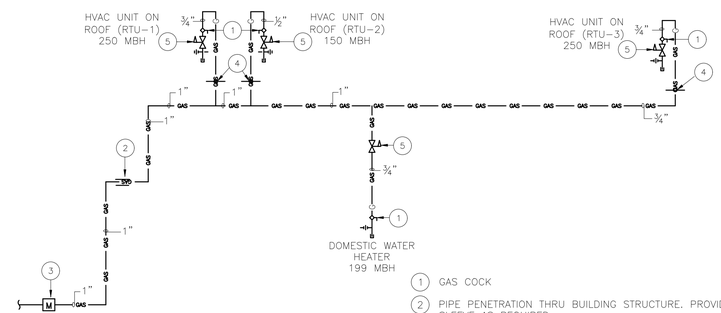
GAS LOAD SCHEDULE

EQUIPMENT	INPUT (BTU/HR)	GAS FLOW (1,000 BTU/CF) (CF/HR)
ROOFTOP UNIT (RTU-1)	250,000	250
ROOFTOP UNIT (RTU-2)	150,000	150
ROOFTOP UNIT (RTU-3)	250,000	250
WATER HEATER (WH-1)	199,000	199
TOTAL	**849,000**	**849**

PIPING KEY

1 1 1/2" GAS 10'-11" 1010 MBH

- PIPE SIZE
- PIPE LENGTH
- LOADING ON PIPE LENGTH



GAS RISER DIAGRAM
NOT TO SCALE

1. GAS COCK
2. PIPE PENETRATION THRU BUILDING STRUCTURE. PROVIDE PIPE SLEEVE AS REQUIRED.
3. GAS COMPANY METER/REGULATOR
4. GAS PIPING UP THRU THE ROOF. COORDINATE PIPE ROOF PENETRATION WITH AC UNIT LOCATION IN THE FIELD.
5. GAS REGULATOR (SEE DETAIL 4/M3.0)

NO.	DESCRIPTION	DATE	BY
-	-	-	-

ENGINEER OF RECORD: DAVID M. LEIFFER, REGISTERED ARCHITECT, STATE OF TENNESSEE, 06/27/2024

PREPARED BY: CORE STATES GROUP ARCHITECTURE, INC
212 SE Main Street, Suite 2, Bentonville, AR 72712, 479.986.4000, core-states.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	ES
STD ISSUE DATE	2023_12
REVIEWED BY	D. LEIFFER
DATE ISSUED	05-10-2024

TITLE: 2023 STANDARD BUILDING – BB20
4584-W/W – CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

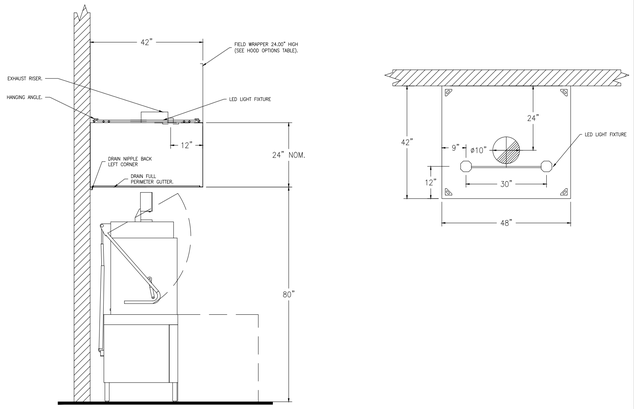
SHEET NO.: 041-1210.00.0
M1.4
MECH. PIPING PLAN

HOOD INFORMATION

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	APPLIANCE DUTY	DESIGN CFM/Ft	TOTAL EXH CFM	EXHAUST PLENUM REQUIRED						HOOD CONSTRUCTION	HOOD CONFIG.	
								WIDTH	LENG.	HEIGHT	DIA.	CFM	VEL.	S.P.	END TO END	ROW
1	DISH	CLASS 2	48"	NA	DISH	150	600			4"	10"	600	1100	-0.25"	304 SS	ALONE	ALONE

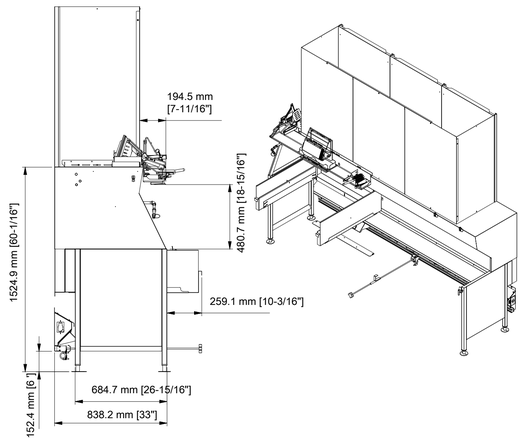
HOOD OPTIONS

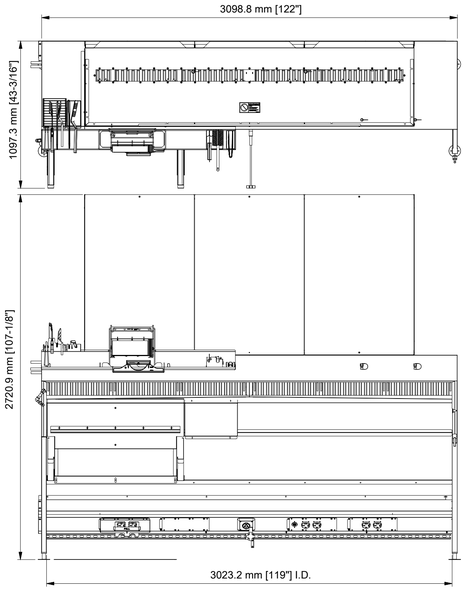
HOOD NO.	TAG	OPTION
1	DISH	FASCIA PANEL 14.00" HIGH FRONT, LEFT, RIGHT (FASCIA HEIGHT INCREASES FOR TALLER CEILING)



KITCHEN EXHAUST HOOD (TYPE II)

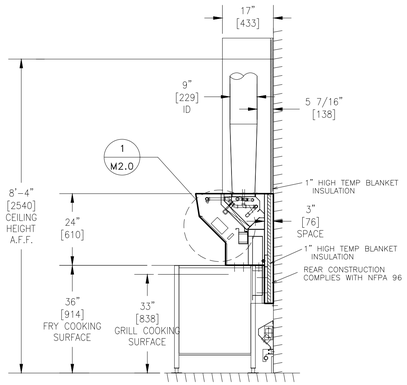
TAG: KH-4 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
N.T.S.

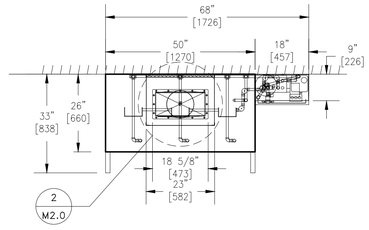


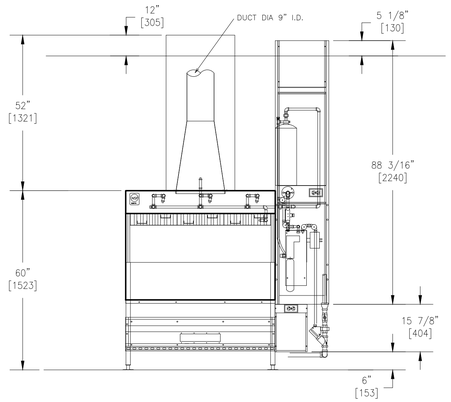


KITCHEN EXHAUST HOOD (TYPE I)

TAG: KH-1 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
SCALE: ½"=1'-0"

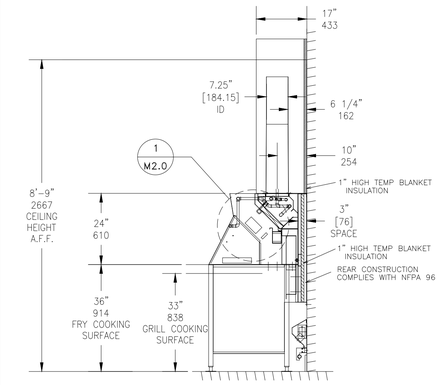


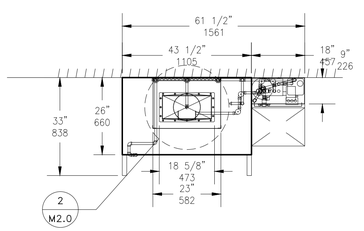


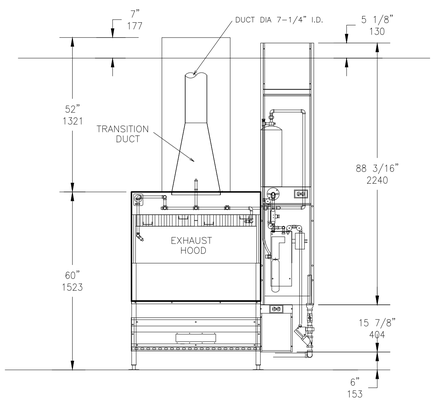


KITCHEN EXHAUST HOOD (TYPE I)

TAG: KH-2 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
SCALE: ½"=1'-0"





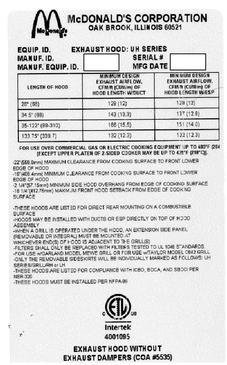


KITCHEN EXHAUST HOOD (TYPE I)

TAG: KH-3 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
SCALE: ½"=1'-0"

DRAWING NOTES

1. 16 GA. STAINLESS STEEL MATERIAL USED FOR HOOD CONSTRUCTION
2. FILTER BAFFLE:
   UL FILE R14372, VOL. 1, SEC. 1
   UL CONTROL NUMBER 5L65
   MEA-446-92-M
3. EXHAUST HOOD:
   UL FILE MH12755, VOL. 4
   UL CONTROL NUMBER 78L1
4. UTILITY CHASE AND RACEWAY:
   UL FILE E163328, VOL.1, SEC.3
5. HIGH TEMP GASKET:
   UL FILE MH12755, VOL. 2, SEC. 1, ILL. 9
6. HOOD CONSTRUCTION COMPLIES WITH NSF STANDARD 2
7. HOOD PERFORMANCE TESTED IN ACCORDANCE WITH UL 710
8. UL 300 AND NFPA 17A COMPLIANT R-102 WET CHEMICAL SYSTEM INCLUDED WITH HOOD INSTALLATION
9. ANSUL CONNECTIONS AND STARTUP BY APPROVED ANSUL REPRESENTATIVE
10. REFER E3.2 FOR HOOD/FAN INTERLOCK DETAILS
11. CAPTURE JET PLENUMS ARE TO BE ATTACHED WHEN CALLED OUT PER KITCHEN SCHEDULE.


McDONALD'S CORPORATION
OAK BROOK, ILLINOIS 60521

EQUIP. ID. EXHAUST HOOD: UH SERIES
MANUF. ID. SERIAL #
MANUF. EQUIP. ID. MFG DATE

LENGTH OF HOOD	MINIMUM LENGTH OF EXHAUST AIR OR MAKE-UP AIR PLENUM ON HOOD LENGTH: WIDTH	MIN HOOD EXTERIOR EXHAUST AIR VOLUME (CFM/ft (CFM/m) OF HOOD LENGTH WHEN
20" (50)	120 (12)	120 (12)
34.5" (88)	140 (13.3)	137 (13.6)
36-122" (89-310)	188 (18.5)	151 (14.0)
123.75" (329.7)	132 (12.3)	122 (12.0)

FOR USE OVER COMMERCIAL GAS OR ELECTRIC COOKING EQUIPMENT UP TO 450°F (EXCEPT UPPER PLATEN OF 2-SIDED COOKER MAY BE UP TO 475°F (246°C))

-22" (559.5mm) MINIMUM CLEARANCE FROM COOKING SURFACE TO FRONT LOWER EDGE OF HOOD
-18" (457.4mm) MINIMUM CLEARANCE FROM COOKING SURFACE TO FRONT LOWER EDGE OF HOOD
-MUST have 6" (152mm) MINIMUM SIDE HOOD OVERHANG FROM EDGE OF COOKING SURFACE
-18 1/4" (463.55mm) MAXIMUM FRONT HOOD SETBACK FROM EDGE OF COOKING SURFACE

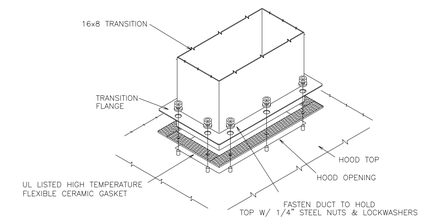
-DUCTLESS HOODS ARE LISTED FOR DIRECT REAR MOUNTING ON A COMBUSTIBLE SURFACE
-HOODS MAY BE INSTALLED WITH DUCTS OR EEP DIRECTLY ON TOP OF HOOD ASSEMBLY.
-WHEN A GRILL IS OPERATED UNDER THE HOOD, AN EXTENSION SIDE PANEL (REMOVABLE OR INTEGRAL) MUST BE USED ON THE GRILL(S).
-FILTERS SHALL ONLY BE REPLACED WITH FILTERS TESTED TO UL 1046 STANDARDS
-FOR USE w/GARLAND MODEL MEVVE GRILL OR FOR USE w/TAYLOR MODEL OX72 GRILL
-ONLY THE REMOVABLE SIDESHIRTS WILL BE INDIVIDUALLY MARKED AS FOLLOWS: LH SERIES/SIMILAR in LH
-THESE HOODS ARE LISTED FOR COMPLIANCE WITH ICBO, BOCA, AND SBCCI PER ESR-1233
-THESE HOODS MUST BE INSTALLED PER NFPA-96

Intertek
4001085

EXHAUST HOOD WITHOUT EXHAUST DAMPERS (COA #5535)

DETAIL

UL LABEL
SCALE: NONE
1 / M2.0



DETAIL

HOOD CONNECTION
SCALE: NONE
2 / M2.0

ENGINEER OF RECORD:
DAVID M. LEIFFER
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 112599
STATE OF TENNESSEE
06/21/2024

REV	DATE	DESCRIPTION	BY

PREPARED BY:
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PREPARED FOR:
McDonald's USA, LLC

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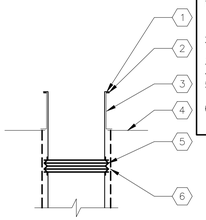
DRAWN BY	REVIEWED BY	DATE ISSUED
ES	D. LEIFFER	05-10-2024
STD ISSUE DATE 2023_12		

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

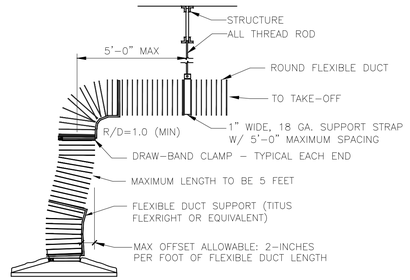
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO.: 041-1210.00.0
M2.0
EXHAUST HOODS

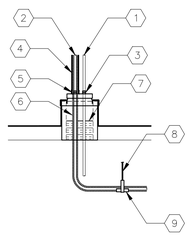


KEYED NOTES:
1. SHEET METAL DUCT DROP (SUPPLY, RETURN OR EXHAUST)
2. FOAM GASKET BETWEEN DUCT AND CURB
3. ROOF CURB
4. ROOF LINE
5. 6" FACE-TO-FACE CANVAS FLEXIBLE CONNECTION
6. 2" EXTERIOR INSULATION (SUPPLY AND RETURN)

DETAIL 1 M3.0
DUCT DROP INSTALLATION
SCALE: NONE

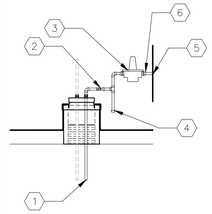


DETAIL 2 M3.0
DIFFUSER/GRILLE CONNECTION
SCALE: NONE



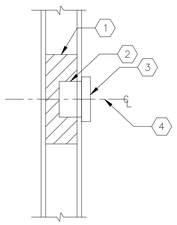
KEYED NOTES:
1. REFRIGERANT LIQUID LINE
2. REFRIGERANT SUCTION LINE WITH 1" THICK EXTERNAL FOAM INSULATION (ARMAFLEX BY ARMACELL OR EQUAL)
3. STAINLESS STEEL CLAMP
4. APPLY WEATHERPROOFING OVER FOAM INSULATION (ALUMAGUARD BY POLYGUARD OR EQUAL)
5. WRAP FOAM INSULATION OVER PIPE PORTAL NIPPLE AND STAINLESS STEEL CLAMP
6. RESTART FOAM INSULATION IMMEDIATELY AFTER PIPE PORTAL PENETRATION
7. INSULATE BOTTOM OF ROOF PORTAL CURB (MIN. R-19)
8. PIPE HANGER
9. LIGHT GAUGE GALVANIZED STEEL PROTECTIVE SHIELD

DETAIL 3 M3.0
REFRIGERANT PIPE INSTALLATION
SCALE: NONE



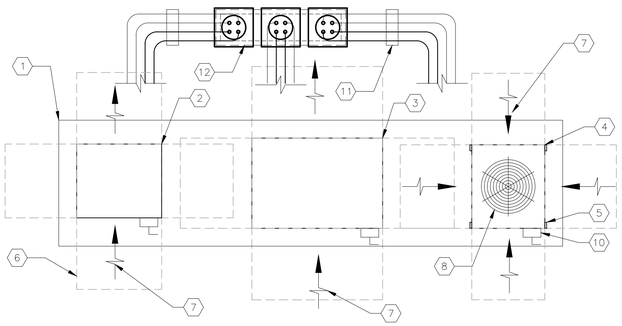
KEYED NOTES:
1. GAS PIPING
2. SHUT-OFF VALVE
3. PRESSURE REGULATOR (PROPERLY SIZED FOR APPLICATION)
4. DIRT LEG
5. ROOFTOP UNIT ENTRY
6. UNION (TYP.)

DETAIL 4 M3.0
GAS PIPE INSTALLATION
SCALE: NONE



KEYED NOTES:
1. PROVIDE BATT INSULATION FOR TEMPERATURE SENSORS INSTALLED IN HOLLOW CAVITY WALLS
2. 2x4 ELECTRICAL BOX
3. SENSOR (TEMPERATURE, HUMIDITY OR CO2)
4. MOUNT SENSOR(S) BETWEEN 4'-0" TO 4'-6" A.F.F.

DETAIL 5 M3.0
REMOTE SENSOR INSTALLATION
SCALE: NONE

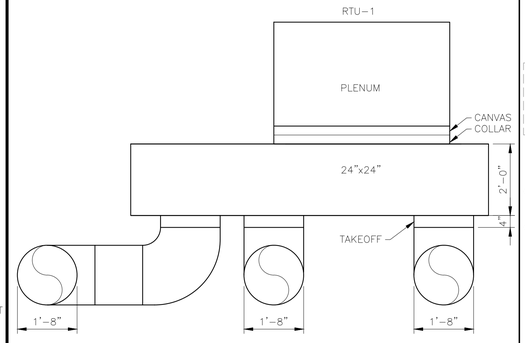


KEYED NOTES:
1. 180"Lx43"Wx14"H EQUIPMENT PLATFORM MANUFACTURED BY RPS OR EQUAL
2. 28⅛"Lx24¾"Wx19¾"H CONDENSING UNIT (COOLER).
3. 43⅜"Lx30½"Wx29¾"H CONDENSING UNIT (FREEZER).
4. 29"Lx24½"Wx34"H CONDENSING UNIT (MULTIPLEX).
5. FASTEN CONDENSING UNIT TO TOP OF PLATFORM AND SEAL FASTENER PENETRATIONS WITH UV RESISTANT SEALANT
6. OUTLINE OF SERVICE CLEARANCE EXTENDING 3'-0" FROM CONDENSING UNIT ON ALL SIDES
7. CONDENSER AIR INTAKE
8. CONDENSER FAN OUTLET ON TOP OF UNIT
9. CONDENSER FAN OUTLET ON SIDE OF UNIT
10. DISCONNECT SWITCH FURNISHED WITH UNIT
11. PROVIDE PIPE SUPPORT AS REQUIRED (TREATED LUMBER IS NOT ACCEPTABLE)
12. MULTIPLE PIPE PORTAL MANUFACTURED BY RPS OR EQUAL

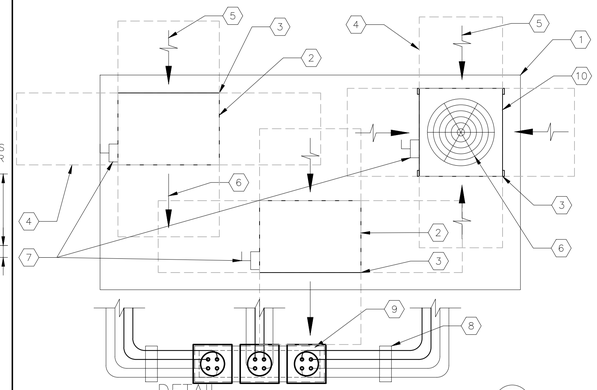
CONDUIT SIZES: (PER CONDENSING UNIT
(1) ¾" POWER
(1) ¾" CONTROL

REFRIGERANT PIPING SIZES:
SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR RECOMMENDED REFRIGERANT PIPE SIZING

DETAIL 6 M3.0
REMOTE CONDENSER UNITS (CU-4, CU-5 & CU-6)
SCALE: ½"=1'-0"



DETAIL 7 M3.0
VIEW TOWARDS REAR OF KITCHEN AT DUCT DROPS
SCALE: ½"=1'-0"

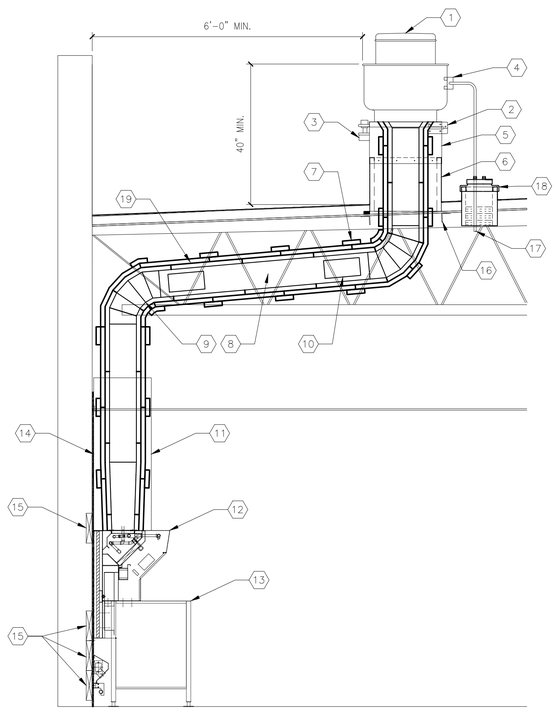


KEYED NOTES:
1. 141"x72"x14"H EQUIPMENT PLATFORM MANUFACTURED BY RPS OR EQUAL
2. 34"x24⅛"x25¾"H CONDENSING UNIT
3. FASTEN CONDENSING UNIT TO TOP OF PLATFORM AND SEAL FASTENER PENETRATIONS WITH UV RESISTANT SEALANT
4. OUTLINE OF SERVICE CLEARANCE EXTENDING FROM CONDENSING UNIT ON ALL SIDES
5. CONDENSER AIR INTAKE
6. CONDENSER FAN OUTLET
7. DISCONNECT SWITCH PROVIDED BY ELECTRICAL CONTRACTOR
8. PROVIDE PIPE SUPPORT AS NECESSARY (TREATED LUMBER IS NOT ACCEPTABLE)
9. MULTIPLE PIPE PORTAL MANUFACTURED BY RPS OR EQUAL
10. 29½"x28"x38"H CONDENSING UNIT

CONDUIT SIZES: (PER CONDENSING UNIT)
(1) ¾" POWER
(1) ¾" CONTROL

REFRIGERANT PIPING SIZES:
(PER CONDENSING UNIT)
ICE MACHINE - ½" LIQUID, ¾" SUCTION
(CU-3 CONDENSING UNIT)
ICE MACHINE - ⅜" LIQUID, ½" SUCTION

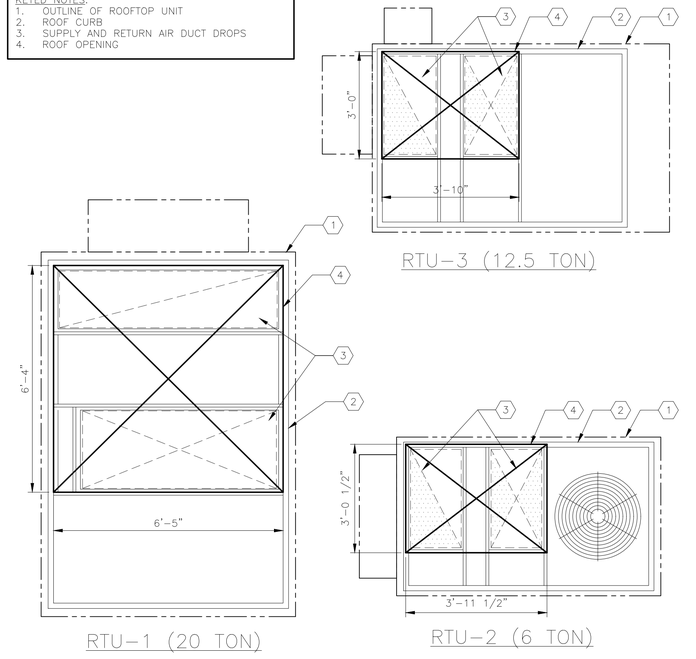
DETAIL 7B M3.0
REMOTE CONDENSER UNIT (CU-1, CU-2 & CU-3)
SCALE: ½"=1'-0"



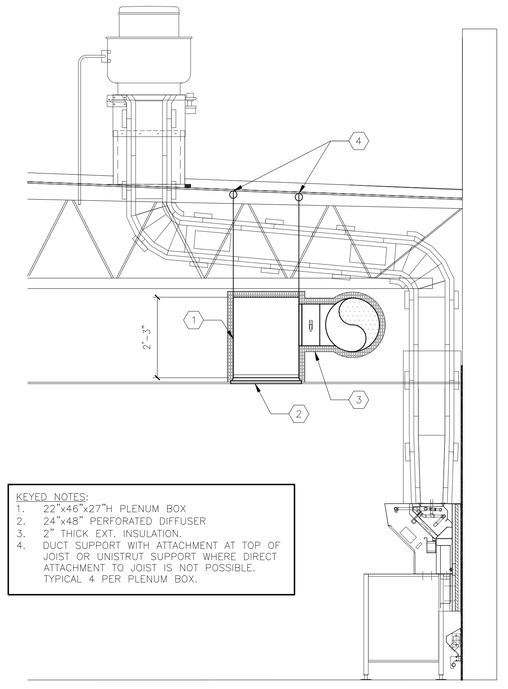
KEYED NOTES:
1. UPBLAST EXHAUST FAN (SEE EXHAUST FAN SCHEDULE)
2. HINGED CURB CAP FOR CLEANING ACCESS (FURNISHED WITH FAN)
3. GREASE TRAP (FURNISHED WITH FAN)
4. NEMA 3R DISCONNECT SWITCH (FURNISHED WITH FAN)
5. 12" HIGH CURB EXTENSION (FURNISHED WITH FAN)
6. 18" HIGH CURB (FURNISHED WITH FAN)
7. TWO (2) LAYERS OF 1½" THICK DUCT WRAP TO MEET ASTM E2336 INSTALLED PER MANUFACTURER'S INSTRUCTIONS. (SEE MECHANICAL NOTES FOR INSULATION SPECIFICATION)
8. 16 GAUGE BLACK IRON (CARBON STEEL) OR 18 GAUGE STAINLESS STEEL DUCTWORK WELDED LIQUID-TIGHT
9. 5-GORE BLACK IRON (CARBON STEEL) RADIUS ELBOW
10. 12"x6" ACCESS DOOR AT ALL CHANGES IN DIRECTION
11. STAINLESS STEEL FASCIA PANEL TO PROTECT DUCTWORK AND INSULATION
12. BACKSHELF TYPE EXHAUST HOOD (SEE KITCHEN EXHAUST HOOD SCHEDULE)
13. COOKING APPLIANCE (SEE KITCHEN DRAWINGS)
14. REAR WALL CONSTRUCTION SHALL CONSIST OF CERAMIC TILE OR MIN. 22 GAUGE STAINLESS STEEL OVER ⅝" TYPE X GYPSUM BOARD OR ½" CEMENT BOARD FROM FLOOR TO CEILING AND EXTENDING 24" TO EACH SIDE OF THE HOOD INSTALLED ON NON-COMBUSTIBLE WALL (REFER TO SHEET A1.0 FOR MORE INFORMATION.
15. 2x10 LIGHT GAUGE STEEL FOR SUPPORT BLOCKING FOR HOOD AND RACEWAY (COORDINATE INSTALLATION WITH HOOD INSTALLER)
16. STRUCTURAL FRAMING FOR ROOF OPENING (SEE STRUCTURAL DRAWINGS)
17. TRANSITION TO FLEXIBLE CONDUIT UNDER ROOF PENETRATION WHERE ALLOWED BY CODE.
18. ROOF PIPE PORTAL, RPS-N18(1) RC-2A 12x12x11H.
19. ¼" PER FOOT SLOPE PITCHED BACK TOWARDS THE HOOD.

SECTION 8 M3.0
KITCHEN EXHAUST HOOD INSTALLATION
SCALE: ½"=1'-0"

KEYED NOTES:
1. OUTLINE OF ROOFTOP UNIT
2. ROOF CURB
3. SUPPLY AND RETURN AIR DUCT DROPS
4. ROOF OPENING



DETAIL 9 M3.0
ROOF OPENINGS
SCALE: ½"=1'-0"



KEYED NOTES:
1. 22"x46"x27"H PLENUM BOX
2. 24"x48" PERFORATED DIFFUSER
3. 2" THICK EXT. INSULATION.
4. DUCT SUPPORT WITH ATTACHMENT AT TOP OF JOIST OR UNISTRUT SUPPORT WHERE DIRECT ATTACHMENT TO JOIST IS NOT POSSIBLE. TYPICAL 4 PER PLENUM BOX.

SECTION 10 M3.0
SUPPLY (S-1) PLENUM INSTALLATION
SCALE: ½"=1'-0"

NO.	DESCRIPTION	DATE	BY
1			

ENGINEER OF RECORD:
DAVID M. LEIFFER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
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06/27/2024

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McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
ES	D. LEIFFER	05-10-2024
STD ISSUE DATE		
2023_12		

TITLE:
2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION	SITE ID	SITE ADDRESS	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Gi	041-1210	2248 Nashville HWY	Columbia, TN
WOOD ROOF TRUSS FRAMING			
METAL PANEL/BRICK EXTERIOR FINISH			

SHEET NO.
041-1210.00.0
M3.0
DETAILS

MECHANICAL NOTES

GENERAL:
1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

2. ALL DIMENSIONS, CLEARANCES AND TOLERANCES SHALL BE VERIFIED PRIOR TO INSTALLATION.

3. ALL MATERIALS, FIXTURES AND EQUIPMENT USED SHALL BE IN ACCORDANCE WITH McDONALD'S SPECIFICATIONS. SPECIFICATIONS ARE CONTAINED WITHIN THESE DRAWINGS AND THE McDONALD'S PROJECT MANUAL. ANY CONTRACTOR IN NEED OF A COPY OF THE McDONALD'S PROJECT MANUAL SHALL CONTACT THE McDONALD'S AREA CONSTRUCTION MANAGER. ANY VARIANCE FROM THE McDONALD'S SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER-OF-RECORD.

4. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. SEE COORDINATION SCHEDULE FOR ADDITIONAL SCOPE OF WORK.

6. PRIOR TO BUILDING TURNOVER, A COMPLETE START-UP, TEST, ADJUST AND BALANCE SHALL BE PERFORMED ON ALL MECHANICAL SYSTEMS. THIS WORK SHALL BE PERFORMED BY A CERTIFIED TEST AND BALANCE CONTRACTOR. A CERTIFIED TEST AND BALANCE CONTRACTOR CAN BE FOUND BY VISITING:
   HTTP://WWW.AABCHQ.COM/DIRECTORY
   HTTP://WWW.NEBB.ORG/DIRECTORY.HTM
   HTTP://WWW.TABBCERTIFIED.ORG/SITE/CONTENT/CONTRACTORS/SEARCH

7. UPON COMPLETION OF THE PUNCHLIST, THE MECHANICAL CONTRACTOR AND TEST AND BALANCE CONTRACTOR SHALL SUBMIT REDLINED OR AS-BUILT DRAWINGS ALONG WITH THE TEST AND BALANCE REPORT AND ALL EQUIPMENT OPERATION AND MAINTENANCE MANUALS TO THE McDONALD'S AREA CONSTRUCTION MANAGER. A MINIMUM OF TWO (2) COPIES SHALL BE PROVIDED, ONE (1) FOR REGIONAL RECORDS AND ONE (1) FOR THE RESTAURANT.

8. ALL PENETRATIONS OF FIRE-RATED WALLS SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING SYSTEM.

VENTILATION SYSTEMS:
1. ALL SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SMACNA STANDARDS.

2. ALL DUCTWORK DIMENSIONS ARE INTERNAL FREE AREA DIMENSIONS AND SIZED FOR 0.08" W.C. PER 100 FT. OF DUCT.

3. ALL SHEET METAL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA TABLES FOR 2" W.C. AND SHALL BE SUPPORTED WITH AN APPROVED HANGER AT INTERVALS NOT EXCEEDING 10 FT.

4. ALL DUCT DROPS INTO THE BUILDING SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO ISOLATE THE DUCTWORK SYSTEM FROM NOISE AND VIBRATION. FLEXIBLE CONNECTIONS SHALL BE TESTED IN ACCORDANCE WITH UL 181 AND LISTED AS CLASS 0 OR CLASS 1.

5. ALL DUCT DROPS INTO THE BUILDING SHALL BE OFFSET AS NECESSARY TO ALLOW FOR THE CLEAR INSTALLATION OF THE EXTERNAL DUCTWORK INSULATION.

6. ALL DUCTWORK BRANCHES THAT SERVE A SINGLE DIFFUSER SHALL BE SUPPLIED WITH A VOLUME DAMPER FOR BALANCING. BRANCHES THAT SERVE MULTIPLE DIFFUSERS, THE BALANCING IS HANDLED VIA REMOTE DAMPER INSTALLED NEAR THE DIFFUSER. REFER TO M1.2 FOR DAMPER LOCATIONS. VOLUME DAMPER SHALL HAVE A 2" OFFSET TO ACCOMMODATE EXTERNAL INSULATION.

7. TAKE-OFFS FROM RECTANGULAR TO ROUND DUCT SHALL BE DUCTMATE STRAIGHT-SIDED OR CENTER HIGH-EFFICIENCY TAKE-OFFS WITH A 2" DAMPER STAND-OFF TO ACCOMMODATE FOR EXTERNAL INSULATION.

8. ALL DUCTWORK JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS SHALL BE SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), TAPES, ETC. ALL SEALANT MATERIALS SHALL BE LISTED IN ACCORDANCE WITH UL 181A OR 181B.

9. ALL SUPPLY AND RETURN SHEET METAL DUCTWORK LOCATED WITHIN THE CEILING SPACE SHALL BE EXTERNALLY INSULATED. INSULATION SHALL BE 2" THICK MICROLITE FSK-100 BY JOHNS MANVILLE OR EQUAL.

10. ALL SUPPLY AND RETURN SHEET METAL DUCTWORK LOCATED OUTSIDE OF THE BUILDING SHALL BE INTERNALLY LINED WITH A 1" THICK FIBERGLASS (MIN. R-4.2) AND EXTERNALLY INSULATED WITH A 2" THICK RIGID POLYSTYRENE, POLYURETHANE OR POLYISOCYANURATE BOARD (MIN. R-8 FOR CLIMATE ZONES 1 THROUGH 4), OR A 3" THICK (MIN R-12 FOR CLIMATE ZONES 5 THROUGH 8). INTERNAL FIBERGLASS INSULATION SHALL BE LINATEX BY JOHNS MANVILLE OR EQUAL. EXTERNAL RIGID BOARD INSULATION SHALL BE THERMAPINK BY OWENS CORNING OR EQUAL.

11. FOR APPLICABLE SITUATIONS OR PLAYPLACE ADDITIONS: ALL EXPOSED SPIRAL DUCTWORK SHALL BE INTERNALLY INSULATED TO PREVENT CONDENSATION (MIN. R-4.3). INTERNAL INSULATION SHALL BE 1" THICK SPIRACOUSTIC PLUS BY JOHNS MANVILLE OR EQUAL.

12. ALL DUCTWORK PENETRATIONS THROUGH FIRE-RATED WALLS, BARRIERS OR PARTITIONS SHALL BE PROTECTED WITH A FIRE DAMPER. THE PERIMETER OF THE FIRE DAMPER SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING MATERIAL.

13. ALL EXTERIOR SHEET METAL DUCTWORK SHALL BE EXTERNALLY WRAPPED WITH AN APPROVED WEATHERPROOFING MATERIAL TO PROTECT AGAINST WATER PENETRATION AND CORROSION. SIDES AND TOP OF EXTERNAL WEATHERPROOFING SHALL BE ALUMAGUARD 60 MIL UV BARRIER BY POLYGUARD OR EQUAL. BOTTOM OF EXTERNAL WEATHERPROOFING SHALL BE VAPORGUARD 5 MIL MEMBRANE BY POLYGUARD OR EQUAL.

14. ALL FLEXIBLE DUCTWORK, METALLIC AND NONMETALLIC, SHALL CONFORM TO THE FOLLOWING:
   A. 2" THICK INSULATION (R-6.0) SEE NOTE#9 AND TABLE(S) BELOW:

DUCT LOCATION: UNCONDITIONED SPACE			CLIMATE ZONES 1 THROUGH 8
DUCTWORK CLASSIFICATION	PRESSURE	SEAL CLASS	INSULATION
SUPPLY	2.00" W.C.	A	TYPE A (R-6)
RETURN	-2.00" W.C.	A	TYPE A (R-6)
EXHAUST	-2.00" W.C.	A	(*)TYPE A (R-6)
HANGER SUPPORTS	EVERY 6 FT.		1" TYPE B

DUCT LOCATION: EXTERIOR (INCLUDES ATTICS ABOVE INSULATED CEILINGS AND CRAWL SPACES.			CLIMATE ZONES 1 THROUGH 4	CLIMATE ZONES 5 THROUGH 8
DUCTWORK CLASSIFICATION	PRESSURE	SEAL CLASS	INSULATION	INSULATION
SUPPLY	2.00" W.C.	A	TYPE A (R-8)	TYPE A (R-12)
RETURN	-2.00" W.C.	A	TYPE A (R-8)	TYPE A (R-12)
EXHAUST	-2.00" W.C.	A	(*)TYPE A (R-8)	(*)TYPE A (R-12)
HANGER SUPPORTS	EVERY 6 FT.		1" TYPE B	

(*) EXHAUST DUCTWORK IS ONLY REQUIRED TO BE INSULATED WITHIN 2-FEET OF ROOF PENETRATION. REFER TO "COMMERCIAL KITCHEN EXHAUST SYSTEMS", NOTE#4 FOR FIRE WRAPPING REQUIREMENTS ON KITCHEN GREASE DUCTWORK.

   B. INTEGRAL VAPOR BARRIER
   C. LISTED AND LABELED UL 181, CLASS 0 OR CLASS 1
   D. INSTALLED IN ACCORDANCE WITH:
      i. SMACNA STANDARDS,
      ii. AIR DIFFUSION COUNCIL INSTALLATION GUIDELINES, AND/OR
      iii. MANUFACTURER'S INSTALLATION INSTRUCTIONS

14. FLEXIBLE DUCTWORK SHALL NOT PENETRATE WALLS. SHEET METAL DUCTWORK IS REQUIRED AT ALL FIRE-RATED AND DRAFTSTOP WALL PENETRATIONS.

15. ALL COVERINGS, LININGS AND ADHESIVES (TAPES, ETC.) SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 50.

16. DUCT-MOUNTED SMOKE DETECTORS, PROVIDED BY ROOFTOP UNIT MANUFACTURER, SHALL BE INSTALLED IN SYSTEMS WITH DESIGN CAPACITY GREATER THAN 2,000 CFM. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS. DUCT-MOUNTED SMOKE DETECTORS ARE NOT REQUIRED WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AREA SMOKE DETECTORS CONNECTED TO A FIRE ALARM SYSTEM WHERE THE FIRE ALARM SYSTEM IS DESIGNED TO SHUT DOWN THE ROOFTOP UNITS.

17. ALL SUPPLY AIR DIFFUSERS SHALL BE INSULATED TO PREVENT CONDENSATION.

18. ALL AIR DEVICES LOCATED IN DRYWALL CEILINGS SHALL BE SUPPLIED WITH AN INTEGRAL VOLUME DAMPER ACCESSIBLE FROM THE AIR DEVICE FACE TO FACILITATE BALANCING.

19. ALL OUTDOOR AIR INTAKES SHALL BE LOCATED A MINIMUM OF 10 FT. HORIZONTALLY FROM ANY SOURCE OF CONTAMINATION SUCH AS EXHAUST FANS, PLUMBING VENTS, WATER HEATER FLUES, ETC. WHERE A CONTAMINANT SOURCE IS LOCATED WITHIN 10 FT. OF AN INTAKE, THE INTAKE OPENING SHALL BE LOCATED A MINIMUM OF 2 FT. BELOW THE CONTAMINANT SOURCE.

20. ALL ROOFTOP CONDENSING UNITS THAT DISCHARGE HORIZONTALLY SHALL BE ORIENTED SUCH THAT THE DISCHARGE DOES NOT BLOW IN THE DIRECTION OF AN OUTDOOR AIR INTAKE.

COMMERCIAL KITCHEN EXHAUST SYSTEMS:
1. ALL METAL DUCTWORK USED FOR THE CONVEYANCE OF GREASE-LADEN AIR SHALL BE CONSTRUCTED OF MINIMUM 18 GAUGE STAINLESS STEEL OR 16 GAUGE CARBON STEEL (BLACK IRON).

2. ALL GREASE EXHAUST DUCTWORK JOINTS SHALL BE EITHER TELESCOPING OR BELL TYPE. BUTT-WELDED JOINTS ARE PROHIBITED.

3. ALL GREASE EXHAUST DUCTWORK SEAMS AND JOINTS SHALL BE CONTINUOUSLY WELDED WATER-TIGHT ON THE EXTERNAL SURFACE OF THE DUCT SYSTEM. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER.

4. ALL GREASE EXHAUST DUCTWORK SHALL BE EXTERNALLY INSULATED WITH A ASTM E2336 LISTED AND LABELED GREASE DUCT ENCLOSURE SYSTEM. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. ACCESS PANELS SHALL BE PROVIDED AT ALL CHANGES IN DIRECTION OF THE GREASE EXHAUST DUCTWORK SYSTEM. ACCESS PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE INSULATION MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE LABELED AS FOLLOWS: "ACCESS PANEL - DO NOT OBSTRUCT".

6. ALL HORIZONTAL GREASE EXHAUST DUCTWORK SHALL BE INSTALLED WITH A MINIMUM ¼" PER FOOT SLOPE AND SHALL BE PITCHED BACK TOWARD THE HOOD.

7. UPBLAST KITCHEN EXHAUST FANS SHALL BE LOCATED A MINIMUM OF 6 FT. FROM ANY PARAPET WALL OR ADJACENT STRUCTURE AND SHALL TERMINATE A MINIMUM OF 40 INCHES ABOVE THE FINISHED ROOFING MATERIAL.

REFRIGERANT PIPING:
1. ALL REFRIGERATION WORK SHALL BE PERFORMED BY A CERTIFIED REFRIGERATION CONTRACTOR.

2. ALL REFRIGERANT PIPING SHALL BE SEAMLESS COPPER TUBING OF TYPE L IN ACCORDANCE WITH ASTM B 88 AND ALL JOINTS SHALL BE SOLDERED.

3. ALL REFRIGERANT SUCTION LINES SHALL BE INSULATED WITH A MINIMUM 1" FOAM PIPE INSULATION. PIPE INSULATION INSTALLED OUTDOORS SHALL BE PROTECTED WITH AN APPROVED WEATHERPROOFING MATERIAL.

4. ALL SUSPENDED REFRIGERANT PIPING SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
COPPER TUBING ≤1¼"	6 FT.	10 FT.
COPPER TUBING ≥1½"	10 FT.	10 FT.

5. ALL REFRIGERANT PIPING SHALL BE SIZED PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

6. PRE-CHARGED LINESETS ARE NOT PERMITTED AS LINES WILL MOST LIKELY NEED TO BE CUT TO FIT THE APPLICATION AND REFRIGERANT WILL NEED TO BE RECLAIMED.

7. ALL PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE FROM PIPE HANGERS. PROTECTION SHALL BE LIGHT GAUGE GALVANIZED STEEL OR EQUAL.

8. ALL REFRIGERANT PIPING SYSTEMS SHALL BE PRESSURE TESTED FOR LEAKS PRIOR TO START-UP. ALL LEAKS SHALL BE REMEDIED PRIOR TO BUILDING TURNOVER.

9. ALL PIPING SHALL MEET MINIMUM INSULATION THICKNESS PER THE TABLE BELOW:

PIPING	MINIMUM INSULATION THICKNESS (IN INCHES) PER NOMINAL PIPE OR TUBE SIZE				
NOMINAL PIPE SIZE	<1	1 TO 1.5	1.5 TO <4	4 TO <8	≥8
LIQUID (REFRIGERATION) (<40°F)	0.5	1.0	1.0	1.0	1.5
SUCTION (REFRIGERATION) (<40°F)	0.5	1.0	1.0	1.0	1.5

CO2 DETECTION EQUIPMENT:
1. THE CO2 DETECTOR SHALL BE HARD-WIRED TO PREVENT TAMPERING AND SHALL BE INSTALLED AT 12" A.F.F. WITHIN A 5 FT. RADIUS OF THE CO2 STORAGE TANKS.

2. ONE (1) AUDIBLE AND ONE (1) VISUAL ALARM SHALL BE INSTALLED A MINIMUM OF 7 FT. A.F.F., IN PLAIN SIGHT IN THE SAME ROOM AS THE CO2 STORAGE TANKS.

3. ONE (1) AUDIBLE AND ONE (1) VISUAL ALARM SHALL BE INSTALLED A MINIMUM OF 7 FT. A.F.F., AT THE BACK OF THE KITCHEN AND IN PLAIN SIGHT FROM THE MAIN SIDE OF THE PREP LINE.

4. THE CO2 EXTERIOR STROBE SHALL BE INSTALLED AS SHOWN ON SHEET A2.0, (DETAIL 2) AND ON SHEET E1.1. THE INSIDE AUDIBLE AND VISUAL ALARM SHALL BE INSTALLED INSIDE THE CO2 CLOSET, AND IN THE SUPPORT/BACK-OF-THE HOUSE LOCATION AS SHOWN ON SHEETS E1.1 AND E3.0.

NATURAL GAS SYSTEMS:
1. ALL GAS PIPING, WATER HEATER VENTS, INTAKES AND FLUES SHALL CONFORM TO THE CURRENT VERSION OF NFPA 54, NATIONAL FUEL GAS CODE, AND ANY LOCAL CODE REQUIREMENTS.

2. THE NATURAL GAS MAIN PIPE SIZING IS BASED ON THE FOLLOWING:
   A. MINIMUM SUPPLY PRESSURE AT THE METER OF 2 PSIG
   B. 1 PSIG PRESSURE DROP FROM METER TO FARTHEST APPLIANCE
   C. 1,000 BTU PER CU. FT. OF NATURAL GAS

3. GAS PIPING RUN-OUTS TO EQUIPMENT ARE SIZED BASED ON THE FOLLOWING:
   A. SUPPLY PRESSURE AT THE REGULATOR OF 10" W.C. (¼ PSIG)
   B. 0.5" W.C. PRESSURE DROP FROM REGULATOR TO FARTHEST APPLIANCE
   C. 1,000 BTU PER CU. FT. OF NATURAL GAS

4. ALL NATURAL GAS PIPE SHALL BE SCHEDULE 40 CARBON STEEL PIPE WITH MALLEABLE IRON FITTINGS AND SHALL BE COMPLY TO ONE OF THE FOLLOWING STANDARDS: ASME B36.10, 10M; ASTM A 53; OR ASTM A 106.

5. NATURAL GAS PRESSURE REGULATORS SHALL BE MAXITROL 325 SERIES OR EQUAL.

6. ALL SUSPENDED STEEL PIPING SHALL BE SUPPORTED AS FOLLOWS:

SIZE	MAX. HORIZ. SPACING	MAX. VERT. SPACING
½"	6 FT.	6 FT.
¾" TO 1"	8 FT.	8 FT.
≥1¼"	10 FT.	10 FT.

7. GAS PIPING SHALL NOT PENETRATE ANY FIRE-RATED CHASE OR SHAFT, DUCTWORK OR PLENUM.

8. ALL NATURAL GAS PIPING INSTALLED OUTDOORS SHALL BE COATED WITH A CORROSION RESISTANT PAINT. PAINT COLOR SHALL BE ORANGE OR YELLOW.

9. ALL INTAKE AND VENT PIPING FOR SEALED-COMBUSTION WATER HEATERS SHALL BE PVC OR ABS, SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED BY THE PLUMBING CONTRACTOR.

10. ALL WATER HEATER VENTS SHALL BE LOCATED A MINIMUM OF 10 FT. HORIZONTALLY FROM ANY OUTDOOR AIR INTAKE. WHERE A WATER HEATER VENT IS LOCATED WITHIN 10 FT. OF AN INTAKE, THE FLUE OR VENT SHALL TERMINATE A MINIMUM OF 2 FT. ABOVE THE INTAKE.

11. UPON COMPLETION OF INSTALLATION, THE GAS PIPING SYSTEM SHALL BE PURGED OF DELETERIOUS MATERIAL AND SHALL BE PRESSURE TESTED. PRESSURE TESTING SHALL BE PERFORMED WITH THE EQUIPMENT SHUT-OFF VALVES IN THE CLOSED POSITION TO PROTECT EQUIPMENT FROM DAMAGE DUE TO EXCESSIVE PRESSURE.

12. AFTER THE PRESSURE TEST HAS BEEN COMPLETED AND ANY LEAKS REMEDIED, THE INSTALLING CONTRACTOR SHALL MEASURE AND VERIFY THE FOLLOWING GAS PRESSURES WHILE EQUIPMENT IS IN OPERATION:
   A. GRILL - 6" W.C. NATURAL, 14" W.C. L.P.
   B. FRYER - 6" W.C. NATURAL, 14" W.C. L.P.
   C. WATER HEATER - 6" W.C. NATURAL, 14" W.C. L.P.
   D. HVAC UNIT - 7" W.C. NATURAL, 14" W.C. L.P.

13. IF THE MINIMUM PRESSURES ARE NOT MET, THIS SHALL BE IMMEDIATELY REPORTED TO THE MCDONALD'S AREA CONSTRUCTION MANAGER.

CONDENSATE PIPING:
1. CONDENSATE PIPING SHALL BE GALVANIZED STEEL, COPPER OR PVC.

2. PVC PIPE SHALL BE PAINTED WITH WATER BASED LATEX PAINTING TO RESIST DEGRADATION FROM ULTRAVIOLET EXPOSURE.

3. PIPE SUPPORTS SHALL BE RPS MODEL PMP-2 OR EQUAL. QUANTITY AS REQUIRED DEPENDANT UPON PIPING MATERIAL.

4. PIPING SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
COPPER PIPE	12 FT.	10 FT.
GALVANIZED STEEL	12 FT.	15 FT.
PVC	4 FT.	15 FT.

5. CONDENSATE PIPING SHALL SLOPE A MINIMUM OF ⅛" PER FOOT.

6. CONDENSATE PIPING SHALL BE SIZED BASED ON THE FOLLOWING:

TOTAL TONS SERVED BY PIPE	MINIMUM PIPE SIZE
<20 TONS	¾"
>20 TONS, <40 TONS	1"
>40 TONS, <125 TONS	1½"

LEGEND

SYMBOL	DESCRIPTION
TS	TEMPERATURE SENSOR
ATS	AVERAGING TEMPERATURE SENSOR
CO2	CO2 SENSOR FOR ROOFTOP UNIT DEMAND CONTROL VENTILATION
HS	HUMIDITY SENSOR
T	THERMOSTAT
S	SMOKE DETECTOR
KH 2	EQUIPMENT TAG
R-1 / 1750 CFM / 18"ø	DIFFUSER INFORMATION LINE 1: TAG LINE 2: AIRFLOW LINE 3: NECK SIZE
	SUPPLY AIR DUCT (VERTICAL)
	RETURN OR EXHAUST AIR DUCT (VERTICAL)
	ROUND DUCT (VERTICAL)
SSC	STEADY-STATE SPEED CONTROLLER
	PLAQUE DIFFUSER (SHADED AREA DESIGNATES BLANK-OFF PANEL LOCATION)
	LINEAR SLOT DIFFUSER
	LOUVERED FACE DIFFUSER
	CEILING-MOUNTED EXHAUST FAN
	SPIN-IN COLLAR WITH VOLUME DAMPER
	VOLUME DAMPER
	FLEXIBLE DUCTWORK
12"ø	SHEET METAL DUCTWORK W/DIA. SIZE
	PERFORATED FACE DIFFUSER
	SHEET METAL TEE WITH CAP

ABBREVIATIONS

ACM	AREA CONSTRUCTION MANAGER
B.J.	BELOW JOISTS
BSI	BEVERAGE SYSTEM INSTALLER
DCV	DEMAND CONTROL VENTILATION
E.A.	EXHAUST AIR
EC	ELECTRICAL CONTRACTOR
FAC	FIRE ALARM CONTRACTOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPC	FIRE PROTECTION CONTRACTOR
GC	GENERAL CONTRACTOR
I.D.	INSIDE DIMENSION
KEI	KITCHEN EQUIPMENT INSTALLER
KES	KITCHEN EQUIPMENT SUPPLIER
M.A. (S)	MIXED AIR - SUMMER
M.A. (W)	MIXED AIR - WINTER
MC	MECHANICAL CONTRACTOR
O.A.	OUTDOOR AIR
O.D.	OUTSIDE DIMENSION
O/O	OWNER/OPERATOR
PC	PLUMBING CONTRACTOR
R.A.	RETURN AIR
RC	REFRIGERATION CONTRACTOR
S.A.	SUPPLY AIR
S.P.	STATIC PRESSURE
MC	TEST AND BALANCE CONTRACTOR

REV	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:
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06/27/2024

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DRAWN BY: ES
STD ISSUE DATE: 2023_12
REVIEWED BY: D. LEIFFER
DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO.: 041-1210.00.0
M4.0
GENERAL NOTES

COORDINATION SCHEDULE

GENERAL REQUIREMENTS	FURNISH	INSTALL	FINAL CONNECTION	NOTES
MECHANICAL PERMIT	MC			1–3
HOT WORK (WELDING) PERMIT (IF APPLICABLE)	MC			1–3
REFRIGERATION PERMIT (IF APPLICABLE)	KES			1–3
PLUMBING PERMIT	PC			1–3
ELECTRICAL PERMIT	EC			1–3
FIRE SPRINKLER PERMIT (IF APPLICABLE)	FPC			1–3
FIRE ALARM PERMIT (IF APPLICABLE)	FAC			1–3
CONTRACTOR COORDINATION REQUIREMENTS				
HEATING & AIR–CONDITIONING				
ROOFTOP UNITS, INTAKE AND RELIEF	MCD CP	MC		1–5, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 20, 22
GAS PIPING AND GAS PIPE KIT	PC	PC	PC	1–3, 14, 22–23
CONTROLS WIRING	MC	EC	EC	1–3, 19, 22, 24
POWER WIRING	EC	EC	EC	1–3, 19, 22, 24
CONDENSATE TRAP	MC	PC		1–3, 22–23
CONDENSATE PIPING (IF APPLICABLE)	PC	PC		1–3, 22–23
DUCT–MOUNTED SMOKE DETECTOR	MC	MC	EC	1–3, 22, 24
GENERAL EXHAUST SYSTEMS				
EXHAUST FANS	MCD CP	MC		1–3, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 22
CONTROLS (WHERE APPLICABLE)	MC	EC	EC	1–3, 22, 24
POWER WIRING	EC	EC	EC	1–3, 22, 24
TEMPERATURE CONTROLS				
BUILDING AUTOMATION SYSTEM	MCD CP	MC	EC	1–3, 22, 24
REMOTE SENSORS (RH AND/OR TEMPERATURE)	MC	MC	EC	1–3, 22, 24
CONTROLS WIRING (WHERE APPLICABLE)	MC	EC	EC	1–3, 22, 24
POWER WIRING	EC	EC	EC	1–3, 22, 24
DUCTWORK AND ACCESSORIES				
GALVANIZED SHEET METAL DUCTWORK	MC	MC		1–3, 22
EXTERNAL INSULATION	MC	MC		1–3, 22
INTERNAL INSULATION (IF APPLICABLE)	MC	MC		1–3, 22
WEATHERPROOFING (IF APPLICABLE)	MC	MC		1–3, 22
SPIN–IN COLLARS	MC	MC		1–3, 22
FLEXIBLE DUCTWORK	MC	MC		1–3, 22
VOLUME/BALANCING DAMPERS	MC	MC		1–3, 22
FIRE DAMPERS (IF APPLICABLE)	MC	MC		1–3, 22
FIRESTOPPING (IF APPLICABLE)	MC	MC		1–3, 22
AIR DEVICES AND ACCESSORIES	MC	MC	MC	1–3, 7, 22, 28
PLUMBING SYSTEMS				
WATER HEATERS	MCD CP	PC	PC	1–3, 11–12, 23
HOT AND COLD WATER PIPE	PC	PC	PC	1–3, 23
VENTS AND INTAKES	PC	PC	PC	1–3, 23
THERMOSTATIC MIXING VALVE	PC	PC	PC	1–3, 23
POWER AND CONTROL WIRING	EC	EC	EC	1–3, 23–24
KITCHEN EXHAUST SYSTEMS				
McDONALD'S BACKSHELF EXHAUST HOODS	KES	KEI		1–3, 6, 22, 27
CANOPY EXHAUST HOODS (IF APPLICABLE)	KES	KEI		1–3, 6, 22, 27
BLACK IRON DUCTWORK	KES	KEI		1–3, 6, 22
STAINLESS STEEL DUCTWORK (IF APPLICABLE)	KES	KEI		1–3, 6, 22
ALUMINUM DUCTWORK (IF APPLICABLE)	KES	KEI		1–3, 6, 22
UL LISTED DUCT WRAP	MC	MC		1–3, 6, 22
FIRE–RATED DUCT ENCLOSURE (IF APPLICABLE)	GC	GC		1–3, 6, 20, 22
EXHAUST FANS	MCD CP	MC		1–3, 6, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 6, 20, 22
CURB EXTENSIONS	MC	MC		1–3, 6, 22
CONTROLS (WHERE APPLICABLE)	EC	EC	EC	1–3, 6, 22, 24
POWER WIRING	EC	EC	EC	1–3, 6, 22, 24
FIRE SUPPRESSION SYSTEM	KES	KES	KES	1–3, 16, 22, 27
KITCHEN EQUIPMENT				
COOLER/FREEZER	KES	GC		1–3, 27
EVAPORATOR COILS	KES	MC		1–3, 27
CONDENSATE PIPING	PC	PC	PC	1–3, 23, 27
REMOTE CONDENSING UNIT (MAC)	KES	MC		1–3, 22, 27
ROOF CURBS	MC	MC		1–3, 22
REFRIGERANT PIPING	KES	MC	MC	1–3, 22, 27
POWER WIRING	EC	EC	EC	1–3, 22, 24, 27
CONTROL WIRING	EC	EC	EC	1–3, 24, 27
PIPE PORTALS	MC	MC		1–3, 22
ICE MACHINES	KES	KEI		1–3, 27
WATER SUPPLY PIPING	KES	KEI	BSI	1–3, 27
REMOTE CONDENSING UNITS	KES	MC		1–3, 22, 27
ROOF CURBS	MC	MC		1–3, 22, 27
REFRIGERANT PIPING	KES	MC	MC	1–3, 22, 27
POWER WIRING	EC	EC	EC	1–3, 22, 24, 27
CONTROL WIRING	KES	EC	EC	1–3, 24, 27
PIPE PORTALS	MC	MC		1–3, 22
GRILLS	KES	KES		1–3, 27
GAS PIPING (IF APPLICABLE)	PC	PC	PC	1–3, 23, 27
POWER WIRING	EC	EC	EC	1–3, 24, 27
CONTROL CABLE (6' CLAMSHELL ONLY)	MC	EC	EC	1–3, 23, 24, 27
FRYERS	KES	KES		1–3, 27
GAS PIPING (IF APPLICABLE)	PC	PC	PC	1–3, 23, 27
POWER WIRING	EC	EC	EC	1–3, 24, 27
3–COMPARTMENT SINK	KES	KES		1–3, 12, 27
FAUCETS AND PRE–RINSE SPRAYER	KES	KES		1–3, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
HAND SINKS	MCD CP	PC		1–3, 23, 27
FAUCET	MCD CP	PC		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
VEGETABLE SINK	KES	KES		1–3, 23, 27
FAUCET	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
WASHING MACHINE	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
WARE WASHER	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
MISCELLANEOUS ITEMS				
FIRE SPINKLER SYSTEMS	FPC	FPC	FPC	1–3, 15, 25
HVAC EQUIPMENT START–UP	MC			1–3, 22
TEST, ADJUST AND BALANCE HVAC SYSTEMS	TAB			1–3, 22
DOOR GRILLES (IF APPLICABLE)	MC	GC		1–3, 20, 22
ROOF/WALL OPENINGS	GC			1–3, 20–24
APPLIANCE BACKFLOW PREVENTION	KES/BSI	PC	PC	1–3, 23, 27
CO2 DETECTION SYSTEM	KES/BSI	EC/BSI	EC/BSI	1–3, 22, 27

NOTES:

1. THIS SCHEDULE IS INTENDED AS A GUIDE FOR THE WORK TO BE PERFORMED. ALL WORK SHALL BE COORDINATED BETWEEN THE McDONALD'S AREA CONSTRUCTION MANAGER AND ALL GC AND O/O SUBCONTRACTORS.
2. ONE (1) COPY OF THE DECOR PACKAGE DRAWINGS SHALL BE SUPPLIED TO THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO INSURE THAT THEY HAVE RECEIVED THE DECOR PACKAGE DRAWINGS.
3. FOR ANY WORK NOT CLARIFIED IN THIS SCHEDULE OR IN THE NOTES AND SPECIFICATIONS, PLEASE CONSULT THE McDONALD'S CONSTRUCTION MANAGER FOR SCOPE OF WORK.
4. ALL ROOFTOP UNIT EQUIPMENT SUPPLIED BY THE MECHANICAL CONTRACTOR AND THE KITCHEN EQUIPMENT SUPPLIER SHALL BE ON SITE AT THE SAME TIME FOR A SINGLE CRANE LIFT. EQUIPMENT SITE ARRIVAL DATE SHALL BE COORDINATED BETWEEN THE CONSTRUCTION MANAGER, MECHANICAL CONTRACTOR AND KITCHEN EQUIPMENT SUPPLIER.
5. ALL ROOFTOP UNITS INSTALLED IN McDONALD'S RESTAURANTS SHALL BE HIGH EFFICIENCY EQUIPMENT. THE INSTALLATION OF STANDARD EFFICIENCY ROOFTOP UNITS IS PROHIBITED. PLEASE REFER TO THE LATEST EDITION OF IECC FOR HVAC EQUIPMENT PERFORMANCE REQUIREMENTS.
6. ALL KITCHEN EQUIPMENT REQUIRING EXHAUST SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER AND THE ENGINEER–OF–RECORD.
7. WHERE GYPSUM BOARD CEILINGS ARE INSTALLED, THE MECHANICAL CONTRACTOR SHALL SUPPLY DRYWALL MOUNTING FRAMES FOR LAY–IN TYPE DIFFUSERS.
8. ALL WORK SHOWN ON P1.6 DRAWING(S) SHALL BE COMPLETED BY THE BEVERAGE SYSTEM INSTALLER (OR K.E.S.) UNLESS OTHERWISE NOTED IN THE PLUMBING DRAWINGS.
9. ALL WORK ON P1.0 & P1.2 DRAWING(S) SHALL BE BY THE PLUMBING CONTRACTOR.
10. THE BEVERAGE SYSTEM INSTALLER FURNISHES, RUNS AND CONNECTS ALL FLEXIBLE WATER AND SYRUP LINES FOR ALL AFFECTED EQUIPMENT INCLUDING THE FOLLOWING:
    A. HOT CHOCOLATE
    B. COFFEE BREWER
    C. ICE MACHINE
    D. O.J.
    E. SODA TOWERS
11. ALL WATER HEATERS INSTALLED IN McDONALD'S RESTAURANTS SHALL BE HIGH EFFICIENCY SEALED–COMBUSTION WATER HEATERS. THE INSTALLATION OF STANDARD EFFICIENCY GRAVITY–VENTED WATER HEATERS IS PROHIBITED. PLEASE REFER TO THE LATEST EDITION OF IECC FOR SERVICE WATER–HEATING EQUIPMENT PERFORMANCE EFFICIENCY REQUIREMENTS.
12. THE CONSTRUCTION MANAGER, PLUMBING CONTRACTOR AND KITCHEN EQUIPMENT SUPPLIER SHALL COORDINATE WHICH SOILED DISHWASHER (3–COMPARTMENT SINK) IS BEING INSTALLED IN THE RESTAURANT.
13. ALL GAS PIPING FOR COOKING EQUIPMENT SHALL TERMINATE IN THE CEILING PRIOR TO THE INSTALLATION OF THE PIPING CHASE. UPON INSTALLATION OF THE CHASE, THE GAS PIPING SHALL THEN BE CONTINUED IN THE CHASE FOR FINAL CONNECTION TO THE APPLIANCE.
14. ALL GAS PIPING FOR ROOFTOP EQUIPMENT SHALL BE BROUGHT UP THROUGH THE BASE OF THE UNIT TO MINIMIZE ROOF PENETRATIONS. WHERE THIS IS NOT POSSIBLE, THE PLUMBING CONTRACTOR SHALL PROVIDE THE NECESSARY PIPE PORTALS ON ROOF.
15. ALL FIRE PROTECTION DRAWINGS CONTAINED WITHIN THIS SET ARE STRICTLY FOR REFERENCE ONLY. FIRE SPRINKLER DRAWINGS SHALL BE DESIGNED AND PERMITTED BY A FIRE PROTECTION CONTRACTOR.
16. ALL R–102 WET CHEMICAL FIRE SUPPRESSION SYSTEMS FOR TYPE I HOODS SHALL BE DESIGNED AND INSTALLED BY A LOCAL ANSUL AGENT. THE USE OF DRY CHEMICAL SYSTEMS IS PROHIBITED. THE LOCAL ANSUL AGENT CONTRACT IS HANDLED THROUGH THE KITCHEN EQUIPMENT SUPPLIER.
17. ALL ROOFTOP UNITS AND EXHAUST FANS ARE SUPPLIED WITH A FACTORY–INSTALLED DISCONNECT SWITCH.
18. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCHES FOR REMOTE CONDENSING UNITS.
19. ALL ELECTRICAL CONDUITS FOR ROOFTOP EQUIPMENT SHALL BE BROUGHT UP THROUGH THE BASE OF THE UNIT TO MINIMIZE ROOF PENETRATIONS. WHERE THIS IS NOT POSSIBLE, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE NECESSARY PIPE PORTALS ON ROOF.
20. WALK–IN COOLER AND WALK–IN FREEZER REFRIGERATION SYSTEMS SHALL MEET THE PERFORMANCE REQUIREMENTS OUTLINED IN THE LATEST EDITION OF IECC. MINIMUM ANNUAL WALK–IN ENERGY FACTOR (AWEF) PROVIDED BY EQUIPMENT MANUFACTURER IS DETERMINED IN ACCORDANCE WITH AHRI 1250.
21. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
22. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
23. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
24. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
25. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
26. SEE FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
27. SEE FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
28. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION.
29. SEE DECOR DRAWINGS FOR ADDITIONAL INFORMATION.

AIR DEVICE SCHEDULE

TAG	MANUFACTURER	MODEL	BORDER	SIZE	COLOR	ACCESSORIES	NOTES
S–1	TITUS / PRICE	PDR / PDDRE	LAY–IN	48x24	WHITE	7	1,2,8
S–2	TITUS / PRICE	OMNI / SPD	LAY–IN	24x24	VARIES	4,6,7	1,6,7,8
S–3	TITUS / PRICE	OMNI / SPD	LAY–IN	12x12	VARIES	1,2,7	1,3,6,8
S–4	TITUS / PRICE	TBDI–80 / TBDI4	LAY–IN	48" (2) ¾" SLOTS	VARIES	7	1,5,6,8
R–1	TITUS / PRICE	PAR / 10	LAY–IN	24x24	VARIES	7	1,6,8
R–2	TITUS / PRICE	355RL / 530	SURFACE MOUNT	4x12	WHITE	–	8
E–1	TITUS / PRICE	355RL / 530	LAY–IN	12x12	WHITE	1,7	1,8

ACCESSORIES:

1. COMBINATION DAMPER AND EQUALIZING GRID
2. PLASTER FRAME FOR DRYWALL CEILING INSTALLATION
3. (NOT USED)
4. BACKPAN INSULATION
5. (NOT USED)
6. BLANK–OFF PANEL AS SHOWN ON DUCTWORK PLAN
7. PLASTER FRAME MAY BE NECESSARY – COORDINATE WITH DECOR DRAWINGS

NOTES:

1. SEE PLAN FOR NECK SIZES
2. FABRICATE 46"x22"x27"H PLENUM WITH 14"ø SIDE INLET (SEE DETAIL 10 ON DRAWING M3.0)
3. PROVIDE 1" FIBERGLASS INSULATION FOR DIFFUSER BACKPAN
4. NOT USED
5. GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL 4 FT. T–BAR FOR DIFFUSER FRAMING
6. AIR DEVICE FINISH WILL VARY:
   * KITCHEN, STORAGE, RESTROOMS – WHITE
   * DINING ROOM, VESTIBULES – WHITE, BLACK OR PAINTABLE/PRIME COAT (COORDINATE FINAL COLOR WITH DECOR PLANS).
7. ADDITIONAL ACCESSORIES AND/OR ALTERNATE DIFFUSERS MAY BE REQUIRED. REFER TO DECOR DRAWINGS TO VERIFY.
8. ACCEPTABLE ALTERNATIVE MANUFACTURERS: NAILOR & METALAIRE.

AIR CURTAIN SCHEDULE

TAG	MANUFACTURER	MODEL	SERVES	AIRFLOW	ELEC	ACCESS.	NOTES
AC 1	POWERED AIRE	MP 1–30	CASH BOOTH	VARIABLE	MCA: 5.5 MOCP: 20 ⅕ HP	2–4	1,2
AC 2	POWERED AIRE	MP 1–30	PRESENTER'S BOOTH	VARIABLE	MCA: 5.5 MOCP: 20 ⅕ HP	2–4	1,2
AC 3	POWERED AIRE	RBT 1–48	STORAGE ENTRANCE	2,559 CFM	MCA: 10 MOCP: 20 ¾ HP	1–4	1,2
AC 4	POWERED AIRE	RBT 1–36	REAR ENTRANCE	2,541 CFM	MCA: 10 MOCP: 20 ¾ HP	1–4	1,2
AC 5	POWERED AIRE	MP 1–30	FORWARD PRESENTER'S BOOTH	VARIABLE	MCA: 5.5 MOCP: 20 ⅕ HP	2–4	1,2

ACCESSORIES:

1. NSF LISTING
2. DOOR SWITCH
3. DELAY TIMER
4. 120V/1ø/60Hz

NOTES:

1. SET DELAY TIMER TO 30 SECONDS
2. MAINTAIN 7" CLEARANCE FOR MOTOR ACCESS ON SIDE OF AIR CURTAIN.

CONTROLS

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL
T	24V THERMOSTAT (ROOFTOP UNITS)	–	–
T	120V THERMOSTAT (COMPUTER CLOSET)	HONEYWELL	T651A3018
TS	REMOTE TEMPERATURE SENSOR	–	–
ATS	REMOTE AVERAGING TEMPERATURE SENSOR	–	–
HS	REMOTE HUMIDITY SENSOR	–	–
	BULK CO2 DETECTION SYSTEM	LOGICO2	–

NOTES:

1. FOR TSTAT, TS, HS AND ATS INFORMATION, REFER TO E4.1
2. TO ORDER HONEYWELL EQUIPMENT CALL (800)575–4841
3. SEE KITCHEN DRAWINGS FOR BULK CO2 DETECTION LOCATIONS

KITCHEN HOOD SCHEDULE

GENERAL					AIRFLOW		FILTERS	
TAG	SERVED BY	MANUFACTURER	MODEL	NOTES	CFM	CFM/LF	QTY/SIZE	FPM
KH 1	EXHAUST FAN (EF–1)	FRANKE / H&K	UH–122	1–4	1350	166	(5)10x20	263
KH 2	EXHAUST FAN (EF–2)	FRANKE / H&K	UH–50	1–4	575	173	(3)10x16	255
KH 3	EXHAUST FAN (EF–3)	FRANKE / H&K	UH–43	1–4	480	166	(2)10x20	255
KH 4	EXHAUST FAN (EF–6)	FRANKE / H&K	TYPE II	1–2, 5	600	150	–	–

NOTES:

1. HOODS SHALL BE PROVIDED BY THE KES (SEE COORDINATION SCHEDULE)
2. SEE HOOD DRAWINGS FOR CONSTRUCTION DETAILS AND UL INFORMATION
3. REFER TO E3.2 FOR HOOD/FAN INTERLOCK DETAILS
4. CAPTURE JET PLENUMS TO BE INSTALLED ON HOOD, REFER TO K2.1 KITCHEN SCHEDULE.
5. PROVIDE WITH FASCIA KIT. COORDINATE CONDENSATE DRAINAGE WITH P.C.

FAN SCHEDULE

GENERAL						DESIGN				ELECTRICAL				
TAG	MANUFACTURER	MODEL	SERVES	ACCESSORIES	NOTES	CFM	S.P.	BHP	FRPM	VOLTS	Ø	Hz	HP	FLA AMPS
EF 1	ACCUREX	XCUE–14010VG124MCD	KITCHEN HOOD (KH–1)	1–5,13,14	1,2,6	1350	1.75	0.61	1725	115 TO 10VDC ECM	1	60	1	11.5
EF 2	ACCUREX	XCUE–14010VG124MCD	KITCHEN HOOD (KH–2)	1–5,14	1,2,6	575	1.75	0.19	1725	115 TO 10VDC ECM	1	60	1	11.5
EF 3	ACCUREX	XCUE–14010VG124MCD	KITCHEN HOOD (KH–3)	1–5,13,14	1,2,6	480	1.75	0.19	1725	115 TO 10VDC ECM	1	60	1	11.5
EF 4	ACCUREX	XRED–099–VG4X–QD	DINING RESTROOMS	6–9,14	1,2,5	400	0.50	0.07	1126	115 TO 10VDC ECM	1	60	¼	2.5
EF 5	ACCUREX	XCR–A90	DINING ROOM JANITOR'S CLOSET	9–12	1–3,5	75	0.20	–	900	115	1	60	–	0.52
EF 6	ACCUREX	XCUE–099–VG	KITCHEN HOOD (KH–4)	6–9,14	1,2,7	600	0.75	0.19	1725	115	1	60	¼	2.9
TF 1	ACCUREX	XCR–A125	COMPUTER CLOSET	9–12	1–4	100	0.20	–	1100	115	1	60	–	0.79

ACCESSORIES:

1. 2–POLE NEMA 3R DISCONNECT SWITCH FACTORY–WIRED AND MOUNTED TO FAN
2. UL 762 LISTED AND LABELED
3. ROOF CURB MODEL GPF–24–G30 WITH 1" INSULATION
4. CURB EXTENSION INTEGRAL TO MCD FAN PACKAGE
5. HINGED CURB CAP KIT WITH CABLES
6. 120VAC BACKDRAFT DAMPER
7. ROOF CURB MODEL GPI–19–G14 WITH 1" INSULATION AND DAMPER TRAY
8. NEMA 3R DISCONNECT SWITCH
9. EXTERNAL STEADY–STATE SPEED CONTROLLER
10. ROUND DUCT CONNECTOR
11. TWO (2) 10W COMPACT LED LAMPS
12. PRISMATIC LENS
13. WINDBAND EXTENSION ON FAN OUTLET
14. VARIGREEN 10VDC ELECTRONICALLY COMMUTATED MOTOR

NOTES:

1. NO SUBSTITUTIONS PERMITTED
2. TO ORDER ACCUREX EQUIPMENT CALL (888)325–6629 OR E–MAIL: MCD@ACCUREX.COM
3. ELECTRICAL CONTRACTOR SHALL PROVIDE DOOR SWITCH FOR LIGHT CONTROL
4. MECHANICAL CONTRACTOR SHALL FURNISH LINE VOLTAGE THERMOSTAT FOR FAN CONTROL. ELECTRICAL CONTRACTOR SHALL INSTALL THERMOSTAT.
5. CONNECT TO TIMECLOCK FOR FAN SHUT–OFF DURING UNOCCUPIED HOURS
6. REFER TO E3.2 FOR HOOD/FAN INTERLOCK DETAILS
7. UNIT SHALL BE INTERLOCKED WITH WAREWASHER SWITCHING CONTACT.

PACKAGED ROOFTOP UNIT SCHEDULE - DX/GAS

TAG	AREA SERVED	NOMINAL TONNAGE	MINIMUM OA (CFM)	SUPPLY FAN: SUPPLY AIRFLOW (CFM)	SUPPLY FAN: EXT. S.P. (IN W.C.)	SUPPLY FAN: MHP	SUPPLY FAN: BHP	SUPPLY FAN: RPM	COOLING COIL (DX): ENTERING AIR DB °F	ENTERING AIR WB °F	LEAVING AIR DB °F	LEAVING AIR WB °F	COOLING CAPACITY (MBH) SENSIBLE	COOLING CAPACITY (MBH) TOTAL	HEAT EXCHANGER (GAS): ENTERING AIR (DB °F)	LEAVING AIR (DB °F)	TOTAL CAPACITY (MBH) INPUT	TOTAL CAPACITY (MBH) OUTPUT	# OF STAGES	MINIMUM EFFICIENCY	WEIGHT (LBS.)*	UNIT POWER CONNECTION: VOLT.	PHASE	MCA	MOCP	MANUFACTURER	MODEL NO.	ACCESSORIES
RTU-1	KITCHEN	20	1500	7200	1.4	7.5	4.9	854	80.0	64.0	55.0	55.0	214.6	253.8	56.9	85	250	203	2	16.3 IEER	2,516	208	3	113	150	TRANE	Y H J 240 E 3 SB L	1,3,4,7,9,11,12,16,17,19,20,21
RTU-2	SUPPORT	6	800	2175	0.8	1.0	0.9	886	83.8	65.6	55.0	55.0	68.6	77.2	48.4	85	150	122	1	15.9 IEER	1,215	208	3	38	50	TRANE	Y H C 072 E 3 ** H	1,3,4,7,8,9,11,12,17,19,20,21
RTU-3	DINING ROOM	12.5	1330	4500	1.0	3.0	2.0	793	82.1	66.1	55.0	55.0	127.2	157.5	52.2	85	250	203	2	15.3 IEER	1,550	208	3	67	90	TRANE	Y H J 150 E 3 SB H	1,3,4,7,8,9,11,12,17,19,20,21

ACCESSORIES:

1. DIFF. ENTHALPY ECONOMIZER
2. MOTORIZED O.A. DAMPER
3. BAROMETRIC RELIEF
4. MERV 13 FILTER
5. POWER EXHAUST
6. CO2 SENSOR FOR DCV
7. HUMIDITY CONTROL
8. SUPPLY AIR TEMPERING
9. TEMPERATURE SENSOR
10. COMBINED TEMP/HUMIDITY SENSOR
11. DISCONNECT SWITCH
12. FIELD WIRED 120V CONVENIENCE OUTLET
13. STAINLESS STEEL HEAT EXCHANGER
14. CONDENSER COIL PROTECTIVE COATING
15. EVAPORATOR COIL PROTECTIVE COATING
16. HAIL GUARD
17. RETURN AIR SMOKE DETECTOR
18. SUPPLY AIR SMOKE DETECTOR
19. 14" ROOF CURB
20. CONDENSATE DRAIN W/ P-TRAP
21. FLOAT SWITCH KIT

* NET WEIGHT ONLY - DOES NOT INCLUDE ADDITIONAL FACTORY OR FIELD INSTALLED OPTIONS / ACCESSORIES.

NOTES:

1. NO SUBSTITUTIONS PERMITTED.
2. TO ORDER TRANE EQUIPMENT, CALL (630) 400-4285 OR EMAIL: MCDONALDS@TRANE.COM
3. FACTORY INSTALLED DISCONNECT SWITCH IS NOT AVAILABLE WHEN MOCP IS 200 AMPS OR HIGHER. VERIFY WITH MANUFACTURER'S DOCUMENTATION PRIOR TO ORDERING.
4. MECHANICAL CONTRACTOR SHALL INSTALL SECONDARY ENTHALPY SENSOR IN RETURN AIR DUCT DROP & WIRE TO UNIT PER MAUFACTURERS INSTRUCTIONS.

REV	DATE	DESCRIPTION	BY
–	–	–	–

ENGINEER OF RECORD:
DAVID M. LEIFFER
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 112738
STATE OF TENNESSEE
06/27/2024

PREPARED BY:
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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: TP/ES
STD ISSUE DATE: 2023_12
REVIEWED BY: D. LEIFFER
DATE ISSUED: 05–10–2024

TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN

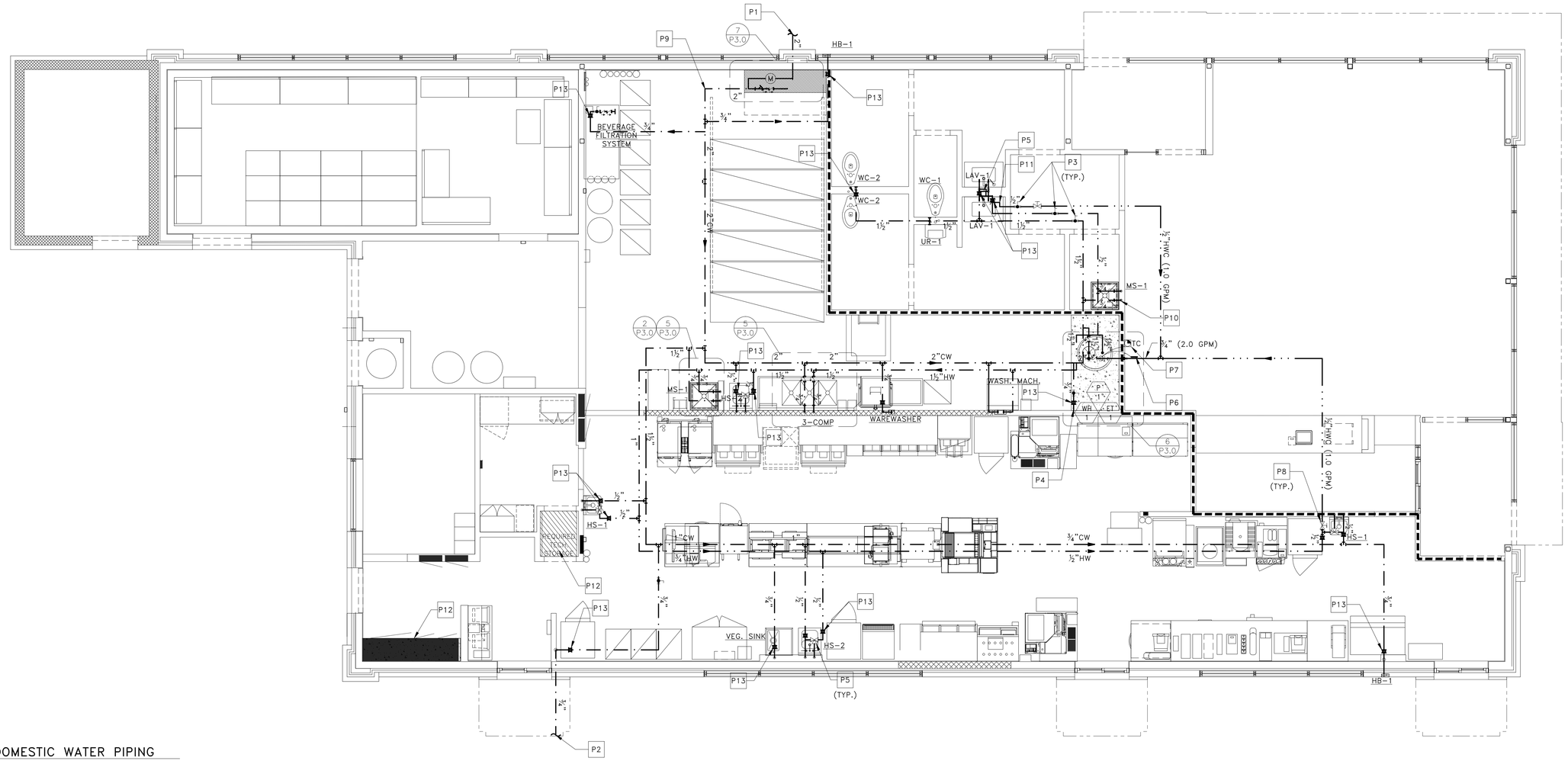
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

041–1210.00.0

SHEET NO. M4.1

SCHEDULES



1 P1.0 DOMESTIC WATER PIPING

SCALE: 1/4" = 1'-0"

DRAWING NOTES

1. PIPING ROUTES AS SHOWN ARE GENERAL AND MAY VARY DUE TO FIELD CONDITIONS. COORDINATE ALL PIPE ROUTES WITH OTHER TRADES. MAKE SURE HOT WATER MAIN LOOP REMAINS WITHIN 10 FT OF FIXTURE FOR ENERGY CODE PURPOSE.
2. ALL WATER DISTRIBUTION PIPING SHALL BE INSULATED. INSULATION NOT SHOWN FOR CLARITY. SEE PLUMBING NOTES FOR INSULATION REQUIREMENTS, SHEET M4.0, "DOMESTIC SUPPLY SYSTEMS", NOTE 18.

KEYED NOTES

P1 INCOMING UNDERGROUND WATER SERVICE (SEE SITE PLAN FOR CONTINUATION). WATER PIPING FROM THIS POINT TO CEILING PENETRATION INSIDE BUILDING SHALL BE COPPER.

P2 COLD WATER UNDERGROUND TO YARD HYDRANT (HB-2) IN TRASH CORRAL. SEE SITE PLAN FOR CONTINUATION.

P3 SHUT-OFF VALVE FOR RESTROOM ISOLATION. SEE VALVE SCHEDULE. ALL SHUT-OFF VALVES SHALL BE LOCATED OVER SUSPENDED CEILINGS FOR ACCESSIBILITY. DO NOT LOCATE IN AREAS WITH DRYWALL CEILINGS.

P4 ¾" COLD WATER UP TO ROOF HYDRANT.

P5 FOR MIXING VALVE LOCATIONS AND INSTALLATION DETAILS ON PUBLIC LAVATORIES, SEE DETAIL 3 ON DRAWING P3.0. FOR PRIVATE HAND SINKS OR LAVS, MIXING VALVES FOR INFORMATIONAL PURPOSES.

P6 PIPE-MOUNTED AQUASTAT TO SHUT PUMP DOWN WHEN RECIRULATION TEMPERATURE REACHES 140°F. SEE DETAIL 6 ON DRAWING P3.0.

P7 TIME CLOCK TO SHUT PUMP AND WATER HEATER DOWN DURING UNOCCUPIED HOURS. SEE ELECTRICAL DRAWINGS FOR WIRING DETAIL.

P8 BALANCING VALVE FOR RECIRCULATION SYSTEM. SEE VALVE SCHEDULE. ALL BALANCING VALVES SHALL BE LOCATED OVER SUSPENDED CEILINGS FOR ACCESSIBILITY. DO NOT LOCATE IN AREAS WITH DRYWALL CEILINGS.

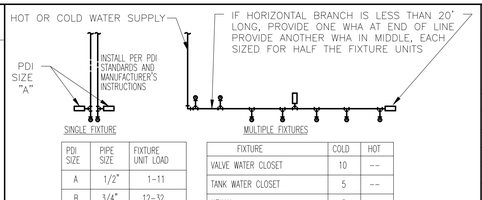
P9 WATER PIPING AFTER CEILING PENETRATION CAN TRANSITION TO CPVC OR PEX WHERE PERMITTED BY CODE.

P10 PROPERLY SEAL ALL PIPE PENETRATIONS THROUGH DRAFT STOP WALL (TYP.)

P11 HOT WATER RECIRCULATION SHALL CONNECT WITHIN 6" OF SUPPLY STUB OUT TO FIXTURE.

P12 UTILITIES SHALL NOT BE ROUTED ABOVE THE TECH. CLOSET AND THE SWITCHGEAR.

P13 INSTALL WATER-HAMMER ARRESTOR WHERE QUICK-CLOSING VALVES ARE UTILIZED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.



PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32

FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
HOSE BIBB	2	--
SODA FACTORY	10	--
WAREWASHER	4	--

PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 AND ANSI #A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.

DETAIL 2 P1.0

WATER-HAMMER ARRESTER (TYP.)
NOT TO SCALE

FIXTURE COUNT - IPC

NO.	FIXTURE DESCRIPTION	SUPPLY WSFU	SUPPLY CONNECTIONS COLD	SUPPLY CONNECTIONS HOT	SUPPLY CONNECTIONS TOTAL
1	VEGETABLE PREP SINK	4	¾"	–	4
4	HAND SINK	1	½"	½"	4
4	HOSE BIBB	3	¾"	–	12
1	SODA FACTORY	10	1"	–	10
1	KITCHEN SINK (3-COMP)	4	¾"	¾"	4
2	MOP SINK	2	¾"	¾"	4
2	LAVATORY	1	½"	½"	2
1	URINAL	5	1"	–	5
3	WATER CLOSET	5	1 ½"	–	15
1	WASHING MACHINE	4	¾"	¾"	4
1	WAREWASHER	4	¾"	–	4
			TOTAL:		68

(57 GPM)

NO.	DESCRIPTION	DATE

ENGINEER OF RECORD: DAVID M. LEIFFER, REGISTERED PROFESSIONAL ENGINEER, STATE OF TENNESSEE, 125.0.121.2.0, 06/21/2024

PREPARED BY: CORE STATES GROUP CONSULTING, INC. 212 SE Main Street Suite 2 Bentonville, AR 72712 479.986.4400 core-states.com

PREPARED FOR: McDonald's USA, LLC

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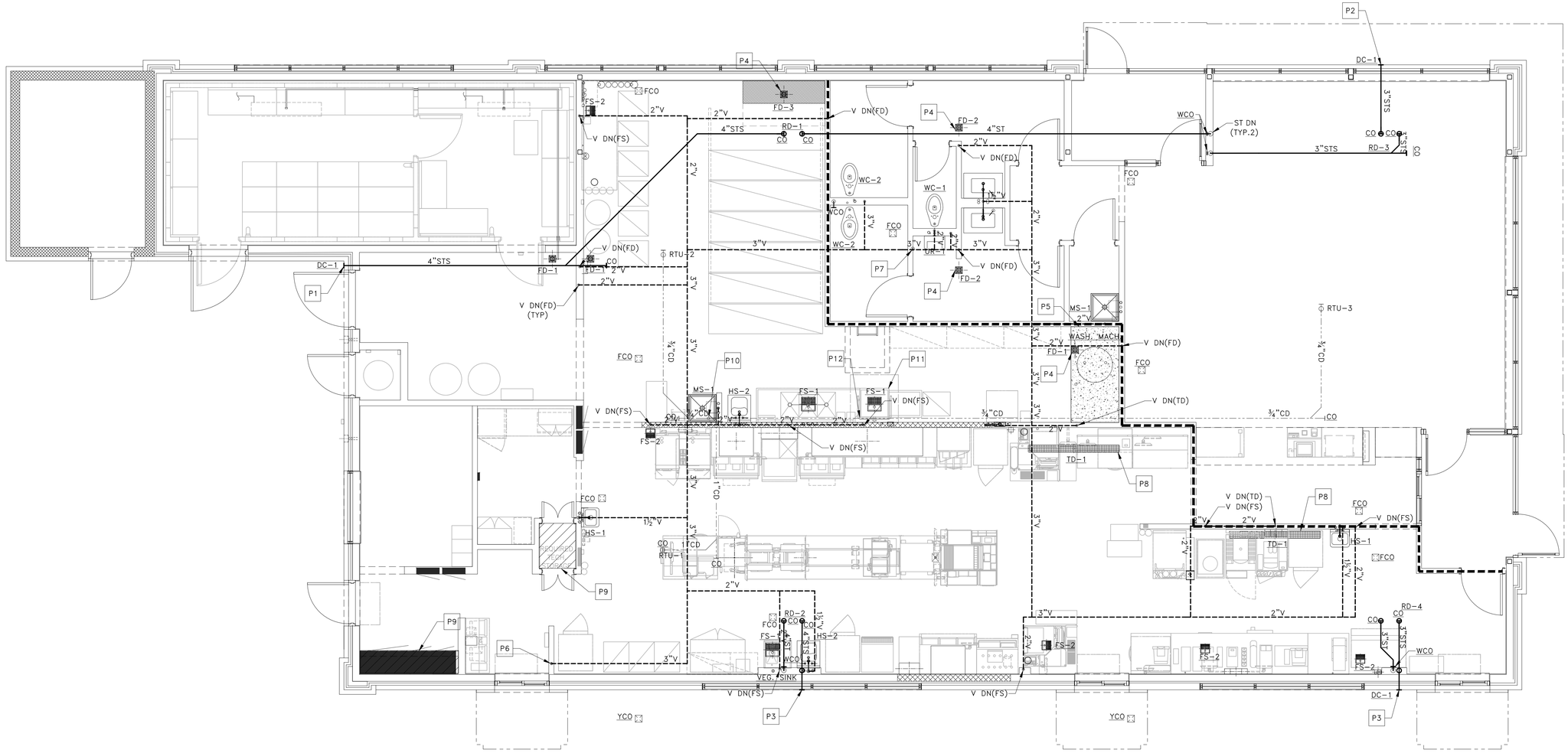
DRAWN BY: ES | STD. ISSUE DATE: 2023_12 | REVIEWED BY: D. LEIFFER | DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: SITE ADDRESS 041-1210 2248 Nashville HWY Columbia, TN

SHEET NO.: 041-1210.00.0 P1.0 DOMESTIC WATER PIPING



1 P1.2 VENT & STORM PIPING PLAN

SCALE: 1/4" = 1'-0"

DRAWING NOTES

1. PIPING ROUTES ARE GENERAL AND MAY VARY DUE TO FIELD CONDITIONS. COORDINATE ALL PIPE ROUTES WITH OTHER TRADES.
2. WALL CLEAN-OUTS FOR WASTE PIPING NOT SHOWN FOR CLARITY. SEE GENERAL NOTES FOR REQUIREMENTS.
3. ONLY MAIN FLOOR CLEAN-OUTS ARE SHOWN FOR CLARITY. SEE GENERAL NOTES FOR REQUIREMENTS.
4. ALL HORIZONTAL STORM DRAINAGE PIPING SHALL BE INSULATED TO PREVENT CONDENSATION. INSULATION NOT SHOWN FOR CLARITY. SEE PLUMBING NOTES FOR INSULATION REQUIREMENTS.

KEYED NOTES

- P1 TERMINATE OVERFLOW DRAIN AS HIGH AS POSSIBLE WITH DOWNSPOUT COVER.
- P2 TERMINATE OVERFLOW DRAIN ABOVE TRELLIS WITH DOWNSPOUT COVER. BOTTOM OF DOWNSPOUT OUTLET PIPE SHALL BE AT LEAST 3" BUT NOT MORE THAN 8" ABOVE TOP OF TRELLIS.
- P3 TERMINATE BOTTOM OF OVERFLOW DRAIN A MINIMUM OF 12" ABOVE GRADE WITH DOWNSPOUT COVER.
- P4 PROVIDE PROSET TRAP GUARD® FOR FLOOR DRAIN.
- P5 TOP OF CONCRETE SLAB IS 0'-6" A.F.F.
- P6 VENT FROM GREASE INTERCEPTOR. SEE SITE PLAN FOR CONTINUATION. COORDINATE PIPE ROUTING WITH LOCATION OF GREASE INTERCEPTOR.
- P7 4" VENT UP THROUGH ROOF WITH A 4"x5" VENT CAP
- P8 REFERENCE MANUFACTURER INSTALLATION GUIDE FOR LAYOUT AND SLOPING GUIDELINES PRIOR TO INSTALL AND POURING THE SLAB.
- P9 UTILITIES SHALL NOT BE ROUTED ABOVE THE TECH. CLOSET AND THE SWITCHGEAR.
- P10 CONDENSATE LINE FROM RTUs DOWN TO DRAIN AT MOP SINK INDIRECT WITH AIR GAP 2 x DIAMETER, TERMINATE PIPE ABOVE FLOOD RIM. FURNISHED AND INSTALLED BY PC. SEE COORDINATION SCHEDULE ON P4.1 & M4.1.
- P11 CONTRACTOR SHALL ROUTE ½" OD 304 S/S PIPE (PROVIDED BY OTHERS) FROM TYPE II EXHAUST HOOD TO FLOOR SINK.
- P12 CONTRACTOR SHALL INSTALL DRAIN PIPE AND AIR GAP KIT (PROVIDED BY OTHERS). CONNECT DRAIN HOSES FROM WAREWASHER TO DRAIN PIPE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO DETAIL 9/P3-0 FOR FURTHER DETAILS.

STORM PIPE SIZING

RAINFALL = 3.3 IN./HR

VERTICAL LEADERS

ROOF DRAIN	ROOF AREA SQ. FT.	SIZE IN.
RD-1	1,679	4
RD-2	1,417	4
RD-3	812	3
RD-4	812	3
TOTAL	4,720	

HORIZONTAL PIPING (SLOPE ⅛" PER FOOT)

ROOF DRAIN	ROOF AREA SQ. FT.	SIZE IN.
RD-2 & RD-4	2,229	4
RD-2, RD-3 & RD-4	3,042	6
RD-1, RD-2, RD-3 & RD-4	4,720	6

BY	DESCRIPTION	DATE	REV

ENGINEER OF RECORD: DAVID M. LEIFER, REGISTERED ARCHITECTURE, STATE OF TENNESSEE, 06/27/2024

PREPARED BY: CORE STATES GROUP, CONSULTING AEC, 212 E. 16th Street, Suite 2, Little Rock, AR 72202, 479.764.4400, corestates.com

PREPARED FOR: McDonald's USA, LLC

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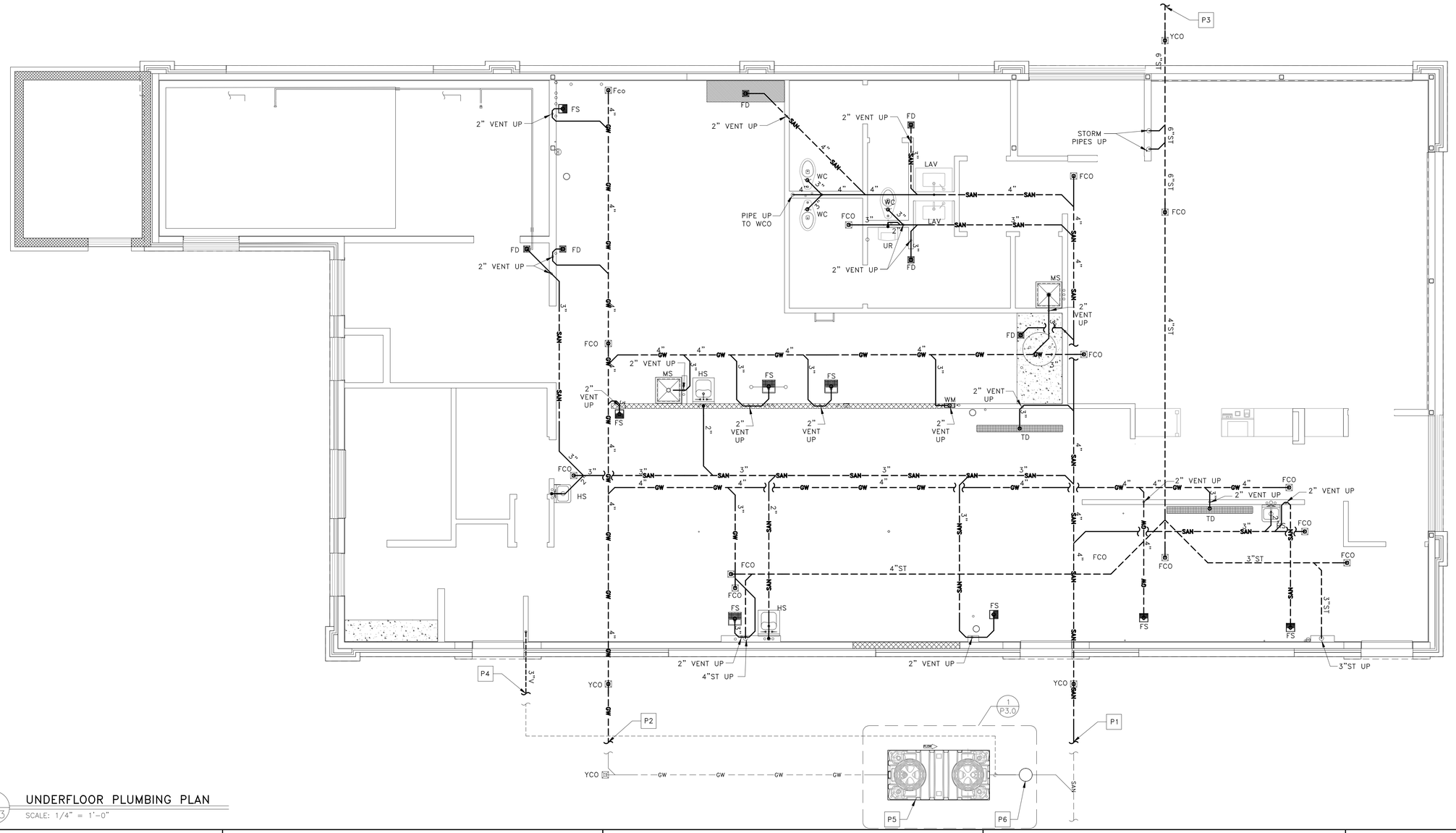
DRAWN BY: ES | STD ISSUE DATE: 2023_12 | REVIEWED BY: D. LEIFFER | DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210 | SITE ADDRESS: 2248 Nashville HWY, Columbia, TN

SHEET NO.: 041-1210.00.0 P1.2 VENT & STORM PIPING PLAN



1 P1.3 UNDERFLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

DRAWING NOTES

1. PIPING ROUTES ARE GENERAL AND MAY VARY DUE TO FIELD CONDITIONS. COORDINATE ALL PIPE ROUTES WITH OTHER TRADES.
2. WALL CLEAN-OUTS FOR WASTE PIPING NOT SHOWN FOR CLARITY. SEE GENERAL NOTES FOR REQUIREMENTS.
3. ONLY MAIN FLOOR CLEAN-OUTS ARE SHOWN FOR CLARITY. SEE GENERAL NOTES FOR REQUIREMENTS.

KEYED NOTES

- P1 SANITARY LINE TO SANITARY SEWER. SEE SITE PLAN FOR CONTINUATION.
- P2 GREASE LINE TO EXTERIOR GREASE INTERCEPTOR. SEE SITE PLAN FOR CONTINUATION
- P3 STORM LINE TO STORM SYSTEM. SEE SITE PLAN FOR CONTINUATION.
- P4 VENT FROM GREASE INTERCEPTOR. SEE SITE PLAN FOR CONTINUATION. COORDINATE PIPE ROUTING WITH LOCATION OF GREASE INTERCEPTOR.
- P5 GREASE INTERCEPTOR LOCATION SHOWN FOR REFERENCE ONLY. COORDINATE GREASE INTERCEPTOR LOCATION WITH CIVIL ENGINEER AND SITE CONTRACTOR.
- P6 INSTALL SAMPLING PORT (IF REQUIRED) SCHIER, MODEL SV10 FOR SCHIER HYDROMECHANICAL GREASE INTERCEPTOR.

WASTE PIPE SIZING - IPC

FIXTURE TYPE	TRAP SIZE	DFU	QUANTITY	TOTAL
URINAL	2 IN.	4	1	4
WATER CLOSET	3 IN.	4	3	12
LAVATORY	1¼ IN.	1	2	2
WASH SINK (HAND SINK)	1½ IN.	2	4	8
FLOOR DRAIN OR SINK	3 IN.	5	5	25
FLOOR DRAIN OR SINK	4 IN.	6	1	6
EMERGENCY FLOOR DRAIN (BATHROOMS)	3 IN.	0	2	0
			TOTAL	57

GREASE PIPE SIZING - IPC

SERVICE SINK (MOP SINK)	3 IN.	3	2	6
FLOOR DRAIN OR SINK	3 IN.	5	7	35
FLOOR DRAIN OR SINK	4 IN.	6	1	6
WASHING MACHINE	2 IN.	3	1	3
			TOTAL	50

STORM PIPE SIZING

RAINFALL = 3.3 IN./HR

VERTICAL LEADERS

	ROOF AREA	SIZE
ROOF DRAIN	SQ. FT.	IN.
RD-1	1,679	4
RD-2	1,417	4
RD-3	812	3
RD-4	812	3
TOTAL	4,720	

HORIZONTAL PIPING (SLOPE ⅛" PER FOOT)

	ROOF AREA	SIZE
ROOF DRAIN	SQ. FT.	IN.
RD-2 & RD-4	2,229	4
RD-2, RD-3 & RD-4	3,042	6
RD-1, RD-2, RD-3 & RD-4	4,720	6

BY	DESCRIPTION	DATE	REV

ENGINEER OF RECORD: DAVID M. LEIFFER, REGISTERED ARCHITECTURE, STATE OF TENNESSEE, 06/27/2024

PREPARED BY: CORE STATES GROUP, CONSTRUCTION MGMT, 212 SE 16th Street, Suite 2, Bentonville, AR 72712, 479.986.4400, core-states.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: ES | STD ISSUE DATE: 2023_12 | REVIEWED BY: D. LEIFFER | DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

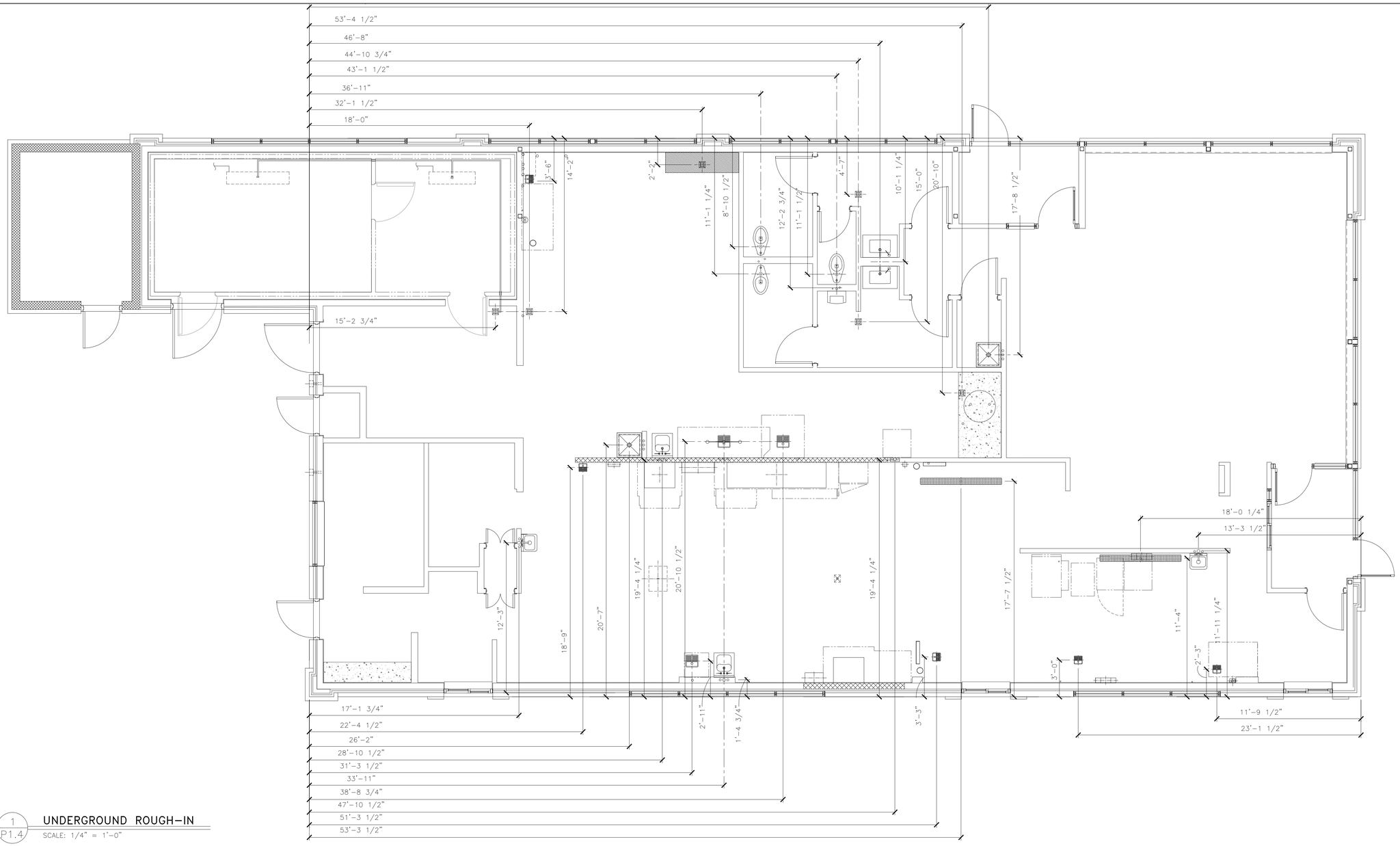
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210 | SITE ADDRESS: 2248 Nashville HWY | Columbia, TN

SHEET NO.: 041-1210.00.0

P1.3

UNDERGROUND PLUMBING



1 / P1.4 UNDERGROUND ROUGH-IN

SCALE: 1/4" = 1'-0"

DRAWING NOTES

1. THIS PLAN IS PROVIDED AS A GUIDE FOR THE PLUMBING CONTRACTOR. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST ¼" AND ARE TAKEN FROM THE OUTSIDE EDGE OF THE FOUNDATION WALL TO CENTERLINE OF SLAB PENETRATION.

BY	DESCRIPTION	DATE	REV

ENGINEER OF RECORD:
DAVID M. LEIFFER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
STATE OF TENNESSEE
06/21/2024

PREPARED BY:
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PREPARED FOR:
McDonald's USA, LLC

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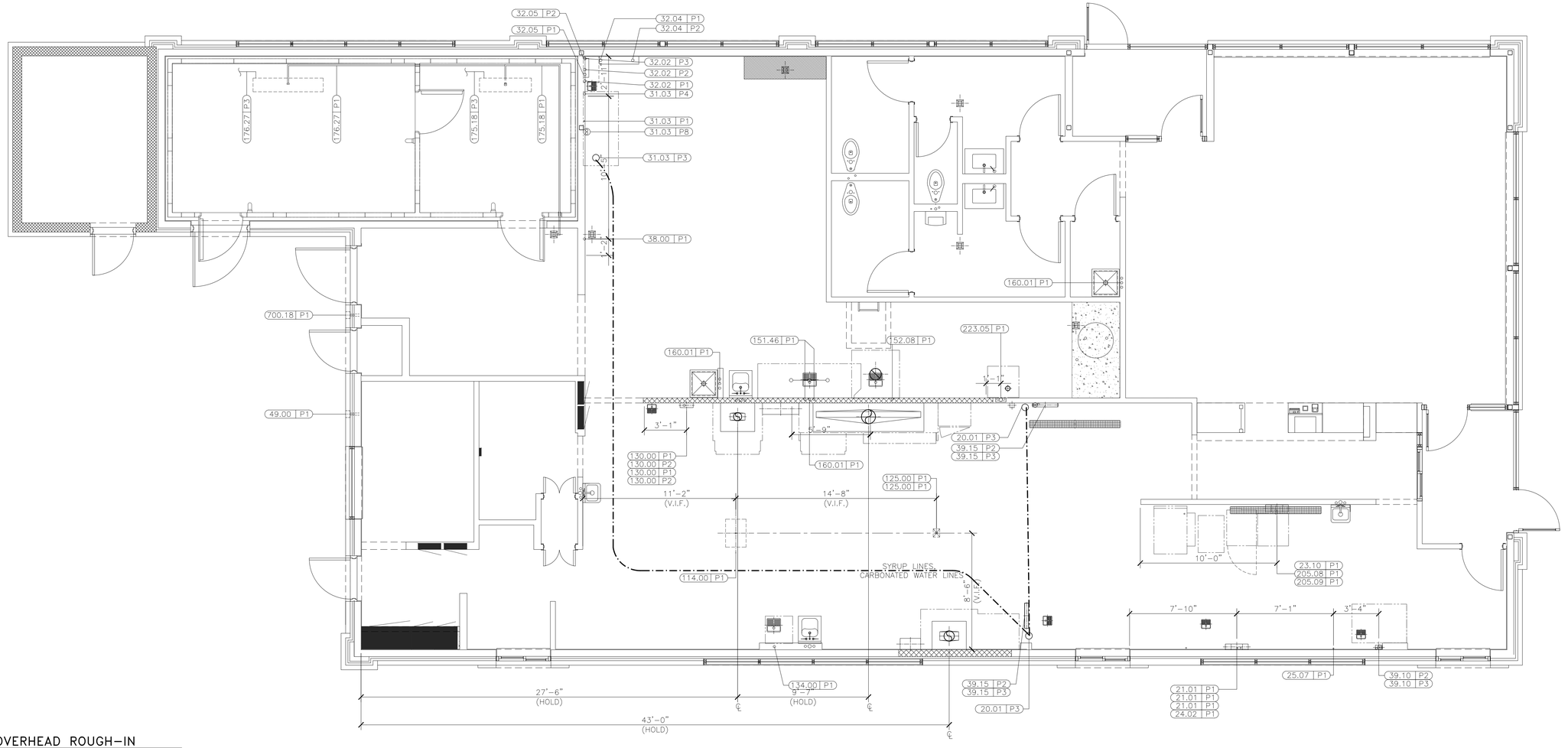
DRAWN BY	REVIEWED BY	DATE ISSUED
MZ/ES	D. LEIFFER	05-10-2024
STD ISSUE DATE		
2023_12		

TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.: 041-1210.00.0
P1.4
UNDERGROUND ROUGH-IN



1 P1.6 OVERHEAD ROUGH-IN

SCALE: 1/4" = 1'-0"

VIF = Verify in Field
PC = Plumbing Contractor
BSI = Beverage System Installer

PLUMBING SCHEDULE

TAG #	QTY	DESCRIPTION	GAS TYPE	GAS BTU	GAS SIZE	HW	CW	MISC PLBG	HGT AFF	DRAIN	REQUIREMENTS & REMARKS
020.01P3	2	AUTOMATED BEVERAGE SYSTEM 2.0	–	–	–	–	–	SODA BUNDLE	SEE RMKS	–	DN CHASE FROM SODA SYSTEM – "T" FROM D/T – BSI TO MAKE FINAL CONNECTIONS PER LOCAL CODES
021.01P1	3	COFFEE BREWER (GLASS DECANTERS)	–	–	–	–	1/4" TRTD	–	SEE RMKS	–	DN CHASE FROM SODA SYSTEM – IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONN CW LINE PER LOCAL CODES. 1/4" R.O. WATER OPTIONAL
023.10P1	1	ESPRESSO BREWER	–	–	–	–	3/8" R.O.	–	SEE RMKS	3/8" IND	DN CHASE FROM R.O. SYSTEM – IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONN CW LINE PER LOCAL CODES
024.02P1	1	JUICE DISPENSER	–	–	–	–	1/2" FLTR	–	SEE RMKS	–	–
025.07P1	1	INFUSION TEA BREWER – MIS	–	–	–	–	1/2" TRTD	3/8" CO2	SEE RMKS	–	DN CHASE FROM SODA SYSTEM – IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONN CW LINE PER LOCAL CODES
031.03P1	1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS)	–	–	–	–	–	3/8" OUTLET	SEE RMKS	–	FLEX LINE OVERHEAD TO VARIOUS EQUIP. BSI TO MAKE FINAL CONN PER LOCAL CODES
031.03P3	1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS)	–	–	–	–	–	SODA BUNDLE	SEE RMKS	–	OVERHEAD TO SODA TOWER CHASE(S) – BSI TO MAKE FINAL CONNECTIONS PER LOCAL CODES
031.03P4	1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS)	–	–	–	–	3/4"	–	1'-6"	3/4" IND	BSI TO MAKE CONNECTION FROM BACKFLOW PREVENTER (VERIFY HEIGHT IN FIELD)
031.03P8	1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS)	–	–	–	–	–	REFRIG LINES	SEE RMKS	–	FROM REMOTE CONDENSING UNIT
032.02P1	1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	–	–	–	–	3/8" FLTR	–	SEE RMKS	–	FLEX LINE OVERHEAD FROM SODA SYSTEM –BSI TO MAKE FINAL CONN PER LOCAL CODES
032.02P2	1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	–	–	–	–	–	3/8" OUTLET	SEE RMKS	–	FLEX LINE OVERHEAD TO RAPID STEAMER, ESPRESSO, AND COFFEE (OPT.) –BSI TO MAKE FINAL CONN PER LOCAL CODES
032.02P3	1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	–	–	–	–	–	–	–	1/4" WASTE	–
032.04P1	1	WATER FILTRATION SYSTEM	–	–	–	–	–	3/4" INLET	6'-0"	–	–
032.04P2	1	WATER FILTRATION SYSTEM	–	–	–	–	–	3/4" OUTLET	–	–	3/4" GHT RINSE CONN. FLEX LINE OVHD. TO RAPID STEAMER, ESPRESSO, & COFFEE (OPT.) –BSI TO MAKE FINAL CONN PER LOCAL CODE
032.05P1	1	WATER FILTRATION SYSTEM	–	–	–	–	–	3/4" INLET	SEE RMKS	–	FLEX LINE OVERHEAD FROM R.O. SYSTEM –BSI TO MAKE FINAL CONN PER LOCAL CODES
032.05P2	1	WATER FILTRATION SYSTEM	–	–	–	–	–	3/4" OUTLET	SEE RMKS	–	FLEX LINE OVERHEAD TO COMBI OVENS AND STAGING CABINET –BSI TO MAKE FINAL CONN PER LOCAL CODES
038.00P1	1	CLEAN IN PLACE PANEL	–	–	–	–	1/2" FLTR	–	6'-0"	–	FOR CLEANING BULK COKE TANKS. INSTALL HEIGHT TO BOTTOM OF UNIT
039.10P2	1	ICE MACHINE – 1400 LB.	–	–	–	–	1/2" TRTD	–	SEE RMKS	3/4" IND	WATER LINE OVERHEAD FROM SODA SYSTEM – BSI TO MAKE FINAL CONNECTIONS PER LOCAL CODES

VIF = Verify in Field
PC = Plumbing Contractor
BSI = Beverage System Installer

PLUMBING SCHEDULE

TAG #	QTY	DESCRIPTION	GAS TYPE	GAS BTU	GAS SIZE	HW	CW	MISC PLBG	HGT AFF	DRAIN	REQUIREMENTS & REMARKS
039.10P3	1	ICE MACHINE – 1400 LB.	–	–	–	–	–	REFRIG LINES	–	–	REFRIGERATION LINES OVERHEAD FROM REMOTE CONDENSING UNIT
039.15P2	2	ICE MACHINE – 1000 LB.	–	–	–	–	1/2" TRTD	–	SEE RMKS	3/4" IND	WATER LINE OVERHEAD FROM SODA SYSTEM – BSI TO MAKE FINAL CONNECTIONS PER LOCAL CODES
039.15P3	2	ICE MACHINE – 1000 LB.	–	–	–	–	–	REFRIG LINES	–	–	REFRIGERATION LINES OVERHEAD FROM REMOTE CONDENSING UNIT
049.00P1	1	CO2 FILL BOX	–	–	–	–	–	–	3'-4"	–	HEIGHT IS TO BOTTOM OF FILL BOX;SUPPLIED BY MANUFACTURER;INSTALLED BY G.C. SEE BUILDING ELEVATIONS.
114.00P1	1	HUMIDIFIED HOLDING CABINET	–	–	–	–	3/8" R.O.	–	SEE RMKS	–	BSI EXTENDS CW LINE OVERHEAD FROM R.O. SYSTEM & TERM. W/QUICK DISCONN. AND SHUTOFF
125.00P1	2	RAPID BUN STEAMER	–	–	–	–	3/8" R.O.	–	SEE RMKS	–	BSI EXTENDS CW LINE FROM R.O. SYSTEM & TERM. W/QUICK DISCONN.
130.00P1	2	COMBI OVEN	–	–	–	–	1/2" FLTR	–	SEE RMKS	1 1/2" IND	BSI EXTENDS CW LINE OVERHEAD FROM SODA SYSTEM & TERM. W/QUICK DISCONN. AND SHUTOFF
130.00P2	2	COMBI OVEN	–	–	–	–	3/8" R.O.	–	SEE RMKS	–	BSI EXTENDS CW LINE OVERHEAD FROM R.O. SYSTEM & TERM. W/QUICK DISCONN. AND SHUTOFF
134.00P1	1	VEGETABLE SINK	–	–	–	–	3/4"	–	1'-10"	1-1/2" IND	–
151.46P1	1	SOILED DISHTABLE – RIGHT HAND – 90.5° WIDE	–	–	–	3/4" 140	3/4"	–	1'-6"	–	PC MAKES FINAL CONNECTIONS PER LOCAL CODE
152.08P1	1	WAREWASHER – HIGH TEMP	–	–	–	–	3/4"	–	SEE RMKS	1" INDIRECT	PC TO PROVIDE HW, CW, INDIRECT DRAIN PIPING AND MAKE ALL FINAL CONNECTIONS. CW @ 1'-0" AFF, DRAIN @ 36"
160.01P1	3	CHEMICAL SYSTEM	–	–	–	3/4" 110	–	–	SEE RMKS	–	PC TO PROVIDE 3/4" MHT. FINAL CONNECTIONS BY EQUIPMENT INSTALLER PER LOCAL CODE, SEE SHEET P3.0 FOR INSTALLATION HEIGHT
175.18P1	1	COOLER EVAPORATOR	–	–	–	–	–	–	–	3/4" COND.	PC TO ROUTE CONDENSATE DRAIN LINE TO FLOOR DRAIN. PC TO LIQUID–TIGHT SEAL OPENING FOR LINE EXITING BOX
175.18P3	1	COOLER EVAPORATOR	–	–	–	–	–	REFRIG LINES	–	–	RUN TO REMOTE CONDENSING UNIT–INSULATE FULL RUN LENGTH –INSTALLED BY REFRIG. CONTRACTOR
176.27P1	1	FREEZER EVAPORATOR	–	–	–	–	–	–	–	3/4" COND.	PC TO ROUTE CONDENSATE DRAIN LINE TO FLOOR DRAIN. PC TO LIQUID–TIGHT SEAL OPENING FOR LINE EXITING BOX. HEAT TAPE BY REF.
176.27P3	1	FREEZER EVAPORATOR	–	–	–	–	–	REFRIG LINES	–	–	RUN TO REMOTE CONDENSING UNIT–INSULATE FULL RUN LENGTH–INSTALLED BY REFRIG. CONTRACTOR
205.08P1	1	BIC MACHINE	–	–	–	–	1/2" FLTR	–	SEE RMKS	1" IND	DN CHASE. IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONNECT LINES PER LOCAL CODES
205.09P1	1	FROZEN BEVERAGE DISPENSER	–	–	–	–	1/2" FLTR	3/8" CO2	SEE RMKS	–	DN CHASE. IF NO CHASE RUN IN 2"COND TO JB –BSI TO CONNECT LINES PER LOCAL CODES
223.07P1	1	WASHER	–	–	–	3/4" 140	3/4"	–	4'-0"	1 1/2" D	SEE PLUMBING DWGS FOR WALL BOX. INSTALL HEIGHT IS TO BOTTOM OF THE BOX
700.18P1	1	BULK OIL FILL BOX	–	–	–	–	–	–	3'-4"	–	HEIGHT IS TO BOTTOM OF FILL BOX;SUPPLIED BY MANUFACTURER;INSTALLED BY G.C. SEE BUILDING ELEVATIONS.

BY	DESCRIPTION	DATE	REV

ENGINEER OF RECORD:
DAVID M. LEIFFER
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
06/27/2024

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PREPARED FOR:
McDonald's

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McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
MZ/ES	2023_12	D. LEIFFER	05-10-2024

TITLE: 2023 STANDARD BUILDING – BD20 4584-W/W – CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO. 041-1210.00.0

P1.6
OVERHEAD ROUGH-IN

1 P2.0 DOMESTIC WATER PIPING ISOMETRIC

SCALE: NONE

BY	DESCRIPTION	REV	DATE

ENGINEER OF RECORD:
DAVID M. LEIFFER
LICENSED ARCHITECT
STATE OF TENNESSEE
06/21/2024

PREPARED BY:
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STD ISSUE DATE	2023_12
REVIEWED BY	D. LEIFFER
DATE ISSUED	05-10-2024

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4584-W/W - CUSTOM DESIGN

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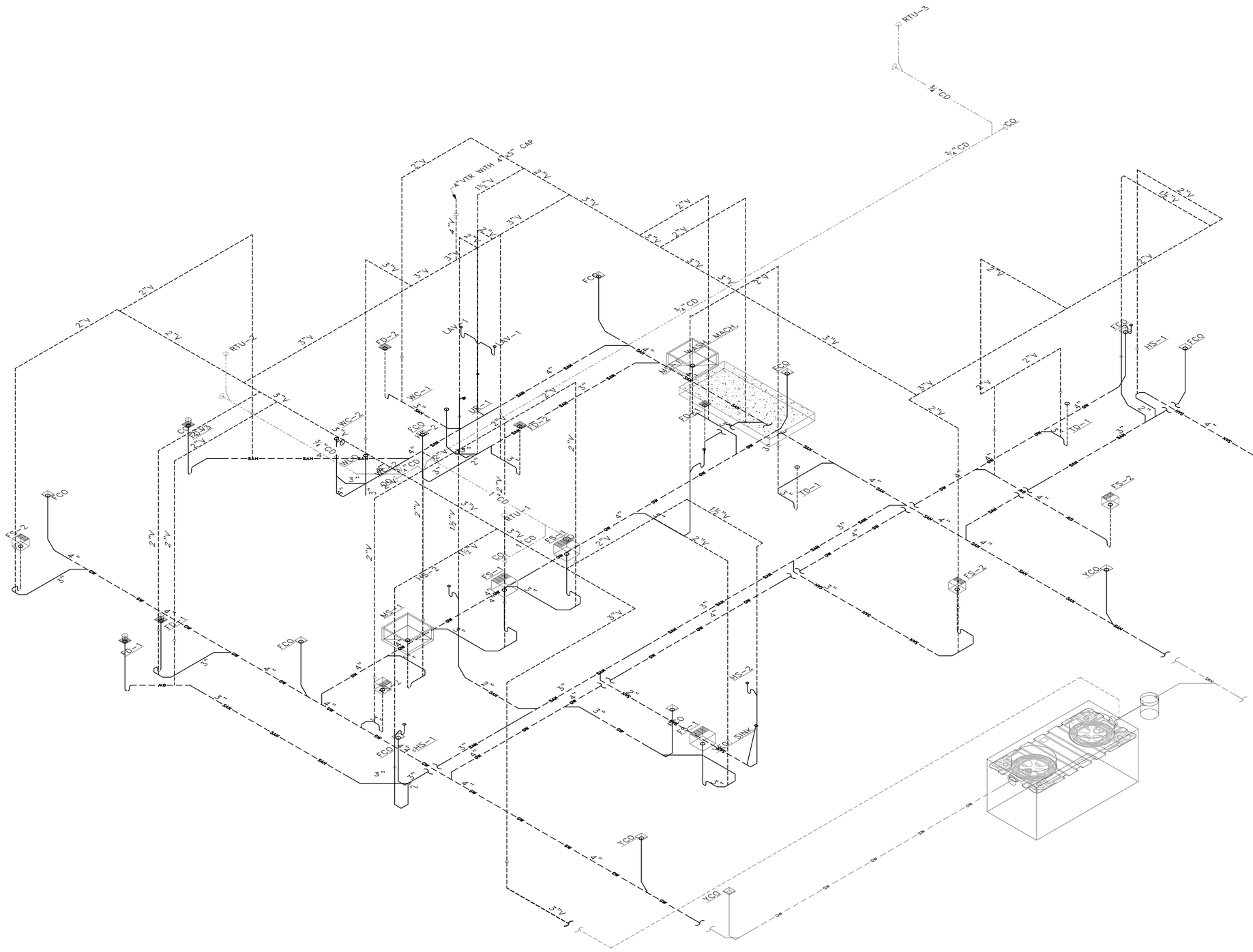
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.
041-1210.00.0
P2.0
DOMESTIC WATER ISOMETRIC



1 P2.1 WASTE & VENT PIPING ISOMETRIC

SCALE: NONE

ENGINEER OF RECORD:
DAVID M. LEIFFER
ARCHITECT
STATE OF TENNESSEE
06/27/2024

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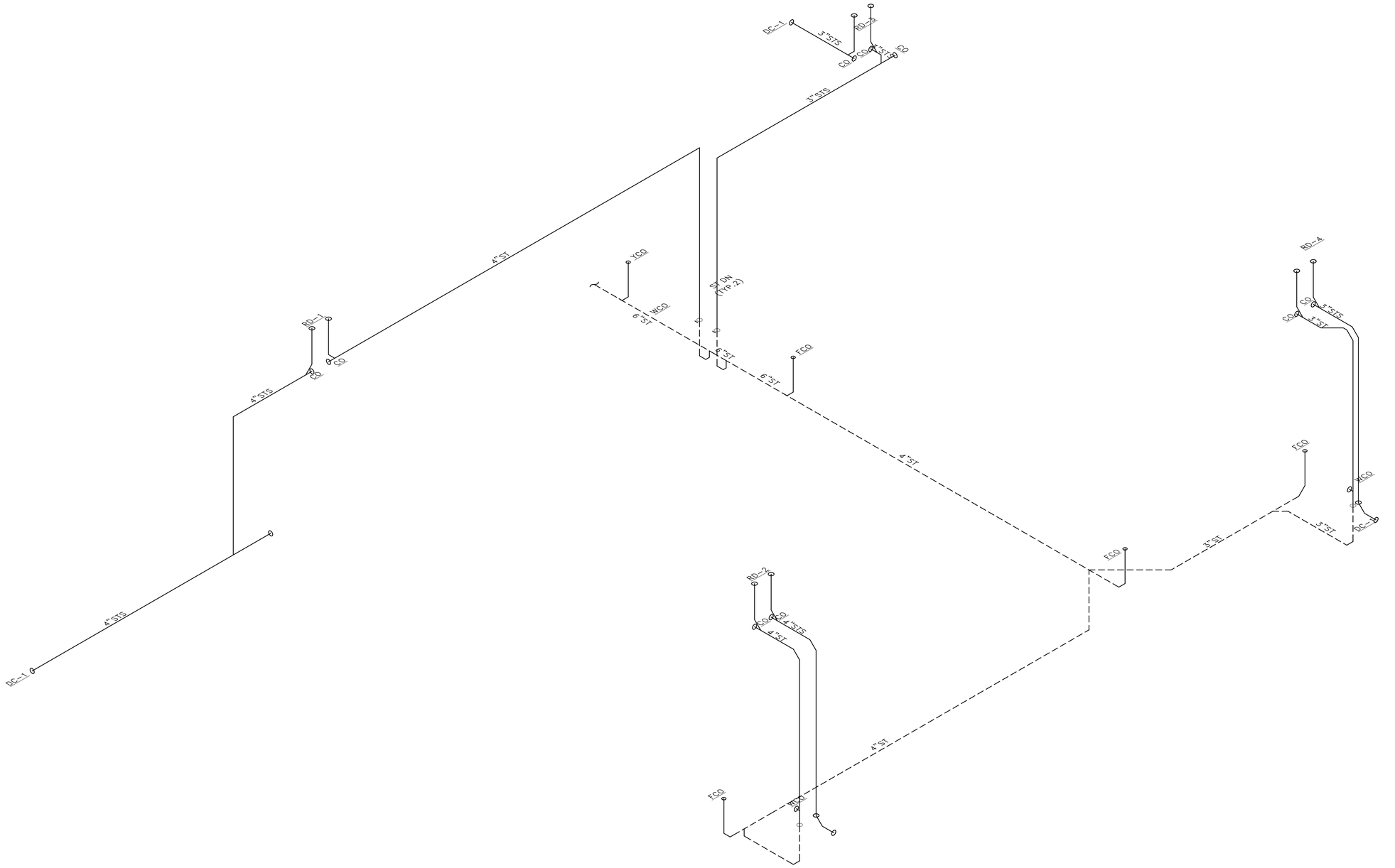
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.: 041-1210.00.0
P2.1
WASTE & VENT ISOMETRIC

REV	DATE	DESCRIPTION	BY



1 P2.2 STORM PIPING ISOMETRIC

SCALE: NONE

REV	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:

DAVID M. LEIFFER — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 06/21/2024

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4584-W/W - CUSTOM DESIGN

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WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
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Columbia, TN

SHEET NO.
041-1210.00.0
P2.2
STORM ISOMETRIC

FIXTURE INFORMATION:

NAME	TYPE	FLOW RATE	OTHER	QTY.
3-COMP. SINK	3-COMPARTMENT SINK	GPM (1-MINUTE DRAIN TIME): 46.636 GPM (2-MINUTE DRAIN TIME): 21.818	DFU: 6 CAPACITY: 58.182 GAL.	1
FLOOR SINK/DRAIN	FLOOR SINK	GPM (1-MINUTE DRAIN TIME): 5 GPM (2-MINUTE DRAIN TIME): 2.5	DFU: 2 CAPACITY: 0 GAL.	11
MOP SINK - MS-1	MOP BASIN	GPM (1-MINUTE DRAIN TIME): 22.442 GPM (2-MINUTE DRAIN TIME): 11.221	DFU: 3 CAPACITY: 29.922 GAL.	2
VEGETABLE PREP SINK	PREP SINK ONE BOWL	GPM (1-MINUTE DRAIN TIME): 4.675 GPM (2-MINUTE DRAIN TIME): 2.338	DFU: 2 CAPACITY: 6.234 GAL.	1
WAREWASHER HOBART AM16SVLT-1	DOOR TYPE	GPM (1-MINUTE DRAIN TIME): 60 GPM (2-MINUTE DRAIN TIME): 30	DFU: 2 CAPACITY: 60 GAL.	1
TOTALS:		GPM (1-MINUTE DRAIN TIME): 208.19 GPM (2-MINUTE DRAIN TIME): 104.1	DFU: 38 CAPACITY: 184.26 GAL.	

SIZING DETAILS:

PROJECT INFORMATION
CONSTRUCTIONS TYPE: NEW CONSTRUCTION
ADDITIONAL NOTES: McDONALD'S 4584 BUILDING - PROTOTYPICAL

LOCATION: OUTDOORS
BURIED: YES
HIGH WATER AREA: NO

FLOW RATE CALCULATION:
FLOW RATE TO INTERCEPTOR = (LESSER OF FLOW RATE BY PIPE SIZE AND FLOW RATE BY FIXTURES)
SIZE OF PIPE CONNECTED TO THE GREASE INTERCEPTOR: 4 IN.
DRAINAGE PERIOD: 2 MINUTES
FLOW RATE BY PIPE SIZE: 75 GPM
FLOW RATE BY FIXTURES, 2-MINUTE DRAINAGE PERIOD: 104.097 GPM
FLOW RATE BY FIXTURES, 1-MINUTE DRAINAGE PERIOD: 208.195 GPM
FLOW RATE USED TO SELECT GREASE INTERCEPTOR: 75 GPM
FIXTURE DFU: 38

GREASE OUTPUT:
MENU TYPE: FAST FOOD - FULL PREP
FRYER IN KITCHEN: YES
FOOD WASTE DISPOSER: YES
NUMBER OF SEATS: 38 SEATS
GREASE PRODUCTION VALUE: 0.035 LBS. PER SERVING (6.02 LBS. PER DAY)

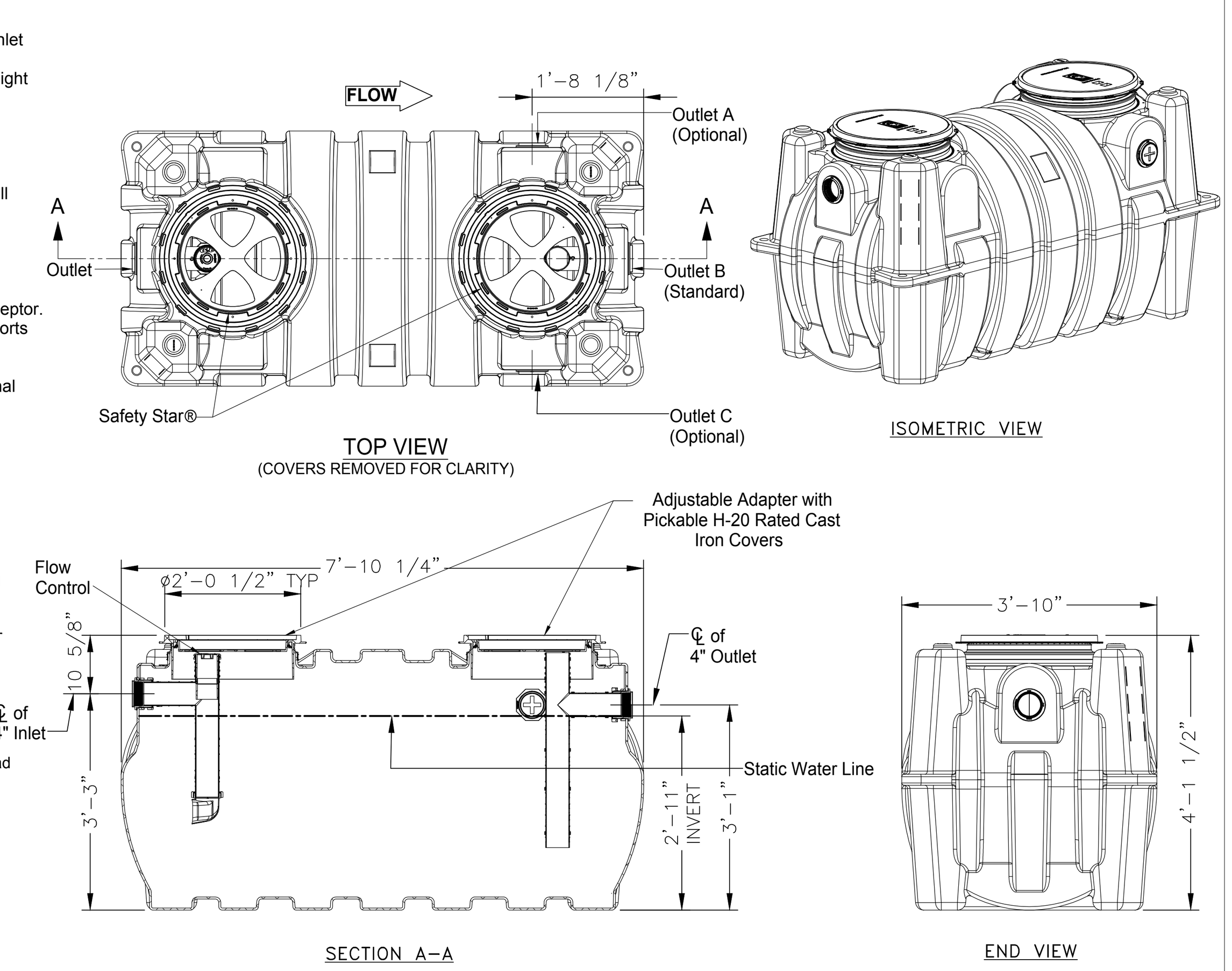
30-DAY GREASE PRODUCTION 180.6 LBS.
60-DAY GREASE PRODUCTION: 361.2 LBS.
90-DAY GREASE PRODUCTION: 541.8 LBS.

CALCULATION:
GREASE OUTPUT=(NUMBER OF SEATS)x4(AVERAGE TURNS PER SEAT PER 24 HOURS)x(GREASE PRODUCTION VALUE)x(DAYS BETWEEN PUMP-OUT).

SPECIFICATIONS
Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 528 lbs. (For wet weight add 4,254 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 510 gal.
   Grease: 3,048 lbs. (417 gal.) @100 GPM
   Solids: 128 gal.
5. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. A Vent shall be installed downstream of grease interceptor.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE
Schier Great Basin™ grease interceptor model # GB-500 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 3,048 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



SPECIFICATION SHEET

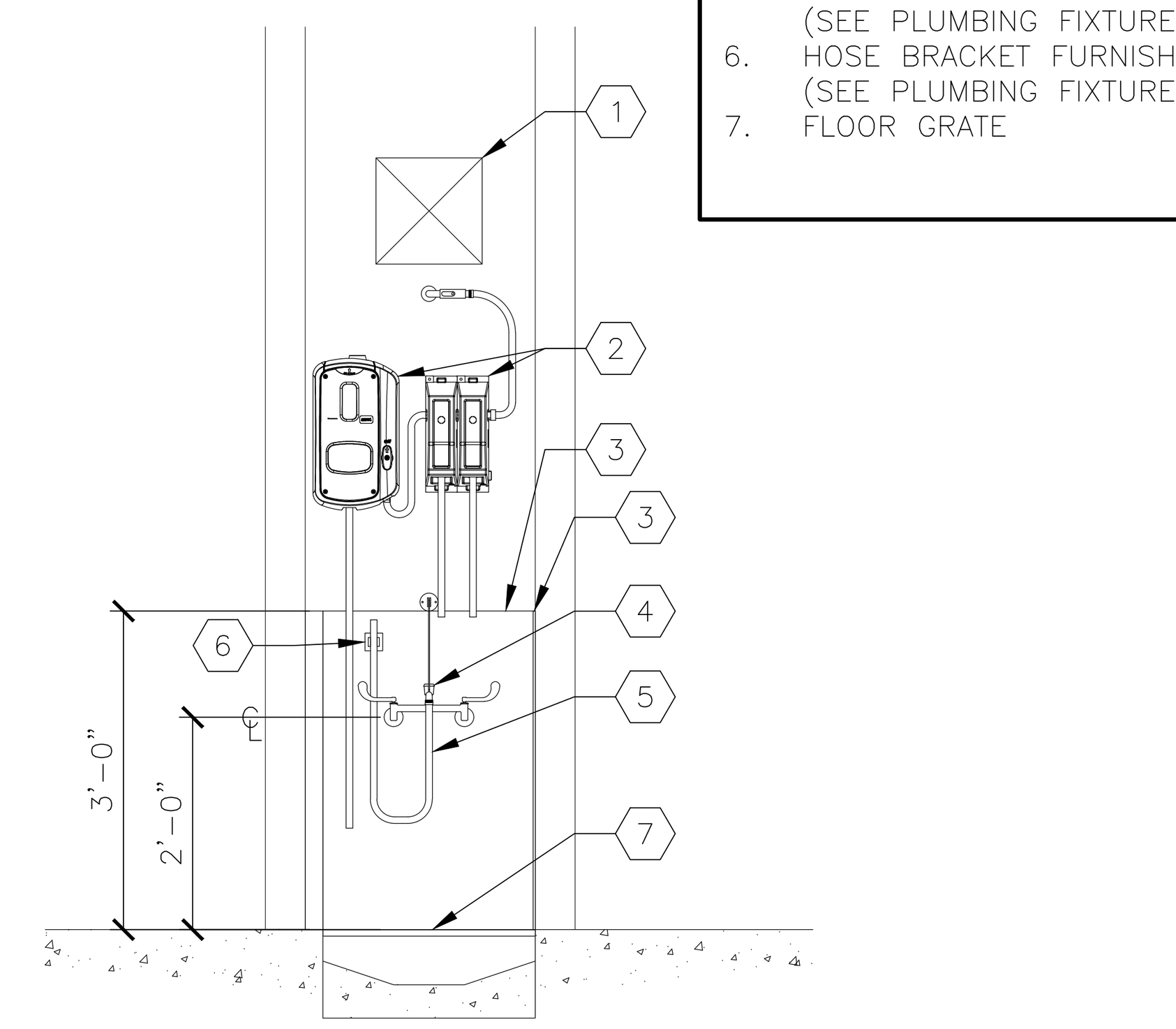
MODEL NUMBER:	PART NUMBER: 4075-001-01
GB-500	DESCRIPTION: GB-500 GREASE INTERCEPTOR 100 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS
PROPRIETARY AND CONFIDENTIAL	DWG BY: C. BUSENITZ DATE: 4/14/2022 REV: - ECO: -

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

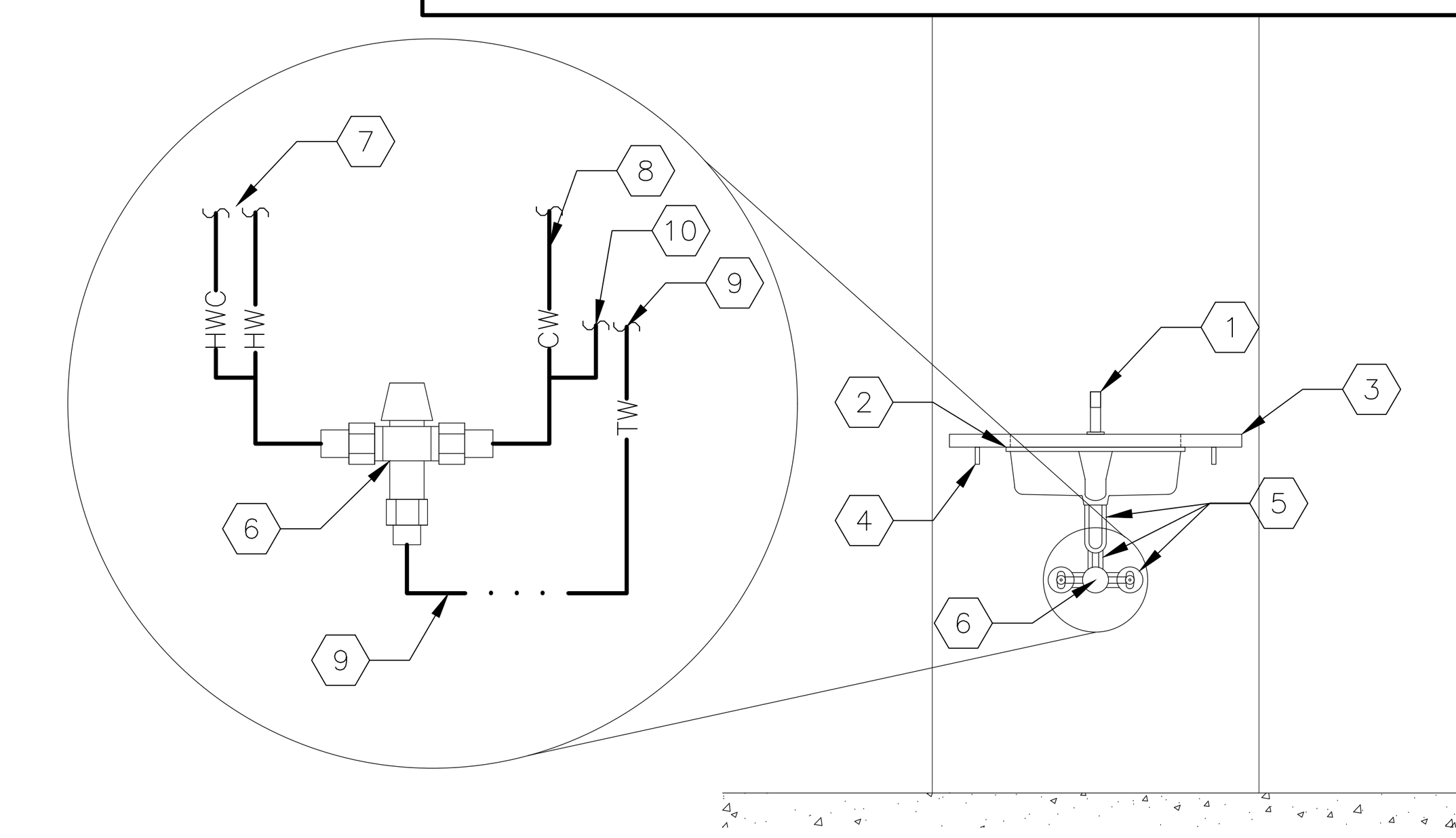
DETAIL 1 / P3.0
GREASE INTERCEPTOR
SCALE: NONE

KEYED NOTES:
1. ACCESS PANEL FOR THERMOSTATIC MIXING VALVE (SEE CHEMICAL SYSTEM INSTALLATION DETAIL)
2. ECOLAB CHEMICAL SYSTEM (SEE CHEMICAL SYSTEM INSTALLATION DETAIL)
3. 24"Wx36"H WALL GUARD (QTY. 2) FURNISHED WITH MOP SINK (SEE PLUMBING FIXTURE SCHEDULE)
4. MOP SINK FAUCET WITH INTEGRAL VACUUM BREAKER (SEE PLUMBING FIXTURE SCHEDULE)
5. HOSE FURNISHED WITH MOP SINK FAUCET (SEE PLUMBING FIXTURE SCHEDULE)
6. HOSE BRACKET FURNISHED WITH MOP FAUCET (SEE PLUMBING FIXTURE SCHEDULE)
7. FLOOR GRATE

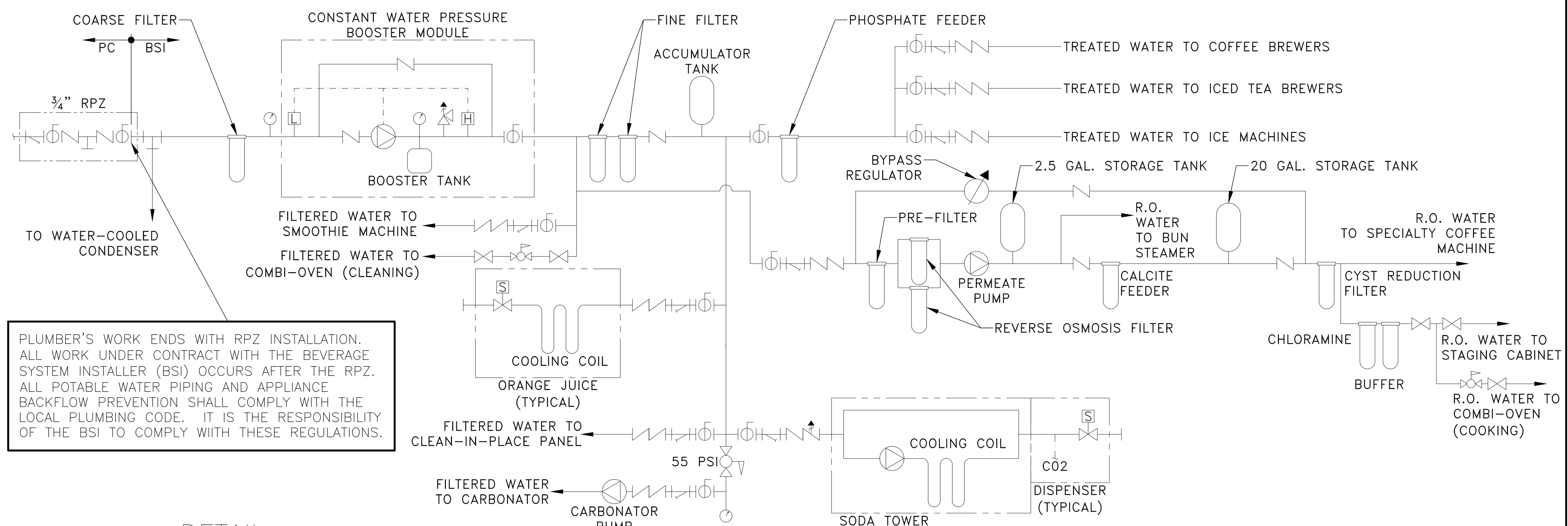


DETAIL 2 / P3.0
RECESSED MOP SINK
SCALE: ½"=1'-0"

KEYED NOTES:
1. FAUCET (SEE PLUMBING FIXTURE SCHEDULE)
2. LAVATORY OR HAND SINK (SEE PLUMBING FIXTURE SCHEDULE)
3. CORIAN COUNTERTOP - TOILET ROOMS ONLY (FURNISHED BY G.C.)
4. LAVATORY CARRIER - TOILET ROOMS ONLY (SEE ARCHITECTURAL DRAWINGS)
5. OUTLINE OF ADA COMPLIANT WRAP (SEE PLUMBING FIXTURE SCHEDULE)
6. THERMOSTATIC MIXING VALVE (SEE VALVE SCHEDULE)
7. HOT WATER AND HWC DOWN WALL (WITH BALANCING VALVE AND CHECK VALVE INSTALLED).
8. COLD WATER DOWN TO MIXING VALVE
9. TEMPERATED WATER TO FIXTURES
10. COLD WATER TO FIXTURES AS APPLICABLE.

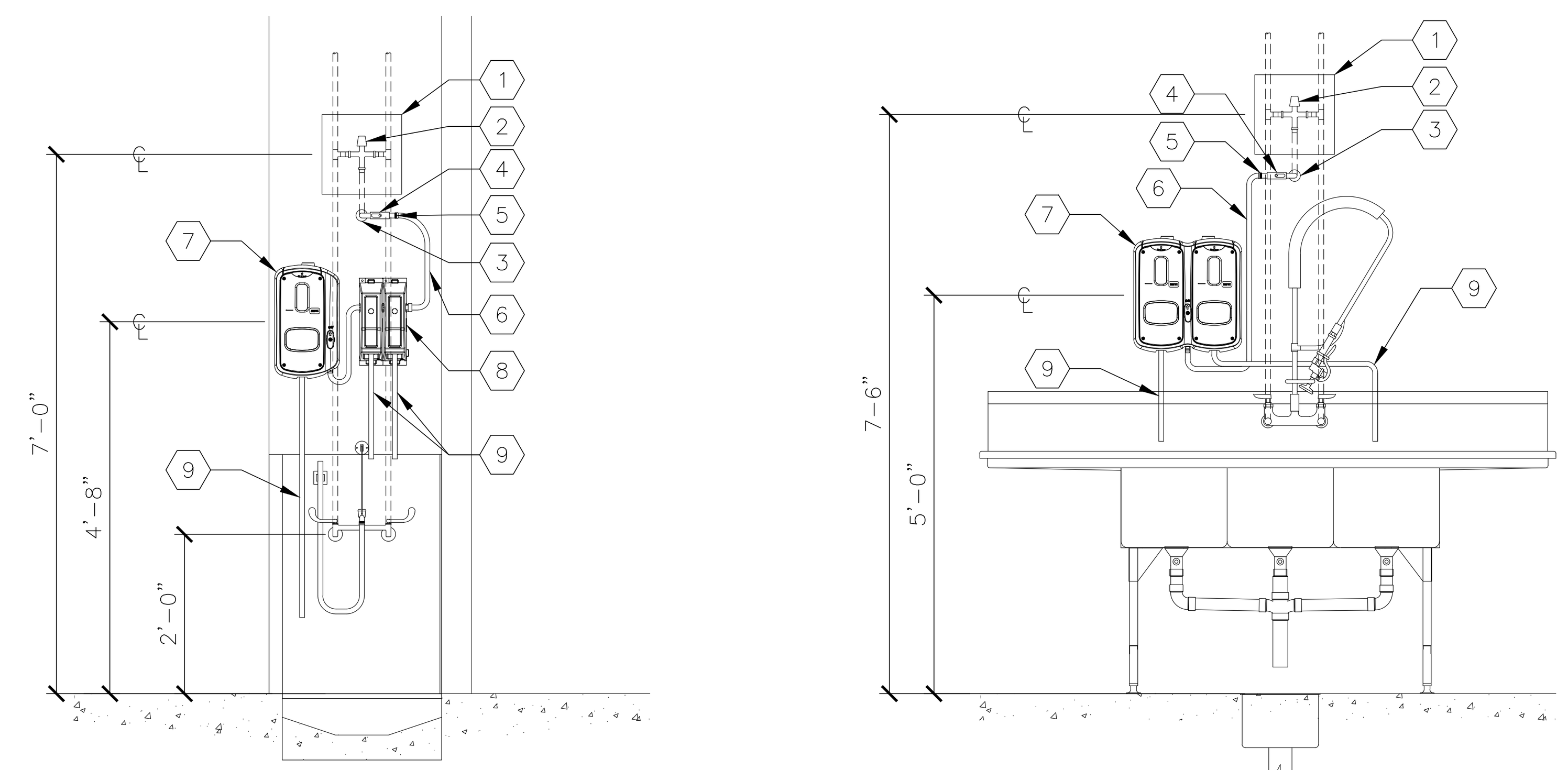


DETAIL 3 / P3.0
LAVATORY (PUBLIC)
SCALE: ½"=1'-0"



PLUMBER'S WORK ENDS WITH RPZ INSTALLATION. ALL WORK UNDER CONTRACT WITH THE BEVERAGE SYSTEM INSTALLER (BSI) OCCURS AFTER THE RPZ. ALL POTABLE WATER PIPING AND APPLIANCE BACKFLOW PREVENTION SHALL COMPLY WITH THE LOCAL PLUMBING CODE. IT IS THE RESPONSIBILITY OF THE BSI TO COMPLY WIITH THESE REGULATIONS.

DETAIL 4 / P3.0
BEVERAGE SYSTEM DISTRIBUTION SCHEMATIC
SCALE: NONE

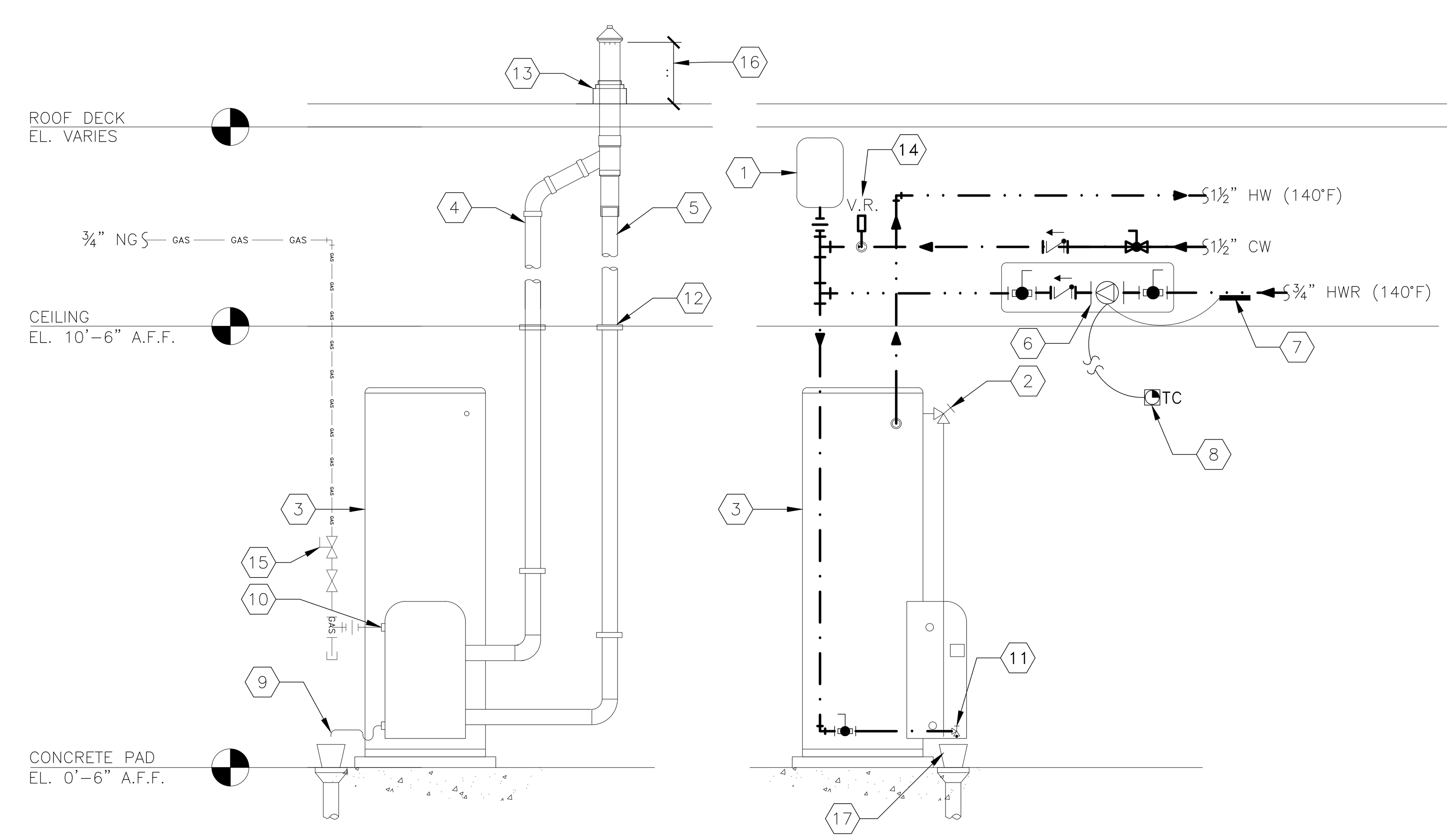


KEYED NOTES:
1. 12"x12" ACCESS PANEL (COORDINATE INSTALLATION WITH G.C.)
2. THERMOSTATIC MIXING VALVE SET TO 110°F (SEE VALVE SCHEDULE)
3. PIPE THROUGH WALL WITH ESCUTCHEON PLATE
4. SHUT-OFF VALVE
5. ¾" MHT CONNECTION

PLUMBER'S WORK ENDS AT MHT CONNECTION

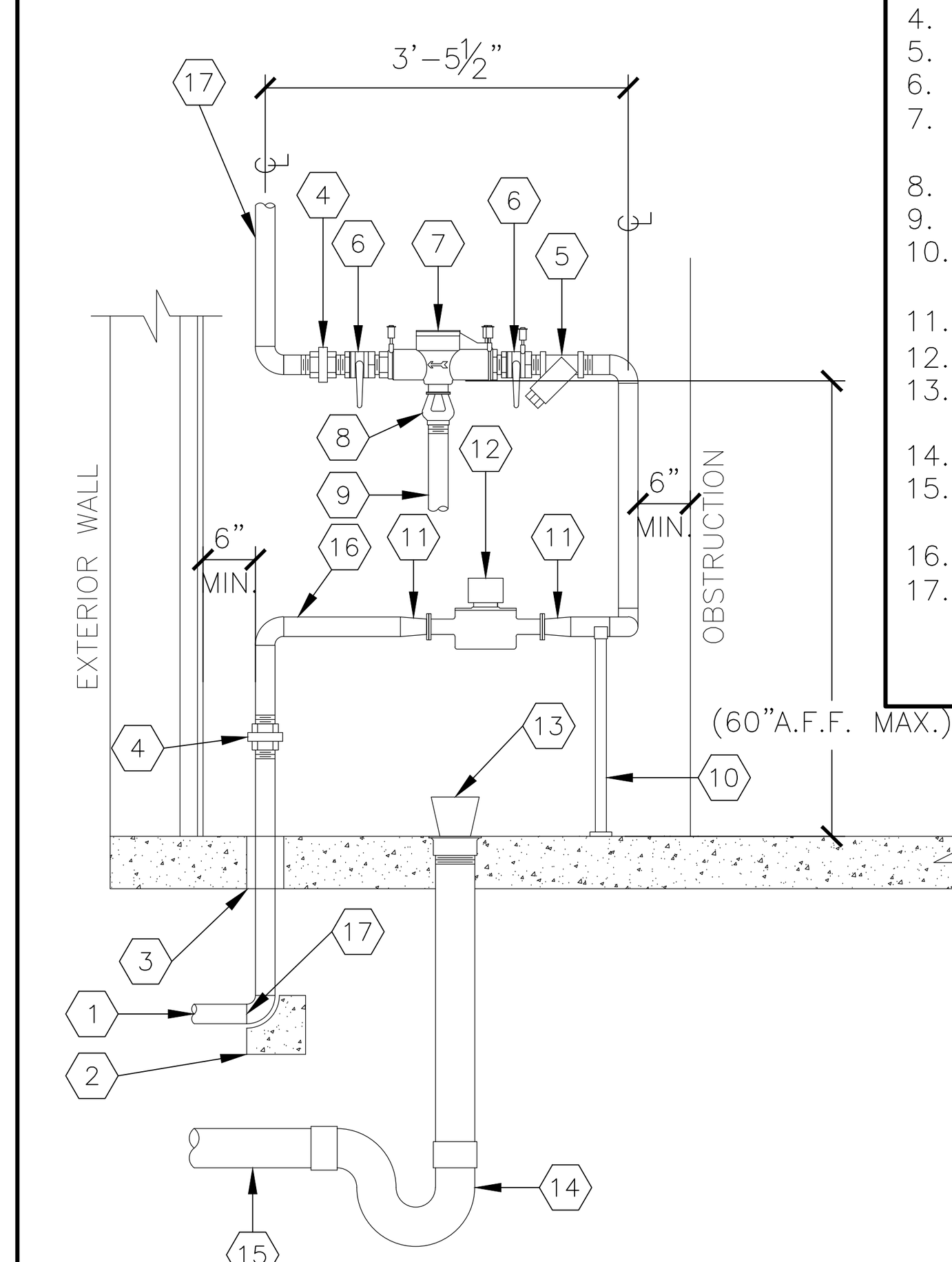
6. HOSE TO CHEMICAL SYSTEM
7. ECOLAB SOLIDSENSE CHEMICAL DISPENSER
8. ECOLAB SMARTSHAPE CHEMICAL DISPENSER
9. CHEMICAL DISPENSING HOSE

DETAIL 5 / P3.0
CHEMICAL SYSTEM INSTALLATION
SCALE: ½"=1'-0"



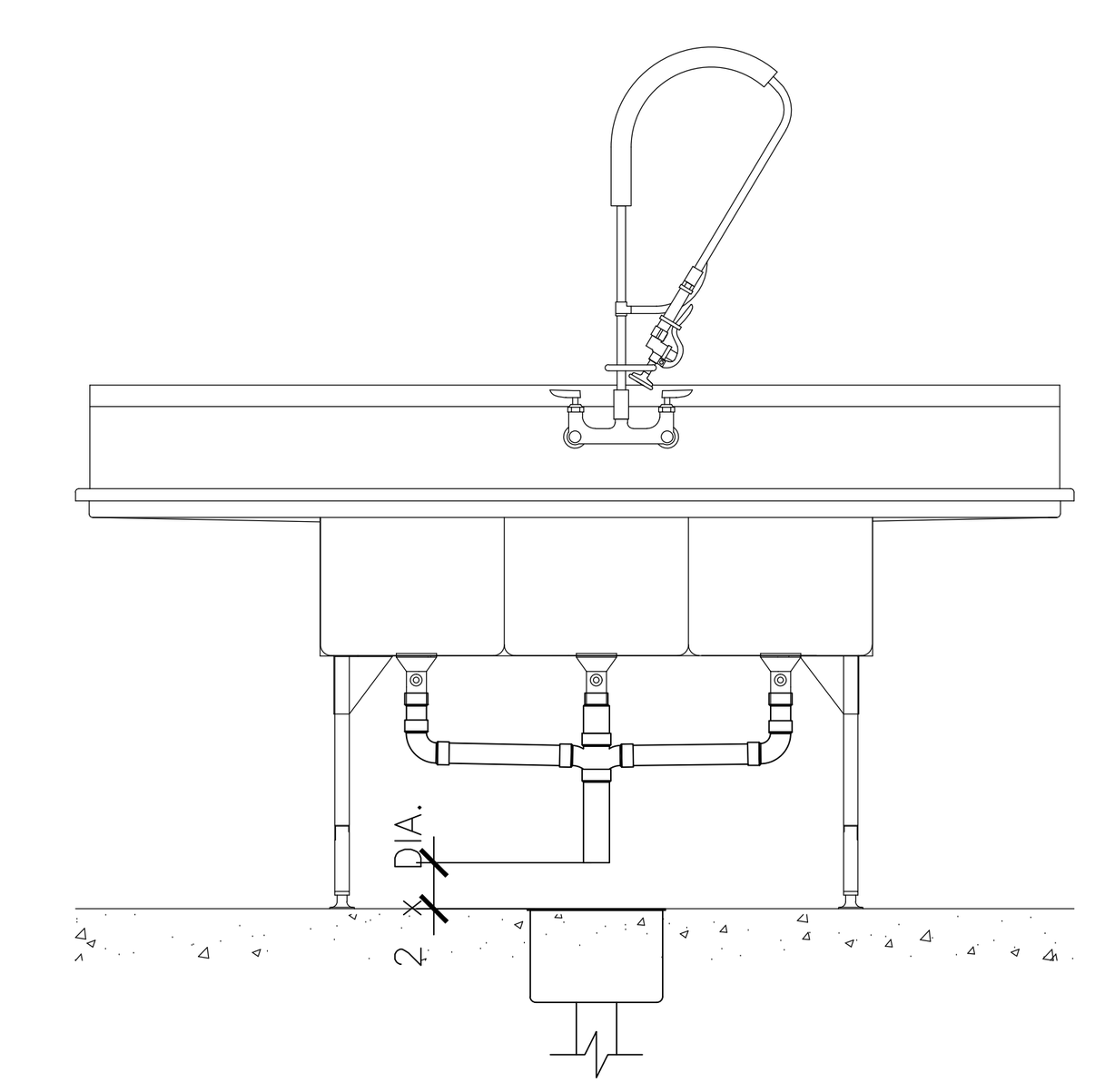
KEYED NOTES:
1. THERMAL EXPANSION TANK (SEE EXPANSION TANK SCHEDULE)
2. WATER HEATER PRESSURE/TEMPERATURE RELIEF VALVE (EXTEND TO FLOOR DRAIN)
3. WATER HEATER (SEE WATER HEATER SCHEDULE)
4. 3" PVC INTAKE. (SIZE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS)
5. 3" ABS MIN. 84" REQ'D. (SIZE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS).
6. RECIRULATION PUMP (SEE PUMP SCHEDULE)
7. STRAP-ON AQUASTAT FOR PUMP CONTROL
8. TIMECLOCK TO SHUT DOWN PUMP AND WATER HEATER DURING UNOCCUPIED HOURS
9. SEALED-COMBUSTION CONDENSATE DRAIN (EXTEND TO FLOOR DRAIN)
10. GAS CONNECTION
11. WATER HEATER DRAIN (EXTEND TO FLOOR DRAIN)
12. PIPE SUPPORT EVERY 5 FT. MINIMUM
13. PIPE BOOT BY PORTALS PLUS (OR EQUAL)
14. PROVIDE VACUUM RELIEF VALVE FOR BOTTOM-FED WATER HEATERS (ANSI Z21.22) WILKINS MODEL VR10.
15. GAS PRESSURE REGULATOR (AS APPLICABLE).
16. CONCENTRIC VENT KIT. MAINTAIN 12" MIN. CLEARANCE ABOVE HIGHEST ANTICIPATED SNOW LEVEL. MAXIMUM OF 24" ABOVE ROOF.
17. FLOOR DRAIN WITH FUNNEL OR FLOOR SINK. REFER TO P1.2 FOR PLAN AND P4.1 FOR SCHEDULE.

DETAIL 6 / P3.0
WATER HEATER PIPING
SCALE: NONE

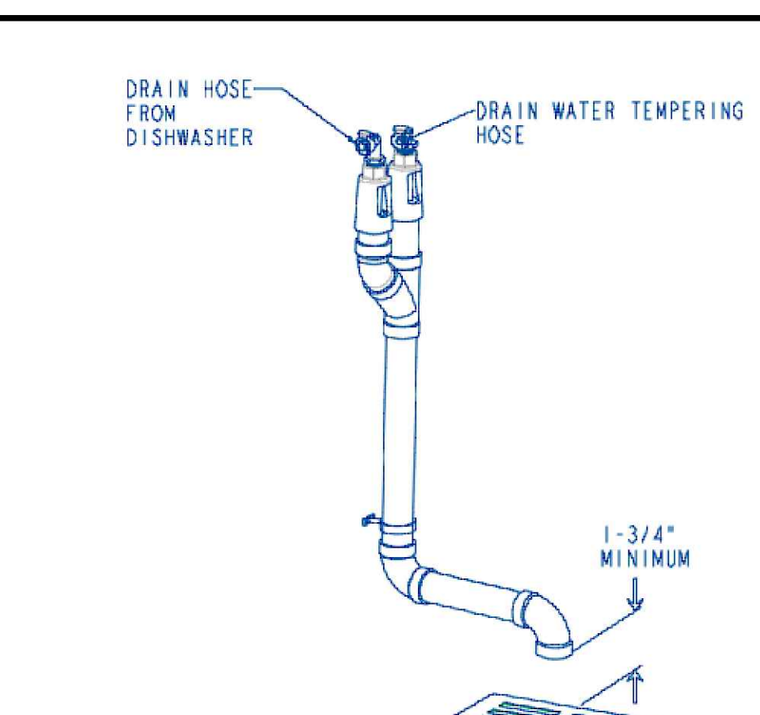


KEYED NOTES:
1. INCOMING UNDERGROUND WATER SERVICE SIZED PER DOMESTIC WATER CALCULATIONS. (MIN. 2")
2. BLOCKING AT CHANGES IN DIRECTION
3. MINIMUM ½" ANNULAR CLEARANCE
4. UNION
5. BRONZE STRAINER
6. QUARTER-TURN BALL VALVE
7. REDUCED PRESSURE ZONE (RPZ) ASSEMBLY
8. AIR GAP FOR RELIEF VALVE
9. PIPING FROM AIR GAP TO FLOOR DRAIN
10. GALVANIZED STEEL PIPE SUPPORTS AS REQUIRED
11. 2"x1½" BUSHING
12. 1½" WATER METER
13. FLOOR DRAIN-PITCH FLOOR TOWARDS DRAIN
14. P-TRAP
15. PIPE TO SEWER-PITCH AND VENT PER CODE
16. 2" PIPE FOR WATER SERVICE
17. WATER PIPING FROM 5 FT. FROM BUILDING TO CEILING PENETRATION SHALL BE COPPER.

DETAIL 7 / P3.0
INCOMING WATER SERVICE
SCALE: ½"=1'-0"



DETAIL 8 / P3.0
INDIRECT DRAINAGE PIPING (TYP.)
SCALE: ½"=1'-0"



DETAIL 9 / P3.0
WAREWASHER DRAIN AIR GAP KIT
SCALE: NTS

REV	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:
DAVID M. LEIFFER, REGISTERED ENGINEER, STATE OF TENNESSEE, No. 112738 — 06/27/2024

PREPARED BY:
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PREPARED FOR:
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STD ISSUE DATE: 2023_12
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WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

041-1210.00.0
SHEET NO. P3.0
DETAILS

GENERAL PLUMBING NOTES

GENERAL:
1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
2. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
3. ALL DIMENSIONS, CLEARANCES AND TOLERANCES SHALL BE VERIFIED PRIOR TO INSTALLATION. ALL ROUGH–IN LOCATIONS SHALL BE COORDINATED WITH THE MANUFACTURER'S SUBMITTAL INFORMATION.
4. ALL DIMENSIONAL INFORMATION IS AS FOLLOWS (UNLESS NOTED OTHERWISE):
   A. UNDERGROUND PIPE IS TO FOUNDATION
   B. OVERHEAD PIPE IS TO FINISHED WALL
   C. ELEVATIONS ARE TO FINISHED FLOOR
5. ALL MATERIALS, FIXTURES AND EQUIPMENT USED SHALL BE IN ACCORDANCE WITH McDONALD'S SPECIFICATIONS. SPECIFICATIONS ARE CONTAINED WITHIN THESE DRAWINGS AND THE McDONALD'S PROJECT MANUAL. ANY CONTRACTOR IN NEED OF A COPY OF THE McDONALD'S PROJECT MANUAL SHALL CONTACT THE McDONALD'S AREA CONSTRUCTION MANAGER. ANY VARIANCE FROM THE McDONALD'S SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER–OF–RECORD.
6. SEE COORDINATION SCHEDULE FOR ADDITIONAL SCOPE OF WORK.
7. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. WHERE POOR SOIL CONDITIONS EXIST OR WHERE SUBSTANTIAL SETTLEMENT OF EITHER THE PIPING, THE BUILDING OR ADJACENT WALKS, PLANTERS, ETC., MAY OCCUR, THE CONTRACTOR SHALL PROVIDE ADEQUATE UNDERSLAB STAINLESS STEEL PIPE HANGERS OR APPROVED OTHER SUPPORT.
9. ALL PIPE SLEEVES SHALL BE PROPERLY SEALED AND INSULATED TO PREVENT HEAT LOSS AND SEEPAGE.
10. ALL PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE FROM PIPE HANGERS. PROTECTION SHALL BE LIGHT GAUGE GALVANIZED STEEL OR EQUAL.
11. ALL PENETRATIONS OF FIRE–RATED WALLS SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING SYSTEM.

SANITARY AND VENT SYSTEMS:
1. THE BUILDING SANITARY PIPE SHALL BE LOCATED A MINIMUM OF 10 FT. FROM THE INCOMING WATER SERVICE. WHERE A 10 FT. SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATER SERVICE PIPE SHALL BE A MINIMUM OF 12 IN. ABOVE THE TOP OF THE HIGHEST POINT OF THE SANITARY PIPE.
2. ALL SANITARY AND VENT PIPE SHALL BE PVC TYPE DWV, ABS OR CAST–IRON WHERE REQUIRED BY CODE.
3. ALL HORIZONTAL SANITARY PIPE SHALL BE INSTALLED WITH A MINIMUM PITCH AS FOLLOWS:

PIPE SIZE	MIN. SLOPE
2½" OR LESS	¼" PER FT.
3" TO 6"	⅛" PER FT.
8" OR LARGER	⅛" PER FT. (MIN)

4. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT. APART. (UNLESS OTHERWISE DICTATED BY LOCAL CODES).
5. CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH.
6. CLEANOUTS SHALL BE INSTALLED ON PIPES PRIOR TO ANY SLAB PENETRATION.
7. WHERE PIPING IS LOCATED WITHIN WALL CAVITIES, ACCESS TO THE CLEANOUTS SHALL BE PROVIDED.
8. CLEANOUTS ON 6–IN. AND SMALLER PIPES SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 18 IN. CLEANOUTS ON 8–IN. AND LARGER PIPE SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 36 IN.
9. ALL SUSPENDED SANITARY AND VENT PIPE SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
ABS	4 FT.	10 FT.
PVC (TYPE DWV)	4 FT.	10 FT.
CAST–IRON (<10 FT. PIPE SECTIONS)	5 FT.	15 FT.
CAST–IRON (10 FT. PIPE SECTIONS)	10 FT.	15 FT.

10. ALL PLUMBING FIXTURES SHALL BE VENTED AND THE MAXIMUM DISTANCE FROM THE FIXTURE TRAP TO THE VENT SHALL BE AS FOLLOWS:

TRAP SIZE	SLOPE	DISTANCE
1¼"	¼" PER FT.	2'–6"
1½"	¼" PER FT.	3'–6"
2"	¼" PER FT.	5'–0"
3"	⅛" PER FT.	6'–0"
4" & LARGER	⅛" PER FT.	10'–0"

11. ALL PLUMBING VENTS THROUGH THE ROOF SHALL TERMINATE A MINIMUM OF 12 INCHES ABOVE THE ROOF AND SHALL BE LOCATED A MINIMUM OF 8 FT. FROM ANY PARAPET WALL. WHERE A VENT TERMINATES WITHIN 8 FT. OF A PARAPET WALL, THE VENT SHALL TERMINATE A MINIMUM OF 6 INCHES ABOVE THE PARAPET.
12. ALL PLUMBING VENTS SHALL TERMINATE A MINIMUM OF 10 FT. HORIZONTALLY FROM ANY OUTDOOR AIR INTAKE. WHERE A PLUMBING VENT IS LOCATED WITHIN 10 FT. OF AN INTAKE, THE VENT SHALL TERMINATE A MINIMUM OF 2 FT. ABOVE THE INTAKE.
13. ALL SIDE WALL VENT TERMINATIONS SHALL BE PROTECTED TO PREVENT BIRDS OR RODENTS FROM ENTERING OR BLOCKING THE VENT OPENING.
14. ALL FLOOR DRAINS THAT DO NOT SERVE EQUIPMENT SHALL BE PROTECTED AGAINST DRYING OUT EITHER THROUGH THE INSTALLATION OF A TRAP PRIMER, DEEP SEAL TRAP OR PROSET TRAP GUARD. ALL TRAPS SHALL BE FILLED WITH AN INITIAL LAYER OF COOKING OIL.
15. ALL APPLIANCES SHALL DRAIN TO AN APPROVED SANITARY WASTE RECEPTOR (FLOOR SINK OR FLOOR DRAIN WITH FUNNEL). INDIRECT DRAINAGE FROM AN APPLIANCE SHALL MAINTAIN AN AIR GAP BETWEEN THE PIPE OUTLET AND THE TOP OF THE RECEPTOR. THE MINIMUM DISTANCE BETWEEN THE PIPE OUTLET AND THE TOP OF THE RECEPTOR SHALL BE TWICE THE DIAMETER OF THE APPLIANCE DRAIN PIPE.

GREASE INTERCEPTORS:
1. SEE SITE PLAN FOR THE SIZE AND LOCATION OF THE GREASE INTERCEPTOR.
2. THE GREASE INTERCEPTOR SHALL BE INSTALLED IN A LOCATION THAT IS ACCESSIBLE FOR PUMPING.
3. THE GREASE INTERCEPTOR SHALL BE CONSTRUCTED OF FIBERGLASS OR ROTATIONALLY–MOLDED POLYETHYLENE. GREASE INTERCEPTOR CONSTRUCTION SHALL CONFORM TO ALL LOCAL CODES. CONCRETE GREASE INTERCEPTORS ARE NOT PERMITTED UNLESS REQUIRED BY THE LOCAL AHJ.
4. GREASE INTERCEPTORS SHALL BE GRAVITY OR HYDROMECHANICAL TYPE, SIZED FOR THE APPLICATION LISTED.
5. THE GREASE INTERCEPTOR SHALL BE VENTED.
6. ACCESS TO THE GREASE INTERCEPTOR SHALL BE PROVIDED WITH TWO (2) 24–IN. MANHOLES. COVER SHALL PROVIDE WATER/GAS–TIGHT SEAL AND HAVE A MINIMUM 16,000 LBS. LOAD CAPACITY. ALL SURFACE WATER MUST DRAIN AWAY FROM MANHOLES.
7. PIPING INLET AND OUTLET SIDES SHALL BE CLEARLY LABELED ON THE TOP OF THE GREASE INTERCEPTOR TO INSURE PROPER INSTALLATION.

DOMESTIC SUPPLY SYSTEMS:
1. THE INCOMING WATER SERVICE PIPE SHALL BE LOCATED A MINIMUM OF 10 FT. FROM THE EXITING SANITARY PIPE. WHERE A 10 FT. SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATER SERVICE PIPE SHALL BE A MINIMUM OF 12 IN. ABOVE THE TOP OF THE HIGHEST POINT OF THE SANITARY PIPE.
2. ALL UNDERGROUND SITE PLUMBING SHALL CONFORM TO NSF 61, SHALL BE TYPE K COPPER TUBING OR COPPER PIPE, POLYETHYLENE (PE), PEX OR CPVC. IF CPVC IS USED, FOAM INSULATION SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION TO ACCOUNT FOR EXPANSION AND CONTRACTION.
3. INCOMING DOMESTIC WATER SIZE TO BE 2" INNER DIAMETER. FOR PROJECTS WISHING TO DOWNSIZE, A HYDRANT FLOW TEST IS REQUIRED PRIOR TO CONSTRUCTION DOCUMENTS. ENGINEER OF RECORD TO SUBMIT PRESSURE DROP CALCULATIONS AND HYDRANT FLOW TEST TO USRD FOR REVIEW AND APPROVAL OF SMALLER INCOMING DOMESTIC WATER LINE.
4. IF PEX PIPING IS USED, ALL MAINS SHALL BE UPSIZED BY 0.5" DIAMETER.
5. INCOMING WATER SERVICE PRESSURE SHOULD BE BETWEEN 50 AND 55 PSI STATIC. WHERE WATER PRESSURE SERVICE EXCEEDS 80 PSI STATIC, AN APPROVED WATER–PRESSURE REDUCING VALVE WITH STRAINER CONFORMING TO ASSE 1003 SHALL BE INSTALLED. WHERE INCOMING WATER PRESSURE IS BELOW 50 PSI STATIC, A PRESSURE BOOSTER SYSTEM SHALL BE INSTALLED.
6. IF THE RESTAURANT HAS A COMBINED WATER AND FIRE SPRINKLER SERVICE, THE INCOMING WATER SERVICE SHALL BE SIZED BASED ON THE FIRE SPRINKLER CONTRACTOR'S HYDRAULIC CALCULATIONS.
7. PROVIDE A MINIMUM ½" ANNULAR CLEARANCE AROUND ALL PIPE SLAB PENETRATIONS.
8. A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPZ) SHALL BE INSTALLED AT THE INCOMING SERVICE WHERE REQUIRED BY CODE. (MIN. 60" A.F.F.)
9. AN EXPANSION TANK SHALL BE INSTALLED ON THE COLD WATER LINE INLET TO THE WATER HEATER. SEE EXPANSION TANK SCHEDULE.
10. ALL WATER SUPPLY PIPE WITHIN 5 FT. OF THE BUILDING AND INSIDE THE BUILDING SHALL COMPLY WITH NSF 61 AND SHALL BE TYPE L COPPER TUBING, COPPER PIPE, PEX OR CPVC PIPE.
11. CPVC PIPE SHALL BE FLOWGUARD GOLD OR FLOWGUARD BENDABLE AS MANUFACTURED BY LUBRIZOL.
12. CPVC PIPE SHALL BE CONNECTED WITH FLOWGUARD GOLD YELLOW LOW–VOC SOLVENT CEMENT AS MANUFACTURED BY IPS WELD–ON OR OATEY.
13. ALL CPVC PIPE SHALL BE INSULATED TO PREVENT EXPOSURE TO GREASE.
14. ALL SUSPENDED PIPE SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
COPPER PIPE	12 FT.	10 FT.
COPPER TUBING ≤1¼"	6 FT.	10 FT.
COPPER TUBING >1½"	10 FT.	10 FT.
CPVC ≤1"	3 FT.	10 FT.
CPVC ≥1¼"	4 FT.	10 FT.
PEX ≤1"	3 FT.	10 FT.
PEX ≥1¼"	4 FT.	10 FT.

15. A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPZ) SHALL BE INSTALLED AT THE INLET TO THE WATER FILTRATION SYSTEM. ALL PIPING DOWNSTREAM OF THE RPZ SHALL BE COPPER OR CROSS–LINKED POLYETHYLENE (PEX).
16. ALL DEVICES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION (EX.: SODA MACHINE, COFFEE MACHINE, BEVERAGE DISPENSERS, ETC.) SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. ALL BACKFLOW PREVENTION DEVICES SHALL BE ASSE LISTED AND APPROVED FOR THE DEVICE OR APPLIANCE THEY SERVE.
17. ALL WATER SUPPLY LINES SHALL BE PROVIDED WITH A QUARTER–TURN SHUT–OFF VALVE BEFORE FINAL CONNECTION TO EQUIPMENT.
18. QUARTER–TURN SHUT–OFF VALVES SHALL BE INSTALLED UPSTREAM OF ANY INLINE BACKFLOW PREVENTION DEVICE.
19. ALL VALVES AND BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED WITH FITTINGS THAT FACILITATE REMOVAL IN CASE OF FAILURE.
20. ALL OVERHEAD WATER LINES SHALL BE INSULATED PER SCHEDULE THIS SHEET WITH EXTERNAL JACKETED INSULATION AND A MINIMUM INSTALLED R–VALUE OF 3.7.
21. PRIOR TO BUILDING TURNOVER, THE DOMESTIC WATER SUPPLY SYSTEM SHALL BE PURGED OF DELETERIOUS MATERIAL AND DISINFECTED. DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HEALTH CODE, PLUMBING CODE OR IN ACCORDANCE WITH AWWA C651 OR AWWA C652.

STORM DRAINAGE SYSTEMS:
1. ALL ROOF DRAINS SHALL BE SIZED IN ACCORDANCE WITH LOCAL CODES AND SHALL CONFORM TO ASME A112.21.2M OR A112.3.1.
2. ALL STORM DRAINAGE PIPING SHALL BE ABS, PVC TYPE DWV OR CAST–IRON WHERE REQUIRED BY CODE.
3. ALL SUSPENDED STORM DRAINAGE PIPE SUPPORT REQUIREMENTS SHALL BE THE SAME AS THE SANITARY AND VENT REQUIREMENTS.
4. ALL HORIZONTAL STORM DRAINAGE PIPE PITCH REQUIREMENTS SHALL BE THE SAME AS THE SANITARY AND VENT REQUIREMENTS.
5. ALL HORIZONTAL STORM DRAINAGE PIPE SHALL BE INSULATED WITH 1" THICK EXTERNAL JACKETED INSULATION AND A MINIMUM INSTALLED R–VALUE OF 3.7 TO PROTECT AGAINST CONDENSATION.
6. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT. APART.
7. CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH.
8. CLEANOUTS SHALL BE INSTALLED ON PIPES PRIOR TO ANY SLAB PENETRATION.
9. WHERE PIPING IS LOCATED WITHIN WALL CAVITIES, ACCESS TO THE CLEANOUTS SHALL BE PROVIDED.
10. ROOF DRAINS AND OVERFLOW ROOF DRAINS SHALL BE PIPED INDEPENDENTLY. OVERFLOW ROOF DRAINS SHALL NOT BE CONNECTED TO THE PRIMARY ROOF DRAINAGE SYSTEM.
11. MINIMUM PIPING INSULATION THICKNESS HEATING AND HOT–WATER SYSTEMS (STEAM, STEAM CONDENSATE, HOT–WATER HEATING AND DOMESTIC WATER SYSTEMS). PLEASE REFER TO THE LATEST EDITION OF IECC FOR MINIMUM PIPE INSULATION THICKNESS (TABLE C403.12.3)

PIPING	MINIMUM INSULATION THICKNESS (IN INCHES) PER NOMINAL PIPE OR TUBE SIZE				
NOMINAL PIPE SIZE	<1	1 TO 1.5	1.5 TO <4	4 TO <8	≥8
DOMESTIC COLD WATER (40°F TO 60°F)	0.5	0.5	1.0	1.0	1.0
TEMPERATE HOT WATER (105°F TO 140°F)	1.0	1.0	1.5	1.5	1.5
HOT WATER (141°F TO 200°F)	1.5	1.5	2.0	2.0	2.0
STORM DRAIN (HORIZONTAL)	–	–	1.0	1.0	1.0

LEGEND

	COLD WATER PIPING
	TEMPERED WATER PIPING (110°F)
	HOT WATER PIPING (140°F)
	RECIRCULATED HOT WATER PIPING
	OVERHEAD LINES (BY P.C.)
SAN	UNDERGROUND SANITARY PIPING
GW	UNDERGROUND GREASE WASTE PIPING
	VENT PIPING
STS	ABOVE GROUND STORM PIPING
STS	UNDERGROUND STORM PIPING
	HOSE BIBB
	CHECK VALVE
	BALL VALVE
	THERMOSTATIC MIXING VALVE
	FLOOR DRAIN
	CLEAN–OUT (FLOOR OR YARD)
	FLOOR SINK
	PRESSURE GUAGE
L	LOW PRESSURE SWITCH
H	HIGH PRESSURE SWITCH
S	SOLENOID VALVE
	THREE–WAY VALVE
	PRESSURE REGULATOR
	DUAL CHECK VALVE OR RPZ
	DUAL CHECK VALVE WITH ATMOSPHERIC VENT
	STRAINER
	RELIEF VENT
	WATER–HAMMER ARRESTER

ABBREVIATIONS

ACM	AREA CONSTRUCTION MANAGER
AVB	ATMOSPHERIC VACUUM BREAKER
BSI	BEVERAGE SYSTEM INSTALLER
CO	CLEAN–OUT
DC	DOWNSPOUT COVER
DFU	DRAINAGE FIXTURE UNIT(S)
EC	ELECTRICAL CONTRACTOR
FAC	FIRE ALARM CONTRACTOR
FCO	FLOOR CLEAN–OUT
FD	FLOOR DRAIN
FPC	FIRE PROTECTION CONTRACTOR
FS	FLOOR SINK
GC	GENERAL CONTRACTOR
GI	GREASE INTERCEPTOR
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
HS	HAND SINK
I.P.S.	IRON PIPE SIZE (ALSO NPS)
KEI	KITCHEN EQUIPMENT INSTALLER
KES	KITCHEN EQUIPMENT SUPPLIER
LAV	LAVATORY
MC	MECHANICAL CONTRACTOR
MHT	MALE HOSE THREADS
MS	MOP SINK
NPS	NATIONAL PIPE THREAD STANDARD
NPT	NATIONAL PIPE THREAD TAPERED
O/O	OWNER/OPERATOR
OH	OVERHEAD
P	PUMP
PC	PLUMBING CONTRACTOR
RC	REFRIGERATION CONTRACTOR
RPZ	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
SS	SANITARY SEWER
ST STS	STORM SEWER (PRIMARY) STORM SEWER (SECONDARY)
SVB	ANTI–SIPHON, SPILL RESISTANT VACUUM BREAKER
TAB	TEST AND BALANACE CONTRACTOR
UG	UNDERGROUND
UR	URINAL
V	VENT
WC	WATER CLOSET
WCO	WALL CLEAN–OUT
WSFU	WATER SUPPLY FIXTURE UNIT(S)
YC	YARD CLEAN–OUT

REV | DATE | DESCRIPTION | BY

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TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO. 041–1210.00.0
P4.0
GENERAL NOTES

COORDINATION SCHEDULE

GENERAL REQUIREMENTS	FURNISH	INSTALL	FINAL CONNECTION	NOTES
MECHANICAL PERMIT	MC			1–3
HOT WORK (WELDING) PERMIT (IF APPLICABLE)	MC			1–3
REFRIGERATION PERMIT (IF APPLICABLE)	KES			1–3
PLUMBING PERMIT	PC			1–3
ELECTRICAL PERMIT	EC			1–3
FIRE SPRINKLER PERMIT (IF APPLICABLE)	FPC			1–3
FIRE ALARM PERMIT (IF APPLICABLE)	FAC			1–3
CONTRACTOR COORDINATION REQUIREMENTS				
HEATING & AIR–CONDITIONING				
ROOFTOP UNITS, INTAKE AND RELIEF	MCD CP	MC		1–5, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 20, 22
GAS PIPING AND GAS PIPE KIT	PC	PC	PC	1–3, 14, 22–23
CONTROLS WIRING	MC	EC	EC	1–3, 19, 22, 24
POWER WIRING	EC	EC	EC	1–3, 19, 22, 24
CONDENSATE TRAP	MC	PC		1–3, 22–23
CONDENSATE PIPING (IF APPLICABLE)	PC	PC		1–3, 22–23
DUCT–MOUNTED SMOKE DETECTOR	MC	MC	EC	1–3, 22, 24
GENERAL EXHAUST SYSTEMS				
EXHAUST FANS	MCD CP	MC		1–3, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 22
CONTROLS (WHERE APPLICABLE)	MC	EC	EC	1–3, 22, 24
POWER WIRING	EC	EC	EC	1–3, 22, 24
TEMPERATURE CONTROLS				
BUILDING AUTOMATION SYSTEM	MCD CP	MC	EC	1–3, 22, 24
REMOTE SENSORS (RH AND/OR TEMPERATURE)	MC	MC	EC	1–3, 22, 24
CONTROLS WIRING (WHERE APPLICABLE)	MC	EC	EC	1–3, 22, 24
POWER WIRING	EC	EC	EC	1–3, 22, 24
DUCTWORK AND ACCESSORIES				
GALVANIZED SHEET METAL DUCTWORK	MC	MC		1–3, 22
EXTERNAL INSULATION	MC	MC		1–3, 22
INTERNAL INSULATION (IF APPLICABLE)	MC	MC		1–3, 22
WEATHERPROOFING (IF APPLICABLE)	MC	MC		1–3, 22
SPIN–IN COLLARS	MC	MC		1–3, 22
FLEXIBLE DUCTWORK	MC	MC		1–3, 22
VOLUME/BALANCING DAMPERS	MC	MC		1–3, 22
FIRE DAMPERS (IF APPLICABLE)	MC	MC		1–3, 22
FIRESTOPPING (IF APPLICABLE)	MC	MC		1–3, 22
AIR DEVICES AND ACCESSORIES	MC	MC	MC	1–3, 7, 22, 28
PLUMBING SYSTEMS				
WATER HEATERS	MCD CP	PC	PC	1–3, 11–12, 23
HOT AND COLD WATER PIPE	PC	PC	PC	1–3, 23
VENTS AND INTAKES	PC	PC	PC	1–3, 23
THERMOSTATIC MIXING VALVE	PC	PC	PC	1–3, 23
POWER AND CONTROL WIRING	EC	EC	EC	1–3, 23–24
KITCHEN EXHAUST SYSTEMS				
McDONALD'S BACKSHELF EXHAUST HOODS	KES	KEI		1–3, 6, 22, 27
CANOPY EXHAUST HOODS (IF APPLICABLE)	KES	KEI		1–3, 6, 22, 27
BLACK IRON DUCTWORK	KES	KEI		1–3, 6, 22
STAINLESS STEEL DUCTWORK (IF APPLICABLE)	KES	KEI		1–3, 6, 22
ALUMINUM DUCTWORK (IF APPLICABLE)	KES	KEI		1–3, 6, 22
UL LISTED DUCT WRAP	MC	MC		1–3, 6, 22
FIRE–RATED DUCT ENCLOSURE (IF APPLICABLE)	GC	GC		1–3, 6, 20, 22
EXHAUST FANS	MCD CP	MC		1–3, 6, 17, 22
ROOF CURBS	MCD CP	MC		1–3, 6, 20, 22
CURB EXTENSIONS	MC	MC		1–3, 6, 22
CONTROLS (WHERE APPLICABLE)	EC	EC	EC	1–3, 6, 22, 24
POWER WIRING	EC	EC	EC	1–3, 6, 22, 24
FIRE SUPPRESSION SYSTEM	KES	KES	KES	1–3, 16, 22, 27
KITCHEN EQUIPMENT				
COOLER/FREEZER	KES	GC		1–3, 27
EVAPORATOR COILS	KES	MC		1–3, 27
CONDENSATE PIPING	PC	PC	PC	1–3, 23, 27
REMOTE CONDENSING UNIT (MAC)	KES	MC		1–3, 22, 27
ROOF CURBS	MC	MC		1–3, 22
REFRIGERANT PIPING	KES	MC	MC	1–3, 22, 27
POWER WIRING	EC	EC	EC	1–3, 22, 24, 27
CONTROL WIRING	EC	EC	EC	1–3, 24, 27
PIPE PORTALS	MC	MC		1–3, 22
ICE MACHINES	KES	KEI		1–3, 27
WATER SUPPLY PIPING	KES	KEI	BSI	1–3, 27
REMOTE CONDENSING UNITS	KES	MC		1–3, 22, 27
ROOF CURBS	MC	MC		1–3, 22, 27
REFRIGERANT PIPING	KES	MC	MC	1–3, 22, 27
POWER WIRING	EC	EC	EC	1–3, 22, 24, 27
CONTROL WIRING	KES	EC	EC	1–3, 24, 27
PIPE PORTALS	MC	MC		1–3, 22
GRILLS	KES	KES		1–3, 27
GAS PIPING (IF APPLICABLE)	PC	PC	PC	1–3, 23, 27
POWER WIRING	EC	EC	EC	1–3, 24, 27
CONTROL CABLE (6' CLAMSHELL ONLY)	MC	EC	EC	1–3, 23, 24, 27
FRYERS	KES	KES		1–3, 27
GAS PIPING (IF APPLICABLE)	PC	PC	PC	1–3, 23, 27
POWER WIRING	EC	EC	EC	1–3, 24, 27
3–COMPARTMENT SINK	KES	KES		1–3, 12, 27
FAUCETS AND PRE–RINSE SPRAYER	KES	KES		1–3, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
HAND SINKS	MCD CP	PC		1–3, 23, 27
FAUCET	MCD CP	PC		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
VEGETABLE SINK	KES	KES		1–3, 23, 27
FAUCET	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
WASHING MACHINE	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
WARE WASHER	KES	KES		1–3, 23, 27
WATER SUPPLY PIPING	PC	PC	PC	1–3, 23, 27
SANITARY DRAIN PIPING	PC	PC	PC	1–3, 23, 27
MISCELLANEOUS ITEMS				
FIRE SPINKLER SYSTEMS	FPC	FPC	FPC	1–3, 15, 25
HVAC EQUIPMENT START–UP	MC			1–3, 22
TEST, ADJUST AND BALANCE HVAC SYSTEMS	TAB			1–3, 22
DOOR GRILLES (IF APPLICABLE)	MC	GC		1–3, 20, 22
ROOF/WALL OPENINGS	GC			1–3, 20–24
APPLIANCE BACKFLOW PREVENTION	KES/BSI	PC	PC	1–3, 23, 27
CO2 DETECTION SYSTEM	KES/BSI	EC/BSI	EC/BSI	1–3, 22, 27

NOTES:
1. THIS SCHEDULE IS INTENDED AS A GUIDE FOR THE WORK TO BE PERFORMED. ALL WORK SHALL BE COORDINATED BETWEEN THE McDONALD'S AREA CONSTRUCTION MANAGER AND ALL GC AND O/O SUBCONTRACTORS.
2. ONE (1) COPY OF THE DECOR PACKAGE DRAWINGS SHALL BE SUPPLIED TO THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO INSURE THAT THEY HAVE RECEIVED THE DECOR PACKAGE DRAWINGS.
3. FOR ANY WORK NOT CLARIFIED IN THIS SCHEDULE OR IN THE NOTES AND SPECIFICATIONS, PLEASE CONSULT THE McDONALD'S CONSTRUCTION MANAGER FOR SCOPE OF WORK.
4. ALL ROOFTOP UNIT EQUIPMENT SUPPLIED BY THE MECHANICAL CONTRACTOR AND THE KITCHEN EQUIPMENT SUPPLIER SHALL BE ON SITE AT THE SAME TIME FOR A SINGLE CRANE LIFT. EQUIPMENT SITE ARRIVAL DATE SHALL BE COORDINATED BETWEEN THE CONSTRUCTION MANAGER, MECHANICAL CONTRACTOR AND KITCHEN EQUIPMENT SUPPLIER.
5. ALL ROOFTOP UNITS INSTALLED IN McDONALD'S RESTAURANTS SHALL BE HIGH EFFICIENCY EQUIPMENT. THE INSTALLATION OF STANDARD EFFICIENCY ROOFTOP UNITS IS PROHIBITED. PLEASE REFER TO THE LATEST EDITION OF IECC FOR HVAC EQUIPMENT PERFORMANCE REQUIREMENTS.
6. ALL KITCHEN EQUIPMENT REQUIRING EXHAUST SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER AND THE ENGINEER–OF–RECORD.
7. WHERE GYPSUM BOARD CEILINGS ARE INSTALLED, THE MECHANICAL CONTRACTOR SHALL SUPPLY DRYWALL MOUNTING FRAMES FOR LAY–IN TYPE DIFFUSERS.
8. ALL WORK SHOWN ON P1.6 DRAWING(S) SHALL BE COMPLETED BY THE BEVERAGE SYSTEM INSTALLER (OR K.E.S.) UNLESS OTHERWISE NOTED IN THE PLUMBING DRAWINGS.
9. ALL WORK ON P1.0 & P1.2 DRAWING(S) SHALL BE BY THE PLUMBING CONTRACTOR.
10. THE BEVERAGE SYSTEM INSTALLER FURNISHES, RUNS AND CONNECTS ALL FLEXIBLE WATER AND SYRUP LINES FOR ALL AFFECTED EQUIPMENT INCLUDING THE FOLLOWING:
    A. HOT CHOCOLATE
    B. COFFEE BREWER
    C. ICE MACHINE
    D. O.J.
    E. SODA TOWERS
11. ALL WATER HEATERS INSTALLED IN McDONALD'S RESTAURANTS SHALL BE HIGH EFFICIENCY SEALED–COMBUSTION WATER HEATERS. THE INSTALLATION OF STANDARD EFFICIENCY GRAVITY–VENTED WATER HEATERS IS PROHIBITED. PLEASE REFER TO THE LATEST EDITION OF IECC FOR SERVICE WATER–HEATING EQUIPMENT PERFORMANCE EFFICIENCY REQUIREMENTS.
12. THE CONSTRUCTION MANAGER, PLUMBING CONTRACTOR AND KITCHEN EQUIPMENT SUPPLIER SHALL COORDINATE WHICH SOILED DISHWASHER (3–COMPARTMENT SINK) IS BEING INSTALLED IN THE RESTAURANT.
13. ALL GAS PIPING FOR COOKING EQUIPMENT SHALL TERMINATE IN THE CEILING PRIOR TO THE INSTALLATION OF THE PIPING CHASE. UPON INSTALLATION OF THE CHASE, THE GAS PIPING SHALL THEN BE CONTINUED IN THE CHASE FOR FINAL CONNECTION TO THE APPLIANCE.
14. ALL GAS PIPING FOR ROOFTOP EQUIPMENT SHALL BE BROUGHT UP THROUGH THE BASE OF THE UNIT TO MINIMIZE ROOF PENETRATIONS. WHERE THIS IS NOT POSSIBLE, THE PLUMBING CONTRACTOR SHALL PROVIDE THE NECESSARY PIPE PORTALS ON ROOF.
15. ALL FIRE PROTECTION DRAWINGS CONTAINED WITHIN THIS SET ARE STRICTLY FOR REFERENCE ONLY. FIRE SPRINKLER DRAWINGS SHALL BE DESIGNED AND PERMITTED BY A FIRE PROTECTION CONTRACTOR.
16. ALL R–102 WET CHEMICAL FIRE SUPPRESSION SYSTEMS FOR TYPE I HOODS SHALL BE DESIGNED AND INSTALLED BY A LOCAL ANSUL AGENT. THE USE OF DRY CHEMICAL SYSTEMS IS PROHIBITED. THE LOCAL ANSUL AGENT CONTRACT IS HANDLED THROUGH THE KITCHEN EQUIPMENT SUPPLIER.
17. ALL ROOFTOP UNITS AND EXHAUST FANS ARE SUPPLIED WITH A FACTORY–INSTALLED DISCONNECT SWITCH.
18. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCHES FOR REMOTE CONDENSING UNITS.
19. ALL ELECTRICAL CONDUITS FOR ROOFTOP EQUIPMENT SHALL BE BROUGHT UP THROUGH THE BASE OF THE UNIT TO MINIMIZE ROOF PENETRATIONS. WHERE THIS IS NOT POSSIBLE, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE NECESSARY PIPE PORTALS ON ROOF.
20. WALK–IN COOLER AND WALK–IN FREEZER REFRIGERATION SYSTEMS SHALL MEET THE PERFORMANCE REQUIREMENTS OUTLINED IN THE LATEST EDITION OF IECC. MINIMUM ANNUAL WALK–IN ENERGY FACTOR (AWEF) PROVIDED BY EQUIPMENT MANUFACTURER IS DETERMINED IN ACCORDANCE WITH AHRI 1250.
21. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
22. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
23. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
24. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
25. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
26. SEE FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
27. SEE FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
28. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION.
29. SEE DECOR DRAWINGS FOR ADDITIONAL INFORMATION.

PUMP SCHEDULE

TAG	MANUFACTURER	MODEL	HP	V	Ø	Hz	ACCESSORIES
P–1	GRUNDFOS	UP 15–18 B7	1/25	120	1	60	1–3

ACCESSORIES:
1. TIMECLOCK
2. AQUASTAT
3. CHECK VALVE

NOTES:
1. SEE ELECTRICAL DRAWINGS FOR TIMECLOCK WIRING
2. DESIGN: 2 GPM, 7 FT. HEAD
3. SEE DETAIL 6 ON DRAWING P3.0

EXPANSION TANK SCHEDULE

TAG	MANUFACTURER	MODEL	TOTAL VOL.	CONNECTION	ACCESSORIES
ET–1	AMTROL	ST–12	4.4 GAL.	¾"	–

NOTES:
1. SEE DETAIL 6 ON DRAWING P3.0

BACKFLOW PREVENTER SCHEDULE

TYPE	MFR.	MODEL	ASSE LISTING	SERVES	LOCATION
AG	FURN. WITH CHEM. SYS.		1055B	CHEMICAL SYSTEM	DIN. RM.–MOP SINK
AG	FURN. WITH CHEM. SYS.		1055B	CHEMICAL SYSTEM	KITCHEN–MOP SINK
AVB	FURN. WITH CHEM. SYS.		1001	CHEMICAL SYSTEM	SUPP. RM.–3–COMP
AVB	FURN. WITH FAUCET		–	MOP SINK FAUCET	SEE DRAWINGS
VB	FURN. WITH HB		1011	WALL HYDRANT	SEE DRAWINGS
DCV	FURN. WITH HB		1052	YARD HYDRANT	TRASH CORRAL
DCV	FURN. WITH HB		1052	ROOF HYDRANT	ROOF
DCV	WATTS	SD–3	1022	SODA TOWERS AND SPEC. COFFEE	
RPZ	WILKINS	375XL–SXL–AG	1013	INCOMING WATER	SUPPORT ROOM
RPZ	WILKINS	375XL–AG	1013	FILTRATION SYSTEM	SUPPORT ROOM

WATER HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	SIZE GAL.	HEATING TYPE	HEATING MBH	RECOV. 100°F ΔT GPH	ELECTRICAL VOLTS	ELECTRICAL Ø	ELECTRICAL Hz	ELECTRICAL F.L.A.
WH–1	BRADFORD–WHITE	EF–100T–199E–3N	100	GAS	199	239	120	1	60	<20
	RHEEM	GHE100SU/SS–200(A)	100			227				

ACCESSORIES:
1. CONCENTRIC VENT KIT.

NOTES:
1. MINIMUM THERMAL EFFICIENCY 97%

VALVE SCHEDULE

MANUFACTURER	MODEL	TEMP. SETTING	LISTING	SERVES
WATTS	LFMMV	110°F	ASSE 1017,1069,1070	CHEMICAL SYSTEM MIXING
WATTS	LFMMV	104°F	ASSE 1017,1069,1070	LAVS & HAND SINKS MIXING
ZURN	ZW3870XLT	104°F		
WATTS	LFUSG–B	110°F	ASSE 1016, 1070	VEGETABLE PREP. SINK MIXING
B & G	CB–1/2	–	–	RECIRC. SYSTEM BALANCING VALVE
NIBCO	585–70–HC	–	–	CHEMICAL SYSTEM SHUT–OFF
NIBCO	S–FP–600A–LF	–	–	RESTROOM SHUT–OFF
NIBCO	S–FP–600A–LF	–	–	COMBI OVEN WATER SHUT OFF
WATTS	LFFBV–PEX	–	–	COMBI OVEN RO WATER SHUT OFF

INTERCEPTOR SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	ACCESSORIES	NOTES
GI–1	EXTERIOR GREASE INTERCEPTOR	SCHIER PRODUCTS	GB–500	4" INLET, 4" OUTLET	1–3
		ZURN – GREEN TURTLE	PROCEPTOR MODEL GMC1300–UPC	4" INLET, 4" OUTLET	1–2, 4

NOTES:
1. SEE GREASE INTERCEPTOR NOTES AND ACCESSORIES ON DRAWING P4.0
2. GREASE INTERCEPTOR IS SIZED FOR CITY SEWER APPLICATIONS ONLY. DO NOT USE FOR SEPTIC FIELDS.
3. FOR SCHIER HYDROMECHANICAL GREASE INTERCEPTOR ORDERING, CONTACT: LEE FLASHER, HUGHES SUPPLY, DIRECT LINE: (407) 509–7626, OR E–MAIL: MCDCOORD@HAJOCA.COM
4. FOR ZURN PROCEPTOR ORDERING, CONTACT HUGHES SUPPLY, DIRECT LINE: (407) 244–7918, OR E–MAIL: MCDCOORD@HAJOCA.COM

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	WATER USE	ACCESSORIES/COMMENTS	
F–1	FAUCET FOR LAV–1	SLOAN ZURN	SF–2150 Z6950–XL–S–N–10S	0.5 GPM (0.08 GAL/10 SEC CYCLE)	FAUCET OPERATION: SENSOR	
F–2	FAUCET FOR MS–1	ZURN	Z843M4		FAUCET OPERATION: MANUAL SEE DETAIL 2 ON DRAWING P3.0	5' VINYL HOSE WALL HOOK
FCO	6x6 FLOOR CLEAN OUT	ZURN JAY R. SMITH	Z1400–SZ 4040		SEE DRAWINGS FOR PIPE SIZES SEE NOTE 8	
FD–1	6x6 FLOOR DRAIN WITH FUNNEL	ZURN JAY R. SMITH	Z415–SZ1 3510–F25		PIPE SIZE: 3" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: ZURN Z329 SEE NOTE 8
FD–2	6x6 FLOOR DRAIN	ZURN JAY R. SMITH	Z415–SZ1 2005		PIPE SIZE: 3" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: NONE SEE NOTE 8
FD–3	6x6 FLOOR DRAIN WITH FUNNEL	ZURN JAY R. SMITH	Z415–SZ1 3510–F25		PIPE SIZE: 4" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: ZURN Z329 SEE NOTE 8
FD–4	6x6 FLOOR DRAIN	ZURN JAY R. SMITH	Z415–SZ1 2005		PIPE SIZE: 4" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: NONE SEE NOTE 8
FS–1	12x12 FLOOR SINK WITH HALF–GRATE	ZURN JAY R. SMITH	ZN1901 3435		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: HALF – NICKEL–BRONZE SEE NOTE 8
FS–2	8x8 FLOOR SINK WITH HALF–GRATE	ZURN JAY R. SMITH	ZN1910 3415		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: HALF – NICKEL–BRONZE SEE NOTE 8
FS–3	8x8 FLOOR SINK	ZURN JAY R. SMITH	ZN1910 3415		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: FULL – NICKEL–BRONZE SEE NOTE 8
HB–1	WALL HYDRANT	WOODFORD ZURN JAY R. SMITH	B65 Z1320–EZ 5519		WALL CLAMP: ADJUSTABLE WALL THICKNESS: M/S = 9½" W/W = 13¾"	SEE NOTE 3
HB–2	YARD HYDRANT	WOODFORD	S4H		SEE NOTES 4 & 9	
HB–3	ROOF HYDRANT	WOODFORD	RHY2–MS		(NO DRAIN REQUIRED)	
HS–1	STAINLESS STEEL HAND SINK	ADVANCE TABCO	7–PS–61		FAUCET: INCLUDED WITH SINK	SEE NOTES 6 & 10
HS–2	STAINLESS STEEL HAND SINK – ADA	ADVANCE TABCO	7–PS–26		FAUCET: INCLUDED WITH SINK	SEE NOTES 6 & 10
LAV–1	LAVATORY	KOHLER SLOAN	K–2882–0 SS3021		FAUCET: F–1 TRUEBRO LAVGUARD2 MODEL #102–E–Z CORIAN COUNTER BY G.C.	SEE NOTE 10 SEE DETAIL 3 ON P3.0 SEE NOTE 11
MS–1	MOP SINK	FIELD FABRICATED ADVANCE TABCO	RECESSED – FLOOR (24x24x12) 9–OP–24FM		FAUCET: F–2 INCLUDES HOSE, HOSE BRACKET AND TWO (2) 24"Wx36"H WALL GUARDS SEE DETAIL 2 ON P3.0	
TD–1	TRENCH DRAIN	ZURN	Z886–DGC		CLASS A STAINLESS STEEL MESH SCREEN GRATE. NO–HUB BOTTOM OUTLET. BOTTOM DOME STRAINER. CLOSED END CAP	
UR–1	ADA WALL–HUNG URINAL	SLOAN ZURN –	SU–1009 Z5755 –	0.125 GPF	FLUSH VALVE: SLOAN SOLIS 8186 ZURN ZTR6203–ULF–LL ¾" I.P.S., 1" TOP SPUD	FLUSH VALVE OPERATION: SENSOR SEE NOTE 2
WB–1	WALL BOX FOR WASHING MACHINE	SIOUX CHIEF	696–2313		HAMMER ARRESTERS INCLUDED WITH BOX MOUNTING HEIGHT: 12" A.F.F.	SEE NOTE 7
WB–2	WALL BOX FOR WAREWASHER	SIOUX CHIEF	687 SERIES		MOUNTING HEIGHT: 12" A.F.F.	SEE NOTE 7
WC–1	WATER CLOSET	SLOAN ZURN –	ST–2009 Z5655 –	1.28 GPF	FLUSH VALVE: SLOAN SOLIS 8111 ZURN ZTR6200EV–LL 1" I.P.S., 1½" TOP SPUD	FLUSH VALVE OPERATION: SENSOR SEAT: BEMIS MODEL 2155CT
WC–2	ADA WATER CLOSET	SLOAN ZURN –	ST–2029 ADA Z5665 –	1.28 GPF	FLUSH VALVE: SLOAN SOLIS 8111 ZURN ZTR6200EV–CC–LL 1" I.P.S., 1½" TOP SPUD	FLUSH VALVE OPERATION: SENSOR SEAT: BEMIS MODEL 2155CT
–	SOILED DISHTABLE (3–COMPARTMENT SINK)	–	–		ITEM: 151.46	SEE NOTE 7
–	VEGETABLE PREPARATION SINK	–	–		ITEM: 134.02	SEE NOTE 7
–	WAREWASHER	HOBART	AM16SVLT WITH DRAIN WATER ENERGY RECOVERY		ITEM: 152.05 WALL BOX: WB–2	SEE NOTE 7
–	WASHING MACHINE	–	–		ITEM: 223.07 WALL BOX: WB–1	SEE NOTE 7
WHA	WATER–HAMMER ARRESTER	SIOUX CHIEF	SERIES 650		–	SEE SHEET P1.2
ROOF DRAINS AND ACCESSORIES						
DC–1	OVERFLOW DOWNSPOUT COVER	ZURN JAY R. SMITH	Z199–SS 1770–BS		SEE DRAWINGS FOR PIPE SIZES BIRD SCREEN	SEE NOTE 8
RD–1 THRU RD–4	COMBINATION MAIN ROOF AND OVERFLOW DRAIN	ZURN	Z165		SEE DRAWINGS FOR PIPE SIZES ROOF OPENING: 30"x14"	SEE NOTE 8

NOTES:
1. SEE McDONALD'S PROJECT MANUAL FOR ADDITIONAL MANUFACTURERS
2. PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE BLOCKING FOR PROPER URINAL SUPPORT
3. PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE INTERIOR BLOCKING ON W/W BUILDING FOR WALL CLAMP
4. YARD HYDRANT IS FOR TRASH CORRAL – SEE SITE PLAN FOR LOCATION
5. PLUMBING CONTRACTOR SHALL ROUTE ⅛" DRAIN PIPE FROM HOSE BIBB TO NEAREST FLOOR DRAIN OR FLOOR SINK
6. PLUMBING CONTRACTOR SHALL COORDINATE WITH G.C. TO PROVIDE BLOCKING FOR PROPER SINK SUPPORT
7. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION – PLUMBING CONTRACTOR SHALL COORDINATE INSTALLATION WITH K.E.S.
8. PLUMBING CONTRACTOR SHALL SPECIFY CONNECTION MATERIAL/TYPE WHEN ORDERING
9. PLUMBING CONTRACTOR SHALL SPECIFY BURY DEPTH WHEN ORDERING
10. PLUMBING CONTRACTOR SHALL PROVIDE GRID DRAIN, P–TRAP AND VALVE STOPS FOR ALL SINKS & LAVS
11. FOR ALTERNATIVE LAVATORY OPTIONS, SUCH AS MOLDED SINKS OR DECK MOUNTED HAND DRYER, PLEASE CONTACT USRD OR HUGHES DIRECTLY.

TO ORDER PLUMBING FIXTURES, CONTACT HUGHES SUPPLY:
E–MAIL:
MCDCOORD@HUGHESSUPPLY.COM
OR MCDCOORD@HAJOCA.COM

REV | DATE | DESCRIPTION | BY

ENGINEER OF RECORD: DAVID M. LEIFFER, REGISTERED ENGINEER, STATE OF TENNESSEE, No. 112738 — 06/27/2024

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: ES
STD ISSUE DATE: 2023_12
REVIEWED BY: D. LEIFFER
DATE ISSUED: 05–10–2024

TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

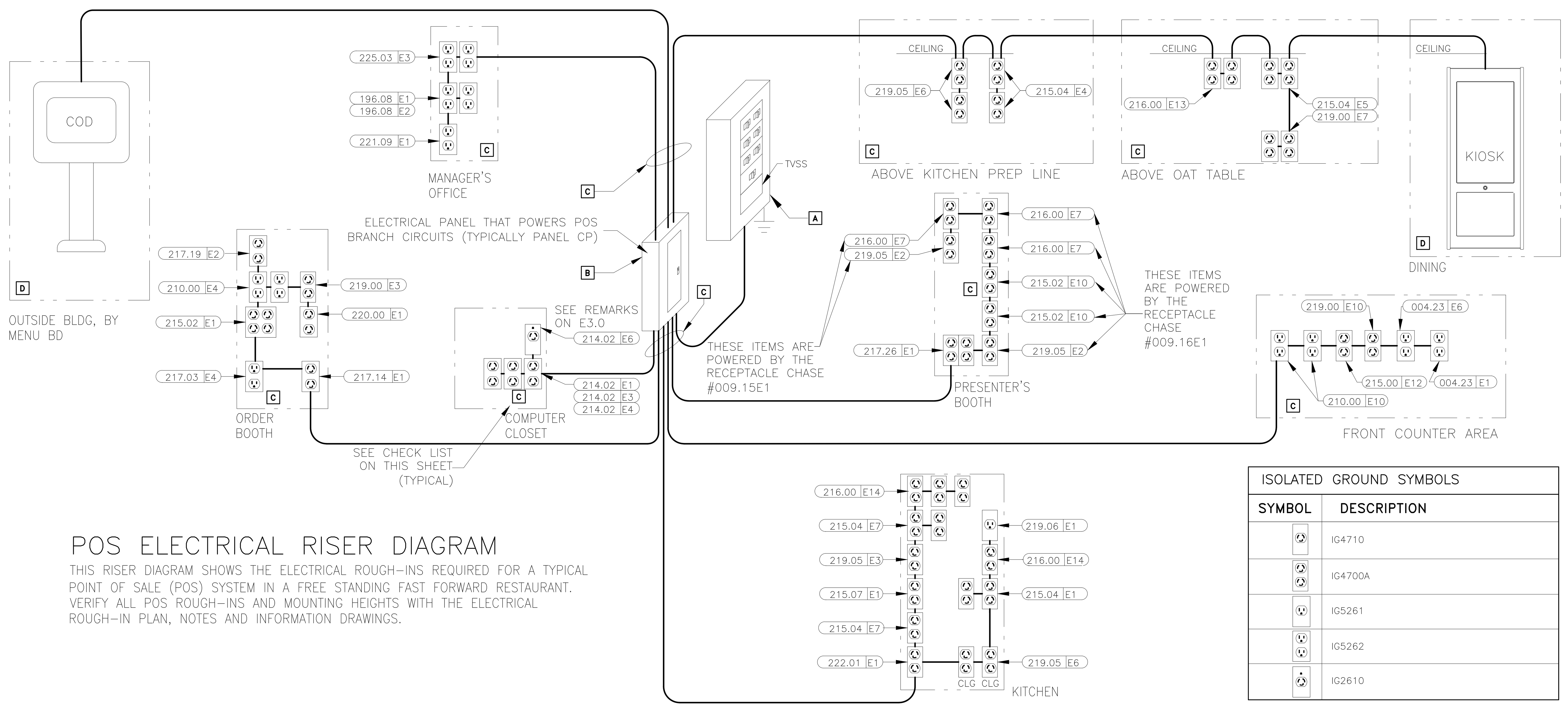
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY, Columbia, TN

041–1210.00.0

SHEET NO. P4.1
SCHEDULES

THE PURPOSE OF THIS SHEET IS TO PROVIDE A CHECKLIST AND VISUAL GUIDE SO THE INSTALLING EC CAN VERIFY THE WORK IS IN COMPLIANCE WITH MCDONALD'S SPECIFICATIONS THAT ARE CRITICAL TO THE PROPER FUNCTIONING OF OUR POINT OF SALE (POS) COMPUTER SYSTEMS.



POS ELECTRICAL RISER DIAGRAM

THIS RISER DIAGRAM SHOWS THE ELECTRICAL ROUGH-INS REQUIRED FOR A TYPICAL POINT OF SALE (POS) SYSTEM IN A FREE STANDING FAST FORWARD RESTAURANT. VERIFY ALL POS ROUGH-INS AND MOUNTING HEIGHTS WITH THE ELECTRICAL ROUGH-IN PLAN, NOTES AND INFORMATION DRAWINGS.

ISOLATED GROUND SYMBOLS

SYMBOL	DESCRIPTION
	IG4710
	IG4700A
	IG5261
	IG5262
	IG2610

LOW VOLTAGE CABLE MANAGEMENT SPECIFICATION

GENERAL/MATERIALS

1. THE GC OR EC SHALL FURNISH AND INSTALL A COMPLETE LOW VOLTAGE CABLE MANAGEMENT SYSTEM UTILIZING CADDY-ERICO TYPE CAT-32 J-HOOK SUPPORTS (2-INCH DIAMETER LOOP MINIMUM). ALL J-HOOKS SHALL;
   - HAVE A MINIMUM BEARING SURFACE OF 1⅜",
   - HAVE FLARED EDGES TO PREVENT DAMAGE TO HIGH PERFORMANCE CABLES,
   - HAVE AN ELECTRO-GALVANIZED FINISH,
   - HAVE 3/8" WIDE CABLE RETAINING STRAPS,
   - BE UL LISTED AND LABELED,
   - BEAR THE UL SYMBOL MARKING ON THE PART FOR IDENTIFICATION
   - BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
2. THE ENTIRE INSTALLATION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), NEC SECTION 800, BICSI STANDARDS 568 & 569, ALL APPLICABLE NATIONAL, STATE, LOCAL, AND SAFETY CODES, AND McDONALD'S SPECIFICATIONS.

INSTALLATION

1. LOW VOLTAGE J-HOOK CABLE PATHWAY (FOR POS CABLING SYSTEM) SHALL BE PROVIDED FROM THE MANAGERS OFFICE (OR COMPUTER CLOSET) DATA CONDUIT STUB-UP LOCATION TO THE FOLLOWING DATA CONDUIT STUB-UP LOCATIONS (AS APPLICABLE):
   - FRONT COUNTER.
   - PRESENTERS BOOTH.
   - CASHIERS BOOTH.
   - THIRD DRIVE-THRU WINDOW(IF PRESENT).
   - CREW ROOM.
   - VALENCE WALL.
   - REMOTE ORDERING STATIONS.
   - NETPOP TELEPHONE PANEL LOCATION.
   - KIOSK
   - DIGITAL MERCHANDISER

   CABLE SUPPORTS SHALL BE PROVIDED WITHIN 24 INCHES OF THESE STUB-UP LOCATIONS. ALL STUB-UP CONDUITS SHALL BE PROVIDED WITH AN INSULATED BUSHING TO PROTECT CABLES DURING INSTALLATION.
2. THE LOCATION AND ROUTING OF THE LOW VOLTAGE CABLE MANAGEMENT SYSTEM SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH THE OTHER TRADES FINAL INSTALLATIONS, BOTH BEFORE AND AFTER THE CABLE MANAGEMENT SYSTEM AND THE POS CABLING ARE INSTALLED. FINAL INSTALLATION LOCATION SHALL BE READILY ACCESSIBLE TO ALLOW FOR EASE IN INSTALLATION OF THE POS CABLING BY THE POS VENDOR'S INSTALLER.
3. LOW VOLTAGE J-HOOK CABLE SUPPORTS AND APPURTENANCES SHALL BE FASTENED TO THE BUILDING STRUCTURAL AND/OR FRAMING MEMBERS. LOW VOLTAGE J-HOOK CABLE SUPPORTS SHALL NOT BE FASTENED OR UTILIZE THE CEILING GRID SUSPENSION WIRES OR T-BAR GRID FOR INSTALLATION. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACKETS, HANGERS, RODS, CLAMPS, FLANGES, SUPPORTS, ETC. FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM. THE INSTALLATION OF THE LOW-VOLTAGE CABLE MANAGEMENT SYSTEM SHALL BE DONE SO THAT THE ROUTING OF THE CABLES IS PARALLEL TO AND/OR PERPENDICULAR TO FRAMING AND STRUCTURAL BUILDING MEMBERS.
4. LOW VOLTAGE J-HOOK **CABLE SUPPORTS** SHALL BE INSTALLED A MAXIMUM OF 36 INCHES APART. AT TRANSITION LOCATIONS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL J-HOOKS TO ALLOW FOR A MINIMUM ONE-FOOT RADIUS BEND AND FOR ADDITIONAL CABLE SUPPORT AT THESE TRANSITION POINTS.
5. TO AVOID **ELECTROMAGNETIC INTERFERENCE** (EMI), ALL PATHWAYS SHALL PROVIDE A MINIMUM CLEARANCE OF 4 FEET (1.2 METERS) FROM MOTORS AND TRANSFORMERS AND A MINIMUM CLEARANCE OF 1 FOOT (0.3 METERS) FROM CONDUIT AND CABLES UTILIZED FOR ELECTRICAL POWER DISTRIBUTION, AND OTHER NON-POS LOW VOLTAGE CONDUCTORS.
6. ANY **CEILING TILES** IN THE AREA WHERE THE LOW-VOLTAGE CABLE MANAGEMENT SYSTEM IS LOCATED SHALL NOT BE INSTALLED UNTIL THE POS VENDOR'S CONTRACTOR COMPLETES THE INSTALLATION OF ALL POS CABLING.
7. ALL NON-POS LOW VOLTAGE CABLING SHALL BE INSTALLED IN A SEPARATE CABLE MANAGEMENT SYSTEM INDEPENDENT OF THE LOW-VOLTAGE CABLE MANAGEMENT SYSTEM UTILIZED FOR THE POS CABLING.
8. THE POS INSTALLER SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL LOW VOLTAGE CABLING REQUIRED FOR THE COMPLETE AND FULLY FUNCTIONAL OPERATION OF THE POS SYSTEM. ALL POS CABLING SHALL BE INSTALLED WITHIN THE LOW-VOLTAGE CABLE MANAGEMENT SYSTEM.

ELECTRICAL POS CERTIFICATION

AS OF THE DATE BELOW, I HEREBY CERTIFY THAT ALL ELECTRICAL WORK, ELECTRICAL SERVICE AND ELECTRICAL SYSTEMS, MATERIALS AND LABOR RELATED TO THE POS ELECTRICAL INSTALLATION IN WHICH THE UNDERSIGNED ARE DIRECTLY OR INDIRECTLY RESPONSIBLE HAVE BEEN PROPERLY INSTALLED IN FULL COMPLIANCE WITH ALL CONSTRUCTION DOCUMENTS AND ALL NFPA, BUILDING, ELECTRICAL AND OTHER APPLICABLE CODES, ALONG WITH ALL OF THE REQUIREMENTS OUTLINED ON THIS DRAWING. I FURTHER CERTIFY THAT THE ELECTRIC SERVICE POWERING THE POS SYSTEM HAS BEEN PROPERLY INSTALLED BY A QUALIFIED ELECTRICIAN. SKILLED, KNOWLEDGEABLE AND TRAINED TO INSTALL ALL THE REQUIRED ELECTRICAL DISTRIBUTION COMPONENTS NECESSARY TO POWER THE POINT OF SALE (POS) SYSTEM.

GENERAL CONTRACTOR: ______________________

BY: ______________________

DATE: ______________________

ELECTRICAL CONTRACTOR: ______________________

BY: ______________________

DATE: ______________________

ALL WORK IS NOT CONSIDERED TO MEET MCDONALD'S SPECIFICATIONS UNTIL THE INSTALLED ELECTRICAL SYSTEM SUPPORTS A "YES" ANSWER FOR ALL QUESTIONS ASKED.

AS PART OF THIS PROCESS, THE EC AND THE GC WILL BE REQUIRED TO SIGN THE ELECTRICAL CERTIFICATION DOCUMENT INDICATING THAT THE INSTALLED ELECTRICAL SYSTEM MEETS MCDONALD'S SPECIFICATIONS.

NOTICE:

CHANGES SHALL NOT BE MADE TO THE POS ELECTRICAL SYSTEM AFTER THE POS EQUIPMENT HAS BEEN INSTALLED WITHOUT FIRST NOTIFYING THE POS VENDOR.

IF CHANGES ARE MADE TO THE POS ELECTRICAL SYSTEM **AFTER** THE CERTIFICATION PROCESS HAS BEEN COMPLETED, THEN A SYSTEM RE-CERTIFICATION SHALL BE REQUIRED.

REWORK ELECTRICAL SYSTEM TO BRING INTO COMPLIANCE WITH MCDONALD'S SPECIFICATIONS

ARE **ALL** BOXES CHECKED "YES"? — YES / NO

FINISHED

START HERE

A VISUALLY INSPECT THE MAIN ELECTRICAL PANEL (MDP)

YES NO N/A

1. ☐ ☐ ☐ IS AN **EQUIPMENT GROUND BAR** INSTALLED SUCH THAT IT IS ELECTRICALLY **CONNECTED** TO THE PANEL?
2. ☐ ☐ ☐ DO ALL NEUTRAL CONDUCTORS TERMINATE ONLY TO THE NEUTRAL BAR?
3. ☐ ☐ ☐ DO ALL EQUIPMENT GROUND CONDUCTORS TERMINATE ONLY TO THE EQUIPMENT GROUND BAR?
4. ☐ ☐ ☐ DOES THE ISOLATED GROUND CONDUCTOR (GREEN W/YELLOW STRIPE) TERMINATE ON THE EQUIPMENT GROUND BAR?
5. ☐ ☐ ☐ IS THERE AN APPROPRIATE ELECTRICAL CONNECTION (BOND) BETWEEN THE NEUTRAL BAR AND THE EQUIPMENT GROUND BAR?
6. ☐ ☐ ☐ DOES THE GROUNDING SYSTEM COMPLY WITH MCDONALD'S "BUILDING ELECTRICAL GROUNDING DETAIL"?
7. ☐ ☐ ☐ IS A SURGE PROTECTOR INSTALLED THAT COMPLIES WITH MCDONALD'S "TVSS INSTALLATION GUIDE" OR DETAIL?
8. ☐ ☐ ☐ ARE ALL ELECTRICAL CONNECTIONS (WIRING & BUSING) PROPERLY TIGHTENED?
9. ☐ ☐ ☐ ARE ALL CIRCUIT BREAKERS CLEARLY LABELED?

B VISUALLY INSPECT THE PANEL "CP" THAT POWERS POS

YES NO N/A

1. ☐ ☐ ☐ IS AN **EQUIPMENT GROUND BAR** INSTALLED SUCH THAT IT IS ELECTRICALLY **CONNECTED** TO THE PANEL?
2. ☐ ☐ ☐ IS AN **ISOLATED GROUND BAR** INSTALLED SUCH THAT IT IS ELECTRICALLY **INSULATED** FROM THE PANEL?
3. ☐ ☐ ☐ DO ALL NEUTRAL CONDUCTORS TERMINATE ONLY TO THE NEUTRAL BAR?
4. ☐ ☐ ☐ DO ALL EQUIPMENT GROUND CONDUCTORS TERMINATE ONLY TO THE EQUIPMENT GROUND BAR?
5. ☐ ☐ ☐ DO ALL ISOLATED GROUND CONDUCTORS (GREEN W/YELLOW STRIPE) TERMINATE ONLY TO THE ISOLATED GROUND BAR?
6. ☐ ☐ ☐ ARE ALL ELECTRICAL CONNECTIONS (WIRING & BUSING) PROPERLY TIGHTENED?
7. ☐ ☐ ☐ ARE ALL POS AND COD CIRCUIT BREAKERS ON THE SAME PANEL?
8. ☐ ☐ ☐ ARE ALL CIRCUIT BREAKERS CLEARLY LABELED?
9. ☐ ☐ ☐ DO ALL POS & COD CIRCUIT BREAKERS HAVE A LOCKING MECHANISM ON THEIR HANDLES TO PREVENT THEM FROM BEING SHUT OFF BY MISTAKE?
10. ☐ ☐ ☐ DOES THE FEEDER CIRCUIT FOR THIS SUBPANEL CONTAIN PHASE, NEUTRAL ONE EQUIPMENT GROUND AND ONE ISOLATED GROUND CONDUCTORS THAT ARE PROPERLY TERMINATED (SEE POS & COD ISO GND/DED CKT DETAIL)?

VISUALLY INSPECT ALL REMAINING ELECTRICAL SUBPANELS

YES NO N/A

1. ☐ ☐ ☐ IS AN **EQUIPMENT GROUND BAR** INSTALLED SUCH THAT IT IS ELECTRICALLY **CONNECTED** TO THE PANEL?
2. ☐ ☐ ☐ DO ALL NEUTRAL CONDUCTORS TERMINATE ONLY TO THE NEUTRAL BAR?
3. ☐ ☐ ☐ DO ALL EQUIPMENT GROUND CONDUCTORS TERMINATE ONLY TO THE EQUIPMENT GROUND BAR?
4. ☐ ☐ ☐ ARE ALL ELECTRICAL CONNECTIONS (WIRING & BUSING) PROPERLY TIGHTENED?
5. ☐ ☐ ☐ ARE ALL CIRCUIT BREAKERS CLEARLY LABELED?
6. ☐ ☐ ☐ DOES THE FEEDER CIRCUIT FOR THIS SUBPANEL CONTAIN PHASE, NEUTRAL AND ONE EQUIPMENT GROUND CONDUCTORS THAT ARE PROPERLY TERMINATED? (SEE BUILDING ELECTRICAL GROUNDING DETAIL)

C VISUALLY INSPECT THE POS BRANCH CIRCUITS

YES NO N/A

1. ☐ ☐ ☐ ARE THE POS BRANCH CIRCUITS ROUTED IN THEIR OWN CONDUIT BY THEMSELVES?
2. ☐ ☐ ☐ IF THE POS BRANCH CIRCUIT IS ROUTED ABOVE GRADE, IS IT IN A METALLIC CONDUIT?
3. ☐ ☐ ☐ DOES EACH POS BRANCH CIRCUIT CONTAIN: ONE PHASE (BLACK COLORED INSULATION) ONE NEUTRAL (WHITE COLORED INSULATION) ONE EQUIPMENT GROUND (GREEN COLORED INSULATION) ONE ISOLATED GROUND (GREEN W/YELLOW STRIPE COLORED INSULATION).
4. ☐ ☐ ☐ DO ALL POS BRANCH CIRCUITS TERMINATE AT EITHER AN IG4700, IG4710, IG5261, IG5262 RECEPTACLES OR ANY COMBINATION OF THESE?
5. ☐ ☐ ☐ ARE ALL ELECTRICAL TERMINATIONS TO IG RECEPTACLES MADE WITH SOLID #12 AWG WIRE CAPTURED AROUND THE SCREW BARREL AND SUITABLY TIGHTENED?
6. ☐ ☐ ☐ ARE ALL BRANCH CIRCUIT CONNECTIONS PROPERLY TIGHTENED?
7. ☐ ☐ ☐ ARE THE CORRECT AMOUNT AND TYPE OF IG RECEPTACLES PROVIDED AS SHOWN IN THE ELECTRICAL ROUGH-IN PLAN, NOTES AND INFORMATION?
8. ☐ ☐ ☐ DO ALL POS RECEPTACLES HAVE ORANGE "COMPUTER ONLY" COVERPLATES?
9. ☐ ☐ ☐ DO ALL POS BRANCH CIRCUITS COMPLY WITH THE "POS & COD ISOLATED GROUND/DEDICATED CIRCUIT DETAIL?

D VISUALLY INSPECT THE POS BRANCH CIRCUIT FOR THE COD & KIOSK

YES NO N/A

1. ☐ ☐ ☐ ARE THE COD AND KIOSK BRANCH CIRCUITS ROUTED IN THEIR OWN CONDUIT BY THEMSELVES?
2. ☐ ☐ ☐ DOES EACH COD AND KIOSK BRANCH CIRCUIT CONTAIN;
   - ONE PHASE (BLACK COLORED INSULATION),
   - ONE NEUTRAL (WHITE COLORED INSULATION),
   - ONE EQUIPMENT GROUND (GREEN COLORED INSULATION),
   - ONE ISOLATED GROUND (GREEN W/YELLOW STRIPE COLORED INSULATION).
3. ☐ ☐ ☐ ARE THE COD(S) AND KIOSK(S) POWERED FROM THE SAME PANEL AS THE POS?
4. ☐ ☐ ☐ DO THE BREAKERS FOR THE COD(S) AND KIOSK(S) HAVE A LOCKING MECHANISM ON THEIR HANDLES THAT WILL PREVENT IT FROM BEING SHUT OFF?
5. ☐ ☐ ☐ DO THE COD BRANCH CIRCUIT(S) COMPLY WITH THE "POS & COD ISOLATED GROUND/DEDICATED CIRCUIT DETAIL?

REV	DATE	DESCRIPTION	BY

JOHN FERGUSON — ELECTRICAL — COMMERCE — No. 112166 — STATE OF TENNESSEE

06/25/2024

PREPARED BY: CORE STATES GROUP
212 S.E. 34th Street
Suite 2
Bentonville, AR 72712
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www.core-eng.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: SH
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING – BB20 4584-W/W – CUSTOM DESIGN

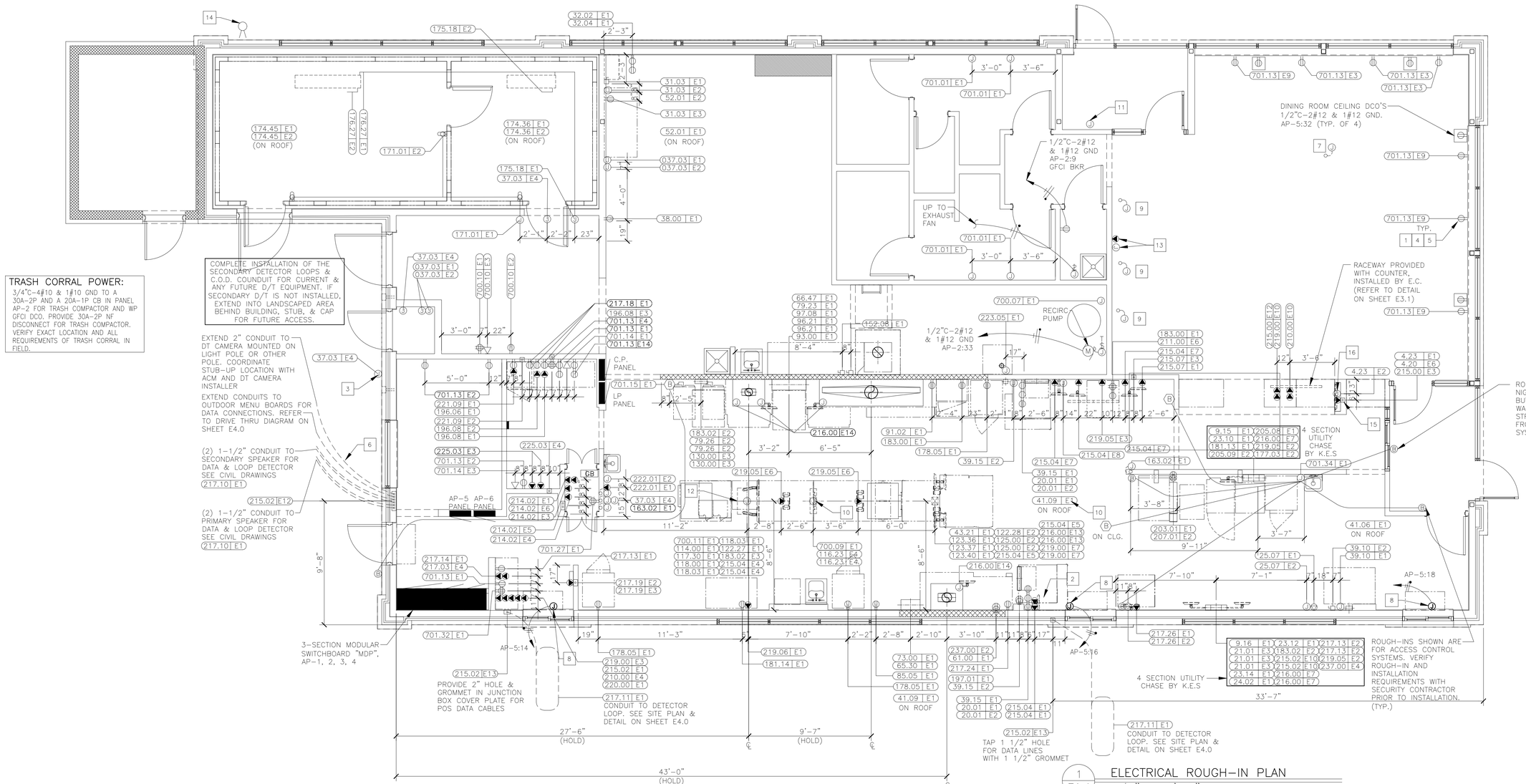
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci; WOOD ROOF TRUSS FRAMING; METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY, Columbia, TN

041-1210.00.0

SHEET NO. E1.0

POS RISER DIAGRAM



1 E1.1 ELECTRICAL ROUGH-IN PLAN
1/4" = 1'-0"

SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SINGLE POLE SWITCH, 3W=THREE WAY SWITCH, K=KEYED SWITCHED, VS=VACANCY SENSOR	(B)	BUZZER
T	MANUAL SWITCH (T=THERMAL OVERLOADS)	(B)	BUTTON FOR BUZZER
T	TRANSFORMER		PULLBOX
	JB WITH DUPLEX CONVENIENCE OUTLET (FLUSH WITH CEILING)		PANELBOARD
	JB WITH SINGLE CONVENIENCE OUTLET		CIRCUIT BREAKER
	JB WITH DUPLEX CONVENIENCE OUTLET	A	AMPERES
	JB WITH TWO DUPLEX CONVENIENCE OUTLETS	ACM	AREA CONSTRUCTION MANAGER
	JB WITH SPECIAL PURPOSE OUTLET	AFF	ABOVE FINISHED FLOOR
	JB WITH ISOLATED GROUND OUTLET = IG4710, =IG5261, =IG4700A, =IG5262	C	CONDUIT
		CCT	CIRCUIT
	INTERCOM STATION W/ 3/4"C- TO MAIN STATION	EC	ELECTRICAL CONTRACTOR
	TELEPHONE JACK	GC	GENERAL CONTRACTOR
J	JUNCTION BOX - WALL OR CEILING MOUNTED	GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	DISCONNECT SWITCH	GND	GROUND
S	STUB UP THRU ROOF	IG	ISOLATED GROUND
T	THERMOSTAT SENSOR W/ 1/2"C- UP TO CEILING SPACE	JB	JUNCTION BOX
M	MOTOR CONNECTION	KES	KITCHEN EQUIPMENT SUPPLIER
	CONDUIT RUN CONCEALED IN CEILING OR WALLS	MLO	MAIN LUGS ONLY
	CONDUIT RUN IN FLOOR SLAB	WP	WEATHERPROOF
X	HOT (SHORT), NEUTRAL (LONG), EQUIP GRD (LONG WITH DOT), & & 'X' DENOTES ISOLATED GRD	CO	CARBON MONOXIDE SENSOR
	J-BOX WITH FINAL EQUIPMENT CONNECTION	GB	GROUND BUS TERMINAL
OS	CEILING MOUNTED OCCUPANCY SENSOR	DS	DAYLIGHT SENSOR

ADT ROUGH-IN NOTES

1. COORDINATE EXACT INSTALLATION REQUIREMENTS WITH ADT PRIOR TO INSTALLATION TEL. 800-417-8238
2. EC SHALL PROVIDE A 2 GANG 3 25/32" X 3 25/32" X 3 1/2"D JUNCTION BOX AT DOOR FOR INSTALLATION OF DOOR ALARM UNIT. STUB 1/2"C ABOVE CEILING FROM JUNCTION BOX. PROVIDE 1/2"C FROM J-BOX TO DOOR MAGNETIC SWITCH LOCATION.
3. EC SHALL PROVIDE 4" X 4" JUNCTION BOX ABOVE CEILING FOR INSTALLATION OF LOW VOLTAGE TRANSFORMER. VERIFY EXACT LOCATION WITH ADT PRIOR TO INSTALLATION. PROVIDE 1/2"C-2#12 TO LOCKOUT TYPE CB IN PANEL LP-1.

GENERAL NOTES

1. SEE SHEET E3.0 FOR PANEL & CIRCUIT BREAKER ASSIGNMENT, VOLT/PH, FLA, BREAKER SIZE, COND/WIRE, RECEPTACLE TYPE, HEIGHT ABOVE FINISHED FLOOR, REQUIREMENTS & REMARKS FOR ALL ELECTRICAL EQUIPMENT.
2. SEE LOW VOLTAGE CABLE MANAGEMENT SPECIFICATION ON SHEET E1.0 FOR POS, DATA, AND SOUND SYSTEM REQUIREMENTS.
3. GC/EC SHALL COORDINATE LOCATION AND ALL REQUIREMENTS OF CT& METER CABINET WITH LOCAL UTILITY COMPANY. CT & METER CABINET SHALL NOT BE INSTALLED ON D/T SIDE OF BUILDING. GC SHALL PAINT TO MATCH BUILDING COLOR.

KEY NOTES

1 TAMPER RESISTANT GFCI DUPLEX RECEPTACLE IN PUBLIC AREAS. EC SHALL PROVIDE HUBBELL GFTRST* ("*": AL=ALMOND, BK=BLACK, -=BROWN, GY=GRAY, I=IVORY, LA=LIGHT ALMOND, R=RED, W=WHITE). SPECIFIED RECEPTACLE BECOMES DE-ENERGIZED UPON FAILURE OF GFCI DEVICE. NO SUBSTITUTIONS.(TYPICAL)

2 SEE POS ELECTRICAL RISER DIAGRAM ON SHEET E1.0. (TYPICAL)

KEY NOTES

3 EC TO FURNISH AND INSTALL A FLUSH MOUNTED JUNCTION BOX WITH WEATHERPROOF GASKET AND OUTDOOR WEATHERPROOF, 24 VOLT CO2 HORN/STROBE UNIT COMPATIBLE WITH CO2 ALARM SYSTEM - EDWARDS GENESIS WGAVRN OR APPROVED EQUAL. STROBE SHALL HAVE AN AMBER COVER AND MEET ALL LOCAL REGULATORY REQUIREMENTS FOR SPECIFICATIONS AND INSTALLATION. PROVIDE A 3/4" CONDUIT STUB-IN INTO BUILDING WITH THERMOPLASTIC BUSHING FROM WEATHERPROOF BACKBOX. PROVIDE FINAL WIRING TERMINATIONS AT HORN/STROBE UNIT AND THEN PROVIDE 36 INCHES OF PIGTAIL WIRING FROM HORN/STROBE INTO THE BUILDING AND NEATLY COIL FOR FINAL CONNECTION. FINAL WIRING CONNECTION FROM OUTDOOR HORN/STROBE PIGTAILS TO THE CO2 ALARM SYSTEM INSTALLATION TO BE PROVIDED BY BEVERAGE INSTALLER.

4 PER THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), A MINIMUM OF ONE (1) ADA COMPLIANT ELECTRICAL RECEPTACLE SHALL BE INSTALLED AT AN ACCESSIBLE TABLE. GC/EC SHALL REFERENCE FINAL DECOR PLANS AND PROVIDE RECEPTACLES AS NECESSARY FOR COMPLIANCE. (TYPICAL)

5 COORDINATE LOCATION OF RECEPTACLES SO THAT RECEPTACLES ARE LOCATED ON FULL HEIGHT WALLS PER THE DECOR PLAN. STUB UP AND CIRCUIT IN HALF WALL FOR RECEPTACLES NOT ON FULL HEIGHT WALLS, CONFIRM FINAL LOCATIONS WITH DECOR DRAWINGS PRIOR TO ROUGH-IN.

6 IF MOUNTED TO A LIGHTING POLE, DT CAMERA SHALL ONLY BE INSTALLED ON A POLE WITH MAXIMUM OF (2) LIGHTING HEADS. PROVIDE ISOLATION OF DT CAMERA MOUNTING HARDWARE AND POLE TO PREVENT BI-METALLIC OR GALVANIC CORROSION.

7 E.C. TO PROVIDE AN ALLOWANCE IN BID TO PROVIDE TWO(2) FLEXIBLE POWER CONNECTIONS FOR POWER TO FURNITURE/ FAMILY EXPERIENCE ELEMENTS AS PART OF THE DECOR PACKAGE. E.C. SHALL VERIFY EXACT LOCATIONS IN FIELD AND WITH DECOR DRAWINGS. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETE AND FULLY NEC CODE COMPLIANT INSTALLATION. ALL COMPONENTS SHALL BE FED FROM A GFCI TYPE CIRCUIT BREAKER AND BRANCH CIRCUIT SHALL CONTAIN TWO PATHS OF GROUNDING (CONDUIT BODY AND AN INSULATED GROUNDING CONDUCTOR) TO COMPLY WITH McDONALD'S GROUNDING STANDARDS.

8 DRIVE THRU WINDOW POWER, CONFIRM REQUIREMENTS WITH MANUFACTURER DRAWINGS.

KEY NOTES

9 PROVIDE POWER FOR CONNECTION TO SELF ORDER KIOSKS. COORDINATE EXACT LOCATION OF KIOSKS WITH DECOR DRAWINGS. PROVIDE 2#12, 1#12 GRD., & 1#12 ISOLATED GROUND ON A 20A DEDICATED CIRCUIT FED FROM THE CP PANEL FOR EVERY KIOSK.

10 VERIFY DROP CORDS AND RECEPTACLES DO NOT FALL BELOW HEIGHTS LISTED ON E3.0 ELECTRICAL SCHEDULE. RECEPTACLES SHOULD BE LOCATED AT HEIGHTS TO AVOID CONTACT WITH HOT APPLIANCES.

11 PROVIDE J-BOX ABOVE CEILING NEAR KIOSK FOR DIGITAL MERCHANDISER. EXTEND CIRCUIT TO THIS LOCATION FROM FRONT COUNTER MERCHANDISER IN SERVICE AREA. EXTEND J-HOOKS FROM SERVICE AREA FOR DATA CABLES. REFER TO 3/E3.1 FOR MORE INFORMATION.

12 EC TO INSTALL DROP CORDS JUSTIFIED TO THE DRIVE THRU SIDE OF THE BUILDING.

13 PROVIDE POWER AND DATA ROUGH-INS FOR CASH HANDLERS REFER TO 4/E3.1 FOR MORE INFORMATION. COORDINATE EXACT LOCATION WITH DECOR DRAWINGS.

14 AT&T TO PROVIDE #8 GRD CONDUCTOR FROM BUILDING EXTERIOR WIRELESS ACCESS POINT TO ABOVE INTERIOR CEILING. EC TO EXEND CONDUCTOR TO BUILDING GROUNDING SYSTEM. COORDINATE EXACT LOCATION OF ACCESS POINT IN FIELD WITH AT&T.

15 CONTRACTOR TO PUNCH HOLES IN SERVICE POD FOR CABLE AND CONDUIT ROUTING. UTILIZE BUSHINGS PROVIDE WITH SERVICE POD TO PROTECT CABLES

16 REFER TO DETAIL ON A3.1 FOR DIMENSIONS OF DIGITAL MERCHANDISER ROUGH-INS.

NO.	DESCRIPTION	REV	DATE	BY

JOHN FERGUSON LICENSED ARCHITECT No. 112169 STATE OF TENNESSEE
06/25/2024

PREPARED BY: CORE STATES GROUP
212 S.E. 54th Street Suite 2 Bentonville, AR 72712 479.966.4400 www.corestategroup.com

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PREPARED FOR: McDonald's USA, LLC

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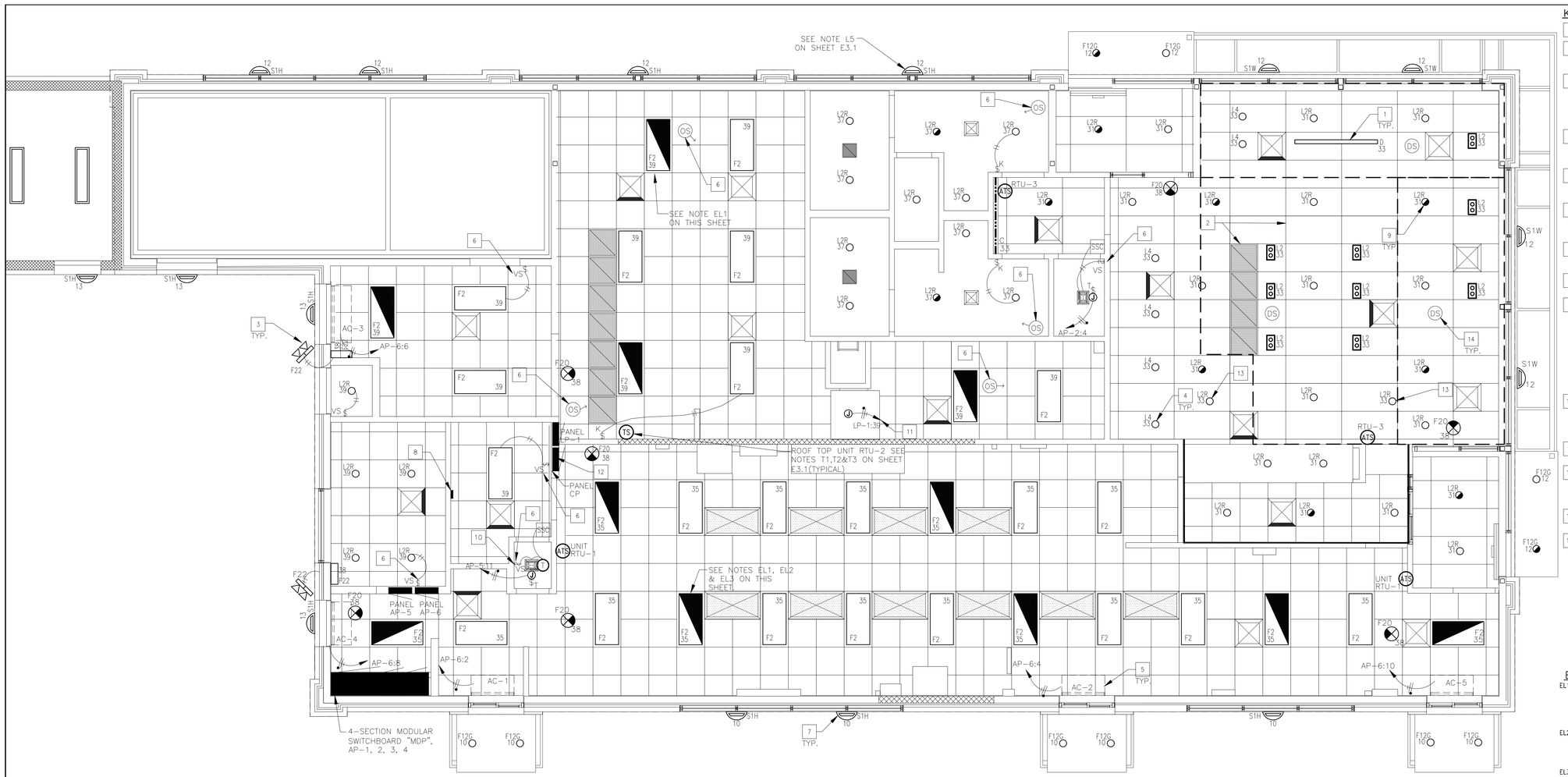
DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
SH	2023_12	RK	05-10-2024

TITLE: 2023 STANDARD BUILDING - B820 4584-W/W - CUSTOM DESIGN

DESCRIPTION	SITE ID	SITE ADDRESS	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH	041-1210	2248 Nashville HWY	Columbia, TN

SHEET NO. 041-1210.00.0
E1.1
ROUGH-IN PLAN



KEY NOTES

1. CENTER PENDANT LIGHTS OVER TABLES (TYPICAL)
2. ALL SOFFIT LOCATIONS, LIGHTING, & SUPPLY GRILLS SHALL BE COORDINATED WITH DECOR COMPANY DRAWING PRIOR TO INSTALLATION.
3. EC SHALL INSTALL AND CONFIGURE REMOTE EMERGENCY LIGHTING AT ALL EGRESS EXTERIOR DOORS FOR MAXIMUM ILLUMINATION AT POINTS OF EGRESS. INSTALL WP J-BOX WITHIN SOFFIT TO ALLOW A FLUSH INSTALLATION OF ANY EXTERIOR EMERGENCY EGRESS LIGHTING (TYPICAL).
4. OPTIONAL ADJUSTABLE WALL WASH FIXTURE TO ILLUMINATE LOGO OR GRAPHICS. EC SHALL VERIFY EXACT LOCATION SO AS TO ADEQUATELY ILLUMINATE McDONALD'S ARCH LOGO SIGN AND GRAPHICS.
5. AIR CURTAIN UNIT. NON HEATED VERSION TO USE 1/2"C. 2#12, 1#12GRD. HEATED VERSION TO USE 1"C. 2#6, 1#10 GRD. (TYPICAL).
6. PROVIDE DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR OR WALL MOUNTED VACANCY SENSOR AS SHOWN. ORDER ALL SENSORS FROM SECURITY LIGHTING SYSTEMS, INC.
7. RADIAL WALL SCONCE. SEE NOTE L2 ON SHEET E3.1 AND ARCHITECTURAL ELEVATIONS ON SHEETS A2.0 & A2.1. (TYPICAL)
8. BUILDING AUTOMATION SYSTEM LOCATION. SEE LIGHTING CONTROL DETAILS ON SHEET E4.1.
9. PROVIDE LIGHTING INVERTER FOR USE WITH FIXTURES SHOWN SHADED OR SLASHED. MODEL #LG12ST SHOULD BE USED FOR L2R, L4 & F12G WITH NOT MORE THAN EIGHT DOWNLIGHTS CONNECTED TO EACH INVERTER. IF DECOR USES ALTERNATE FIXTURES, COORDINATE INVERTER TO BE USED WITH LIGHTING SUPPLIER. E.C. SHALL VERIFY THE QUANTITY OF FIXTURES THAT CAN BE CONNECTED WITHOUT EXCEEDING OPERATING CAPACITY OF UNIT AND PROVIDE ADDITIONAL CIRCUITS AND INVERTERS AS REQUIRED. (TYPICAL)
10. CENTER VACANCY SENSOR SWITCH OPPOSITE COMPUTER RACK IN A LOCATION ACCESSIBLE FROM BOTH DOORS FOR CONTROL OF CEILING MOUNTED LIGHT, IN DATA ROOM. FAN CONTROLLED BY LOCAL THERMOSTAT.
11. PROVIDE POWER FOR LIGHT WITHIN EXHAUST HOOD. INTEGRATE INTO LOCAL LIGHTING CONTROLS.
12. LIGHTING CONTACTORS IN NEMA 1 ENCLOSURE JUST BELOW CEILING. EC SHALL PROVIDE 120 VOLT CONTROL CIRCUIT TO CONTACTOR PANEL. VERIFY EXACT LOCATION IN FIELD AND REFER TO DRAWING E4.1 FOR ADDITIONAL DETAILS.
13. ADJUST FIXTURE TO ILLUMINATE DELIVERY POD SHELVING.
14. NEW DAYLIGHT SENSOR TO BE INSTALLED TO CONTROL DAYLIGHT AREAS IN THE DINING AREAS. ORDER ALL DAYLIGHT SENSORS FROM; SECURITY LIGHTING SYSTEMS, INC.

EMERGENCY LIGHTING NOTES

EL1. EC SHALL INSTALL A LOCK ON CIRCUIT BREAKER HANDLE, FOR ALL EMERGENCY LIGHTING CIRCUITS. EC SHALL VERIFY ALL REQUIREMENTS AND FINAL EMERGENCY LIGHTING LOCATIONS WITH LOCAL AUTHORITIES. INCLUDE ALL COSTS IN BASE BID.

EL2. IF NOT INSTALLED BY MANUFACTURER, EC SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE EMERGENCY INVERTER IN NIGHT LIGHTING FIXTURES SHOWN ON THIS SHEET.

EL3. LED FIXTURES DENOTED AS NIGHT LIGHTING OR SWITCHED EMERGENCY SHALL BE CONNECTED TO AN INVERTER. INVERTER SHALL BE CAPABLE OF ILLUMINATING FIXTURE FOR 1.5 HOURS TO COMPLY WITH NEC SECTION 700 AND UL924.

EL4. EMERGENCY BATTERY LIGHTING WALL PACKS IN PLAYPLACE SHALL BE LOCATED SO AS TO PROVIDE FOR MAXIMUM ILLUMINATION OF AREA. EC SHALL VERIFY EXACT PLACEMENT IN THE FIELD WITH McDONALD'S ACM. (IF APPLICABLE)

EL5. EMERGENCY LIGHTING HAS BEEN DESIGNED PER NFPA 101 TO MAINTAIN 1 FC IN PATH OF EGRESS. IF FIELD CONDITIONS REQUIRE ANY CHANGES TO LIGHTING DESIGN, EMERGENCY LIGHTING, SHALL BE INSTALLED TO MEET THE ABOVE REQUIREMENTS.

KEY

DENOTES FIXTURE TYPE / DENOTES CIRCUIT NUMBER (F2 / 41)

LIGHTING FIXTURES SHOWN HALF SHADED SHALL BE WIRED TO AN EMERGENCY INVERTER AND CIRCUITED AS A NIGHT LIGHT. SEE NOTE EL3 ON THIS SHEET. COORDINATE LOCATION WITH DECOR.

DENOTES FIXTURE TYPE / DENOTES CIRCUIT NUMBER (F2 / 41)

LIGHTING FIXTURES SHOWN WITH A SLASH SHALL BE WIRED TO AN EMERGENCY INVERTER AND CIRCUITED AS SWITCHED EMERGENCY FIXTURES SO THE FIXTURE IS CONTROLLED VIA TIMECLOCK BUT TURNS ON UPON LOSS OF POWER. SEE NOTE EL3 ON THIS SHEET. COORDINATE LOCATION WITH DECOR.

1 / E2.0 LIGHTING FLOOR PLAN
1/4"=1'-0"

SEE SHEET E3.1 FOR GENERAL LIGHTING NOTES AND "ROOF PLAN" (SHEET E2.1) FOR ADDITIONAL ELECTRICAL ROUGH-IN & LIGHTING REQUIREMENTS.

McDONALD'S SITE SIGNAGE:

EC SHALL PROVIDE:

ELECTRICAL CONTRACTOR SHALL COORDINATE POWER REQUIRED FOR ROAD SIGN. MOST SIGNS REQUIRE (1) 20 AMP 120V CIRCUIT. IF USED A 90-200 SIGN REQUIRES (4) 20 AMP 120V CIRCUITS OR ONE 1-PHASE 60 AMP 120/208V CIRCUIT. COORDINATE WITH SUPPLIERS DRAWINGS.
(1) 20 AMP 208 VOLT CIRCUIT, EC TO WIRE 2#12 TO 208 VOLT FLAG FLOODLIGHTS.
(1) 20 AMP 120 VOLT CIRCUIT TO D.C.O. IN ROAD SIGN BASE IF REQUIRED.
(2) 20 AMP 120 VOLT CIRCUITS FOR INGRESS/EGRESS DIRECTIONAL SIGNS (IF APPLICABLE).

*VERIFY EXACT LOCATIONS/TYPES/QUANTITIES OF ALL THE ABOVE WITH SITE/CIVIL PLANS AND MCD ACM.

LIGHTING FIXTURE SCHEDULE:

MARK	SYMBOL	DESCRIPTION	DIFFUSER	LAMPS WATTS	LAMPS TYPE	BALLAST	MOUNTING	MANUFACTURER AND CATALOG NUMBER
F2		2' X 4' GRID TROFFER	PRISMATIC ACRYLIC	44W	LED	–	RECESSED	SECURITY LIGHTING: # LCAT24-35HLG-EDU-WP-GK
F7		1' X 4' GRID TROFFER	PRISMATIC ACRYLIC	44W	LED	–	RECESSED	SECURITY LIGHTING # LCAT14-35HLG-EDU-WP-GK
L2		2 HEAD DOUBLE GIMBALL	–	14W	LED	–	RECESSED	SECURITY LIGHTING # GM2-120-LM-30-SBS NOT USED FOR ALL DECORS. VERIFY WITH PHOTOMETRIC
L2R		4" LED DOWN LIGHT	–	16W	LED	–	RECESSED	SECURITY LIGHTING # RDA-136LM-30-FL-S/RDA-136-H VERIFY DOWNLIGHT TO BE USED WITH PHOTOMETRIC
L4		3" LED ADJUSTABLE DOWN LIGHT	–	7W	LED	–	RECESSED	SECURITY LIGHTING # RDA-60LM-30-NF-S/RDA-60-H VERIFY DOWNLIGHT TO BE USED WITH PHOTOMETRIC
F12G		6" LED DOWN LIGHT – SHALLOW HOUSING	–	12W	LED	–	RECESSED	SECURITY LIGHTING # LB6LEDA10L-50K-9-GL/RMNICS-QL
F12DP		4" LED DOWN LIGHT – GOLD TRIM – DELIVERY POD	–	9W	LED	–	RECESSED	SECURITY LIGHTING # LB4A-6LD-30K-9-GD/IBX4QL-120 (PROVIDED WITH DELIVERY POD)
B		SEED PENDANT	–	4W	LED	–	SUSPENDED	CS ILLUMINATION # 16464-MCSEED-C-CR-4603-4GU10/LED/930/DIM/G/120/V T20 10/1
D		LINEAR PENDANT	–	30W	LED	–	SUSPENDED	SECURITY LIGHTING # MPG-72L-40LM30-R-CBC, 72"L X 6.25"H
C		COVE LIGHT	–	2.5W/FT	LED	–	SURFACE	SECURITY LIGHTING # SLLTRS-24-2.5-30-100/SLLD-ED-UNV96-24
F20		EXIT SIGN WITH BATTERY BACKUP	–	1.8W	LED	–	SURFACE	SECURITY LIGHTING: EVEURWE. SEE NOTE LS2 ON THIS SHEET.
F21		2 HEADED EMERGENCY BATTERY LIGHT	–	–	LED	–	SURFACE TO WALL OR CEILING	SECURITY LTG. #EV4D
F22		EMERG BATTERY & 2 REMOTE HEADS	–	–	LED	–	SURFACE TO WALL OR SOFFIT	SECURITY LTG. #EV4D-02L-0/EVODB
F23		2 HEADED EMERG LIGHT & 2 REMOTE HEAD IF REQ'D	–	–	LED	–	SURFACE TO WALL OR SOFFIT	SECURITY LTG. #EV4D/EVODB
S1H		"DOWN ONLY" RADIAL WALL SCONCE – SILVER	TEMPERED GLASS	(1)-14W	LED	–	SURFACE TO WALL	SECURITY LIGHTING: #RWSC-36L-5K-DO-U-PS
S1W		"DOWN ONLY" RADIAL WALL SCONCE – WHITE	TEMPERED GLASS	(1)-14W	LED	–	SURFACE TO WALL	SECURITY LIGHTING: #RWSC-36L-5K-DO-U-WH

LIGHTING SCHEDULE NOTES:

LS1. ORDER LED EXIT SIGNS WITH LETTER COLORS THAT COMPLY WITH LOCAL CODES.
– FOR RED LETTERS USE #EVE-U-R (UNIVERSAL),
– FOR GREEN LETTERS USE #EVE-U-G (UNIVERSAL), OR
IF THE ABOVE EXIT SIGNS DO NOT COMPLY WITH LOCAL CODES USE: LED SIGN WITH BATTERY BACKUP, LETTER SIZE, COLOR, TYPE & DIRECTIONAL ARROWS AS REQUIRED BY THE LOCAL AUTHORITIES.

LS2. ALL INTERIOR LIGHT FIXTURES SHALL BE 120 VOLT UNLESS NOTED OTHERWISE.

LS3. LIGHTING FIXTURES HAVE BEEN CHOSEN TO ACHIEVE MAXIMUM ENERGY CONSERVATION WHILE MAINTAINING ADEQUATE LEVEL OF ILLUMINATION. SPECIFICATIONS SHALL BE STRICTLY FOLLOWED. ANY DEVIATION FROM THE SPECIFICATIONS SHALL BE APPROVED IN WRITING BY McDONALD'S CORPORATION.

ORDER ALL LIGHT FIXTURES FROM:

SECURITY LIGHTING SYSTEMS, INC.
PHONE: 1-800-LIGHT-IT (800-544-4848)
EMAIL: SLORDERS@CURRENTLIGHTING.COM

CS ILLUMINATIONS
PHONE: 760-477-1244
EMAILS: MCD@CSILLUMINATIOINS.COM
WWW.CSILLUMINATIONS.COM/MCD

NO.	DESCRIPTION	BY

REV | DATE

JOHN FERGUSON ELECTRICAL ENGINEER LICENSE No. 112198 STATE OF TENNESSEE
06/25/2024

PREPARED BY: CORE STATES GROUP
212 S.E. 34th Street, Suite 2, Bentonville, AR 72712, 479.986.4400, www.corestates.com

PREPARED FOR: McDonald's USA, LLC

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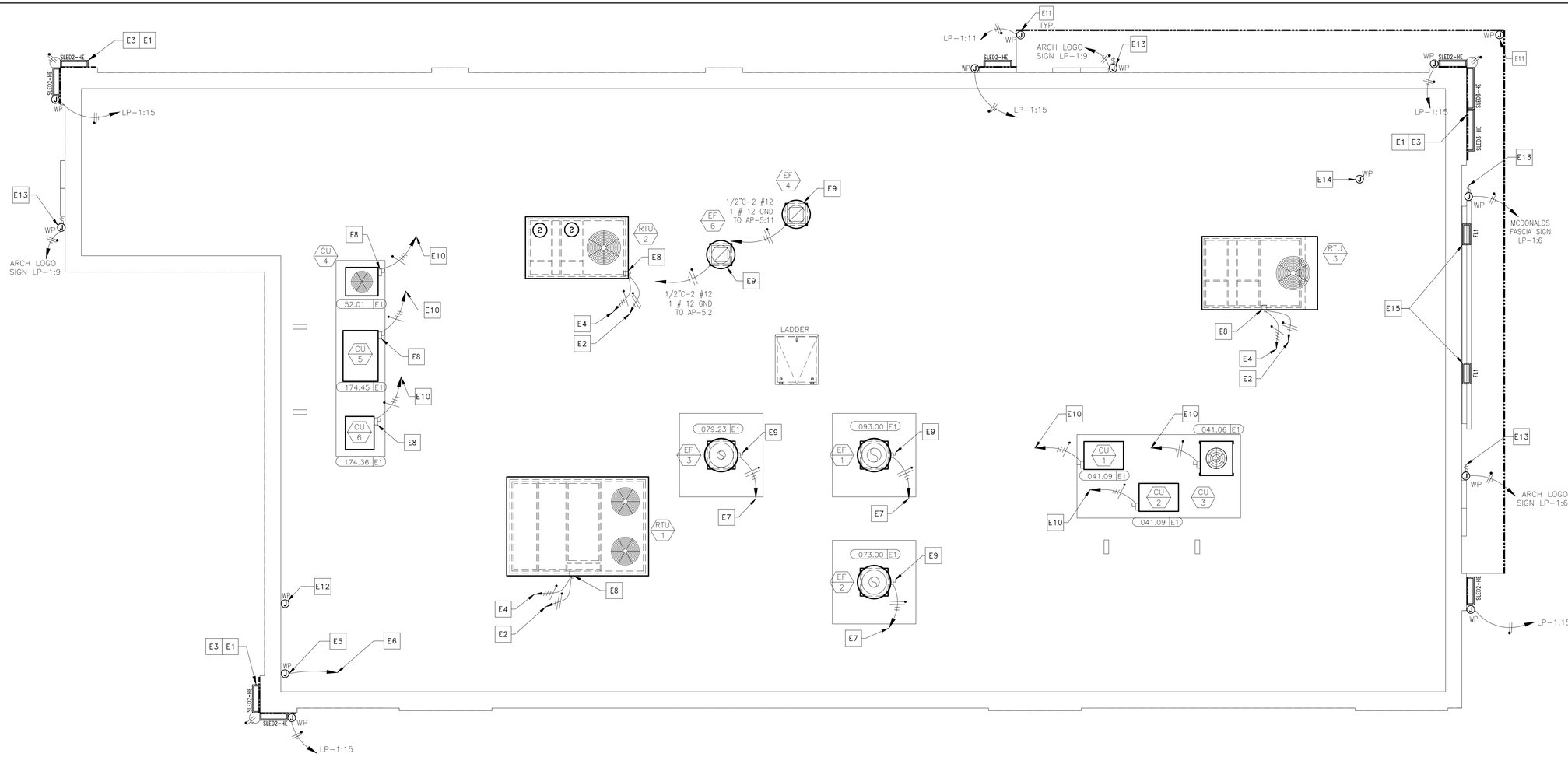
DRAWN BY: SH | STD ISSUE DATE: 2023-12
REVIEWED BY: RK | DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING – BB20
4584-W/W – CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ADDRESS: 2248 Nashville HWY
SITE ID: 041-1210
Columbia, TN

SHEET NO.: E2.0 | 041-1210.00.0
LIGHTING PLAN



ELECTRICAL ROOF PLAN

SCALE: 1/4"=1'-0"

KEYED NOTES

- E1 EVERY LINEAR RUN OF SLED FIXTURES REQUIRES A DEDICATED WHIP KIT PROVIDED WITH FIXTURE. CONTRACTOR TO FIELD VERIFY FIXTURE MOUNTING HEIGHT, LOCATION, QUANTITY, FIXTURE LENGTHS, AND ALL ELECTRICAL CONNECTION REQUIREMENTS WITH SECURITY LIGHTING PRIOR TO ORDERING AND INSTALLATION (TYPICAL).
- E2 WEATHER PROOF RECEPTACLES WITH GFCI PROTECTION ARE PROVIDED AND MOUNTED WITHIN MOTOR HOUSING LOCATIONS PER NEC ARTICLE 210.63. CIRCUIT SHALL EMANATE FROM PANEL AP-5,CCT.#13.(TYPICAL).
- E3 SMOOTH BRACING IS REQUIRED FOR LED FIXTURE INSTALLATION UNDER COPING/FLASHING.(TYPICAL)
- E4 REFER TO SHEET E4.0 FOR CONDUIT AND WIRE SIZE.(TYPICAL)
- E5 E.C SHALL PROVIDE A WEATHER-PROOF J-BOX ON INSIDE FACE OF PARAPET, MOUNTED 6" BELOW TOP OF PARAPET FOR LIGHTING CONTROL PANEL PHOTOCELL. (PHOTOCELL FURNISHED BY OTHERS AND INSTALLED BY EC). REFER TO LIGHTING CONTROL DETAILS ON E4.1
- E6 TO LIGHTING ENCLOSURE W/ TIMER. COORDINATE WITH LIGHTING CONTROL DETAILS ON SHEET E4.1
- E7 COOKING EQUIPMENT EXHAUST FANS. SEE SHEET E3.0 FOR ELECTRICAL REQUIREMENTS. SEE SHEET E3.2 FOR EXHAUST FAN INTERLOCK WIRING DIAGRAMS. (TYPICAL)
- E8 PROVIDE NEMA 3R DISCONNECT WITH CURRENT LIMITING FUSES TO COMPLY WITH NEC 110 AND 440. ELECTRICAL CONTRACTOR SHALL STUB UP THRU RACEWAY IN CURB TO ELIMINATE CONDUIT PENETRATION OF ROOFING. (TYPICAL)
- E9 EXTERNAL NEMA 3R MOUNTED ON SIDE OF FAN BY MANUFACTURER. ELECTRICAL CONTRACTOR SHALL STUB-UP THRU ROOF AND PROVIDE FLEXIBLE WEATHERPROOF CONDUIT FROM ROOF PENETRATION TO DISCONNECT (TYPICAL).
- E10 REMOTE CONDENSING UNITS. SEE SHEET E3.0 FOR WIRING AND CIRCUITRY REQUIREMENTS.
- E11 CANOPY LIGHT. LP-1:11 EC SHALL VERIFY EXACT SPECIFICATIONS AND LOCATION WITH MANUFACTURER. VERIFY EXACT INFEED REQUIREMENTS IN THE FIELD. SEE NOTE L5 ON SHEET E3.1. (TYPICAL)
- E12 E.C. SHALL PROVIDE A WEATHER-PROOF JUNCTION BOX WITH ¾"C STUB DOWN TO CEILING SPACE WITH BUSHING FOR ROOF-TOP CAMERA OR SATELLITE. VERIFY EXACT LOCATION(S) WITH MCD AREA CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- E13 E.C. SHALL PROVIDE A JUNCTION BOX FOR ARCH LOGO / McDONALD'S FASCIA / PLAY-PLACE SIGN. SEE NOTE L1 ON SHEET E3.1. COORDINATE EXACT LOCATION IN FIELD WITH ACM. ALL SIGNS PROVIDED WITH INTEGRAL DISCONNECT SWITCH FROM MANUFACTURER.(TYPICAL)
- E14 E.C. SHALL PROVIDE A JUNCTION BOX FOR ROOF-TOP FLAG POLE LIGHTING. VERIFY LOCATION(S) WITH MCD PROJECT MANAGER PRIOR TO INSTALLATION.
- E15 FLOOD LIGHT MOUNTED ABOVE CANOPY. LP-1:11 EC SHALL VERIFY EXACT SPECIFICATIONS AND LOCATION WITH ARCHITECTURAL ELEVATIONS. VERIFY EXACT INFEED REQUIREMENTS IN THE FIELD. SEE FLOOD LIGHT DETAIL ON SHEET E3.1. (TYPICAL)

DRAWING NOTES

1. SEE DRAWING M-4.0 FOR GENERAL MECHANICAL NOTES.
2. SEE DRAWINGS M-3.0 AND M-4.1 FOR MECHANICAL EQUIPMENT SCHEDULES AND DETAILS.
3. SEE DRAWING M-4.0 FOR MECHANICAL LEGEND.
4. SEE DRAWING K-2.1 FOR REMOTE CONDENSER AND MAC UNIT INFORMATION.
5. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

LED GENERAL NOTES

1. PLACE LED FIXTURE AT DESIRED LOCATION AND ATTACH POWER SUPPLY AND MOUNTING BRACKET AS RECOMMENDED BY MANUFACTURER.
2. EC SHALL CONNECT NEW FIXTURES TO A 120V CIRCUIT AND MAKE ALL ELECTRICAL CONNECTIONS AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.
3. POWER SUPPLY SHALL ALWAYS BE INSTALLED TO THE LEFT SIDE OF FIXTURE WHEN FACING BRAND WALL.

LED FIXTURE SCHEDULE:

MARK	SYMBOL	DESCRIPTION	DIFFUSER	LAMPS		BALLAST	MOUNTING	MANUFACTURER AND CATALOG NUMBER
				WATTS	TYPE			
SLED2-HE	▬	DOWN ONLY ACCENT LIGHTING (SEE PLAN)	TEMPERED GLASS	1-10W PER FIXTURE	LED	–	SURFACE	SECURITY LIGHTING: SLED-HE-24-DO-U-IO CUSTOM BUILT FOR EXTERIOR ACCENT CHANNELS.
SLED3-HE	▬	DOWN ONLY ACCENT LIGHTING (SEE PLAN)	TEMPERED GLASS	1-14W PER FIXTURE	LED	–	SURFACE	SECURITY LIGHTING: SLED-HE-36-DO-U-IO CUSTOM BUILT FOR EXTERIOR ACCENT CHANNELS.
SLED4-HE	▬	DOWN ONLY ACCENT LIGHTING (SEE PLAN)	TEMPERED GLASS	1-19W PER FIXTURE	LED	–	SURFACE	SECURITY LIGHTING: SLED-HE-48-DO-U-IO CUSTOM BUILT FOR EXTERIOR ACCENT CHANNELS.
FL1	▫	UP ONLY ACCENT LIGHTING (SEE PLAN)	TEMPERED GLASS	1-16W PER FIXTURE	LED	–	SURFACE	SECURITY LIGHTING: EL218-W-5-8L-5K-UV-IO-JWIO

BY | DESCRIPTION | DATE | REV

JOHN FERGUSON — LICENSED ARCHITECT — COMMERCE — No. 112169 — STATE OF TENNESSEE
06/25/2024

PREPARED BY: CORE STATES GROUP
212 S.E. 34th Street, Suite 2, Bentonville, AR 72712, 479.986.4400, www.corestates.com

PREPARED FOR: McDonald's USA, LLC

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TITLE: 2023 STANDARD BUILDING – BB20 4584-W/W – CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH
SITE ADDRESS: 2248 Nashville HWY Columbia, TN
SITE ID: 041-1210

DRAWN BY: SH | STD ISSUE DATE: 2023_12
REVIEWED BY: RK | DATE ISSUED: 05-10-2024

SHEET NO: E2.1 — ELEC. ROOF PLAN — 041-1210.00.0

PB = Pullbox
JB = Junction Box
EC = Electrical Contractor
VIF = Verify in Field

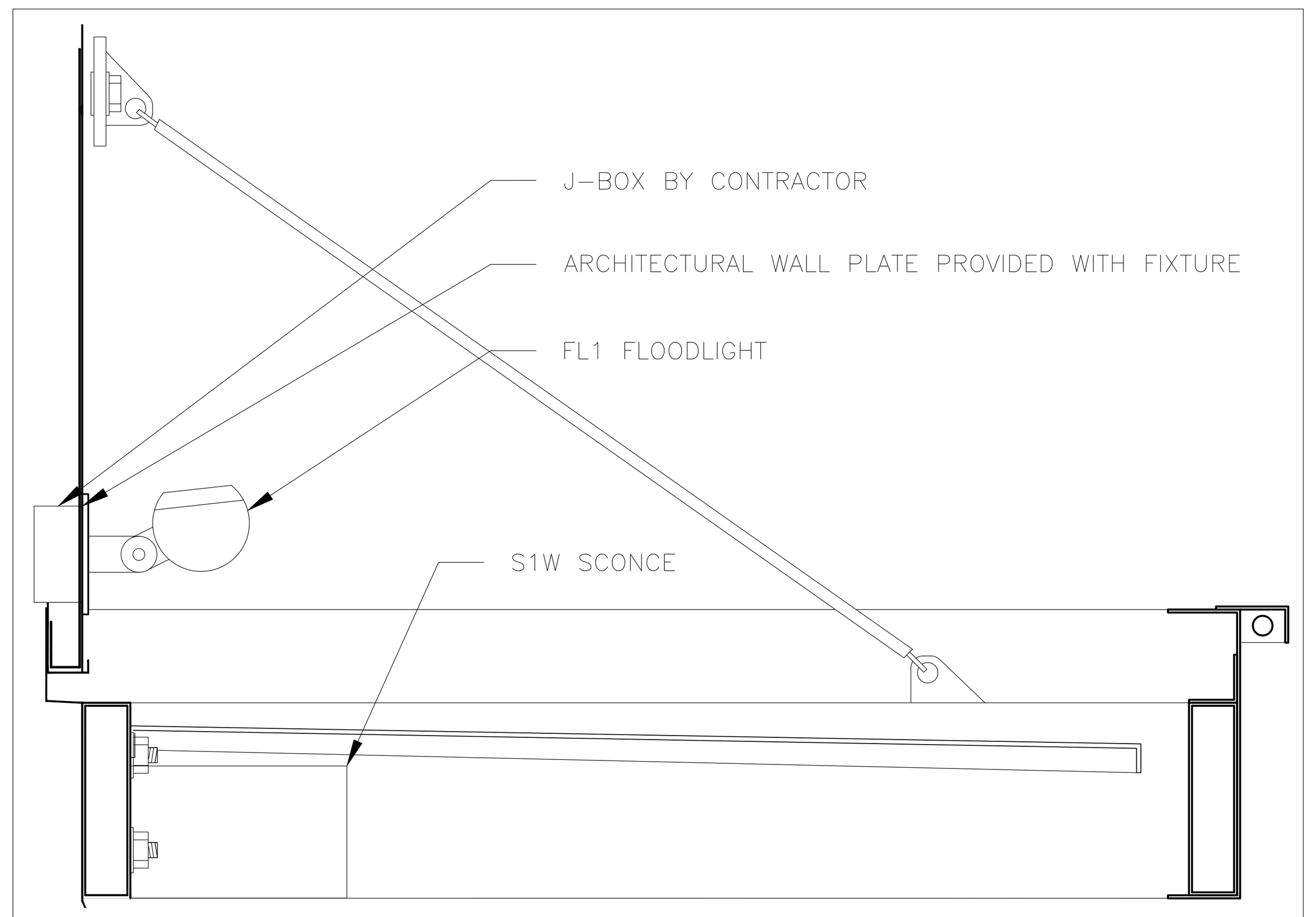
ELECTRICAL SCHEDULE

TAG #	QTY	DESCRIPTION	VOLT/PH	FLA	BRK SIZE	COND/WIRE	PNL/CCT	RECEP TYPE	HGT AFF	REQUIREMENTS & REMARKS
004.20E6	1	DIGITAL MERCHANDISER	120/1 ISOLATED	2.6	20A	1/2"C-2#12IG	CP:6	IG5262	6'-5"	–
004.23E1	1	DIGITAL MERCHANDISER – MEDIA PLAYER	120/1 ISOLATED	1.0	20A	1/2"C-2#12IG	CP:6	IG5262	6'-5"	USE SAME RECEPTACLE AS 4.20E6
004.23E2	1	DIGITAL MERCHANDISER – MEDIA PLAYER	DATA CABLE	–	–	–	–	JB	6'-5"	JB W/ 1" C. TO FULL HEIGHT WALL AND TO ABOVE CEILING W/BUSHINGS. FOR DATA CABLES. SUPPLY W/GROMMETED OPENING IN COVER PLATE
009.15E1	1	UTILITY CHASE – FFDT INTERIOR WALL	–	–	–	–	–	–	SEE RMKS	UTILITY CHASE AND RECEPTACLES PROVIDED BY K.E.S.
009.16E1	1	UTILITY CHASE – FFDT EXTERIOR WALL	–	–	–	–	–	–	SEE RMKS	UTILITY CHASE AND RECEPTACLES PROVIDED BY K.E.S.
020.01E1	2	AUTOMATED BEVERAGE SYSTEM 2.0	120/1	5.0	20A	1/2"C-2#12	AP-1:12, AP-2:24	5-20R	2'-0"	–
020.01E2	2	AUTOMATED BEVERAGE SYSTEM 2.0	120/1	14.9	20A	1/2"C-2#12	AP-1:6, AP-2:26	5-20R	3'-10"	FOR PRE-COOLER
021.01E3	3	COFFEE BREWER (THERMAL POTS)	120-208/1	15.5	20A	1/2"C-3#12	AP-1:(2,4)(14,16), AP-6:(17,19)	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO L14-20R RECEPTACLE IN CHASE
023.10E1	1	ESPRESSO BREWER	208/1	21.6	30A	1/2"C-2#10	AP-1:(19,21)	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO L6-30R RECEPTACLE IN CHASE
023.12E1	1	COFFEE CREAM DISPENSER	120/1	1.0	20A	1/2"C-2#12	AP-1:8	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5-20R RECEPTACLE IN CHASE
023.14E1	1	SUGAR/SWEETENER DISPENSER	120/1	1.5	20A	1/2"C-2#12	AP-1:8	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5-20R RECEPTACLE IN CHASE
024.02E1	1	JUICE DISPENSER	120/1	4.5	20A	1/2"C-2#12	AP-1:8	5-20R	SEE RMKS	EC TO EXTEND CIRCUIT TO 5-20R RECEPTACLE IN CHASE
025.07E1	1	INFUSION TEA BREWER – MIS	120-208/1	13.0	20A	1/2"C-3#12	AP-2:(32,34)	L14-20R	2'-3"	–
025.07E2	1	INFUSION TEA BREWER – MIS	–	–	–	–	–	JB	2'-3"	FOR WATER LINE TO ICED TEA BREWER IF CHASE IS NOT SPECIFIED. (SEE P1.6)
031.03E1	1	SODA SYSTEM PACKAGE – B.I.B. (RECIRCULATING- 3 TOWERS)	208/3	26.0	30A	3/4"C-3#10	AP-2:(37,39,41)	SEE RMKS	3'-0" SEE RMKS	EC SUPPLIES 30A-3P NF DISC SW MTD 9" BELOW CEILING PER NEC SECT. 404.8(A)
031.03E2	1	SODA SYSTEM PACKAGE – B.I.B. (RECIRCULATING- 3 TOWERS)	–	–	–	–	–	JB	4'-0"	FOR CONTROL WIRES FROM REMOTE CONDENSING UNIT
031.03E3	1	SODA SYSTEM PACKAGE – B.I.B. (RECIRCULATING- 3 TOWERS)	120/1	(2) 6.8	20A	1/2"C-2#12	AP-2:35	5-20R	6'-6"	FOR WATER BOOSTER SYSTEM AND OPTIONAL AIR COMPRESSOR
032.02E1	1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	120/1	4.0	20A	1/2"C-2#12 EA.	AP-2:23	5-20R	6'-0"	–
032.04E1	1	WATER FILTRATION SYSTEM	120/1	0.08	20A	1/2"C-2#12 EA.	AP-2:23	5-20R	6'-0"	–
037.03E1	2	CO2 SAFETY SYSTEM – DETECTOR	120/1	1.0	20A	1/2"C-2#12	AP-1:10	JB	SEE RMKS	PROVIDE LOCKOUT CB. SEE MECHANICAL DRAWINGS
037.03E2	2	CO2 SAFETY SYSTEM	–	–	–	–	–	JB	SEE RMKS	FOR LV WIRES. STUB 3/4"C. ABV. CLG. SEE MECHANICAL DRAWINGS
037.03E4	4	CO2 SAFETY SYSTEM – CO2 DETECTOR AV ALARM	–	–	–	–	–	JB	7'-0" MINIMUM	STUB 3/4"C. ABOVE CLG. FOR LV COND. TO 037.03E2. SEE MECHANICAL DRAWINGS
038.00E1	1	CLEAN IN PLACE PANEL	120/1	1.0	20A	1/2"C-2#12	AP-2:21	5-20R	5'-6"	–
039.10E1	1	ICE MACHINE – 1400 LB.	208/3	12.8	20A	1/2"C-3#12	AP-2:(1,3,5)	SEE RMKS	SEE RMKS	EC SUPPLIES 30A-3P NF DISC SW MTD9"BELOW CEILING PER NEC 404.8(A) EX.2 VERIFY W/ AHJ
039.10E2	1	ICE MACHINE – 1400 LB.	–	–	–	–	–	JB	4'-6" SEE RMKS	CONTROL WIRES TO REMOTE CONDENSER
039.15E1	2	ICE MACHINE – 1000 LB.	120/1	1.1	15A	1/2"C-2#12	AP-1:37,39	5-20R	SEE RMKS	MOUNT 9" BELOW CEILING – CIRCUIT BREAKERS SHALL BE HACR TYPE
039.15E2	2	ICE MACHINE – 1000 LB.	–	–	–	1/2"C	–	JB	SEE RMKS	MOUNT 9" BELOW CEILING – CONTROL WIRES TO REMOTE CONDENSER
041.06E1	1	ICE MACHINE REMOTE CONDENSER – 1400 LB.	208/1	1.0	20A SEE RMKS	1/2"C-3#12	AP-1:(26,28)	SEE RMKS	SEE RMKS	EC TO PROVIDE WP 30A-2P NF DISC AT UNIT ON ROOF – CIRCUIT BREAKERS SHALL BE HACR TYPE
041.09E1	2	ICE MACHINE REMOTE CONDENSER – 1000 LB.	208/3	11.1	15A SEE RMKS	1/2"C-3#12 SEE RMKS	AP-1:(32,34,36)(38,40,42)	SEE RMKS	SEE RMKS	EC TO PROVIDE WP 30A-3P NF DISC AT UNIT ON ROOF – CIRCUIT BREAKERS SHALL BE HACR TYPE
043.21E1	1	OPTIMIZED ORDER ASSEMBLY TABLE	120/1	5.4	20A	SEE RMKS	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES OUTLET CHASE FOR HLA
052.01E1	1	SODA SYSTEM PACKAGE REMOTE CONDENSER – 3-TOWER	208/1	2.5	20A SEE RMKS	SEE RMKS	SEE RMKS	SEE RMKS	SEE RMKS	EC TO PROVIDE 30A-2P DISC SW W/15A FUSE – POWERED BY 31.03 – LOCATION BY ACM
052.01E2	1	SODA SYSTEM PACKAGE REMOTE CONDENSER – 3-TOWER	–	–	–	–	–	–	SEE RMKS	CONTROL WIRES TO SODA SYSTEM – LOCATION BY ACM
061.00E1	1	FRY BAGGING STATION 36"	120/1	12.5	20A	1/2"C-2#12	AP-1:31	JB	4'-0"	–
065.30E1	1	3-VAT LOV FRYER – ELECTRIC – F/F/F	208/3	38.9 EA. VAT	(3) 50A	1"C-3#6 EA. VAT	AP-4:(13,15,17)(19,21,23)(25,27,29)	BY KES	SEE RMKS	PLUGS INTO RACEWAY RECEP WITH(1)L21-20P INTERLOCK PLUG &(3) 15-60P POWER PLUG BY KES
066.47E1	1	4-VAT LOV FRYER – ELECTRIC – S/S/S/S	208/3	38.9 EA. VAT	(4) 50A	1"C-3#6 EA. VAT	AP-3:(1,3,5)(7,9,11)(2,4,6)(8,10,12)	BY KES	SEE RMKS	PLUGS INTO RACEWAY RECEP WITH(1)L21-20P INTERLOCK PLUG &(4) 15-60P POWER PLUG BY KES
073.00E1	1	UNIVERSAL EXHAUST HOOD 3-VAT FRYER	120/1	12.5, 9.8	(2)20A-1P	1/2"C-2#12EA	AP-1:23,24	BY KES	SEE RMKS	EC TO CONN POWER TO RACEWAY FLA = 12.0 FRYER CONTROLS, 0.5 CAPTURE JET & 9.8 INDIVID. EXHAUST FAN INTERLOCK
079.23E1	1	UNIVERSAL EXHAUST HOOD FULL-CLAM/4-VAT FRYER	120/1	17.6, 13.8	(2)20A-1P	1/2"C-2#12EA	AP-1:29,41	BY KES	SEE RMKS	EC TO CONN POWER TO RACEWAY FLA=3.6 GRILL,13.0 FRYER CONTROLS, 1.0 CAPTURE JET & 13.8 INDIVID EXHAUST FAN INTERLOCK
079.26E2	2	VENTLESS HOOD COMBI OVEN	120/1	8.0	15A	1/2"C-2#12	AP-4:14,16	BY KES	SEE RMKS	EC TO EXTEND DEDICATED CIRCUIT TO 5-15R RECEPTACLE IN CHASE
085.05E1	1	FROZEN FRY DISPENSER	120/1	9.0	20A	1/2"C-2#12	AP-1:27	5-20R	4'-0"	–
091.02E1	1	WALL MOUNT FREEZER UNIT-SINGLE WIDE-HIGH CAPACITY	120/1	5.0	20A	1/2"C-2#12	AP-5:23	5-20R	7'-6"	–
093.00E1	1	UNIVERSAL EXHAUST HOOD FULL-CLAM GRILL	120/1	13.9	20A	1/2"C-2#12	AP-2:17	BY KES	SEE RMKS	EC TO CONN. POWER TO RACEWAY FLA = 3.6 GRILL CONTROLS, 0.5 CAPTURE JET & 9.8 INDIVID. EXHAUST FAN INTERLOCK
096.21E1	2	36" NEXT GEN 3-PLATEN CLAMSHELL GRILL – ELECTRIC	208/3	21.7, 43.3	(2)50A	1-1/2"C- 6#4	AP-3:(14,16,18)(20,22,24) AP-4:(1,3,5)(7,9,11)	BY KES	SEE RMKS	PLUGS IN RACEWAY RECEP WITH(1)L21-20P INTERLOCK& (2) 15-50P POWER PLUG EA GRILL
097.08E1	1	MEAT FREEZER – DOUBLE WIDE – HIGH CAPACITY – RIGHT HAND	120/1	7.0	20A	1/2"C-2#12	AP-2:19	5-15R	SEE RMKS	UNIT PLUGS INTO RACEWAY RECEPTACLE
114.00E1	1	HUMIDIFIED HOLDING CABINET	208/1	9.1	20A	1/2"C-2#12	–	SEE RMKS	5'-6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C6W(B) PROVIDED BY KES – HEIGHT TO BOTTOM OF RECEPTCLE
116.23E4	2	UNIVERSAL HOLDING CABINET – HIGH DENSITY – 2-SIDED – PIN & SLEEVE	208/1	15.2	20A	1/2"C-2#12	AP-5:(4,6)(8,10)	BY KES	5'-6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C6W(B) PROVIDED BY KES – HEIGHT TO BOTTOM OF RECEPTCLE
117.30E1	1	UHC TABLE COPL – 2 SIDED – 51"D x 34"W – PIN&SLEEVE	120/1	2.0	20A	1/2"C-2#12	AP-5:12	BY KES	5'-6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C4W(Y) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTACLE
118.00E1	1	Q'ING OVEN – PIN & SLEEVE	208/1	15.4	20A	1/2"C-2#12	AP-2:(38,40)	SEE RMKS	5'-6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C6W(B) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTACLE
118.03E1	2	Q'ING OVEN – PIN & SLEEVE	208/1	14.9	20A	1/2"C-2#12	AP-2:(18,20)(28,30)	SEE RMKS	5'-6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C6W(B) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTACLE
122.27E1	1	NEXT GEN. UNIVERSAL RADIANT TOASTER – PIN & SLEEVE	208/1	25.2	30A	1/2"C-2#10	AP-5:(27,29)	SEE RMKS	5'-6"	PLUGS INTO OVERHEAD RECEPTACLE # 330C6W(B) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTACLE
122.28E2	1	NEXT GEN. UNIVERSAL CONTACT TOASTER – PIN & SLEEVE	208/1	25.2	30A	1/2"C-2#10	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES RACEWAY RECEPTACLE
123.36E1	1	ECU TABLE – COPL	208/1	4.9	15A	SEE RMKS	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES OUTLET CHASE.
123.37E1	1	BREAKER PANEL- 125 AMP – 1 PHASE – EQUIPMENT MOUNTED	120-208/1	SEE RMKS	125A	1-1/2C"-3#1	MDP:11	–		EC TO EXTEND AND CONNECT ELECTRICAL SERVICE. HARDWIRE TO KES BREAKER PANEL.
123.40E1	1	PREP TABLE – HD – 2-SIDED COPL – 38"D x 83 1/2" – PIN & SLEEVE W/ REF.	120/1	10.0	20A	SEE RMKS	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES OUTLET CHASE.
125.00E2	2	RAPID BUN STEAMER	208/1	14.3	30A	1/2"C-2#10	KES BREAKER PANEL	SEE RMKS	SEE RMKS	PLUGS INTO KES RACEWAY RECEPTACLE
130.00E3	2	COMBI OVEN	208/3	15.1	30A	1/2"C-3#10	AP-4:(2,4,6)(8,10,12)	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO L430R9 RECEPTACLE IN CHASE
152.08E1	1	WAREWASHER – HIGH TEMP	208/3	26.9 EA.	(2)30A	1/2"C-3#10	AP-5(31,33,35)(37,39,41)	SEE RMKS	SEE RMKS	EC TO SUPPLY 30A-3P NF DISC SW HANDLE HGT. MTD @ 6'-7" AFF FOR EA. CCT PER NEC 404.8(A). LABEL "WAREWASHER (# OF 2)"
163.02E1	4	REMOTE ANSUL PULL	–	–	–	–	–	JB	SEE DETAILS	4" OCTAGONAL, RACO #165 OR EQUAL MUST BE USED.
171.01E1	1	WALK-IN COOLER / FREEZER FLOORLESS	120/1	10.00	20A	1/2"C-2#12	AP-2:14,16	JB	FLUSH ON CLG	JB FOR LIGHTS &]DOOR HEATER– UNSWITCHED LIGHT TO BE IN BOTH COOLER & FREEZER,EC TO CONNECT POWER
171.01E2	1	WALK-IN COOLER / FREEZER FLOORLESS	–	–	–	–	–	–	VIF	EC TO FURNISH & INSTALL CONDUIT,WIRE & LIGHT FIXTURES& OTHER DEVICES INSIDE COOLER/FREEZER BOX
174.36E1	1	REMOTE CONDENSING UNIT	208/1	15.0	20A	1/2"C-2#12	AP-5:(38,40)	JB	VIF	EC TO PROVIDE 30A-2P NF DISC AT UNIT ON ROOF. CIRCUIT BREAKERS TO BE HARC RATED.
174.36E2	1	REMOTE CONDENSING UNIT	LOW VOLT WIRES	–	–	–	–	–	VIF	–
174.45E1	1	REMOTE CONDENSING UNIT	208/3	24.7	40A	3/4"C-3#8	MDP:15	JB	VIF	EC TO PROVIDE 60A-3P NF DISC AT UNIT ON ROOF. CIRCUIT BREAKERS TO BE HARC RATED.
174.45E2	1	REMOTE CONDENSING UNIT	LOW VOLT WIRES	–	–	–	–	–	VIF	–
175.18E1	1	COOLER EVAPORATOR	208/1	1.0	20A	1/2"C-2#12	AP-6:(9,11)	JB	FLUSH ON CLG	–
175.18E2	1	COOLER EVAPORATOR	LOW VOLT WIRES	–	–	–	–	–	FLUSH ON CLG	L V WIRES CONN UNIT TO EVAPS & SHALL BE ROUTED SEPARATELY FROM POWER CONDUCTORS
176.27E1	1	FREEZER EVAPORATOR	208/1	20.3	30A SEE RMKS	1/2"C-2#10	AP-6:(13,15)	JB	FLUSH ON CLG	–
176.27E2	1	FREEZER EVAPORATOR	LOW VOLT WIRES	–	–	–	–	–	FLUSH ON CLG	L V WIRES CONN UNIT TO EVAPS & SHALL BE ROUTED SEPARATELY FROM POWER CONDUCTORS
177.03E2	1	REACH-IN REFRIGERATOR-SINGLE WIDE	120/1	2.7	20A	1/2"C-2#12	AP-2:31	SEE RMKS	SEE RMKS	EC TO EXTEND CIRCUIT TO 5-20R RECEPTACLE IN CHASE
178.05E1	3	REACH-IN FREEZER-SINGLE WIDE	120/1	11.0	20A	1/2"C-2#12	AP-1:25,30,35	5-20R	7'-6"	–
181.13E1	1	REFRIGERATOR – SPECIALTY COFFEE– 27" WIDE	120/1	3.9	20A	1/2"C-2#12	AP-2:22	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5-20R RECEPTACLE IN CHASE
181.14E1	1	REFRIGERATOR – WORK TOP – 48"WIDE	120/1	5.0	20A	1/2"C-2#12	AP-2:8	5-20R	2'-0"	–
183.00E1	2	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 33" H	120/1	5.0	20A	1/2"C-2#12	AP-5:1,3	5-20R	2'-0"	–
183.02E2	2	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 30" H	120/1	5.0	20A	1/2"C-2#12	AP-5:5,7	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5-20R RECEPTACLE IN CHASE
183.02E3	1	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 30" H	120/1	5.0	20A	1/2"C-2#12	AP-5:9	BY KES	5'-6"	PLUGS INTO OVERHEAD RECEPTACLE # 320C4W(Y) PROVIDED BY KES– HEIGHT TO BOTTOM OF RECEPTACLE
196.06E1	1	SAFE – STANDARD BLDG.	120/1	1.0	20A	1/2"C-2#12	AP-1:7	5-20R	2'-0"	PROVIDE LOCKOUT TYPE CB
196.08E1	1	BOCA	120/1 ISOLATED	8.2	20A	1/2"C-2#12IG	CP:33	IG5262	2'-0"	–
196.08E2	1	BOCA	120/1 ISOLATED	1.8	20A	1/2"C-2#12IG	CP:33	IG5262	2'-0"	–

PB = Pullbox
JB = Junction Box
EC = Electrical Contractor
VIF = Verify in Field

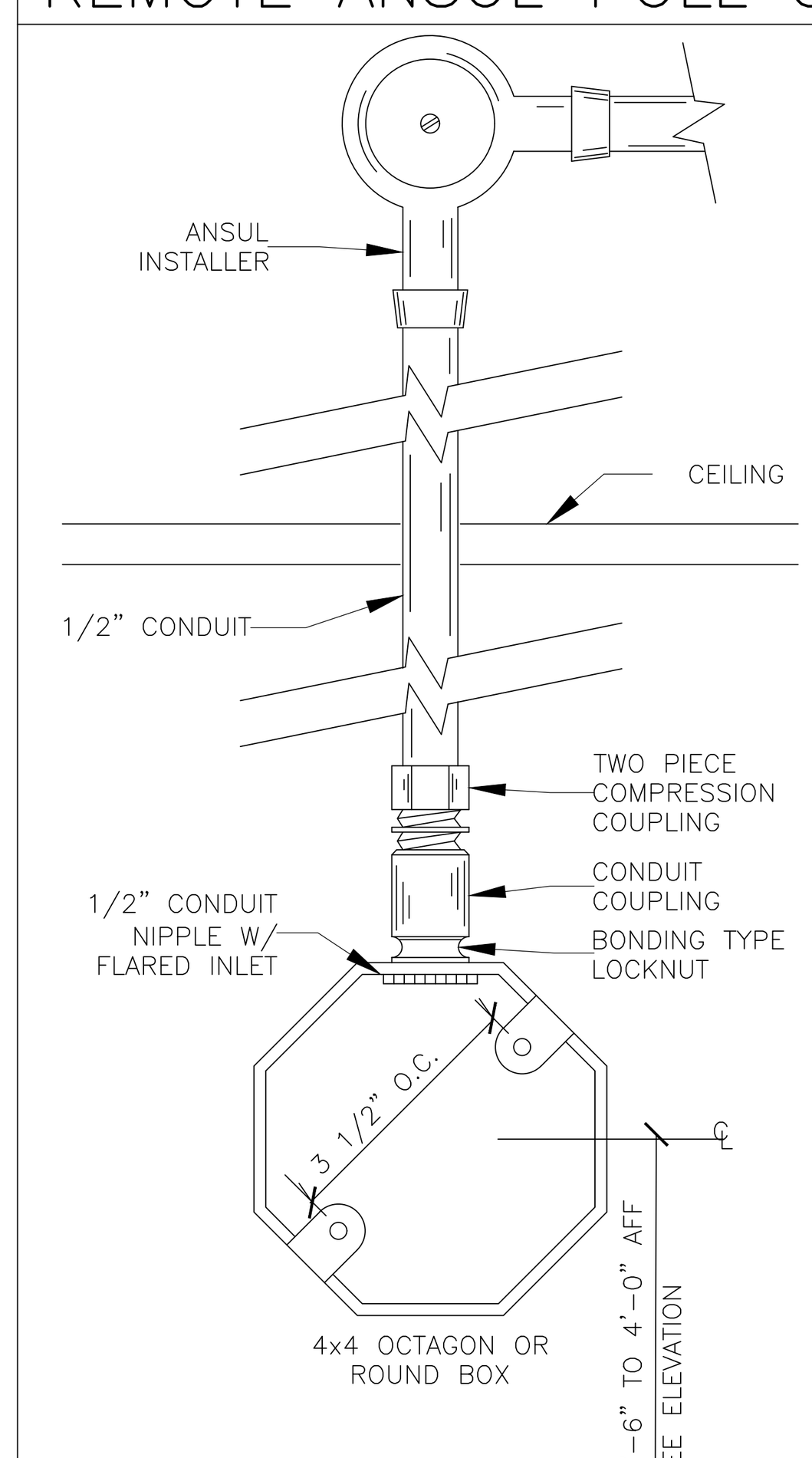
ELECTRICAL SCHEDULE

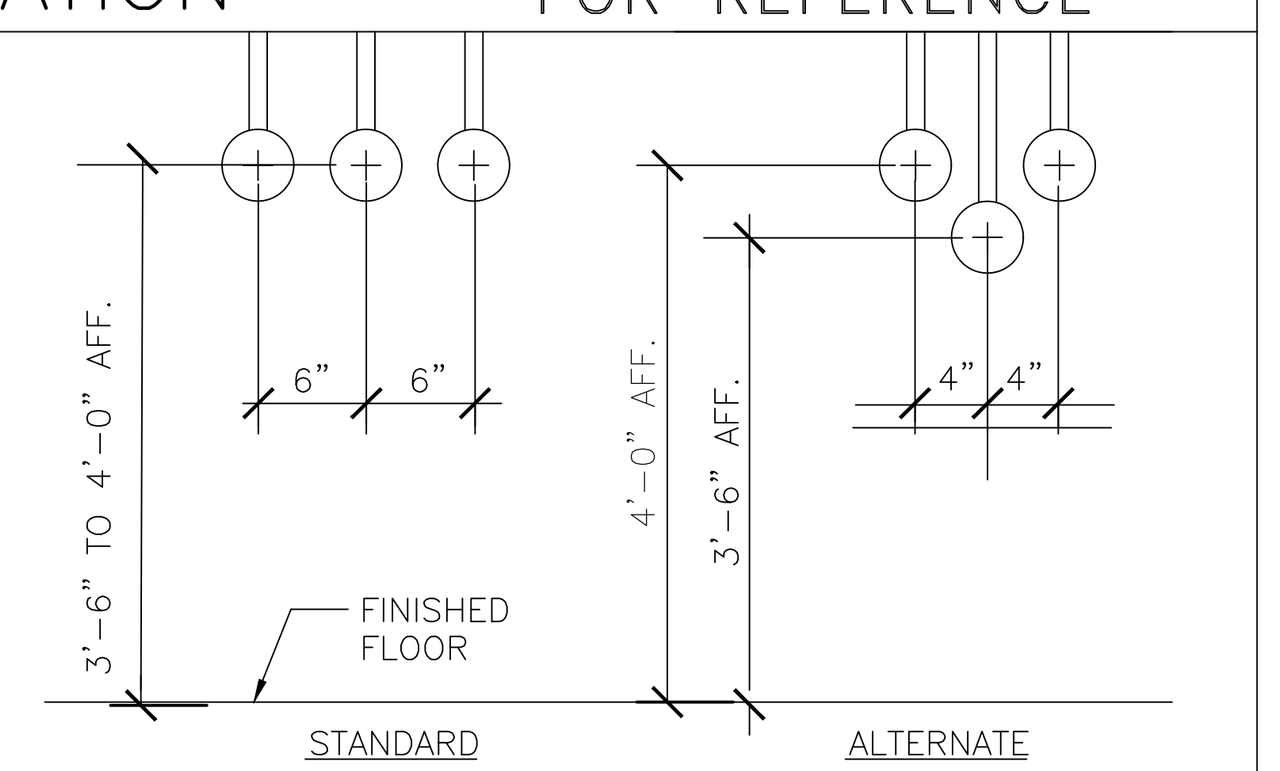
TAG #	QTY	DESCRIPTION	VOLT/PH	FLA	BRK SIZE	COND/WIRE	PNL/CCT	RECEP TYPE	HGT AFF	REQUIREMENTS & REMARKS
196.08E3	1	BOCA	DATA CABLE	–	–	2" C	–	4x4x4 PB	2'-0"	EXTEND 2" CONDUIT ABOVE CLG. W/ BUSHING FOR DATA CABLES
197.01E1	1	HAND WASH TIMER	120/1	0.1	20A	1/2"C-2#12	AP-1:33	5-20R	4'-6"	–
203.01E1	1	HEAT TREAT COMBINATION SHAKE/SUNDAE MACHINE	208/3	13.0	30A	3/4"C-3#8	AP-1:(18,20,22)	4x4x4 PB	1'-0"	RECEP #A460R9 BY KES, IF TAYLOR C602 IS ORDERED USE A 40A BRKR & #6 CONDUCTORS –EC MAKES FINAL CONN
205.08E1	1	BIC MACHINE	120/1	8.6	20A	1/2"C-2#12	AP-2:29	BY KES	SEE RMKS	EC TO EXTEND DEDICATED CIRCUIT TO 5-20R RECEPTACLE IN CHASE
205.09E2	1	FROZEN BEVERAGE DISPENSER	208/1	20.0	30A	1/2"C-2#10	AP-5:(17,19)	SEE RMKS	SEE RMKS	RECEP L6-30R IN CHASE BY KES, EC MAKES FINAL CONN
207.01E2	1	BLENDER – MCFLURRY – RAIL MOUNT	120/1	1.2	20A	1/2"C-2#12	AP-2:7	5-20R	4'-0"	–
210.00E10	1	CASH RECYCLER	120/1 ISOLATED	4.4	20A	1/2"C-2#12IG	CP:27	(2) IG5262	SEE RMKS	PROVIDE RECEP. IN COUNTER-MOUNTED RACEWAY
210.00E4	1	CASH RECYCLER	120/1 ISOLATED	4.4	20A	1/2"C-2#12IG	CP:24	(2) IG5262	2'-10"	–
211.00E6	1	DELIVERY TABLETS	120/1	3.0	20A	1/2"C-2#12	AP-5:21	(2) 5-20R	5'-6"	–
214.02E1	1	TECHNOLOGY RACK	120/1 ISOLATED	5.0	20A	1/2"C-2#12IG	CP:11	IG4700	7'-6"	FOR SWITCHES, HUBS AND RADIUS
214.02E3	1	TECHNOLOGY RACK	120/1 ISOLATED	10.0	20A	1/2"C-2#12IG	CP:15	IG4700	3'-0"	FOR CASHLESS DEVICE UPS
214.02E4	1	TECHNOLOGY RACK	120/1 ISOLATED	12.0	20A	1/2"C-2#12IG	CP:17	IG4700	3'-0"	FOR POS SYSTEM UPS AND ORB CONTROLLER
214.02E5	1	TECHNOLOGY RACK	DATA CABLE	–	–	–	–	8x6x4 PB	7'-6"	EXTEND (2) 2 1/2" CONDUIT ABOVE CLG. W/BUSHING FOR DATA CABLES
214.02E6	1	TECHNOLOGY RACK	120/1 ISOLATED	14.0	30A	1/2"C-2#10IG	CP:12	L5-30R IG	3'-0"	FOR POS SYSTEM UPS
215.00E12	1	POS REGISTER – FRONT COUNTER	120/1 ISOLATED	3.0 EA.	–	3/4"C-2#12IG	CP:19	IG4700	SEE RMKS	PROVIDE IG RECEP. IN COUNTER-MOUNTED RACEWAY
215.00E3	1	POS REGISTER – FRONT COUNTER	DATA CABLE	–	–	–	–	4x4x4 PB	10"	EXTEND 2" CONDUIT TO ABOVE CEILING FOR POS DATA CABLES
215.02E1	1	POS REGISTER – 2 WINDOW D/T	120/1 ISOLATED	3.0 EA.	SEE RMKS	1/2"C-2#12IG	SEE REMARKS	(2)IG4700	2'-0"	IN ORDER BOOTH, CONNECT TO CP:7 – IN PRESENTERS BOOTH, CONNECT TO CP:8
215.02E10	2	POS REGISTER – 2 WINDOW D/T	120/1 ISOLATED	3.0 EA.	20A	1/2"C-2#12IG	CP:1	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN CHASE
215.02E12	1	POS REGISTER – 2 WINDOW D/T	–	–	–	–	–	18x12x4 PB	10"	REFER TO D/T LOW VOLTAGE CONDUIT DIAGRAM FOR CONDUITS UNDER SLAB AND EXTEND (2) 2 1/2"C. TO ABOVE CLG.
215.02E13	2	POS REGISTER – 2 WINDOW D/T	–	–	–	–	–	4x4x4 PB	10"	EXTEND 1 1/2"C. UNDER SLAB TO 217.11E1 AND 2 1/2" C. TO ABOVE CEILING FOR POS DATA CABLES
215.04E1	2	POS – KVS MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C-2#12IG	CP:8	IG4700	FLUSH ON CLG	–
215.04E4	2	POS – KVS MONITOR	120/1 ISOLATED	1.5	20A	1/2"C-2#12IG	CP:26	SEE RMKS	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN OEP
215.04E5	2	POS – KVS MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C-2#12IG	CP:3	SEE RMKS	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN CHASE
215.04E7	3	POS – KVS MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C-2#12IG	CP:23	IG4700	5'-6"	–
215.04E8	1	POS – KVS MONITOR	DATA CABLE	–	–	–	–	4x4x4 PB	4'-0"	EXTEND 2" CONDUIT ABOVE CEILING. CABLE FURNISHED AND INSTALLED BY POS SYSTEM SUPPLIER
215.07E1	1	POS REGISTER – DELIVERY	120/1 ISOLATED	3.0	20A	1/2"C-2#12IG	CP:23	IG4700	3'-6"	–
215.07E3	1	POS REGISTER – DELIVERY	–	–	–	–	–	4x4x4 PB	3'-6"	EXTEND 2" CONDUIT TO ABOVE CEILING FOR POS DATA CABLES
216.00E13	2	POS – VIDEO MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C-2#12IG	CP:3	SEE RMKS	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN CHASE
216.00E14	4	POS – VIDEO MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C-2#12IG	CP:9	IG4700	SEE RMKS	EXTEND CONDUIT DOWN GRILL HOOD SHROUD AND PROVIDE IG4700 RECEPTACLE
216.00E7	3	POS – VIDEO MONITOR	120/1 ISOLATED	1.5 EA.	20A	1/2"C-2#12IG	CP:1	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO IG4700 RECEPTACLE IN CHASE
217.03E4	1	POS – COD OPTICAL ISOLATOR	120/1 ISOLATED	1.0	20A	1/2"C-2#12IG	CP:14	IG5262	7'-6"	–
217.10E1	2	REMOTE DETECTOR LOOP	–	–	–	–	–	–	–	1 1/2"CONDUIT-CONN TO PULLBOX#215.03E5,215.01E4, OR 215.02E12 PER DRIVE-THRU CONFIG-SEE SITE PLAN
217.11E1	2	DETECTOR LOOP	–	–	–	–	–	–	–	1 1/2"CONDUIT-CONN TO PULLBOX#215.02E5,215.02E13, OR 215.02E4 PER DRIVE-THRU CONFIG-SEE SITE PLAN
217.13E1	1	MERGE POINT MONITOR (DOUBLE DRIVE THRU)	120/1	2.0	20A	1/2"C-2#12	AP-1:11	5-20R	3'-6"	DO NOT POWER FROM POS CIRCUIT
217.13E2	2	MERGE POINT MONITOR (DOUBLE DRIVE THRU)	120/1	2.0	20A	1/2"C-2#12	AP-1:11	BY KES	SEE RMKS	EC TO EXTEND CIRCUIT TO 5-20R RECEPTACLE IN CHASE
217.14E1	1	POS– VIDEO MONITOR (DOUBLE DRIVE THRU)	120/1 ISOLATED	1.5	SEE RMKS	1/2"C-2#12IG	CP:7	IG4700	3'-6"	–
217.18E1	3	HAND HELD ORDER TAKER AND MANAGEMENT OF SHIFT EQUIPMENT	120/1	5.0	20A	1/2"C-2#12	AP-1:15	5-20R	4'-6"	–
217.19E2	1	WIRELESS HEADSET BASE STATION	120/1 ISOLATED	1.9	20a	1/2"C-2#12IG	CP:1	IG4700	4'-6"	
217.19E3	1	WIRELESS HEADSET BASE STATION	DATA CABLE	–	–	–	–	4x4x4 PB	5'-0"	
217.24E1	1	DANGER POINT MONITOR (DOUBLE DRIVE-THRU)	120/1	2.0	20A	1/2"C-2#12	AP-1:11	5-20R	8'-0"	DO NOT POWER FROM POS CIRCUIT
217.26E1	1	ZOOM TIMER	120/1 ISOLATED	6.0	20A	1/2"C-2#12IG	CP:10	(2) IG4700	7'-6"	–
217.26E2	1	ZOOM TIMER	DATA CABLE	–	–	–	–	JB	7'-6"	JB W/ 1-1/2" C. TO TERMINATE ABOVE CEILING W/BUSHINGS. FOR DATA CABLES. SUPPLY W/ GROMMETED OPENING IN COVER PLATE
219.00E10	1	POS – RECEIPT PRINTER	120/1 ISOLATED	0.7	20A	3/4"C-2#12IG	SEE RMKS	IG4700	SEE RMKS	PROVIDE IG RECEP. IN COUNTER-MOUNTED RACEWAY, POWER FROM SAME CIRCUIT AS 215.00E12
219.00E3	1	POS – RECEIPT PRINTER/CASHLESS	120/1 ISOLATED	0.7	20A	1/2"C-2#12IG	CP:4,7 SEE RMKS	IG4700	2'-0"	FOR RECEIPT LOCATED IN FRONT COUNTER POWER FROM CP:4 IN PRESENTER'S BOOTH CP:7
219.00E7	2	POS – RECEIPT PRINTER	120/1 ISOLATED	0.7	20A	1/2"C-2#12IG	CP:3	BY KES	SEE RMKS	EC TO EXTEND IG CIRCUIT TO IG4700 RECEPTACLE IN KES OUTLET CHASE.
219.05E2	2	STICKY LABEL PRINTER	120/1 ISOLATED	0.7	20A	1/2"C-2#12IG	CP:1	BY KES	SEE RMKS	EC TO EXTEND IG CIRCUIT TO IG4700 RECEPTACLE IN CHASE
219.05E3	1	STICKY LABEL PRINTER	120/1 ISOLATED	0.7	20A	1/2"C-2#12IG	CP:3	IG4700	3'-2"	–
219.05E6	2	STICKY LABEL PRINTER	120/1 ISOLATED	0.7	20A	1/2"C-2#12IG	CP:3	IG4700	FLUSH ON CLG	–
219.06E1	1	LABELING SYSTEM	120/1 ISOLATED	2.0	20A	1/2"C-2#12IG	CP:8	IG5261	2'-0"	–
220.00E1	1	POS – COIN DISPENSER	120/1 ISOLATED	0.75	20A	1/2"C-2#12IG	CP:7	IG4700	2'-0"	–
221.09E1	1	O/O EQUIPMENT RACK	120/1 ISOLATED	4.0	20A	1/2"C-2#12IG	CP:31	IG5262	8'-0"	–
221.09E2	1	O/O EQUIPMENT RACK	DATA CABLE	–	–	2" C	–	4x4x4 PB	8'-0"	EXTEND 2" CONDUIT ABOVE CLG. W/ BUSHING FOR DATA CABLES
222.01E1	1	TIME CLOCK	120/1 ISOLATED	0.5	20A	1/2"C-2#12IG	CP:28	IG4700	4'-0"	–
222.01E2	1	TIME CLOCK	DATA CABLE	–	–	–	–	JB	4'-0"	EXTEND 1" CONDUIT ABOVE CEILING
223.05E1	1	WASHER/DRYER – STACKED ELECTRIC	120-208/1	30.0	30A	1/2"C-3#10	AP-6:(21,23)	JB	3'-6"	–
225.03E3	2	OFFICE PACKAGE/DESK UNIT	120/1 ISOLATED	10.0	20A	1/2"C-2#12IG	CP:20,22	IG5262	4'-6"	FOR MONITOR, PRINTER AND THIN CLIENT
225.03E4	1	OFFICE PACKAGE/D



2 / E-3.1 **FLOODLIGHT MOUNTING DETAIL**
NOT TO SCALE

REMOTE ANSUL PULL STATION — FOR REFERENCE

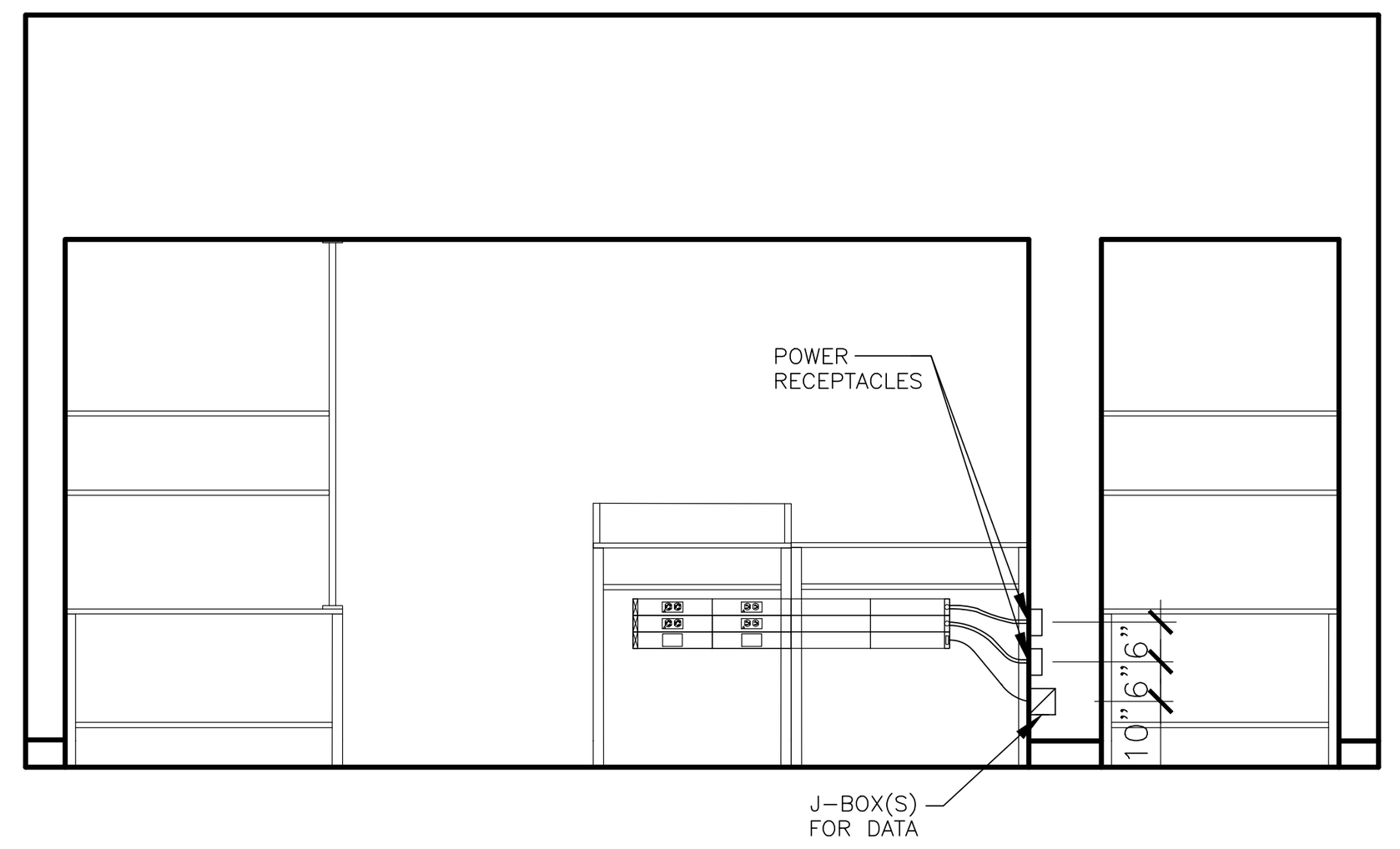




ELEVATIONS

NOTES:

1. ANSUL INSTALLER SHALL INSTALL CONDUIT AND PULLEY ELBOWS ABOVE CEILING AND TO KITCHEN EQUIPMENT.
2. ELECTRICAL CONTRACTOR SHALL INSTALL BOX AND TERMINATE CONDUIT ABOVE CEILING. THE CONDUIT SHALL BE 18" ABOVE CEILING OR 6" ABOVE BOTTOM CHORD OF JOIST WHICH EVER IS LOWER.
3. ALL CONDUIT ENDS SHALL BE DEBURRED INSIDE AND OUT.
4. TABS SHALL BE IN ORIENTATION SHOWN FOR WORDING ON COVER TO BE RIGHT SIDE UP.
5. FINAL HEIGHT AND LOCATION TO BE DETERMINED BY AUTHORITY HAVING JURISDICTION.



SYMBOL	CATALOG #	DESCRIPTION
	HBLALU57DR & IG4700	RECEPTACLE COVERPLATE WITH ORANGE, TWIST LOCK, ISOLATED GROUND DUPLEX RECEPTACLE
	HBLALU57DR & 5-20R FOR BAKED GOODS AND IG5262 FOR CASH	RECEPTACLE COVERPLATE WITH STRAIGHT BLADE RECEPTACLE
	HBLALU57LPB	COMMUNICATIONS COVERPLATE
	HBLALU7620B02M290	2' SECTION OF RACEWAY. INCLUDES COUPLERS
	HBLALU7620B03M290	3' SECTION OF RACEWAY. INCLUDES COUPLERS
	HBLALU7610B2M2	SERVICE ENTRANCE FITTING & BUSHING FOR DATA CABLES
	HBLALU7610B	BLANK END FITTING
N/A	HBLALU5701	COUPLER (INCLUDED WITH RACEWAY SECTION)
N/A	HBLALU5709	GROUND ADAPTER

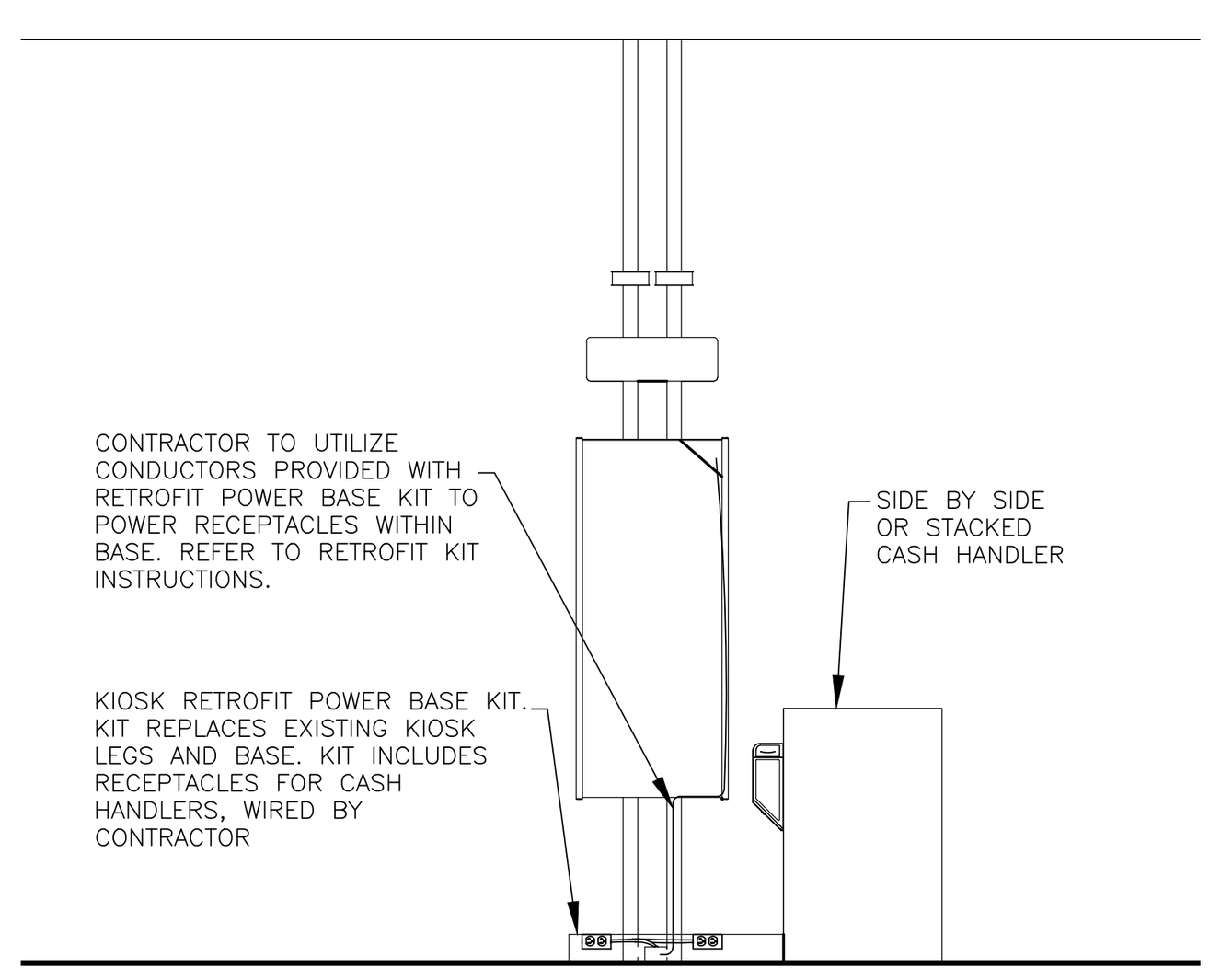
NOTES:
1. REFER TO SERVICE POD MANUFACTURER INSTRUCTIONS FOR EXACT PLACEMENT OF RACEWAY

2. RACEWAY AND RECEPTACLES TO BE PROVIDED WITH SERVICE POD, INSTALLED BY CONTRACTOR.

3. DETAIL SHOWN IS A TYPICAL CONFIGURATION ONLY. SITE SPECIFICS MIGHT CAUSE DEVIATIONS.

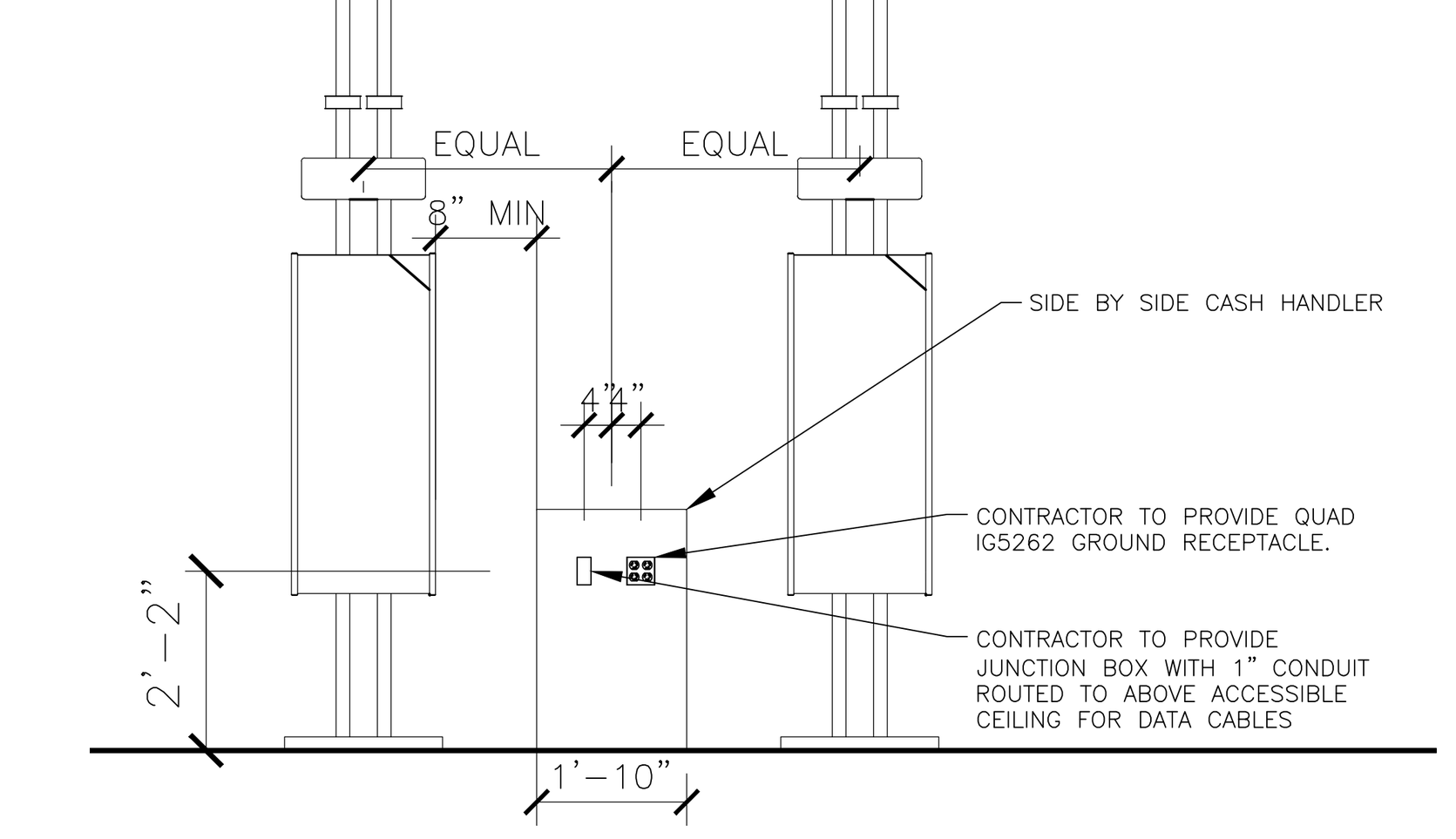
4. PART NUMBERS SHOWN REFLECT HUBBELL, SOME SUPPIERS MAY USE WIREMOLE EQUIVALENT.

1 / E-3.1 **SERVICE POD RACEWAY DETAIL**
NOT TO SCALE



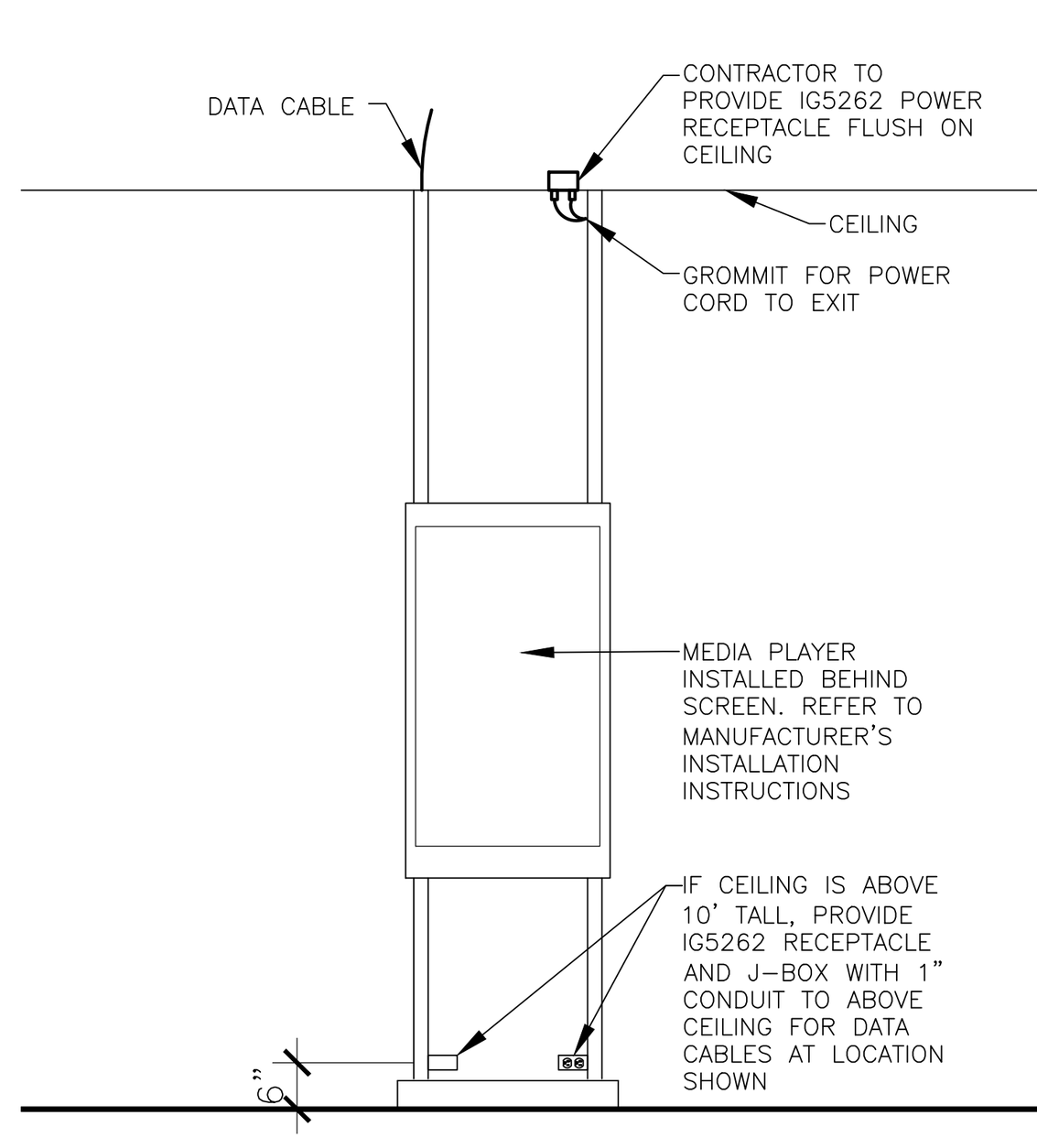
NOTES:
1. THIS EXAMPLE IS FOR A SIDE BY SIDE CASH HANDLER THAT DOES NOT HAVE A GC WALL BEHIND IT AND IS NEXT TO A KIOSK. IT IS ALSO INTENDED FOR ALL STACKED CASH HANDLERS.
2. EACH SIDE BY SIDE CASH HANDLER UTILIZES 3 PLUGS AND ADDS 4.4 AMPS OF LOAD TO THE KIOSK CIRCUIT.
3. EACH STACKED CASH HANDLER UTILIZED 2 PLUGS AND ADDS 3.6 AMPS OF LOAD TO THE KIOSK CIRCUIT.
4. ONLY 1 SIDE BY SIDE CAN BE CONNECTED TO A KIOSK, HOWEVER TWO STACKED UNITS CAN BE CONNECTED. REFER TO DECOR PLANS FOR EXACT CONFIGURATIONS.

5 / E-3.1 **TYP. CASH HANDLER POWER DETAIL**
NOT TO SCALE



NOTES:
1. THIS EXAMPLE IS FOR A SIDE BY SIDE CASH HANDLER WITH THE REAR OF THE UNIT FACING A FULL HEIGHT GC BUILT WALL.
2. EACH SIDE BY SIDE CASH HANDLER UTILIZES 3 PLUGS AND ADDS 4.4 AMPS OF LOAD.

4 / E-3.1 **CASH HANDLER POWER DETAIL W/REAR TO WALL**
NOT TO SCALE



NOTES:
1. DIGITAL MERCHANDISER CHANNELS ARE DESIGNED TO REACH UP TO A 10' CEILING. IF CEILING IS TALLER, EXTENDER KIT CAN BE ORDERED TO REACH 15'.

3 / E-3.1 **FREESTANDING MERC POWER DETAIL**
NOT TO SCALE

GENERAL ELECTRICAL NOTES:

INSTALLATION METHODS:

M1. ALL ELECTRICAL MATERIAL USED ON THIS PROJECT SHALL BE "UL" LISTED AND LABELED.

M2. ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF GYP BOARD/PLYWOOD. THE EC SHALL MAKE NECESSARY DIMENSIONAL ALLOWANCES. ALL DIMENSIONS SHOWN ARE TO CENTER LINE OF OUTLET BOX AND/OR RECEPTACLE UNLESS NOTED OTHERWISE.

M3. ALL J-BOXES, DCOs, AND OTHER ELECTRICAL DEVICES SHOWN SHALL BE RECESSED INTO A WALL, FLOOR OR CEILING UNLESS SPECIFICALLY NOTED OTHERWISE.

M4. ALL RECEPTACLES (EXCEPT SPECIFIED HUBBELL PIN & SLEEVE TYPES) SHALL BE FURNISHED BY THE EC. THE RECEPTACLES INCLUDING PIN AND SLEEVE TYPE SHALL BE INSTALLED BY THE EC.

M5. EC SHALL PROVIDE STAINLESS STEEL COVER PLATES ON ALL RECEPTACLES AND J-BOXES. ADDITIONALLY, EC SHALL PROVIDE ORANGE NYLON COVER PLATES MARKED "COMPUTER ONLY" ON ALL ISOLATED GROUND/DEDICATED CIRCUIT RECEPTACLES. PURCHASE PJ8CO (ONE DUPLEX) OR PJ82CO (TWO DUPLEX) FROM HUBBELL.

M6. ROUGH-INS FOR OPTIONAL EQUIPMENT ARE SHOWN ON THESE SHEETS. EC SHALL VERIFY WITH McDONALD'S PROJECT MANAGER WHICH OPTIONAL EQUIPMENT IS TO BE INCLUDED AND INSTALL OPTIONAL ROUGH-INS AS REQUIRED. PRICING FOR OPTIONAL ROUGH-INS SHALL BE INCLUDED IN BID AND CALLED OUT AS OPTIONAL.

M7. EC SHALL COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER, MECHANICAL CONTRACTOR AND GC FOR FINAL LOCATIONS AND CONNECTION REQUIREMENTS OF ALL EQUIPMENT PRIOR TO INSTALLATION OF ANY CONDUIT AND/OR STUB-UP LOCATIONS.

M8. CEILING MOUNTED ECONOMY OEP BOX IS FURNISHED BY McDONALD'S, AND INSTALLED BY THE GC. CORD AND PLUG SET FURNISHED BY KES AND INSTALLED BY THE EC.

M9. FOR GRILLS, FRYERS, AND ANSUL SYSTEMS, EC SHALL EXTEND CONDUIT AND CONDUCTORS DOWN CHASE OR WALL TO TERMINAL BLOCK MOUNTED ON EQUIPMENT AND MAKE FINAL CONNECTIONS TO TERMINAL BLOCKS.

M10. ALL HOLES IN THE FRONT COUNTER FOR THE POS CORDS AND CABLES SHALL BE LOCATED BY OWNER AND DRILLED BY GC.

M11. ALL ELECTRICAL CONDUCTORS SHALL BE CONNECTED TO RECEPTACLES USING ONLY THE TERMINAL SCREWS. RECEPTACLE BACK WIRE/QUICK CONNECTIONS <u>SHALL NOT</u> BE USED.

M12. EC SHALL PROVIDE 208V HEAT TRACE ON THE FREEZER EVAPORATOR CONDENSATE DRAIN LINE. HEAT TRACE SHALL OPERATE CONTINUOUSLY. EC SHALL WIRE HEAT TRACE TO FREEZER EVAPORATOR POWER SUPPLY. A SEPARATE CIRCUIT FOR HEAT TRACE IS NOT REQUIRED. VERIFY HEAT TRACE REQUIREMENTS WITH EVAPORATOR MANUFACTURER

M13. POWER AND CONTROL CORDS ARE FURNISHED WITH KITCHEN APPLIANCES. THE EC SHALL CONNECT CORD SETS TO APPLIANCES AS REQUIRED.

M14. GC SHALL NOT INSTALL CEILING TILE IN AREAS OF THE BEVERAGE BAR REFRIGERATION LINES AND EQUIPMENT PENETRATION LOCATIONS UNTIL THE LINES HAVE BEEN INSTALLED. THE CEILING TILE INSTALLER SHALL RETURN AND INSTALL THE TILES AFTER THE REFRIGERATION LINES HAVE BEEN INSTALLED AND TESTED.

UTILITIES:

U1. INCOMING SERVICE SHALL BE 208Y/120V, 3 PHASE, 4 WIRE. ANY DEVIATIONS TO THIS SERVICE TYPE SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY McDONALD'S.

U2. THE EC SHALL ARRANGE WITH THE ELECTRIC, TELEPHONE, AND OTHER UTILITY COMPANIES FOR INCOMING SERVICE REQUIREMENTS AND SHALL INCLUDE ALL COSTS IN BASE BID.

U3. THE EC SHALL VERIFY EXACT METHODS AND REQUIREMENTS FOR ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY. CURRENT TRANSFORMERS SHALL BE INSTALLED OUTSIDE RESTAURANT, LOCATE INSIDE ONLY IF REQUIRED BY UTILITY COMPANY OR LOCAL AUTHORITIES.

U4. PROVIDE CONCRETE PAD IF TRANSFORMER IS LOCATED ON GRADE AND PROVIDE SECONDARY SERVICE FEEDER AND CONDUITS TO PANEL MDP AS PER LOCAL UTILITY REQUIREMENTS.

U5. THE EC/GC/ACM SHALL OBTAIN AVAILABLE SHORT CIRCUIT CURRENT FROM THE LOCAL UTILITY COMPANY. THE EC/GC/ACM SHALL ADVISE IN WRITING (FAX SUPPLIER THE UTILITY LETTER) THE AVAILABLE AMOUNT OF FAULT CURRENT. THE PANELBOARD SUPPLIER SHALL BE RESPONSIBLE TO VERIFY THAT THE ELECTRICAL EQUIPMENT SHIPPED HAS APPROPRIATE ELECTRICAL RATINGS WHICH ARE EQUAL TO OR GREATER THAN THE AVAILABLE AMOUNT OF FAULT CURRENT AT THE SITE.

U6. EC AND ACM OR OWNER/OPERATOR AND ACM SHALL COORDINATE WITH LOCAL PHONE COMPANY TO PROVIDE A 10 PAIR (OR MORE) COPPER TELEPHONE CABLE FROM THE TELEPHONE UTILITY EASEMENT TO THE RESTAURANT TELEPHONE DEMARCATION POINT. IF THE TELEPHONE PANEL/BOX IS LOCATED INSIDE THE RESTAURANT, EC SHALL PROVIDE (2) EMPTY 3/4" CONDUITS FROM THE TELEPHONE PANEL/BOX UP TO ABOVE THE CEILING FOR FUTURE TELEPHONE CABLE INSTALLATION. ADDITIONALLY, THE EC SHALL PROVIDE AN EMPTY 3/4" CONDUIT FROM THE TELEPHONE PANEL/BOX TO THE LOCATION OF THE FUTURE INTERNET SERVER (VERIFY LOCATION WITH PM). EC SHALL CONNECT, INSTALL AND INCORPORATE ALL OTHER REQUIREMENTS NECESSARY FOR COMPLETE AND OPERATIONAL TELEPHONE SYSTEM(S) FOR THIS SITE. THE REMAINING UNUSED TELEPHONE CONDUCTOR PAIRS SHALL BE CAPPED AND LEFT IN PLACE FOR FUTURE USE. THE TELEPHONE PANEL/BOX SHALL BE GROUNDED AS SHOWN IN THE "BUILDING ELECTRICAL GROUNDING DETAIL."

U7. EC SHALL PROVIDE A 4" SCHEDULE 40/80 PVC CONDUIT THAT IS SUITABLE FOR DIRECT BURIAL FROM BUILDING TO UTILITY EASEMENT/ROW IN UTILITY CABLING/CONDUIT TRENCH PROVIDED BY GC. CONDUIT SHALL RUN FROM INCOMING TELCOM LOCATION AT BUILDING TO TELECOM PEDESTAL LOCATION IN UTILITY EASEMENT/ROW. VERIFY EXACT LOCATIONS IN FIELD WITH AREA CONSTRUCTION MANAGER AND TELECOM UTILITY PROVIDER PRIOR TO INSTALLATION.

INSTALLATION NOTES:

1. IF TELCOM CONDUIT IS TERMINATED WITHIN BUILDING, PVC SHALL TRANSITION TO HWG/RMC TYPE CONDUIT PRIOR TO RISING ABOVE FINISHED SLAB.
2. PROVIDE THERMOPLASTIC BUSHINGS AT BOTH ENDS OF CONDUIT FOR CABLING PROTECTION.
3. IF 90 DEGREE BENDS ARE REQUIRED, CONTRACTOR SHALL PROVIDE WIDE SWEEPING BENDS TO PREVENT BENDING/DAMAGE TO CABLE
4. ALL COMMUNICATIONS CABLING SHALL BE PULLED VIA THIS CONDUIT.
5. INSTALL A MINIMUM OF 6 PULL WIRES IN CONDUIT TO ALLOW FOR THE INSTALLATION OF FUTURE CABLING. USE NON-DEGRADING POLYPROPYLENE OR MONOFILAMENT PLASTIC LINE OR #12 AWGT SOLID COPPER CONDUCTORS WITH NOT LESS THAN 200 LBF TENSILE STRENGTH. PROVIDE AT LEAST 12 INCHES OF SLACK AT EACH END OF PULL WIRE.
6. AFTER INSTALLATION OF COMMUNICATIONS CABLING AND PULLSTRINGS/WIRES, CONTRACTOR SHALL SEAL BOTH ENDS OF CONDUIT TO PREVENT INTRUSION FROM WEATHER, RODENTS, DEBRIS, ETC. SEAL SHALL BE OF TYPE TO ALLOW FOR REMOVAL FOR INSTALLATION OF FUTURE CABLING

CONDUIT AND WIRE:

W1. THE FOLLOWING WIRING METHODS <u>SHALL NOT</u> BE USED: NON-METALLIC SHEATHED CABLE (ROMEX, NM, NMC, & NMS), ARMORED CABLE TYPE AC (BX), ELECTRICAL NON-METALLIC TUBING, TYPE ENT (SMURF-TUBE).

W2. CONDUIT RUNS MAY BE COMBINED EXCEPT WHERE ISOLATED GROUNDS ARE USED. IG CIRCUITS SHALL BE RUN IN SEPARATE CONDUITS. ALL HOME RUNS SHALL BE SIZED BASED ON DERATED CONDUCTOR AMPACITIES AND INCREASE CONDUIT AND WIRE SIZE AS REQUIRED BY NEC SECTION 310 REQUIREMENTS.

W3. CONDUIT SHALL HAVE A MAXIMUM OF 4 BENDS WITHOUT A JUNCTION BOX TO PREVENT DAMAGE TO CABLE DURING PULLING. THE EC SHALL PIGTAIL #12 PULL WIRE AT EACH END FOR INSTALLER TO PULL CABLE. ALL LOW VOLTAGE CONDUIT STUB-UPS SHALL BE PROVIDED WITH A BUSHING.

W4. MINIMUM WIRE SIZE SHALL BE #12 AWG COPPER UNLESS NOTED OTHERWISE. MINIMUM CONDUIT SIZE SHALL BE 1/2" UNLESS NOTED OTHERWISE. WIRES INSTALLED UNDERGROUND OR OUTDOORS SHALL BE THW.

W5. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID COPPER. CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER. ALUMINUM CONDUCTORS SHALL NOT BE UTILIZED FOR FEEDER OR BRANCH CIRCUIT DISTRIBUTION.

W6. RACEWAYS SHALL BE ANY OF THE FOLLOWING MATERIALS, INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES:

OUTDOORS: (FOR SPECIFIC APPLICATIONS AND APPROPRIATE FITTINGS, SEE TABLE W6)

1. EXPOSED: RMC, IMC.
2. CONCEALED: RMC, IMC.
3. BELOW GRADE, SINGLE RUN: RNC, RMC.
4. BELOW GRADE, GROUPED: RNC, RMC.
5. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): LFMC.
6. BOXES AND ENCLOSURES: NEMA 250, TYPE 3R OR 4.

INDOORS: (FOR SPECIFIC APPLICATIONS AND APPROPRIATE FITTINGS, SEE TABLE W6)

1. EXPOSED: EMT, IMC.
2. CONCEALED: EMT, IMC.

(CONTINUED ON TOP)

3. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): FMC; EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
4. DAMP OR WET LOCATIONS: RIGID STEEL CONDUIT.
5. BOXES AND ENCLOSURES: NEMA 250, TYPE 1, EXCEPT AS FOLLOWS: A. DAMP, WET OR KITCHEN LOCATIONS: NEMA 250, TYPE 4, STAINLESS STEEL.

TABLE W6:

LOCATION	208V.	480V.	LOW ENERGY*
EXPOSED			
INDOORS	< 1" EMT COMPRESS. FTGS >1.25" IMC THREADED FTGS	IMC THREADED FTGS	EMT COMPR. FTGS
OUTDOORS	RMC OR IMC THREADED FTGS	RMC OR IMC THREADED FTGS	RMC OR IMC THREADED FTGS
CONCEALED			
WALLS	<2" EMT SET SCREW FTGS >2.5" IMC THREADED FTGS	<2" EMT SET SCREW. FTGS >2.5" IMC THREADED FTGS	EMT 1/2"- 2" SET SCREW FTGS 2.5" - 4" COMPR. FTGS
AIR HANDLING CEILING/SPACE	<2" EMT COMPR. FTGS >2.5" IMC THREADED. FTGS	2" EMT COMPR. FTGS < >2.5" IMC THREADED. FTGS	EMT COMPR. FTGS
NON AIR HANDLING CEILING/SPACE	<2" EMT SET SCREW FTGS >2.5" IMC THREADED. FTGS	<2" EMT COMPR. FTGS >2.5" IMC THREADED. FTGS	EMT 1/2" - 2" SET SCREW FTGS 2.5"- 4" COMPR. FTGS
BELOW GRADE			
INTERIOR	IMC THREADED FTGS OR SCHEDULE 40 OR 80 PVC	IMC THREADED FTGS	IMC THREADED FTGS SCHEDULE 40 OR 80 PVC
EXTERIOR	SCHEDULE 40 OR 80 PVC OR RMC THREADED FTGS	SCHEDULE 40 OR 80 PVC OR RMC THREADED FTGS	SCHEDULE 40 OR 80 PVC OR RMC THREADED FTGS

W7. ALL CONDUITS PENETRATING THE FREEZER/COOLER BOX SHALL BE SEALED IN COMPLIANCE NEC SECTION 300 AND THE FREEZER/COOLER BOX MANUFACTURERS REQUIREMENTS.

W8. PROVIDE THREE (3) 3/4" EMPTY CONDUITS FROM PANEL LP-1 UP TO THE CEILING SPACE AND CAP FOR FUTURE USE.

GROUNDING:

G1. ALL BRANCH AND FEEDER CIRCUITS SHALL BE GROUNDED BY TWO METHODS. THE <u>FIRST METHOD</u> SHALL INCLUDE AN INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR CONTAINED WITHIN THE SAME CONDUIT AS THE PHASE CIRCUIT CONDUCTORS AND SIZED PER NEC SECTION 250 REQUIREMENTS. THIS INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL HAVE ONE END PROPERLY TERMINATED AT THE EQUIPMENT GROUND BUS IN THE CORRESPONDING CIRCUIT BREAKER PANEL, AND THE OTHER END TERMINATED AT THE GROUNDING CONTACT OF A GROUNDING RECEPTACLE AND TO THE JUNCTION BOX OR TO AN EQUIPMENT CABINET, AS APPLICABLE. THE <u>SECOND METHOD</u> PROVIDES EQUIPMENT GROUNDING VIA METALLIC CONDUIT THAT IS CONNECTED AND TERMINATED IN FITTINGS LISTED FOR GROUNDING PER NEC SECTION 250 REQUIREMENTS. <u>BOTH GROUNDING METHODS ARE REQUIRED IN A MCDONALD'S RESTAURANT</u>. ISOLATED GROUND SHALL BE INSTALLED WHERE INDICATED ON PLAN AND AS SHOWN IN POS ISOLATED GROUND/DEDICATED CIRCUIT DETAIL ON SHEET E4.2.

G2. THE BUILDING GROUNDING SYSTEM SHALL COMPLY WITH NEC ARTICLE 250, MCDONALD'S SPECIFICATIONS, AND SHEET E4.2. CAUTION: IT IS A SAFETY HAZARD AND AN NEC VIOLATION TO HAVE ANY NEUTRAL TO GROUND CONNECTIONS BEYOND THE MAIN ELECTRICAL DISCONNECT MEANS. MCDONALD'S GROUNDING STANDARDS PURPOSELY EXCEED THOSE GIVEN BY THE NEC. <u>THE EC SHALL PROVIDE A BUILDING GROUNDING SYSTEM MEETING NEC SECTION 250 REQUIREMENTS AS WELL AS MCDONALD'S STANDARDS.</u>

G3. EC SHALL REFER TO "POS ISOLATED GROUND/DEDICATED CIRCUIT DETAIL, SHEET E4.2, FOR REQUIRED WIRING REQUIREMENTS OF COMPUTER PANEL CP.

G4. METAL RACEWAYS CONTAINING A GROUNDING ELECTRODE CONDUCTOR SHALL BE BONDED AT BOTH ENDS AS REQUIRED BY NEC SECTION 250 REQUIREMENTS.

TEMPERATURE CONTROLS:

T1. REMOTE TEMPERATURE SENSORS: EC SHALL PROVIDE 1/2" CONDUIT FROM JUNCTION BOX ABOVE CEILING DOWN TO SENSOR MOUNTED AT 4'-0" TO 4'-6" AFF.

T2. SEE DETAIL ON SHEET M3.0. FOR SENSOR MOUNTING DETAIL. LOCATION OF WALL MOUNTED TEMPERATURE SENSORS ARE SHOWN ON SHEET M1.2 AND E2.0.

T3. WHEN WIRING FOR PROGRAMMABLE THERMOSTATS AND REMOTE SENSORS IS NOT IN A CONDUIT, THE WIRING SHALL BE RUN TO THE UNDERSIDE OF THE ROOF DECK. NONE OF THE WIRING SHALL BE ROUTED OVER FLUORESCENT BALLASTS, POWER BOXES OR IN A CONDUIT WITH LINE VOLTAGE WIRING AS ELECTRICAL INTERFERENCE (NOISE) WILL CAUSE ERRATIC CONTROL OPERATION. ALL THERMOSTATS SHALL BE MOUNTED 4'-0" AFF.

FLAT PANEL TELEVISIONS:

TV1. EC SHALL PROVIDE A DUPLEX RECEPTACLE AND A LOW VOLTAGE BROADBAND CONNECTION FOR THE INSTALLATION OF FLAT PANEL TELEVISIONS. COORDINATE EXACT LOCATIONS WITH DECOR COMPANY. FOR BROADBAND CONNECTION, EC SHALL PROVIDE A 4 X 4 BOX WITH A 3/4" CONDUIT STUB-UP WITH A BUSHING INTO ACCESSIBLE CEILING SPACE.

ELECTRICAL PANELS:

E1. THE EC SHALL BE RESPONSIBLE FOR BALANCING THE LOADS ON ALL PANELS.

E2. THE EC SHALL PROVIDE ELECTRICAL SERVICE TO THE EQUIPMENT MOUNTED BREAKER PANEL. SEE ELECTRICAL ROUGH-IN PLAN AND SCHEDULE FOR ALL REQUIREMENTS.

E3. THE EC SHALL BE RESPONSIBLE FOR THE PROPER IDENTIFICATION AND LABELING OF ALL CIRCUIT BREAKERS. EACH PANEL SHALL BE PROVIDED WITH AN ACCURATE TYPEWRITTEN CIRCUIT DIRECTORY AT THE CONCLUSION OF THE PROJECT AND PRIOR TO RESTAURANT OPENING.

SECURITY AND DRIVE-THRU CAMERAS:

S1. EC TO PROVIDE ELECTRICAL POWER AND COMMUNICATION CONDUITS FOR BUILDING MOUNTED SECURITY AND DRIVE THRU CAMERAS. COORDINATE FINAL LOCATIONS WITH SECURITY AND DRIVE THRU CAMERA INSTALLERS.

LIGHTING:

L1. PROVIDE A WEATHERPROOF JUNCTION BOX IN PARAPET FOR FASCIA SIGN. FINAL CONNECTION BY OTHERS.

L2. COORDINATE THE LOCATION OF JUNCTION BOX (IN THE WALL) WITH THE OPENING IN TRELLIS (FOR THE LIGHT FIXTURE WIRES). THE LOCATION OF THE JUNCTION BOX AND THE OPENING IN THE TRELLIS SHALL BE ALIGNED FOR THE LIGHT FIXTURE TO BE INSTALLED PROPERLY. COORDINATE INSTALLATION OF JUNCTION BOX AND ANY NECESSARY OPENINGS IN TRELLIS WITH GC AND TRELLIS/CANOPY MANUFACTURER. SEE LIGHT FIXTURE INSTALLATION INSTRUCTIONS FOR REQUIREMENTS REGARDING MOUNTING BRACKETS FOR USE IN C-CHANNEL TRELLISES.

L3. EC SHALL FIELD VERIFY THAT LIGHT FIXTURES DO NOT OBSTRUCT OR CONFLICT WITH THE WORK OF OTHER TRADES. IF A DISCREPANCY IS FOUND, THE EC SHALL IMMEDIATELY NOTIFY THE GC BEFORE THE THE INSTALLATION OF SUCH FIXTURE(S). EC SHALL COORDINATE LOCATIONS OF ALL LIGHT FIXTURES IN DINING AREA WITH FINAL SEATING AND DECOR PLANS.

L4. IF PC-POS CASH REGISTER SYSTEM IS INSTALLED, EC SHALL RELOCATE FIXTURES ABOVE FRONT COUNTER TO AVOID GLARE ON THE CASH REGISTER SCREENS. EC SHALL INSTALL CABLE WHIP TO FIXTURES SO THAT FIXTURE MAY BE RELOCATED FOUR FEET WITHOUT DISCONNECTING CABLE WHIP.

L5. EC SHALL COORDINATE LOCATION OF ALL EXTERIOR LIGHTS TO AVOID INTERFERENCE WITH ANY CORBELS, TRUSSES, BEAMS OR OTHER SPECIAL EXTERIOR TREATMENTS. INSTALL LIGHT FIXTURES WITH CORRECT ORIENTATION PER MANUFACTURER'S INSTRUCTIONS

L6. THE USE OF INTERLOCK TYPE "MC" CABLE IN LENGTHS OF 6 FEET OR LESS (WHERE PERMITTED BY LOCAL CODES) SHALL BE ALLOWED FOR WIRING TO INTERIOR LIGHTING FIXTURES. "ROMEX" OR "BX" SHALL NOT BE USED.

L7. EC SHALL VERIFY THAT NOT MORE THAN 3% VOLTAGE DROP EXISTS FROM THE LIGHTING PANEL TO ANY EXTERIOR LIGHTING FIXTURE OR SIGNAGE BALLAST.

L8. WHERE MCDONALD'S RESTAURANT HAS A PLAYPLACE, THE EC SHALL COORDINATE EXACT LOCATION OF PLAYPLACE LIGHTING WITH PLAYPLACE TOY VENDOR FOR MAXIMUM ILLUMINATION AND SAFETY PER THE FINAL LOCATION OF THE PLAYPLACE TOY. LIGHTING FIXTURES SHALL NOT BE MOUNTED TO THE TOY OR ANY PART OF THE TOY STRUCTURE.

L9. EC SHALL VERIFY ALL TAP SETTINGS FOR H.I.D. LIGHTING FIXTURES AND MAKE ANY NECESSARY CORRECTIONS PRIOR TO INSTALLATION.

REV	DATE	DESCRIPTION	BY

JOHN FERGUSON — ELECTRICAL — COMMERCE — No. 112166 — STATE OF TENNESSEE
06/25/2024

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: SH
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY, Columbia, TN

SHEET NO. 041-1210.00.0
E3.1
NOTES & DETAILS

SEQUENCE OF OPERATION:

1. TURNING "ON" ANY PIECE OF COOKING EQUIPMENT UNDER A HOOD WILL TURN ON THE EXHAUST FAN AND ASSOCIATED RTU PROVIDING MAKEUP AIR FOR THAT HOOD.
2. TURNING "OFF" THE LAST PIECE OF COOKING EQUIPMENT UNDER A HOOD WILL TURN OFF THE EXHAUST FAN FOR THAT HOOD.
3. IF THE ANSUL SYSTEM SHOULD DISCHARGE WHILE THE COOKING EQUIPMENT AND EXHAUST FAN ARE OPERATING, THE COOKING EQUIPMENT WILL BE SHUT OFF, BUT THE EXHAUST FAN WILL CONTINUE TO RUN AND WILL FORCE THE ROOFTOP UNITS INTO A "SCHEDULED" MODE
4. THE ANSUL SYSTEM MUST BE RECHARGED AND MANUALLY RESET BEFORE THE COOKING EQUIPMENT WILL AGAIN BE ABLE TO OPERATE.
5. THE ON/OFF SWITCH ON THE EXHAUST FAN IS NORMALLY KEPT IN THE "ON" POSITION. IF IT IS TURNED OFF FOR SERVICE, THE COOKING EQUIPMENT WILL TURN OFF AND NOT BE ABLE TO OPERATE UNTIL THE EXHAUST FAN ON/OFF SWITCH IS AGAIN TURNED ON.

INTERLOCK DIAGRAM LEGEND

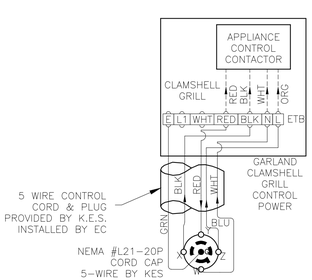
- ● TERMINAL BLOCK IN CHASE
- CTB – CHASE TERMINAL BLOCK, PROVIDED AND INSTALLED BY KITCHEN EQUIPMENT SUPPLIER
- ETB – EQUIPMENT TERMINAL BLOCK
- EFCR – EXHAUST FAN CONTROL RELAY, PROVIDED BY CONTRACTOR.
- IGR – INTERNAL GRILL RELAY PROVIDED WITHIN GARLAND GRILLS
- MS – ANSUL MICROSWITCH PROVIDED BY KITCHEN EQUIPMENT SUPPLIER
- >> CONTROL CORD PLUG & RECEPTACLE
- —— FIELD WIRING
- ——— CONTROL CORD/INTERNAL WIRING
- - - - FACTORY WIRING
- ——— EQUIPMENT OR ENCLOSURE

COOKING EQUIPMENT EXHAUST FAN	MAKE UP PROVIDED BY
EF/1	RTU–3
EF/2	RTU–1
EF/3	RTU–2

NOTE
RTU # ASSOCIATED WITH EACH EXHAUST FAN BASED ON PROTOTYPICAL VALUES ONLY. VERIFY THAT EXHAUST FAN ACTIVATES THE CORRESPONDING RTU TO PROVIDE AN ADEQUATE AMOUNT OF MAKEUP AIR.

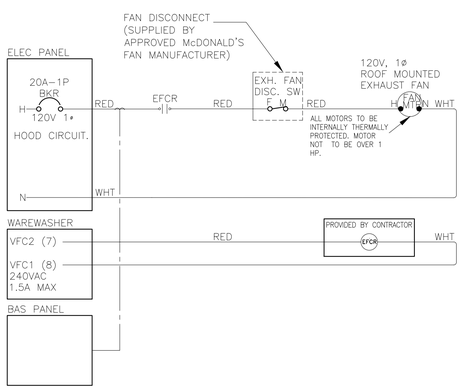
1 E-3.2 **TYPICAL MAKEUP AIR RTU EXHAUST FAN SCHEDULE**
FOR REFERENCE ONLY

REVISED: 6/18



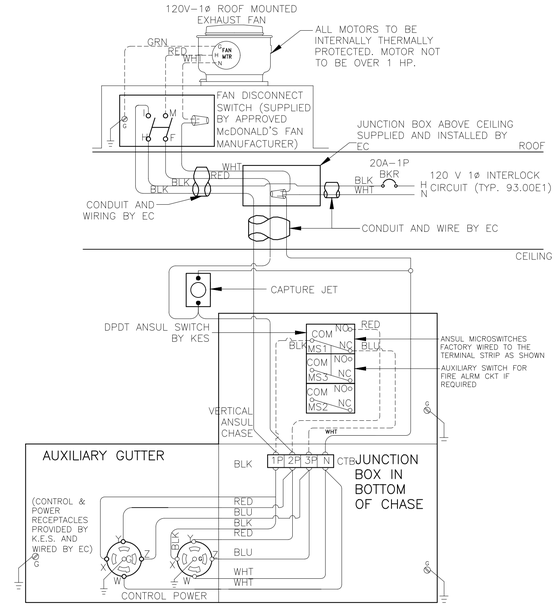
4 E-3.2 **CONTROL CORD CONNECTION**
FOR REFERENCE ONLY

REVISED: 6/18



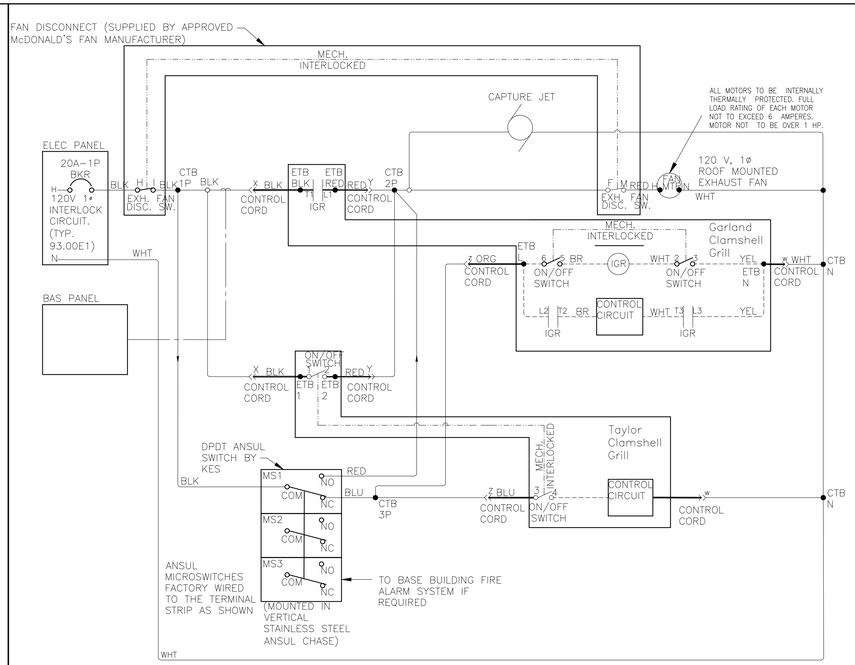
7 E-3.2 **INTERLOCK LADDER DIAGRAM FOR EXHAUST FAN AND WAREWASHER**
FOR REFERENCE ONLY

REVISED: 02/24



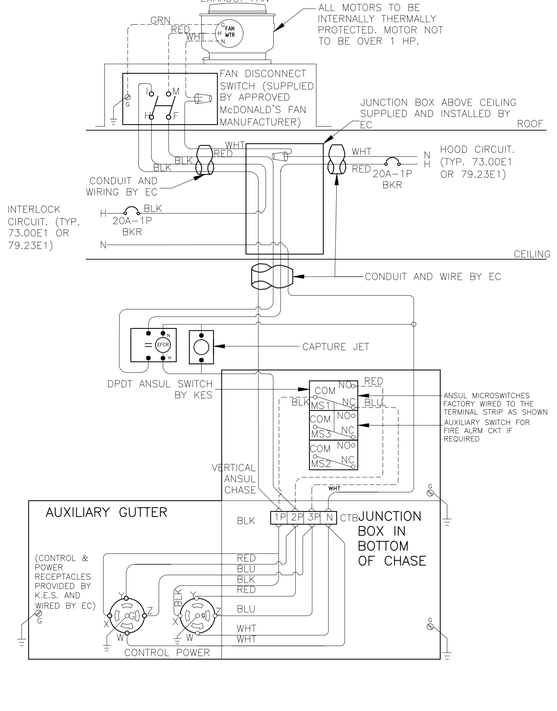
2 E-3.2 **INTERLOCK WIRING DIAGRAM FOR EXHAUST FAN AND COOKING EQUIPMENT**
FOR REFERENCE ONLY

REVISED: 6/18



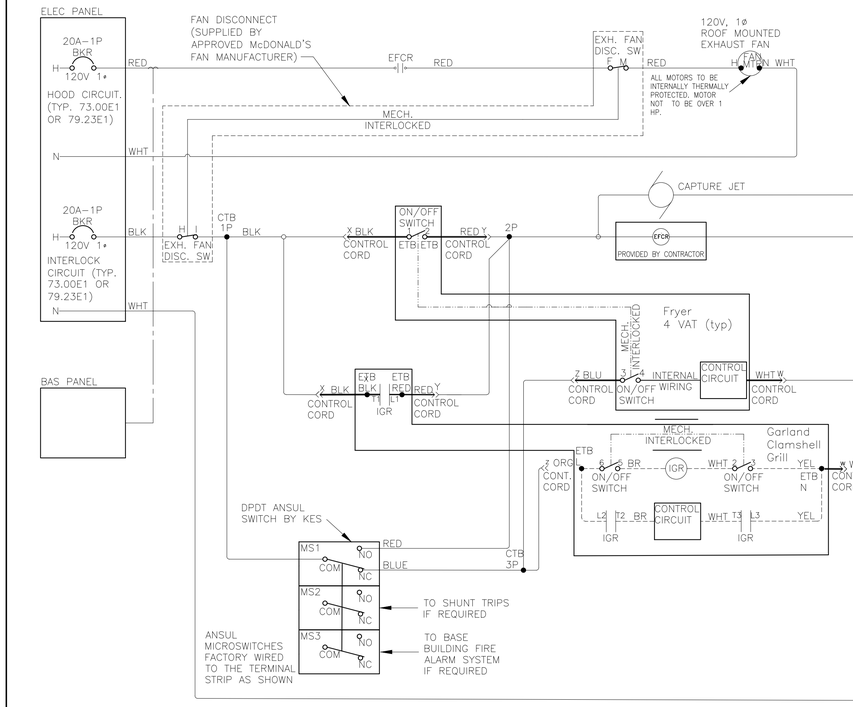
3 E-3.2 **INTERLOCK LADDER DIAGRAM**
FOR REFERENCE ONLY

REVISED: 6/18



5 E-3.2 **INTERLOCK WIRING DIAGRAM FOR EXHAUST FAN AND COOKING EQUIPMENT**
FOR REFERENCE ONLY

REVISED: 6/18



6 E-3.2 **INTERLOCK LADDER DIAGRAM**
FOR REFERENCE ONLY

REVISED: 6/18

BY | DESCRIPTION | DATE | REV

JOHN FERGUSON LICENSED PROFESSIONAL ENGINEER No. 112169 STATE OF TENNESSEE
06/25/2024

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PREPARED FOR: McDonald's USA, LLC

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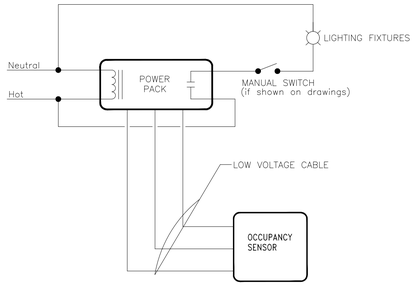
DRAWN BY: SH | STD ISSUE DATE: 2023_12
REVIEWED BY: RK | DATE ISSUED: 05-10-2024

TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH
SITE ADDRESS: 2248 Nashville HWY Columbia, TN
SITE ID: 041–1210

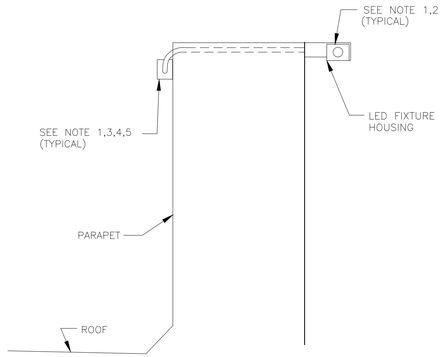
SHEET NO.: 041–1210.00.0 E3.2
INTERLOCK DIAGRAMS



NOTES:

1. REFER TO LIGHTING PLAN FOR OCCUPANCY SENSOR LOCATIONS AND QUANTITIES.

1 / E-4.0 **OCCUPANCY SENSOR CONTROL DETAIL**
NOT TO SCALE



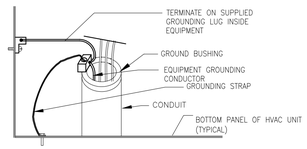
3 / E-4.0 **BRAND WALL LIGHTING DETAIL**
NOT TO SCALE

GENERAL NOTES

1. PLACE LED FIXTURE AT DESIRED LOCATION AND INSTALL FIXTURE FROM LEFT TO RIGHT WHEN FACING ARCADE AND ATTACH POWER SUPPLY AND MOUNTING BRACKET AS RECOMMENDED BY MANUFACTURER.
2. EC SHALL CONNECT NEW FIXTURES TO THE NEXT AVAILABLE SPARE 120V CIRCUIT AND MAKE ALL ELECTRICAL CONNECTIONS AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.
3. POWER SUPPLY SHALL ALWAYS BE INSTALLED TO THE LEFT SIDE OF FIXTURE WHEN FACING ARCADE.
4. OVERALL FIXTURE RUN TO BE CENTERED ON OVERALL LENGTH OF WALL.
5. CONNECT NEW LED FIXTURES TO EXISTING LIGHTING CIRCUIT(S) AS REQUIRED. ENSURE THAT CIRCUIT BREAKER AND CONDUCTOR SIZES DO NOT EXCEED 1200 WATTS ON A 15A CIRCUIT AND 1600 WATTS ON A 20A CIRCUIT. VERIFY EXISTING CONDITIONS AND REQUIREMENTS IN FIELD. PROVIDE ADDITIONAL CIRCUITS (C.B.,WIRING,CONDUITS) AS REQUIRED.

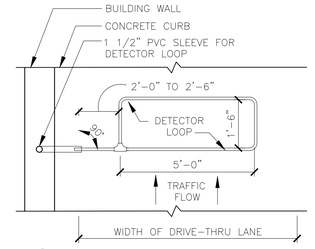
CONDUIT, WIRE SIZE AND GROUNDING FOR HVAC UNITS

HACR BRKR SIZE	CONDUIT & WIRE SIZE
40A	1"C-3#8
45A	1"C-3#6
50A	1"C-3#6
60A	1"C-3#6
70A	1-1/4"C-3#4
80A	1-1/4"C-3#3
90A	1-1/4"C-3#3
100A	1-1/4"C-3#2
125A	1-1/2"C-3#1
150A	1-1/2"C-3#1/0
175A	2"C-3#2/0
200A	2"C-3#3/0
225A	2"C-3#4/0
250A	2-1/2"C-3#250

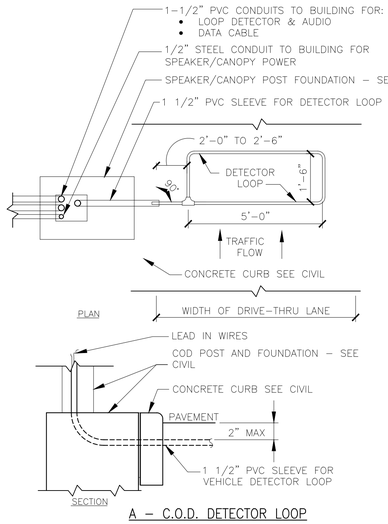


4 / E-4.0 **HVAC GROUNDING DETAIL**
NOT TO SCALE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL COORDINATION OF ALL ELECTRICAL FEEDERS AND CIRCUIT BREAKERS WITH THE MANUFACTURER'S WRITTEN DATA FOR EACH MECHANICAL DEVICE PRIOR TO SUBMITTAL OF ANY ELECTRICAL EQUIPMENT FOR REVIEW. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY CHANGES TO ELECTRICAL FEEDERS OR CIRCUIT BREAKERS REQUIRED FOR ANY MECHANICAL DEVICES.



B – DT WINDOW DETECTOR LOOP



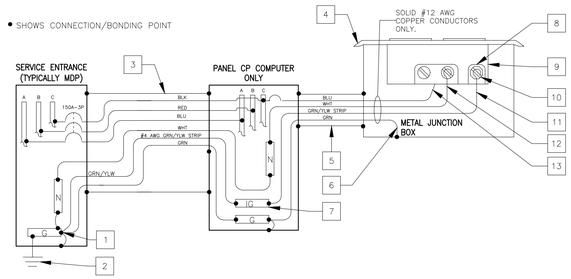
A – C.O.D. DETECTOR LOOP

2 / E-4.0 **DETECTOR LOOP DETAILS**
NOT TO SCALE

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP (ITEM # 217.11E1) IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. SEE CIVIL FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD FOR DETECTOR LOOP.
4. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
5. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1-800-328-0033
   HME: 1-800-848-4468
6. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
7. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

• SHOWS CONNECTION/BONDING POINT



NOTES

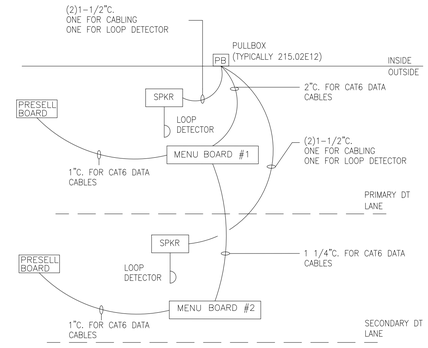
1. ALL P.O.S. EQUIPMENT (COMPUTERS,PRINTERS,MONITORS KVS, MODEM, HUB & COD) SHALL BE POWERED FROM THE COMPUTER PANEL.

   ALL OTHER COMPUTER/DIGITAL EQUIPMENT SHALL BE POWERED FROM PHASE "A" IN THE COMPUTER PANEL.
2. ISOLATED GROUND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF NEC SECTION 250 .
3. EACH 20 AMP CIRCUIT SHALL HAVE IT'S OWN ISOLATED EQUIPMENT GROUNDING CONDUCTOR.
4. ENTIRE GROUNDING SYSTEM SHALL COMPLY WITH NEC ARTICLE 250 AND MCDONALD'S BUILDING GROUNDING DETAIL.
5. EC SHALL VERIFY CORRECT POLARITY AT RECEPTACLE.
6. EC SHALL VERIFY THAT SUBPANEL CP DOES NOT CONTAIN ANY ILLEGAL NEUTRAL TO GROUND BONDS.
7. PANEL CP SHALL ONLY BE USED TO POWER SENSITIVE ELECTRONIC EQUIPMENT, AS OUTLINED IN NOTE #1. IT SHALL NOT BE USED TO POWER ANY OTHER LOADS.
8. IT IS A SAFETY HAZARD AND AN NEC VIOLATION FOR THE POS SYSTEM TO HAVE ITS OWN INDEPENDENT GROUNDING ROD. IF AN INDEPENDENT GROUND ROD IS FOUND FOR THE POS SYSTEM, IT SHALL BE BONDED TO THE BUILDING GROUNDING SYSTEM.

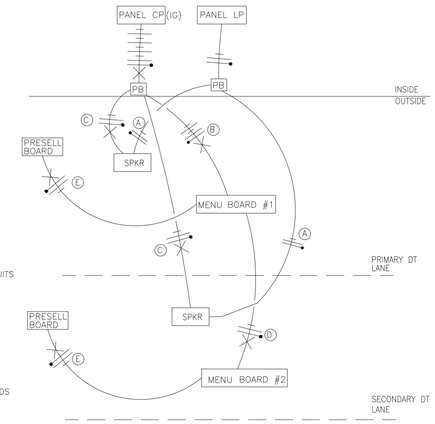
KEY NOTES

1. THIS IS THE ONLY POINT WHERE THE ISOLATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE CONNECTED TO THE BUILDING'S GROUNDING SYSTEM.
2. SEE BUILDING GROUNDING DETAIL SHEET E4.2.
3. 1 1/2" METAL CONDUIT: 4-#1/0 CU + 1-#6 CU EQUIP GND + 1-#4 CU ISOLATED GND.
4. ALL ISOLATED GROUND/ DEDICATED CIRCUIT RECEPTACLE COVER PLATES SHALL BE ORANGE HUBBELL PJ7CO (SINGLE), PJ8CO (ONE DUPLEX) OR PJ82CO (TWO DUPLEX) MARKED "COMPUTER ONLY".
5. METAL CONDUIT SHALL CONTAIN ONLY P.O.S. CIRCUIT CONDUCTORS (DEDICATED CIRCUIT). ONLY USE RIGID NON-METALLIC CONDUIT BELOW GRADE WHEN REQUIRED BY LOCAL CODE.
6. EQUIPMENT GROUNDING BONDING CONDUCTOR (TYPICAL)
7. ISOLATED GROUND BUS, ELECTRICALLY INSULATED FROM PANEL ENCLOSURE USED TO TERMINATE ONLY ISOLATED EQUIPMENT GROUNDING CONDUCTORS.
8. ALL CONDUCTORS SHALL BE SOLID COPPER AND TERMINATED TO THEIR APPROPRIATE TERMINAL SCREWS BY WRAPPING THE CONDUCTOR COMPLETELY AROUND THE SCREW BARREL AND TIGHTENING THE SCREW PER MANUFACTURER'S TORQUE SPECIFICATIONS.
9. ISOLATED GROUND RECEPTACLE HUBBELL-IG4700,IG4710,IG5262 OR IG5261. SEE ROUGH IN SCHEDULE FOR THE APPROPRIATE RECEPTACLE TO USE.
10. ISOLATED GREEN GROUND SCREW.
11. ISOLATED EQUIPMENT GROUNDING CONDUCTOR (GRN W/YLW STRIP)
12. NEUTRAL CONDUCTOR TERMINATED ON SILVER SCREW.
13. PHASE CONDUCTOR TERMINATED ON BRASS SCREW

5 / E-4.0 **POS & COD ISOLATED GROUND/DEDICATED CIRCUIT**
NOT TO SCALE



DT LOW VOLTAGE CONDUIT DIAGRAM
NOT TO SCALE



NOTE:

* VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
* VERIFY LOW VOLTAGE CABLE COUNT WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.

(A) 2#12 & 1#12 GND. TO LP-1 FOR COD CANOPY LIGHTING.

(B) 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

(C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO SPEAKER CANOPY/STAND. EACH CANOPY/STAND SHALL BE ON ITS OWN SEPARATE CIRCUIT.

(D) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

(E) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO FOR PRESELL BOARDS AND MEDIA PLAYER.

DRIVE THRU POWER DIAGRAM
NOT TO SCALE

BY	DESCRIPTION	DATE	REV

JOHN FERGUSON ELECTRICAL LICENSE No. 112169 STATE OF TENNESSEE
06/25/2024

PREPARED BY:
CORE STATES GROUP
2121 S. 56th Street Suite 2 Rogers, AR 72772 479.986.4400 www.corestategroup.com

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
SH	2023_12	RK	05-10-2024

TITLE: 2023 STANDARD BUILDING – BB20 4584-W/W – CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Gi WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210 SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO.: 041-1210.00.0
E4.0
WIRING DETAILS

LIGHTING CONTROL SYSTEM

INTERIOR CUSTOMER LIGHTING

C1

Circuit	Contact	Load
SPARE	1	SPARE
SPARE	2	SPARE
SPARE	3	SPARE
SPARE	4	SPARE
SPARE	5	SPARE
LP–1:27	6	TOY DISPLAY
LP–1:31	7	DINING ROOM
LP–1:33	8	DINING ROOM DECORATIVE LIGHTS

INTERIOR CREW LIGHTING

C2

Circuit	Contact	Load
LP–1:35	1	KITCHEN
AP–2:4	2	EXHAUST FAN–JANITORS
AP–2:33	3	RECIRCULATING PUMP
AP–5:11	4	EXHAUST FAN–RESTROOM
AP–1:1	5	CONTROLLED RECEPTACLES
SPARE	6	SPARE
SPARE	7	SPARE
SPARE	8	SPARE

BUILDING FACADE

C3

Circuit	Contact	Load
SPARE	1	SPARE
LP–1:10	2	D.T. WALL/SOFFIT LIGHTS
LP–1:12	3	WALL/SOFFIT LIGHTS
LP–1:15	4	LINEAR LED FACADE LIGHTING
SPARE	5	SPARE
LP–1:11	6	CANOPY LIGHTING
LP–1:2	7	FLAGPOLE LIGHTING
SPARE	8	SPARE

EXTERIOR LIGHTING

C4

Circuit	Contact	Load
LP–1:18	1	PARKING LOT LIGHTING
LP–1:20	2	PARKING LOT LIGHTING
LP–1:26	3	PARKING LOT LIGHTING
LP–1:28	4	PARKING LOT LIGHTING

EXTERIOR LIGHTING

C5

Circuit	Contact	Load
LP–1:22	1	PARKING LOT LIGHTING
LP–1:24	2	PARKING LOT LIGHTING
LP–1:13	3	SCONCES (DELIVERY & REAR DOORS)
SPARE	4	SPARE

EXTERIOR SIGNAGE

C6

Circuit	Contact	Load
LP–1:6	1	McDONALD'S EXTERIOR SIGNAGE
LP–1:9	2	McDONALD'S EXTERIOR SIGNAGE
SPARE	3	SPARE
SPARE	4	SPARE
SPARE	5	SPARE
LP–1:23	6	OUTDOOR MENU BOARD
SPARE	7	SPARE
LP–1:19	8	DIRECTIONAL SIGNAGE
LP–1:21	9	DIRECTIONAL SIGNAGE
SPARE	10	SPARE
LP–1:40	11	McDONALD'S ROAD SIGN
LP–1:42	12	McDONALD'S ROAD SIGN

INTERIOR LIGHTING CONTROL SCHEDULE							
	LOCAL CONTROL	MANUAL ON	PARTIAL ON	MULTI LEVEL	DAYLIGHTING	AUTO OFF	SCHEDULE OFF
DINING	MANAGERS OFFICE		X		X		X
KITCHEN	MANAGERS OFFICE		X				X
SUPPORT/STOCK	X					X	
CREW	X	X		X		X	
MANAGER	X	X		X		X	
BATHROOM						X	
SMALL STORAGE	X	X				X	
ENTRY VESTIBULE							X

NOTES:
1. LOCAL CONTROL: MANUAL LIGHTING CONTROL THAT PROVIDES ON AND OFF CONTROL IN SPACE. REMOTE LOCATION CONTROL DEVICE MUST BE LABELED TO IDENTIFY CONTROLLED LIGHTING.
2. MANUAL ON: NONE OF THE LIGHTING SHALL BE AUTOMATICALLY TURNED ON.
3. PARTIAL ON: 50% OF THE GENERAL LIGHTING SHALL BE AUTOMATICALLY TURNED ON.
4. MULTI LEVEL: GENERAL LIGHTING SHALL BE FITTED WITH A MANUAL CONTROLLED CONTINUOUS DIMMER.
5. DAYLIGHTING: REQUIRED WHEN PRIMARY AND SECONDARY ZONES CONTAIN 150W OF GENERAL LIGHTING. PHOTOCONTROL SHALL REDUCE LIGHTING IN RESPONSE TO AVAILABLE DAYLIGHT USING CONTINUOUS DIMMING TO 20% AND OFF.
6. AUTO OFF: ALL LIGHTING INCLUDING LIGHTING CONNECTED TO EMERGENCY CIRCUITS SHALL BE AUTOMATICALLY SHUT OFF WITHIN 20 MINUTES OF OCCUPANTS LEAVING THE SPACE.
7. SCHEDULE OFF: ALL LIGHTING, INCLUDING LIGHTING CONNECTED TO EMERGENCY CIRCUITS, SHALL BE AUTOMATICALLY SHUT OFF DURING PERIODS WHEN THE SPACE IS SCHEDULED TO BE UNOCCUPIED.
8. 0.02W PER SQUARE FT OF BUILDING ALLOWED TO BE CONTINUOUSLY LIT.

EXTERIOR LIGHTING CONTROL SCHEDULE			
	TIME CLOCK	PHOTCELL	OCCUPANCY SENSOR
POLE LIGHTING	X	X	X
BUILDING MOUNT LIGHTING	X	X	
SIGNAGE	X	X	

NOTES:
1. TIME CLOCK: LIGHTING SHALL BE AUTOMATICALLY SHUT OFF BETWEEN BUSINESS CLOSING (OR MIDNIGHT) AND BUSINESS OPENING (OR 6AM) WHICHEVER PROVIDES THE SHORTEST OFF DURATION.
2. PHOTOCELL: LIGHTING SHALL BE AUTOMATICALLY TURNED OFF WHEN SUFFICIENT DAYLIGHT IS AVAILABLE.
3. OCCUPANCY SENSOR: LIGHTING SHALL AUTOMATICALLY REDUCE THE CONNECTED LIGHTING POWER BY 50% WHEN NO ACTIVITY HAS BEEN DETECTED IN AREA IN 15 MINUTES. NO MORE THAN 1500W OF LIGHTING PER CONTROL ZONE.

LIGHTING CONTROL NOTES:

LIGHTING CONTROL NOTES

LC1. CONTACTOR DETAILS ARE DIAGRAMMATIC ONLY AND ARE SHOWN WITH TYPICAL LOADS AND CIRCUIT ASSIGNMENTS. LOADS, CIRCUIT ASSIGNMENTS AND NUMBER OF CONTACTORS MAY VARY BY RESTAURANT LOCATION AND PER BAS SUPPLIERS SYSTEMS. VERIFY EXACT REQUIREMENTS WITH BAS INSTALLATION DETAILS, SITE PLANS, ELECTRICAL PANEL SCHEDULES AND ACM. EC SHALL MAKE ALL MODIFICATIONS AS REQUIRED. FINAL INSTALLATION SHALL BE FULLY NEC AND ENERGY CODE COMPLIANT.

LC2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING, CONNECTIONS, TERMINATIONS, ETC. THAT ARE NOT PROVIDED BY THE BAS SUPPLIER FOR A COMPLETE, FULLY OPERATIONAL AND CODE COMPLIANT LIGHTING CONTROL SYSTEM.

LC3. ALL COMPONENTS FOR THIS LIGHTING CONTROL SYSTEM SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. SEE BOXED NOTE BELOW FOR OPTIONS.

LC4. ALL COMPONENTS SHALL BE UL LISTED AND LABELED AND THE SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL ENERGY CODE REQUIREMENTS.

LC5. ALL CONTACTORS SHALL BE LOCATED IN A NEMA 1 ENCLOSURE WITH SCREW TYPE COVER MOUNTED DIRECTLY ABOVE LIGHTING PANEL OR SWITCHGEAR SO AS TO BE ACCESSIBLE.

LC6. ALL CONTACTORS SHALL BE RATED FOR 30 AMP LOADS UNLESS NOTED OTHERWISE AND SHALL BE HID RATED WHERE REQUIRED.

LC7. COIL VOLTAGES FOR ALL CONTACTORS SHALL BE 120 VOLT UNLESS NOTED OTHERWISE.

LC8. CONTACTOR C5 IS INTENDED TO CONTROL PARKING LOT LIGHTS NEAR TRASH CORRAL, DELIVERY DOORS, AND EMPLOYEE PARKING, THUS ALLOWING A DIFFERENT LIGHTING SCHEDULE TO BE USED IN THOSE AREAS.

LIGHTING CONTROL INSTALLATION OPTIONS

OPTION 1 (STANDARD) CONTACTORS AND CONTACTOR ENCLOSURE FOR THIS LIGHTING CONTROL SYSTEM SHALL BE FURNISHED BY THE BAS SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR ON SITE FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.

OPTION 2 (OPTIONAL) LIGHTING CONTROL CAN BE ACCOMPLISHED VIA UTILIZATION OF A SMART TYPE BREAKER PANEL REPLACING STANDARD PANEL LP–1. PANEL SHALL UTILIZE AN INTEGRAL MOTOR OPERATED CIRCUIT BREAKERS OR AN INTEGRAL CIRCUIT BREAKER/CONTACTOR TYPE COMBINATION DEVICE WITH AN INTEGRAL PROGRAMMING CONTROL MODULE AND SHALL BE ORDERED THROUGH OUR ELECTRICAL EQUIPMENT NATIONAL ACCOUNT PROGRAM (SQUARE–D) THROUGH OUR CONSTRUCTION PURCHASING TEAM.

BUILDING AUTOMATION SYSTEM NOTES

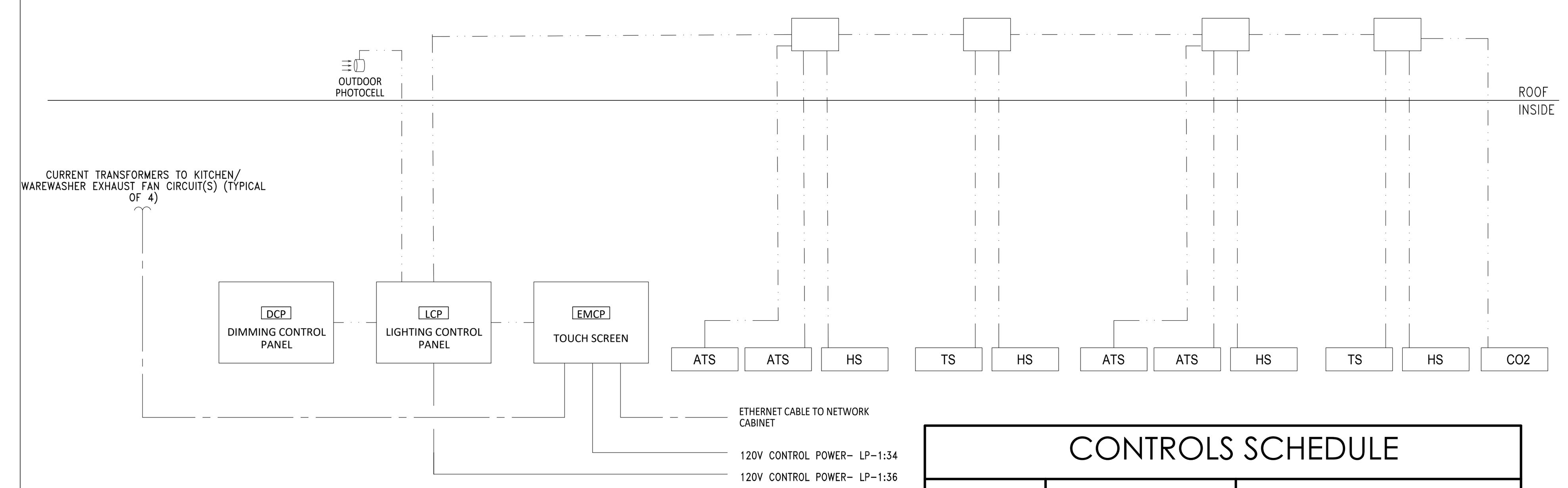
BAS1. THE DIAGRAM SHOWN ABOVE IS SCHEMATIC IN NATURE AND SHOWS THE GENERAL REQUIREMENTS FOR THE INSTALLATION OF THE BUILDING AUTOMATION SYSTEM. EXACT EQUIPMENT REQUIREMENTS AND QUANTITIES WILL VARY PER SITE. G.C., M.C., T.C.C. AND E.C. SHALL COORDINATE ALL EXACT EQUIPMENT AND INSTALLATION REQUIREMENTS WITH SUPPLIER PRIOR TO SUBMITTING BID FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.

BAS2. THE BUILDING AUTOMATION SYSTEM ALSO HAS ADDITIONAL OPTIONS AVAILABLE SUCH AS MONITORING DOOR CONTACTS (RESTROOM & COOLER FREEZER), ENERGY METER, COOLER/FREEZER TEMP. ADDITIONAL OPTIONS MAY BE SELECTED ON CENTRAL PURCHASING PROJECT DETAIL FORM. G.C., M.C., T.C.C. AND E.C. SHALL COORDINATE ALL EXACT INSTALLATION REQUIREMENTS WITH SUPPLIER PRIOR TO SUBMITTING BID FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.

BAS3. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LINE AND LOW VOLTAGE WIRING AND CONNECTIONS, INCLUDING BUT NOT LIMITED TO CONTROL POWER TO ALL BAS COMPONENTS AND POWER CIRCUITRY WIRING OF ALL LIGHTING CONTACTORS. COORDINATE INSTALLATION WITH SITE SPECIFIC BAS INSTALLATION DETAILS PROVIDED BY SUPPLIER.

BUILDING AUTOMATION SYSTEM

INSTALLATION & TECHNICAL ASSISTANCE INFORMATION:
LENNOX BAS: McD@CCBAC.com



PROVIDE AND INSTALL DATA OUTLET NEXT TO BAS PANEL. REMOTE COMMISSIONING IS NOT POSSIBLE WITHOUT DATA CONNECTION.

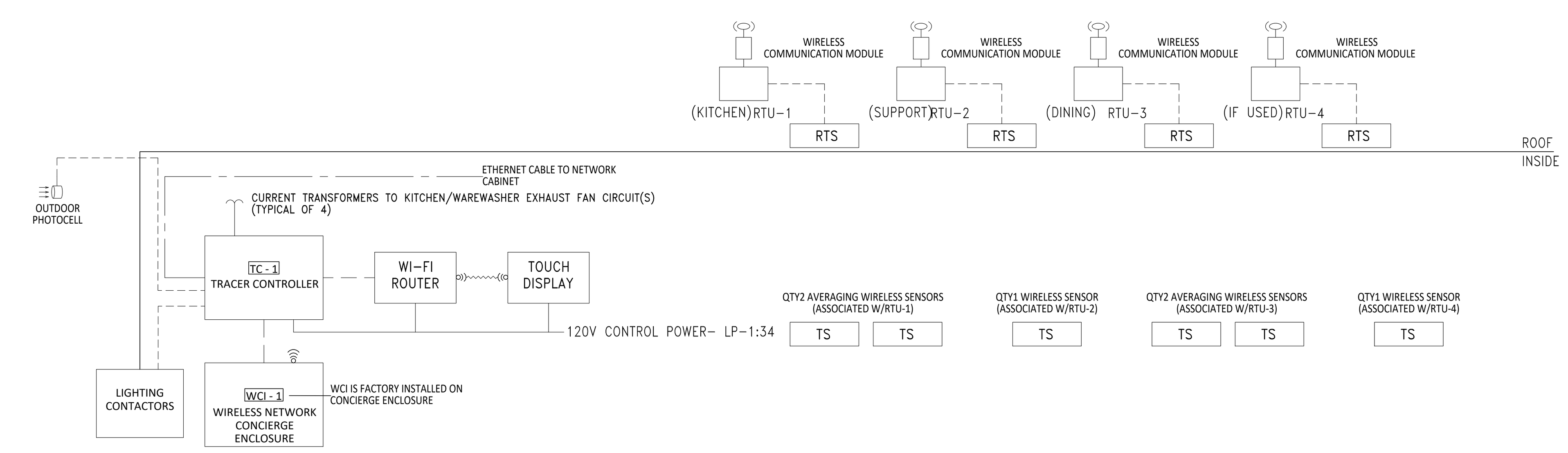
INSTALLATION NOTES:
1. PROVIDE, INSTALL AND SECURE ALL NECESSARY CABLE & CONDUIT PER BAS DRAWINGS AND SPECIFICATIONS.
2. MOUNT ALL BAS CONTROL ENCLOSURES.
3. PERFORM ALL LOW VOLTAGE TERMINATIONS.
4. ROUGH-IN, INSTALLATION AND WIRING FOR TEMPERATURE SENSORS AND TOUCHSCREEN PER PLAN LOCATIONS.
5. PROVIDE POWER CIRCUITS INTO CONTROL CANS PER BAS DETAILS.
6. COORDINATE WITH SUPPLIER TO SCHEDULE REMOTE COMMISSIONING.
7. CORRECT ALL PUNCH LIST ITEMS FOUND DURING REMOTE COMMISSIONING.

CONTROLS SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER	MODEL
TS	TEMPERATURE SENSOR	*PROVIDED WITH BAS	
ATS	AVERAGING TEMPERATURE SENSOR	*PROVIDED WITH BAS	
HS	HUMIDITY SENSOR	*PROVIDED WITH BAS	

NOTES:
1. FOR TS, HS AND ATS LOCATIONS, REFER TO M1.2

WIRE LEGEND	
MARK	WIRE/CABLE TYPE
—— - ——	CAT 5E
—— · · — · · ——	18 AWG CONDUCTORS

INSTALLATION & TECHNICAL ASSISTANCE INFORMATION:
TRANE BAS: McDcontrols@Trane.com



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4. ROUGH-IN, INSTALLATION AND WIRING FOR TEMPERATURE SENSORS AND TOUCHSCREEN PER PLAN LOCATIONS.
5. PROVIDE POWER CIRCUITS INTO CONTROL CANS PER BAS DETAILS.
6. COORDINATE WITH SUPPLIER TO SCHEDULE REMOTE COMMISSIONING.
7. CORRECT ALL PUNCH LIST ITEMS FOUND DURING REMOTE COMMISSIONING.

CONTROLS SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER	MODEL
TS	WIRELESS SPACE TEMPERATURE SENSOR	*PROVIDED WITH BAS	
RTS	RETURN TEMPERATURE SENSOR	*PROVIDED WITH BAS	
HS	OUTDOOR TEMP/HUMIDITY SENSOR	FACTORY FURNISHED AND INSTALLED W/EACH RTU	

NOTES:
1. FOR TS LOCATIONS, REFER TO M1.2
2. RTS TO BE MOUNTED IN RETURN AIR DUCT OF RTU

WIRE LEGEND	
MARK	WIRE/CABLE TYPE
—— - ——	CAT 5E
- - - - - - - - - -	18 AWG CONDUCTORS

REV	DATE	DESCRIPTION	TPF BY

JOHN FERGUSON ELECTRICAL COMMERCE No. 112166 STATE OF TENNESSEE
06/25/2024

PREPARED BY: CORE STATES GROUP
212 S.E. 34th Street
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www.core-eng.com

PREPARED FOR: McDonald's USA, LLC
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DRAWN BY SH
STD ISSUE DATE 2023_12
REVIEWED BY RK
DATE ISSUED 05–10–2024

TITLE 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN
DESCRIPTION WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID 041–1210
SITE ADDRESS 2248 Nashville HWY Columbia, TN

SHEET NO. 041–1210.00.0
E4.1
LIGHTING CONTROLS

MLO, AIC: NOTES D6,D7,&D8, Mounting: flush, NEMA 1

PANEL LP-1 — **225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH**

WATTS A	WATTS B	WATTS C		BRKR REQ	TRIP POLES	CCT NO.	CCT NO.	TRIP POLES	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
0			Spare		20A-1	1	2	20A-1	S	Flag Pole	220		
	0		Spare		20A-1	3	4	20A-1		Spare		0	
		0	Spare		20A-1	5	6	20A-1	S	Exterior Signage			294
0			Spare		20A-1	7	8	20A-1		Spare	0		
	294		Exterior Signage	S	20A-1	9	10	20A-1	S	Exterior Wall/Soffit Lights DT		114	
		193	Flood Lights & Canopy lights	S	20A-1	11	12	20A-1	S	Exterior Wall/Soffit Lights			114
42			Back of House Sconces	S,L	20A-1	13	14	20A-1		DCO In Road Sign Base	180		
	126		Linear LED Façade Lighting	S	20A-1	15	16	20A-1	L	Dr Alarm\CO2\Access Control panel		524	
	0		Spare		20A-1	17	18	30A-2		Lot Lights			480
96			Directional Sign	S	20A-1	19	20	|		|	480		
	96		Directional Sign	S	20A-1	21	22	30A-2		Lot Lights		240	
		120	COD lighting	S	20A-1	23	24	|		|			240
0			Spare		20A-1	25	26	30A-2		Lot Lights	480		
	0		Spare		20A-1	27	28	|		|	480		
		0	Spare		20A-1	29	30	30A-2		Spare			0
308			Dining Area Lighting	S	20A-1	31	32	|		|	0		
	189		Pendants/cove lights	S	20A-1	33	34	20A-1	L	BAS Controller		300	
		880	Kitchen Lighting	S	20A-1	35	36	20A-1	L	Lighting Control Panel			180
176			Restroom Lighting	S	20A-1	37	38	20A-1	S,L	Exit/Egress Lighting	80		
	520		Support Area Lighting	S	20A-1	39	40	60A-2	S	Mcd'S Road Sign		2496	
		0	Spare		20A-1	41	42	|		|			2496
										Total Connect	2062	5379	4997
										Connect Amps		35	Amps
										Demand Amps		43	Amps

MLO, AIC: NOTES D6, D7, & D8, Mounting: MDP, NEMA 1

PANEL AP-1 — **225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH**

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRIP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1620			Dco-manager's office/crew room		20A-1	1	2	20A-2	G	Coffee brewer (presenter's booth)	1612		
	720		Dco-General Purpose	G	20A-1	3	4	|		|		1612	
		0	Spare		20A-1	5	6	20A-1	G	ABS (phase c, presenter's booth)			1788
120			Safe - (mo) DCO Gen Purp	L	20A-1	7	8	20A-1	G	Juice disp/ coffee cream disp	840		
	240		Remote Order Battery		20A-1	9	10	20A-1	G	CO2 Detector		120	
		960	Merge/audio sys/drv mon/Deliv.	G	20A-1	11	12	20A-1	G	Automated beverage sys			600
960			Washer		15A-1	13	14	20A-2	G	Coffee Brewer (front counter)	1612		
	1800		Hand Held Order		20A-1	15	16	|		|		1612	
		120	Computer Room (TF/1)		20A-1	17	18	30A-3	G	Heat treat combo shake			1560
2246			Espresso Brewer	G	30A-2	19	20	|		|	1560		
	2246			|	|	21	22	|		|		1560	
		1500	3-Vat fryer hood interlock		20A-1	23	24	20A-1		3-Vat fryer hood Interlock			1176
1320			Reach in Freezer-SW	G	20A-1	25	26	20A-2	H	Ice Machine Remote Cond 1400lb	104		
	1080		Frozen fry dispenser (fry wall)	G	20A-1	27	28	|		|		104	
		2112	4-Vat fryer hood interlock		20A-1	29	30	20A-1	G	Reach in Freezer-SW			1320
1500			Fry Bagging Station	L,G	20A-1	31	32	15A-3	H	Ice Machine Remote Cond 1000lb	1332		
	60		Hand Wash Timers	G	20A-1	33	34	|		|		1332	
		1320	Reach in Freezer-SW	G	20A-1	35	36	|		|			1332
132			Ice mach - 1000 lb (self serve)		15A-1	37	38	15A-3	H	Ice Machine Remote Cond 1000lb	1332		
	132		Ice mach - 1000 lb (self serve)		15A-1	39	40	|		|		1332	
		1656	4-Vat fryer hd interlock		20A-1	41	42	|		|			1332
										Total Connect	16290	13950	16776
										Connect Amps		131	Amps
										Demand Amps		91	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: MDP, NEMA 1

PANEL AP-2 — **225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH**

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRIP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1536			Ice machine 1400LB	H	20A-3	1	2	20A-1		Spare	0		
	1536		|	|	|	3	4	20A-1		Janitors EF		100	
		1536	|	|	|	5	6	20A-1	G	Dco-General Purpose			540
144			Blender McFlurry	G	20A-1	7	8	20A-1	G	Refrig-wt-48"	600		
	180		Janitor's closet	G	20A-1	9	10	30A-2	H	Trash Compactor		2496	
		480	Water Heater, Gas	L	20A-1	11	12	|		|			2496
0			Spare		20A-1	13	14	20A-1		Walk in cooler / freezer	600		
	864		Bulk oil system (sup area)	G	20A-1	15	16	20A-1		Walk in cooler / freezer		600	
		1668	Clm gril exhast hood interlock		20A-1	17	18	20A-2	G	Qing oven - P& S			1550
840			Meat freezer DW (grll side)	G	20A-1	19	20	|		|	1550		
	120		Clean in place panel	G	20A-1	21	22	20A-1	G	Specialty Coffee Refrigerator 27"		468	
		490	Reverse Osmosis, Filtration	G	20A-1	23	24	20A-1	G	Automated beverage sys			600
180			Dco in trash corrall	G	20A-1	25	26	20A-1	G	ABS (presenter's booth)	1788		
	1200		Bulk oil sys - support area (sa)	G	20A-1	27	28	20A-2	G	Qing oven - P& S		1550	
		1032	BIC Machine	G	20A-1	29	30	|		|			1550
324			Reach In SW fridge	G	20A-1	31	32	20A-2	G	Infusion Tea Brewer	1352		
	120		Recirc pump		20A-1	33	34	|		|		1352	
		1632	Soda syst pack (support area)		20A-1	35	36	20A-1					0
3120			Soda syst pack (support area)		30A-3	37	38	20A-2	G	Qing oven - P& S	1602		
	3120		|		|	39	40	|		|	1602		
		3120	|		|	41	42	20A-1	G	Dco-General Purpose			540
										Total Connect	13636	15308	17234
										Connect Amps		128	Amps
										Demand Amps		85	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: FLUSH, NEMA 1

PANEL AP-4 — **225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH**

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRIP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
2604			Clamshell Grill	G	50A-3	1	2	30A-3	G	Combi Oven	1812		
	2604		|	|	|	3	4	|	|	|		1812	
		2604	|	|	|	5	6	|	|	|			1812
5196			Clamshell Grill	G	50A-3	7	8	30A-3	G	Combi Oven	1812		
	5196		|	|	|	9	10	|	|	|		1812	
		5196	|	|	|	11	12	|	|	|			1812
4668			3-Vat-Fryer-Electric-F/F/F	G	50A-3	13	14	15A-1		Combi Oven Hood	960		
	4668		|	|	|	15	16	15A-1		Combi Oven Hood		960	
		4668	|	|	|	17	18			Space			0
4668			3-Vat-Fryer-Electric-F/F/F	G	50A-3	19	20			Space	0		
	4668		|	|	|	21	22			Space		0	
		4668	|	|	|	23	24			Space			0
4668			3-Vat-Fryer-Electric-F/F/F	G	50A-3	25	26			Space	0		
	4668		|	|	|	27	28			Space		0	
		4668	|	|	|	29	30			Space			0
0			Space				31	32			Space	0	
	0		Space				33	34			Space		0	
		0	Space				35	36			Space			0
0			Space				37	38			Space	0	
	0		Space				39	40			Space		0	
		0	Space				41	42			Space			0
										Total Connect	26388	26408	25428
										Connect Amps		217	Amps
										Demand Amps		141	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: FLUSH, NEMA 1

PANEL AP-5 — **225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH**

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRIP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
600			Fridge/Freezer 2Dr Base	G	20A-1	1	2	20A-1		Warewasher Exhaust Fan	864		
	600		Fridge/Freezer 2Dr Base	G	20A-1	3	4	20A-2	G	Universal Holding Cabinet P&S		1581	
		600	Fridge/Freezer 2Dr Base	G	20A-1	5	6	|	|	|			1581
600			Fridge/Freezer 2Dr Base	G	20A-1	7	8	20A-2	G	Universal Holding Cabinet P&S	1581		
	600		Fridge/Freezer 2Dr Base	G	20A-1	9	10	|	|	|		1581	
		864	Toilet Exhaust Fan	G	20A-1	11	12	20A-1	G	Univeral Holding Cabinet Table			240
540			Roof Receptacles	G	20A-1	13	14	20A-1		DT Power Window	120		
	0		Spare		20A-1	15	16	20A-1		DT Power Window		120	
		2080	Frozen Carbonated Beverage	G	30A-2	17	18	20A-1		DT Power Window			120
2080				G	|	|	19	20	20A-2	G	Coffee Brewer (front counter)	1612		
	360		Delivery Tablets	G	20A-1	21	22	|	|	|		1612	
		600	Wall Mount Frz Unit SW HC	G	20A-1	23	24	20A-1	G	Pie Display			564
828			Bulk Oil System	G	20A-1	25	26	20A-1	G	Pie Display	564		
	2620		Universal Radiant Toaster	G	30A-2	27	28	20A-1		Spare		0	
		2620		G	|	|	29	30	20A-1		DCO-Muzak satellite system			120
3230			Warewasher 1of2	G	30A-3	31	32	20A-1		Clg. Mt window recepts	540		
	3230		|	|	|	33	34	20A-2	G	Humidified holding cabinet		947	
		3230	|	|	|	35	36	|	|	|			947
3230			Warewasher 2of2	G	30A-3	37	38	20A-2	H	Remote Condensing Unit	1560		
	3230		|	|	|	39	40	|	|	|		1560	
		3230	|	|	|	41	42	20A-1		Spare			0
										Total Connect	17949	18041	16796
										Connect Amps		147	Amps
										Demand Amps		95	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: FLUSH, NEMA 1

PANEL AP-6 — **225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH**

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRIP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1092			Hand Dryer	L,G	20A-1	1	2	20A-1		Unit AC-1	600		
	1092		Hand Dryer	L,G	20A-1	3	4	20A-1		Unit AC-2		600	
		1092	Hand Dryer	L,G	20A-1	5	6	20A-1		Unit AC-3			1200
1092			Hand Dryer	L,G	20A-1	7	8	20A-1		Unit AC-4	1200		
	104		Cooler Evap	H	20A-2	9	10	20A-1		Unit AC-5		600	
		104		|	|	|	11	12	20A-1		Spare			0
2111			Freezer Evap	H	30A-2	13	14	20A-1		Spare	0		
	2111		|	|	|	15	16	20A-1		Spare		0	
		1612	Coffee Brewer (Thermal Pots)	G	20A-2	17	18	20A-1		Spare			0
1612				|	|	|	19	20	20A-1		Spare	0		
	3120		Washer/Dryer	G	30A-2	21	22			Space		0	
		3120	|	|	|	23	24			Space			0
0			Space				25	26			Space	0	
	0		Space				27	28			Space		0	
		0	Space				29	30			Space			0
0			Space				31	32			Space	0	
	0		Space				33	34			Space		0	
		0	Space				35	36			Space			0
0			Space				37	38			Space	0	
	0		Space				39	40			Space		0	
		0	Space				41	42			Space			0
										Total Connect	7707	7627	7128
										Connect Amps		62	Amps
										Demand Amps		45	Amps

MLO, AIC: NOTES D6,D7,&D8, Mounting: MDP, NEMA 1

PANEL AP-3 — **225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH**

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRIP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
4668			4-Vat-Fryer-Electric-S/S/S/S	G	50A-3	1	2	50A-3	G	4-Vat-Fryer-Electric-S/S/S/S	4668		
	4668		|	|	|	3	4	|	|	|		4668	
		4668	|	|	|	5	6	|	|	|			4668
4668			4-Vat-Fryer-Electric-S/S/S/S	G	50A-3	7	8	50A-3	G	4-Vat-Fryer-Electric-S/S/S/S	4668		
	4668		|	|	|	9	10	|	|	|		4668	
		4668	|	|	|	11	12	|	|	|			4668
0			Space				13	14	50A-3	G	Clamshell Grill	2604		
	0		Space				15	16	|	|	|		2604	
		0	Space				17	18	|	|	|			2604
0			Space				19	20	50A-3	G	Clamshell Grill	5196		
	0		Space				21	22	|	|	|		5196	
		0	Space				23	24	|	|	|			5196
0			Space				25	26			Space	0		
	0		Space				27	28			Space		0	
		0	Space				29	30			Space			0
0		0	Space				31	32			Space	0		
	0		Space				33	34			Space		0	
		0	Space				35	36			Space			0
0			Space				37	38			Space	0		
	0		Space				39	40			Space		0	
		0	Space				41	42			Space			0
										Total Connect	26472	26472	26472
										Connect Amps		220	Amps
										Demand Amps		143	Amps

1000A MCB, NOTES D6, D7, & D8, Mounting: Free Standing, NEMA 1

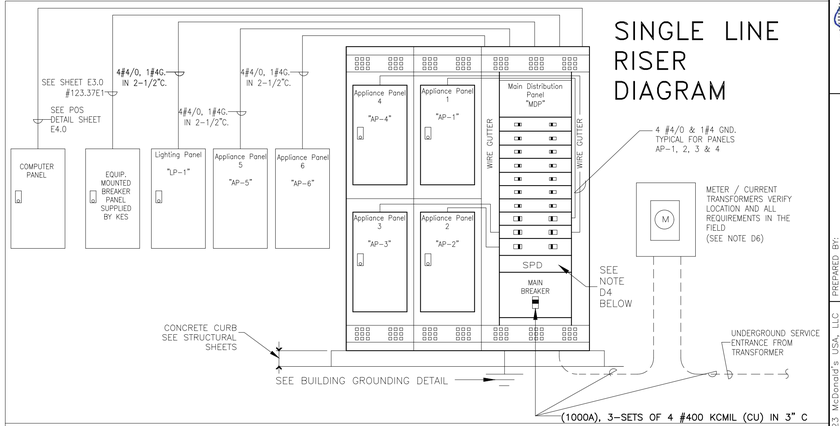
PANEL MDP — **208Y/120 VAC, 3PH, 4W**

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRIP PLS	CCT NO.	CCT NO.	TRIP PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
2062	5409	4997	Lighting Panel 1; LP-1		225A-3	1	2	225A-3		Appliance Panel; AP-1	16290	13950	16776
13636	15308	17234	Appliance Panel; AP-2		225A-3	3	4	225A-3	SHT	Appliance Panel; AP-3	26472	26472	26472
13560	13560	13560	*Roof Top Unit 1	H	150A-3	5	6	150A-3	L	CP Panel	8430	8112	9288
7707	7627	7128	Appliance Panel; AP-6		225A-3	7	8	90A-3	H	*Roof Top Unit 3	8040	8040	8040
17949	18041	16796	Appliance Panel; AP-5		225A-3	9	10	225A-3	SHT	Appliance Panel; AP-4	26388	26408	25428
6992	7304	0	KES Breaker Panel		125A-2	11	12	50A-3	H	*Roof Top Unit 2	4560	4560	4560
0	0	0	Space			13	14			Space			
2966	2966	2966	Remote Cond Unit	H	40A-3	15	16			SPD			
0	0	0	SPACE			17	18			SPD			
0	0	0	SPACE			19	20			SPD			
* SEE ELECT SHTS FOR CONDUIT AND WIRE SIZE										Total Connect	155052	157757	153245
										Connect Amps		1294	Amps

150 MLO AIC: SEE NOTES D6, D7, & D8, Mounting: Flush

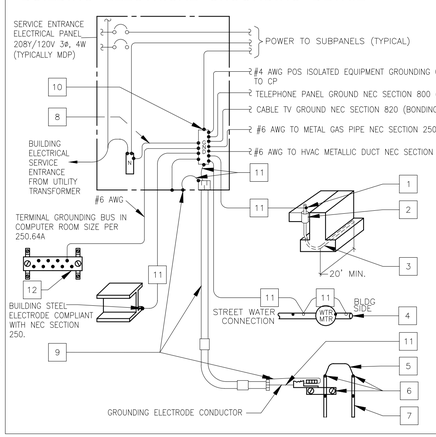
COMPUTER PANEL — **150A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH**

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRIP PLS	CCT NO.	CCT NO.	TRIP- PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1656			Pres Pos Reg/Vid Mon/HeadSet/Label	L	20A-1	1	2	20A-1		Spare	0		
	1200		Kvs Mon Cat/Vid Mon/Rec/Label	G, L	20A-1	3	4	20A-1	L	Rec		84	
		120	Cctv/Timer	L	20A-1	5	6	20A-1	L	Digital Merch/Media Player			432
630			Order Pos Reg/Vid Mon/ Coin dispenser	L	20A-1	7	8	20A-1	G,L	Kvs Mon Kit/Labeling System	600		
	720		Vid Mon	G,L	20A-1	9	10	20A-1		Zoom Timer		720	
		600	Tech Rack	L	20A-1	11	12	30A-1	L	Tech Rack UPS			1680
0			Spare		20A-1	13	14	20A-1	L	Cod Optical Isolator	120		
	1200		Tech Rack	L	20A-1	15	16	20A-1	L	Speaker Canopy #1		120	
		1440	Tech Rack	L	20A-1	17	18	20A-1	L	Speaker Canopy #2			120
444			Counter Pos Reg/ Rec	L	20A-1	19	20	20A-1	L	Office desk Unit	1200		
	0		Spare		20A-1	21	22	20A-1	L	Office desk Unit		1200	
		900	KVS Mon/Kit/Del. Pos Reg	G,L	20A-1	23	24	20A-1	L	Order Cash Recycler			528
1860			Exterior Menu Boards/Media Player	L	20A-1	25	26	20A-1	G,L	Kvs Mon Prep	360		
	528		Counter Cash Recycler	L	20A-1	27	28	20A-1	G,L	Time Clock		60	
		1860	Exterior Menu Boards/Media Player	L	20A-1	29	30	20A-1	L	Kiosk Cash Handler			528
480			DO Equipment Rack	L	20A-1	31	32	20A-1	L	Kiosks	1080		
	1200		BOCA	L	20A-1	33	34	20A-1	L	Kiosks		1080	
		0	Space			35	36	20A-1	L	Kiosks			1080
0			Space			37	38			Space	0		
	0		Space			39	40			Space		0	
		0	Space			41	42			Space			0
										Total Connect	8430	8112	9288
										Connect Amps		72	Amps
										Demand Amps		90	Amps



SINGLE LINE RISER DIAGRAM

BUILDING ELECTRICAL GROUNDING DETAIL



KEY NOTES

1. PROVIDE ENOUGH LENGTH TO TERMINATE DIRECTLY TO GROUND BUS OR USE BOLTED-TYPE CONNECTION DEVICE OR EXOTHERMIC WELD.
2. NON-METALLIC PROTECTIVE SLEEVE. LOCATE SLEEVE DIRECTLY UNDER THE ELECTRICAL SERVICE ENTRANCE PANEL. EC TO PROVIDE PLIABLE SEALANT BETWEEN COPPER WIRE AND SLEEVE.
3. FOR NEW CONSTRUCTION WHEN A SPREAD FOOTING OR DOWN TURNED SLAB IS USED, EC SHALL INSTALL A CONCRETE ENCASED ELECTRODE, COMPLIANT WITH NEC SECTION 250, CONSISTING OF AT LEAST 20 FEET OF BARE #4 AWG COPPER ENCASED IN 2 INCHES OF CONCRETE NEAR THE BOTTOM OF THE FOOTING OR FOUNDATION (BELOW GRADE) THAT IS IN DIRECT CONTACT WITH EARTH.
4. METAL UNDERGROUND WATER PIPE ELECTRODE COMPLIANT WITH NEC SECTION 250. THE GROUNDING CONNECTION TO THE INTERIOR METAL WATER PIPE SHALL BE MADE WITHIN THE FIRST FIVE FEET OF THE WATER PIPE ENTRANCE TO THE BUILDING.
5. IF MULTIPLE GROUNDING RODS ARE BEING USED OR NEED TO BE USED, THEY SHALL ALL BE BONDED TOGETHER PER NEC SECTION 250.
6. CLAMPS SUITABLE FOR DIRECT BURIAL OR EXOTHERMIC WELD.
7. 8'-0" X 5/8" CU ROD GROUNDING ELECTRODE COMPLIANT WITH NEC SECTION 250.
8. CU BONDING JUMPER SIZED PER NEC SECTION 250 OR FACTORY PROVIDED NEUTRAL TO GROUND BAR LINK. (THIS IS THE ONLY PLACE IN THE BUILDING WHERE N-G SHALL BE BONDED TOGETHER)
9. ALL METAL RACEWAYS CONTAINING GROUNDING ELECTRODE CONDUCTORS SHALL BE BONDED AT BOTH ENDS AS REQUIRED BY NEC SECTION 250. PROVIDE GROUNDING TYPE BUSHINGS & FITTINGS.
10. MCDONALD'S GROUNDING STANDARDS PURPOSELY EXCEED THOSE GIVEN BY THE NEC. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A BUILDING GROUNDING SYSTEM MEETING NEC AND MCDONALD'S STANDARDS AS SHOWN ON THIS DRAWING.
11. CU GROUNDING ELECTRODE CONDUCTORS AND BONDING JUMPERS SHALL BE SIZED BASED UPON ELECTRICAL SERVICE SIZE PER NEC SECTION 250

800A	1000A	1200A
3/0 CU	3/0 CU	4/0 CU

• SHOWS CONNECTION/BONDING POINT

12. TERMINAL GROUNDING BUS AT 90°AFF. HARGER #GBI14212D.

SEE SHEET E3.1 FOR GENERAL ELECTRICAL NOTES

BREAKER MODIFICATIONS:
G - GFCI PERSONNEL PROTECTION (5MA)
HID - HID & SWD RATED
L - HANDLE LOCK
H - HACR RATED
S - SWITCH DUTY RATED
SHT - SHUNT TRIP

TOTAL BUILDING 208Y/120V, 3 PHASE, 4-WIRE GENERAL SERVICE POWER BASED ON NEC 220.88 FOR A "NOT ALL ELECTRIC" NEW RESTAURANT.

SPLIT UTILITIES CALC

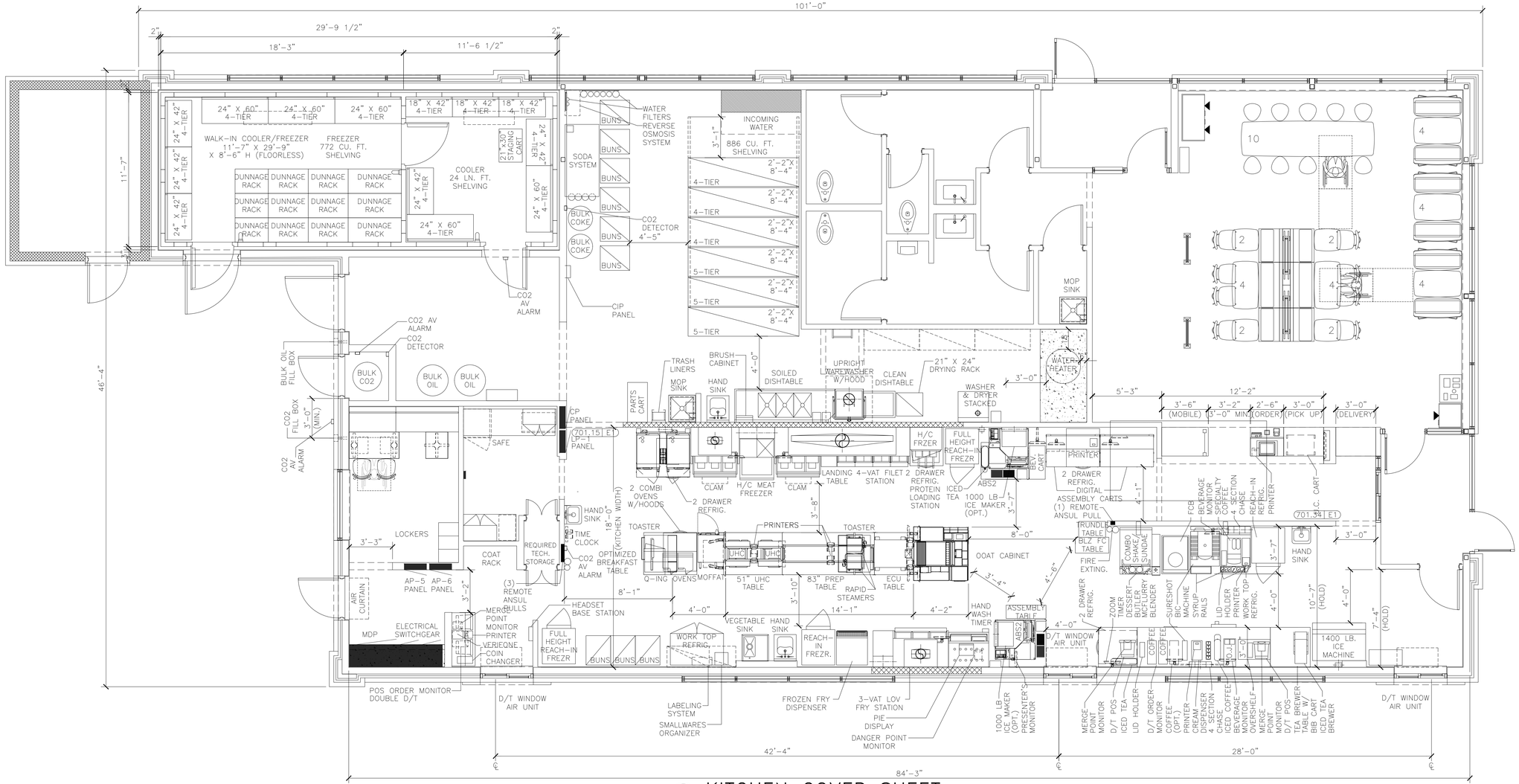
NEC Optional Method	(kW)	(A)
1. Continuous Loads:	38	106
2. Kitchen Loads:	337	935
3. HVAC Loads:	91	253
4. Cooling:	0	0
5. Total (1+2+3+4):	466	1294
6. Base Value (See 220.88):	325	902
7. Amount Over Base Value (5-6):	141	392
8. Demand Factor:	0.45	
9. Adjusted Value (8*7):	63	176
10. Adjusted Base Value (220.88):	262.5	729
11. Demand (9+10):	326	**905**

DISTRIBUTION EQUIPMENT NOTES:

D1. ALL ELECTRICAL MATERIAL USED ON THIS PROJECT SHALL BE "UL" LISTED AND LABELED.

D2. THE EC/GC/AREA CONSTRUCTION MANAGER WHEN ORDERING PANELBOARDS, SHALL DETERMINE THE NUMBER OF SERVICE ENTRANCE CONDUCTORS, SIZE AND MATERIAL TYPE, AND SHALL PROVIDE THIS INFORMATION TO THE PANELBOARD SUPPLIER SO THAT THE APPROPRIATE LUGS CAN BE PROVIDED FROM THE FACTORY.

D3. ALUMINUM SERVICE ENTRANCE CONDUCTORS SHALL ONLY BE USED WHEN THEY ARE TERMINATED DIRECTLY TO THE LINE LUGS ON A C/T AND METERING CABINET, THE LINE LUGS OF A FUSIBLE DISCONNECT SWITCH OR TO THE LINE LUGS OF A MAIN LUG ONLY (6 HANDLE RULE) SERVICE ENTRANCE PANEL. ALUMINUM SERVICE ENTRANCE CONDUCTORS SHALL NOT BE TERMINATED TO THE LINE LUGS OF ANY MAIN BREAKER SINCE DOING SO WILL VIOLATE IT'S 100% UL RATING. IF ALUMINUM CONDUCTORS ARE USED AS PREVIOUSLY INDICATED THEY SHALL BE TERMINATED AS FOLLOWS, AND THE WIRE SIZE INCREASED DUE TO LOWER AMPACITY OF ALUMINUM. EXPOSED ALUMINUM CONDUCTOR STRANDS SHALL BE COATED WITH AN ANTI-OXIDANT IMMEDIATELY AFTER INSULATION IS STRIPPED AWAY. A COMPRESSION LUG SHALL BE PROPERLY INSTALLED ONTO THE EXPOSED ALUMINUM CONDUCTOR STRANDS, AND THAT COMPRESSION LUG SHALL THEN BE BOLTED TO THE TRANSFORMER TAPS AND SWITCHBOARD BUSS USING PROPERLY SIZED BOLTS, NUTS AND WASHERS. MERELY INSERTING ALUMINUM STRANDS UNDER A SCREW L



1 K1.0 KITCHEN COVER SHEET

1/4" = 1'-0"

KEYED NOTES

K1 CUSTOMER KIOSK & DECOR LAYOUT FOR REFERENCE ONLY. VERIFY KIOSK PLACEMENT PER USRD APPROVED KIOSK REVIEW

BY	DESCRIPTION	DATE	REV

JOHN FERGUSON ELECTRICAL ENGINEER No. 112169 STATE OF TENNESSEE
06/25/2024

PREPARED BY: CORE STATES GROUP
2121 S. 56th Street Suite 2 Rogers, AR 72712 479.986.4400 www.corestates.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
SH	2023_12
REVIEWED BY	DATE ISSUED
RK	05-10-2024

TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210 | SITE ADDRESS: 2248 Nashville HWY | Columbia, TN

SHEET NO.: 041-1210.00.0 K1.0 KITCHEN COVER SHT

NOTE: DIMENSION VARIES BETWEEN CLR/FZR & EXT. WALL 2" MIN. – 4" MAX. SEE ARCH DWGS.

DRAWING NOTES

1. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF WALL FINISH
2. * INDICATES OPTIONAL EQUIPMENT
3. KES TO VERIFY ALL BLOCKING FOR WALL MOUNTED EQUIPMENT AS REQUIRED BY GENERAL NOTE 9 ON A1.0 PRIOR TO INSTALLATION

SEE SHEET K2.1 FOR EQUIPMENT SCHEDULE

INCOMING WATER

8'–4" (SHELVING WIDTH)

2'–6" (CLEAR)

8'–2" (REFERENCE) 226.08

7'–2" (REFERENCE)

REQUIRED TECH. STORAGE

ELECTRICAL PANELS

5'–3" (MOBILE) | 3'–6" | 3'–2" (3'–0" MIN.) | 2'–6" (ORDER) | 3'–0" (PICK UP) | 3'–0" (DELIVERY)

1 K2.0 KITCHEN EQUIPMENT PLAN

2 K2.0 COMPUTER CLOSET RACK
1/4" = 1'–0"

72-PORT PATCH PANEL
PRIMARY SWITCH
BACKUP SWITCH
SIGNAL FUSES, CABLE GAP ABOVE HUBS
POWER STRIP
ISP AND CCU
KVM, MULTIPLEXOR, MODEMS
THIS SPACE RESERVED FOR:
–ANY ADDITIONAL POS EQUIPMENT
–NON–POS SYSTEMS
(E LEARNING, SECURITY, MUSIC, ETC.)
POS UPS (LEFT)
CASHLESS UPS (REAR CENTER)
CASHLESS APPLIANCE (RIGHT)
MPD RECORDER (FRONT CENTER)

3 K2.0 FRONT COUNTER
1/4" = 1'–0"

12'–2" (FRONT COUNTER LENGTH– CUSTOMER SIDE)

3'–6" (MOBILE) | 3'–2" (3'–0" MIN.) | 2'–6" (ORDER) | 3'–0" (PICK UP) | 3'–0" (DELIVERY)

4 K2.0 FRONT COUNTER ELEVATION
1/4" = 1'–0"

DELIVERY 3'–0" | PICKUP 3'–0" | ORDERING 2'–6" | 3'–2" | MOBILE 3'–6"

5 K2.0 BEVERAGE CELL (INTERIOR WALL)
1/4" = 1'–0"

10'–0" (CENTER OF CHASE)

FRONT OF RESTAURANT

20'–3"

6 K2.0 BEVERAGE CELL (EXTERIOR WALL)
1/4" = 1'–0"

7'–8" (CENTER OF CHASE)

FRONT OF RESTAURANT

7 K2.0 COMPACT OPTIMIZED PREP LINE
1/4" = 1'–0"

4'–6" | 9'–6" | 5'–2"

FRONT OF STORE

14'–1"

BY	DESCRIPTION	REV	DATE

JOHN FERGUSON PROFESSIONAL ENGINEER No. 112169 STATE OF TENNESSEE
06/25/2024

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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
SH	2023_12
REVIEWED BY	DATE ISSUED
RK	05–10–2024

TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY
Columbia, TN

SHEET NO.: 041–1210.00.0
K2.0
KITCHEN PLAN

x = Optional Equipment VIF = Verify in Field
GC = General Contractor
R = Relocated Equipment

EQUIPMENT SCHEDULE

ITEM	O	QTY	DESCRIPTION	MANUFACTURER	MODEL #	UL	NSF	FURNISHED	GENERAL REMARKS	SPECIAL REQUIREMENTS
1.40		1	SERVICE POD – 30"	DECOR	SEE PLAN	–	2	GC	–	
1.51		1	PICKUP POD – 36"	DECOR	SEE PLAN	–	2	GC	–	
1.52		1	PICKUP POD – 42"	DECOR	SEE PLAN	–	2	GC	–	
1.63		1	McDELIVERY PICKUP COUNTER	DECOR	SEE PLAN	–	2	GC	–	
2.05		1	UNDER COUNTER CART – 24"W x 18"D FRONT COUNTER	INTERMETRO	UC18–DMS	–	2	KES	–	
9.08		2	UTILITY CHASE – ICE MAKER ON ABS VERSION	KES	5"x8"x23"	–	2	KES	CONCEALS WATER AND CONDENSING UNIT LINES	
9.15		1	UTILITY CHASE – FFDT INTERIOR WALL	KES	20"x5"x76"	–	2	KES	4 SECTION CHASE FOR BUYOUT RECEPTACLES, POS, CO2 AND WATER	
9.16		1	UTILITY CHASE – FFDT EXTERIOR WALL	KES	20"x5"x76"	–	2	KES	4 SECTION CHASE FOR BUYOUT RECEPTACLES, POS AND WATER	
9.18		1	UTILITY CHASE – WALL VERSION	KES	4"x4"x82"	–	2	KES	CHASE FOR BULK OIL LINES, MOUNT AT 2'–0"	
9.20		1	UTILITY CHASE – COMBI CELL	KES	4"x8"x84"	–	2	KES	CHASE FOR BUYOUT RECEPTACLES AND WATER	
19.00		2	DIGITAL ASSEMBLY CART – 48"	INTERMETRO	MCDDAC–48	–	2	KES	–	
20.01		2	AUTOMATED BEVERAGE SYSTEM 2.0	IMI CORNELIUS	621058590LON	–	–	KES	INSTALLATION KIT INCLUDES STAINLESS STEEL CHASE & DATA LINE	
21.01		3	COFFEE BREWER (THERMAL POTS)	BUNN–O– MATIC	AXIOM–DV–3	E32066	4	KES	W/ELECTRONIC CONTROLLER FOR CONVERSION TO LOW OR HIGH VOLTAGE	
23.10		1	ESPRESSO BREWER	FRANKE	FM850	–	4	KES	–	
23.12		1	COFFEE CREAM DISPENSER	SURESHOT	AC110–PC–51	E217698	20	KES	–	
23.14		1	SUGAR/SWEETENER DISPENSER	SURESHOT	AC2–GP–1–G38	E217698	18	KES	–	
24.02		1	JUICE DISPENSER	BUNN–O– MATIC	JDF–2S	–	18	KES	–	
25.01		3	SLIMLINE ICED BEVERAGE DISPENSER	BUNN–O– MATIC	TDO–N	E32066	4	KES	KES TO VERIFY EXACT QUANTITY PER MARKET	
25.06		2	SLIMLINE ICED BEVERAGE DISPENSER – SHORT	BUNN–O– MATIC	TDO–N LP	E32066	4	KES	KES TO VERIFY EXACT QUANTITY PER MARKET	
25.07		1	INFUSION TEA BREWER – MIS	BUNN–O– MATIC	ITCB–DV	E32066	4	KES	PROVIDED WITH BREWER, INSTALLATION KIT AND TDO–N BOOSTER	
25.95		2	SLIMLINE ICED BEVERAGE DISPENSER – 2 TIER STAND	KES	–	–	2	KES	–	
26.01		1	TEA BREWER TABLE – 36"X36"	ISS SHELVING	WST1758C	–	2	KES	–	
31.03		1	SODA SYSTEM PACKAGE B.I.B.(RECIRCULATING– 3 TOWERS) – REMOTE	MULTIPLEX	50GR04	SA4632	18	KES	–	
32.02		1	REVERSE OSMOSIS WATER FILTRATION SYSTEM – TANKLESS	EVERPURE	MRS–600HE	–	–	KES	FOR COFFEE MAKER, ESPRESSO MACHINE, AND RAPID BUN STEAMER	
32.04		1	WATER FILTRATION SYSTEM	EVERPURE	EV9337–26	–	–	KES	–	
32.05		1	WATER FILTRATION SYSTEM	EVERPURE	EV9272–24	–	–	KES	FOR COMBI OVENS AND STAGING CABINET	
36.00		2	BULK COKE	CHART INDUSTRIES	10667511	–	18	MANU–FACTURER	SYRUP LINES BY CHART INDUSTRIES	
37.00		1	BULK CO2 – 750 LB.	CHART INDUSTRIES	CARBO–MAX 750	–	–	MANU–FACTURER	–	
37.03		2	CO2 SAFETY SYSTEM	SEE RMKS	–	–	–	KES	SEE MECHANICAL DRAWINGS	INCLUDES DETECTOR AND (4) AV ALARMS
38.00		1	CLEAN IN PLACE PANEL	CHART INDUSTRIES	10667431	–	18	MANU–FACTURER	MOUNT 6"W x 7"H. BOX @ 6'–0" AFF TO BOX CENTER LINE	
39.10		1	ICE MACHINE – 1400 LB.	MANITOWOC	IY1500N3/ B970	SA4027	12	KES	USE HEADMASTER KIT K00221	
39.15		2	ICE MACHINE – 1000 LB.	MANITOWOC	IBT1020C–161	SA4027	12	KES	CONDENSER: CVDT1200	
40.00		1	ICE MACHINE CHASE	KES	4"x6"x48"	–	2	KES	CONCEALS WATER AND CONDENSING UNIT LINES	
41.06		1	ICE MACHINE REMOTE CONDENSER – 1400 LB.	MANITOWOC	JCT–1500	SA4027	12	KES	–	
41.09		2	ICE MACHINE REMOTE CONDENSER – 1000 LB.	MANITOWOC	CVDT1200–263A	SA4027	12	KES	–	
43.21		1	OPTIMIZED ORDER ASSEMBLY TABLE	KES	90001	E152097	2	KES	–	
44.46		1	SMALL RISER SHELF – 18" TO 30"	FRANKE	18006010	–	2	KES	–	
45.20		1	MODULAR BEVERAGE CABINET – 10'–0"	KES	–	–	2	KES	–	
45.21		1	BEVERAGE CABINET – DRIVE–THRU TABLE 35"	KES	–	–	2	KES	–	
46.00		1	CUP DISPENSER VERTICAL 3 CUP	KES	–	–	2	KES	–	
46.02		1	SYRUP BOTTLE RACK – (5) SYRUP PUMPS	PRONTO	–	–	2	KES	–	
49.00		1	CO2 FILL BOX – 6 1/2"W x 18"H	CHART INDUSTRIES	8512629	–	–	MANU–FACTURER	SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT. INSTALLED BY GC	
51.03		3	CUP LID HOLDER 3 HIGH S/S	KES	–	–	2	KES	–	
51.04		2	CUP LID HOLDER SINGLE STACK 8" HIGH	KES	–	–	2	KES	–	
52.01		1	REMOTE CONDENSING UNIT – 50MR04	MULTIPLEX	TS–0895	SA2298	–	KES	ORDER PRE–CHARGE LINE #204017 – VIF LENGTH FROM UNIT TO SODA SYST.	
61.00		1	FRY BAGGING STATION 36"	KES	FB25A	E99018	2	KES	–	
65.30		1	3–VAT LOV FRYER – ELECTRIC – F/F/F	HENNY PENNY	LVE–203	E30993	4	KES	–	
66.47		1	4–VAT LOV FRYER – ELECTRIC – S/S/S/S	HENNY PENNY	LVE–204	E30993	4	KES	–	
69.00		2	CAPTURE JET PLENUM – FRYER	HALTON	CJP–F	MH27607	2	KES	ATTACH TO UNIVERSAL EXHAUST HOOD	
69.01		2	CAPTURE JET PLENUM – GRILL	HALTON	CJP–G	MH27607	2	KES	ATTACH TO UNIVERSAL EXHAUST HOOD	
73.00		1	UNIVERSAL EXHAUST HOOD 3–VAT FRYER	KES	UH–50	MH12755	2	KES	–	
79.23		1	UNIVERSAL EXHAUST HOOD FULL–CLAM/4–VAT FRYER	KES	UH–122	MH12755	2	KES	–	
79.26		2	VENTLESS HOOD FOR COMBI OVEN	CONVOTHERM	CONOVENT MINI 6.10	E325060	2	KES	–	
80.00		1	MECHANICAL CHASE	KES	9"x18" SGCL.	E163328	2	KES	–	
80.08		1	MECHANICAL CHASE	KES	9"x32" SGCL.	E163328	2	KES	–	
81.00		1	PROTEIN LOADING STATION KIT	KES	272436	–	2	KES	–	
81.01		1	PRODUCT LANDING SHELF – SOLID TOP	KES	–	–	2	KES	–	
82.00		1	LANDING TABLE	INTERMETRO	TLDP–S	–	2	KES	–	
85.05		1	FROZEN FRY DISPENSER	RAM	280–FP	E140753	4	KES	–	
91.02		1	WALL MOUNT FREEZER UNIT–SINGLE WIDE–HIGH CAPACITY	KES	HCWF1	SA7329	7	KES	AIR–COOLED, SELF–CONTAINED – MOUNT BOTTOM AT 51" AFF	HCWF1.99A INSTALL HARDWARE KIT REQUIRED
93.00		1	UNIVERSAL EXHAUST HOOD FULL–CLAM GRILL	KES	UH–43	MH12755	2	KES	–	
96.21		2	36" NEXT GEN 3–PLATEN CLAMSHELL GRILL – ELECTRIC	GARLAND	ME–3PX	E28898	4	KES	–	
97.08		1	MEAT FREEZER – DOUBLE WIDE – HIGH CAPACITY – RIGHT HAND	KES	HCMF30B–RH	SA6032 S	2	KES	AIR–COOLED, SELF–CONTAINED	
99.01		2	GRILL TOOL ORGANIZER – 43" HOOD	KES	–	–	2	KES	–	
110.01		1	OPTIMIZED BREAKFAST TABLE	KES	OBT	–	2	KES	–	
114.00		1	HUMIDIFIED HOLDING CABINET	MOFFAT	HP10T–LMD	197	4	KES	–	
116.23		2	UNIVERSAL HOLDING CABINET – HIGH DENSITY – 2–SIDED – PIN & SLEEVE	FRYMASTER	UHCHD6T	E44571	4	KES	–	
117.30		1	UHC TABLE COPL – 2 SIDED – 51"D x 34"W – PIN&SLEEVE	KES	91011	–	2	KES	–	
118.00		1	Q'ING OVEN – PIN & SLEEVE	AMANA	MC23MPW2	E40456	4	KES	–	
118.03		2	Q'ING OVEN – PIN & SLEEVE	ACP	MCMOC24	–	4	KES	–	
122.27		1	NEXT GEN. UNIVERSAL RADIANT TOASTER – PIN & SLEEVE	ANTUNES	HRT–5H	–	4	KES	–	
122.28		1	NEXT GEN. UNIVERSAL CONTACT TOASTER – PIN & SLEEVE	ANTUNES	HCT–5H	–	4	KES	–	
123.36		1	ECU TABLE – COPL	KES	90165	–	2	KES	–	
123.37		1	BREAKER PANEL– 125 AMP – 1 PHASE – EQUIPMENT MOUNTED	KES	–	–	–	KES	–	
123.40		1	PREP TABLE – HD – 2–SIDED COPL – 38"D x 83 1/2" – PIN & SLEEVE W/REF.	KES	91010	–	2	KES	–	
125.00		2	RAPID BUN STEAMER	PRINCE CASTLE	625–MFY	–	4	KES	–	
130.00		2	COMBI OVEN	CONVOTHERM	MS6102083LCMD1	E360598	4	KES	–	
134.02		1	VEGETABLE SINK	KES	SK04–4	–	2	KES	–	
139.04		1	COMBI OVEN STAND – DOUBLE WIDE	KES	–	–	2	KES	–	
151.12		1	CLEAN DISHTABLE – LEFT HAND – 28.23"	KES	SK–SPL	–	2	KES	–	
151.46		1	SOILED DISHTABLE – RIGHT HAND – 90.5" WIDE	KES	SK–SPL	–	2	KES	–	
152.04		1	WAREWASHER HOOD	KES	–		3		TYPE 2 HOOD FOR NON GREASE APPLICATION – REQUIRED PER CODE	
152.08		1	WAREWASHER – HIGH TEMP	HOBART	AM16SVLT–1		3	MANU–FACTURER	–	
153.00		1	SCULLERY SHELVING KIT – 3 TIER – 14" x 36"	INTERMETRO	SHSS–4	–	2	KES	–	
153.04		1	SMALLWARE WALL ORGANIZER	INTERMETRO	SW1812–MPS	–	2	KES	–	
153.06		1	REUSABLE DRYING RACK	INTERMETRO	MCD2124–DRY6	–	2	KES	–	
154.00		1	BRUSH CABINET	KES	8047	–	4	KES	–	
157.00		1	TRASH LINER DISPENSER SHELF	KES	A0053	–	2	KES	–	
159.03		1	UNIVERSAL PARTS CART – 36" W	INTERMETRO	MCD–1836UPC	–	2	KES	–	
160.01		4	CHEMICAL SYSTEM	ECOLAB	–	–	–	MANU–FACTURER	–	
163.00		2	FIRE EXTINGUISHER – 5 LB. – ABC	ANSUL	SEE RMKS	–	–	SEE RMKS	LOCAL ANSUL AGENT SPECIFIES, SUPPLIES & LOCATES PER LOCAL CODE	
163.01		2	FIRE EXTINGUISHER – 6 L. – K GUARD	ANSUL	SEE RMKS	–	–	SEE RMKS	LOCAL ANSUL AGENT SPECIFIES, SUPPLIES & LOCATES PER LOCAL CODE	
163.02		4	REMOTE ANSUL PULL	ANSUL	4835	EX3470	–	SEE RMKS	CODE MAY REQUIRE LOCAL ANSUL AGENT TO SUPPLY	
171.01		1	WALK–IN COOLER / FREEZER FLOORLESS	NORLAKE	–	E42763	7	KES	–	
174.36		1	REMOTE CONDENSING UNIT	BOHN	BCH0010MBACZC0225	SA4272	–	KES	BEACON II/INTELLIGEN SYSTEM	
174.45		1	REMOTE CONDENSING UNIT	BOHN	BCH0055LCACZC0225	SA4272	–	KES	BEACON II/INTELLIGEN SYSTEM	
175.18		1	COOLER EVAPORATOR	BOHN	BEL0095BS6AMAD0096	SA1525	–	KES	INTELLIGEN EVAPORATOR	
176.27		1	FREEZER EVAPORATOR	BOHN	BEL0170BS6EEAD0096	SA1525	–	KES	INTELLIGEN EVAPORATOR	
177.03		1	REACH–IN REFRIGERATOR–SINGLE WIDE	BEVERAGE AIR	HR1HC–1HS	SA2651	7	KES	–	
178.05		3	REACH–IN FREEZER – SINGLE WIDE	BEVERAGE AIR	HF1HC–1HS	SA2651	7	KES	–	
181.13		1	REFRIGERATOR – SPECIALTY COFFEE– 27" WIDE	TRUE	TUC–27 MCDCF1	SA33040	7	KES	RIGHT–HAND HINGED	
181.14		1	REFRIGERATOR – WORKTOP – 48" WIDE	TRUE	TWT–48 MCD1	SA4065	7	KES	–	
183.00		2	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 33" H	KES	18012498	SA4044	7	KES	–	

x = Optional Equipment VIF = Verify in Field
GC = General Contractor
R = Relocated Equipment

EQUIPMENT SCHEDULE

ITEM	O	QTY	DESCRIPTION	MANUFACTURER	MODEL #	UL	NSF	FURNISHED	GENERAL REMARKS	SPECIAL REQUIREMENTS
183.02		3	REFRIGERATOR/FREEZER – 2 DRAWER BASE – 30" W X 30" H	KES	18021304	SA4044	7	KES	–	
187.72		3	FREEZER SHELVING 24" x 42" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742442E	–	2	KES	–	
187.75		3	FREEZER SHELVING 24" x 60" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742460E	–	2	KES	–	
188.00		6	DUNNAGE RACK 22" x 36"	INTERMETRO	HP2236PD	–	2	KES	–	
188.07		1	UNIVERSAL STAGING CART	ISS SHELVING	WST1384Y	–	2	KES	–	
188.08		3	DUNNAGE RACK 22" x 30"	INTERMETRO	HP2230PD	–	2	KES	–	
188.09		3	DUNNAGE RACK 22" x 48"	INTERMETRO	HP2248PD	–	2	KES	–	
189.66		3	COOLER SHELVING 18" x 42" x 74" H. – 4 –TIER	ISS SHELVING	FSMS/FSMA741842E	–	2	KES	–	
189.72		2	COOLER SHELVING 24" x 42" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742442E	–	2	KES	–	
189.75		2	COOLER SHELVING 24" x 60" x 74" H. – 4–TIER	ISS SHELVING	FSMS/FSMA742460E	–	2	KES	–	
191.01		3	VALANCE SHELVING – 18" x 48"	INTERMETRO	M1848C–MP	–	2	KES	MOUNT AT 6'–8"AFF TO SHELF BOTTOM UNLESS OTHERWISE NOTED	
191.02		1	VALANCE SHELVING – 18" x 60"	INTERMETRO	M1860C–MP	–	2	KES	MOUNT AT 6'–8"AFF TO SHELF BOTTOM UNLESS OTHERWISE NOTED	
191.04		1	VALANCE SHELVING – 18" x 36"	INTERMETRO	M1836C–MP	–	2	KES	MOUNT AT 5'–0"AFF TO SHELF BOTTOM –W/ST STL LINER FOR SALAD EQUIP	
194.51		3	DRY SHELVING 26" x 100" x 84" H.–4–TIER – FIXED	DENSTOR	–	–	2	KES	–	
195.51		3	DRY SHELVING 26" x 100" x 84" H.– 5–TIER– FIXED	DENSTOR	–	–	2	KES	–	
196.06		1	SAFE – STANDARD BLDG. – LEFT HINGE	NKL	BSD4125FGXL–MC	–	–	OWNER	–	
197.00		2	STAINLESS STEEL HAND SINK	ADVANCE TABCO	7–PS–61	–	2	GC	REFER TO PLUMB. DWGS. FOR DETAILS, SOAP & TOWEL DISP. BY OTHERS	PROVIDE SIDE SPLASHES (7–PS–11) WHEN REQUIRED BY LOCAL CODE
197.01		1	HAND WASH TIMER	NATIONAL CONTROLS	TMD–T1715–120	E53595	–	KES	–	
197.03		2	STAINLESS STEEL HAND SINK – ADA	ADVANCE TABCO	7–PS–26	–	2	GC	REFER TO PLUMB. DWGS. FOR DETAILS, SOAP & TOWEL DISP. BY OTHERS	PROVIDE SIDE SPLASHES (7–PS–11D) WHEN REQUIRED BY LOCAL CODE
201.13		1	DRIVE–THRU CASH STAND – 21" D x 48" W	INTERMETRO	DT48–8	–	2	KES	SOLID WORK TOP, WIRE SHELVES	
201.15		1	READY NEXT DRIVE–THRU ASSEMBLY CART – 12" D x 36" W	INTERMETRO	DTPC–36	–	2	KES	–	
201.16		2	DRIVE–THRU ABS CART	KES	–	–	2	KES	ABS DRINK STAGING CART WITH TROUGH	
201.18		2	CBB STAGING CART	INTERMETRO	MCD–CBB	–	2	KES	–	
201.21		1	BLZ FRONT COUNTER TABLE – 30" D x 14" W	INTERMETRO	MCD1430–BLZM	–	2	KES	W/ CASTERS AND OVERSHELF	
203.01		1	HEAT TREAT COMBINATION SHAKE/SUNDAE MACHINE	CARPIGIANNI	K3	SA4203	6	KES	SUPPLIED WITH CONE DISPENSER AND 7'–6" LONG CORD	
203.03		1	CUP/CONE DISPENSER	KES	–	–	2	KES	–	
205.08		1	BIC MACHINE	MULTPLEX	MA–8–2	SA12070	6	KES	–	
205.09		1	FROZEN BEVERAGE DISPENSER	IMI CORNELIUS	VIPER 3	SA2128	6	KES	–	
206.01		1	SPECIALTY BEVERAGE STANDOFF SHELF	KES	KES	–	2	KES	MOUNT SHELF @ 2'–6" AFF	
207.01		1	BLENDER – RAIL MOUNT – MCFLURRY	VITAMIX	056385	–	8	KES	SUPPLIED MOUNTING BRACKETS	
207.09		1	DESSERT BUTLER	KES	–	–	2	KES	–	–
211.00		1	DELIVERY TABLET	APPLE	IPAD	–	–	DELIVERY PARTNER	QUANTITY DEPENDENT UPON NUMBER OF DELIVERY PARTNERS	
214.02		1	TECHNOLOGY RACK	BY OWNER	BY OWNER	OEM	–	OWNER	V.I.F. EXACT LOCATION FOR NETWORK RACK	
215.00		1	POS REGISTER – FRONT COUNTER	BY OWNER	BY OWNER	OEM	–	OWNER	INCLUDES MONITOR AND CPU	
215.02		4	POS REGISTER – 2 WINDOW D/T	BY OWNER	BY OWNER	OEM	–	OWNER	INCLUDES MONITOR AND CPU	
215.04		8	POS – KVS MONITOR	BY OWNER	BY OWNER	OEM	–	OWNER	–	
215.07		1	POS REGISTER – DELIVERY	BY OWNER	BY OWNER	OEM	–	OWNER	–	
216.00		8	POS – VIDEO MONITOR	BY OWNER	BY OWNER	E106786	–	OWNER	SUPPORTS INSTALLED BY GC IF REQUIRED – MOUNT @ 5'–8" AFF	FOR APPLICATIONS ABOVE ABS, MOUNT AT 6'–6" AFF
217.13		3	MERGE POINT MONITOR (DOUBLE DRIVE–THRU)	BY OWNER	BY OWNER	–	–	OWNER	MONITORS ARE REQUIRED FOR SIDE BY SIDE DRIVE THRU SYSTEM	–
217.14		1	POS – ORDER MONITOR (DOUBLE DRIVE THRU)	BY OWNER	BY OWNER	E106786	–	OWNER	SUPPORTS INSTALLED BY GC IF REQUIRED – MOUNT @ 5'–8" AFF	
217.19		1	WIRELESS HEADSET BASE STATION	HME	NEXEO HDX	–	–	OWNER	–	
217.24		1	DANGER POINT MONITOR (DOUBLE DRIVE–THRU)	BY OWNER	BY OWNER	–	–	OWNER	MONITORS ARE REQUIRED FOR SIDE BY SIDE DRIVE THRU SYSTEM	
217.26		1	ZOOM TIMER	HME	ZOOM NITRO	–	–	OWNER	–	
219.00		4	POS – RECEIPT PRINTER	BY OWNER	BY OWNER	OEM	–	OWNER	–	
219.05		7	STICKY LABEL PRINTER	BY OWNER	BYOWNER	OEM	–	OWNER	–	–
219.06		1	LABELING SYSTEM	TRANSACT	9700	–	–	KES	–	
220.00		1	POS – COIN DISPENSER	BY OWNER	BY OWNER	OEM	–	OWNER	–	
221.01		1	POS – OFFICE	BY OWNER	BY OWNER	OEM	–	OWNER	–	
221.09		1	O/O EQUIPMENT RACK	TRIPP–LITE	SRW12USDP	–	–	OWNER	AVAILABLE THROUGH POS SUPPLIER	
222.01		1	TIME CLOCK	BY OWNER	BY OWNER	OEM	–	OWNER	–	
223.05		1	WASHER/DRYER – ELECTRIC STACKED	MAYTAG	MLE19PN	–	–	KES	–	
225.03		1	OFFICE PACKAGE/DESK UNIT	DENSTOR	2000–0100	–	–	KES	WORK SURFACE 75", (1) DESK PEDESTAL W/ 2 DRAWERS AND (1) PEDESTAL W/ 3 DRAWERS	
225.04		1	OFFICE PACKAGE/ 2–WALL CABINETS	DENSTOR	2000–0200	–	–	KES	–	
225.05		1	OFFICE PACKAGE/HIGH WORK SURFACE	DENSTOR	2000–0300	–	–	KES	W/ (6) L–BRACKETS – WORK SURFACE IS 75" W. – CUT IN FIELD IF REQUIRED	
225.06		1	OFFICE PACKAGE W/3 DRAWER LATERAL FILE	DENSTOR	2000–0400	–	–	KES	–	
226.08		3	CREW LOCKERS –12" x 12" x 18" (6 HIGH)	DENSTOR	3–121278	–	2	KES	–	
237.00		1	PIE DISPLAY	PRINCE CASTLE	524–MCDC	E341354	4	KES	PROVIDE WITH S/S PANEL	
700.02		2	MOP SINK	GC	–	–	2	GC	–	
700.07		1	WATER HEATER – GAS	GC	SEE RMKS	–	2	GC	REFER TO PLUMB. DWGS. FOR DETAILS	
700.09		1	ECONOMY OEP BOX W/MOUNTING HARDWARE	ACS	OEP–6	E71309	–	KES	6" W. x 24" D.	
700.10	X	1	BULK OIL SYSTEM	RTI	BI–3F	SEE RMKS	4	MANU–FACTURER	IF AVAILABLE IN MARKET – ETL ELECTRICAL RATING: 9900762	
700.11		1	OEP UTILITY PANEL W/ MOUNTING HARDWARE – STATIC BOX	H&K DALLAS	–	–	–	H&K DALLAS	2'–4"x2'–4" x4" HIGH BOX	
700.18	X	1	BULK OIL FILL BOX – 8"Wx10"H	RTI	–	–	–	MANU–FACTURER	SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT, INSTALLED BY GC	

SEE SHEET K2.0 FOR EQUIPMENT LAYOUT AND TAG IDENTIFICATION

1
K2.1
KITCHEN SCHEDULE

REV | DATE | DESCRIPTION | BY

JOHN FERGUSON
ELECTRICAL
COMMERCE
No. 112166
STATE OF TENNESSEE
06/25/2024

PREPARED BY:
CORE STATES GROUP
212 S.E. 34th Street
Suite 2
Bentonville, AR 72712
479.986.4400
www.core-eng.com

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: SH
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05–10–2024

TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO. 041–1210.00.0
K2.1
KITCHEN SCHEDULE

MCDONALD'S RESTAURANT

US HWY 231 & HONEY FARM WAY
COLUMBIA, TN 38401

SITE CODE: 041-1210



LOCATION MAP
NOT TO SCALE

DEVELOPER

McDONALD'S USA, LLC

110 N CARPENTER ST.
CHICAGO, IL 60607

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

ENGINEER
RICHARD TUTT, P.E.
AMERICAN ENGINEER, INC.
65 ABERDEEN DRIVE
GLASGOW, KENTUCKY 42141
(270) 651-7220

SURVEYOR
DON PEDIGO, P.L.S.
AMERICAN ENGINEERS, INC.
65 ABERDEEN DRIVE
GLASGOW, KY 42141
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GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMIT AUTHORITIES. ALL PERMITS AND BONDS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NO SITE GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND MEET/EXCEED LOCAL AND STATE REQUIREMENTS.
3. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. (AEI). ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGE AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SAFETY IN ANY WAY.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE AND PEDESTRIAN TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF CONSTRUCTION. ANY CONFLICTS DISCOVERED BETWEEN EXISTING AND PROPOSED UTILITIES PRIOR TO OR AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
8. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL WORK SHALL BE PERFORMED PER MCDONALD'S "PROJECT MANUAL FOR MCDONALD'S STANDARD BUILDING PROGRAM" CURRENT EDITION.
10. ANY AREAS DAMAGED OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
11. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
12. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
14. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
15. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
17. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
18. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
19. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
20. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
21. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
22. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
23. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
24. CONTRACTOR SHALL PROTECT ALL PROPERTY LINES, CORNERS AND SURVEY PINS; ANY DAMAGES SHALL BE PAID BY THE CONTRACTOR AT THEIR EXPENSE.
25. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
26. THE LOCATION OF EXISTING UTILITIES SHOWN HEREIN IS AN APPROXIMATION OF THEIR ACTUAL LOCATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO ASSUME ALL LIABILITY FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO PHYSICALLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
27. ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.

JOB SITE SAFETY

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. AND NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF AEI OR SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATION , DUTIES, AND RESPONSIBILITIES INCLUDED, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, TO PROCEDURES NECESSARY FOR PERFORMING SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. ANYONE USING INFORMATION FROM THESE PLANS ACKOWLEDGES AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.

ACCESSIBILITY INFORMATION:

1. ALL RAMPS SIDEWALKS AND APRONS SHALL BE COMPLIANT WITH THE MOST CURRENT DEPARTMENT OF JUSTICE ADA REQUIREMENTS (ADA STANDARDS FOR ACCESSIBLE DESIGN, CODE OF FEDERAL REGULATIONS, CURRENT EDITION).
2. THE ELEVATION OF ALL EXTERIOR WALKS AND SLABS SHALL BE ADA COMPLIANT AND A $\frac{1}{4}$" BELOW FINISH FLOOR AT ALL DOORS. AN ADA LANDING SHALL BE PROVIDED AT ALL DOORS.
3. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE ADA COMPLIANT, NOT TO EXCEED 2% IN ANY DIRECTION.

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND DESIGNER OF RECORD IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN TO THE AFOREMENTIONED PEOPLE, AND CHANGES APPROVED.
2. THIS PLAN HAS BEEN REVIEWED BY THE AUTHORITY HAVING JURISDICTION AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION. MCDONALDS CONSTRUCTION MANAGER & THE AUTHORITY HAVING JURISDICTION SHALL BE INFORMED IN WRITING OF ANY CHANGES MADE DURING CONSTRUCTION PRIOR TO EXECUTION OF SAID CHANGE.
3. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION(S) PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY THE APPROPRIATE PROFESSIONAL(S) PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
4. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION OPERATIONS UNTIL ALL APPLICABLE UTILITY COMPANIES, COUNTY AND CITY AGENCIES HAVE BEEN NOTIFIED AND GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD. THE CONTRACTOR SHALL COORDINATE ALL FACILITIES MARKINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE AGENCIES, UTILITIES OR COMPANIES TO PROVIDE TEMPORARY ELECTRIC POWER, WATER SUPPLY AND SANITARY FACILITIES DURING DURATION OF CONSTRUCTION ACTIVITIES. ASSOCIATED COSTS SHALL BE INCIDENTAL TO PROJECT.
6. ALL WORK SHALL BE PER OSHA AND APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR OTHER PERMITS FROM ALL GOVERNING AGENCIES BEFORE THE COMMENCEMENT OF WORK. CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES. STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES SHALL NOT BE CLOSED OR OBSTRUCTED WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS SHALL BE PROVIDED IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
8. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS. DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT; EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE FROM THE OWNER, ARCHITECT, OR ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY EXCEPT FOR THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
9. ALL GRADING TO BE IN ACCORDANCE WITH LOCAL ADOPTED CODES AND ASTM D1557. GRADING SHALL MATCH ALL SURROUNDING EXITING GRADES.
10. THE SITE SHALL BE EITHER UNIFORMLY GRADED BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, BETWEEN SUCH POINTS AND EXISTING FINISHED GRADES, OR CONFORM POINTS (SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES). IT SHALL COMPLY WITH THE GEOTECHNICAL'S REPORT COMPACTION REQUIREMENTS AND BE SLOPED TO DIRECT WATER AWAY FROM THE BUILDING AND TO PREVENT PONDING ANYWHERE ON SITE.
11. PRIOR TO PLACING AGGREGATE BASE OR PAVEMENT, THE SUBGRADE SHALL BE TREATED WITH A SOILS STERILIZATION TYPE WEED KILLER (EPA-REGISTERED) AND TERMITE CONTROL; WHERE REQUIRED.
12. CONTRACTOR IS RESPONSIBLE FOR RESETTING EXISTING MONITORING WELLS, MANHOLES, CLEAN-OUTS AND ANY OTHER STRUCTURE TO FINISH GRADE AS NECESSARY.
13. EXISTING ASPHALT PAVING AND/OR CONCRETE SHALL BE CUT TO A NEAT, STRAIGHT LINE (WHEN APPLICABLE). ALL EXPOSED VERTICAL SURFACES SHALL BE TACKED COATED BELOW FINISH GRADE LINE WITH ASPHALT EMULSION PRIOR TO PAVING.
14. ALL NEW CONCRETE PAVING SHALL BE SEALED. JOINT SEALANT SHALL BE APPLIED TO ALL EXPANSIONS AND ISOLATION JOINTS; AND CONTROL JOINTS IN DRIVEWAY SLABS.
15. 'SAW-CUTTING' TO CREATE CONTROL JOINTS SHALL BE DONE WITHIN 1 TO 4 HOURS (PENDING TEMPERATURE) AFTER THE HARDENING SUFFICIENTLY, TO PREVENT RAVELING OR DISLODGING OF AGGREGATES, OF THE CONCRETE.
16. UNLESS OTHERWISE NOTED, ALL CURBS SHALL HAVE A 6" CURB FACE.
17. ASPHALT PRIME COAT SHALL BE APPLIED TO THE COMPACTED AGGREGATE BASE PRIOR TO PLACING ASPHALTIC CONCRETE. THE RATE OF APPLICATION SHALL BETWEEN 0.2 AND 0.5 GALLONS PER SQUARE YARD.
18. ASPHALT TACK COAT SHALL BE APPLIED BELOW FINISHED GRADE TO ALL VERTICAL SURFACES IN CONTACT WITH THE ASPHALT PAVEMENT AND TO THE SURFACE OF THE BASE COURSE WITH FINISH COURSE PLACED ON DIFFERENT DAYS. TACK COAT SHALL BE APPLIED AT A RATE BETWEEN 0.05 AND 0.15 GALLONS PER SQUARE YARD.
19. SEAL COAT SHALL BE APPLIED TO ALL NEW ASPHALTIC PAVEMENT PER MANUFACTURER SPECIFICATIONS AND MCDONALDS PROJECT MANUAL.
20. ANY WORK THAT IMPACTS ACCESSIBILITY SHALL BE RESTORED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL ADOPTED CODES; MOST STRIGENT SHALL APPLY.
21. THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" PLAN WITH ALL MODIFICATIONS/CHANGES NOTED/SHOWN ON THE FINAL DRAWING SET.

Tennessee 811

BEFORE YOU DIG

The contractor is instructed to call 1-800-351-1111 to reach TN 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the TN 811 one-call Before-U-Dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KTN 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI an STV Company

PREPARED FOR:
McDonald's USA, LLC©

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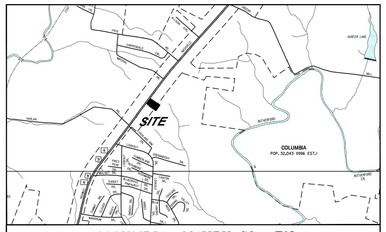
SCALE:
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: COVER & GENERAL NOTES
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-1.0



COLUMBIA, MAURY CO., TN
VICINITY MAP (NOT TO SCALE)

PROJECT DATA	
TOTAL SITE AREA	46.777 ACRES XXX SQ.FT.
PARCEL ID	051-058.00
TAX BLOCK	N/A
LOT	N/A
FEMA DISTRICT	47119C0180E
EXISTING USE	N/A
EXISTING BUILDING AREA	N/A
EXISTING BUILDING HEIGHT	N/A
FIRE PROTECTION DISTRICT	N/A
DEED BOOK & PAGE	DB 1917, PG 546

SURVEYOR'S NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ALL THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON JANUARY 25, 2024.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 47119C0180E, EFFECTIVE DATE OF APRIL 16, 2007.

THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

PARCELS ARE CONTIGUOUS AND NO GAPS OR GORES EXIST. PARCELS ARE CONTIGUOUS WITH ABUTTING RIGHT OF WAYS, ALLEYS, AND ADJOINING PROPERTIES WITHOUT ANY GAPS, GORES, OR OVERLAPS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:16,243 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, TN RLS #1611)

GPS NOTE:
75 % OF SURVEY WAS PERFORMED USING TRIMBLE - R24 - DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.04' OR BEING 1 : 16,243.

PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE MAURY COUNTY ASSESSOR OFFICE AND THE MAURY COUNTY REGISTER OF DEEDS. RECORD RESEARCH WAS PERFORMED ON SEPTEMBER 14, 2023.

ALL FOUND AND SET BOUNDARY CORNERS ARE WITNESSED BY A STAKE WITH RIBBON, UNLESS SAID CORNER IS IN PAVEMENT OR SIMILAR SURFACE IN WHICH CASE IT IS WITNESSED BY 2" PAINT MARK ON THE GROUND.

NO PROPOSED CHANGES TO STREET RIGHT OF WAYS KNOWN TO SURVEYOR AT TIME OF SURVEY.

RECENT EARTH MOVING WORK, AND UTILITY WORK, WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS OBSERVED AT THE TIME OF SURVEY (EXCEPT AS SHOWN OR NOTED HEREON).

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL (EXCEPT AS SHOWN OR NOTED HEREON).

NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

ZONING INFORMATION IS BEING PROVIDED WITHOUT EXPRESSING ANY LEGAL OPINION.

THIS PLAT MEETS MCDONALDS MINIMUM SURVEY STANDARDS AS SUPPLIED BY CLIENT.

SEE SHEET 2 FOR BOUNDARY AND EASEMENT BREAKDOWN

(D) = DEED DISTANCE
(P) = PLAT DISTANCE
(S) = SURVEYED DISTANCE

TO CHICAGO TITLE INSURANCE COMPANY AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6a,6b,7a,7c,8,9,11b,13,14,16,17,18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2024.

DATE: _____

SURVEYOR: JAMES D. PEDIGO, PLS

SIGNED: PRELIMINARY

L.S. #: TN 1611

BASIS OF BEARINGS & ELEVATIONS:
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM WGS84. ALL ELEVATION SHOWN HEREON WERE BASED ON NAVD88 (GEOID 18). FEMA ELEVATIONS BASED ON NAVD88. AS OBSERVED VIA RTK BASED OFF OF AN OPUS SOLUTION. MAY, 2023.

1' CONTOUR INTERVAL

ENCROACHMENT NOTE:
1. POSSIBLE ENCROACHMENT: AN EXISTING HONEY FARM WAY BRICK SIGN IS BUILT ON THE PROPERTY LINE.

CONTROL POINT TABLE

Point	Northing	Easting	Elevation	Description
1	496036.899	1674824.943	750.07	IPCS/ 1/2 REBAR
2	495971.139	1675000.020	750.55	IPCS/ 1/2 REBAR

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	(S) 240.00'	83.56'	83.14'	S 63°25'16" E	19°56'56"
	(P) 240.00'	83.53'	83.11'	S 63°25'16" E	19°56'56"
C2	(S) 160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"
	(P) 160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	(S) S 53°26'49" E	44.31'
	(P) S 53°29'06" E	44.29'
L2	(S) S 53°26'49" E	78.63'
	(P) S 53°24'55" E	78.62'
L3	(S) S 58°28'04" E	40.76'
	(P) S 58°35'25" E	40.73'

051-058.00
EMC HONEY FARM LLC
RECORD BOOK 2923 PAGE 1047
LOT 6
33.36 ACRES

CURB BOX INLET
RIM: 745.59
F.L.: 739.59

SANITARY MANHOLE
RIM ELEV: 746.19'
F.L. ELEV: 737.86'

SILTED HEADWALL

STORM PIPE
O.E.: 747.31'

HONEY FARM WAY
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)
(SCH.B.11.10)

24" RCP

6" PVC

CONCRETE PAVEMENT

US31 - NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)

CURB BOX INLET
RIM: 745.84
F.L.: 740.07

SANITARY MANHOLE
RIM ELEV: 745.44'
F.L. ELEV: 737.11'

IPCF "TURK 1735"

IPCF FOUND "WEBB 2858"

5" REBAR FOUND

5" REBAR FOUND

POSSIBLE ENCROACHMENT NO. 1
"THE HONEY FARMS" BRICK SIGN
SCH. B PART II EXC. 29
20' STREET SETBACK
PB 23 PG 218

STORM PIPE
I.E.: 748.27'

SILTED HEADWALL

ELECTRICAL STUB UPS, METER, AND JUNCTION BOX

GRAVEL

CP#2

S 36°30'56" W 147.12' (P)
S 36°32'16" W 147.07' (S)

051-058.03
FREEGARD PARTNERS X
RECORD BOOK 2923 PAGE 1047
LOT 2
0.79 ACRES

N 36°31'05" E 180.00' (S)

051-058.00
EMC HONEY FARM LLC
RECORD BOOK 2905 PAGE 1420
LOT 1A
1.34 ACRES

CP#1

SCH. B PART II EXC. 29
20' REAR SETBACK
PB 23 PG 218

IPCF "TURK 1735"

S 36°30'29" W 60.46' (S)

051-058.03
FREEGARD PARTNERS X
RECORD BOOK 2923 PAGE 1047
LOT 3
2.26 ACRES

N 53°27'14" W 300.00' (S)

SCH. B PART II EXC. 29
20' STREET SETBACK
PB 23 PG 218

051-058.00
EMC HONEY FARM LLC
RECORD BOOK 2905 PAGE 1420
LOT 1B
2.74 ACRES

SCH. B PART II EXC. 29
37' RADIUS
PB 23 PG 218

COLUMBIA CITY LIMITS
SCH.B.11.10 (PB16 PG252)
MAURY COUNTY

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EDGE OF PAVEMENT
- EXISTING PAVEMENT MARKING
- EXISTING CENTERLINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING GUIDE WIRE
- F.H. EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY MANHOLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CURB BOX INLET
- EXISTING GAS VALVE
- EXISTING GAS MARKER
- EXISTING ELECTRIC BOX
- EXISTING COMMUNICATIONS BOX
- EXISTING TRANSFORMER PAD
- EXISTING SIGN
- EXISTING CONTROL POINT
- 1/2" IRON PIN & CAP (SET) "D. PEDIGO TN RLS 1611"
- 5/8" IRON PIN & CAP (FOUND) AS NOTED
- R/W CONCRETE MARKER
- EXISTING CONCRETE
- EXISTING GRAVEL

UTILITY CONTACTS	
WATER, & SEWER:	COLUMBIA POWER & WATER SYSTEMS 201 PICKENS LANE, COLUMBIA, TN 38401 931-388-4833
ELECTRIC:	COLUMBIA POWER & WATER SYSTEMS 201 PICKENS LANE, COLUMBIA, TN 38401 931-388-4833
COMUNICATION:	COMMUNICATION CONCEPTS 802 NASHVILLE HWY, COLUMBIA, TN 38401 931-388-8682 SPECTRUM 405 S JAMES CAMPBELL BLVD, COLUMBIA, TN 38401 888-406-7063
GAS:	ATMOS ENERGY 810 NASHVILLE HWY, COLUMBIA, TN 38401 931-388-9136

ZONING INFORMATION	
ZONING	PUD - MU (MIXED USE)
FRONT YARD SETBACK	20'
REAR YARD SETBACK	N/A
SIDE YARD SETBACK	10'
MAX. BLDG. HEIGHT ALLOWED	4 STORIES
REPLAT INFORMATION:	CURRENTLY NO REPLAT IS NECESSARY.
PLANNING AND ZONING:	COLUMBIA PLANNING & ZONING DEPARTMENT 5 PUBLIC SQUARE, COLUMBIA, TN. 38401 931-381-3690

0 20 40 60

TITLE INFORMATION

TITLE DESCRIPTION: SCHEDULE A & SCHEDULE B ITEMS SHOWN HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY. COMMITMENT NO. 2023007GCTN, REVISION NUMBER 12-1-2023, AND DATED NOVEMBER 14, 2023.

PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY

EMC HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 37421

PARCEL ID: 051-058.00
RECORD BOOK 2905 PAGE 1420
PLAT BOOK 18 PAGE 919
PLAT BOOK 16 PAGE 251

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI An EVI Company

PREPARED FOR:
McDonald's USA, LLC®

These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and/or its affiliates and shall not be reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and no use should be made of these documents on any other project. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

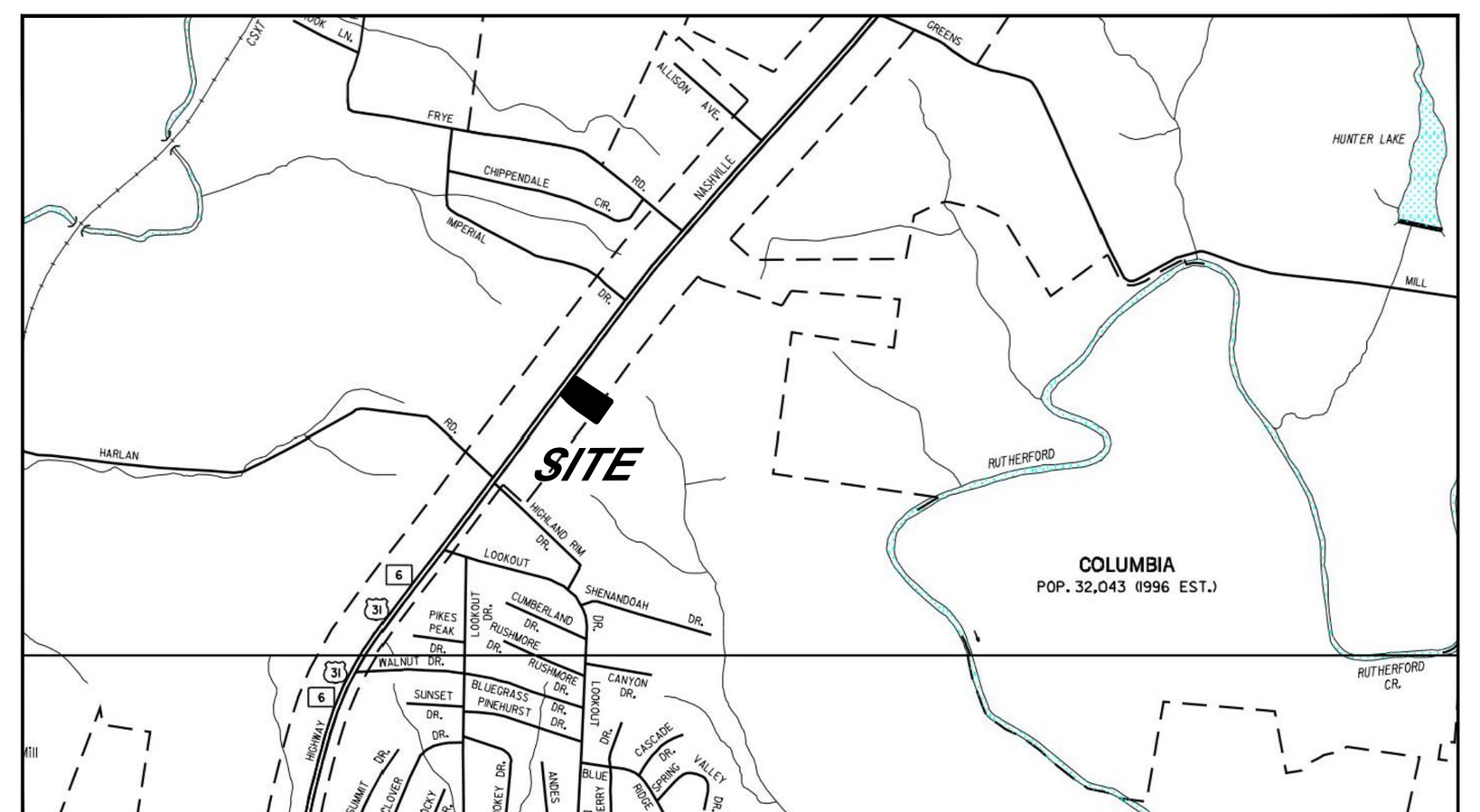
SCALE: 1" = 80'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: ALTA

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: 1 OF 2



COLUMBIA, MAURY CO., TN.
VICINITY MAP (NOT TO SCALE)

PROJECT DATA	
TOTAL SITE AREA	46.777 ACRES XXX SQ.FT.
PARCEL ID	051–058.00
TAX BLOCK	N/A
LOT	N/A
FEMA DISTRICT	47119C0180E
EXISTING USE	N/A
EXISTING BUILDING AREA	N/A
EXISTING BUILDING HEIGHT	N/A
FIRE PROTECTION DISTRICT	N/A
DEED BOOK & PAGE	DB 1917, PG 546

ZONING INFORMATION	
ZONING	PUD – MU (MIXED USE)
FRONT YARD SETBACK	20'
REAR YARD SETBACK	N/A
SIDE YARD SETBACK	10'
MAX. BLDG. HEIGHT ALLOWED	4 STORIES
REPLAT INFORMATION:	CURRENTLY NO REPLAT IS NECESSARY.
PLANNING AND ZONING:	COLUMBIA PLANNING & ZONING DEPARTMENT 5 PUBLIC SQUARE, COLUMBIA, TN. 38401 931–381–3690

SURVEYOR'S NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ALL THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON JANUARY 25, 2024.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 47119C0180E, EFFECTIVE DATE OF APRIL 16, 2007.

THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

PARCELS ARE CONTIGUOUS AND NO GAPS OR GORES EXIST. PARCELS ARE CONTIGUOUS WITH ABUTTING RIGHT OF WAYS, ALLEYS, AND ADJOINING PROPERTIES WITHOUT ANY GAPS, GORES, OR OVERLAPS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:16,243 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, TN RLS #1611)

GPS NOTE:
75 % OF SURVEY WAS PERFORMED USING TRIMBLE – R12i – DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.04' OR BEING 1 : 16,243.

PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE MAURY COUNTY ASSESSOR OFFICE AND THE MAURY COUNTY REGISTER OF DEEDS. RECORD RESEARCH WAS PERFORMED ON SEPTEMBER 14, 2023.

ALL FOUND AND SET BOUNDARY CORNERS ARE WITNESSED BY A STAKE WITH RIBBON, UNLESS SAID CORNER IS IN PAVEMENT OR SIMILAR SURFACE IN WHICH CASE IT IS WITNESSED BY 2" PAINT MARK ON THE GROUND.

NO PROPOSED CHANGES TO STREET RIGHT OF WAYS KNOWN TO SURVEYOR AT TIME OF SURVEY.

RECENT EARTH MOVING WORK, AND UTILITY WORK, WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS OBSERVED AT THE TIME OF SURVEY (EXCEPT AS SHOWN OR NOTED HEREON).

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL (EXCEPT AS SHOWN OR NOTED HEREON).

NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

ZONING INFORMATION IS BEING PROVIDED WITHOUT EXPRESSING ANY LEGAL OPINION.

THIS PLAT MEETS MCDONALDS MINIMUM SURVEY STANDARDS AS SUPPLIED BY CLIENT.

SEE SHEET 2 FOR BOUNDARY AND EASEMENT BREAKDOWN

(D) = DEED DISTANCE
(P) = PLAT DISTANCE
(S) = SURVEYED DISTANCE

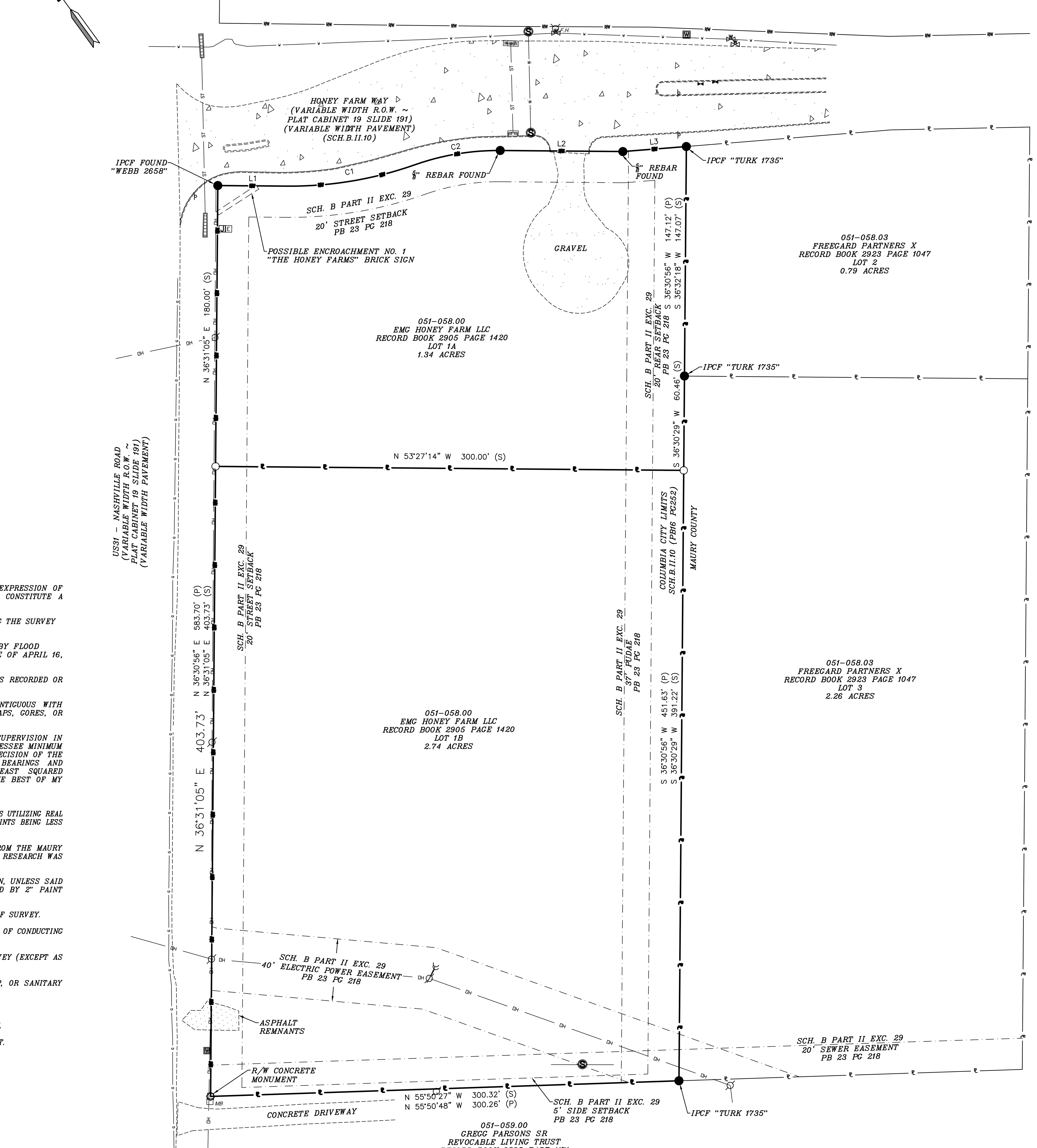
RECORDED LEGAL DESCRIPTION
LAND IN MAURY COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE PLAN OF HONEY FARM CROSSING FOR EMG HONEY FARM, LLC, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK P23, PAGE 218, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO EMG HONEY FARM, LLC BY DEED OF RECORD IN BOOK R2905, PAGE 1420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BASIS OF BEARINGS & ELEVATIONS
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM WGS84. ALL ELEVATION SHOWN HEREON WERE BASED ON NAVD88 (GEOID 18). FEMA ELEVATIONS BASED ON NAVD88. AS OBSERVED VIA RTK BASED OFF OF AN OPUS SOLUTION. MAY, 2023.

1' CONTOUR INTERVAL

ENCROACHMENT NOTE:
1. POSSIBLE ENCROACHMENT: AN EXISTING HONEY FARM WAY BRICK SIGN IS BUILT ON THE PROPERTY LINE.



LINE TABLE

LINE		BEARING	DISTANCE
L1	(S)	S 53°26'49" E	44.31'
	(P)	S 53°29'06" E	44.29'
L2	(S)	S 53°26'49" E	78.63'
	(P)	S 53°24'55" E	78.62'
L3	(S)	S 58°28'04" E	40.76'
	(P)	S 58°35'25" E	40.73'

CURVE TABLE

CURVE		RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	(S)	240.00'	83.56'	83.14'	S 63°25'16" E	19°56'56"
	(P)	240.00'	83.53'	83.11'	S 63°25'16" E	19°56'56"
C2	(S)	160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"
	(P)	160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"

0 40 80 120

TITLE INFORMATION

TITLE DESCRIPTION: SCHEDULE A & SCHEDULE B ITEMS SHOWN HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20230076CTN, REVISION NUMBER 12–1–2023, AND DATED NOVEMBER 14, 2023.

PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421

PARCEL ID: 051–058.00
RECORD BOOK 2905 PAGE 1420
PLAT BOOK 18 PAGE 919
PLAT BOOK 16 PAGE 251

SURVEYED LEGAL DESCRIPTION

EMG HONEY FARM, LLC
1.34 ACRE TRACT
LOT 1A

A CERTAIN PARCEL OF LAND IN COLUMBIA, MAURY COUNTY, TENNESSEE AS REFERENCED IN THE PLAN OF HONEY FARM CROSSING FOR EMG HONEY FARM, LLC RECORDED MAY 18, 2023 IN PLAT BOOK P23, PAGE 218, INSTRUMENT NO. 23006538, IN THE OFFICE OF MAURY COUNTY REGISTER OF DEEDS. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS REFERRED TO HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM. AS OBSERVED VIA RTK BASED OFF OF AN OPUS SOLUTION, MAY 2023.

BEGINNING AT AN IRON PIN WITH CAP, FOUND THIS SURVEY "WEBB 2658", SAID POINT BEING IN THE EASTERN RIGHT OF WAY OF US31 – NASHVILLE ROAD AND THE SOUTHERN RIGHT OF WAY OF HONEY FARM WAY, AS RECORDED IN PLAT CABINET 19 SLIDE 191.

THENCE LEAVING THE EASTERN RIGHT OF WAY OF US31 – NASHVILLE ROAD WITH THE SOUTHERN RIGHT OF WAY OF HONEY FARM WAY FOR THE FOLLOWING CALLS:
THENCE S 53°26'49" E A DISTANCE OF 44.31' TO A POINT;
THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 240.00', AN ARC LENGTH OF 83.56', AND A CHORD BEARING S 63°25'16" E AND CHORD LENGTH OF 83.14'TO A POINT ;
THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00', AN ARC LENGTH OF 55.71', AND A CHORD BEARING N 63°25'17" W AND CHORD LENGTH OF 55.43' TO A 5/8" REBAR FOUND THIS SURVEY;
THENCE S 53°26'49" E A DISTANCE OF 78.63' TO 5/8" REBAR FOUND THIS SURVEY
THENCE S 58°28'04" E A DISTANCE OF 40.76' TO AN IRON PIN WITH CAP FOUND THIS SURVEY "TURK 1735", SAID POINT BEING A CORNER COMMON TO FREEGARD PARTNERS X LOT 2 AS RECORDED IN RECORD BOOK 2923 PAGE 1047;

THENCE LEAVING THE SOUTHERN RIGHT OF WAY OF HONEY FARM WAY WITH THE COMMON LINE OF FREEGARD PARTNERS X LOT 2, S 36°32'18" W A DISTANCE OF 147.07' TO AN IRON PIN WITH CAP FOUND THIS SURVEY "TURK 1735", SAID POINT BEING THE CORNER COMMON TO FREEGARD PARTNERS X LOT 3 AS RECORDED IN RECORD BOOK 2923 PAGE 1047;

THENCE LEAVING THE LINE OF FREEGARD PARTNERS X LOT 2 WITH THE LINE OF FREEGARD PARTNERS X LOT 3
S 36°30'29" W A DISTANCE OF 60.46' TO AN IRON PIN WITH CAP, SET THIS SURVEY (ALL IRON PINS AND CAPS SET THIS SURVEY ARE ½" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "D. PEDIGO TN RLS 1611");

THENCE LEAVING THE LINE OF FREEGARD PARTNERS X LOT 3 TO CREATE A NEW LINE WITH THE PARENT TRACT
N 53°27'14" W A DISTANCE OF 300.00' TO A CALCULATE POINT IN THE EASTERN RIGHT OF WAY OF US31 – NASHVILLE ROAD.

THENCE WITH THE EASTERN RIGHT OF WAY OF US31 – NASHVILLE ROAD N 36°31'05" E A DISTANCE OF 180.00' TO THE POINT OF BEGINNING CONTAINING 1.34 ACRES (58,457 SQUARE FEET) PER SURVEY BY AMERICAN ENGINEERS INC. DATED APRIL, 2024.

EMG HONEY FARM, LLC
2.74 ACRE TRACT
LOT 1B

A CERTAIN PARCEL OF LAND IN COLUMBIA, MAURY COUNTY, TENNESSEE AS REFERENCED IN THE PLAN OF HONEY FARM CROSSING FOR EMG HONEY FARM, LLC RECORDED MAY 18, 2023 IN PLAT BOOK P23, PAGE 218, INSTRUMENT NO. 23006538, IN THE OFFICE OF MAURY COUNTY REGISTER OF DEEDS. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS REFERRED TO HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM. AS OBSERVED VIA RTK BASED OFF OF AN OPUS SOLUTION, MAY 2023.

BEGINNING AT A CONCRETE RIGHT OF WAY MARKER, FOUND IN THE EASTERN RIGHT OF WAY OF US31 – NASHVILLE ROAD, SAID POINT BEING A CORNER COMMON TO GREGG PARSONS SR. REVOCABLE LIVING TRUST, AS RECORDED IN RECORD BOOK 2535 PAGE 1171.

THENCE LEAVING THE LINE OF GREGG PARSONS SR. WITH THE EASTERN RIGHT OF WAY OF US31 – NASHVILLE ROAD N 36°31'05" E A DISTANCE OF 403.73' TO A CALCULATED POINT NOT SET;

THENCE LEAVING THE EASTERN RIGHT OF WAY OF US31 – NASHVILLE ROAD AND CREATING A NEW LINE WITH THE PARENT TRACT N 53°27'14" W A DISTANCE OF 300.00' TO A CALCULATED POINT NOT SET, SAID POINT BEING ON THE LINE COMMON TO FREEGARD PARTNERS X LOT 3 AS RECORDED IN RECORD BOOK 2923 PAGE 1047;

THENCE LEAVING THE NEWLY CREATED LINE WITH THE LINE OF FREEGARD PARTNERS X LOT 3 S 36°30'29" W A DISTANCE OF 391.22' TO A IRON PIN WITH CAP, FOUND "TURK 1735", SAID POINT BEING ON THE COMMON LINE OF GREGG PARSONS SR.

THENCE LEAVING THE LINE OF FREEGARD PARTNERS X LOT 3 WITH THE LINE OF GREGG PARSONS SR. N 55°50'27" W A DISTANCE OF 300.32'TO THE POINT OF BEGINNING CONTAINING 2.74 ACRES (119,256 SQUARE FEET) PER SURVEY BY AMERICAN ENGINEERS INC. DATED APRIL, 2024.

SCHEDULE B, PART II
*ITEMS 1–9 ARE NOT SURVEY RELATED AND HAVE NOT BEEN EVALUATED PER THIS SURVEY

10. SUBJECT TO ALL MATTERS SHOWN ON THE PLANS OF RECORD IN PLAT BOOK P16, PAGE 251–252, PLAT BOOK P18, PAGES 191–192, PLAT BOOK P20, PAGE 157–158, PLAT BOOK P21, PAGE 109, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. PLAT BOOK P16 AND P18 AFFECTS AS SHOWN HEREON. PLAT BOOK P20 AND P21 DOES NOT AFFECT SUBJECT PROPERTY
11. APPLICATIONS FOR GREENBELT ASSESSMENT – AGRICULTURAL OF RECORD IN BOOK R2179, PAGES 777 AND 778, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. NOT A SURVEY ITEM
12. INTENTIONALLY DELETED. NOT A SURVEY ITEM
13. GRANT OF EASEMENT OF RECORD IN BOOK 1197, PAGE 481, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. DOES NOT AFFECT SUBJECT PROPERTY
14. DEED RESTRICTIONS, EASEMENTS AND RIGHTS AS SET OUT IN DEED OF RECORD IN BOOK 747, PAGE 371, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. SURVEYOR NOTES THAT THE CREEK, LANE, & CEMETARY MENTIONED IN DB 747 PG 371 DOES NOT AFFECT THE SUBJECT PROPERTY. ALL OTHER KNOWN AND PLOTTABLE EASEMENTS ARE SHOWN HEREON.
15. RIGHT OF WAY EASEMENT OF RECORD IN BOOK 219, PAGE 536, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
16. INTENTIONALLY DELETED. NOT A SURVEY ITEM
17. STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK R2001, PAGE 247, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. DOES NOT AFFECT SUBJECT PROPERTY
18. INTENTIONALLY DELETED. NOT A SURVEY ITEM
19. EASEMENT(S) AS SHOWN IN DEED OF RECORD IN BOOK 1161, PAGE 434, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. WATERLINE EASEMENT MENTIONED IN DB 1161 PG 434 IS FROM A CONDEMNATION SUIT FOR CITY OF COLUMBIA IN THE CIRCUIT COURT OF MAURY COUNTY AND NO LOCATION OF SAID WATERLINE IS STATED. NO WATERLINE WAS OBSERVED ON THE SUBJECT PROPERTY AT THE DATE OF SURVEY. SURVEYOR NOTES THERE IS AN EXISTING WATERMAIN IN THE NORTHERLY RIGHT–OF–WAY OF HONEY FARM WAY (VARIBLE R/W). SAID WATERLINE SHOWN HEREON FROM FIELD LOCATED FEATURES AND SCALED FROM THE PLAN OF HONEY FARM CROSSING FOR EMG HONEY FARM, LLC, AS SHOWN ON PLAT OF RECORDS IN PLAT BOOK P23, PAGE 218, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
20. EASEMENTS OF RECORD IN NOTICE OF TAKING OF RECORD IN BOOK 779, PAGE 508, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. DOES NOT AFFECT SUBJECT PROPERTY
21. HONEY FARM HOMEOWNERS ASSOCIATION, INC., CHARTER OF RECORD IN BOOK T, PAGE 366, AND QUITCLAIM OF COMMON AREAS OF RECORD IN BOOK R2083, PAGE 11, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. NOT A SURVEY ITEM
22. INTENTIONALLY DELETED. NOT A SURVEY ITEM
23. INTENTIONALLY DELETED. NOT A SURVEY ITEM
24. NO INSURANCE IS OFFERED TO TITLE TO THAT PORTION OF THE PREMISES EMBRACED WITHIN THE BOUNDS OF ANY ROADS, STREETS, OR HIGHWAYS. NOT A SURVEY ITEM
25. SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON
26. INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN BOOK R2913, PAGE 916, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. AFFECTS SUBJECT PROPERTY, NOT PLATTABLE
27. DECLARATION OF DRAINAGE EASEMENT OF RECORD IN BOOK R2923, PAGE 1024, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. DOES NOT AFFECT SUBJECT PROPERTY
28. DECLARATION OF EASEMENTS AND RESTRICTIONS OF RECORD IN BOOK R2923, PAGE 1009, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON
29. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK P23, PAGE 218, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON
30. ALL MATTERS SHOWN ON SURVEY NO._____ PREPARED BY JEFFREY C. SMITH, TN RLS #3279 OF AMERICAN ENGINEERS, INC. AND DATED MAY 22, 2023, LAST REVISED________. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EDGE OF PAVEMENT
- EXISTING PAVEMENT MARKING
- EXISTING CENTERLINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING GUIDE WIRE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY MANHOLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CURB BOX INLET
- EXISTING GAS VALVE
- EXISTING GAS MARKER
- EXISTING ELECTRIC BOX
- EXISTING COMMUNICATIONS BOX
- EXISTING TRANSFORMER PAD
- EXISTING SIGN
- EXISTING CONTROL POINT
- 1/2" IRON PIN & CAP (SET) "D. PEDIGO TN RLS 1611"
- 5/8" IRON PIN & CAP (FOUND) AS NOTED
- R/W CONCRETE MARKER
- EXISTING CONCRETE
- EXISTING GRAVEL

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AEI an STV Company
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220

PREPARED FOR:
McDonald's USA, LLC©

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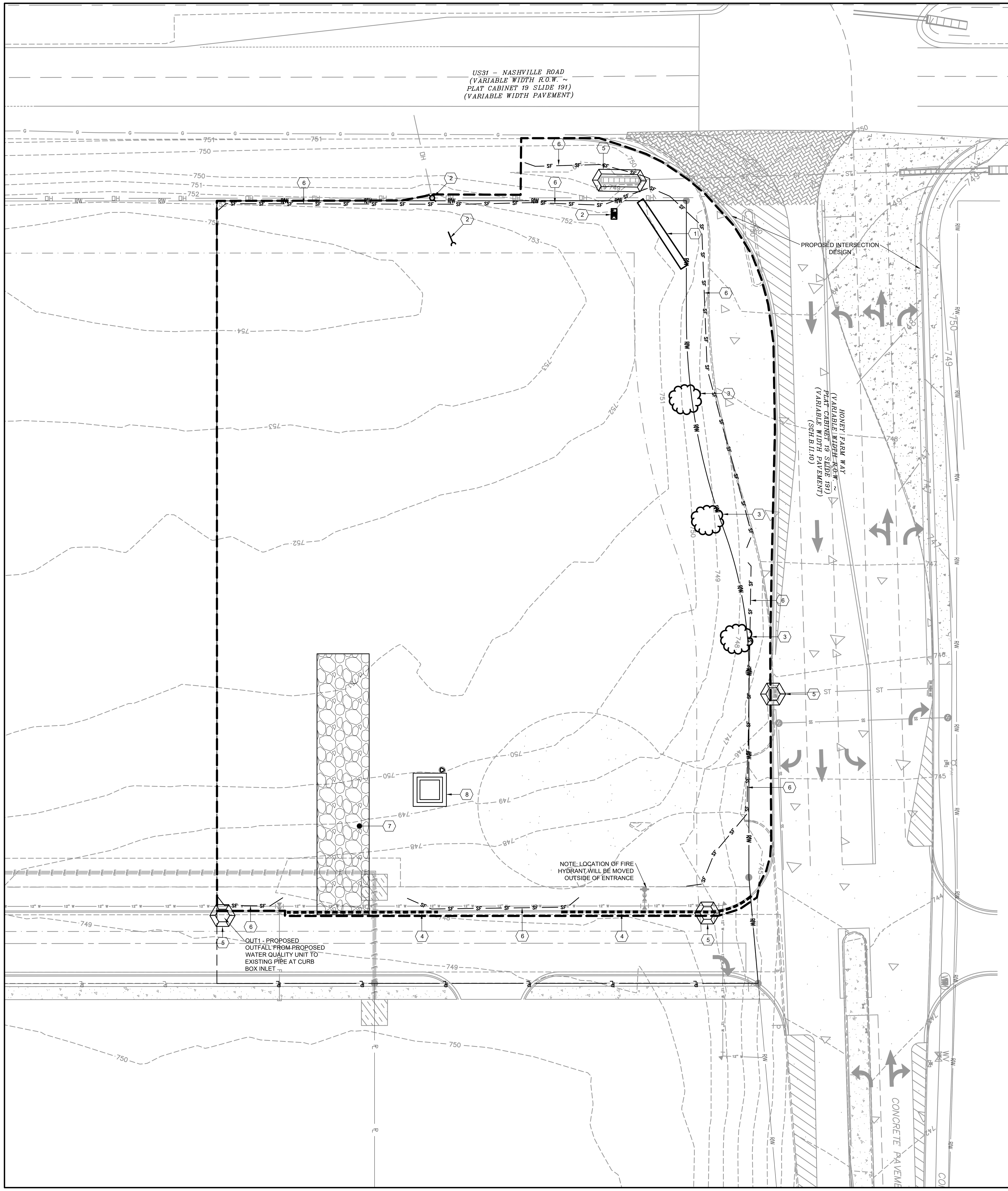
SCALE: 1" = 80'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: ALTA
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401
SHEET NO. 2 OF 2



GENERAL NOTES

1. PROPERTY OWNER: McDONALD'S CORPORATION
   P.O. BOX 66207, AMF O'HARE
   CHICAGO, IL 60666
2. 24 HOUR CONTACT: NATE WILSON
   110 N CARPENTER ST.
   CHICAGO, IL 42141
   (270) 651-7220
3. TOTAL SITE: 1.34 ACRES
   TOTAL DISTURBED AREA: 1.36 AREAS
4. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY THE ENGINEER. EPSC BMP'S SHALL BE INSTALL PER THE PLAN AND THE ENGINEER.
5. ADDITION EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALL IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
6. EROSION CONTROL MEASURES TO BE MAINTAINED AT ALL TIMES.
7. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.
8. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT NO ADDITIONAL COST. CONTRACTOR SHALL PLAN ACCORDINGLY FOR EROSION CONTROL MEASURES.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURE AND PRACTICES AND SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
10. THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN SET ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EPSC DEVICES MAY NEED TO BE INSTALL AS NECESSARY BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION.

SITE DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE.
4. SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE EXTENT OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.
5. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE METHODS AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.
10. SITE ELECTRICAL AND / OR LIGHTING DEMOLITION AND LAYOUT SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS.
11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
12. EXISTING SHRUBS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.
13. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.
14. REMOVE ANY EXISTING STRUCTURES AND FOUNDATIONS TO SUBGRADE WHEN ENCOUNTERED DURING CONSTRUCTION.

KEY NOTES

1. REMOVE EXISTING SIGN
2. REMOVE EXISTING ELECTRIC METER AND ASSOCIATED EQUIPMENT INCLUDING GUT WIRE. COORDINATE WITH CPWS.
3. REMOVE EXISTING TREE
4. REMOVE EXISTING CURB
5. INSTALL INLET PROTECTION
6. INSTALL SILT FENCE
7. INSTALL CONSTRUCTION ENTRANCE
8. INSTALL CONCRETE WASHOUT

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- CURB REMOVAL
- SILT FENCE PROTECTION RE: DETAIL 2 / SD-6
- INLET PROTECTION RE: DETAIL 3 / SD-6
- TEMPORARY CONSTRUCTION ENTRANCE RE: DETAIL 4 / SD-6
- CONCRETE WASHOUT AREA RE: DETAIL 2 / SD-7
- LIMITS OF DISTURBANCE

GENERAL EPSC NOTES:

1. ALL EROSION SEDIMENT CONTROLS SHALL BE CHECKED AT THE BEGINNING AND END OF EACH DAY, WHEN CONSTRUCTION IS OCCURRING, TO ASCERTAIN THAT THE MEASURES ARE IN PLACE AND FUNCTIONING PROPERLY. EROSION SEDIMENT CONTROLS SHALL ALSO BE INSPECTED WEEKLY AND/OR AFTER RAINFALL EVENTS IN EXCESS OF 1/2" OVER A 24 HOUR PERIOD. ANY DAMAGE OBSERVED SHALL BE REPAIRED BY THE END OF THAT WORKING DAY. MEASURES SHALL BE MAINTAINED UNTIL THE ARCHITECT/ENGINEER DETERMINES THAT THEY ARE NO LONGER NEEDED.
2. THE CONTRACTOR SHALL BE REQUIRED TO CLEAN AND REMOVE SEDIMENT FROM SILT CHECKS, SILT FENCE, STONE BAGS, ETC., WHENEVER THEY BECOME ONE-HALF FULL, AND SHALL PROPERLY DISPOSE OF THE MATERIAL AT SITES APPROVED BY THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
4. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY AN ON SITE INSPECTION AND IF APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. CHANGE ORDERS WILL NOT BE ALLOWED FOR ADDITIONAL EROSION CONTROL MEASURES INSTALLED.
6. STONE BAGS SHALL BE PLACED AT ALL DROP BOX INLETS, CONCRETE CHANNEL DRAIN, AND HEADWALL LOCATIONS.
7. DURING CONSTRUCTION OF STORM SEWERS, BULKHEADS (STONE BAGS) WILL BE USED TO PREVENT SEDIMENT FROM ENTERING PIPES. BEFORE BULKHEADS ARE REMOVED IN ORDER TO CONTINUE STORM SEWER INSTALLATION, THE EXCAVATION MUST BE DEWATERED INTO A FILTER BAG (COMMERCIALLY AVAILABLE) OR SILT BASIN APPROVED BY THE ENGINEER.
8. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZE, AND MULCH, AND SHALL BE WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GROUND COVER.
9. ANY DISTURBED AREAS THAT ARE DORMANT FOR 14 DAYS SHALL BE TREATED WITH TEMPORARY SEEDING AND STRAW.
10. AT THE END OF PROJECT, CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES ON SITE.

EROSION PREVENTION & SEDIMENT CONTROL NOTES:

1. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER ACTIVITY HAS CEASED.
2. TEMPORARY SITE STABILIZATION MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, STABILIZATION WITH MULCH OR TEMPORARY SEEDING. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 30 DAYS SHALL BE STABILIZED WITH PERMANENT SEEDING.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY AT NO ADDITIONAL COST.
4. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPED DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
5. AT THE END OF EACH WORK DAY, SITE SHALL BE CLEAN OF SEDIMENT AND DEBRIS. DISTURBED AREAS SHALL HAVE SILT CONTROL INSTALLED OR WILL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO THE STORM SYSTEM DURING A RAIN EVENT.
6. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
7. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALED AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

EPSC & CONSTRUCTION PHASE 1

1. THE FOLLOWING PHASING IS SUGGESTED BUT IS SUBJECT TO CHANGE UPON THE SELECTION OF A SITE CONTRACTOR THAT MAY PROPOSE A MORE FEASIBLE PLAN. ANY CHANGES TO THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN WILL RESULT IN REQUIRING REDLINE PLANS TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER.
2. INSTALL INLET PROTECTION
3. INSTALL FIBER ROLL PROTECTION
4. INSTALL TEMPORARY SILT FENCE
5. INSTALL CONSTRUCTION ENTRANCE
6. INSTALL CONCRETE WASHOUT AREA
7. BEGIN DEMOLITION.

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

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AEI an STV Company

PREPARED FOR:

McDonald's USA, LLC

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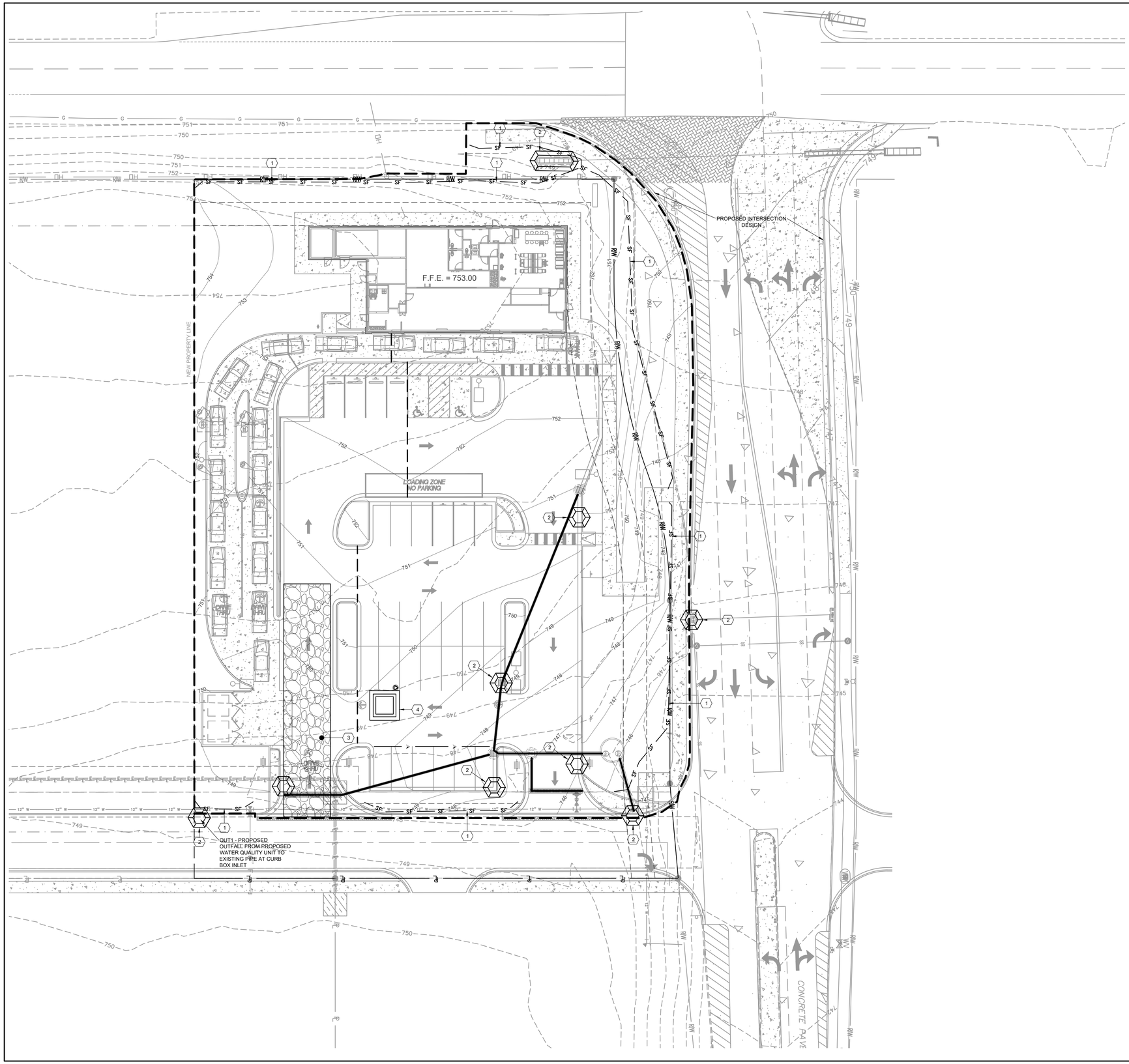
SCALE: 1" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: DEMOLITION & EROSION CONTROL PLAN PHASE I

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-2.0



GENERAL NOTES

1. THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EPSC DEVICES MAY NEED TO BE INSTALLED AS NECESSARY BY CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION.
2. AT THE END OF EACH WORK DAY SITE SHALL BE CLEANED OF SEDIMENT AND DEBRIS DISTURBED AREAS SHALL HAVE SILT CONTROL INSTALLED OR WILL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO THE STORM SYSTEM DURING RAIN EVENT.

EPSC & CONSTRUCTION PHASE 1

1. THE FOLLOWING PHASING IS SUGGESTED BUT IS SUBJECT TO CHANGE UPON THE SELECTION OF A SITE CONTRACTOR THAT MAY PROPOSE A MORE FEASIBLE PLAN. ANY CHANGES TO THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN WILL RESULT IN REQUIRING REDLINE PLANS TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER.
2. MAINTAIN TEMPORARY FIBER ROLL PROTECTION.
3. MAINTAIN TEMPORARY SILT FENCE.
4. MAINTAIN TEMPORARY CONSTRUCTION ENTRANCE.
6. BEGIN EARTHWORK.
7. INSTALL EROSION CONTROL BLANKETS.
8. INSTALL CONCRETE WASHOUT AREA.
9. INSTALL STORM DRAINAGE SYSTEM.
10. INSTALL NEW INLET PROTECTION.
11. INSTALL UTILITIES.
12. CONSTRUCT BUILDING.
13. INSTALL CURBING, PAVEMENT AND SIDEWALKS.
14. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER SUBSTANTIAL COMPLETION.

KEY NOTES

1. INSTALL TEMPORARY SILT FENCE
2. INSTALL INLET PROTECTION
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
4. INSTALL CONCRETE WASHOUT AREA

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- SF — TEMPORARY SILT FENCE RE: DETAIL 2 / SD-6
- INLET PROTECTION RE: DETAIL 3 / SD-6
- TEMPORARY CONSTRUCTION ENTRANCE RE: DETAIL 4 / SD-6
- EROSION CONTROL BLANKET RE: DETAIL 5 / SD-6
- CONCRETE WASHOUT AREA RE: DETAIL 2 / SD-6
- LIMITS OF DISTURBANCE

24-HOUR CONTACT
ACM: BRIAN SMALLWOOD
ACN: (504) 206-6797

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
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65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED FOR:

McDonald's USA, LLC®

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SCALE:	1" = 20'
DATE ISSUED:	06-19-24
DRAWN BY:	M. GONSALVES
REVIEWED BY:	R. TUTT

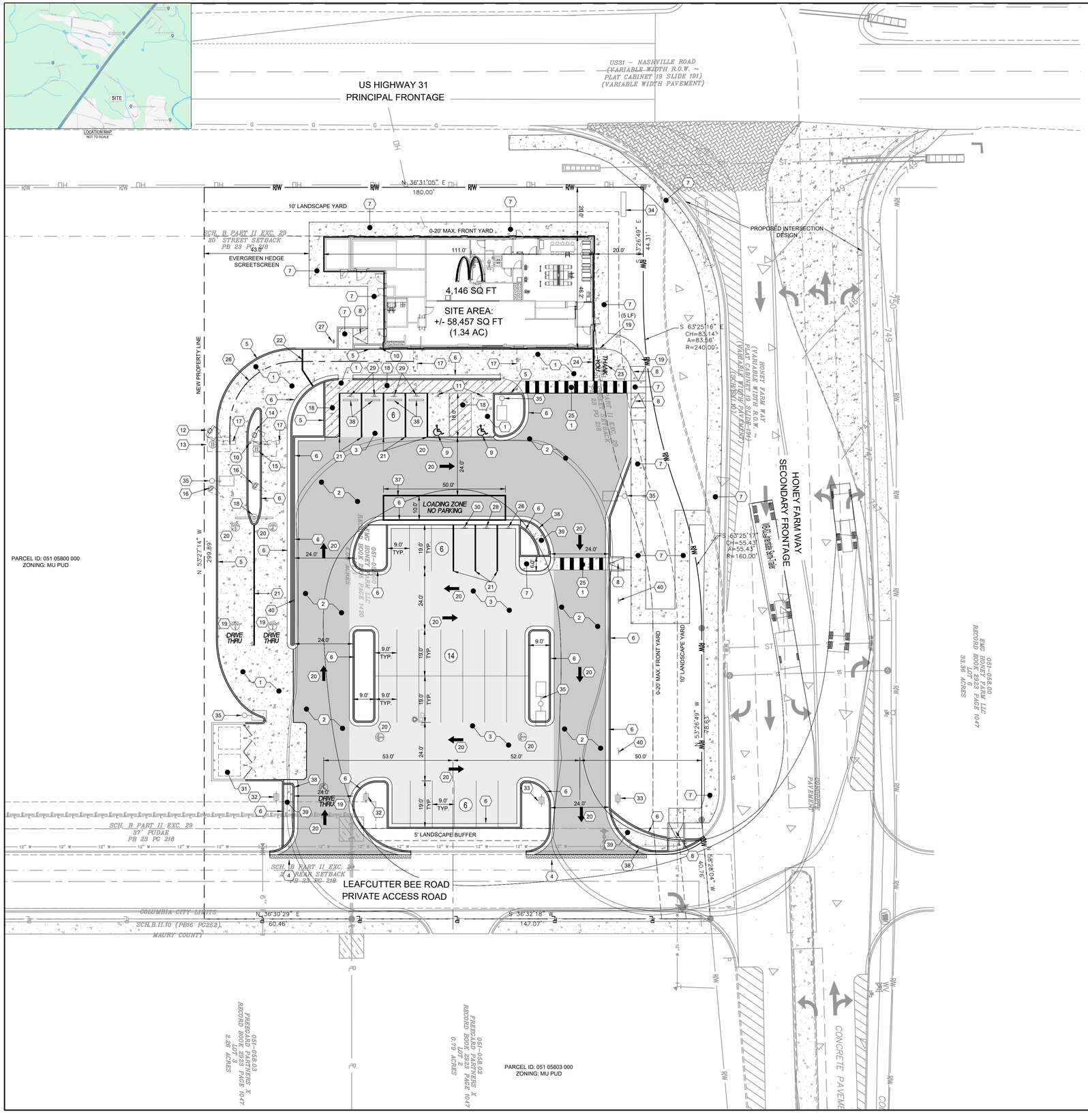
TITLE: EROSION CONTROL PLAN PHASE II

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: C-2.2



SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	MIN. 2,890 SF / 100 = 29 SPACES MAX. 29 X 30% = 38
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	19 SPACES
PROPOSED IMPERVIOUS AREA	50,500 SQ. FT. (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
PROPOSED LOT WIDTH	180 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 129.6' (180' X 90% = 162; 162' X 20% = 129.6' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	154' FRONTAGE BUILDOUT 20% ALLOWABLE STREETSCREEN WIDTH = 25.2' (111' BUILDING WIDTH AND ALLOWED 25.2' STREETSCREEN WIDTH = 136.2')

NOTE: REPAIR/REPLACE ANY PUBLIC INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK

KEY NOTES

1. NEW CONCRETE PAVEMENT (REFER TO DETAIL 1 / SD-1)
2. NEW HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
3. NEW LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
4. EDGE KEY (REFER TO DETAIL 3 / SD-1)
5. PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1)
6. PROPOSED CURB AND GUTTER (REFER TO DETAIL 5 / SD-1)
7. PROPOSED ADA COMPLAINT SIDEWALK (REFER TO DETAIL 6 / SD-1)
8. PROPOSED CURB RAMP (REFER TO DETAIL 7 / SD-1 AND GRADING PLAN)
9. STANDARD/VAN ACCESSIBLE HANDICAP STALL
10. BOLLARD (REFER TO DETAIL 10 / SD-1)
11. HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE - 2 VAN ACCESSIBLE . (REFER TO DETAIL 8 / SD-1)
12. PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
13. PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
14. PROPOSED SECONDARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
15. PROPOSED SECONDARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
16. PROPOSED PRE-BROWSE BOARD (REFER TO DETAIL 2 / SD-2)
17. PROPOSED LOOP DETECTOR (REFER TO DETAIL 3 / SD-3). SEE DETAIL 2 / SD-3 FOR DRIVE THRU SITE WIRING. REFER TO ELECTRICAL PLANS
18. PROPOSED DOUBLE GATEWAY SIGN (REFER TO DETAIL 1 / SD-4)
19. GUARDRAIL (REFER TO DETAIL 2 / SD-5)
18. TRAVERSE STRIPING (REFER TO DETAIL 9 / SD-1)
19. "DRIVE THRU" PAVEMENT MARKING WITH DRIVE THROUGH ARROW (REFER TO DETAIL 9 / SD-1)
20. PAVEMENT MARKINGS (REFER TO DETAIL 9 / SD-1)
21. 6" LANE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
22. 6" MERGE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
23. THANK YOU (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
24. 8" STOP BAR (REFER TO MCDONALD'S STANDARD DETAILS)
25. CROSSWALK STRIPING (REFER TO DETAIL 9 /SD-1)
26. 97'-9" DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD.
27. "PLEASE HAVE YOUR PAYMENT READY" BOLLARD SIGN MUST BE 30" MIN. FROM FACE OF CURB AND 6' FROM THE BACK OF THE BUILDING
28. RESERVE DRIVE-THRU SIGN. (REFER TO DETAIL 4 / SD-3)
29. RESERVE CURBSIDE/MOP SIGN. (REFER TO DETAIL 4 / SD-3)
30. MCDELIVERY COURIER SIGN. (REFER TO DETAIL 4 / SD-3)
31. PROPOSED DUMPSTER ENCLOSURE (REFER TO DETAIL 1 / SD-5)
32. PROPOSED "ENTRANCE ONLY" DIRECTIONAL SIGNAGE (REFER TO DETAIL 4 / SD-5)
33. PROPOSED "EXIT ONLY" DIRECTIONAL SIGNAGE (REFER TO DETAIL 4 / SD-5)
34. MONUMENT SIGN (TO BE DETERMINED)
35. LIGHT POLE (REFER TO DETAIL 3 / SD-2)
36. WHEEL STOPS (REFER TO DETAIL 2 / SD-6)
37. 10X50 LOADING SPACE
38. ROLLED CURB AND GUTTER (REFER TO DETAIL 6 / SD-6)
39. MOUNTABLE MEDIAN (REFER TO DETAIL 7 / SD-6)
40. PROPOSED "ONE-WAY ONLY" SIGN

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220

PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: SITE LAYOUT PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: C-3.0

10' LANDSCAPE YARD

0-20' MAX. FRONT YARD

4,146 SQ FT

SITE AREA:
+/- 58,457 SQ FT
(1.34 AC)

NEW PROPERTY LINE

LOADING ZONE
NO PARKING 57.0'

THANK YOU

IPCF FOUND "WEBB 2658"

5/8" REBAR FOUND

MATCHLINE - RE: C-3.2

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

10 5 0 10 20

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
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65 Aberdeen Drive Glasgow KY 270.651.7220
an EXP Company

PREPARED FOR:

McDonald's USA, LLC®

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SCALE: 1" = 10'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: ENLARGED DIMENSIONAL SITE LAYOUT PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: C-3.1

MATCHLINE - RE: C-3.1

DRIVE THRU
15.0'
DRIVE THRU
15.0'
1.5'
24.0'
R2.0' TYP.
9.0'
19.0' TYP.
9.0' TYP.
38.0'
19.0' TYP.
9.0'
R2.0' TYP.
24.0'
24.0'
R40.0'
R1.0'
23.9'
39.0'
R1.5'
14.0'
15.0'
R10.0'
R2.0'
DRIVE THRU
4.4'
30.7'
14.6'
19.0' TYP.
9.0' TYP.
R2.0'
R10.0'
24.0'
9.2'
R25.0'
R25.0'
55.2'
5' LANDSCAPE BUFFER
R10.0'
R20.0'
R45.0'
R5.0'
3.4'
49.4'
5.1'
47.3'
3.4'
0-20' MAX. FRONT YARD
10' LANDSCAPE YARD
6.0'
6.0'
7.0'
6.0'
6.0'
5.9'
24.0'
28.9'
RW
REBAR FOUND
IPCF "TURK 1735"
IPCF "TURK 173
12" W
S
SS
MW

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

10 5 0 10 20

REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC®

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SHEET NO. C-3.2

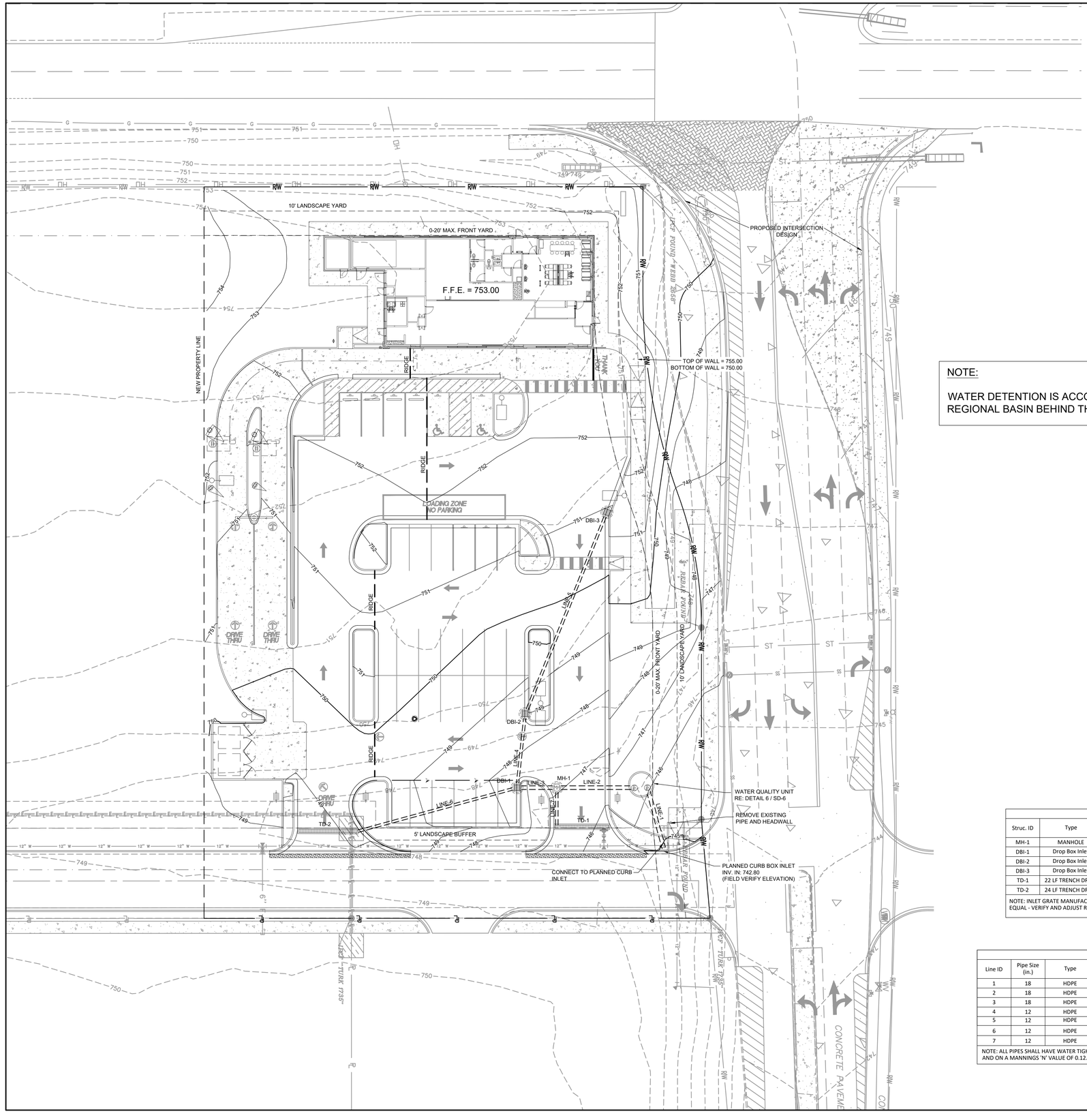
TITLE: ENLARGED DIMENSIONAL SITE LAYOUT PLAN

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SCALE: 1" = 10'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT



SYMBOLS THAT MAY APPEAR ON THIS PLAN

SYMBOL	ABBREVIATION
XXX.XX FG	FINISH GRADE
XXX.XX EX	TIE TO EXISTING
XXX.XX TC	TOP OF CURB
XXX.XX BC	BOTTOM OF CURB
XXX.XX TS	TOP OF SIDEWALK
XXX.XX BS	BOTTOM OF SIDEWALK
XXX.XX SW	SWALE ELEVATION

ADA GENERAL ACCESSIBILITY GUIDELINE NOTES:

1. CURB RAMP:
   - MAXIMUM RUNNING SLOPE 8.33%
   - DESIGNED MAX. RUNNING SLOPE 7.5%-8.0%
2. ACCESSIBLE PARKING PAD:
   - MAX. CROSS SLOPE IN ANY DIRECTION 2.0%
   - DESIGNED MAX. CROSS SLOPE IN ANY DIRECTION 1.5%-1.75%
3. CROSSWALKS AND ACCESSIBLE ROUTES:
   - MAX. RUNNING SLOPE 5.0%
   - DESIGNED MAX. RUNNING SLOPE 4.5%-4.75%
   - MAX. CROSS SLOPE 2.0%
   - DESIGNED MAX. CROSS SLOPE 1.5%-1.75%
4. CLEAR FLOOR AREAS AT DOOR OPENINGS:
   - MAX. RUNNING SLOPE 2.0%
   - DESIGNED MAX. RUNNING SLOPE 1.5%-1.75%
   - MAX. CROSS SLOPE 2.0%
   - DESIGNED MAX. CROSS SLOPE 1.5%-1.75%

NOTE:

WATER DETENTION IS ACCOUNTED FOR IN THE REGIONAL BASIN BEHIND THE STORAGE UNITS.

GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL SLOPE ALL FINISH SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
2. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
3. ALL LANDSCAPE ISLANDS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL CROWNED ABOVE THE TOP OF CURB/EDGE OF PAVEMENT.
4. ALL EARTHWORK SHALL BE **UNCLASSIFIED** EXCAVATION. THIS INCLUDES BOTTOM EXCAVATION FOR FOUNDATIONS, UTILITIES, ROADS, PARKING, SIDEWALKS, REQUIRED UNSUITABLE SOILS, UNDERCUTTING, AND/OR ROCK REMOVAL AS INDICATED OR NOTED IN THE GEOTECHNICAL REPORT.
5. SUITABLE FILL MATERIAL PLACED UNDER BUILDING AREAS SHALL BE PLACED IN MAXIMUM 8-INCH (LOOSE THICKNESS) VERTICAL LIFTS, WITH EACH LIFT BEING COMPACTED TO A MINIMUM OF 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, AT A MOISTURE CONTENT WITHIN 2 PERCENT OF OPTIMUM. THE COMPACTION REQUIREMENT MAY BE REDUCED TO 95 PERCENT IN PROPOSED PAVED AREAS, AND TO 92 PERCENT IN PROPOSED LANDSCAPE AREAS. WETTING OR DRYING OF THE SOILS MAY BE NECESSARY TO ACHIEVE A MOISTURE CONTENT SUITABLE FOR COMPACTION. REPRESENTATIVE AND ADEQUATE FIELD DENSITY TESTING SHALL BE PERFORMED BY INDEPENDENT TESTING AGENCY PROVIDED BY OWNER TO VERIFY THAT COMPACTION REQUIREMENTS HAVE BEEN MET.
6. GRADE LINES SHOWN ARE **FINISHED GRADE**. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUBGRADE ELEVATIONS FOR PAVING AREAS.
7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. (AEI). ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGE AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SAFETY IN ANY WAY.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE AND PEDESTRIAN TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
9. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.

STRUCTURE SUMMARY

Struc. ID	Type	Rim Elev.	Invert In	Invert Out	Grate Type
MH-1	MANHOLE	748.48	743.82	743.72	5230
DBI-1	Drop Box Inlet	747.60	743.98	743.88	5230
DBI-2	Drop Box Inlet	748.48	744.76	744.66	5230
DBI-3	Drop Box Inlet	751.55	-	748.00	5230
TD-1	22 LF TRENCH DRAIN	746.72 / 745.71	744.00	743.89	7305
TD-2	24 LF TRENCH DRAIN	748.47 / 749.10	745.74	745.62	7305

NOTE: INLET GRATE MANUFACTURER SHALL BE EAST JORDAN IRON WORKS OR APPROVED EQUAL - VERIFY AND ADJUST RIM ELEVATIONS AS NECESSARY.

PIPE SUMMARY

Line ID	Pipe Size (in.)	Type	Pipe Slope (%)	Length (ft)	Total Flow (cfs)*	Capac. Full (cfs)*	Velocity (ft/s)*	Notes:
1	18	HDPE	0.50	24	4.86	8.10	2.10	
2	18	HDPE	0.50	29	4.86	7.55	4.59	
3	18	HDPE	0.50	13	3.51	7.71	2.16	
4	12	HDPE	2.50	27	1.16	5.65	1.81	
5	12	HDPE	3.80	85	0.86	6.94	2.31	
6	12	HDPE	2.50	67	2.10	5.64	3.41	
7	12	HDPE	0.50	14	1.48	2.52	1.88	

NOTE: ALL PIPES SHALL HAVE WATER TIGHT JOINTS. RCP SHALL BE CLASS III PER AASHTO m170. BASED ON 10-YR STORM AND ON A MANNINGS 'N' VALUE OF 0.12.

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (504) 206-6797

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an EXP Company

PREPARED FOR:
McDonald's USA, LLC®

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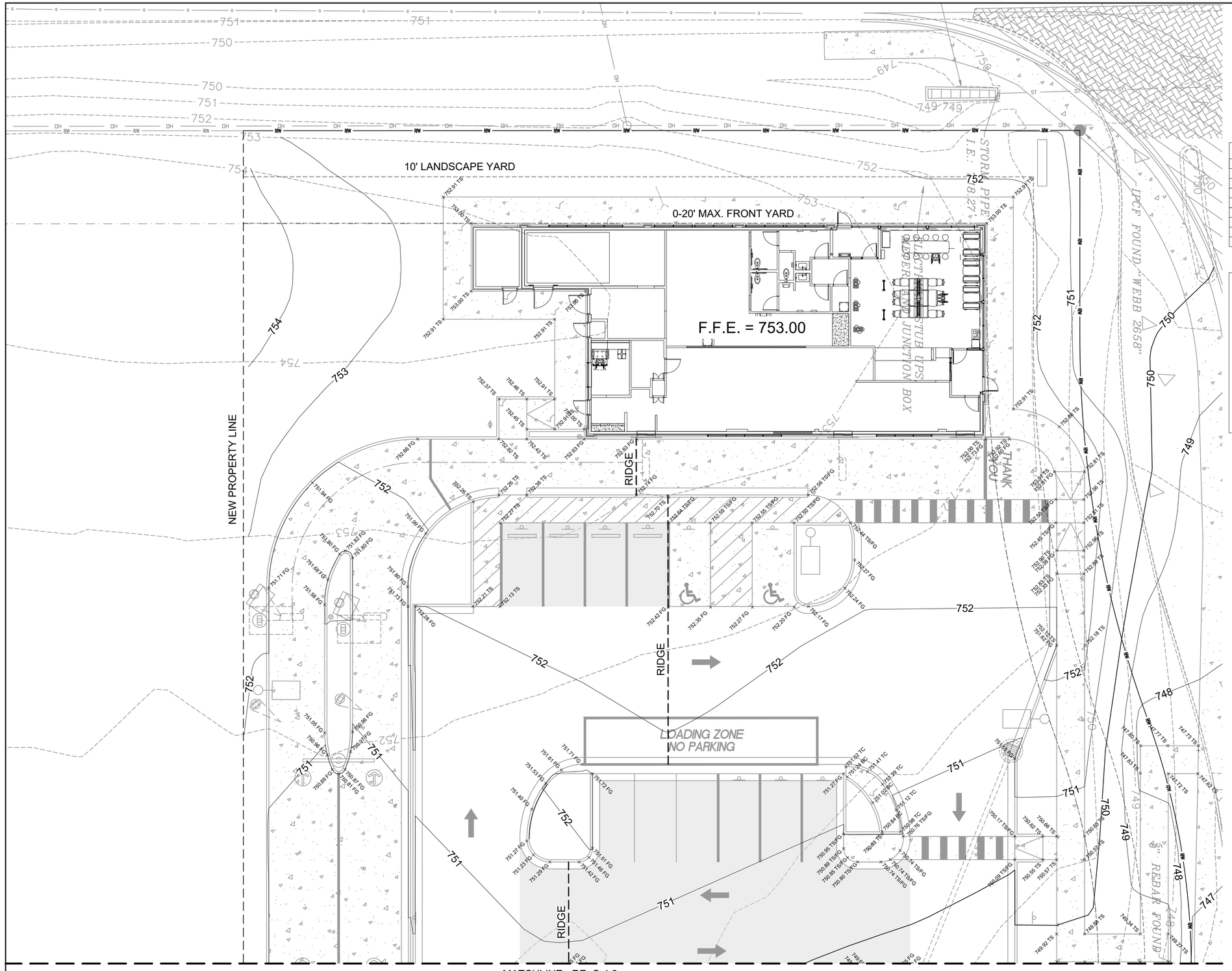
SCALE: 1" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: GRADING & DRAINAGE PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-4.0



SYMBOLS THAT MAY APPEAR ON THIS PLAN

SYMBOL	ABBREVIATION
XXX.XX FG	FINISH GRADE
XXX.XX EX	TIE TO EXISTING
XXX.XX TC	TOP OF CURB
XXX.XX BC	BOTTOM OF CURB
XXX.XX TS	TOP OF SIDEWALK
XXX.XX BS	BOTTOM OF SIDEWALK
XXX.XX SW	SWALE ELEVATION

ADA GENERAL ACCESSIBILITY GUIDELINE NOTES:

1. CURB RAMP:
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   - MAX. CROSS SLOPE 2.0%
   - DESIGNED MAX. CROSS SLOPE 1.5%-1.75%

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

10 5 0 10 20

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED FOR:
McDonald's USA, LLC.

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SHEET NO. C-4.1

TITLE: ENLARGED GRADING & DRAINAGE PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SCALE: 1" = 10'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

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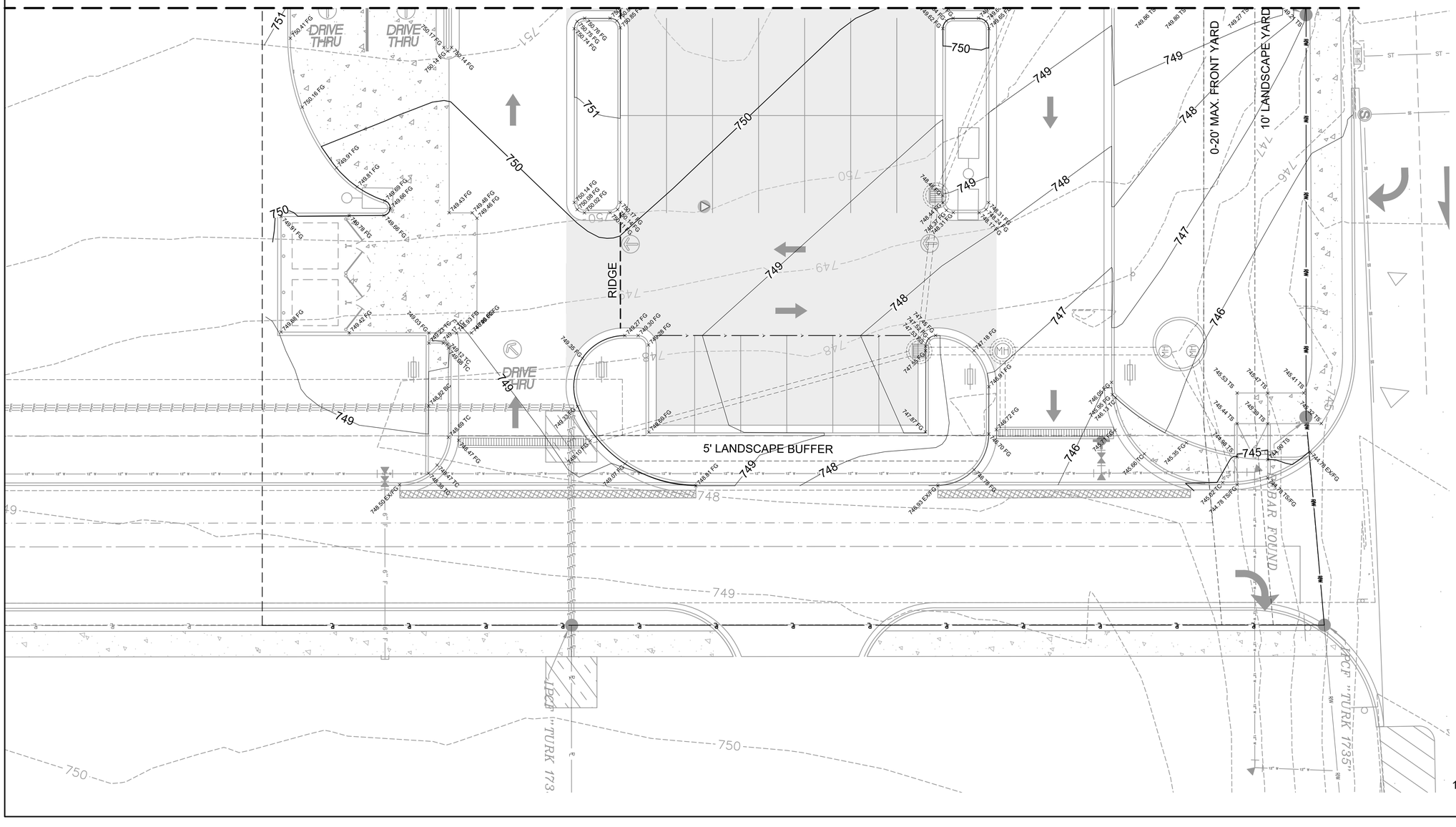

REV	DATE	DESCRIPTION	BY

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PREPARED BY:

PREPARED FOR: McDonald's USA, LLC®

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SHEET NO. C-4.2

TITLE: ENLARGED GRADING & DRAINAGE PLAN

DESCRIPTION: NEW RESTAURANT
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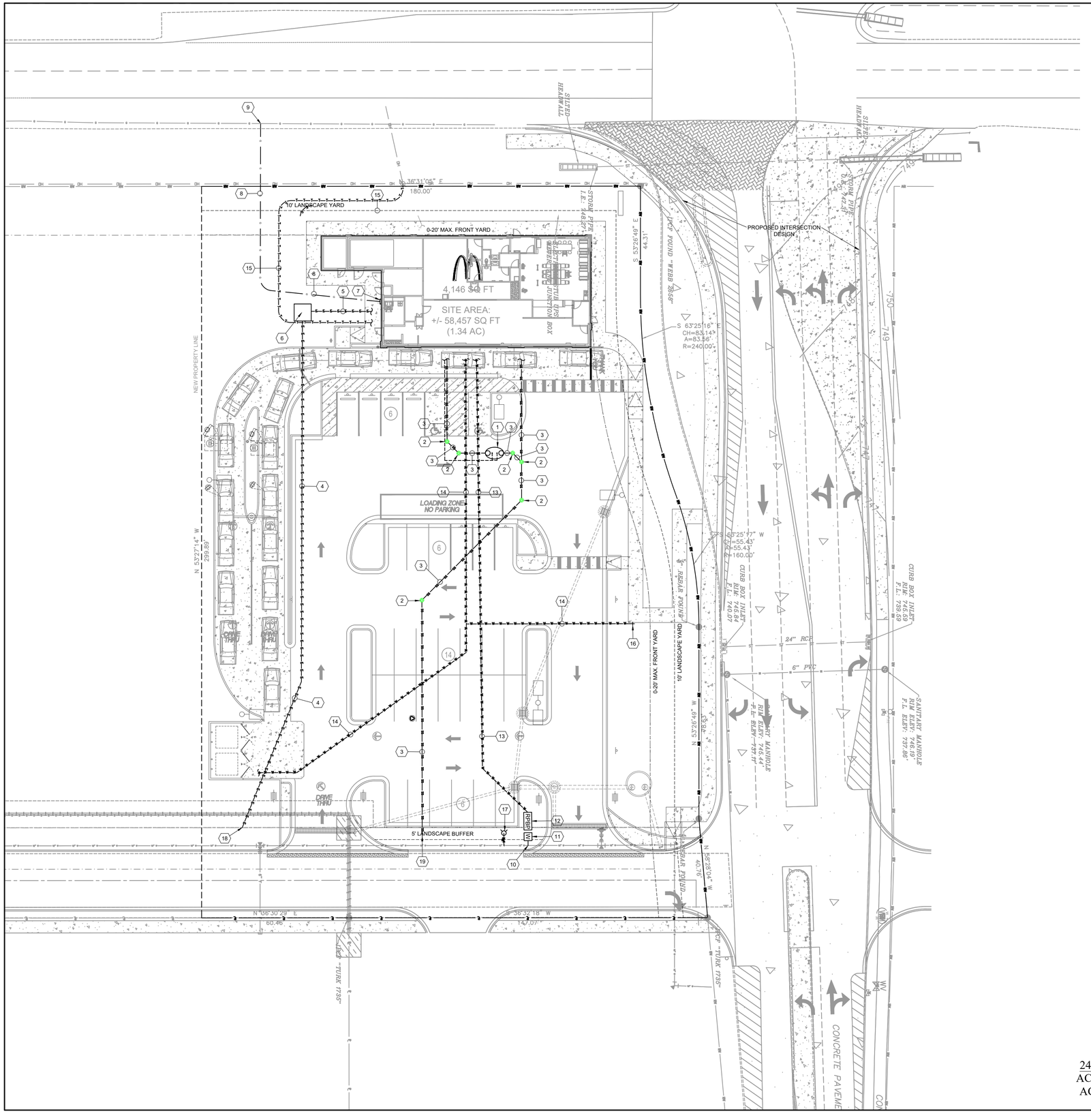
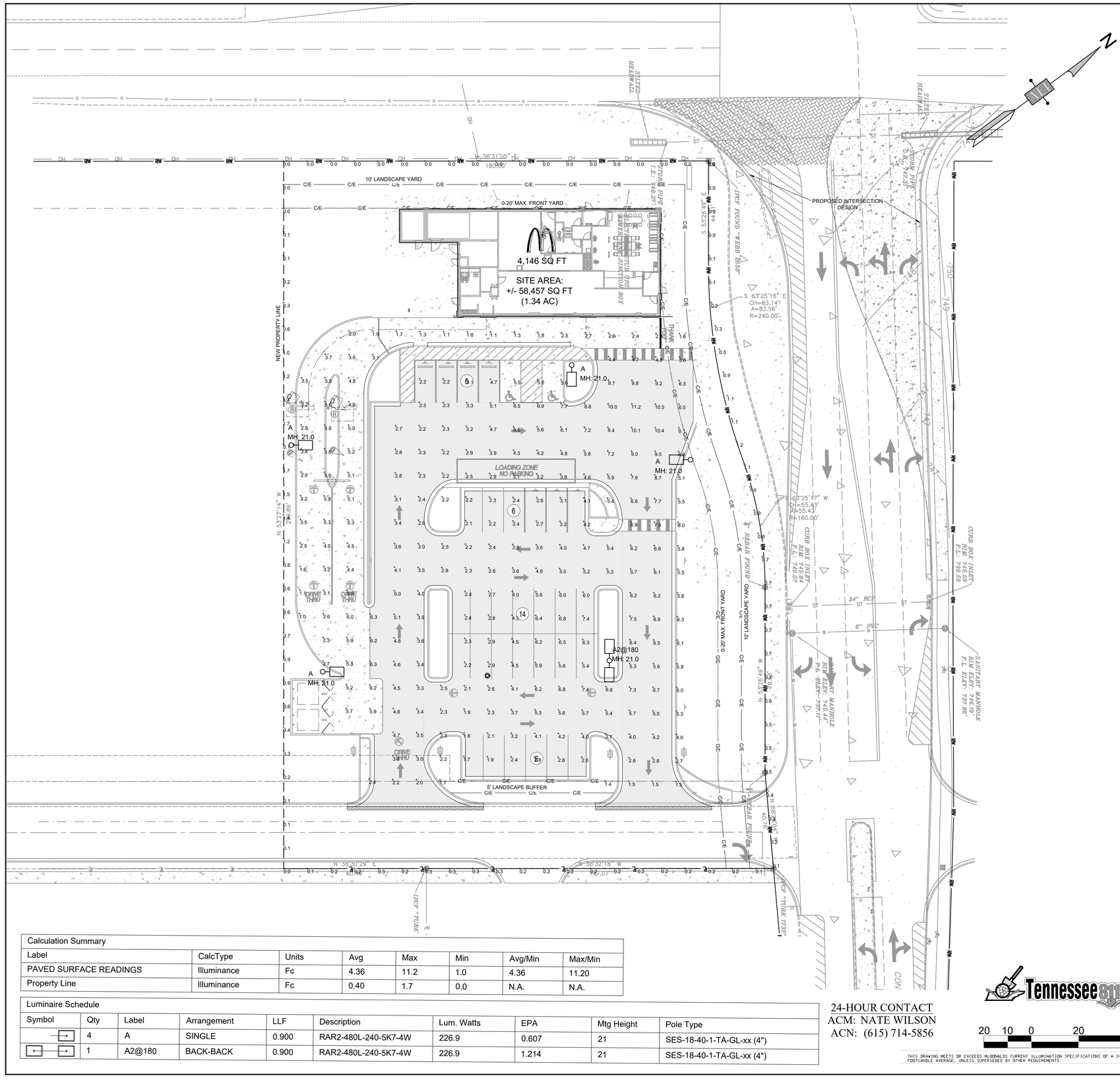
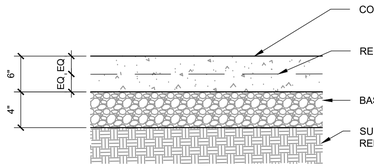

10' LANDSCAPE YARD
0-20' MAX. FRONT YARD
4,146 SQ FT
SITE AREA:
+/- 58,457 SQ FT
(1.34 AC)
NEW PROPERTY LINE
LOADING ZONE
NO PARKING
DRIVE THRU
5' LANDSCAPE BUFFER
10' LANDSCAPE YARD
0-20' MAX. FRONT YARD
PROPOSED INTERSECTION DESIGN
CONCRETE PAVEMENT
S 36°11'05" E
180.00'
N 53°27'14" W
259.89'
S 53°26'49" E
44.31'
S 63°25'16" E
CH=83.14'
A=83.56'
R=240.00'
N 55°25'04" W
40.76'
N 06°30'29" E
60.46'
S 56°32'18" W
14.07'
S 53°26'49" W
43.36'
N 53°27'14" W
749.50'
749.24'
24" RCP
6" PVC
CURB BOX INLET
RIM ELEV: 746.84
F.L.: 740.07
CURB BOX INLET
RIM ELEV: 746.59
F.L.: 739.59
SANITARY MANHOLE
RIM ELEV: 746.44
F.L. ELEV: 737.86
SANITARY MANHOLE
RIM ELEV: 746.19
F.L. ELEV: 737.66
REBAR FOUND
CMP "TURK 1735"
CMP "TURK 1735"
REBAR FOUND
REBAR FOUND
REBAR FOUND


10' LANDSCAPE YARD
0-20' MAX. FRONT YARD
4,146 SQ FT
SITE AREA:
+/- 58,457 SQ FT
(1.34 AC)
NEW PROPERTY LINE
LOADING ZONE
NO PARKING
5' LANDSCAPE BUFFER
PROPOSED INTERSECTION DESIGN
A
MH: 21.0
A2@180
MH: 21.0
DRIVE THRU
N 53°27'14" W
240.69'
N 36°30'29" E
S 36°32'18" W
S 63°25'16" E
CH=83.14'
A=83.56'
R=240.00'
S 63°25'47" W
CH=55.43'
A=55.43'
R=160.00'
N 63°25'47" E
CH=55.43'
A=55.43'
R=160.00'
S 63°25'47" W

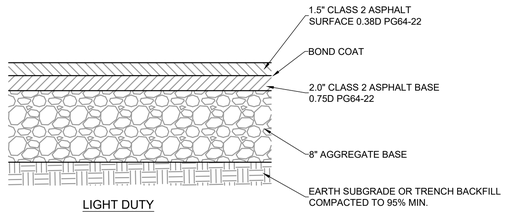


*MATCH DEPTH OF EXISTING ADJACENT AGGREGATE BASE UNDER CONCRETE DRIVE SLAB.

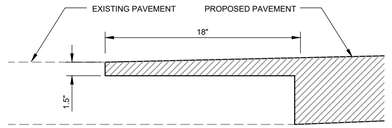
*CONCRETE TO BE A MIN. OF 4000 PSI AT 28 DAYS. 4-6% ENTRAINED AIR. PROVIDE EXPANSION JOINTS EVERY 100' LENGTH AND SAW CUT CONTROL JOINTS IN CONCRETE SLAB NOT TO EXCEED 10' IN LENGTH.

*FIBERMESH MAY BE USED AS REINFORCING IN LIEU OF STEEL REINFORCING AND MUST BE REGIONALLY APPROVED BY AUTHORITY HAVING JURISDICTION AND McDONALD'S CONSTRUCTION MANAGER. FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE PAVEMENT COMPLYING WITH ASTM C 1116, TYPE 111, $\frac{1}{2}$" LONG OR ASTM A820, DEFORMED MINIMUM 1.5 INCHES LONG AND ASPECT RATIO OF 45 TO 50.

CONCRETE PAVEMENT DETAIL N.T.S. — 1

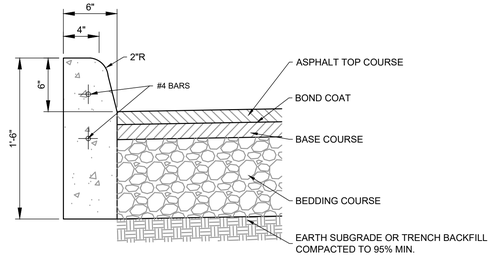


ASPHALT PAVEMENT DETAIL N.T.S. — 2

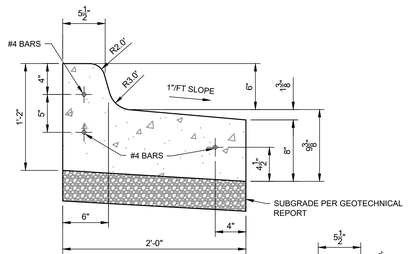


NOTE:
WORK UNDER THIS ITEM SHALL INCLUDE CUTTING OUT THE EXISTING BITUMINOUS SURFACE TO A MINIMUM DEPTH OF 1.5" AND WIDTH AS SHOWN, SO THE NEW SURFACE WILL KEY INTO THE EXISTING SURFACE.

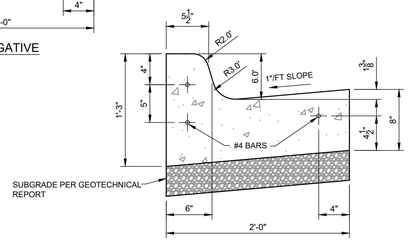
EDGE KEY DETAIL N.T.S. — 3



6" HEADER CURB DETAIL N.T.S. — 4

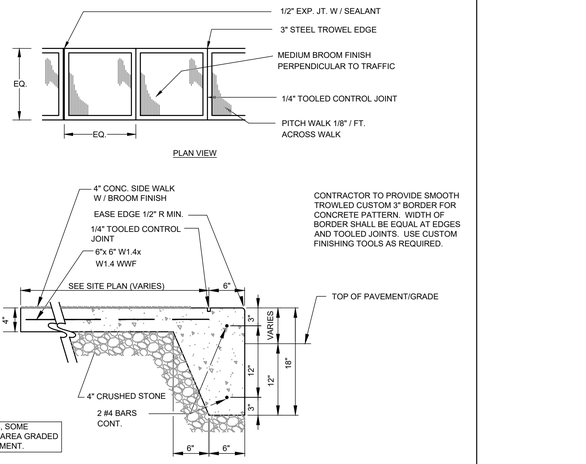


NEGATIVE



POSITIVE

CURB AND GUTTER DETAIL N.T.S. — 5

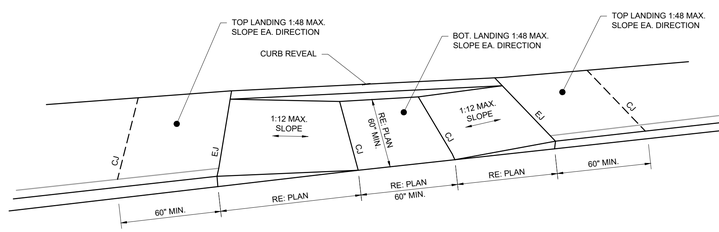


CONTRACTOR TO PROVIDE SMOOTH TROWLED CUSTOM 3" BORDER FOR CONCRETE PATTERN. WIDTH OF BORDER SHALL BE EQUAL AT EDGES AND TOOLED JOINTS. USE CUSTOM FINISHING TOOLS AS REQUIRED.

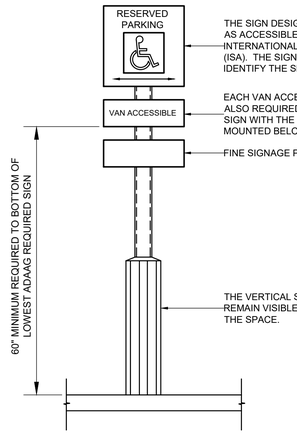
NOTE: SEE PLANS, SOME SIDEWALK AREAS AREA GRADED FLUSH WITH PAVEMENT.

ADA COMPLIANT SIDEWALK DETAIL N.T.S. — 6

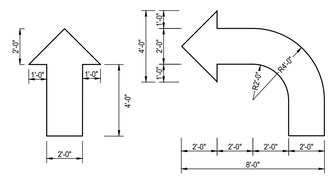
NOTES:
1. CROSS SLOPE NOTE TO EXCEED 1:48 (2%) ON ANY PORTION OF THE RAMP AND SIDEWALKS.
2. RAMPS SHALL BE CONSTRUCTED PER ADA & APPLICABLE STATE ACCESSIBILITY STANDARDS
3. CURB RAMPS SHALL BE MONOLITHIC CONCRETE PLACEMENT AND SEPARATED WITH A DOWELED EXPANSION JOINT.



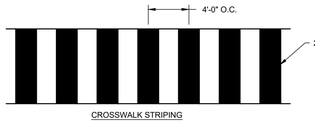
CURB RAMP WITH CURB REVEAL DETAIL N.T.S. — 7



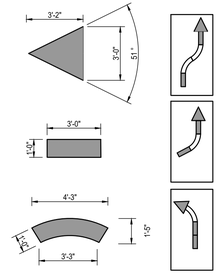
HANDICAP SIGN DETAIL N.T.S. — 8



APPLY TWO COATS OF WATERBORNE PAINT (PER FS TT-P-1952) OR SOLVENT BORNE PAINT (PER FS A-A-2886 OR AASHTO M248). TRAFFIC-LANE MARKING PAINT OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE PLAN. PAINT WHITE OR AS REQUIRED BY CITY CODE.

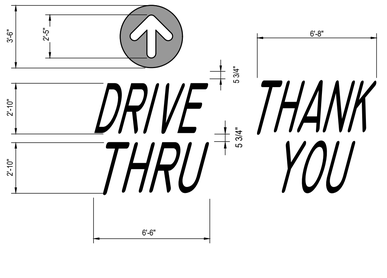


CROSSWALK STRIPING

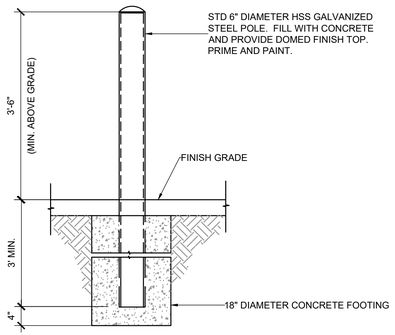


NOTES:
1. ALL PAINT MARKINGS TO BE APPLIED TO ASPHALT WHEN OUTDOOR TEMPERATURE EXCEEDS +8° MINIMUM.
2. ALL PARKING STALL MARKINGS SHALL BE PAINTED WHITE.
3. ALL DRIVE-THRU MARKINGS SHALL BE PAINTED YELLOW (PMS123), INCLUDING 'DRIVE THRU,' 'THANK YOU,' ALL DIRECTIONAL ARROWS AND DRIVE THRU LANE MARKINGS.
4. BROADCAST GLASS BEADS UNIFORMLY INTO WET PAVEMENT MARKINGS AT A RATE OF 6LB/GAL.
5. CONTACT:
   "PAVEMENT STENCIL COMPANY"
   P.O BOX 915755
   LONGWOOD, FLORIDA 32791
   PHONE: 1-800-250-5547

TYPICAL PAVEMENT MARKINGS **DETAIL** N.T.S. — 9



PAVEMENT BRANDING NOTES:
1. YELLOW PAINT (PMS123) IS USED FOR ALL DRIVE-THRU MARKINGS.
2. THE WORDS 'DRIVE-THRU' AND THE CIRCLE ARROW ARE PLACED AT ALL ENTRANCES TO THE LOT APPROX. 25' TO 30' FROM THE CURB OR SIDEWALK.
3. THE WORDS 'DRIVE-THRU' SHOULD BE CENTERED IN THE DRIVEWAY FOR ONE WAY TRAFFIC (ON THE INGRESS SIDE OF THE DRIVE AISLE IF THERE IS TWO WAY TRAFFIC).
4. THE CIRCLE DIRECTIONAL ARROW SHOULD BE CENTERED ABOVE THE WORD 'DRIVE' APPROX. 5' IN TO THE PARKING LOT.
5. IF FIVE OR MORE ARROWS ARE NEEDED TO DIRECT CARS TO THE DRIVE-THRU, PLAN THE CORRECT PLACEMENT OF THE ARROWS TO INCLUDE THE APPLICATION OF THE WORDS 'DRIVE THRU' WITH AN ARROW CENTERED ABOVE THE WORD 'DRIVE,' ORIENTED TO THE DECISION POINT.
6. THE DOUBLE-HEADED ARROW FOR A SIDE-BY-SIDE DRIVE-THRU SHOULD BE POSITIONED TO DIRECT TRAFFIC TO EITHER LANE, AS CARS APPROACH TO THE ISLAND. EACH ARROW MUST BE CUSTOMIZED TO FIT THE LANE CONFIGURATION.



PIPE BOLLARD DETAIL N.T.S. — 10

REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC®

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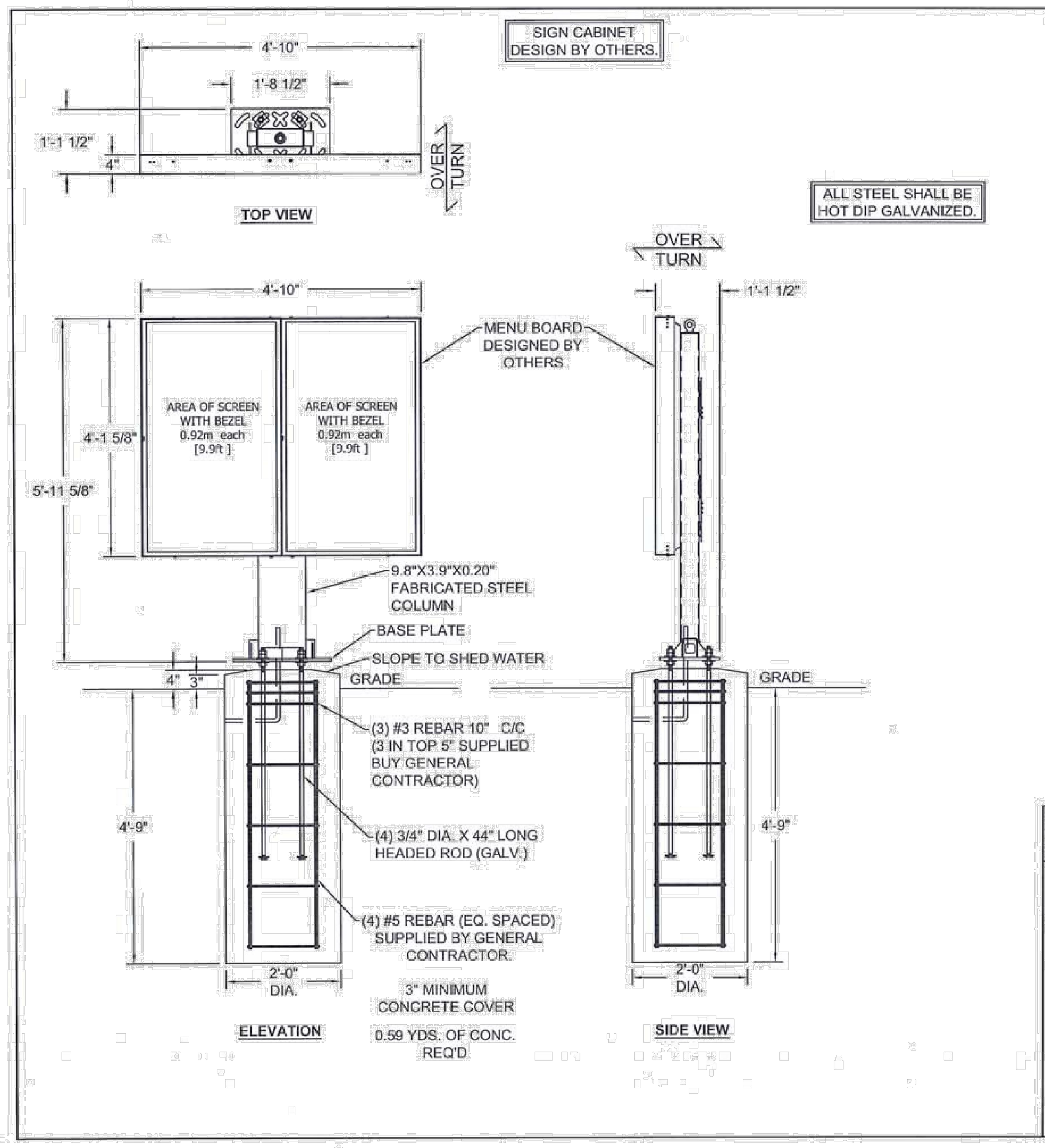
SCALE:	NTS
DATE ISSUED:	06-19-24
DRAWN BY:	M. GONSALVES
REVIEWED BY:	R. TUTT

TITLE: STANDARD DETAILS - 1

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-1



ELECTRICAL/ILLUMINATION DESIGN BY OTHERS.

Notes:

1. This is a prototypical design based on the following design criteria:
   Building Code: IBC 2012
   Wind Speed: 150 MPH, Exposure C
   Category II
2. Foundation analysis assumes soil class 4. The allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact THE CLIENT.
3. Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
4. Foundation shall not be placed on, or at the top of a slope exceeding 3:1 without evaluation by a competent Professional Engineer. Do not place foundation in fill.
5. Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
6. Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations, in accordance with ASTM A305. Welding of reinforcement is prohibited.
7. Anchor bolts shall meet ASTM F1554 Grade 36 and shall be galvanized to prevent corrosion.
8. All support members shall be free from defects. Steel tubes shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel pipe shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel, and plate shall meet ASTM A36.
9. Steel welds shall be made with E70XX electrodes by persons qualified in accordance with AWS standards within the past two years.
10. Structural bolts shall meet ASTM A325 and be zinc coated unless noted otherwise. Heavy hex nuts shall meet ASTM A563 and washers shall meet ASTM F436 when used with high strength bolts. All high strength bolts shall be tightened using the Turn-of-Nut method unless noted otherwise.
11. This engineer will not be responsible for safety on the jobsite before, during, or after the installation of this structure. It is the responsibility of the owners, contractors, and installers to ensure that the installation of this structure is completed using methods that fully comply with OSHA regulations.
12. Any deviation from this design or from any part of this drawing without prior written consent of this engineer voids this drawing in its entirety.
13. The design depicted on this drawing is prototypical, and should not be used at a specific site unless deemed suitable for that site by a competent Professional Engineer.

NOTE: All designs depicted on this drawing are the sole property of Campbell Consulting Engineering, LLC developed specifically for this project. Use of these designs for any purpose other than the intended application without written consent of Campbell Consulting Engineering, LLC is prohibited. Disclosure of the information presented herein, without Owner's consent, is a violation of intellectual property and will not be tolerated.

GREGORY K. CAMPBELL REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE No. 21972
11-2-17

McDONALD'S DOUBLE FACE MENU BOARD PROTOTYPICAL 150 MPH-INSTALL

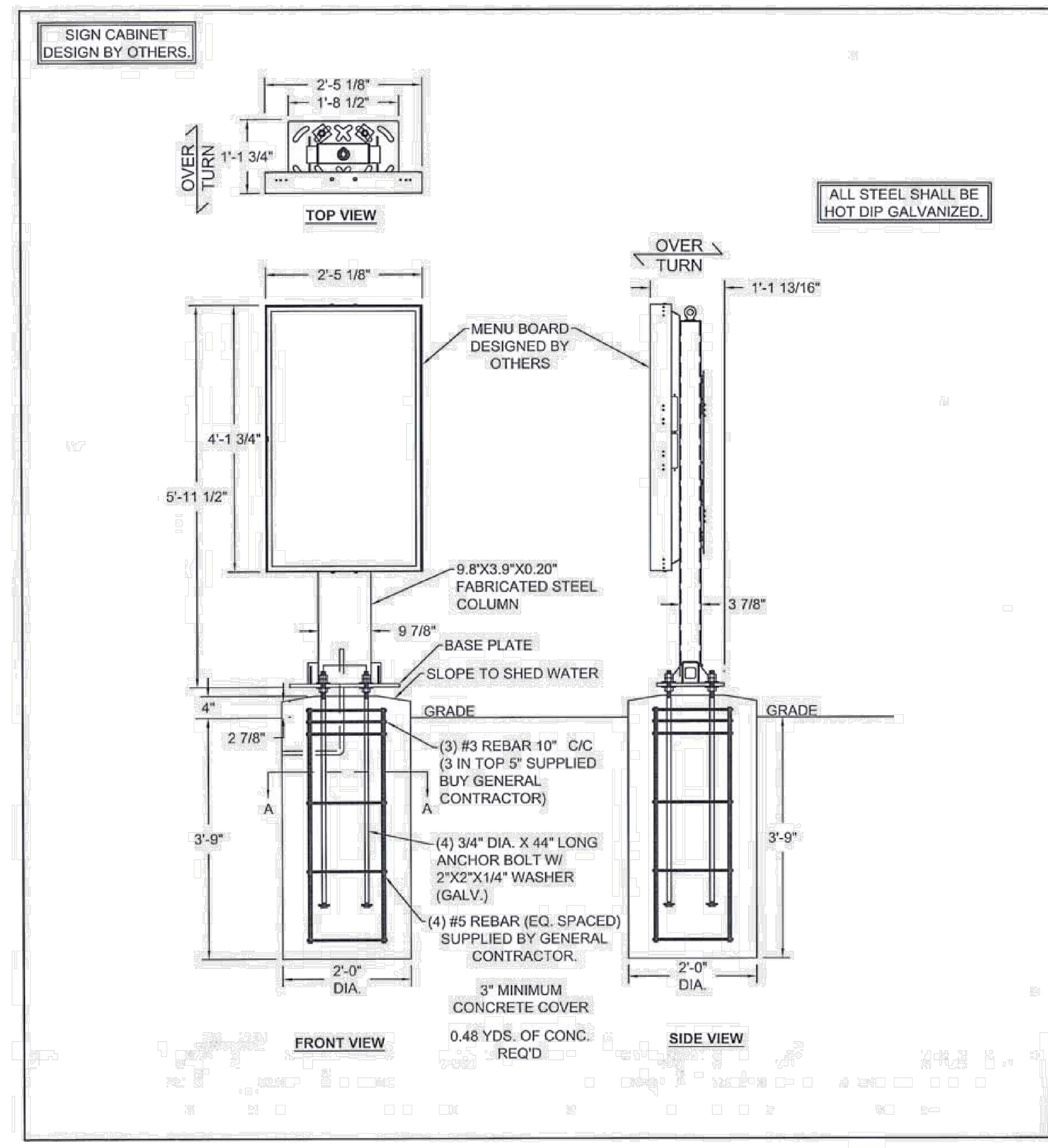
CLIENT: coates — COATES, 1142 W. MADISON STREET, SUITE 304, CHICAGO, IL 60607

CAMPBELL CONSULTING ENGINEERING, LLC — 382 HIGH STREET, MARYVILLE, TN 37804 — 865-980-8881 — CCENGINEER.COM

SHEET	BY	PROJECT NO.
1	RDG	17-0140-D
OF 2	DATE 11/2/2017	DRAWING NO. B101017-B

COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION

DIGITAL MENU BOARD
DETAIL (1)
N.T.S.



ELECTRICAL/ILLUMINATION DESIGN BY OTHERS.

Notes:

1. This is a prototypical design based on the following design criteria:
   Building Code: IBC 2012
   Wind Speed: 150 MPH, Exposure C
   Category II
2. Foundation analysis assumes soil class 4. The allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact THE CLIENT.
3. Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
4. Foundation shall not be placed on, or at the top of a slope exceeding 3:1 without evaluation by a competent Professional Engineer. Do not place foundation in fill.
5. Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
6. Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations, in accordance with ASTM A305. Welding of reinforcement is prohibited.
7. Anchor bolts shall meet ASTM F1554 Grade 36 and shall be galvanized to prevent corrosion.
8. All support members shall be free from defects. Steel tubes shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel pipe shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel, and plate shall meet ASTM A36.
9. Steel welds shall be made with E70XX electrodes by persons qualified in accordance with AWS standards within the past two years.
10. Structural bolts shall meet ASTM A325 and be zinc coated unless noted otherwise. Heavy hex nuts shall meet ASTM A563 and washers shall meet ASTM F436 when used with high strength bolts. All high strength bolts shall be tightened using the Turn-of-Nut method unless noted otherwise.
11. This engineer will not be responsible for safety on the jobsite before, during, or after the installation of this structure. It is the responsibility of the owners, contractors, and installers to ensure that the installation of this structure is completed using methods that fully comply with OSHA regulations.
12. Any deviation from this design or from any part of this drawing without prior written consent of this engineer voids this drawing in its entirety.
13. The design depicted on this drawing is prototypical, and should not be used at a specific site unless deemed suitable for that site by a competent Professional Engineer.

NOTE: All designs depicted on this drawing are the sole property of Campbell Consulting Engineering, LLC developed specifically for this project. Use of these designs for any purpose other than the intended application without written consent of Campbell Consulting Engineering, LLC is prohibited. Disclosure of the information presented herein, without Owner's consent, is a violation of intellectual property and will not be tolerated.

GREGORY K. CAMPBELL LICENSE No. 45465 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-2-17

McDONALD'S SINGLE FACE MENU BOARD PROTOTYPICAL 150 MPH-INSTALL

CLIENT: coates — COATES, 1142 W. MADISON STREET, SUITE 304, CHICAGO, IL 60607

CAMPBELL CONSULTING ENGINEERING, LLC — 382 HIGH STREET, MARYVILLE, TN 37804 — 865-980-8881 — CCENGINEER.COM

SHEET	BY	PROJECT NO.
1	RDG	17-0140-D
OF 2	DATE 11/2/2017	DRAWING NO. B101018-B

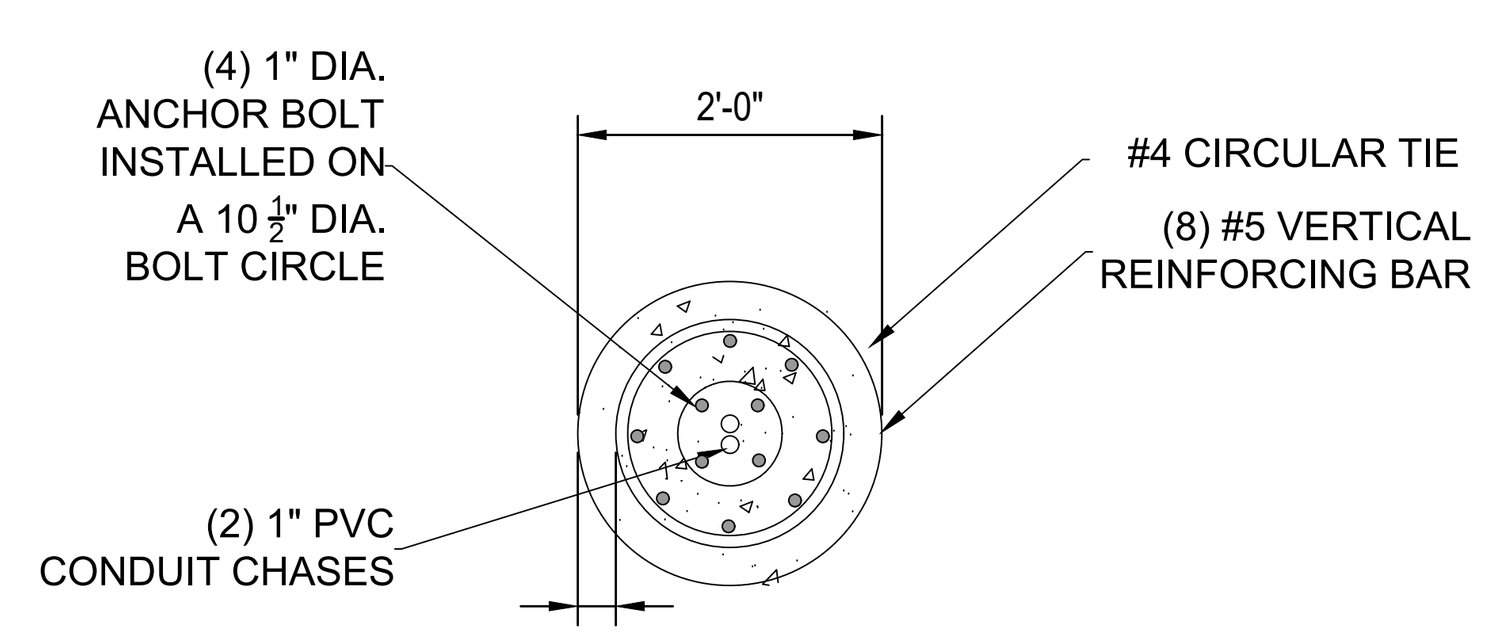
COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION

DIGITAL PRE-BROWSE BOARD
DETAIL (2)
N.T.S.

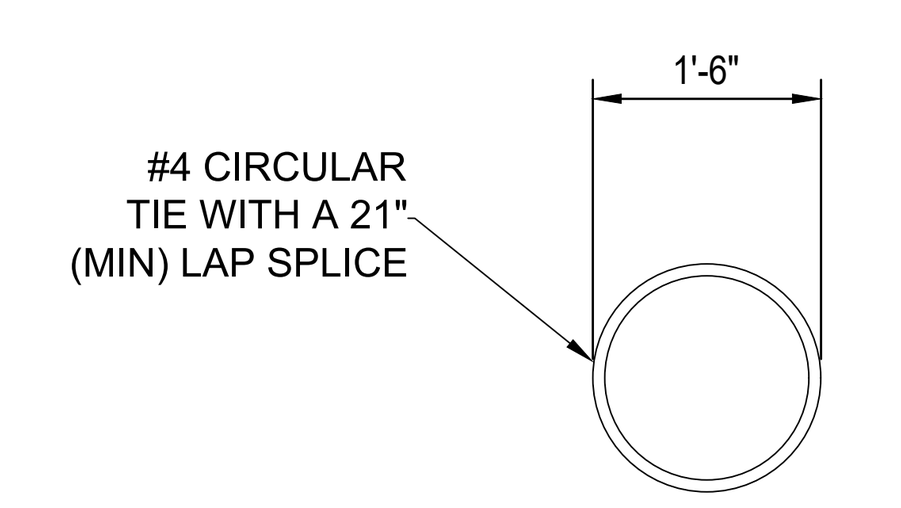
DESIGN CRITERIA
AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009

FOUNDATION DESIGN PARAMETERS
1. MAXIMUM LIGHT POLE BASE REACTIONS:
   BASE MOMENT = 16,845 LBS-FT
   BASE SHEAR = 978 LBS
2. MAXIMUM WIND SPEED (3 SECOND GUST) = 120 MPH
3. MAXIMUM REQUIRED SOIL PARAMETERS:
   COHESIVE SOILS:
   - SHEAR STRENGTH = 750 LBS/FT
   - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
   COHESIONLESS SOILS:
   - ANGLE OF INTERNAL FRICTION = 27 DEGREES
   - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
   - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
4. THE SOILS REPORT SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THAT THE MINIMUM SOIL PARAMETERS ARE MET OR EXCEEDED BEFORE THIS DESIGN IS USED. IF THE MINIMUM SOIL PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE LIGHT POLE TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEEDS HAVE BEEN EXCEEDED.
6. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8FT FROM A RETAINING WALL.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

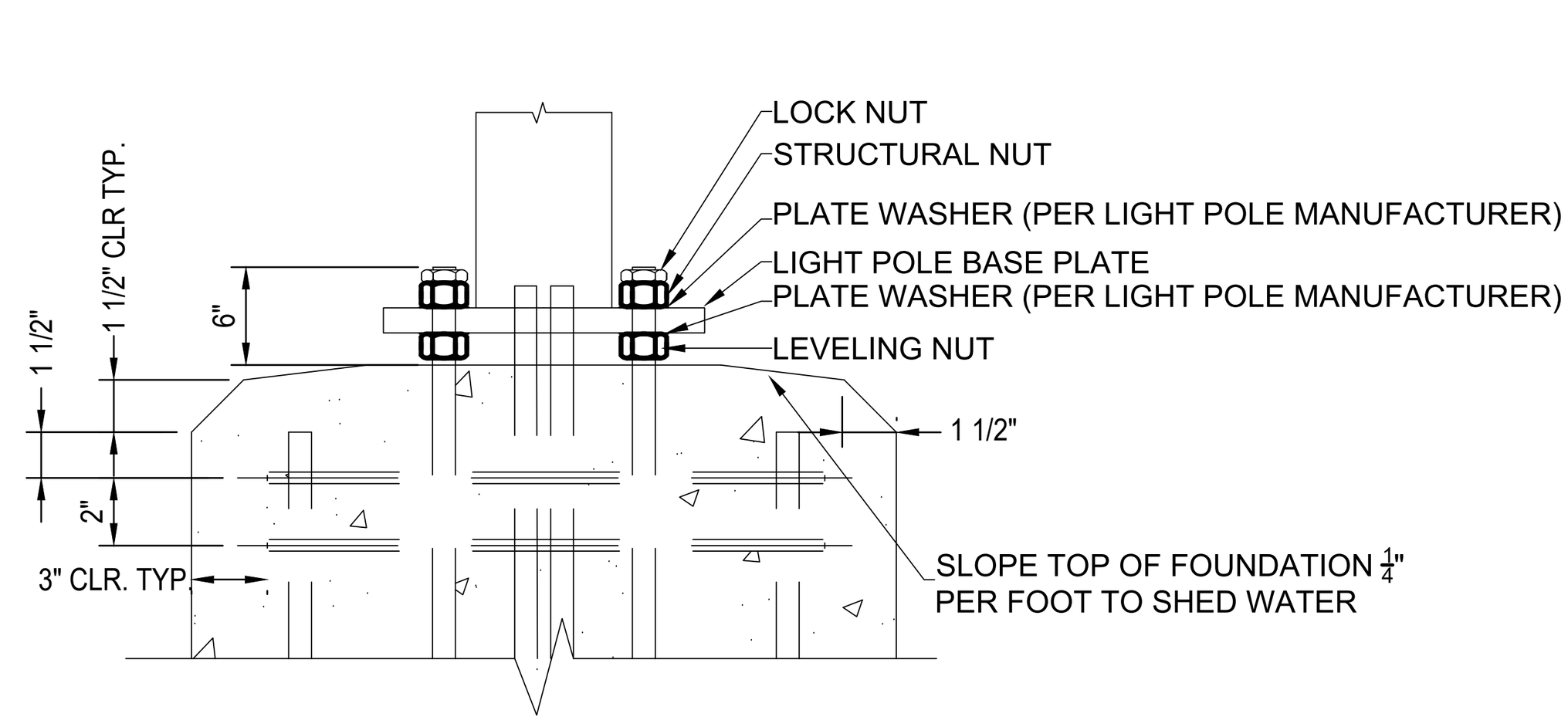
GENERAL NOTES:
1. CONCRETE COMPRESSIVE STRENGTH (F'C) SHALL BE A MINIMUM OF 3000PSI.
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329. THEY SHALL BE STRAIGHT AND NOT "l" SHAPED.
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE DH, HOT DIP GALVANIZED PER ASTM A153.
5. PLATE SHALL BE ASTM A572 GRADE 50, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153
7. ALL REINFORCING PER GENERAL CONTRACTOR.
8. STANDARD LOT POLE IS FULLY, HOT DIPPED, GALVANIZED STEEL POLE WITH A PLATINUM COLOR POWDER COAT. PAINTED STEEL LOT LIGHTS ARE NOT APPROVED.



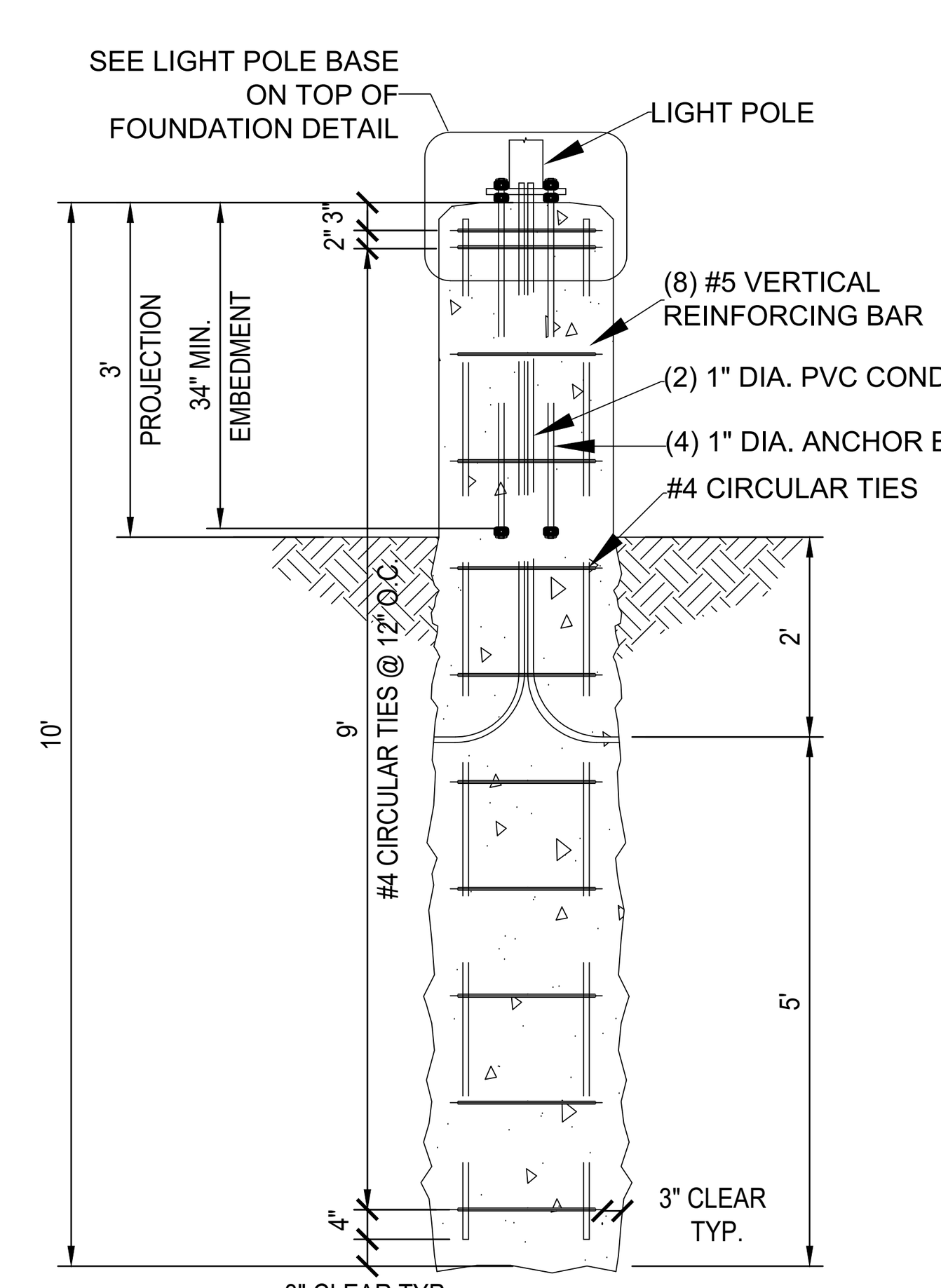
POLE BASE PLAN VIEW
SCALE NTS



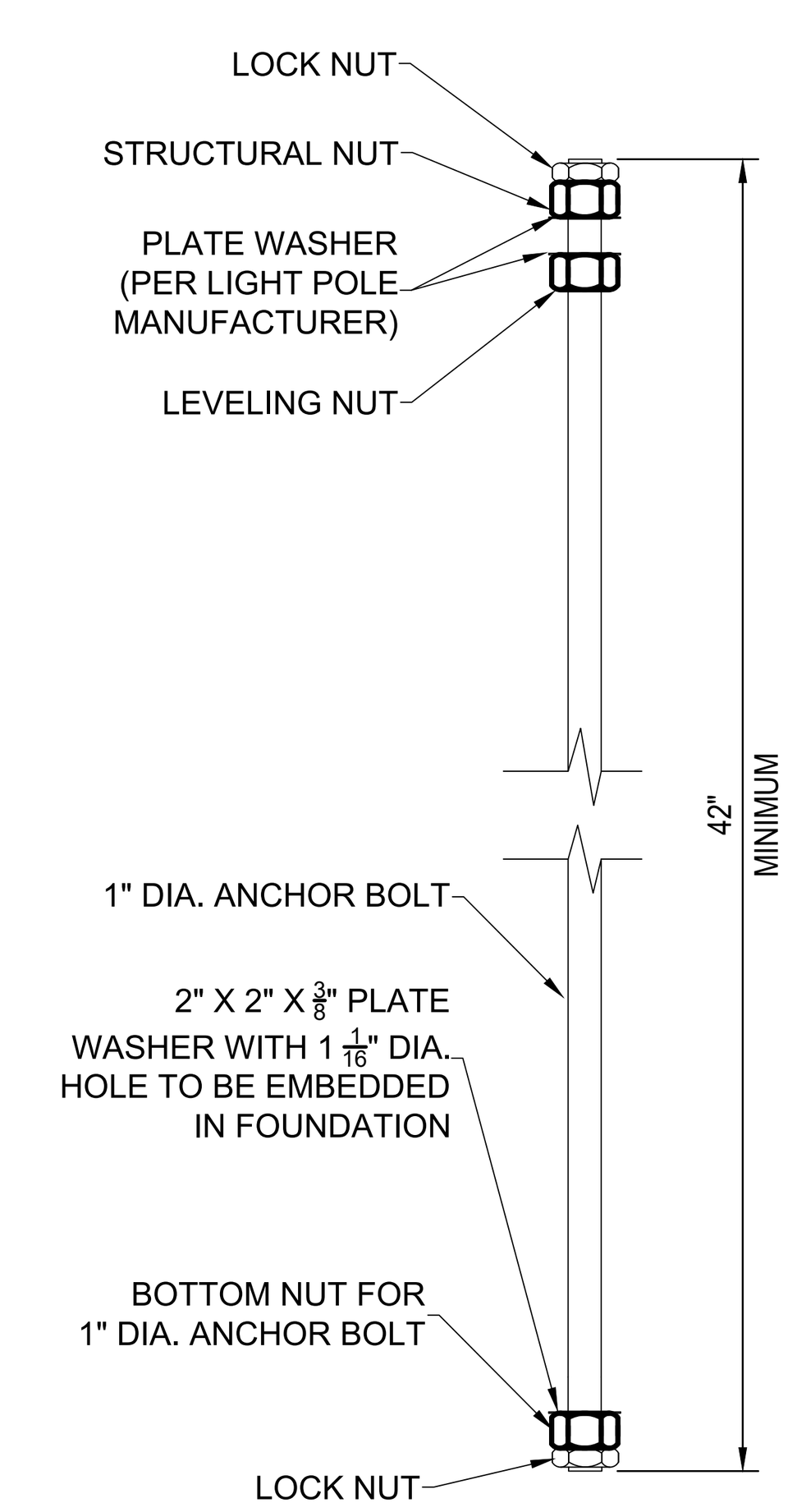
CIRCULAR TIE DETAIL
SCALE NTS



LIGHT POLE BASE ON TOP OF FOUNDATION
SCALE NTS



VIEW A-A
SCALE NTS



ANCHOR BOLT DETAIL
SCALE NTS

LIGHT POLE FOUNDATION
DETAIL (3)
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY: AEI an STV Company — AMERICAN ENGINEERS, INC. DESIGNING YOUR FUTURE — 65 Aberdeen Drive Glasgow KY 270.651.7220

PREPARED FOR: McDonald's USA, LLC©

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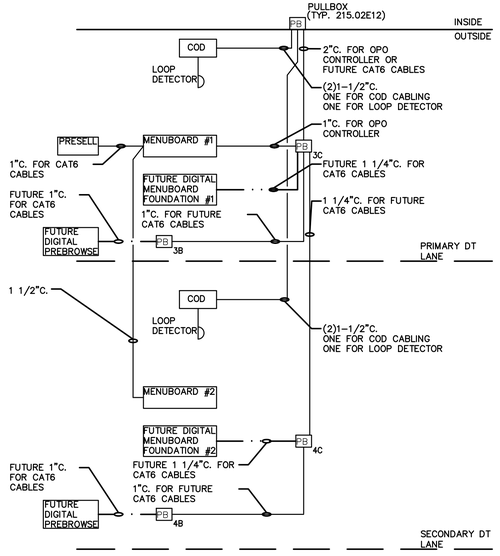
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 2
DESCRIPTION: NEW RESTAURANT — AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-2



DT LOW VOLTAGE CONDUIT DIAGRAM
DETAIL 1
N.T.S.

CONDUIT

CONDUIT TO PULLED IN FUTURE (ONCE FOUNDATIONS ARE INSTALLED)

PB XX — PULLBOX

SUBSCRIPT INDICATES RELATIVE LOCATION. REFER TO ODMB DRAWING.

GENERAL NOTES:

1. COORDINATE ALL CONDUIT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER'S INSTALL INSTRUCTIONS.

2. ALL PULLBOXES/HANDHOLES SHOWN SHALL BE A MINIMUM OF TIER 8 QUAZTITE OR EQUAL.

ELECTRICAL POWER NOTES:

1. PROVIDE TWO (2) SPARE 20A/1P BREAKERS WITHIN CP PANEL FOR FUTURE OUTDOOR DIGITAL MENUBOARDS

2. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR TRADITIONAL OPO MENUBOARDS REQUIRES SEPARATE DEDICATED NEUTRALS ARE PROVIDED TO MENU BOARD AND PRESELL BOARD FOR EACH CIRCUIT (PLC AND LIGHTING)

POWER DIAGRAMS TAGS:

(A) 2#12 & 1#12 GND., TO LP-1 FOR COD CANOPY LIGHTING (TYP. LP-1:23)

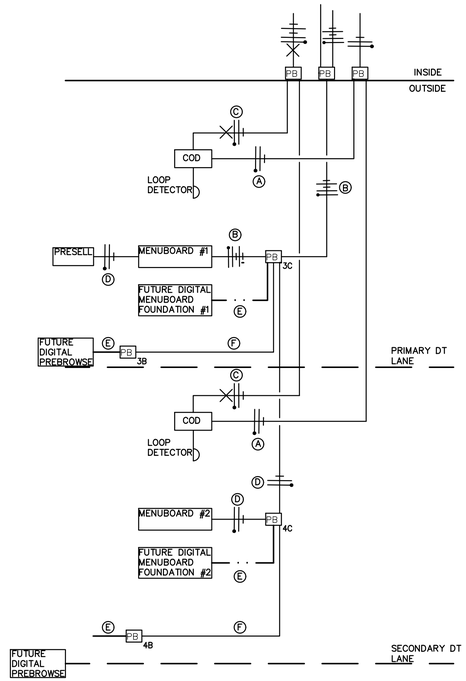
(B) 4#12 & 1#12 GND.,3/4"C TO LP-1 FOR OPO MENU BOARD #1 LIGHTING AND PLC (TYP. LP-1:23,25).

(C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT (TYP. CP:14,18).

(D) 2#12 & 1#12 GND., TO LP-1 FOR OPO MENU BOARD #2 AND PRESELL BOARD LIGHTING (TYP. LP-1:23)

(E) FUTURE 3/4" CONDUIT FOR FUTURE OUTDOOR DIGITAL MENUBOARD OR PRESELL BOARD POWER.

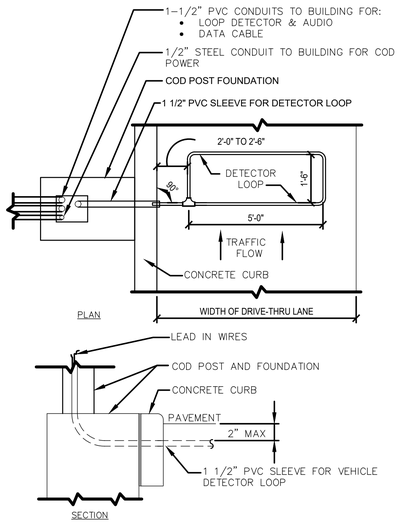
(F) 3/4" CONDUIT WITH PULL STRINGS FOR FUTURE MENUBOARD OR PRESELL BOARD POWER.



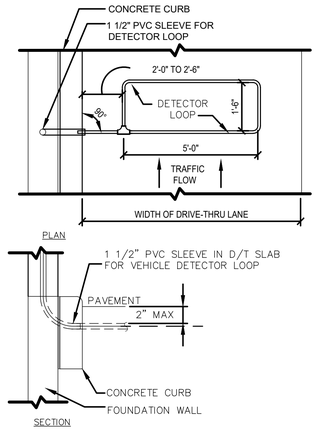
DT POWER DIAGRAM
DETAIL 2
N.T.S.

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1-800-328-0033
   HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

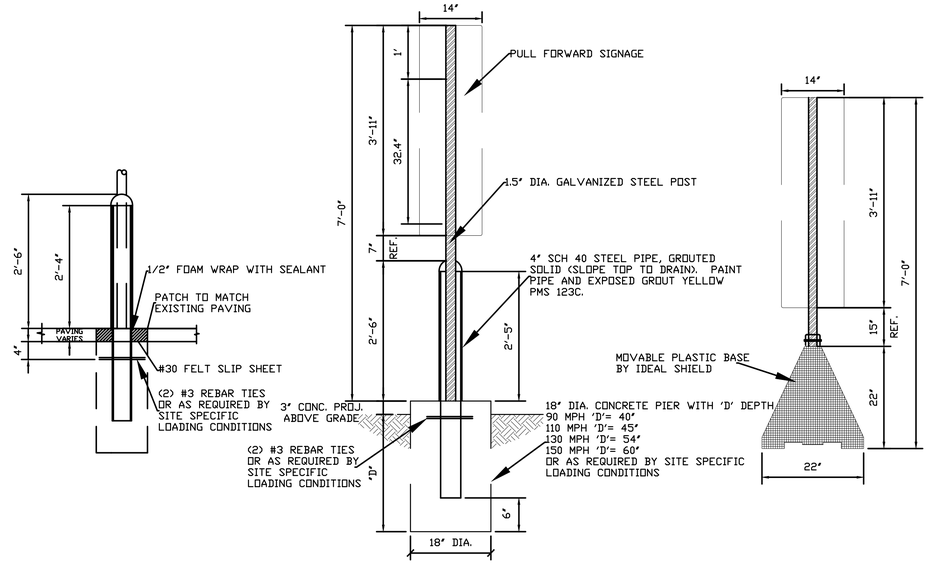


A – C.O.D. DETECTOR LOOP



B – DT WINDOW DETECTOR LOOP

DETECTOR LOOP
DETAIL 3
N.T.S.



DIRECT BURIAL IN EXISTING PAVEMENT OPTION

DIRECT BURIAL IN SOIL/ LANDSCAPING OPTION

BASE AND POST OPTION

RESERVED SIGN
DETAIL 4
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
An ESC Company

PREPARED FOR:
McDonald's USA, LLC®

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SCALE: NTS.
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 3
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-3

DESIGN NOTES

1.) ALL CONCRETE EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I.
2.) CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
3.) ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4.) IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
5.) THIS SIGN IS DESIGNED TO WITHSTAND IBC 2012 170 MPH RISK CATEGORY II EXPOSURE C WIND LOADS.

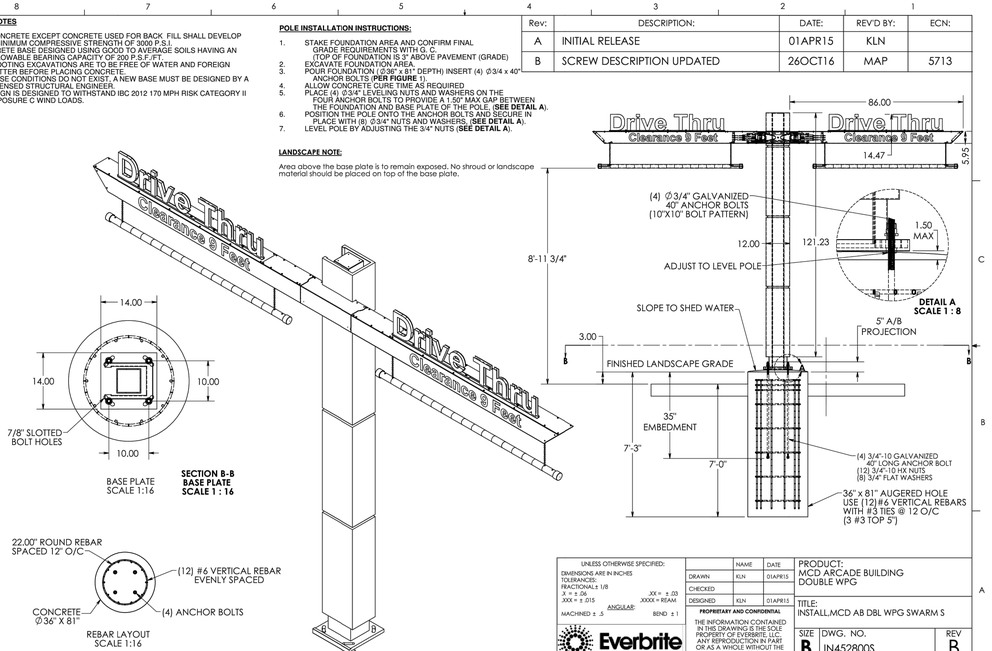
POLE INSTALLATION INSTRUCTIONS:

1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C. (TOP OF FOUNDATION IS 3" ABOVE PAVEMENT (GRADE)
2. EXCAVATE FOUNDATION AREA.
3. POUR FOUNDATION (Ø36" x 81" DEPTH) INSERT (4) Ø3/4 x 40" ANCHOR BOLTS (**PER FIGURE 1**).
4. ALLOW CONCRETE CURE TIME AS REQUIRED
5. PLACE (4) Ø3/4" LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A 1.50" MAX GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE POLE. (**SEE DETAIL A**).
6. POSITION THE POLE ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (8) Ø3/4" NUTS AND WASHERS. (**SEE DETAIL A**).
7. LEVEL POLE BY ADJUSTING THE 3/4" NUTS (**SEE DETAIL A**).

LANDSCAPE NOTE:

Area above the base plate is to remain exposed. No shroud or landscape material should be placed on top of the base plate.

Rev:	DESCRIPTION:	DATE:	REV'D BY:	ECN:
A	INITIAL RELEASE	01APR15	KLN	
B	SCREW DESCRIPTION UPDATED	26OCT16	MAP	5713



UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ± 1/8
.X = ± .06
.XXX = ± .015
ANGULAR:
MACHINED ± .5
XX = ± .03
XXXX = REAM
BEND ± 1

	NAME	DATE
DRAWN	KLN	01APR15
CHECKED		
DESIGNED	KLN	01APR15

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Everbrite
Identity Systems Division

DO NOT SCALE DRAWING

PRODUCT:
MCD ARCADE BUILDING
DOUBLE WPG

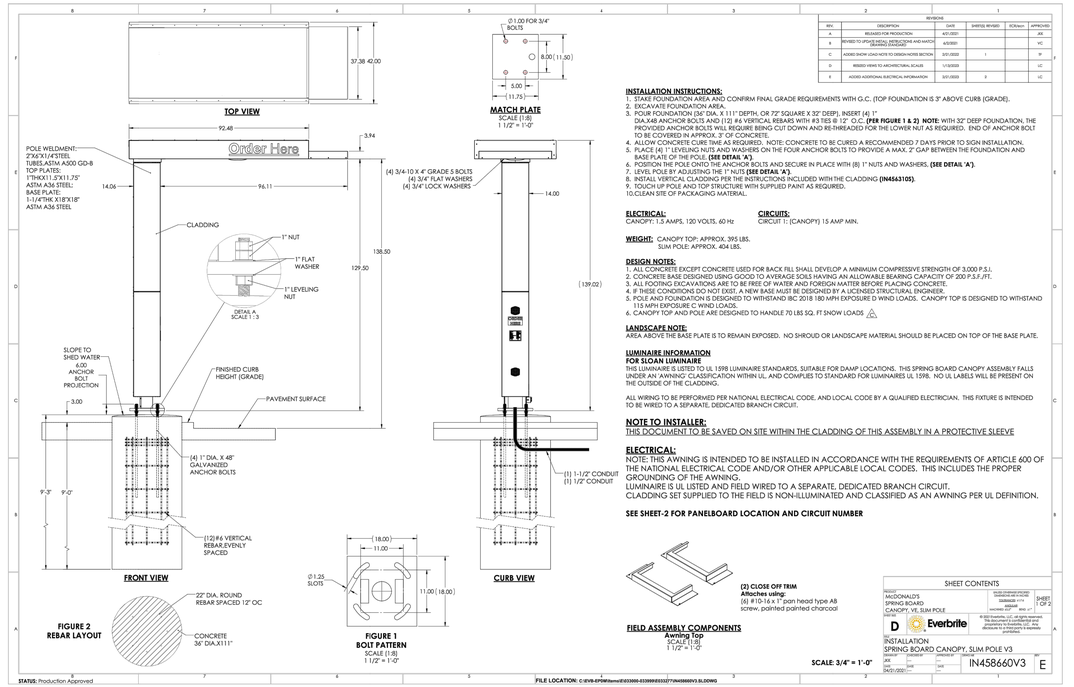
TITLE:
INSTALL,MCD AB DBL WPG SWARM S

SIZE	DWG. NO.	REV
B	IN452800S	B
SCALE: 1:32		SHEET 1 OF 2

1/9/2019 S:\SECURE\GD\Engineering\Drawings\1 Production Released Drawings\Signature Elements\WPG\Sintra Design\IN452800S

DRIVE-THRU GATEWAY
DETAIL
N.T.S. 1

COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION



INSTALLATION INSTRUCTIONS:
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G.C. (TOP FOUNDATION IS 3" ABOVE CURB (GRADE).
2. EXCAVATE FOUNDATION AREA.
3. POUR FOUNDATION (36" DIA. X 111" DEPTH, OR 72" SQUARE X 32" DEEP). INSERT (4) 1" DIA.X48 ANCHOR BOLTS AND (12) #6 VERTICAL REBARS WITH #3 TIES @ 12" O.C. (**PER FIGURE 1 & 2**) **NOTE:** WITH 32" DEEP FOUNDATION, THE PROVIDED ANCHOR BOLTS WILL REQUIRE BEING CUT DOWN AND RE-THREADED FOR THE LOWER NUT AS REQUIRED. END OF ANCHOR BOLT TO BE COVERED IN APPROX. 3" OF CONCRETE.
4. ALLOW CONCRETE CURE TIME AS REQUIRED. NOTE: CONCRETE TO BE CURED A RECOMMENDED 7 DAYS PRIOR TO SIGN INSTALLATION.
5. PLACE (4) 1" LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A MAX. 2" GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE POLE. (**SEE DETAIL 'A'**).
6. POSITION THE POLE ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (8) 1" NUTS AND WASHERS. (**SEE DETAIL 'A'**).
7. LEVEL POLE BY ADJUSTING THE 1" NUTS (**SEE DETAIL 'A'**).
8. INSTALL VERTICAL CLADDING PER THE INSTRUCTIONS INCLUDED WITH THE CLADDING (**IN456310S**).
9. TOUCH UP POLE AND TOP STRUCTURE WITH SUPPLIED PAINT AS REQUIRED.
10. CLEAN SITE OF PACKAGING MATERIAL.

ELECTRICAL: CANOPY: 1.5 AMPS, 120 VOLTS, 60 Hz
CIRCUITS: CIRCUIT 1: (CANOPY) 15 AMP MIN.

WEIGHT: CANOPY TOP: APPROX. 395 LBS.
SLIM POLE: APPROX. 404 LBS.

DESIGN NOTES:
1. ALL CONCRETE EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
3. ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4. IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
5. POLE AND FOUNDATION IS DESIGNED TO WITHSTAND IBC 2018 180 MPH EXPOSURE D WIND LOADS. CANOPY TOP IS DESIGNED TO WITHSTAND 115 MPH EXPOSURE C WIND LOADS.
6. CANOPY TOP AND POLE ARE DESIGNED TO HANDLE 70 LBS SQ. FT SNOW LOADS [A]

LANDSCAPE NOTE:
AREA ABOVE THE BASE PLATE IS TO REMAIN EXPOSED. NO SHROUD OR LANDSCAPE MATERIAL SHOULD BE PLACED ON TOP OF THE BASE PLATE.

LUMINAIRE INFORMATION
FOR SLOAN LUMINAIRE
THIS LUMINAIRE IS LISTED TO UL 1598 LUMINAIRE STANDARDS, SUITABLE FOR DAMP LOCATIONS. THIS SPRING BOARD CANOPY ASSEMBLY FALLS UNDER AN 'AWNING' CLASSIFICATION WITHIN UL, AND COMPLIES TO STANDARD FOR LUMINAIRES UL 1598. NO UL LABELS WILL BE PRESENT ON THE OUTSIDE OF THE CLADDING.

ALL WIRING TO BE PERFORMED PER NATIONAL ELECTRICAL CODE, AND LOCAL CODE BY A QUALIFIED ELECTRICIAN. THIS FIXTURE IS INTENDED TO BE WIRED TO A SEPARATE, DEDICATED BRANCH CIRCUIT.

NOTE TO INSTALLER:
THIS DOCUMENT TO BE SAVED ON SITE WITHIN THE CLADDING OF THIS ASSEMBLY IN A PROTECTIVE SLEEVE

ELECTRICAL:
NOTE: THIS AWNING IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES THE PROPER GROUNDING OF THE AWNING.
LUMINAIRE IS UL LISTED AND FIELD WIRED TO A SEPARATE, DEDICATED BRANCH CIRCUIT.
CLADDING SET SUPPLIED TO THE FIELD IS NON-ILLUMINATED AND CLASSIFIED AS AN AWNING PER UL DEFINITION.

SEE SHEET-2 FOR PANELBOARD LOCATION AND CIRCUIT NUMBER

(2) CLOSE OFF TRIM.
Attaches using:
(6) #10-16 x 1" pan head type AB screw, painted painted charcoal

FIELD ASSEMBLY COMPONENTS
Awning Top
SCALE (1:8)
1 1/2" = 1'-0"

SCALE: 3/4" = 1'-0"

REVISIONS				
REV.	DESCRIPTION	DATE	SHEET(S) REVISED	ECN (Num)	APPROVED
A	RELEASED FOR PRODUCTION	4/21/2021			JAS
B	REVISED TO UPDATE METAL RETICULATION AND MATCH DRAWING STANDARD	4/26/2021			VC
C	ADDED SHOW GAUGE NOTE TO DESIGN NOTES SECTION	5/21/2022	1		TF
D	REMOVED WIRES TO ARCHITECTURAL SCALES	1/13/2023			LC
E	ADDED ADDITIONAL ELECTRICAL INFORMATION	3/27/2023	2		LC

PROJECT: McDONALD'S SPRING BOARD CANOPY, YE, SLIM POLE	SHEET CONTENTS		SHEET 1 OF 2
SIZE: D	Everbrite		
INSTALLATION SPRING BOARD CANOPY, SLIM POLE V3			REV
DRAWN BY: JAS	CHECKED BY:	ISSUE DATE: 04/21/2021	
SIZE: D	DWG. NO. IN458660V3		E

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STATUS: Production Approved
FILE LOCATION: C:\EVB-EPDM\Items\IE\03\000\-\03\0000\E03332\7\7\IN458660V3.SLDDWG

COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION

DRIVE-THRU CANOPY
DETAIL
N.T.S. 2

ALL PAVEMENT PAINTING-STRIPPING, LETTERING DIRECTIONAL ARROWS ARE TO BE WHITE IN COLOR.

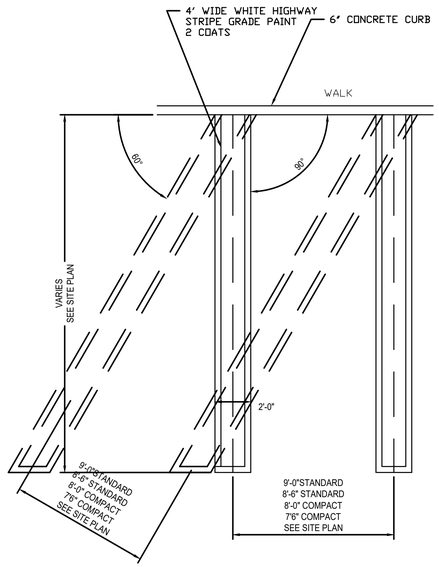
PAVEMENT AREAS TO BE STRIPPED MUST BE SOUND, AND FREE OF DUST, DIRT, OIL, GREASE AND ANY OTHER FOREIGN MATTER. REMOVE LOOSE AND DIRT BY BRUSHING AND/OR BLOWING CLEAR WITH AIR OR WATER PRESSURE CARE SHOULD BE TAKEN NOT TO SPREAD SURFACE DEPOSITS OF OIL OR GREASE OVER TRADITIONAL AREAS IN THE CLEANING PROCESS; THESE SHOULD BE REMOVED WITH SOLVENTS OR COMMERCIAL DETERGENTS. OLD STRIPPING SHOULD BE WIRE-BRUSHED TO ASSURE NEW PAINT BOND, OR REMOVED ENTIRELY IF BADLY CRACKED, FLAKED OR PEELED. WHERE APPLICATION IS OVER PROTECTIVE SEALERS OF COATING, SUCH MATERIALS SHOULD BE ALLOWED TO CURE FOR AT LEAST 48 HOURS BEFORE PAINTING. A CHECK SHOULD BE MADE BY APPLYING A TEST STRIP TO DETERMINED THE READINESS FOR PAINTING.

THE PAVEMENT SURFACE SHOULD BE LAID OUT WITH CHALK MARKS FOR REQUIRED STRIPPING SO THAT MARKING WILL BE ACCURATE AND IN KEEPING WITH POSITIONING AND DIMENSIONING SHOWN ON THE SITE PLAN. ONE UNIFORM COAT OF PAINT SHOULD BE APPLIED BY BRUSH, ROLLER OR SPRAY, AT A RATE OF NOT LESS THAN ONE GALLON PER 200 SQUARE FEET. ONE GALLON WILL YIELD FROM 300 TO 500 LINEAR FEET OF 4" WIDE STRIPE.

PAINT SHOULD NOT BE APPLIED WHEN WEATHER IS RAINY, FOGGY, OR EXCESSIVELY HUMID (OVER 85% RELATIVE HUMIDITY), AND NOT WHEN AMBIENT OR PAVEMENT TEMPERATURE IS BELOW 50°F, AND NOT WHEN ABOVE CONDITIONS ARE ANTICIPATED FOR EIGHT HOURS AFTER APPLICATION.

PAINT SHOULD BE NOT OPENED TO TRAFFIC UNTIL ALL PAINT IS ALLOWED TO CURE FOR AT LEAST ONE HOUR. (CONSULT MANUFACTURER FOR SPECIFIC DRYING TIMES).

NOTE: ALL ANGLE PARKING SHOULD COMPLY WITH THE SAME STANDARD STRIPPINGS. VERIFY SITE PLAN (C3.0) FOR DETAILED LOCATION.



PARKING STALL
DETAIL
N.T.S. 3

SHEET NO.	SD-4
TITLE	STANDARD DETAILS - 4
DESCRIPTION	NEW RESTAURANT
	AE| PROJECT NO. 222-281
SITE ID	41-1210
SITE ADDRESS	US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401
SCALE:	NTS
DATE ISSUED:	06-19-24
DRAWN BY:	M. GONSALVES
REVIEWED BY:	R. TUTT

PREPARED FOR: McDonald's USA, LLC®

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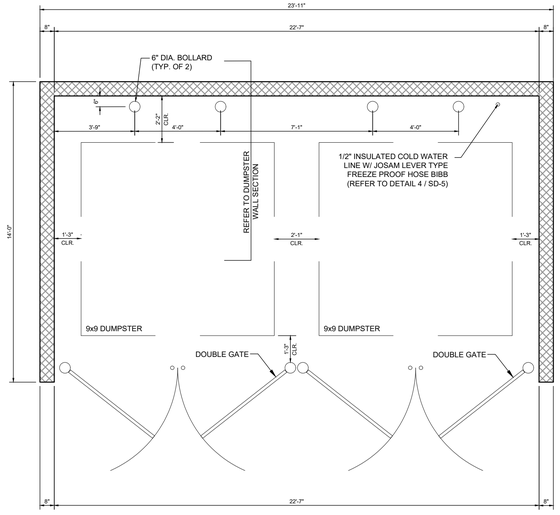
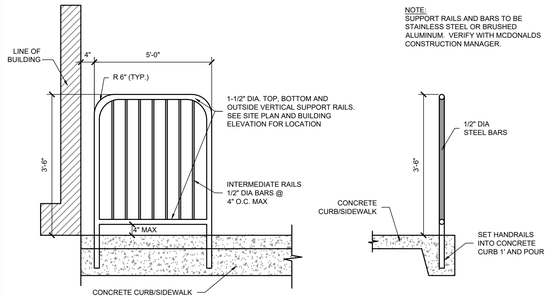
REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company



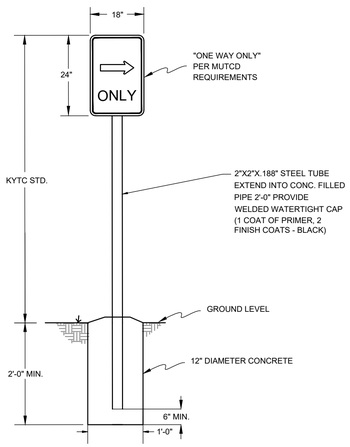
DUMPSTER ENCLOSURE W/ STORAGE SHED
DETAIL 1
N.T.S.



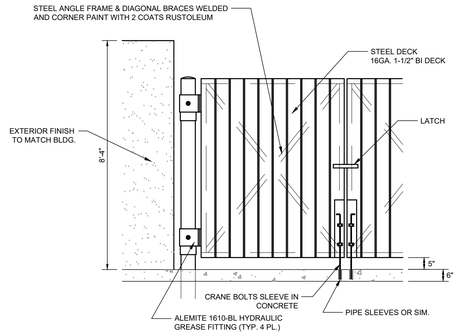
ELEVATION

SECTION

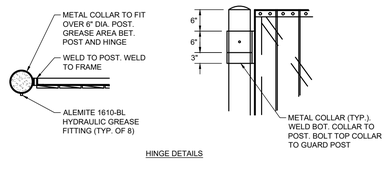
GUARDRAIL
DETAIL 2
N.T.S.



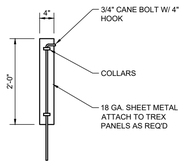
ONE WAY ONLY SIGN
DETAIL 3
N.T.S.



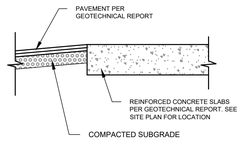
FRONT ELEVATION



HINGE DETAILS

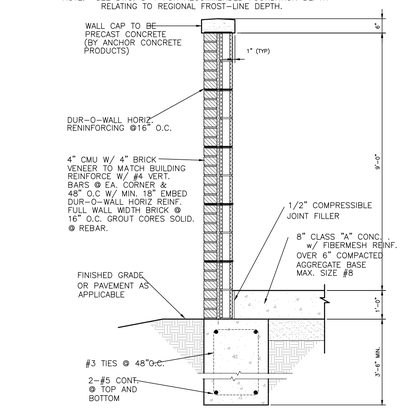


CANE BOLT DETAIL



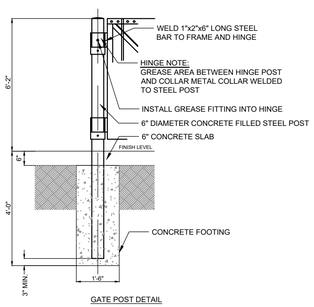
NOTE: SLOPE PAVEMENT TO FOLLOW LOT FLOW FOR DRAINAGE (SEE SITE PLAN)

D/T AND TRASH CORRAL PAD DETAILS



DUMPSTER WALL SECTION

NOTE: COMPRESSIVE STRENGTH OF CONCRETE = 3,500 PSI
SOIL BEARING = 1,500 PSF



GATE POST DETAIL

NOTE:
INCLUDE COMPLETION PHOTOS OF MOUNTING / CONNECTION POINTS INCLUDING FOUNDATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WALL MOUNT, AND WELDING CONNECTIONS IF APPLICABLE.

INSTALLER TO FURNISH:
1. INSTALLER TO BE SURE SIGNS ARE PROPERLY CONNECTED AND GROUNDED.

GENERAL CONTRACTOR TO FURNISH:
1. CONCRETE BASE.
2. ALL ELECTRICAL COMPONENTS REQUIRED.
3. PRIMARY WIRES FROM BUILDING (OR SOURCE) TO AND INCLUDING THE CONNECTION TO THE BREAKER BOX.

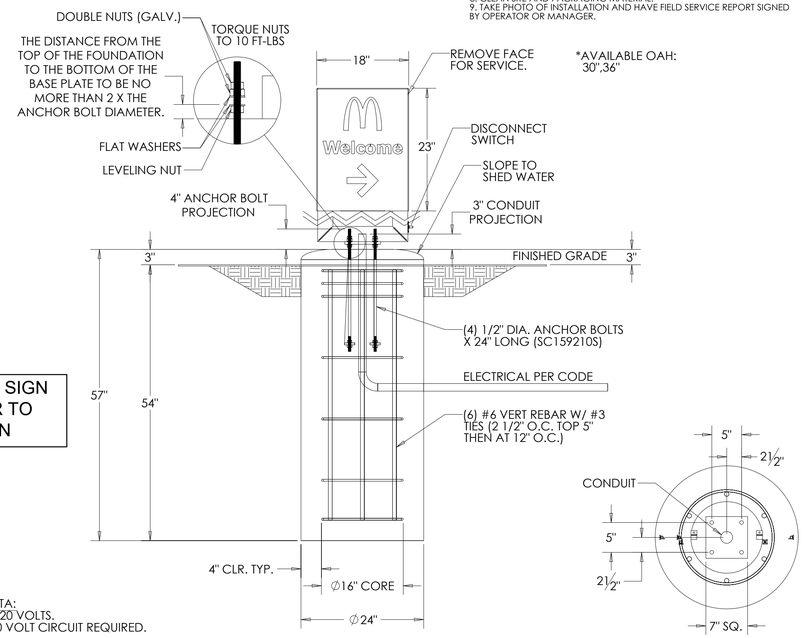
CONCRETE SPECIFICATIONS:
0.56 CU. YDS. TOTAL. CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE SIGN INSTALLATION.

DESIGN NOTES:
1. CONCRETE FOUNDATION DESIGNED USING A NET ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC. PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.
2. ALL FOUNDATION EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. THE FOUNDATION IS DESIGNED TO WITHSTAND IBC 2006 150 MPH EXPOSURE C WIND LOADS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

INSTALLATION INSTRUCTIONS:
1. STAKE FOUNDATION AREA AND EXCAVATE.
2. POUR FOUNDATION (24" X 57"). INSERT (4) 1/2"Ø X 24" ANCHOR BOLTS.
3. ALLOW CONCRETE CURE TIME AS REQUIRED.
4. PLACE (4) 1/2" LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A 1" GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE POLE.
5. POSITION THE POLE ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (8) 1/2" NUTS AND (4) WASHERS.
6. LEVEL POLE BY ADJUSTING THE 1/2" NUTS.
7. MAKE THE WIRING CONNECTION USING THE GREEN,WHITE AND BLACK WIRES PORTRUDING FROMTHE SIGN BASE.
8. CLEAN SITE AND PACKAGING MATERIAL.
9. TAKE PHOTO OF INSTALLATION AND HAVE FIELD SERVICE REPORT SIGNED BY OPERATOR OR MANAGER.

COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION



ELECTRICAL DATA:
1.30 AMPS @ 120 VOLTS.
(1) 20 AMP 120 VOLT CIRCUIT REQUIRED.

SIGN AREA:
BOXED: 2.875 SQ. FT.

DIRECTION SIGN FOUNDATION
DETAIL 4
N.T.S.

ANCHOR BOLT PATTERN

REV	DATE	DESCRIPTION	BY

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an ESC Company

PREPARED FOR:
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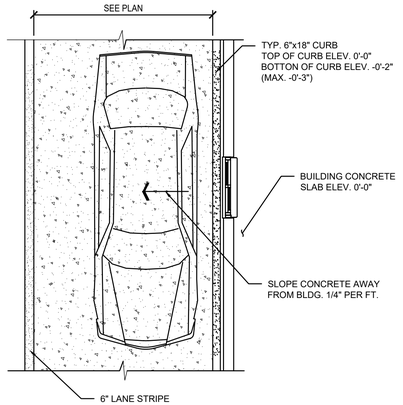
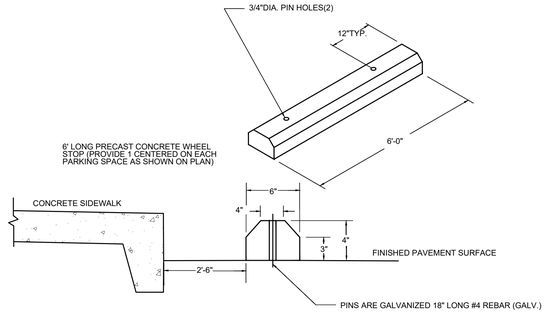
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 5
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

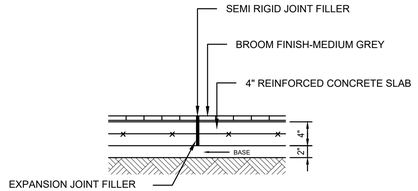
SHEET NO. SD-5



D/T CONCRETE PAD
DETAIL 1
N.T.S.

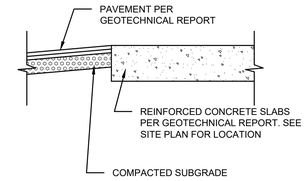


WHEEL STOP
DETAIL 2
N.T.S.

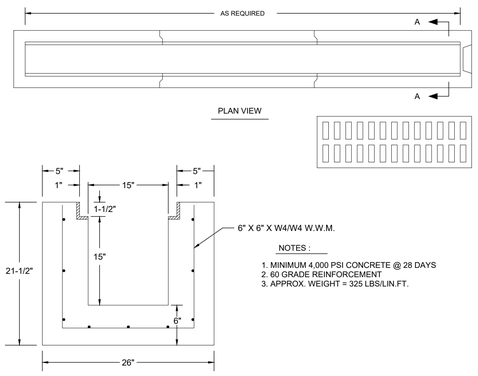


CONCRETE PAVEMENT
DETAIL 3
N.T.S.

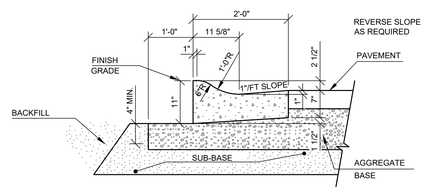
NOTE: SLOPE PAVEMENT TO FOLLOW LOT FLOW
FOR DRAINAGE (SEE SITE PLAN)



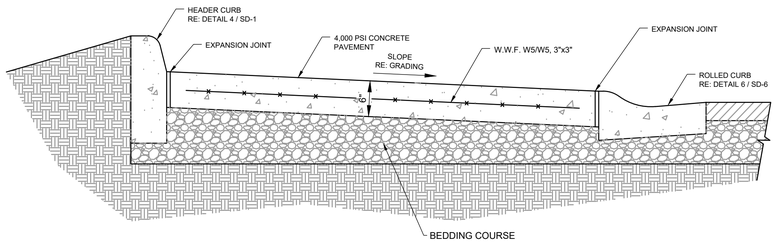
D/T AND TRASH CORRAL PAD DETAIL
DETAIL 8
N.T.S.



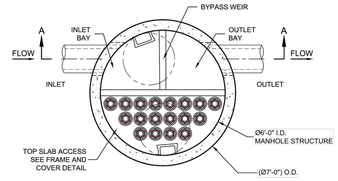
TRENCH DRAIN
DETAIL 5
N.T.S.



ROLLED CURB
DETAIL 6
N.T.S.



MOUNTABLE CONCRETE MEDIAN
DETAIL 7
N.T.S.



PLAN VIEW

KRAKEN FILTER DESIGN NOTES

KRAKEN FILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC TO FLOWRATE. PEAK CONVEYANCE CAPACITY TO BE CALCULATED BY ENGINEER OF RECORD.
AN Ø6'-0" MANHOLE KRAKEN FILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (18) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION.
ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	30"	20"	10"
RECOMMENDED HYDRAULIC DROP (H)	38.5"	28.5"	18.5"
SPECIFIC FLOW RATE (gpm/sf)	0.10	0.10	0.10
CARTRIDGE FLOW RATE (gpm)	17	10.6	4.9



FRAME AND GRATE
(SIZE MAY VARY)
(NOT TO SCALE)

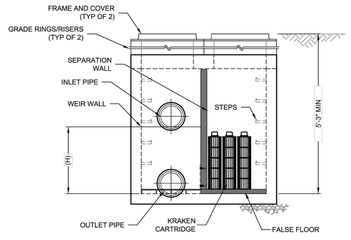


FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)			*
NUMBER OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD



SECTION A-A

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. KRAKEN FILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE KRAKEN FILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 9,604,160;10,307,696; 10,369,496; 11,260,321; RELATED FOREIGN PATENTS OR OTHER PATENT PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
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KFMH72
KRAKEN FILTER
STANDARD DETAIL

WQU
DETAIL 8
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an EXP Company

PREPARED FOR:
McDonald's USA, LLC®

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SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE
STANDARD DETAILS - 6

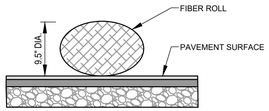
DESCRIPTION
NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID
41-1210

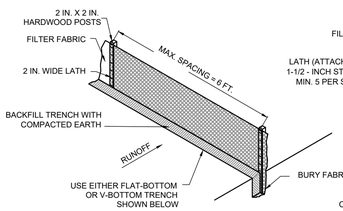
SITE ADDRESS
US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.
SD-6

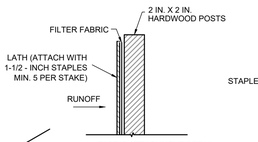
NOTE: FIBER ROLL PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE FIBER ROLL DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.



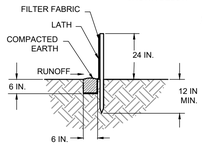
FIBER ROLL PROTECTION DETAIL 1
N.T.S.



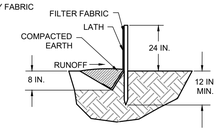
SILT FENCE INSTALLATION



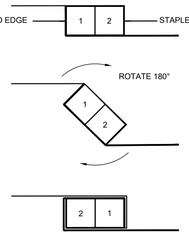
FABRIC ATTACHMENT DETAIL



FLAT BOTTOM TRENCH SECTION



V-SHAPED TRENCH SECTION

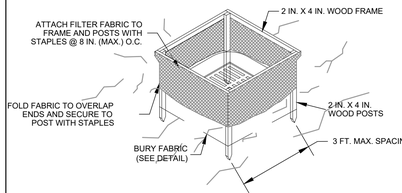


MATERIAL SPECIFICATION

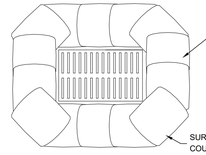
SPECIFICATION	LIGHT DUTY SILT FENCE (SF-LD)
MIN. TENSEL STRENGTH (LBS) ASTM D-4632	WARP - 120 FILL - 100
MAX. ELONGATION (%) ASTM D-4632	40
APPARENT OPENING SIZE MAX. SIEVE SIZE (ASTM D-4751)	#30
MAX. FLOW RATE (GAL/MIN/SF) GDT - 87	25
ULTRAVIOLET STABILITY ASTM D-4632 AFTER 300 HOURS PER ASTM D-4355	80
MIN. BURSTING STRESS (PSI) ASTM D-3786	WARP - 120 FILL - 100
MIN. FABRIC WIDTH (IN)	36 IN.

TEMPORARY SILT FENCE DETAIL 2
N.T.S.

CONSTRUCT DOWNSTREAM DIKE WHEN REQUIRED TO PREVENT BY-PASS FLOW.

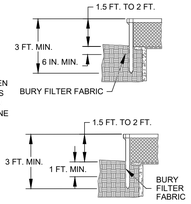


FILTER FABRIC INSTALLATION DETAIL



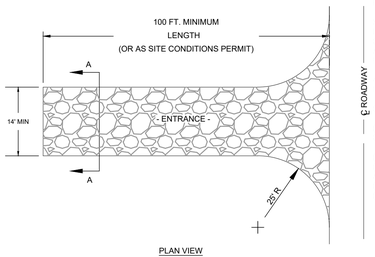
PAVED AREAS

THIS STRUCTURE IS FOR USE IN UNPAVED AREAS ONLY. MAXIMUM CONTRIBUTING DRAINAGE AREA = 1 ACRE

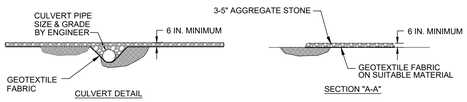


FILTER FABRIC BURIAL OPTIONS

INLET PROTECTION DETAIL 3
N.T.S.



PLAN VIEW



CULVERT DETAIL SECTION "A-A"

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

4. CLEANING OF ROADWAY IS REQUIRED IF MUD AND SEDIMENT ENTERS ROADWAY.

SIZING NOTES:

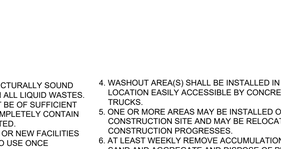
(1) WIDTH: AS DETAILED IN CITY OF CLARKSVILLE TRAFFIC MANUAL

(2) LENGTH:
(A) RESIDENTUAL LOTS 25' OR LESS WITH APPROVAL OF PUBLIC WORKS
(B) COMERICIAL 100'
(C) SUBDIVISION 100'

CONSTRUCTION ENTRANCE DETAIL 4
N.T.S.



TYPICAL SECTION



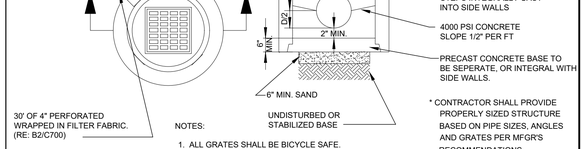
PLAN

WASHOUT SIGN

NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA DETAIL 5
N.T.S.

NOTE:
1. DROP BOX INLETS SHALL USE EAST JORDAN IRON WORKS GRATE 5235 OR APPROVED EQUAL
2. CURB INLETS SHALL USE EAST JORDAN IRON WORKS GRATE 7045 OR APPROVED EQUAL

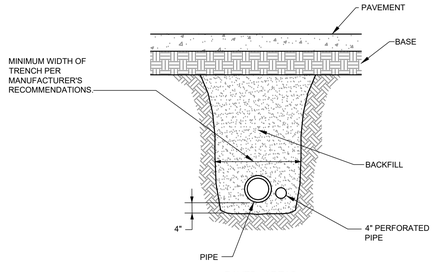


NOTES:
1. ALL GRATES SHALL BE BICYCLE SAFE.
2. THE PERFORATED RISER SHALL BE CUT DOWN TO THE ELEVATION OF THE BASE COURSE PAVEMENT AT THE TIME OF BASE COURSE PAVING. THE TOP 6" OF THE PIPE SHALL THEN BE PLUGGED WITH CEMENT PRIOR TO TOP COURSE PAVING.

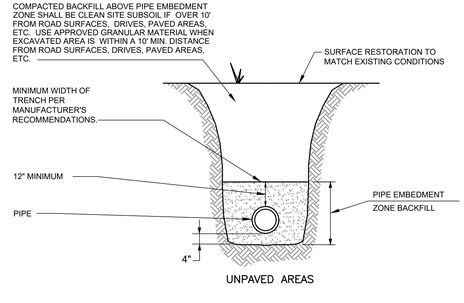
* CONTRACTOR SHALL PROVIDE PROPERLY SIZED STRUCTURE BASED ON PIPE SIZES, ANGLES AND GRATES PER MFG'S RECOMMENDATIONS.

STORM SEWER INLET DETAIL 6
N.T.S.

MAXIMUM TRENCH WIDTH	
PIPE SIZE	TRENCH WIDTH
6" - 12"	30" O.D. +16"
15" - 30"	O.D. +24"
36" - 60"	

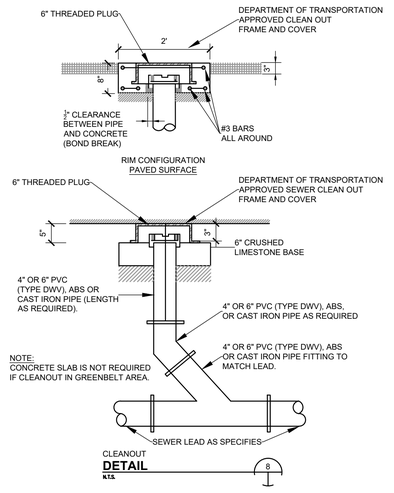


PAVED AREAS

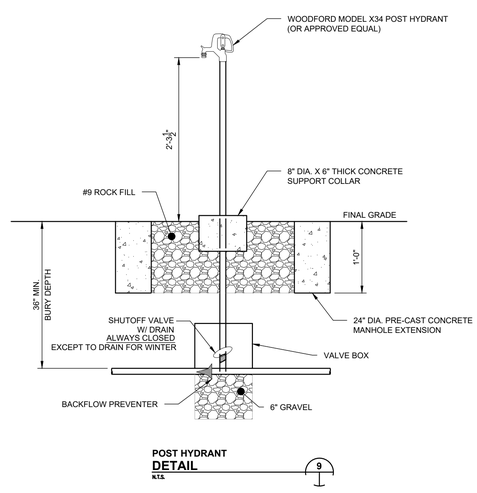


UNPAVED AREAS

PIPE BEDDING DETAIL 7
N.T.S.



CLEANOUT **DETAIL** 8
N.T.S.



POST HYDRANT DETAIL 9
N.T.S.

REV	DATE	DESCRIPTION	BY

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PREPARED FOR:
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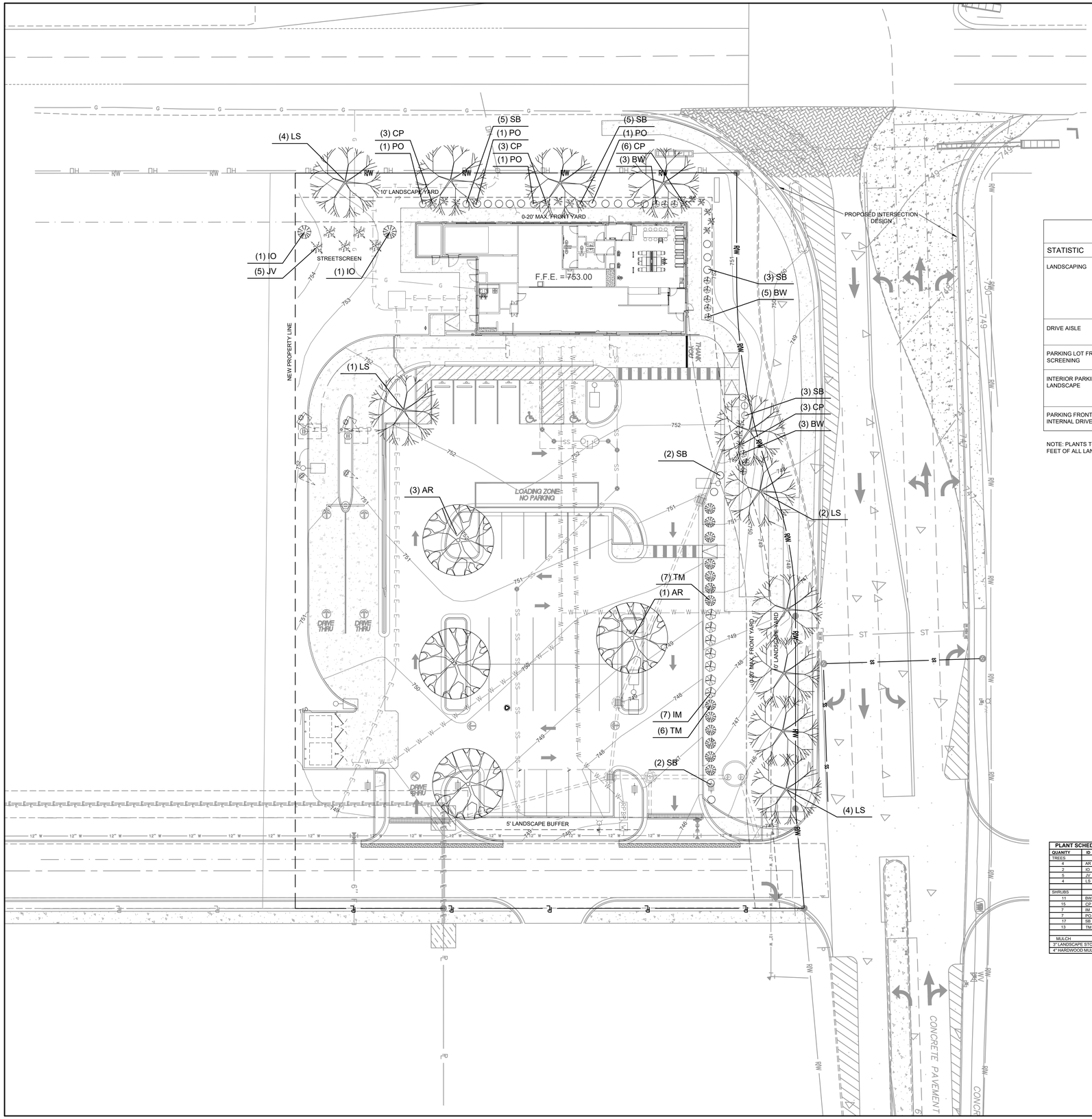
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 7

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-7



LANDSCAPE DATA

SITE AREA: 1.34 +/- ACRES ZONING: PUD-MU

STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 180' FRONTAGE = 180' / 50 = 3.6 OR 4 TREE HONEY FARM WAY - 275' FRONTAGE = 275' / 50 = 5.5 OR 6 TREES	CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATORS APPROVAL 4 TREE 6 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT FRONTAGE SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (10,250 SF / 2,000 SF = 5.125 OR 5 TREES)	3 TREES IN ISLANDS 5 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

NOTE: PLANTS TO BE WATERED BY AND OUTSIDE POST HYDRANT WITHIN ONE HUNDRED FEET OF ALL LANDSCAPING.

PLANT SCHEDULE

QUANITY	ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
4	AR	Acer rubrum	Red Maple	2 1/2" Cal	Single stem, Well Branched, B & B
2	IO	Ilex opaca 'Greenleaf'	'Greenleaf American Holly	5-6' HT	Uniformly Branched, Full, No Holes, 8' spacing
5	JV	Juniperus virginiana 'Brodie'	Brodie Red Cedar	5-6' HT	Uniformly Branched, Full, No Holes, 8' spacing
4	LS	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	2 1/2" Cal	Single stem, Well Branched, B & B
SHRUBS					
11	BW	Buxus x 'Winter Gem'	Winter Gem Boxwood	3 Gall. Cont	Full, 4' O.C., 30" Height / Spread
15	CP	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
7	IM	Ilex x meserveae 'Blue Boy'	Blue Boy Holly	3 Gall. Cont	Full, 5' O.C., 36" Height / Spread
7	PO	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
17	SB	Spirea x bumalda 'Goldflame'	Goldflame Spirea	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
13	TM	Taxus x media 'Densiformis'	Dense Spreading Yew	3 Gall. Cont	Full, 5' O.C., 36" Height / Spread
MULCH					
3" LANDSCAPE STONE ADJACENT TO BUILDING					
4" HARDWOOD MULCH PERIMETER BEDS					

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

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PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: M. GONSALVES

TITLE: LANDSCAPE PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. L-1.0

GENERAL LANDSCAPE NOTES:

1. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF REQUIRED LANDSCAPE AREAS NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
2. IF ANY TREES OR VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE STANDARDS AND REQUIREMENTS.
3. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER THE ZONING ORDINANCE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THE VERGE ASSUMES THAT RESPONSIBILITY.
4. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
5. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH THE ZONING ORDINANCE REQUIREMENTS.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
7. AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT-OF-WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

GENERAL NOTES:

TURF:

ALL AREAS OF THE SITE WITH SLOPES GREATER THAN 3:1 SHALL BE HYDRO-SEEDED WITH A TURF TYPE FESCUE GROWN WITHIN THE LOCAL REGION THAT INCLUDES TACKIFIER ADDED TO SEED MIX. AREAS THAT ARE NOT ON A 3:1 SLOPE MAY BE SEEDED WITH A MIXTURE OF TURF TYPE FESCUE, BLUEGRASS AND ANNUAL RYE MIX. CONTRACTOR TO SEED ALL DISTURBED AREAS DURING CONSTRUCTION OF THIS PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO STAGING AREAS, ON SITE STORAGE OF MATERIALS AREAS AND ANY AREAS DISTURBED BY UTILITY INSTALLATION.

MULCH:

ALL PLANTING AREAS ADJACENT TO THE BUILDING SHALL BE MULCHED WITH LANDSCAPE ROCK TO 3" DEPTH, FREE OF MOLD AND DEBRIS. ALL SHRUBS THAT ARE SHOWN IN GROUPINGS, SHALL BE MULCHED TOGETHER WITH HARDWOOD MULCH TO 4" DEPTH, FREE OF MOLD AND DEBRIS.

TOPSOIL:

ALL BED AREAS ARE TO BE EXCAVATED TO A DEPTH OF 10", THIS WILL ALLOW FOR 6" OF NEW TOPSOIL (1/3 PEAT, 1/3 SAND, 1/3 TOPSOIL), AND REQUIRED SHREDDED HARDWOOD MULCH. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL, TYPICAL OF LOCALITY, OBTAINED FROM WELL-DRAINED AREAS. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL, AND SHALL BE FREE OF STONES, LUMPS, STICKS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR THAT WOULD INTERFERE WITH FUTURE MAINTENANCE. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THE SITE CONTRACTOR INSTALLS THE PROPER AMOUNT OF TOPSOIL. SITE CONTRACTOR TO NOTIFY LANDSCAPE CONTRACTOR WHEN SUBGRADE IS PREPPED FOR TOPSOIL INSTALLATION.

LANDSCAPE FABRIC:

DeWITT PRO 5 WEED BARRIER OR EQUAL, BLACK POLYPROPYLENE POLYESTER 5 OZ. WOVEN FABRIC. LANDSCAPE FABRIC SHALL BE SECURED WITH LANDSCAPE STAPLES.

SEED AND SOD NOTES:

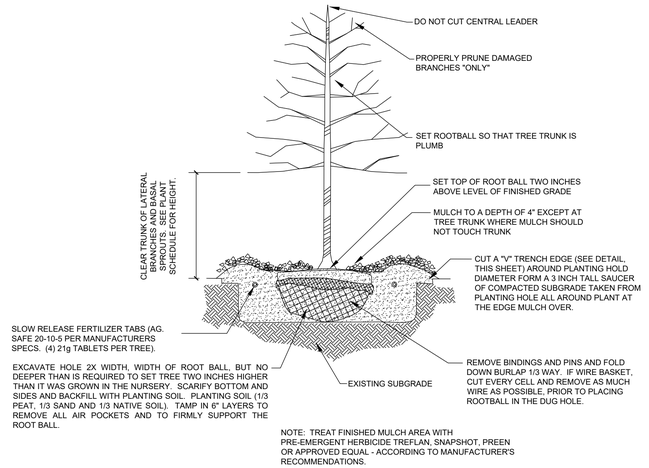
1. ALL DISTURBED AREAS, INCLUDING OUT LOTS AND WASTE AREAS TO BE SEEDED OR SODDED (IF NOT NOTED TO BE RIP-RAPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEEDED SHALL BE SPREAD w/ 4" MINIMUM OF TOP SOIL. ALL AREAS TO BE DISKED, LEVELED, AND RAKED. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS AND CLODS FOREIGN MATERIAL SUCH AS ROCKS, LIMBS, STICKS, ETC. TO BE COLLECTED AND REMOVED DURING CULTIVATION AND RAKING OPERATIONS.
2. INSTALLATION OF SEED SHALL BE BETWEEN MARCH 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. IF SEEDING IS DONE IN BETWEEN OCTOBER 15 TO MARCH 1, A SEED BLEND WILL BE USED CONSISTING OF 20% ANNUAL RYE.
3. GRASS SEED SHALL BE A TYPE WHICH WILL THRIVE IN THIS PROJECT AREA. SUBMIT PROPOSED SEED MIXTURE TO OWNER FOR APPROVAL. FERTILIZER SHALL BE 10-10-10 TYPE 1 GRADE A. USE APPROXIMATELY 5 LBS. OF GRASS SEED AND 10 LBS. OF FERTILIZER FOR EACH 1000 S.F. OF GROUND AREA TO BE SEEDED. COVER ALL SEEDED AREAS WITH 3 BALES OF WHEAT STRAW FOR EACH 1000 S.F. WATER DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS. AFTER SEED HAS GERMINATED, ALL THIN SPOTS SHALL BE RE-SEEDED.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING, AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. A MINIMUM 90% COVERAGE OF SOUND, HEALTHY GRASS SHALL BE REQUIRED FOR ACCEPTANCE.
5. EMBANKMENTS / SLOPES STEEPER OR EQUAL TO THAN 3:1 SHALL EITHER BE SEEDED AND COVERED WITH AN EROSION CONTROL MAT (JUTE MESH ENKAMAT) OR COVERED WITH SOD FOR PROPER STABILIZATION. SOD TO BE STAKED WITH EITHER WOOD STAKES OR U-SHAPED METAL PINS FLUSH WITH GRADE.
6. SOD SHALL BE REGIONALLY GROWN AND OF A SPECIES THAT WILL THRIVE IN THE PROJECT AREA.
7. THE SOD SHALL BE RELATIVELY FREE OF DISEASES AND WEEDS. STONES LARGER THAN 1/2" IN ANY DIMENSION, PLANT ROOTS AND OTHER MATERIAL DETRIMENTAL TO A HEALTHY STAND OF TURF TO BE REMOVED. DELIVERED SOD THAT HAS BECOME DRY, MOLDY OR YELLOW FROM HEATING, OR HAS IRREGULARLY SHAPED PIECES THAT ARE TORN OR HAVE UNEVEN ENDS SHALL BE REJECTED.
8. THE SOD BED WILL BE LOOSENED TO A DEPTH OF 3" AND SMOOTHED TO AN EVEN SURFACE. THE SOD BED SHALL BE FLUSH WITH ANY ADJACENT SEEDED OR TURFED AREA, PAVEMENT, CURB OR OTHER STRUCTURE EXCEPT WHEN OTHERWISE DIRECTED.
9. PRIOR TO PLACING THE SOD, 10-10-10 TYPE 1 GRADE A FERTILIZER SHALL BE APPLIED UNIFORMLY. THE FERTILIZER SHALL BE HARROWED, RAKED, OR OTHERWISE INCORPORATED INTO THE SOIL. THE SOIL BED, WHEN DRY, SHALL BE MOISTENED TO THE LOOSENED DEPTH.
10. SOD SHALL BE WETTED THOROUGHLY, ROLLED, AND TAMPED SUFFICIENTLY TO INCORPORATE THE ROOTS INTO THE SOD BED AND TO ENSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRIPS.
11. ALL SODDED AND SEEDED AREAS SHALL BE MAINTAINED (WATERED) AND REPAIRED AS NECESSARY BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR. ANY AREAS THAT ARE REPAIRED IN EXCESS OF 75 SF, SHALL BE MAINTAINED FOR THE SAME WARRANTY PERIOD OF ONE YEAR. FINAL ACCEPTANCE SHALL BE AT THE DISCRESSION OF THE OWNER AND/OR LANDSCAPE ARCHITECT FOR THE PROJECT.
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEED ALL SEEDED OR SODDED AREAS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE THAT MAY CAUSE EROSION, NEGLECT BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.

PLANTING NOTES:

*LANDSCAPE CONTRACTOR TO PROVIDE ALL OF THE LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO FURNISH AND INSTALL THE LANDSCAPE PLANT MATERIAL FOR THE PROJECT.

THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND COORDINATE WORK WITH OTHER CONTRACTORS TO ASSURE AN EFFICIENT COMPLETION OF WORK.

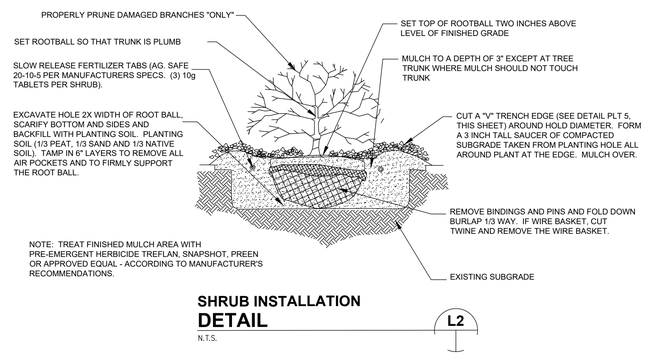
1. PREVENT DAMAGE TO EXISTING BUILDINGS, PAVEMENT, TREES, SHRUBS AND UNDERGROUND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE AWARE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING INSTALLATION OF PLANT MATERIAL. NOTIFY GENERAL CONTRACTOR, OWNER OR THE PUBLIC UTILITIES FOR LOCATION. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT IF THERE IS ANY DAMAGE.
2. PLANT MATERIAL OTHER THAN THOSE SPECIFIED IN THE PLANT SCHEDULE WILL NOT BE ACCEPTED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE ORDERING. PLANT QUANTITIES INDICATED IN THE LANDSCAPE PLANT SCHEDULE ARE APPROXIMATE. IN CASE OF ANY DISCREPANCY THE PLAN WILL GOVERN.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, ABRASIONS OF THE BARK, DISEASES, INSECTS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS.
4. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND COMPLY WITH "THE AMERICAN STANDARD FOR NURSERY STOCK" AS SET BY THE "AMERICANHORT"
5. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.
6. TREES AND SHRUBS TO BE INSTALLED AS INDICATED ON THE PLANTING DETAILS. NOTE DEPTH OF PIT, BACKFILL MIX, FERTILIZER AND MULCH. STAKING OF TREES WILL BE DONE AS NOTED.
7. FILL PLANTING PITS WITH PLANTING SOIL. PLANTING SOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE FREE OF ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS AND TOXIC SUBSTANCES. PLANTING SOIL (1/3 PEAT, 1/3 SAND AND 1/3 NATIVE SOIL)
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTING TO CORRECT GRADES (AS PER DETAILS). ALIGNMENT OF ALL PLANTS SHALL BE SET SO WHEN SETTLED, THEY WILL BEAR ON THE SAME ELEVATION AS FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS.
9. THE LANDSCAPE CONTRACTOR SHALL MAKE 'MINOR' ADJUSTMENTS IN THE LOCATION OF PLANTS WHERE NECESSARY DEPENDING ON EXISTING SITE CONDITIONS. UNIFORM SPACING SHALL BE MAINTAINED. ANY 'MAJOR' ADJUSTMENTS SHALL BE MADE AFTER COORDINATION HAS BEEN ESTABLISHED WITH THE LANDSCAPE ARCHITECT.
10. ALL DEBRIS AND COMPACTED SUBSOIL SHALL BE REMOVED FROM THE PLANTER AREA.
11. PRIOR TO MULCHING, TREAT ALL PLANTING AREAS WITH PRE-EMERGENT WEED KILLER, APPLIED ACCORDING TO THE MANUFACTURER'S DIRECTIONS, "TREFLAN" , "SNAPSHOT", "PREEN" OR APPROVED EQUAL.
12. ALL PLANTING BEDS ADJACENT TO THE BUILDING SHALL HAVE A MINIMUM OF 3" OF LANDSCAPE STONE. ALL REMAINING PLANTING BEDS TO HAVE A MINIMUM OF 4" OF HARDWOOD MULCH, THOROUGHLY WET DOWN TO PREVENT DISPLACEMENT BY WIND.
13. REMOVE FROM SITE ALL REFUSE AND DEBRIS GENERATED BY THIS PORTION OF WORK. CLEAN ALL SOIL FROM CURBS, WALKS AND PAVEMENT, WHICH AS MISPLACED OR STOCK PILED AT THE SITE.
14. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER THE DATE OF PROJECT COMPLETION. DEAD OR UNHEALTHY PLANTS TO BE REPLACED DURING THIS TIME PERIOD. PLANT MATERIAL WILL NOT BE REPLACED IF NEGLECTED BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.



NOTE: TREAT FINISHED MULCH AREA WITH PRE-EMERGENT HERBICIDE TREFLAN, SNAPSHOT, PREEN OR APPROVED EQUAL - ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

TREE INSTALLATION DETAIL L1

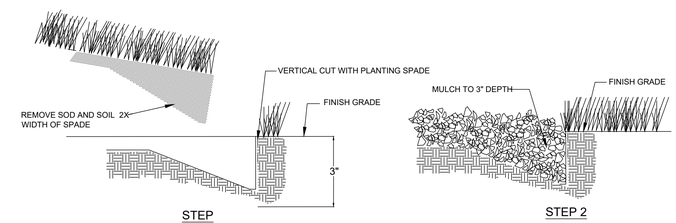
N.T.S.



NOTE: TREAT FINISHED MULCH AREA WITH PRE-EMERGENT HERBICIDE TREFLAN, SNAPSHOT, PREEN OR APPROVED EQUAL - ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SHRUB INSTALLATION DETAIL L2

N.T.S.



"V" TRENCH/NATURAL EDGE DETAIL L3

N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED FOR:

McDonald's USA, LLC®

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SCALE: N.T.S.
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: M. GONSALVES

TITLE: LANDSCAPE NOTES & DETAILS

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. L-2.0



US HIGHWAY 31
PRINCIPAL FRONTAGE

US31 – NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)

HEADWALL

S 36°31'05" E
180.00'

10' LANDSCAPE YARD

SCH. B PART II EXC. 29
20' STREET SETBACK
PB 23 PG 218

0-20' MAX. FRONT YARD

STORM PIPE
I.E.: 748.27'

3" GAS

4,146 SQ FT

SITE AREA:
+/- 58,457 SQ FT
(1.34 AC)

TELEPHONE PEDESTAL
ELECTRIC JUNCTION BOX

THE HONEY FARM SIGN

LOOP

EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED

1

THRUST RESTRAINT TYP.

SCH. B PART II EXC. 29
20' REAR SETBACK
PB 23 PG 218

EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED

2

LOADING ZONE
NO PARKING

EMP. PARCEL 051-058.01
RECORD BOOK 2805 PAGE 1420
LOT 1
4.08 ACRES

EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED

3

DRIVE THRU

GRAVEL

CPH

5' LANDSCAPE BUFFER

SCH. B PART II EXC. 29
37' PUDAE
PB 23 PG 218

SCH. B PART II EXC. 29
20' REAR SETBACK
PB 23 PG 218

LEAFCUTTER BEE ROAD
PRIVATE ACCESS ROAD

COLUMBIA CITY LIMITS
SCH.B.II.10 (PB16 PG252),
MAURY COUNTY

N 36°30'29" E
60.46'

S 36°32'18" W
147.07'

PARCEL ID: 051 05800 000
ZONING: MU PUD

N 53°27'14" W
239.89'

NEW PROPERTY LINE

PROPOSED INTERSECTION
DESIGN

1" PVC

S 63°25'16" E
CH=83.14'
A=83.56'
R=240.00'

HONEY FARM WAY
(U.S. HIGHWAY 31 R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)
(SEE B.II.10)

HONEY FARM WAY
SECONDARY FRONTAGE

S 63°25'17" W
CH=55.43'
A=55.43'
R=160.00'

CURB BOX INLET
RIM: 745.94
I.E.: 740.07

CURB BOX INLET
RIM: 745.59
I.E.: 739.69

24" RCP

6" PVC

SANITARY MANHOLE
RIM ELEV.: 747.11'

SANITARY MANHOLE
RIM ELEV.: 737.86'

CONCRETE PAVEMENT

051-056.00
FREEBIRD PARTNERS X LLC
RECORD BOOK 2923 PAGE 1047
LOT 6
33.36 ACRES

051-058.03
FREEBIRD PARTNERS X LLC
RECORD BOOK 2923 PAGE 1047
LOT 3
2.26 ACRES

051-058.03
FREEBIRD PARTNERS X LLC
RECORD BOOK 2923 PAGE 1047
LOT 2
0.79 ACRES

PARCEL ID: 051 05803 000
ZONING: MU PUD

SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD

TREE CANOPY BREAKDOWN

EXISTING TREE CANOPY	EXISTING TREE CANOPY RETENTION REQUIRED	EXISTING TREE CANOPY RETAINED
0% OR 0 ACRES	54% OR 0 ACRES	0% OR 0 ACRES

EXISTING TREE LIST

	SCIENTIFIC NAME	COMMON NAME	SIZE
1	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
2	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
3	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL

GENERAL NOTES

1. THERE ARE NO HERITAGE TREES ON THE PROPERTY.

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220

PREPARED FOR:

McDonald's USA, LLC®

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SCALE:	1" = 20'
DATE ISSUED:	06-19-24
DRAWN BY:	M. GONSALVES
REVIEWED BY:	M. GONSALVES

SHEET NO. T-1.0

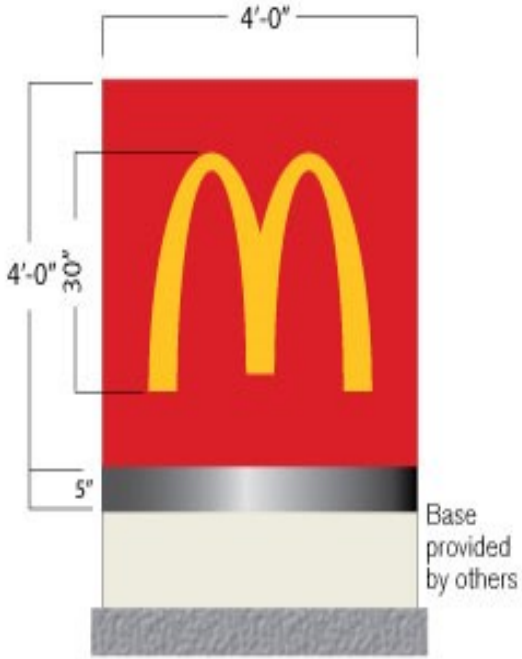
TITLE: TREE PRESERVATION PLAN

DESCRIPTION: NEW RESTAURANT
AE| PROJECT NO. 222-281

SITE ID: 41-1210

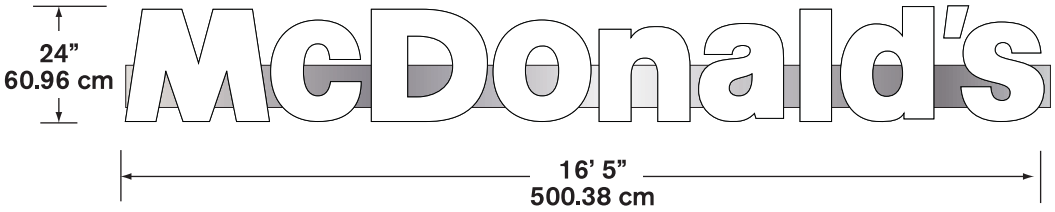
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

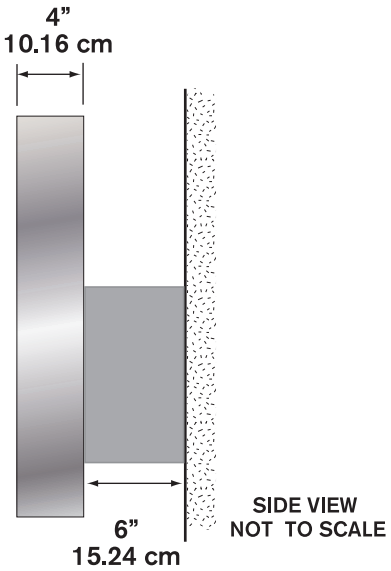
Next Gen Monument Sign



Illumination:	LED
Electrical:	1.6 amps @ 120 volts
Power Supply:	Agilight PS12-60W-100/277V
Face Detail:	Laser cut aluminum faces with illuminated push thru arch.

NextGen 24” Wordmark





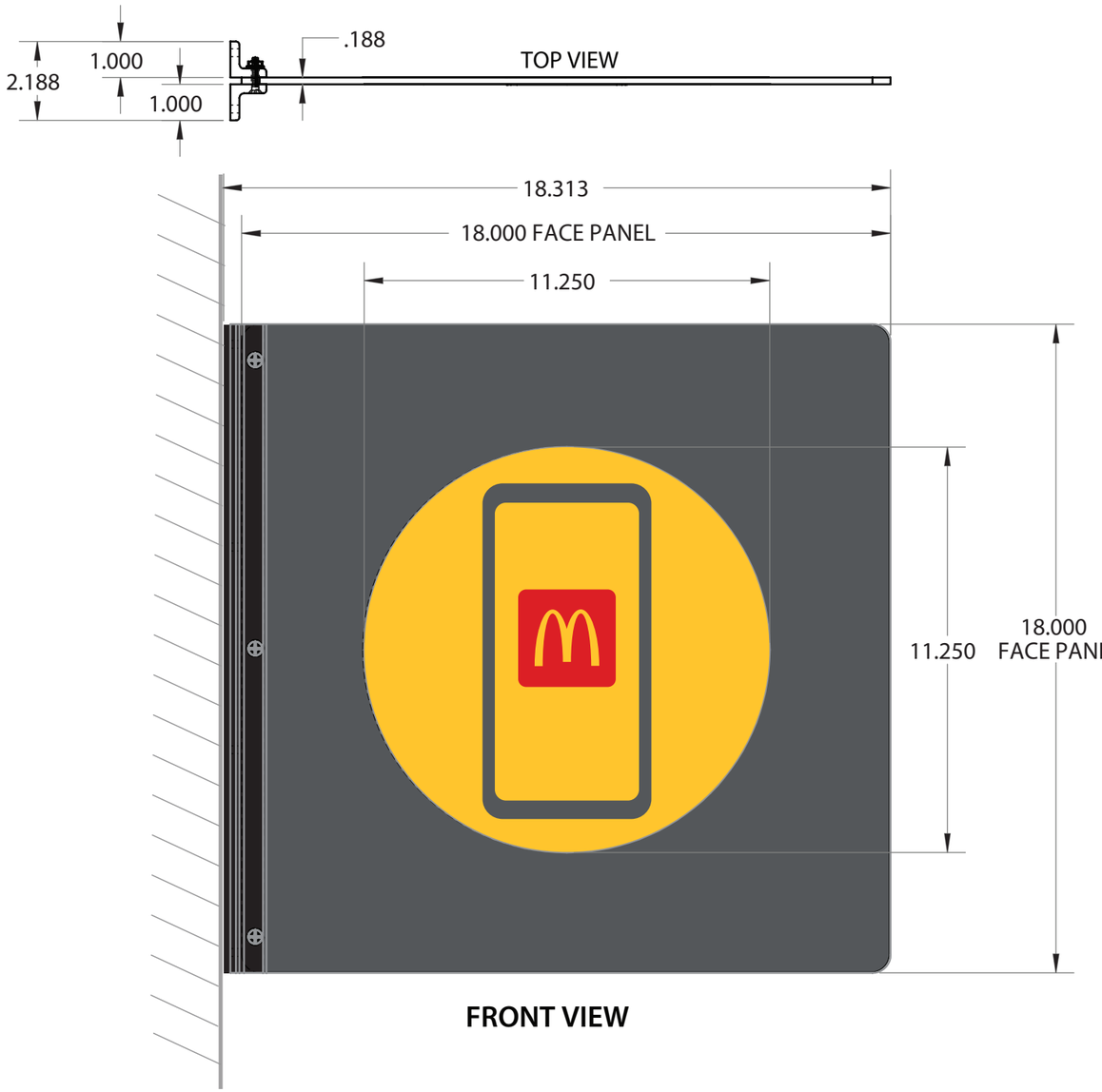
Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

Next Gen 18” x 18” Non-Illuminated Mobile Order Blade Sign



FRONT VIEW

GENERAL SPECIFICATIONS:

FACE: Painted aluminum face w/ vinyl graphics on both sides

ILLUMINATION: Non-illuminated

AREA: 2.25 SQ. FT.

Everbrite, LLC.
4949 S. 110th Street, Greenfield, WI 53228
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No:

Description: 18” x 18” NG NI Mobile Order Blade Sign w/ 1”x1” angle mtg.

Project No: 479884-4

Drawn By: CMH

Date: 08/08/23

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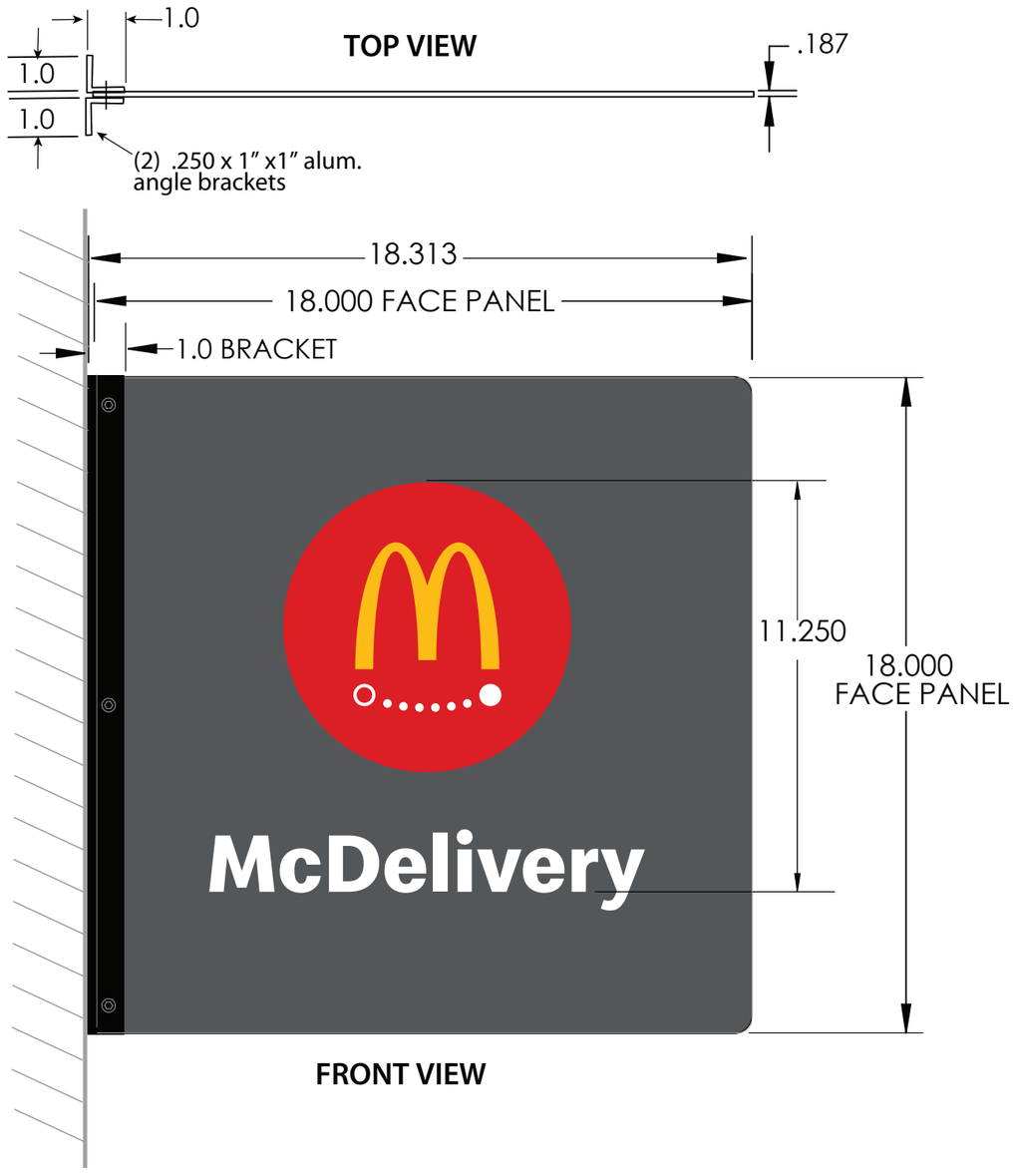
Next Gen 18” x 18” Non-Illuminated McDelivery Blade Sign



GENERAL SPECIFICATIONS:

FACE: Painted aluminum face w/ vinyl graphics on both sides

ILLUMINATION: Non-illuminated

AREA: 2.25 SQ. FT.

Everbrite, LLC.
4949 S. 110th Street, Greenfield, WI 53228
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No:

Description: 18” x 18” NG NI McDelivery Blade Sign w/ 1”x1” angle mtg.

Project No: 472647-6

Drawn By: CMH

Date: 08/03/23

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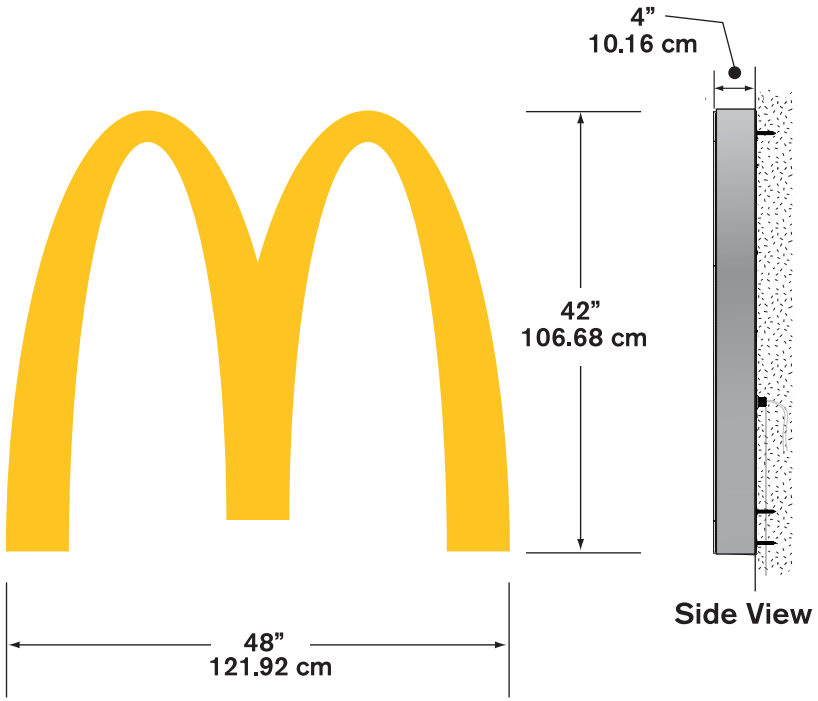
42” NextGen Illuminated Building Arch - LED



Illumination: LED

Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

Coates ODMB

Double screen unit

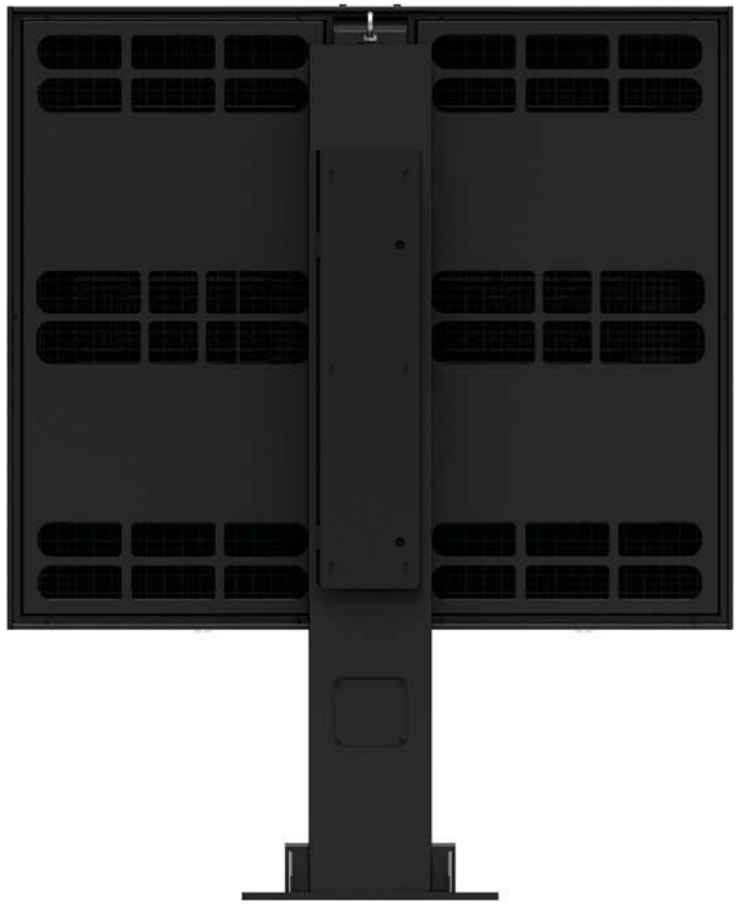
MENU BOARD

Area of display

Area of display







Coates ODMB

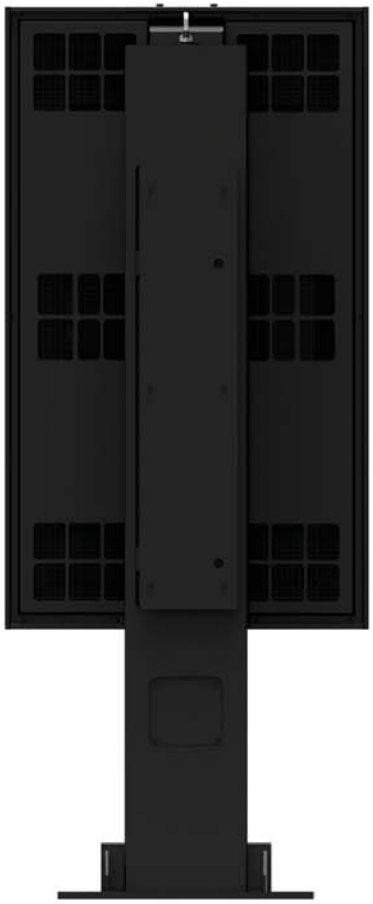
Single screen unit

PRE-BROWSE BOARD

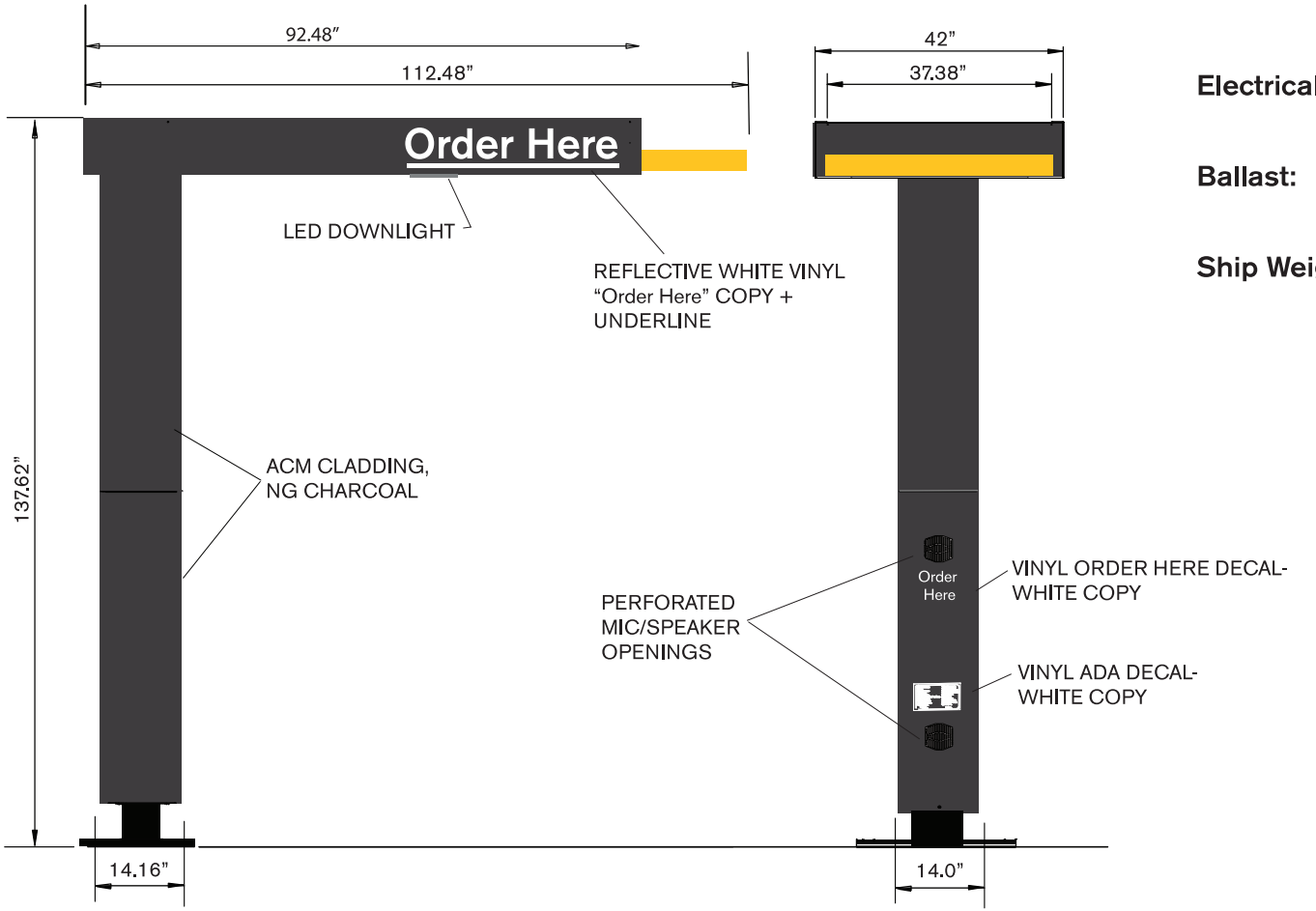
Area of display







Slim Springboard Canopy w/Audio Only - Yellow



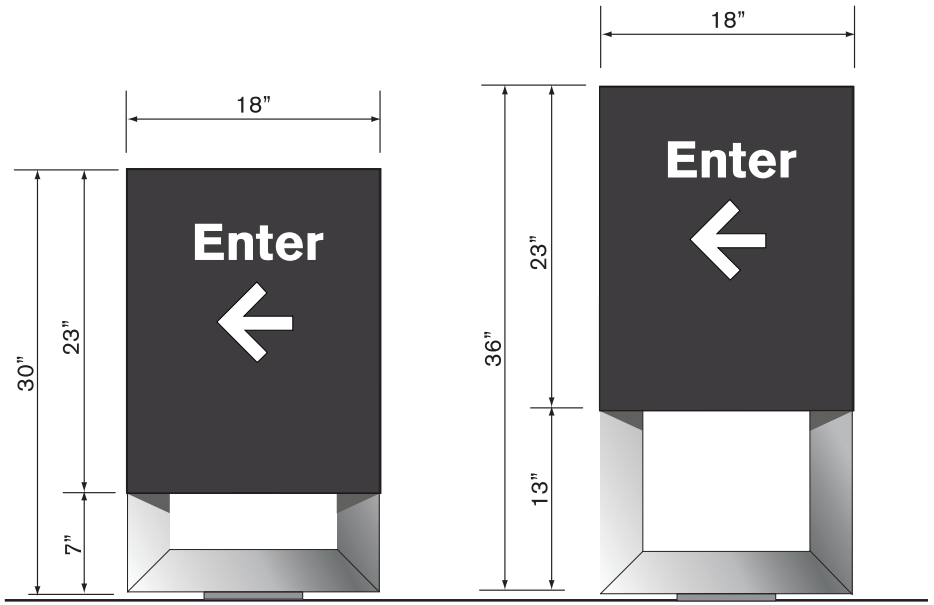
Illumination: LED Downlighting

Electrical: 1.5 Amps 120 volt, 60 Hz

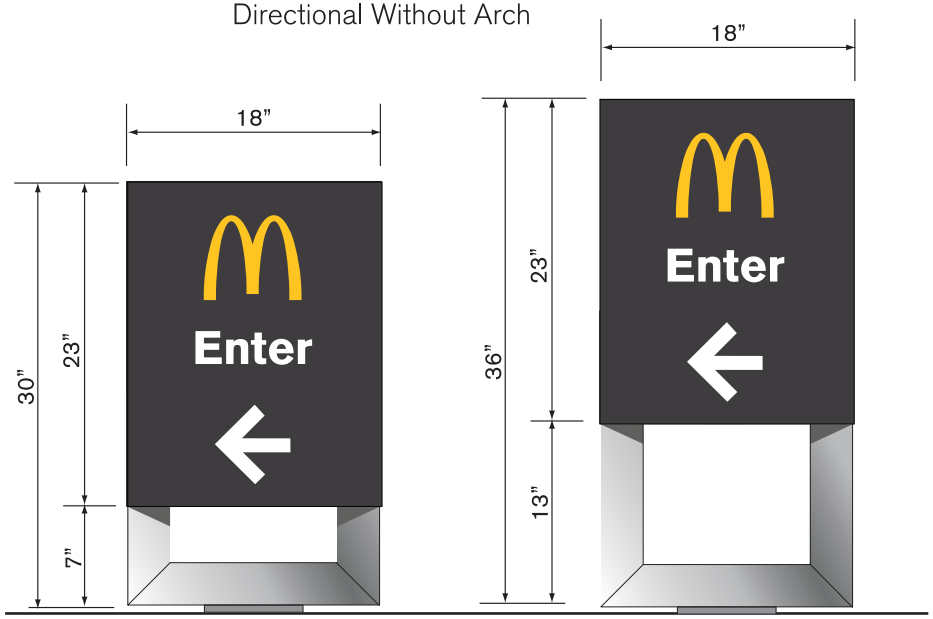
Ballast:

Ship Weight:

Next Gen 3 Sq. Ft. Directionals



Directional Without Arch



Directional With Arch

Illumination: LED

Electrical: .25 amps

Power Supply: Amperor ANP90-30P1

Ship Weight:

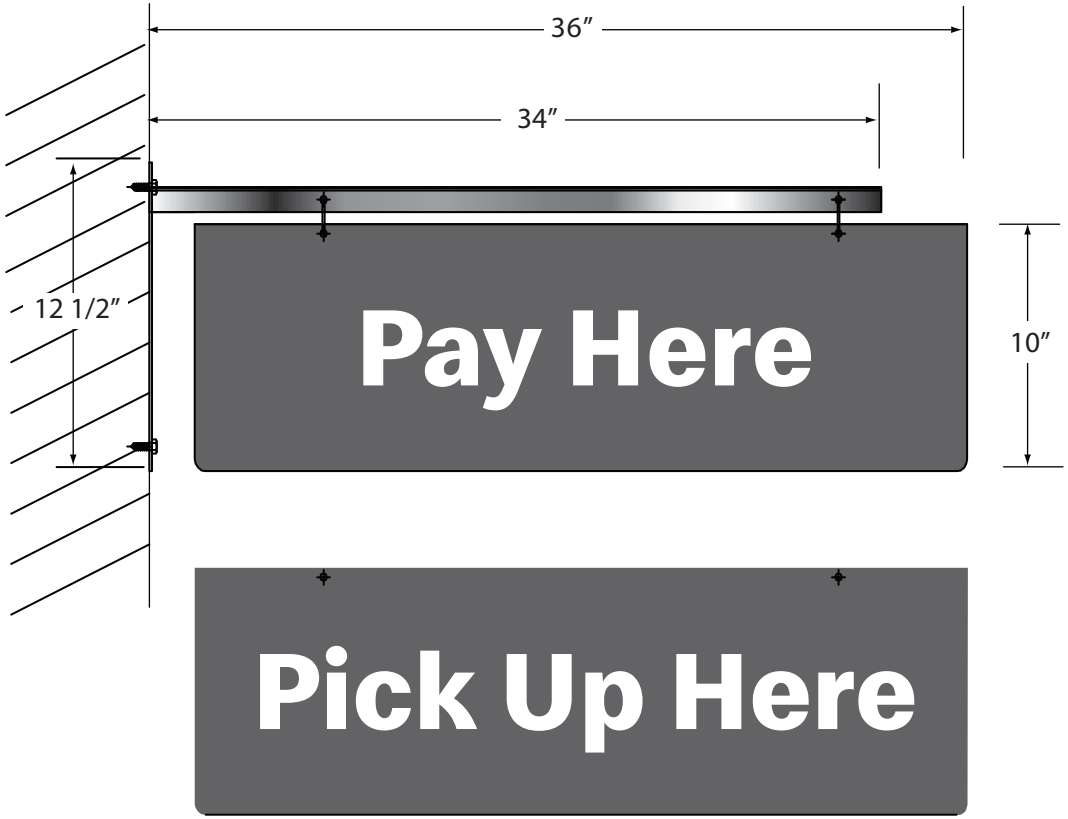
Face Details: Laser cut aluminum faces painted charcoal, white illuminated copy and arrow. Optional illuminated gold arch.

Available Copy:
Enter
Exit
Welcome
Thank You
Drive Thru

Available Height Options:
36"
30"

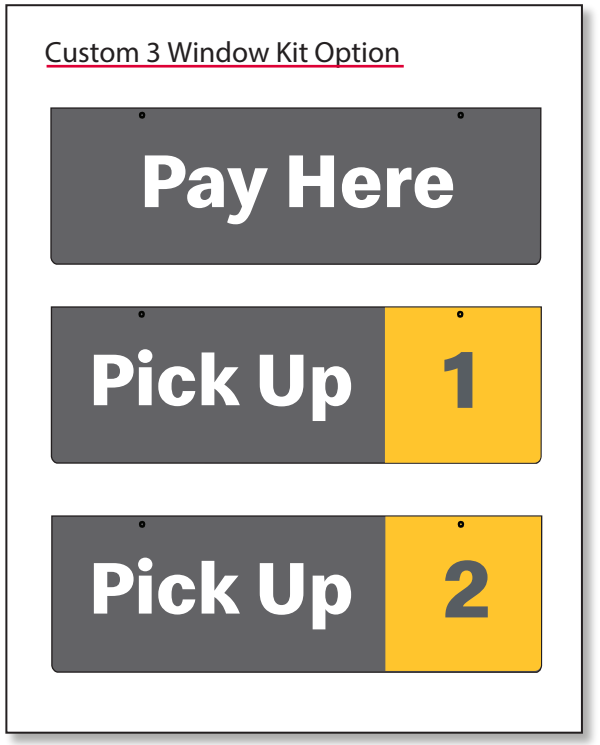
NextGen Window Position Signs

Window Kit for Single Window



Illumination: N/A

Custom 3 Window Kit Option



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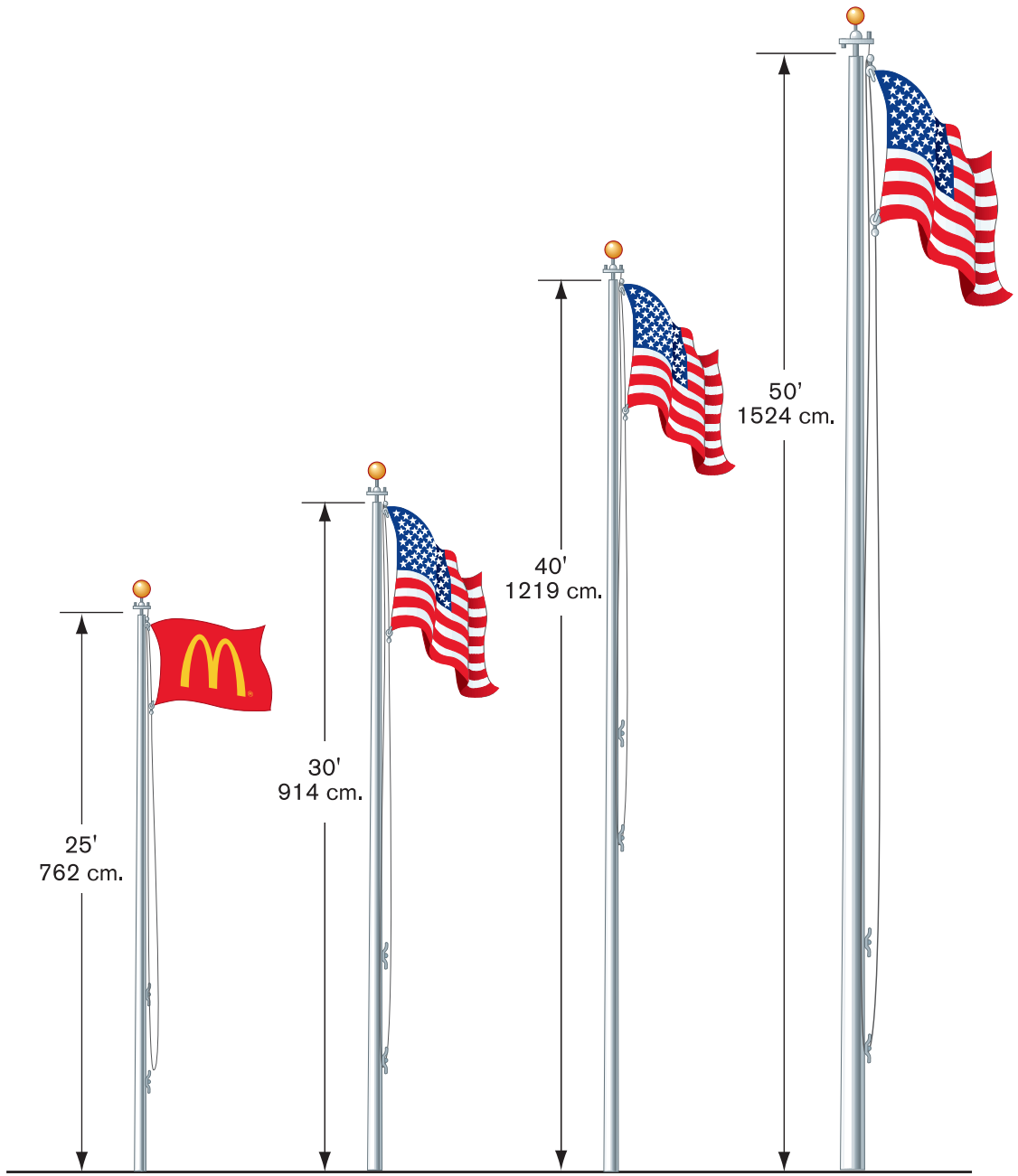
Flag Poles



Available Heights: 25' (762 cm.)
30' (914 cm.)
40' (1219 cm.)
50' (1524 cm.)

Construction: Spun aluminum

Includes: Halyard, rope and cleat

Max. allowable sq. ft. of flag: (flag not included)
25' - 40 sq. ft. 5' x 8' flag
30' - 60 sq. ft. 6' x 10' flag
40' - 96 sq. ft. 8' x 12' flag
50' - 150 sq. ft. 10' x 15' flag

Other:

- 25', 30', 40' AND 50' flag poles- standard with ball top. Eagle top available upon request.
- Pole mount Stonco or roof mount Ruud flood light available

July 15, 2024

Mr. Matt Allen
AEI
65 Aberdeen Dr.
Glasgow, KY 42141
Sent via email: mattallen@aei.cc

RE: Water Availability Letter
McDonald's
2248 Nahville Highway
Tax Map 51, Parcel 58
Columbia, Maury County, TN

Dear Mr. Allen:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development 4,208 square-foot fast food restaurant. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,750 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 12-inch mains on Honey Farm Way.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (14.3 SFUs)	$6,791.00

- Submit site utility drawings indicating proposed locations of water meter for review and comment by CPWS.
- Upon resolution of all comments and approval by CPWS, applicant may then schedule a pre-construction meeting. Meter and impact fees are due prior to the preconstruction meeting as follows:

Meter Fee: $710 per 1" meter (1 meters)	$710.00
Impact Fee: $7,500 per 1" meter (1 meters)	$7,500.00
Total Meter and Impact Fees Due =	**$8,210.00**

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-013

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING, RETURN TO:
Chambliss, Bahner & Stophel, P.C.
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450
Attn: Kirby Yost

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
EMG Honey Farm, LLC 6148 Lee Highway, Suite 300 Chattanooga, TN 37421	No change in tax bills— easement only	out of 051 058.00 (Easement Only)

DECLARATION OF EASEMENTS AND RESTRICTIONS

(Honey Farm – Columbia, Tennessee)

THIS DECLARATION OF EASEMENTS AND RESTRICTIONS (this "**Declaration**") is made this 31st day of May, 2023, by EMG Honey Farm, LLC, a Tennessee limited liability company ("**Developer**").

RECITALS

A. Developer is the Owner of certain real property, totaling approximately 7.14 acres, located in Columbia, Tennessee, being more particularly described on Exhibit A attached to and made a part of this Declaration (the "**Subject Property**") and shown on the site plan attached to and made a part of this Declaration as Exhibit B (the "**Site Plan**").

B. The Subject Property comprises the following parcels: (i) a parcel of land containing approximately 4.08 acres and identified on the Site Plan as "Lot 1", being more particularly described on Exhibit A ("**Lot 1**"); and (vi) two parcels of land containing approximately 3.06 acres and identified on the Site Plan as "Lot 2" and "Lot 3", being more particularly described on Exhibit A (collectively, the "**Storage Parcel**", and each, individually, a "**Parcel**").

C. Developer desires to establish the easements and restrictions on the Subject Property as set forth in this Declaration.

ARTICLE 1
DEFINITIONS

Section 1.01 Definitions. In addition to other terms defined within the Recitals or body of this Declaration, the terms below shall have the following stated meanings:

(a) "**Building**" shall mean any building or other vertical structure, and all improvements appurtenant to the building or structure from time to time existing on each Parcel.

(b) "**Developer**" shall have the meaning ascribed in the initial paragraph, and its successors and assigns. If the original "Developer" is no longer the Owner of land within the Subject Property and has not assigned the rights, powers, and duties of Developer pursuant to a recorded instrument, then the term "Developer" shall be deemed to refer to the Owner of the largest parcel within the Subject Property, measured by land area.

(c) "**Emergency**" means a situation where any delay or further delay in taking action would likely result in an imminent threat to the health or safety of any individual(s), or imminent and material damage to any property.

(d) "**Mortgage**" shall mean any mortgage or deed of trust on the interest in a Parcel, whether fee or leasehold.

(e) "**Mortgagee**" shall mean a mortgagee, or trustee and beneficiary under a deed of trust.

(f) "**Occupant**" shall mean any Person, from time-to-time, entitled to the use and occupancy of any portion of a Building on the Subject Property under a lease or occupancy agreement with an Owner.

(g) "**Owner**" and "**Owners**" shall mean the Person(s) executing this Declaration, or their successors in interest, as shown by the public records of the county in which the Subject Property is located (the "**Public Records**"), as of the date of the exercise of powers or rights or the performance by such Owners of obligations created by this Declaration. In the event of the assignment, transfer or conveyance of any Owner's interest in the Owner's Parcel, without retaining any beneficial interest, other than under the terms of a Mortgage, then the power, rights, and obligations conferred upon such Owner under this Declaration shall, with the transfer of interest in such Parcel, be deemed assigned, transferred or conveyed to, and the obligations assumed by, the assignee/transferee/purchaser of the Parcel. In the event a Parcel is divided into one or more separate legal lots, each of such separate legal lots shall thereafter be considered a "Parcel" and the owners of each such legal lot shall be an "Owner". Any Parcel subdivided as described in this paragraph shall remain subject to all terms and conditions of this Declaration.

(h) "**Parcel**" shall mean each legal lot within the Subject Property.

(i) "**Permittees**" shall mean the Owners, Occupants, and their respective officers, directors, employees, agents, contractors, customers, visitors, invitees, licensees, concessionaires and subtenants.

(j) "**Person**" or "**Persons**" shall mean and include individuals, partnerships, firms, associations, limited liability companies, government agencies, joint ventures, corporations, or any other form of business entity.

(k) "**Site Plan**" shall mean the Site Plan attached as Exhibit B.

ARTICLE 2
EASEMENTS

Section 2.01 Access Easement. Developer hereby establishes, for the benefit of the Subject Property, a perpetual non-exclusive easement for ingress and egress (the "**Access Easement**"), over and across the area identified on the Site Plan as the "Access and Utility Easement", and also identified on the Plat for Honey Farm Crossing of record in Plat Book 23, page 218 in the Register's Office for Maury County, Tennessee (the "**Plat**") as the "37' PUDAE" (the "**Access & Utility Easement Area**").

Section 2.02 Parking; Obstruction; Relocation. The Access Easement shall not include the right to park or otherwise allow vehicles to stand (other than momentarily) in the entrances, driveways or lanes in the Access Easement Area. The Owners and occupants of the Parcels shall not impair ingress/egress over or through the Access & Utility Easement Area, temporarily or permanently, including with gates, fences, barricades or other measures.

Section 2.03 Utility Easement. Developer hereby establishes, for the benefit of the Parcels a perpetual non-exclusive easement to install, repair, replace, remove, and maintain sanitary sewer, water, gas, fiber, telephone and electricity lines, including under- and above-ground as to electric and communication lines, and any appurtenant power poles and other equipment appurtenant to such lines (collectively, the "**Utilities**") as necessary to provide utility service to each of the Parcels (the "**Utility Easement**") on, over, and under the Access & Utility Easement Area.

Section 2.04 Prohibition Against Granting Easements. No Owner other than Developer shall grant an easement or easements for the benefit of any property not within the Subject Property at the time of such grant; provided, however, that the foregoing shall not prohibit the Owners from granting or dedicating underground utility easements to governmental or quasi-governmental authorities or to public utilities.

Section 2.05 General. All easements granted in this Declaration are non-exclusive, irrevocable, and perpetual. All easements granted in this Declaration shall run with the land, be easements appurtenant and not easements in gross. All easements granted under this Declaration shall exist by virtue of this Declaration, without the necessity of confirmation by any other document.

ARTICLE 3
MAINTENANCE

Section 3.01 Maintenance of Access Easement Area. The Owners of Parcels on which the roadway lying within the Access & Utility Easement Area exists shall each be responsible for the portion of the road and any appurtenant curb cuts or landscaping located in the portion of the Access & Utility Easement Area on their Parcel; provided, however, if another Owner or its employees, agents, contractors or invitees damages such improvements, such Owner shall be responsible for all costs of repairs or replacements resulting from such damage, and if another Owner repairs such damage, then the Owner responsible for the damage shall pay the costs to the repairing Owner upon receipt of written demand.

Section 3.02 Utility Installation and Maintenance.

(a) Developer shall be responsible for the initial installation of Utilities within the Access & Utility Easement Area.

(b) After completion of a paved roadway within Access & Utility Easement Area, any Utilities later installed or re-installed by any Owner shall be subject to the following requirements:

(i) All connections shall be designed by a professional engineer registered in the State of Tennessee.

(ii) All work and points of connection shall be located outside of the driveways serving the Subject Property and at locations and pursuant to plans approved in advance in writing by the Developer (for so long as Developer owns any Parcel), which approval shall not be unreasonably withheld, conditioned, or delayed, and thereafter, by all Owners of Parcels affected by the proposed work, which approval shall not be unreasonably withheld, conditioned, or delayed.

(iii) The quality of materials used in connecting lines, pipes, conduits or other materials shall be of quality equal to or better than those to which they are connected.

(iv) All work shall be completed expeditiously and in such a manner so as to not unreasonably interfere with the businesses being conducted at the Subject Property, so as to minimize any disruption to access drives and interior drive aisles serving the Subject Property, including the Access & Utility Easement Area, and so as not to unreasonably interrupt or interfere with utility service to any improvements on the Subject Property. Prior to the commencement of any such work, except in the event of an Emergency, the Owner undertaking such work shall submit to Developer (or the applicable Owners) a written schedule for such work, which schedule shall be subject to Developer's (or the applicable Owners', as applicable) prior written approval, which approval shall not be unreasonably withheld, conditioned, or delayed, and shall otherwise comply with the requirements of this Declaration.

(v) After completion of such work, the Owner undertaking such work shall, at its sole cost and expense, promptly restore all property and improvements affected thereby to as good condition as existed immediately prior to the commencement of such work. Prior to the performance of any such work, the Owner undertaking such work shall provide Developer (or the applicable Owners) with a certificate of insurance evidencing that its contractor has obtained the minimum insurance coverages required pursuant to Section 7.02 of this Declaration.

(vi) No Owner shall have the right, without the prior written consent of Developer and any Owner of the affected burdened Parcel (if not the Developer), which consent shall not be unreasonably withheld, conditioned, or delayed, to relocate any Utilities. If Developer and (if applicable) the Owner of the burdened Parcel consents to a relocation, then it shall be the responsibility of the requesting benefitting Owner to ensure (i) the relocation does not have a material, adverse effect on any other Parcel, including any Buildings located on any Parcel; (ii) the facilities, as relocated, provide services and functions substantially of the same or better quality as the then-current facilities; (iii) the prompt payment of all costs related to the relocation; and (iv)

the relocation activities are performed in compliance with applicable law and the requirements of this Section 3.02.

(c) If Developer determines to dedicate any portion of the Utility Easement to the appropriate municipal authority or utility provider, then each Owner shall reasonably cooperate with and assist Developer in seeking such dedication. Prior to such dedication or if the Utility Easement otherwise does not become public, Developer shall be responsible for all costs and expenses to maintain the Utilities, and shall have the right to charge each Parcel served by the Utilities for its proportionate share of the cost of such maintenance (with a Parcel's share being calculated as a fraction, the numerator of which is the square footage of such Parcel and the denominator of which the square footage of all Parcels served by the Utilities being maintained).

Section 3.03 Maintenance of Buildings. The Owner of each Parcel shall at all times while this Declaration is in effect, at its sole cost and expense, maintain, or cause to be maintained, the exterior of Buildings from time to time located on such Owner's Parcel, in good repair, clean condition, and free of trash and debris and graffiti, reasonable wear and tear excepted, subject to Article 5.

Section 3.04 Certain Maintenance Responsibilities. In addition to the foregoing, the maintenance and repair obligations of the Owner of each Parcel under this Declaration with respect to its Parcel shall include, but shall not be limited to, the following:

(a) Debris and Refuse. Periodic removal of all papers, debris, filth, refuse, ice and snow, including sweeping to the extent necessary to keep Parcel in a clean and orderly condition.

(b) Lighting. Maintaining, cleaning, and replacing lighting facilities, including lamps, ballasts and lenses.

(c) Sidewalks. Maintaining, cleaning and replacing of all sidewalks, including those adjacent and contiguous to Buildings.

(d) Landscaping. Maintaining, irrigating and replacing landscaping and keeping landscape irrigation systems in good condition and repair.

ARTICLE 4
USE RESTRICTIONS

Section 4.01 Prohibited Uses. The Storage Parcel shall not be used for any of the following:

(a) A fast-food restaurant with or without a drive-through;

(b) An oil change facility, convenience store, or motor fuel facility;

(c) Any business that offers for sale or rental, in connection with all or any part of its business operations, any of the following items:

(i) Packaged fluid milk in one quart or larger containers;

(ii) Fresh or commercially packaged bakery or bread products;

(iii) Delicatessen and delicatessen type items, including, but not limited to, packaged lunch meats, pre-prepared sandwiches and foods, chicken wings and chicken fingers, grill items (such as hot dogs), burritos, taquitos, pre-made salads and fruit cups or fruit salad for consumption on or off premises;

(iv) Pizza by the slice;

(v) Grocery items commonly sold from a convenience store;

(vi) Cigarettes and tobacco products, unless vended by machine;

(vii) Beer and wine for off premise consumption;

(viii) Chilled, single serve beverages, including frozen or semi-frozen carbonated beverages;

(ix) Energy drinks by the case, bottle, or can;

(x) Beverages in six pack, eight pack, twelve pack, case lots, half, one or two liter bottles;

(xi) Candy, unless sold from a candy store or gift boxed or sold in bulk;

(xii) Hot beverages by the cup, including coffee or hot chocolate;

(xiii) Newspapers, magazines and paperback books except from a bookstore;

(xiv) Packaged or canned motor fuels or petroleum products;

(xv) Lottery ticket, money orders (except from a bank), phone cards (except from a specialty store); and/or

(xvi) Gift cards (other than gift cards sold by a tenant from an adjacent parcel for the particular business operated by such tenant within the adjacent parcel).

Section 4.02 Exclusive Uses. During the term that a ground lease exists with McDonald's on any portion of the Subject Property, or McDonald's is otherwise operating for business as a McDonald's Restaurant on any portion of the Subject Property, no other portion of the Subject Property shall be used as a fast food restaurant primarily engaged in the sale of hamburgers, cheeseburgers or any other type of ground beef products served in sandwich form (including, without limitation, Burger King, Wendy's, Five Guys, Jack's, Sonic, Hardee's, etc.).

ARTICLE 5
DAMAGE TO IMPROVEMENTS

Section 5.01 Restoration of Buildings. In the event of damage to or destruction of the Building(s) on an Owner's Parcel, such Owner may, but shall not be obligated to, restore and

reconstruct such Building(s). Whether or not Owner intends to restore the Buildings, Owner shall act promptly to remove debris and clear the Owner's Parcel to ensure the condition of the Parcel does not create a safety hazard. If an Owner of a Parcel elects to restore, such Parcel Owner shall restore and reconstruct such Building(s) to at least as good a condition as it or they were in immediately prior to such damage or destruction.

Section 5.02 Clearing of Premises. If a Parcel Owner elects not to restore, repair or rebuild its damaged or destroyed Building(s), such Parcel Owner, at its sole cost and expense, and as soon as reasonably possible, but in any event not more than 60 days after the date of such damage or destruction, shall raze such Building(s) or such part of the Building(s) as has or have been damaged or destroyed, clear the Parcel of all debris, and all areas not restored to their original use shall, at the expense of such Parcel Owner, be leveled, cleared and improved with, at the option of the Owner of such Parcel, either landscaping (e.g., seeding or sodding) or parking area, of like standard and design as the other Parcels within the Subject Property.

ARTICLE 6
EMINENT DOMAIN

In the event any part of the Subject Property shall be taken by eminent domain or any other similar authority of law, the Owner whose property was so condemned shall promptly repair and restore the remaining portion of such Parcel in accordance with this Declaration as nearly as practicable to the condition existing just prior to such condemnation.

ARTICLE 7
INDEMNITY AND INSURANCE

Section 7.01 Indemnification. Each Owner shall indemnify, defend, and save the other Owners harmless for, from and against any and all demands, liabilities, damages, expenses, causes of action, suits, claims, and judgments, including, without limitation, reasonable attorneys' fees and costs, arising from injury or death to person or damage to property that occurs on the indemnifying Owner's Parcel. An Owner shall not be entitled to such indemnification to the extent any damage was caused by reason of such Owner's negligence, recklessness or willful misconduct or the negligence, recklessness or willful misconduct of the Occupant of the Owner's Parcel or such Owner's or Occupant's agents, servants, contractors, employees, invitees or Permittees.

Section 7.02 Liability Insurance. Each Owner shall at all times this Declaration is in effect, maintain or cause to be maintained in full force and effect an occurrence-based commercial general liability insurance policy covering its Parcel, including coverage for any accident resulting in bodily injury to or the death of any person and consequential damages arising therefrom, and a comprehensive property damage insurance policy, each in an amount not less than $2,000,000, as such amount is adjusted pursuant to this Declaration, per occurrence and including coverage of the contractual liability contained in Section 7.01. Each Owner shall furnish to Developer upon request evidence that the insurance referred to in this Section 7.02 is in full force and effect. Any Owner shall have the right to (i) provide coverage via one or more "blanket" policies of insurance; or (ii) self-insure an insurance obligation under this Declaration so long as such Owner has a net worth of at least Twenty Million Dollars ($20,000,000).

Section 7.03 Property Insurance. Effective upon the substantial completion of construction of the improvements, including any Building on a Parcel, each Owner shall carry or caused to be carried property insurance that includes causes of loss - special form insurance (or equivalent) covering loss or damage from, but not limited to, fire, lightning, windstorm, hail, explosion, riot or strike, civil commotion, aircraft, vehicles, smoke, vandalism, malicious mischief, sprinkler damages, collapse, and water damage, subject to the definitions and provisions contained in such policy, in an amount equal to one hundred percent (100%) of the replacement cost (exclusive of the cost of excavation, foundations and footings) of its improvements, including any Building located on such Parcel. Each Owner, upon request, shall furnish to Developer, prior to occupancy of any Building, evidence that the insurance required by this Section 7.03 is in full force and effect.

Section 7.04 Blanket Insurance. All insurance required to be carried by the Owners pursuant to Sections 7.02 and 7.03 shall be carried with insurance companies rated A-XII or better in the most recent edition of Best's Insurance Reports and be authorized to do business in Tennessee. Each Owner shall have the right to comply with its obligations under Sections 7.02 and 7.03, as applicable, by means of any so-called blanket policy or policies of insurance covering this and other liability and locations of such Owner, provided that such policy or policies shall allocate to the Building and liabilities to be insured under this Declaration an amount not less than the amount of insurance required to be carried pursuant to this Article 7 so that the proceeds from such insurance will be an amount not less than the amount of proceeds that would be available if the Owner was insured under a separate policy.

Section 7.05 Release and Waiver of Subrogation. Each Owner (for itself and, to the extent legally possible for it to do so, on behalf of its insurer) releases the other Owners from any liability for any loss or damage to property located on the Subject Property, which loss or damage is caused by a risk of the type generally covered by policies of property insurance of the type referred to in Section 7.03. Each Owner covenants that it will, to the extent such insurance endorsement is available, obtain for the benefit of each other a waiver of any right of subrogation that the insurer of the Owner might otherwise acquire against any other Owner by virtue of the payment of any loss covered by such insurance. If any Owner cannot obtain a waiver of subrogation from its insurer, then provided it uses commercially reasonable efforts to obtain the waiver, then during such time that the Owner cannot obtain such waiver, the provisions of this Section 7.05 concerning the providing of waivers of subrogation by the other Owners are void as to the applicable Owner.

ARTICLE 8
REMEDIES

Section 8.01 Remedies. If any Owner breaches any provision of this Declaration, then any other Owner may institute legal action against the defaulting Owner for specific performance, injunction, declaratory relief, damages, or any other remedy available at law or in equity. The prevailing party, in any such action, in addition to all other remedies, shall be entitled to recover from the non-prevailing party reasonable attorneys' fees, court costs, and litigation expenses. The remedies provided in this Article 8 are in addition to any remedies available elsewhere in this Declaration or under applicable law. Exercise of one remedy shall not be deemed to preclude exercise of other remedies for the same default, and all remedies available to an Owner may be exercised cumulatively.

Section 8.02 Self-Help. If any Owner fails to maintain (or cause to be maintained) its Parcel or (including the roadway on its Parcel) in accordance with this Declaration in such manner as necessary to preserve and protect the value and attractive appearance of the Access & Utility Easement Area or any Parcel within the Subject Property, then Developer may provide such Owner written notice stating the work or repair Developer finds to be required pursuant to this Declaration and requesting the same be carried out or undertaken and diligently pursued within ten days after giving such notice and completed within 30 days after the giving of such notice. Should the Owner fail to carry out or undertake such maintenance and repair, then Developer, through its authorized agent or agents, shall have the right and power to enter onto the Owner's Parcel for the sole purpose to perform such care and maintenance, without any liability for damages for wrongful entry, or trespass. In such event, the Owner that fails to carry out its obligations pursuant to this Declaration shall be liable for the cost of such work plus an administrative charge equal to 10% of such costs and shall promptly reimburse Developer for such cost. Any invoice for maintenance costs billed in accordance with this Section 8.02 shall be due and payable within 30 days after receipt of the invoice, and unpaid amounts shall bear interest at the lesser of ten percent (10%) per annum or the maximum lawful rate from the due date until paid. The costs attributable to maintenance under this Section 8.02 shall constitute a lien on the interest of such Owner in the Owner's Parcel; provided, however, that such lien shall be subordinate to the lien of a recorded deed of trust on the interest of such Owner. Developer or its agents, shall have the right to enforce the lien as provided in this Section 8.02, and there shall be added to the amount due the costs of any suit maintained to enforce the lien and other fees and expenses, together with interest and reasonable attorneys' fees. Any such liens shall be released by recordable written instrument, upon payment in full of the applicable amounts due, including interest charges.

ARTICLE 9
MISCELLANEOUS

Section 9.01 Notices. Any notice, payment, demand, offer, or communication required or permitted to be given by any provision of this Declaration shall be sent by a recognized overnight courier service with delivery receipt or by United States registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at their respective addresses within the Subject Property, and the same shall be effective (a) one (1) business day after depositing with such an overnight courier service or (b) five (5) business days after deposit in the mails, if mailed. A party may change its address for receipt of notice by service if a notice of such change is in accordance herewith.

Section 9.02 Covenants Running with the Land. The terms and provisions of this Declaration shall be covenants running with the land, encumbering and benefitting the Subject Property as specified in this Declaration, and shall be binding upon and inure to the benefit of the Developer, the Owners, Occupants, Permittees, and upon and to successive Owners of the Parcels.

Section 9.03 Severability. In the event any term, covenant, condition, provision, or agreement contained herein is held to be invalid, void, or otherwise unenforceable, by any court of competent jurisdiction, such holding shall in no way affect the validity or enforceability of any other term, covenant, condition, provision, or agreement contained herein.

Section 9.04 Governing Law. This Declaration shall be interpreted, construed, and enforced in accordance with the laws of the State of Tennessee.

Section 9.05 Captions. Article and section titles or captions in this Declaration are inserted as a matter of convenience and for reference, and in no way define, limit, extend, or describe the scope of this Declaration.

Section 9.06 Consent. In any instance in which Developer shall be requested to consent to or approve of any matter with respect to which Developer's consent or approval is required by any provision of this Declaration, such consent or approval or disapproval shall be given in writing, and shall not be unreasonably withheld, conditioned or delayed, unless the provisions of this Declaration with respect to a particular consent or approval shall expressly provide otherwise.

Section 9.07 Estoppel Certificate. Each Owner hereby covenants that within 30 days after the written request of Developer, or another Owner, it will issue to Developer, such other Owner, or to any prospective Mortgagee or purchaser of Developer or an Owner's Parcel, an estoppel certificate stating: (a) whether the Owner to whom the request has been directed knows of any default under this Declaration and if there are known defaults specifying the nature thereof; (b) whether to its knowledge this Declaration has been assigned, modified or amended in any way (and if it has, then stating the nature thereof); (c) whether to the Owner's knowledge this Declaration as of that date is in full force and effect; and (d) facts, to the Owner's knowledge, in response to any other matter pertaining to this Declaration concerning which a request for information is reasonably made.

Section 9.08 Not a Public Dedication. Nothing in this Declaration shall be deemed a gift or dedication of any portion of the Subject Property to the general public or for the general public, it being the intention of Developer and the Owners that this Declaration shall be strictly limited to and for the purposes herein expressed.

Section 9.09 Waiver of Default. No waiver of any default by any Owner shall be implied from any omission by any Owner to take any action in respect of such default if such default continues or is repeated. No express written waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in such express waiver. One or more written waivers of any default in the performance of any term, provision or covenant contained in this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or any other term, provision or covenant contained in this Declaration. The consent or approval by any Owner to or of any act or request by any other Owner requiring consent or approval shall not be deemed to waive or render unnecessary the consent to or approval of any subsequent or similar acts or requests.

Section 9.10 Force Majeure. The time within which any Owner shall be required to perform any act under this Declaration (a "**Performing Person**"), other than the payment of money, shall be extended on a day-for-day basis for each day during which performance of such act is delayed by reason of events reasonably outside the control of such Performing Person including, without limitation, acts of God, floods and unusually severe weather, events of destruction, civil insurrection, inability through no fault of the Owner to procure labor or materials, governmental delays, government shutdown, and moratoriums (provided, however, that in every such event, the Performing Person shall immediately commence and thereafter continuously make diligent, good faith efforts, to overcome the event preventing performance at the earliest possible time); provided, however, that delays caused by the negligence of the Performing Person shall not extend any of said dates or deadlines.

Section 9.11 Amendment. This Declaration may be amended, altered, supplemented or cancelled only by an instrument in writing signed by all Owners and recorded in the land records of the county where the Subject Property is located. Notwithstanding the foregoing, (i) this Declaration may be amended by the written declaration of Developer without the joinder of any other person or entity; provided, however, once Developer is no longer the Owner of a Parcel, the Owners shall not be bound by the provisions of any amendment to this Declaration that materially decreases the Owner's rights or materially expands the Owner's obligations under this Declaration, unless the Owner(s) sign or reaffirm the amendment; and (ii) Section 3.01 of this Declaration may be amended as to the maintenance obligations for the roadway without consent by any party that does not and would not by such amendment have any obligation as to such maintenance.

[Signature Page Follows]

DEVELOPER:

EMG HONEY FARM, LLC, a Tennessee limited liability company

By: Equitas Management Group, LLC, its sole member

By:_____
Reggie Vachon, Executive Vice President

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, a Notary Public of the state and county mentioned, personally appeared Reggie Vachon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Executive Vice President of Equitas Management Group, LLC, the sole member of EMG HONEY FARM, LLC, the within named bargainor, a Tennessee limited liability company, and that such person as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by such person as such Executive Vice President.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 26th day of May, 2023.

KIMBERLY S. GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Kimberly S. Graves
Notary Public

My Commission Expires: 8-12-2026

EXHIBIT A

Legal Description of the Subject Property

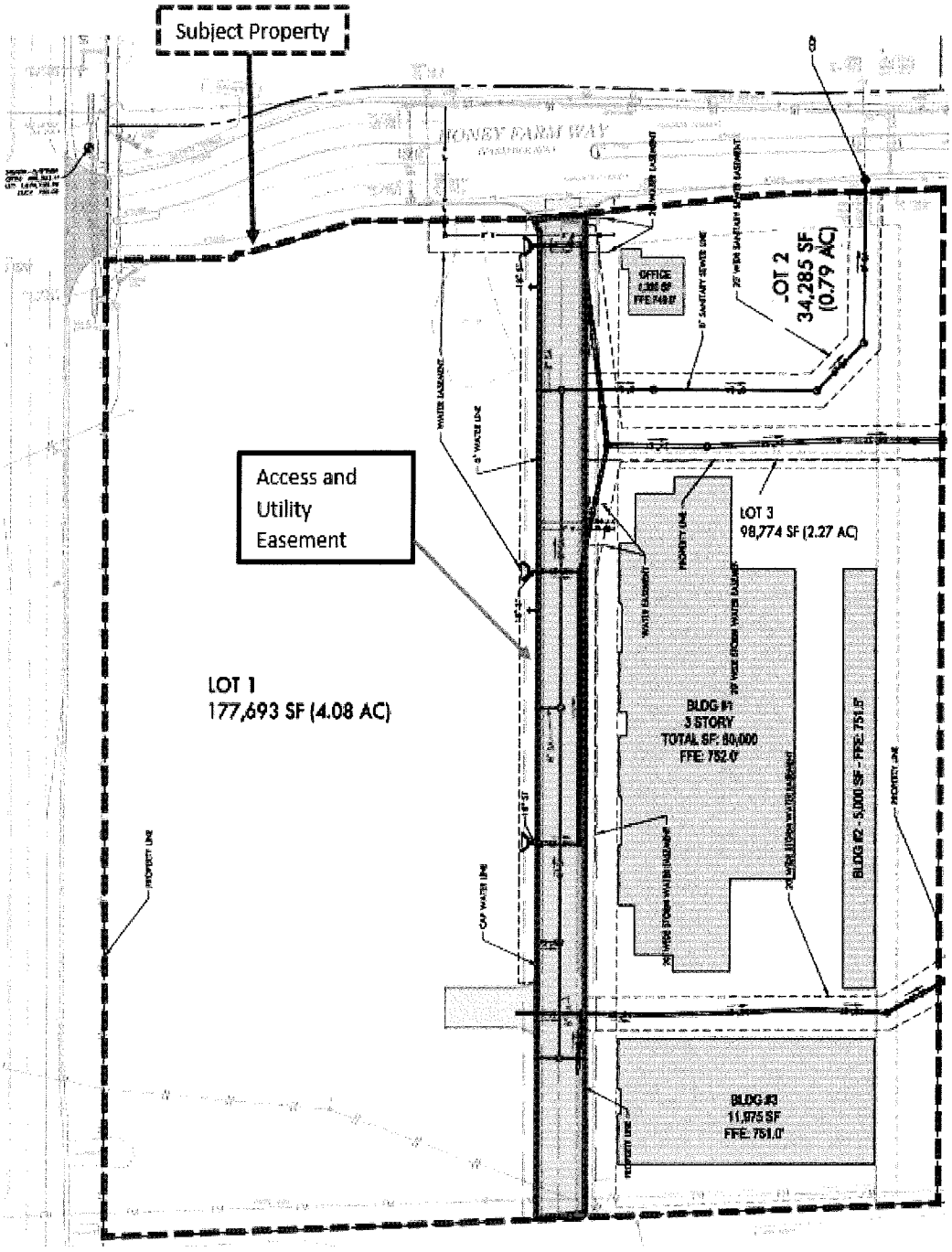
All those tracts or parcels of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

LOTS 1, 2, and 3 as shown on Final Plat of Honey Farm Crossing, recorded in Plat Book 23, Page 218, in the Register of Deeds Office of Maury County, Tennessee.

Being a portion of that property conveyed to EMG Honey Farm, LLC by Special Warranty Deed from Charles Raines and Sandra Eatherly Cantrell as Executrix of the Estate of Jessie Douglas Eatherly a/k/a J. D. Eatherly, dated February 28, 2023, recorded in Book R2905, Page 1420, in the Register of Deeds Office of Maury County, Tennessee.

EXHIBIT B

The Site Plan



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23007322

15 PGS : RESTRICTIONS	
BECKY BUCHANAN 304857 - 23007322	
06/01/2023 - 11:54 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	75.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	77.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Tennessee Certification of Electronic Document

I, Will Rogeo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 26, 2023 (date of document).

Affiant Signature

May 26, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WATER ACKNOWLEDGMENT

NOTE: A NEW LETTER IS EXPECTED ANYDAY NOW FROM ERIC KING. I'VE ATTACHED THE RECEIPT FROM OUR PAYMENT FOR RENEWAL AND ERIC'S EMAIL

March 15, 2024

Mr. Matt Allen
AEI
65 Aberdeen Dr.
Glasgow, KY 42141
Sent via email: mattallen@aei.cc

RE: Water Availability Letter
McDonald's
2248 Nahville Highway
Tax Map 51, Parcel 58
Columbia, Maury County, TN

Dear Mr. Allen:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development 4,208 square-foot fast food restaurant. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,750 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 12-inch mains on Honey Farm Way.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (14.3 SFUs)	$6,791.00

- Submit site utility drawings indicating proposed locations of water meter for review and comment by CPWS.
- Upon resolution of all comments and approval by CPWS, applicant may then schedule a pre-construction meeting. Meter and impact fees are due prior to the preconstruction meeting as follows:

Meter Fee: $710 per 1" meter (1 meters)	$710.00
Impact Fee: $7,500 per 1" meter (1 meters)	$7,500.00
Total Meter and Impact Fees Due =	**$8,210.00**

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-013

Columbia Power and Water Systems Invoice# INV20247910211131 Payment Confirmation

1 message

Columbia Power and Water Systems <no-reply@invoicecloud.net> Tue, Jul 9, 2024 at 11:27 AM
Reply-To: Columbia Power and Water Systems <cpwscallcenter@cpws.com>
To: cstephens@permitsolutionsohio.com

CPWS
Columbia Power & Water Systems

Dear Lynsey Jordan

Thank you for your payment to Columbia Power and Water Systems.

Your payment has been successfully processed and your account has been updated.

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills.

If you haven't already gone paperless, please consider helping the environment, reducing your clutter and supporting our green strategy by opting to move to paperless billing in your next billing cycle. You will always have the option to print your bill directly from your computer if you need it for your records.

To go paperless, log on to your account at https://www.invoicecloud.com/columbiatn and select paperless options under My Profile. Then check the Yes, I want to go Paperless box and press update.

If you have any questions regarding your account, please email us at cpwscallcenter@cpws.com and include your account number, first name and last name on the account.

Thank you for being a valued Columbia Power and Water Systems customer.

Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.

Below are the details you entered for this transaction:

Applicant/Customer Name:	McDonald's
Service Address:	2248 Nashville Hwy. Columbia TN 38401
Account Number:	951-0279-01
Payment Amount:	1500.00

Payment Confirmation

Invoice Number:

INV20247910211131

Payment Amount:

$1,500.00

Message:

Approved 00011G



Please consider the environment before printing this email

Certain email accounts block messages that you intend to receive. To make sure that you continue to receive updates from Invoice Cloud add no-reply @ invoicecloud.net to your address book. © 2010-2020, Invoice Cloud. All rights reserved.

Re: Water Service Letter Renewal for McDonald's on Nashville Hwy (Honey Farms)

1 message

Eric King <eric.king@inflodesign.com> Tue, Jul 9, 2024 at 11:39 AM
To: Cathy Stephens <cstephens@permitsolutionsohio.com>
Cc: Caleb Morphew <caleb.morphew@cpws.com>

Yes, I'll get it to you

Get Outlook for Android

From: Cathy Stephens <cstephens@permitsolutionsohio.com>
Sent: Tuesday, July 9, 2024 11:31:56 AM
To: Eric King <eric.king@inflodesign.com>
Cc: Caleb Morphew <caleb.morphew@cpws.com>
Subject: Re: Water Service Letter Renewal for McDonald's on Nashville Hwy (Honey Farms)

Hello,
The fee has been paid and I've attached the receipt for your reference. Our next submittal is due on Monday 7/15. If you can provide the updated letter to include with that submittal, I would appreciate it.
Thank you and let me know if you need any additional information.

Cathy Stephens
Account Manager
Permit Solutions, Inc.

(330) 327-1023
cstephens@permitsolutionsus.com
www.permitsolutionsus.com

On Fri, Jul 5, 2024 at 12:23 PM Eric King <eric.king@inflodesign.com> wrote:

> Cathy,
>
> Caleb can send you an invoice to collect the fee for a renewed letter and then we will re-issue.
>
> **Eric King, PE (TN)**
> Inflo Design Group, LLC

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

February 13, 2024

Permit Solutions US
Cathy Stephens
cstephens@permitsolutionsus.com

Re: 2248 Nashville Highway, McDonald's Restaurant

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

• **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

Gmail

Cathy Stephens <cstephens@permitsolutionsohio.com>

RE: [Caution External Email] - Re: Proposed McDonald's : 2248 Nashville Hwy, Columbia, TN 38401

1 message

Donnie Boshers <dboshers@columbiatn.com> Thu, Feb 8, 2024 at 9:47 AM
To: Cathy Stephens <cstephens@permitsolutionsohio.com>

Hello Cathy,

This is the response from our wastewater engineer. If you need a formal will-serve letter, follow the link below.

"A connection can be made within the Honey Farm development near Honey Farm Way. A requirement for any subdivision of the property is the creation of easements to ensure sewer access, or installation of sewer in public ROW. A sewer extension might be required to access this sewer."

We are now requiring Wastewater Availability Letter requests to go through the City website.

https://www.columbiatn.com/FormCenter/Development-Services-12/Wastewater-WillServeLetter-Request-80

Regards,

Donnie

Donald J. Boshers, Director

CITY OF COLUMBIA TENNESSEE

DBoshers@ColumbiaTN.com
931.560.1001

Columbia Wastewater System
1244 Treatment Plant Road
Columbia, TN 38401

The nature of the landholder’s interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property

Drew Smith 1:53 PM (11 minutes ago)

to me, Hicks

Cathy,

EMG Honey Farm, LLC is the owner of the subject property. There are no other parties that have interest in the property.

Drew Smith | Senior Vice President
6148 Lee Highway, Suite 300 | Chattanooga, TN 37421
c: 469.585.7913
drew.smith@equitasmg.com | www.equitasmg.com

LIST OF VARIANCES REQUESTED

1. Maximum driveway width requirement.
2. 2-Story building requirement

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **Chicago Title Insurance Company, a Florida corporation** (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insuranceand the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 90 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any

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Commitment No. 20230076CTN

abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I-Requirements;
   f. Schedule B, Part II-Exceptions.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;
ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
iii. acquire the Title or create the Mortgage covered by this Commitment.

   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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Commitment No. 20230076CTN

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
e. Any amendment or endorsement to this Commitment must be in writing.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE

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Commitment No. 20230076CTN

PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Commitment No. 20230076CTN

Transaction Identification Data, which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: N/A
Issuing Office: Chicago Title Insurance Company
Issuing Office's ALTA® Registry ID: 0000933
Loan ID Number:
Commitment Number: 20230076CTN
Issuing Office File Number: 20230076CTN
Property Address: 2248 Nashville Highway, Columbia, TN 38401

Revision Number: 12-1-2023

SCHEDULE A

1. Commitment Date: November 14, 2023, at 08:00 AM

2. Policy or Policies to be issued:

2021 ALTA® Owner's Policy

Proposed Insured: McDonald's USA, LLC, a Delaware limited liability company

Proposed Amount of Insurance: $750,000.00
The estate or interest to be insured: Leasehold

3. The estate or interest in the land at the Commitment date is:

Leasehold

4. The Title is, at the Commitment Date, vested in:

EMG Honey Farm, LLC, a Tennessee limited liability company

5. The land referred is described as follows:
See Exhibit "A" attached hereto and made part hereof.

CHICAGO TITLE INSURANCE COMPANY

By: _____
Authorized Signatory

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by **CHICAGO TITLE INSURANCE COMPANY** *This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Commitment No. 20230076CTN

SCHEDULE B, PART I
Requirements

Commitment No.: 20230076CTN

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

5. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   Lease by and between EMG Honey Farm, LLC and McDonalds USA, LLC, a Delaware limited liability company, describing the property set out in Schedule A. Memorandum of Lease to be recorded in the Register's Office for Maury County, Tennessee.

7. Taxes for the year 2022: Map/Parcel 051 058.00
   Maury County: $349.00 PAID
   City of Columbia: $151.00 PAID

   Taxes for the year 2023: Map/Parcel 051 058.00
   Maury County: $4,112.00; due and payable. UNPAID
   City of Columbia: $1,776.00; due and payable. UNPAID

8. The land has been classified as Greenbelt for assessment, levy, and collection purposes, and may be subject to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq.

9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

10. We must be furnished with a copy of the Articles of Organization and Operating Agreement for McDonalds USA, LLC, a Delaware limited liability company, all amendments thereto, and proper resolutions authorizing the proposed transaction and appointing signatories authorized to legally

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SCHEDULE B, PART I
Requirements (Continued)

Commitment No.: 20230076CTN

bind the company. Any conveyance or encumbrance must be made in compliance with the terms of said instruments.

11. Intentionally deleted.

12. We will require a satisfactory ALTA/NSPS survey certified to the Company of the property set out in schedule A prior to the proposed conveyance. This commitment will be subject to the findings of said survey, and additions, exclusions, and or changes may be made to this commitment based on the review of said survey. Said changes include, but are not limited to, the following: legal description of the property, requirements for closing, and exclusions from coverage.

    Depending on the transaction details, the recording of a satisfactory plat of the property to be insured may be required.

13. We must be furnished with a standard Company Owner's Affidavit. We reserve the right to make additional requirements and exceptions upon review of said Affidavit.

14. If construction, demolition, or the delivery of materials therefore has occurred on the land within the last 120 days, we require satisfactory compliance with the Tennessee Notice of Completion statute, including the recordation of a proper Notice of Completion, notice to appropriate parties, the running of the applicable claim period, and the satisfactory resolution of any claims submitted in accordance therewith, prior to closing.

15. Tennessee Deed of Trust, Security Agreement, Absolute Assignment of Rents and Leases, and Fixture Filing by EMG Honey Farm, LLC, a Tennessee limited liability company, trustor, to Joshua D. Hankins, trustee, for the benefit of Sandra Eatherly Cantrell, Executrix of the Estate of Jessie Douglas Eatherly, beneficiary, to secure a note in the original amount of $5,500,000.00 secured thereby, dated 2/28/2023, of record as Book R2905, Page 1434, Register's Office for Maury County, Tennessee.

    Absolute Assignment of Rents and Leases of record in Book R2905, Page 1462, Register's Office for Maury County, Tennessee.

    Partial Release of Deed of Trust and Absolute Assignment of Rents and Leases of record in Book R2923, Page 1054, Register's Office for Maury County, Tennessee.

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Commitment No. 20230076CTN

SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2023, a lien, due or payable.

9. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

10. Subject to all matters shown on the Plans of record in Plat Book P16, Pages 251-252; Plat Book P18, Pages 191-192, Register's Office for Maury County, Tennessee.

11. Applications for Greenbelt Assessment - Agricultural of record in Book R2179, Page 777 and Book R2179, Page 778, in the Register's Office for Maury County, Tennessee.

12. Intentionally deleted.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.

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SCHEDULE B, PART II
Exceptions (Continued)

Commitment No.: 20230076CTN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.

16. Intentionally deleted.

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.

18. Intentionally deleted.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book T, Page 366 and Quitclaim of common areas of record in Book R2083, Page 11, in the Register's Office for Maury County, Tennessee.

22. Intentionally deleted.

23. Intentionally deleted.

24. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

25. Subject to the flow of any creeks, streams, or branches across subject property.

26. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book R2913, Page 916, Register's Office for Maury County, Tennessee.

27. Declaration of Drainage Easement of record in Book R2923, Page 1024, Register's Office for Maury County, Tennessee.

28. Declaration of Easements and Restrictions of record in Book R2923, Page 1009, Register's Office for Maury County, Tennessee.

29. Subject to all matters shown on the Plan of record in Plat Book P23, Page 218, Register's Office for Maury County, Tennessee.

30. All matters shown on Survey No. _____ prepared by Jeffrey C. Smith, TN RLS #3279 of American Engineers, Inc. and dated May 22, 2023, last revised _____.

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EXHIBIT A

LEGAL DESCRIPTION OF THE LEASEHOLD TRACT TO BE BASED ON INFORMATION PROVIDED BY THE CUSTOMER AND WILL BE A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

LAND in Maury County, Tennessee, being Lot No. 1, on the Plan of Honey Farm Crossing for EMG Honey Farm, LLC, as shown on plat of record in Plat Book P23, Page 218, in the Register's Office for Maury County, Tennessee, to which plat reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to EMG Honey Farm, LLC by Deed of record in Book R2905, Page 1420, Register's Office for Davidson County, Tennessee.

WIRE SAFE™ | Inquire before you wire!

CHICAGO TITLE INSURANCE COMPANY

WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

This notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

Realtors®, Real Estate Brokers, Closing Attorneys, Buyers and Sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions or routing information, and will request that the Buyer send funds to a fraudulent account.

PLEASE BE ADVISED THAT WE ONLY PROVIDE WIRE INSTRUCTIONS THROUGH VERBAL VERIFICATION. If funds are to be wired in conjunction with this transaction, call us at 615-224-7400 to obtain our wire information. If you receive another email or unsolicited call purporting to alter these instructions, please immediately call us at 615-224-7400.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.



NEVER RELY on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the courses of a transaction.



DO NOT FORWARD wire instructions to other parties without first verbally verifying the instructions from the sending party.



ALWAYS VERIFY WIRE INSTRUCTIONS, specifically the ABA routing number and account number, by calling the party who is receiving the funds. DO NOT RELY on other parties calling you.

Obtain the number of your Realtor®, Real Estate Broker and your escrow officer as soon as an escrow account is opened.

DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation: http://www.fbi.gov *Internet Crime Complaint Center:* http://www.ic3.gov

ACKNOWLEDGEMENT OF RECEIPT

Your signature below acknowledges receipt of this Wire Fraud Alert.

Buyer 1		**Buyer 2**	
Signature		**Signature**	
Printed Name		**Printed name**	
Address		**Address**	
Date	**Phone Number**	**Date**	**Phone Number**

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure ;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner
PARSONS GREGG SR REVOCABLE LIVING TRUST
GREGG PARSONS TRUSTEE
2220 NASHVILLE HWY
COLUMBIA TN 38401

Current Owner
2220 NASHVILLE HWY
COLUMBIA TN 38401

NASHVILLE HWY 2220

Ctrl Map:	Group:	Parcel:	PI:	SI:
051		059.00		001

Value Information

Land Market Value:	$38,500
Improvement Value:	$333,500
Total Market Appraisal:	$372,000
Assessment Percentage:	25%
Assessment:	$93,000

Additional Information

ALSO SEE SI000 FOR OUTSIDE CITY

General Information

Class: 00 - Residential
City #: 156
Special Service District 1: 000
District: 03
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 06 - INDIVIDUAL - MANUFACTURED GAS
City: COLUMBIA
Special Service District 2: 000
Neighborhood: C99
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 1.1 **Total Land Units:** 1.1

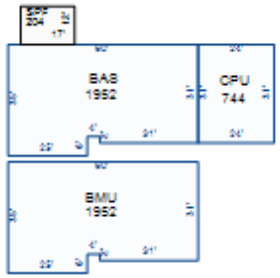
Land Code	Soil Class	Units
04 - IMP SITE		1.10

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
11 - COMMON BRICK
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
2 - ABOVE AVERAGE
Square Feet of Living Area:
1952
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
10 - PANEL-PLAST-DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Stories:
1.00
Actual Year Built:
1980
Plumbing Fixtures:
6
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,952
BMU - BASEMENT UNFINISHED	1,952
CPU - CARPORT UNFINISHED	744
SPF - SCREEN PORCH FINISHED	204

Outbuildings & Yard Items

Building #	Type	Description	Units
1	DRW - DRIVEWAY		1
1	FSP - FARM SHOP	30X30	900
1	ASH - ATTACHED SHED	12X30	360
1	ISH - IMPLEMENT SHED		720

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/5/2018	$0	R2535	1171		QC - QUITCLAIM DEED	-
11/6/2006	$267,500	R1951	502	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
7/3/2003	$163,000	R1724	520	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/18/1980	$0	665	52		-	-

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner
FREEGARD PARTNERS X
109 MURPHY CT
NASHVILLE TN 37203

Current Owner
109 MURPHY CT
NASHVILLE TN 37203

HONEY FARM WAY

Ctrl Map:	Group:	Parcel:	PI:	SI:
051		058.03		000

Value Information

Land Market Value:	$115,500
Improvement Value:	$0
Total Market Appraisal:	$115,500
Assessment Percentage:	25%
Assessment:	$28,875

Subdivision Data

Subdivision:
HONEY FARM CROSSING

Plat Book:	Plat Page:	Block:	Lot:
23	218		3 & 2

Additional Information

General Information

Class: 00 - Residential
City #: 156
Special Service District 1: 000
District: 03
Number of Buildings: 0
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS
City: COLUMBIA
Special Service District 2: 000
Neighborhood: Z22
Number of Mobile Homes:
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/31/2023	$1,500,000	R2923	1047	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
2/28/2023	$0	R2905	1420		-	-

Land Information

Deed Acres: 3.05 **Calculated Acres:** **Total Land Units:** 3.05

Land Code	Soil Class	Units
03 - SMALL TRACT		3.05

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farms- McDonald's

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☑ Name of development
- ☑ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☑ Plan sealed by a design professional licensed in the State of Tennessee.
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☐ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- n/a ☐ Proposed phasing and timetable for all phases of development
- n/a ☐ Traffic Impact Study, as required.
- ☑ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- ☑ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☑ Location, type, and size of proposed signs
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
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COLUMBIA, TN 38401
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Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- n/a ☐ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- n/a ☐ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- n/a ☐ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- n/a ☐ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- n/a ☐ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- ☑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

CITY OF
COLUMBIA
TENNESSEE

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PUD Specific Items

- ☑ List of all deviations from PUD Standards requested
- ☑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☑ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Cathy Stephens	*Cathy Stephens*	July 11, 2024
Print Name	Signature	Date

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	2248 Nashville Hwy, Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 051.058.00
SUMMARY OF NATURE OF REQUEST AND WORK	Construction of a new 4,450 sf McDonald's Restaurant with double drive-through lanes		

DATE OF PRE-APPLICATION CONFERENCE	1-24-24	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Comprehensive Plan Amendment ❑ Annexation ❑ Rezoning ☑ Preliminary Plat ☑ Final Plat ❑ PUD Preliminary Master Plan ☑ PUD Final Site Plan ❑ Site Development Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations:** ❑ Annexation Permission Form **Annexations/Rezoning/Plan Amendments:** ❑ Requested Zone Listed ❑ Statement of Compliance with Comprehensive Plan ❑ Concept Plan **Preliminary Plats/Site Development Plans:** ❑ Plans and/or Plats conforming to City standards with signed and completed check list **All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:** ☑ Receipt of Payment for Pre-Application Meeting ☑ Written Legal Description copy ☑ Columbia Water System Availability Letter ☑ Columbia Waste Water Department Will Serve Letter

	Plats/PUDs: ☑ Project Name (include Sections & Phases) McDonald's Restaurant ☑ Total Number of Lots/Residential Units 1 ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 1.34

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT
All communications go to the Applicant's email that is provided.

NAME	Cathy Stephens	PHONE	330-327-1023
ADDRESS	100 North Ave. Tallmadge OH 44278	EMAIL	cstephens@permitsolutionsohio.com

PROPERTY OWNER NAME	EMG Honey Farm, LLC	PHONE	469.585.7913
ADDRESS	6148 Lee Hwy. Suite 300 Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Cathy Stephens | Permit Solutions	Cathy Stephens	July 11, 2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Drew Smith | EMG Honey Farm, LLC		July 11, 2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

A.1 Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book_____ , Page _____ , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

OWNER

DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

A.2 CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "_____" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: _____.

REGISTERED LAND SURVEYOR

NUMBER

DATE

A.3 Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation

NAME DATE

TITLE AUTHORIZING AGENCY

A.4 Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities outlined or indicated on this final subdivision plat have been installed in accordance with City specifications, or a performance surety in the amount of $ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

CITY ENGINEER
COLUMBIA, TN

DATE

A.5 Certificate of Approval for Recording

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

PLANNING DIRECTOR
COLUMBIA, TN

DATE

A.6 Certificate of Subdivision Name and Street Names

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

MAURY COUNTY E-911

DATE

A.7 Certificate of Sanitary Sewer System

I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

DIRECTOR OF WASTEWATER DEPARTMENT
COLUMBIA, TN

DATE

A.8 Certificate of Compliance

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

CITY ENGINEER
COLUMBIA, TN

DATE

BASIS OF BEARINGS & ELEVATIONS
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83 DATUM. ALL ELEVATION SHOWN HEREON WERE BASED ON NAVD88 (GEOID 18). AS OBSERVED VIA RTK BASED OFF OF AN OPUS SOLUTION. MAY, 2023.

SURVEYOR'S CERTIFICATE

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:22,495 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, RLS #1611)

JANUARY 25, 2024
DATE OF SURVEY

PRELIMINARY

DON PEDIGO, TN R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1611

JUNE 27, 2024
DATE OF SIGNATURE

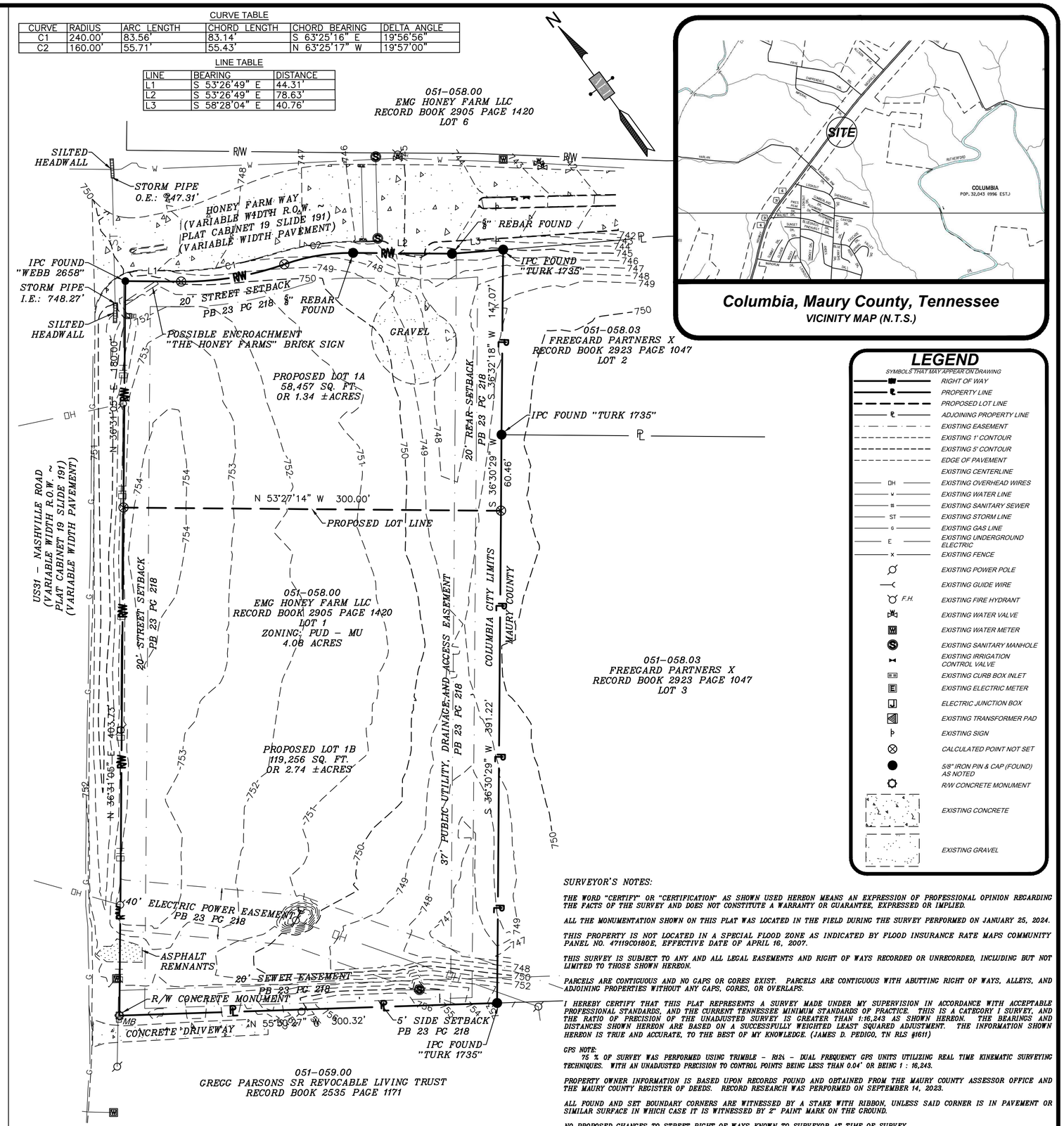
JAMES D. PEDIGO II — REGISTERED LAND SURVEYOR — TENNESSEE No. 1611

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	240.00'	83.56'	83.14'	S 63°25'16" E	19°56'56"
C2	160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°26'49" E	44.31'
L2	S 53°26'49" E	78.63'
L3	S 58°28'04" E	40.76'



Columbia, Maury County, Tennessee
VICINITY MAP (N.T.S.)

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EDGE OF PAVEMENT
- EXISTING CENTERLINE
- DH — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM LINE
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC
- X — EXISTING FENCE
- EXISTING POWER POLE
- EXISTING GUIDE WIRE
- F.H. — EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- W — EXISTING WATER METER
- S — EXISTING SANITARY MANHOLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CURB BOX INLET
- E — EXISTING ELECTRIC METER
- EXISTING ELECTRIC JUNCTION BOX
- EXISTING TRANSFORMER PAD
- EXISTING SIGN
- CALCULATED POINT NOT SET
- 5/8" IRON PIN & CAP (FOUND) AS NOTED
- R/W CONCRETE MONUMENT
- EXISTING CONCRETE
- EXISTING GRAVEL

SURVEYOR'S NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ALL THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON JANUARY 25, 2024.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 47119C0180E, EFFECTIVE DATE OF APRIL 16, 2007.

THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

PARCELS ARE CONTIGUOUS AND NO GAPS OR GORES EXIST. PARCELS ARE CONTIGUOUS WITH ABUTTING RIGHT OF WAYS, ALLEYS, AND ADJOINING PROPERTIES WITHOUT ANY GAPS, GORES, OR OVERLAPS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:16,243 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, TN RLS #1611)

GPS NOTE:
75 % OF SURVEY WAS PERFORMED USING TRIMBLE - R8s - DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.04' OR BEING 1 : 16,243.

PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE MAURY COUNTY ASSESSOR OFFICE AND THE MAURY COUNTY REGISTER OF DEEDS. RECORD RESEARCH WAS PERFORMED ON SEPTEMBER 14, 2023.

ALL FOUND AND SET BOUNDARY CORNERS ARE WITNESSED BY A STAKE WITH RIBBON, UNLESS SAID CORNER IS IN PAVEMENT OR SIMILAR SURFACE IN WHICH CASE IT IS WITNESSED BY 2" PAINT MARK ON THE GROUND.

NO PROPOSED CHANGES TO STREET RIGHT OF WAYS KNOWN TO SURVEYOR AT TIME OF SURVEY.

RECENT EARTH MOVING WORK, AND UTILITY WORK, WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS OBSERVED AT THE TIME OF SURVEY (EXCEPT AS SHOWN OR NOTED HEREON).

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL (EXCEPT AS SHOWN OR NOTED HEREON).

NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

ZONING INFORMATION IS BEING PROVIDED WITHOUT EXPRESSING ANY LEGAL OPINION.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE HONEY FARM CROSSING PLAT AS RECORDED IN PLAT BOOK P23 PAGE 218

PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
PORTION OF:
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

PROPERTY ADDRESS:
2248 NASHVILLE HWY,
COLUMBIA, TN 38401
TOTAL ACREAGE: 4.08 ACRES

PLANS PREPARED AND SUBMITTED BY:

AEI — an STV Company
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY
270.651.7220

PROJECT
AMENDMENT TO LOT 1
HONEY FARM CROSSING
2248 NASHVILLE HWY,
COLUMBIA, TN 38401

CLIENT
MCDONALD'S CORPORATION
P.O. BOX 66207, AMF O'HARE
CHICAGO, ILLINOIS 60666

DATE: JUNE 28, 2024

SCALE: 1" = 60'

DRAWN BY: J. DAKIN

APPROVED BY: D. PEDIGO

DRAWING FILE: *T:\22 PROJECTS\ 222-281 McDonalds Columbia TN*

PROJECT NO. 222-281

PHASE NO.

BOUNDARY
SHT 1 OF 1

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Amendment to Lot 1 Honey Farm Crossing

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☑ Name of development
- ☑ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☑ Plan sealed by a design professional licensed in the State of Tennessee.
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☑ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- ☐ Proposed phasing and timetable for all phases of development
- ☐ Traffic Impact Study, as required.
- ☑ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☐ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- ☑ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☑ Location, type, and size of proposed signs
- ☐ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

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Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- ☑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☑ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☑ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☐ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☐ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☐ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☐ Any amenity features and structures for private or public benefit.
- ☐ Location, dimension, and materials of fences and walls
- ☐ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☐ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

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PUD Specific Items

- ❑ List of all deviations from PUD Standards requested
- ❑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ❑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ❑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ❑ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Jansen Dakin	Jansen Dakin	06/28/2024
Print Name	Signature	Date

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	2248 Nashville Highway		
	TAX MAP: 051	GROUP:	PARCEL: 058.00
SUMMARY OF NATURE OF REQUEST AND WORK	Subdividing Lot 1 of the Honey Farm Crossing Plat as recorded in Plat Book P23 Page 218.		

DATE OF PRE-APPLICATION CONFERENCE	07-10-2024	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☑ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations:** ☐ Annexation Permission Form **Annexations/Rezoning/Plan Amendments:** ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan **Preliminary Plats/Site Development Plans:** ☑ Plans and/or Plats conforming to City standards with signed and completed check list **All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:** ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

Rev. 2/7/2024

	Plats/PUDs: ☑ Project Name (include Sections & Phases) ☐ Total Number of Lots/Residential Units ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT
All communications go to the Applicant's email that is provided.

NAME	Jansen Dakin	PHONE	(270) 670-5700
ADDRESS	65 Aberdeen Dr. Glasgow, KY	EMAIL	jansen.dakin@STVinc.com

PROPERTY OWNER NAME	Drew Smith	PHONE	(469) 585-7913
ADDRESS	6148 Lee Hwy, Ste 300, Chattanooga TN	EMAIL	N/A

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Jansen Dakin	Jansen Dakin	6/28/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

TROTWOOD FOSTER SUBDIVISION

SITE DEVELOPMENT PLAN & PRELIMINARY PLAT

City of Columbia, Maury County, Tennessee

Map 112, Parcel 018.03

ENGINEER: T-SQUARE ENGINEERING
ALLISON COROLLA, PE
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

SURVEYOR: T-SQUARE SURVEYING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

DEVELOPER: NELSON CROWE
NELSON@FORTUNALLC.NET

WATER: COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931)388-4833

POWER: COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931)388-4833

SEWER: COLUMBIA WASTEWATER
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931)560-1001



SITE VICINITY MAP
N.T.S.

N

Sheet Schedule

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE DEVELOPMENT PLAN & PRELIMINARY PLAT
C-2.1	DETAILED SITE PLAN
C-2.2	DETAILED SITE PLAN
C-2.3	DETAILED SITE PLAN
C-2.4	DETAILED SITE PLAN
C-2.5	PARCEL TABLES
C-2.6	PARCEL TABLES
C-2.7	CIVIC SPACE PLAN
C-2.8	SITE DETAILS
C-2.9	SITE DETAILS
C-2.10	RESOURCE PROTECTION PLAN
C-3.0	INITIAL EROSION CONTROL PLAN
C-3.1	TEMPORARY EROSION CONTROL PLAN
C-3.2	FINAL EROSION CONTROL PLAN
C-3.3	EROSION CONTROL DETAILS
C-5.0	GRADING PLAN
C-5.1	DRAINAGE PLAN
C-5.2	GRADING & DRAINAGE DETAILS
C-6.0	FOSTER LANE PLAN AND PROFILE
C-6.1	ALPHA AVENUE & BETA BEND PLAN AND PROFILE
C-6.2	BETA BEND PLAN AND PROFILE
C-6.3	BETA BEND PLAN AND PROFILE
C-6.4	GAMMA GROVE PLAN AND PROFILE
C-6.5	GAMMA GROVE & DELTA DRIVE PLAN AND PROFILE
C-6.6	DELTA DRIVE & HOLLYBERRY DRIVE PLAN & PROFILE
C-6.7	SIGMA PASS PLAN & PROFILE
C-7.0	UTILITY PLAN
C-7.1	UTILITY PLAN

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # *47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

COVER SHEET
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

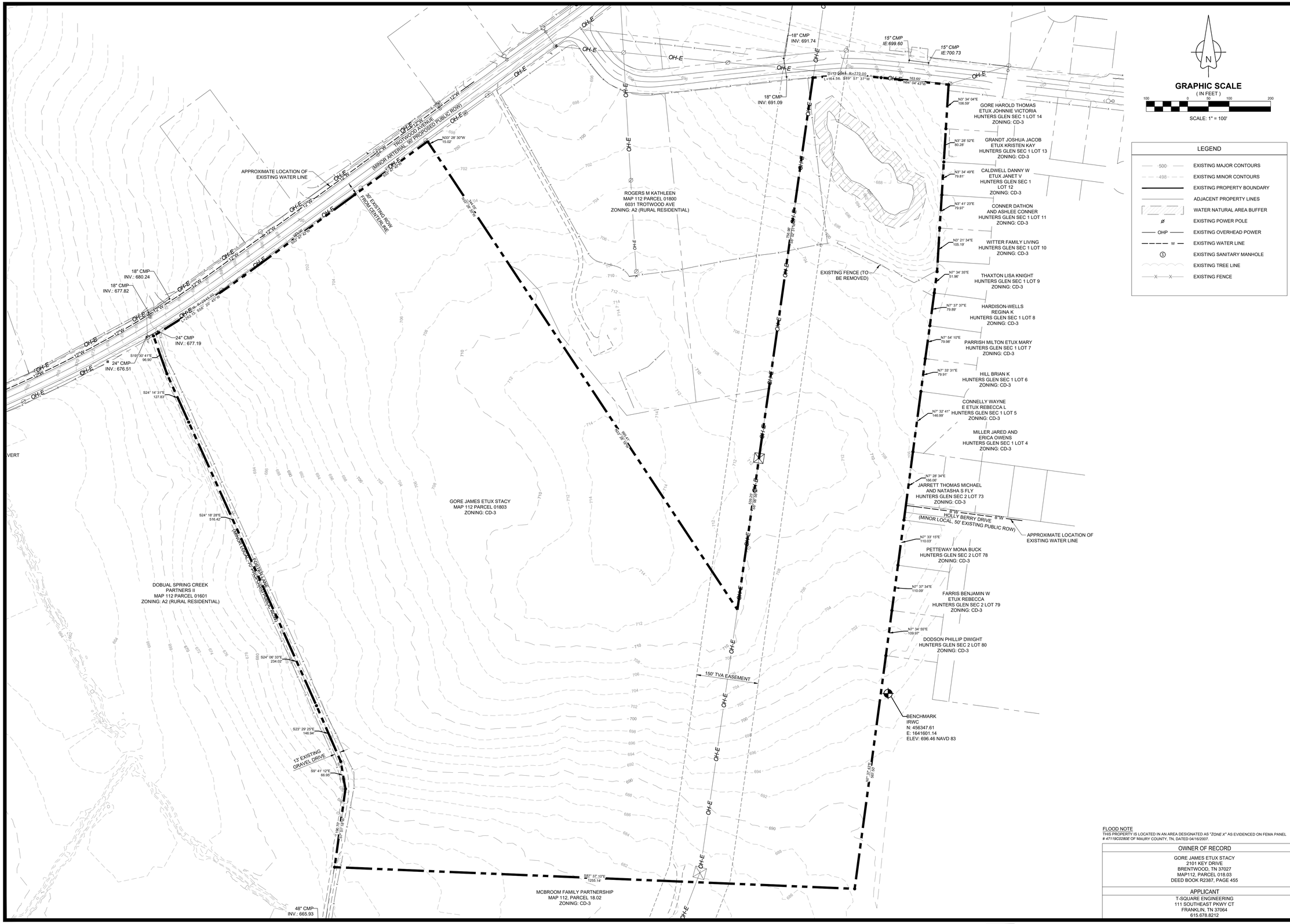
ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-0.0

T-SQUARE ENGINEERING

P:\Projects\2024\24-0314 (Trotwood Avenue - Tyler Ring & Nelson Crowe)\Production\24-0314 1- Site Plan.dwg, 7/15/2024 1:20:18 PM



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GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

EXISTING CONDITIONS

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 127389
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-1.0

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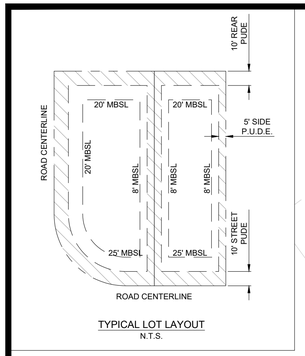


TYPICAL LOT LAYOUT
N.T.S.



GRAPHIC SCALE
(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND	
	PROPOSED LOT LINES
(00)	PROPOSED LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED ACCESS EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM INLET
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE

NOTES
- ALL HOMES TO HAVE A 2-CAR GARAGE, MEETING PARKING REQUIREMENTS
- PLAYGROUND SETUP SHOWN FOR GRAPHIC PURPOSES ONLY; FULL PLAYGROUND DIMENSIONS AND DETAILS WILL BE PROVIDED WITH CONSTRUCTION PLANS
- NO STRUCTURE ENCROACHMENT IS ALLOWED ON ANY LOT WITHIN A TVA EASEMENT

SITE DATA	
PROJECT NAME	TROTWOOD FOSTER SUBDIVISION
PROJECT NUMBER	24-0314
ADDRESS	TROTWOOD AVENUE
PARCEL ID	MAP 112 PARCEL 018.03
EXISTING ZONING	CIVIC DISTRICT 3
PROPOSED ZONING	CIVIC DISTRICT 3
SITE AREA	51.14 AC
ROW RESERVATION	0.33 AC
PROPOSED LOTS	117
PROPOSED DENSITY	2.29 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	75' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.56 AC (5%)
PLAYGROUND 1	0.22 AC
PLAYGROUND 2	0.94 AC
PLAYGROUND 3	0.06 AC
PLAYGROUND 4	0.70 AC
GREEN	1.25 AC
PROVIDED CIVIC SPACE	3.17 AC (6.2%)

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
1	7700.00	0.18
2	9338.37	0.21
3	11337.79	0.26
4	13407.47	0.31
5	16553.52	0.38
6	17598.31	0.40
7	18617.51	0.43
8	19652.09	0.45
9	8800.00	0.20
10	9985.87	0.23
11	13762.93	0.32
12	12525.30	0.29
13	11365.87	0.26
14	10000.00	0.23
15	10000.00	0.23
16	10000.00	0.23
17	10000.00	0.23
18	10000.00	0.23
19	10000.00	0.23
20	10314.10	0.24

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
21	12109.10	0.28
22	8592.58	0.20
23	8250.00	0.19
24	8250.00	0.19
25	8250.00	0.19
26	8250.00	0.19
27	10000.00	0.23
28	10000.00	0.23
29	10000.00	0.23
30	10000.00	0.23
31	10000.00	0.23
32	10000.00	0.23
33	10000.00	0.23
34	10000.00	0.23
35	10000.00	0.23
36	10000.00	0.23
37	10000.00	0.23
38	11365.87	0.26
39	11365.87	0.26
40	10000.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
41	10000.00	0.23
42	10000.00	0.23
43	10000.00	0.23
44	10000.00	0.23
45	10000.00	0.23
46	10000.00	0.23
47	10000.00	0.23
48	10000.00	0.23
49	10000.00	0.23
50	10000.00	0.23
51	11365.87	0.26
52	11457.47	0.26
53	10079.96	0.23
54	10080.00	0.23
55	10080.00	0.23
56	10080.00	0.23
57	10080.00	0.23
58	10080.00	0.23
59	10080.00	0.23
60	10080.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
61	10080.00	0.23
62	10080.00	0.23
63	10080.00	0.23
64	12465.59	0.29
65	11369.90	0.26
66	11365.87	0.26
67	10000.37	0.23
68	14422.08	0.33
69	12027.64	0.28
70	10432.47	0.24
71	13828.45	0.32
72	14086.87	0.32
73	14039.06	0.32
74	13991.24	0.32
75	13943.43	0.32
76	13895.62	0.32
77	13847.80	0.32
78	13801.51	0.32
79	13760.48	0.32
80	13719.90	0.31

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
81	13138.06	0.30
82	8278.50	0.19
83	8276.94	0.19
84	8256.69	0.19
85	8256.52	0.19
86	8264.41	0.19
87	8273.02	0.19
88	9478.37	0.22
89	8964.43	0.21
90	8872.47	0.20
91	8873.37	0.20
92	8877.86	0.20
93	8880.00	0.20
94	8880.00	0.20
95	8880.00	0.20
96	8880.00	0.20
97	8880.00	0.20
98	8880.00	0.20
99	9383.00	0.22
100	12760.47	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
101	12265.09	0.28
102	10778.67	0.25
103	12144.14	0.28
104	12683.29	0.29
105	11241.02	0.26
106	11109.66	0.26
107	10000.00	0.23
108	10000.00	0.23
109	10000.00	0.23
110	10000.00	0.23
111	10000.00	0.23
112	11365.87	0.26
113	10204.71	0.23
114	10900.72	0.25
115	10344.29	0.24
116	10713.74	0.25
117	10162.14	0.23
GREEN	54569.69	1.25
OS:1	126773.20	2.91
OS:2	12840.08	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
OS:3	24450.21	0.56
OS:4	115901.97	2.66
OS:5	8010.49	0.18
PLAYGROUND 1	9761.73	0.22
PLAYGROUND 2	41149.03	0.94
PLAYGROUND 3	2580.09	0.06
PLAYGROUND 4	30512.75	0.70

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

SITE DEVELOPMENT PLAN & PRELIMINARY PLAT
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127389
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.0

T-SQUARE ENGINEERING

P:\Projects\2024\24-0314 (Trotwood Avenue – Tyler Roig & Nelson Crowe)\Production\24-0314 1- Site Plan.dwg, 7/15/2024 1:20:29 PM

SITE DATA	
PROJECT NAME	TROTWOOD FOSTER SUBDIVISION
PROJECT NUMBER	24-0314
ADDRESS	TROTWOOD AVENUE
PARCEL ID	MAP 112 PARCEL 018.03
EXISTING ZONING	CIVIC DISTRICT 3
PROPOSED ZONING	CIVIC DISTRICT 3
SITE AREA	51.14 AC
ROW RESERVATION	0.33 AC
PROPOSED LOTS	117
PROPOSED DENSITY	2.29 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	75' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.56 AC (5%)
PLAYGROUND 1	0.22 AC
PLAYGROUND 2	0.94 AC
PLAYGROUND 3	0.06 AC
PLAYGROUND 4	0.70 AC
GREEN	1.25 AC
PROVIDED CIVIC SPACE	3.17 AC (6.2%)





LEGEND	
	PROPOSED LOT LINES
(00)	PROPOSED LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED ACCESS EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM INLET
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
1	7700.00	0.18
2	9338.37	0.21
3	11337.79	0.26
4	13407.47	0.31
5	16553.52	0.38
6	17598.31	0.40
7	18617.51	0.43
8	19652.09	0.45
9	8800.00	0.20
10	9985.87	0.23
11	13762.93	0.32
12	12525.30	0.29
13	11365.87	0.26
14	10000.00	0.23
15	10000.00	0.23
16	10000.00	0.23
17	10000.00	0.23
18	10000.00	0.23
19	10000.00	0.23
20	10314.10	0.24

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
21	12109.10	0.28
22	8592.58	0.20
23	8250.00	0.19
24	8250.00	0.19
25	8250.00	0.19
26	8250.00	0.19
27	10000.00	0.23
28	10000.00	0.23
29	10000.00	0.23
30	10000.00	0.23
31	10000.00	0.23
32	10000.00	0.23
33	10000.00	0.23
34	10000.00	0.23
35	10000.00	0.23
36	10000.00	0.23
37	10000.00	0.23
38	11365.87	0.26
39	11365.87	0.26
40	10000.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
41	10000.00	0.23
42	10000.00	0.23
43	10000.00	0.23
44	10000.00	0.23
45	10000.00	0.23
46	10000.00	0.23
47	10000.00	0.23
48	10000.00	0.23
49	10000.00	0.23
50	10000.00	0.23
51	11365.87	0.26
52	11457.47	0.26
53	10079.96	0.23
54	10080.00	0.23
55	10080.00	0.23
56	10080.00	0.23
57	10080.00	0.23
58	10080.00	0.23
59	10080.00	0.23
60	10080.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
61	10080.00	0.23
62	10080.00	0.23
63	10080.00	0.23
64	12465.59	0.29
65	11369.90	0.26
66	11365.87	0.26
67	10000.37	0.23
68	14422.08	0.33
69	12027.64	0.28
70	10432.47	0.24
71	13828.45	0.32
72	14086.87	0.32
73	14039.06	0.32
74	13991.24	0.32
75	13943.43	0.32
76	13895.62	0.32
77	13847.80	0.32
78	13801.51	0.32
79	13760.48	0.32
80	13719.90	0.31

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
81	13138.06	0.30
82	8278.50	0.19
83	8276.94	0.19
84	8256.69	0.19
85	8256.52	0.19
86	8264.41	0.19
87	8273.02	0.19
88	9478.37	0.22
89	8964.43	0.21
90	8872.47	0.20
91	8873.37	0.20
92	8877.86	0.20
93	8880.00	0.20
94	8880.00	0.20
95	8880.00	0.20
96	8880.00	0.20
97	8880.00	0.20
98	8880.00	0.20
99	9383.00	0.22
100	12760.47	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
101	12265.09	0.28
102	10778.67	0.25
103	12144.14	0.28
104	12683.29	0.29
105	11241.02	0.26
106	11109.66	0.26
107	10000.00	0.23
108	10000.00	0.23
109	10000.00	0.23
110	10000.00	0.23
111	10000.00	0.23
112	11365.87	0.26
113	10204.71	0.23
114	10900.72	0.25
115	10344.29	0.24
116	10713.74	0.25
117	10162.14	0.23
GREEN	54569.69	1.25
OS:1	126773.20	2.91
OS:2	12840.08	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
OS:3	24450.21	0.56
OS:4	115901.97	2.66
OS:5	8010.49	0.18
PLAYGROUND 1	9761.73	0.22
PLAYGROUND 2	41149.03	0.94
PLAYGROUND 3	2580.09	0.06
PLAYGROUND 4	30512.75	0.70

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # *47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD

GORE JAMES ETUX STACY
2101 KEY DRIVE
BRENTWOOD, TN 37027
MAP112, PARCEL 018.03
DEED BOOK R2387, PAGE 455

APPLICANT

T-SQUARE ENGINEERING
111 SOUTHEAST PKWY CT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

DETAILED SITE PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

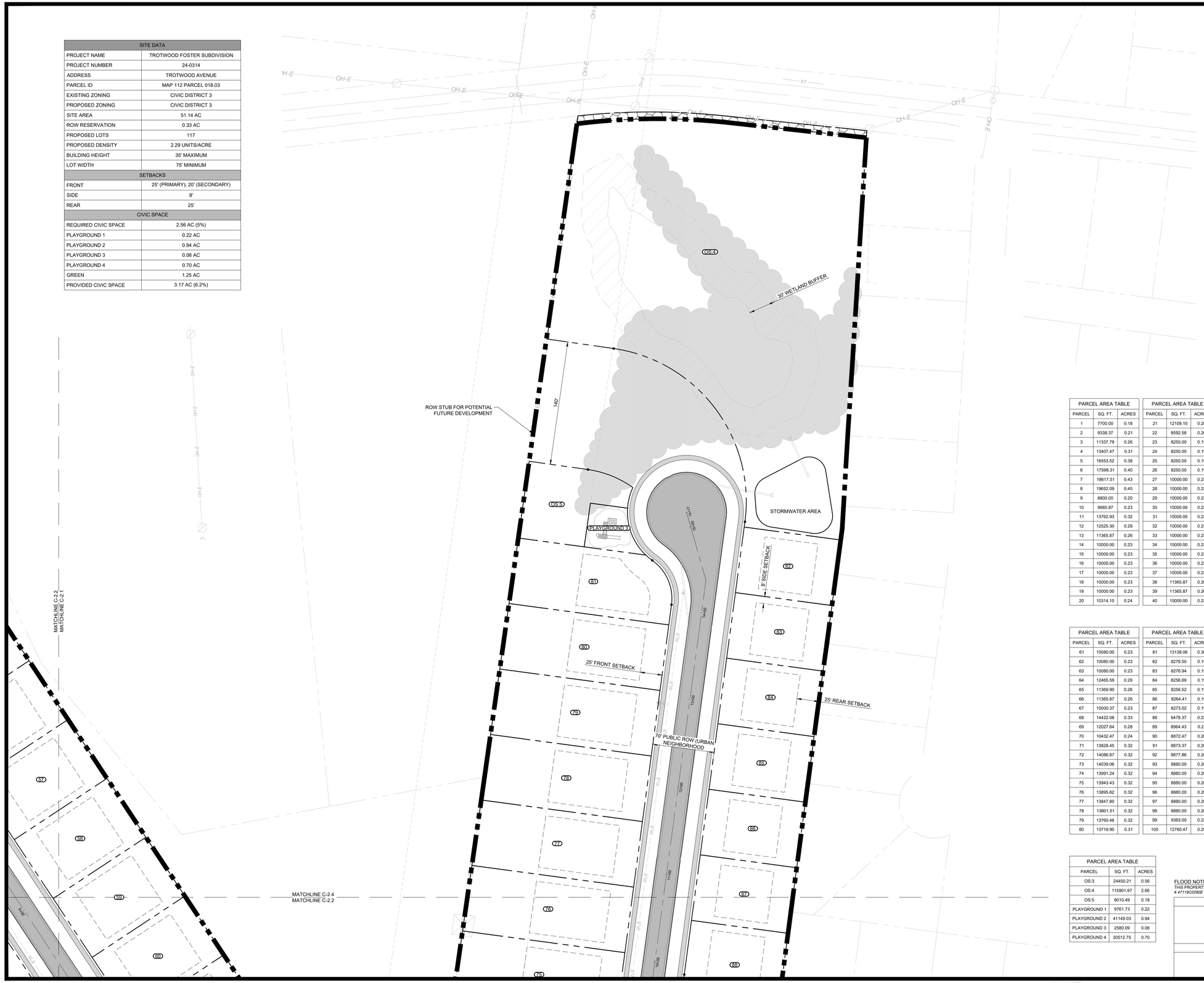
ALLISON B. COROLLA
REGISTERED LANDSCAPE ARCHITECT
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.1

P:\Projects\2024\24-0314 (Trotwood Avenue - Tyler Ring & Nelson Crowe)\Production\24-0314 1- Site Plan.dwg, 7/15/2024 1:20:44 PM

SITE DATA	
PROJECT NAME	TROTWOOD FOSTER SUBDIVISION
PROJECT NUMBER	24-0314
ADDRESS	TROTWOOD AVENUE
PARCEL ID	MAP 112 PARCEL 018.03
EXISTING ZONING	CIVIC DISTRICT 3
PROPOSED ZONING	CIVIC DISTRICT 3
SITE AREA	51.14 AC
ROW RESERVATION	0.33 AC
PROPOSED LOTS	117
PROPOSED DENSITY	2.29 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	75' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.56 AC (5%)
PLAYGROUND 1	0.22 AC
PLAYGROUND 2	0.94 AC
PLAYGROUND 3	0.06 AC
PLAYGROUND 4	0.70 AC
GREEN	1.25 AC
PROVIDED CIVIC SPACE	3.17 AC (6.2%)





GRAPHIC SCALE
(IN FEET)



SCALE: 1" = 50'

LEGEND	
	PROPOSED LOT LINES
00	PROPOSED LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED ACCESS EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM INLET
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
1	7700.00	0.18
2	9338.37	0.21
3	11337.79	0.26
4	13407.47	0.31
5	16553.52	0.38
6	17598.31	0.40
7	18617.51	0.43
8	19652.09	0.45
9	8800.00	0.20
10	9985.87	0.23
11	13762.93	0.32
12	12525.30	0.29
13	11365.87	0.26
14	10000.00	0.23
15	10000.00	0.23
16	10000.00	0.23
17	10000.00	0.23
18	10000.00	0.23
19	10000.00	0.23
20	10314.10	0.24

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
21	12109.10	0.28
22	8592.58	0.20
23	8250.00	0.19
24	8250.00	0.19
25	8250.00	0.19
26	8250.00	0.19
27	10000.00	0.23
28	10000.00	0.23
29	10000.00	0.23
30	10000.00	0.23
31	10000.00	0.23
32	10000.00	0.23
33	10000.00	0.23
34	10000.00	0.23
35	10000.00	0.23
36	10000.00	0.23
37	10000.00	0.23
38	11365.87	0.26
39	11365.87	0.26
40	10000.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
41	10000.00	0.23
42	10000.00	0.23
43	10000.00	0.23
44	10000.00	0.23
45	10000.00	0.23
46	10000.00	0.23
47	10000.00	0.23
48	10000.00	0.23
49	10000.00	0.23
50	10000.00	0.23
51	11365.87	0.26
52	11457.47	0.26
53	10079.96	0.23
54	10080.00	0.23
55	10080.00	0.23
56	10080.00	0.23
57	10080.00	0.23
58	10080.00	0.23
59	10080.00	0.23
60	10080.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
61	10080.00	0.23
62	10080.00	0.23
63	10080.00	0.23
64	12465.59	0.29
65	11369.90	0.26
66	11365.87	0.26
67	10000.37	0.23
68	14422.08	0.33
69	12027.64	0.28
70	10432.47	0.24
71	13828.45	0.32
72	14086.87	0.32
73	14039.06	0.32
74	13991.24	0.32
75	13943.43	0.32
76	13895.62	0.32
77	13847.80	0.32
78	13801.51	0.32
79	13760.48	0.32
80	13719.90	0.31

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
81	13138.06	0.30
82	8278.50	0.19
83	8276.94	0.19
84	8256.69	0.19
85	8256.52	0.19
86	8264.41	0.19
87	8273.02	0.19
88	9478.37	0.22
89	8964.43	0.21
90	8872.47	0.20
91	8873.37	0.20
92	8877.86	0.20
93	8880.00	0.20
94	8880.00	0.20
95	8880.00	0.20
96	8880.00	0.20
97	8880.00	0.20
98	8880.00	0.20
99	9383.00	0.22
100	12760.47	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
101	12265.09	0.28
102	10778.67	0.25
103	12144.14	0.28
104	12683.29	0.29
105	11241.02	0.26
106	11109.66	0.26
107	10000.00	0.23
108	10000.00	0.23
109	10000.00	0.23
110	10000.00	0.23
111	10000.00	0.23
112	11365.87	0.26
113	10204.71	0.23
114	10900.72	0.25
115	10344.29	0.24
116	10713.74	0.25
117	10162.14	0.23
GREEN	54569.69	1.25
OS:1	126773.20	2.91
OS:2	12840.08	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
OS:3	24450.21	0.56
OS:4	115901.97	2.66
OS:5	8010.49	0.18
PLAYGROUND 1	9761.73	0.22
PLAYGROUND 2	41149.03	0.94
PLAYGROUND 3	2580.09	0.06
PLAYGROUND 4	30512.75	0.70

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # *47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

FOSTER SUBDIVISION

DETAILED SITE PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

ALLISON B. CROWE
REGISTERED
No. 127369
STATE OF TENNESSEE
LAND SURVEYOR
07/15/2024

PROJECT
24-0314

SHEET
C-2.2

SITE DATA	
PROJECT NAME	TROTWOOD FOSTER SUBDIVISION
PROJECT NUMBER	24-0314
ADDRESS	TROTWOOD AVENUE
PARCEL ID	MAP 112 PARCEL 018.03
EXISTING ZONING	CIVIC DISTRICT 3
PROPOSED ZONING	CIVIC DISTRICT 3
SITE AREA	51.14 AC
ROW RESERVATION	0.33 AC
PROPOSED LOTS	117
PROPOSED DENSITY	2.29 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	75' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.56 AC (5%)
PLAYGROUND 1	0.22 AC
PLAYGROUND 2	0.94 AC
PLAYGROUND 3	0.06 AC
PLAYGROUND 4	0.70 AC
GREEN	1.25 AC
PROVIDED CIVIC SPACE	3.17 AC (6.2%)



N

GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
SCALE: 1" = 50'

LEGEND	
	PROPOSED LOT LINES
(00)	PROPOSED LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED ACCESS EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM INLET
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
1	7700.00	0.18
2	9338.37	0.21
3	11337.79	0.26
4	13407.47	0.31
5	16553.52	0.38
6	17598.31	0.40
7	18617.51	0.43
8	19652.09	0.45
9	8800.00	0.20
10	9985.87	0.23
11	13762.93	0.32
12	12525.30	0.29
13	11365.87	0.26
14	10000.00	0.23
15	10000.00	0.23
16	10000.00	0.23
17	10000.00	0.23
18	10000.00	0.23
19	10000.00	0.23
20	10314.10	0.24

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
21	12109.10	0.28
22	8592.58	0.20
23	8250.00	0.19
24	8250.00	0.19
25	8250.00	0.19
26	8250.00	0.19
27	10000.00	0.23
28	10000.00	0.23
29	10000.00	0.23
30	10000.00	0.23
31	10000.00	0.23
32	10000.00	0.23
33	10000.00	0.23
34	10000.00	0.23
35	10000.00	0.23
36	10000.00	0.23
37	10000.00	0.23
38	11365.87	0.26
39	11365.87	0.26
40	10000.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
41	10000.00	0.23
42	10000.00	0.23
43	10000.00	0.23
44	10000.00	0.23
45	10000.00	0.23
46	10000.00	0.23
47	10000.00	0.23
48	10000.00	0.23
49	10000.00	0.23
50	10000.00	0.23
51	11365.87	0.26
52	11457.47	0.26
53	10079.96	0.23
54	10080.00	0.23
55	10080.00	0.23
56	10080.00	0.23
57	10080.00	0.23
58	10080.00	0.23
59	10080.00	0.23
60	10080.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
61	10080.00	0.23
62	10080.00	0.23
63	10080.00	0.23
64	12465.59	0.29
65	11369.90	0.26
66	11365.87	0.26
67	10000.37	0.23
68	14422.08	0.33
69	12027.64	0.28
70	10432.47	0.24
71	13828.45	0.32
72	14086.87	0.32
73	14039.06	0.32
74	13991.24	0.32
75	13943.43	0.32
76	13895.62	0.32
77	13847.80	0.32
78	13801.51	0.32
79	13760.48	0.32
80	13719.90	0.31

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
81	13138.06	0.30
82	8278.50	0.19
83	8276.94	0.19
84	8256.69	0.19
85	8256.52	0.19
86	8264.41	0.19
87	8273.02	0.19
88	9478.37	0.22
89	8964.43	0.21
90	8872.47	0.20
91	8873.37	0.20
92	8877.86	0.20
93	8880.00	0.20
94	8880.00	0.20
95	8880.00	0.20
96	8880.00	0.20
97	8880.00	0.20
98	8880.00	0.20
99	9383.00	0.22
100	12760.47	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
101	12265.09	0.28
102	10778.67	0.25
103	12144.14	0.28
104	12683.29	0.29
105	11241.02	0.26
106	11109.66	0.26
107	10000.00	0.23
108	10000.00	0.23
109	10000.00	0.23
110	10000.00	0.23
111	10000.00	0.23
112	11365.87	0.26
113	10204.71	0.23
114	10900.72	0.25
115	10344.29	0.24
116	10713.74	0.25
117	10162.14	0.23
GREEN	54569.69	1.25
OS:1	126773.20	2.91
OS:2	12840.08	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
OS:3	24450.21	0.56
OS:4	115901.97	2.66
OS:5	8010.49	0.18
PLAYGROUND 1	9761.73	0.22
PLAYGROUND 2	41149.03	0.94
PLAYGROUND 3	2580.09	0.06
PLAYGROUND 4	30512.75	0.70

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # *47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

DETAILED SITE PLAN
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. CORDELL
REGISTERED LANDSCAPE ARCHITECT
No. 12700
STATE OF TENNESSEE
07/15/2024

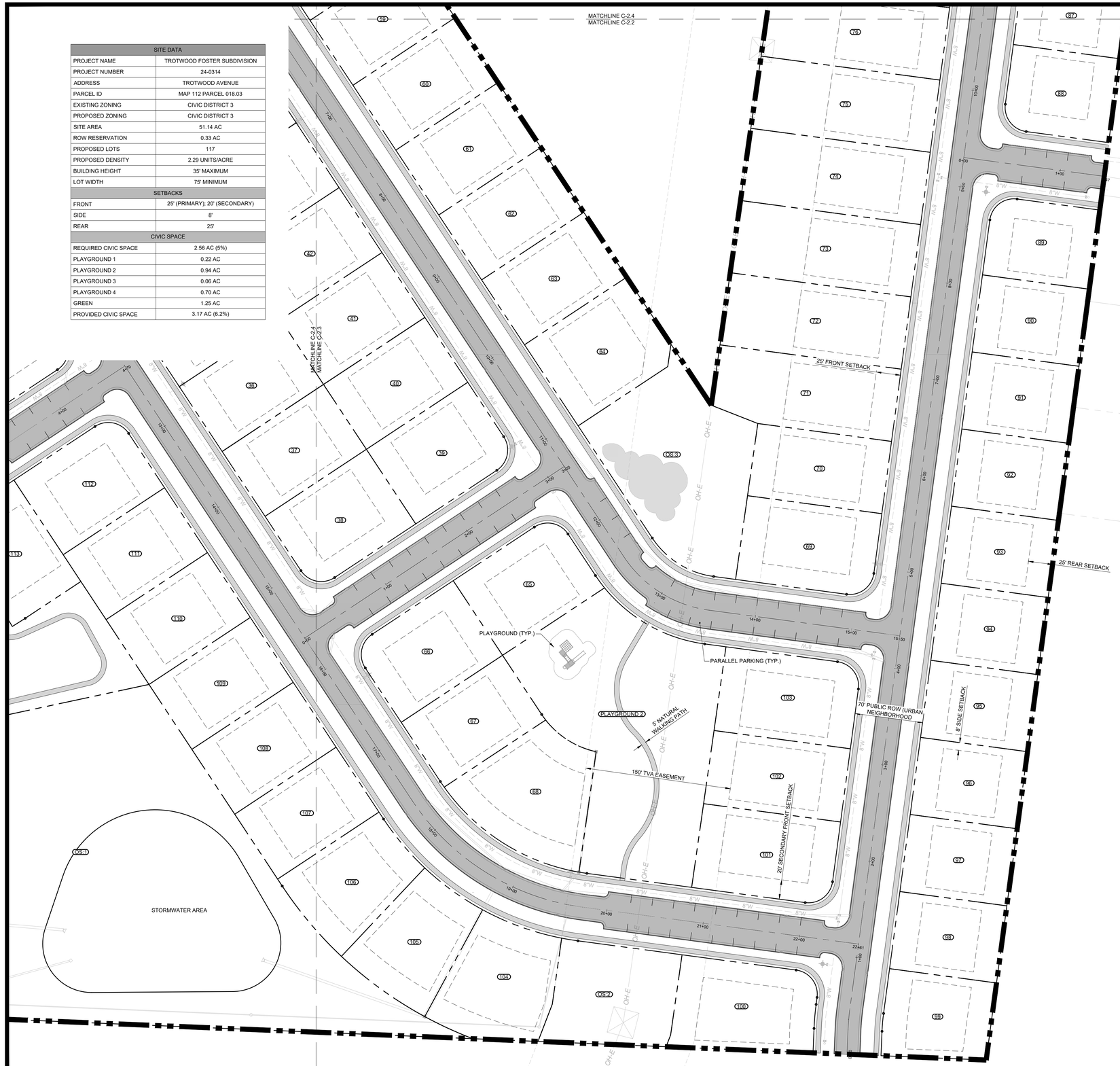
PROJECT
24-0314

SHEET
C-2.3

T-SQUARE ENGINEERING

P:\Projects\2024\24-0314 (Trotwood Avenue - Tyler Ring & Nelson Crowe)\Production\24-0314 1- Site Plan.dwg, 7/15/2024 1:21:08 PM

SITE DATA	
PROJECT NAME	TROTWOOD FOSTER SUBDIVISION
PROJECT NUMBER	24-0314
ADDRESS	TROTWOOD AVENUE
PARCEL ID	MAP 112 PARCEL 018.03
EXISTING ZONING	CIVIC DISTRICT 3
PROPOSED ZONING	CIVIC DISTRICT 3
SITE AREA	51.14 AC
ROW RESERVATION	0.33 AC
PROPOSED LOTS	117
PROPOSED DENSITY	2.29 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	75' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.56 AC (5%)
PLAYGROUND 1	0.22 AC
PLAYGROUND 2	0.94 AC
PLAYGROUND 3	0.06 AC
PLAYGROUND 4	0.70 AC
GREEN	1.25 AC
PROVIDED CIVIC SPACE	3.17 AC (6.2%)



GRAPHIC SCALE
(IN FEET)

50 0 25 50 100

SCALE: 1" = 50'

LEGEND	
	PROPOSED LOT LINES
(00)	PROPOSED LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED ACCESS EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
W	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT ASSEMBLY
S	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM INLET
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
1	7700.00	0.18
2	9338.37	0.21
3	11337.79	0.26
4	13407.47	0.31
5	16553.52	0.38
6	17598.31	0.40
7	18617.51	0.43
8	19652.09	0.45
9	8800.00	0.20
10	9985.87	0.23
11	13762.93	0.32
12	12525.30	0.29
13	11365.87	0.26
14	10000.00	0.23
15	10000.00	0.23
16	10000.00	0.23
17	10000.00	0.23
18	10000.00	0.23
19	10000.00	0.23
20	10314.10	0.24

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
21	12109.10	0.28
22	8592.58	0.20
23	8250.00	0.19
24	8250.00	0.19
25	8250.00	0.19
26	8250.00	0.19
27	10000.00	0.23
28	10000.00	0.23
29	10000.00	0.23
30	10000.00	0.23
31	10000.00	0.23
32	10000.00	0.23
33	10000.00	0.23
34	10000.00	0.23
35	10000.00	0.23
36	10000.00	0.23
37	10000.00	0.23
38	11365.87	0.26
39	11365.87	0.26
40	10000.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
41	10000.00	0.23
42	10000.00	0.23
43	10000.00	0.23
44	10000.00	0.23
45	10000.00	0.23
46	10000.00	0.23
47	10000.00	0.23
48	10000.00	0.23
49	10000.00	0.23
50	10000.00	0.23
51	11365.87	0.26
52	11457.47	0.26
53	10079.96	0.23
54	10080.00	0.23
55	10080.00	0.23
56	10080.00	0.23
57	10080.00	0.23
58	10080.00	0.23
59	10080.00	0.23
60	10080.00	0.23

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
61	10080.00	0.23
62	10080.00	0.23
63	10080.00	0.23
64	12465.59	0.29
65	11369.90	0.26
66	11365.87	0.26
67	10000.37	0.23
68	14422.08	0.33
69	12027.64	0.28
70	10432.47	0.24
71	13828.45	0.32
72	14086.87	0.32
73	14039.06	0.32
74	13991.24	0.32
75	13943.43	0.32
76	13895.62	0.32
77	13847.80	0.32
78	13801.51	0.32
79	13760.48	0.32
80	13719.90	0.31

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
81	13138.06	0.30
82	8278.50	0.19
83	8276.94	0.19
84	8256.69	0.19
85	8256.52	0.19
86	8264.41	0.19
87	8273.02	0.19
88	9478.37	0.22
89	8964.43	0.21
90	8872.47	0.20
91	8873.37	0.20
92	8877.86	0.20
93	8880.00	0.20
94	8880.00	0.20
95	8880.00	0.20
96	8880.00	0.20
97	8880.00	0.20
98	8880.00	0.20
99	9383.00	0.22
100	12760.47	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
101	12265.09	0.28
102	10778.67	0.25
103	12144.14	0.28
104	12683.29	0.29
105	11241.02	0.26
106	11109.66	0.26
107	10000.00	0.23
108	10000.00	0.23
109	10000.00	0.23
110	10000.00	0.23
111	10000.00	0.23
112	11365.87	0.26
113	10204.71	0.23
114	10900.72	0.25
115	10344.29	0.24
116	10713.74	0.25
117	10162.14	0.23
GREEN	54569.69	1.25
OS:1	126773.20	2.91
OS:2	12840.08	0.29

PARCEL AREA TABLE		
PARCEL	SQ. FT.	ACRES
OS:3	24450.21	0.56
OS:4	115901.97	2.66
OS:5	8010.49	0.18
PLAYGROUND 1	9761.73	0.22
PLAYGROUND 2	41149.03	0.94
PLAYGROUND 3	2580.09	0.06
PLAYGROUND 4	30512.75	0.70

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

DETAILED SITE PLAN
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. CORDELL
REGISTERED LANDSCAPE ARCHITECT
No. 12705
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.4

T-SQUARE ENGINEERING

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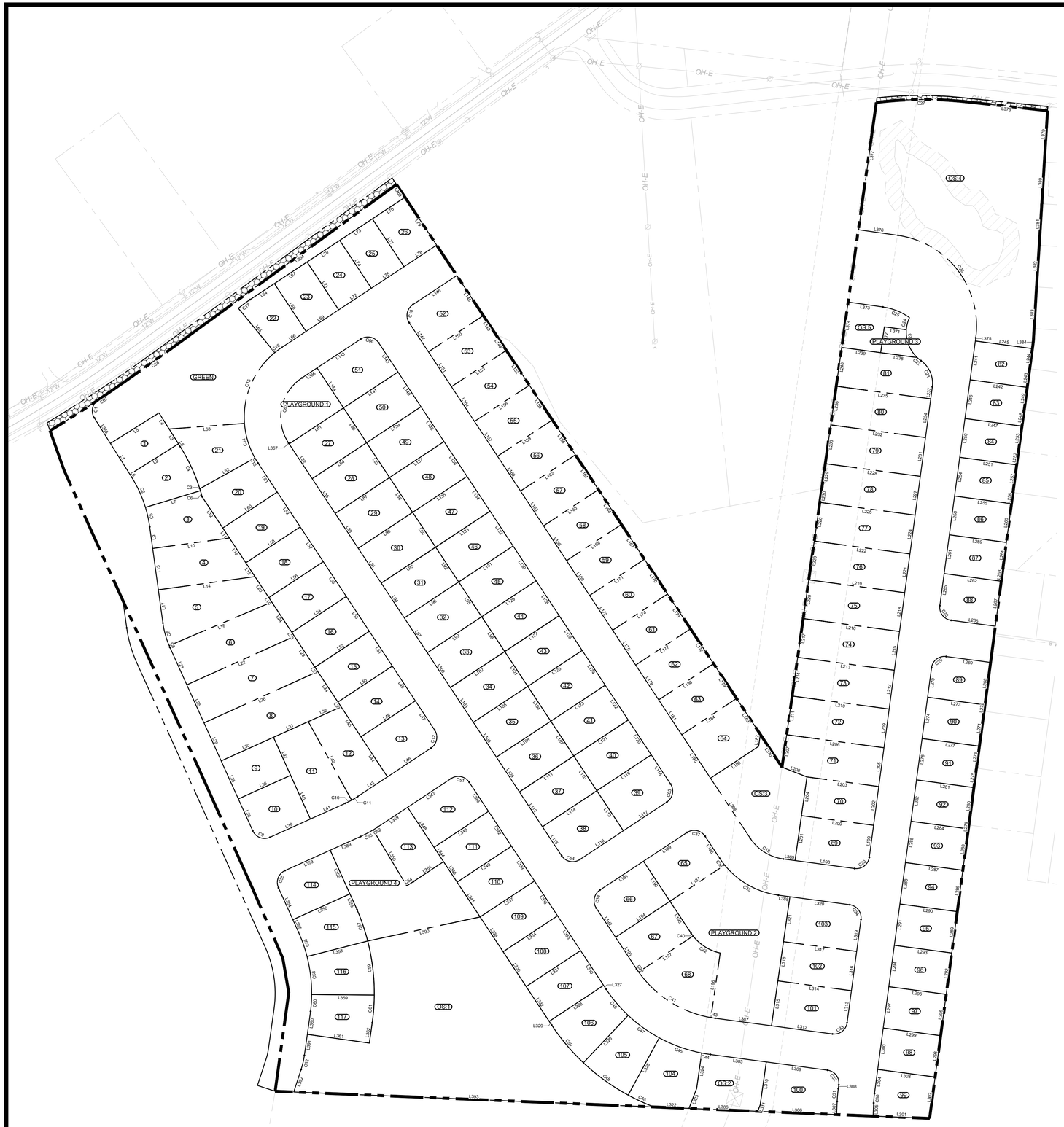

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

Parcel Line Table		
Line #	Length	Direction
L1	70.00	S32° 11' 18.63"E
L2	110.00	S57° 48' 41.37"W
L3	33.52	S32° 11' 18.63"E
L4	36.48	N32° 11' 18.63"W
L5	110.00	S57° 48' 41.37"W
L6	6.29	S32° 11' 18.63"E
L7	110.00	S73° 04' 39.79"W
L8	6.29	S32° 11' 18.63"E
L9	41.91	S7° 48' 11.66"E
L10	148.37	S82° 11' 48.34"W
L11	22.93	N33° 28' 19.35"W
L12	71.94	N33° 28' 19.35"W
L13	80.00	S7° 48' 11.66"E
L14	186.82	S82° 11' 48.34"W
L15	31.69	N33° 28' 19.35"W
L16	57.07	N33° 28' 19.35"W
L17	64.22	S7° 48' 11.66"E
L18	213.70	S66° 58' 47.42"W
L19	10.22	N33° 28' 19.35"W
L20	48.31	N33° 28' 19.35"W
L21	78.67	S24° 17' 21.94"E
L22	226.25	S65° 42' 38.06"W
L23	8.93	N33° 28' 19.35"W
L24	69.78	N33° 28' 19.35"W
L25	80.00	S24° 17' 21.94"E
L26	239.18	S65° 42' 38.06"W
L27	9.97	N33° 28' 19.35"W
L28	71.07	N33° 28' 19.35"W
L29	80.00	S24° 17' 21.94"E
L30	110.00	N65° 42' 38.06"E
L31	73.12	N65° 42' 38.06"E
L32	68.99	N65° 42' 38.06"E
L33	11.01	N33° 28' 19.35"W
L34	70.03	N33° 28' 19.35"W
L35	80.00	S24° 17' 21.94"E
L36	110.00	N65° 42' 38.06"E
L37	80.00	S24° 17' 21.94"E
L38	67.00	S24° 17' 21.94"E
L39	85.00	N65° 42' 38.06"E
L40	92.00	S24° 17' 21.94"E
L41	73.69	N65° 42' 38.06"E
L42	172.02	S28° 52' 50.65"E
L43	68.67	N56° 31' 40.65"E
L44	92.00	N33° 28' 19.35"W
L45	68.99	N33° 28' 19.35"W
L46	100.00	N56° 31' 40.65"E
L47	67.00	N33° 28' 19.35"W
L48	125.00	N56° 31' 40.65"E
L49	80.00	N33° 28' 19.35"W
L50	125.00	N56° 31' 40.65"E
L51	80.00	N33° 28' 19.35"W
L52	125.00	N56° 31' 40.65"E
L53	80.00	N33° 28' 19.35"W
L54	125.00	N56° 31' 40.65"E
L55	80.00	N33° 28' 19.35"W
L56	125.00	N56° 31' 40.65"E
L57	80.00	N33° 28' 19.35"W
L58	125.00	N56° 31' 40.65"E
L59	80.00	N33° 28' 19.35"W
L60	125.00	N56° 31' 40.65"E
L61	66.41	N33° 28' 19.35"W
L62	121.08	N60° 44' 20.04"E
L63	144.78	S85° 42' 45.65"W
L64	55.99	S56° 31' 40.65"W
L65	110.00	S39° 22' 04.98"E
L66	55.99	N56° 31' 40.65"E
L67	75.00	S56° 31' 40.65"W
L68	110.00	S33° 28' 19.35"E
L69	75.00	N56° 31' 40.65"E
L70	75.00	S56° 31' 40.65"W
L71	110.00	S33° 28' 19.35"E
L72	75.00	N56° 31' 40.65"E
L73	75.00	S56° 31' 40.65"W
L74	110.00	S33° 28' 19.35"E
L75	75.00	N56° 31' 40.65"E
L76	75.00	S56° 31' 40.65"W
L77	110.00	S33° 28' 19.35"E
L78	75.00	N56° 31' 40.65"E
L79	110.00	N33° 28' 19.35"W
L80	80.00	N33° 28' 19.35"W

Parcel Line Table		
Line #	Length	Direction
L81	125.00	S56° 31' 40.65"W
L82	80.00	S33° 28' 19.35"E
L83	80.00	N33° 28' 19.35"W
L84	125.00	S56° 31' 40.65"W
L85	80.00	S33° 28' 19.35"E
L86	80.00	N33° 28' 19.35"W
L87	125.00	S56° 31' 40.65"W
L88	80.00	S33° 28' 19.35"E
L89	80.00	N33° 28' 19.35"W
L90	125.00	S56° 31' 40.65"W
L91	80.00	S33° 28' 19.35"E
L92	80.00	N33° 28' 19.35"W
L93	125.00	S56° 31' 40.65"W
L94	80.00	S33° 28' 19.35"E
L95	80.00	N33° 28' 19.35"W
L96	125.00	S56° 31' 40.65"W
L97	80.00	S33° 28' 19.35"E
L98	80.00	N33° 28' 19.35"W
L99	125.00	S56° 31' 40.65"W
L100	80.00	S33° 28' 19.35"E
L101	80.00	N33° 28' 19.35"W
L102	125.00	S56° 31' 40.65"W
L103	80.00	S33° 28' 19.35"E
L104	80.00	N33° 28' 19.35"W
L105	125.00	S56° 31' 40.65"W
L106	80.00	S33° 28' 19.35"E
L107	80.00	N33° 28' 19.35"W
L108	125.00	S56° 31' 40.65"W
L109	80.00	S33° 28' 19.35"E
L110	80.00	N33° 28' 19.35"W
L111	125.00	S56° 31' 40.65"W
L112	80.00	S33° 28' 19.35"E
L113	92.00	N33° 28' 19.35"W
L114	125.00	S56° 31' 40.65"W
L115	67.00	S33° 28' 19.35"E
L116	100.00	N56° 31' 40.65"E
L117	100.00	N56° 31' 40.65"E
L118	67.00	N33° 28' 19.35"W
L119	125.00	S56° 31' 40.65"W
L120	80.00	N33° 28' 19.35"W
L121	125.00	S56° 31' 40.65"W
L122	80.00	N33° 28' 19.35"W
L123	125.00	S56° 31' 40.65"W
L124	80.00	N33° 28' 19.35"W
L125	125.00	S56° 31' 40.65"W
L126	80.00	N33° 28' 19.35"W
L127	125.00	S56° 31' 40.65"W
L128	80.00	N33° 28' 19.35"W
L129	125.00	S56° 31' 40.65"W
L130	80.00	N33° 28' 19.35"W
L131	125.00	S56° 31' 40.65"W
L132	80.00	N33° 28' 19.35"W
L133	125.00	S56° 31' 40.65"W
L134	80.00	N33° 28' 19.35"W
L135	125.00	S56° 31' 40.65"W
L136	80.00	N33° 28' 19.35"W
L137	125.00	S56° 31' 40.65"W
L138	80.00	N33° 28' 19.35"W
L139	125.00	S56° 31' 40.65"W
L140	80.00	N33° 28' 19.35"W
L141	125.00	S56° 31' 40.65"W
L142	67.00	N33° 28' 19.35"W
L143	100.00	S56° 31' 40.65"W
L144	92.00	S33° 28' 19.35"E
L145	92.00	N33° 28' 29.62"W
L146	100.99	S56° 31' 40.65"W
L147	67.00	S33° 28' 19.35"E
L148	37.49	N33° 28' 19.35"W
L149	42.51	N33° 28' 29.62"W
L150	126.00	S56° 31' 40.65"W
L151	80.00	S33° 28' 19.35"E
L152	80.00	N33° 28' 19.35"W
L153	126.00	S56° 31' 40.65"W
L154	80.00	S33° 28' 19.35"E
L155	80.00	N33° 28' 19.35"W
L156	126.00	S56° 31' 40.65"W
L157	80.00	S33° 28' 19.35"E
L158	80.00	N33° 28' 19.35"W
L159	126.00	S56° 31' 40.65"W
L160	80.00	S33° 28' 19.35"E

Parcel Line Table		
Line #	Length	Direction
L161	80.00	N33° 28' 19.35"W
L162	126.00	S56° 31' 40.65"W
L163	80.00	S33° 28' 19.35"E
L164	80.00	N33° 28' 19.35"W
L165	126.00	S56° 31' 40.65"W
L166	80.00	S33° 28' 19.35"E
L167	80.00	N33° 28' 19.35"W
L168	126.00	S56° 31' 40.65"W
L169	80.00	S33° 28' 19.35"E
L170	80.00	N33° 28' 19.35"W
L171	126.00	S56° 31' 40.65"W
L172	80.00	S33° 28' 19.35"E
L173	80.00	N33° 28' 19.35"W
L174	126.00	S56° 31' 40.65"W
L175	80.00	S33° 28' 19.35"E
L176	80.00	N33° 28' 19.35"W
L177	126.00	S56° 31' 40.65"W
L178	80.00	S33° 28' 19.35"E
L179	80.00	N33° 28' 19.35"W
L180	126.00	S56° 31' 40.65"W
L181	80.00	S33° 28' 19.35"E
L182	23.27	S8° 07' 02.03"W
L183	82.60	S33° 28' 19.35"E
L184	126.00	N56° 31' 40.65"E
L185	100.00	N33° 28' 19.35"W
L186	110.55	S56° 31' 40.65"W
L187	125.77	N56° 31' 40.65"E
L188	51.32	N33° 28' 19.35"W
L189	100.00	S56° 31' 40.65"W
L190	92.00	N33° 28' 19.35"W
L191	100.00	S56° 31' 40.65"W
L192	67.00	S33° 28' 19.35"E
L193	72.98	N33° 28' 19.35"W
L194	125.00	N56° 31' 40.65"E
L195	72.98	N33° 28' 19.35"W
L196	125.13	N8° 07' 02.03"E
L197	125.16	S56° 31' 40.65"W
L198	115.16	S82° 22' 17.17"E
L199	62.00	N7° 37' 42.83"E
L200	139.42	N82° 22' 17.17"W
L201	87.00	S8° 07' 02.03"W
L202	75.00	N7° 37' 42.83"E
L203	138.78	N82° 22' 17.17"W
L204	75.00	S8° 07' 02.03"W
L205	75.00	N7° 37' 42.83"E
L206	188.14	N82° 22' 17.17"W
L207	62.75	S8° 06' 56.07"W
L208	51.38	S68° 34' 44.29"E
L209	75.00	N7° 37' 42.83"E
L210	187.51	N82° 22' 17.17"W
L211	75.00	S8° 06' 56.07"W
L212	75.00	N7° 37' 42.83"E
L213	186.87	N82° 22' 17.17"W
L214	75.00	S8° 06' 56.07"W
L215	75.00	N7° 37' 42.83"E
L216	186.23	N82° 22' 17.17"W
L217	75.00	S8° 06' 56.07"W
L218	75.00	N7° 37' 42.83"E
L219	185.59	S82° 22' 17.17"E
L220	75.00	S8° 06' 56.07"W
L221	75.00	N7° 37' 42.83"E
L222	184.96	N82° 22' 17.17"W
L223	75.00	S8° 06' 56.07"W
L224	75.00	N7° 37' 42.83"E
L225	184.32	N82° 22' 17.17"W
L226	75.00	S8° 06' 56.07"W
L227	75.00	N7° 37' 42.83"E
L228	183.74	N82° 22' 17.17"W
L229	48.52	S8° 02' 30.70"W
L230	26.48	S8° 06' 56.07"W
L231	75.00	N7° 37' 42.83"E
L232	183.20	N82° 22' 17.17"W
L233	75.00	S8° 02' 30.70"W
L234	75.00	N7° 37' 42.83"E
L235	182.66	N82° 22' 17.17"W
L236	75.00	S8° 02' 30.70"W
L237	23.17	N7° 37' 42.83"E
L238	70.54	N82° 22' 17.17"W
L239	75.34	N82° 22' 17.17"W
L240	75.00	S8° 02' 30.70"W

Parcel Line Table		
Line #	Length	Direction
L241	75.00	N7° 37' 42.83"E
L242	110.39	N82° 22' 17.17"W
L243	36.33	S7° 37' 36.91"W
L244	38.67	S7° 34' 35.40"W
L245	110.35	S82° 22' 17.17"E
L246	75.00	N7° 37' 42.83"E
L247	110.24	N82° 22' 17.17"W
L248	31.44	S7° 54' 10.32"W
L249	43.56	S7° 37' 36.91"W
L250	75.00	S7° 37' 42.83"W
L251	110.04	N82° 22' 17.17"W
L252	26.46	N7° 33' 31.43"E
L253	48.54	N7° 54' 10.32"E
L254	75.00	S7° 37' 42.83"W
L255	110.14	N82° 22' 17.17"W
L256	21.55	N7° 32' 40.54"E
L257	53.45	N7° 33' 31.43"E
L258	75.00	S7° 37' 42.83"W
L259	110.25	N82° 22' 17.17"W
L260	75.00	N7° 32' 40.54"E
L261	75.00	S7° 37' 42.83"W
L262	110.36	N82° 22' 17.17"W
L263	24.56	N7° 32' 23.18"E
L264	50.44	N7° 32' 40.54"E
L265	62.00	S7° 37' 42.83"W
L266	85.62	S82° 22' 17.17"E
L267	87.00	N7° 27' 29.36"E
L268	82.09	N7° 33' 14.67"E
L269	85.78	N82° 22' 17.17"W
L270	57.09	S7° 37' 42.83"W
L271	67.56	N7° 37' 34.37"E
L272	12.44	N7° 33' 14.67"E
L273	110.89	N82° 22' 17.17"W
L274	80.00	S7° 37' 42.83"W
L275	37.47	N7° 34' 54.86"E
L276	42.53	N7° 37' 34.37"E
L277	110.91	N82° 22' 17.17"W
L278	80.00	S7° 37' 42.83"W
L279	7.50	N7° 37' 42.83"E
L280	72.50	N7° 34' 54.86"E
L281	110.94	N82° 22' 17.17"W
L282	80.00	S7° 37' 42.83"W
L283	80.00	N7° 37' 42.83"E
L284	111.00	N82° 22' 17.17"W
L285	80.00	S7° 37' 42.83"W
L286	80.00	N7° 37' 42.83"E
L287	111.00	N82° 22' 17.17"W
L288	80.00	S7° 37' 42.83"W
L289	80.00	N7° 37' 42.83"E
L290	111.00	N82° 22' 17.17"W
L291	80.00	S7° 37' 42.83"W
L292	80.00	N7° 37' 42.83"E
L293	111.00	N82° 22' 17.17"W
L294	80.00	S7° 37' 42.83"W
L295	80.00	N7° 37' 42.83"E
L296	111.00	N82° 22' 17.17"W
L297	80.00	S7° 37' 42.83"W
L298	80.00	N7° 37' 42.83"E
L299	111.00	N82° 22' 17.17"W
L300	80.00	S7° 37' 42.83"W
L301	108.32	S87° 37' 09.97"E
L302	80.00	N7° 37' 42.83"E
L303	111.00	N82° 22' 17.17"W
L304	46.52	S7° 37' 42.83"W
L305	25.10	S2° 22' 50.03"W
L306	151.26	S87° 37' 09.97"E
L307	25.10	N2° 22' 50.03"E
L308	7.31	N7° 37' 42.83"E
L309	118.49	N82° 22' 17.17"W
L310	83.35	S8° 07' 02.03"W
L311	12.94	S20° 59' 59.93"W
L312	117.89	S82° 22' 17.17"E
L313	62.00	N7° 37' 42.83"E
L314	142.15	N82° 22' 17.17"W
L315	87.00	S8° 07' 02.03"W
L316	76.00	N7° 37' 42.83"E
L317	141.50	N82° 22' 17.17"W
L318	76.00	S8° 07' 02.03"W
L319	62.00	N7° 37' 42.83"E
L320	115.76	N82° 22' 17.17"W

Parcel Line Table		
Line #	Length	Direction
L321	87.00	S8° 07' 02.03"W
L322	67.11	S87° 37' 09.97"E
L323	40.94	N20° 59' 59.93"E
L324	68.67	N8° 07' 02.03"E
L325	125.00	S28° 27' 30.61"W
L326	125.00	S43° 17' 09.06"W
L327	8.56	N33° 28' 19.35"W
L328	125.00	S56° 31' 40.65"W
L329	8.56	S33° 28' 19.35"E
L330	80.00	N33° 28' 19.35"W
L331	125.00	S56° 31' 40.65"W
L332	80.00	S33° 28' 19.35"E
L333	80.00	N33° 28' 19.35"W
L334	125.00	S56° 31' 40.65"W
L335	80.00	S33° 28' 19.35"E
L336	80.00	N33° 28' 19.35"W
L337	125.00	S56° 31' 40.65"W
L338	80.00	S33° 28' 19.35"E
L339	80.00	N33° 28' 19.35"W
L340	125.00	S56° 31' 40.65"W
L341	80.00	S33° 28' 19.35"E
L342	80.00	N33° 28' 19.35"W
L343	125.00	S56° 31' 40.65"W
L344	33.00	S33° 28' 19.35"E
L345	47.00	S33° 28' 19.35"E
L346	67.00	N33° 28' 19.35"W
L347	100.00	S56° 31' 40.65"W
L348	92.00	S33° 28' 19.35"E
L349	68.67	S56° 31' 40.65"W
L350	125.00	S30° 58' 29.09"E
L351	68.67	N56° 31' 40.65"E
L352	92.00	S24° 17' 21.94"E
L353	94.94	N65° 42' 38.06"E
L354	67.00	N24° 17' 21.94"W
L355	33.00	N24° 17' 21.94"W
L356	119.94	S65° 42' 38.06"W
L357	26.26	S24° 17' 21.94"E
L358	120.00	S75° 40' 03.22"W
L359	120.00	N89° 30' 18.33"W
L360	44.42	S7° 56' 52.21"W
L361	119.98	S81° 57' 41.90"E
L362	39.26	N8° 02' 18.10"E
L363	29.62	N33° 29' 07.76"W
L364	466.92	S53° 53' 14.69"W
L365	58.10	S32° 11' 18.63"E
L366	35.00	S56° 31' 40.65"W
L367	2.00	S33° 28' 19.35"E
L368	138.32	S33° 28' 19.35"E
L369	22.79	S82° 22' 17.17"E
L370	75.33	N33° 28' 19.35"W
L371	42.50	S82° 22' 17.17"E
L372	50.00	N8° 06' 43.14"E
L373	67.32	N81° 57' 29.30"W
L374	87.91	S8° 02' 30.70"W
L375	6.05	S7° 37' 42.83"W
L376	76.34	S81° 53' 16.86"E
L377	255.46	S7° 54' 15.09"W
L378	157.70	S83° 45' 32.16"E
L379	106.59	N3° 34' 04.27"E
L380	80.28	N3° 28' 52.49"E
L381	79.81	N3° 34' 48.99"E
L382	79.97	N3° 41' 22.68"E
L383	105.19	N3° 21' 33.93"E
L384	13.29	N7° 34' 35.40"E
L385	108.13	S82° 22' 17.17"E
L386	131.90	N87° 37' 09.97"W
L387	108.72	N82° 22' 17.17"W
L388	22.20	S82° 22' 17.17"E
L389	63.74	N65° 42' 38.06"E
L390	220.26	S77° 54' 03.49"W
L391	40.77	N8° 04' 17.18"E
L392	45.36	N18° 02' 48.75"E
L393	690.86	N87° 37' 09.97"W

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

TROTWOOD FOSTER SUBDIVISION

PARCEL TABLES

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

ALLISON B. COROL
REGISTERED ENGINEER
LICENSED
No. 127389
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.5

T-SQUARE ENGINEERING

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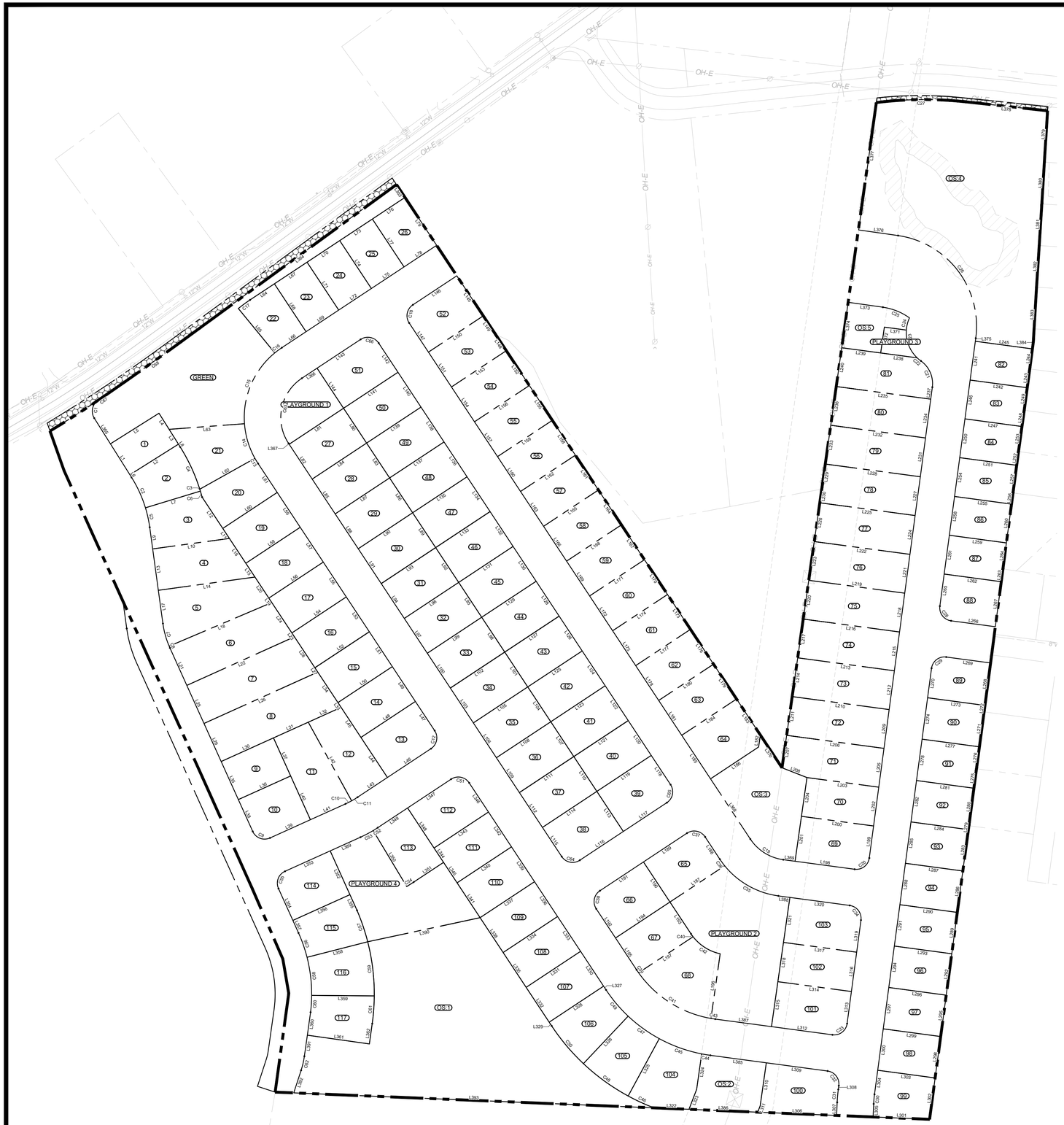

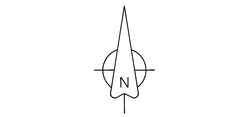

GRAPHIC SCALE
(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.47	25.00	88.16	S11° 53' 27"W	34.78
C2	63.95	240.00	15.27	S24° 33' 19"E	63.76
C3	3.84	350.00	0.63	N17° 14' 11"W	3.84
C4	89.42	350.00	14.64	N24° 52' 10"W	89.18
C5	38.20	240.00	9.12	S12° 21' 46"E	38.16
C6	11.99	350.00	1.96	N15° 56' 28"W	11.99
C7	45.15	170.00	15.22	S15° 24' 42"E	45.02
C8	3.77	170.00	1.27	S23° 39' 17"E	3.77
C9	39.27	25.00	90.00	S69° 17' 22"E	35.36
C10	13.22	165.00	4.59	N63° 24' 53"E	13.22
C11	13.22	165.00	4.59	N58° 49' 25"E	13.22
C12	39.27	25.00	90.00	N11° 31' 41"E	35.36
C13	11.76	160.00	4.21	N31° 22' 00"W	11.76
C14	69.74	160.00	24.97	N16° 46' 27"W	69.19
C15	153.36	160.00	54.92	N23° 10' 20"E	147.56
C16	16.46	160.00	5.90	N53° 34' 48"E	16.46
C17	27.78	270.00	5.90	S53° 34' 48"W	27.77
C18	39.27	25.00	90.00	S11° 31' 41"W	35.36
C19	76.81	90.00	48.90	S57° 55' 18"E	74.50
C20	39.27	25.00	90.00	N52° 37' 43"E	35.36
C21	57.52	53.00	62.18	N23° 27' 45"W	54.74
C22	9.40	67.00	8.04	N50° 32' 02"W	9.39
C23	59.01	67.00	50.46	S21° 17' 01"E	57.12
C24	24.28	67.00	20.77	N14° 19' 48"E	24.15
C25	55.33	115.00	27.57	N68° 10' 26"W	54.80
C26	273.41	175.00	89.52	S37° 07' 48"E	246.44
C27	153.49	727.50	12.09	S89° 48' 12"E	153.21
C28	39.27	25.00	90.00	S37° 22' 17"E	35.36
C29	39.27	25.00	90.00	S52° 37' 43"W	35.36
C30	18.41	201.00	5.25	S5° 00' 16"W	18.40
C31	24.82	271.00	5.25	N5° 00' 16"E	24.81
C32	39.27	25.00	90.00	N37° 22' 17"W	35.36
C33	39.27	25.00	90.00	N52° 37' 43"E	35.36
C34	39.27	25.00	90.00	N37° 22' 17"W	35.36
C35	120.85	160.00	43.27	S60° 44' 03"E	117.99

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C36	15.71	160.00	5.62	N36° 17' 04"W	15.70
C37	39.27	25.00	90.00	N78° 28' 19"W	35.36
C38	39.27	25.00	90.00	S11° 31' 41"W	35.36
C39	7.02	215.00	1.87	N34° 24' 28"W	7.02
C40	7.03	90.00	4.48	S35° 42' 34"E	7.03
C41	168.19	215.00	44.82	S57° 45' 15"E	163.93
C42	62.56	90.00	39.83	N57° 51' 39"W	61.31
C43	8.28	215.00	2.21	N81° 16' 04"W	8.28
C44	16.88	285.00	3.39	S80° 40' 27"E	16.88
C45	86.73	285.00	17.44	N70° 15' 33"W	86.39
C46	54.46	410.00	7.61	S65° 20' 49"E	54.42
C47	73.75	285.00	14.83	N54° 07' 40"W	73.55
C48	106.10	410.00	14.83	S54° 07' 40"E	105.81
C49	65.87	285.00	13.24	N40° 05' 35"W	65.72
C50	94.76	410.00	13.24	S40° 05' 35"E	94.55
C51	39.27	25.00	90.00	N78° 28' 19"W	35.36
C52	10.24	235.00	2.50	S57° 46' 36"W	10.24
C53	27.42	235.00	6.69	N62° 22' 05"E	27.41
C54	15.69	360.00	2.50	N57° 46' 36"E	15.69
C55	39.27	25.00	90.00	N20° 42' 38"E	35.36
C56	49.53	285.00	9.96	S19° 18' 39"E	49.47
C57	63.64	405.00	9.00	N18° 50' 03"W	63.58
C58	73.75	285.00	14.83	S6° 55' 08"E	73.55
C59	104.81	405.00	14.83	N6° 55' 08"W	104.52
C60	32.36	285.00	6.51	S3° 44' 52"W	32.34
C61	53.32	405.00	7.54	N4° 16' 00"E	53.28
C62	27.78	159.95	9.95	N13° 04' 13"E	27.75
C63	141.37	90.00	90.00	S11° 31' 41"W	127.28
C64	39.27	25.00	90.00	S78° 28' 19"E	35.36
C65	39.27	25.00	90.00	N11° 31' 41"E	35.36
C66	39.27	25.00	90.00	N78° 28' 19"W	35.36
C67	19.31	2095.00	0.53	S55° 42' 23"W	19.31
C68	219.59	6697.71	1.88	S54° 30' 11"W	219.58

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

TROTWOOD FOSTER SUBDIVISION

PARCEL TABLES

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

ALLISON B. COROLLA
REGISTERED ENGINEER
AGRICULTURE
No. 127339
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.6

T-SQUARE ENGINEERING

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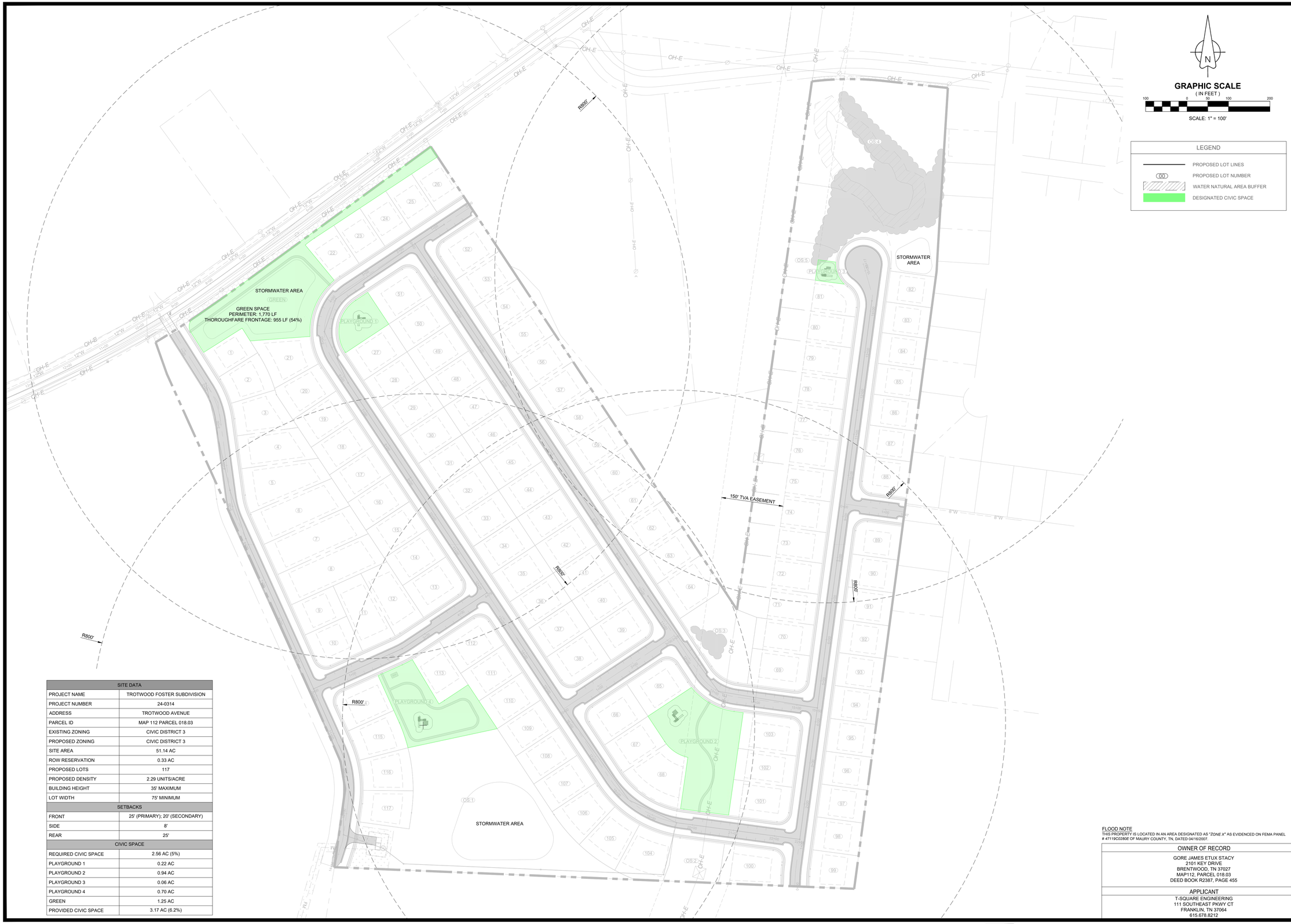

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GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND
- PROPOSED LOT LINES
- (00) PROPOSED LOT NUMBER
- WATER NATURAL AREA BUFFER
- DESIGNATED CIVIC SPACE

SITE DATA	
PROJECT NAME	TROTWOOD FOSTER SUBDIVISION
PROJECT NUMBER	24-0314
ADDRESS	TROTWOOD AVENUE
PARCEL ID	MAP 112 PARCEL 018.03
EXISTING ZONING	CIVIC DISTRICT 3
PROPOSED ZONING	CIVIC DISTRICT 3
SITE AREA	51.14 AC
ROW RESERVATION	0.33 AC
PROPOSED LOTS	117
PROPOSED DENSITY	2.29 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	75' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.56 AC (5%)
PLAYGROUND 1	0.22 AC
PLAYGROUND 2	0.94 AC
PLAYGROUND 3	0.06 AC
PLAYGROUND 4	0.70 AC
GREEN	1.25 AC
PROVIDED CIVIC SPACE	3.17 AC (6.2%)

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # *47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

CIVIC SPACE PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
REGISTERED LANDSCAPE ARCHITECT
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.7

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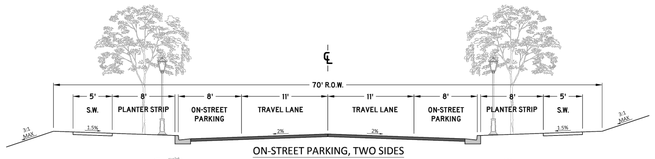
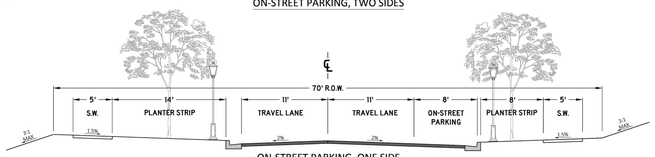


ON-STREET PARKING, TWO SIDES

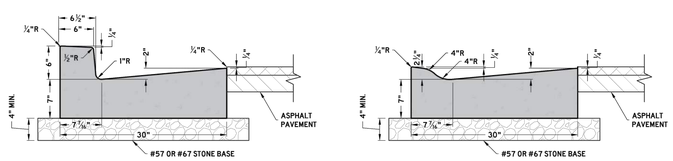


ON-STREET PARKING, ONE SIDE

NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS.
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS.
3. PAVEMENT SECTION SHALL FOLLOW APPLICABLE ROADWAY CLASSIFICATION.
4. CURB AND GUTTER, SEE SD-01
5. TREES SHALL BE CENTERED WITHIN THE PLANTING STRIP, OFFSET A MINIMUM OF 20 FEET ALONG THE CENTERLINE OF THE ROAD FROM ANY STREET LIGHTING.
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED.
8. DIMENSIONS REFLECT A MINIMUM STANDARD.
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	CHARACTER DISTRICT STREET URBAN NEIGHBORHOOD	DATE 6/9/2022
STANDARD DETAILS	(NTS)	DS-03

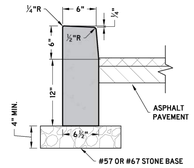


6-30 CONCRETE CURB AND GUTTER

LOWERED CONCRETE CURB AND GUTTER

NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 100 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 6.1. A MAXIMUM SPACING OF 10 FEET
   - 6.2. A MINIMUM SPACING OF 6 FEET
   - 6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

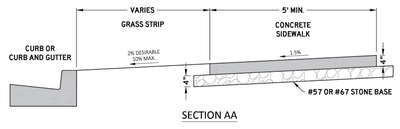


VERTICAL POST CURB

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	CURB AND GUTTER AND POST CURB	DATE 6/9/2022
STANDARD DETAILS	(NTS)	SD-01

NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 25 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



SECTION AA

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	CONCRETE SIDEWALK	DATE 6/9/2022
STANDARD DETAILS	(NTS)	SD-10

NOTES:

1. DETAIL SHOWS THE GENERAL GEOMETRY AND CONFIGURATION FOR CHARACTER DISTRICT TYPE STREETS WITH PARALLEL PARKING LANES.
2. CROSS WALKS SHALL BE PAINTED WHERE INTERSECTIONS ARE SIGNALIZED OR CONTAIN COLLECTOR OR ARTERIAL STREET.
3. PARALLEL PARKING LANES SHALL NOT BE STRIPED
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	INTERSECTION CONFIGURATION AND GEOMETRY	DATE 6/9/2022
STANDARD DETAILS	(NTS)	SD-07

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

TROTWOOD FOSTER SUBDIVISION

SITE DETAILS

MAP 112, PARCEL 018.03

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

ALLISON B. COROLLA
No. 127789
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.8

T-SQUARE ENGINEERING

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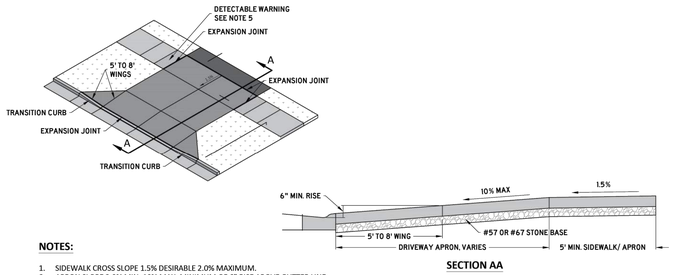
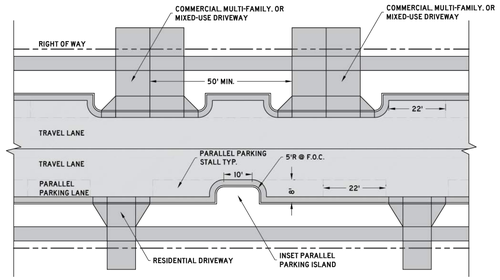


SECTION AA

NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK.
   - 5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   - 5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	DRIVEWAY APRON	DATE 6/9/2022
STANDARD DETAILS	(NTS)	SD-12



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PARKING ISLANDS SHALL BE PROVIDED EVERY 220 FEET AT MINIMUM.
3. PARKING ISLANDS SHALL BE PROVIDED AT EVERY INTERSECTION.
4. COMMERCIAL, MULTI-FAMILY, AND MIXED-USE DRIVEWAYS SHALL REQUIRE PARKING ISLANDS ADJACENT TO THE DRIVEWAY.
5. RESIDENTIAL DRIVEWAYS SHALL NOT REQUIRE PARKING ISLANDS ADJACENT TO THE DRIVEWAY, BUT SHALL BE LOCATED BETWEEN PARKING STALLS WHERE PRACTICABLE.
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	INSET PARALLEL PARKING AND ISLANDS	DATE 6/9/2022
STANDARD DETAILS	(NTS)	SD-06

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

SITE DETAILS
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. CROWE
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.9

T-SQUARE ENGINEERING

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N

GRAPHIC SCALE
(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
	EXISTING PROPERTY BOUNDARY
	PROPOSED LOT LINES
	WATER NATURAL AREA BUFFER
	EXISTING TREE CANOPY
	PROPOSED TREE CANOPY RETENTION

TREE CANOPY RETENTION
- EXISTING CANOPY: 2.50 ACRES (<19% DEVELOPMENT)
- REQUIRED RETENTION: 1.35 ACRES (54%)
- PROPOSED RETENTION: 1.43 ACRES (57%)

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

RESOURCE PROTECTION PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
LICENSED PROFESSIONAL ENGINEER
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-2.10

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N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CONCRETE WASHOUT

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

INITIAL EROSION CONTROL PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. CROWE
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-3.0

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GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CONCRETE WASHOUT
	PROPOSED INLET PROTECTION

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

TEMPORARY EROSION CONTROL PLAN
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127789
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-3.1

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FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

PERMANENT EROSION CONTROL PLAN
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
LICENSED PROFESSIONAL ENGINEER
No. 127789
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-3.2

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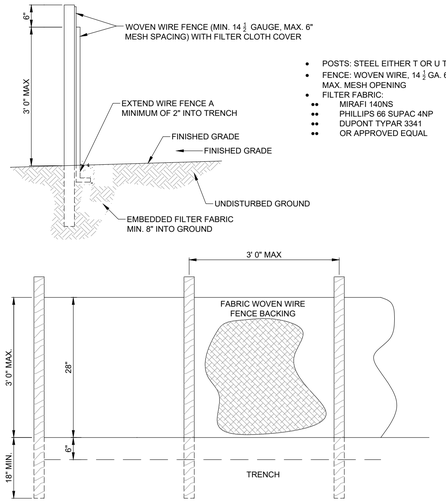
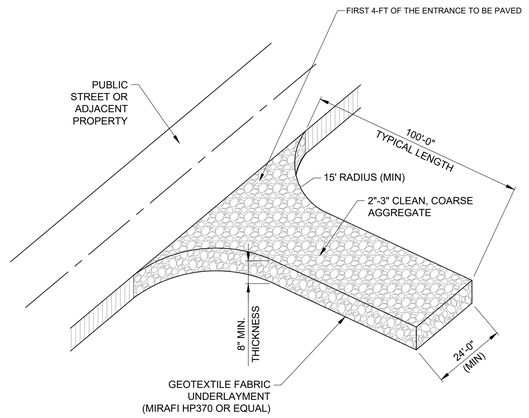


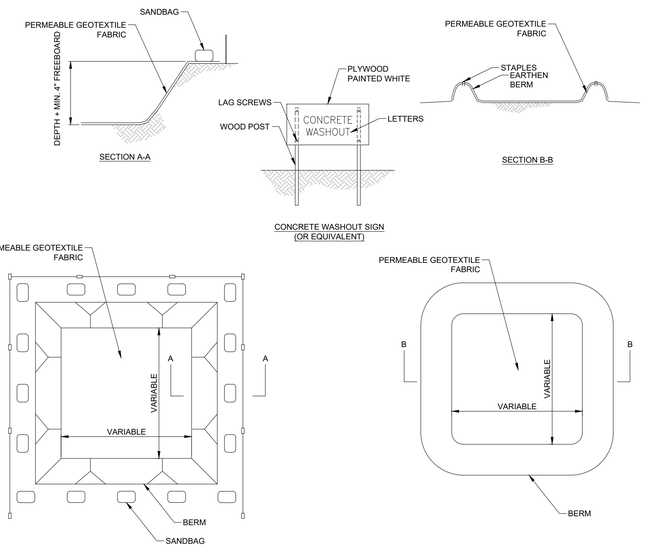
1. WOVEN WIRE CE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN TOP LINE IS NOT VISIBLE.
5. J-HOOK METHOD IS REQUIRED WHEN CROSSING CONTOURS PERPENDICULARLY.

TYPE "C" SEDIMENT/SILT FENCE
N.T.S



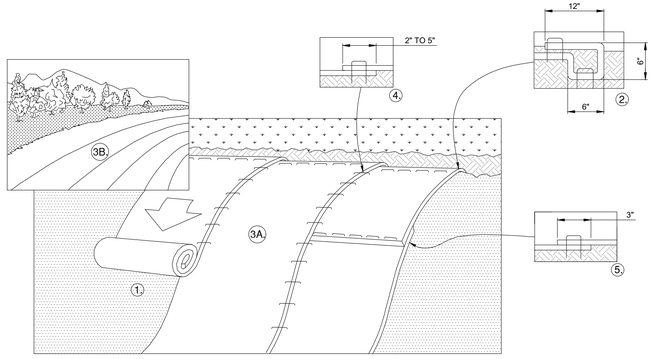
ISOMETRIC VIEW

CONSTRUCTION ENTRANCE
N.T.S.



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

CONCRETE WASHOUT
N.T.S



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   1.1. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BEE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL MATTING DETAIL
N.T.S

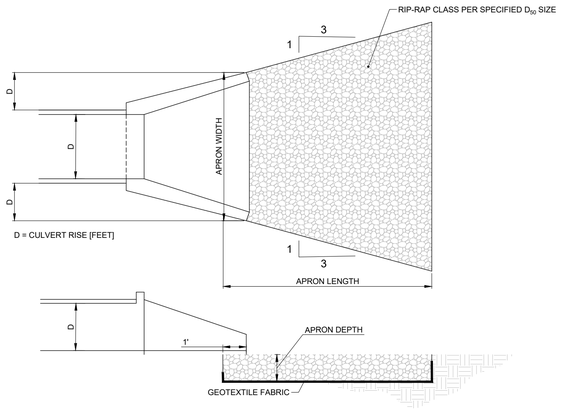


Table 10.1. Example Riprap Classes and Apron Dimensions

Class	D_{50} (mm)	D_{50} (in)	Apron Length[1]	Apron Depth
1	125	5	4D	$3.5D_{50}$
2	150	6	4D	$3.3D_{50}$
3	250	10	5D	$2.4D_{50}$
4	350	14	6D	$2.2D_{50}$
5	500	20	7D	$2.0D_{50}$
6	550	22	8D	$2.0D_{50}$

[1]D is the culvert rise.

OUTLET PROTECTION
DESIGNED TO THE 100-YR STORM PER HEC-11 STANDARDS
N.T.S

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

ALLISON B. COROLLA
LICENSED PROFESSIONAL ENGINEER
No. 127369
STATE OF TENNESSEE
07/15/2024

T-SQUARE ENGINEERING

PROJECT
24-0314

SHEET
C-3.3

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

EROSION CONTROL DETAILS
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

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FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL *# 47119C0280E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

TROTWOOD FOSTER SUBDIVISION

GRADING PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127789
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-5.0

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GRAPHIC SCALE

(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED AREA DRAIN
- PROPOSED STORM PIPE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0280E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

DRAINAGE PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-5.1

T-SQUARE ENGINEERING

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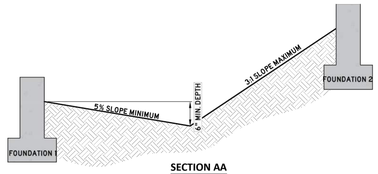
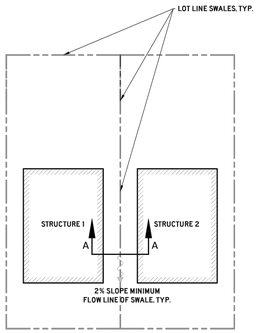


SECTION AA



PLAN

NOTES:

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE. ALL AREAS WITHIN A LOT SHALL BE GRADED TO DRAIN TO AN APPROVED STORMWATER CONVEYANCE.
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS.
   - 2.1. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 10 FEET OF THE STRUCTURE ALONG THE DIRECTION OF FLOW.
   - 2.2. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 1V:20H OF FALL PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL WITHIN THE FIRST 5 FEET.
   - 2.3. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE.
3. SWALES SHALL BE LOCATED ALONG LOT LINES TO REDUCE LOT TO LOT DRAINAGE, AND DIRECT STORMWATER RUNOFF TOWARDS APPROVED STORMWATER CONVEYANCES.
4. SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.
5. FOUNDATIONS SHALL BE AT MINIMUM 12 INCHES ABOVE ANY THE RIM ELEVATION OR HIGHEST FLOW LINE OF ANY PUBLIC STORMWATER INFRASTRUCTURE THAT SURFACE DRAINAGE FROM THE LOT IS DIRECTED TO.
6. NON-PUBLIC STORMWATER INFRASTRUCTURE SHALL NOT SUCH AS YARD DRAINS SHALL NOT ALLEVIATE THE REQUIREMENTS OF NOTES 2 AND 3.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	RESIDENTIAL LOT GRADING AND DRAINAGE (NTS)	DATE 6/9/2022 DD-04

NO.	DATE	REVISIONS

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

GRADING & DRAINAGE DETAILS

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-5.2

T-SQUARE ENGINEERING

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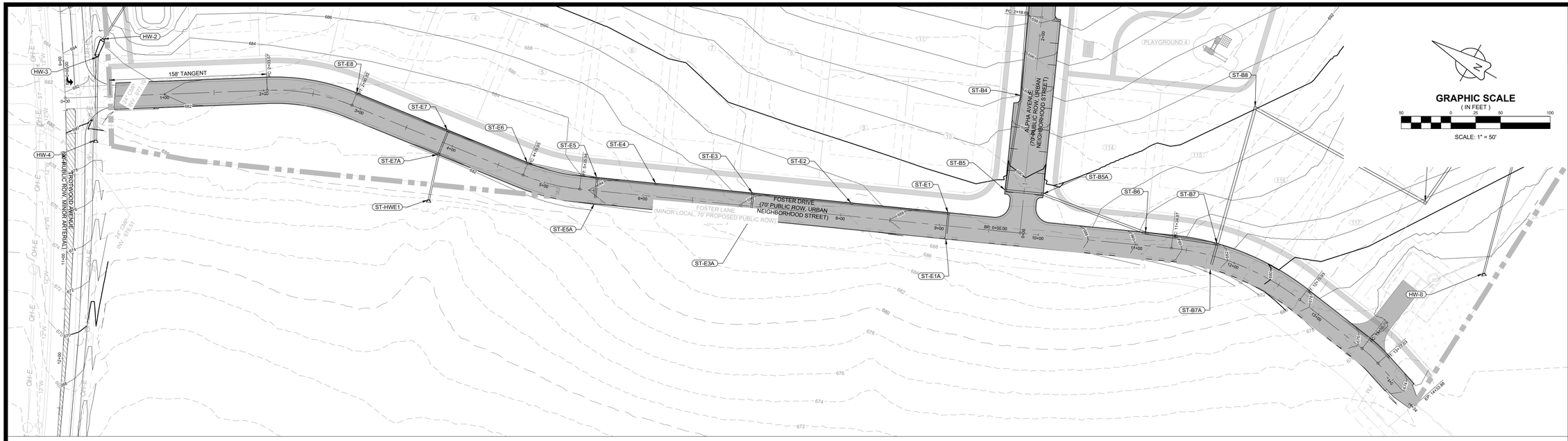

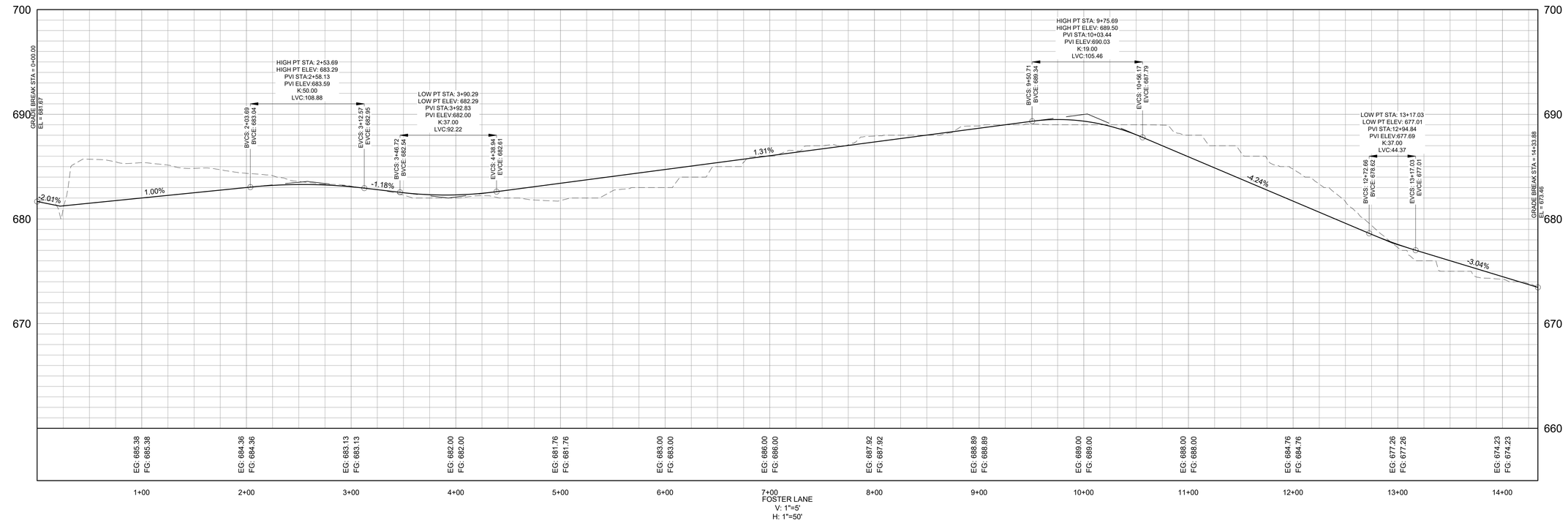

REVISIONS		
NO.	DATE	

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

FOSTER LANE
PLAN AND PROFILE
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-6.0

T-SQUARE ENGINEERING

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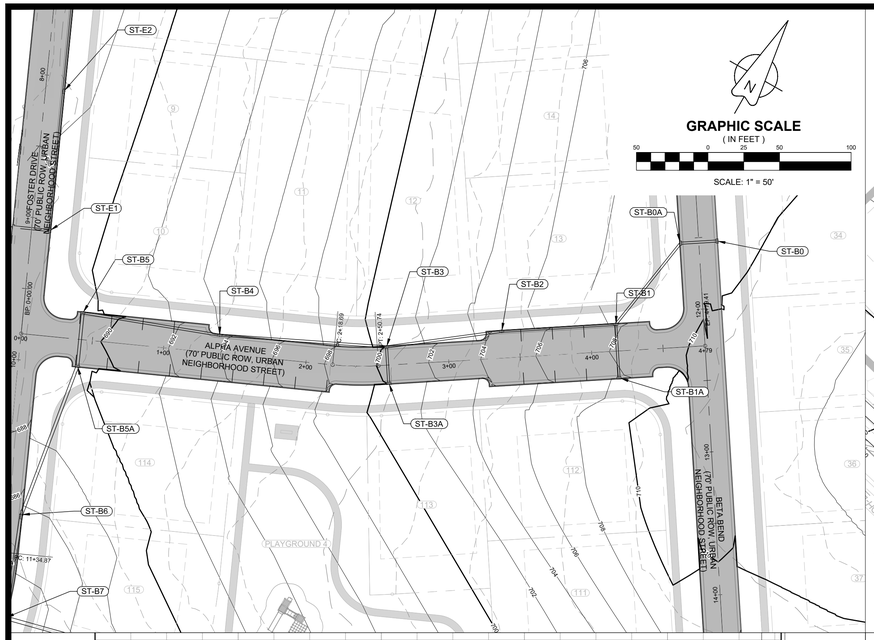

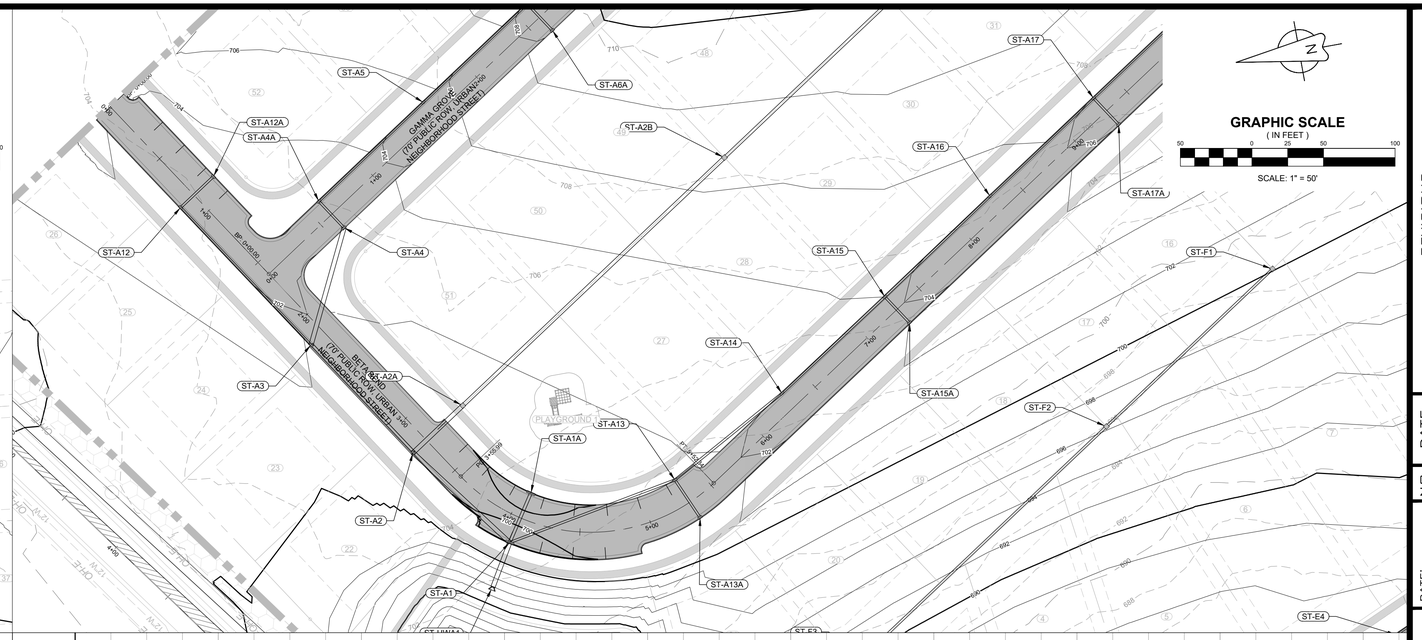

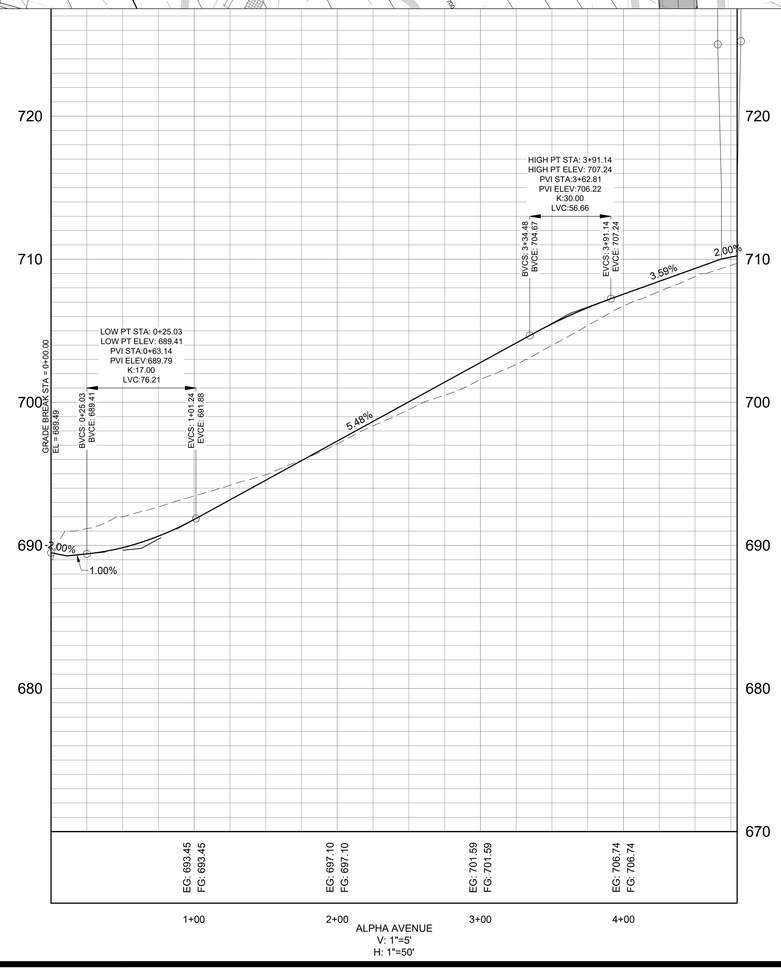

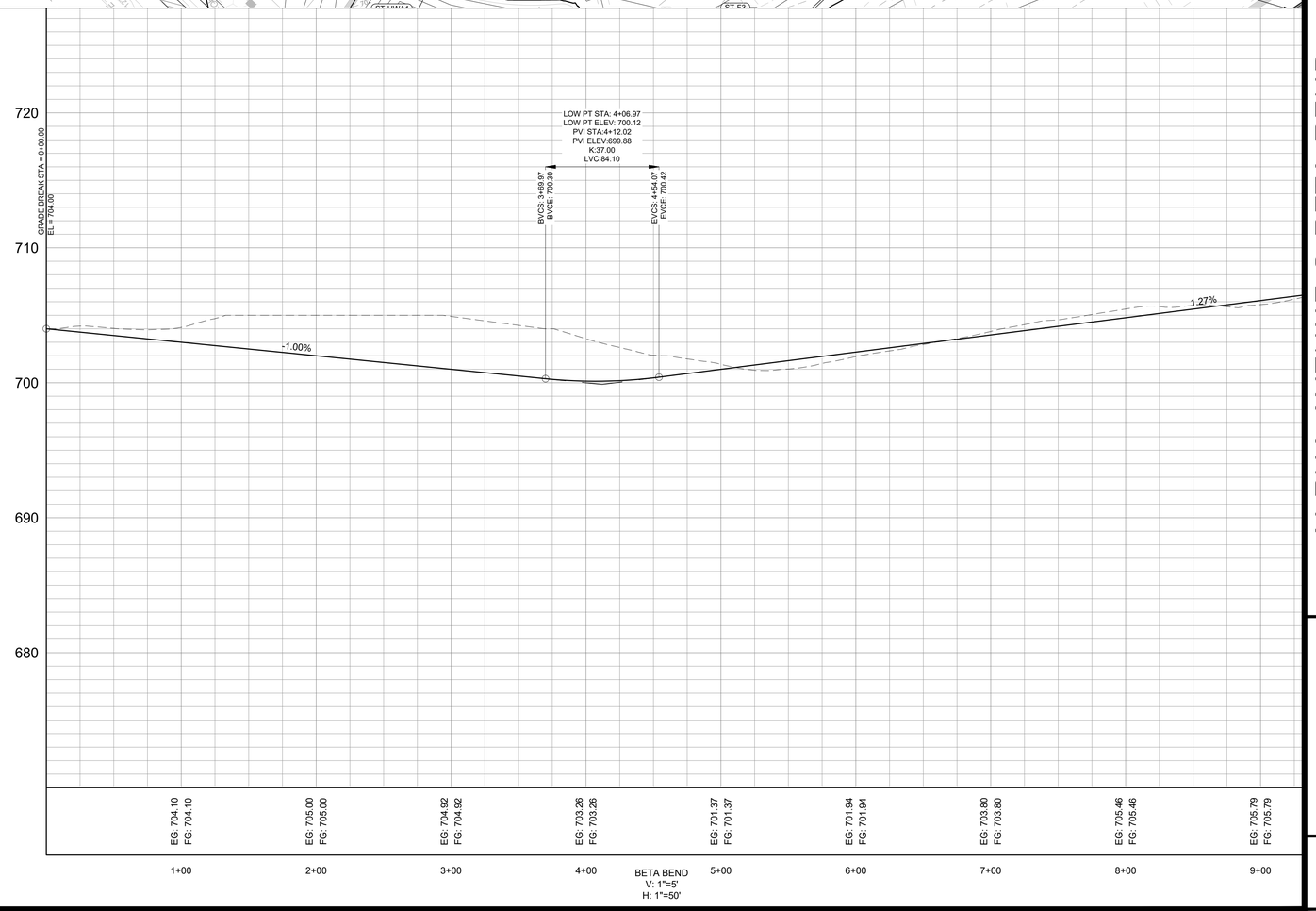

REVISIONS

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DRAWN BY: T-SQUARE
REVIEWER: ABC

ALPHA AVENUE & BETA BEND
PLAN AND PROFILE
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. CORDELL
REGISTERED PROFESSIONAL ENGINEER
No. 127555
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-6.1

T-SQUARE ENGINEERING

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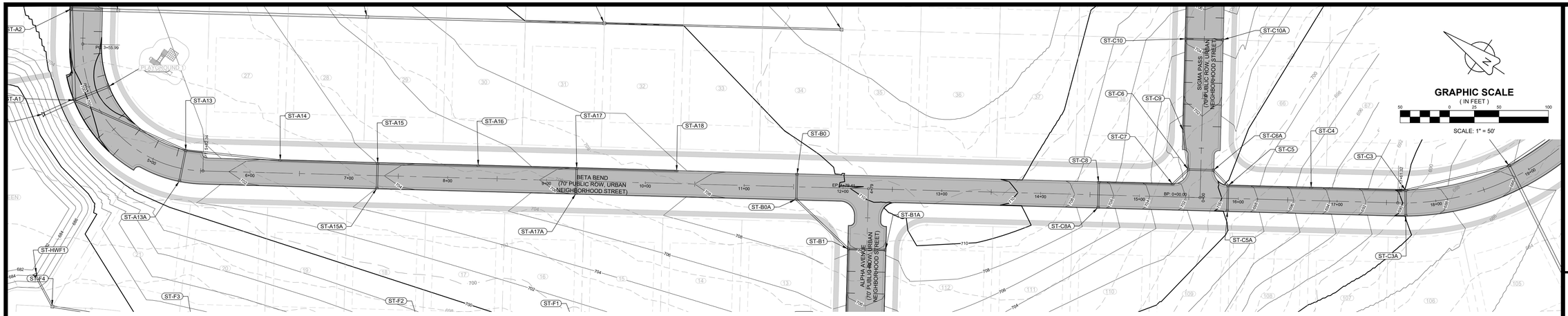

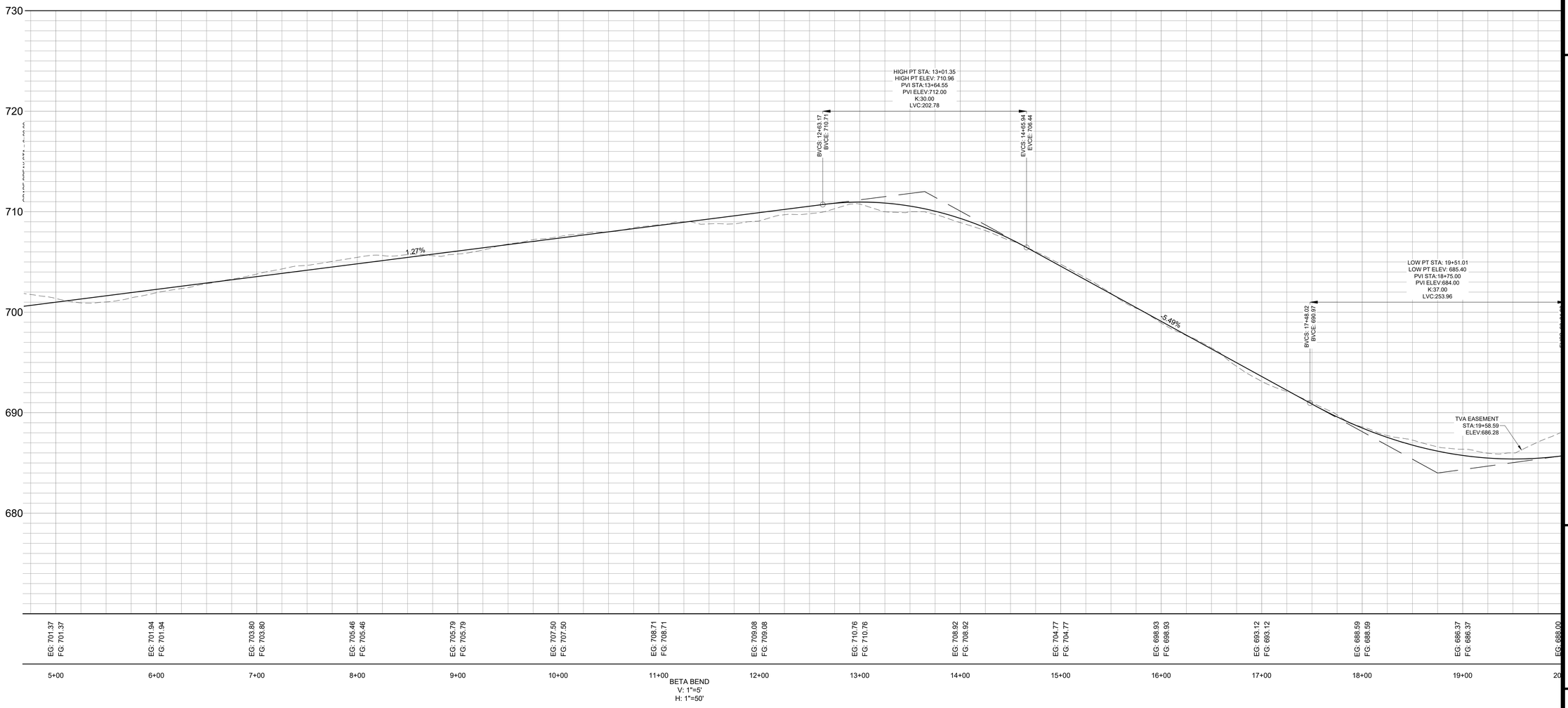

NO.	DATE	REVISIONS

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REVIEWER: ABC

BETA BEND
PLAN AND PROFILE
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. CORDELL
REGISTERED
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-6.2

T-SQUARE ENGINEERING

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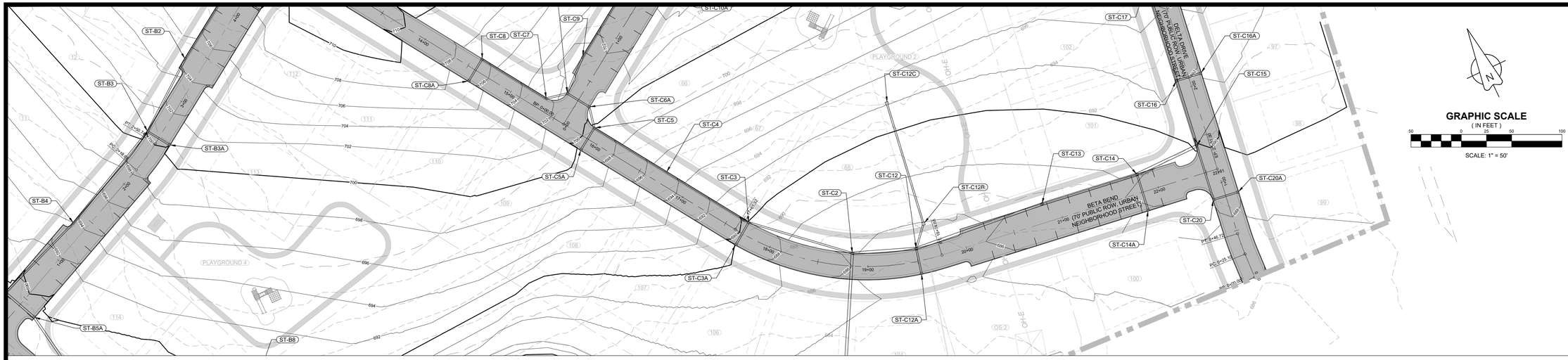

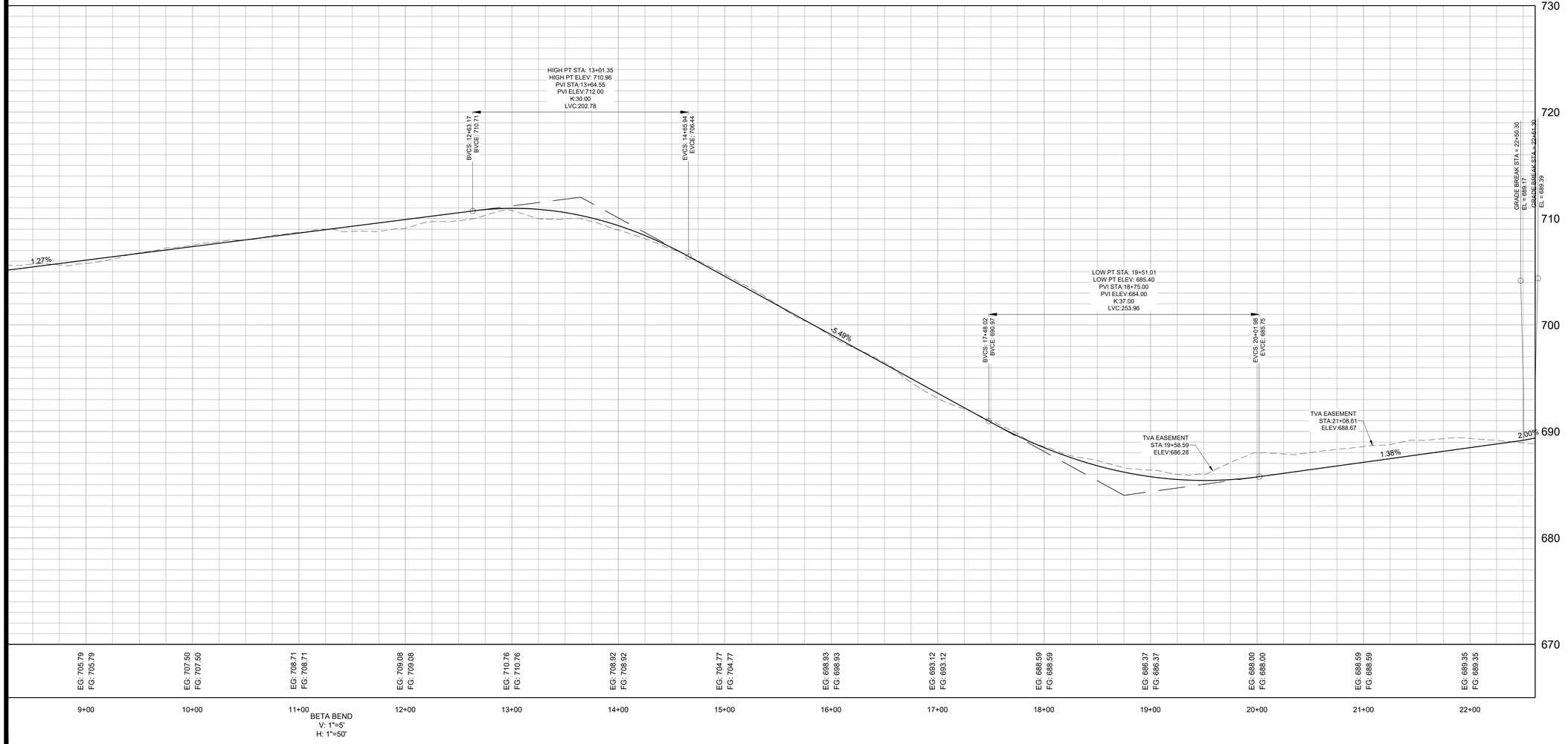

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BETA BEND
PLAN AND PROFILE
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. CROWE
2021-2024
No. 127369
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-6.3

T-SQUARE ENGINEERING

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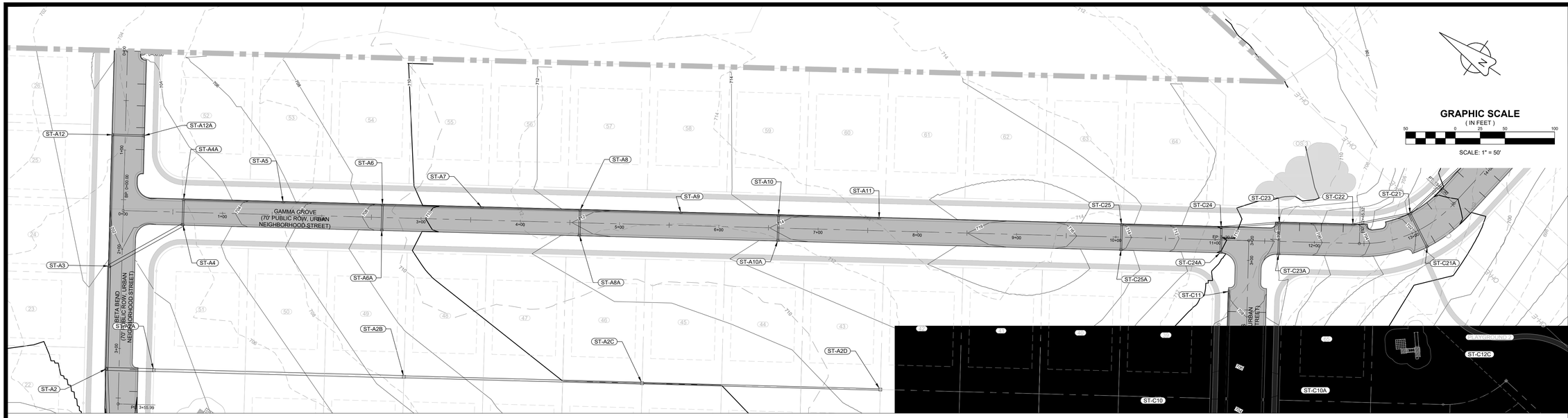

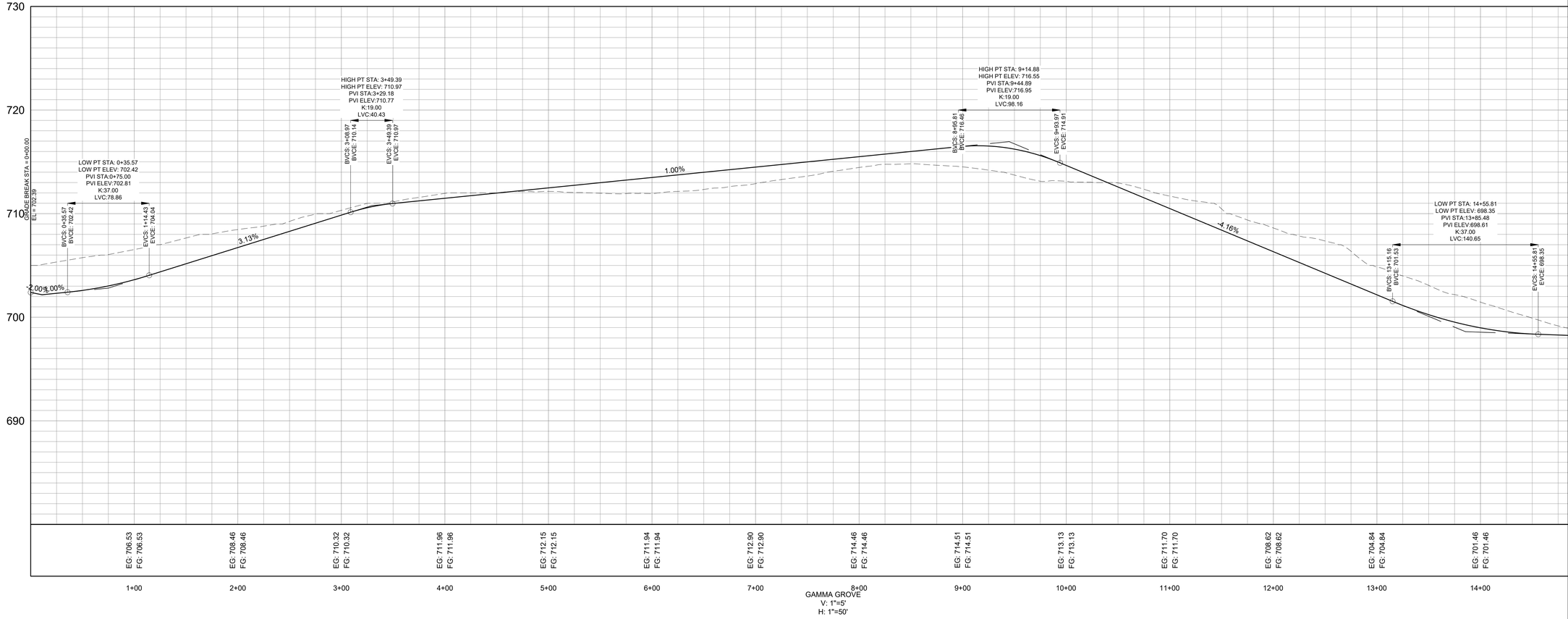

REVISIONS

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REVIEWER: ABC

GAMMA GROVE
PLAN AND PROFILE
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. CROWE
No. 127389
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-6.4

T-SQUARE ENGINEERING

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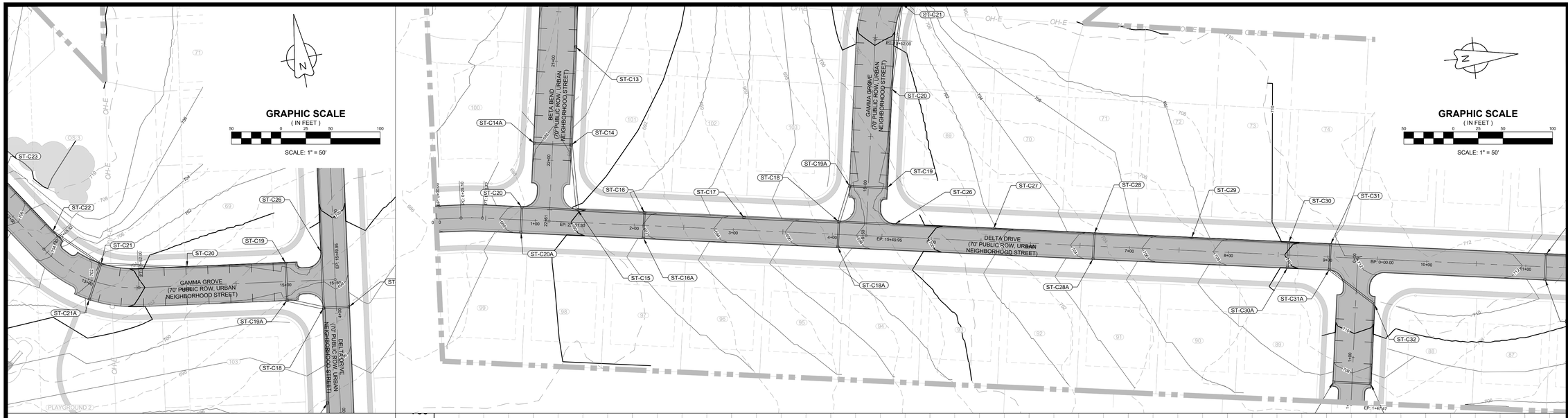

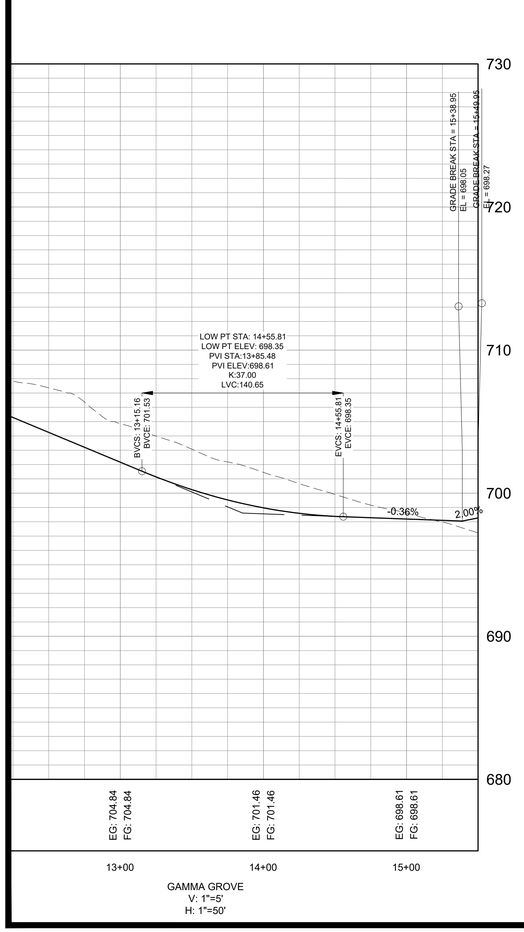

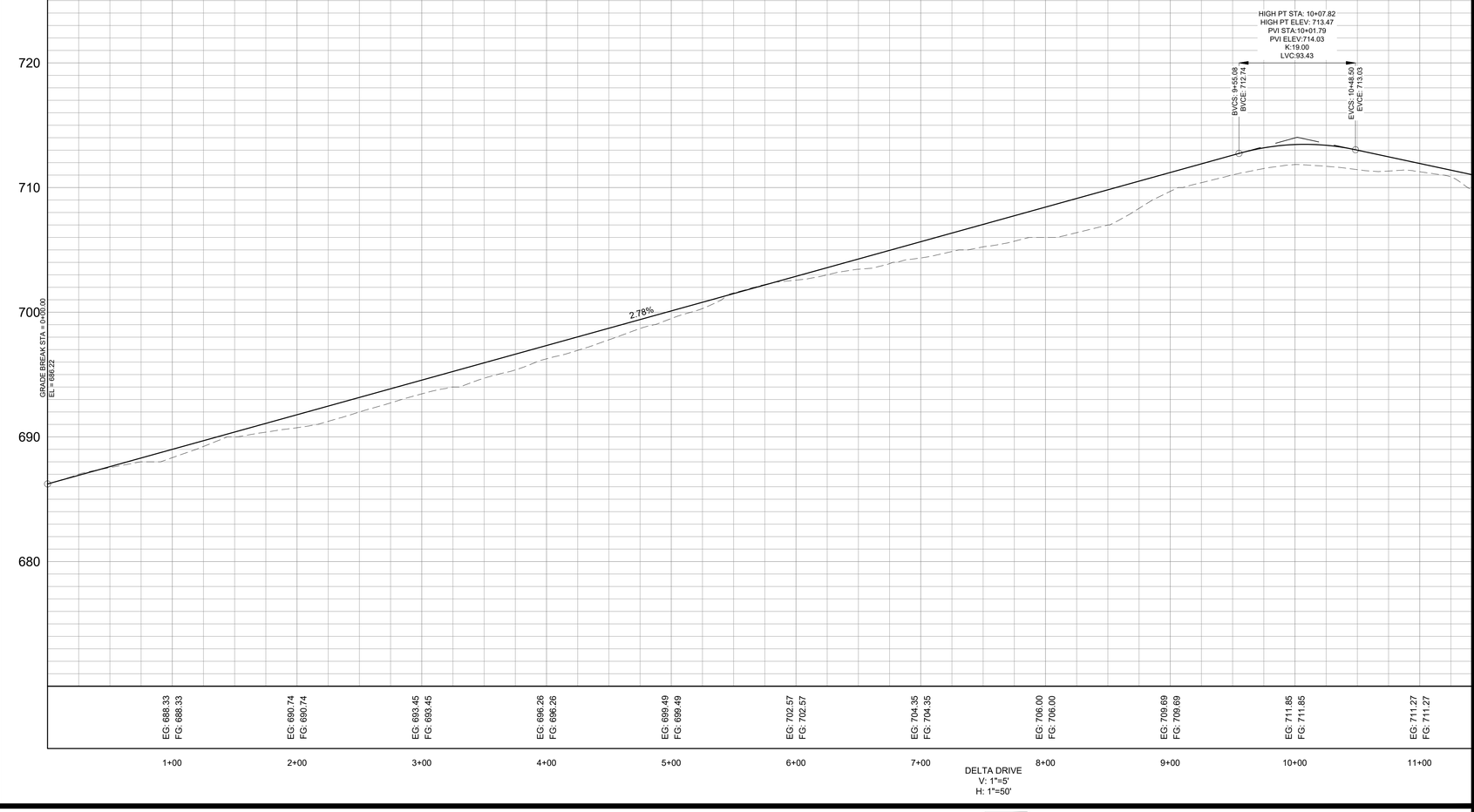

REVISIONS		
NO.	DATE	

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

GAMMA GROVE & DELTA DRIVE
PLAN AND PROFILE
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
REGISTERED
No. 127389
STATE OF TENNESSEE
7/15/2024

PROJECT
24-0314

SHEET
C-6.5

T-SQUARE ENGINEERING

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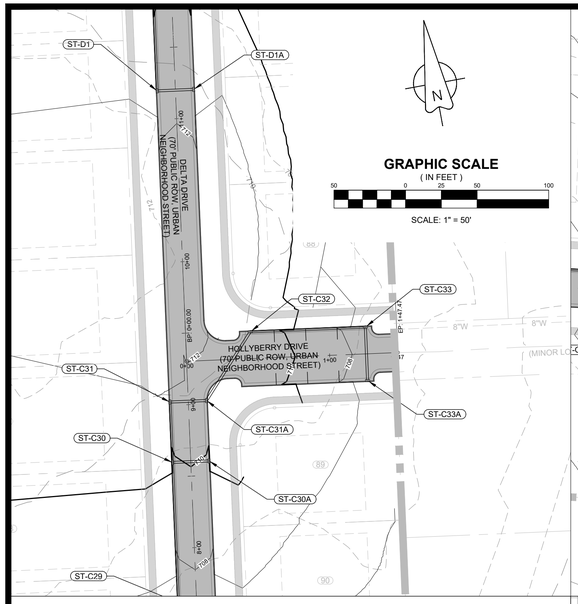

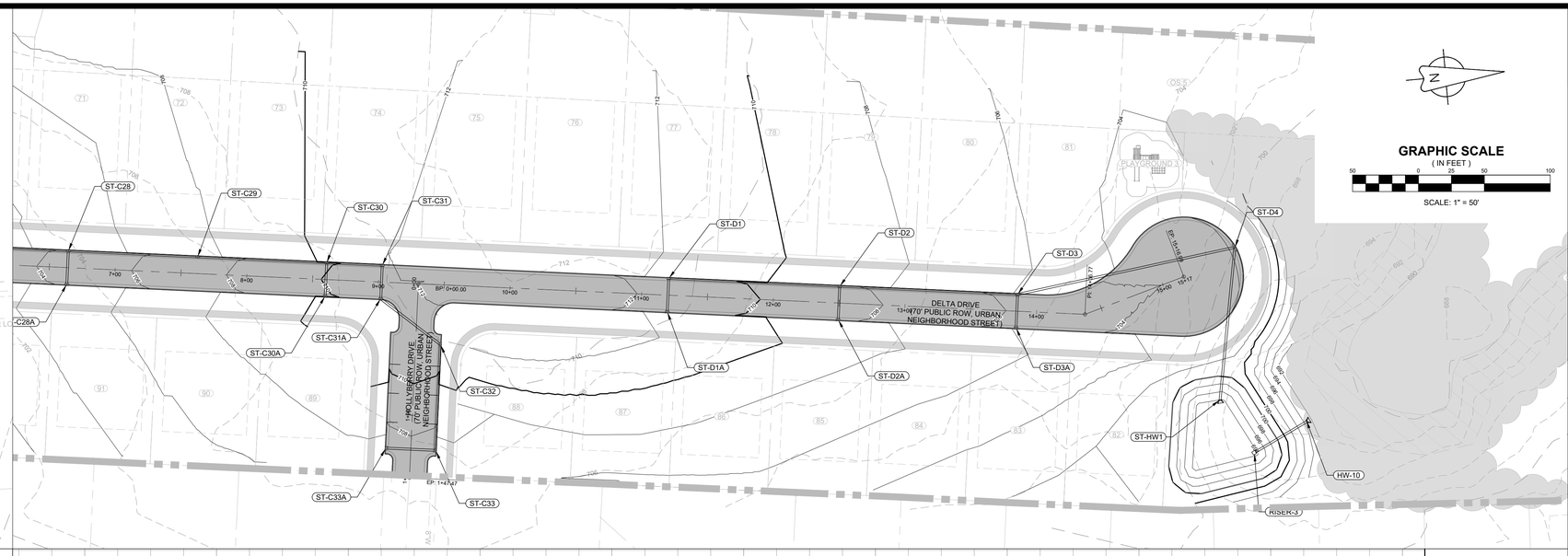

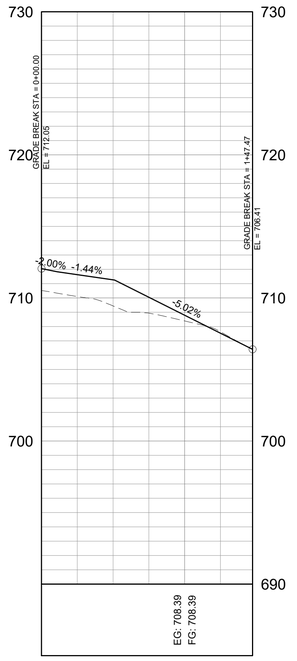

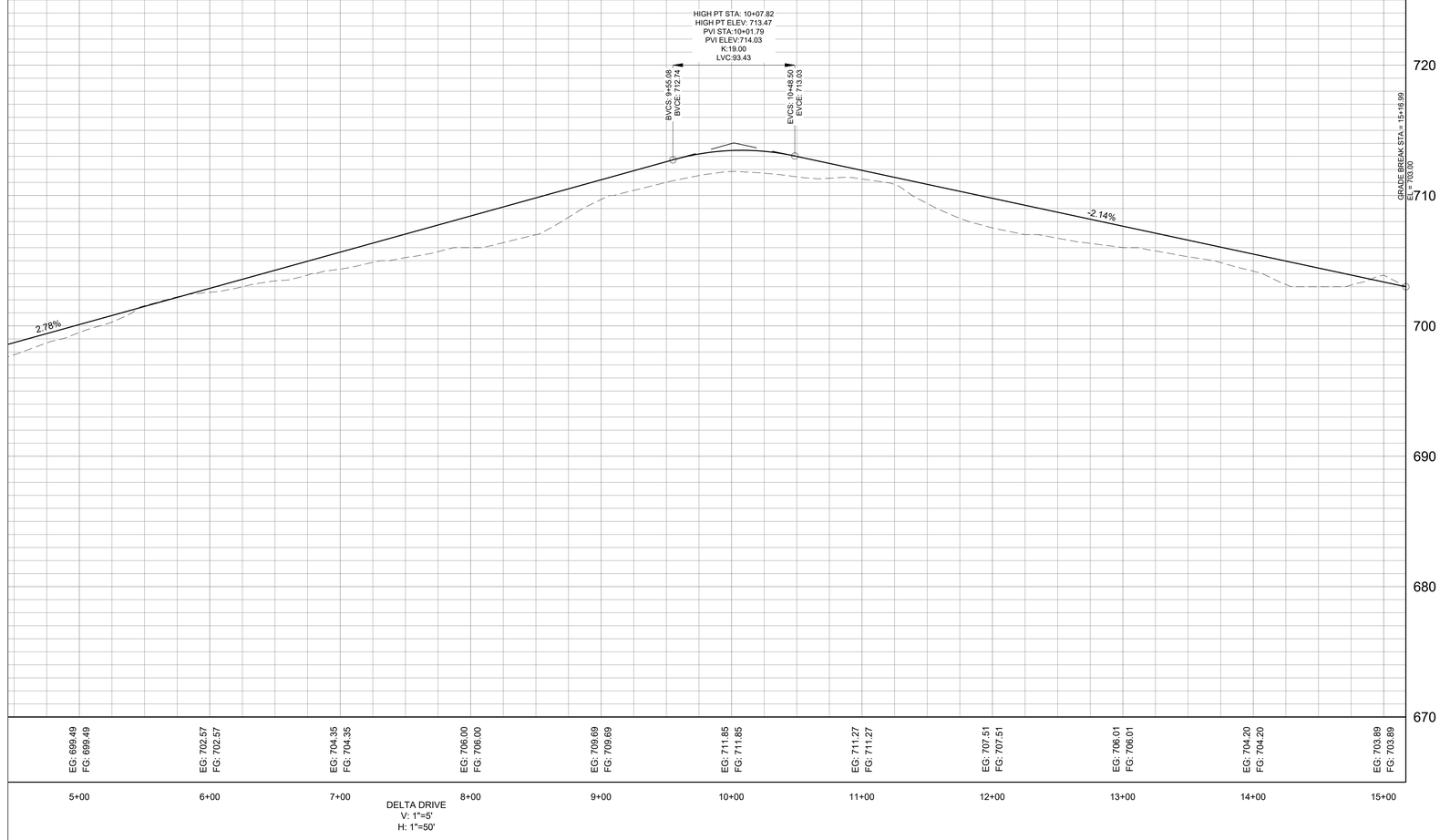

REVISIONS		
NO.	DATE	

DELTA DRIVE & HOLLYBERRY DRIVE
PLAN AND PROFILE
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

ALLISON B. CORDELL
REGISTERED ENGINEER
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-6.6

T-SQUARE ENGINEERING

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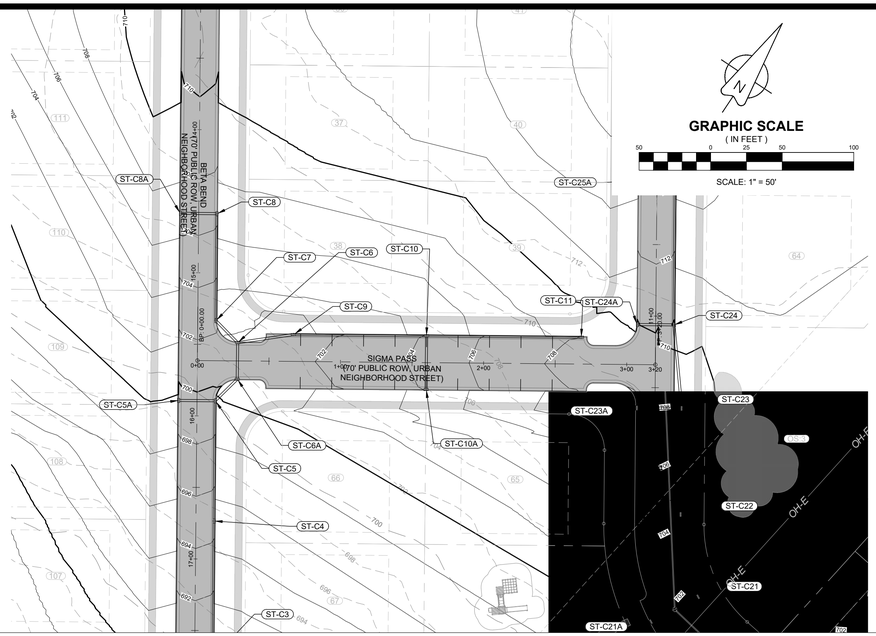

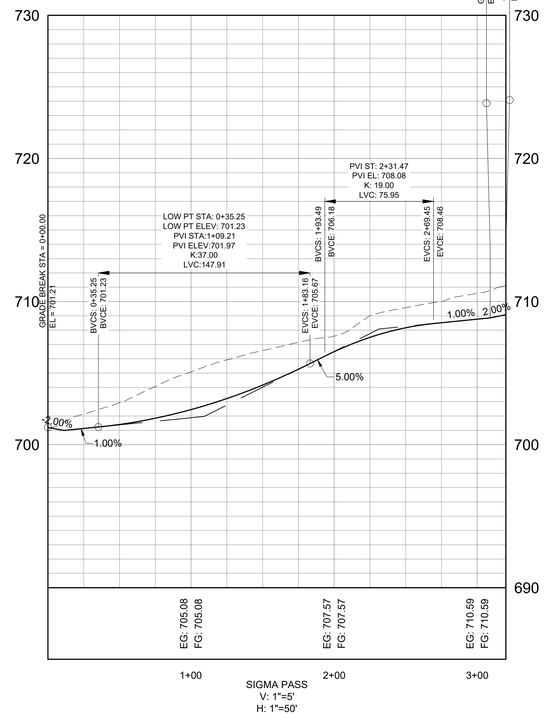

REVISIONS		
NO.	DATE	

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

FOSTER SUBDIVISION

TROTWOOD FOR

SIGMA PASS
PLAN AND PROFILE
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127397
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-6.7

T-SQUARE ENGINEERING

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GRAPHIC SCALE
(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL

PIPE TABLE
SANITARY

NAME	SIZE	LENGTH	SLOPE
MH-1 TO WET WELL	8" PVC	58.04	1.00%
MH-2 TO MH-1	8" PVC	327.54	2.05%
MH-3 TO MH-2	8" PVC	292.66	0.50%
MH-4 TO MH-3	8" PVC	125.16	0.50%
MH-5 TO MH-4	8" PVC	296.09	1.26%
MH-6 TO MH-5	8" PVC	316.14	2.71%
MH-7 TO MH-6	8" PVC	354.39	0.87%
MH-8 TO MH-7	8" PVC	362.16	0.50%
MH-9 TO MH-8	8" PVC	262.49	0.50%
MH-10 TO MH-6	8" PVC	237.72	1.40%
MH-11 TO MH-10	8" PVC	282.64	4.19%
MH-12 TO MH-4	8" PVC	123.29	1.33%
MH-13 TO MH-12	8" PVC	266.81	5.07%
MH-14 TO MH-13	8" PVC	203.76	4.48%
MH-15 TO WET WELL	8" PVC	96.69	0.50%
MH-16 TO MH-15	8" PVC	183.86	0.50%
MH-17 TO MH-16	8" PVC	175.81	0.50%
MH-18 TO MH-17	8" PVC	231.25	6.64%
MH-19 TO MH-18	8" PVC	240.69	0.50%
MH-20 TO MH-19	8" PVC	329.77	0.50%
MH-21 TO MH-20	8" PVC	269.77	0.50%
MH-22 TO MH-21	8" PVC	132.13	0.50%
MH-23 TO MH-22	8" PVC	79.96	0.50%
MH-24 TO MH-23	8" PVC	228.53	0.88%
MH-25 TO MH-24	8" PVC	368.39	2.31%
MH-26 TO MH-25	8" PVC	231.25	0.92%
MH-27 TO MH-26	8" PVC	316.35	0.92%
MH-28 TO MH-24	8" PVC	80.01	1.00%
MH-29 TO MH-17	8" PVC	393.76	0.50%
MH-30 TO MH-29	8" PVC	118.83	1.00%
MH-31 TO MH-30	8" PVC	260.06	0.50%

STRUCTURE TABLE
SANITARY

STRUCTURE NAME	DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
MH-1	MANHOLE	RIM = 676.02 FG = 676.02	INV. IN = 669.88	INV. OUT =669.68
MH-2	MANHOLE	RIM = 680.84 FG = 680.84	INV. IN = 676.88	INV. OUT =676.68
MH-3	MANHOLE	RIM = 683.94 FG = 683.94	INV. IN = 678.56	INV. OUT =678.36
MH-4	MANHOLE	RIM = 685.41 FG = 685.41	INV. IN = 679.41 INV. IN = 679.41	INV. OUT =679.21
MH-5	MANHOLE	RIM = 689.39 FG = 689.39	INV. IN = 683.39	INV. OUT =683.19
MH-6	MANHOLE	RIM = 698.27 FG = 698.27	INV. IN = 692.27 INV. IN = 692.27	INV. OUT =692.07
MH-7	MANHOLE	RIM = 708.22 FG = 708.22	INV. IN = 695.57	INV. OUT =695.37
MH-8	MANHOLE	RIM = 710.68 FG = 710.68	INV. IN = 697.60	INV. OUT =697.40
MH-9	MANHOLE	RIM = 704.93 FG = 704.93		INV. OUT =698.93
MH-10	MANHOLE	RIM = 701.85 FG = 701.85	INV. IN = 695.85	INV. OUT =695.65
MH-11	MANHOLE	RIM = 713.86 FG = 713.86		INV. OUT =707.86
MH-12	MANHOLE	RIM = 687.30 FG = 687.30	INV. IN = 681.30	INV. OUT =681.10
MH-13	MANHOLE	RIM = 701.21 FG = 701.21	INV. IN = 695.21	INV. OUT =695.01
MH-14	MANHOLE	RIM = 710.50 FG = 710.50		INV. OUT =704.50
MH-15	MANHOLE	RIM = 675.96 FG = 675.96	INV. IN = 669.76	INV. OUT =669.56
MH-16	MANHOLE	RIM = 683.33 FG = 683.33	INV. IN = 670.90	INV. OUT =670.70
MH-17	MANHOLE	RIM = 689.49 FG = 689.49	INV. IN = 672.00 INV. IN = 672.00	INV. OUT =671.80
MH-18	MANHOLE	RIM = 699.20 FG = 699.20	INV. IN = 687.78	INV. OUT =687.58
MH-19	MANHOLE	RIM = 710.24 FG = 710.24	INV. IN = 689.20	INV. OUT =689.00
MH-20	MANHOLE	RIM = 705.99 FG = 705.99	INV. IN = 691.07	INV. OUT =690.87
MH-21	MANHOLE	RIM = 702.50 FG = 702.50	INV. IN = 692.64	INV. OUT =692.44
MH-22	MANHOLE	RIM = 700.74 FG = 700.74	INV. IN = 693.52	INV. OUT =693.32
MH-23	MANHOLE	RIM = 700.14 FG = 700.14	INV. IN = 694.14	INV. OUT =693.94
MH-24	MANHOLE	RIM = 702.39 FG = 702.39	INV. IN = 696.39 INV. IN = 696.39	INV. OUT =696.19
MH-25	MANHOLE	RIM = 711.20 FG = 711.20	INV. IN = 705.20	INV. OUT =705.00
MH-26	MANHOLE	RIM = 713.56 FG = 713.56	INV. IN = 707.56	INV. OUT =707.36
MH-27	MANHOLE	RIM = 716.51 FG = 716.51		INV. OUT =710.51
MH-28	MANHOLE	RIM = 703.23 FG = 703.23		INV. OUT =697.23
MH-29	MANHOLE	RIM = 684.51 FG = 684.51	INV. IN = 674.19	INV. OUT =673.99
MH-30	MANHOLE	RIM = 682.88 FG = 682.88	INV. IN = 675.62	INV. OUT =675.42
MH-31	MANHOLE	RIM = 682.94 FG = 682.94		INV. OUT =676.94
WET WELL	MANHOLE	RIM = 675.09 FG = 675.09	INV. IN = 669.06 INV. IN = 669.06	

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # 47119C0280E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
GORE JAMES ETUX STACY 2101 KEY DRIVE BRENTWOOD, TN 37027 MAP112, PARCEL 018.03 DEED BOOK R2387, PAGE 455
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 7-15-2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

UTILITY PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD FOSTER SUBDIVISION

ALLISON B. COROLLA
REGISTERED ENGINEER
AGRICULTURE
STATE
CIVIL
No. 127339
STATE OF TENNESSEE
07/15/2024

PROJECT
24-0314

SHEET
C-7.0

T-SQUARE ENGINEERING

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N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
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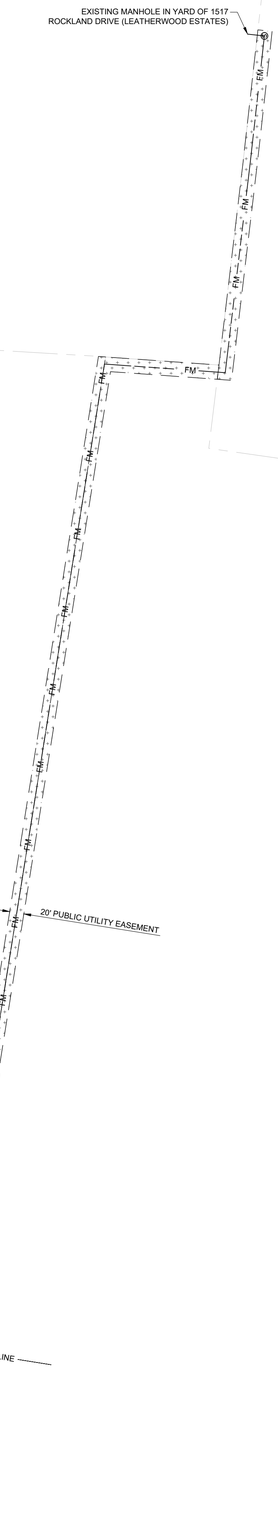
- PROPOSED HEADWALL



N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
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TROTWOOD FOSTER SUBDIVISION

UTILITY PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

NO.	DATE	REVISIONS

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ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
07/15/2024

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24-0314

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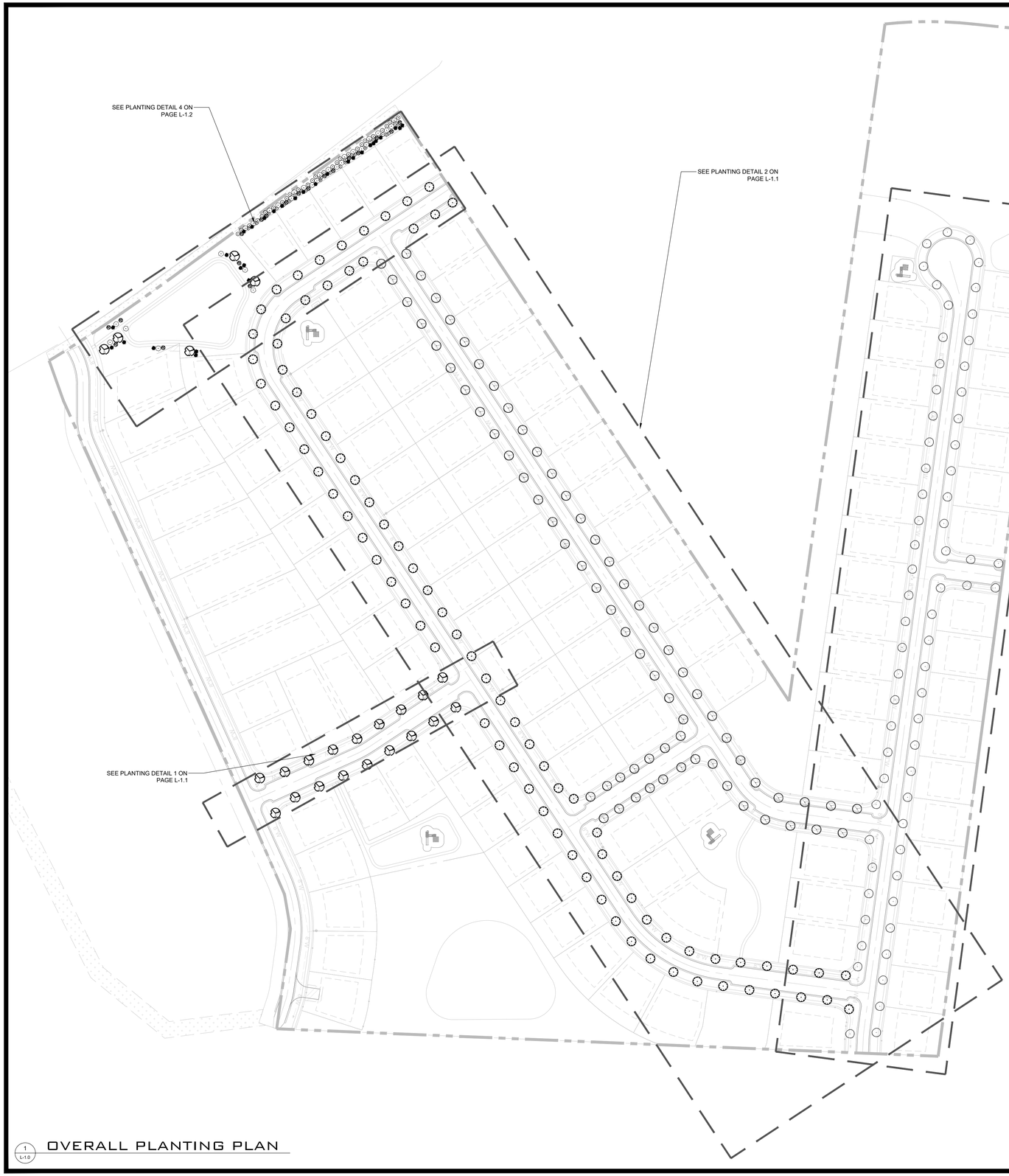
C-7.1

T-SQUARE ENGINEERING

P:\Projects\2024\24-0314 (Trotwood Avenue - Tyler Ring & Nelson Crowe)\Production\24-0314 7- Utility Plan.dwg, 7/15/2024 1:28:20 PM



1 L-1.0 OVERALL PLANTING PLAN

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

PLANT LIST

	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	NOTES
TREES							
AR	72	Acer rubrum 'October Glory'	'OCTOBER GLORY' RED MAPLE	2.5" CAL	AS SHOWN	25'	B&B
AS	87	Acer saccarum 'Bonfire'	'BONFIRE' SUGAR MAPLE	2.5" CAL	AS SHOWN	10'-20'	B&B
BN	66	Betula negra	RIVER BIRCH	2.5" CAL	AS SHOWN	10'-20'	B&B
CF	18	Cornus florida rubra	PINK DOGWOOD	2.5" CAL	AS SHOWN	10'-20'	B&B
EVERGREEN							
IX	33	Ilex x 'Nellie R. Stevens'	NELLIE R STEVENS' HOLLY	6' MIN HT	AS SHOWN	15'	
VR	29	Viburnum rhytidophyllum	LEATHERLEAF VIBRUNUM	6' MIN HT	AS SHOWN	10'	
SHRUBS							
PF	19	Photinia x fraseri	RED TIP PHOTINIA	3 GAL	AS SHOWN	10'-20'	
HQ	19	Hydrangea quercifolia	OAK LEAF HYDRANGEA	3 GAL	AS SHOWN		
HP	29	Hydrangea paniculata	'LIMELIGHT' PANICLE HYDRANGEA	3 GAL	AS SHOWN		

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT

2 L-1.0 PLANT LIST

REVISIONS

NO.	DATE

DATE: 05/20/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: CES

LANDSCAPE PLAN

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

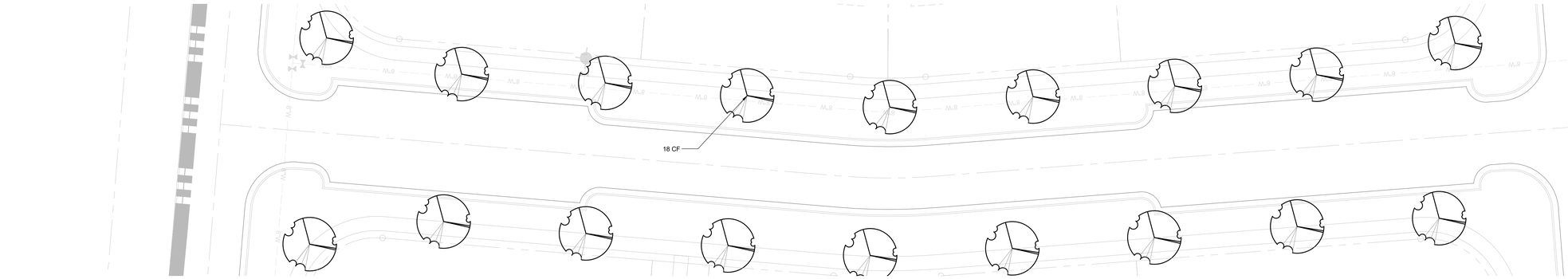
TROTWOOD AVENUE

CHRIS ASHWORTH — TENNESSEE — LICENSED LANDSCAPE ARCHITECT

PROJECT
23-0314

SHEET
L-1.0

T-SQUARE ENGINEERING



3 L-1.1 PLANTING DETAIL 1

GRAPHIC SCALE
(IN FEET)
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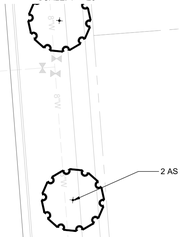
SCALE: 1" = 20'



GRAPHIC SCALE
(IN FEET)
60 0 30 60 120
SCALE: 1" = 60'

4 L-1.1 PLANTING DETAIL 2

REVISIONS

NO.	DATE

DATE: 05/20/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: CES

LANDSCAPE PLAN DETAILS

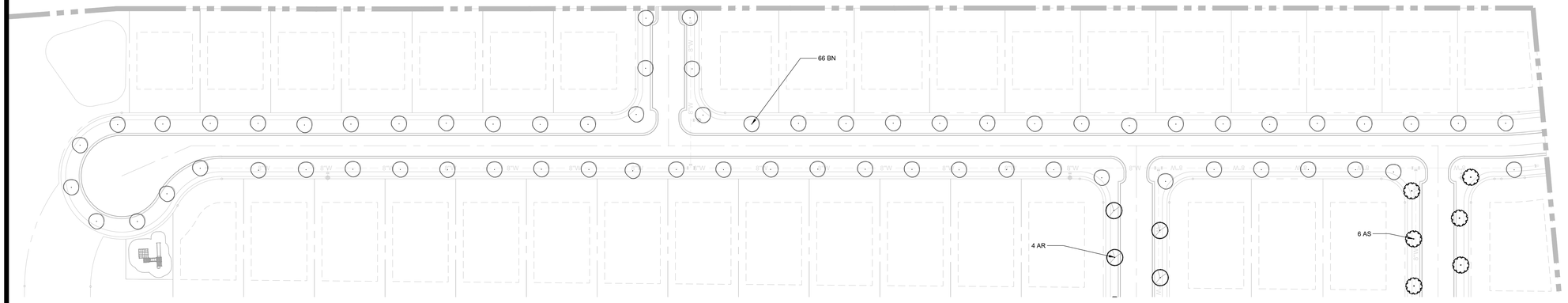
MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD AVENUE

PROJECT
23-0314

SHEET
L-1.1

T-SQUARE ENGINEERING



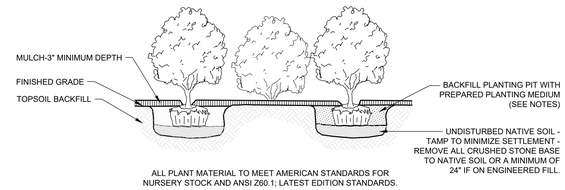


GRAPHIC SCALE
(IN FEET)
60 0 30 60 120
SCALE: 1" = 60'

PLANTING DETAIL 3
4 / L-1.2

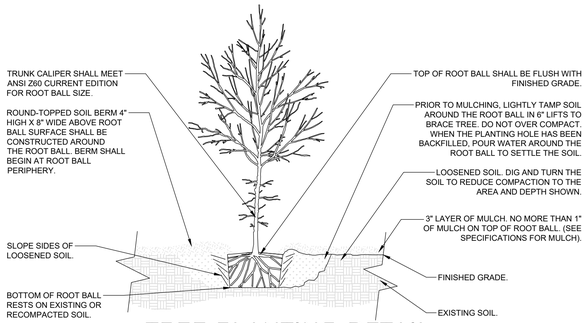
GENERAL NOTES:

1. UTILITY SERVICES MAY EXIST ON SITE. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, RIGHT-OF-WAYS, EASEMENTS, ETC., SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND UTILITY COMPANIES. COMMENCEMENT OF PROJECT INSTALLATION INDICATES ACKNOWLEDGMENT OF AND ACCEPTANCE BY THE CONTRACTOR OF EXISTING CONDITIONS.
2. ACTUAL AS-BUILT AND/OR EXISTING SITE CONDITIONS MAY VARY AS SHOWN ON THIS PLAN.
3. DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE IMPROVED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
5. FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE WILL PROVIDE THE FINAL INSPECTION. SHOULD THE INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.
6. IF THE SUBSTANTIAL COMPLETION OR FINAL INSPECTION REQUIRE REINSPECTION BY LANDSCAPE ARCHITECT DUE TO FAILURE OF WORK TO COMPLY WITH CONTRACTOR'S CLAIMS ON INITIAL INSPECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE LANDSCAPE ARCHITECT FOR REINSPECTION SERVICES AT THE RATE OF TWO HUNDRED TWENTY FIVE DOLLARS ($225) PER HOUR PER PERSON PLUS ALL RELATED TRAVEL EXPENSES FOR EACH REQUESTED REINSPECTION TRIP.
7. AFTER FINAL ACCEPTANCE AND PRIOR TO END OF WARRANTY PERIOD, CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL THAT HAS DIED OR HAS DEFECTS, INCLUDING UNSATISFACTORY GROWTH, IN THE OPINION OF THE OWNER.
8. DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION. THE PROJECT SITE SHALL BE LEFT IN A CLEAN CONDITION AT THE END OF EVERY WORK DAY.
9. CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITY
10. THE LOCATION OF ALL PLANT MATERIALS SHOWN ON THE PLAN SHALL BE FIELD LOCATED AND STAKED/FLAGGED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THE DIGGING OF PLANTING HOLES. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY THE LANDSCAPE ARCHITECT.
11. PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMEN. DIMENSIONS FOR HEIGHTS, SPREAD, AND TRUNK SPECIFIED ON THE MATERIAL SCHEDULE IS A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
12. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE OWNER OR LANDSCAPE ARCHITECT.
13. REMOVE ALL METAL BASKETS, STRINGS AND OTHER TIES FROM TREES.
14. FERTILZE ALL PLANTS WITH 16-16-16 SLOW RELEASE FERTILIZER AT THE RATE OF: 3 POUNDS PER CUBIC YARD OF SOIL MIX. 3 POUNDS PER 100 SF OF BED FOR SHRUBS
15. PLANTS DESIGNATED "B&B" IN THE PLANT LIST 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 BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.
16. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED. IF ROOTS ARE GIRDLING OR CIRCLING THEY MUST BE LOOSENED OR CUT.
17. THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
18. FOLD DOWN OR CUT THE BURLAP FROM THE TOP 1/3 OF THE BALL OR TO THE WIDEST TOP EDGE OF THE BALL IN ORDER TO EXPOSE THE TOP PLANE OF THE BALL. REMOVE ALL NAILS, STAPLES, ETC USED TO HOLD THE BALL TOGETHER.
19. TREE BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF THE TREE.
20. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPAULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
21. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE. NO PLANT 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 WHEN REQUIRED BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN REMOVED.
22. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE OWNER. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE OWNER'S APPROVAL.
23. PRE-EMERGENT HERBICIDE (TREFLAN OR EQUIVALENT) SHALL BE APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS, PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL.
24. ALL PLANTING BEDS AND TREE AND SHRUB PLANTINGS SHALL RECEIVE A MINIMUM 3" DEEP SHREDDED HARDWOOD MULCH LAYER.
25. CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL, INCLUDING GRASS AREAS, UNTIL FINAL ACCEPTANCE BY OWNER. WATER ALL PLANT MATERIAL AT TIME OF PLANTING.
26. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE.
27. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OR ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.
28. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO PLANTS, GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.
29. ONLY ONE REPLACEMENT PER TREE, SHRUB, OR PLANT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.



ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK AND ANSI Z60.1; LATEST EDITION STANDARDS.

SHRUB PLANTING IN GROUP DETAIL
NOT TO SCALE



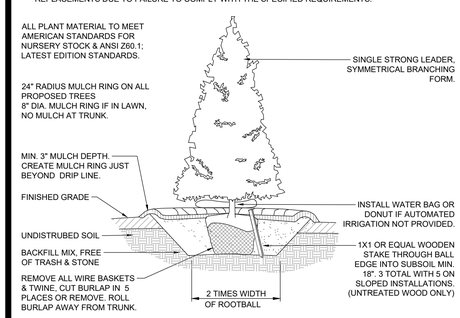
TREE PLANTING DETAIL
NOT TO SCALE

SEEDING NOTES:

1. SEEDBED PREPARATION: LOOSEN SUBGRADE OF TURF AREAS TO A MINIMUM DEPTH OF 2 INCHES. REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION. REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER. ADD TOPSOIL AND MIX THOROUGHLY INTO UPPER 3 INCHES OF TOPSOIL. IF SUBGRADE HAS BECOME COMPACTED DURING CONSTRUCTION, SCARIFY OR OTHERWISE BREAKUP THE COMPACTED SURFACE BEFORE SEEDBED PREPARATION.
2. MIN 1/2" OF TOPSOIL (IMPORTED OR SITE GENERATED) SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED, INSTALLED AND STABILIZED PRIOR TO SEEDING. TOPSOIL SHALL BE CLEAN, FRIABLE SOIL WITH LANDSCAPE INDUSTRY ACCEPTABLE LEVELS OF ORGANIC MATERIAL. UNDER NO CIRCUMSTANCES SHALL SUBGRADE OR "B"-HORIZON SOIL BE USED AS TOPSOIL. CONTRACTOR IS ADVISED TO VERIFY WITH THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ACCEPTABILITY OF TOPSOIL PRIOR TO PLACEMENT. UNACCEPTABLE SOILS USED AS TOPSOIL SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
3. FERTILIZER: APPLY AGRICULTURAL LIME AT THE RATE OF 50 POUNDS PER 1000 SF. APPLY 10 POUNDS 10-10-10 ANALYSIS FERTILIZER (OR EQUIVALENT) PER 1000 SF. SPREAD LIME AND FERTILIZER UNIFORMLY OVER ALL AREAS AND MIX THOROUGHLY WITH THE SOIL.
4. FINE GRADE ALL DISTURBED LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE, ROLL, RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES.
5. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA.
6. SEED ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONSULT WITH OWNER TO DETERMINE EXTENT OF SEEDING OPERATIONS.
7. REPAIR AND RESEED ALL ERODED OR DISTURBED SEEDED AREAS WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS UNTIL 95% GRASS COVER IS ESTABLISHED.

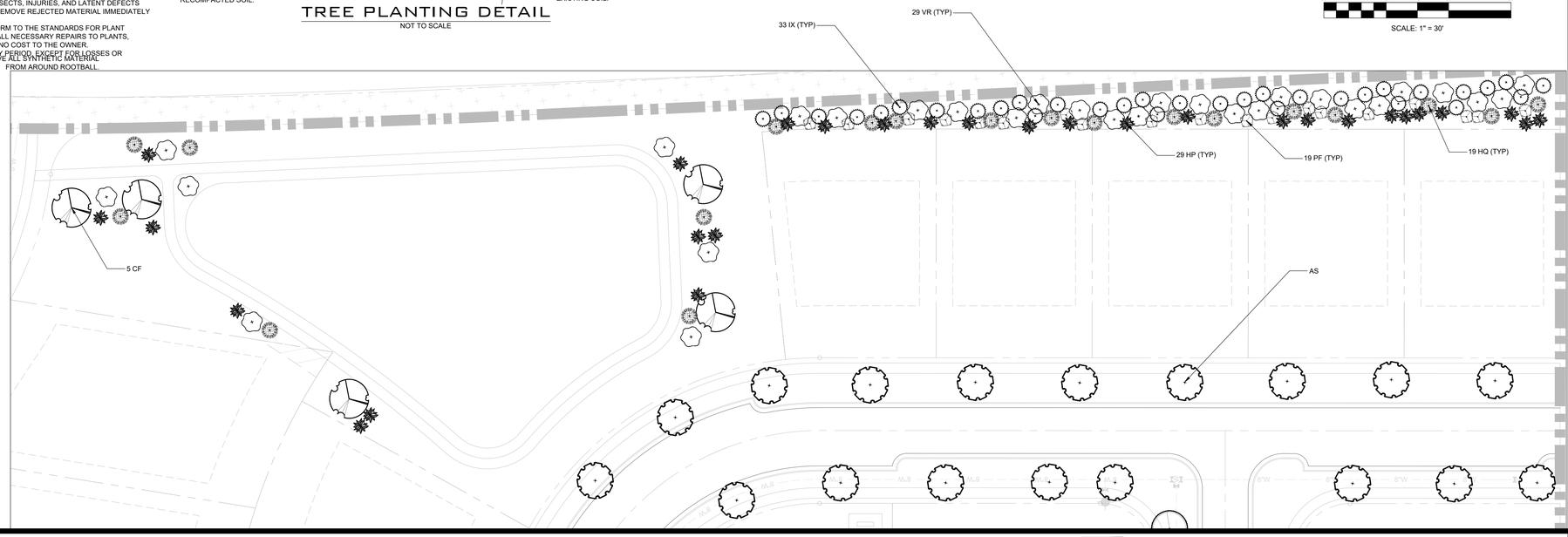


GRAPHIC SCALE
(IN FEET)
30 0 15 30 60
SCALE: 1" = 30'



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

5 / L-1.2 PLANTING DETAIL 4



T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 05/20/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: CES

LANDSCAPE PLAN DETAILS

MAP 112, PARCEL 018.03
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

TROTWOOD AVENUE

PROJECT
23-0314

SHEET
L-1.2



ELEVATION A

3/32" = 1'-0"



ELEVATION B

3/32" = 1'-0"



ELEVATION C

3/32" = 1'-0"



ELEVATION D

3/32" = 1'-0"

REVISION LOG

SHEET LIST

NO.	TITLE
A0.00	COVER SHEET
A1.00	ELEVATION A - FIRST FLOOR PLAN
A1.01	ELEVATION A - SECOND FLOOR PLAN
A1.02	ELEVATION A - EXTERIOR ELEVATIONS
A1.03	ELEVATION A - EXTERIOR ELEVATIONS
A1.04	ELEVATION A - ROOF PLAN
A2.01	ELEVATION B - PARTIAL FLOOR PLANS
A2.02	ELEVATION B - EXTERIOR ELEVATIONS
A2.03	ELEVATION B - EXTERIOR ELEVATIONS
A2.04	ELEVATION B - ROOF PLAN
A3.01	ELEVATION C - PARTIAL FLOOR PLANS
A3.02	ELEVATION C - EXTERIOR ELEVATIONS
A3.03	ELEVATION C - EXTERIOR ELEVATIONS
A3.04	ELEVATION C - ROOF
A4.01	ELEVATION D - PARTIAL FLOOR PLANS
A4.02	ELEVATION D - EXTERIOR ELEVATIONS
A4.03	ELEVATION D - EXTERIOR ELEVATIONS
A4.04	ELEVATION D - ROOF
A7.00	PLAN OPTIONS
A7.01	PLAN OPTIONS
A7.02	PLAN OPTIONS
A7.03	PLAN OPTIONS
A7.04	PLAN OPTIONS
A7.05	PLAN OPTIONS
A7.06	PLAN OPTIONS
A7.07	PLAN OPTIONS
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A7.10	PLAN OPTIONS
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A7.14	PLAN OPTIONS
A7.15	PLAN OPTIONS
A7.16	PLAN OPTIONS
A7.17	PLAN OPTIONS
A7.18	PLAN OPTIONS
AD1.00	DETAILS
AI1.00	INTERIOR ELEVATIONS
AI1.01	INTERIOR ELEVATIONS
E1.00	ELEVATION A - FIRST FLOOR ELECTRICAL PLAN
E1.01	ELEVATION A - SECOND FLOOR ELECTRICAL PLAN
E2.00	ELEVATION B - PARTIAL ELECTRICAL PLANS
E3.00	ELEVATION C - PARTIAL ELECTRICAL PLANS
E4.00	ELEVATION D - PARTIAL ELECTRICAL PLANS
E7.00	PLAN OPTIONS
E7.01	PLAN OPTIONS
SF1.00	FOUNDATION - ELEVATION A
SF4.00	FOUNDATION - ELEVATION D
SF7.00	PLAN OPTIONS

PLAN OPTIONS

- ELEVATION **A**
- ELEVATION **B**
- ELEVATION **C**
- ELEVATION **D**
- OPT. SIDE LOAD GARAGE
- OPT. EXTENDED PATIO
- OPT. REAR COVERED PORCH
- OPT. PORCH FIREPLACE
- OPT. GREAT ROOM SLIDER
- OPT. GREAT ROOM COFFERED CEILING
- OPT. FIREPLACE BUILT-INS
- OPT. STUDY COFFERED CEILLING
- OPT. 1/2 BATH VANITY
- OPT. LAUNDRY SINK
- OPT. LAUNDRY DOOR
- OPT. OWNERS BATH 1
- OPT. OWNERS BATH 2
- OPT. OWNERS CLOSET SHELVES
- OPT. OWNERS BEDROOM TRAY CEILINGS
- OPT. KITCHEN ISLAND
- OPT. DOUBLE OVEN
- OPT. ISLAND MIRCOWAVE
- OPT. BEDROOM 6

Brightland HOMES

PROJECT NAME

BRADFORD

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PLAN NO.

3510

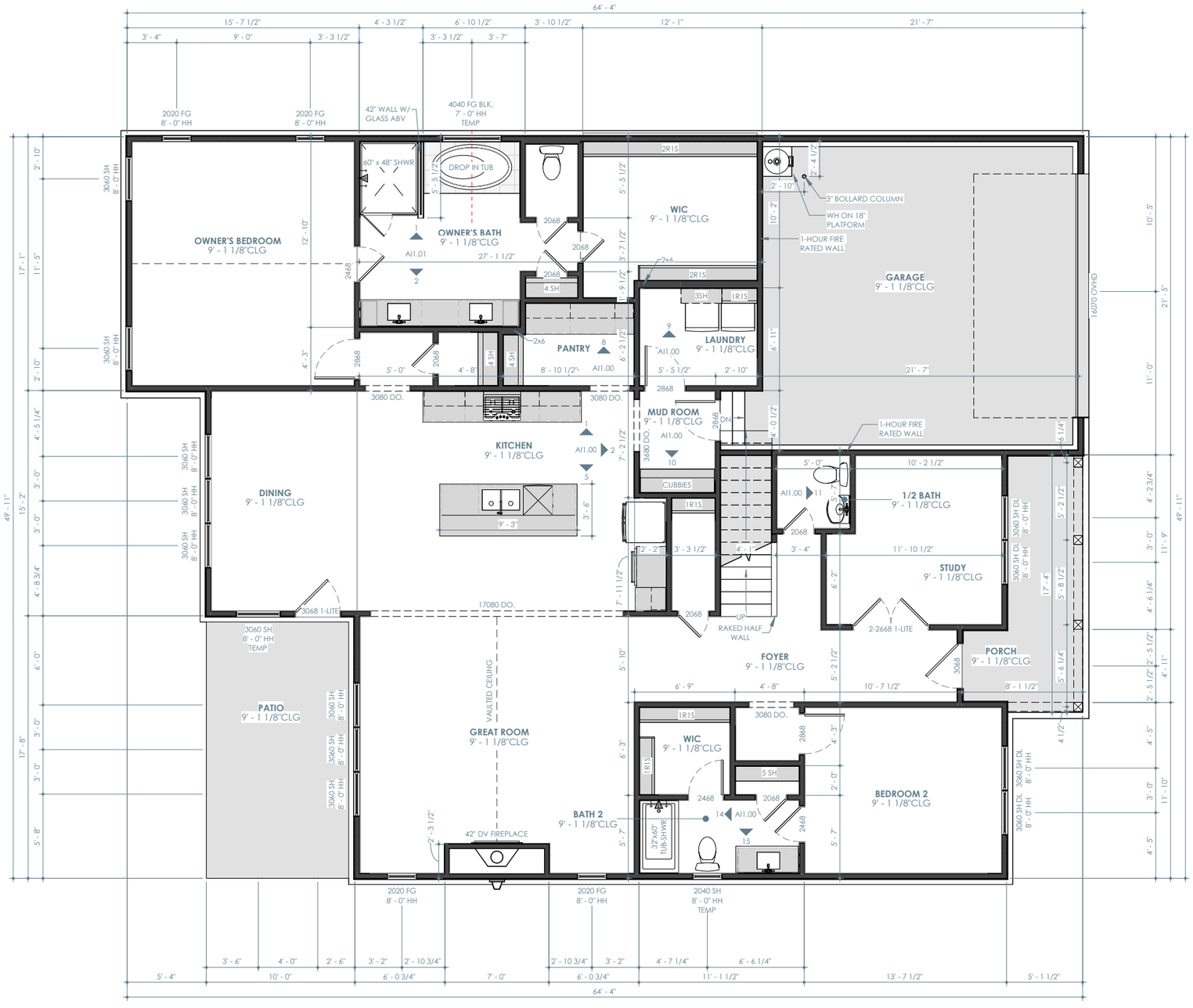
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	As indicated

SHEET NAME

COVER SHEET

SHEET NO.

A0.00



ELEVATION A - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION A - A/C LIVING	
FIRST FLOOR	2028 SF
SECOND FLOOR	1466 SF
TOTAL	3493 SF

ELEVATION A - LIVING	
FIRST FLOOR	2230 SF
SECOND FLOOR	1403 SF
TOTAL	3633 SF

TOTAL UNDER ROOF	4382 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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PLAN NO.

3510

ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - FIRST FLOOR PLAN

SHEET NO.

A1.00



ELEVATION A -SECOND FLOOR PLAN

1/8" = 1'-0"

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PROJECT NAME

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PLAN NO.

3510

ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - SECOND FLOOR PLAN

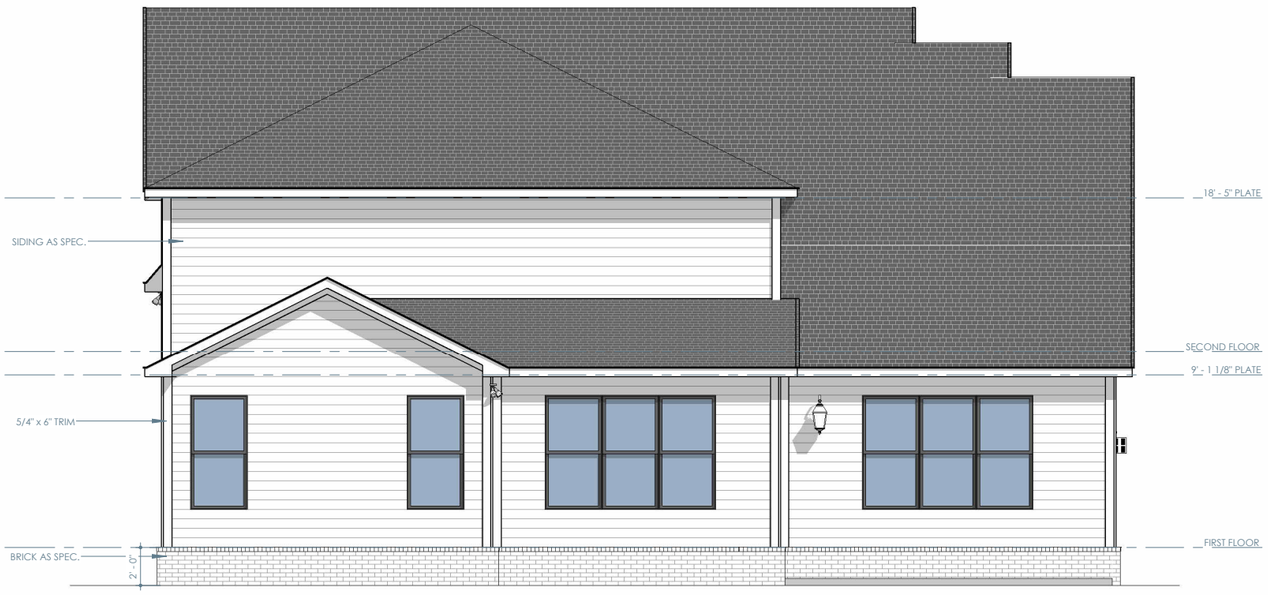
SHEET NO.

A1.01



ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

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PLAN NO.

3510

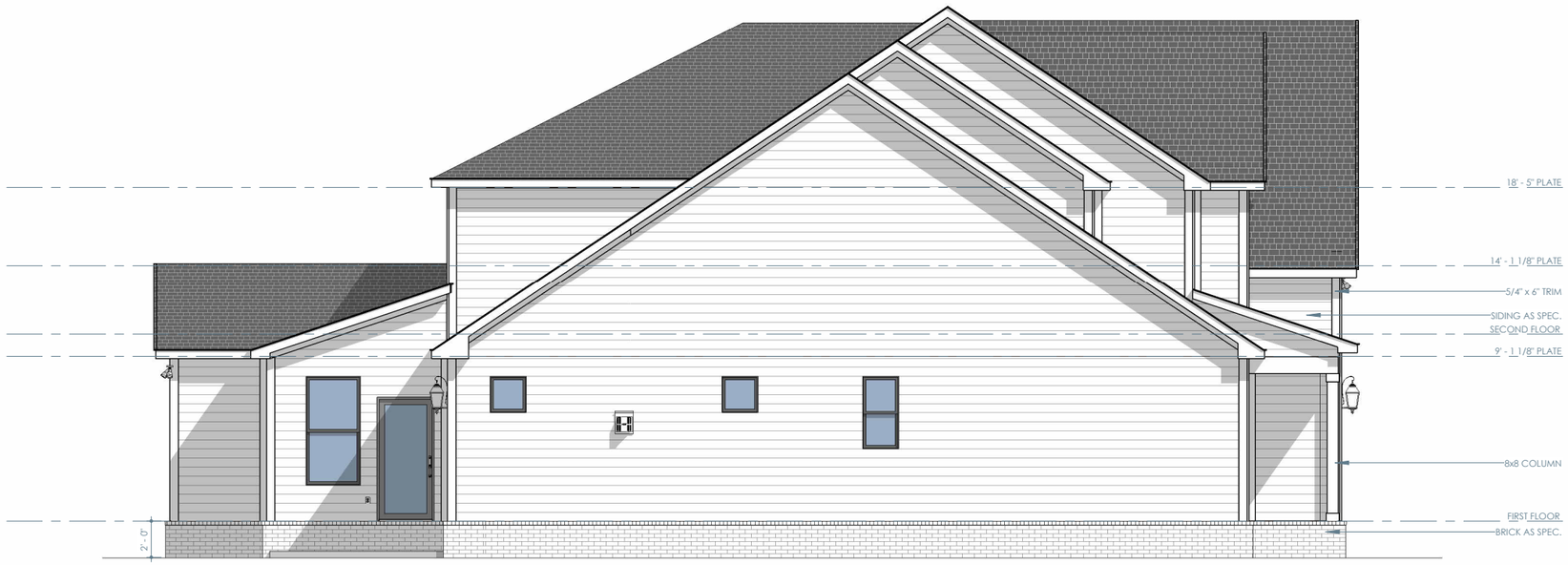
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

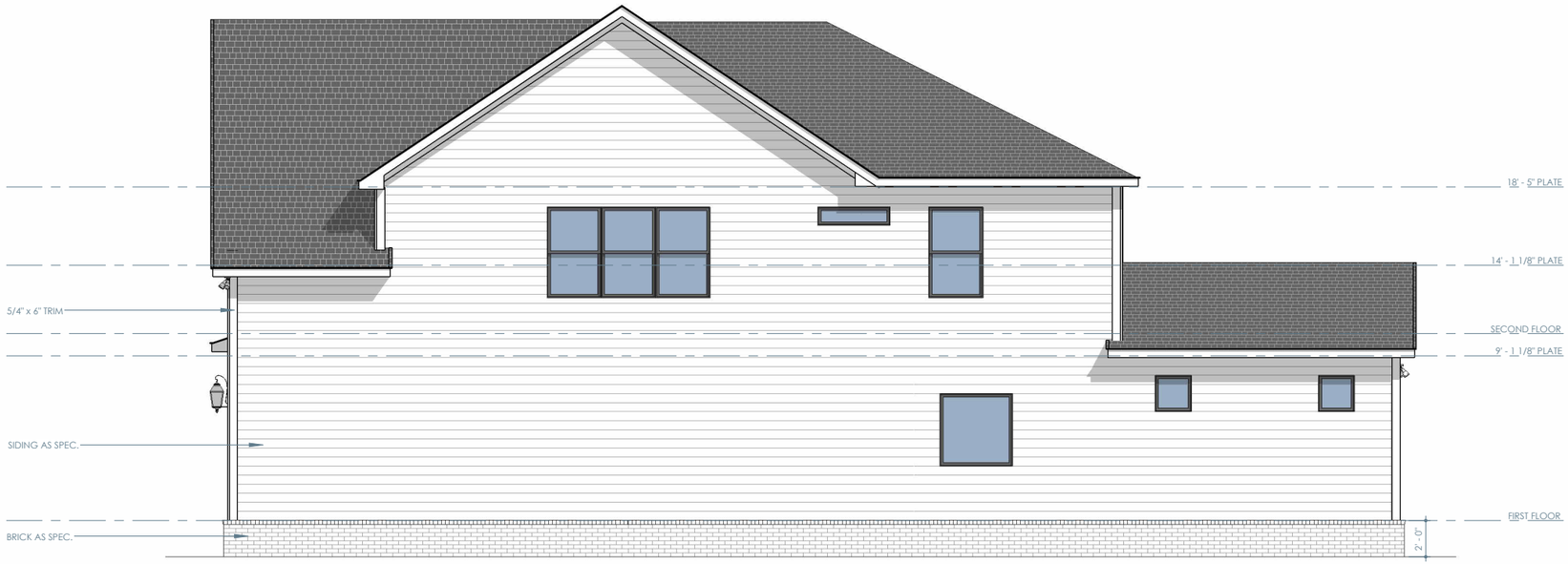
SHEET NO.

A1.02



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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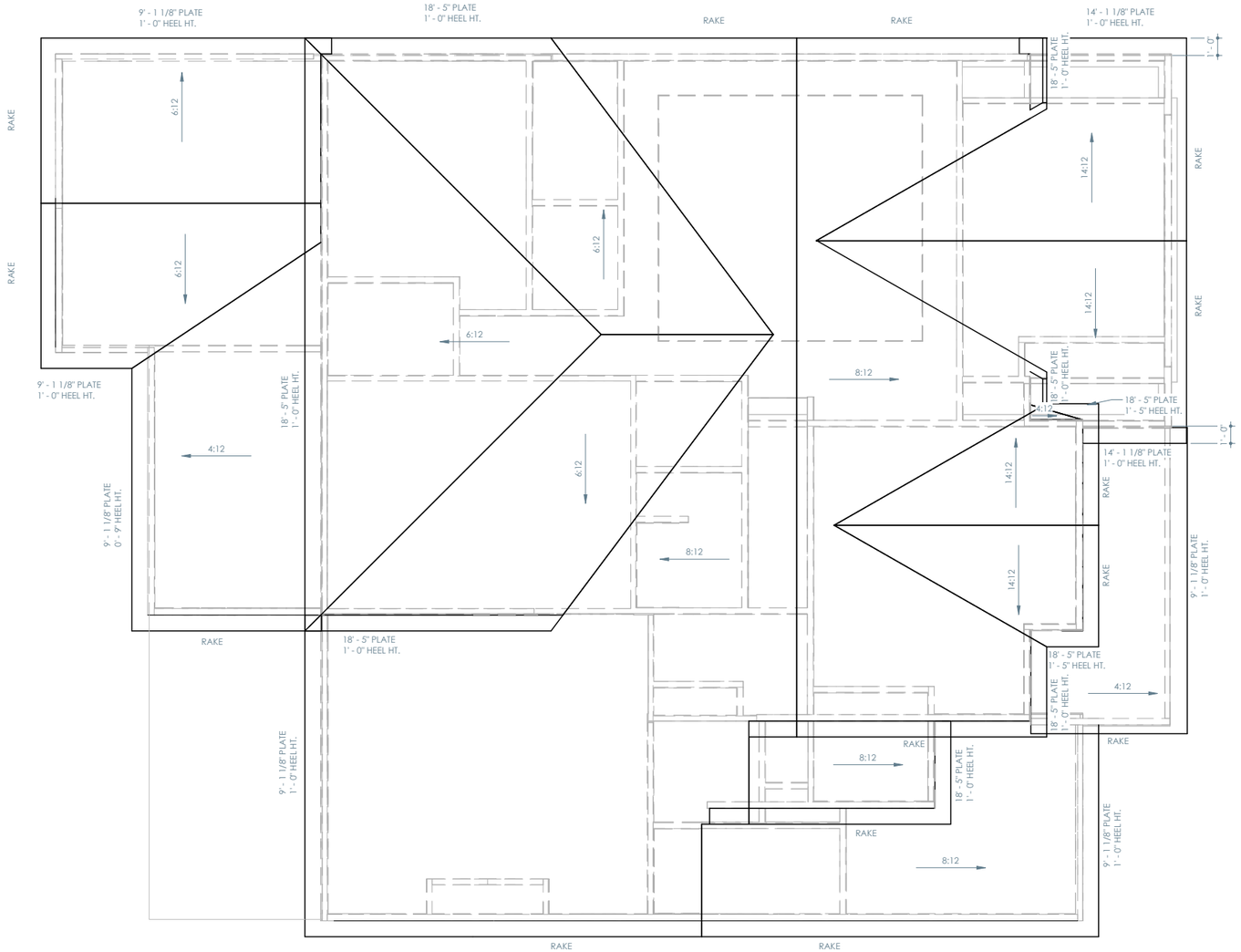
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03



ELEVATION A - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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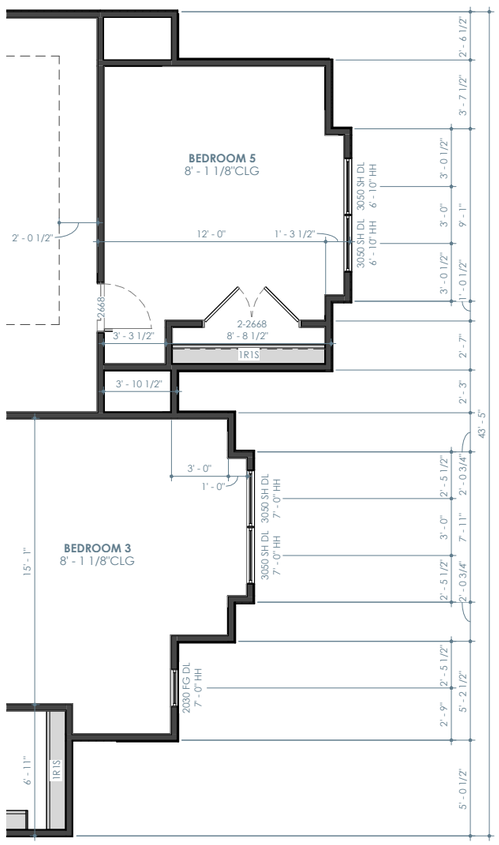
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - ROOF PLAN

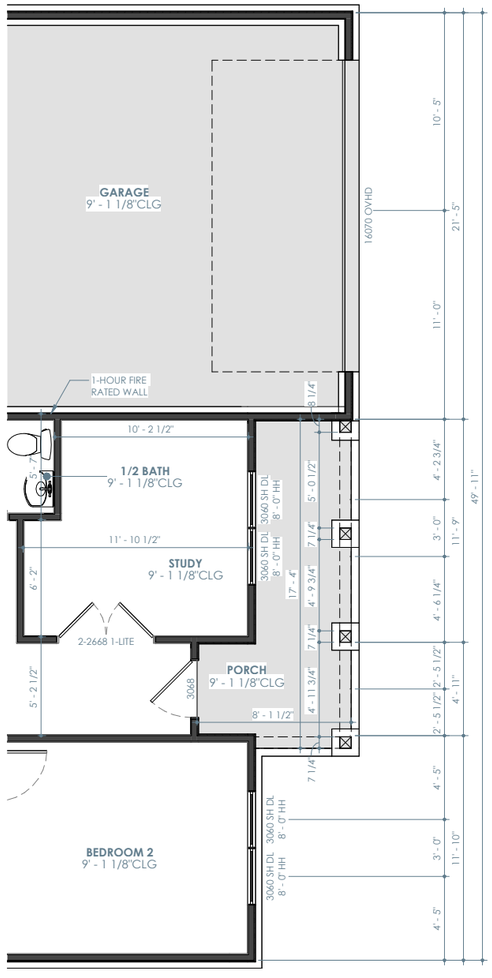
SHEET NO.

A1.04



ELEVATION B - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

ELEVATION B - LIVING	
FIRST FLOOR	2230 SF
SECOND FLOOR	1419 SF
TOTAL	3648 SF

ELEVATION B - NON-LIVING	
GARAGE	469 SF
PORCH	96 SF
PATIO	177 SF
TOTAL	741 SF
TOTAL UNDER ROOF	4390 SF

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ISSUE DATE	04-17-2024
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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL FLOOR PLANS

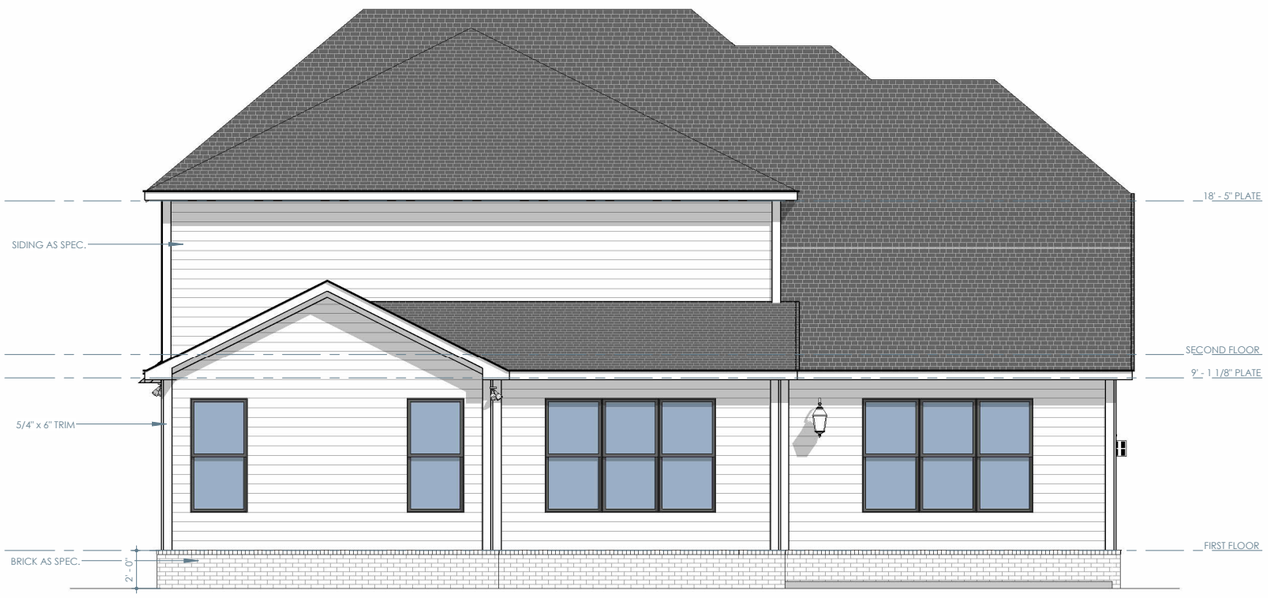
SHEET NO.

A2.01



ELEVATION B - FRONT

1/8" = 1'-0"



ELEVATION B - REAR

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.02



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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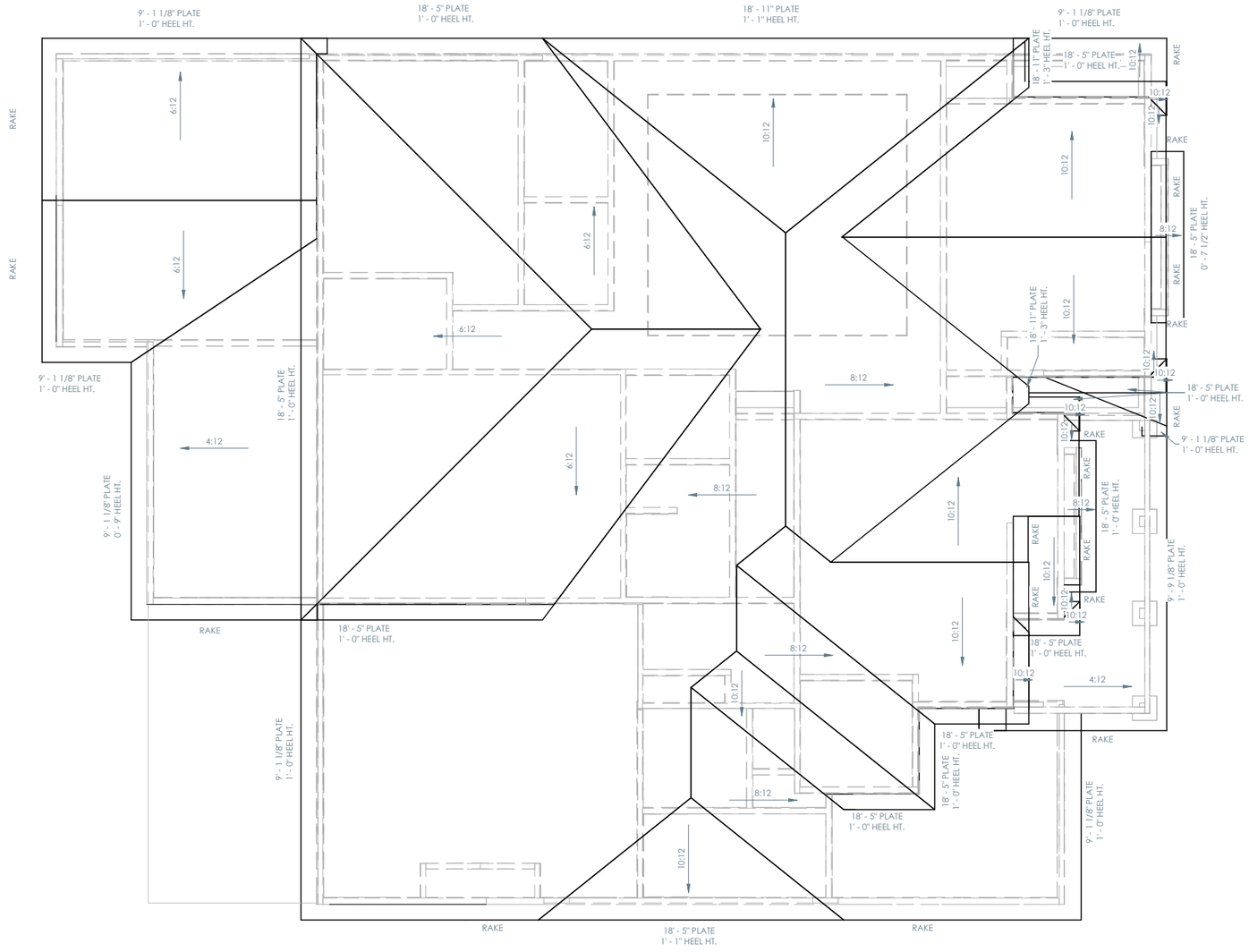
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.03



ELEVATION B - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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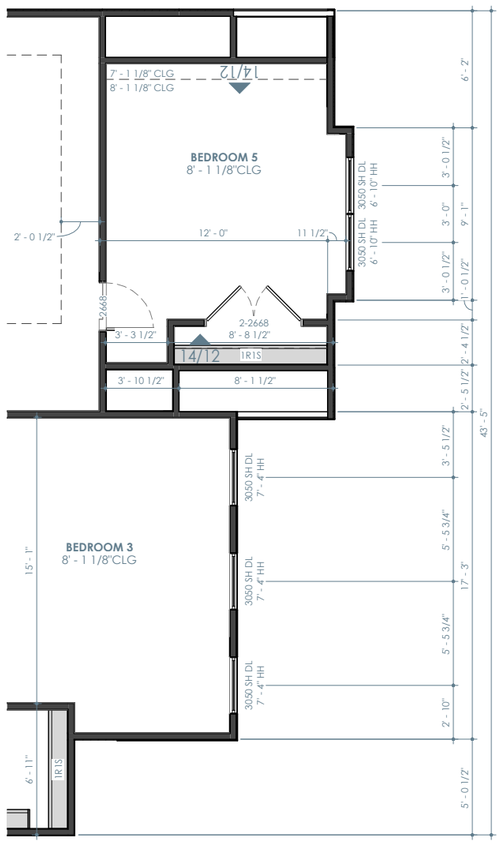
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - ROOF PLAN

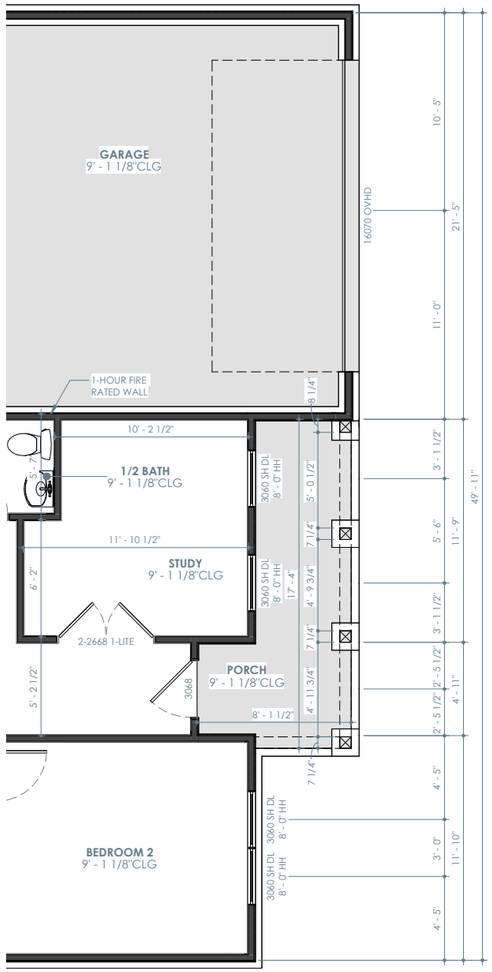
SHEET NO.

A2.04



ELEVATION C - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION C - LIVING	
FIRST FLOOR	2230 SF
SECOND FLOOR	1428 SF
TOTAL	3657 SF

ELEVATION C - NON-LIVING	
GARAGE	469 SF
PORCH	96 SF
PATIO	177 SF
TOTAL	741 SF
TOTAL UNDER ROOF	4399 SF

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL FLOOR PLANS

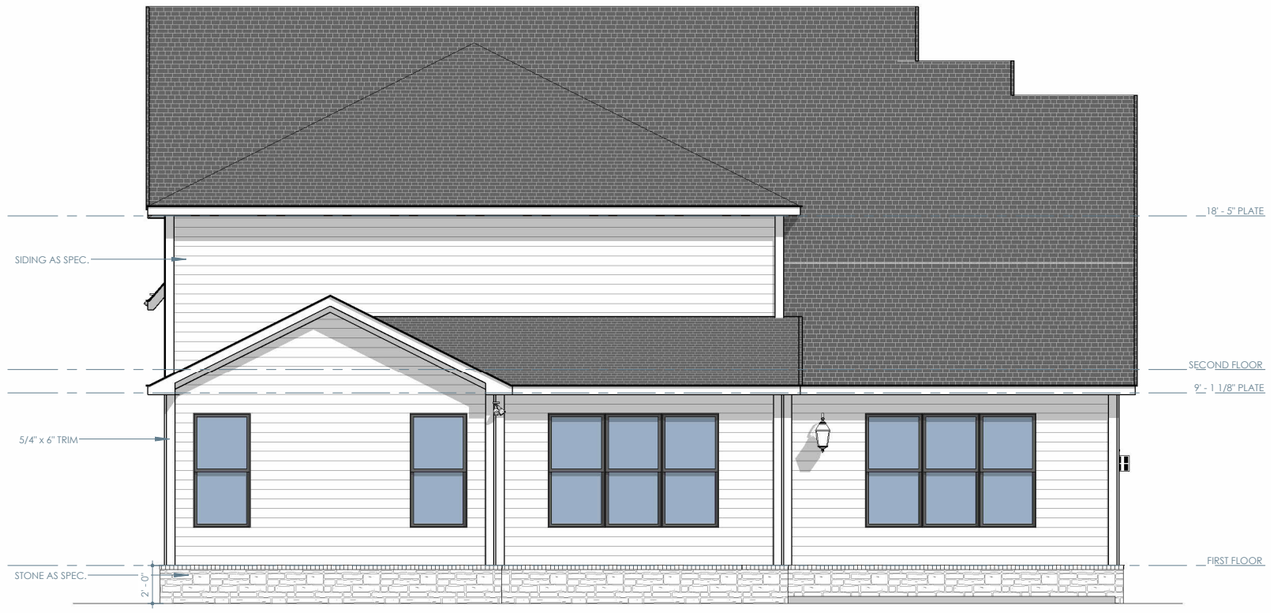
SHEET NO.

A3.01



ELEVATION C - FRONT

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

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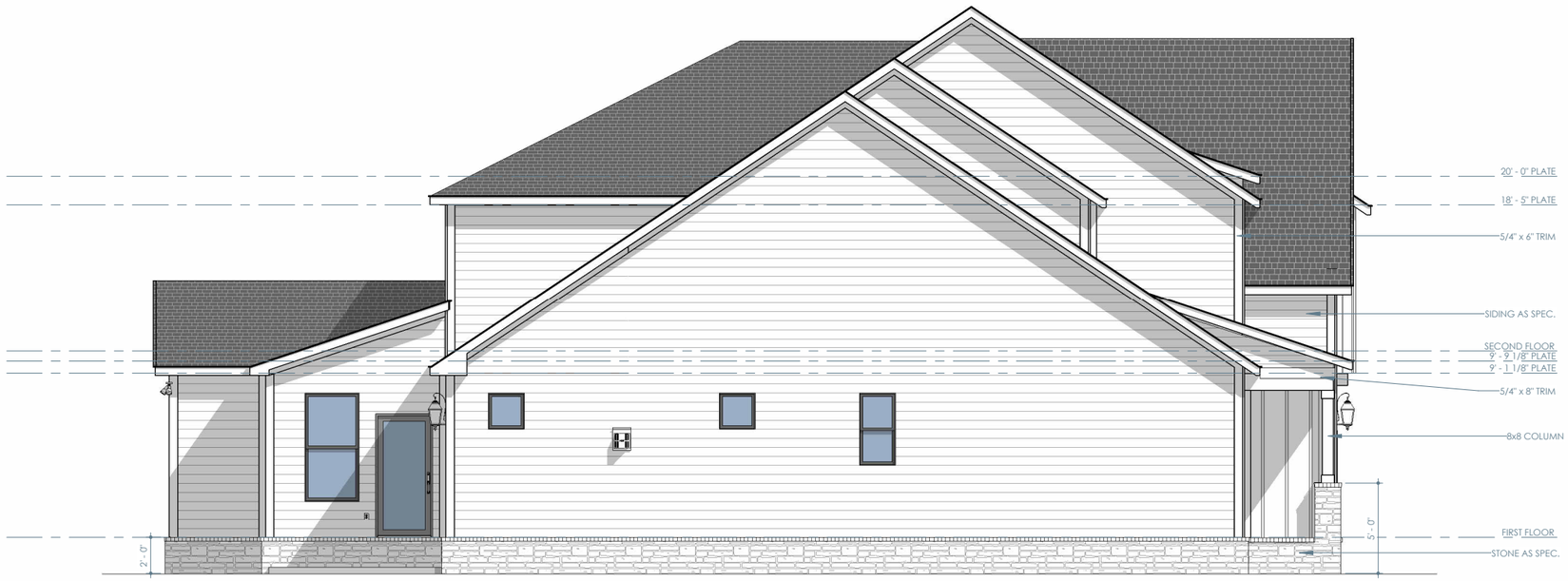
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.02



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

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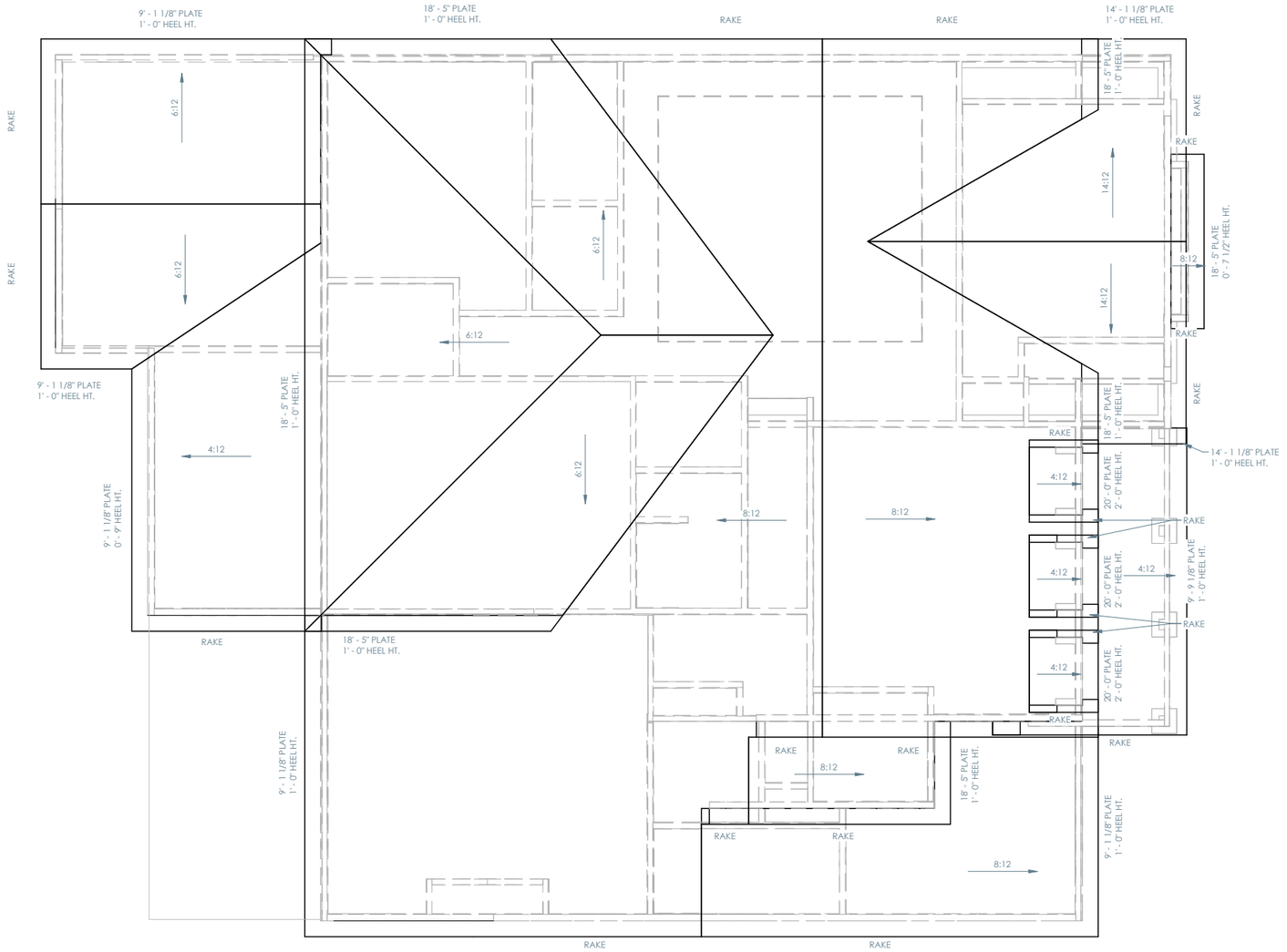
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.03



ELEVATION C - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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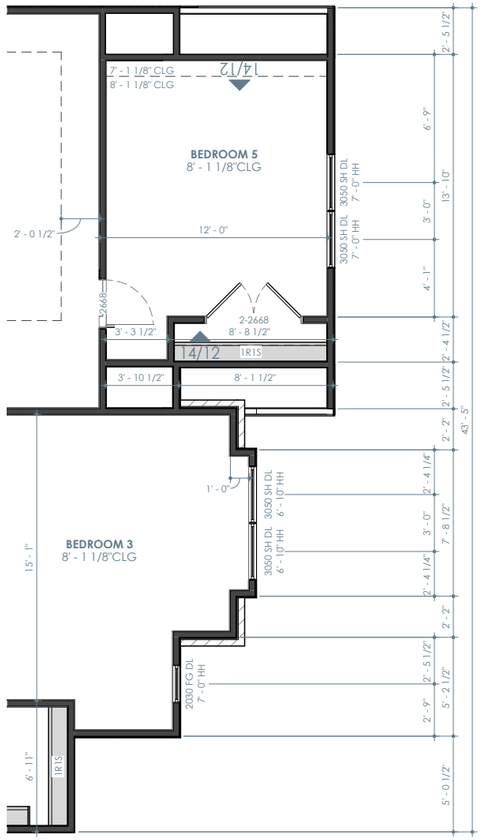
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - ROOF

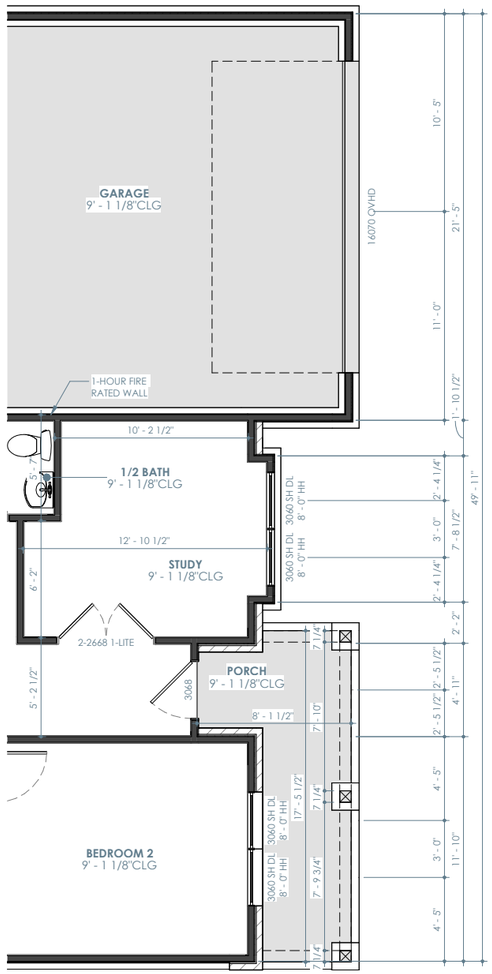
SHEET NO.

A3.04



ELEVATION D - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION D- FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION D - LIVING	
FIRST FLOOR	2249 SF
SECOND FLOOR	1416 SF
TOTAL	3665 SF

ELEVATION D - NON-LIVING	
GARAGE	469 SF
PORCH	93 SF
PATIO	177 SF
TOTAL	739 SF
TOTAL UNDER ROOF	4403 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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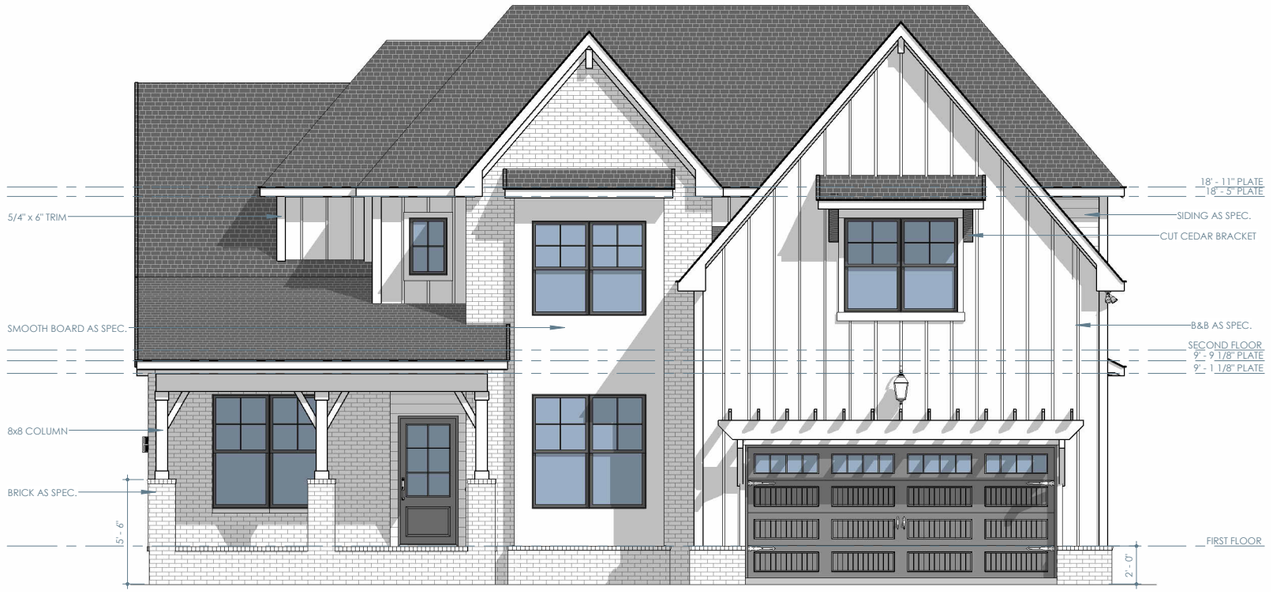
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - PARTIAL FLOOR PLANS

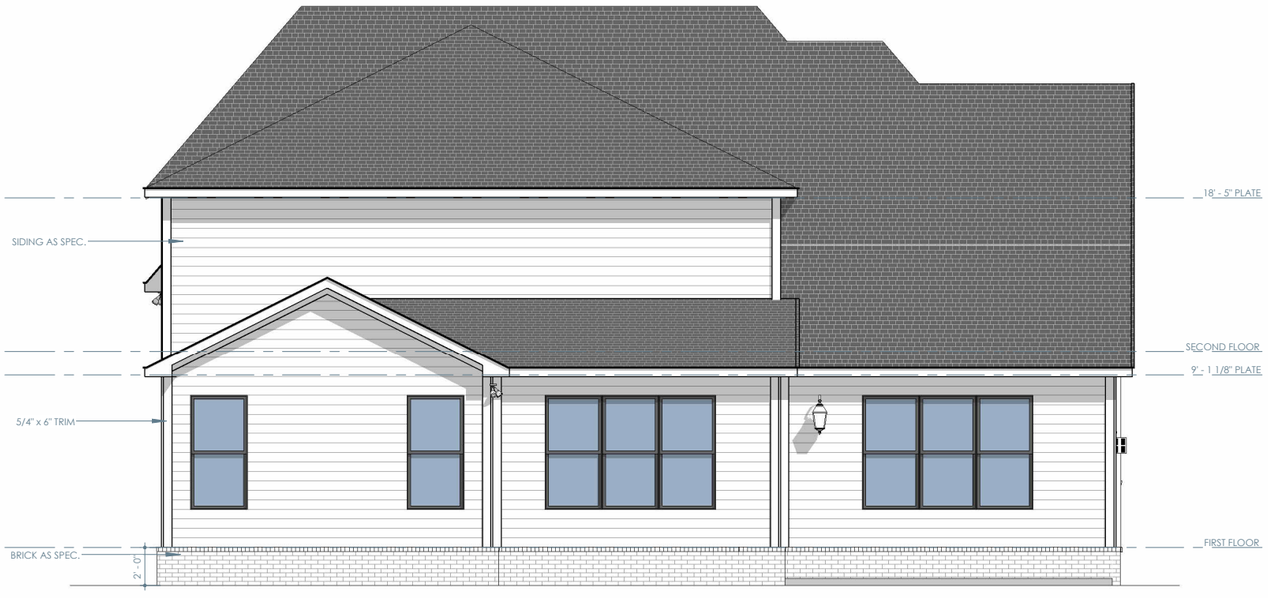
SHEET NO.

A4.01



ELEVATION D - FRONT

1/8" = 1'-0"



ELEVATION D - REAR

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02



ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"

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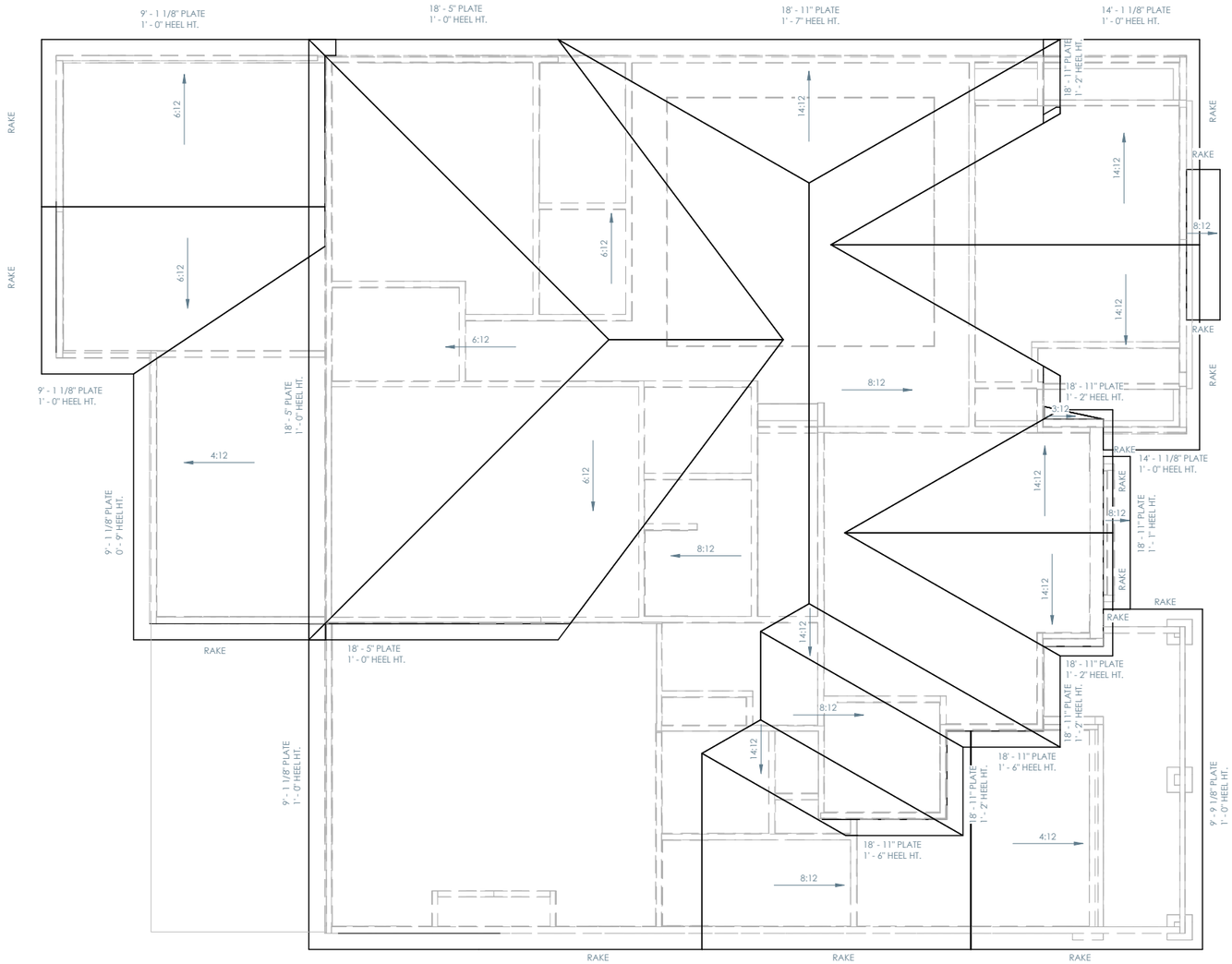
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.03



ELEVATION D - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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PLAN NO.

3510

ISSUE DATE	04-17-2024
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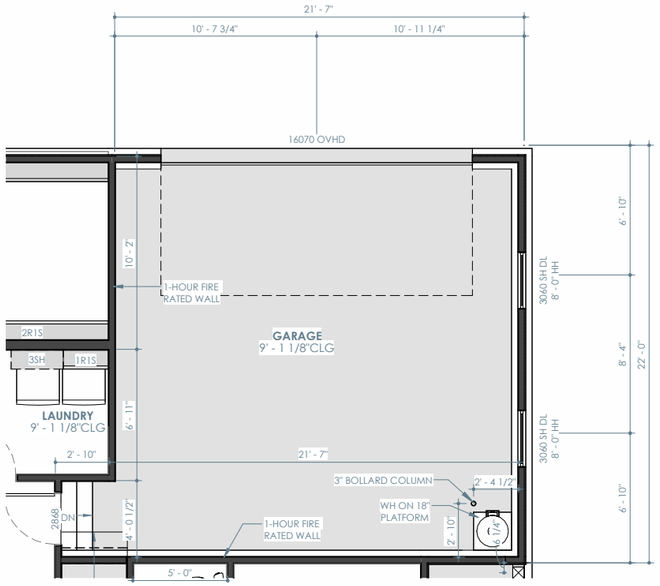
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - ROOF

SHEET NO.

A4.04



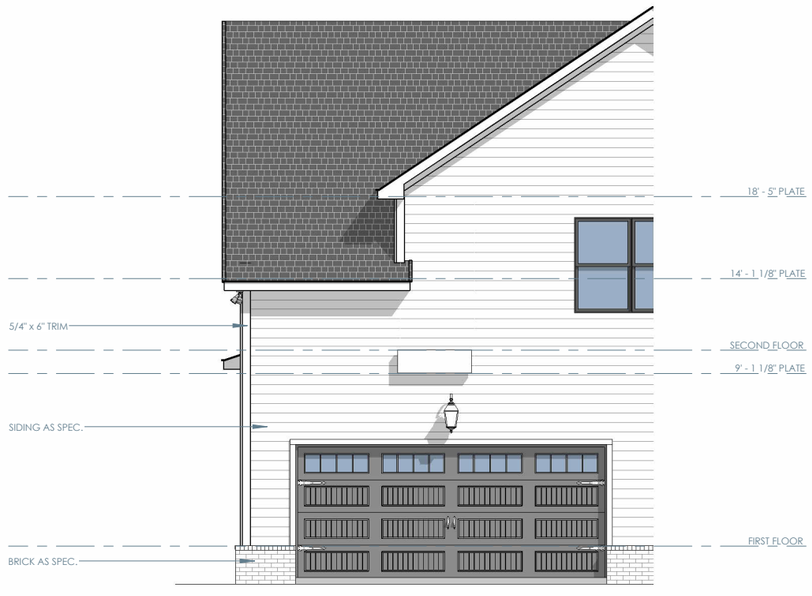
OPT. SIDE LOAD GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



ELEVATION A - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION A - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"

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ISSUE DATE	04-17-2024
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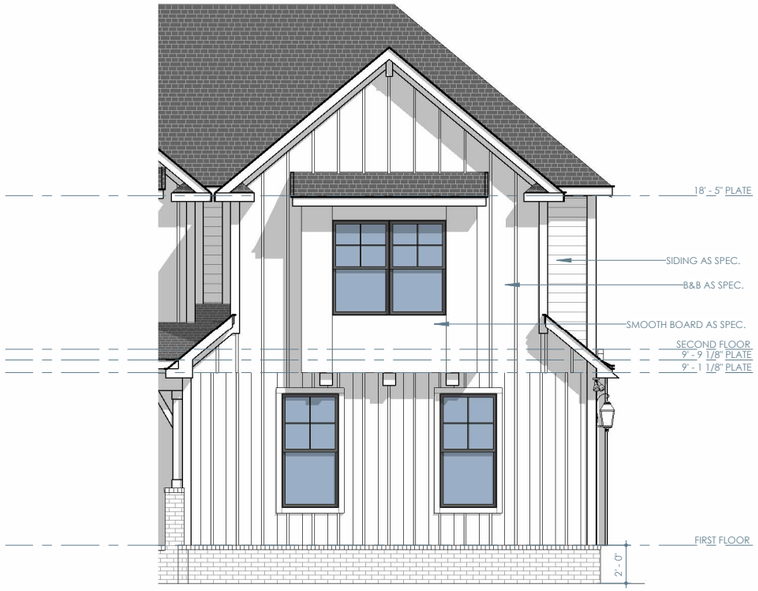
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

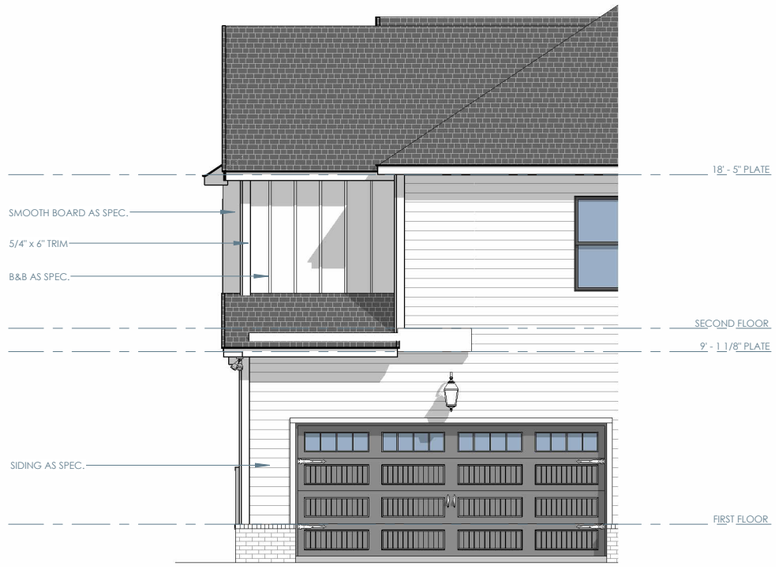
SHEET NO.

A7.00



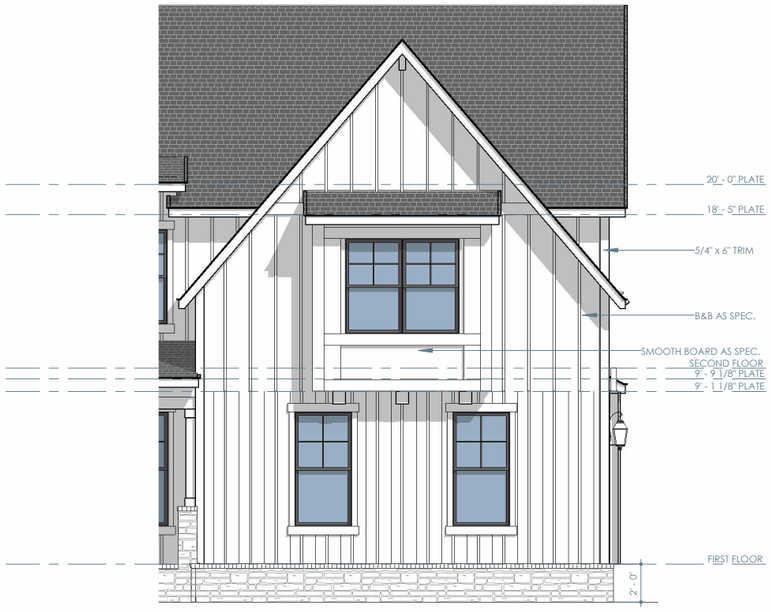
ELEVATION B - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



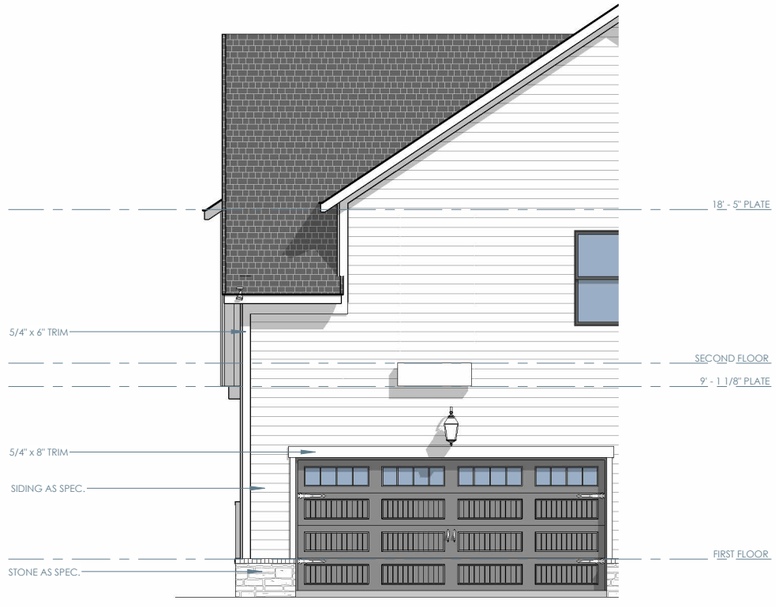
ELEVATION B - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



ELEVATION C - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION C - OPT. SIDE LOAD GARAGE RIGHT

1/8" = 1'-0"

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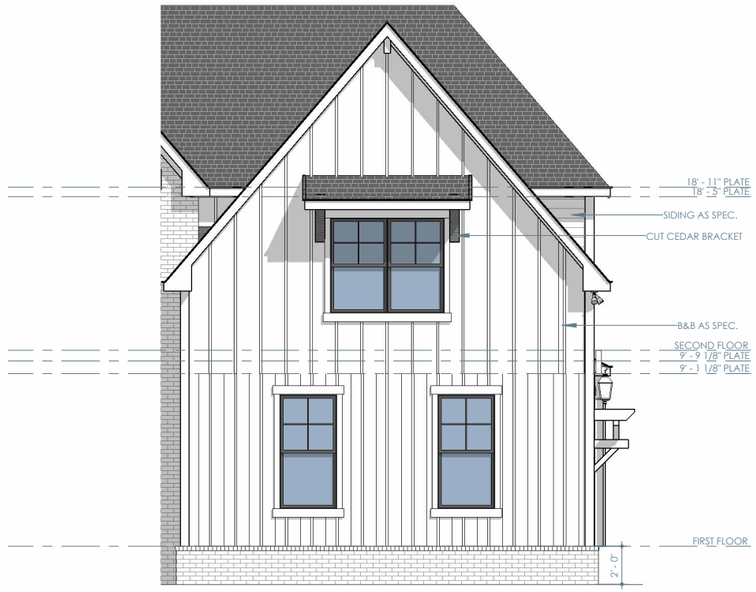
SHEET NAME

PLAN OPTIONS

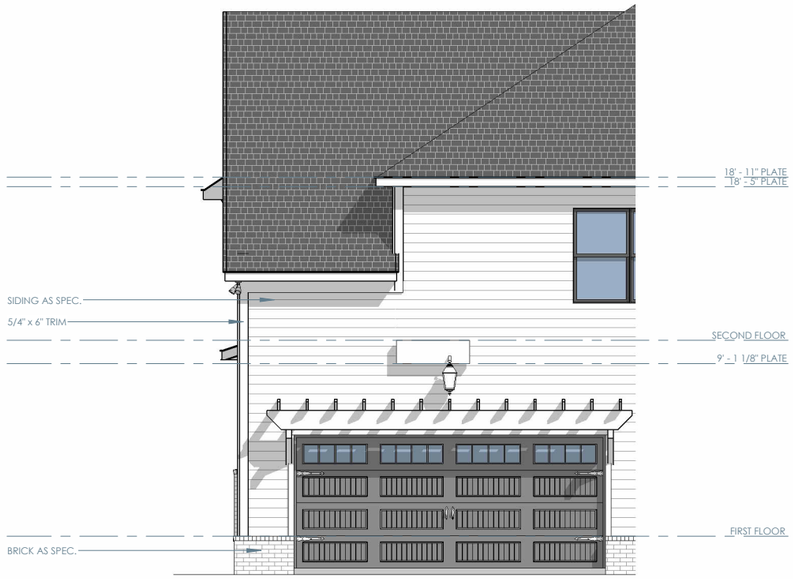
SHEET NO.

A7.01



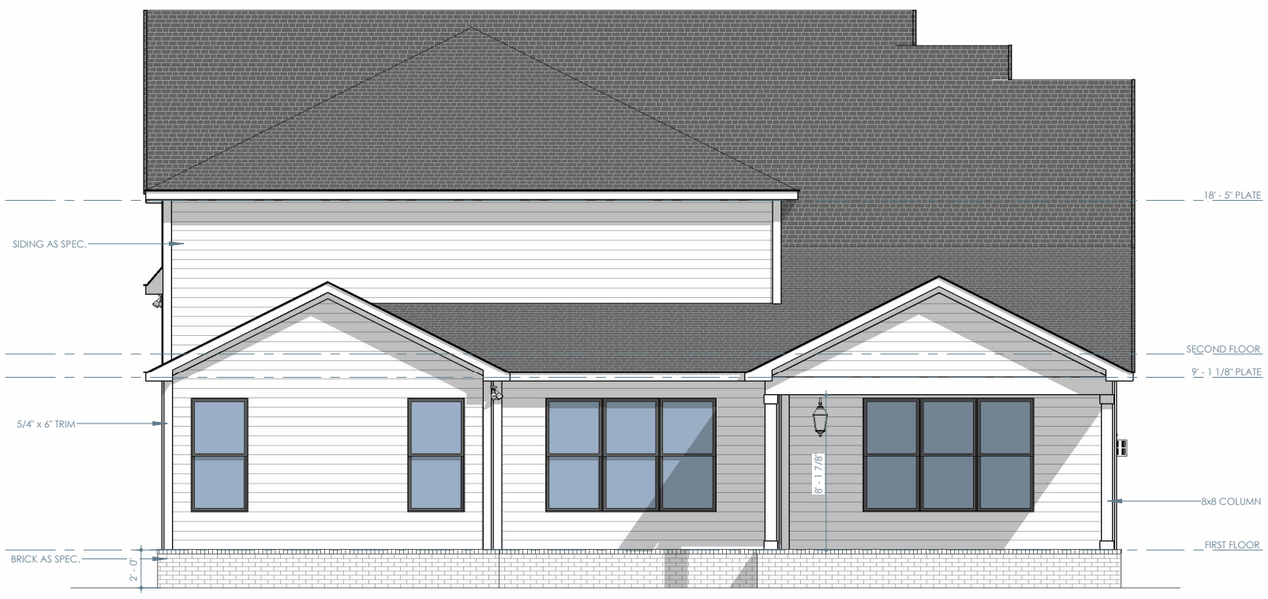
ELEVATION D - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



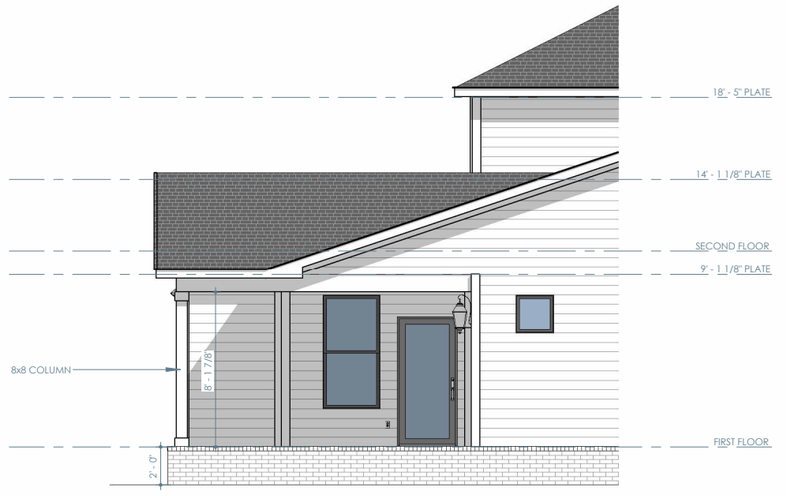
ELEVATION D - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



OPT. EXTENDED PATIO - REAR

1/8" = 1'-0"



OPT. EXTENDED PATIO - LEFT

1/8" = 1'-0"

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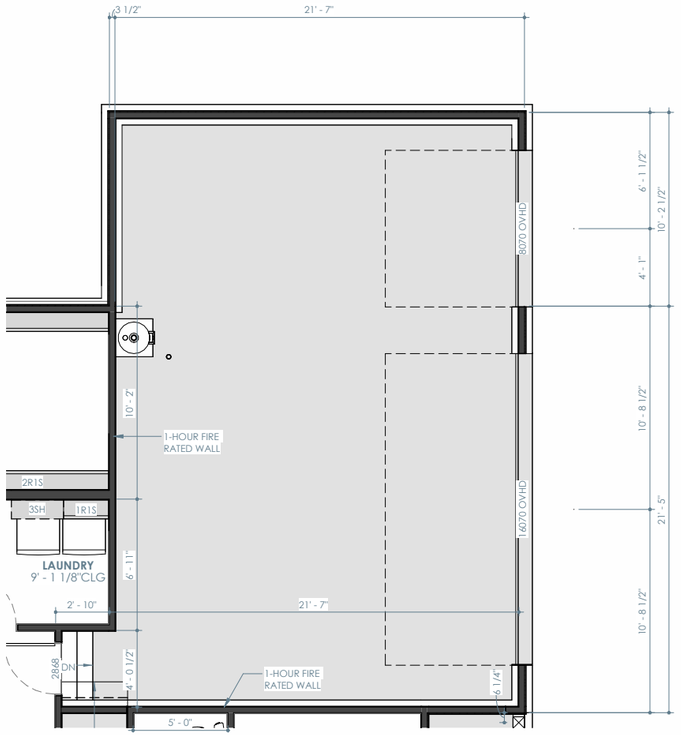
SHEET NAME

PLAN OPTIONS

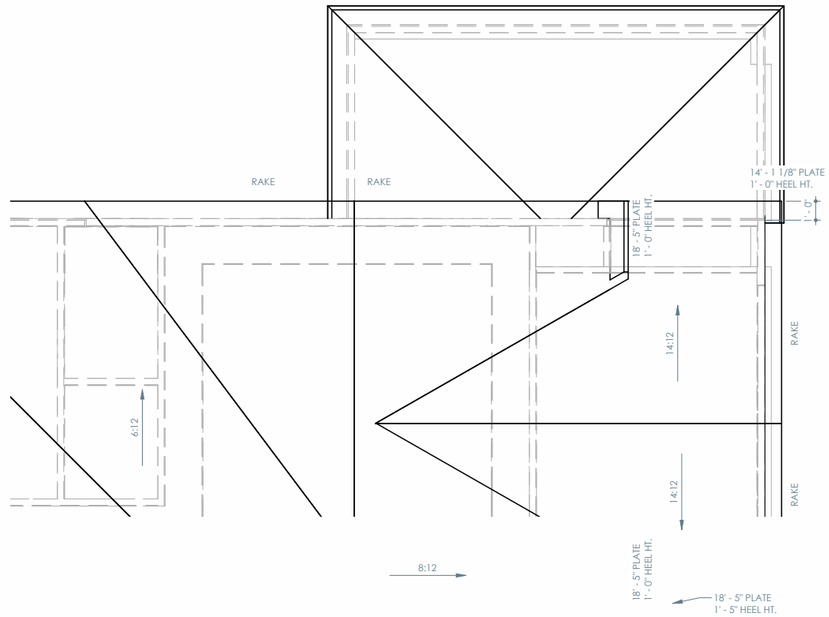
SHEET NO.

A7.02



OPT. 3 CAR GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



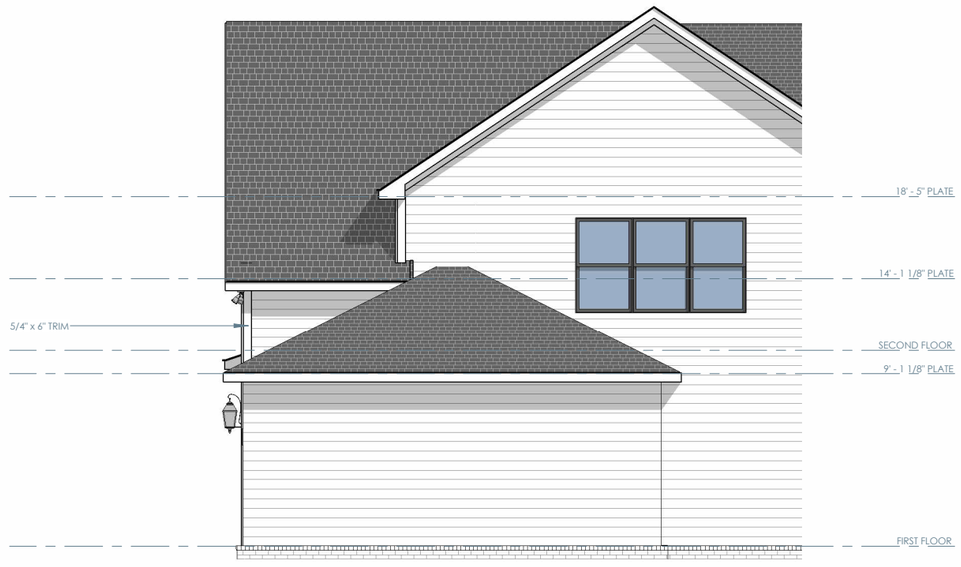
OPT. 3 CAR GARAGE - ELEV A - ROOF PLAN

1/8" = 1'-0"



OPT. 3 CAR GARAGE - ELEVATION A - FRONT

1/8" = 1'-0"



OPT. 3 CAR GARAGE - ELEVATION A - RIGHT

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.03



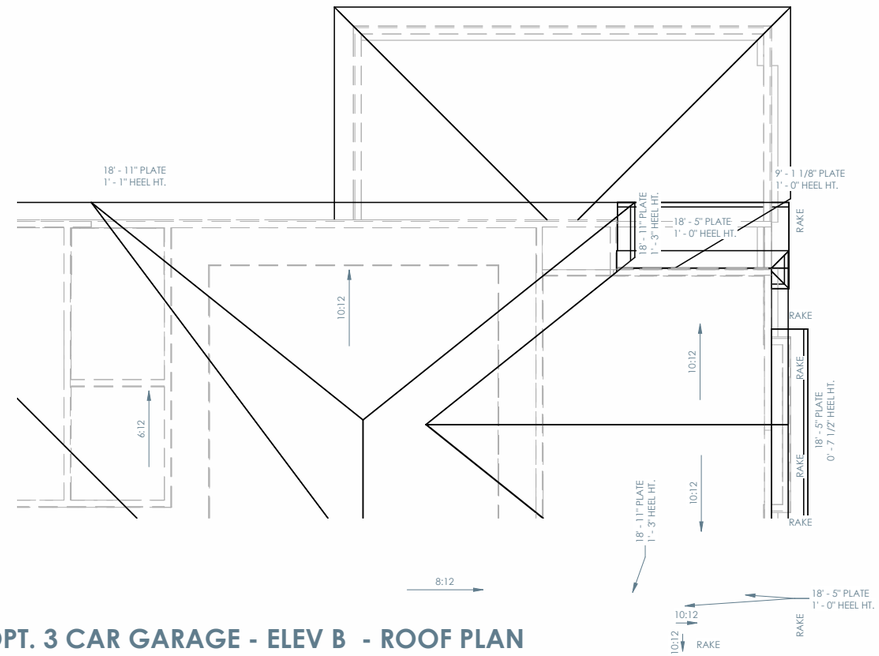
OPT. 3 CAR GARAGE - ELEVATION B - FRONT

1/8" = 1'-0"



OPT. 3 CAR GARAGE - ELEVATION B - RIGHT

1/8" = 1'-0"



OPT. 3 CAR GARAGE - ELEV B - ROOF PLAN

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.04



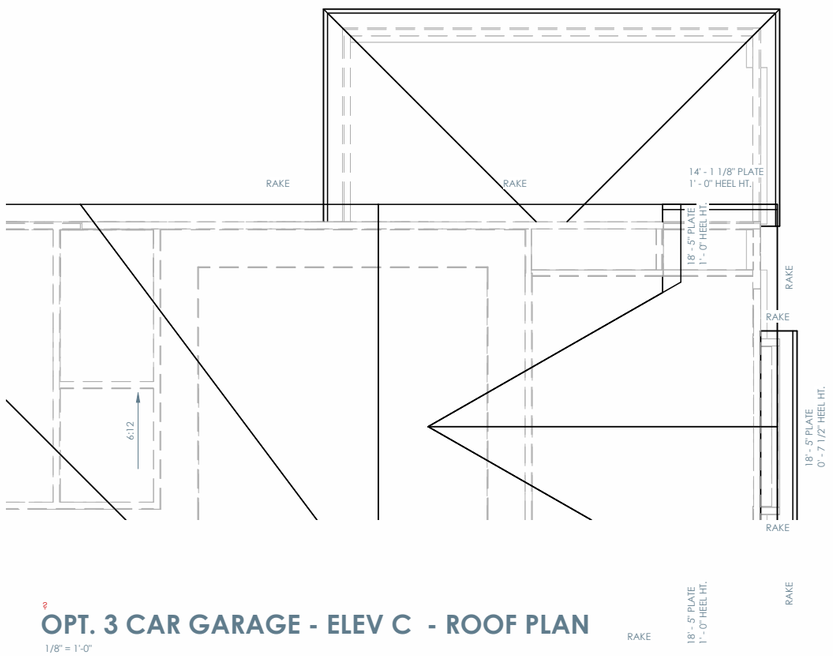
OPT. 3 CAR GARAGE - ELEVATION C - FRONT

1/8" = 1'-0"



OPT. 3 CAR GARAGE - ELEVATION C - RIGHT

1/8" = 1'-0"



OPT. 3 CAR GARAGE - ELEV C - ROOF PLAN

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

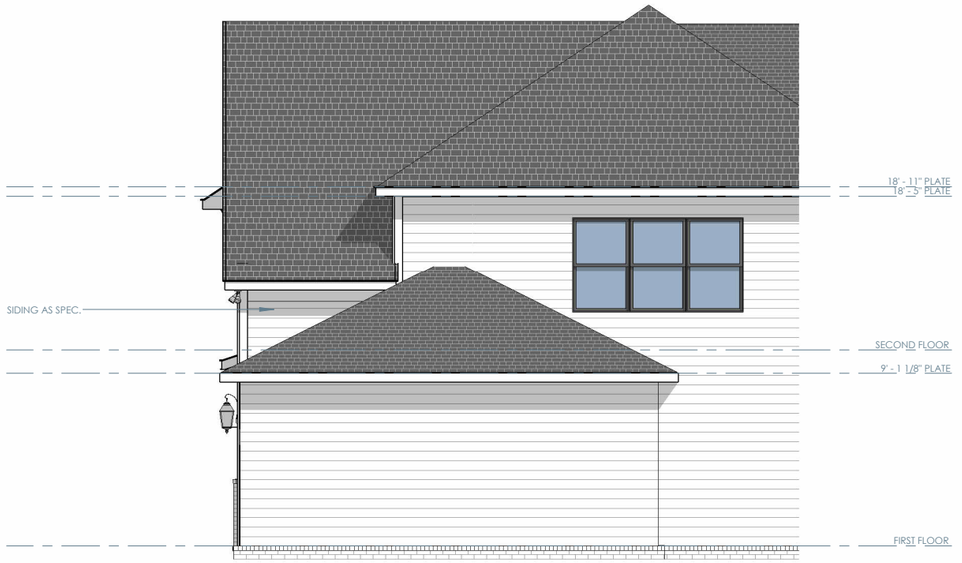
SHEET NO.

A7.05



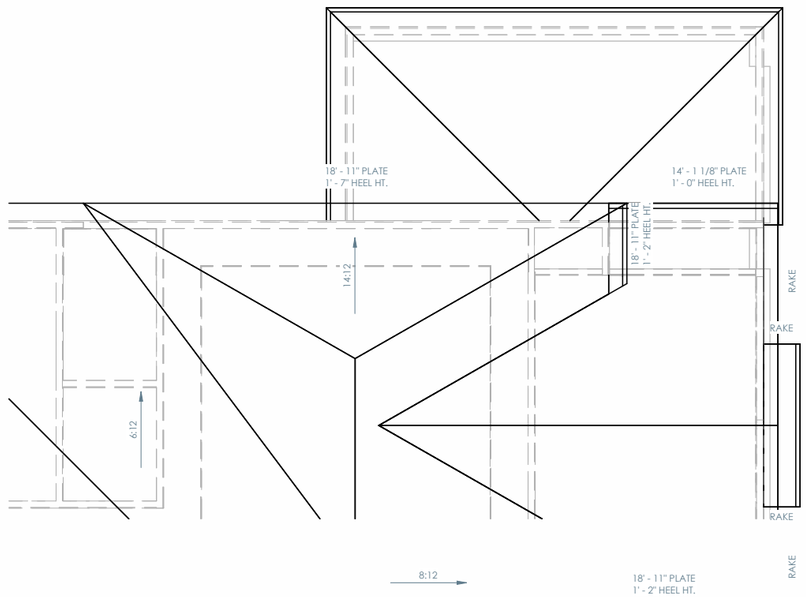
OPT. 3 CAR GARAGE - ELEVATION D - FRONT

1/8" = 1'-0"



OPT. 3 CAR GARAGE - ELEVATION D - RIGHT

1/8" = 1'-0"



OPT. 3 CAR GARAGE - ELEV D - ROOF PLAN

1/8" = 1'-0"

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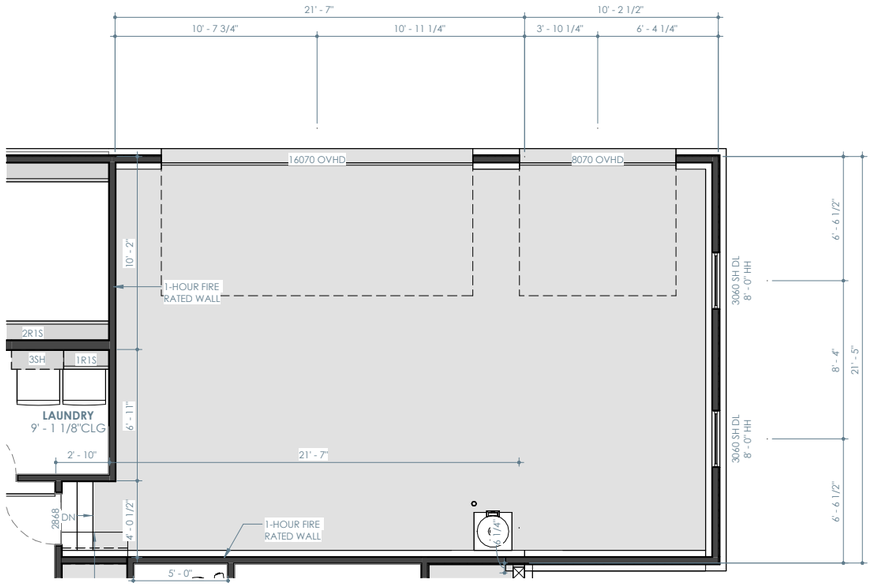
SHEET NAME

PLAN OPTIONS

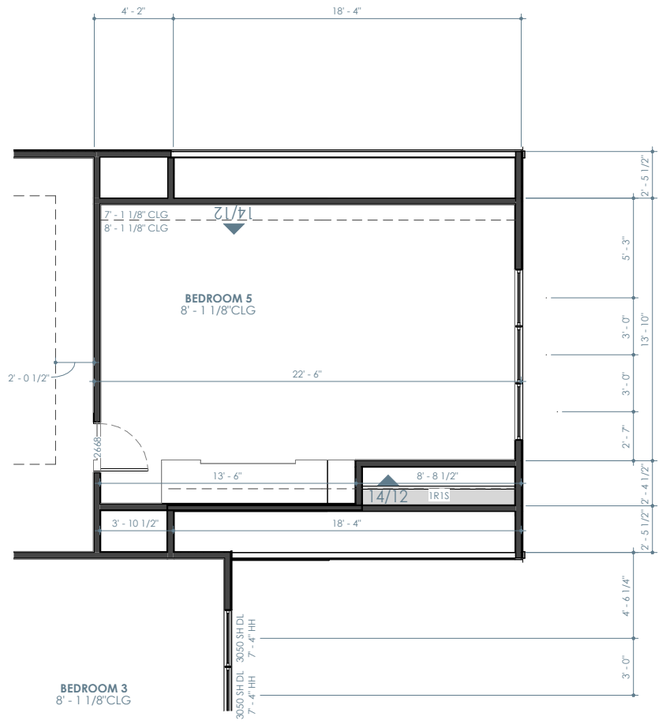
SHEET NO.

A7.06



OPT. 3 CAR SIDE LOAD GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - SECOND FLOOR PLAN

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.07



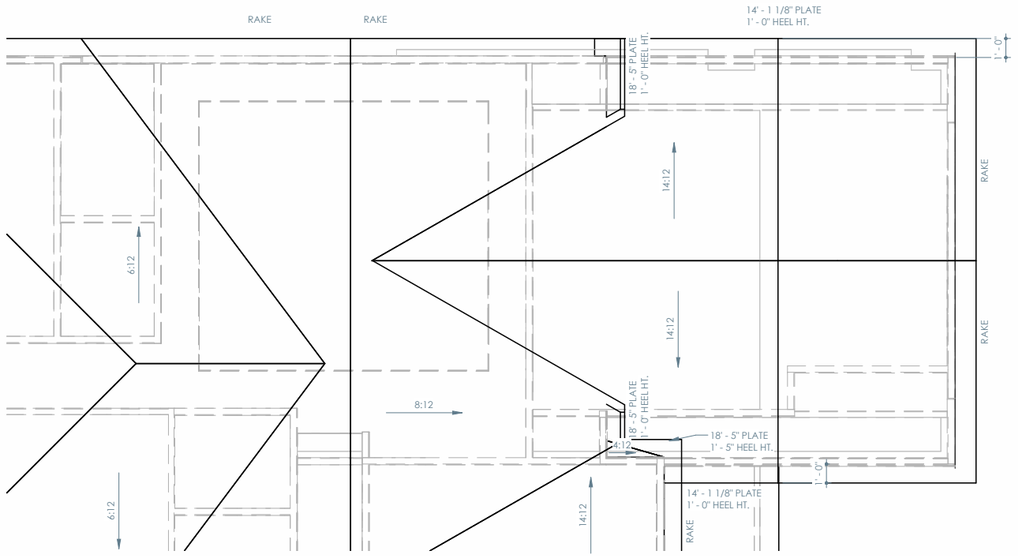
OPT. 3 CAR SIDE LOAD GARAGE - ELEVATION A - FRONT

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ELEVATION A - RIGHT

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ROOF PLAN

1/8" = 1'-0"

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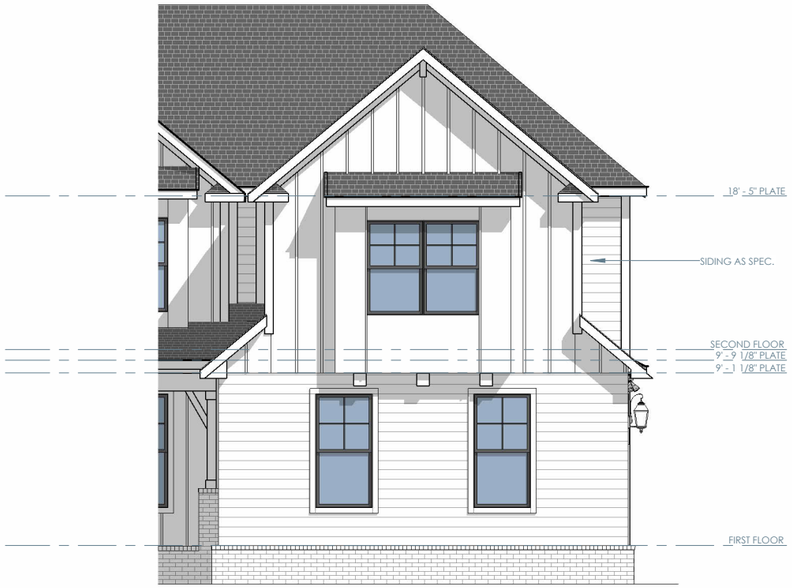
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.08



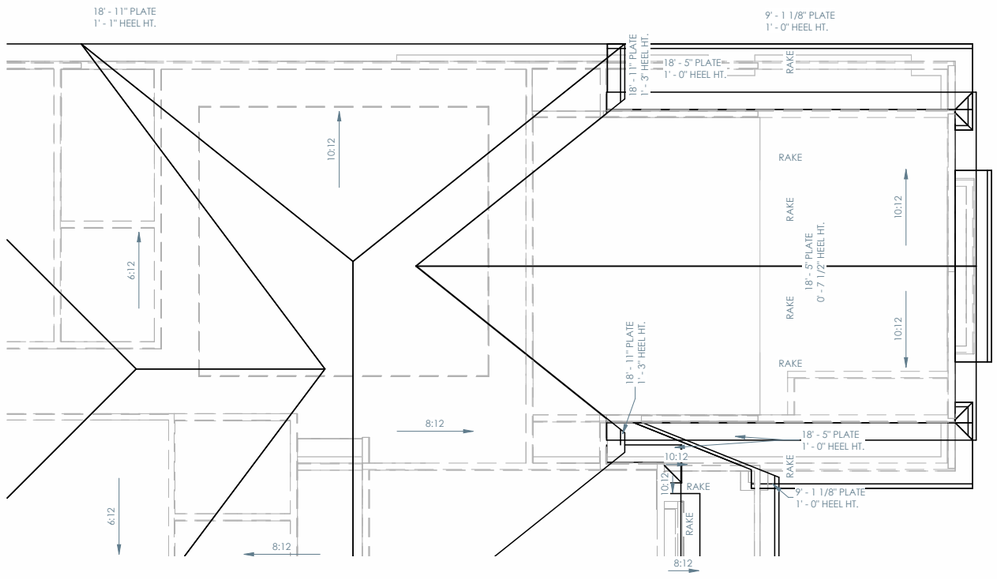
OPT. 3 CAR SIDE LOAD GARAGE - ELEVATION B - FRONT

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ELEVATION B - RIGHT

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ROOF PLAN

1/8" = 1'-0"

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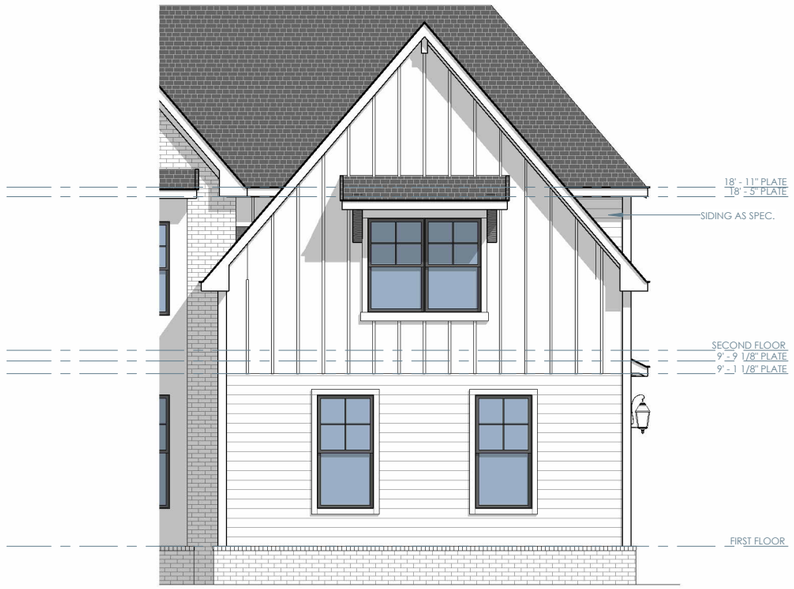
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.09



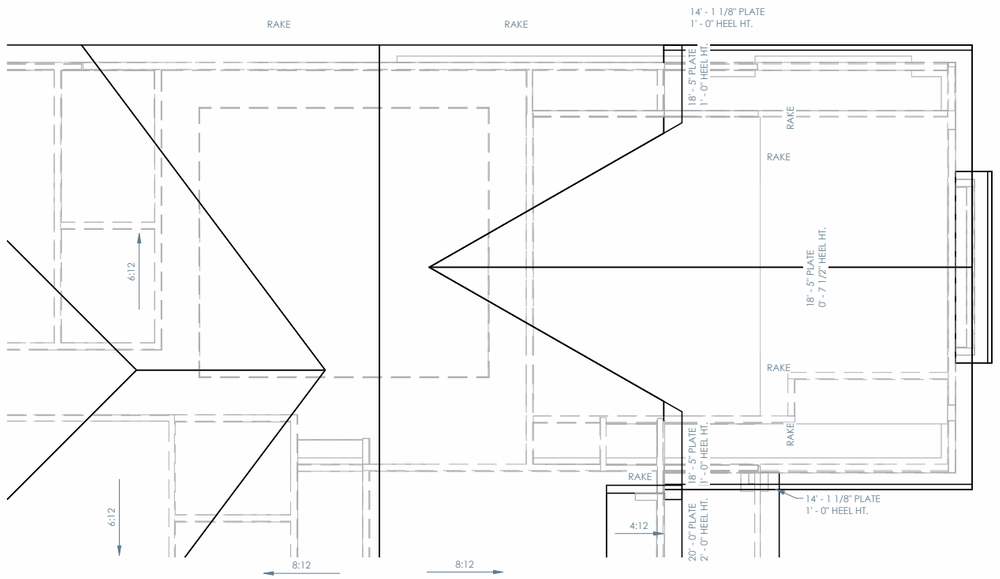
OPT. 3 CAR SIDE LOAD GARAGE - ELEVATION C - FRONT

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ELEVATION C - RIGHT

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ROOF PLAN

1/8" = 1'-0"

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DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.10



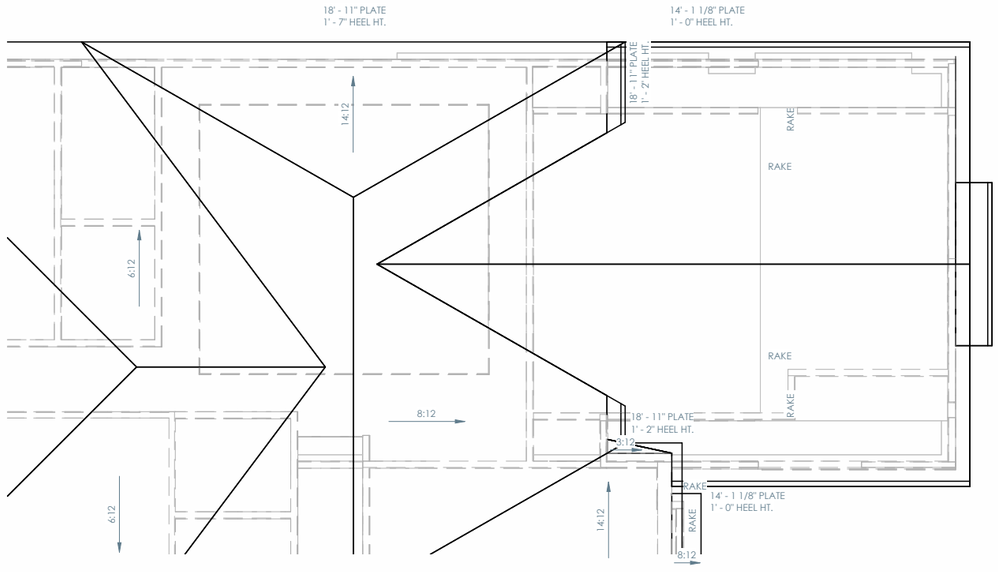
OPT. 3 CAR SIDE LOAD GARAGE - ELEVATION D - FRONT

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ELEVATION D - RIGHT

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ROOF PLAN

1/8" = 1'-0"

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PLAN NO.

3510

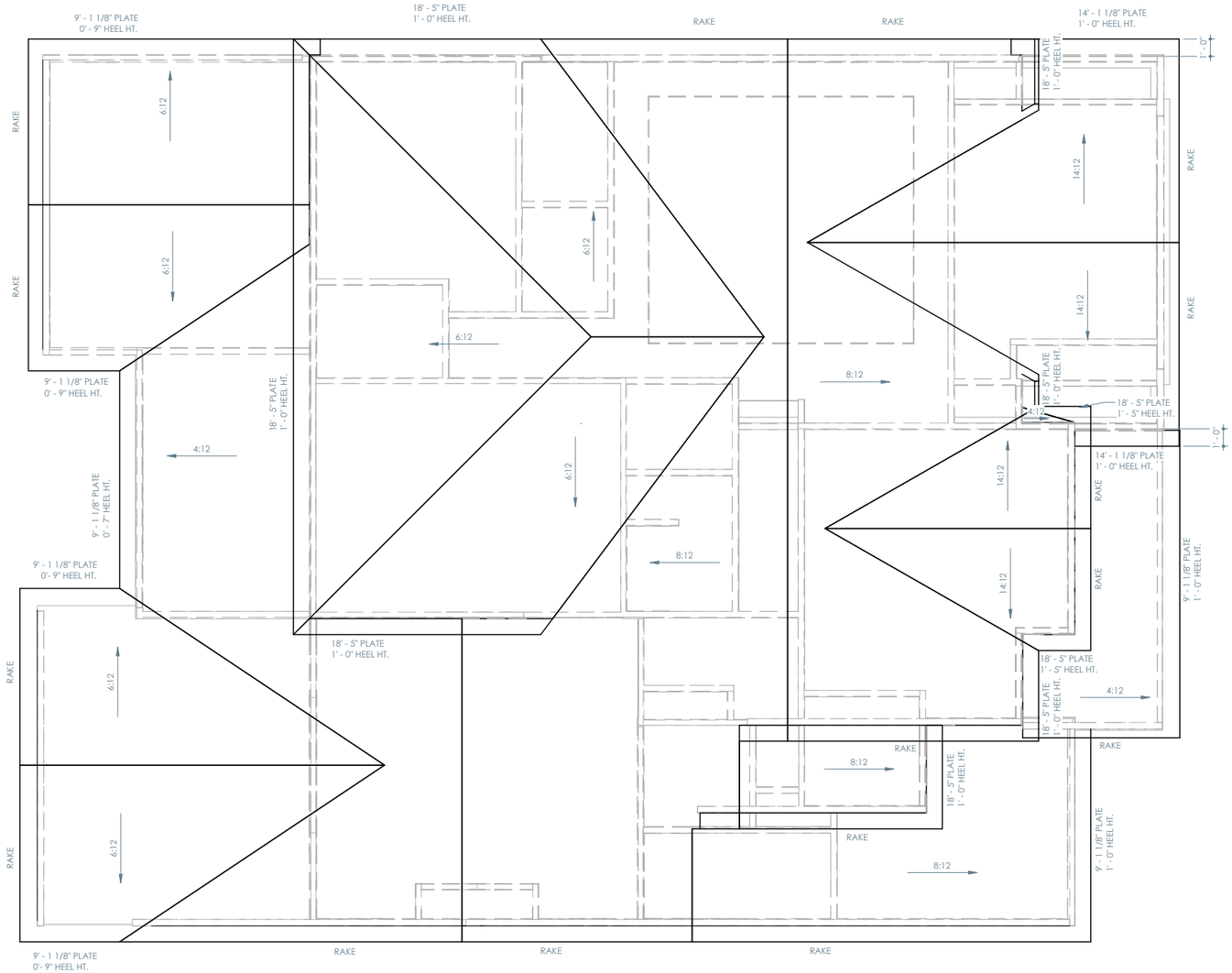
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

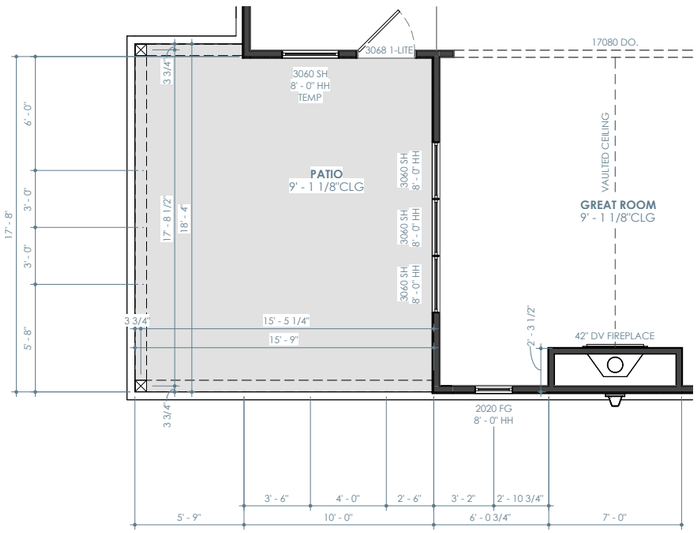
SHEET NO.

A7.11



OPT. EXTENDED PATIO - ROOF PLAN

1/8" = 1'-0"



OPT. EXTENDED PATIO - FIRST FLOOR PLAN

1/8" = 1'-0"

PROJECT NAME

BRADFORD

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ISSUE DATE	04-17-2024
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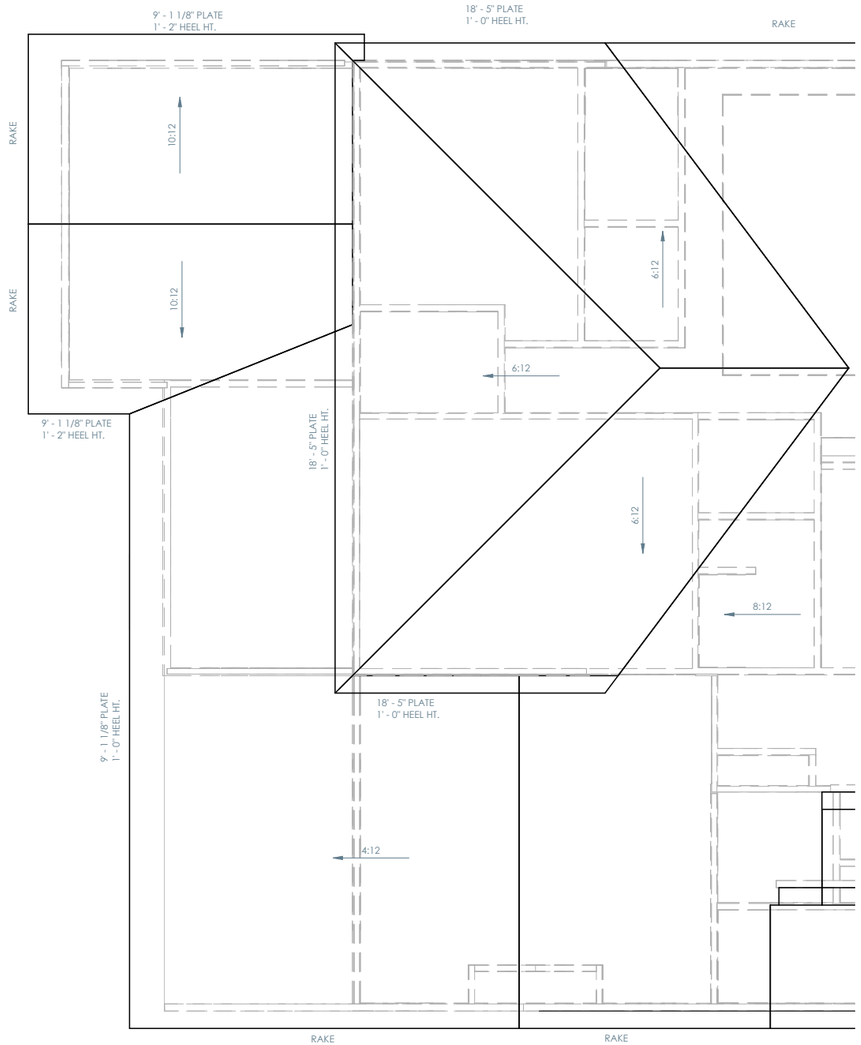
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

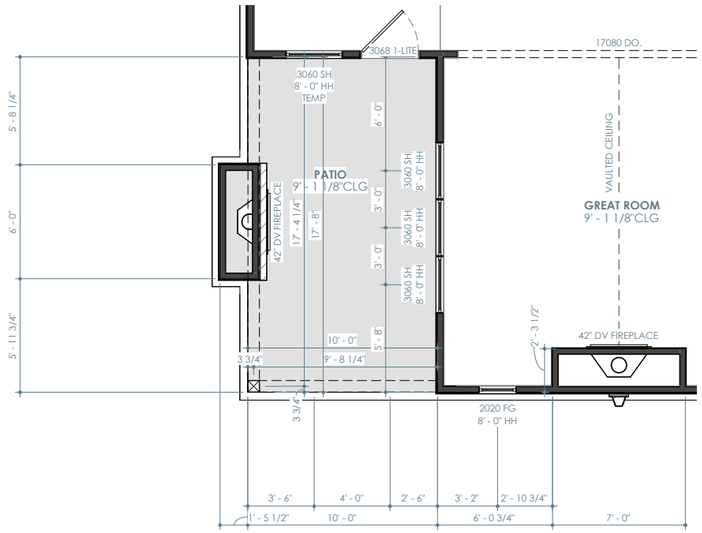
SHEET NO.

A7.12



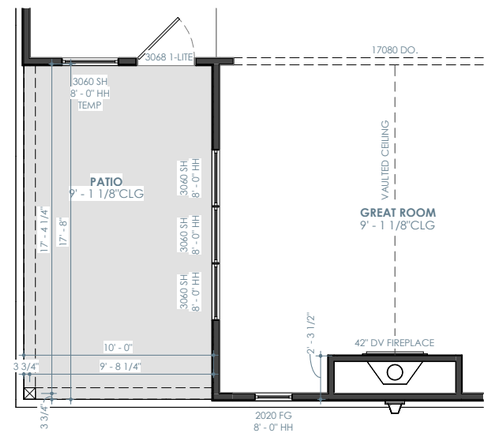
OPT. COVERED PATIO - ROOF PLAN

1/8" = 1'-0"



OPT. REAR COVERED PORCH W/ OPT. PORCH FIREPLACE - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. REAR COVERED PORCH- FIRST FLOOR PLAN

1/8" = 1'-0"

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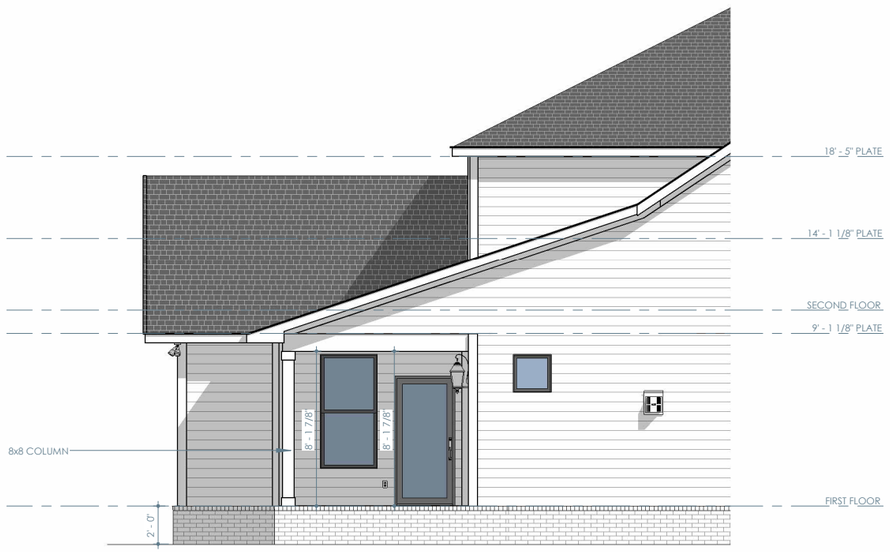
SHEET NAME

PLAN OPTIONS

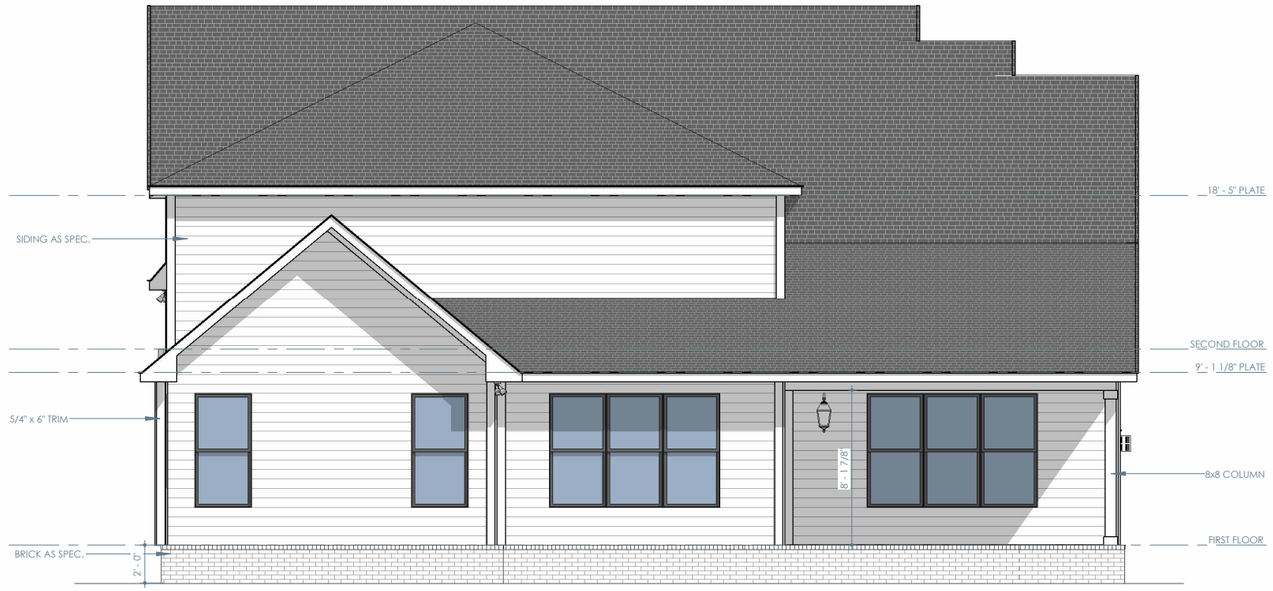
SHEET NO.

A7.13



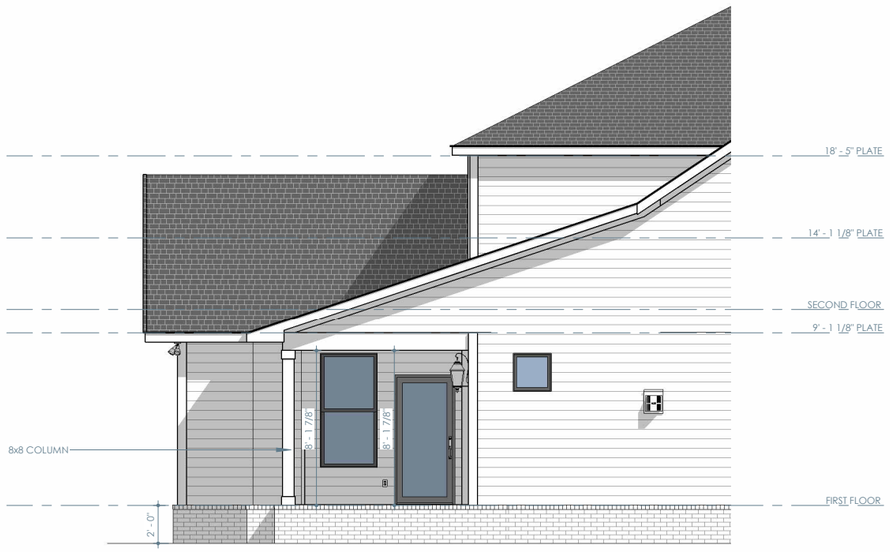
OPT. REAR COVERED PORCH - LEFT

1/8" = 1'-0"



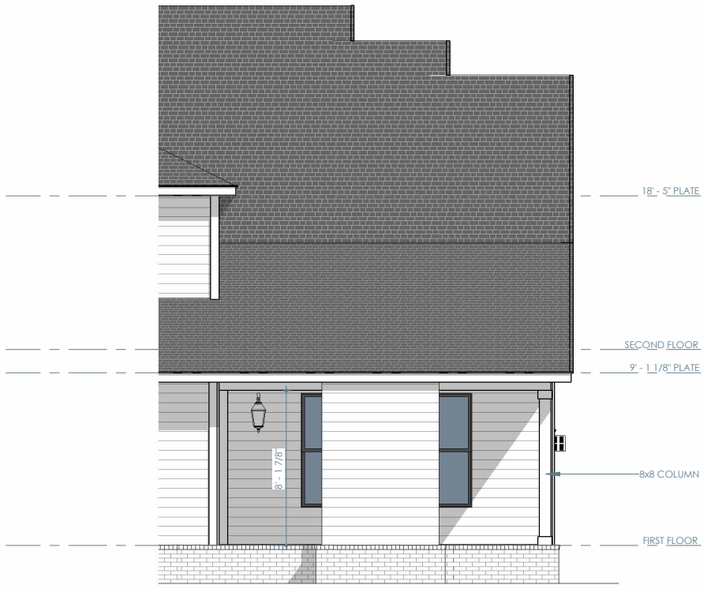
OPT. REAR COVERED PORCH - REAR

1/8" = 1'-0"



OPT. REAR COVERED PORCH W/ OPT. PORCH FIREPLACE - LEFT

1/8" = 1'-0"



OPT. REAR COVERED PORCH W/ OPT. PORCH FIREPLACE - REAR

1/8" = 1'-0"

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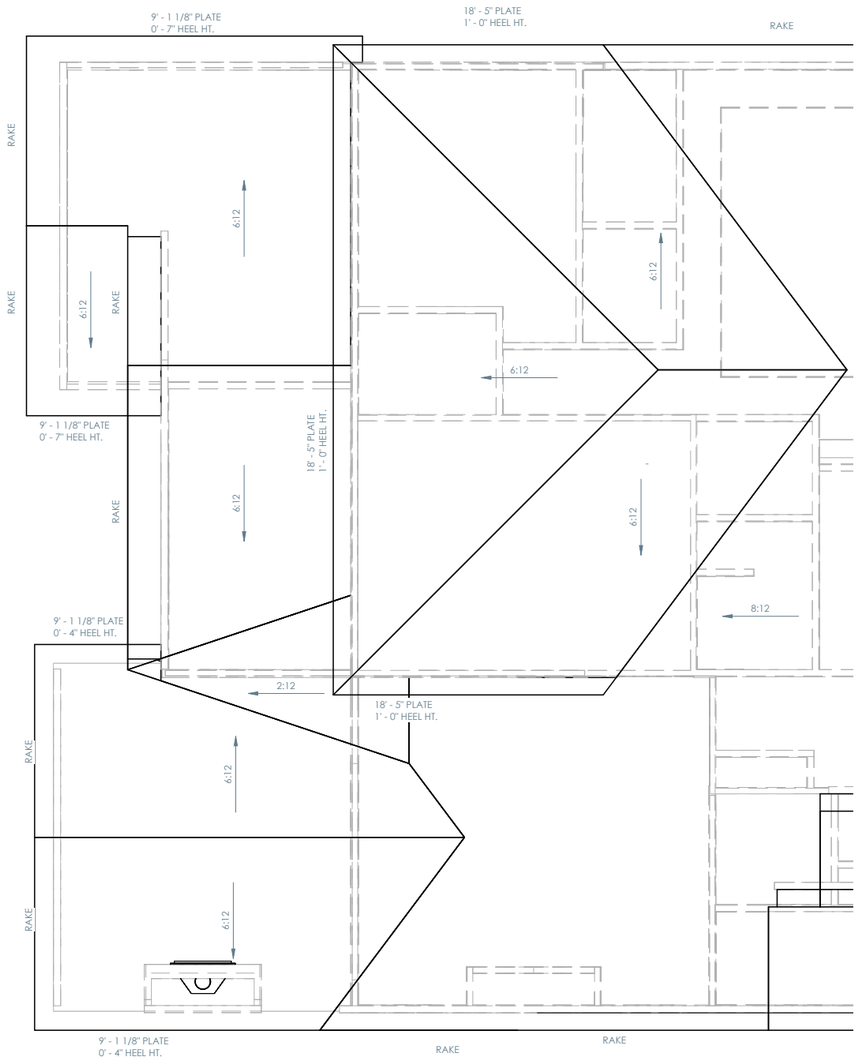
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

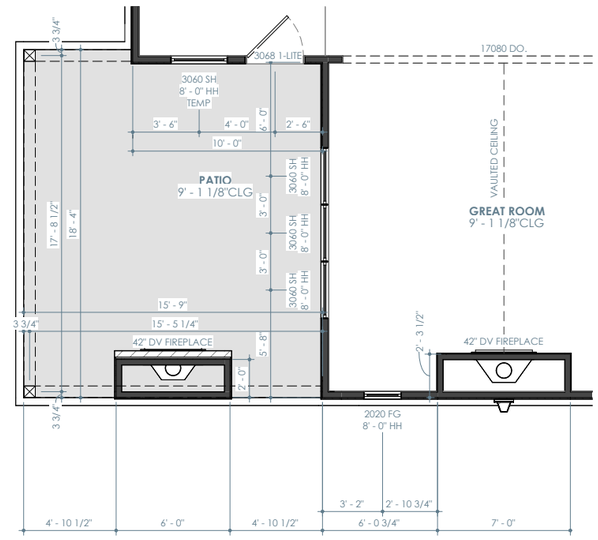
SHEET NO.

A7.14



OPT. EXTENDED PATIO
W/ REAR COVERED PORCH
W/ OPT. PORCH FIREPLACE - ROOF PLAN

1/8" = 1'-0"



OPT. EXTENDED PATIO
W/ REAR COVERED PORCH
W/ OPT. PORCH FIREPLACE - FIRST FLOOR PLAN

1/8" = 1'-0"

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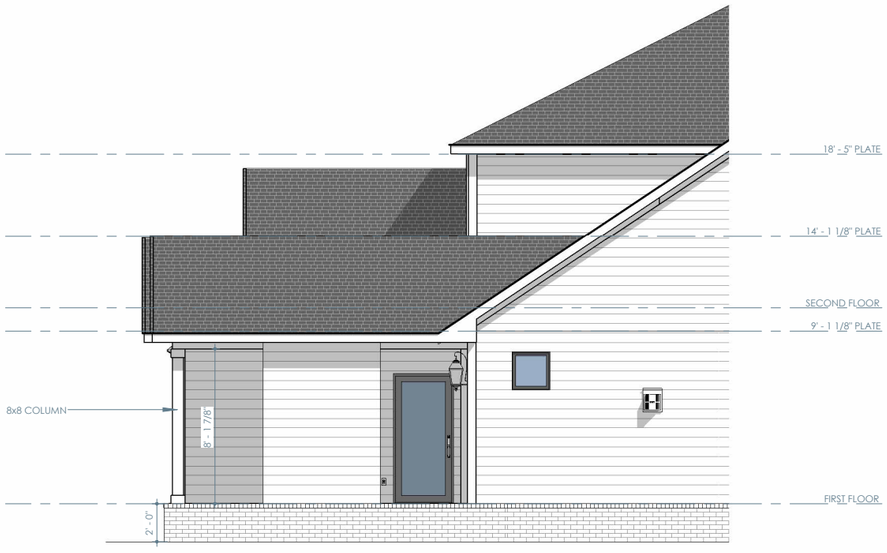
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

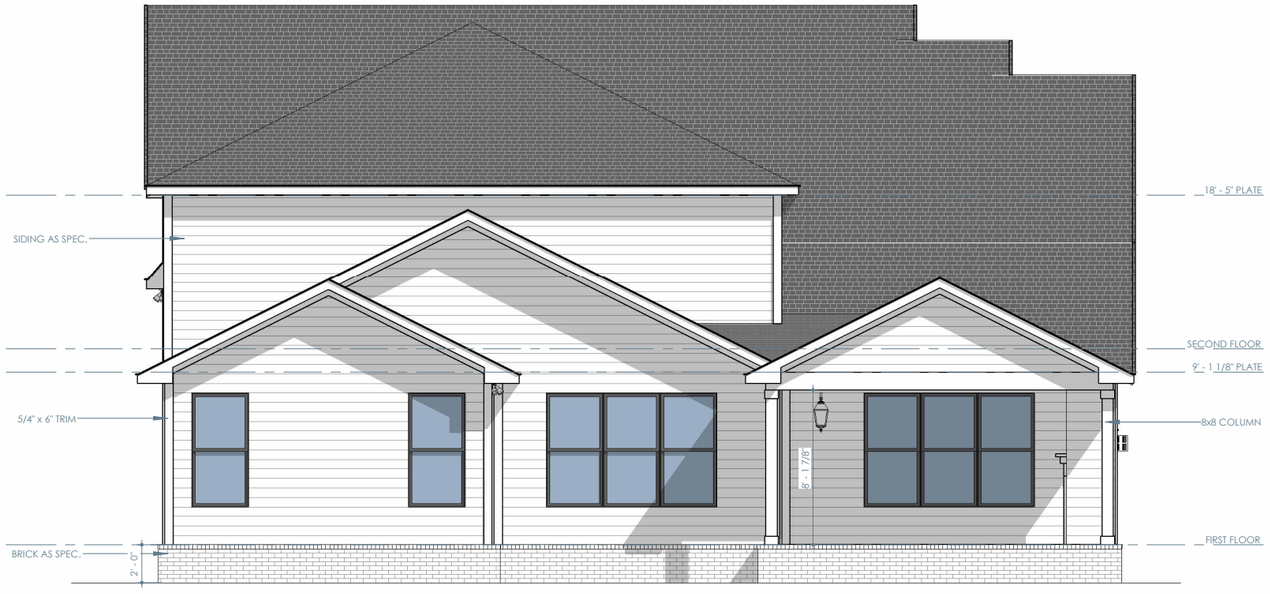
SHEET NO.

A7.15



OPT. EXTENDED PATIO
W/ REAR COVERED PORCH
W/ OPT. PORCH FIREPLACE - LEFT

1/8" = 1'-0"



OPT. EXTENDED PATIO
W/ REAR COVERED PORCH
W/ OPT. PORCH FIREPLACE - REAR

1/8" = 1'-0"

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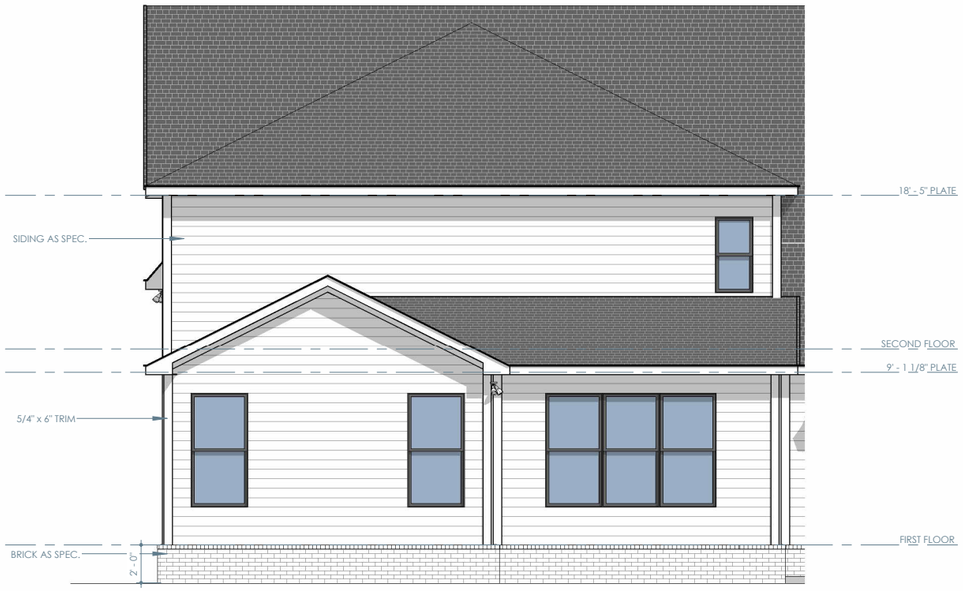
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

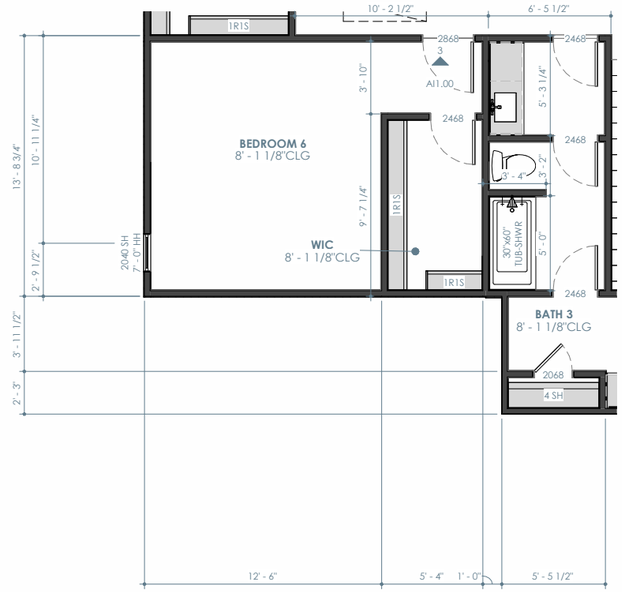
SHEET NO.

A7.16



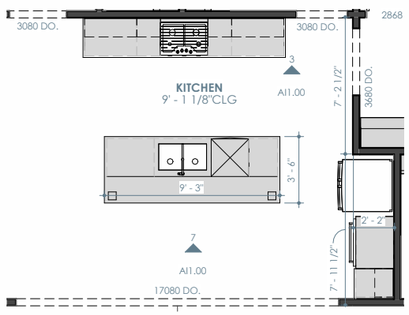
OPT. BEDROOM 6 - REAR

1/8" = 1'-0"



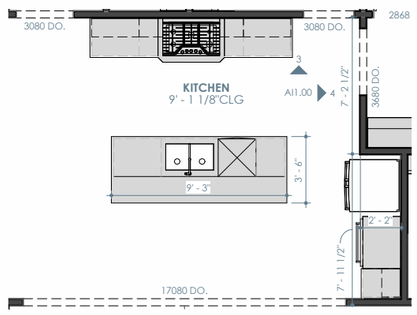
OPT. BEDROOM 6 - SECOND FLOOR PLAN

1/8" = 1'-0"



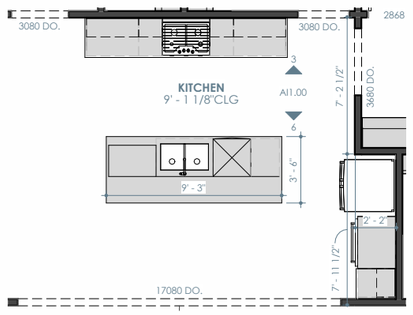
OPT. ISLAND - FIRST FLOOR PLAN

1/8" = 1'-0"



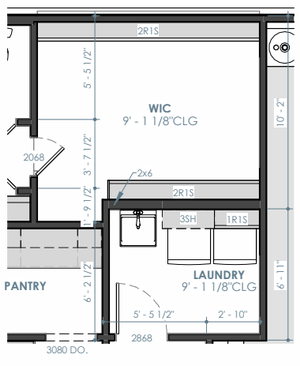
OPT. DOUBLE OVEN - FIRST FLOOR PLAN

1/8" = 1'-0"



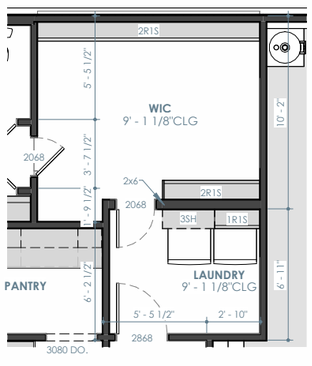
OPT. ISLAND MICROWAVE - FIRST FLOOR PLAN

1/8" = 1'-0"



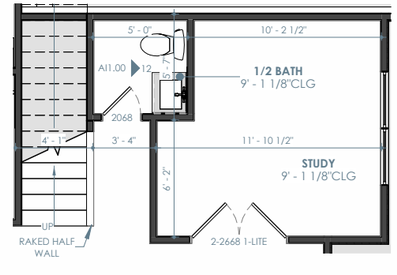
OPT. LAUNDRY SINK - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. LAUNDRY DOOR - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. 1/2 BATH VANITY - FIRST FLOOR PLAN

1/8" = 1'-0"

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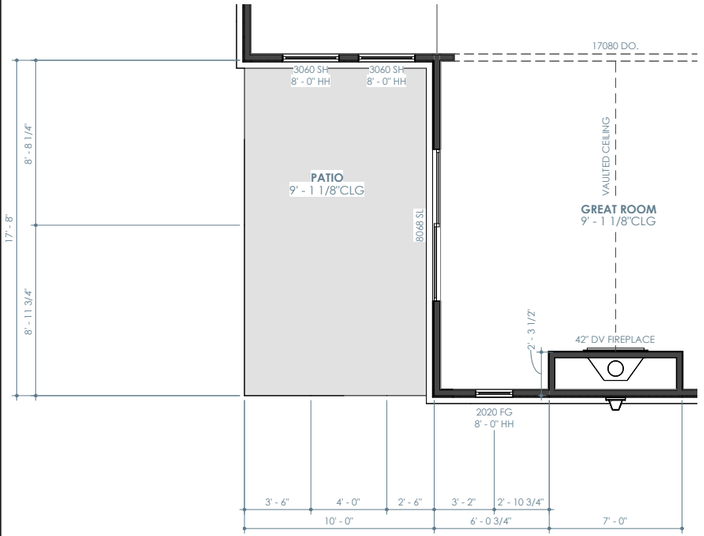
SHEET NAME

PLAN OPTIONS

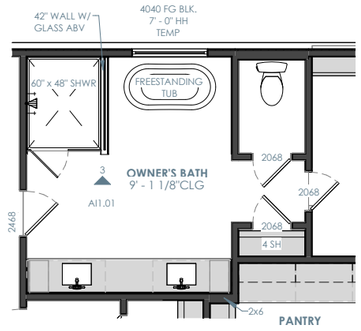
SHEET NO.

A7.17



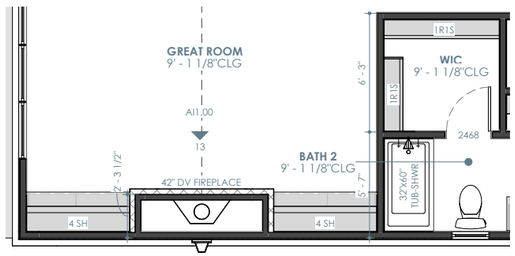
OPT. GREAT ROOM SLIDER - FIRST FLOOR PLAN

1/8" = 1'-0"



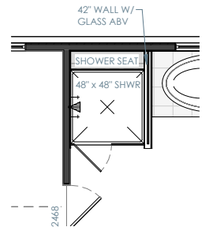
OPT. FREE STANDING TUB

1/8" = 1'-0"



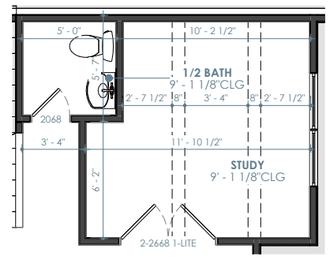
OPT. FIREPLACE BUILT-INS - FIRST FLOOR PLAN

1/8" = 1'-0"



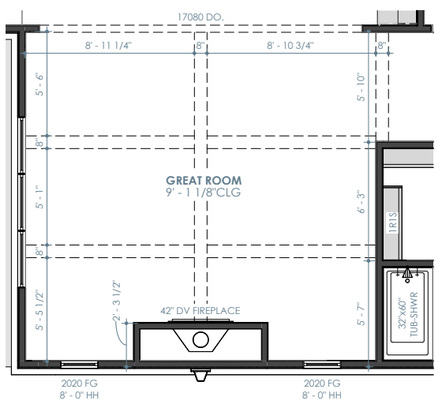
OPT. SHOWER SEAT

1/8" = 1'-0"



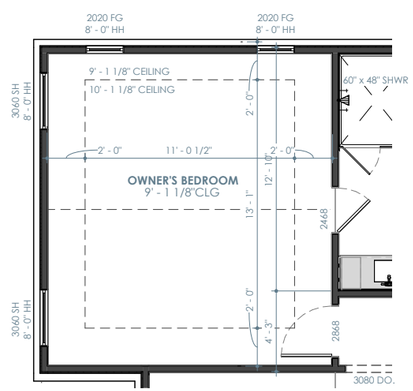
OPT. STUDY COFFERED CEILING - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. GREAT ROOM COFFERED CEILING - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. OWNERS BEDROOM TRAY CIELING - FIRST FLOOR PLAN

1/8" = 1'-0"

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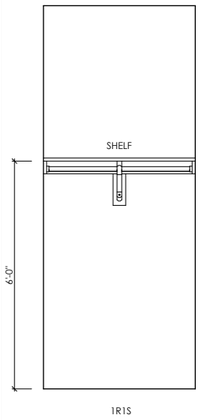
SHEET NAME

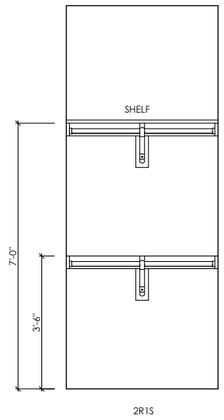
PLAN OPTIONS

SHEET NO.

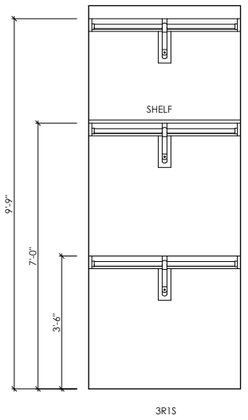
A7.18



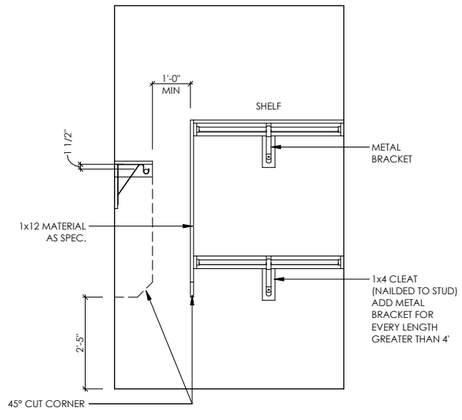
1R1S



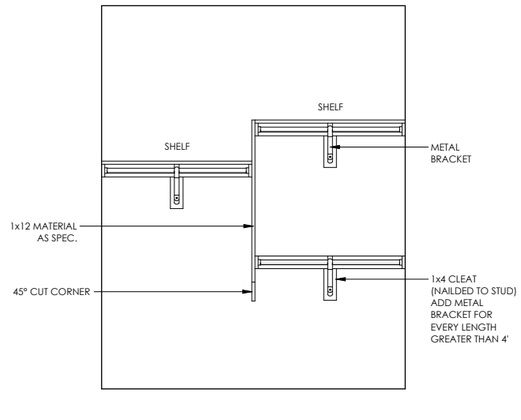
2R1S



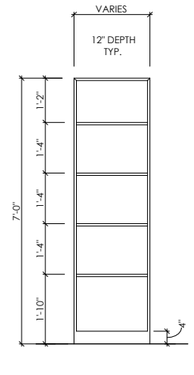
3R1S



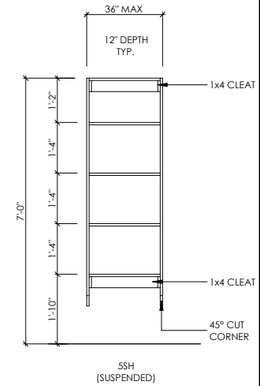
CLOSET CORNER DETAIL



1R1S TO 2R1S TRANSITION DETAIL



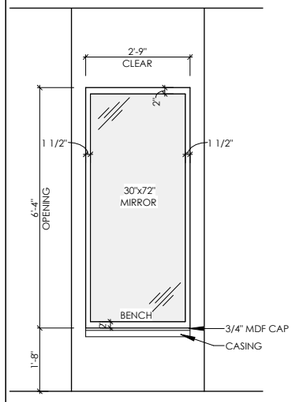
5SH



5SH
(SUSPENDED)

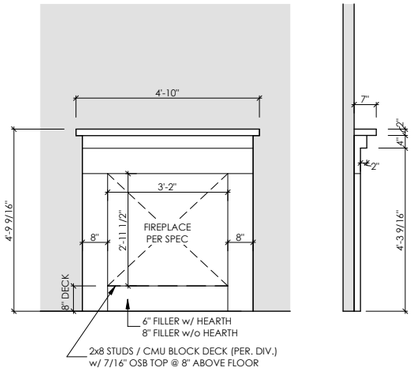
1 CLOSET DETAILS

1/4" = 1'-0"



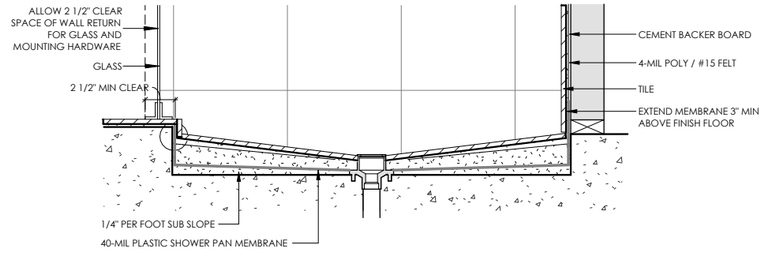
2 CLOSET BENCH

1/4" = 1'-0"



3 FIREPLACE DETAIL

1/4" = 1'-0"



4 MUD PAN SHOWER

3/4" = 1'-0"

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PLAN NO.

3510

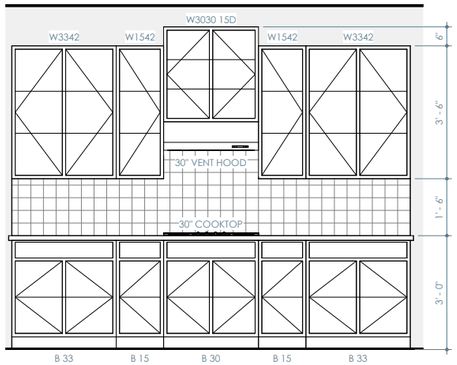
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	As indicated

SHEET NAME

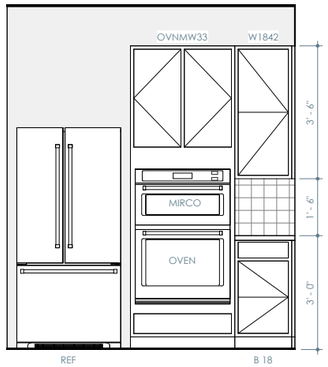
DETAILS

SHEET NO.

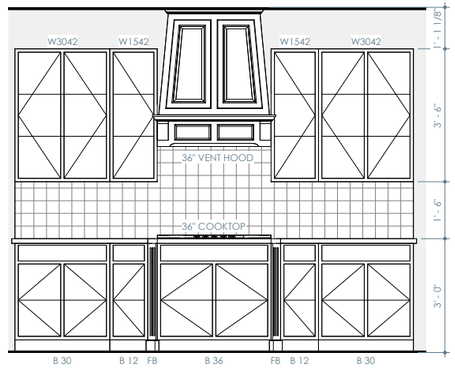
AD1.00



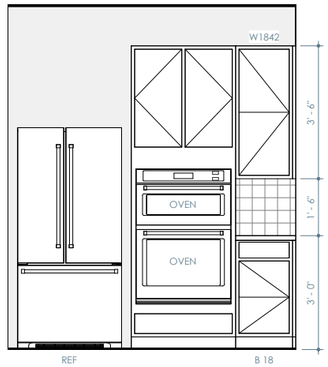
1 KITCHEN
1/4" = 1'-0"



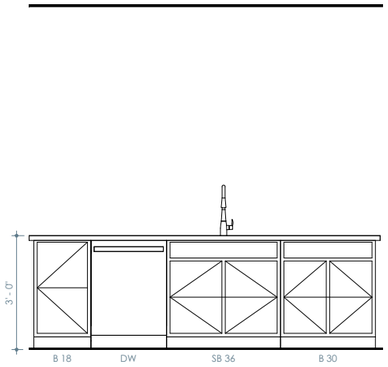
2 KITCHEN
1/4" = 1'-0"



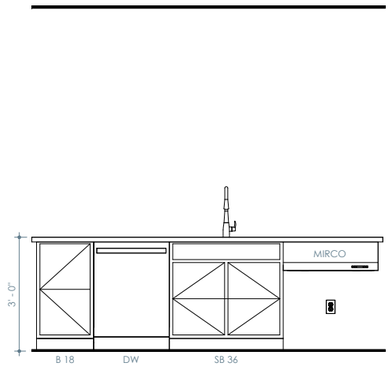
3 OPT. DOUBLE OVEN
1/4" = 1'-0"



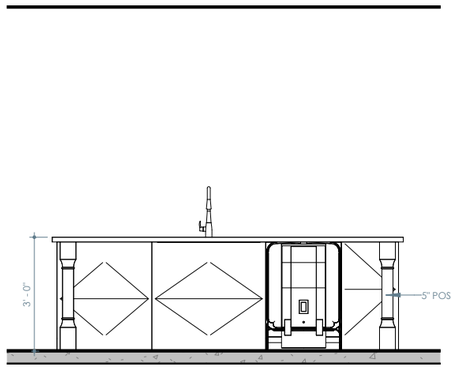
4 OPT. DOUBLE OVEN
1/4" = 1'-0"



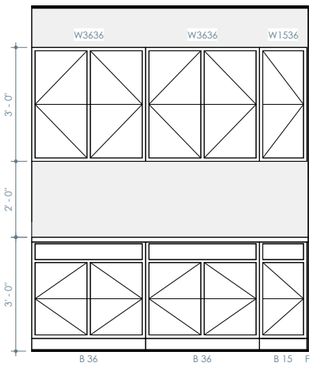
5 ISLAND
1/4" = 1'-0"



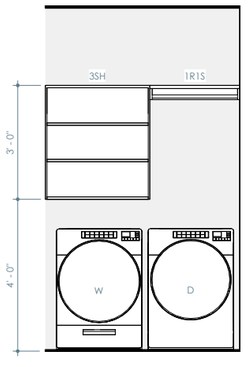
6 OPT. ISLAND MICROWAVE
1/4" = 1'-0"



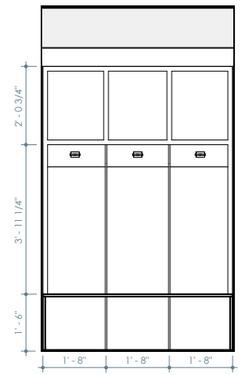
7 OPT. ISLAND
1/4" = 1'-0"



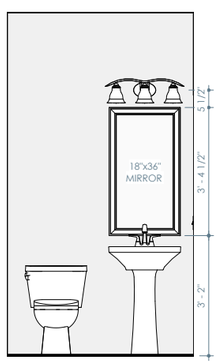
8 PANTRY
1/4" = 1'-0"



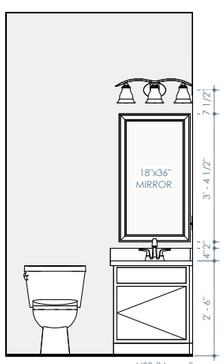
9 LAUNDRY
1/4" = 1'-0"



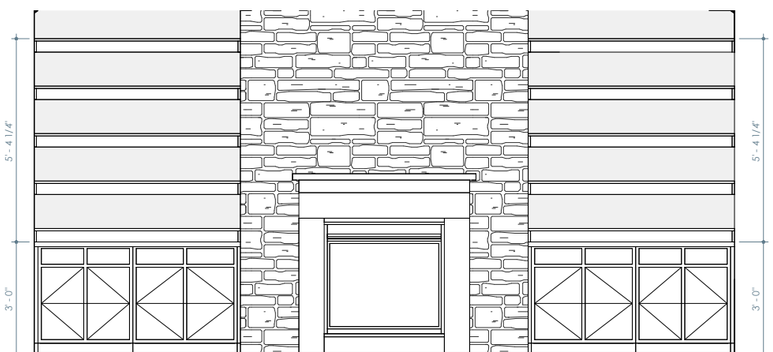
10 CUBBIES
1/4" = 1'-0"



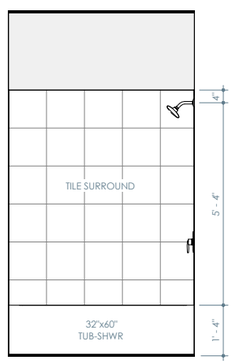
11 1/2 BATH
1/4" = 1'-0"



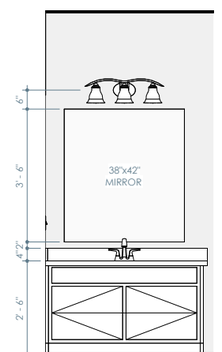
12 OPT. 1/2 BATH VANITY
1/4" = 1'-0"



13 OPT. FIREPLACE BUILT-INS
1/4" = 1'-0"



14 BATH 2
1/4" = 1'-0"



15 BATH 2
1/4" = 1'-0"

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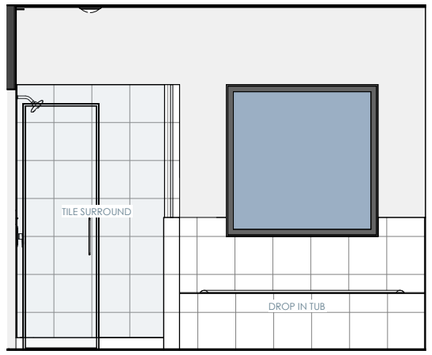
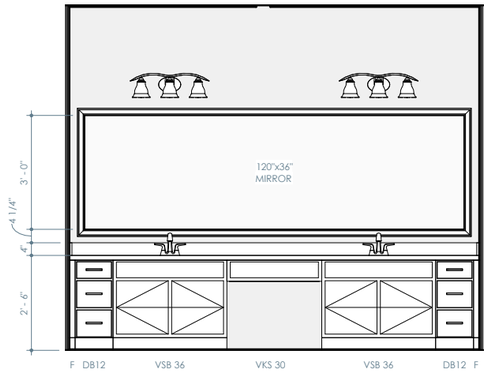
SHEET NAME
INTERIOR ELEVATIONS

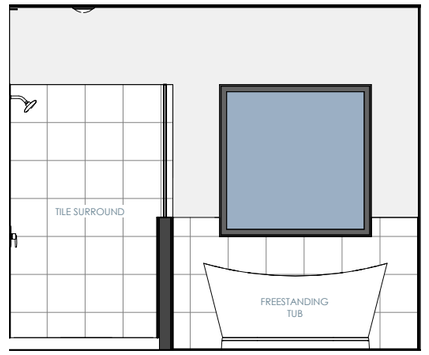
SHEET NO.
AI1.00



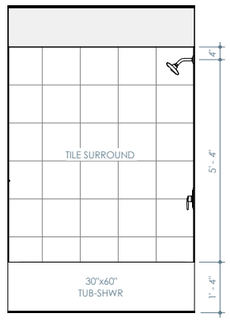
1 OWNER'S BATH
1/4" = 1'-0"



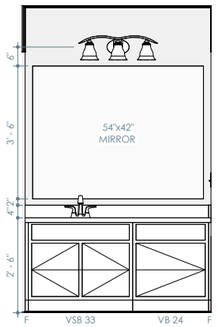
2 OWNER'S BATH
1/4" = 1'-0"



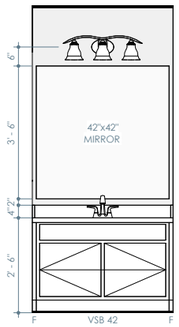
3 OPT. FREE STANDING TUB
1/4" = 1'-0"



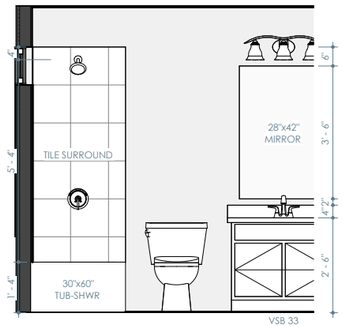
5 BATH 3
1/4" = 1'-0"



6 BATH 3
1/4" = 1'-0"



7 BATH 3
1/4" = 1'-0"



8 BATH 4
1/4" = 1'-0"

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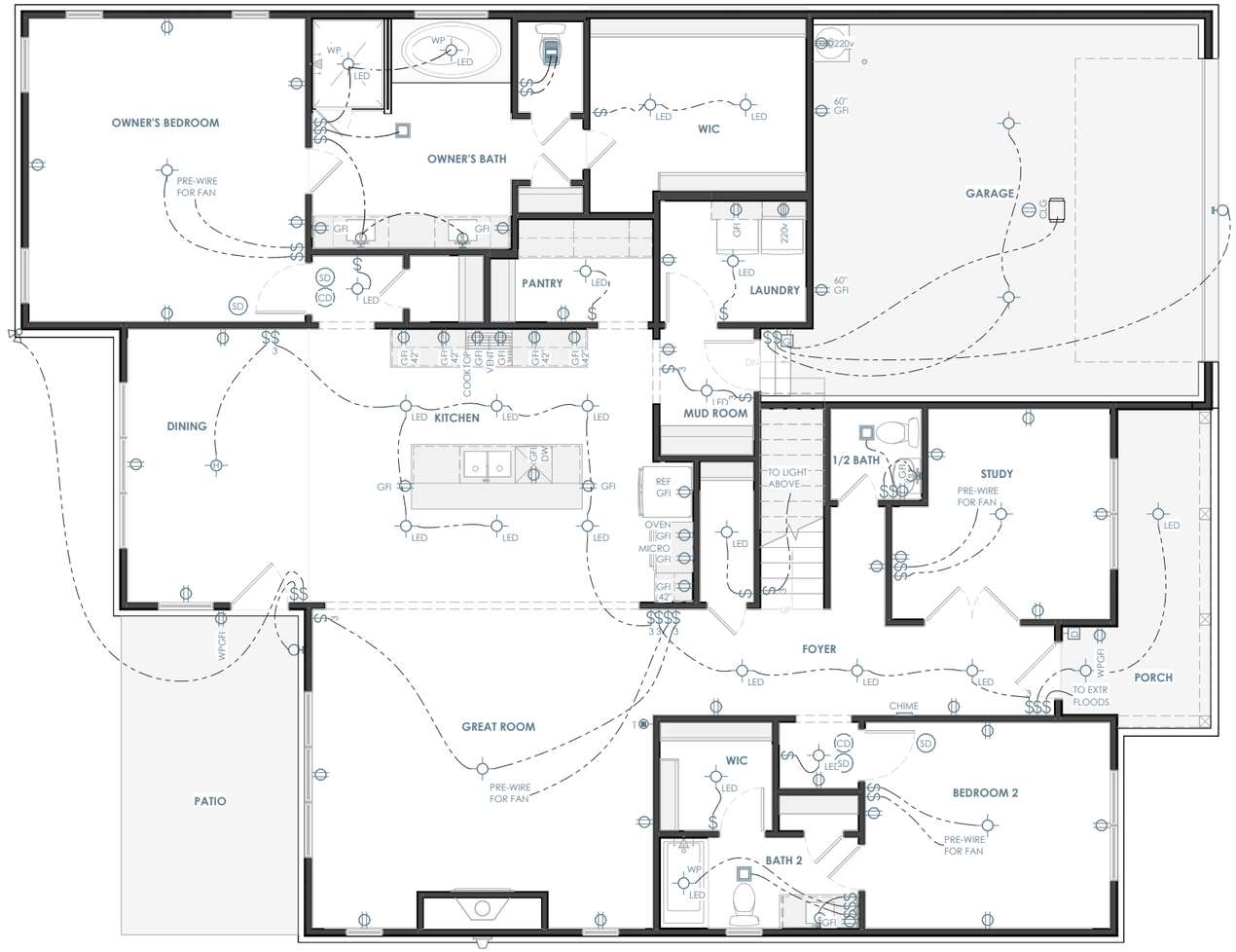
SHEET NAME

INTERIOR ELEVATIONS

SHEET NO.

AI1.01



ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

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- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

ELEVATION A - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

Brightland HOMES

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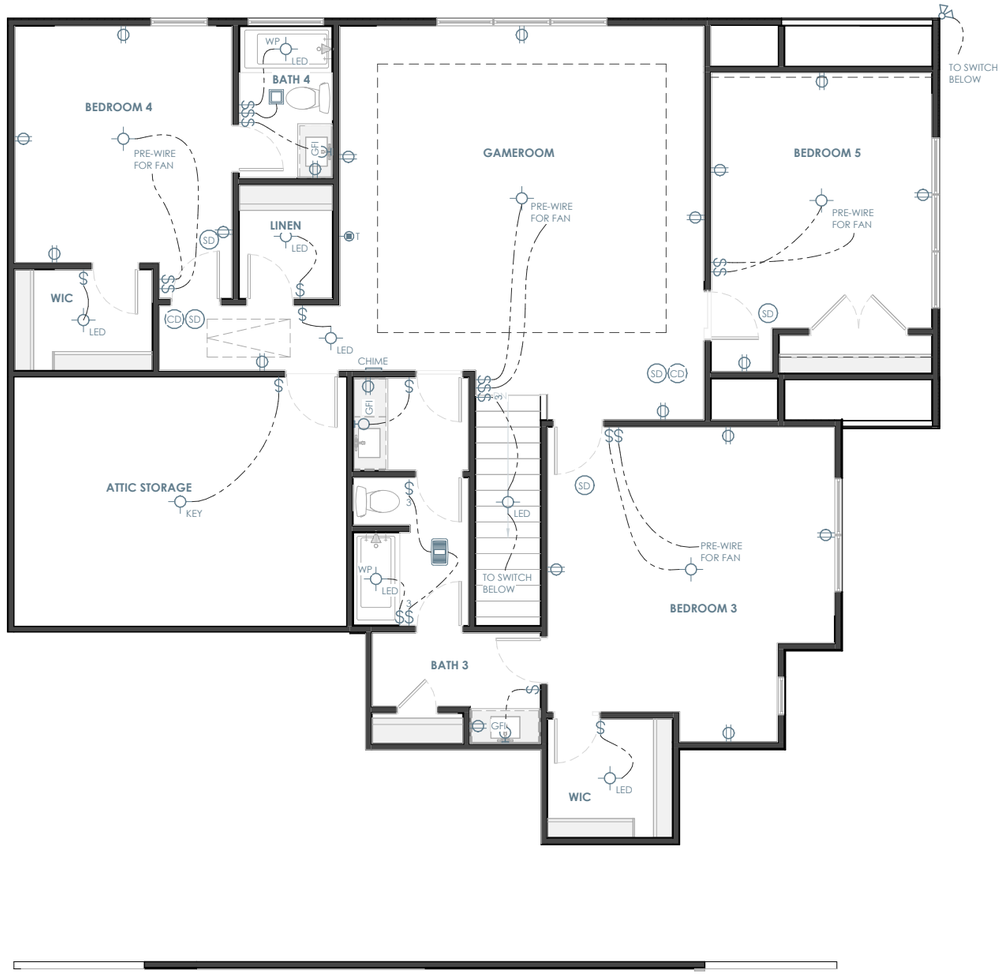
SHEET NAME

ELEVATION A - FIRST FLOOR ELECTRICAL PLAN

SHEET NO.

E1.00



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- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

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- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

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ELEVATION A - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

Brightland HOMES

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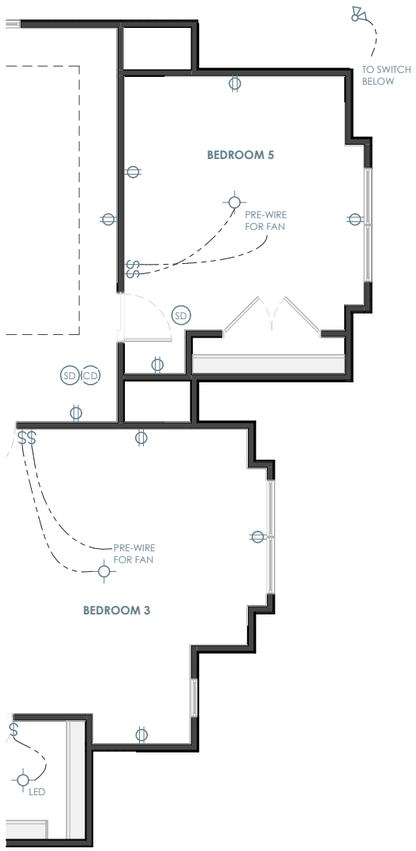
SHEET NAME

ELEVATION A - SECOND FLOOR ELECTRICAL PLAN

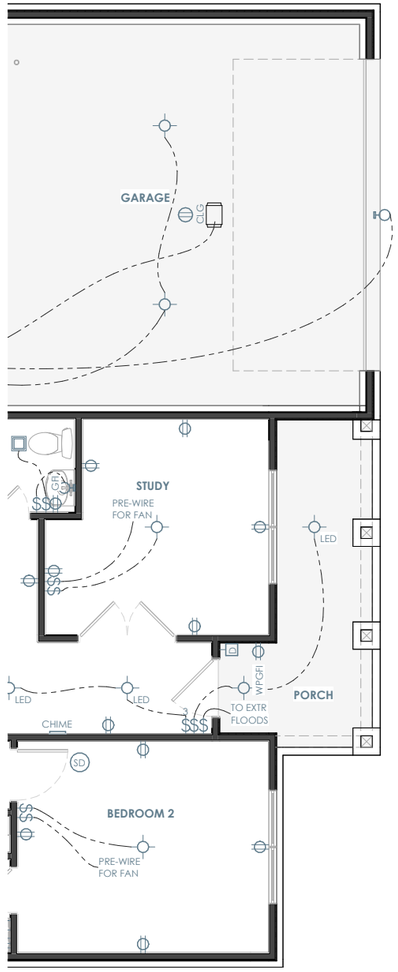
SHEET NO.

E1.01



ELEVATION B - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- LED SUFRACE MOUNT LED LIGHT FIXTURE
- KEY KEYLESS LIGHT FIXTURE
- H HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

Brightland HOMES

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PLAN NO.

3510

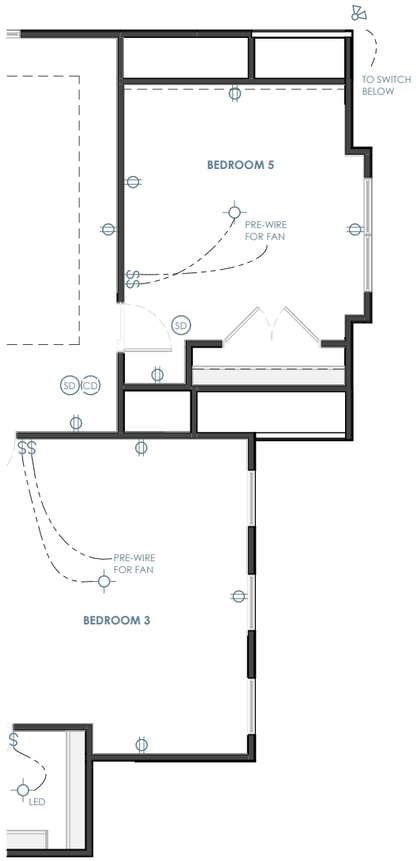
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL ELECTRICAL PLANS

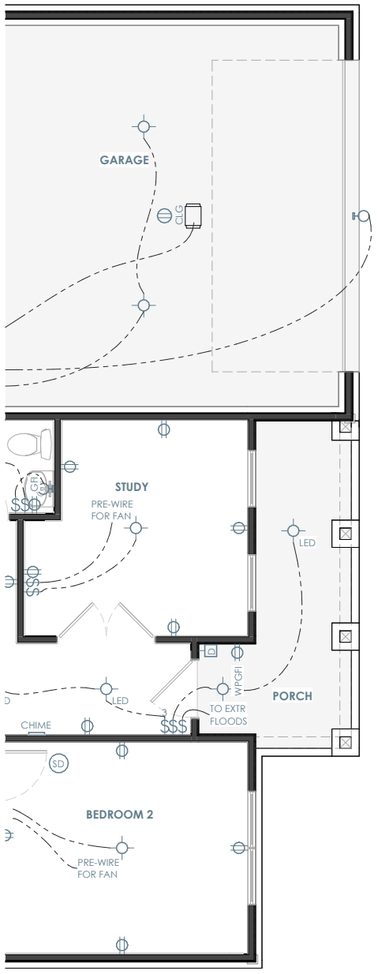
SHEET NO.

E2.00



ELEVATION C - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
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- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
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LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
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- KEY KEYLESS LIGHT FIXTURE
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- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
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- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
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POWER

- DUPLEX OUTLET
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- GFI GROUND FAULT CIRCUIT INTERRUPTER
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- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

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- THERMOSTAT
- DOOR BELL CHIME
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PLAN NO.

3510

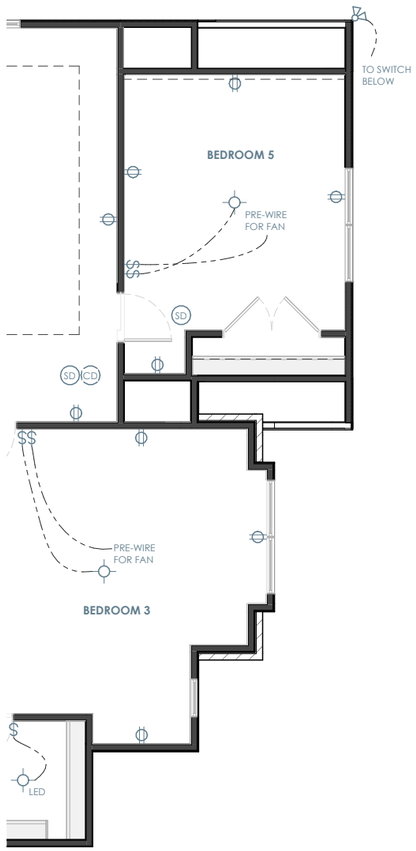
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL ELECTRICAL PLANS

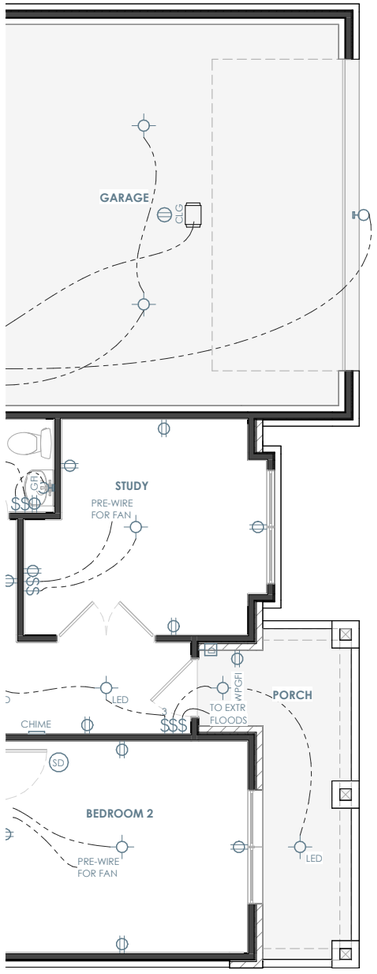
SHEET NO.

E3.00



ELEVATION D - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

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PLAN NO.

3510

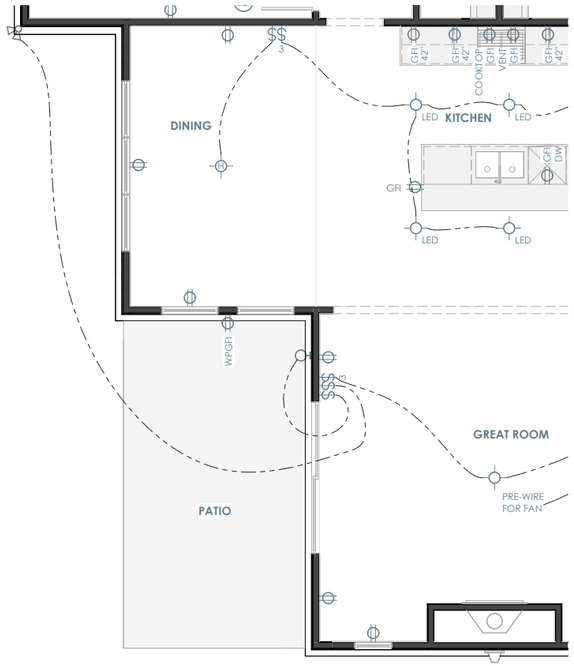
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - PARTIAL ELECTRICAL PLANS

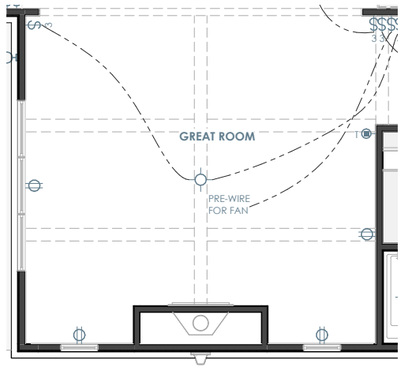
SHEET NO.

E4.00



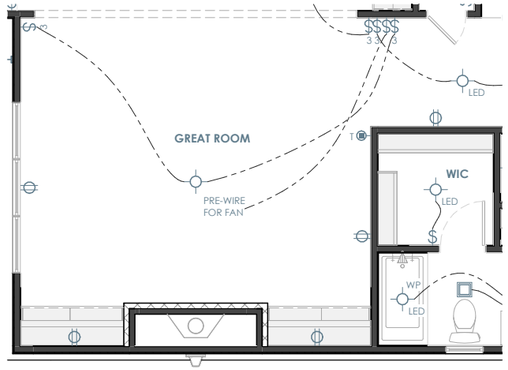
OPT. GREAT ROOM SLIDER - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



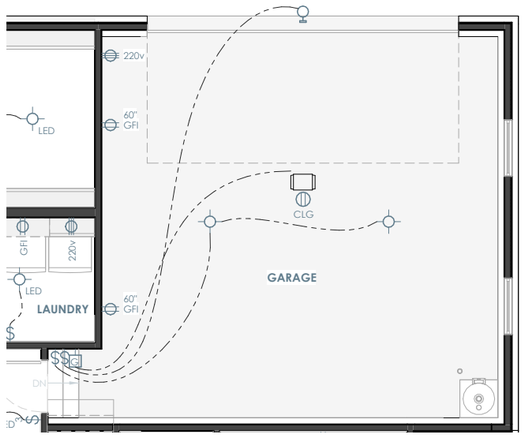
OPT. GREAT ROOM COFFERED CEILING - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



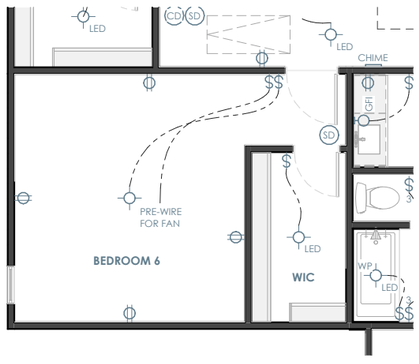
OPT. FIREPLACE BUILT-INS - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



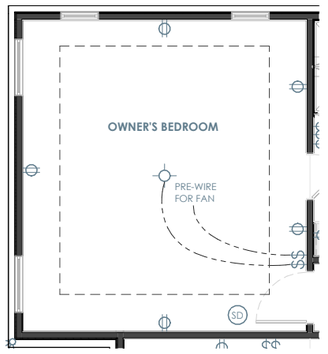
OPT. SIDE LOAD GARAGE - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



OPT. BEDROOM 6 - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



OPT. OWNERS BEDROOM TRAY CEILING - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

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3510

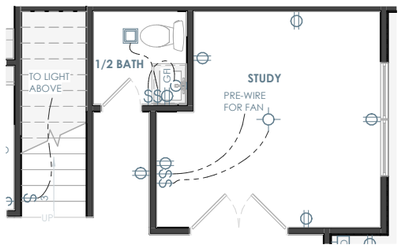
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

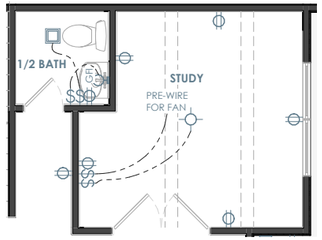
SHEET NO.

E7.00



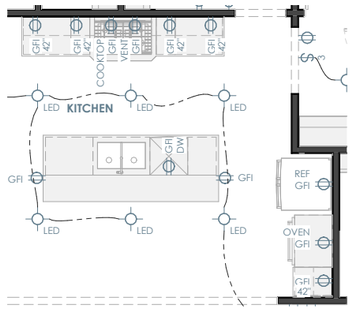
OPT. 1/2 BATH VANITY - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



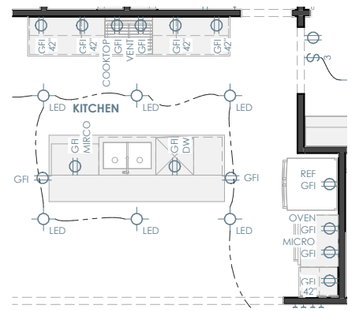
OPT. STUDY COFFERED CEILING - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



OPT. DOUBLE OVEN - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. ISLAND MICROWAVE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. LAUNDRY SINK - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

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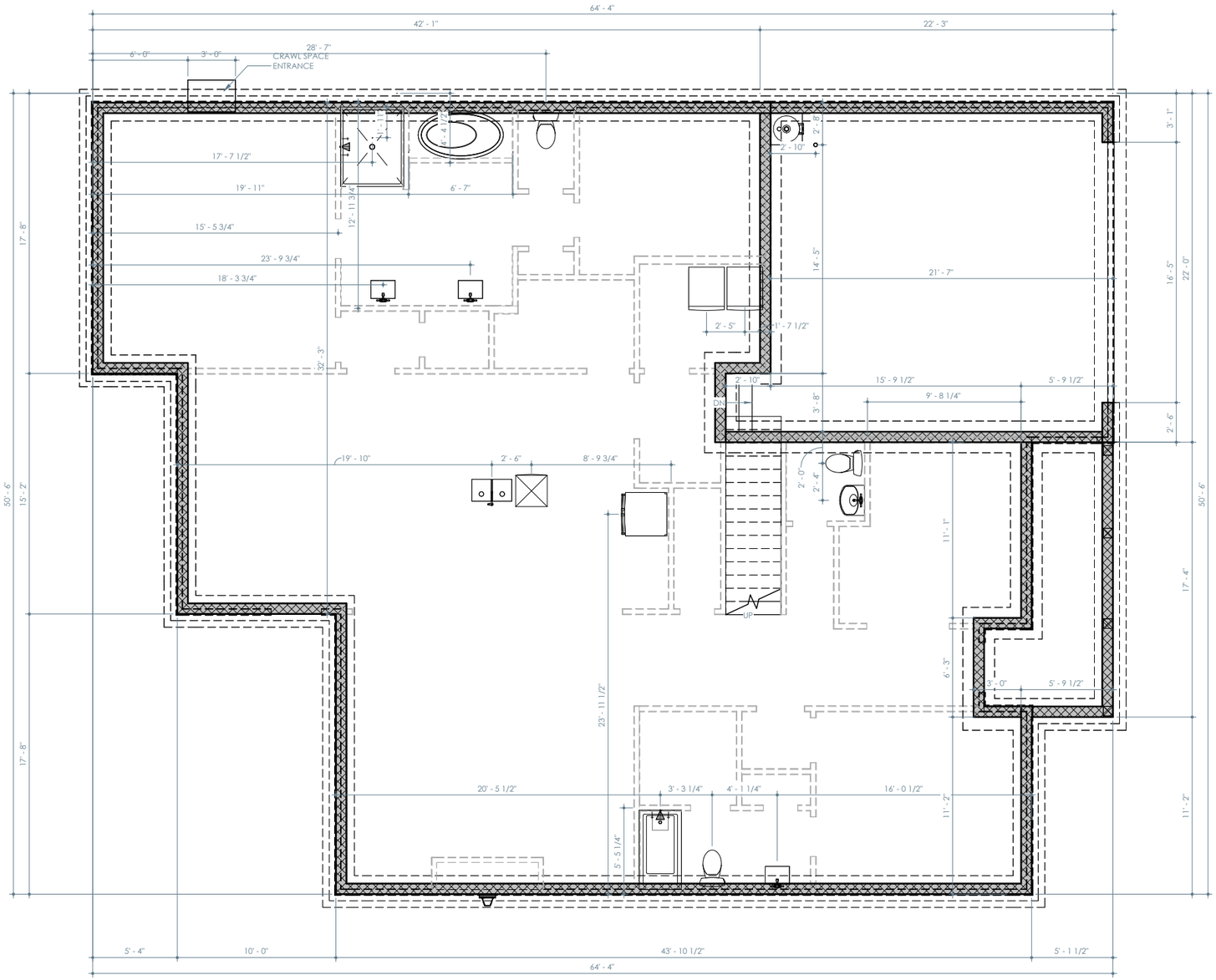
SHEET NAME

PLAN OPTIONS

SHEET NO.

E7.01



ELEVATION A - FOUNDATION PLAN
(SIMILAR FOR ELEVATIONS B & C)

1/8" = 1'-0"

Brightland HOMES

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PLAN NO.

3510

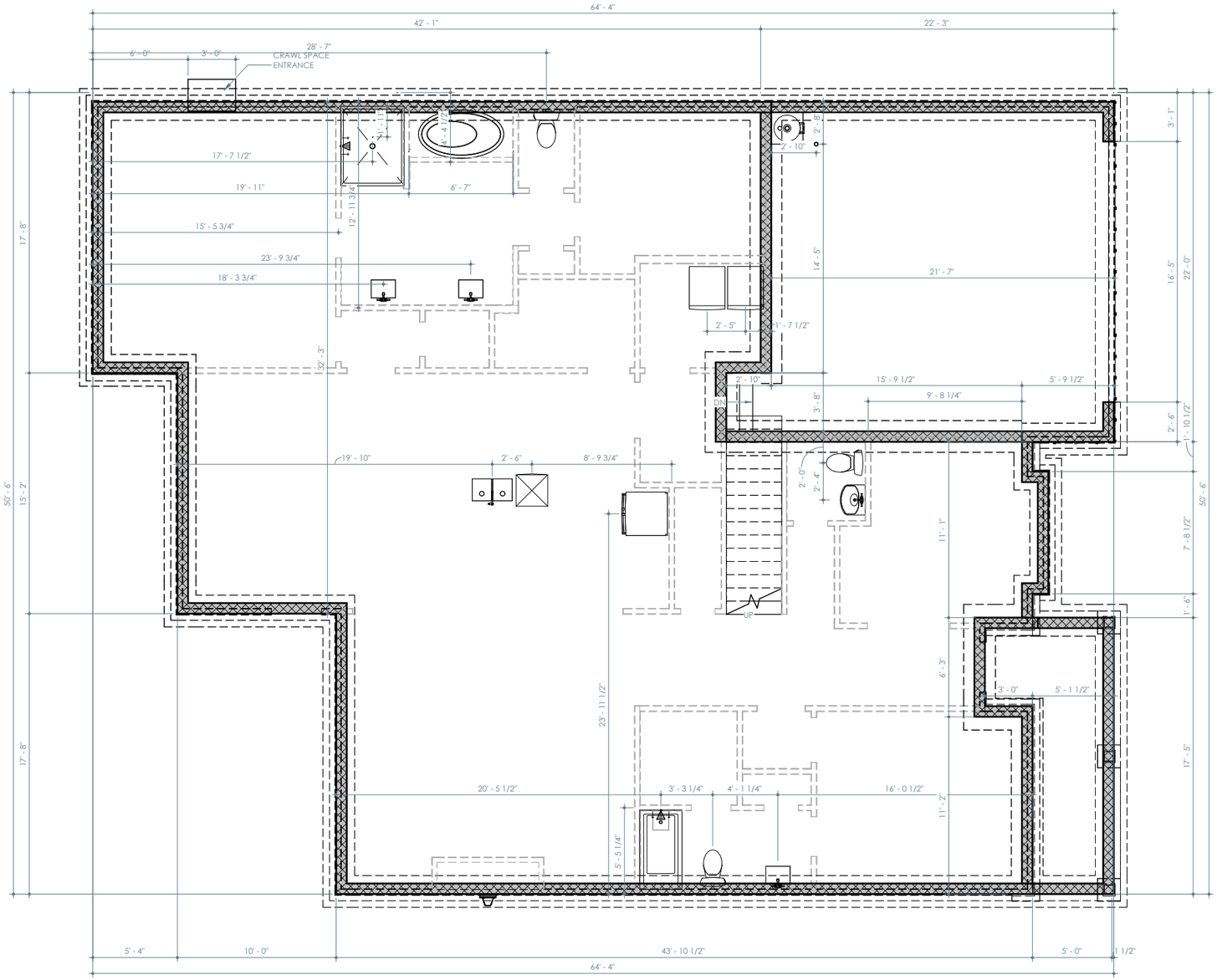
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

FOUNDATION - ELEVATION A

SHEET NO.

SF1.00



ELEVATION D - FOUNDATION PLAN

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

BRADFORD

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PLAN NO.

3510

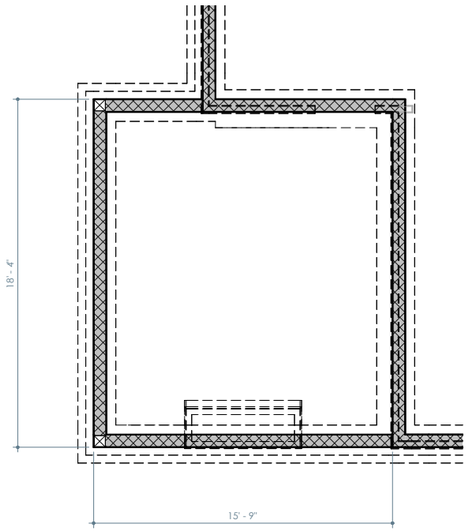
ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

FOUNDATION - ELEVATION D

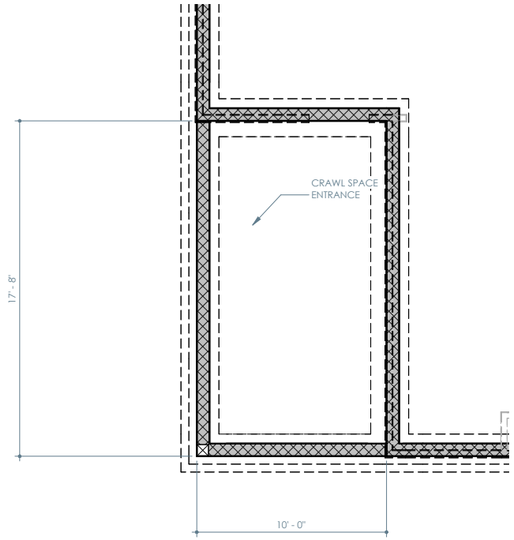
SHEET NO.

SF4.00



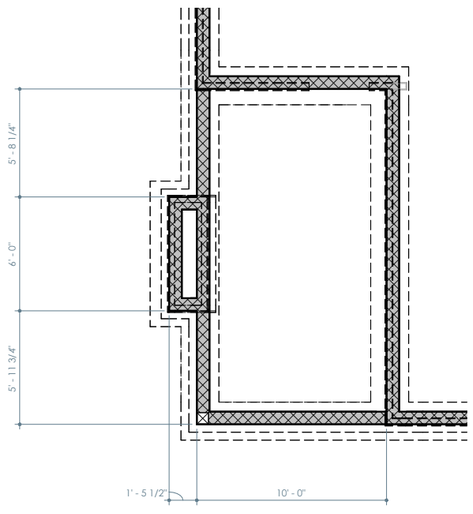
OPT. EXTENDED PATIO
W/ REAR COVERED PORCH - FOUNDATION PLAN

1/8" = 1'-0"



OPT. COVERED PATIO - FOUNDATION PLAN

1/8" = 1'-0"



OPT. REAR COVERED PORCH
W/ PORCH FIREPLACE - FOUNDATION PLAN

1/8" = 1'-0"

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PROJECT NAME

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PLAN NO.

3510

ISSUE DATE	04-17-2024
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

SF7.00



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

REVISION LOG

SHEET LIST

SHEET NO.	SHEET NAME	SHEET NO.	SHEET NAME
A0.00	COVER	A4.02	ELEVATION D - ROOF PLAN
A1.01	SLAB FOUNDATION PLAN	A5.00	OPTIONS
A1.02	FIRST FLOOR PLAN	A5.01	OPTIONS
A1.03	FIRST FLOOR ELECTRICAL PLAN	A5.02	OPTIONS
A1.04	ELEVATION A - EXTERIOR ELEVATIONS	A5.03	OPTIONS
A1.05	ELEVATION A - EXTERIOR ELEVATIONS	A5.04	OPTIONS
A1.06	ELEVATION A - EXTERIOR ELEVATIONS	A5.05	OPTIONS
A1.07	ELEVATION A - ROOF PLAN	A5.06	OPTIONS
A2.00	ELEVATION B - EXTERIOR ELEVATIONS	A5.07	OPTIONS
A2.01	ELEVATION B - EXTERIOR ELEVATIONS	A5.08	OPTIONS
A2.02	ELEVATION B - ROOF PLAN	A5.09	OPTIONS
A3.00	ELEVATION C - EXTERIOR ELEVATIONS	A5.10	OPTIONS
A3.01	ELEVATION C - ROOF PLAN	A5.11	OPTIONS
A4.00	ELEVATION D - EXTERIOR ELEVATIONS	A6.00	INTERIOR ELEVATIONS
A4.01	ELEVATION D - EXTERIOR ELEVATIONS	A7.00	DETAIL SHEET

PLAN OPTIONS

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PROJECT NAME

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PLAN NO.

2370 (237)

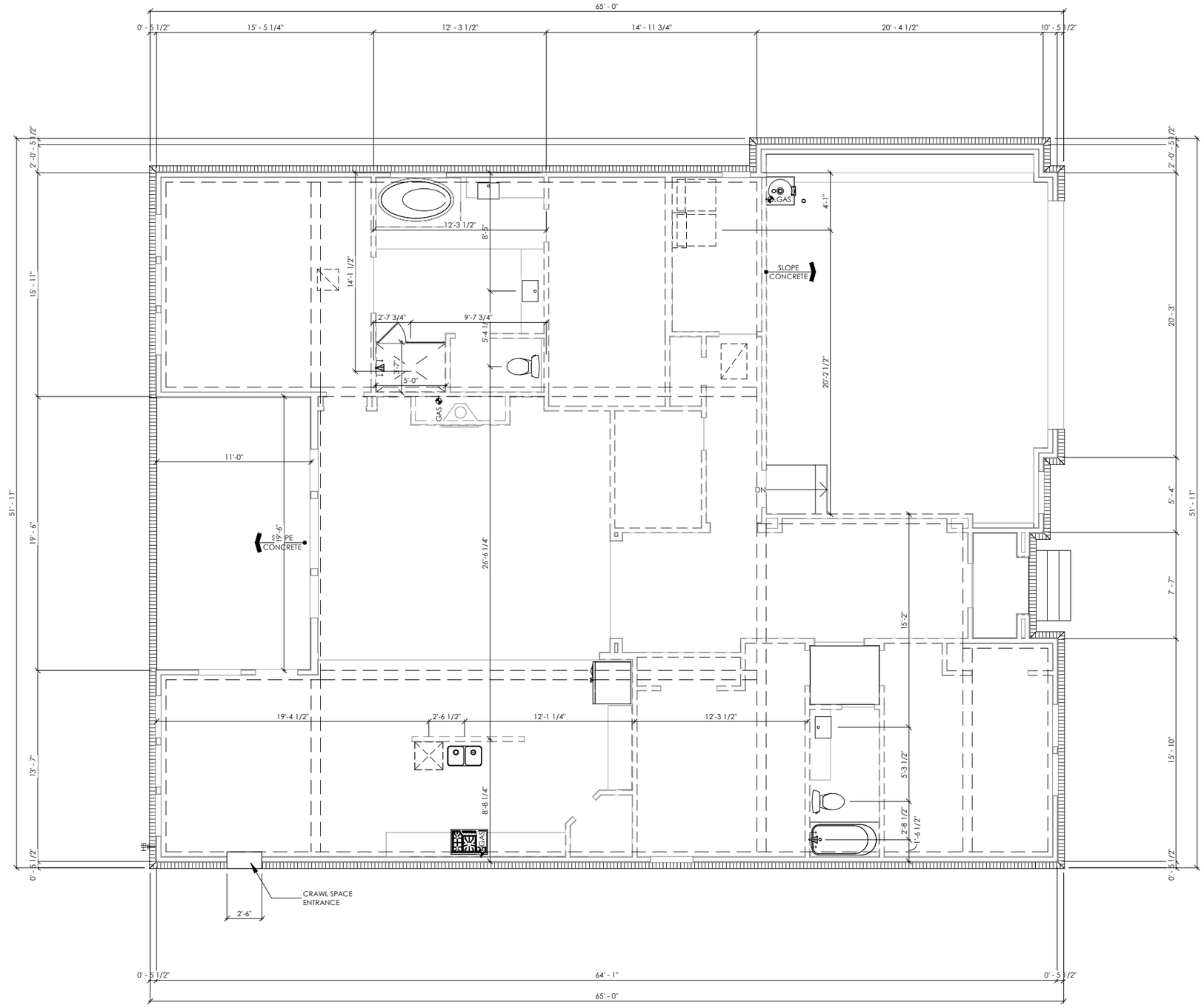
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/16" = 1'-0"

SHEET NAME

COVER

SHEET NO.

A0.00



SLAB FOUNDAITON PLAN

1/8" = 1'-0"

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PLAN NO.

2370 (237)

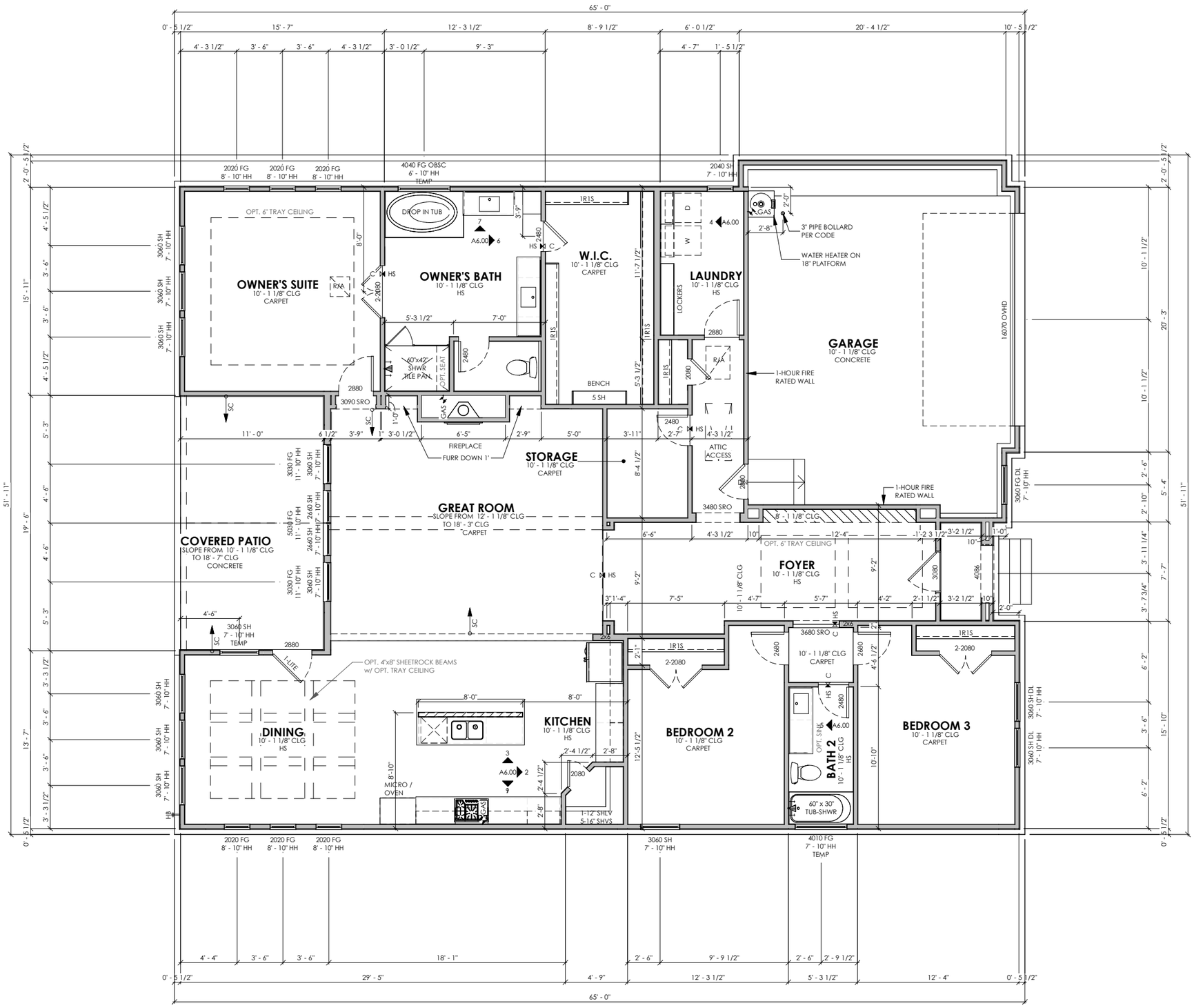
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

SLAB FOUNDATION PLAN

SHEET NO.

A1.01



ELEVATION A - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION A - LIVING SPACE

FIRST FLOOR	2369 SF
TOTAL	2369 SF

ELEVATION A - NON-LIVING

GARAGE	546 SF
PORCH	31 SF
PATIO	215 SF
TOTAL	791 SF
TOTAL UNDER ROOF	3160 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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PLAN NO.

2370 (237)

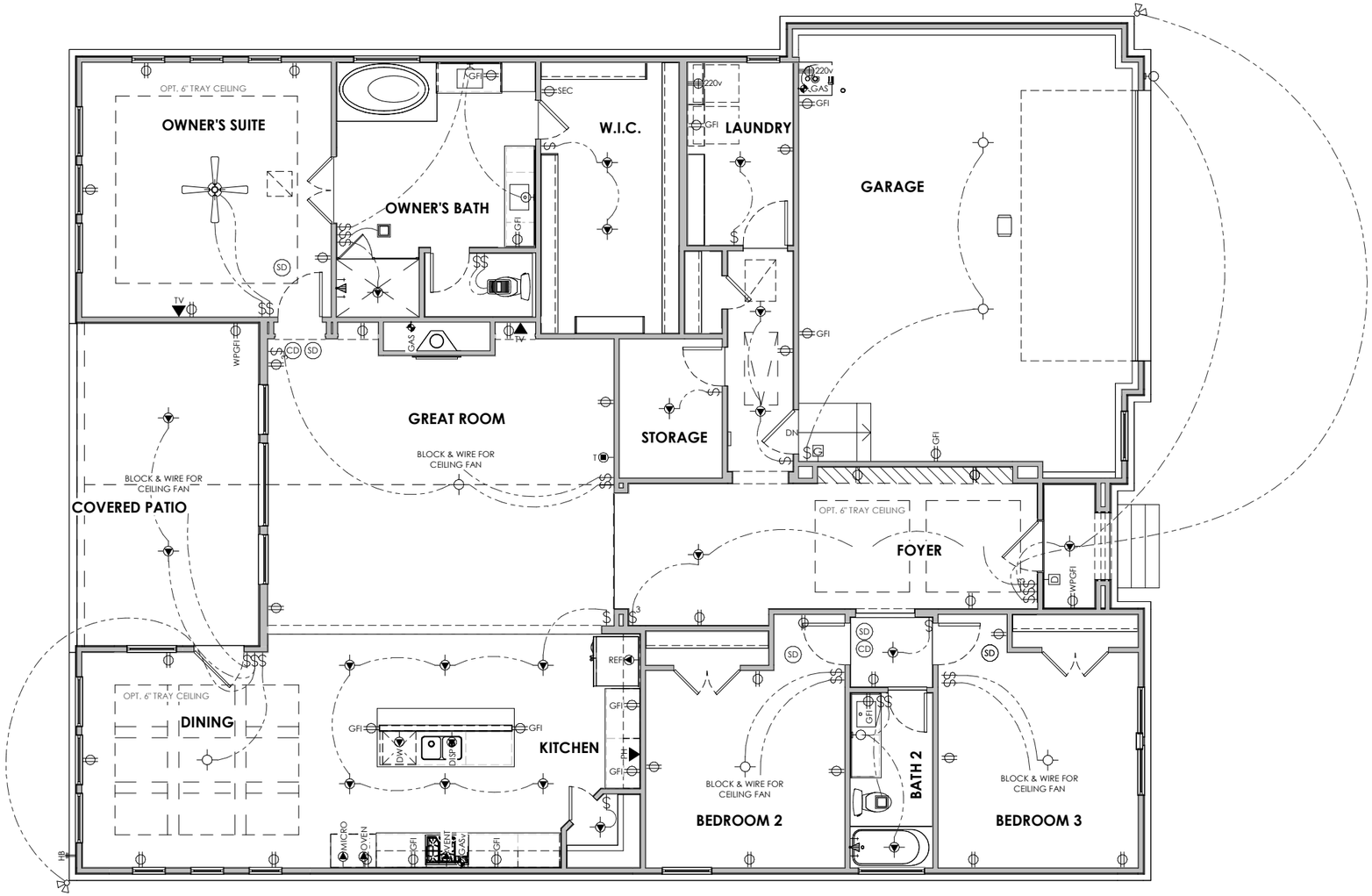
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

FIRST FLOOR PLAN

SHEET NO.

A1.02



ELEVATION A - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL LEGEND

- OUTLET
- SWITCHED OUTLET (SW)
- 220v OUTLET (220v)
- CEILING OUTLET (CLG)
- FLOOR OUTLET (FLR)
- PHONE OUTLET (PH)
- SURROUND SOUND OUTLET (5.1 SS)
- TV OUTLET (TV)
- SWITCH
- 3 WAY SWITCH (3)
- 4 WAY SWITCH (4)
- WALL LIGHT
- SURFACE MOUNT LIGHT
- HANGING LIGHT (H)
- LED DISK
- GFCI OUTLET (GFI)
- WEATHERPROOF GFCI OUTLET (WPGFI)
- EQUIPMENT SPECIFIC OUTLET (EQUIP)
- THERMOSTAT (T)
- SPEAKER (S)
- SMOKE DETECTOR (SD)
- CARBON DETECTOR (CD)
- PRESSURE SWITCH (P)
- DIMMER SWITCH (D)
- RECESSED CAN
- RECESSED EYEBALL
- PENDANT LIGHT
- UNDER/OVER CABINET LIGHT
- EXHAUST FAN
- FLOURESCENT LIGHT BOX
- CEILING FAN
- CEILING FAN w/ LIGHT KIT

ELECTRICAL NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN ALL ELECTRICAL TO BE INSTALLED PER CODE AND/OR LOCAL AMENDMENTS TO THE SPECIFICATIONS REQUIRED

SCAN FOR ADDITIONAL INFORMATION ON ELECTRICAL LEGEND SYMBOLS AND NOTES

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PLAN NO.

2370 (237)

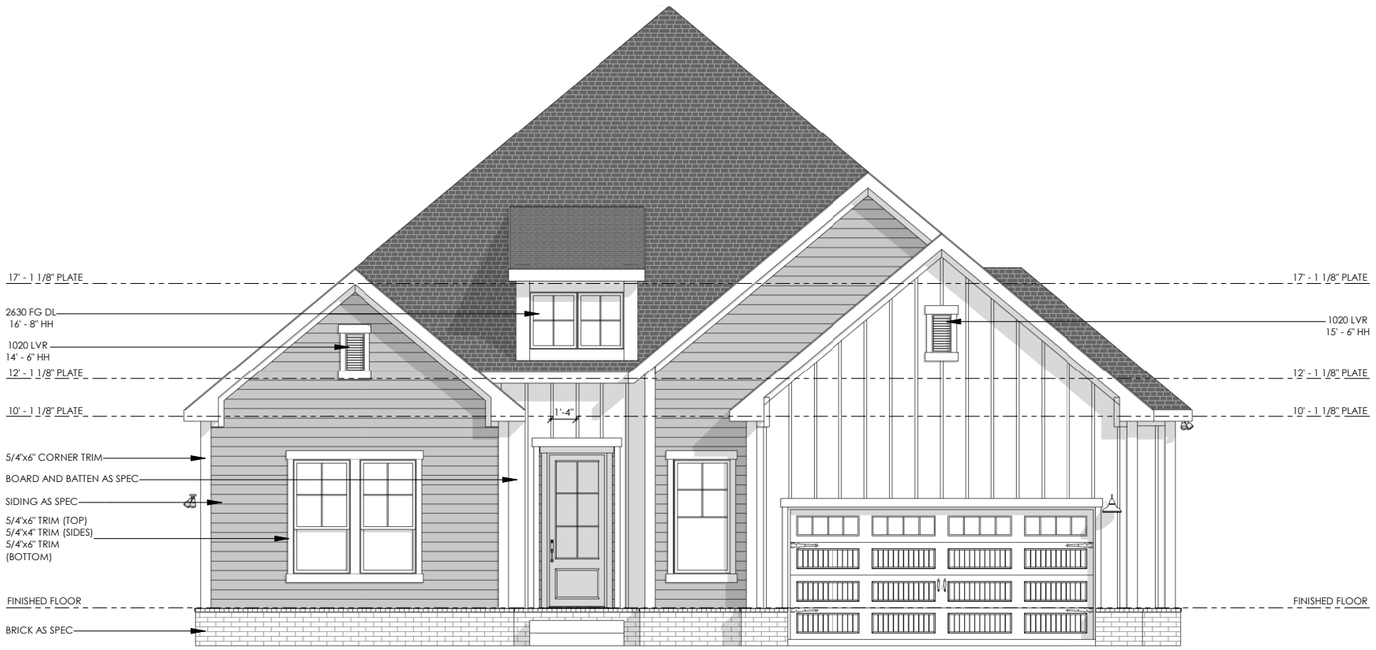
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

FIRST FLOOR ELECTRICAL PLAN

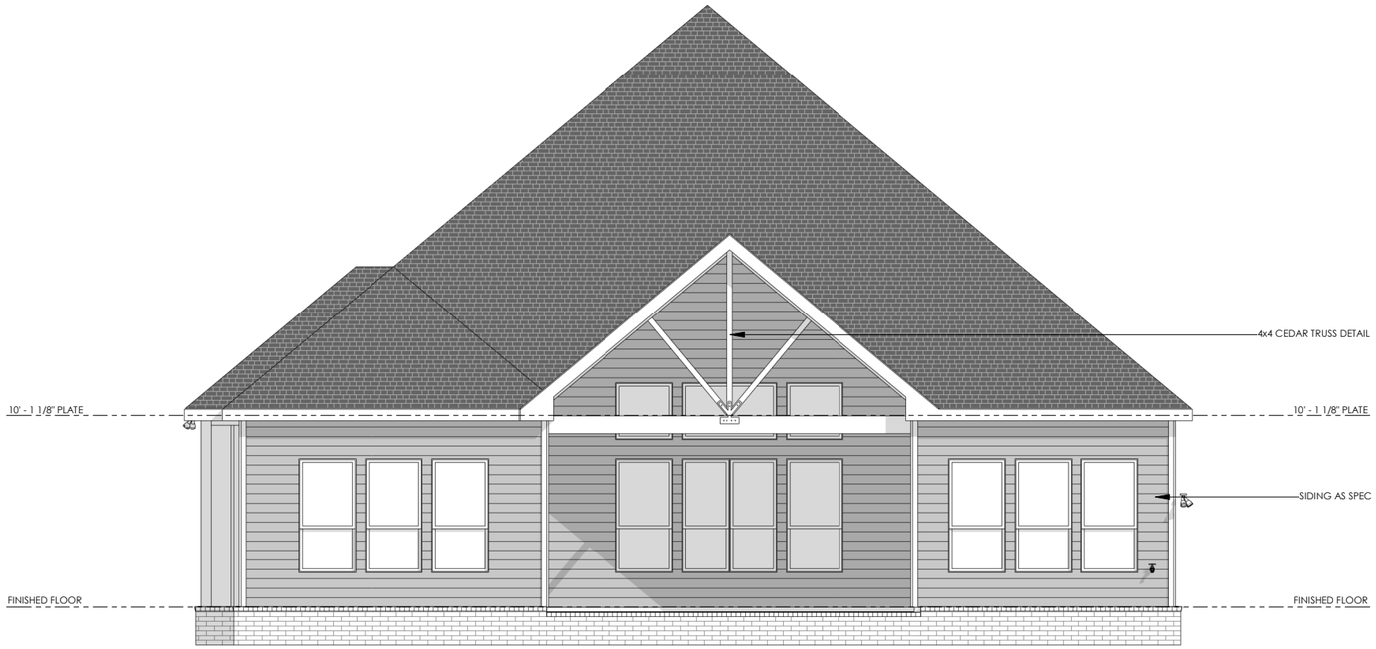
SHEET NO.

A1.03



ELEVATION A - FRONT ELEVATION

1/8" = 1'-0"



ELEVATION A - REAR ELEVATION

1/8" = 1'-0"

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PLAN NO.

2370 (237)

ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.04



ELEVATION A - OPT. STONE FRONT ELEVATION

1/8" = 1'-0"

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2370 (237)

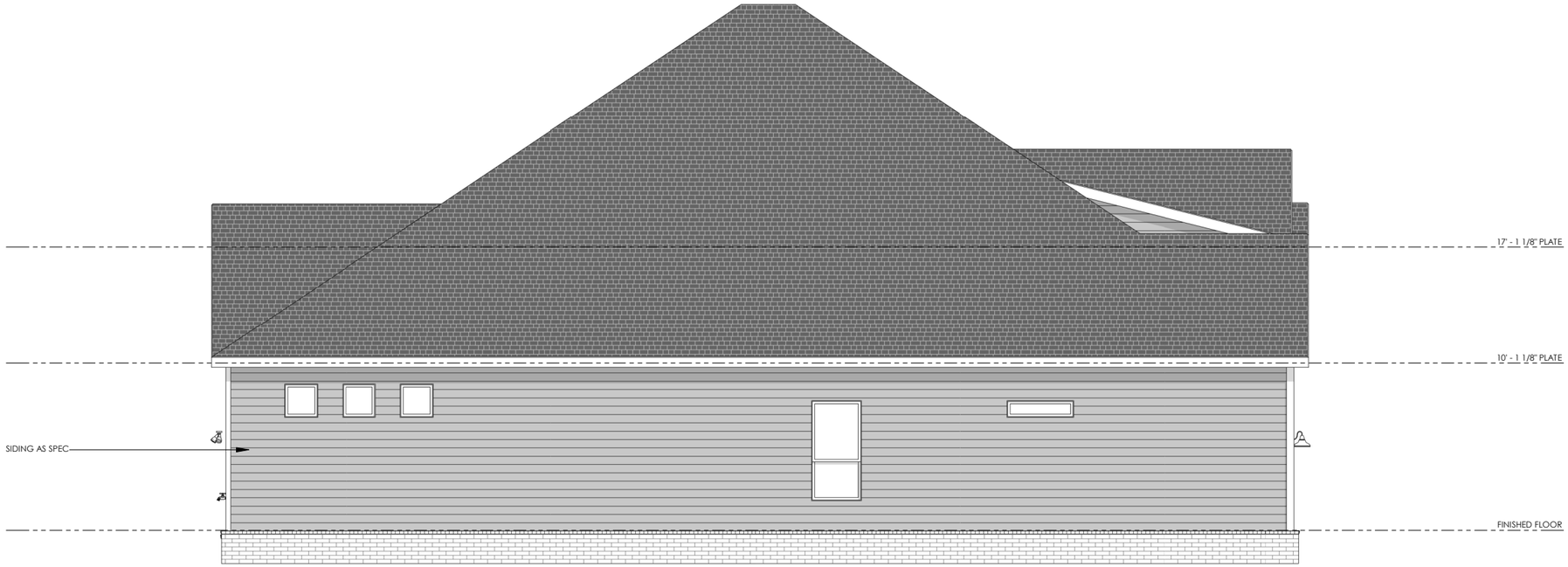
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.05



ELEVATION A - LEFT ELEVATION

1/8" = 1'-0"



ELEVATION A - RIGHT ELEVATION

1/8" = 1'-0"

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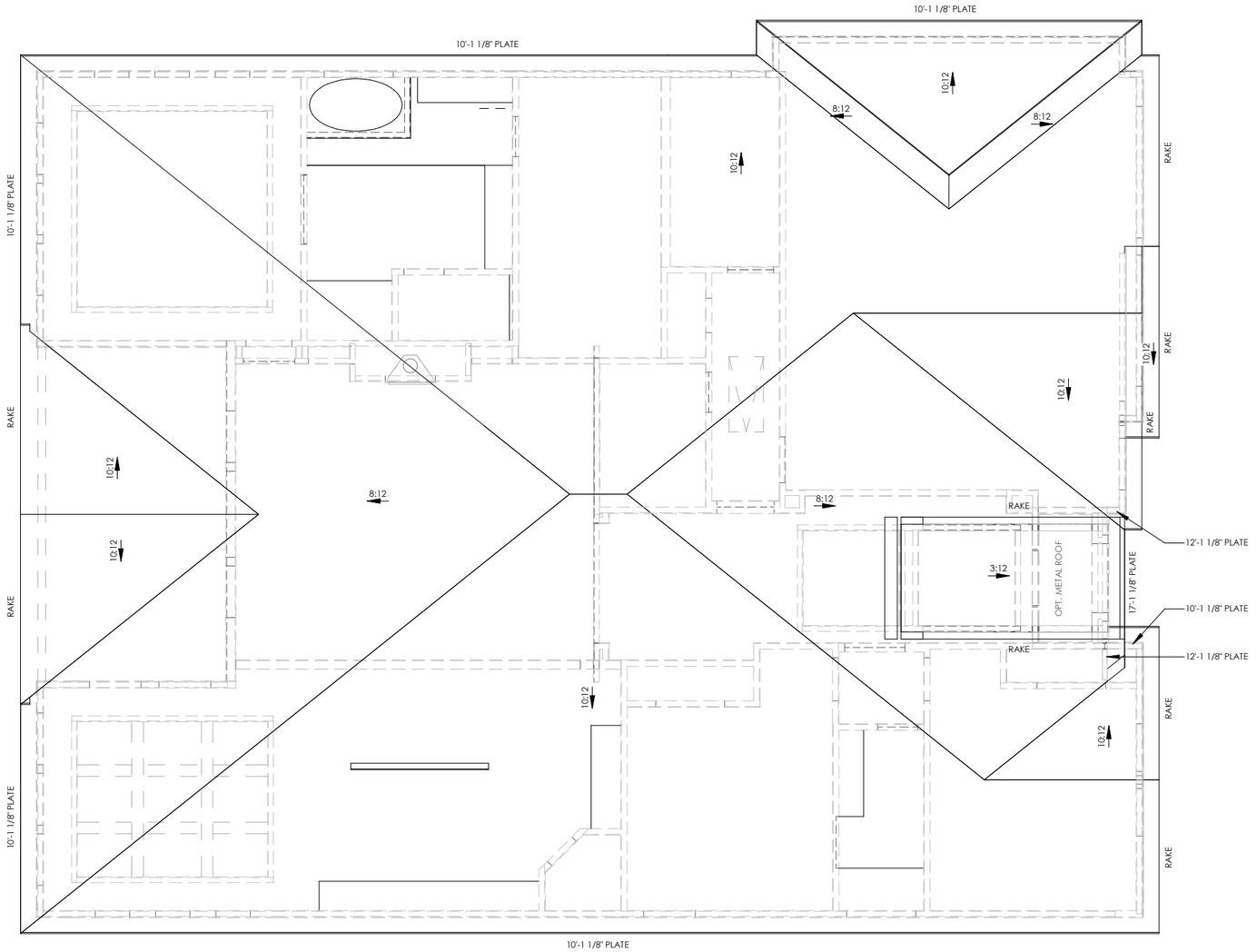
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.06



ELEVATION A - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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2370 (237)

ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - ROOF PLAN

SHEET NO.

A1.07

ELEVATION B - LIVING SPACE	
FIRST FLOOR	2369 SF
TOTAL	2369 SF

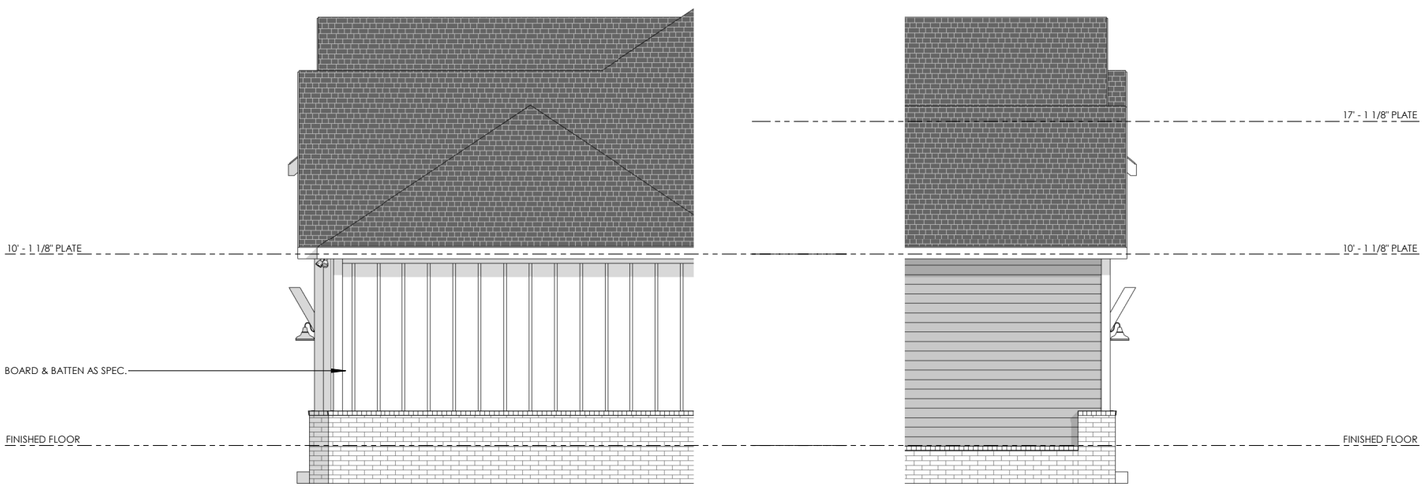
ELEVATION B - NON-LIVING	
GARAGE	519 SF
PORCH	61 SF
PATIO	215 SF
TOTAL	795 SF

TOTAL UNDER ROOF	3164 SF



ELEVATION B - FRONT ELEVATION

1/8" = 1'-0"

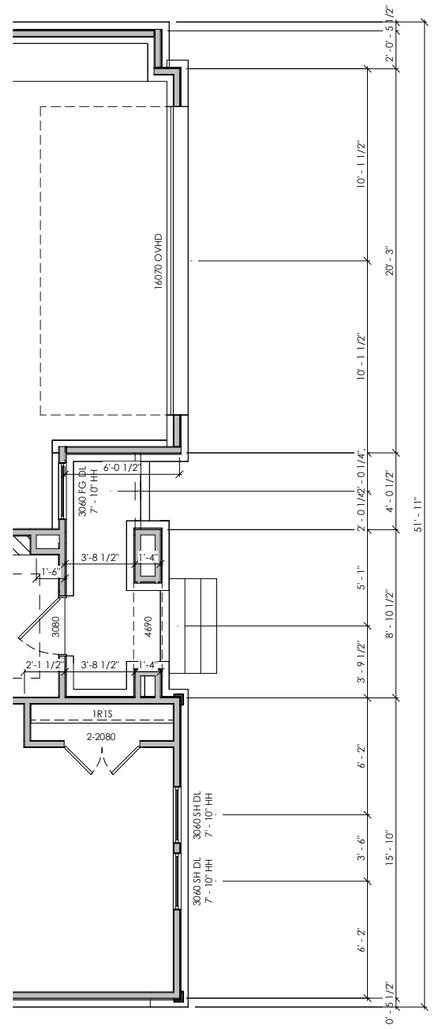


ELEVATION B - RIGHT ELEVATION

1/8" = 1'-0"

ELEVATION B - LEFT ELEVATION

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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PLAN NO.

2370 (237)

ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.00



ELEVAITON B - OPT. STONE - FRONT

1/8" = 1'-0"

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PLAN NO.

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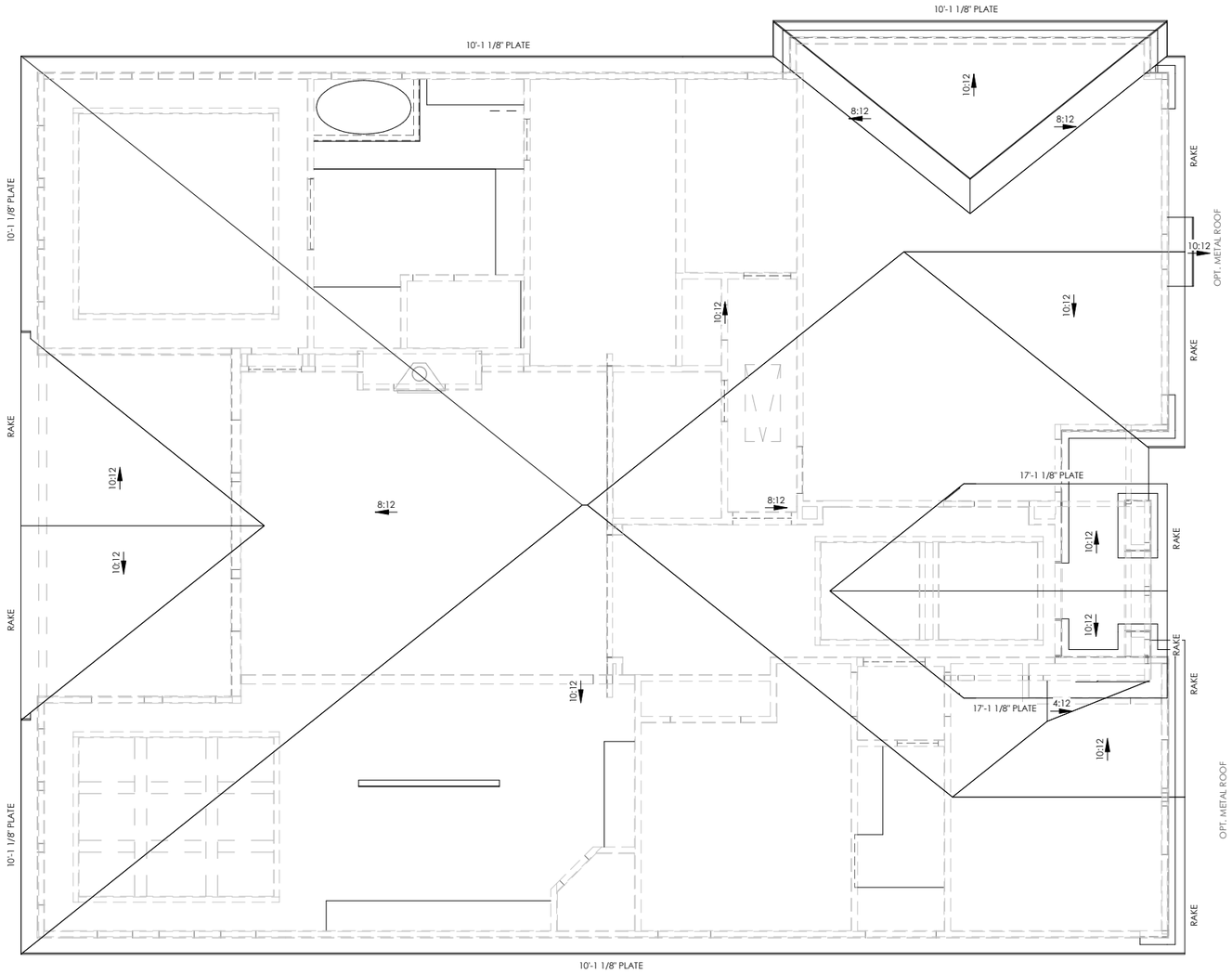
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.01



ELEVATION B - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

PROJECT NAME

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PLAN NO.

2370 (237)

ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - ROOF PLAN

SHEET NO.

A2.02

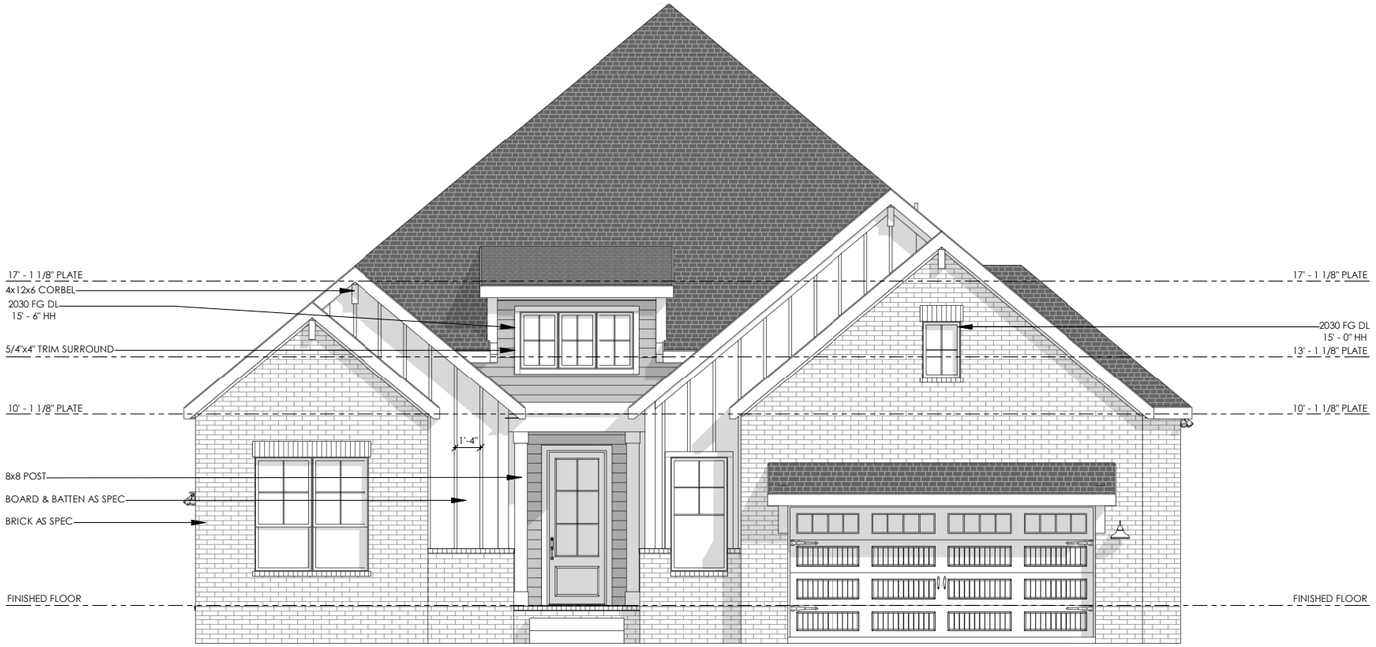
ELEVATION C - LIVING SPACE

FIRST FLOOR	2380 SF
TOTAL	2380 SF

ELEVATION C - NON-LIVING

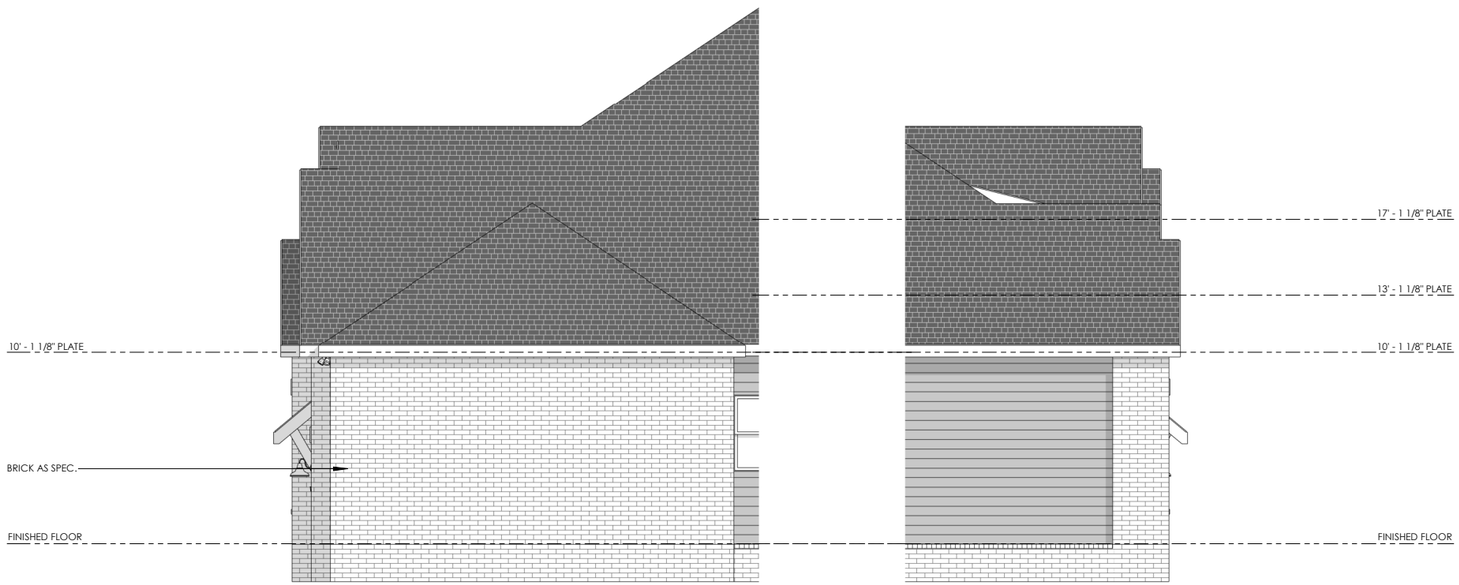
PORCH	31 SF
PATIO	215 SF
TOTAL	245 SF
TOTAL UNDER ROOF	3172 SF

Brightland HOMES



ELEVATION C - FRONT ELEVATION

1/8" = 1'-0"

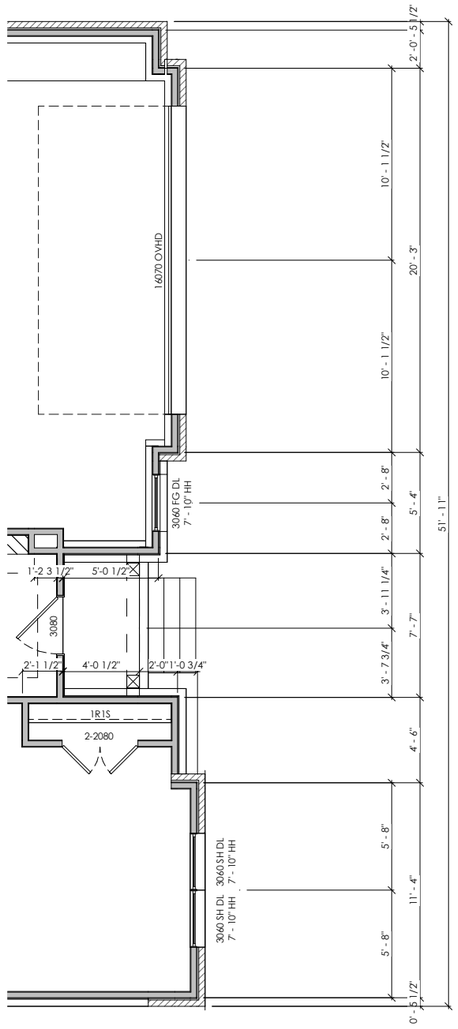


ELEVATION C - RIGHT ELEVATION

1/8" = 1'-0"

ELEVATION C - RIGHT ELEVATION

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

PROJECT NAME

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PLAN NO.

2370 (237)

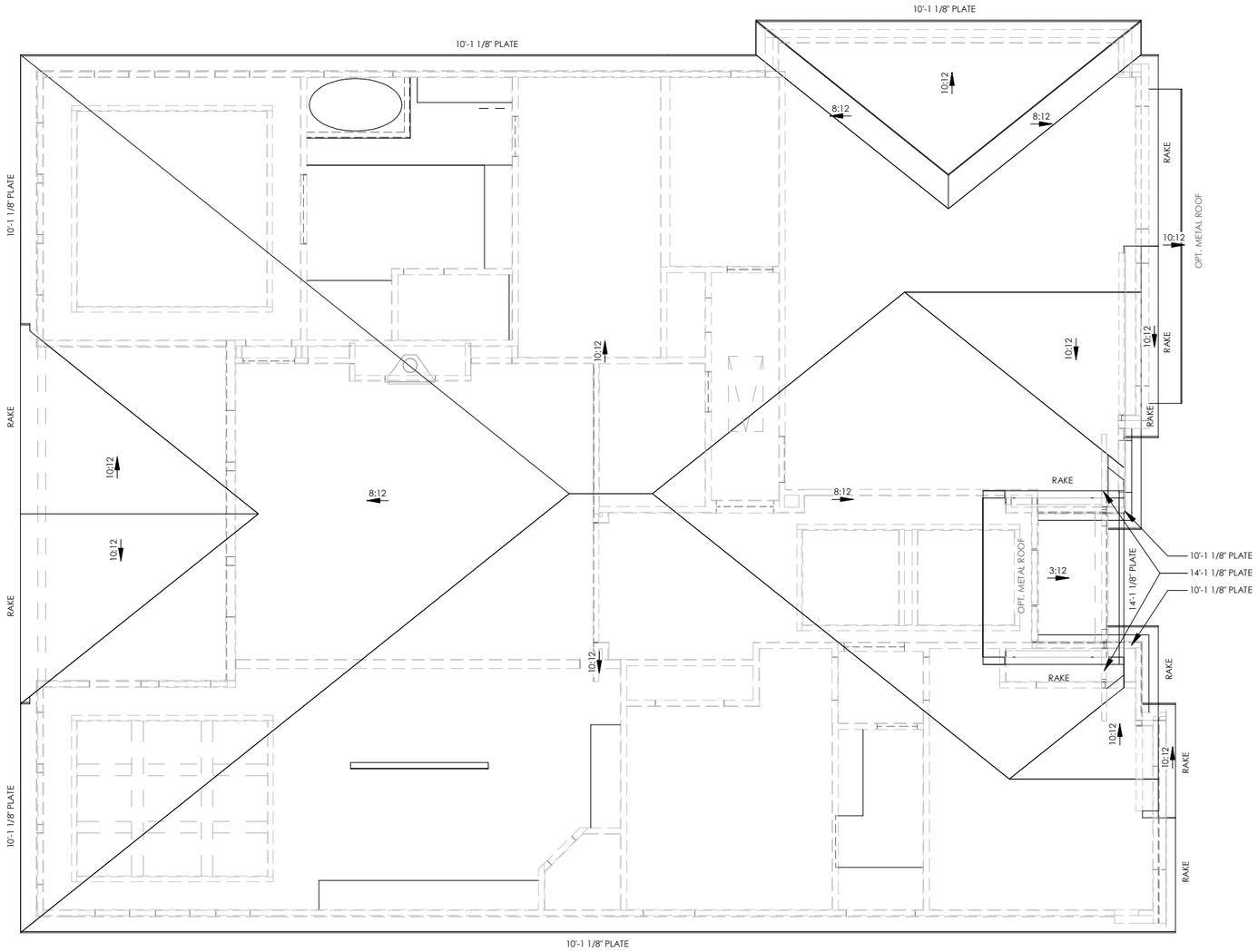
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.00



ELEVATION C - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - ROOF PLAN

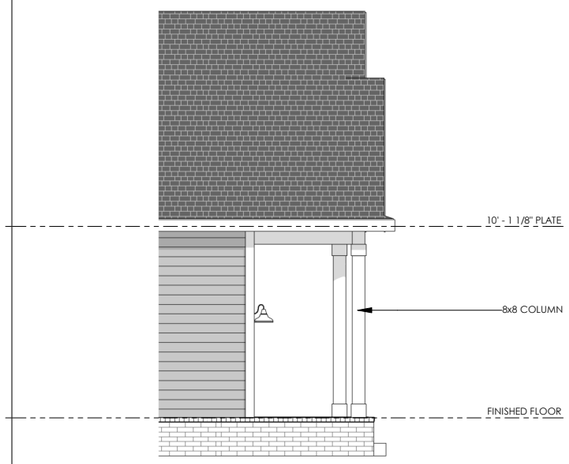
SHEET NO.

A3.01



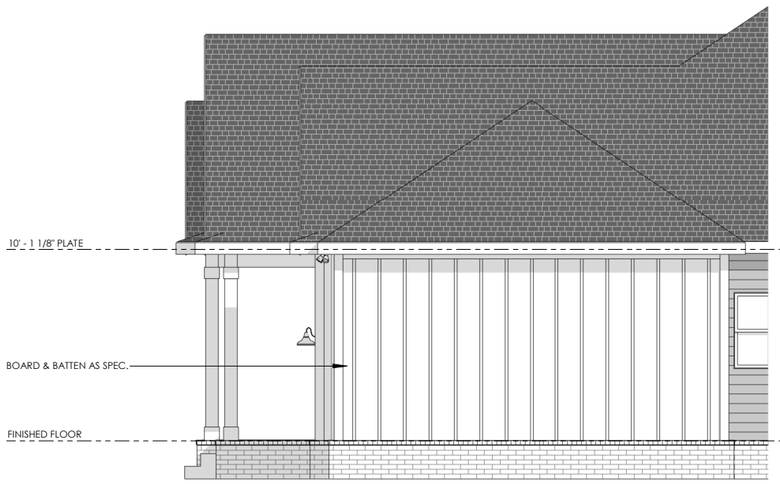
ELEVATION D - FRONT

1/8" = 1'-0"



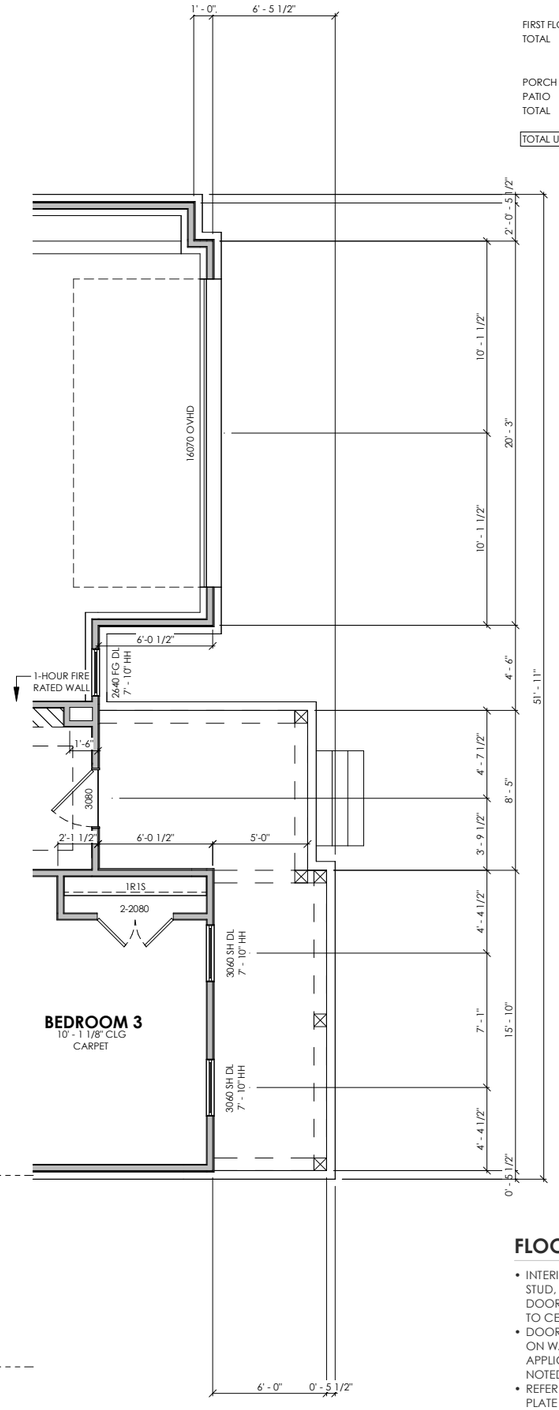
ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION D - LIVING SPACE

FIRST FLOOR	2380 SF
TOTAL	2380 SF

ELEVATION D - NON-LIVING

PORCH	31 SF
PATIO	215 SF
TOTAL	245 SF

TOTAL UNDER ROOF	3172 SF

FLOOR PLAN NOTES

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.00



ELEVATION D - OPT. STONE - FRONT

1/8" = 1'-0"

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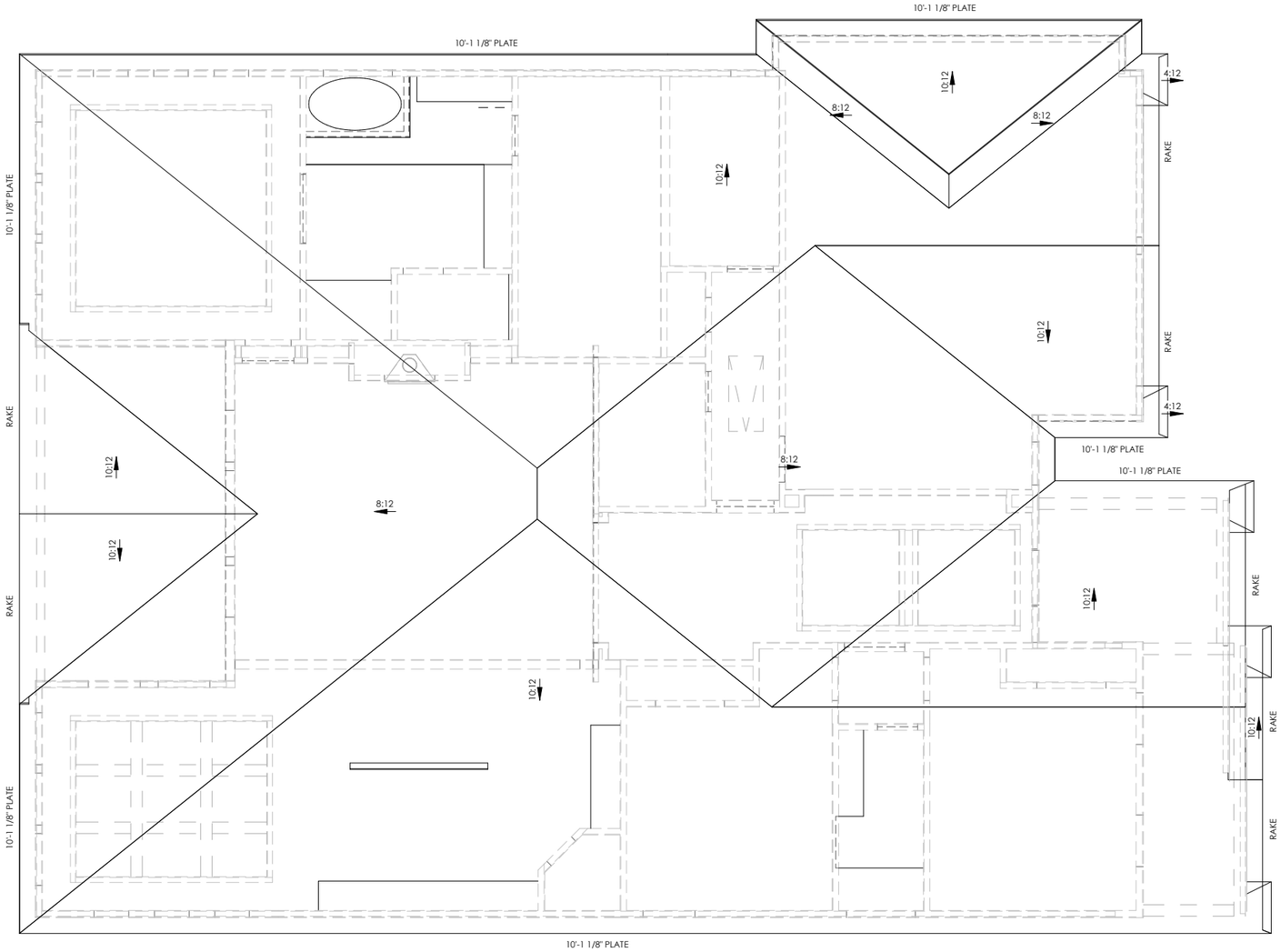
SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.01



ELEVATION D - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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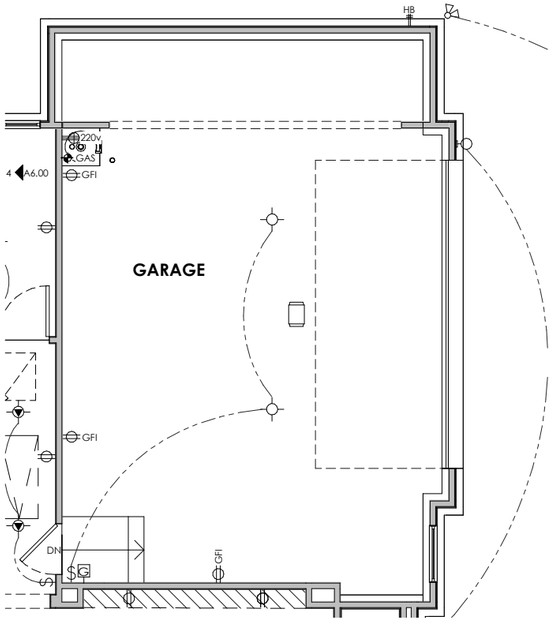
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - ROOF PLAN

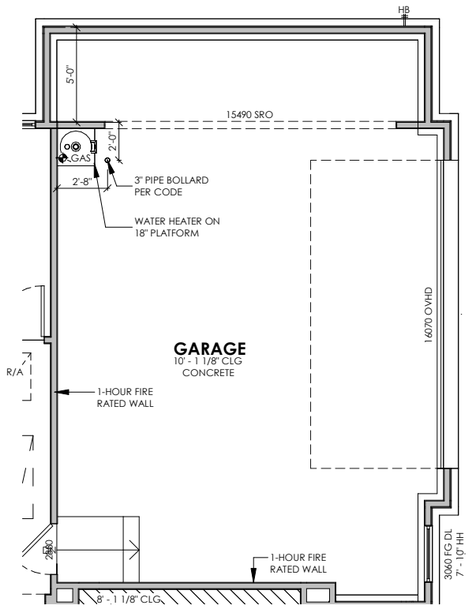
SHEET NO.

A4.02



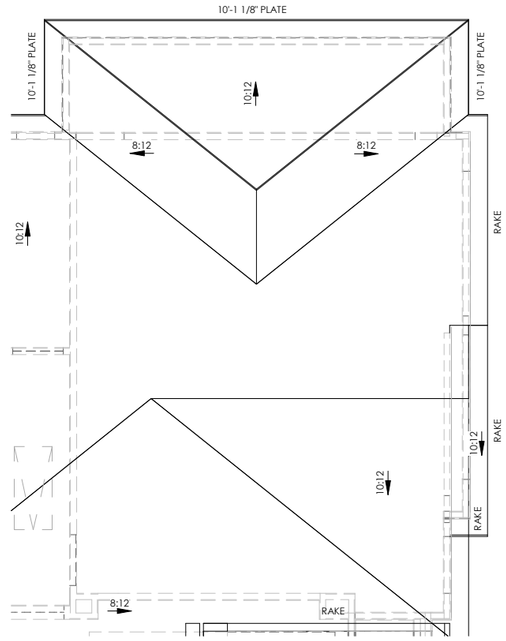
OPT. 1/2 CAR GARAGE ELECTRICAL PLAN

1/8" = 1'-0"



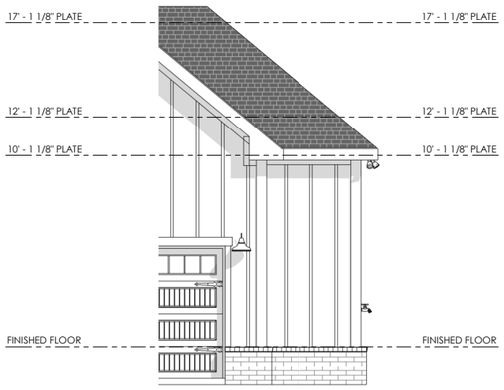
OPT. 1/2 CAR GARAGE FIRST FLOOR PLAN

1/8" = 1'-0"



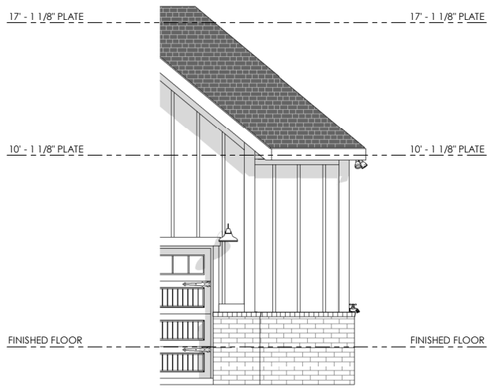
OPT. 1/2 CAR GARAGE ROOF PLAN - A

1/8" = 1'-0"



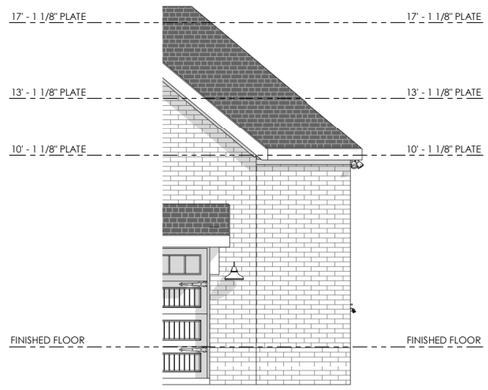
ELEVATION A & D - OPT. 1/2 CAR FRONT

1/8" = 1'-0"



ELEVATION B - OPT. 1/2 CAR FRONT

1/8" = 1'-0"



ELEVATION C - OPT. 1/2 CAR FRONT

1/8" = 1'-0"

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2370 (237)

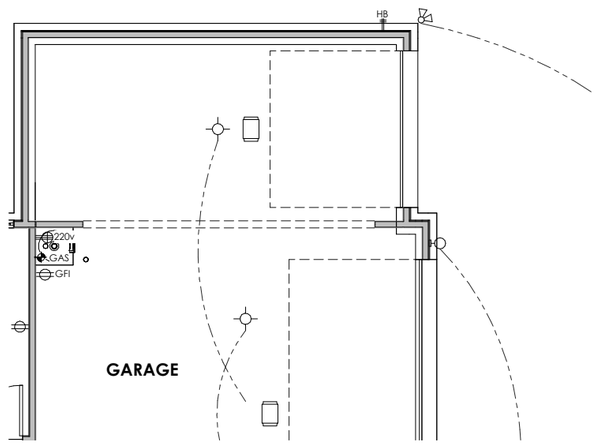
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

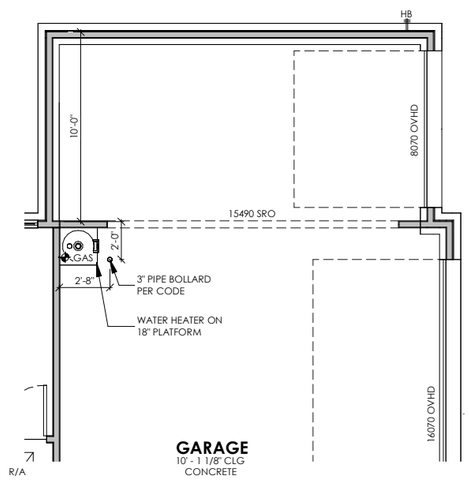
SHEET NO.

A5.00



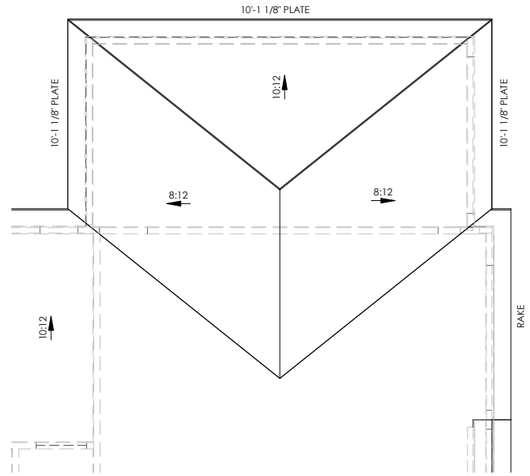
OPT. 3 CAR GARAGE ELECTRICAL PLAN

1/8" = 1'-0"



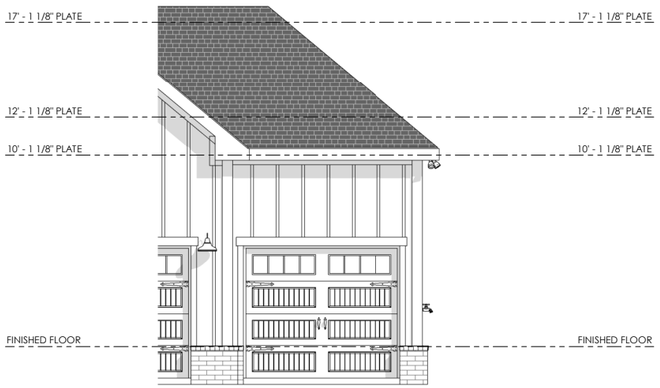
OPT. 3 CAR GARAGE FIRST FLOOR PLAN

1/8" = 1'-0"



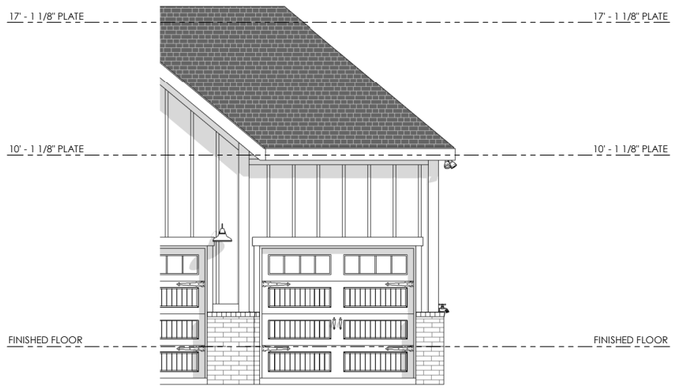
OPT. 3 CAR GARAGE ROOF PLAN

1/8" = 1'-0"



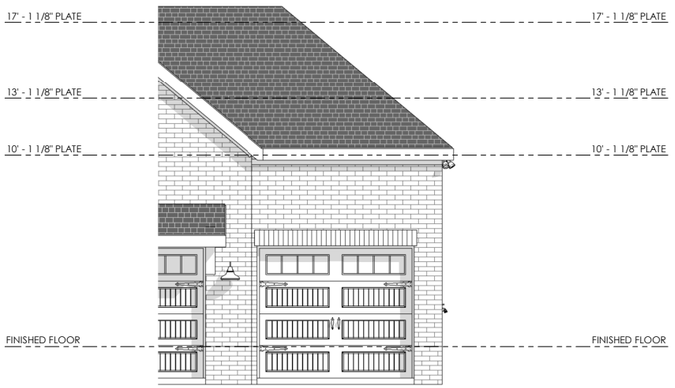
ELEVATION A & D - OPT. 3 CAR FRONT

1/8" = 1'-0"



ELEVATION B - OPT. 3 CAR FRONT

1/8" = 1'-0"



ELEVATION C - OPT. 3 CAR FRONT

1/8" = 1'-0"

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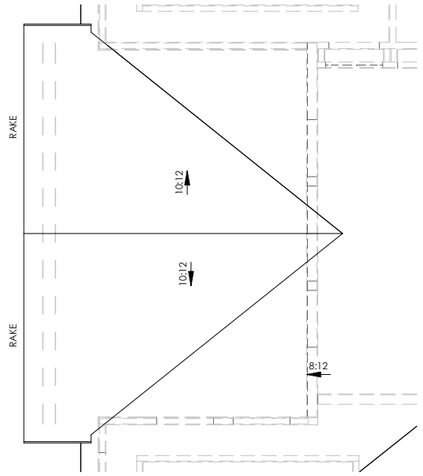
SHEET NAME

OPTIONS

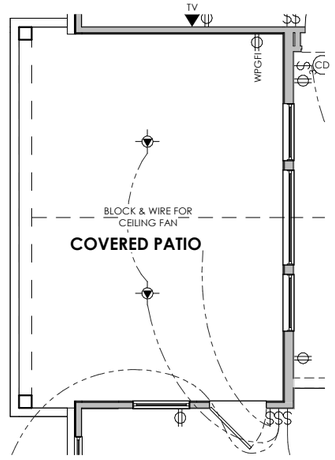
SHEET NO.

A5.01



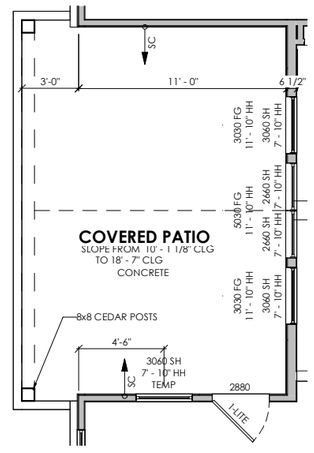
OPT. EXTENDED PATIO ROOF PLAN

1/8" = 1'-0"



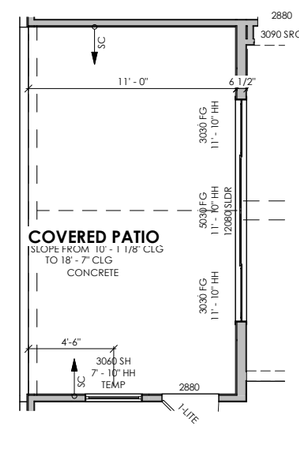
OPT. EXTENDED PATIO - ELECTRICAL

1/8" = 1'-0"



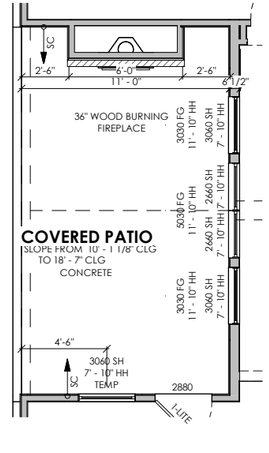
OPT. EXTENDED PATIO - FLOOR PLAN

1/8" = 1'-0"



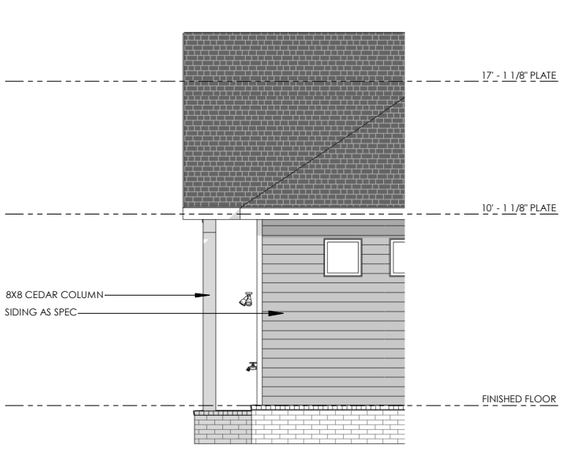
OPT. SLIDING DOOR

1/8" = 1'-0"



OPT. OUTDOOR FIREPLACE

1/8" = 1'-0"



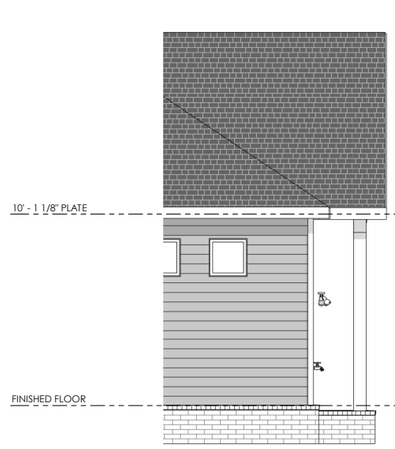
OPT. EXTENDED PATIO - LEFT

1/8" = 1'-0"



OPT. EXTENDED PATIO - REAR

1/8" = 1'-0"



OPT. EXTENDED PATIO - RIGHT

1/8" = 1'-0"

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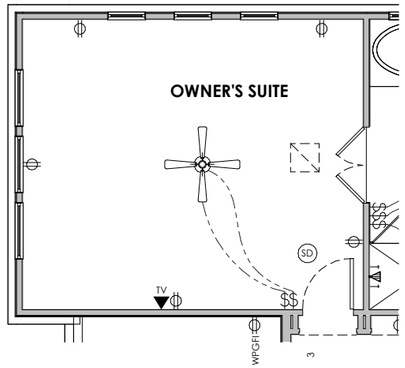
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

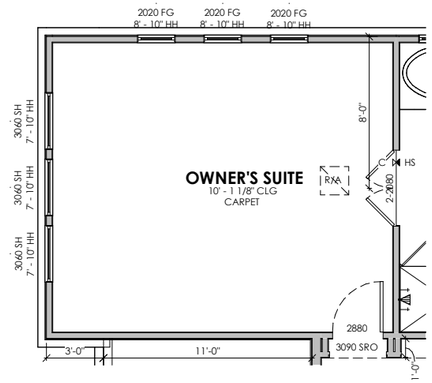
SHEET NO.

A5.02



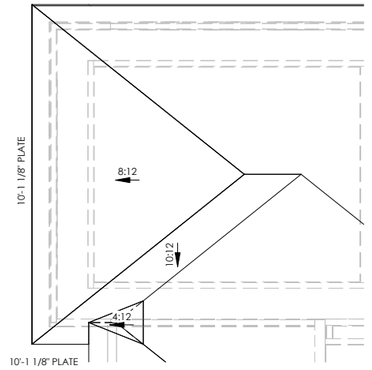
OPT. MASTER EXTENSION - ELECTRICAL

1/8" = 1'-0"



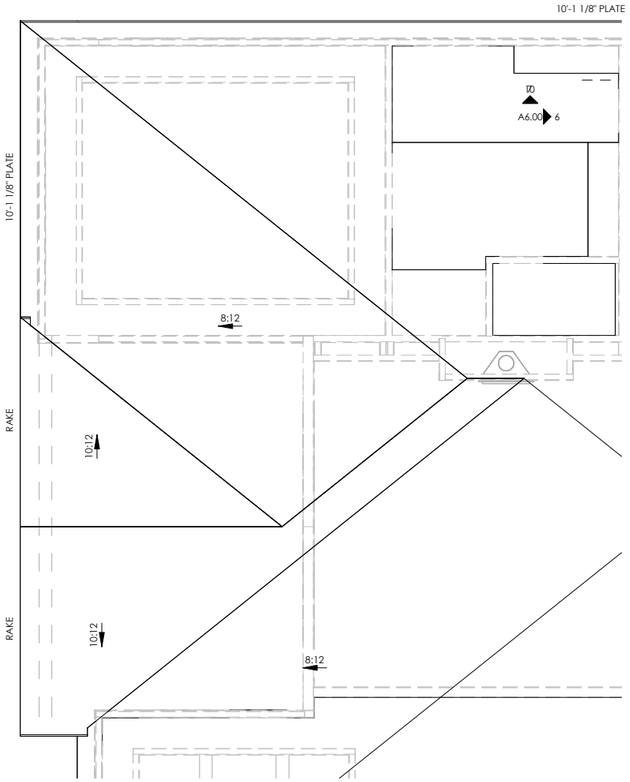
OPT. MASTER EXTENSION - FLOOR PLAN

1/8" = 1'-0"



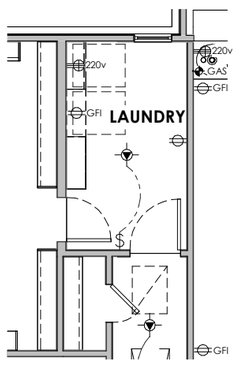
OPT. MASTER EXTENSION - ROOF PLAN

1/8" = 1'-0"



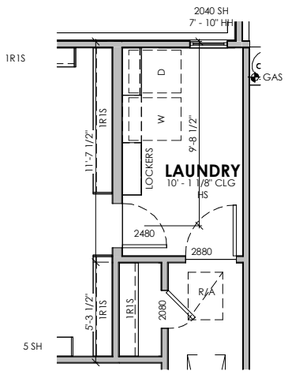
OPT. MASTER EXTENSION & OPT. PATIO 2 - ROOF PLAN

1/8" = 1'-0"



OPT. UTILITY DOOR - ELECTRICAL

1/8" = 1'-0"



OPT. UTILITY DOOR - FLOOR PLAN

1/8" = 1'-0"

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PLAN NO.

2370 (237)

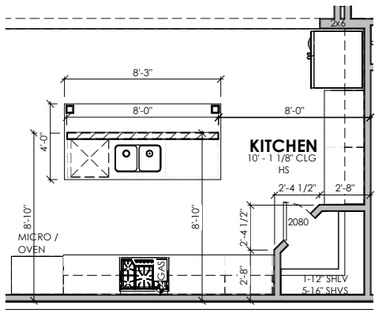
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

SHEET NO.

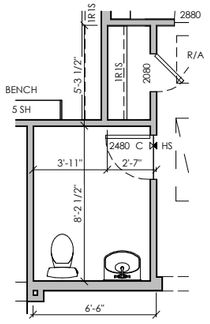
A5.03



1R1S

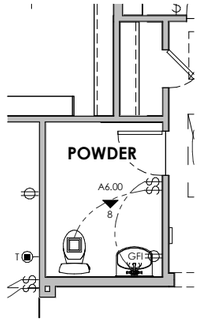
OPT. ISLAND 2 - FLOOR PLAN

1/8" = 1'-0"



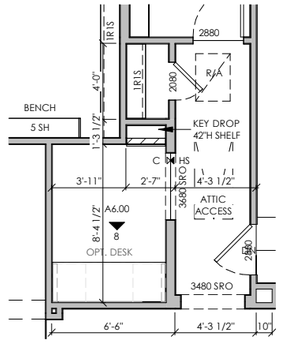
OPT. POWDER

1/8" = 1'-0"



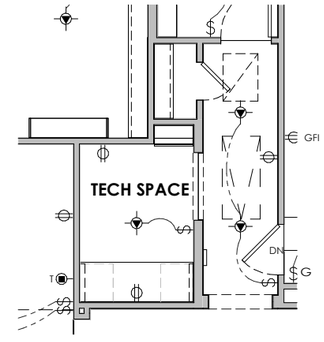
OPT. POWDER - ELECTRICAL

1/8" = 1'-0"



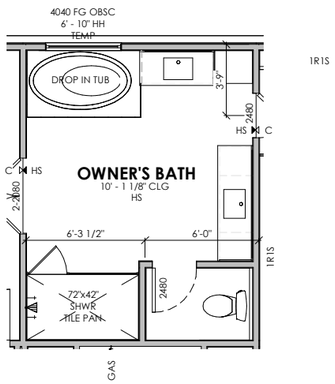
OPT. TECH SPACE

1/8" = 1'-0"



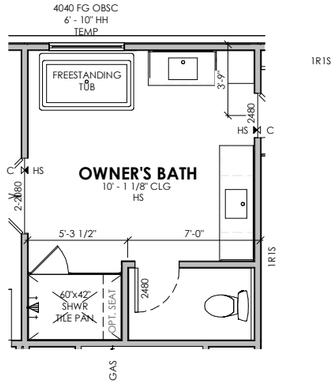
OPT. TECH SPACE - ELECTRICAL

1/8" = 1'-0"



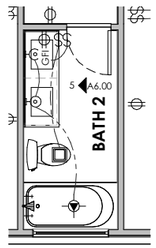
OPT. ENLARGED SHOWER

1/8" = 1'-0"



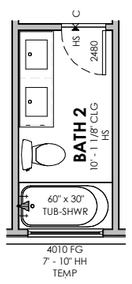
OPT. FREESTANDING TUB

1/8" = 1'-0"



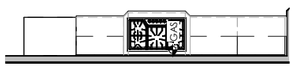
OPT. BATH 2 SINK

1/8" = 1'-0"



OPT. BATH 2 SINK

1/8" = 1'-0"



OPT. KITCHEN

1/8" = 1'-0"

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2370 (237)

ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

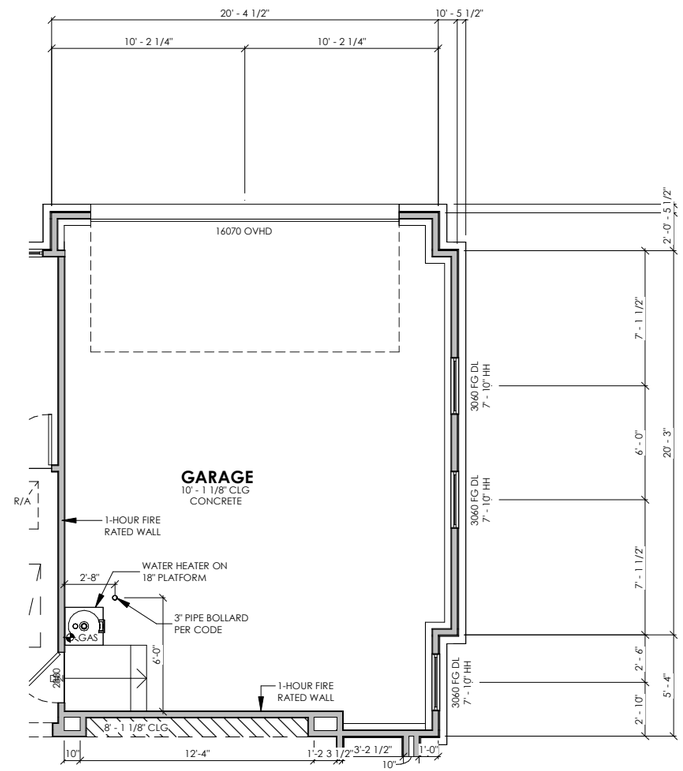
OPTIONS

SHEET NO.

A5.04

OPT. SIDE LOAD GARAGE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. SIDE LOAD GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"

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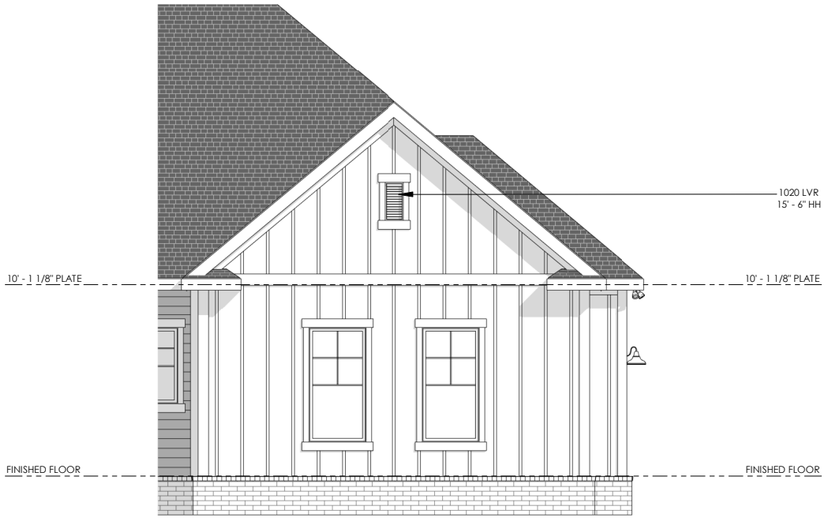
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

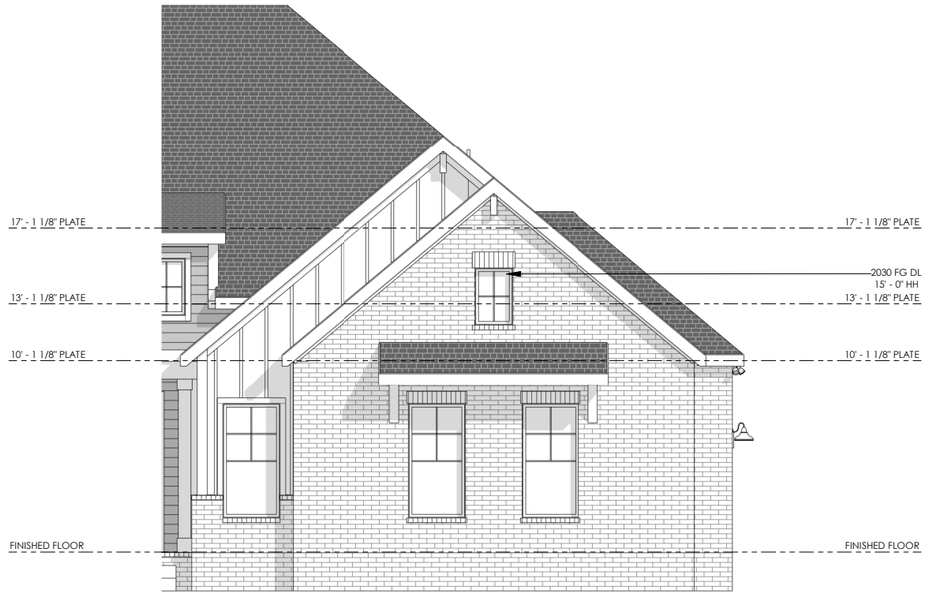
SHEET NO.

A5.05



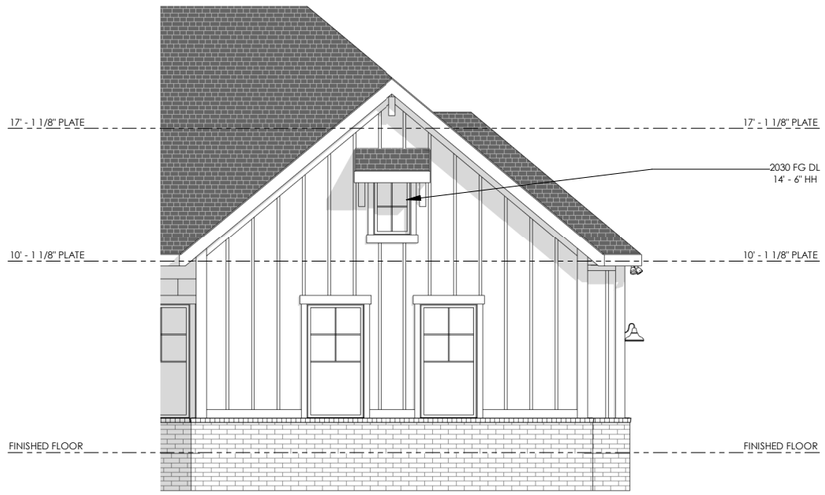
ELEVATION D - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



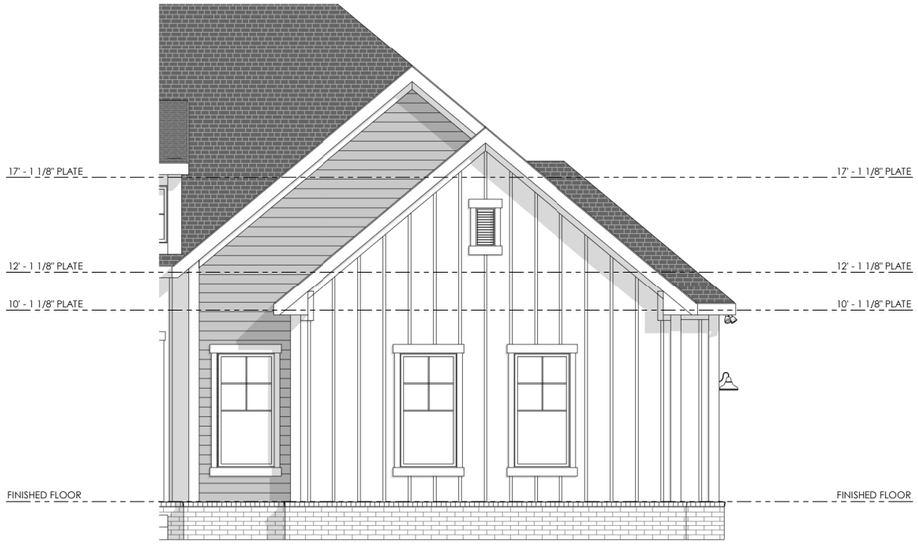
ELEVATION C - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION B - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION A - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"

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2370 (237)

ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

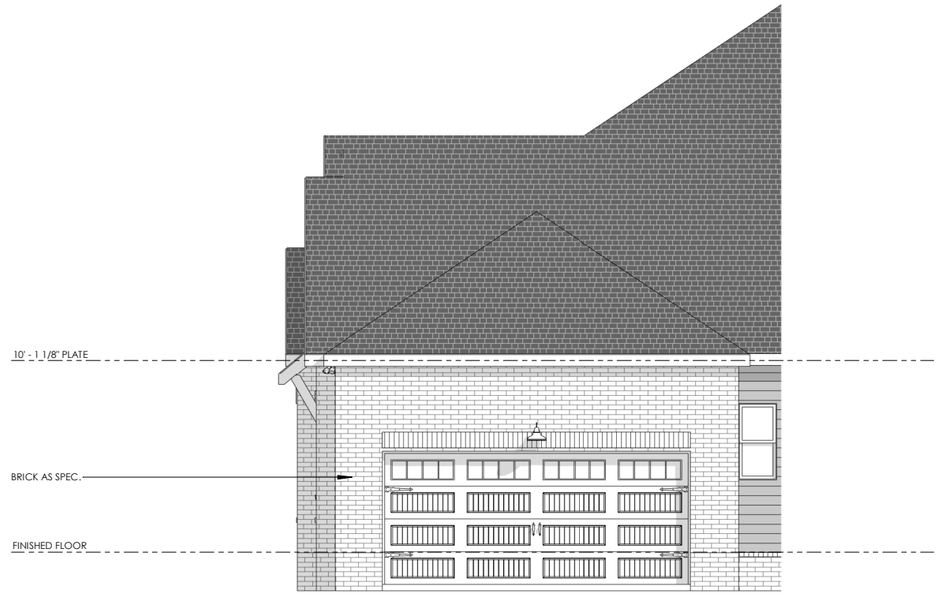
SHEET NO.

A5.06



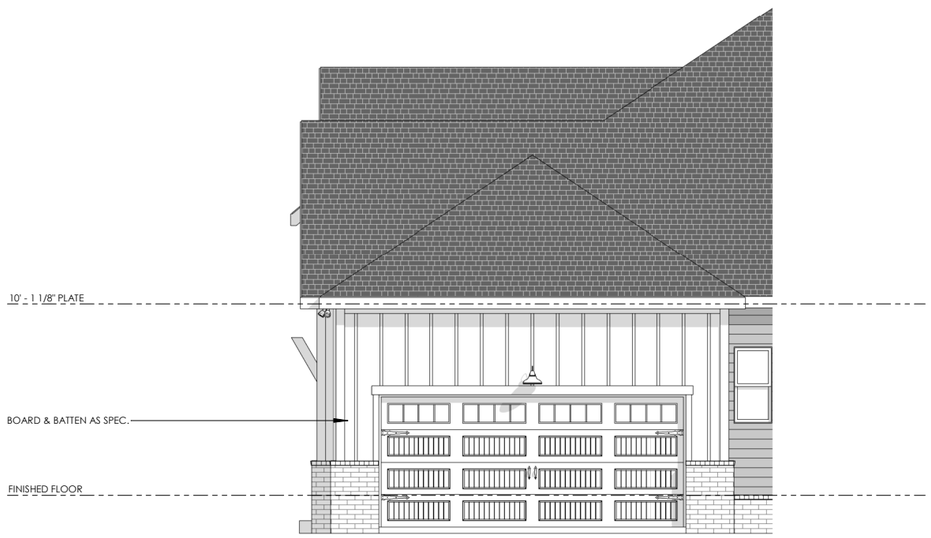
ELEVATION D - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



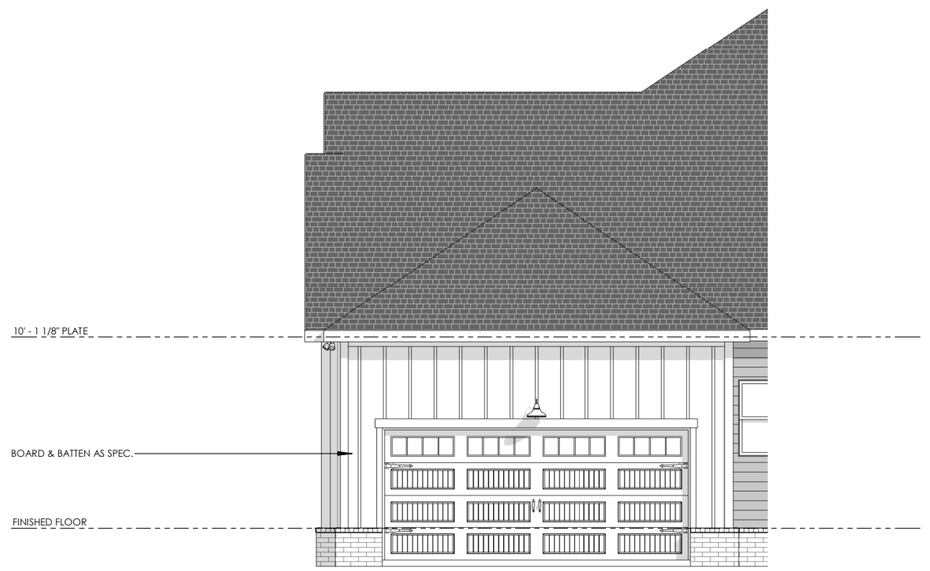
ELEVATION C - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



ELEVATION B - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



ELEVATION A - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"

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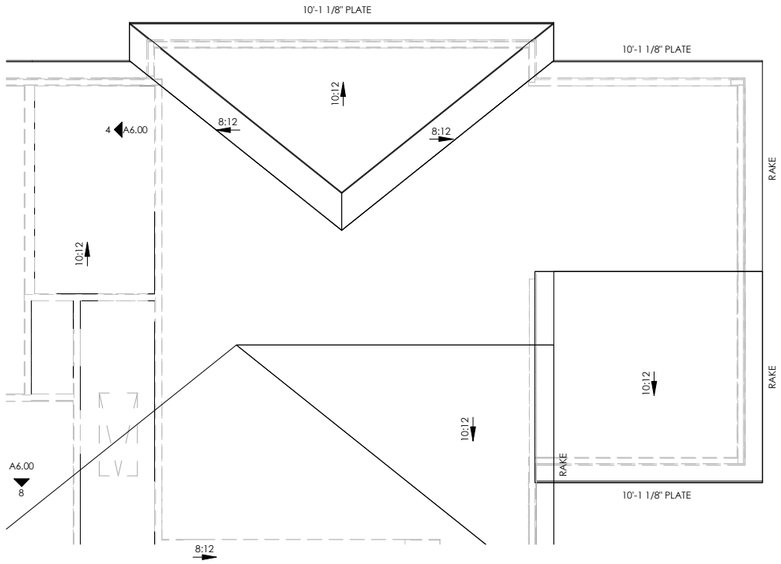
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

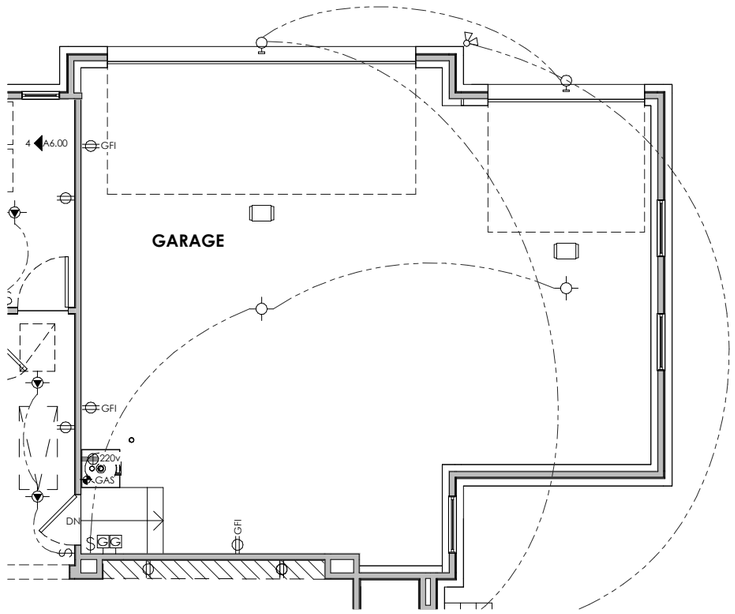
SHEET NO.

A5.07



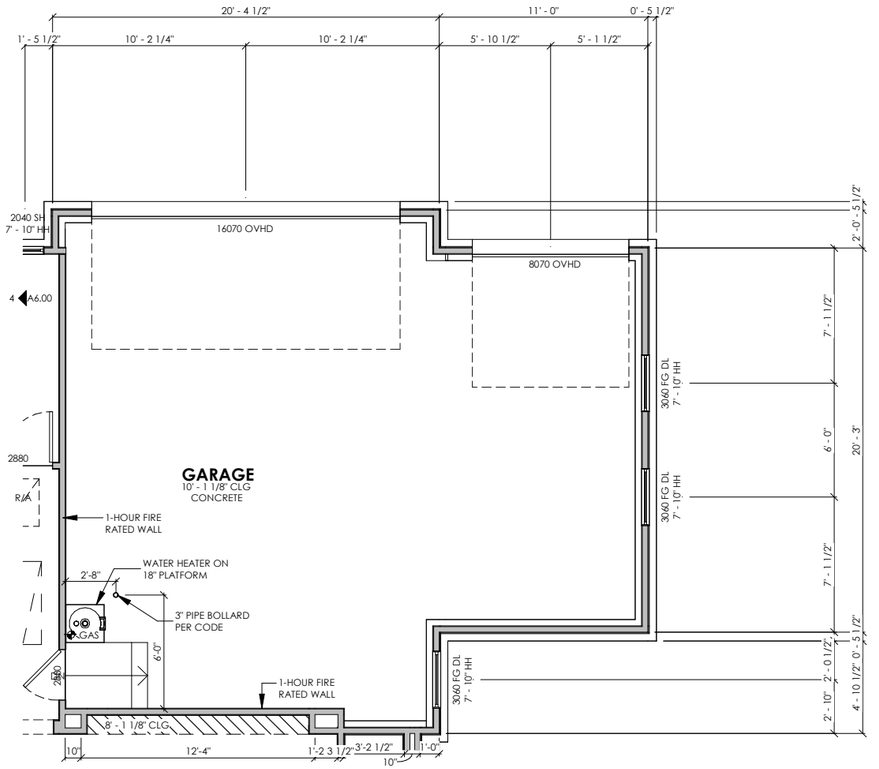
OPT. 3 CAR SIDE LOAD GARAGE - ROOF PLAN

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - ELECTRICAL PLAN

1/8" = 1'-0"



OPT. 3 CAR SIDE LOAD GARAGE - FLOOR PLAN

1/8" = 1'-0"

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DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

SHEET NO.

A5.08



D - OPT. 3 CAR SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



C - OPT. 3 CAR SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



B - OPT. 3 CAR SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



A - OPT. 3 CAR SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"

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ISSUE DATE	8/1/2023
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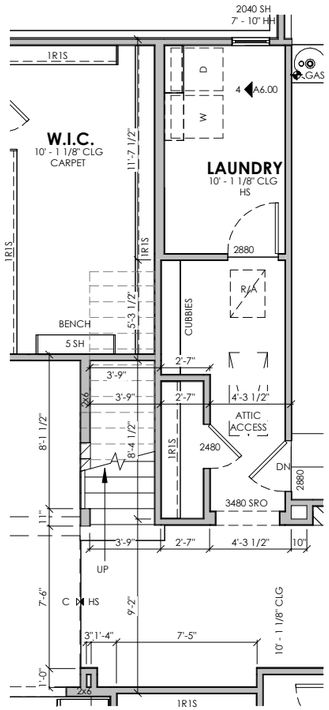
SCALE	1/8" = 1'-0"

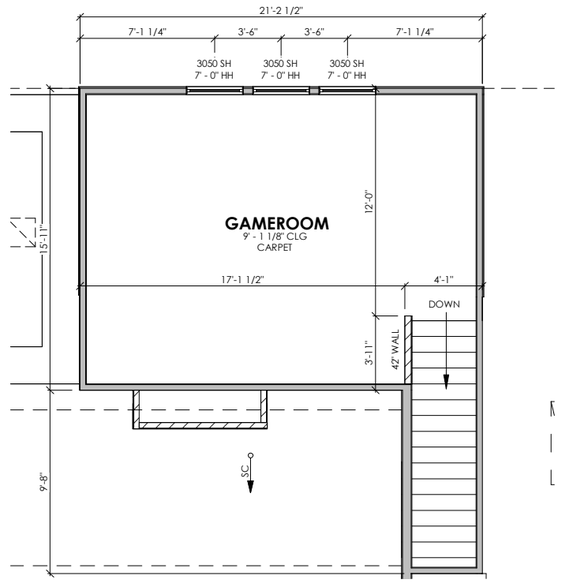
SHEET NAME

OPTIONS

SHEET NO.

A5.09





OPT. GAMEROOM - LIVING SPACE

FIRST FLOOR	2369 SF
SECOND FLOOR	338 SF
TOTAL	2706 SF

OPT. GAMEROOM - NON-LIVING

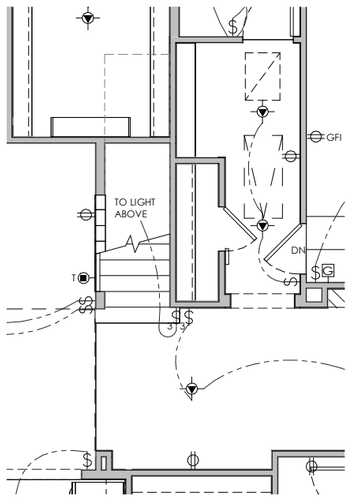
GARAGE	546 SF
PORCH	31 SF
PATIO	215 SF
TOTAL	791 SF

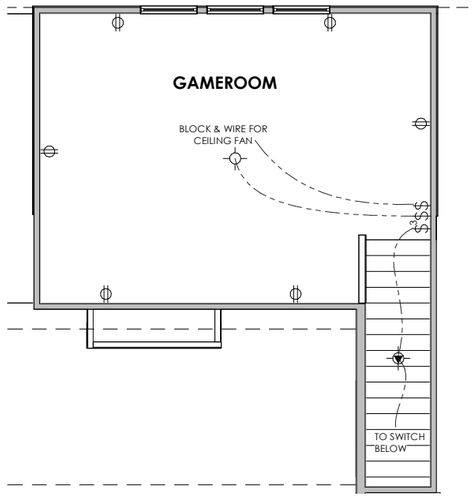
OPT. GAMEROOM - 2ND FLOOR PLAN

1/8" = 1'-0"

OPT. GAMEROOM - 1ST FLOOR PLAN

1/8" = 1'-0"





OPT. GAMEROOM - 1ST FLOOR ELEC. PLAN

1/8" = 1'-0"

OPT. GAMEROOM - 2ND FLOOR ELEC. PLAN

1/8" = 1'-0"

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2370 (237)

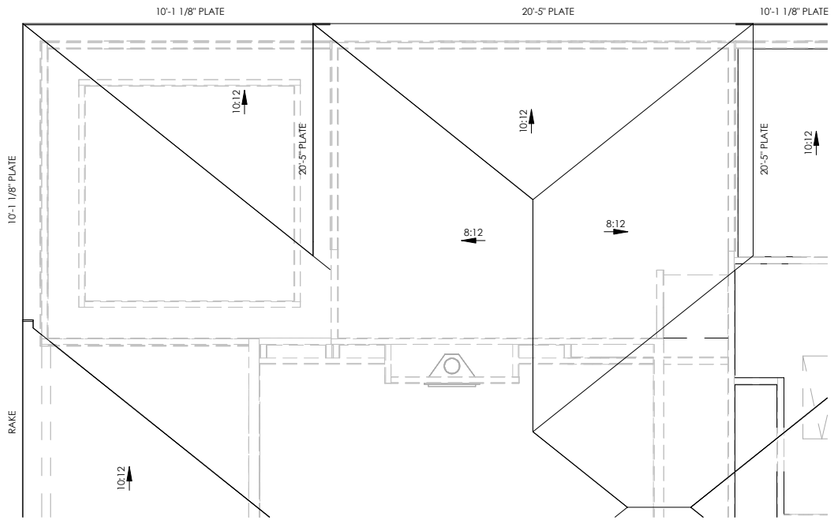
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

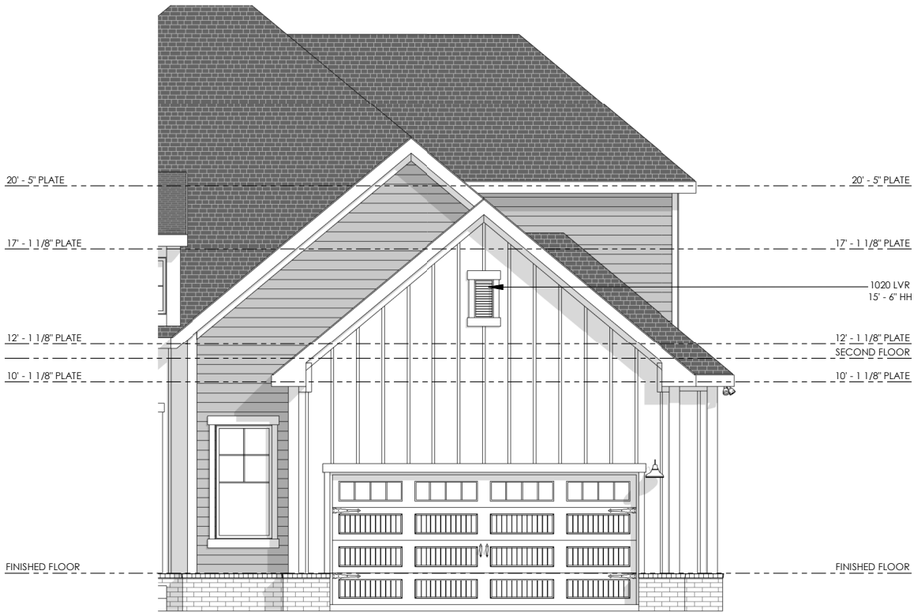
SHEET NO.

A5.10



OPT. GAMEROOM - ROOF PLAN

1/8" = 1'-0"



ELEVATION A - OPT. GAMEROOM - FRONT

1/8" = 1'-0"



ELEVATION A - OPT. GAMEROOM - RIGHT

1/8" = 1'-0"

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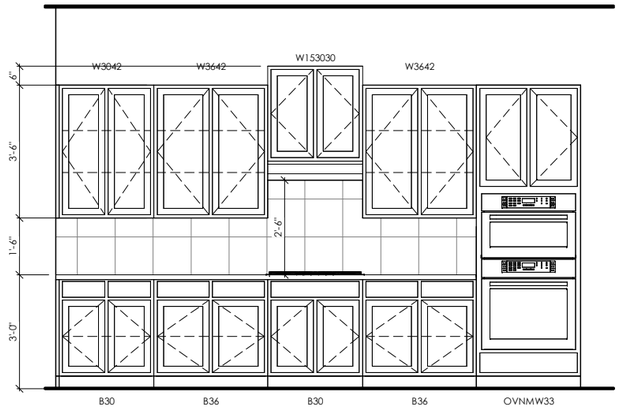
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

OPTIONS

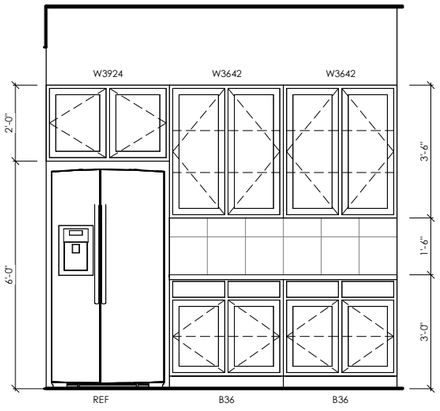
SHEET NO.

A5.11



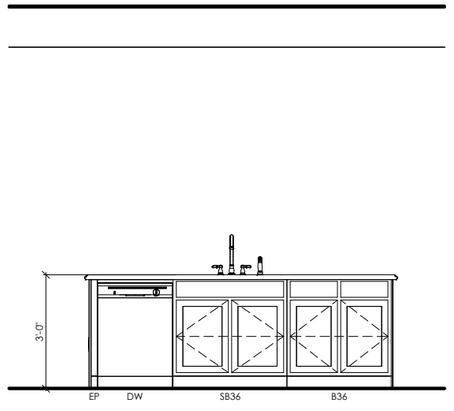
KITCHEN

1/4" = 1'-0"



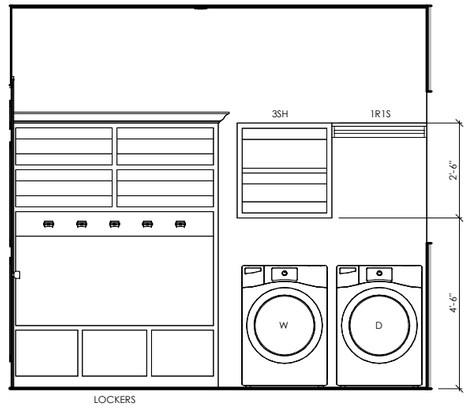
KITCHEN

1/4" = 1'-0"



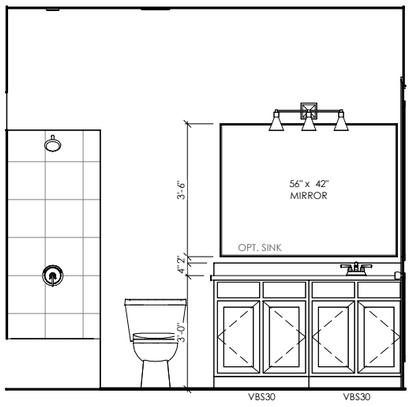
KITCHEN

1/4" = 1'-0"



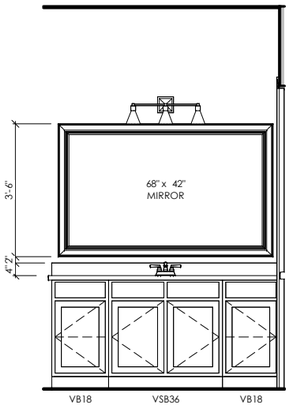
LAUNDRY

1/4" = 1'-0"



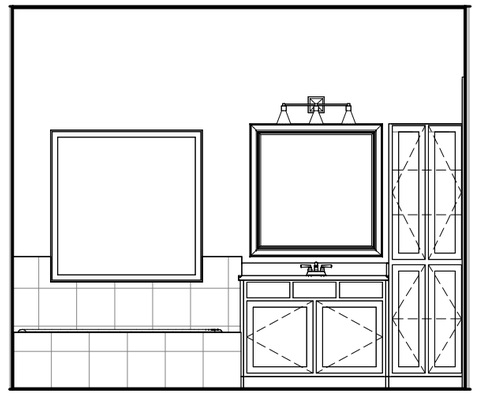
BATH 2

1/4" = 1'-0"



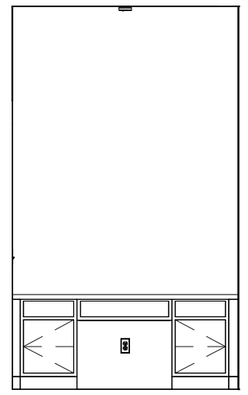
OWNER'S BATH

1/4" = 1'-0"



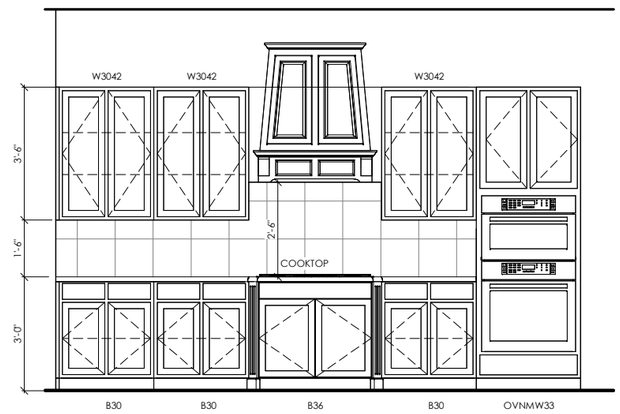
OWNER'S BATH

1/4" = 1'-0"



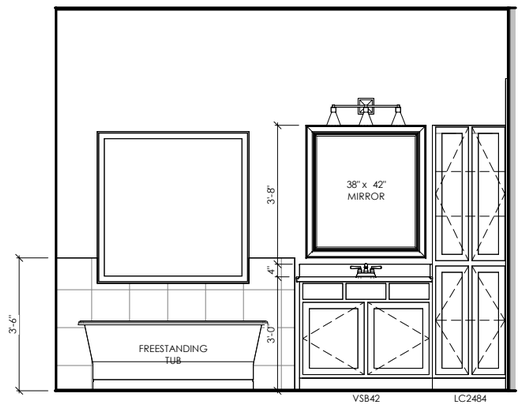
OPT. DESK

1/4" = 1'-0"



OPT. KITCHEN

1/4" = 1'-0"



OPT. FREESTANDING TUB

1/4" = 1'-0"

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PLAN NO.

2370 (237)

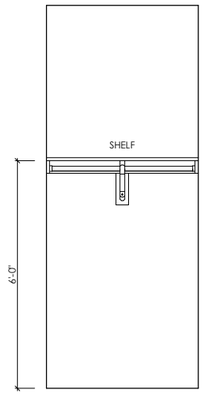
ISSUE DATE	8/1/2023
DRAWN BY	JLA
SCALE	1/4" = 1'-0"

SHEET NAME

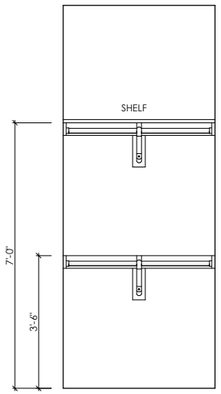
INTERIOR ELEVATIONS

SHEET NO.

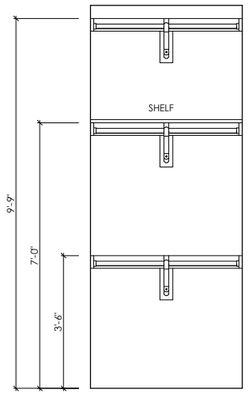
A6.00



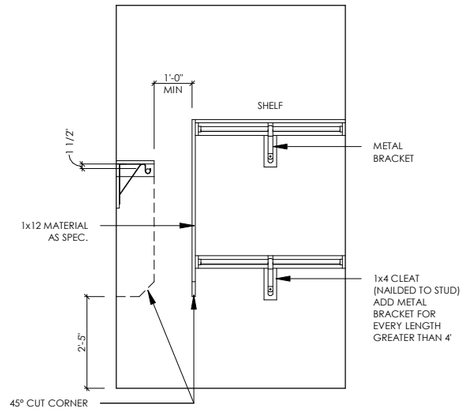
1R1S



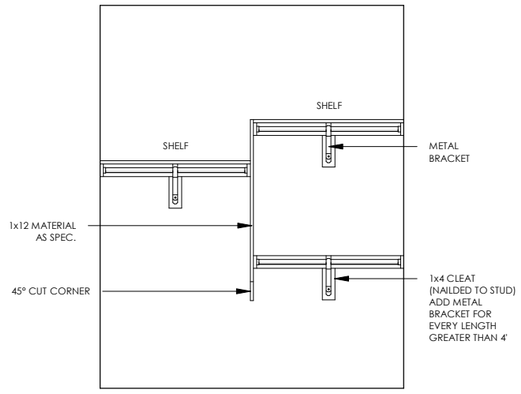
2R1S



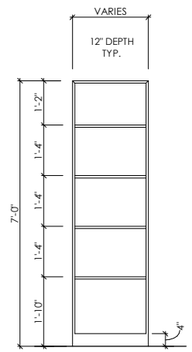
3R1S



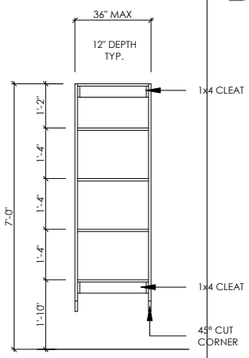
CLOSET CORNER DETAIL



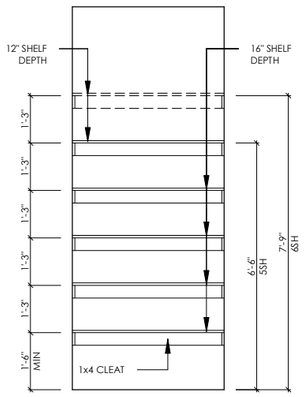
1R1S TO 2R1S TRANSITION DETAIL



5SH

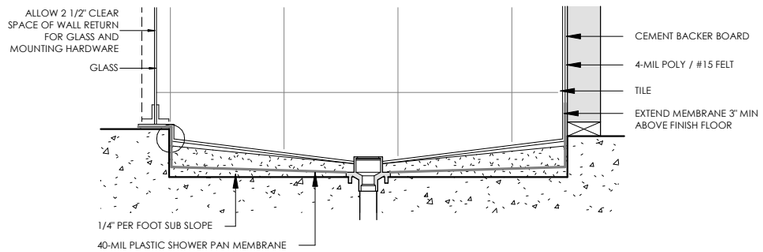


5SH (SUSPENDED)



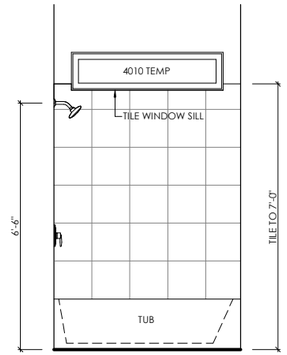
CLOSET DETAILS

1/4" = 1'-0"



MUD PAN SHOWER

3/4" = 1'-0"



TYP. TUB/SHWR W/ WINDOW

1/4" = 1'-0"

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PLAN NO.

2370 (237)

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DRAWN BY	JLA
SCALE	As indicated

SHEET NAME

DETAIL SHEET

SHEET NO.

A7.00



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

REVISION LOG

SHEET LIST

NO.	TITLE
A0.00	COVER SHEET
A1.00	ELEVATION A - FIRST FLOOR PLAN
A1.01	ELEVATION A - SECOND FLOOR PLAN
A1.02	ELEVATION A - EXTERIOR ELEVATIONS
A1.03	ELEVATION A - EXTERIOR ELEVATIONS
A1.04	ELEVATION A - EXTERIOR ELEVATIONS
A1.05	ELEVATION A - EXTERIOR ELEVATIONS
A1.06	ELEVATION A - ROOF PLAN
A1.07	ELEVATION A - SECTIONS
A2.01	ELEVATION B - PARTIAL FLOOR PLANS
A2.02	ELEVATION B - EXTERIOR ELEVATIONS
A2.03	ELEVATION B - EXTERIOR ELEVATIONS
A2.04	ELEVATION B - EXTERIOR ELEVATIONS
A2.05	ELEVATION B - EXTERIOR ELEVATIONS
A2.06	ELEVATION B - ROOF PLAN
A3.01	ELEVATION C - PARTIAL FLOOR PLANS
A3.02	ELEVATION C - EXTERIOR ELEVATIONS
A3.03	ELEVATION C - EXTERIOR ELEVATIONS
A3.04	ELEVATION C - EXTERIOR ELEVATIONS
A3.05	ELEVATION C - EXTERIOR ELEVATIONS
A3.06	ELEVATION C - ROOF PLAN
A4.01	ELEVATION D - PARTIAL FLOOR PLANS
A4.02	ELEVATION D - EXTERIOR ELEVATIONS
A4.03	ELEVATION D - EXTERIOR ELEVATIONS
A4.04	ELEVATION D - EXTERIOR ELEVATIONS
A4.05	ELEVATION D - EXTERIOR ELEVATIONS
A4.06	ELEVATION D - ROOF PLAN
A7.00	PLAN OPTIONS
A7.01	PLAN OPTIONS
A7.02	PLAN OPTIONS
A7.03	PLAN OPTIONS
A7.04	PLAN OPTIONS
A7.05	PLAN OPTIONS
A7.06	PLAN OPTIONS
A7.07	PLAN OPTIONS
A7.08	PLAN OPTIONS
A7.09	PLAN OPTIONS
A7.10	PLAN OPTIONS
A7.11	PLAN OPTIONS
A7.12	PLAN OPTIONS
AD1.00	DETAILS
E1.00	ELEVATION A - FIRST FLOOR ELECTRICAL
E1.01	ELEVATION A - SECOND FLOOR ELECTRICAL
E2.00	ELEVATION B - PARTIAL ELECTRICAL PLANS
E3.00	ELEVATION C - PARTIAL ELECTRICAL PLANS
E4.00	ELEVATION D - PARTIAL ELECTRICAL PLANS
E7.00	PLAN OPTIONS
E7.01	PLAN OPTIONS
E7.02	PLAN OPTIONS
SF1.00	FOUNDATION - ELEVATION A

PLAN OPTIONS

- ☐ ELEVATION **A**
- ☐ ELEVATION **B**
- ☐ ELEVATION **C**
- ☐ ELEVATION **D**
- ☐ **00STN000** - OPT. STONE
- ☐ **BED4BATH3** - OPT. BEDROOM 4 BATH 3
- ☐ **BED5BATH4** - OPT. BEDROOM 5 BATH 4
- ☐ **DR000IN8** - OPT. 8' INTERIOR DOORS
- ☐ **DR000PT8** - OPT. 8' PATIO DOOR
- ☐ **EXECUTV** - OPT. EXECUTIVE PACKAGE
- ☐ **FREESTUB** - OPT. FREESTANDING TUB
- ☐ **GARGE1/2** - OPT. HALF CAR GARAGE
- ☐ **GARGE3** - OPT. 3 CAR GARAGE
- ☐ **GARGE3SL** - OPT. 3 CAR SIDE LOAD GARAGE
- ☐ **GARGSDLD** - OPT. SIDE LOAD GARAGE
- ☐ **ISLAND2** - OPT. ISLAND
- ☐ **KITCHEN2** - OPT. KITCHEN
- ☐ **LAV2BTH2** - OPT. BATH 3 SINK
- ☐ **MBEDENT** - OPT. OWNERS ENTRY
- ☐ **MEDIARM** - OPT. MEDIA
- ☐ **PATIO2** - OPT. COVERED PATIO
- ☐ **PL0MB201** - OPT. ENLARGED SHOWER
- ☐ **REAREXT** - OPT. 3' REAR EXTENSION
- ☐ **SHWRSEAT** - OPT. SHOWER SEAT
- ☐ **STUDY1** - OPT. STUDY

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CUMBERLAND

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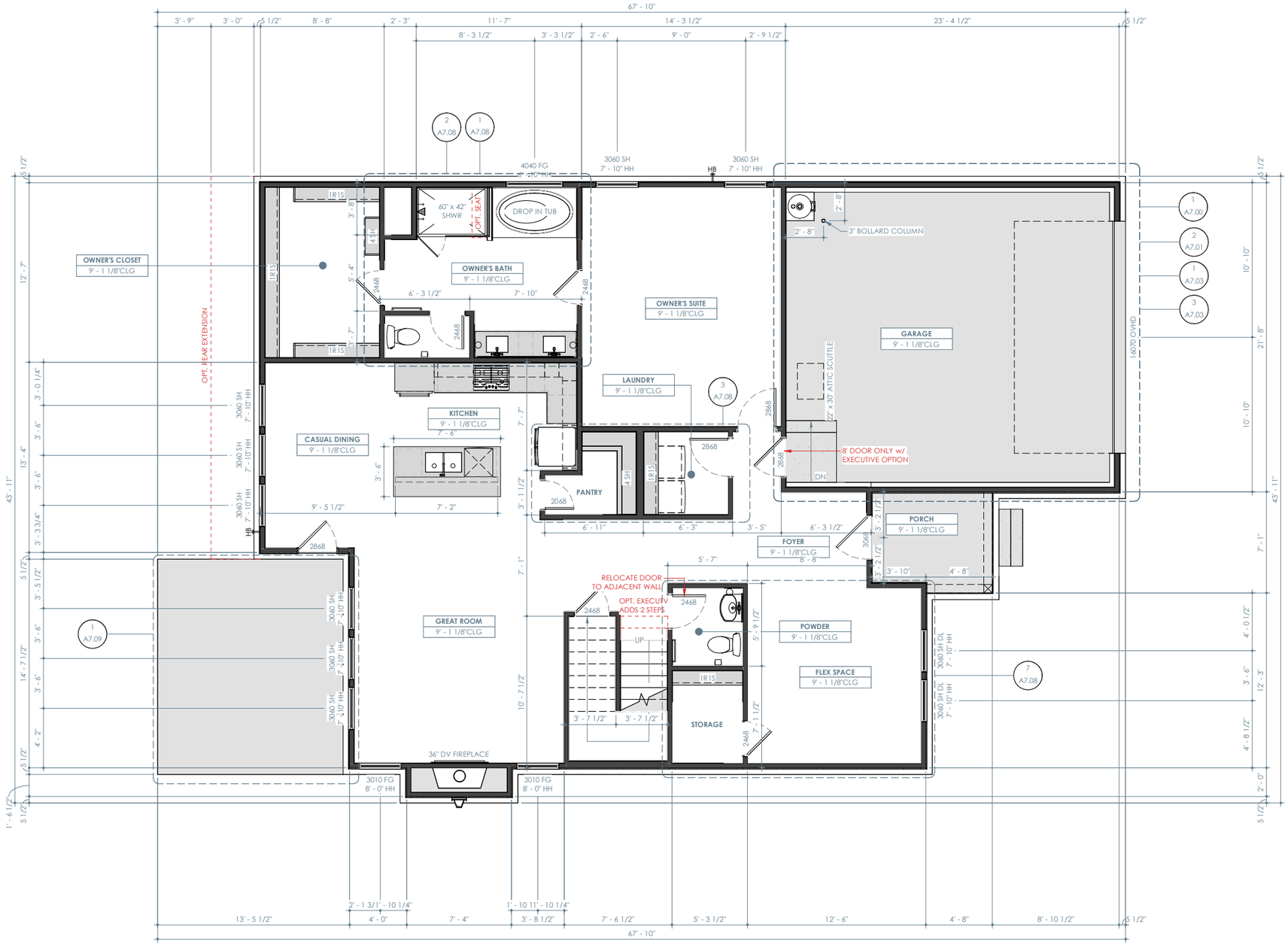
PLAN NO.
2550 (255)

ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	As indicated

SHEET NAME
COVER SHEET

SHEET NO.
A0.00



ELEVATION A - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION A - LIVING	
FIRST FLOOR	1581 SF
SECOND FLOOR	971 SF
TOTAL	2553 SF
GARAGE	505 SF
PORCH	58 SF
PATIO	196 SF
TOTAL	758 SF
TOTAL UNDER ROOF	3311 SF

OPTIONAL AREAS	
OPT. HALF CAR GARAGE	115 SF
OPT. 3 CAR GARAGE	230 SF
OPT. 3 CAR SIDE LOAD GARAGE	217 SF
OPT. REAR EXTENSION - FIRST FLOOR	78 SF
OPT. MEDIA / OPT. BEDROOM 5 BATH 4	306 SF
OPT. REAR EXTENSION w/ OPT. MEDIA / OPT. BEDROOM 5 BATH 4	37 SF
OPT. REAR EXTENSION - SECOND FLOOR	41 SF

EXECUTIVE OPTION

- FIRST & SECOND FLOOR PLATE MOVES UP 1'
- RAISE WINDOWS ON FIRST FLOOR UP 1'
- 8' TALL INTERIOR / EXTERIOR DOORS ON FIRST FLOOR
- ADDS 2 RISERS AT STAIRS

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS AND CEILING SLOPES
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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PLAN NO.

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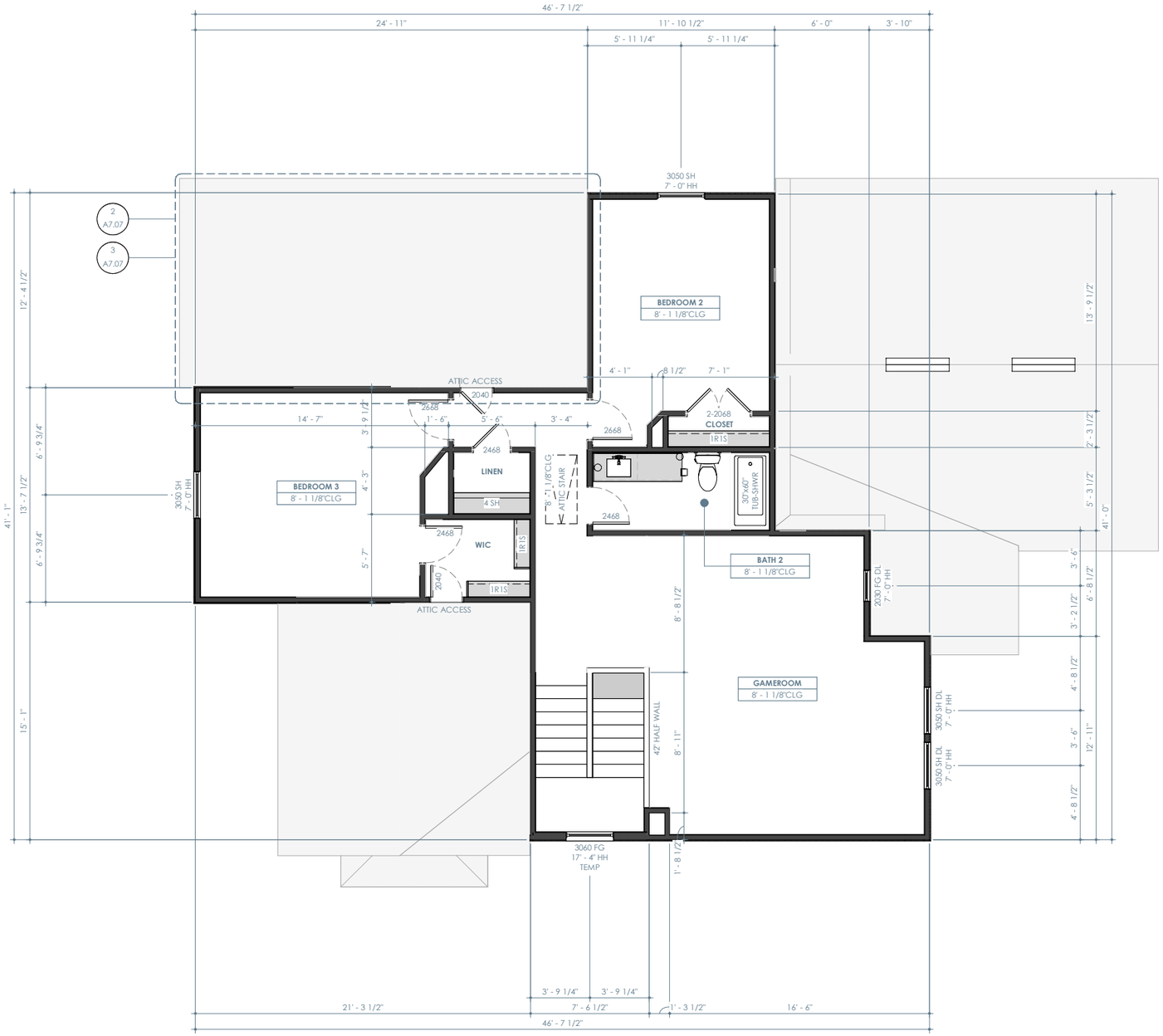
SHEET NAME

ELEVATION A - FIRST FLOOR PLAN

SHEET NO.

A1.00



ELEVATION A - SECOND FLOOR PLAN

1/8" = 1'-0"

EXECUTIVE OPTION

- FIRST & SECOND FLOOR PLATE MOVES UP 1"
- RAISE WINDOWS ON FIRST FLOOR UP 1"
- 8' TALL INTERIOR / EXTERIOR DOORS ON FIRST FLOOR
- ADDS 2 RISERS AT STAIRS

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS AND CEILING SLOPES
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - SECOND FLOOR PLAN

SHEET NO.

A1.01



ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

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2550 (255)

ISSUE DATE	11-08-202
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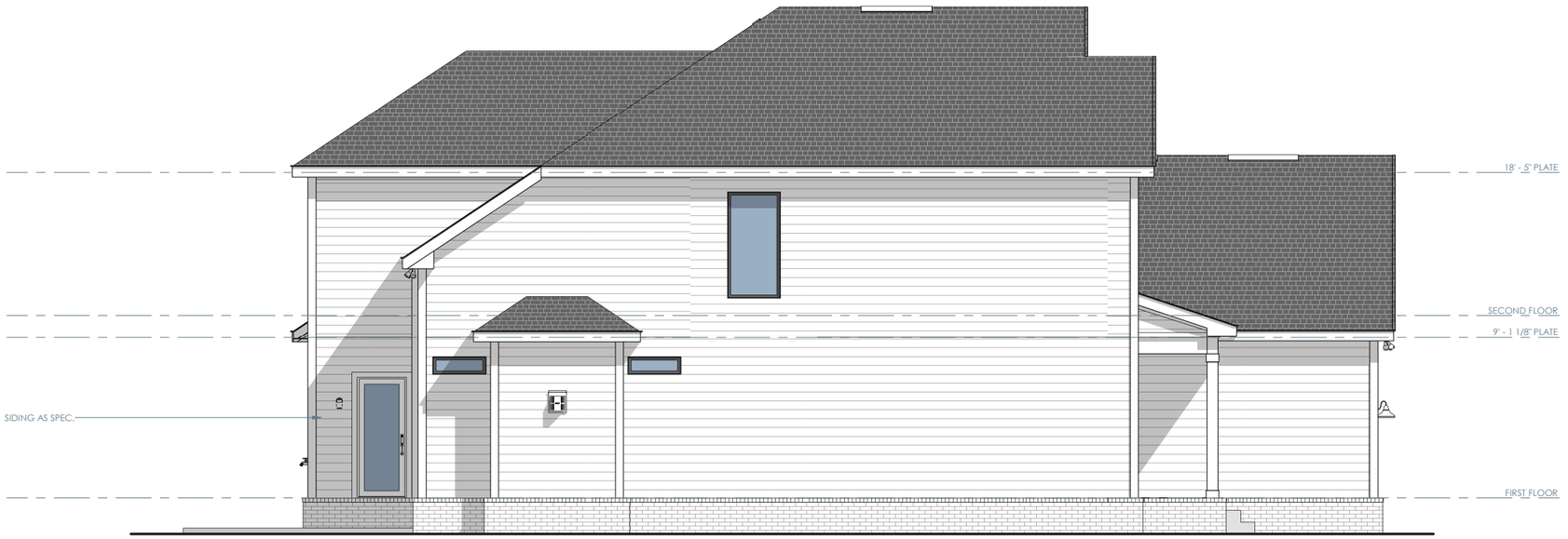
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

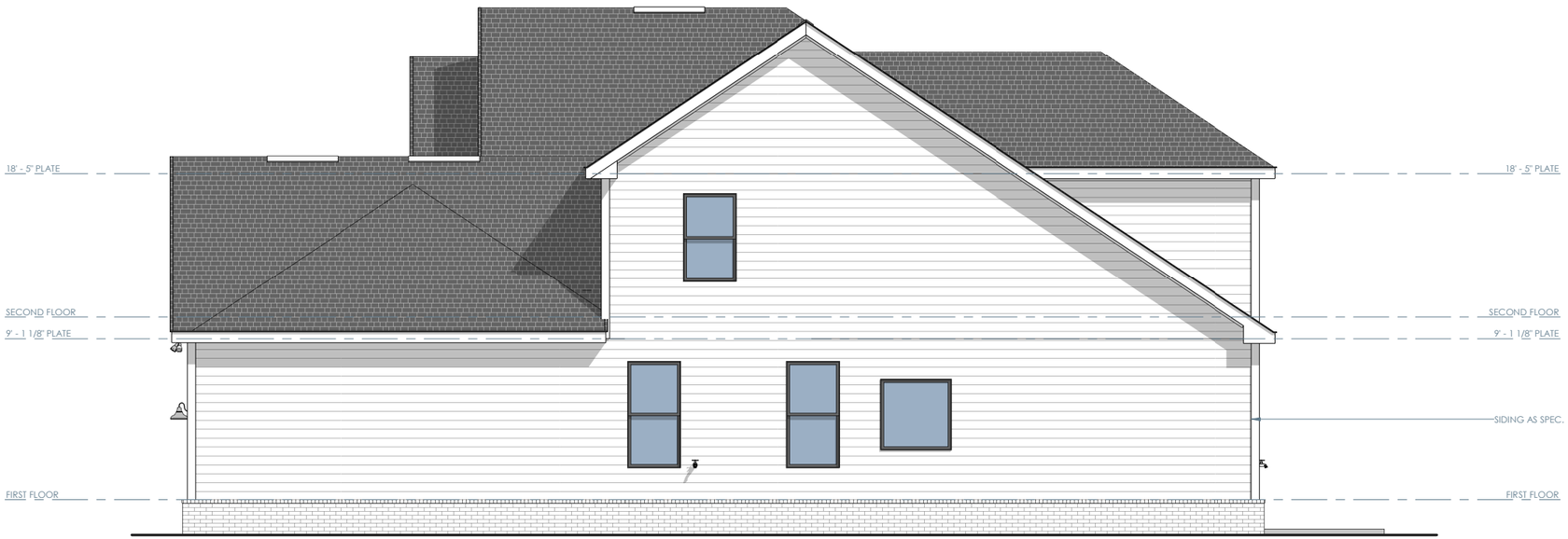
SHEET NO.

A1.02



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03



EXECUTV

ELEVATION A - OPT. EXECUTIVE - FRONT

1/8" = 1'-0"



EXECUTV

ELEVATION A - OPT. EXECUTIVE - REAR

1/8" = 1'-0"

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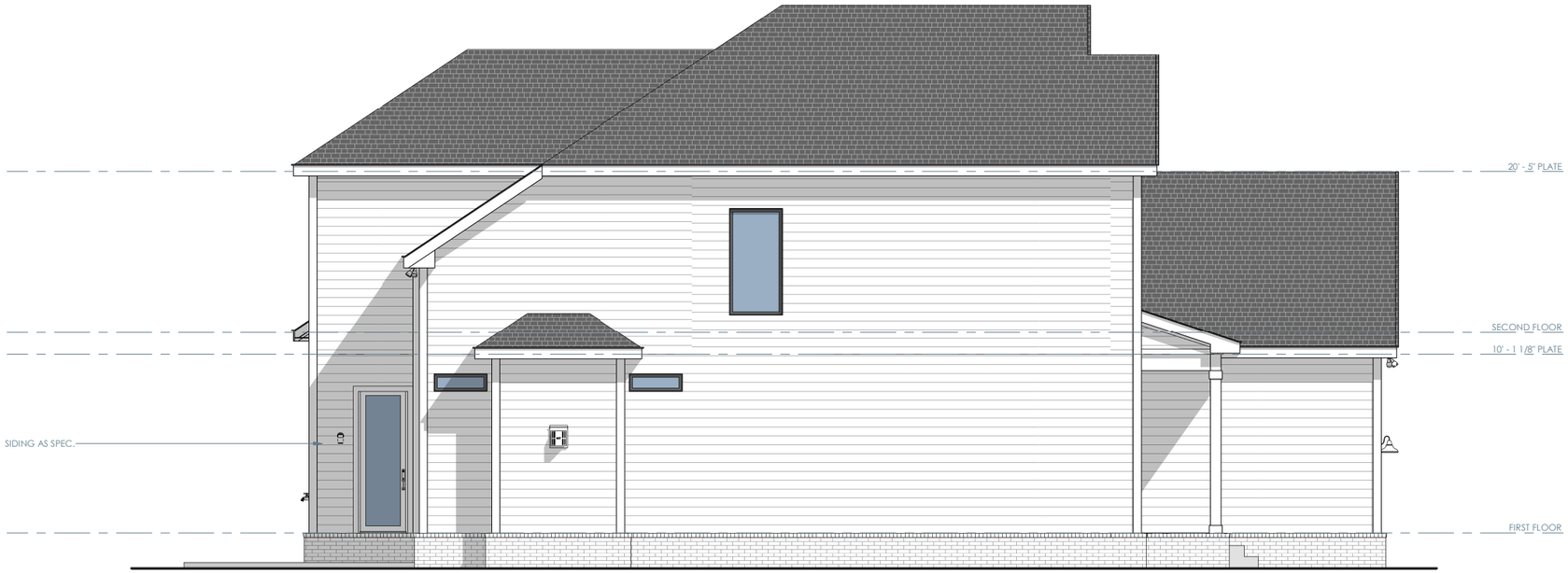
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

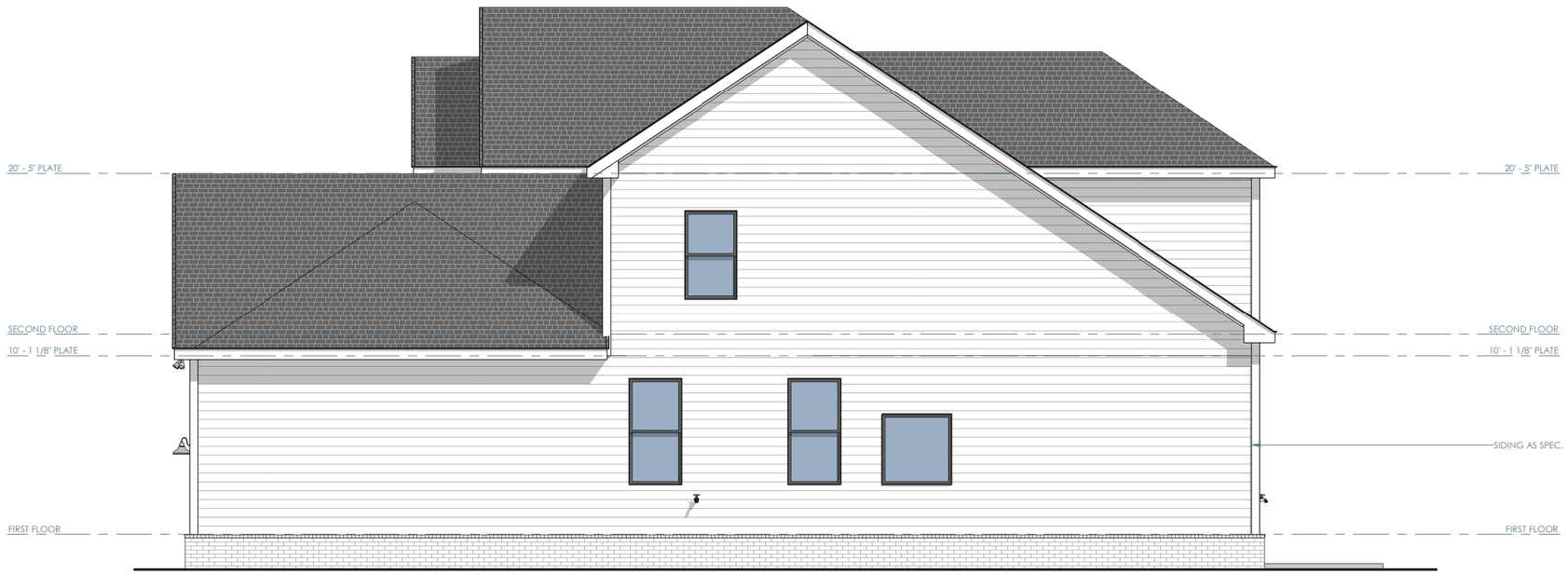
A1.04



EXECUTV

ELEVATION A - OPT. EXECUTIVE - LEFT

1/8" = 1'-0"



EXECUTV

ELEVATION A - OPT. EXECUTIVE - REAR

1/8" = 1'-0"

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PLAN NO.

2550 (255)

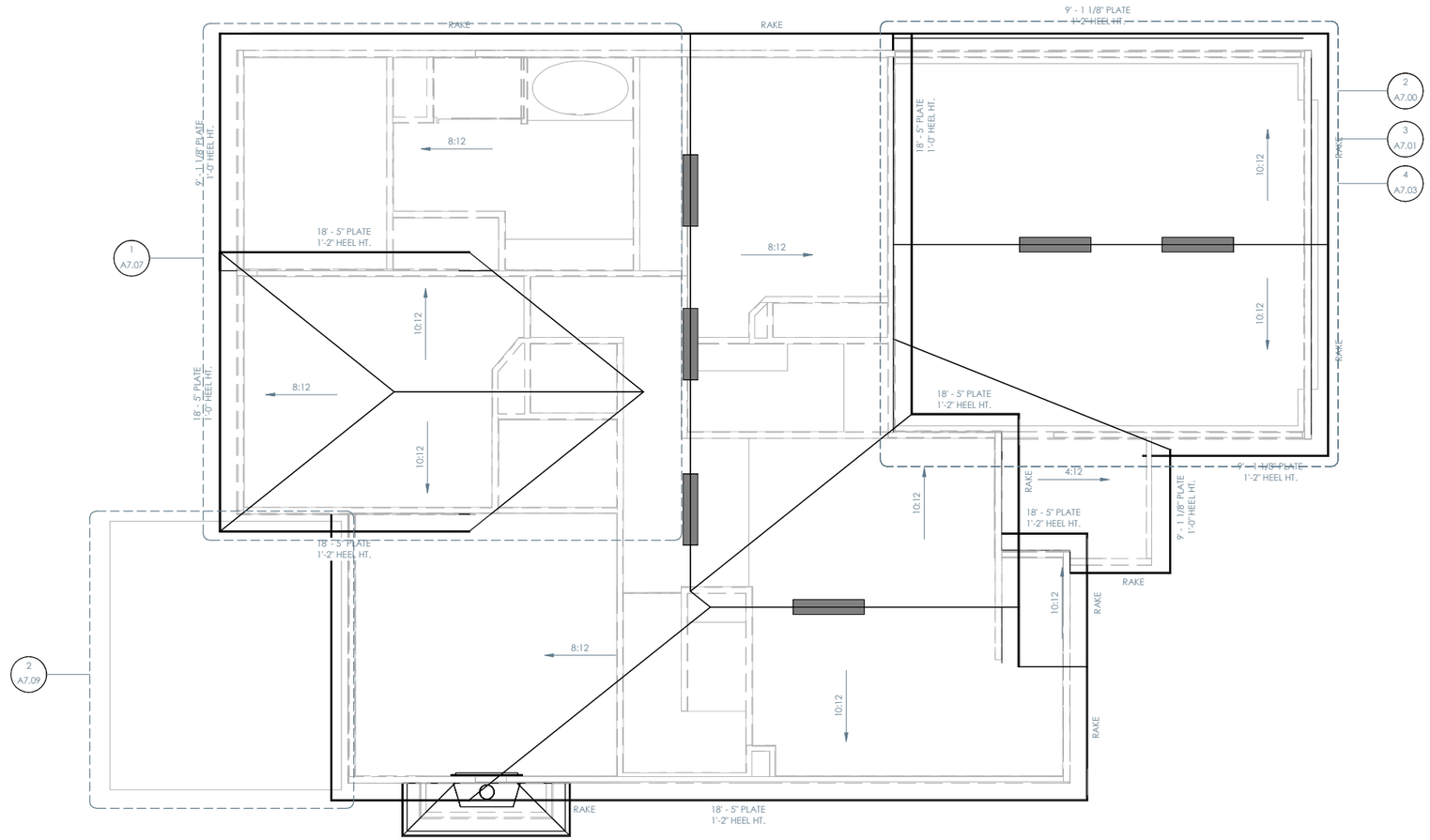
ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.05



ELEVATION A - ROOF PLAN

1/8" = 1'-0"

ZONE 1	
ATTIC AREA (FT²)	1322
REQUIRED ATTIC VENTILATION (IN²)	635
REQUIRED LOWER VENTILATION (IN²)	318
REQUIRED UPPER VENTILATION (IN²)	317
NUMBER OF VENTS	
AIRHAWK 50 - LOWER (50 NFA)	1
AIRHAWK 50 - UPPER (50 NFA)	1
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
TOTAL PROVIDED LOWER VENTILATION (IN²)	50 NFA
TOTAL PROVIDED UPPER ATTIC VENTILATION (IN²)	50 NFA

ZONE 2	
ATTIC AREA (FT²)	469
REQUIRED ATTIC VENTILATION (IN²)	226
REQUIRED LOWER VENTILATION (IN²)	113
REQUIRED UPPER VENTILATION (IN²)	113
NUMBER OF VENTS	
AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	0
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
TOTAL PROVIDED LOWER VENTILATION (IN²)	0 NFA
TOTAL PROVIDED UPPER ATTIC VENTILATION (IN²)	0 NFA

VENTILATION PROVIDED

VENT TYPE	QTY	TOTAL PROPOSED VENTILATION
ZONE 1		
HIGH		
4' Ridge Vent	4	384 in²
		384 in²
ZONE 2		
HIGH		
4' Ridge Vent	2	192 in²
		192 in²

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2' PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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2550 (255)

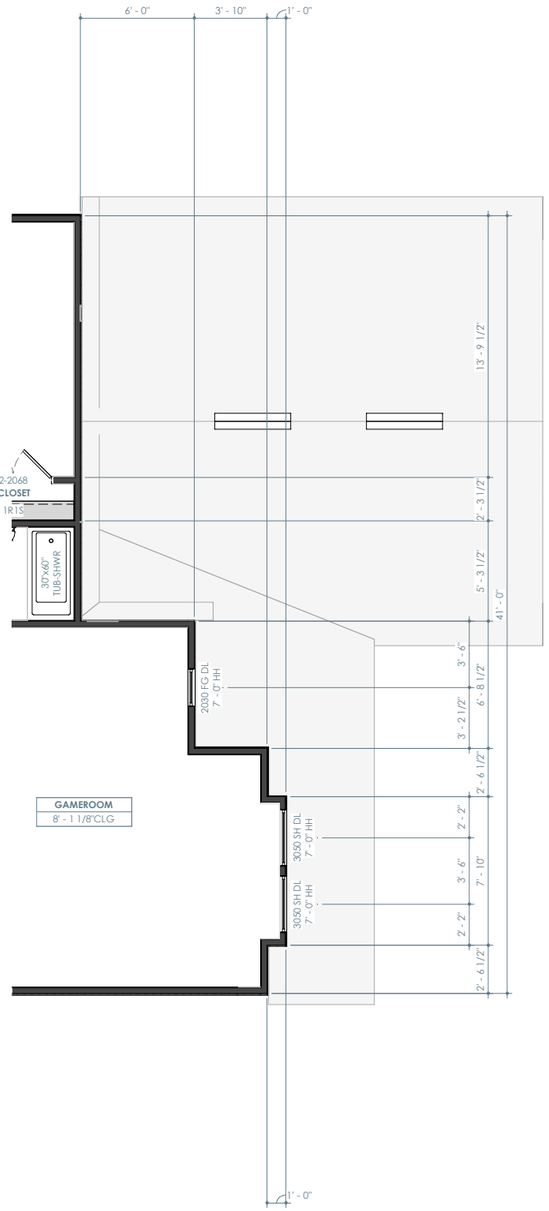
ISSUE DATE 11-08-202

DRAWN BY JLA

SCALE 1/8" = 1'-0"

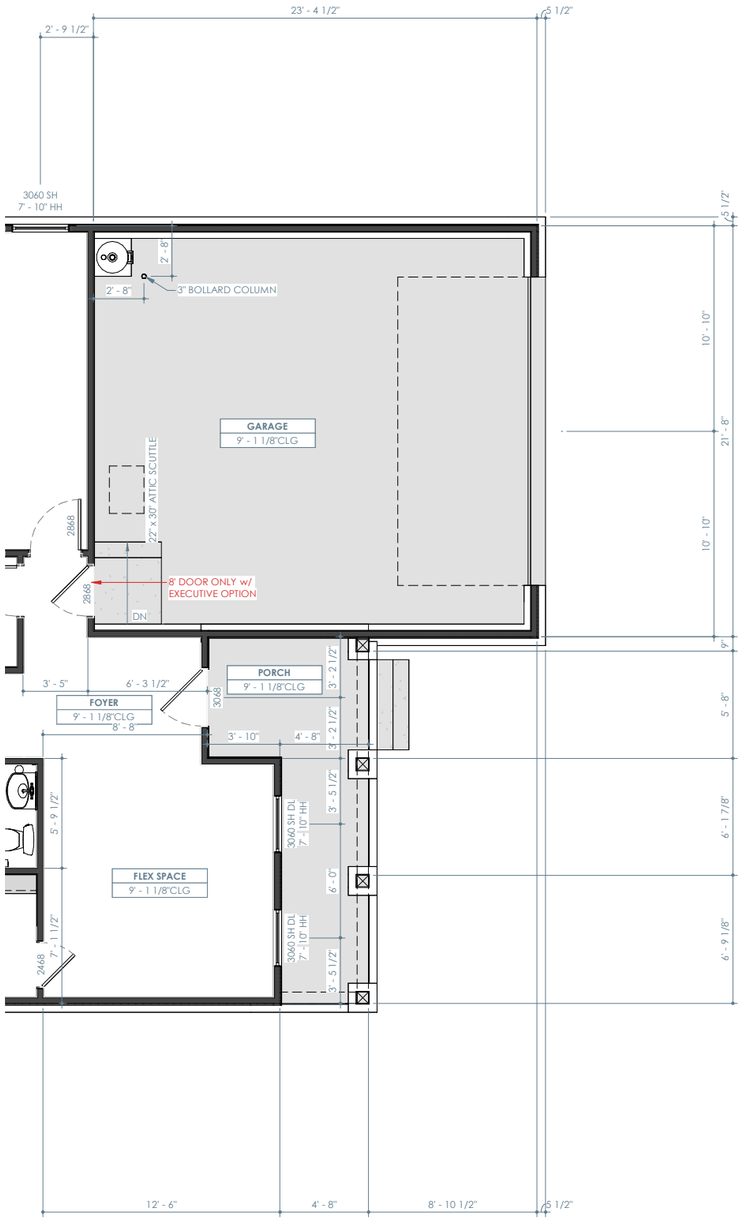
SHEET NAME
ELEVATION A - ROOF PLAN

SHEET NO.
A1.06



ELEVATION B - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION B - LIVING	
FIRST FLOOR	1581 SF
SECOND FLOOR	971 SF
TOTAL	2553 SF
GARAGE	505 SF
PORCH	115 SF
PATIO	196 SF
TOTAL	816 SF
TOTAL UNDER ROOF	3368 SF

OPTIONAL AREAS	
OPT. HALF CAR GARAGE	115 SF
OPT. 3 CAR GARAGE	230 SF
OPT. 3 CAR SIDE LOAD GARAGE	217 SF
OPT. REAR EXTENSION - FIRST FLOOR	78 SF
OPT. MEDIA / OPT. BEDROOM 5 BATH 4	306 SF
OPT. REAR EXTENSION w/ OPT. MEDIA / OPT. BEDROOM 5 BATH 4	37 SF
OPT. REAR EXTENSION - SECOND FLOOR	41 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS AND CEILING SLOPES
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL FLOOR PLANS

SHEET NO.

A2.01



ELEVATION B - FRONT

1/8" = 1'-0"

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2550 (255)

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DRAWN BY	JLA
SCALE	1/8" = 1'-0"

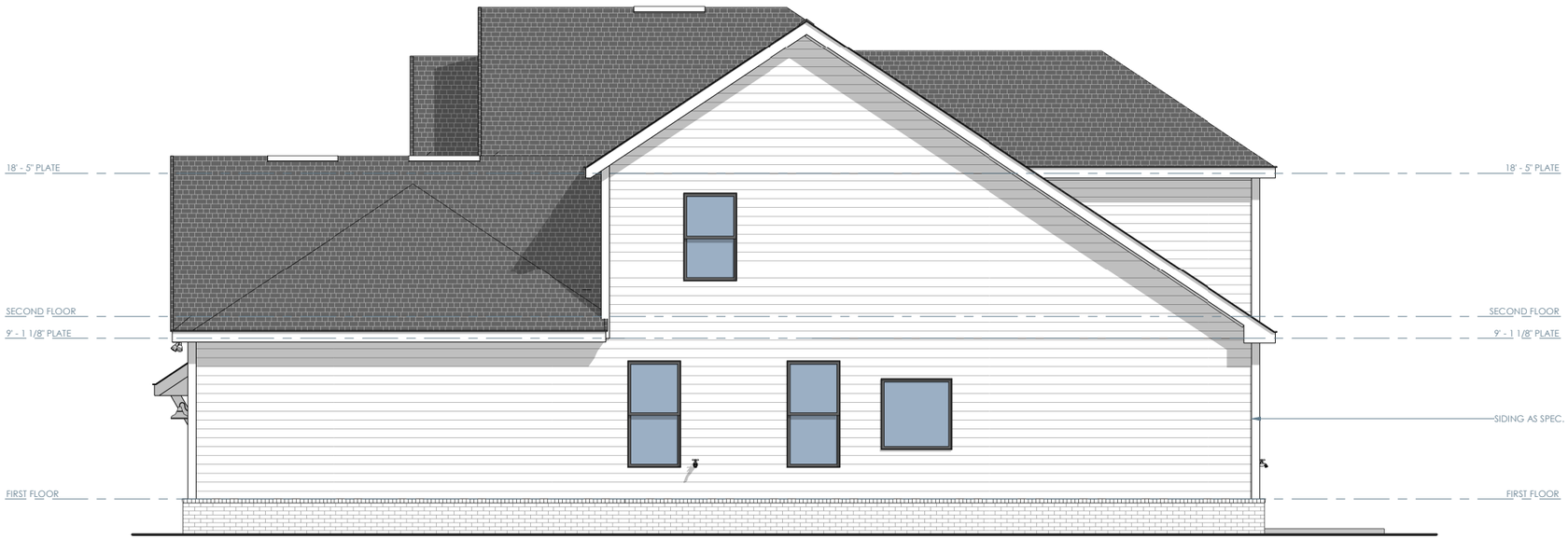
SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.02



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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2550 (255)

ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.03



EXECUTV

ELEVATION B - OPT. EXECUTIVE - FRONT

1/8" = 1'-0"



EXECUTV

ELEVATION B - OPT. EXECUTIVE - REAR

1/8" = 1'-0"

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DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

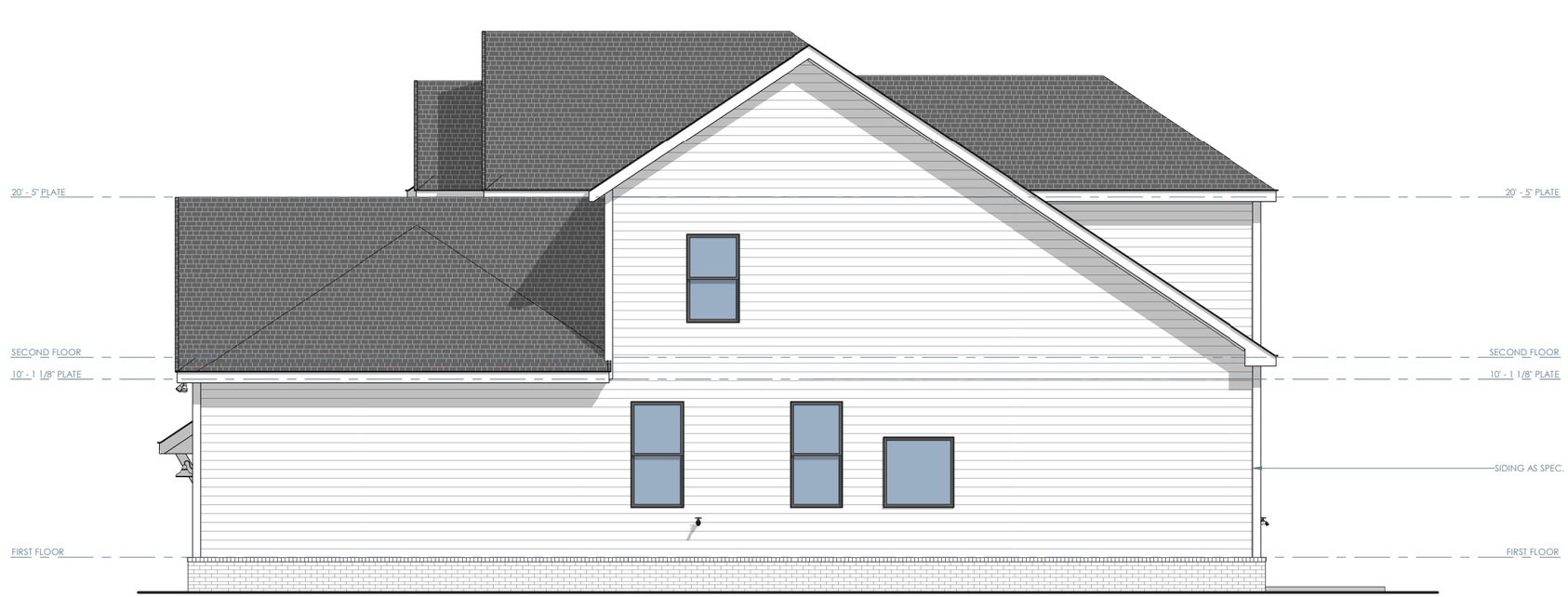
A2.04



EXECUTV

ELEVATION B - OPT. EXECUTIVE - LEFT

1/8" = 1'-0"



EXECUTV

ELEVATION B - OPT. EXECUTIVE - RIGHT

1/8" = 1'-0"

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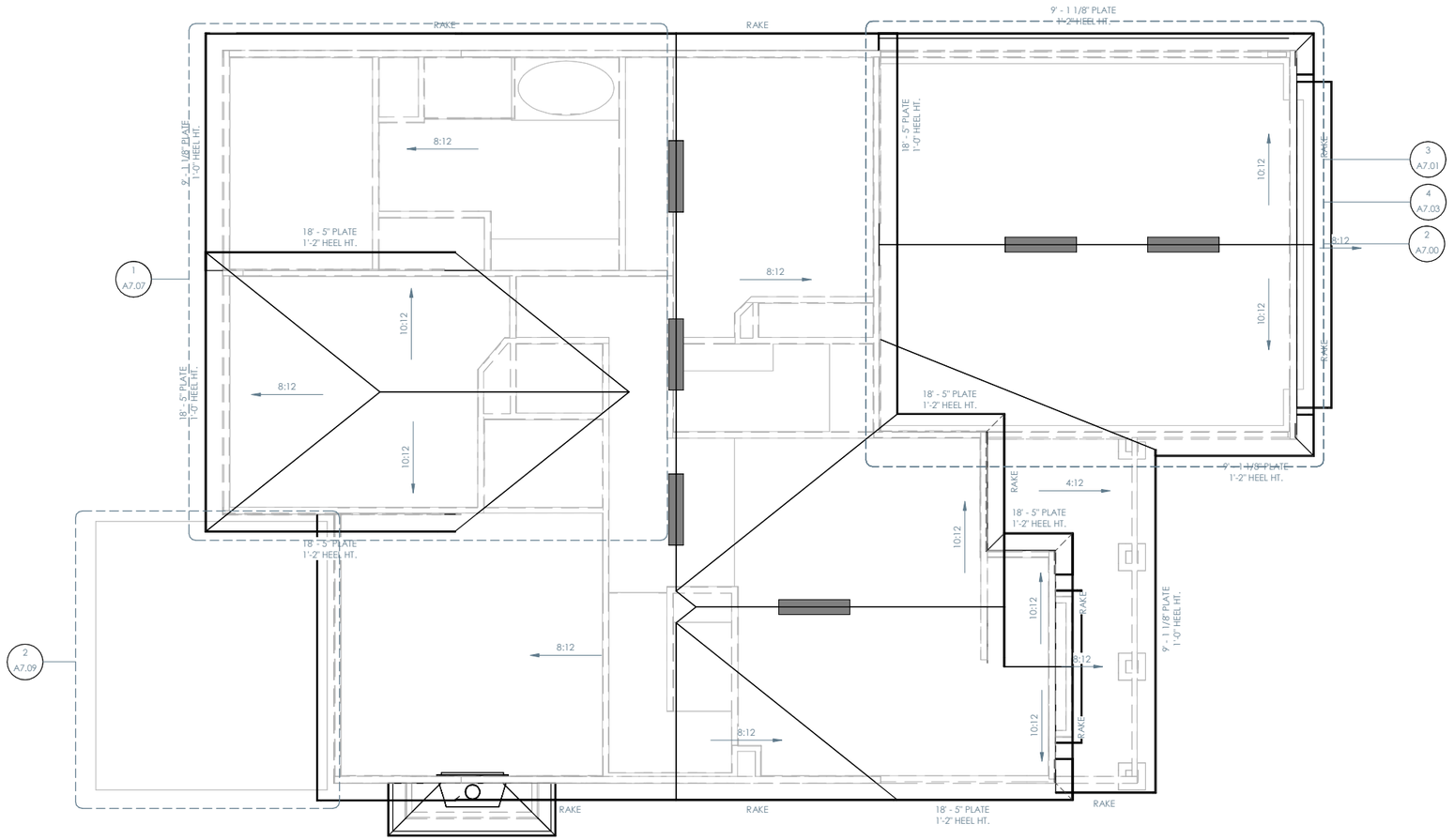
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.05



ELEVATION B - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
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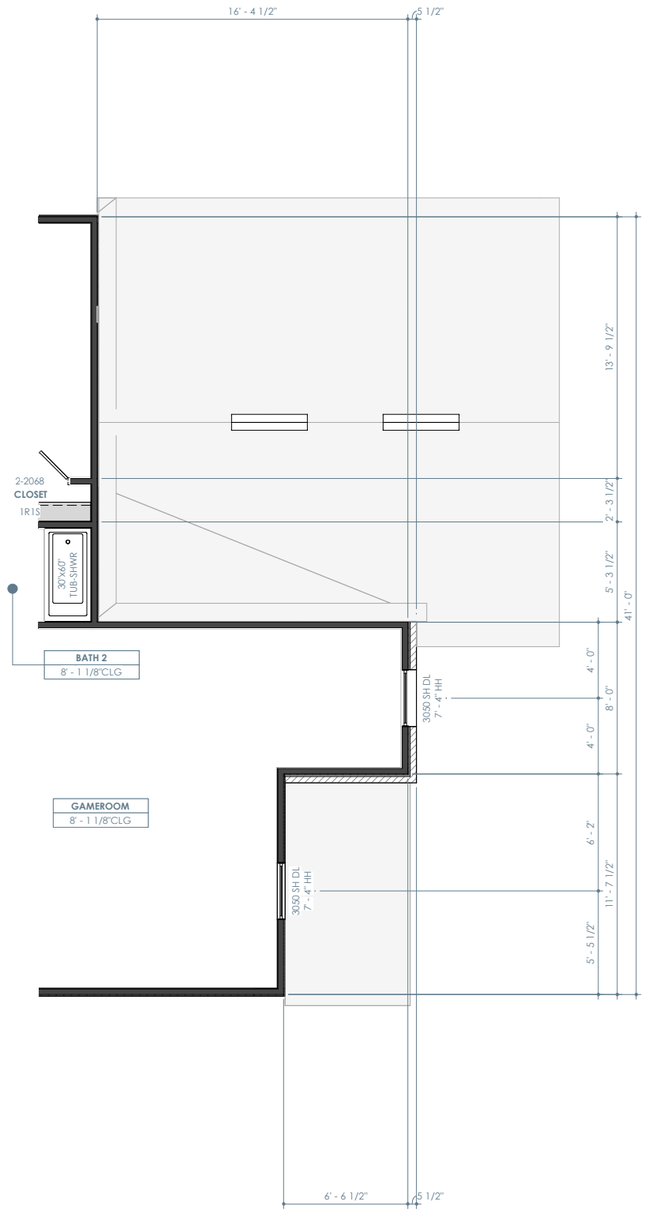
SCALE	1/8" = 1'-0"

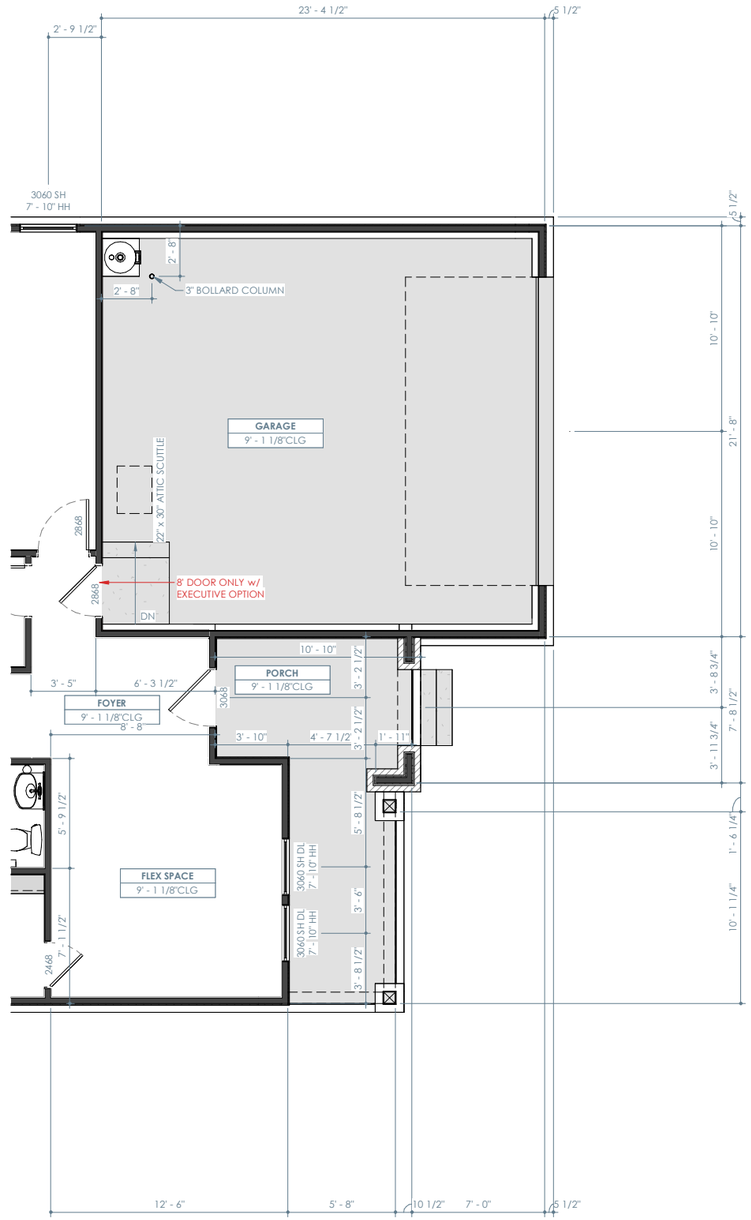
SHEET NAME
ELEVATION B - ROOF PLAN

SHEET NO.
A2.06



ELEVATION C - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION C - LIVING	
FIRST FLOOR	1581 SF
SECOND FLOOR	971 SF
TOTAL	2553 SF
GARAGE	505 SF
PORCH	141 SF
PATIO	196 SF
TOTAL	842 SF
TOTAL UNDER ROOF	3394 SF

OPTIONAL AREAS	
OPT. HALF CAR GARAGE	115 SF
OPT. 3 CAR GARAGE	230 SF
OPT. 3 CAR SIDE LOAD GARAGE	217 SF
OPT. REAR EXTENSION - FIRST FLOOR	78 SF
OPT. MEDIA / OPT. BEDROOM 5 BATH 4	306 SF
OPT. REAR EXTENSION w/ OPT. MEDIA / OPT. BEDROOM 5 BATH 4	37 SF
OPT. REAR EXTENSION - SECOND FLOOR	41 SF

FLOOR PLAN NOTES

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- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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PLAN NO.

2550 (255)

ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL FLOOR PLANS

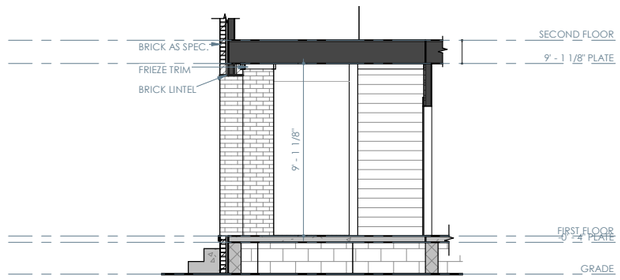
SHEET NO.

A3.01



ELEVATION C - FRONT

1/8" = 1'-0"



PORCH SECTION

1/8" = 1'-0"



00STN000

ELEVATION C - OPT. STONE - FRONT

1/8" = 1'-0"

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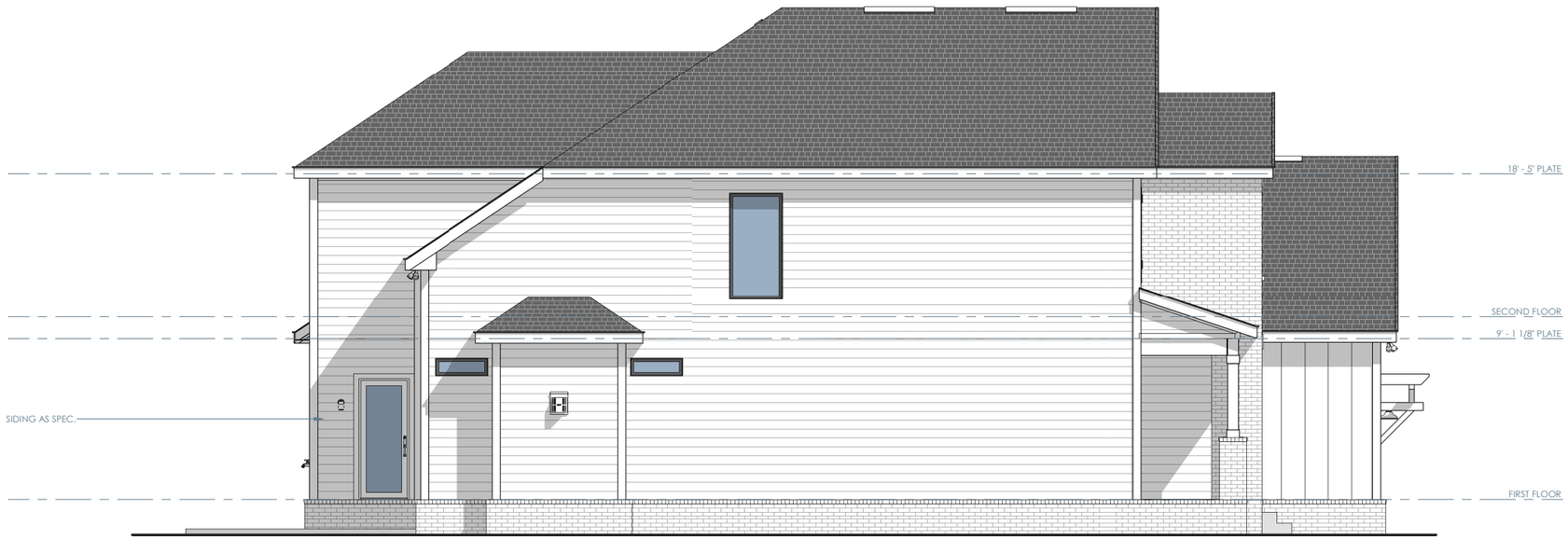
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.02



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.
A3.03



EXECUTV

ELEVATION C - OPT. EXECUTIVE - FRONT

1/8" = 1'-0"



EXECUTV

ELEVATION C - OPT. EXECUTIVE - REAR

1/8" = 1'-0"

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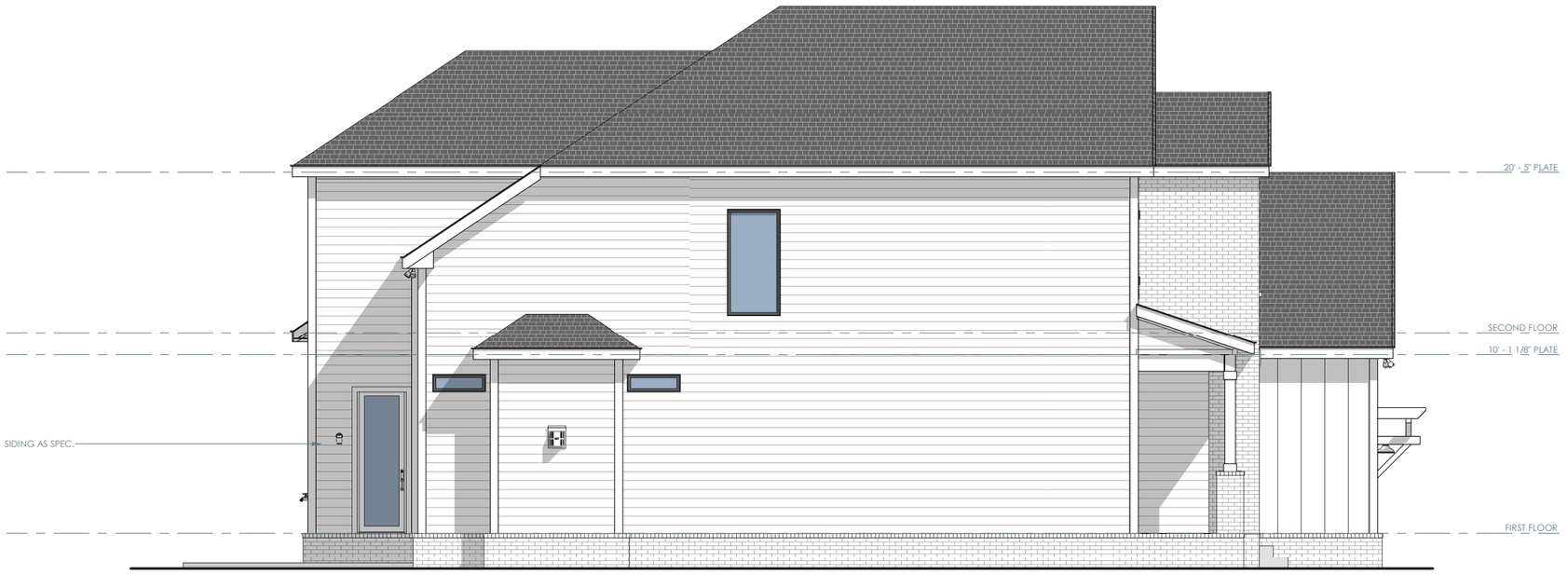
SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

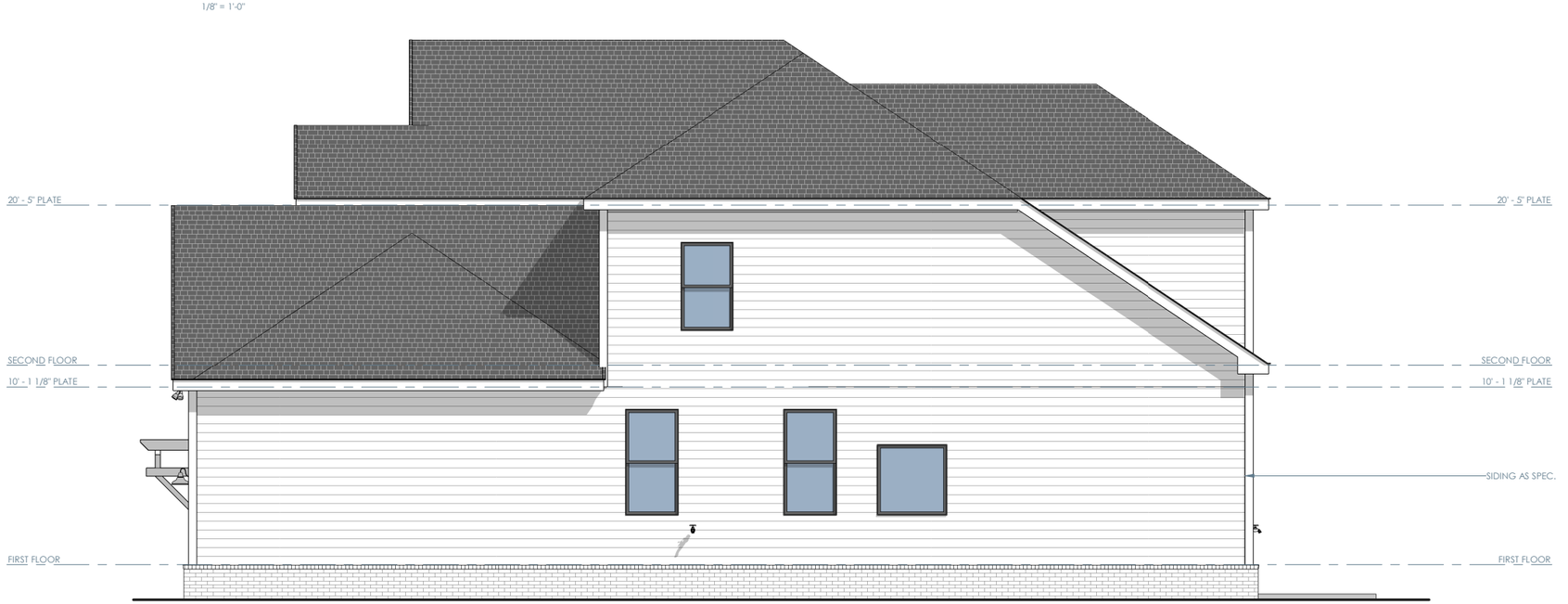
A3.04



EXECUTV

ELEVATION C - OPT. EXECUTIVE - LEFT

1/8" = 1'-0"



EXECUTV

ELEVATION C - OPT. EXECUTIVE - RIGHT

1/8" = 1'-0"

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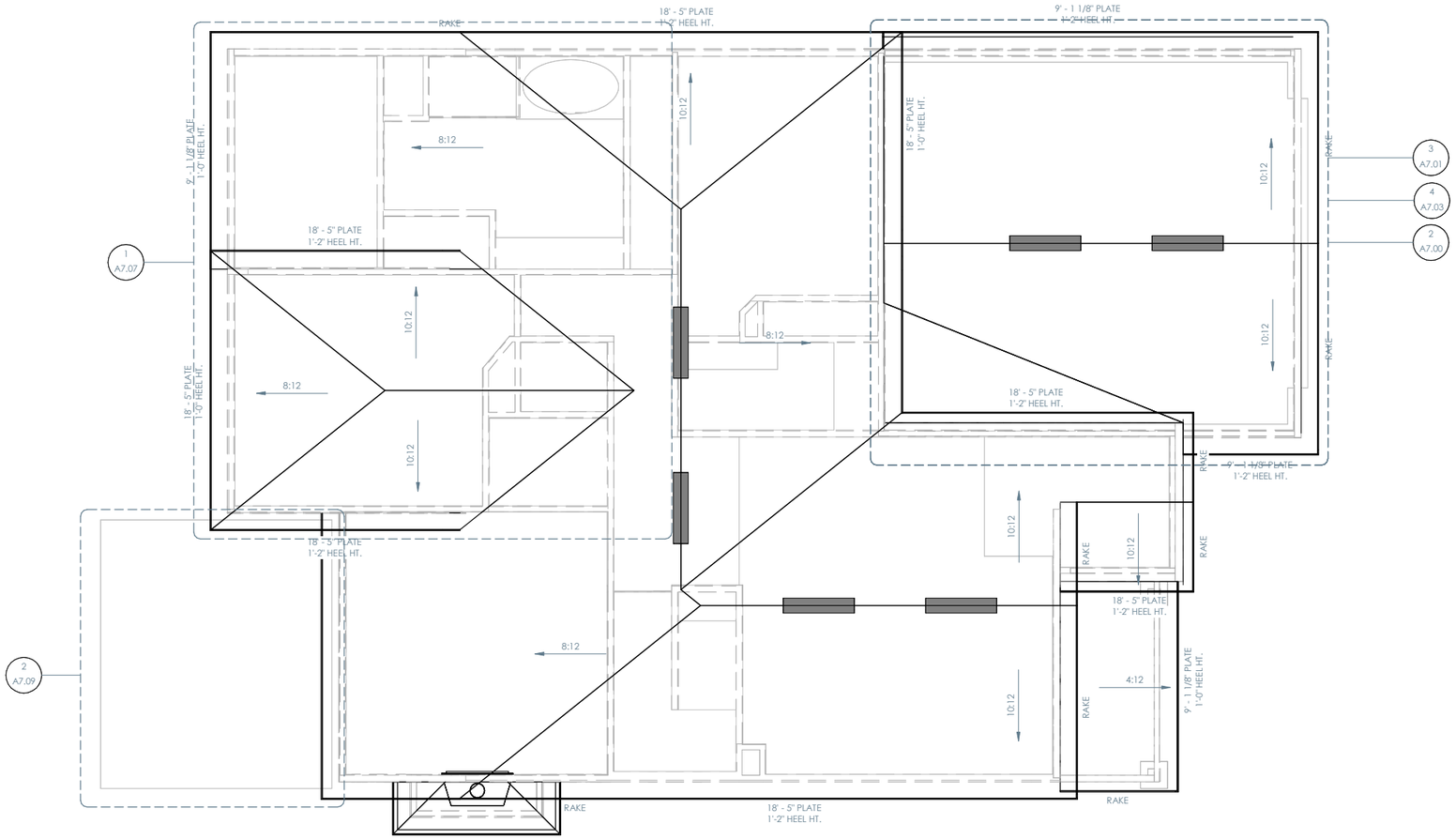
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.05



ELEVATION C - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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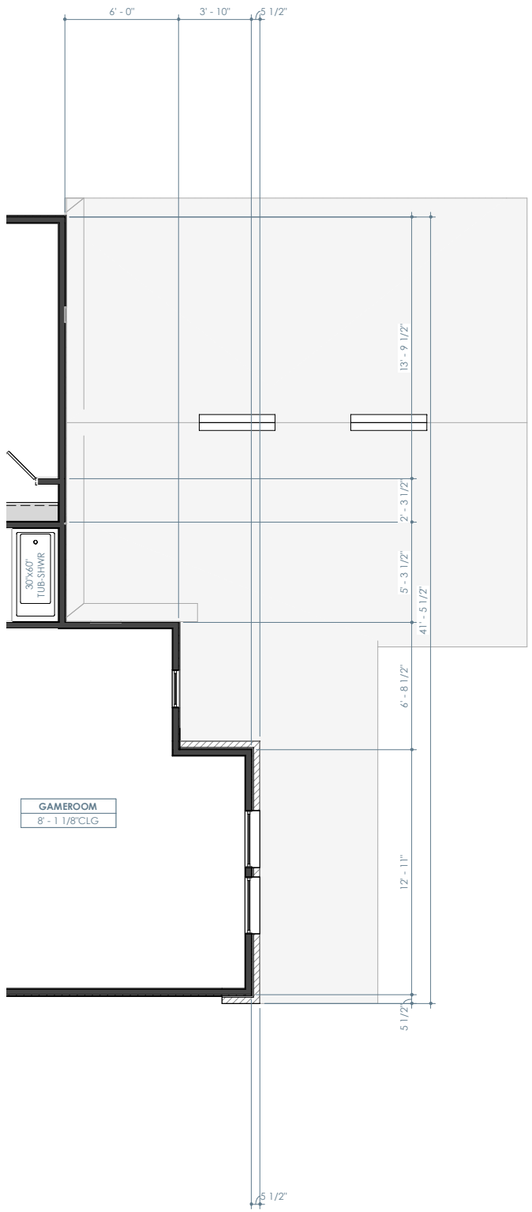
PLAN NO.
2550 (255)

ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

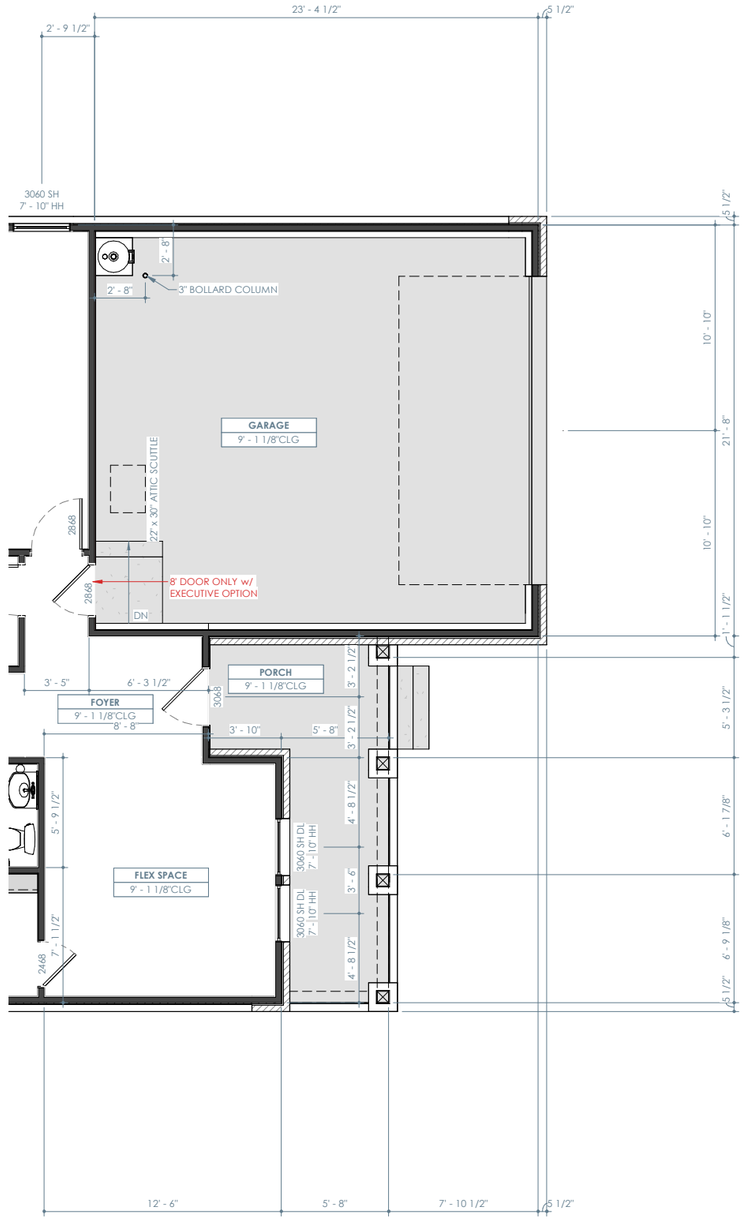
SHEET NAME
ELEVATION C - ROOF PLAN

SHEET NO.
A3.06



ELEVATION D - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION D - LIVING	
FIRST FLOOR	1581 SF
SECOND FLOOR	971 SF
TOTAL	2553 SF
GARAGE	505 SF
PORCH	134 SF
PATIO	196 SF
TOTAL	835 SF
TOTAL UNDER ROOF	3388 SF

OPTIONAL AREAS	
OPT. HALF CAR GARAGE	115 SF
OPT. 3 CAR GARAGE	230 SF
OPT. 3 CAR SIDE LOAD GARAGE	217 SF
OPT. REAR EXTENSION - FIRST FLOOR	78 SF
OPT. MEDIA / OPT. BEDROOM 5 BATH 4	306 SF
OPT. REAR EXTENSION w/ OPT. MEDIA / OPT. BEDROOM 5 BATH 4	37 SF
OPT. REAR EXTENSION - SECOND FLOOR	41 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS AND CEILING SLOPES
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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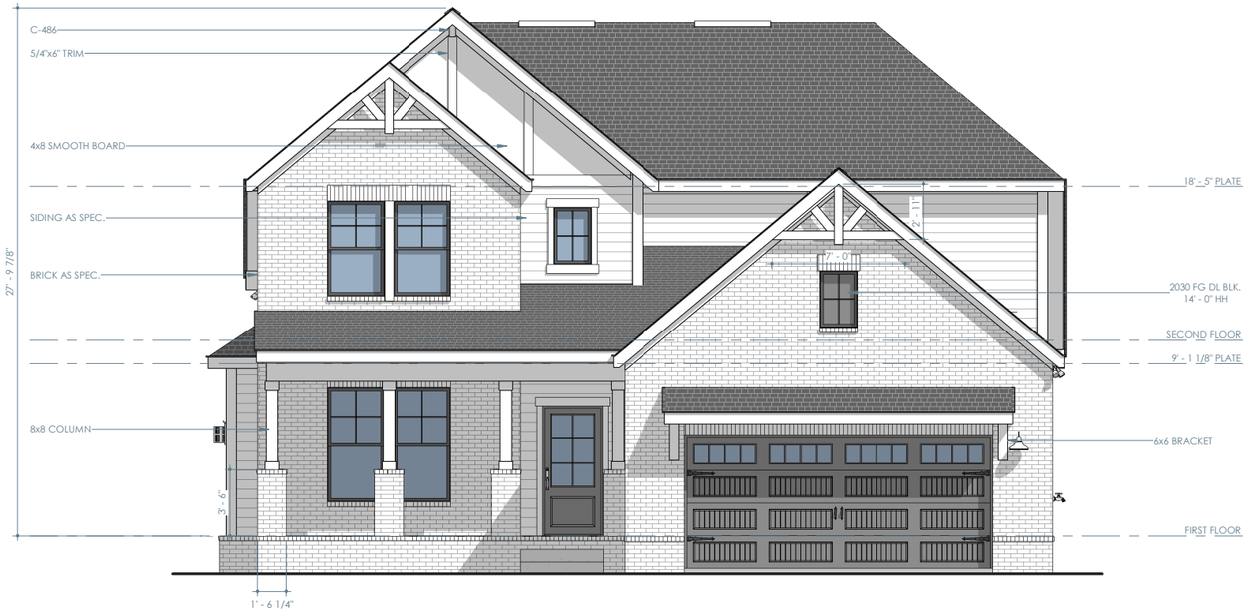
SHEET NAME

ELEVATION D - PARTIAL FLOOR PLANS

SHEET NO.

A4.01



ELEVATION D - FRONT

1/8" = 1'-0"



00STN000

ELEVATION D - OPT. STONE - FRONT

1/8" = 1'-0"

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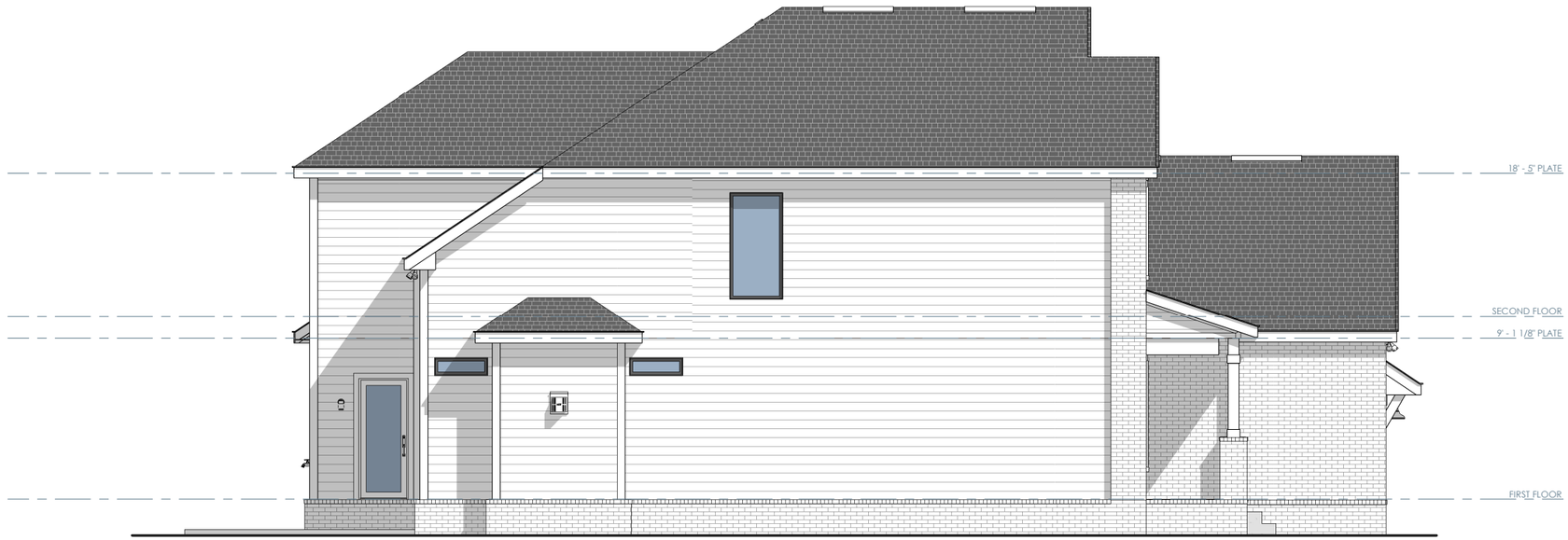
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02



ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"

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SHEET NAME
ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.
A4.03



EXECUTV

ELEVATION D - OPT. EXECUTIVE - FRONT

1/8" = 1'-0"



EXECUTV

ELEVATION D - OPT. EXECUTIVE - REAR

1/8" = 1'-0"

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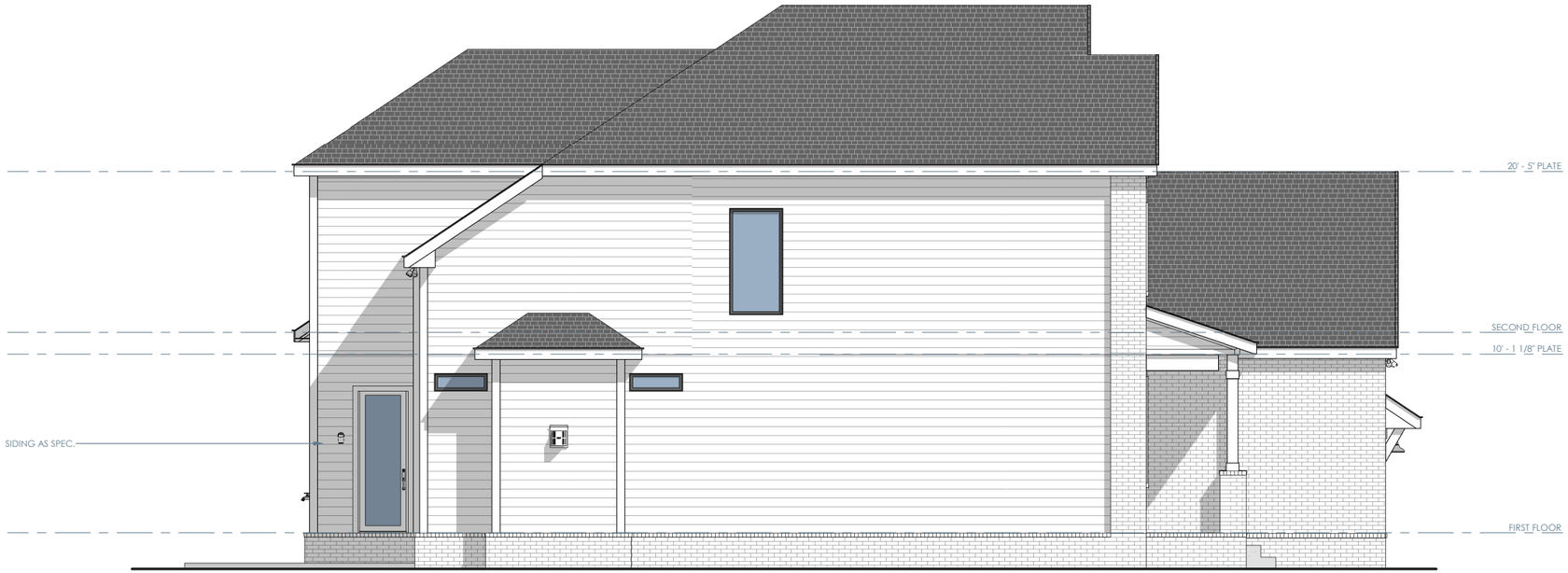
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

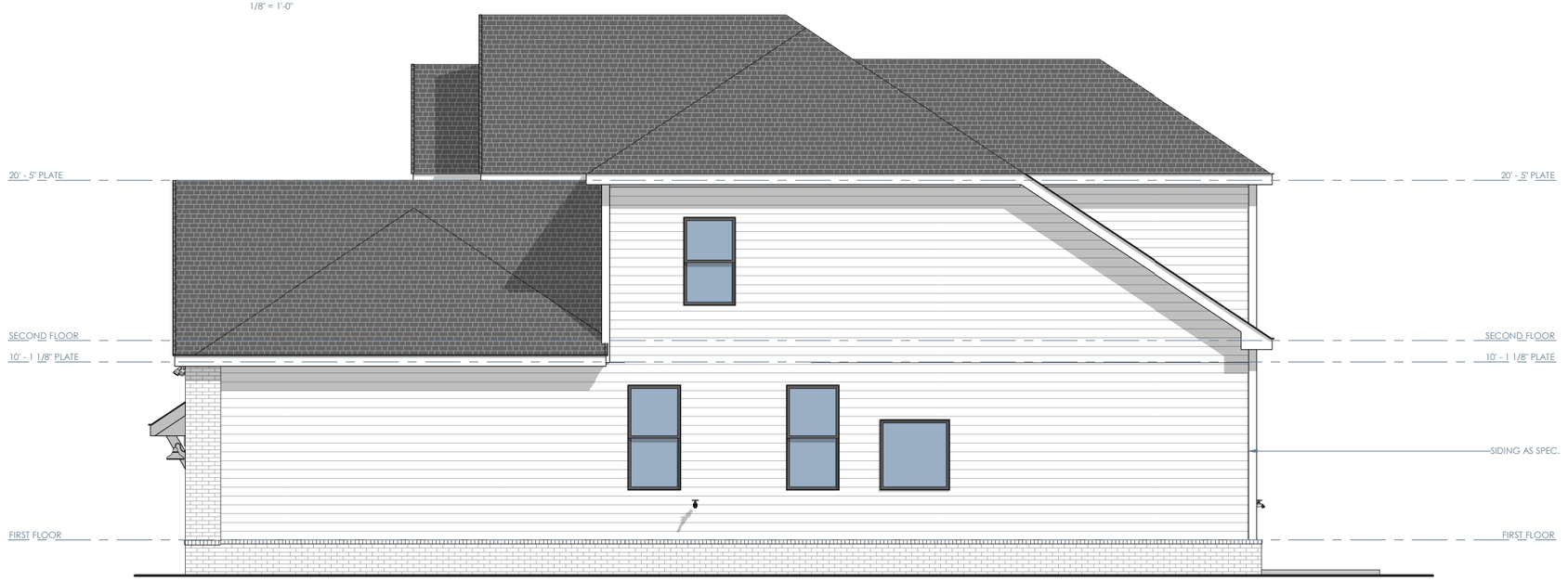
A4.04



EXECUTV

ELEVATION D - OPT. EXECUTIVE - LEFT

1/8" = 1'-0"



EXECUTV

ELEVATION D - OPT. EXECUTIVE - RIGHT

1/8" = 1'-0"

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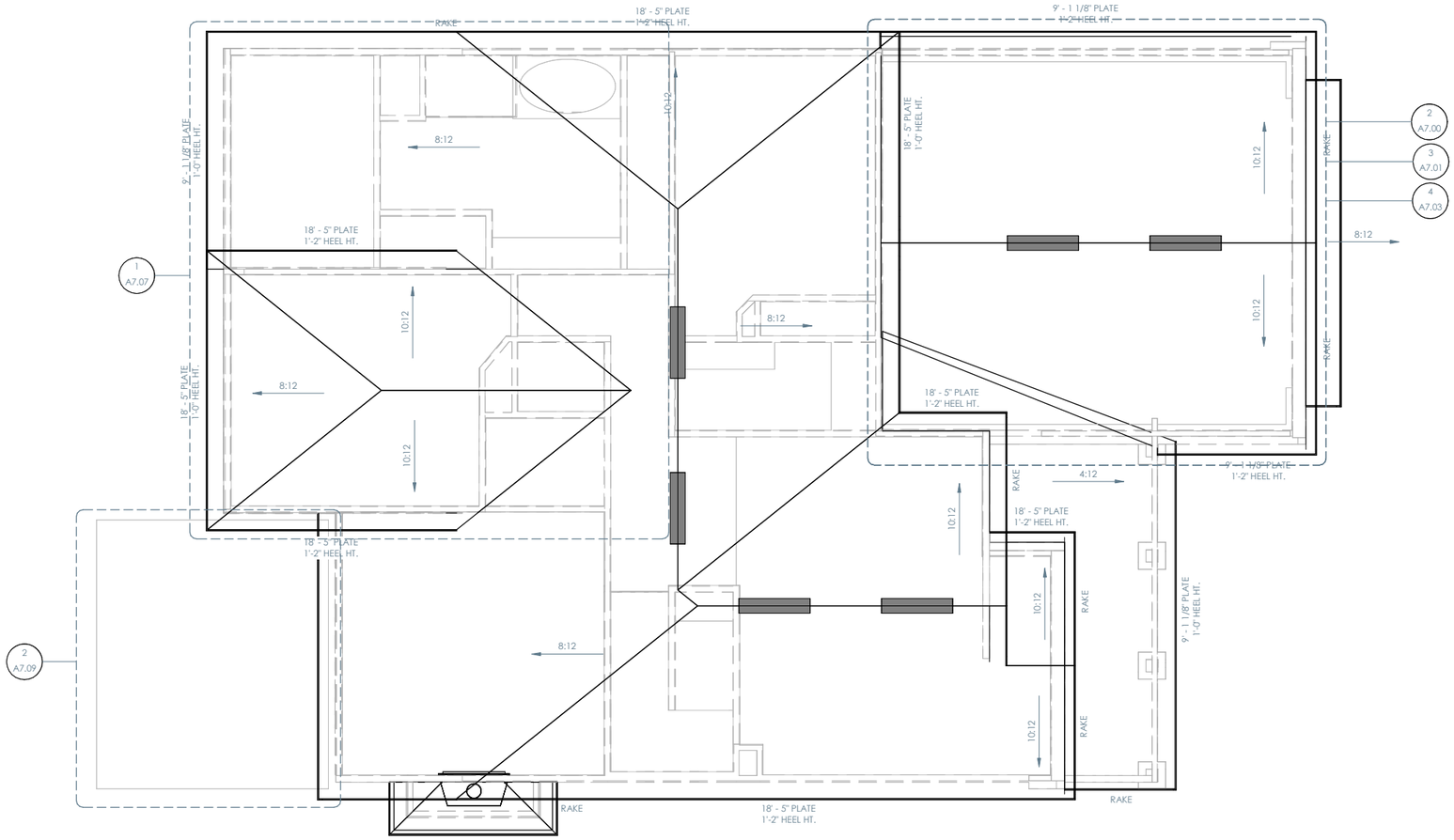
ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.05



ELEVATION D - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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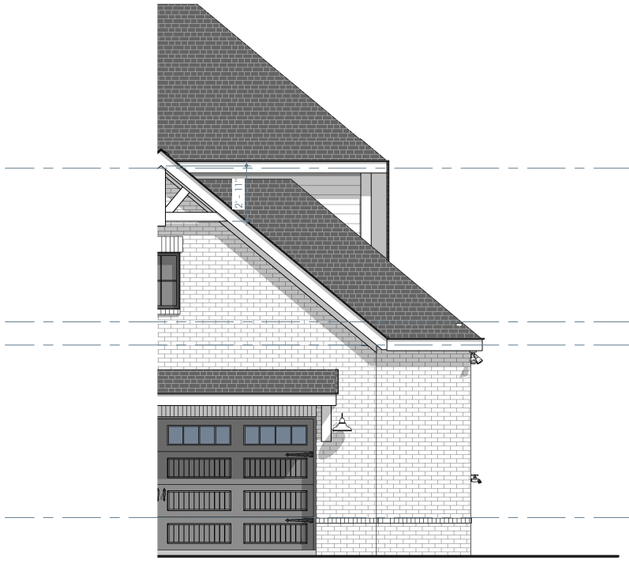
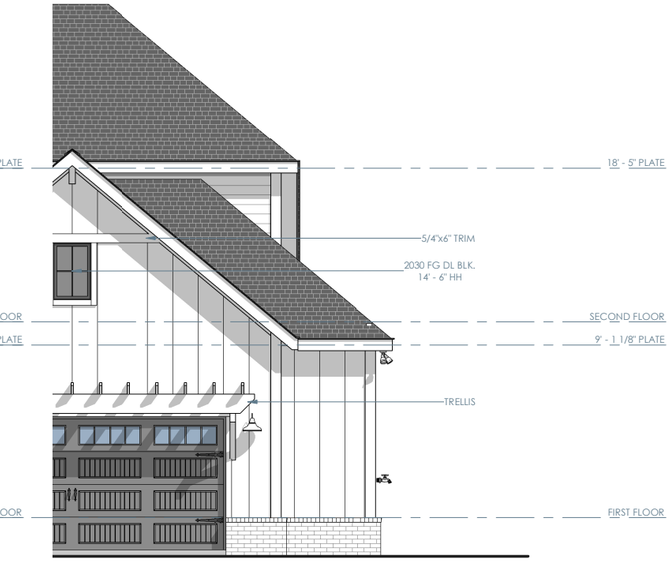
SHEET NAME
ELEVATION D - ROOF PLAN

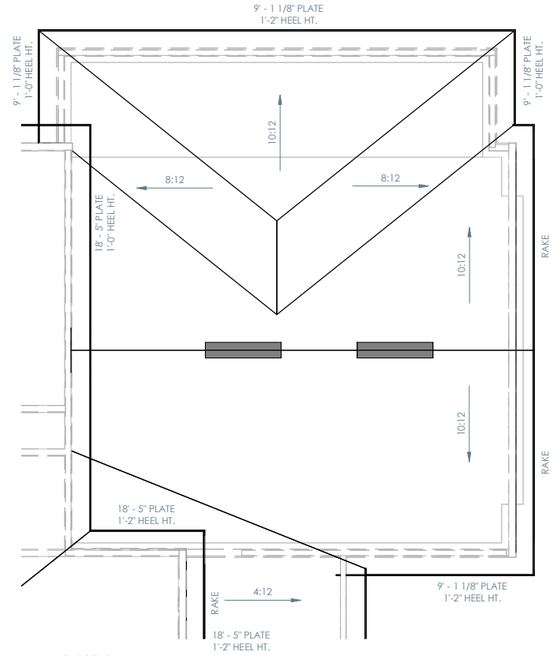
SHEET NO.
A4.06



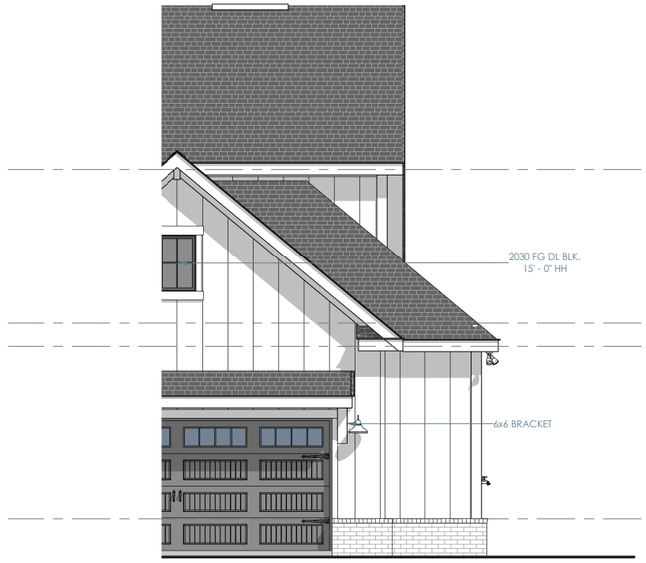
GARGE1/2
ELEVATION D - OPT. HALF CAR GARAGE - FRONT
1/8" = 1'-0"



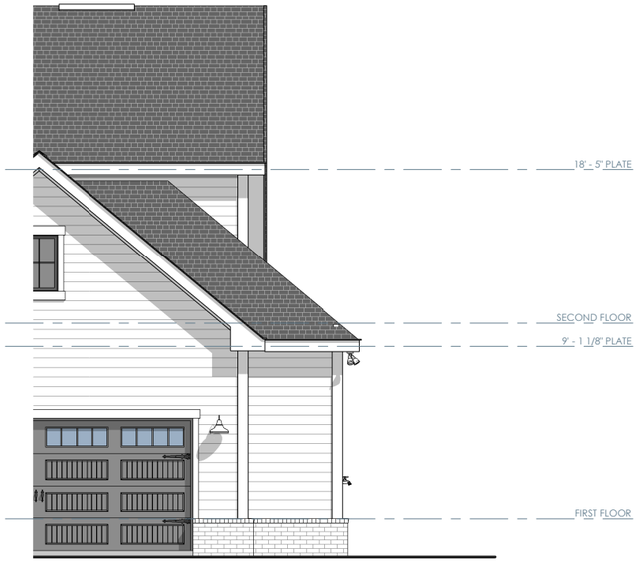
GARGE1/2
ELEVATION C - OPT. HALF CAR GARAGE - FRONT
1/8" = 1'-0"



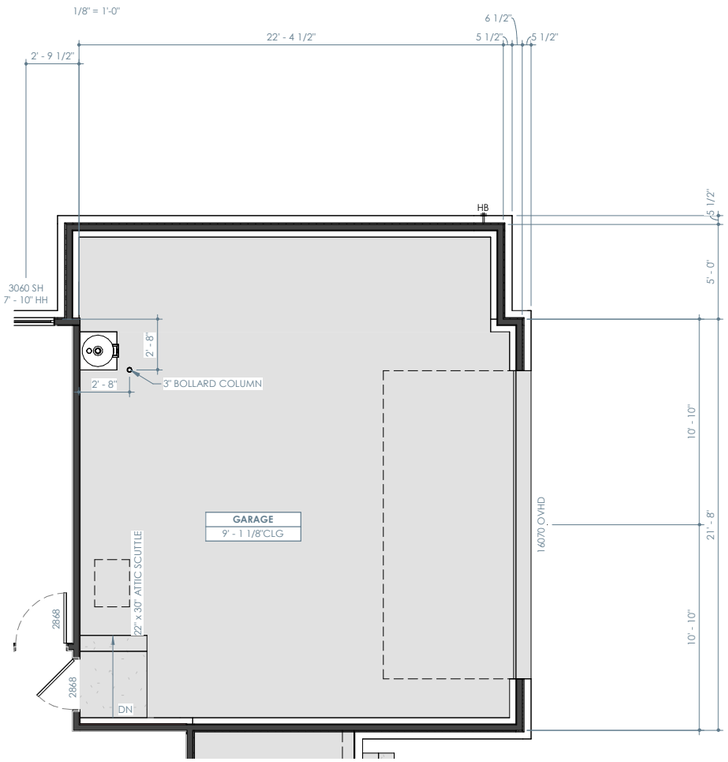
GARGE1/2
OPT. HALF CAR GARGE - ROOF PLAN
1/8" = 1'-0"



GARGE1/2
ELEVATION B - OPT. HALF CAR GARAGE - FRONT
1/8" = 1'-0"



GARGE1/2
ELEVATION A - OPT. HALF CAR GARAGE - FRONT
1/8" = 1'-0"



GARGE1/2
OPT. HALF CAR GARAGE FLOOR PLAN
1/8" = 1'-0"

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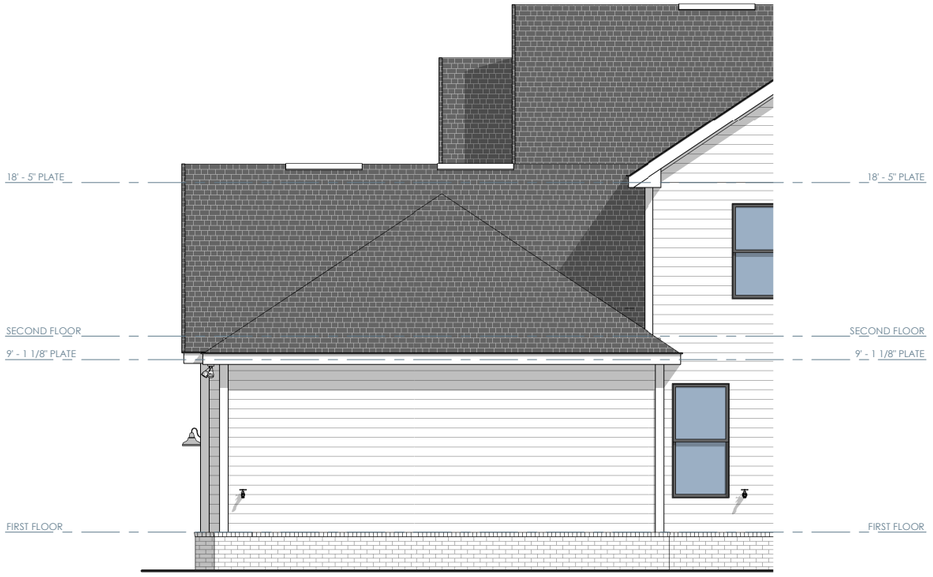
SHEET NAME
PLAN OPTIONS

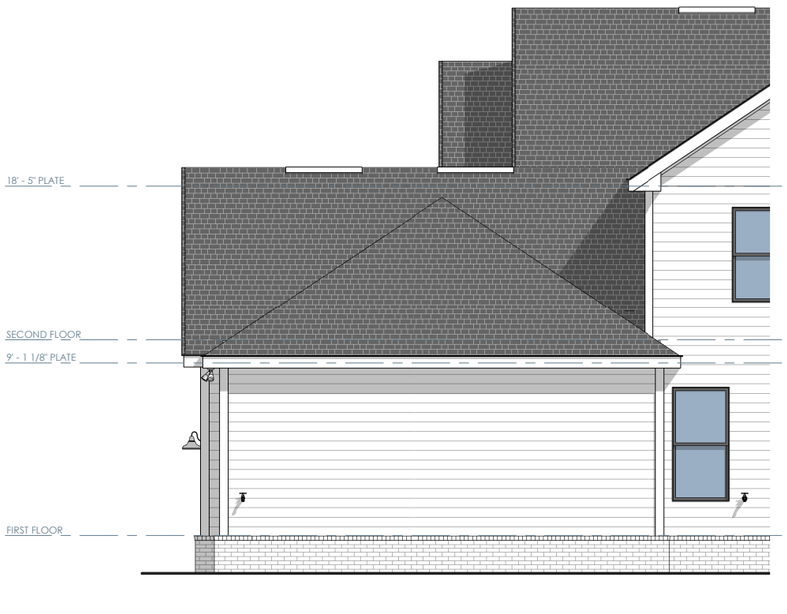
SHEET NO.
A7.00



GARGE1/2

OPT. HALF CAR GARAGE - RIGHT

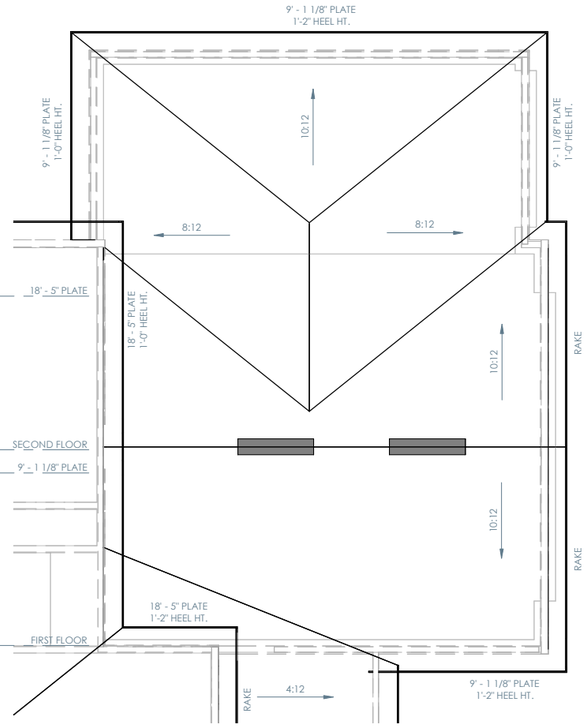
1/8" = 1'-0"



GARGE3

OPT. 3 CAR GARAGE - RIGHT

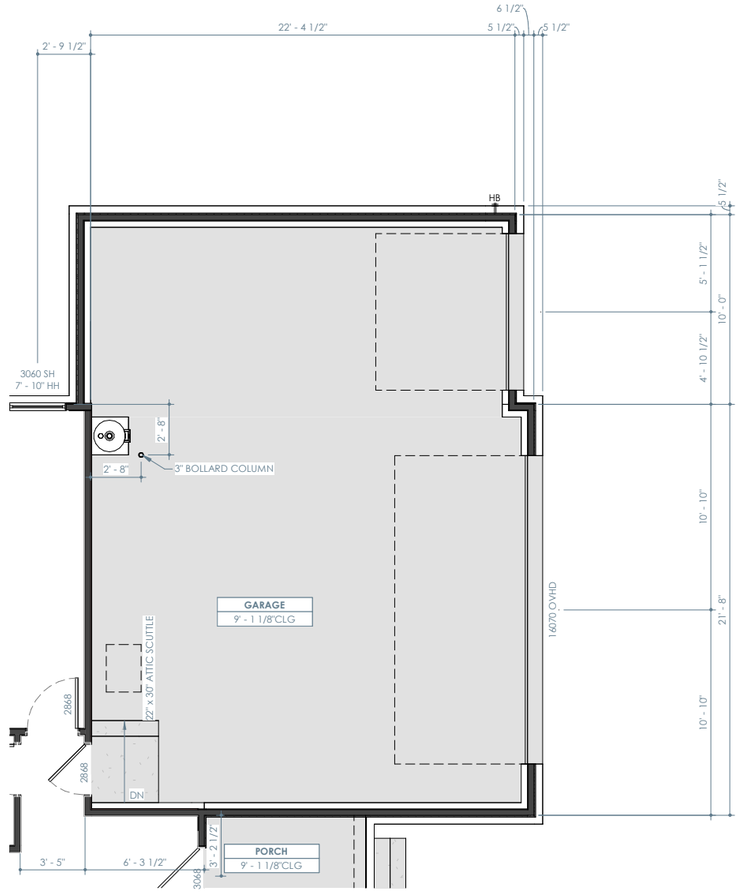
1/8" = 1'-0"



GARGE3

OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"



GARGE3

OPT. 3 CAR GARAGE - FLOOR PLAN

1/8" = 1'-0"

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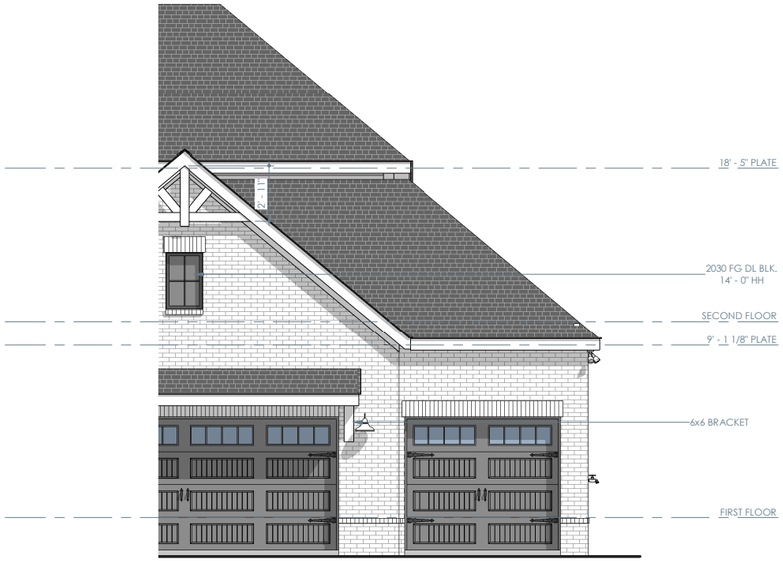
SHEET NAME

PLAN OPTIONS

SHEET NO.

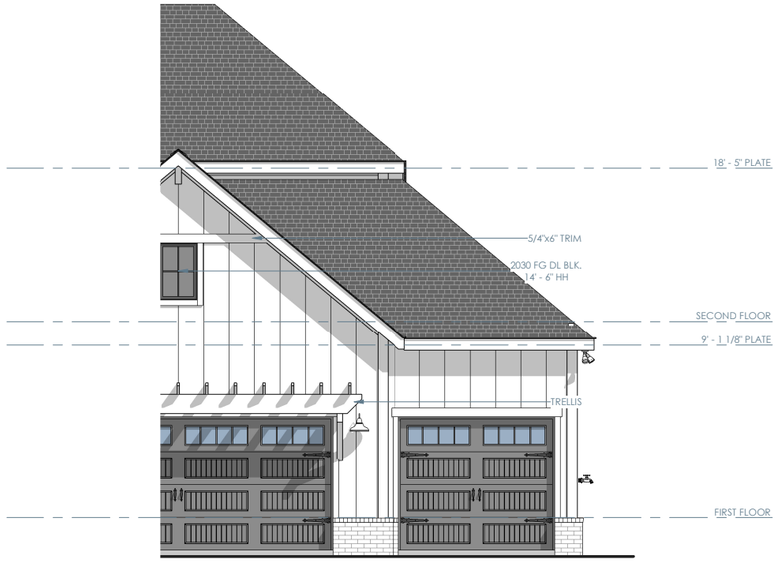
A7.01



GARGE3

ELEVATION D - OPT. 3 CAR GARAGE - FRONT

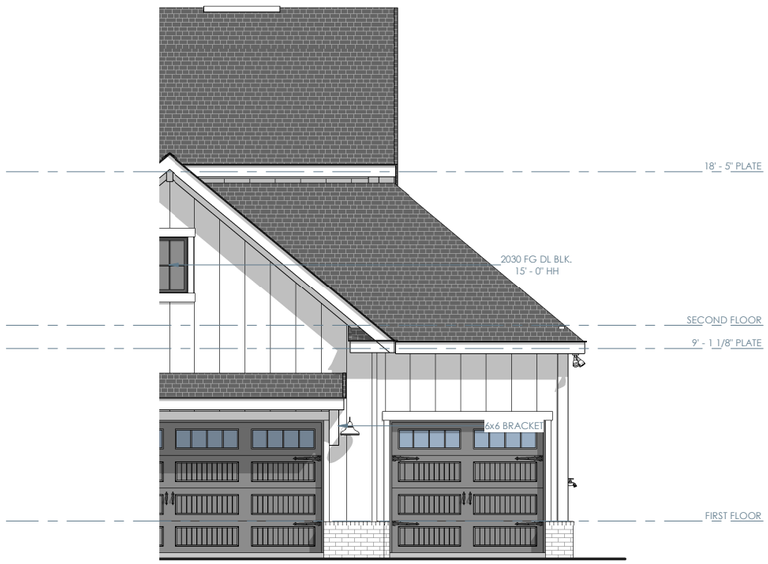
1/8" = 1'-0"



GARGE3

ELEVATION C - OPT. 3 CAR GARAGE - FRONT

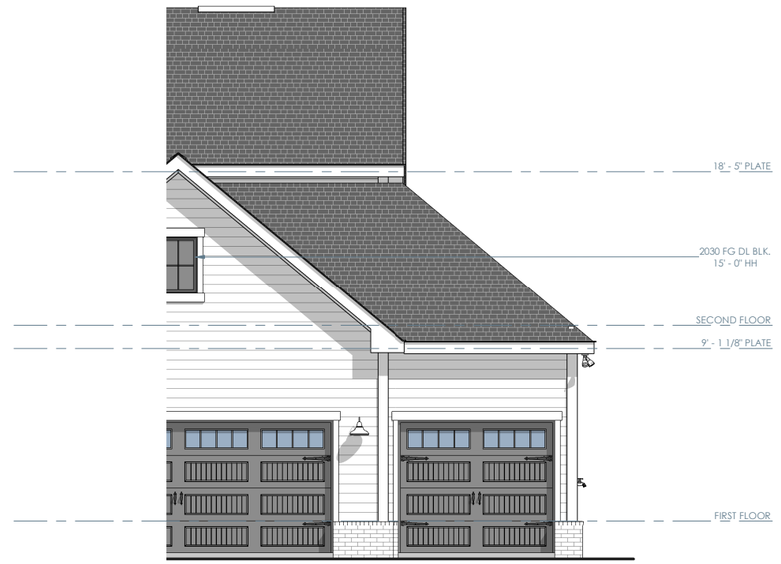
1/8" = 1'-0"



GARGE3

ELEVATION B - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"



GARGE3

ELEVATION A - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"

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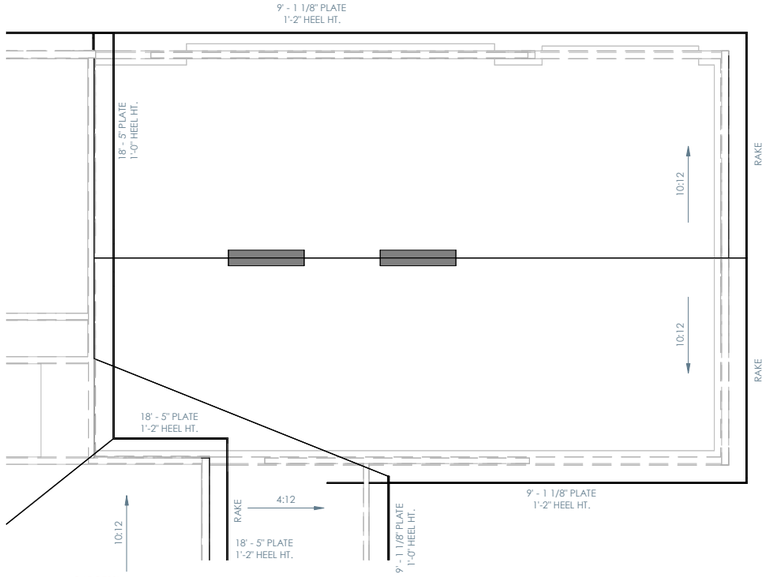
SHEET NAME

PLAN OPTIONS

SHEET NO.

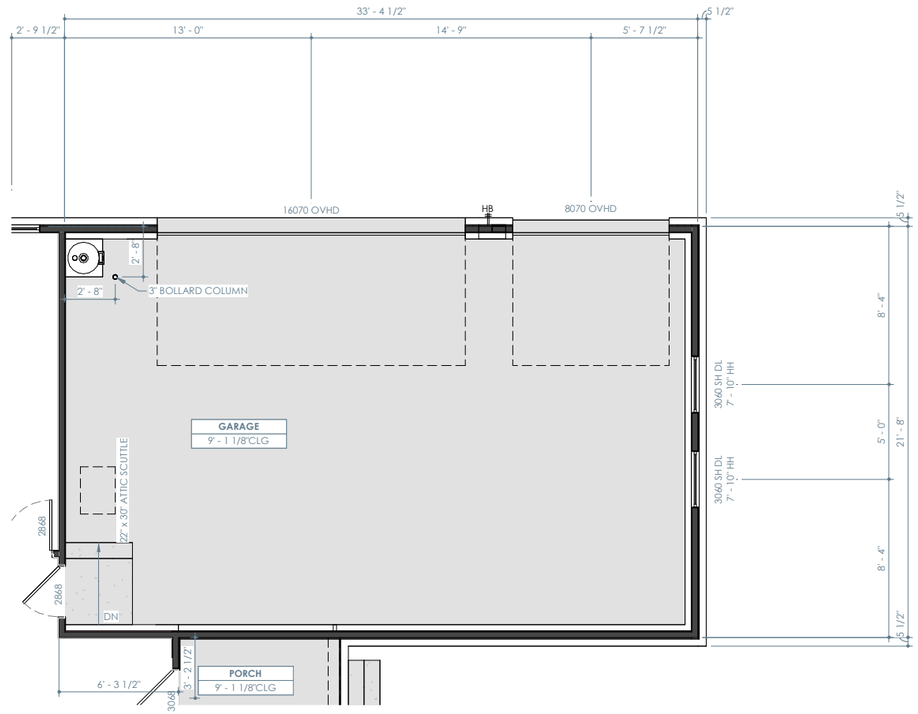
A7.02



GARGE3SL

OPT. 3 CAR SIDE LOAD GARAGE - ROOF PLAN

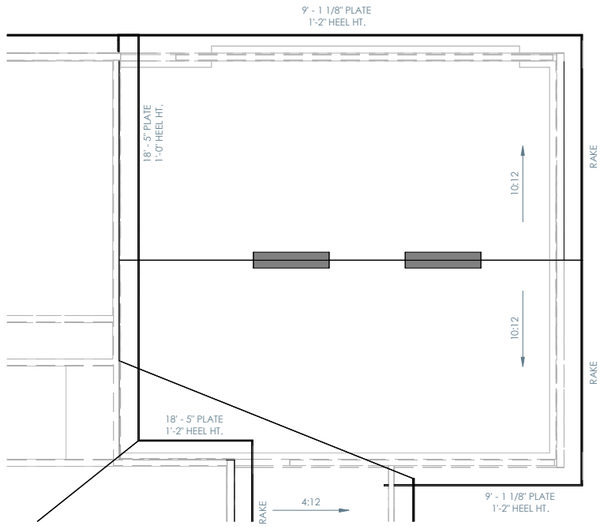
1/8" = 1'-0"



GARGE3SL

OPT. 3 CAR SIDE LOAD GARAGE - FLOOR PLAN

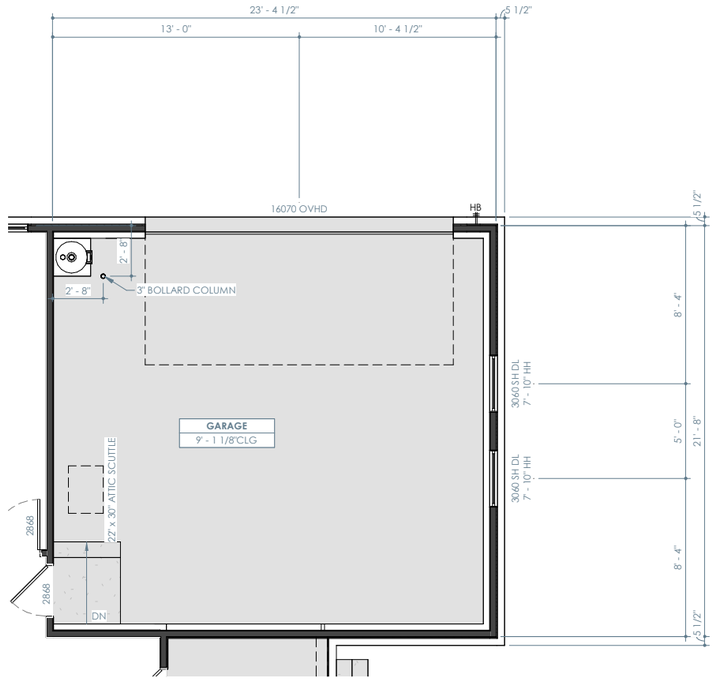
1/8" = 1'-0"



GARGSDLD

OPT. SIDE LOAD GARAGE - ROOF PLAN

1/8" = 1'-0"



GARGSDLD

OPT. SIDE LOAD GARAGE - FLOOR PLAN

1/8" = 1'-0"

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SHEET NAME

PLAN OPTIONS

SHEET NO.

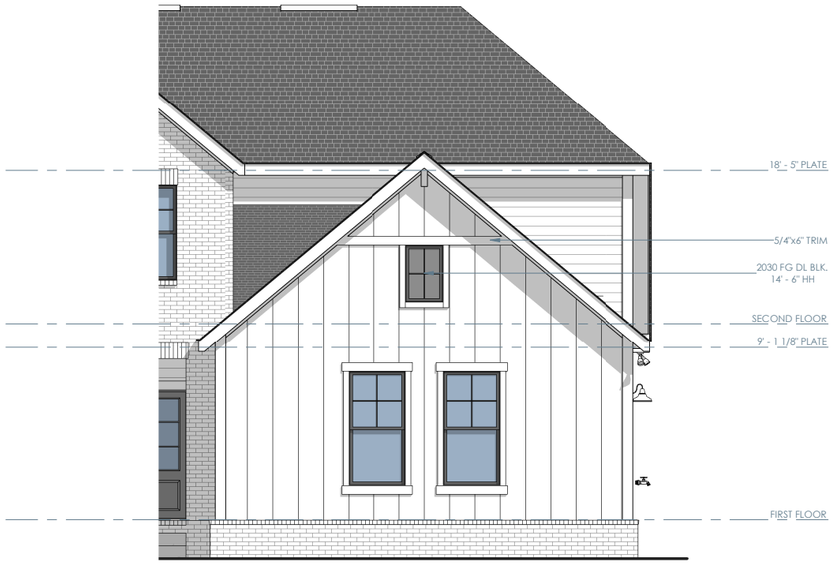
A7.03



GARGSDLD & GARGE3SL

ELEVATION D - OPT. SIDE LOAD GARAGE / OPT. 3 CAR SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



GARGSDLD & GARGE3SL

ELEVATION C - OPT. SIDE LOAD GARAGE / OPT. 3 CAR SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



GARGSDLD & GARGE3SL

ELEVATION B - OPT. SIDE LOAD GARAGE / OPT. 3 CAR SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



GARGSDLD & GARGE3SL

ELEVATION A - OPT. SIDE LOAD GARAGE / OPT. 3 CAR SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"

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2550 (255)

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SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.04



GARGSDLD

ELEVATION A - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



GARGSDLD

ELEVATION B - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



GARGSDLD

ELEVATION C - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



GARGSDLD

ELEVATION D - OPT. SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"

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SHEET NO.

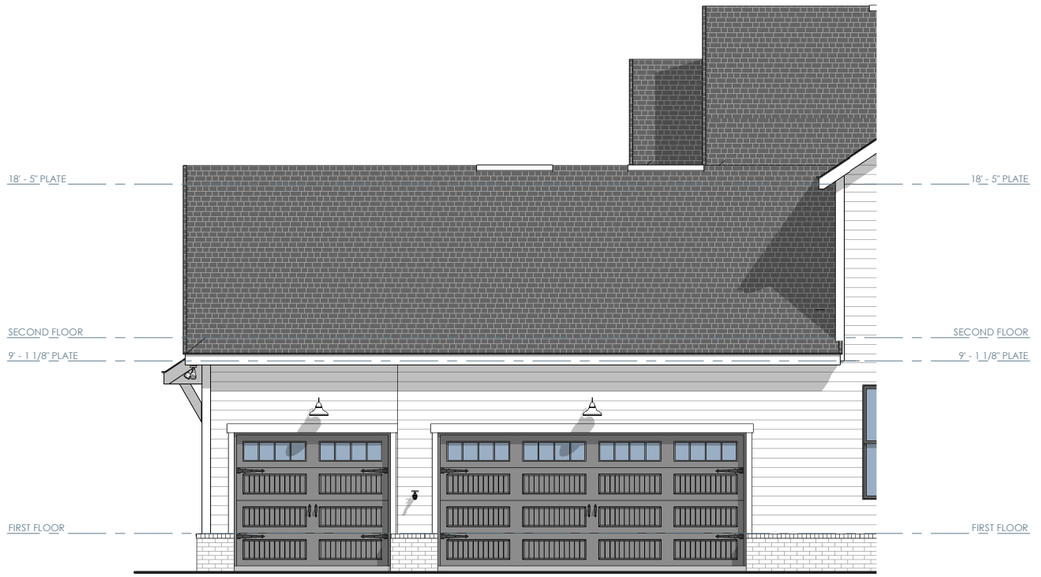
A7.05



GARGE3SL

ELEVATION A - OPT. 3 CAR SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



GARGE3SL

ELEVATION B - OPT. 3 CAR SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



GARGE3SL

ELEVATION C - OPT. 3 CAR SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"



GARGE3SL

ELEVATION D - OPT. 3 CAR SIDE LOAD GARAGE - RIGHT

1/8" = 1'-0"

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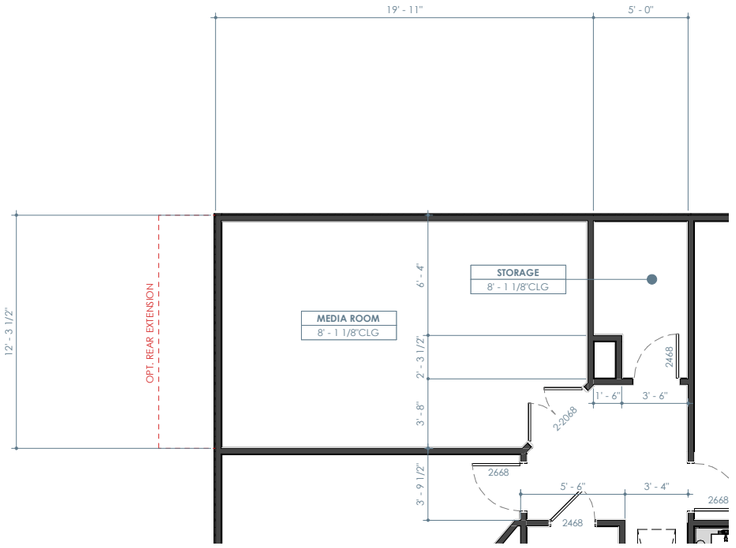
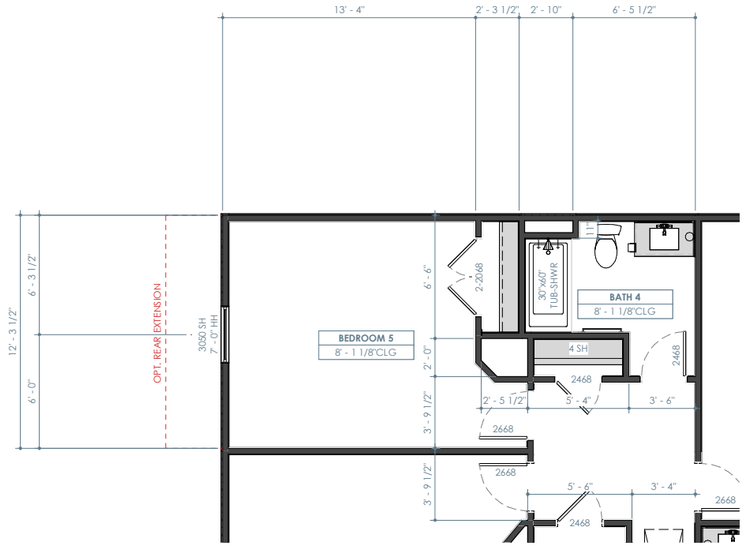
A7.06



MEDIARM

OPT. MEDIA ROOM - FLOOR PLAN

1/8" = 1'-0"



BEDSBTH4

OPT. BEDROOM 5 w/ BATH 4 - FLOOR PLAN

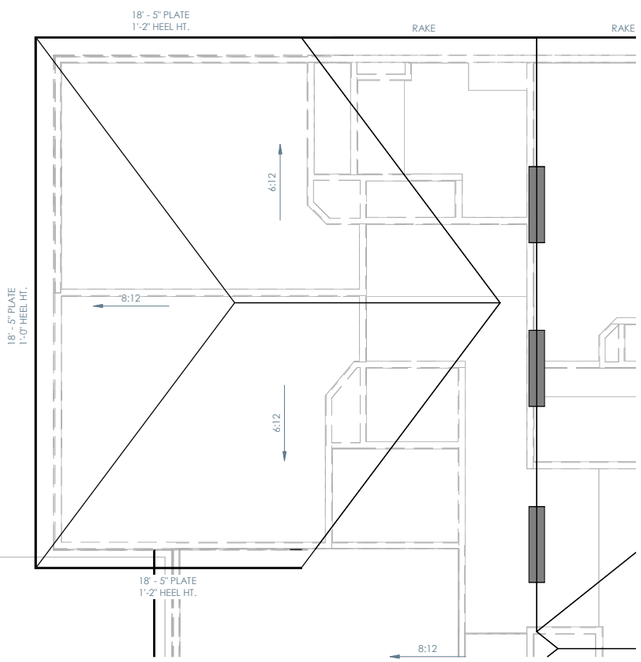
1/8" = 1'-0"



BEDSBTH4

OPT. BEDROOM 5 w/ BATH 4 / OPT. MEDIA - REAR

1/8" = 1'-0"



BEDSBTH4

OPT. BEDROOM 5 w/ BATH 4 / OPT. MEDIA - ROOF PLAN

1/8" = 1'-0"

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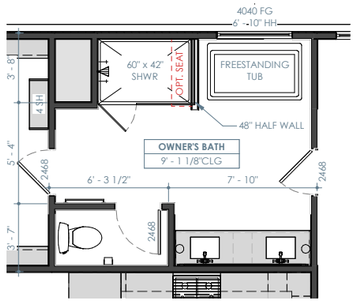
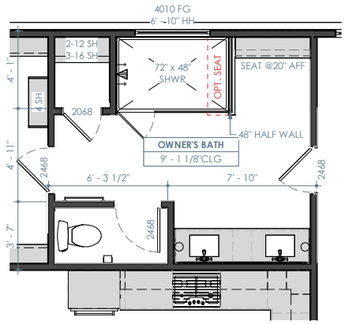


FREESTUB

1 OPT. FREESTANDING TUB - FLOOR PLAN

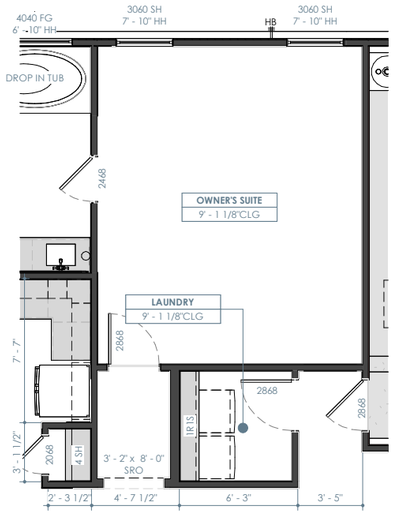
1/8" = 1'-0"



PLOMB201

2 OPT. ENLARGED SHOWER - FLOOR PLAN

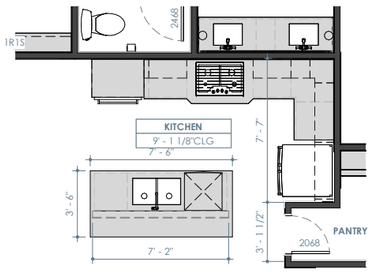
1/8" = 1'-0"



MBEDENT

3 OPT. OWNER'S ENTRY - FLOOR PLAN

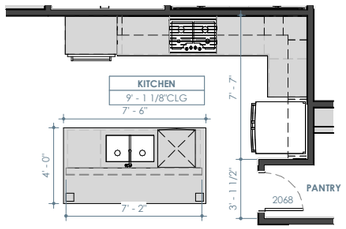
1/8" = 1'-0"



KITCHEN2

4 OPT. KITCHEN - FLOOR PLAN

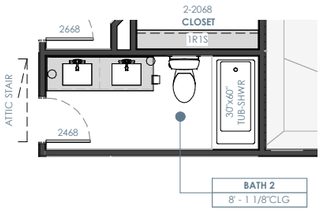
1/8" = 1'-0"



ISLAND2

5 OPT. ISLAND - FLOOR PLAN

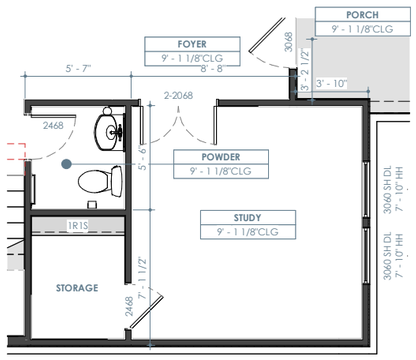
1/8" = 1'-0"



LAV2BTH3

6 OPT. BATH 2 SINK - FLOOR PLAN

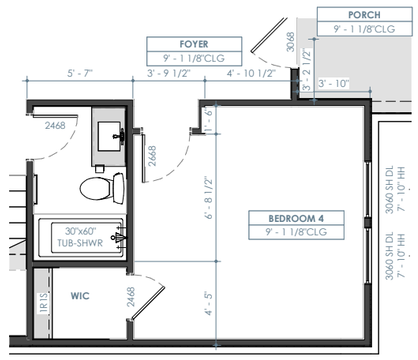
1/8" = 1'-0"



STUDY1

7 OPT. STUDY - FLOOR PLAN

1/8" = 1'-0"



BED4BTH3

8 OPT. BEDROOM 4 BATH 3 - FLOOR PLAN

1/8" = 1'-0"

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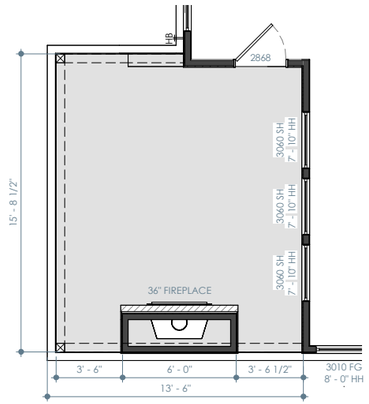
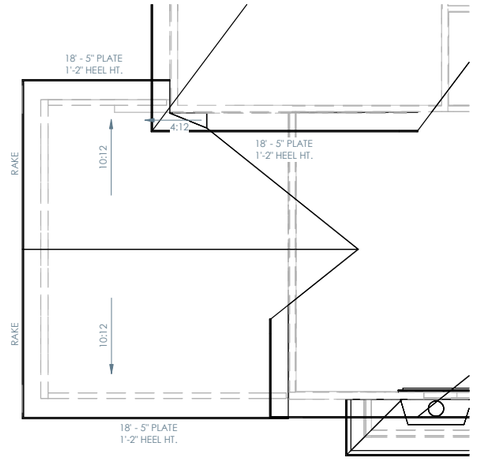
A7.08



FP0D3611 / FP0D4211

OPT. OUTDOOR FIREPLACE - FLOOR PLAN

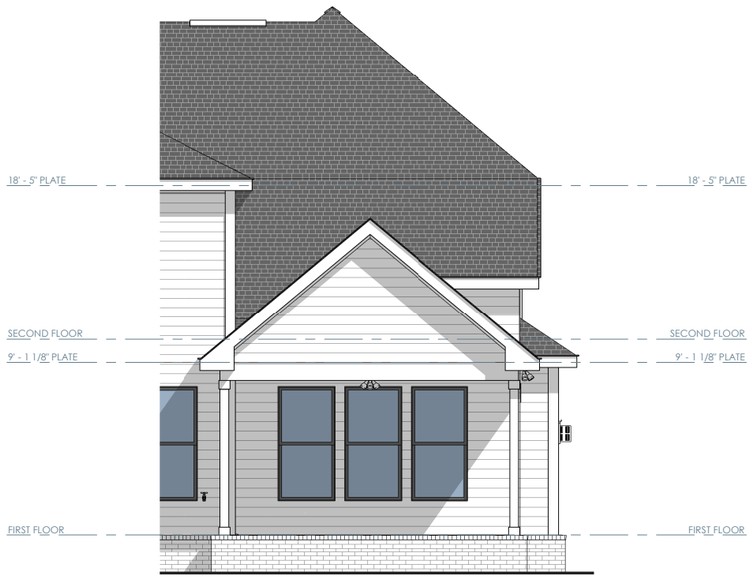
1/8" = 1'-0"



PATIO2

OPT. COVERED PATIO - ROOF PLAN

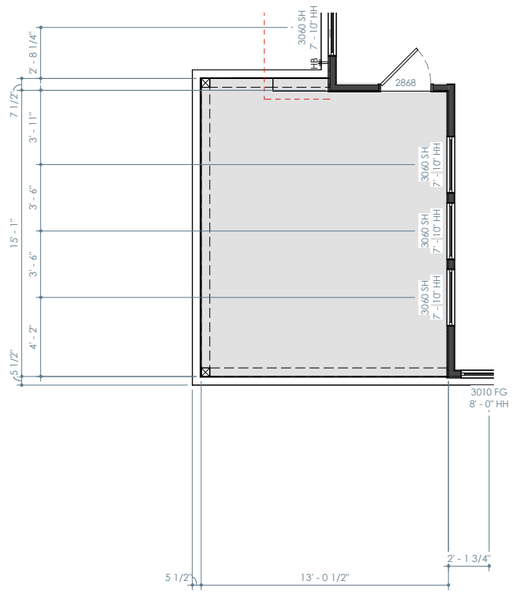
1/8" = 1'-0"



PATIO2

OPT. COVERED PAITO - REAR

1/8" = 1'-0"



PATIO2

OPT. COVERED PATIO - FLOOR PLAN

1/8" = 1'-0"

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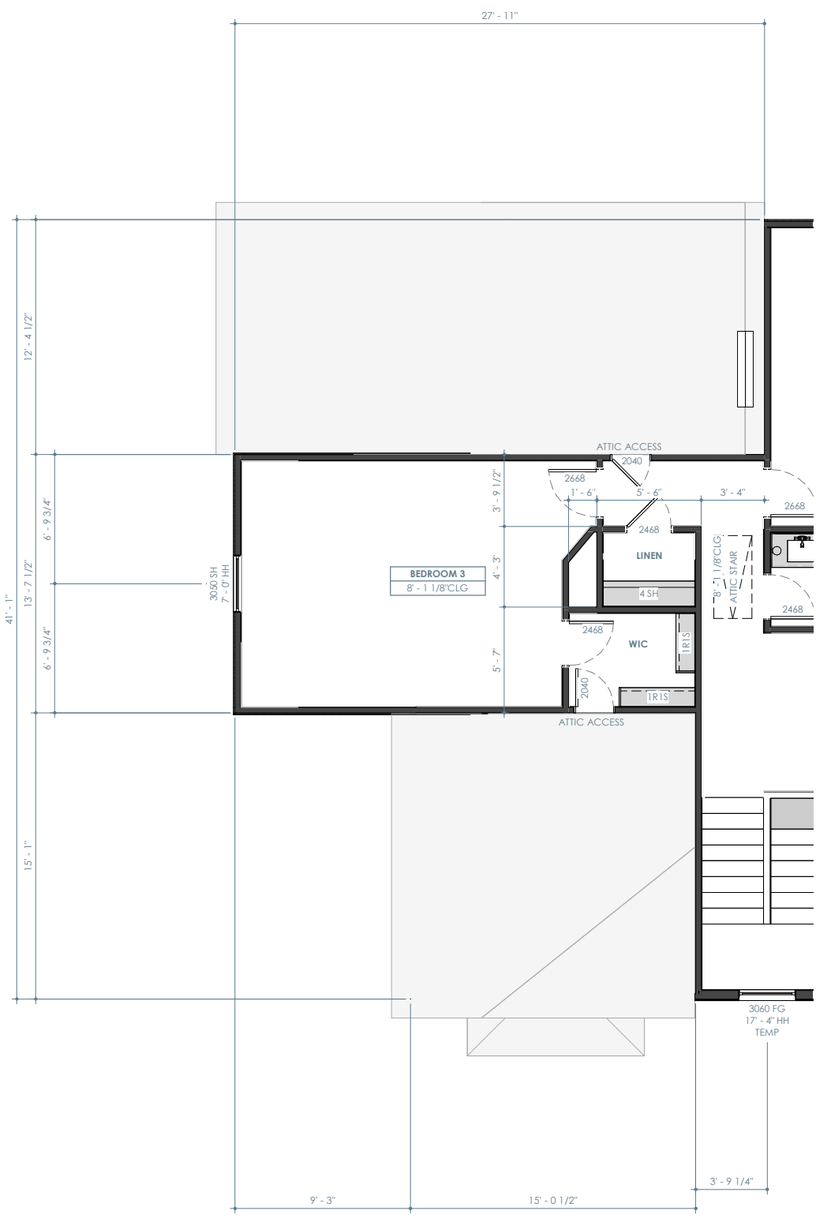
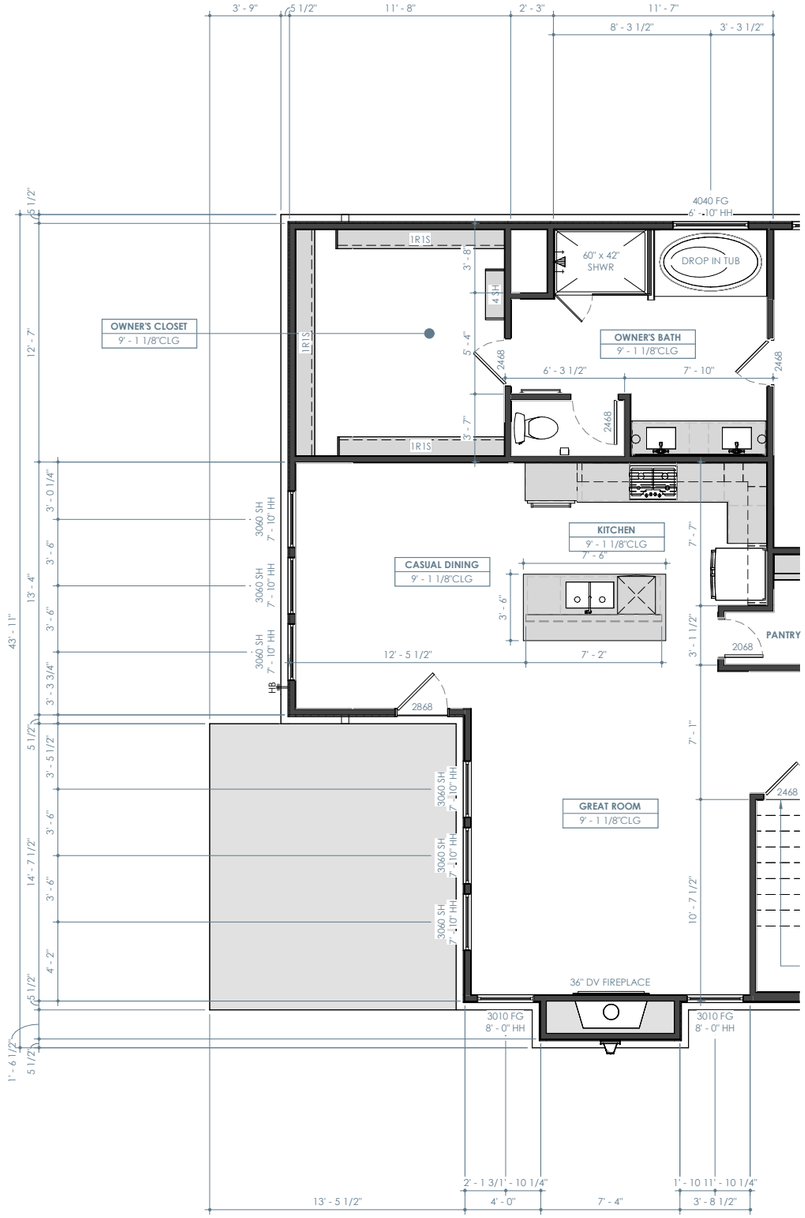
A7.09



OPT. REAR EXTENSION - SECOND FLOOR PLAN

1/8" = 1'-0"



OPT. REAR EXTENSION - FIRST FLOOR PLAN

1/8" = 1'-0"

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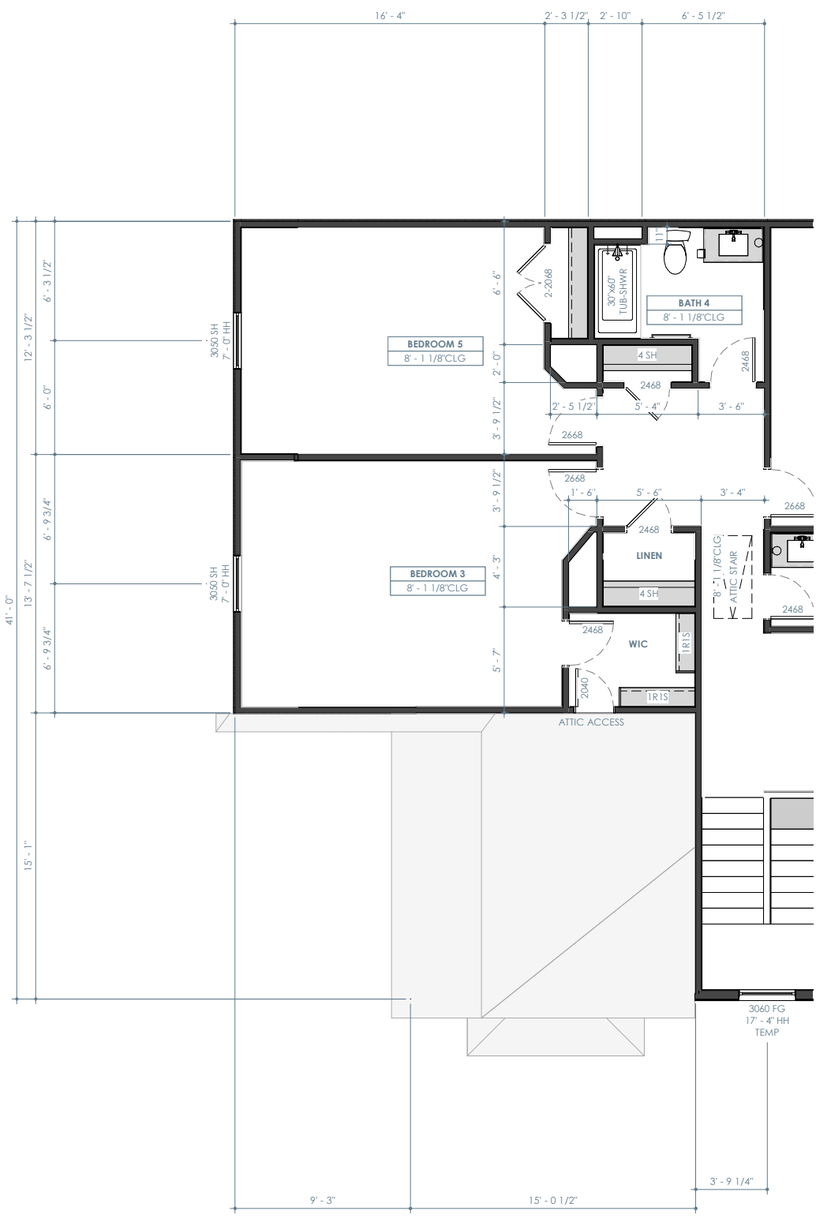
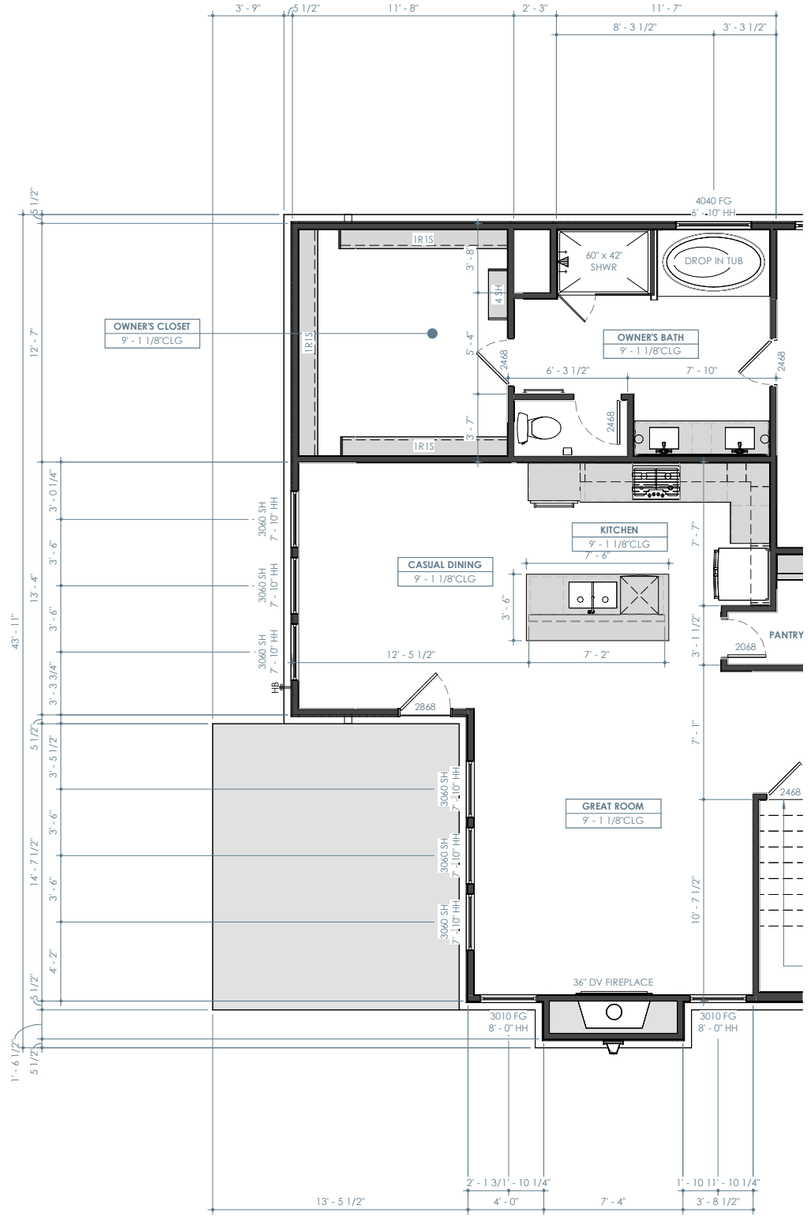
A7.10



OPT. REAR EXTENSION W/ OPT. BED5BTH4 - SECOND FLOOR PLAN

1/8" = 1'-0"



OPT. REAR EXTENSION W/ OPT. BED5BTH4- FIRST FLOOR PLAN

1/8" = 1'-0"

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A7.11



OPT. REAR EXTENSION - REAR

1/8" = 1'-0"



OPT. REAR EXTENSION - RIGHT

1/8" = 1'-0"

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PLAN OPTIONS

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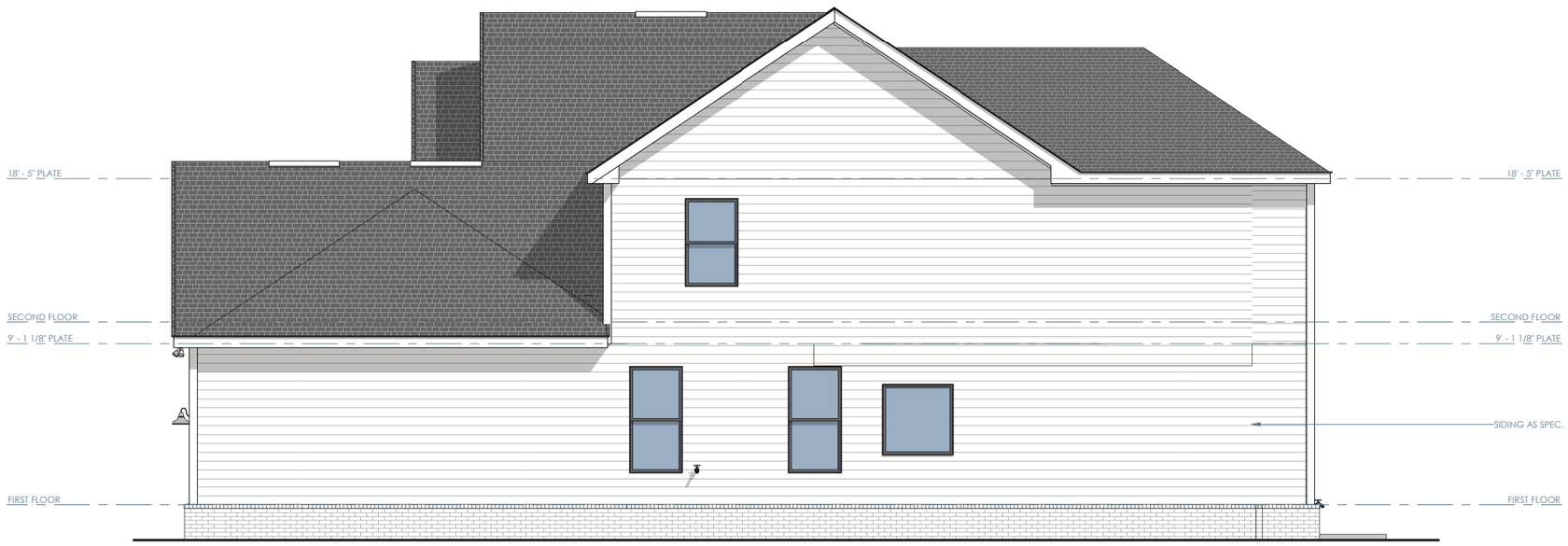
A7.12



OPT. REAR EXTENSION W/ OPT. BED5BTH4 - REAR

1/8" = 1'-0"



OPT. REAR EXTENSION W/ OPT. BED5BTH4 - RIGHT

1/8" = 1'-0"

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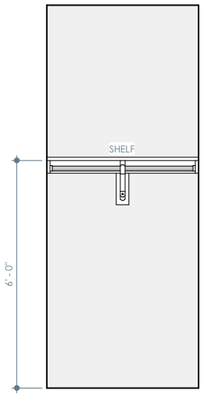
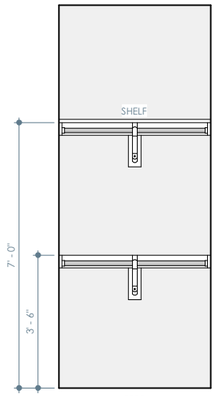
SHEET NAME
PLAN OPTIONS

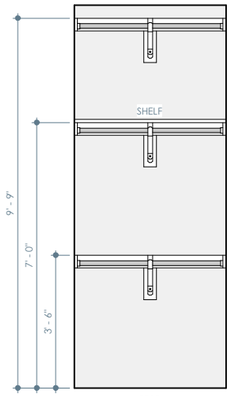
SHEET NO.
A7.13



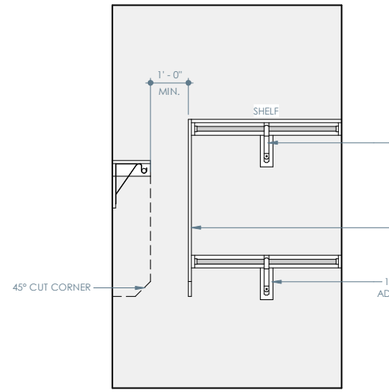
1R1S



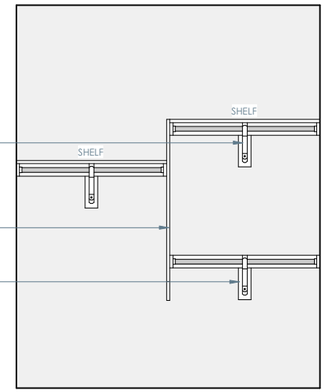
2R1S



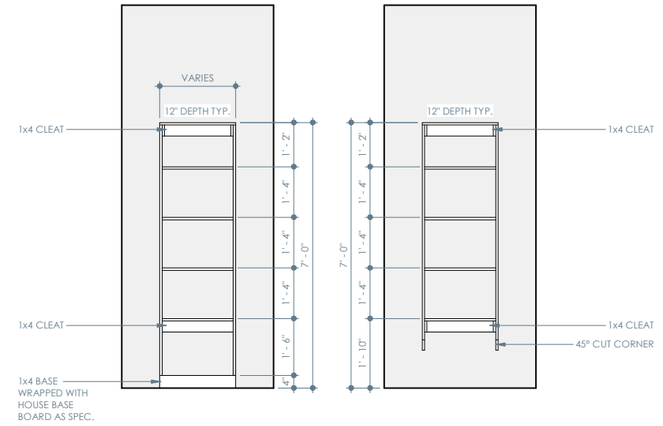
3R1S



CLOSET CORNER DETAIL

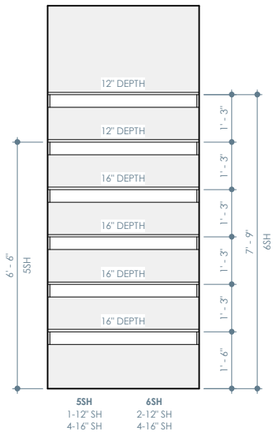


1R1S TO 2R1S TRANSITION DETAIL



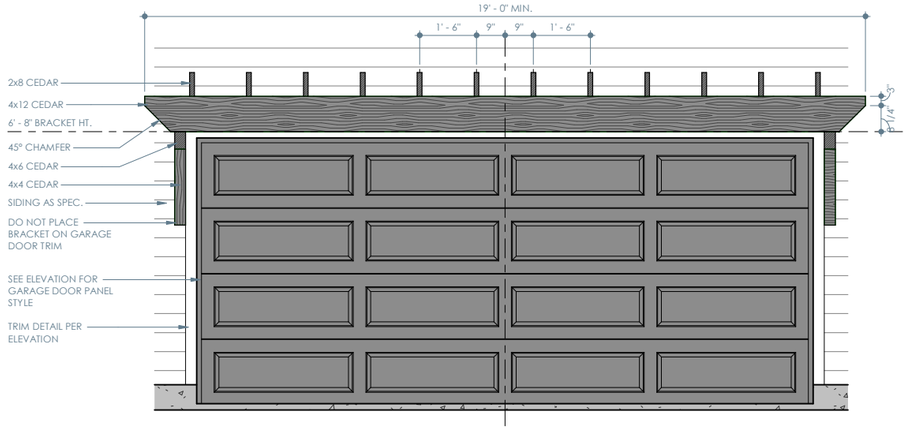
1 CLOSET DETAILS

1/4" = 1'-0"



2 LINEN / PANTRY DETAIL

1/4" = 1'-0"



3 TRELLIS DETAIL

1/4" = 1'-0"

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PLAN NO.

2550 (255)

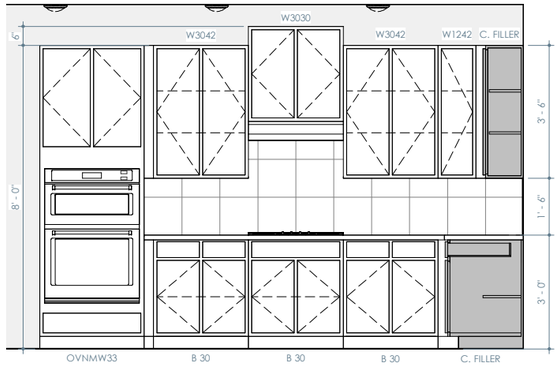
ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/4" = 1'-0"

SHEET NAME

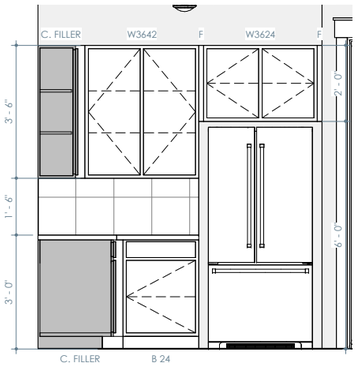
DETAILS

SHEET NO.

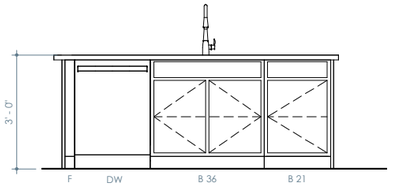
AD1.00



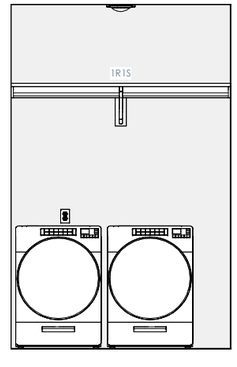
1 KITCHEN
1/4" = 1'-0"



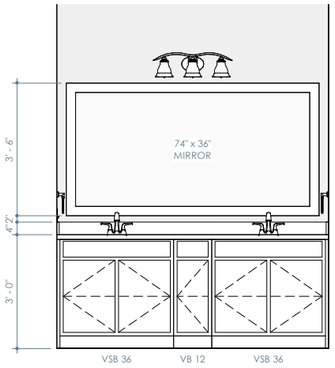
2 KITCHEN
1/4" = 1'-0"



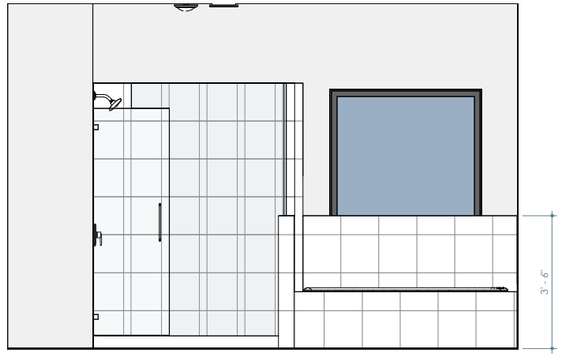
3 KITCHEN
1/4" = 1'-0"



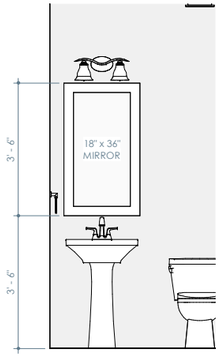
4 LAUNDRY
1/4" = 1'-0"



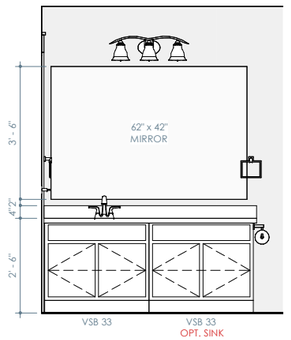
5 OWNER'S BATH
1/4" = 1'-0"



6 OWNER'S BATH
1/4" = 1'-0"



7 POWDER
1/4" = 1'-0"



8 BATH 2
1/4" = 1'-0"

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2550 (255)

ISSUE DATE 11-08-202
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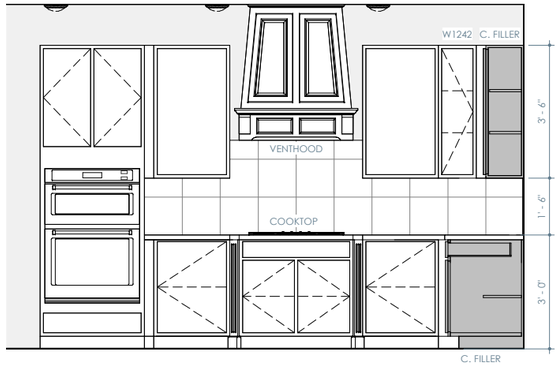
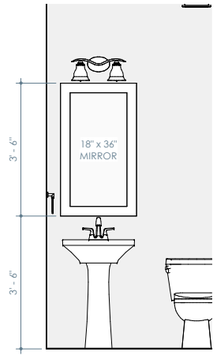
SCALE 1/4" = 1'-0"

SHEET NAME
INTERIOR ELEVATIONS

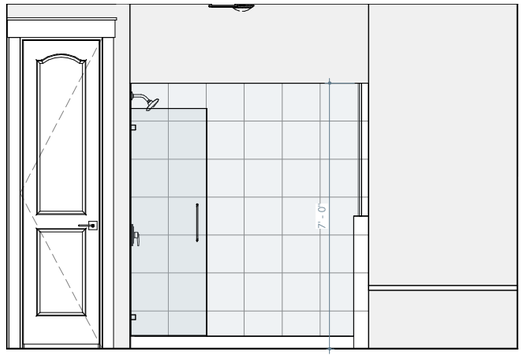
SHEET NO.
AI1.00



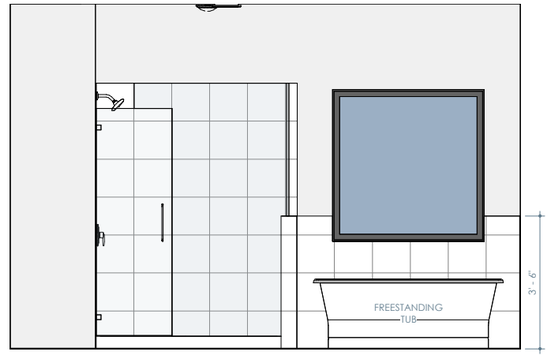
KITCHEN2
1 OPT. KITCHEN
1/4" = 1'-0"



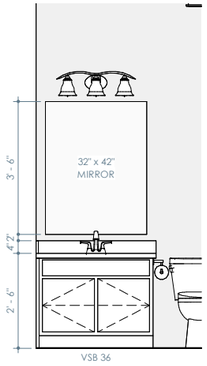
STUDY1
2 OPT. STUDY - POWDER
1/4" = 1'-0"



PLOMB201
3 OPT. ENLARGED SHOWER
1/4" = 1'-0"



FREESTUB
4 OPT. FREESTANDING TUB
1/4" = 1'-0"



5 OPT. BEDROOM 4 BATH 3
1/4" = 1'-0"

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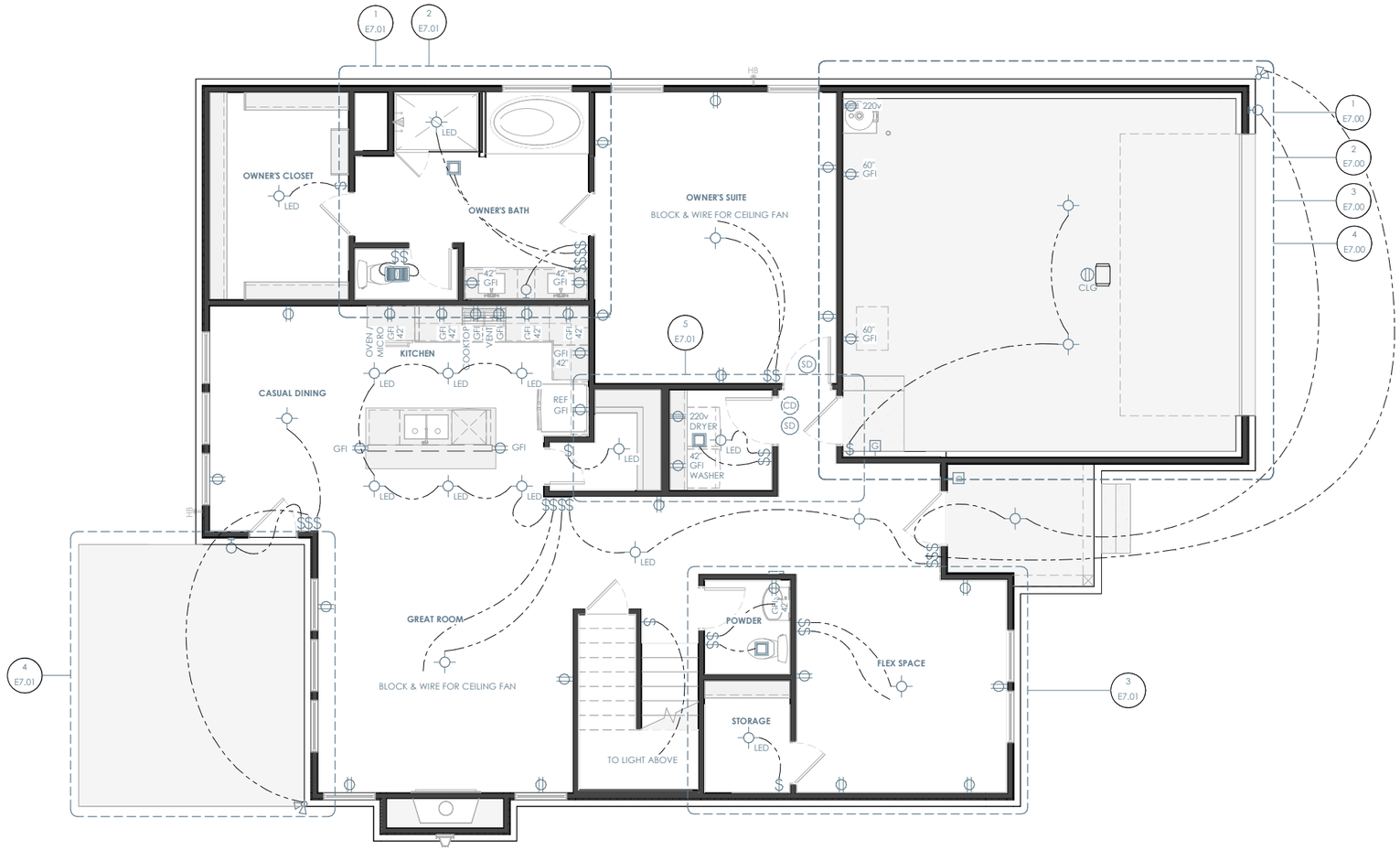
SHEET NAME
INTERIOR ELEVATIONS

SHEET NO.
AI1.02



ELEVATION A - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPERATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
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- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
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LIGHTING
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SMOKE DETECTORS
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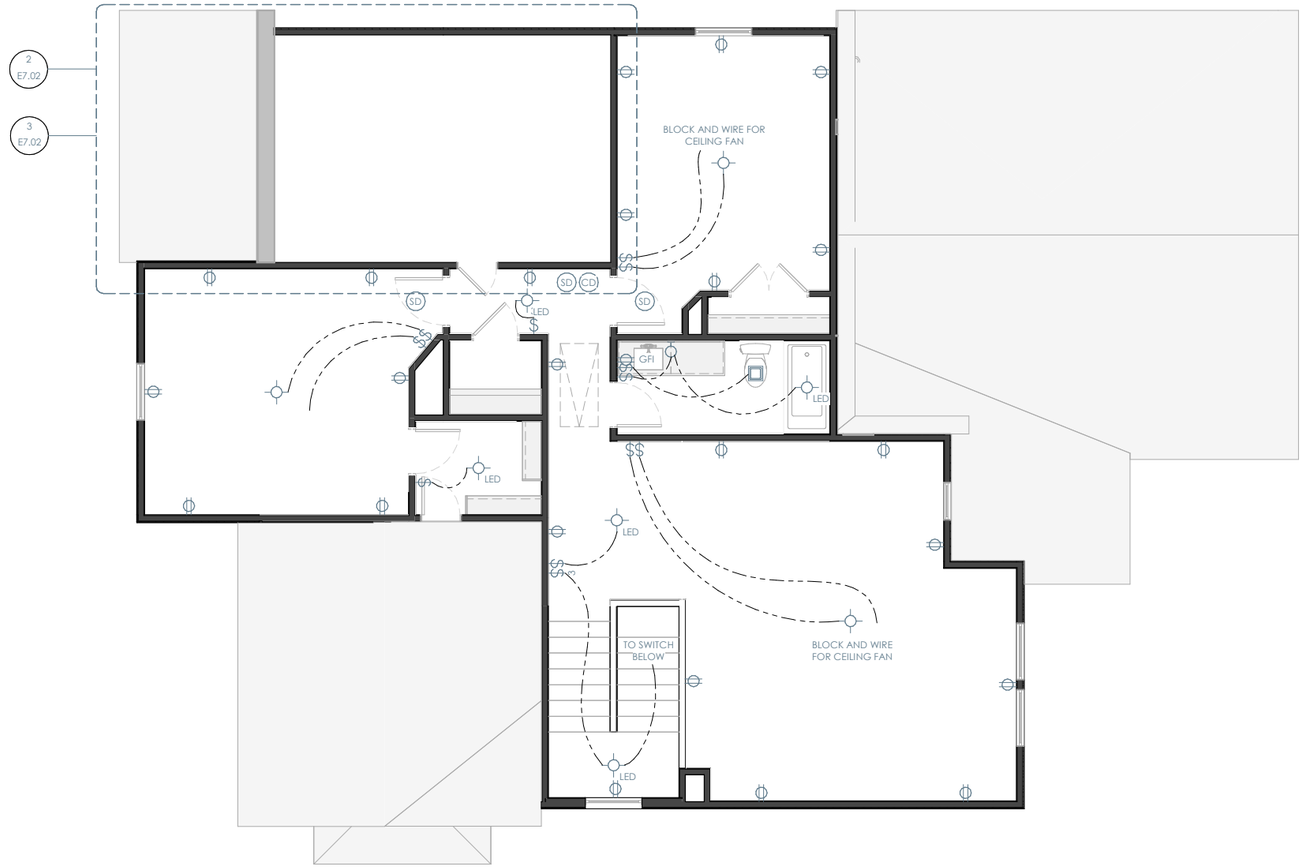
ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - FIRST FLOOR ELECTRICAL

SHEET NO.
E1.00



ELEVATION A - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL NOTES

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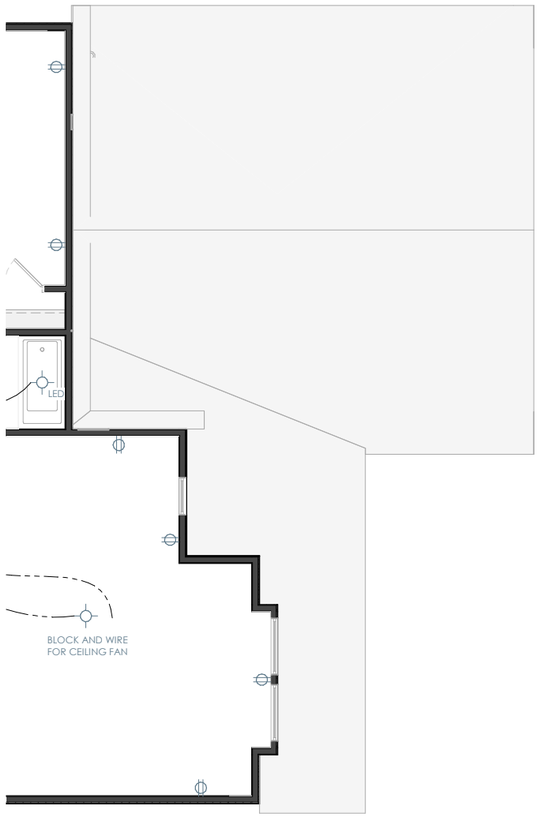
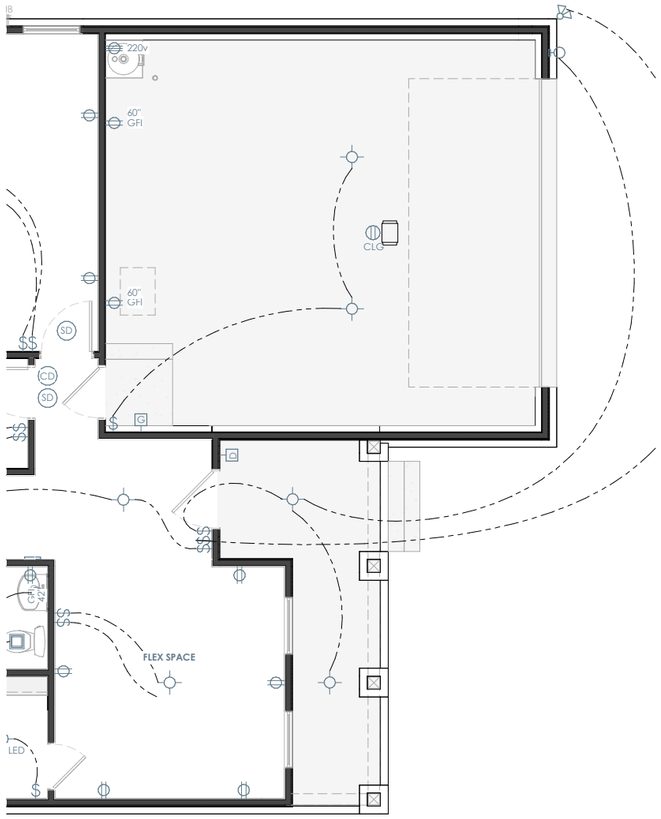
SHEET NAME
ELEVATION A - SECOND FLOOR ELECTRICAL

SHEET NO.
E1.01



ELEVATION B - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



ELEVATION B -FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

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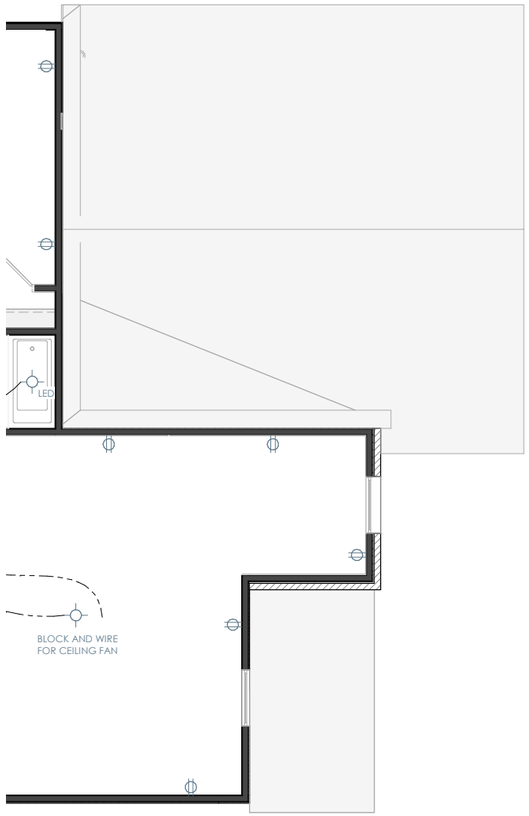
PLAN NO.
2550 (255)

ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

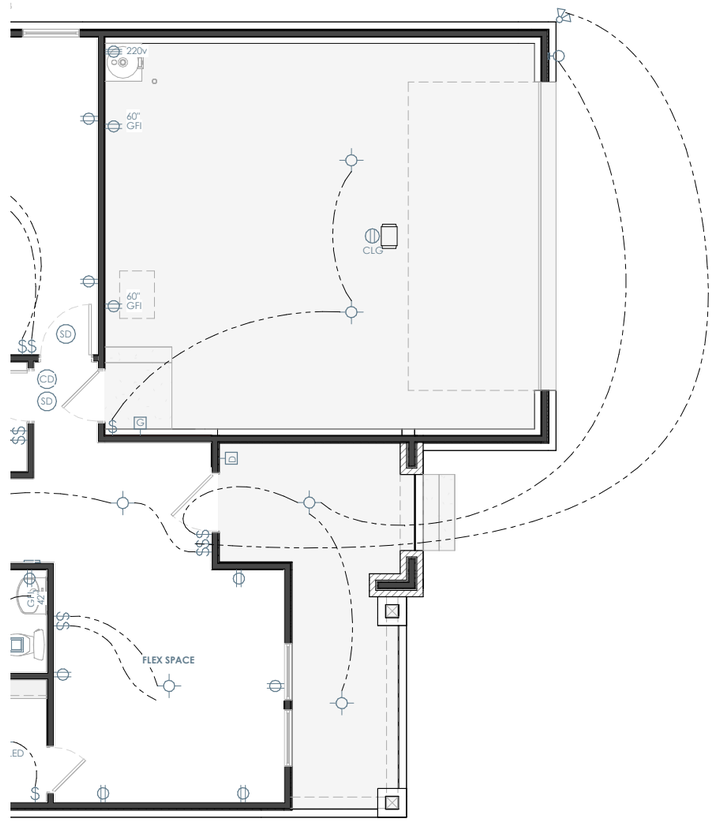
SHEET NAME
ELEVATION B - PARTIAL ELECTRICAL PLANS

SHEET NO.
E2.00



ELEVATION C - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

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PLAN NO.

2550 (255)

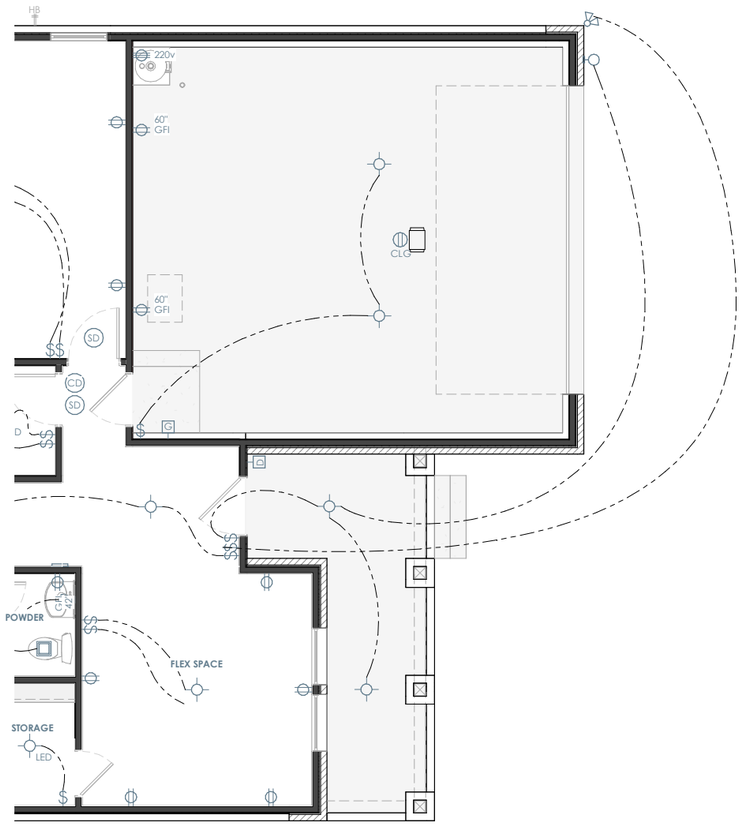
ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL ELECTRICAL PLANS

SHEET NO.

E3.00



ELEVATION D - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY. AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPERATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

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PROJECT NAME
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PREMIER SERIES

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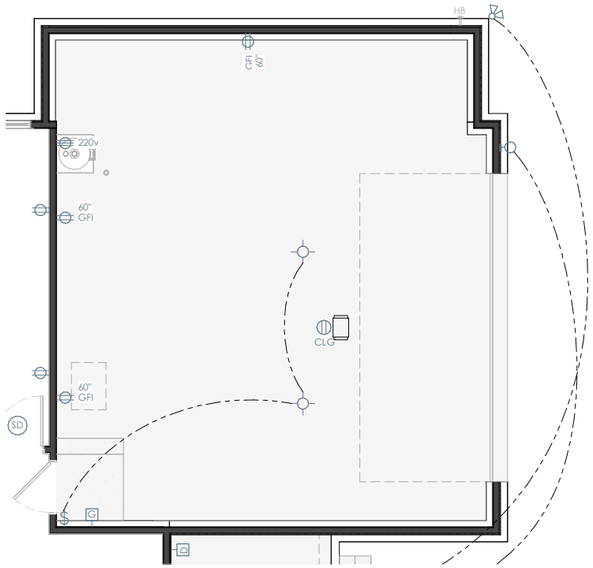
PLAN NO.
2550 (255)

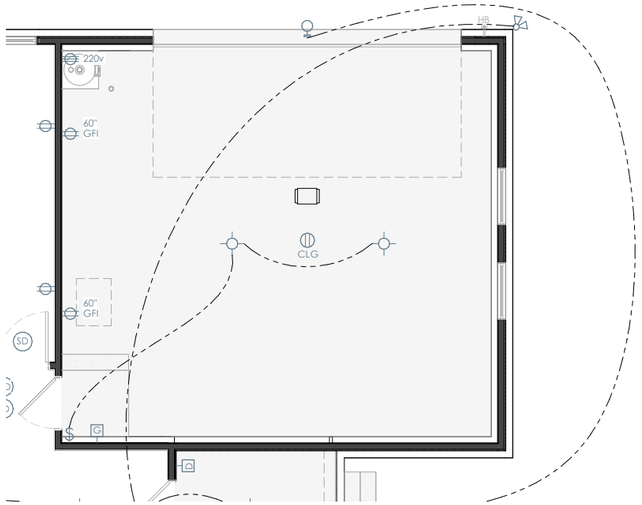
ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION D - PARTIAL ELECTRICAL PLANS

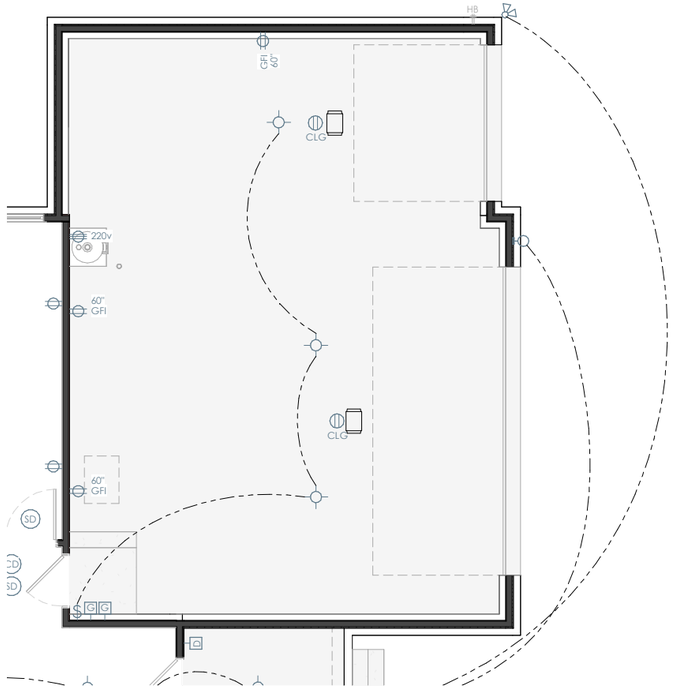
SHEET NO.
E4.00



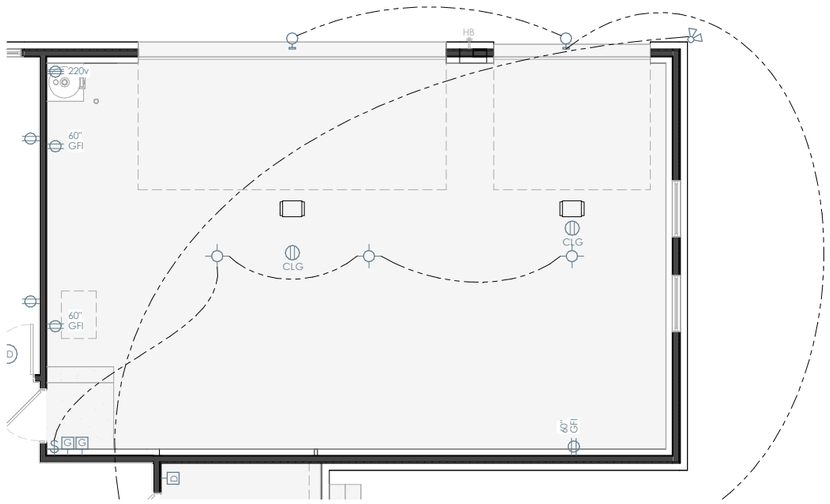
GARGE1/2
1 OPT. HALF CAR GARAGE - ELECTRICAL PLAN
1/8" = 1'-0"



GARGSDLD
3 OPT. SIDE LOAD GARAGE - ELECTRICAL PLAN
1/8" = 1'-0"



GARGE3
2 OPT. 3 CAR GARAGE - ELECTRICAL PLAN
1/8" = 1'-0"



GARGE3SL
4 OPT. 3 CAR SIDE LOAD GARAGE - ELECTRICAL PLAN
1/8" = 1'-0"

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ISSUE DATE	11-08-202
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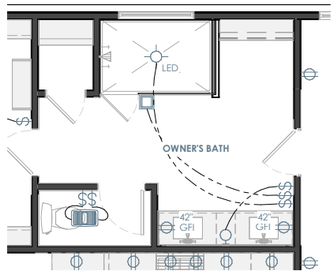
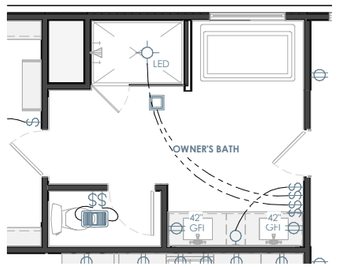
SCALE	1/8" = 1'-0"

SHEET NAME
PLAN OPTIONS

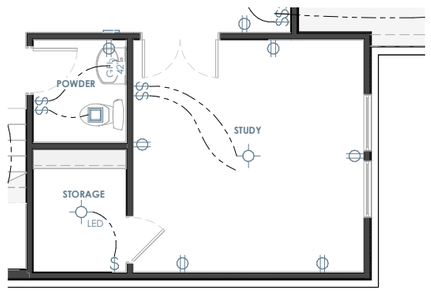
SHEET NO.
E7.00



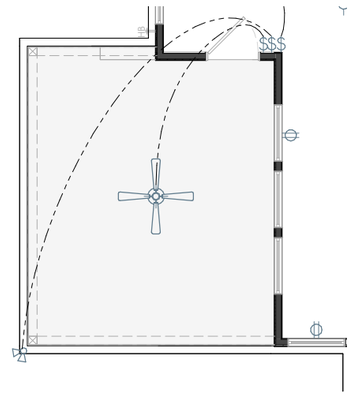
PL0MB201
1 OPT. ENLARGED SHOWER - ELECTRICAL PLAN
1/8" = 1'-0"



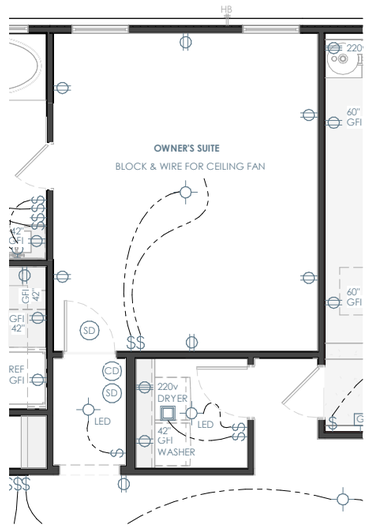
FREESTUB
2 OPT. FREESTANDING TUB - ELECTRICAL PLAN
1/8" = 1'-0"



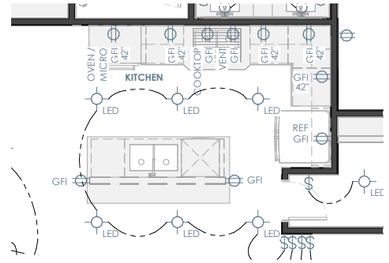
STUDY1
3 OPT. STUDY - ELECTRICAL PLAN
1/8" = 1'-0"



PATIO2
4 OPT. COVERED PATIO - ELECTRICAL PLAN
1/8" = 1'-0"



MBEDENT
5 OPT. OWNER'S ENTRY - ELECTRICAL PLAN
1/8" = 1'-0"



KITCHEN2
6 OPT. KITCHEN - ELECTRICAL PLAN
1/8" = 1'-0"

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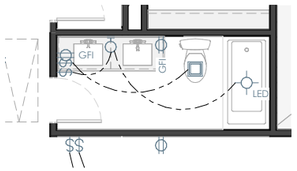
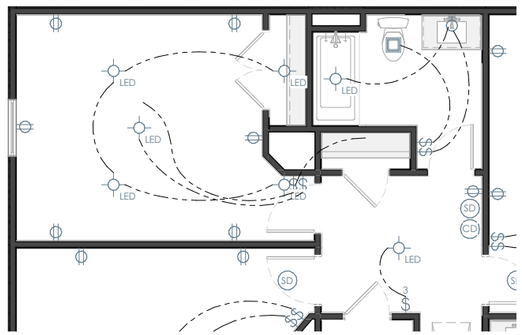
SHEET NAME
PLAN OPTIONS

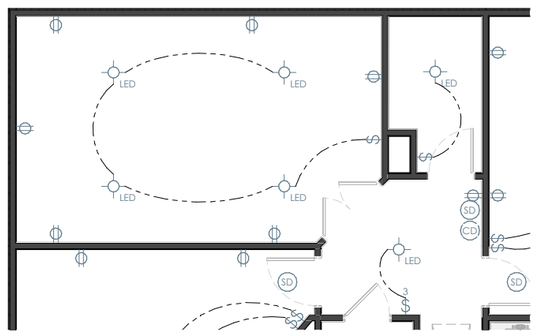
SHEET NO.
E7.01



1 LAV2BTH3
OPT. BATH 2 SINK - ELECTRICAL PLAN
1/8" = 1'-0"



2 BED5BTH4
OPT. BEDROOM 5 w/ BATH 4 - ELECTRICAL PLAN
1/8" = 1'-0"



3 MEDIARM
OPT. MEDIA ROOM - ELECTRICAL PLAN
1/8" = 1'-0"

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ISSUE DATE	11-08-202
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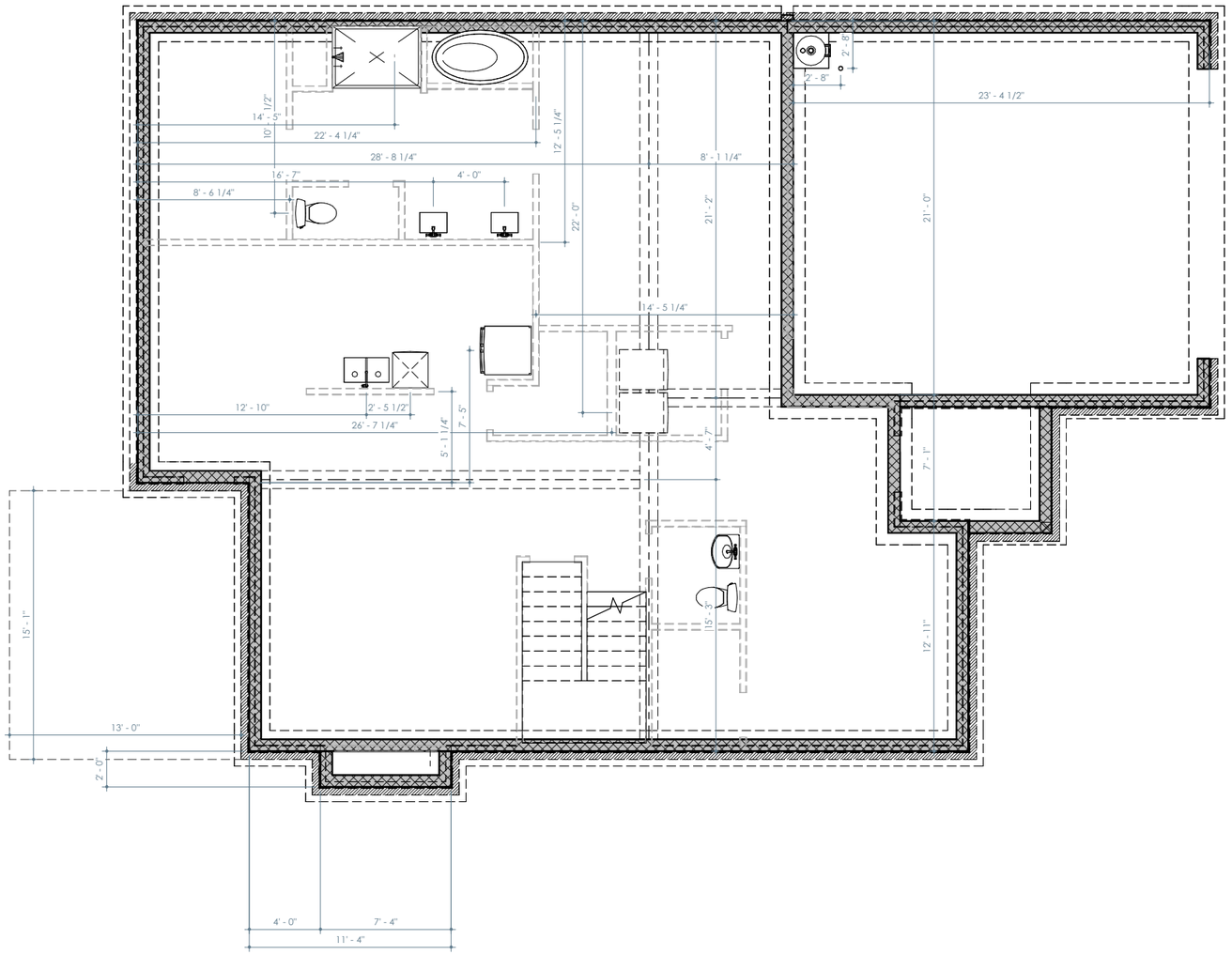
SCALE	1/8" = 1'-0"

SHEET NAME
PLAN OPTIONS

SHEET NO.
E7.02



ELEVATION A - FOUNDATION PLAN

1/8" = 1'-0"

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2550 (255)

ISSUE DATE	11-08-202
DRAWN BY	JLA
SCALE	1/8" = 1'-0"

SHEET NAME

FOUNDATION - ELEVATION A

SHEET NO.

SF1.00



ELEVATION A

3/32" = 1'-0"



ELEVATION B

3/32" = 1'-0"



ELEVATION C

3/32" = 1'-0"



ELEVATION D

3/32" = 1'-0"

REVISION LOG

SHEET LIST

NO.	TITLE
A0.00	COVER SHEET
A1.00	ELEVATION A - FIRST FLOOR PLAN
A1.01	ELEVATION A - SECOND FLOOR PLAN
A1.02	ELEVATION A - EXTERIOR ELEVATIONS
A1.03	ELEVATION A - EXTERIOR ELEVATIONS
A1.04	ELEVATION A - ROOF PLAN
A2.00	ELEVATION B - PARTIAL FLOOR PLANS
A2.01	ELEVATION B - EXTERIOR ELEVATIONS
A2.02	ELEVATION B - EXTERIOR ELEVATIONS
A2.03	ELEVATION B - ROOF PLAN
A3.00	ELEVATION C - PARTIAL FLOOR PLANS
A3.01	ELEVATION C - EXTERIOR ELEVATIONS
A3.02	ELEVATION C - EXTERIOR ELEVATIONS
A3.03	ELEVATION C - ROOF PLAN
A4.00	ELEVATION D - PARTIAL FLOOR PLANS
A4.01	ELEVATION D - EXTERIOR ELEVATIONS
A4.02	ELEVATION D - EXTERIOR ELEVATIONS
A4.03	ELEVATION D - ROOF PLAN
A7.00	PLAN OPTIONS
A7.01	PLAN OPTIONS
A7.02	PLAN OPTIONS

NO.	TITLE
A7.03	PLAN OPTIONS
A7.04	PLAN OPTIONS
A7.05	PLAN OPTIONS
A7.06	PLAN OPTIONS
A7.07	PLAN OPTIONS
A7.08	PLAN OPTIONS
A7.09	PLAN OPTIONS
AD1.00	DETAILS
AI1.00	INTERIOR ELEVATIONS
AI1.01	INTERIOR ELEVATIONS
E1.00	ELEVATION A - FIRST FLOOR ELECTRICAL PLAN
E1.01	ELEVATION A - SECOND FLOOR ELECTRICAL PLAN
E2.00	ELEVATION B - PARTIAL ELECTRICAL PLANS
E3.00	ELEVATION C - PARTIAL ELECTRICAL PLANS
E4.00	ELEVATION D - PARTIAL ELECTRICAL PLANS
E7.00	PLAN OPTIONS
E7.01	PLAN OPTIONS
SF1.00	FOUNDATION - ELEVATION A
SF7.00	PLAN OPTIONS

PLAN OPTIONS

ELEVATION A	36" COOKTOP RANGE W/ BUMP OUT AND VENT HOOD
ELEVATION B	COFFERED CEILING @ OWNER'S BEDROOM
ELEVATION C	SHOWER SEAT @ OWNER'S BATH
ELEVATION D	FREESTANDING TUB ILO DROP IN TUB
3 CAR GARAGE	SINK @ UTILITY
SIDE ENTRY GARAGE	CABINETS @ UTILITY
COVERED PATIO	DOOR @ UTILITY
FIREPLACE @ COVERED PORCH	STUDY W/ BREAKFAST NOOK
GARAGE SERVICE DOOR @ 3 CAR GARAGE	CABINETS @ POCKET OFFICE
METAL ROOF (ELEV. B, C, & D)	SINK @ BATH 3
ISLAND 1	SLIDER @ GREAT ROOM

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PLAN NO.

2970

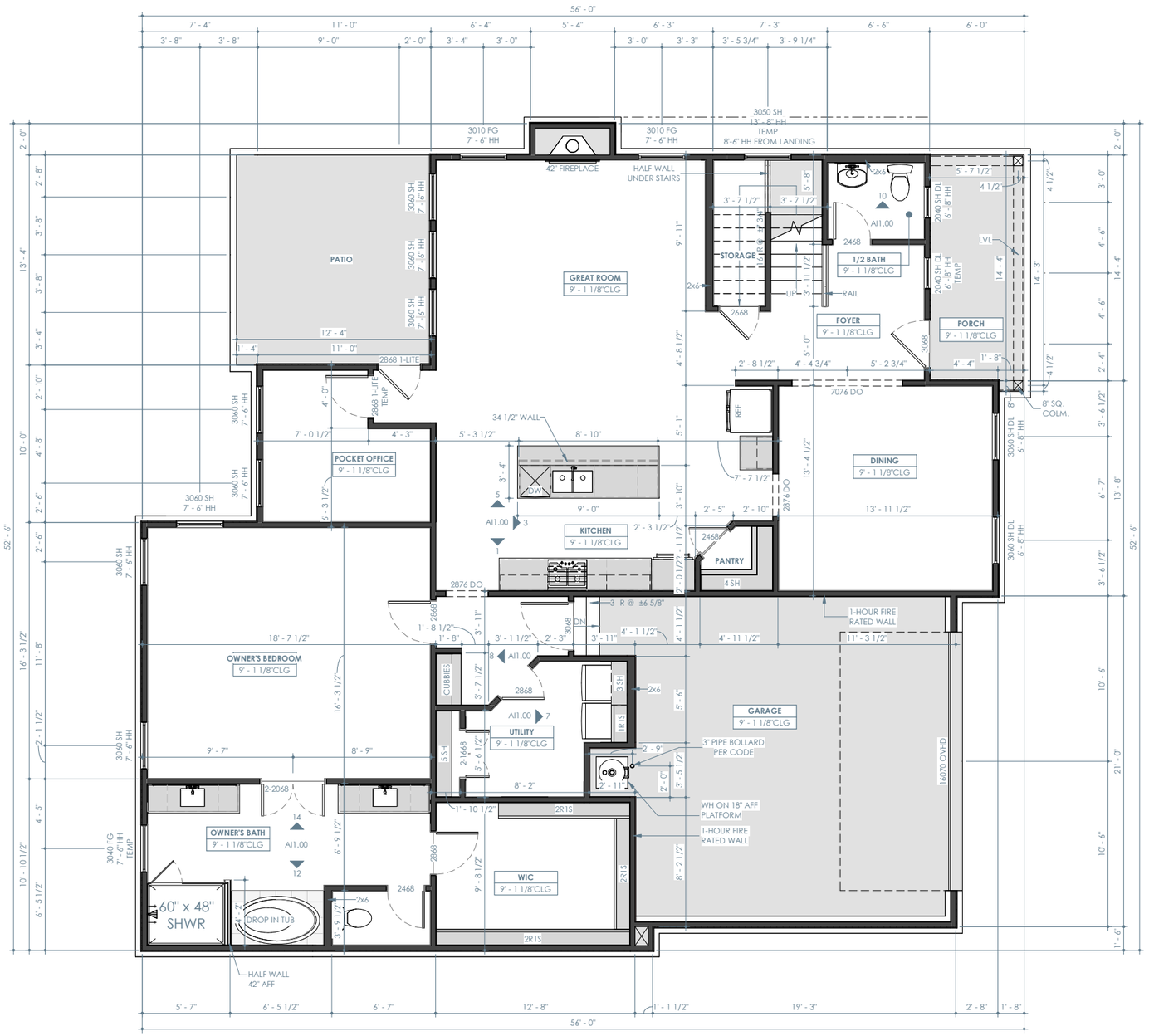
ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	As indicated

SHEET NAME

COVER SHEET

SHEET NO.

A0.00



ELEVATION A - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION A - A/C LIVING	
Not Placed	0 SF
FIRST FLOOR	1631 SF
SECOND FLOOR	1250 SF
TOTAL	2881 SF

ELEVATION A - LIVING	
FIRST FLOOR	1834 SF
SECOND FLOOR	1325 SF
TOTAL	3159 SF
TOTAL UNDER ROOF	3862 SF

ELEVATION A - NON-LIVING	
GARAGE	452 SF
PORCH	87 SF
PATIO	164 SF
TOTAL	703 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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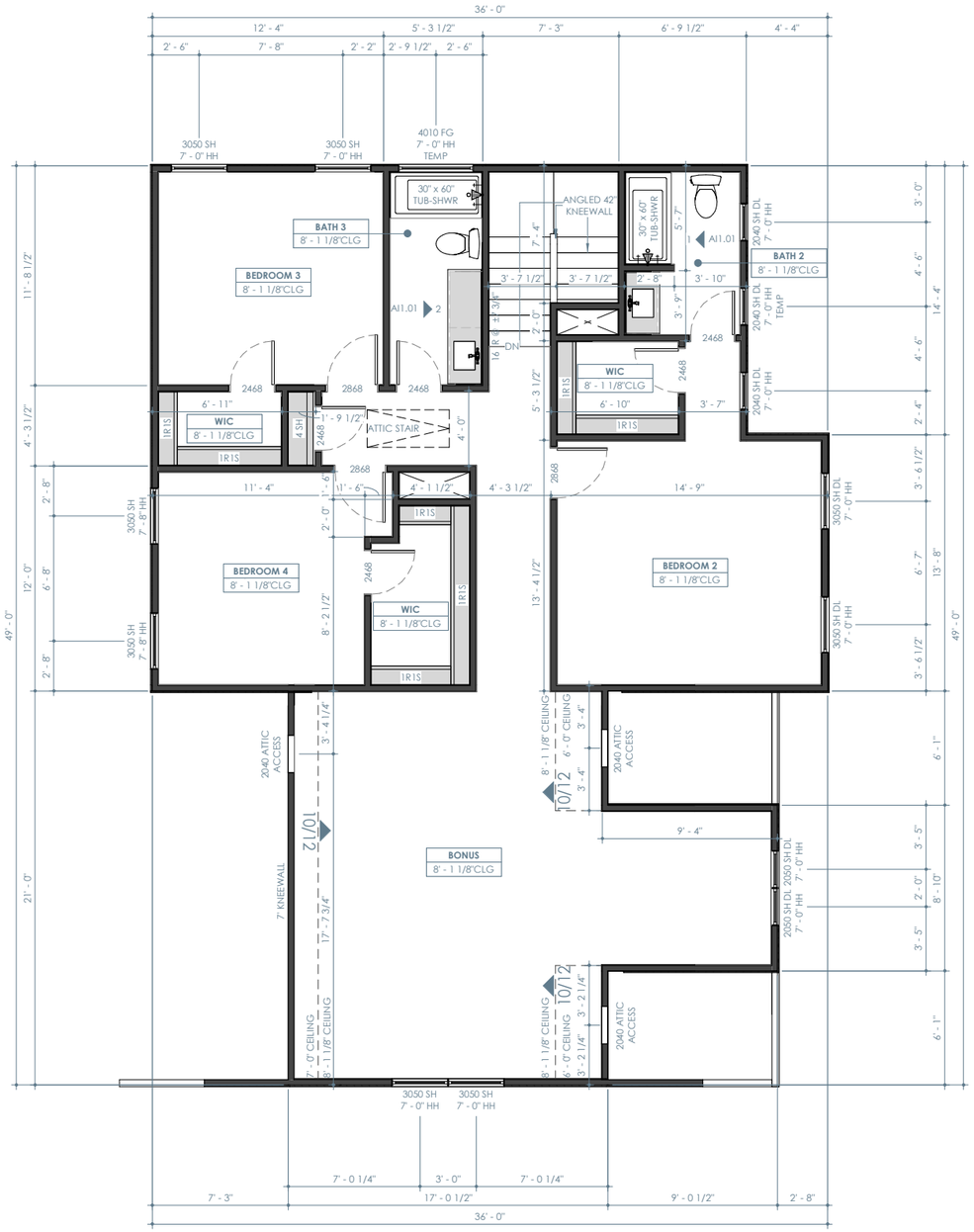
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - FIRST FLOOR PLAN

SHEET NO.

A1.00



ELEVATION A - SECOND FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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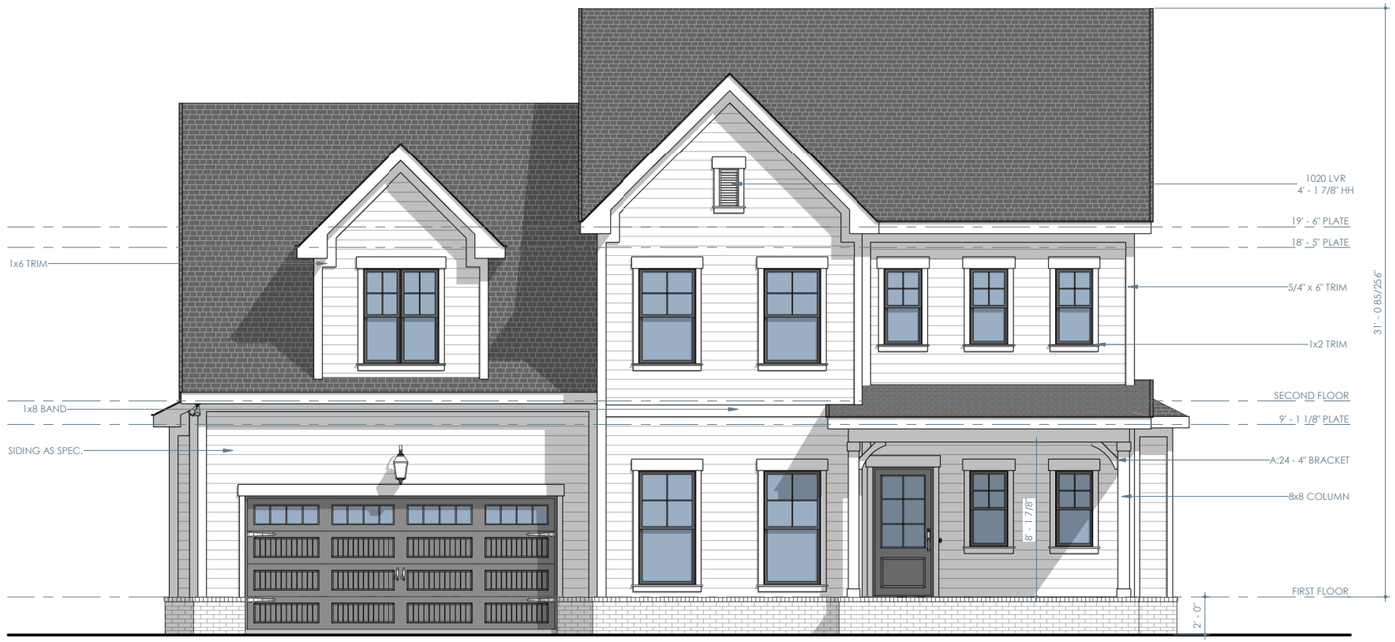
ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - SECOND FLOOR PLAN

SHEET NO.

A1.01



ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

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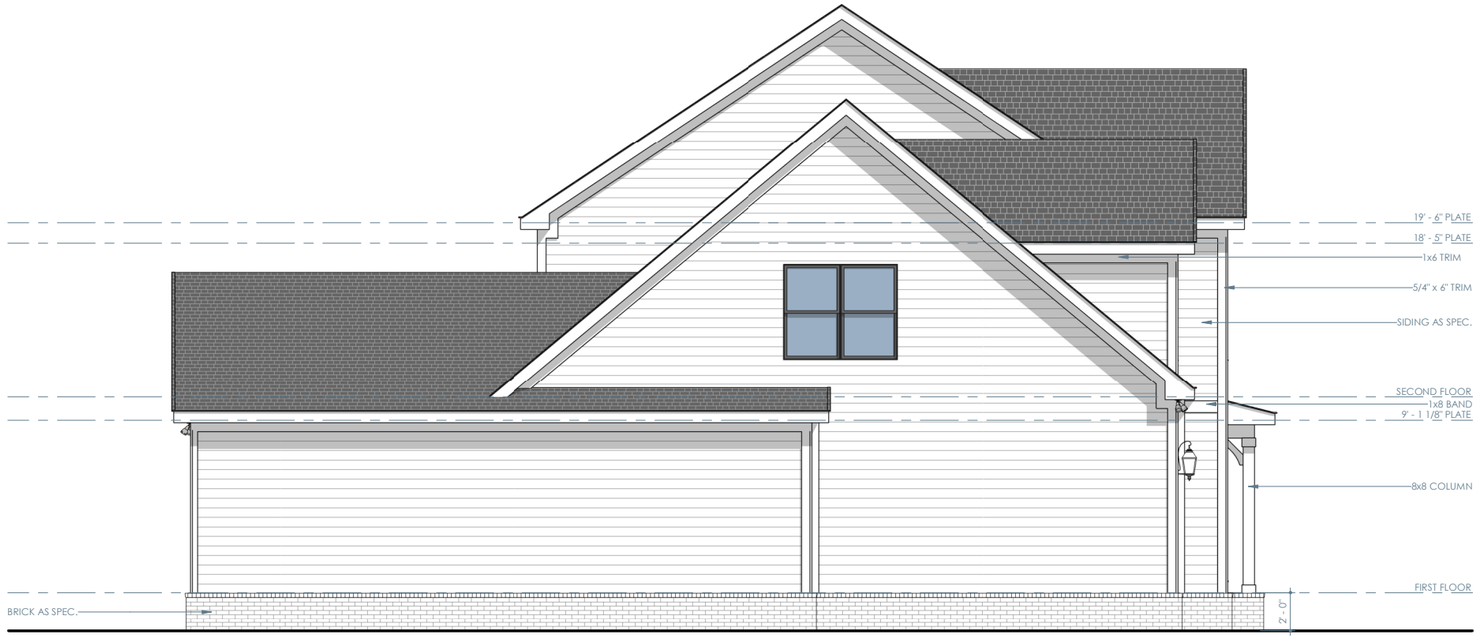
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.02



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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PLAN NO.

2970

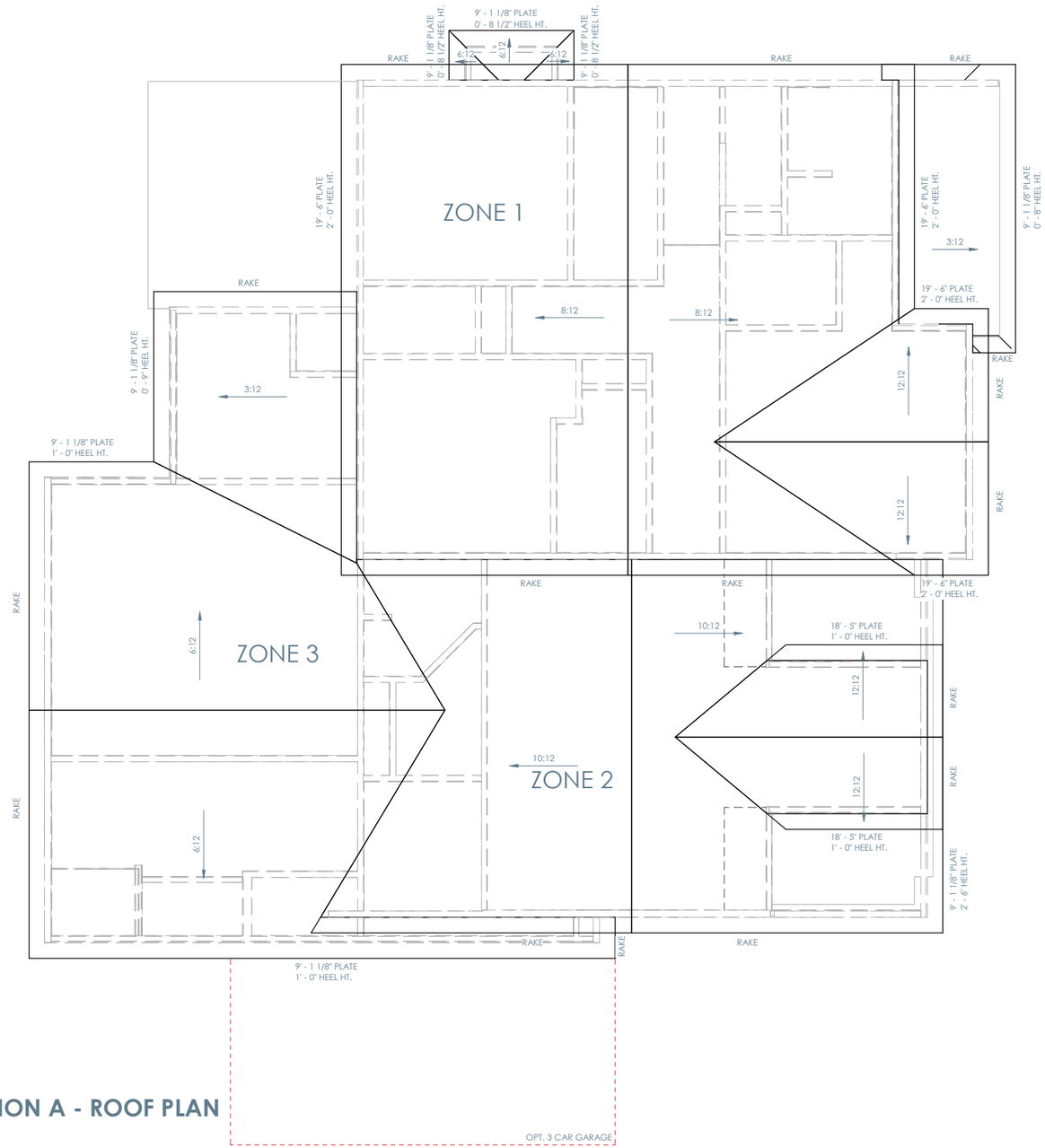
ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03



ELEVATION A - ROOF PLAN

1/8" = 1'-0"

ATTIC VENTILATION - ZONE 1

ATTIC AREA (FT²)	965
REQUIRED ATTIC VENTILATION (IN²)	464
REQUIRED LOWER VENTILATION (IN²)	232
REQUIRED UPPER VENTILATION (IN²)	232

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	0
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	38 LF
RIDGE VENT (18 NFA) PER LF	16 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	342 NFA
TOTAL UPPER VENTILATION (IN²)	288 NFA

ATTIC VENTILATION - ZONE 2

ATTIC AREA (FT²)	523
REQUIRED ATTIC VENTILATION (IN²)	252
REQUIRED LOWER VENTILATION (IN²)	126
REQUIRED UPPER VENTILATION (IN²)	126

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	0
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	30 LF
RIDGE VENT (18 NFA) PER LF	8 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	270 NFA
TOTAL UPPER VENTILATION (IN²)	144 NFA

ATTIC VENTILATION - ZONE 3

ATTIC AREA (FT²)	737
REQUIRED ATTIC VENTILATION (IN²)	354
REQUIRED LOWER VENTILATION (IN²)	177
REQUIRED UPPER VENTILATION (IN²)	177

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	0
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	39 LF
RIDGE VENT (18 NFA) PER LF	12 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	351 NFA
TOTAL UPPER VENTILATION (IN²)	216 NFA

*ALL VENTS TO EXHAUST TO EXTERIOR

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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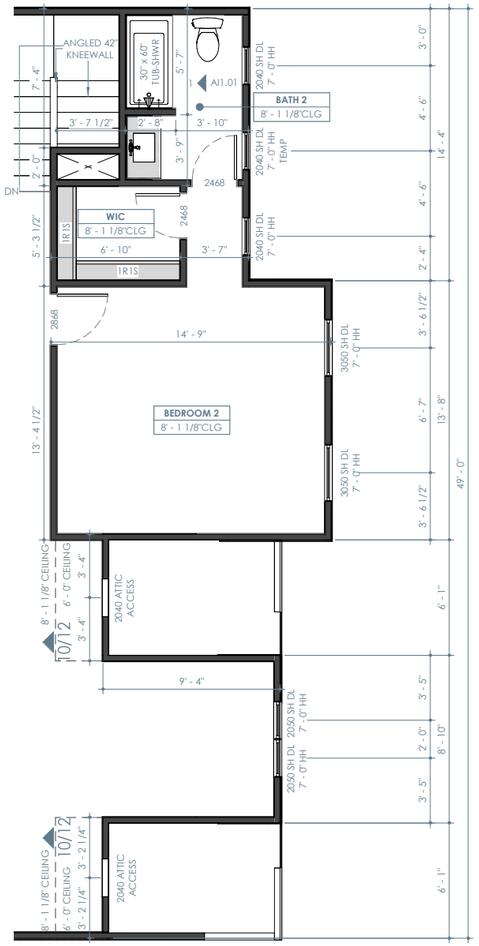
SHEET NAME

ELEVATION A - ROOF PLAN

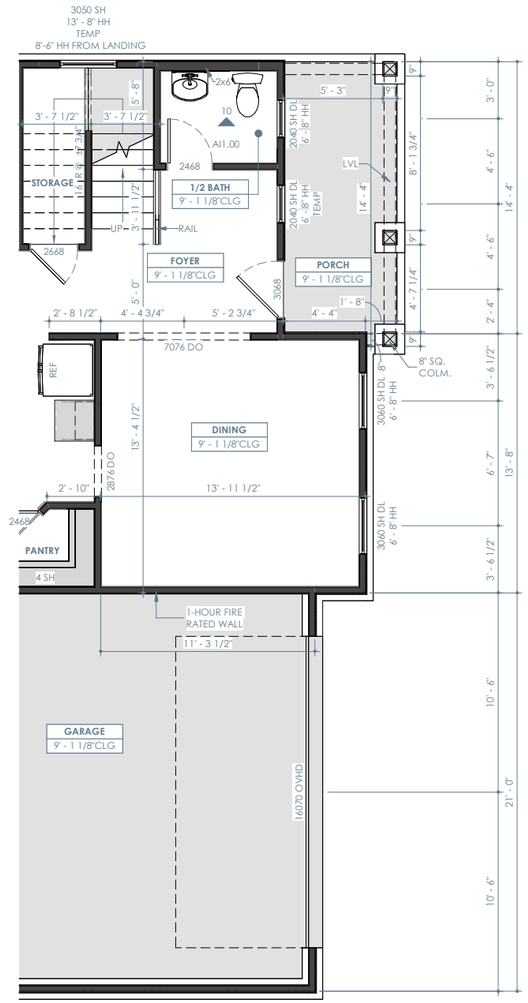
SHEET NO.

A1.04



ELEVATION B - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION B - LIVING	
FIRST FLOOR	1834 SF
SECOND FLOOR	1325 SF
TOTAL	3159 SF

ELEVATION B - NON-LIVING	
GARAGE	452 SF
PORCH	87 SF
PATIO	164 SF
TOTAL	703 SF

TOTAL UNDER ROOF	3862 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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SHEET NAME

ELEVATION B - PARTIAL FLOOR PLANS

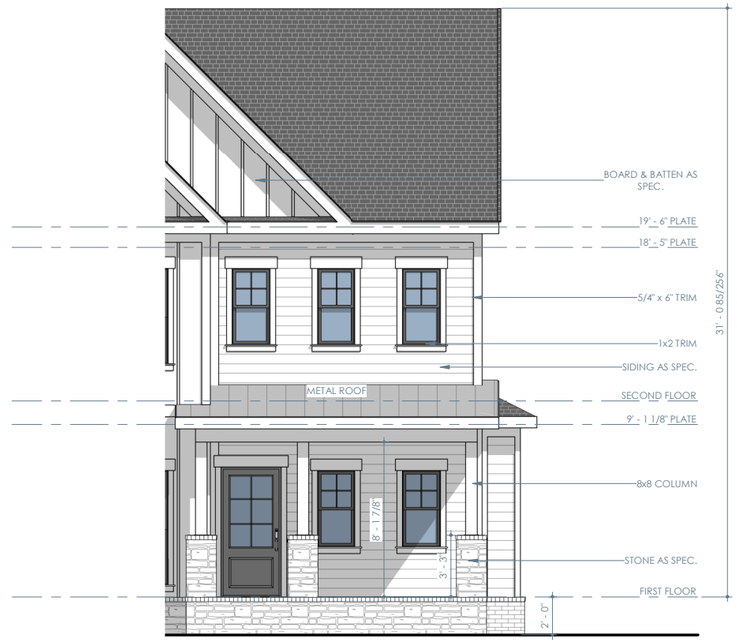
SHEET NO.

A2.00



ELEVATION B - FRONT

1/8" = 1'-0"



ELEVATION B - OPT. METAL ROOF - FRONT

1/8" = 1'-0"



ELEVATION B - REAR

1/8" = 1'-0"

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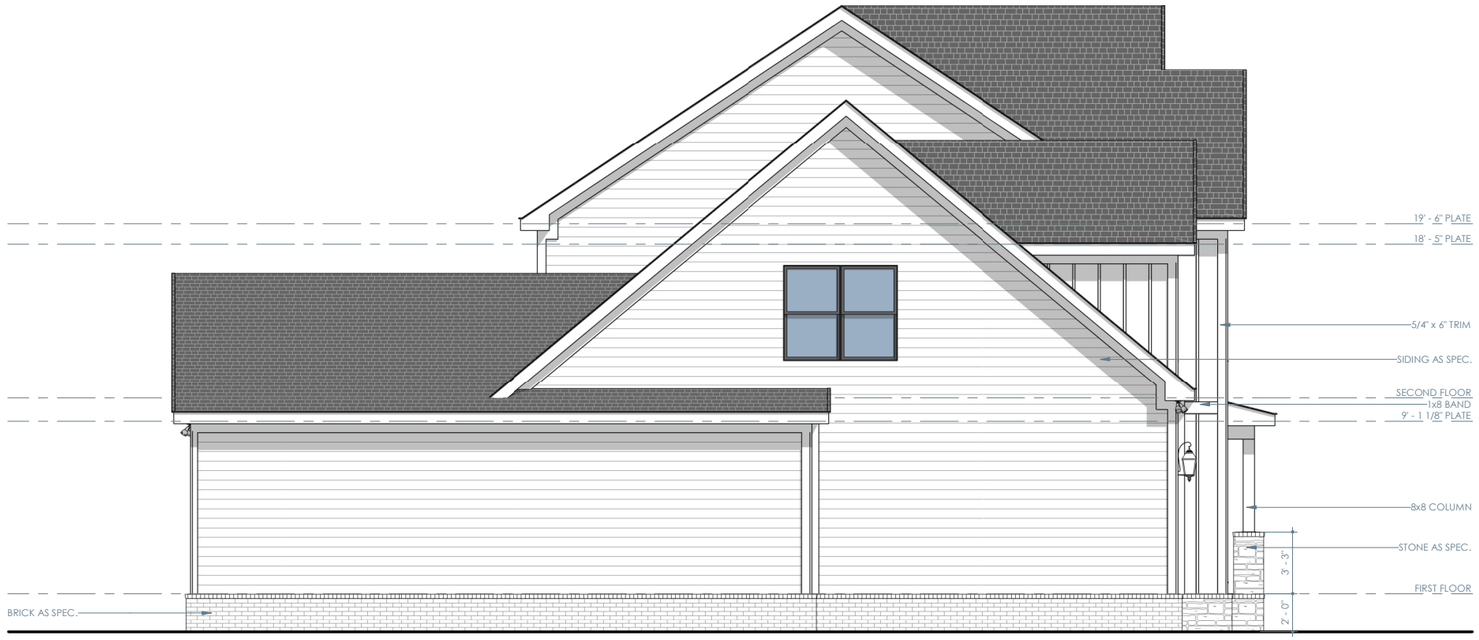
SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.01



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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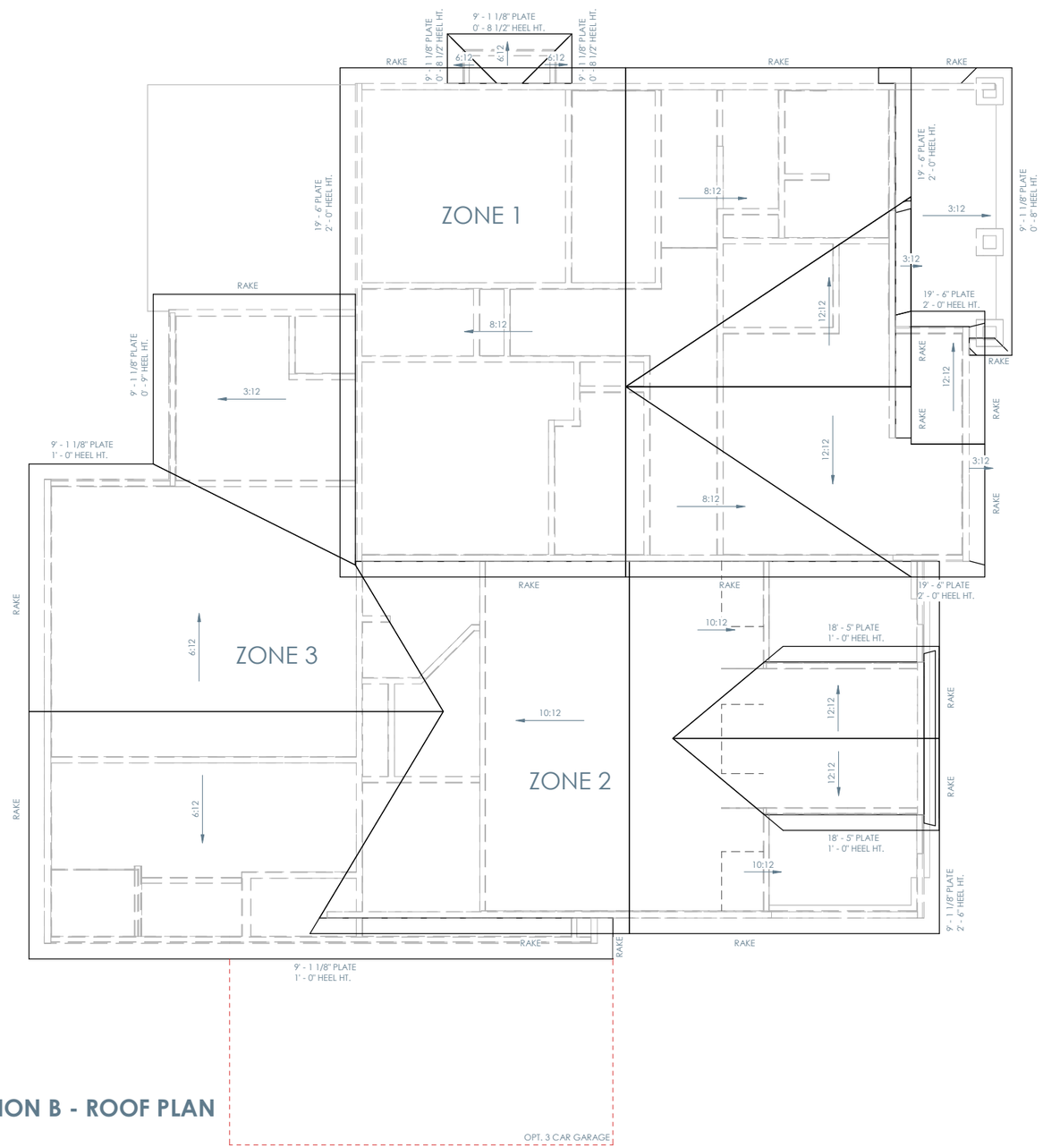
SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.02



ELEVATION B - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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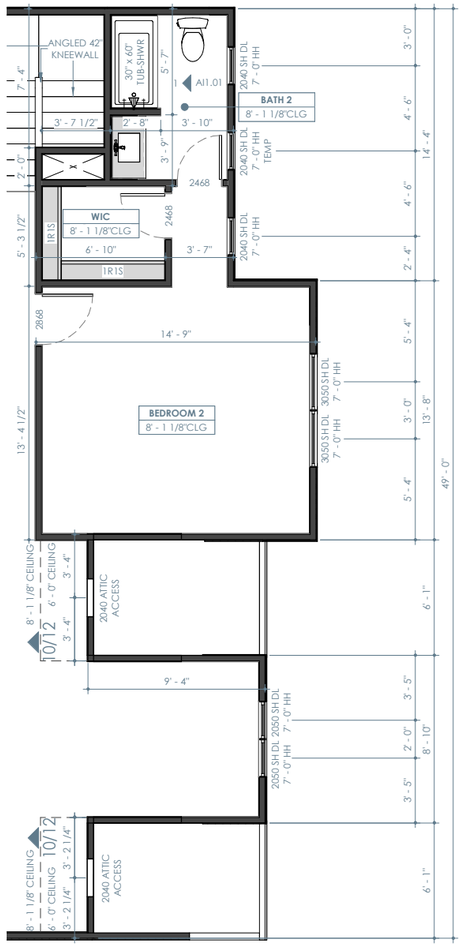
SHEET NAME

ELEVATION B - ROOF PLAN

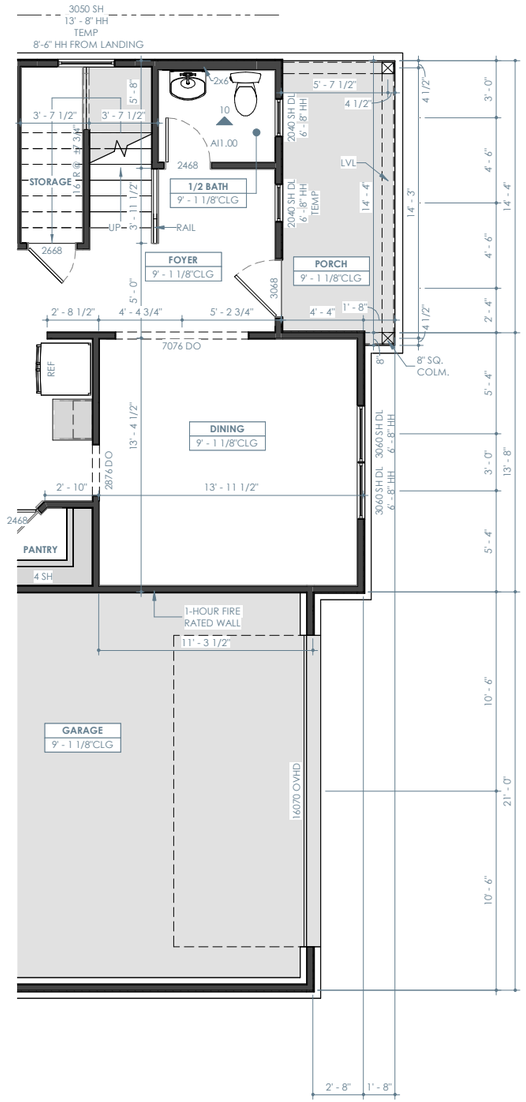
SHEET NO.

A2.03



ELEVATION C - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION C - LIVING	
FIRST FLOOR	1834 SF
SECOND FLOOR	1325 SF
TOTAL	3159 SF

ELEVATION C - NON-LIVING	
GARAGE	452 SF
PORCH	87 SF
PATIO	164 SF
TOTAL	703 SF

TOTAL UNDER ROOF	3862 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL FLOOR PLANS

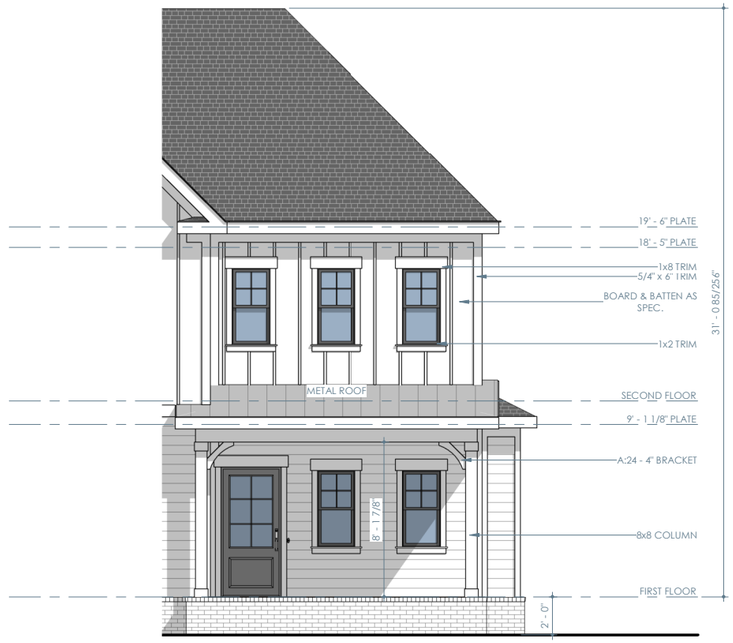
SHEET NO.

A3.00



ELEVATION C - FRONT

1/8" = 1'-0"



ELEVATION C - OPT. METAL ROOF - FRONT

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

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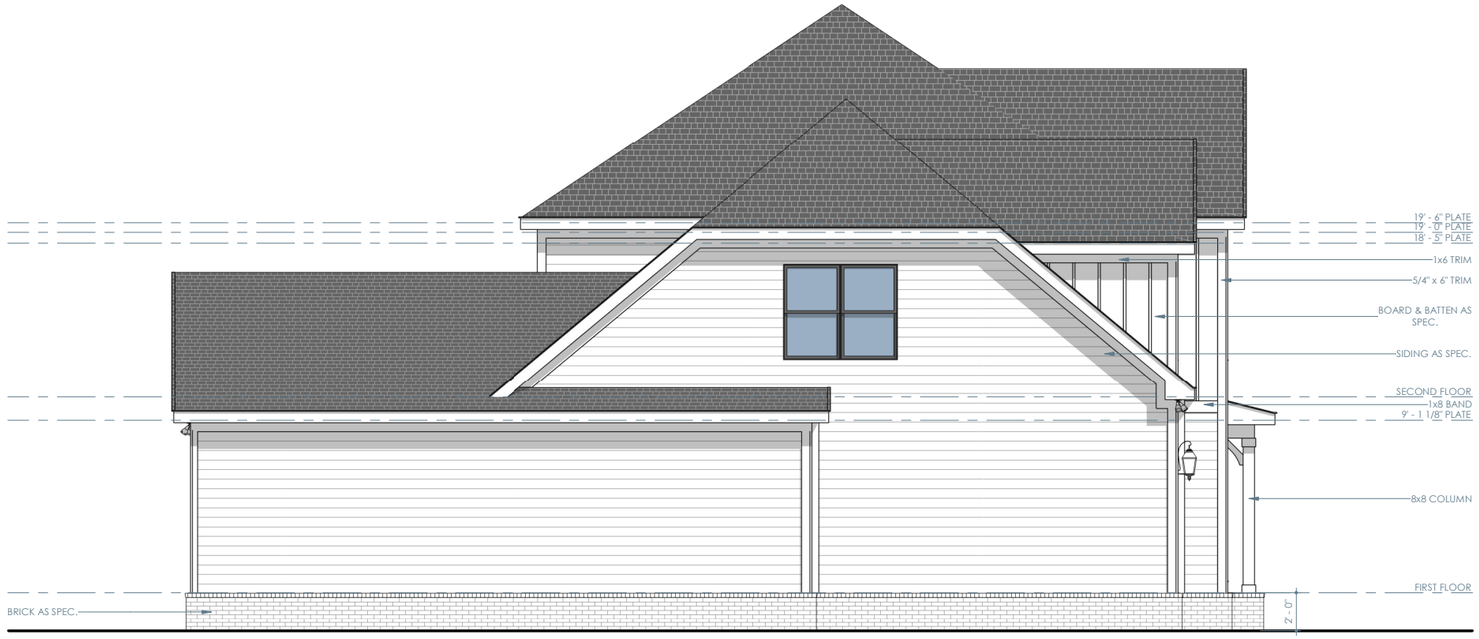
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

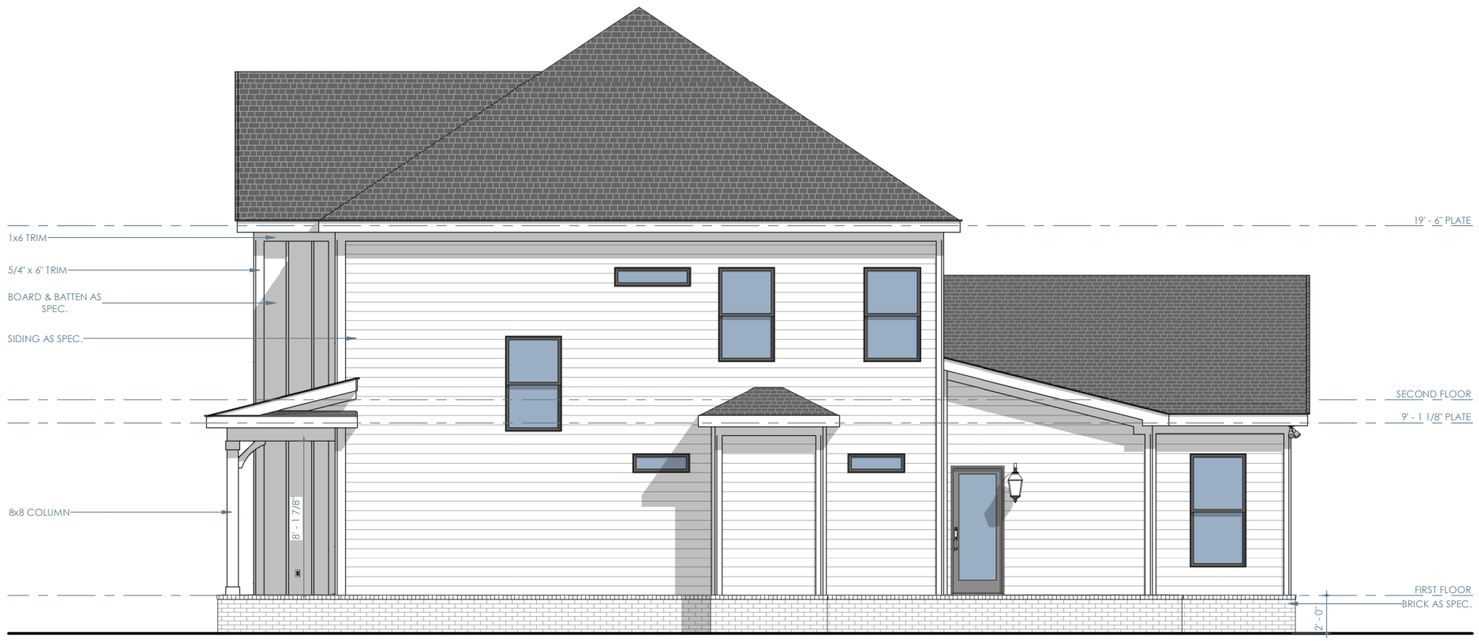
SHEET NO.

A3.01



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

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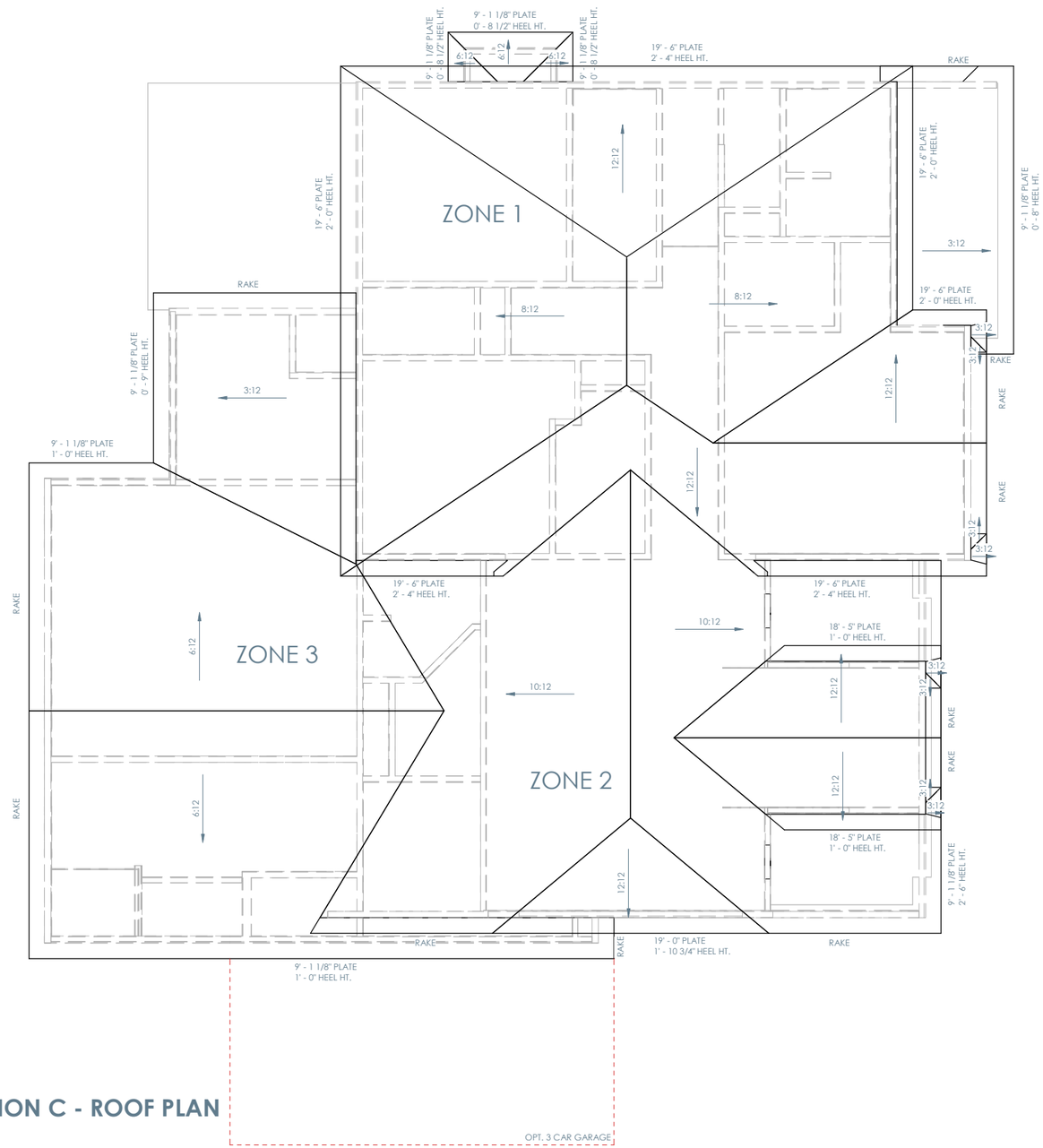
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.02



ELEVATION C - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
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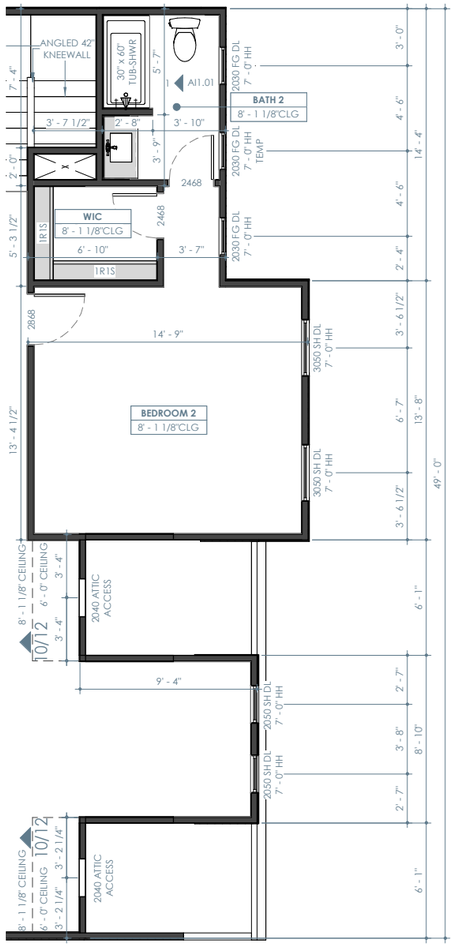
SHEET NAME

ELEVATION C - ROOF PLAN

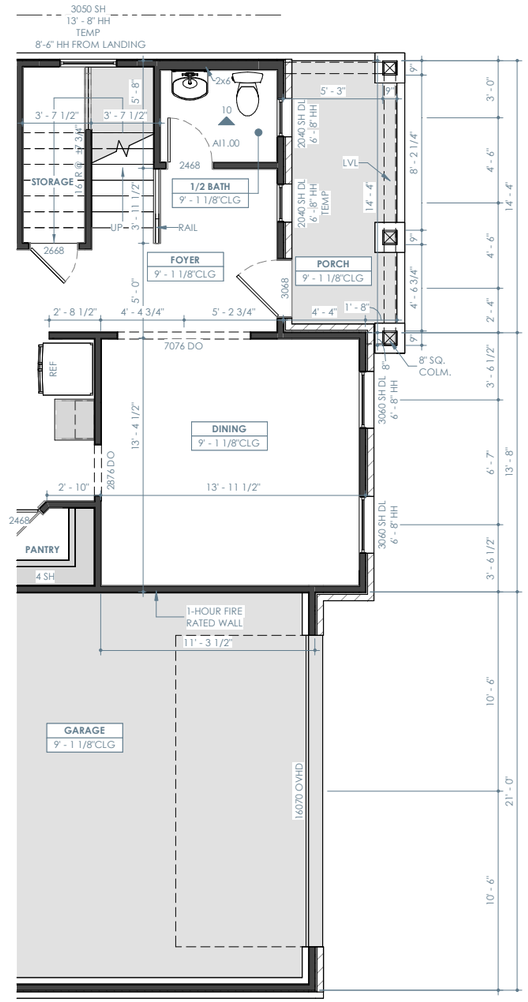
SHEET NO.

A3.03



ELEVATION D - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

ELEVATION D - LIVING	
FIRST FLOOR	1850 SF
SECOND FLOOR	1325 SF
TOTAL	3175 SF

ELEVATION D - NON-LIVING	
GARAGE	461 SF
PORCH	78 SF
PATIO	164 SF
TOTAL	704 SF

TOTAL UNDER ROOF	3879 SF

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - PARTIAL FLOOR PLANS

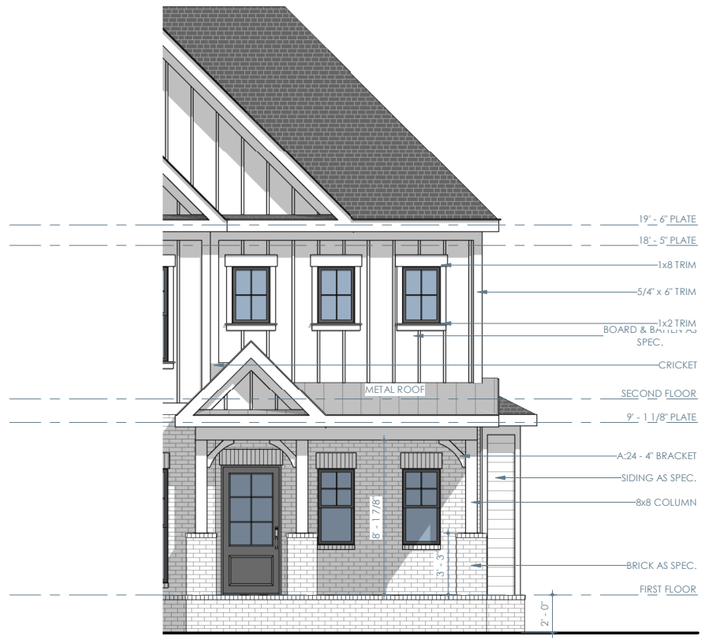
SHEET NO.

A4.00



ELEVATION D - FRONT

1/8" = 1'-0"



ELEVATION D - OPT. METAL ROOF - FRONT

1/8" = 1'-0"



ELEVATION D - REAR

1/8" = 1'-0"

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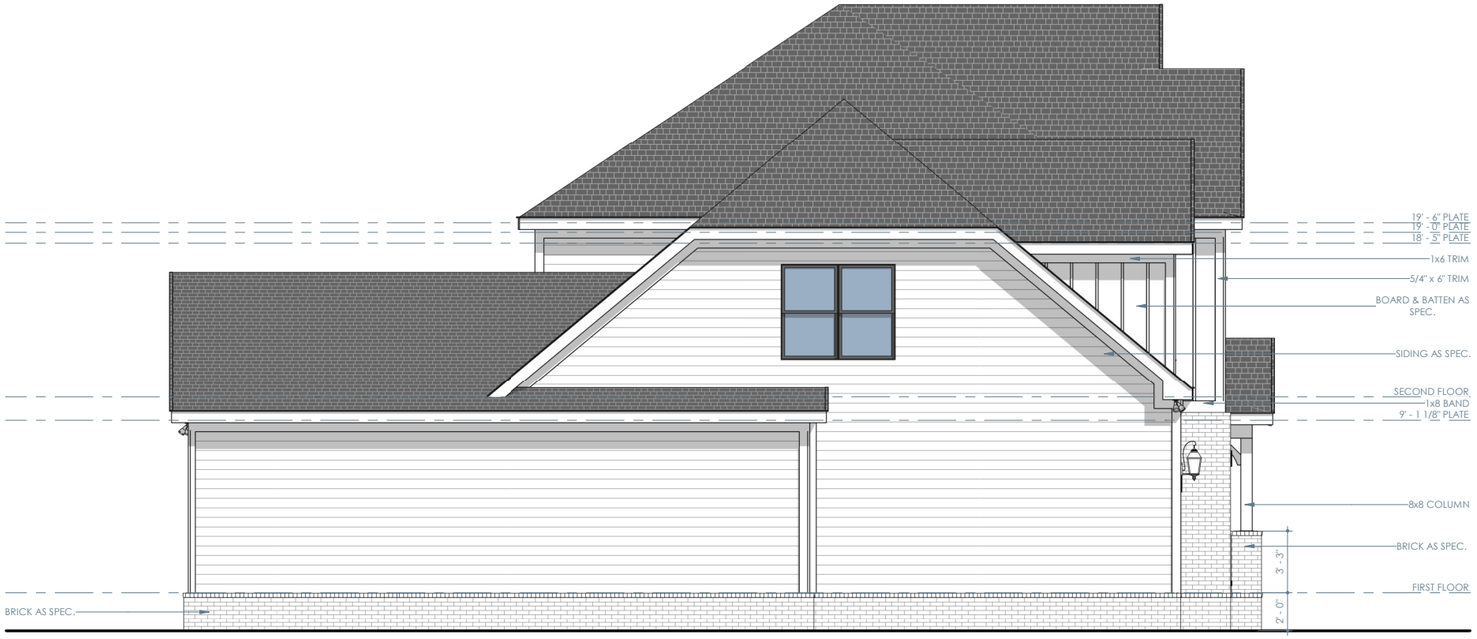
ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

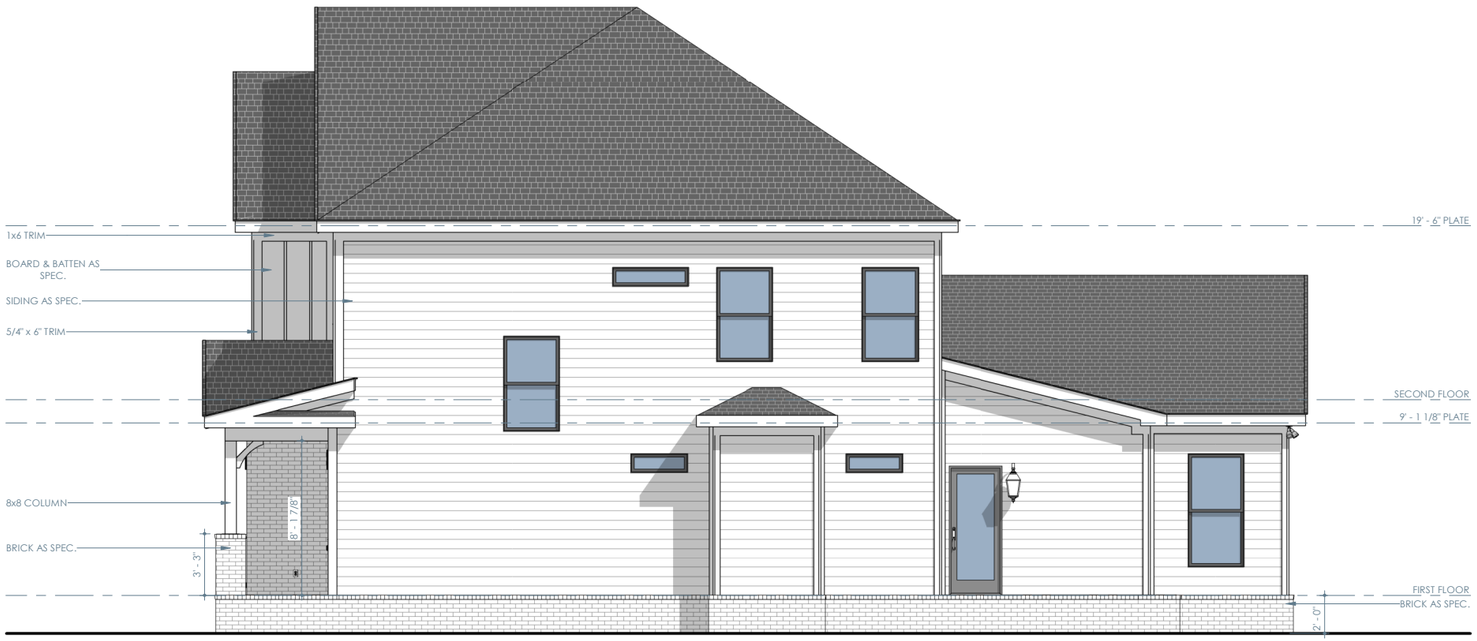
SHEET NO.

A4.01



ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"

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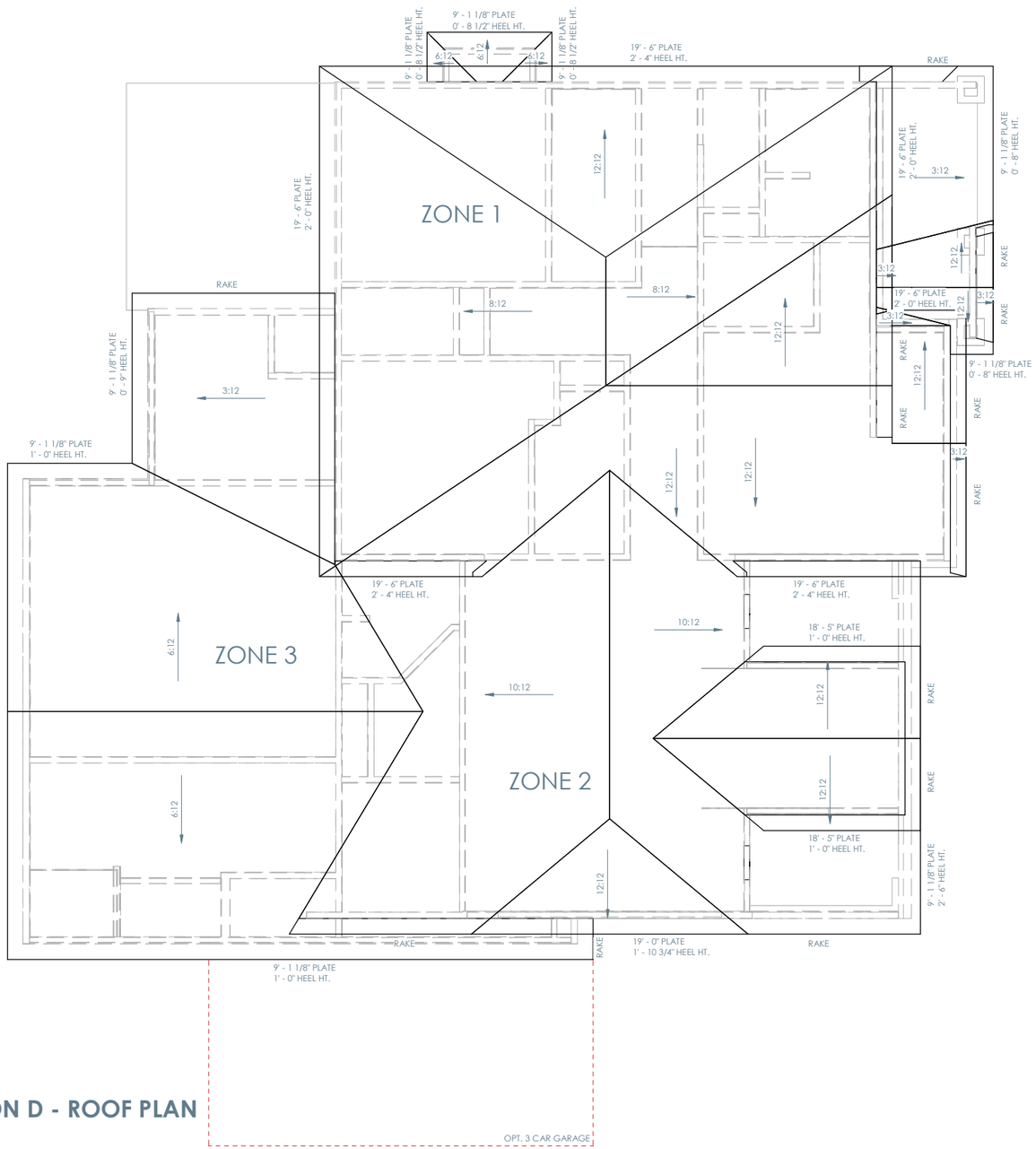
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02



ELEVATION D - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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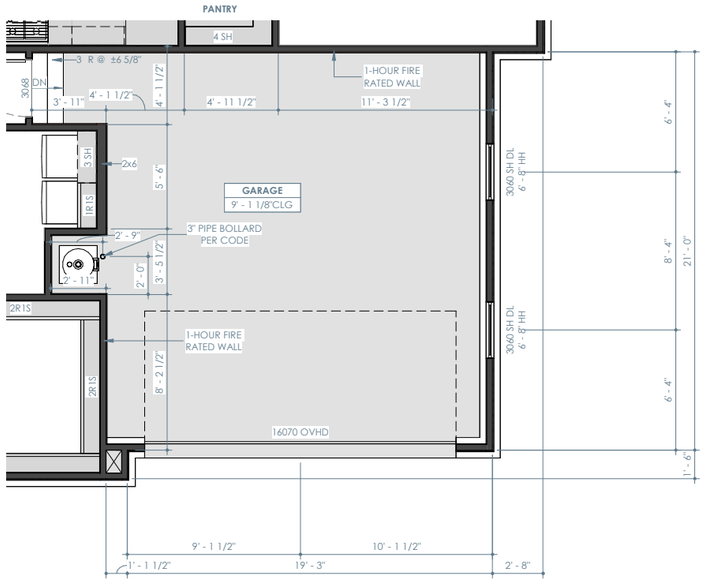
SHEET NAME

ELEVATION D - ROOF PLAN

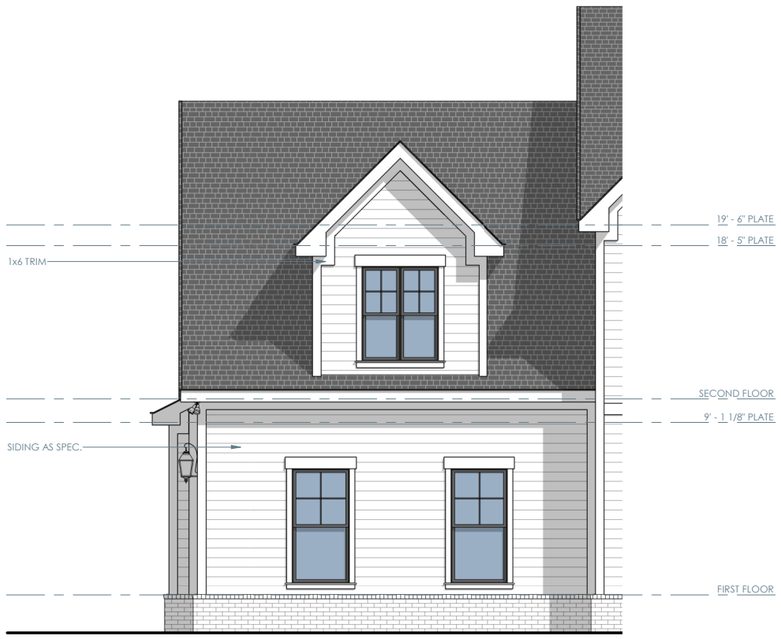
SHEET NO.

A4.03



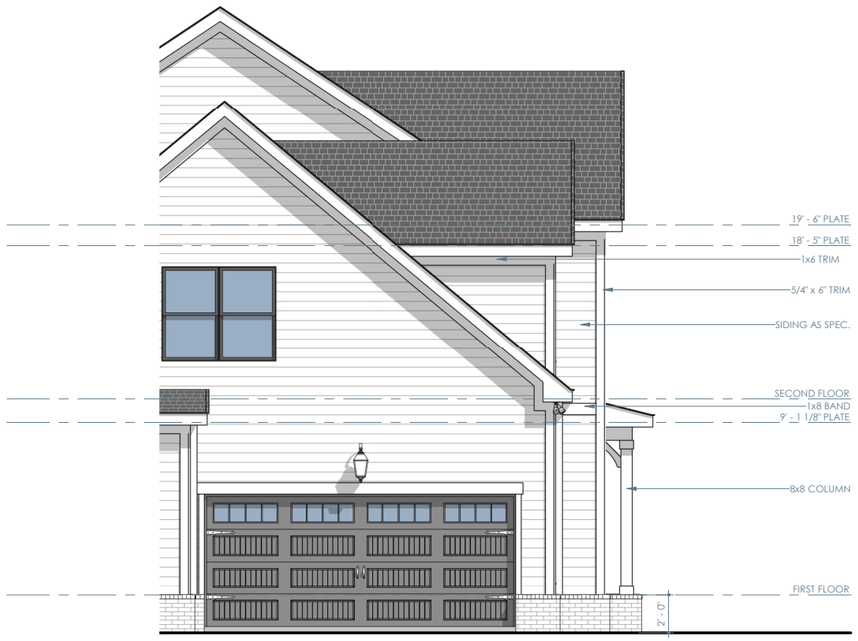
OPT. SIDE ENTRY GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



ELEVATION A - OPT. SIDE ENTRY GARAGE - FRONT

1/8" = 1'-0"



ELEVATION A - OPT. SIDE ENTRY GARAGE - LEFT

1/8" = 1'-0"

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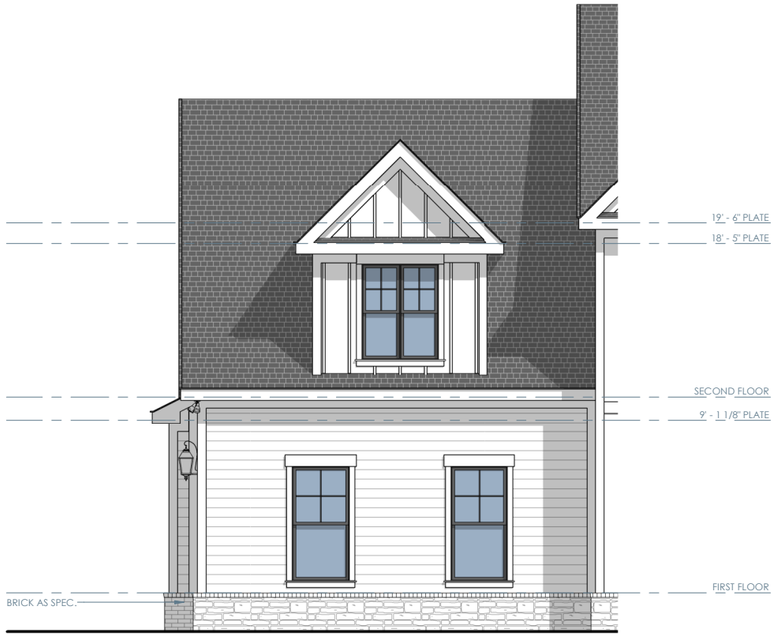
SHEET NAME

PLAN OPTIONS

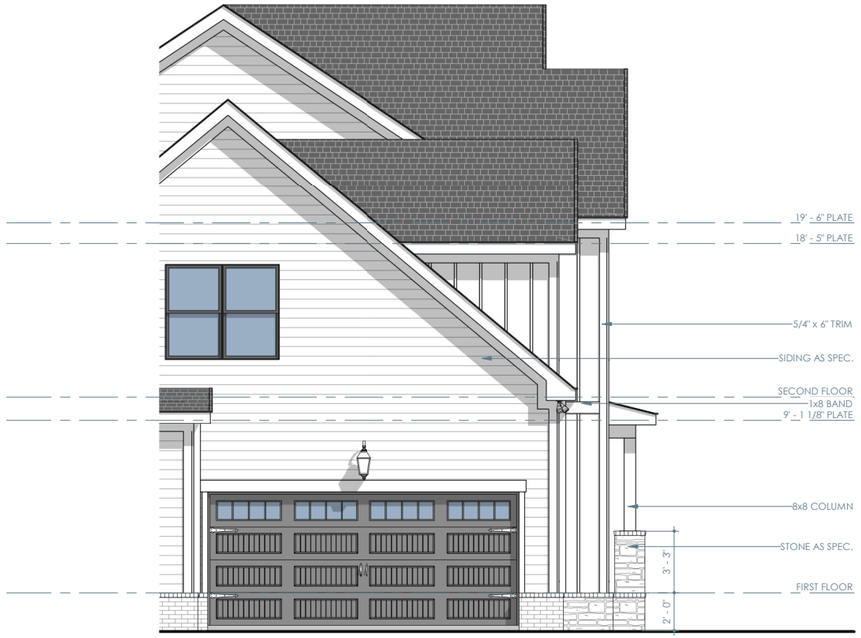
SHEET NO.

A7.00



ELEVATION B - OPT. SIDE ENTRY GARAGE - FRONT

1/8" = 1'-0"



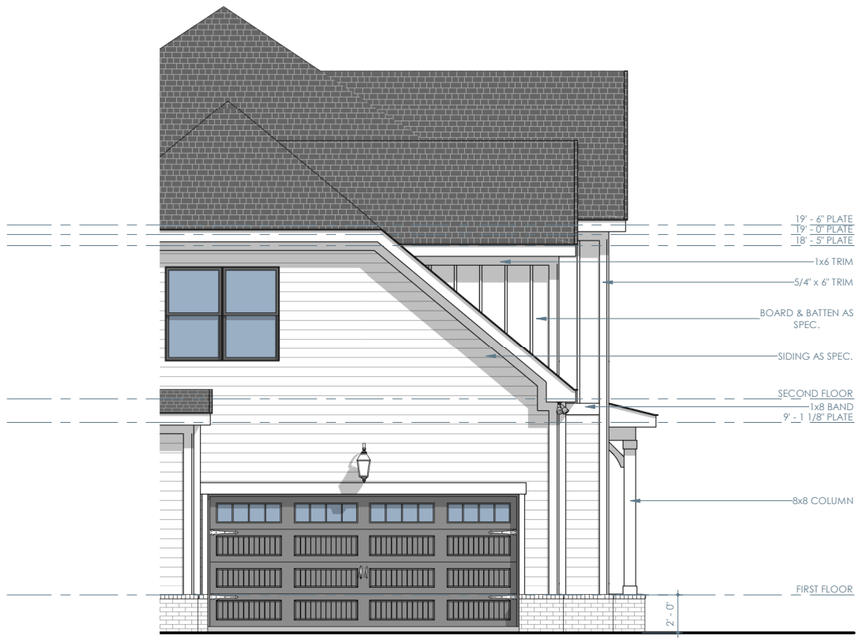
ELEVATION B - OPT. SIDE ENTRY GARAGE - LEFT

1/8" = 1'-0"



ELEVATION C - OPT. SIDE ENTRY GARAGE - FRONT

1/8" = 1'-0"



ELEVATION C - OPT. SIDE ENTRY GARAGE - LEFT

1/8" = 1'-0"

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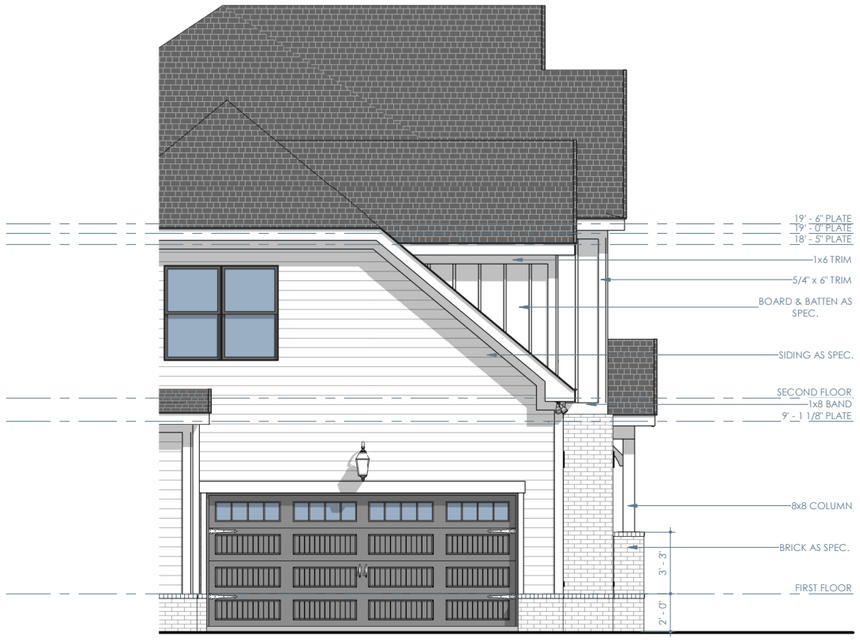
SHEET NO.

A7.01



ELEVATION D - OPT. SIDE ENTRY - FRONT

1/8" = 1'-0"



ELEVATION D - OPT. SIDE ENTRY GARAGE - LEFT

1/8" = 1'-0"

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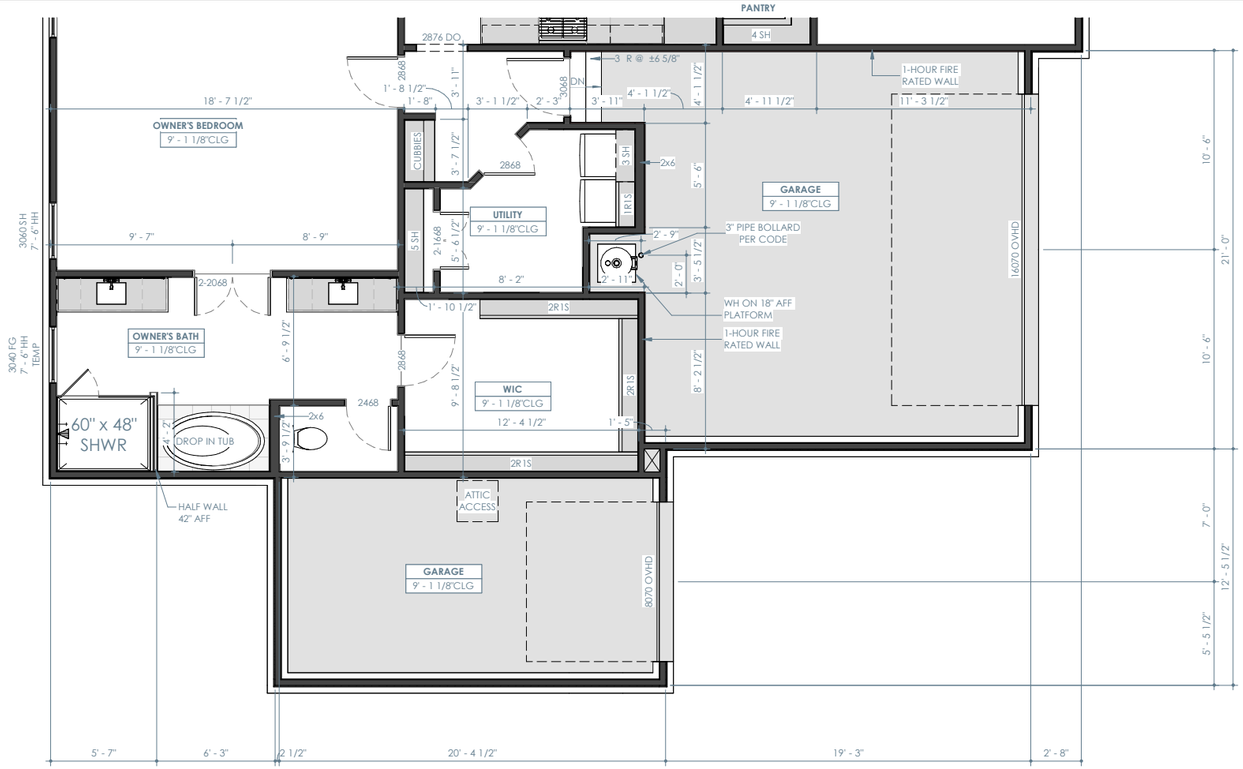
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

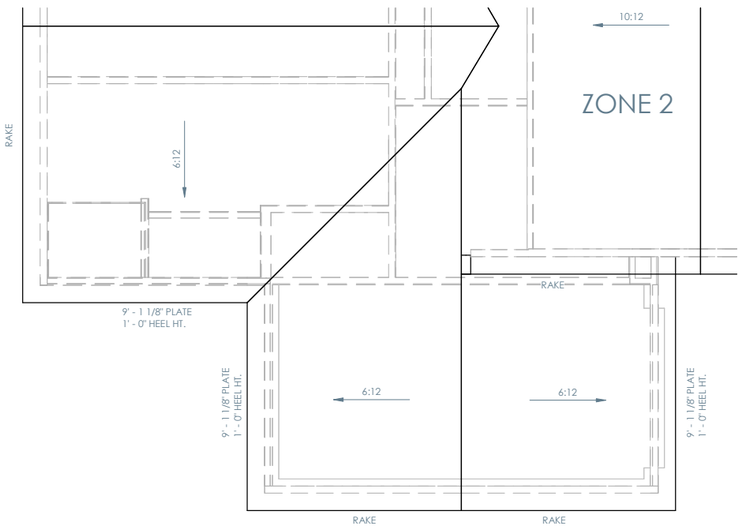
SHEET NO.

A7.02



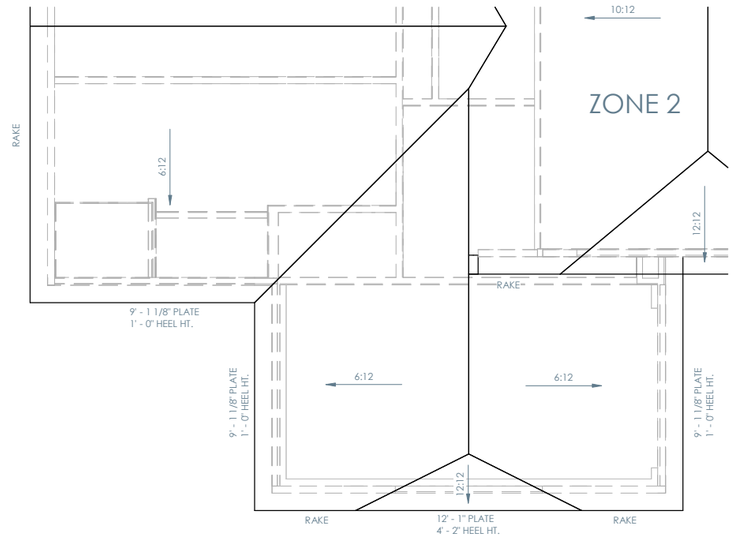
OPT. 3 CAR GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



ELEVATION A - OPT. 3 CAR GARAGE - ROOF PLAN (SIMILAR FOR ELEVATION B)

1/8" = 1'-0"



ELEVATION C - OPT. 3 CAR GARAGE - ROOF PLAN (SIMILAR FOR ELEVATION D)

1/8" = 1'-0"

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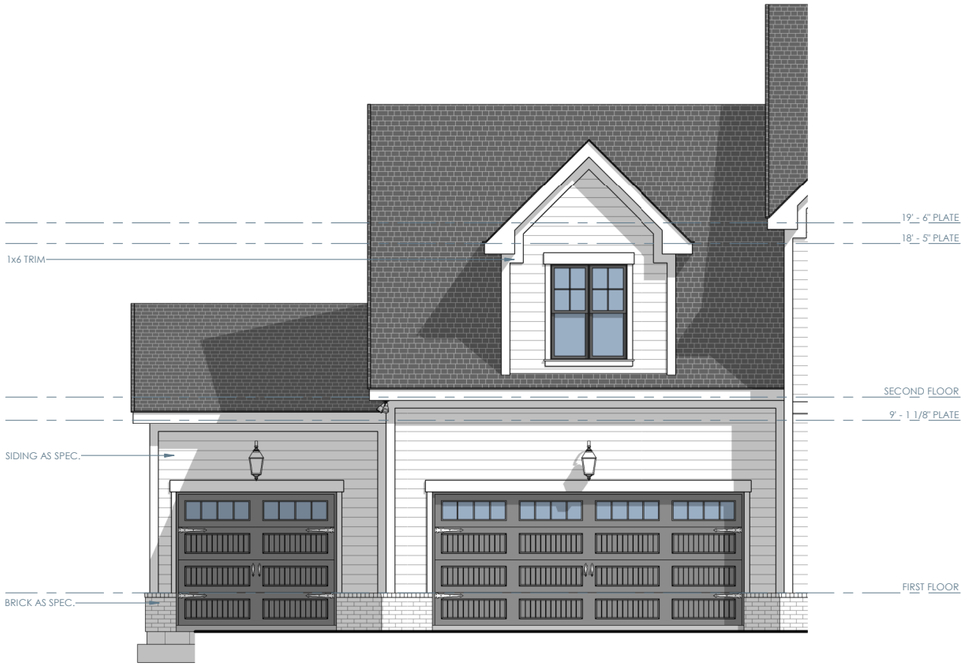
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

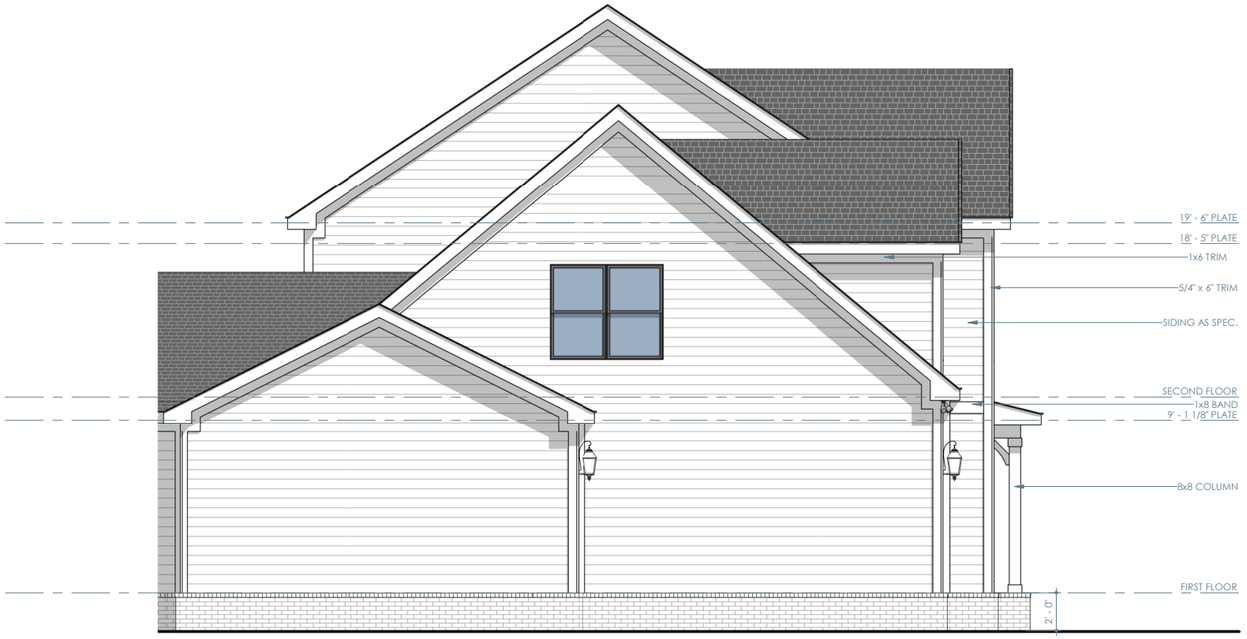
SHEET NO.

A7.03



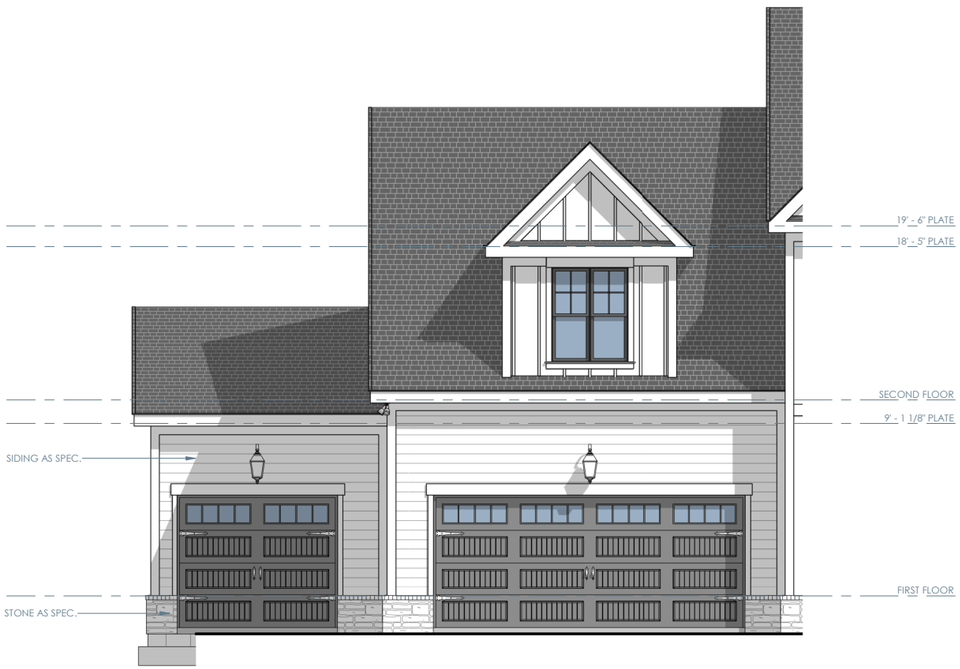
ELEVATION A - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"



ELEVATION A - OPT. 3 CAR GARAGE - LEFT

1/8" = 1'-0"



ELEVATION B - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"



ELEVATION B - OPT. 3 CAR GARAGE - LEFT

1/8" = 1'-0"

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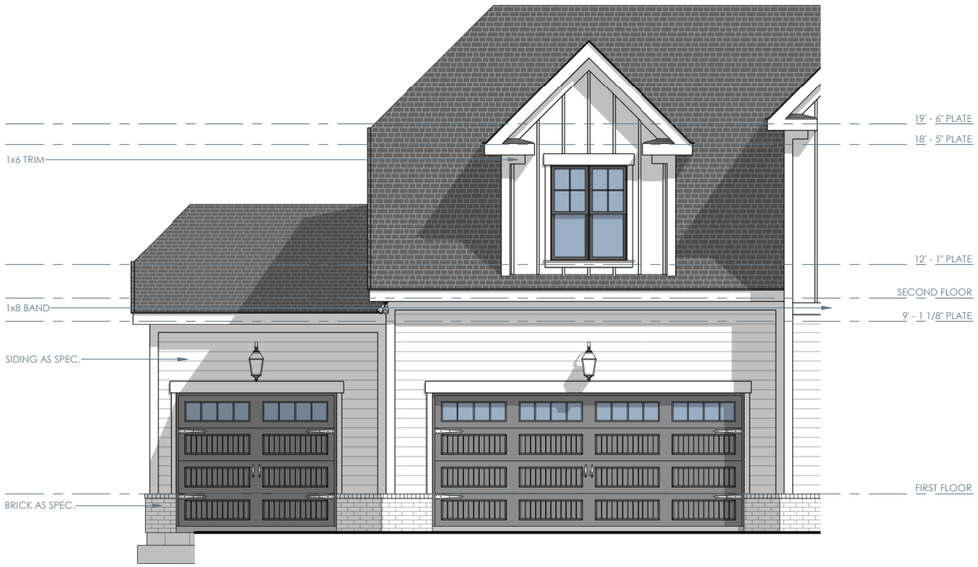
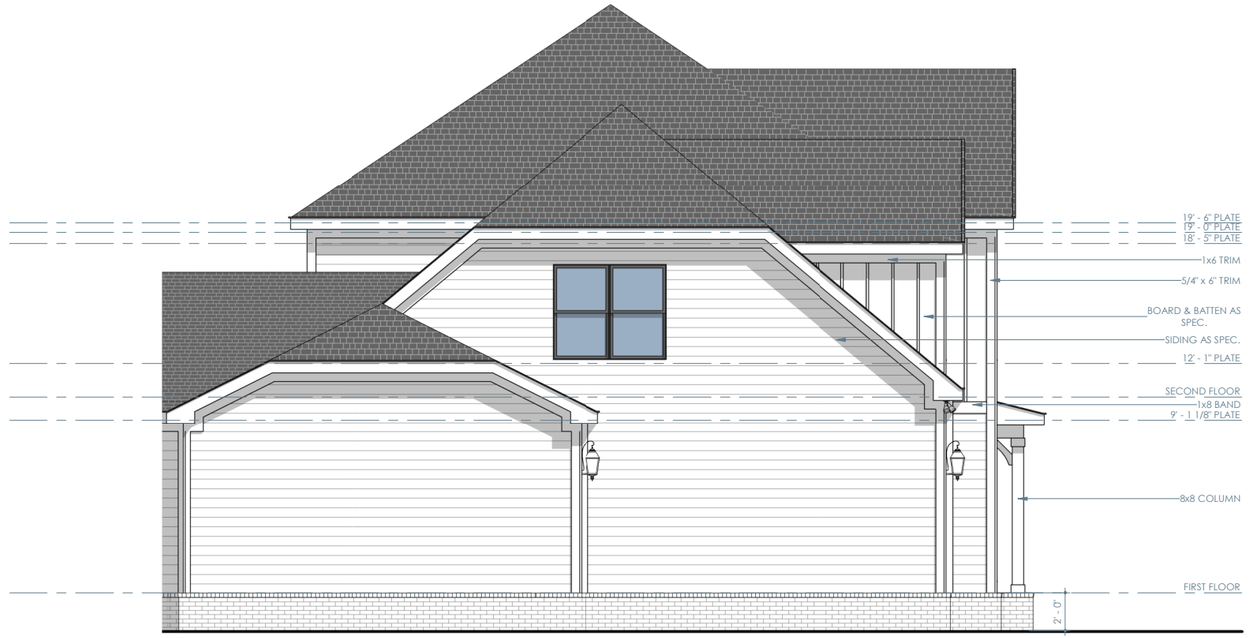
SHEET NO.

A7.04



ELEVATION C - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"



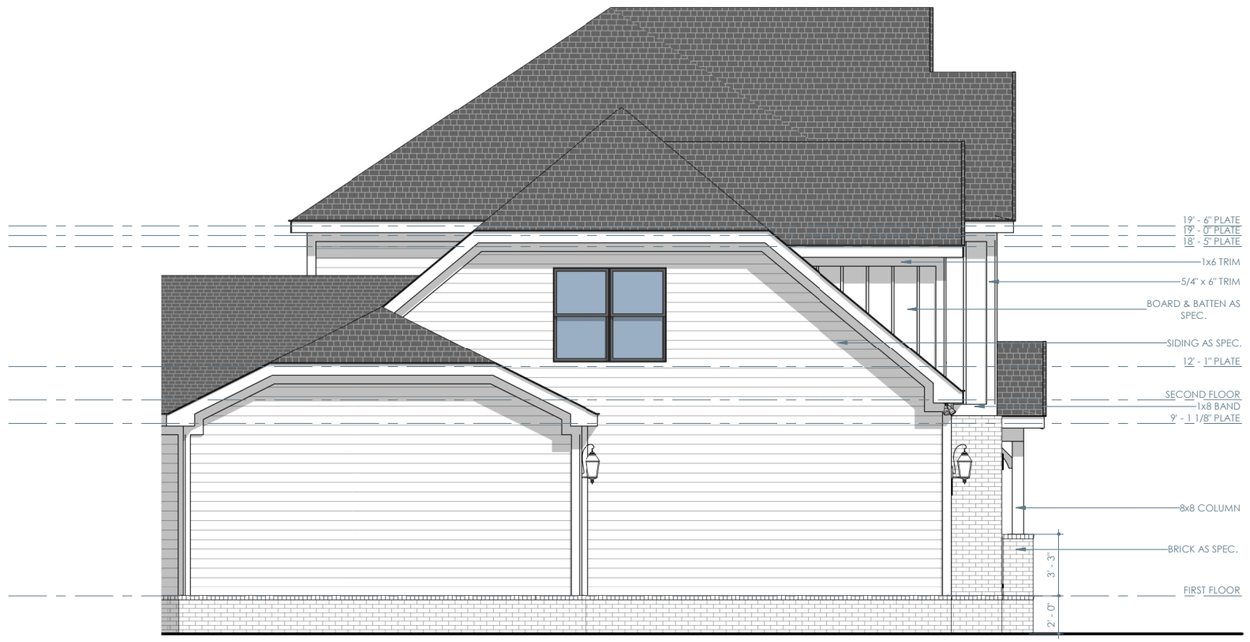
ELEVATION C - OPT. 3 CAR GARAGE - LEFT

1/8" = 1'-0"



ELEVATION D - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"



ELEVATION D - OPT. 3 CAR GARAGE - LEFT

1/8" = 1'-0"

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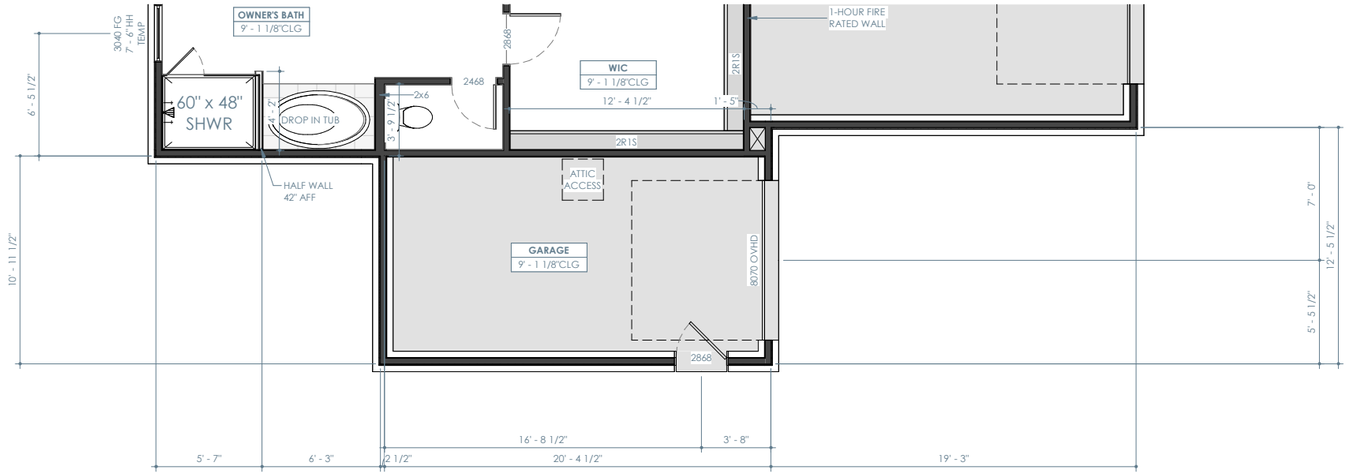
SHEET NAME

PLAN OPTIONS

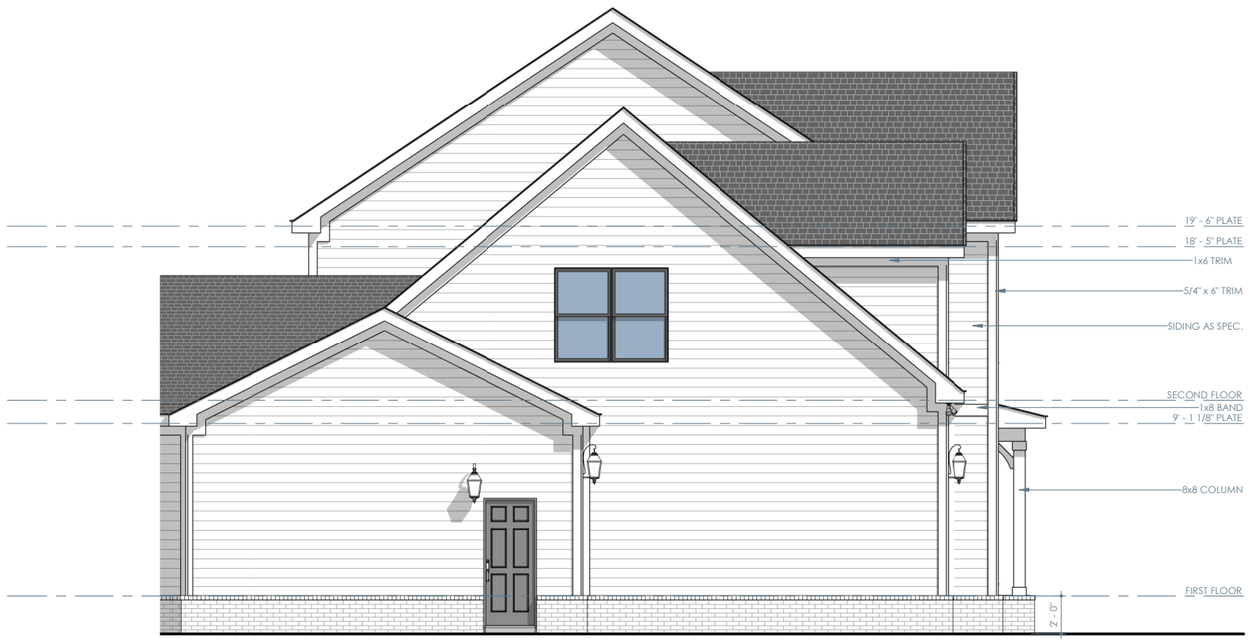
SHEET NO.

A7.05



OPT. SERVICE DOOR @ 3 CAR GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. GARAGE SERVICE DOOR @ 3 CAR GARAGE - LEFT

1/8" = 1'-0"

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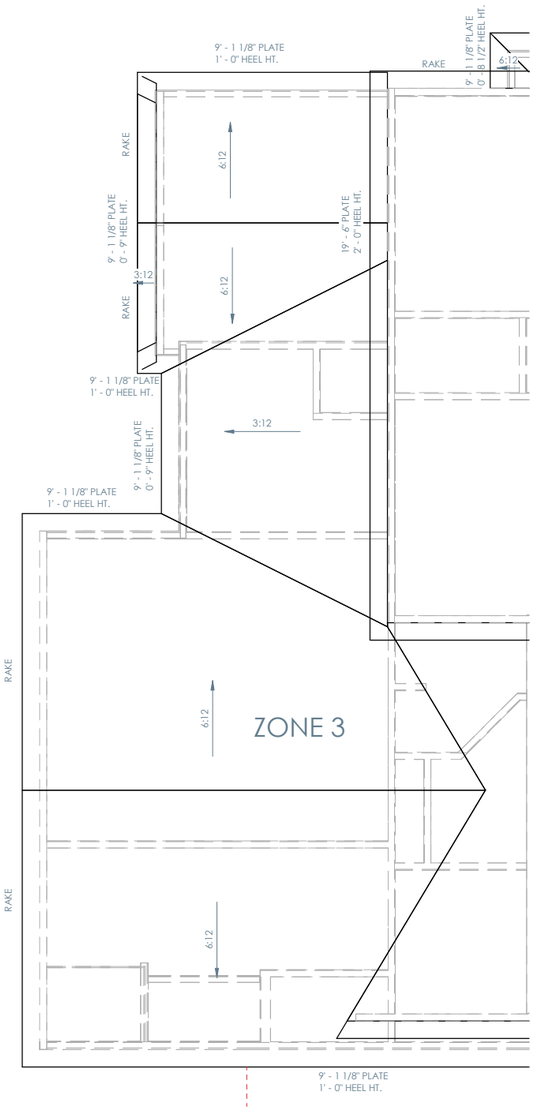
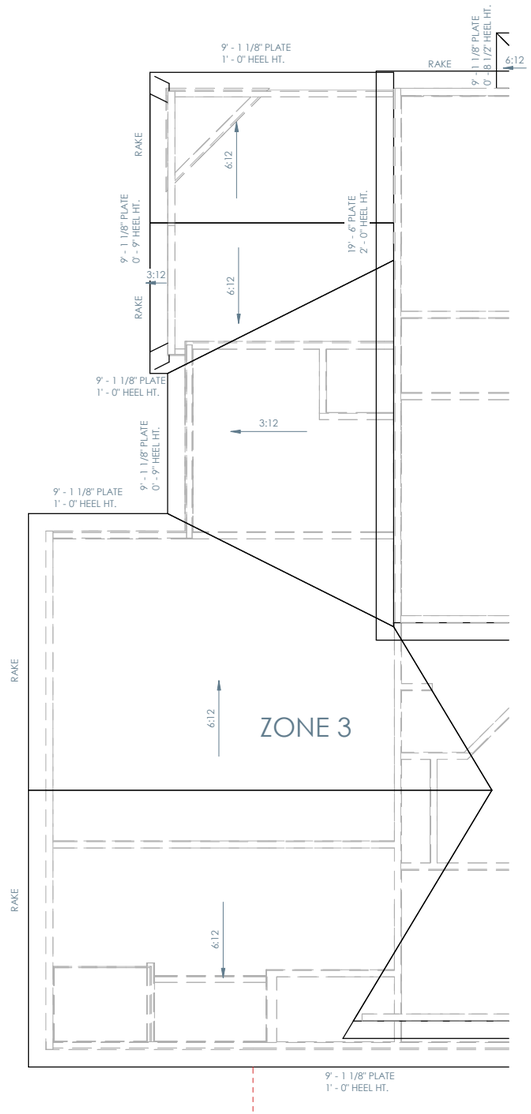
SHEET NO.

A7.06



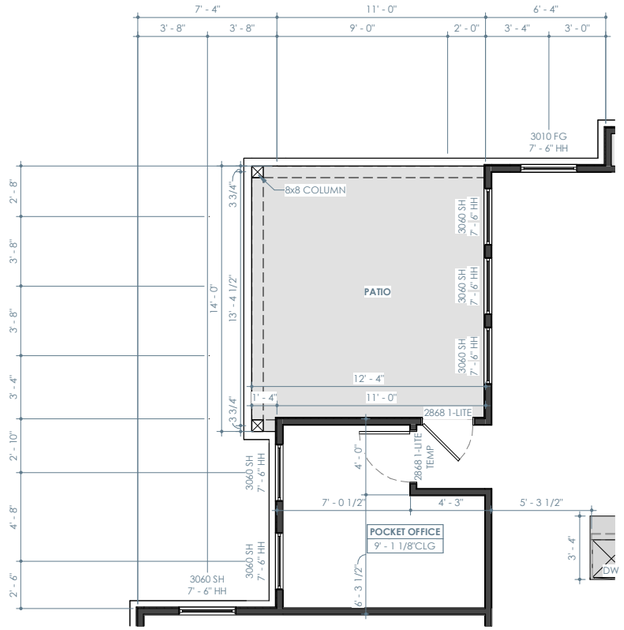
OPT. COVERED PATIO - ROOF PLAN

1/8" = 1'-0"



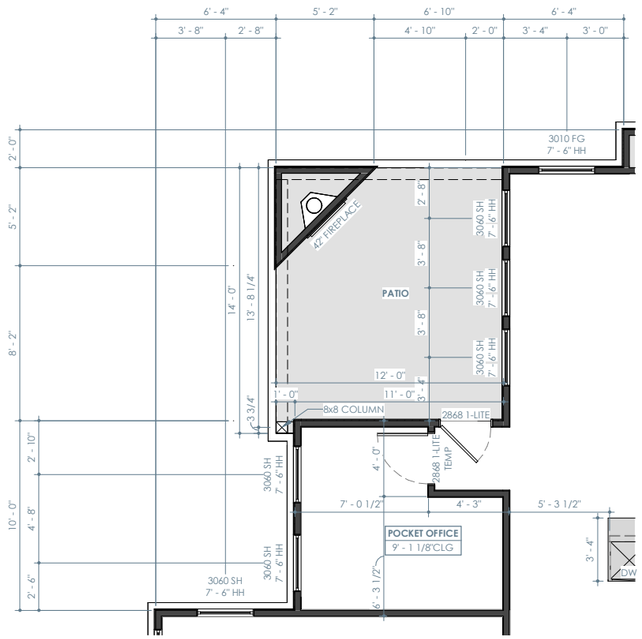
OPT. FIREPLACE @ COVERED PORCH - ROOF PLAN

1/8" = 1'-0"



OPT. COVERED PATIO -FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. FIREPLACE @ COVERED PORCH - FIRST FLOOR PLAN

1/8" = 1'-0"

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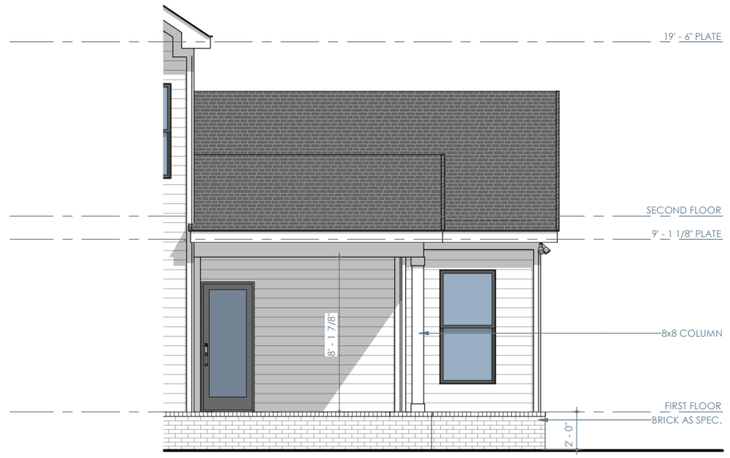
OPT. COVERED PATIO - REAR

1/8" = 1'-0"



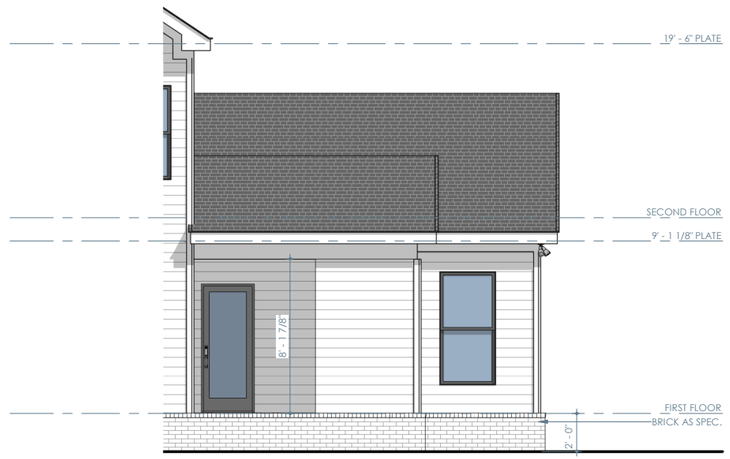
OPT. COVERED PATIO - RIGHT

1/8" = 1'-0"



OPT. FIREPLACE @ COVERED PORCH - REAR

1/8" = 1'-0"



OPT. FIREPLACE @ COVERED PORCH - RIGHT

1/8" = 1'-0"

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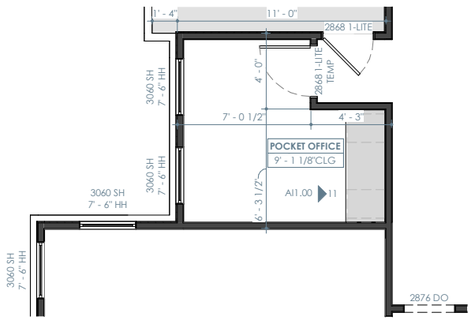
SHEET NAME

PLAN OPTIONS

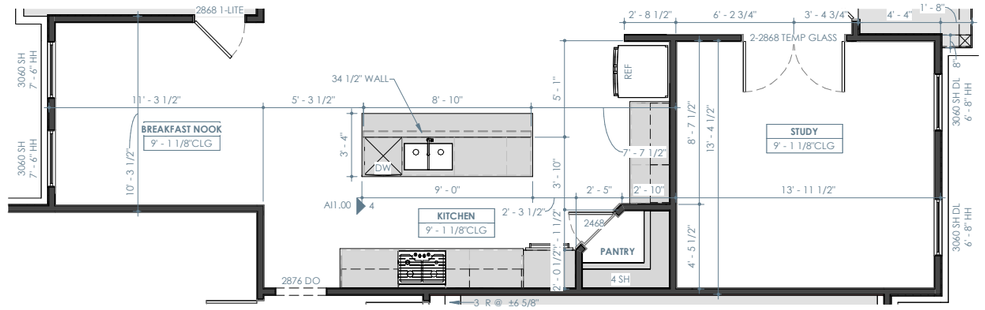
SHEET NO.

A7.08



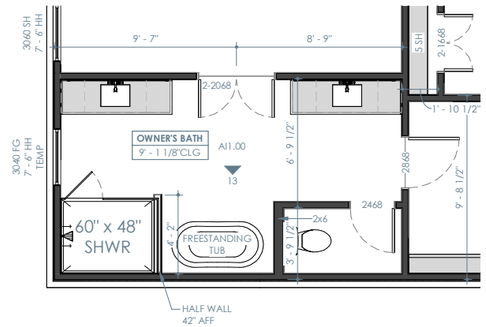
OPT. CABINETS @ POCKET OFFICE - FIRST FLOOR PLAN

1/8" = 1'-0"



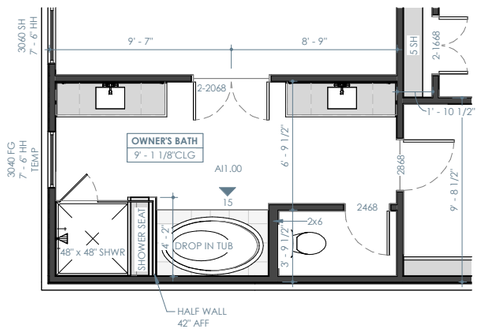
OPT. STUDY W/ BREAKFAST NOOK - FIRST FLOOR PLAN

1/8" = 1'-0"



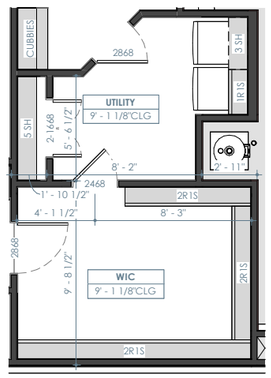
OPT. FREESTANDING TUB ILO DROP IN TUB - FIRST FLOOR PLAN

1/8" = 1'-0"



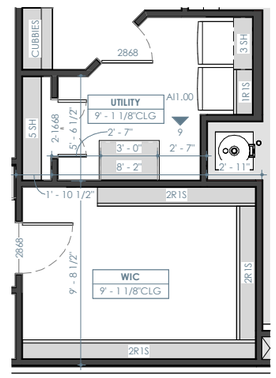
OPT. SHOWER SEAT @ OWNER'S BATH - FIRST FLOOR PLAN

1/8" = 1'-0"



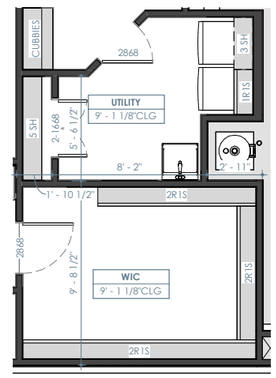
OPT. DOOR @ UTILITY - FIRST FLOOR PLAN

1/8" = 1'-0"



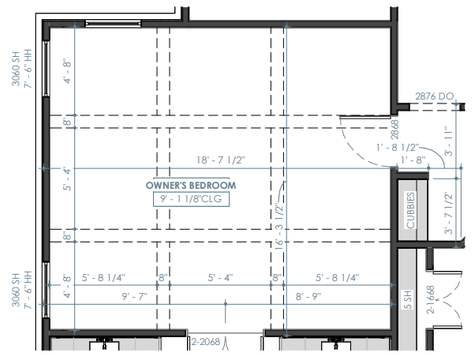
OPT. CABINETS @ UTILITY - FIRST FLOOR PLAN

1/8" = 1'-0"



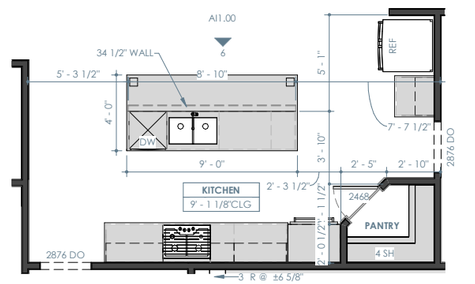
OPT. SINK @ UTILITY - FIRST FLOOR PLAN

1/8" = 1'-0"



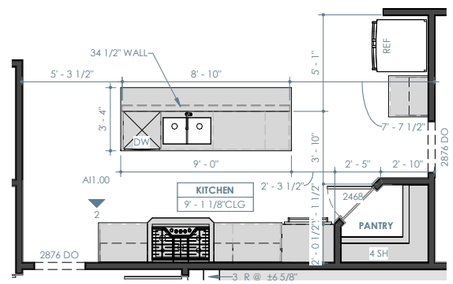
OPT. COFFERED CEILING @ OWNER'S BEDROOM - FIRST FLOOR PLAN

1/8" = 1'-0"



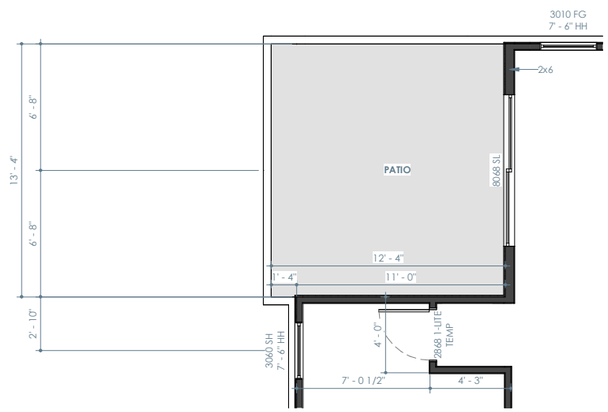
OPT. ISLAND 1 - FIRST FLOOR PLAN

1/8" = 1'-0"



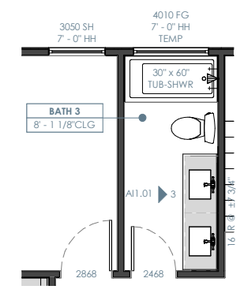
OPT. 36" COOKTOP RANGE W/ BUMP OUT AND VENT HOOD - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. SLIDER @ GREAT ROOM - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. SINK @ BATH 3 - SECOND FLOOR PLAN

1/8" = 1'-0"

PROJECT NAME

FULLER

PREMIER SERIES

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PLAN NO.

2970

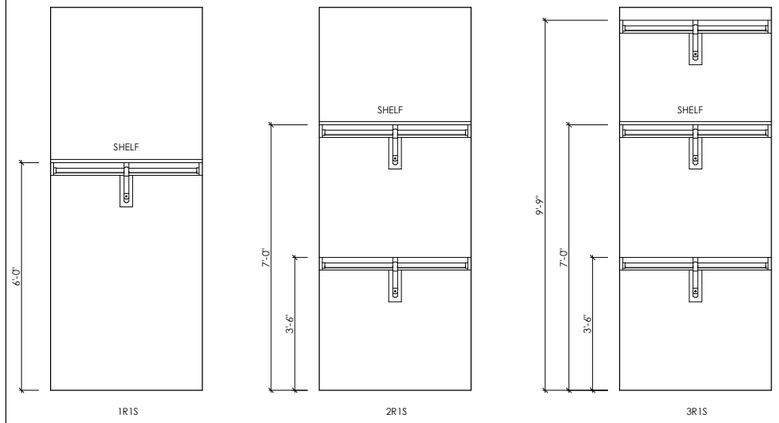
ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	1/8" = 1'-0"

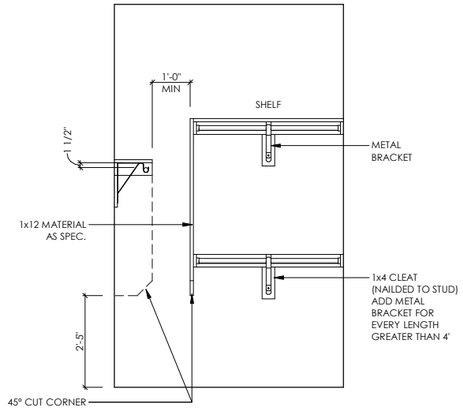
SHEET NAME

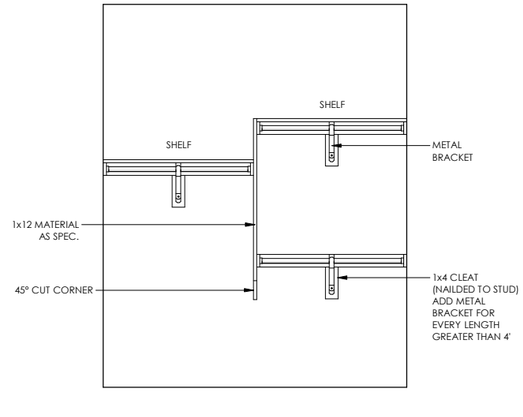
PLAN OPTIONS

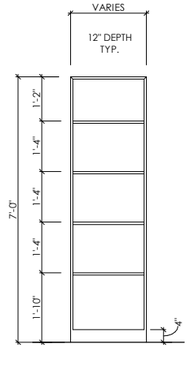
SHEET NO.

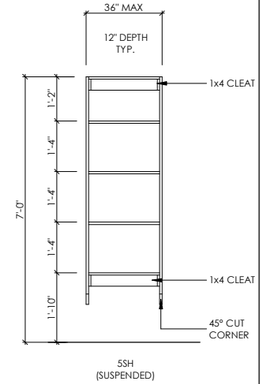
A7.09



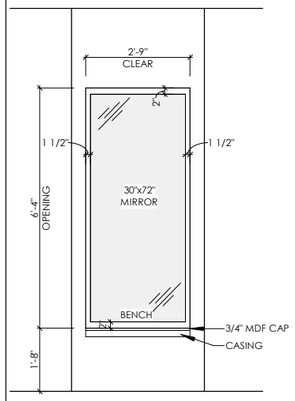




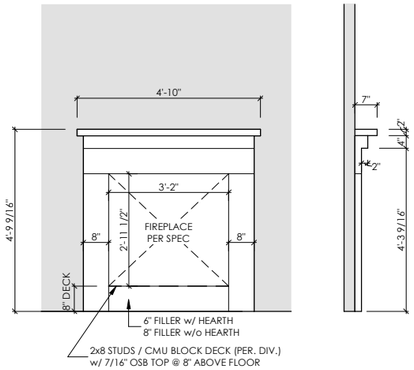




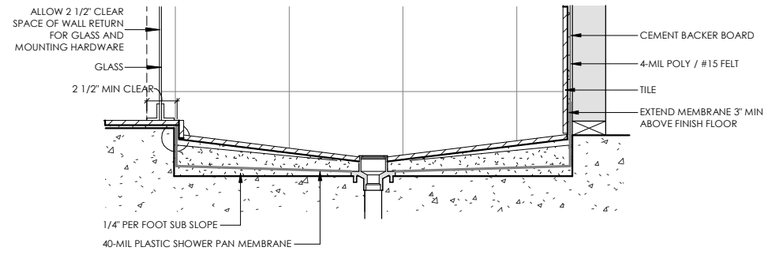
1 CLOSET DETAILS
1/4" = 1'-0"



2 CLOSET BENCH
1/4" = 1'-0"



3 FIREPLACE DETAIL
1/4" = 1'-0"



4 MUD PAN SHOWER
3/4" = 1'-0"

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PROJECT INFO

ADDRESS

COMMUNITY

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PLAN NO.

2970

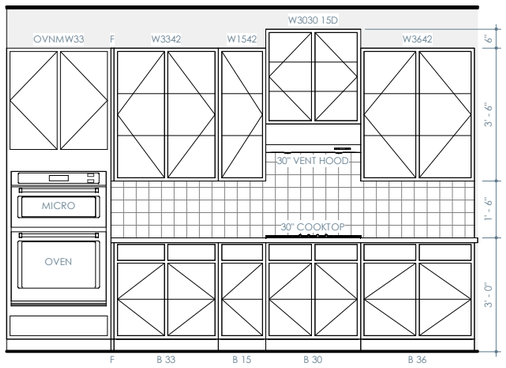
ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	As indicated

SHEET NAME

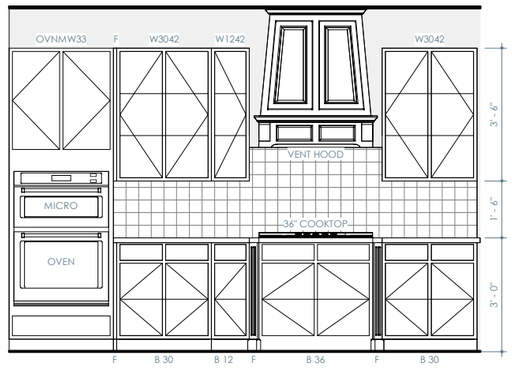
DETAILS

SHEET NO.

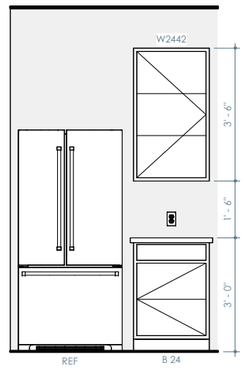
AD1.00



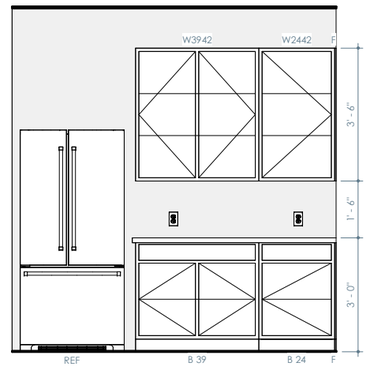
1 KITCHEN
1/4" = 1'-0"



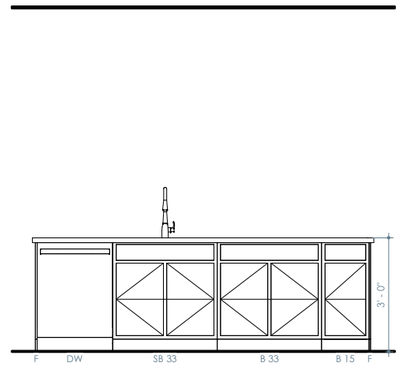
2 OPT. 36" COOKTOP RANGE W/ BUMP OUT AND VENT HOOD
1/4" = 1'-0"



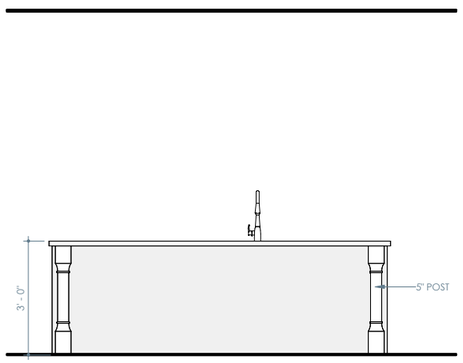
3 KITCHEN
1/4" = 1'-0"



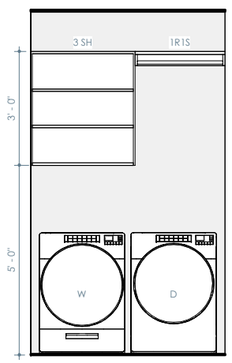
4 KITCHEN W/ OPT. STUDY
1/4" = 1'-0"



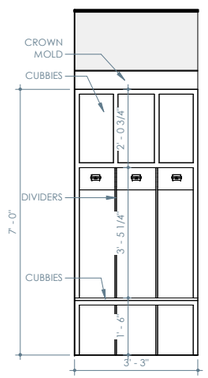
5 ISLAND
1/4" = 1'-0"



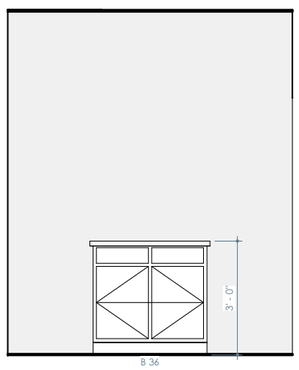
6 OPT. ISLAND
1/4" = 1'-0"



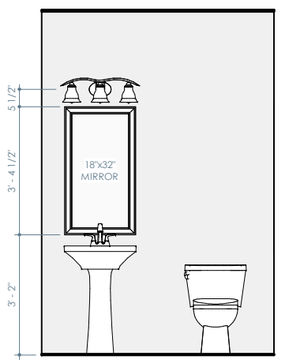
7 UTILITY
1/4" = 1'-0"



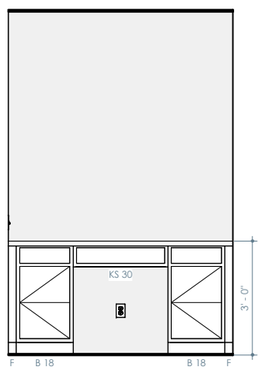
8 CUBBIES
1/4" = 1'-0"



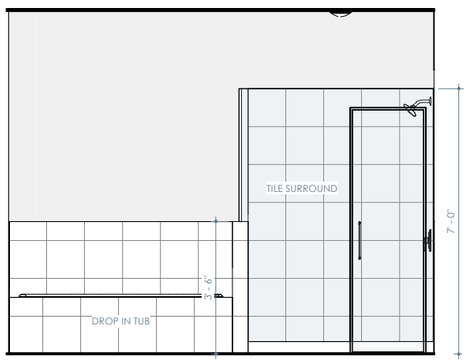
9 OPT. CABINETS @ UTILITY
1/4" = 1'-0"



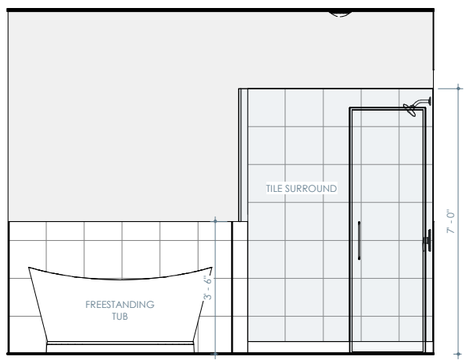
10 1/2 BATH
1/4" = 1'-0"



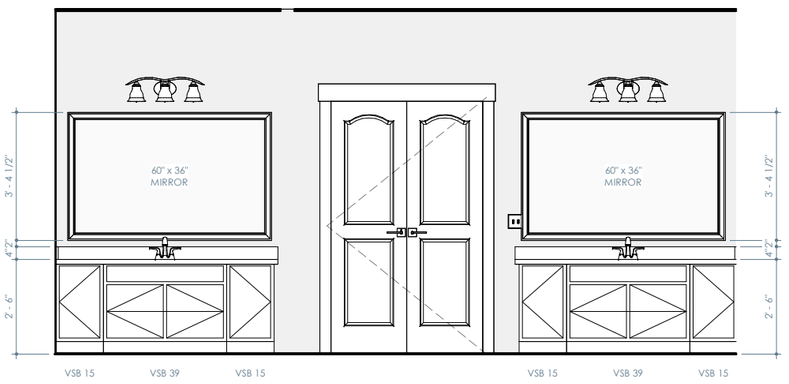
11 OPT. CABINETS @ POCKET OFFICE
1/4" = 1'-0"



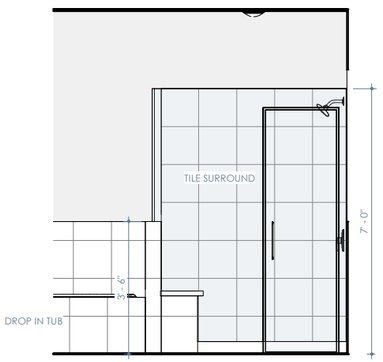
12 OWNER'S BATH
1/4" = 1'-0"



13 OPT. FREESTANDING TUB ILO DROP IN TUB
1/4" = 1'-0"



14 OWNER'S BATH
1/4" = 1'-0"



15 OPT. SHOWER SEAT @ OWNER'S BATH
1/4" = 1'-0"

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PROJECT NAME
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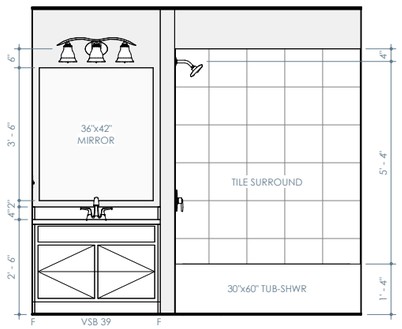
PLAN NO.
2970

ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	1/4" = 1'-0"

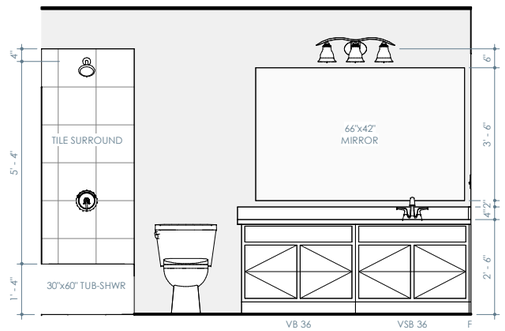
SHEET NAME
INTERIOR ELEVATIONS

SHEET NO.
AI1.00



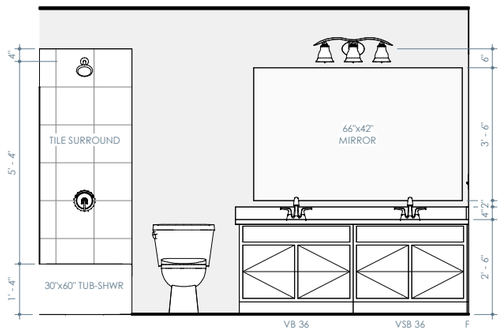
1 BATH 2

1/4" = 1'-0"



2 BATH 3

1/4" = 1'-0"



3 OPT. SINK @ BATH 3

1/4" = 1'-0"

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SHEET NAME

INTERIOR ELEVATIONS

SHEET NO.

AI1.01



ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- LED SUFRACE MOUNT LED LIGHT FIXTURE
- KEY KEYLESS LIGHT FIXTURE
- H HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

ELEVATION A - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

FULLER

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PLAN NO.

2970

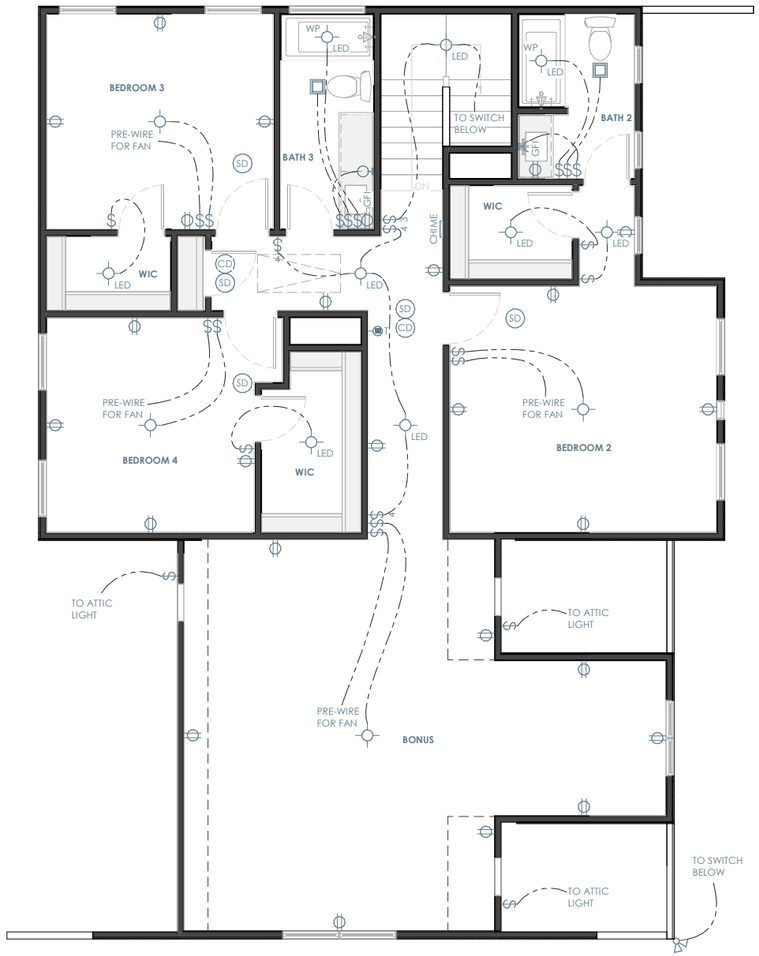
ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - FIRST FLOOR ELECTRICAL PLAN

SHEET NO.

E1.00



ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN

- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS

- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES

- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS

- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING

- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS

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ELEVATION A - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"

Brightland HOMES

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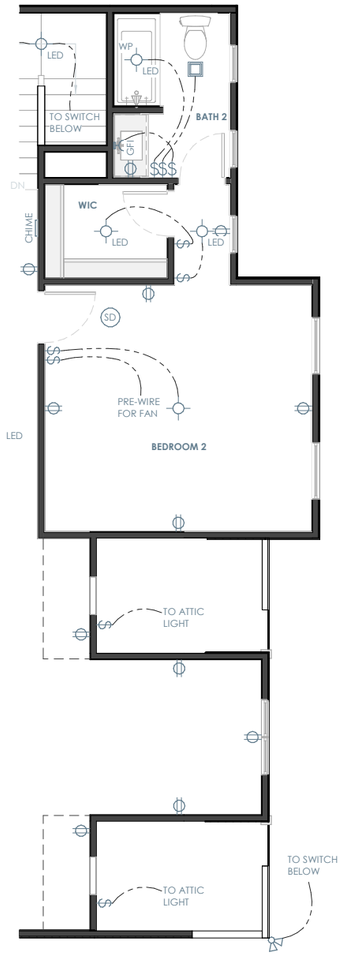
SHEET NAME

ELEVATION A - SECOND FLOOR ELECTRICAL PLAN

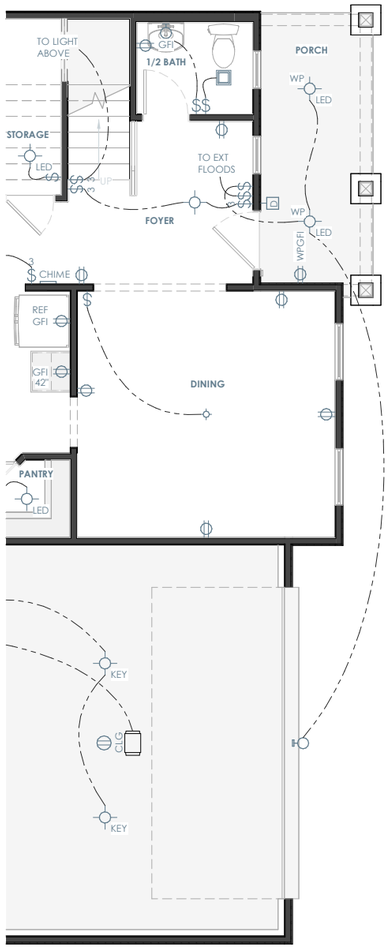
SHEET NO.

E1.01



ELEVATION B - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- LED SUFRACE MOUNT LED LIGHT FIXTURE
- KEY KEYLESS LIGHT FIXTURE
- H HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

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- 1 OUTLET PROVIDED PER ISLAND MINIMUM

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OTHER AREAS

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PLAN NO.

2970

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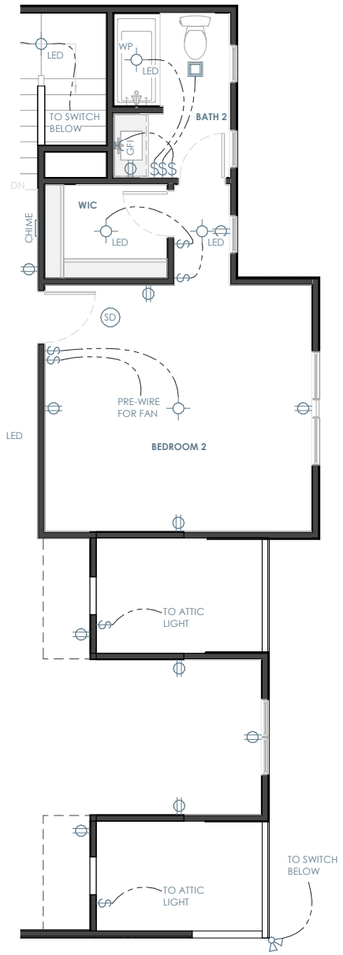
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL ELECTRICAL PLANS

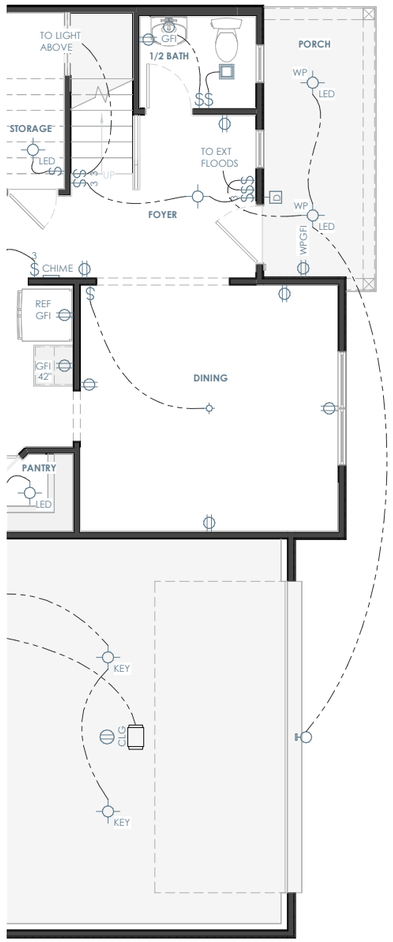
SHEET NO.

E2.00



ELEVATION C - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

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- LED SUFRACE MOUNT LED LIGHT FIXTURE
- KEY KEYLESS LIGHT FIXTURE
- H HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

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PLAN NO.

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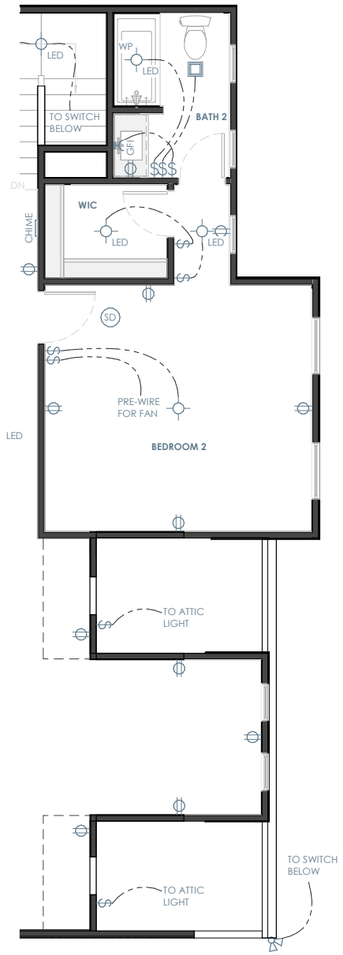
SHEET NAME

ELEVATION C - PARTIAL ELECTRICAL PLANS

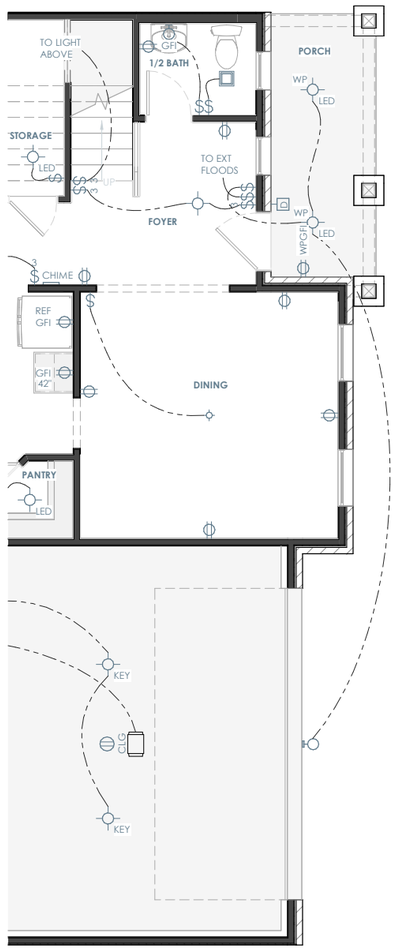
SHEET NO.

E3.00



ELEVATION D - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
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- PHOTOCELL SENSOR SWITCH

LIGHTING

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- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
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- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
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- CEILING FAN w/ LIGHT FIXTURE

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- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

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- THERMOSTAT
- DOOR BELL CHIME
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- FLOOR PLUGS AS REQUIRED

OTHER AREAS

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LIGHTING

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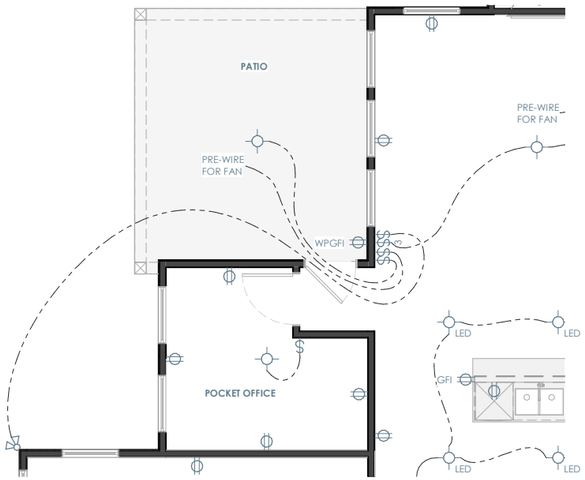
SHEET NAME

ELEVATION D - PARTIAL ELECTRICAL PLANS

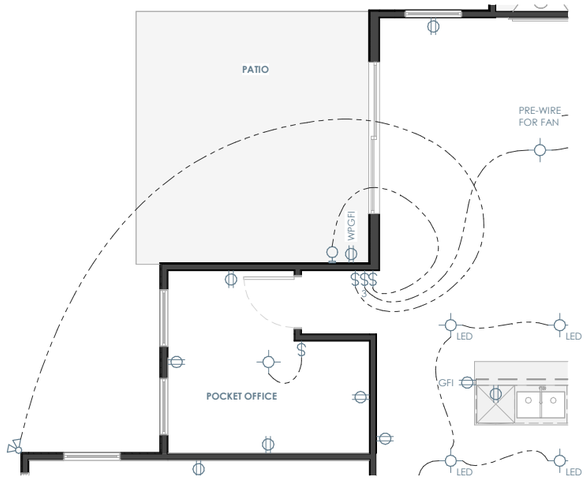
SHEET NO.

E4.00



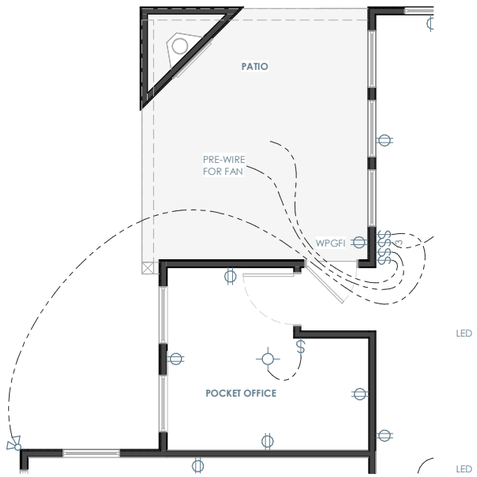
OPT. COVERED PATIO - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



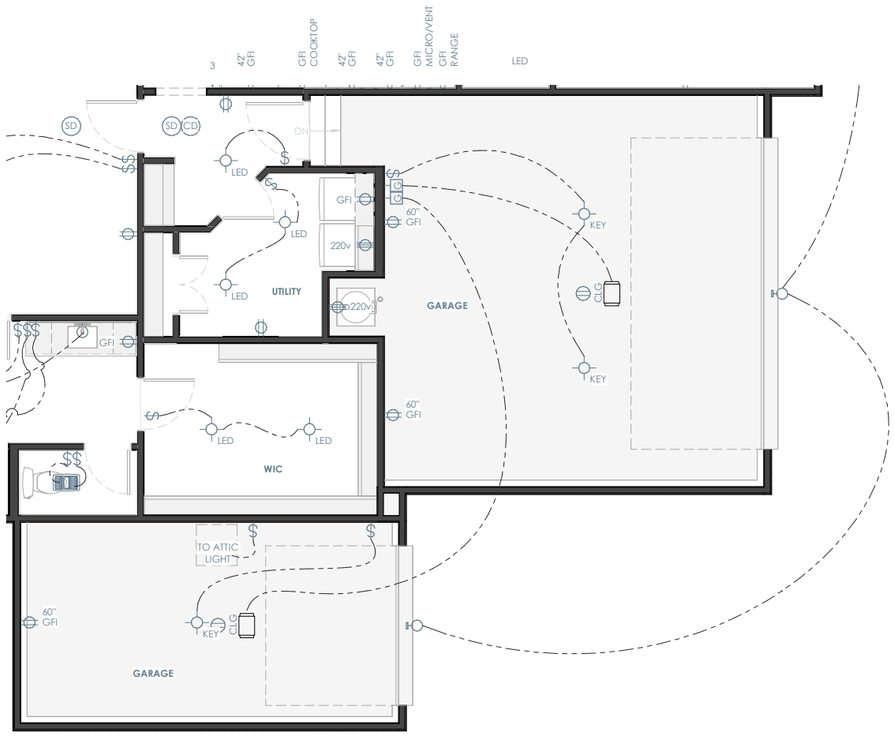
OPT. SLIDER @ GREAT ROOM - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



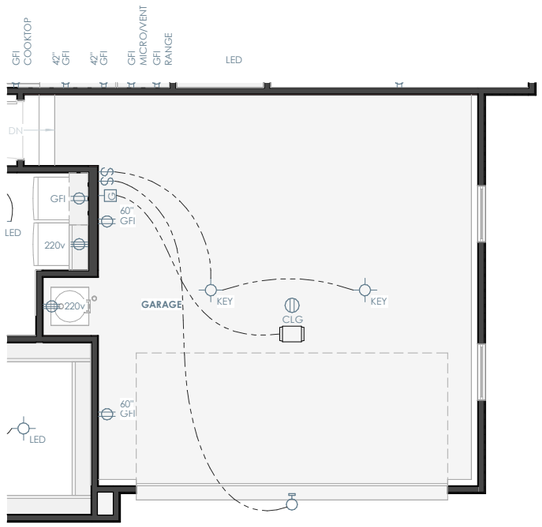
OPT. FIREPLACE @ COVERED PORCH - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



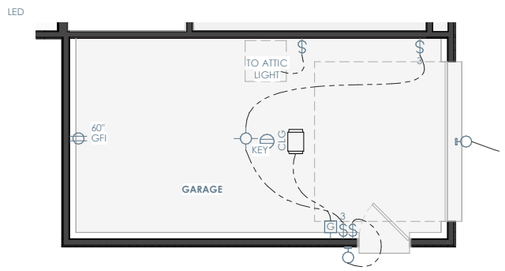
OPT. 3 CAR GARAGE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. SIDE ENTRY GARAGE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. GARAGE SERVICE DOOR @ 3 CAR GARAGE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

Brightland HOMES

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PLAN NO.

2970

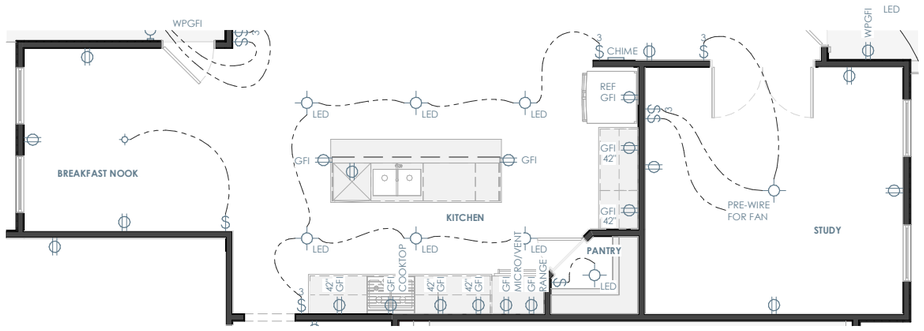
ISSUE DATE	10/06/2023
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

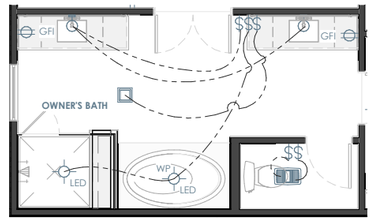
SHEET NO.

E7.00



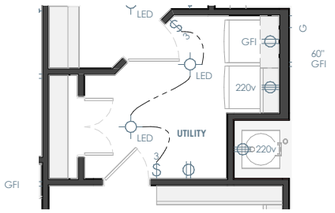
OPT. STUDY W/ BREAKFAST NOOK - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



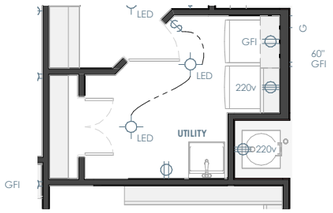
OPT. SHOWER SEAT @ OWNER'S BATH - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



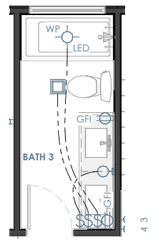
OPT. DOOR @ UTILITY - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



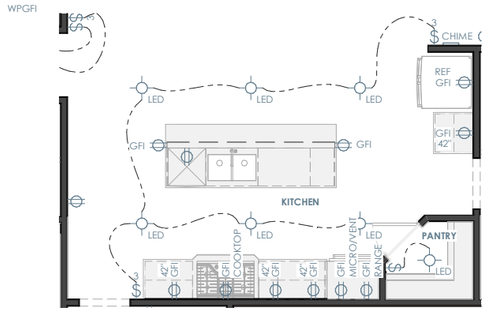
OPT. SINK @ UTILITY - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. SINK @ BATH 3 - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. 36" COOKTOP RANGE W/ BUMP OUT & VENT HOOD ABOVE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

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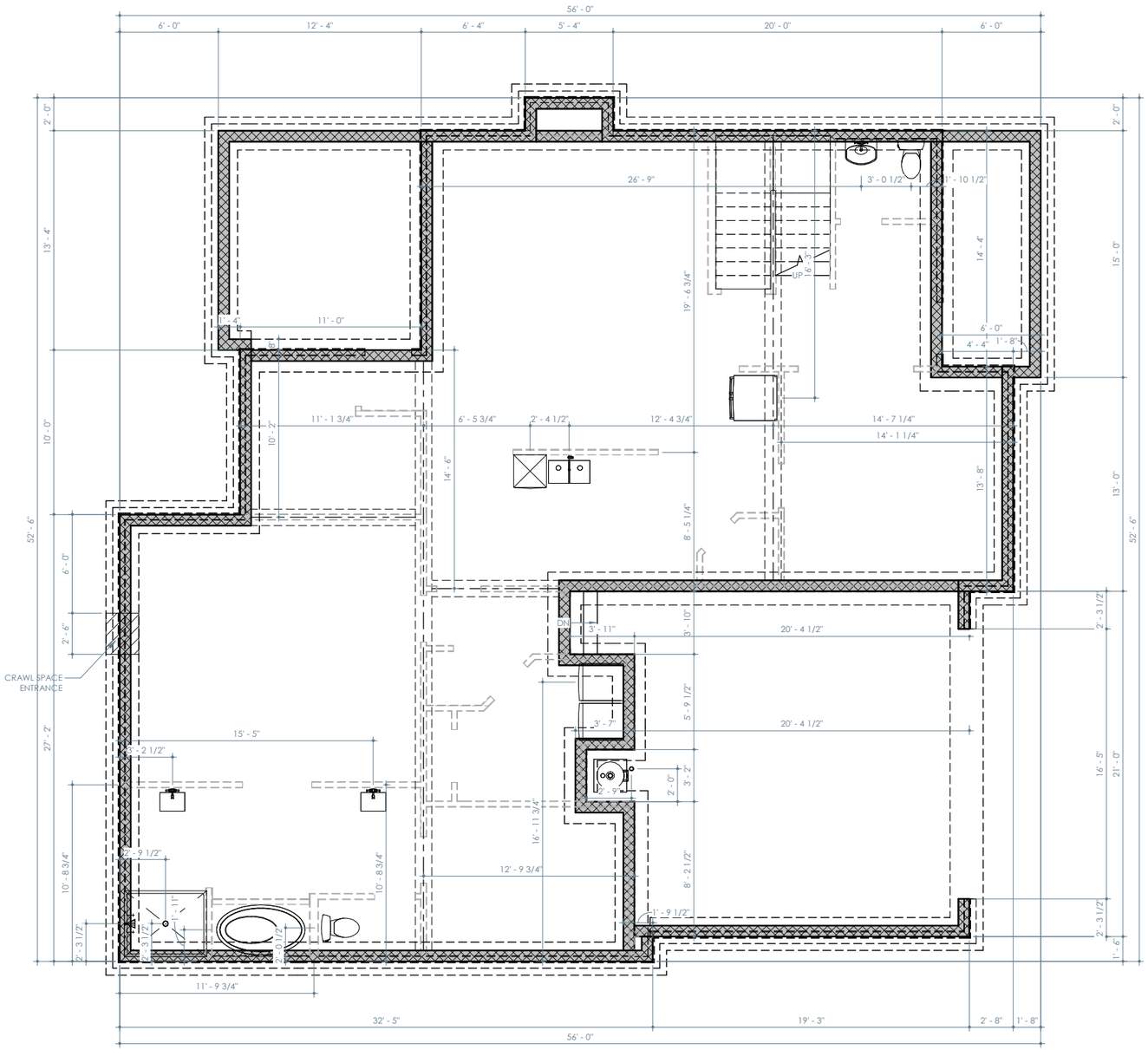
PLAN OPTIONS

SHEET NO.

E7.01



ELEVATION A - FOUNDATION PLAN

1/8" = 1'-0"

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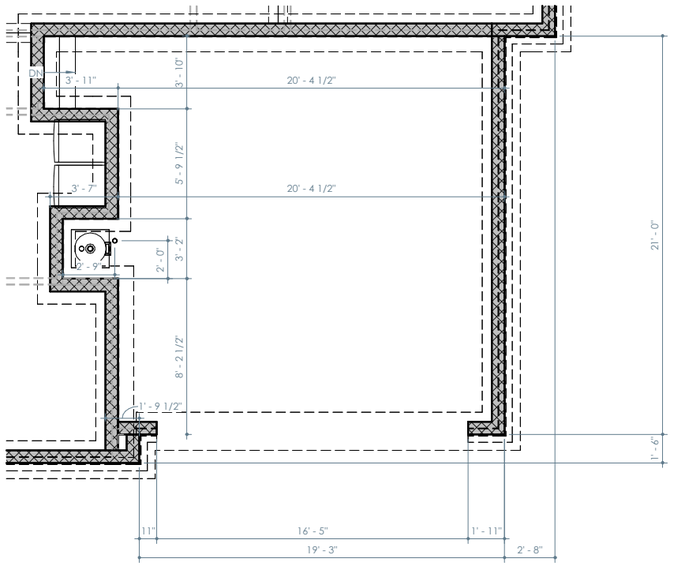
SCALE	1/8" = 1'-0"

SHEET NAME

FOUNDATION - ELEVATION A

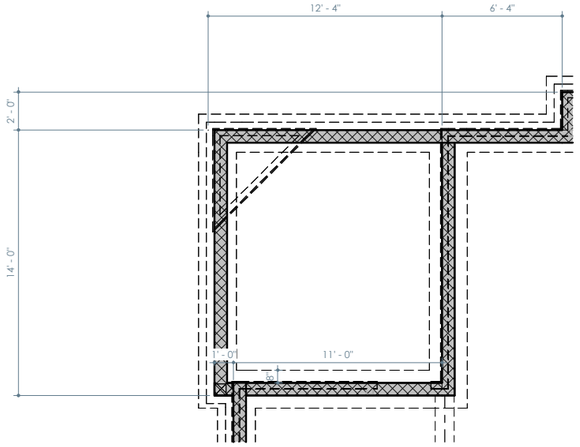
SHEET NO.

SF1.00



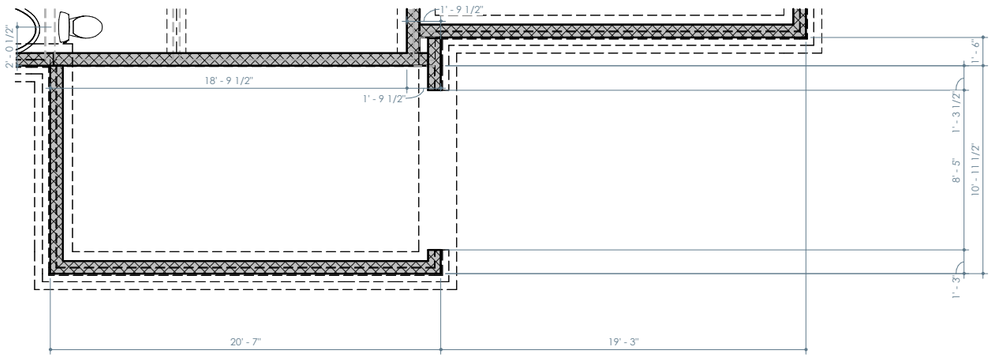
OPT. SIDE ENTRY GARAGE - FOUNDATION PLAN

1/8" = 1'-0"



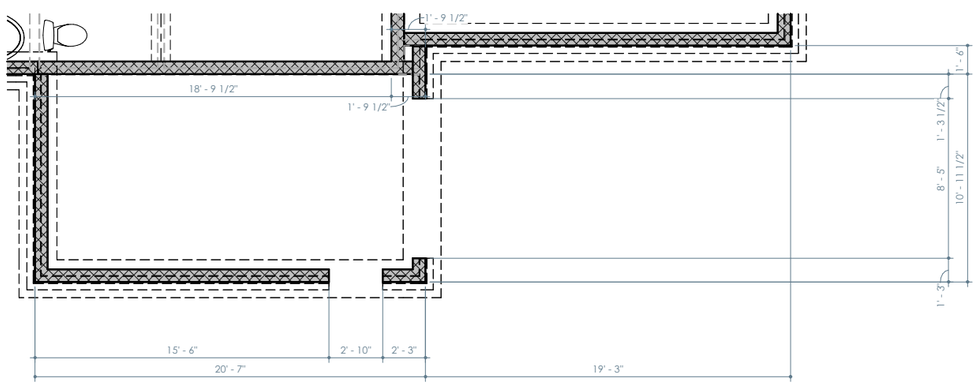
OPT. FIREPLACE @ COVERED PORCH - FOUNDATION PLAN

1/8" = 1'-0"



OPT. 3 CAR GARAGE - FOUNDATION PLAN

1/8" = 1'-0"



OPT. GARAGE SERVICE DDOOR @ 3 CAR GARAGE - FOUNDATION PLAN

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

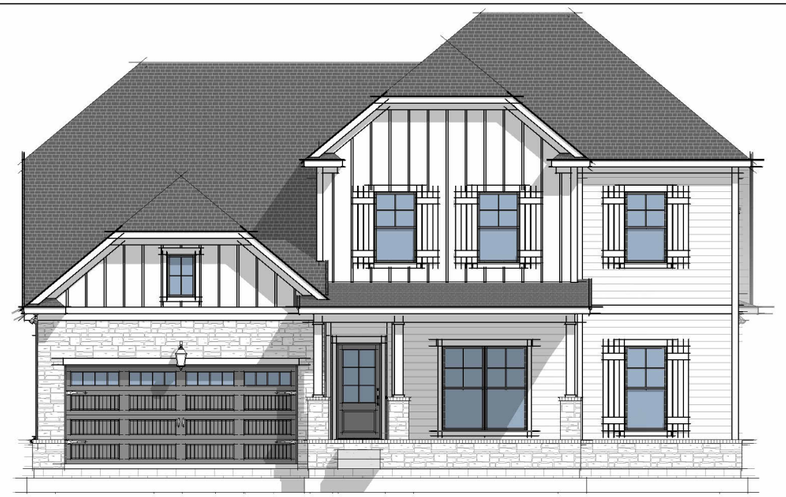
SHEET NO.

SF7.00



ELEVATION A

3/32" = 1'-0"



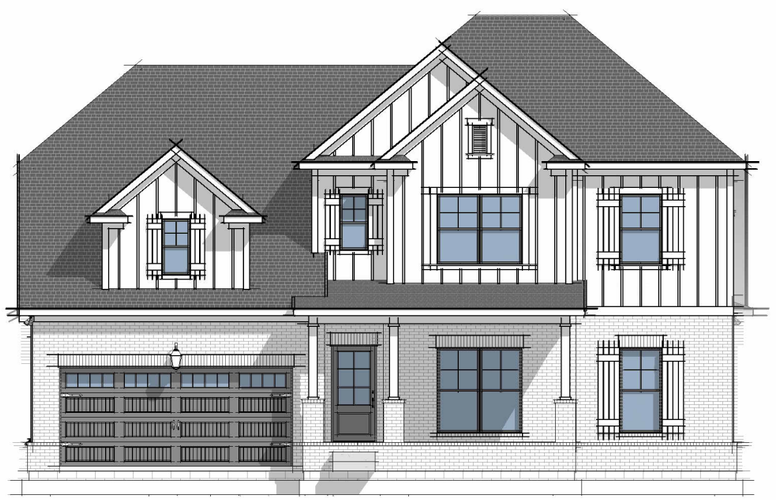
ELEVATION B

3/32" = 1'-0"



ELEVATION C

3/32" = 1'-0"



ELEVATION D

3/32" = 1'-0"

REVISION LOG

SHEET LIST

NO.	TITLE
A0.00	COVER SHEET
A1.00	ELEVATION A - FIRST FLOOR PLAN
A1.01	ELEVATION A - SECOND FLOOR PLAN
A1.02	ELEVATION A - EXTERIOR ELEVATIONS
A1.03	ELEVATION A - EXTERIOR ELEVATIONS
A1.04	ELEVATION A - ROOF PLAN
A2.01	ELEVATION B - PARTIAL FLOOR PLANS
A2.02	ELEVATION B - EXTERIOR ELEVATIONS
A2.03	ELEVATION B - EXTERIOR ELEVATIONS
A2.04	ELEVATION B - ROOF PLAN
A3.01	ELEVATION C - PARTIAL FLOOR PLANS
A3.02	ELEVATION C - EXTERIOR ELEVATIONS
A3.03	ELEVATION C - EXTERIOR ELEVATIONS
A3.04	ELEVATION C - ROOF
A4.01	ELEVATION D - PARTIAL FLOOR PLANS
A4.02	ELEVATION D - EXTERIOR ELEVATIONS
A4.03	ELEVATION D - EXTERIOR ELEVATIONS
A4.04	ELEVATION D - ROOF
A7.00	PLAN OPTIONS
A7.01	PLAN OPTIONS
A7.02	PLAN OPTIONS
A7.03	PLAN OPTIONS
A7.04	PLAN OPTIONS
A7.05	PLAN OPTIONS
A7.06	PLAN OPTIONS
A7.07	PLAN OPTIONS
A7.08	PLAN OPTIONS
A7.09	PLAN OPTIONS
A7.10	PLAN OPTION
A7.11	PLAN OPTIONS
A7.12	PLAN OPTIONS
A7.13	PLAN OPTIONS
A7.14	PLAN OPTIONS
A7.15	PLAN OPTIONS
A7.16	PLAN OPTIONS
A7.17	PLAN OPTIONS
A7.18	PLAN OPTIONS
AD1.00	DETAILS
AI1.00	INTERIOR ELEVATIONS
AI1.01	INTERIOR ELEVATIONS
E1.00	ELEVATION A - FIRST FLOOR ELECTRICAL PLAN
E1.01	ELEVATION A - SECOND FLOOR ELECTRICAL PLAN
E2.00	ELEVATION B - PARTIAL ELECTRICAL PLANS
E3.00	ELEVATION C - PARTIAL ELECTRICAL PLANS
E4.00	ELEVATION D - PARTIAL ELECTRICAL PLANS
E7.00	PLAN OPTIONS
E7.01	PLAN OPTIONS
SF1.00	FOUNDATION - ELEVATION A
SF7.00	PLAN OPTIONS

PLAN OPTIONS

- ELEVATION **A**
- ELEVATION **B**
- ELEVATION **C**
- ELEVATION **D**
- OPT. EXCECUTIVE
- OPT. 3' OWNERS BEDROOM EXTENSION
- OPT. 3 CAR GARAGE
- OPT. SIDE LOAD GARAGE
- OPT. REAR COVERED PORCH
- OPT. PORCH FIREPLACE
- OPT. TWO 8' SINGLE GARAGE DOORS ILO 2 CAR GARAGE DOOR
- OPT. CORNER FIREPLACE
- OPT. OWNERS BEDROOM COFFERED CEILLING
- OPT. UTILITY CABINETS
- OPT. UTILITY REFRIGERATOR
- OPT. OWNERS BATH 1
- OPT. GREAT ROOM SLIDER DOOR
- OPT. OWNERS BATH SHOWER SEAT
- OPT. EXTENDED KITCHEN ISLAND W/LEGS
- OPT. 36" COOKTOP RANGE W/ BUMPOUT & VENT HOOD ABOVE
- OPT. DINING ILO STUDY
- OPT. ISLAND MIRCOWAVE
- OPT. BEDROOM 5 ILO STUDY
- OPT. FIREPLACE BUILT-INS
- OPT. CRAFTSMAN FRONT DOOR
- OPT. 1/2 BATH VANITY
- OPT. BEDROOM 4 W/ BATH 4
- OPT. TRANSOM AT FRONT DOOR

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NATCHEZ

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PLAN NO.

3050

ISSUE DATE	03/07/2024
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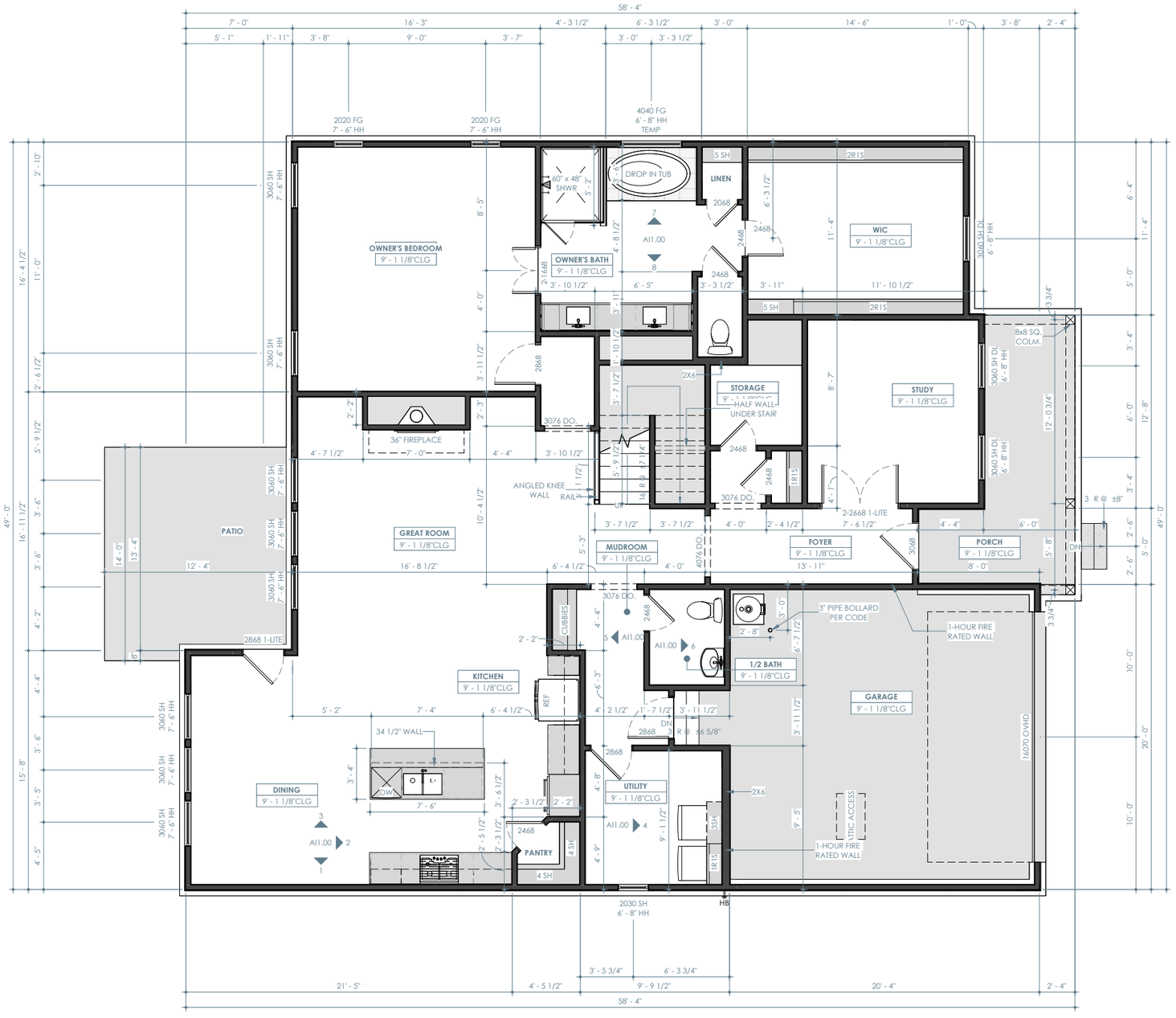
SCALE	As indicated

SHEET NAME

COVER SHEET

SHEET NO.

A0.00



ELEVATION A - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION A - A/C LIVING	
FIRST FLOOR	1749 SF
SECOND FLOOR	987 SF
TOTAL	2736 SF

ELEVATION A - LIVING	
FIRST FLOOR	1955 SF
SECOND FLOOR	1095 SF
TOTAL	3049 SF

TOTAL UNDER ROOF	3763 SF

ELEVATION A - NON-LIVING	
GARAGE	417 SF
PORCH	129 SF
PATIO	168 SF
TOTAL	714 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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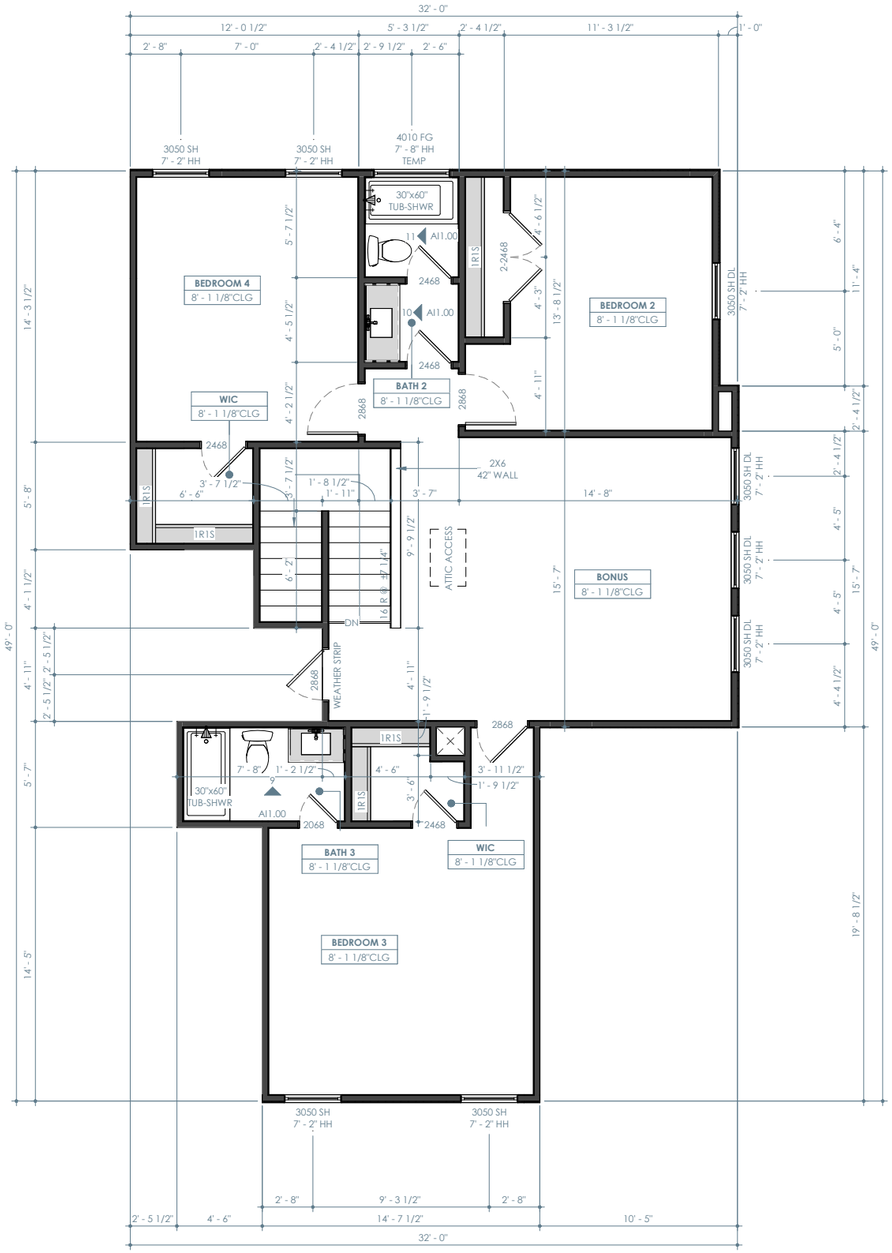
SHEET NAME

ELEVATION A - FIRST FLOOR PLAN

SHEET NO.

A1.00



ELEVATION A - SECOND FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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PROJECT INFO

ADDRESS
15725 Dallas Pkwy #300, Addison, TX 75001

COMMUNITY
GEHAN CORP OFFICE

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SHEET NAME

ELEVATION A - SECOND FLOOR PLAN

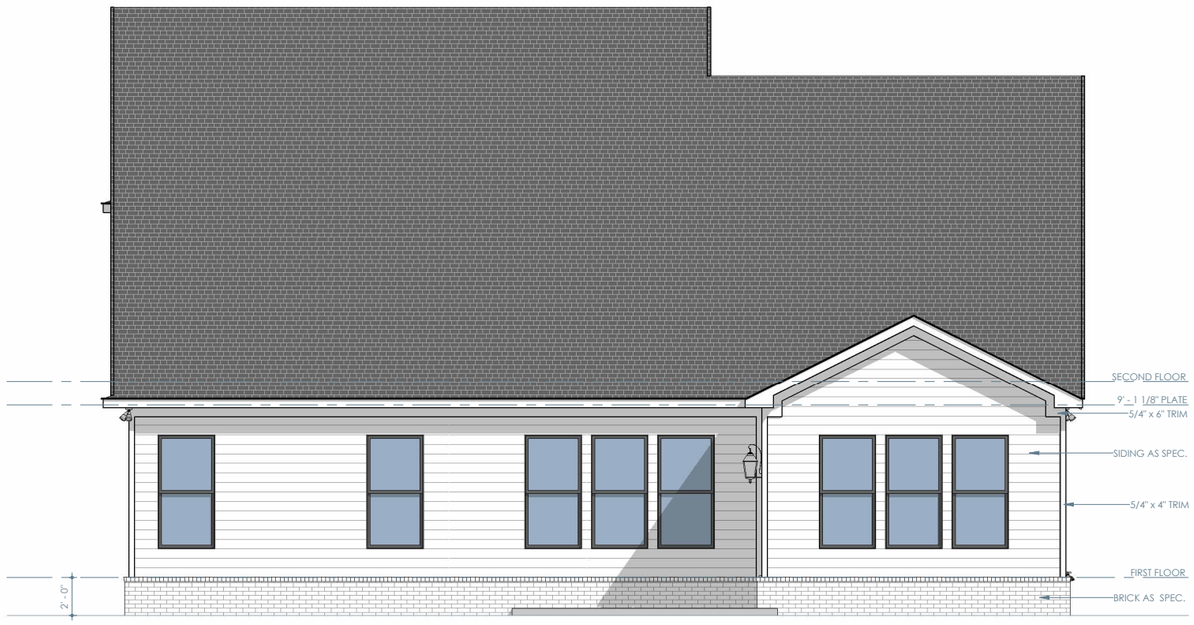
SHEET NO.

A1.01



ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

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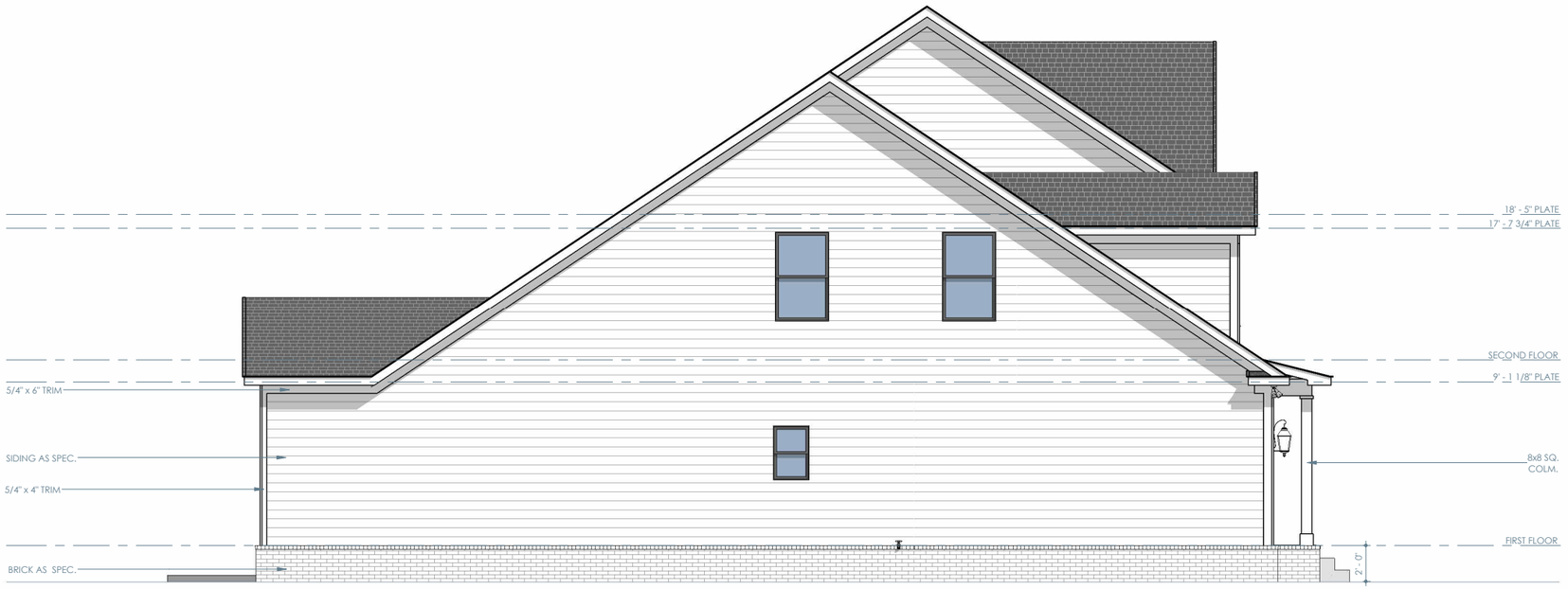
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.02



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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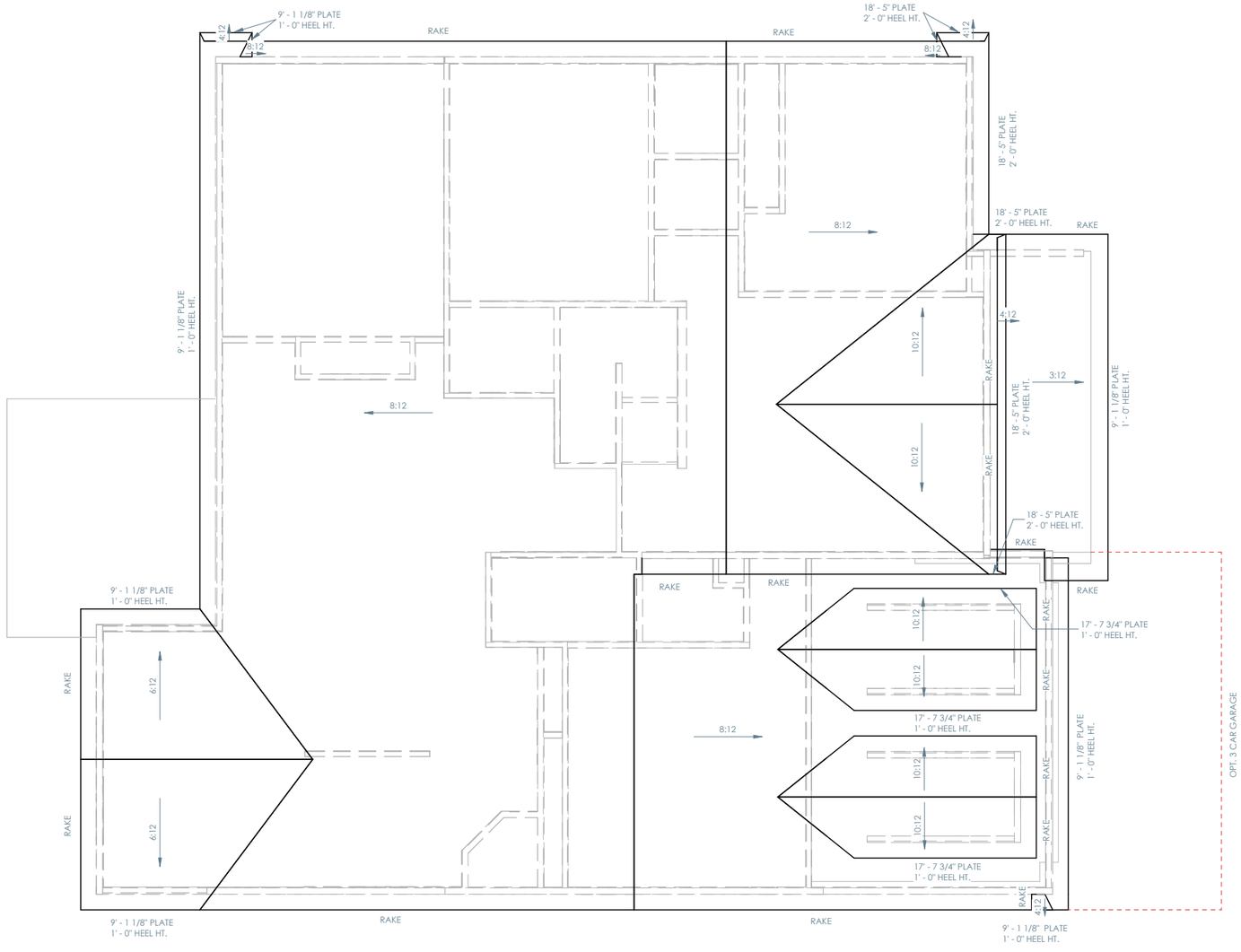
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03



ELEVATION A - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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NATCHEZ

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PLAN NO.

3050

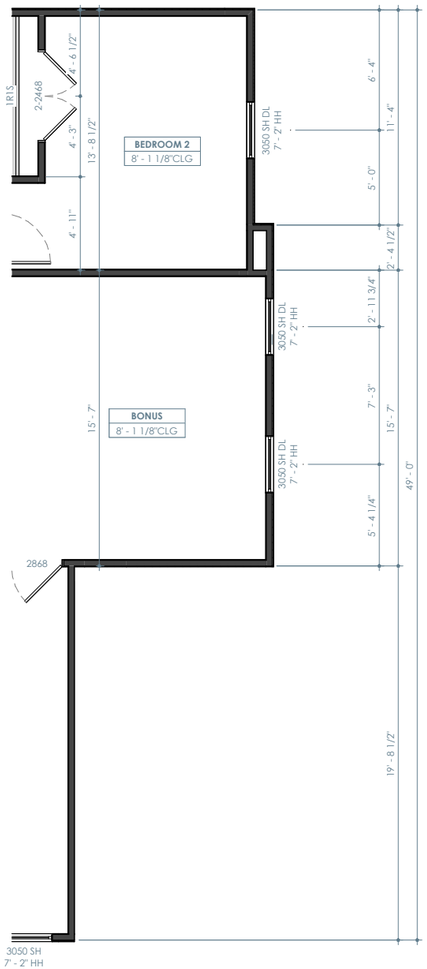
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - ROOF PLAN

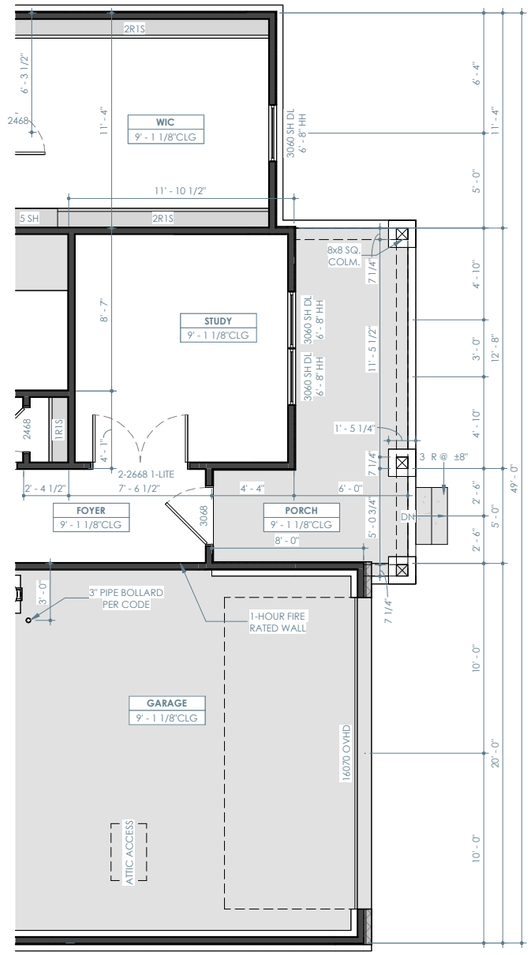
SHEET NO.

A1.04



ELEVATION B - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

ELEVATION B - A/C LIVING

ELEVATION B - LIVING

ELEVATION B - NON-LIVING

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DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL FLOOR PLANS

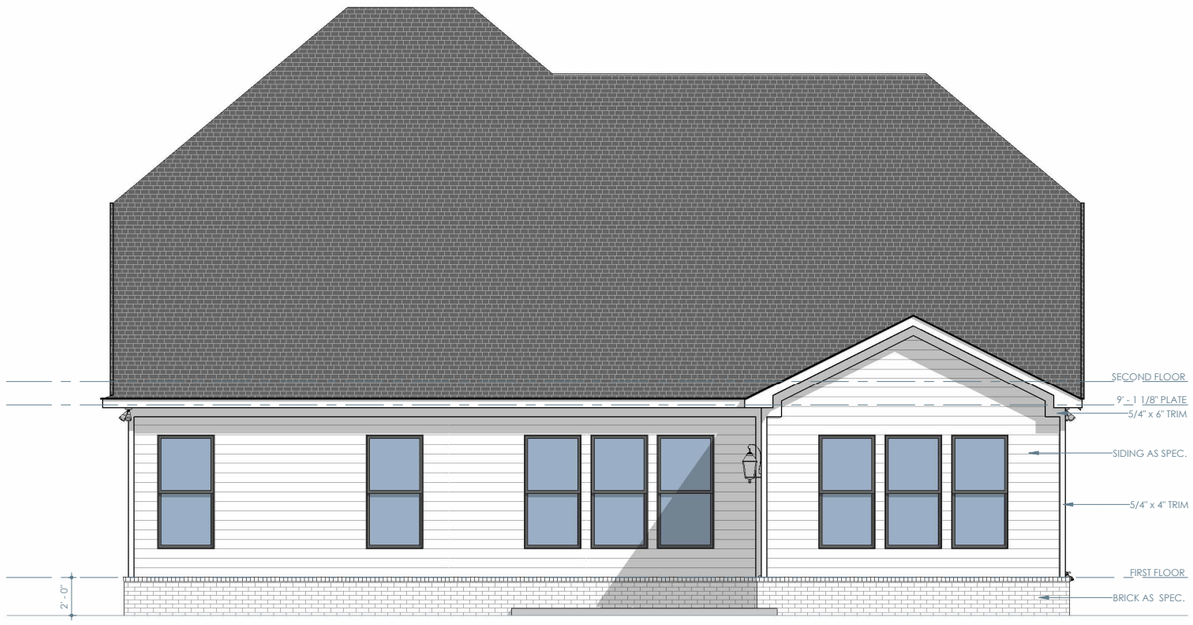
SHEET NO.

A2.01



ELEVATION B - FRONT

1/8" = 1'-0"



ELEVATION B - REAR

1/8" = 1'-0"

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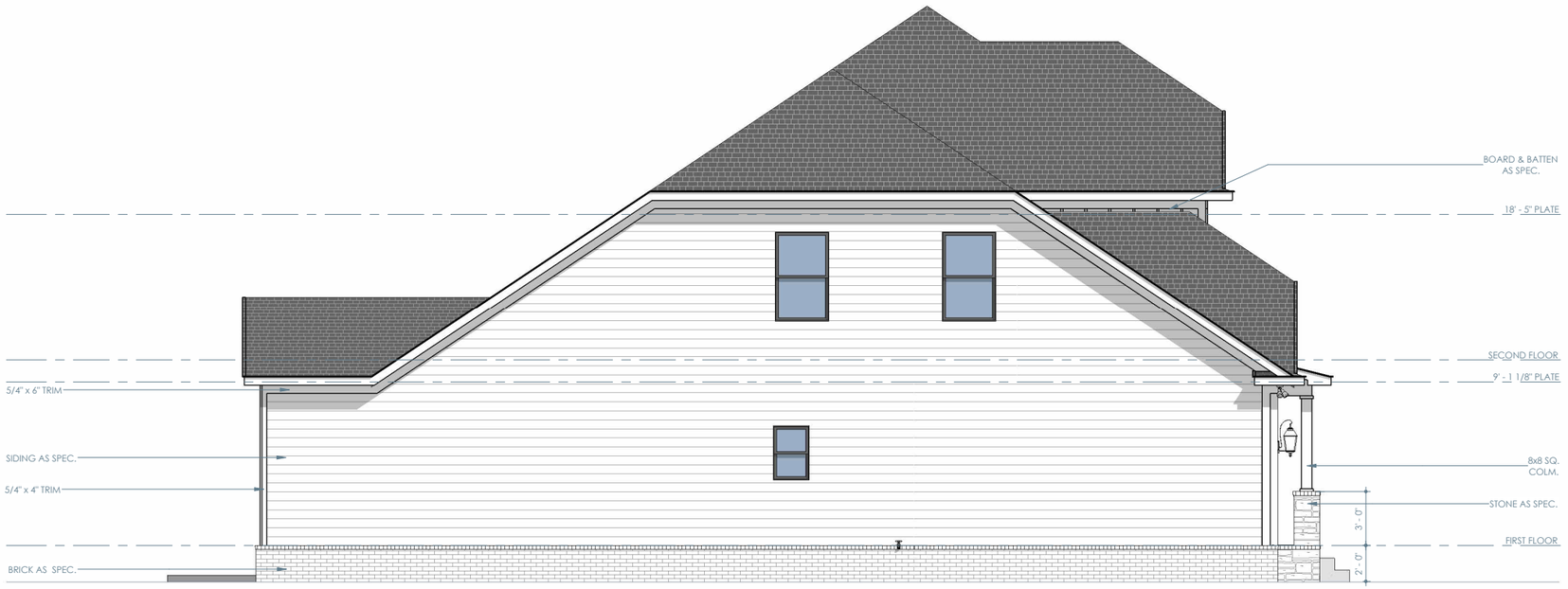
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.02



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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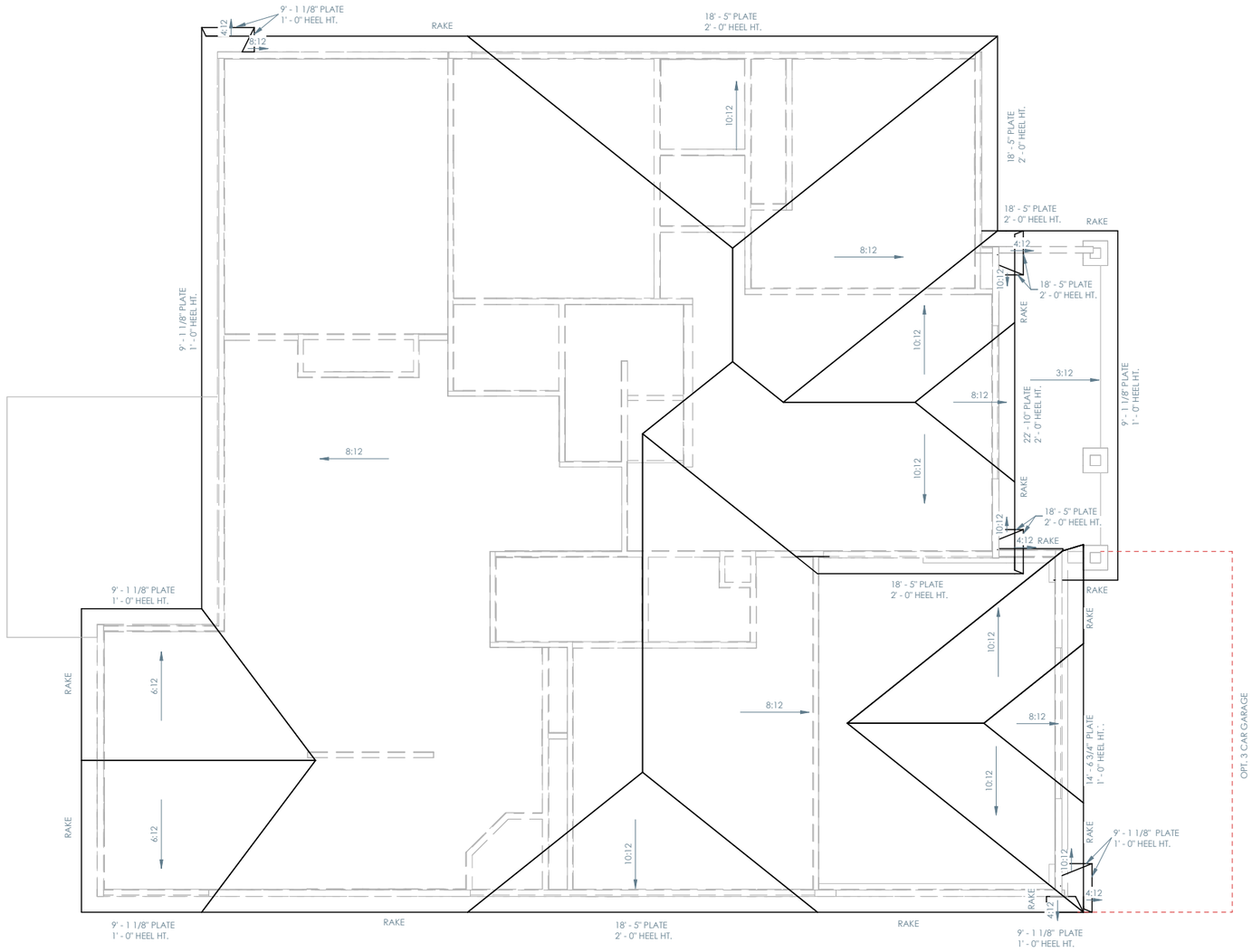
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.03



ELEVATION B - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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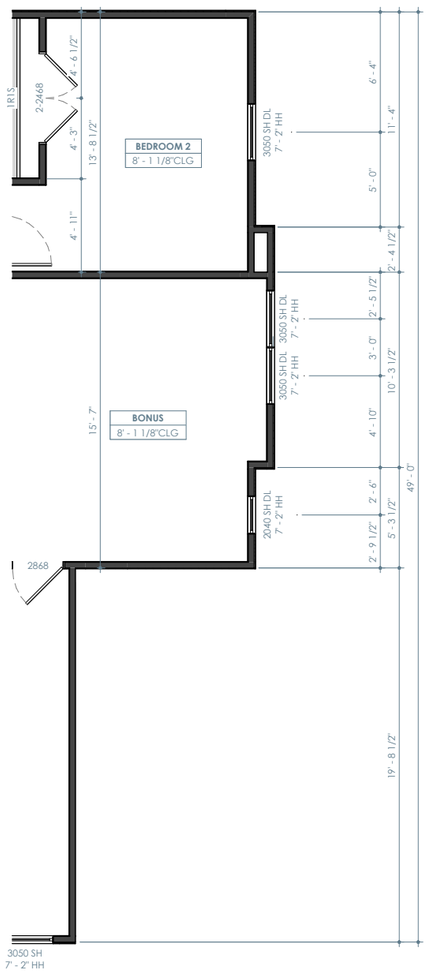
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - ROOF PLAN

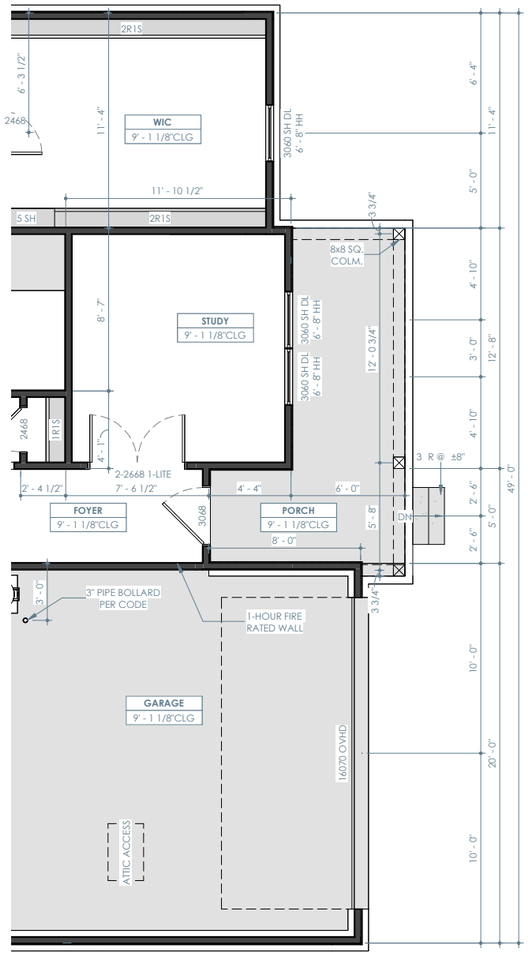
SHEET NO.

A2.04



ELEVATION C - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION C - A/C LIVING

FIRST FLOOR	1749 SF
SECOND FLOOR	981 SF
TOTAL	2730 SF

ELEVATION C - LIVING

FIRST FLOOR	1955 SF
SECOND FLOOR	1089 SF
TOTAL	3044 SF

TOTAL UNDER ROOF	3758 SF

ELEVATION C - NON-LIVING

GARAGE	417 SF
PORCH	129 SF
PATIO	168 SF
TOTAL	714 SF

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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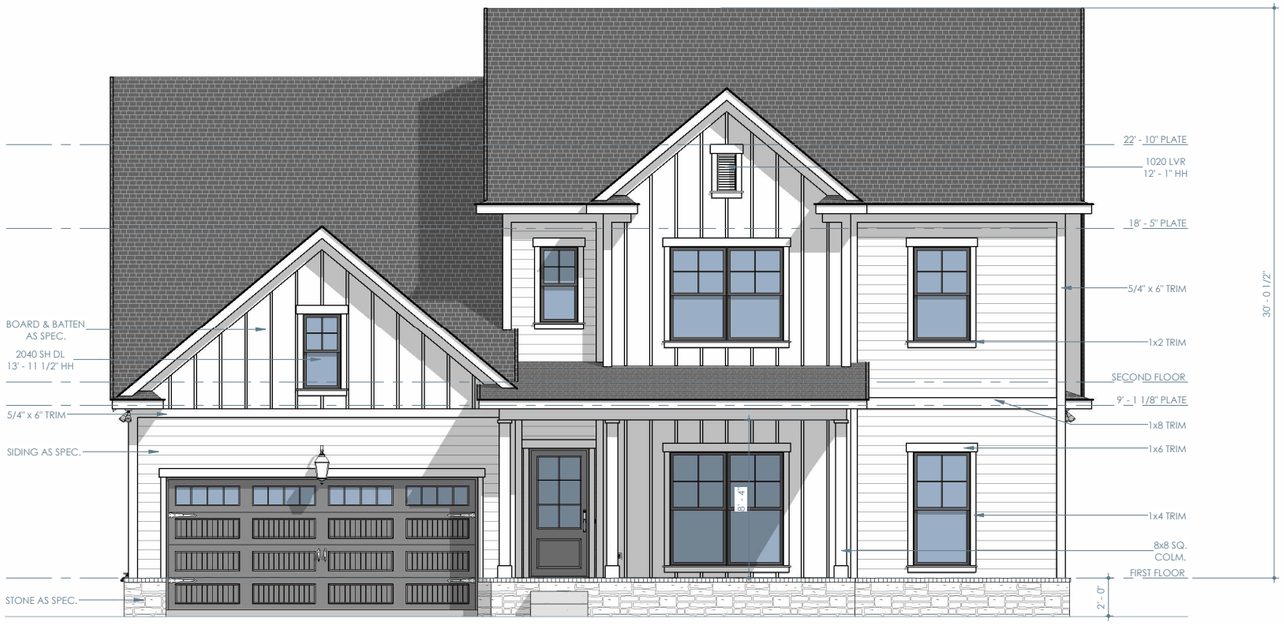
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL FLOOR PLANS

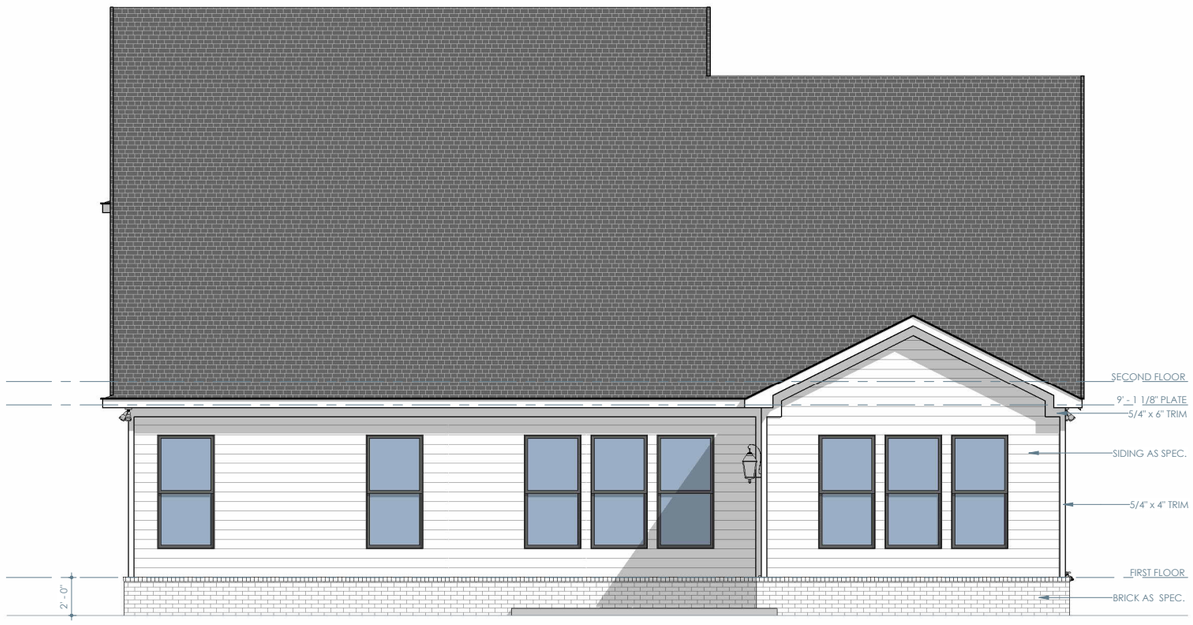
SHEET NO.

A3.01



ELEVATION C - FRONT

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

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ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.02



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

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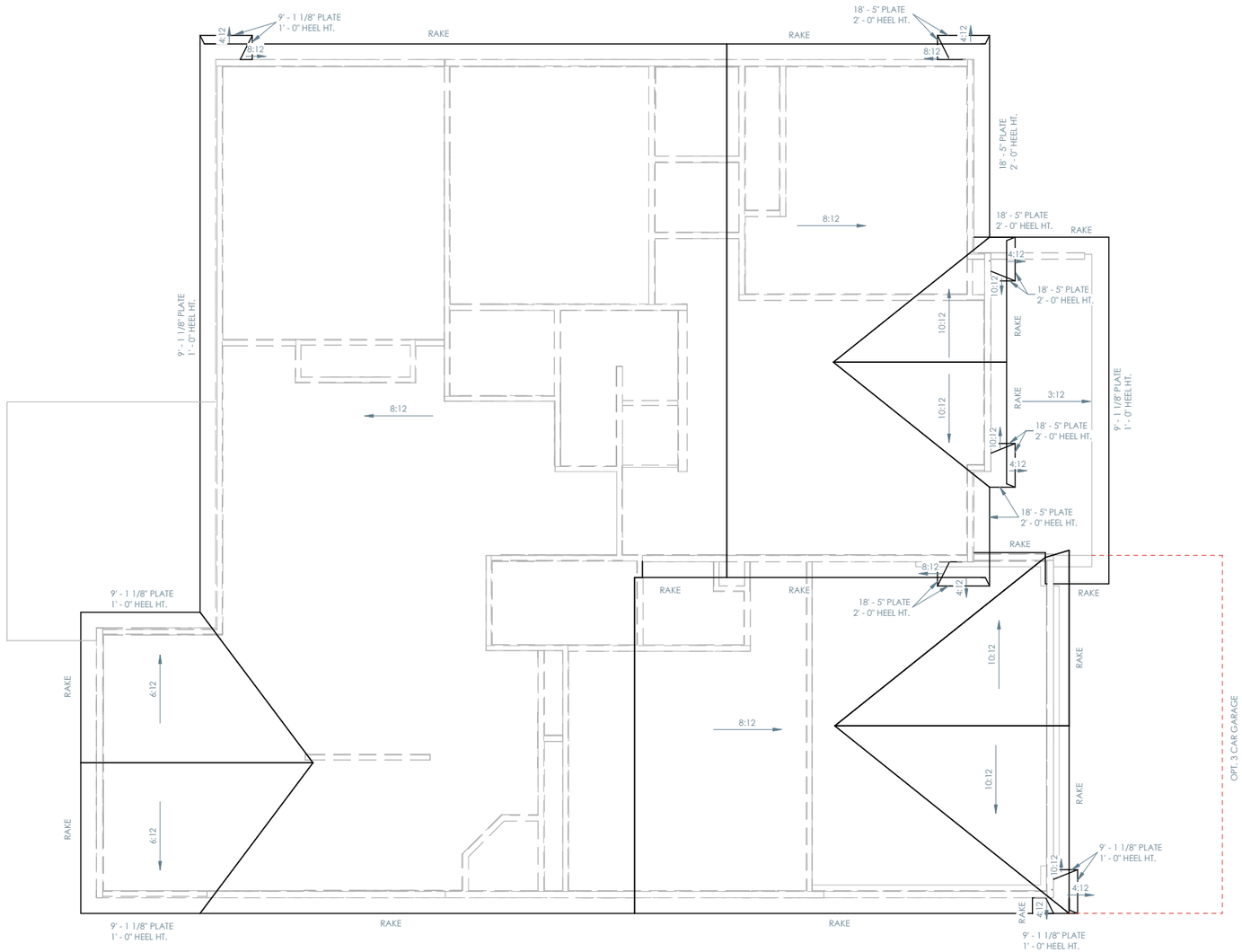
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.03



ELEVATION C - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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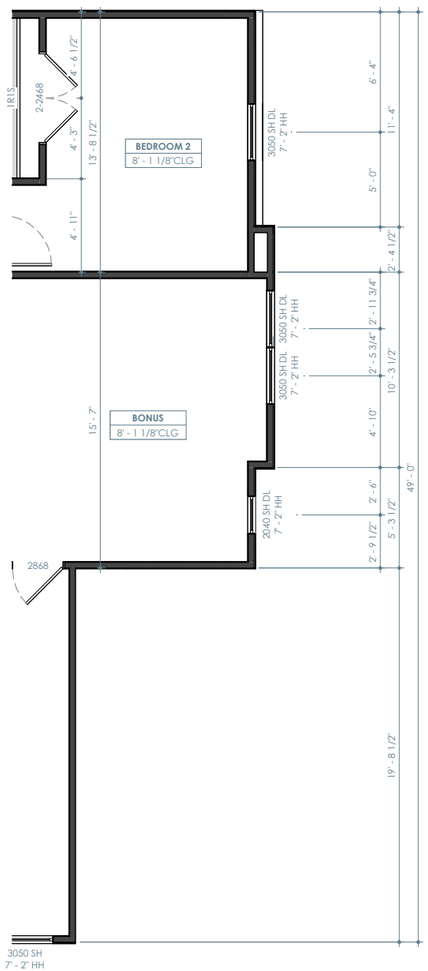
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - ROOF

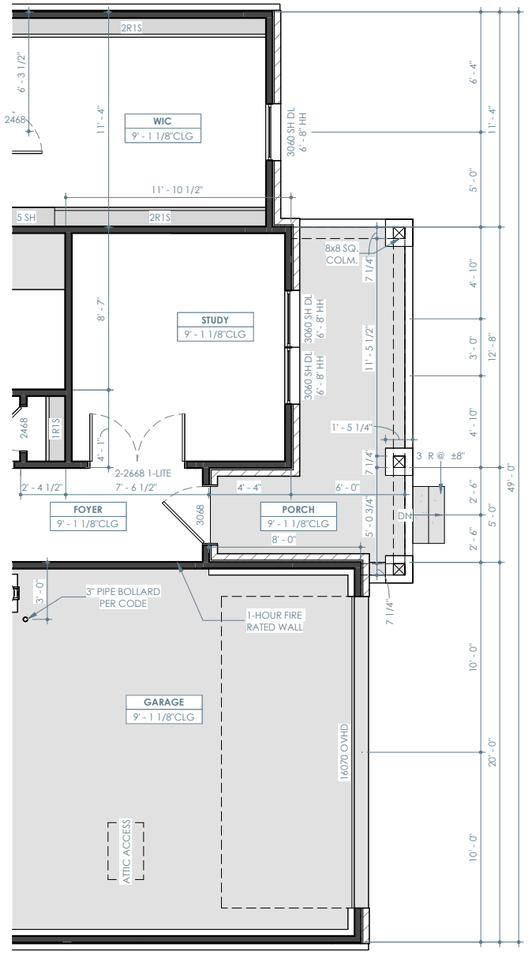
SHEET NO.

A3.04



ELEVATION D - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION D- FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION D - A/C LIVING	
FIRST FLOOR	1749 SF
SECOND FLOOR	981 SF
TOTAL	2730 SF

ELEVATION D - LIVING	
FIRST FLOOR	1971 SF
SECOND FLOOR	1089 SF
TOTAL	3060 SF

TOTAL UNDER ROOF	3772 SF

ELEVATION D - NON-LIVING	
GARAGE	429 SF
PORCH	115 SF
PATIO	168 SF
TOTAL	712 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - PARTIAL FLOOR PLANS

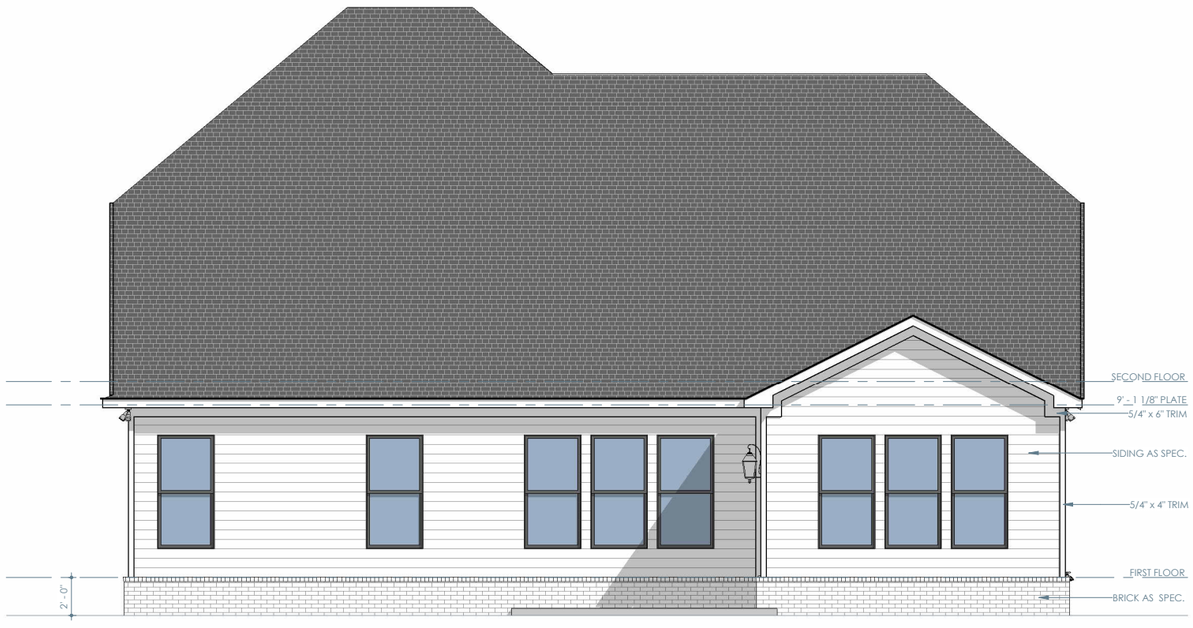
SHEET NO.

A4.01



ELEVATION D - FRONT

1/8" = 1'-0"



ELEVATION D - REAR

1/8" = 1'-0"

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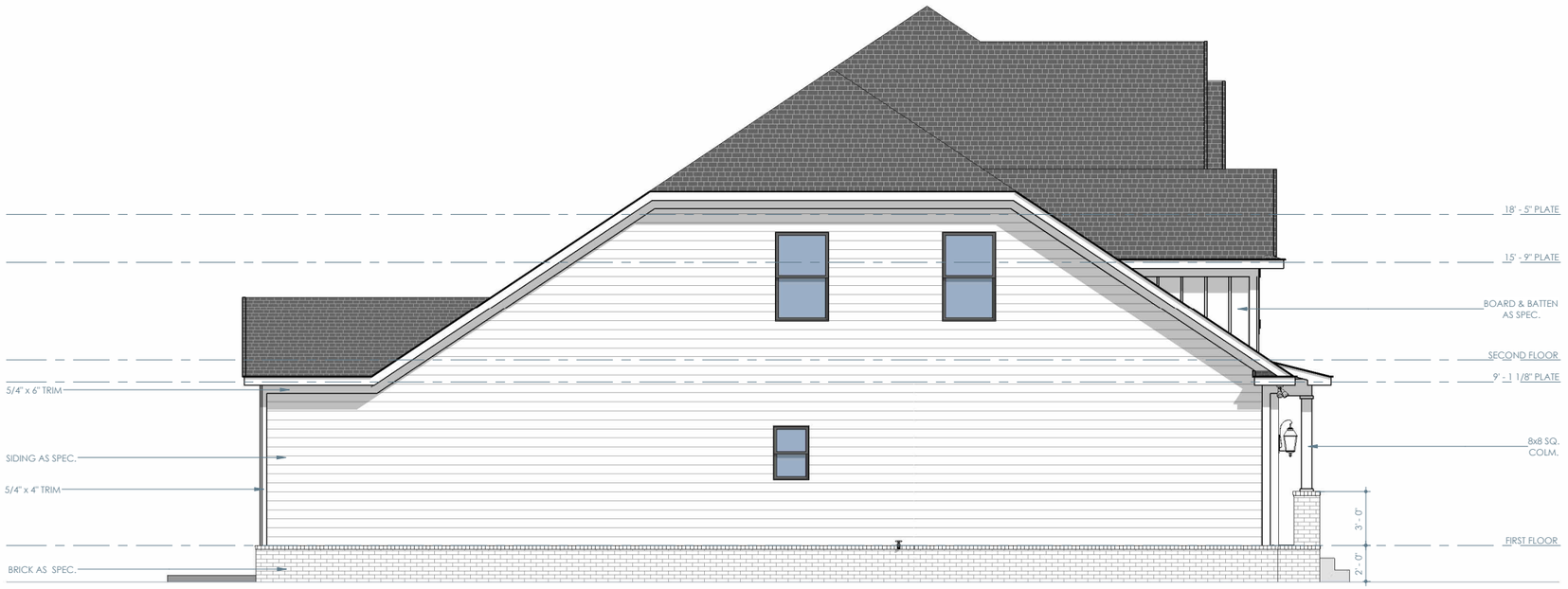
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

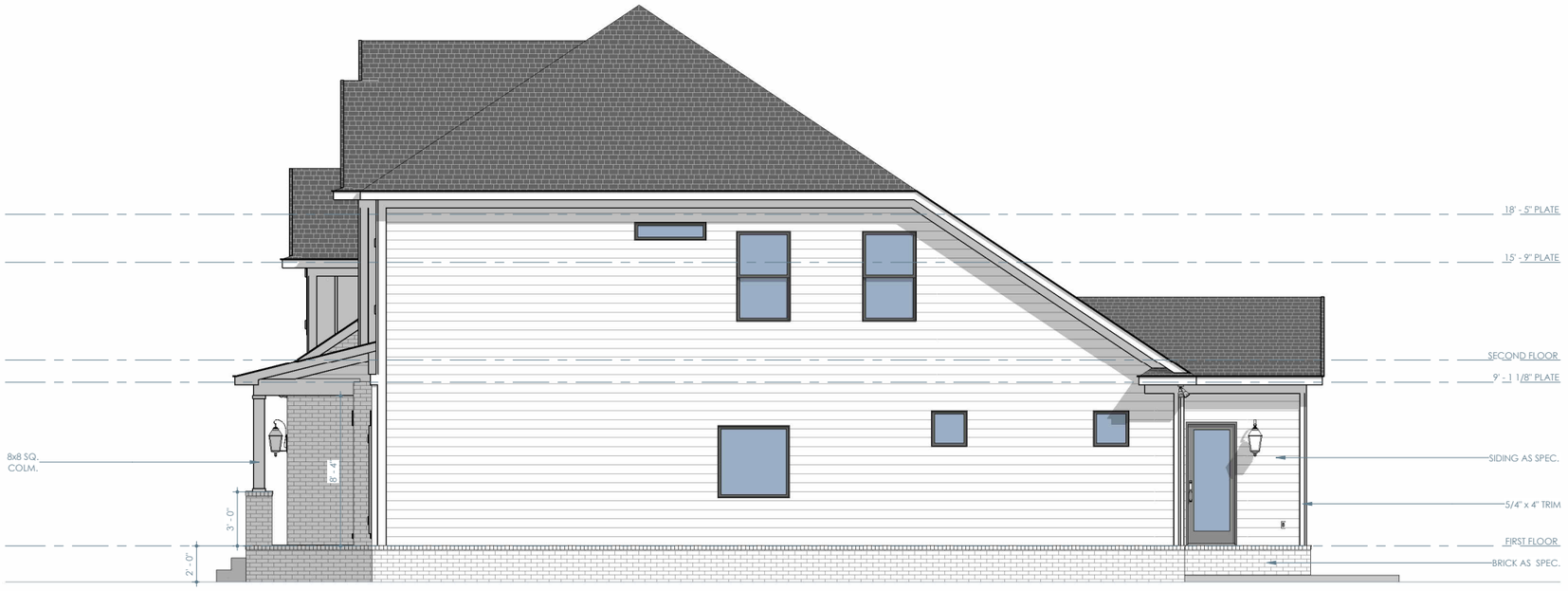
SHEET NO.

A4.02



ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"

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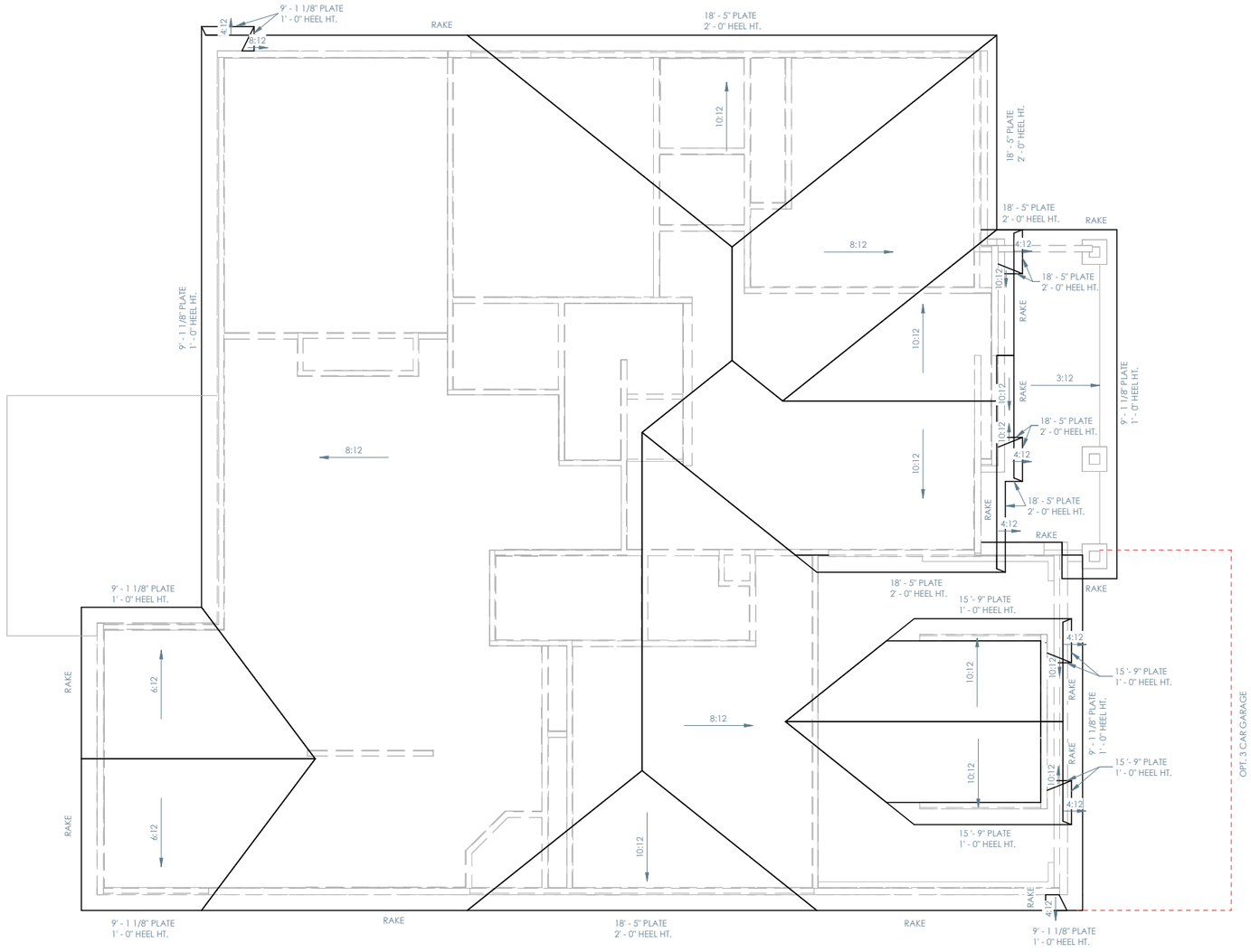
SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.03



ELEVATION D - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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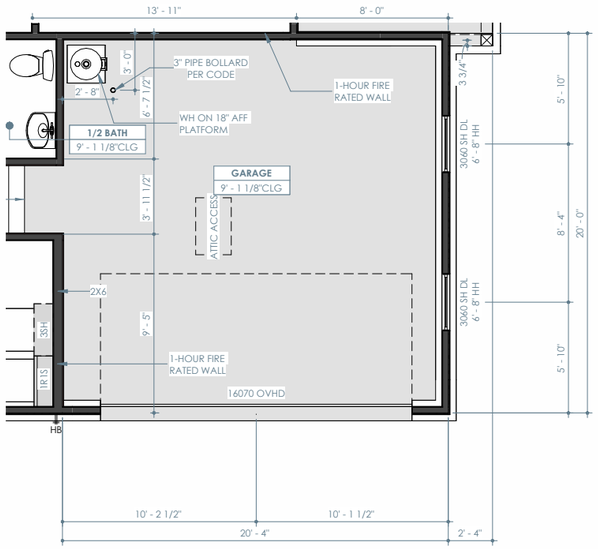
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - ROOF

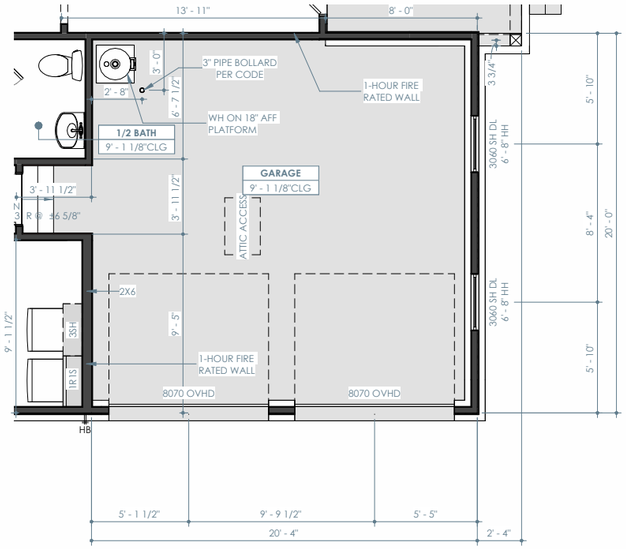
SHEET NO.

A4.04



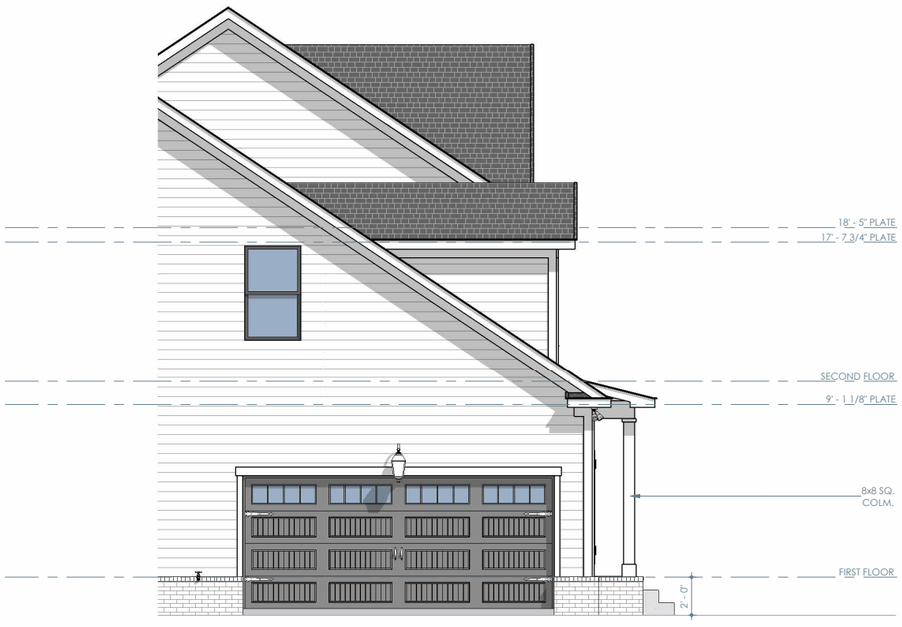
OPT. SIDE LOAD GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



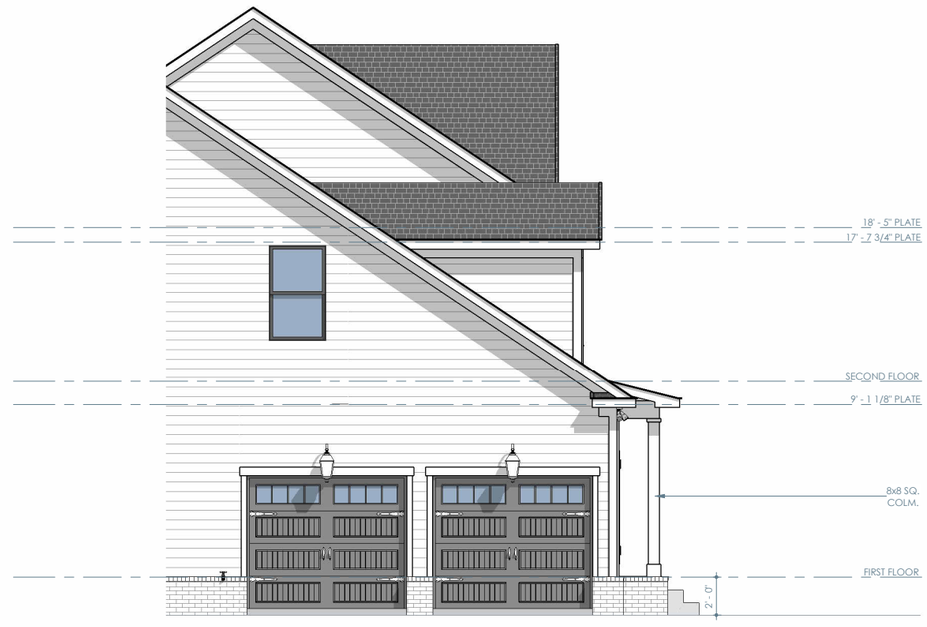
OPT. SIDE LOAD GARAGE & TWO 8' DOORS - FIRST FLOOR PLAN

1/8" = 1'-0"



ELEVATION A - OPT. SIDE LOAD GARAGE - LEFT

1/8" = 1'-0"



ELEVATION A - OPT. SIDE LOAD GARAGE & TWO 8' DOORS - LEFT

1/8" = 1'-0"

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ISSUE DATE	03/07/2024
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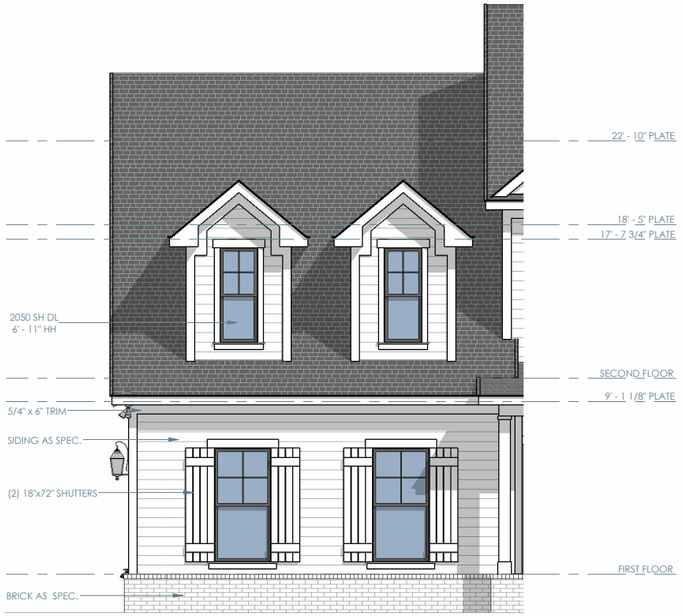
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

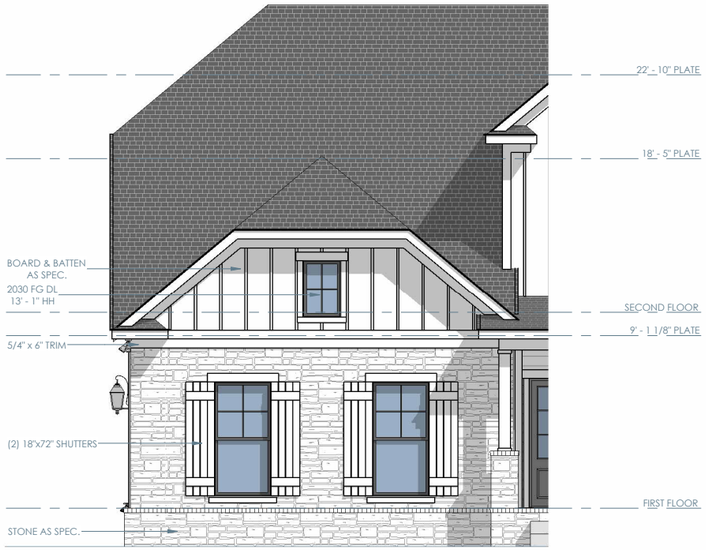
SHEET NO.

A7.00



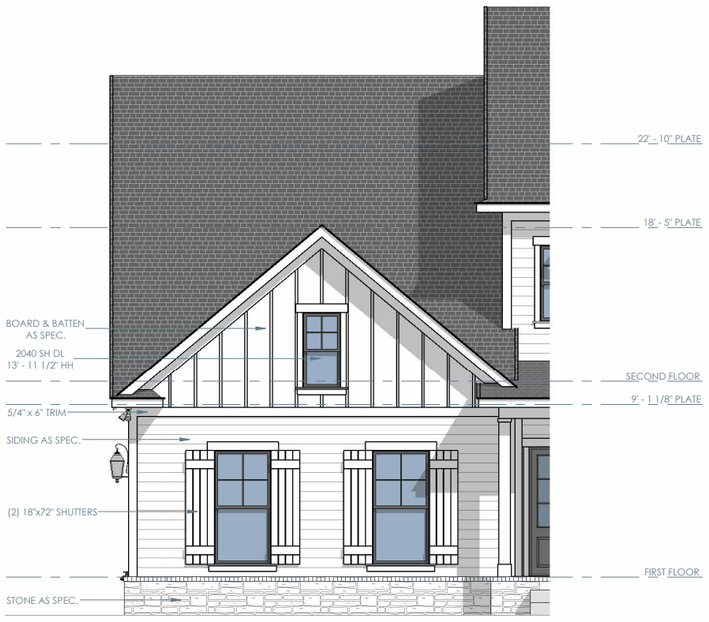
ELEVATION A - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



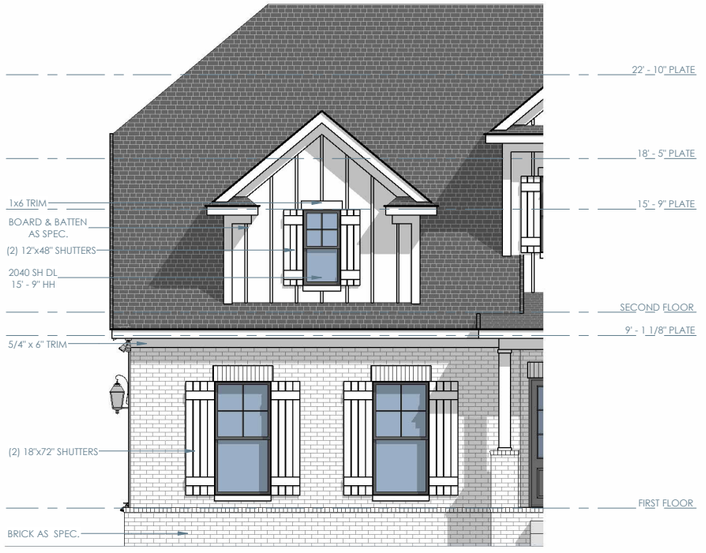
ELEVATION B - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION C - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION D - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"

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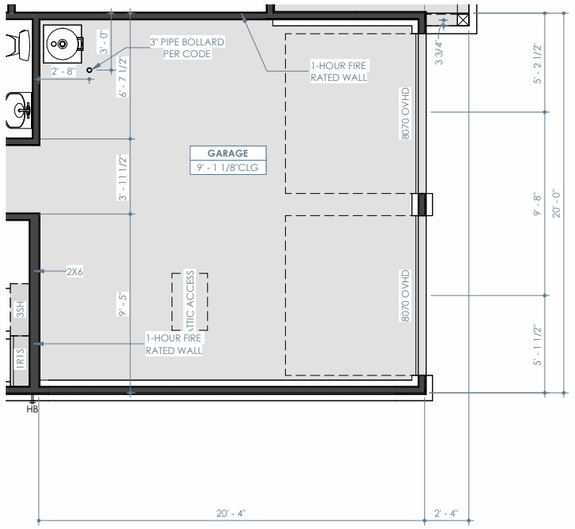
A7.01



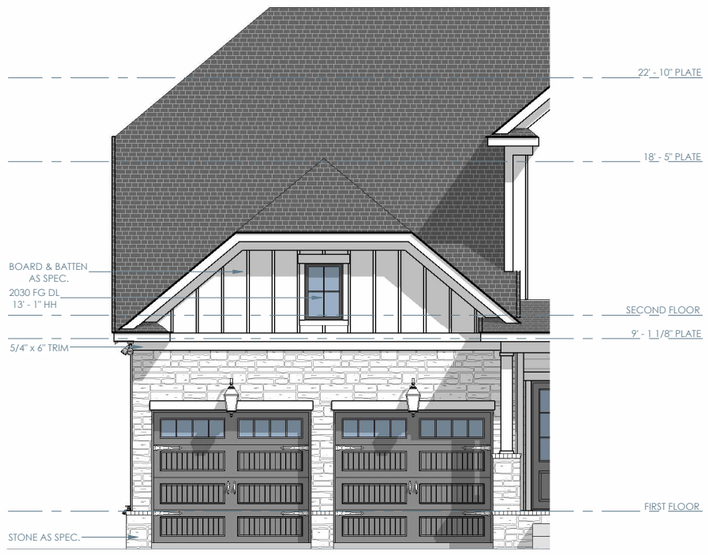
OPT. TWO 8' GARAGE DOORS - FIRST FLOOR PLAN

1/8" = 1'-0"



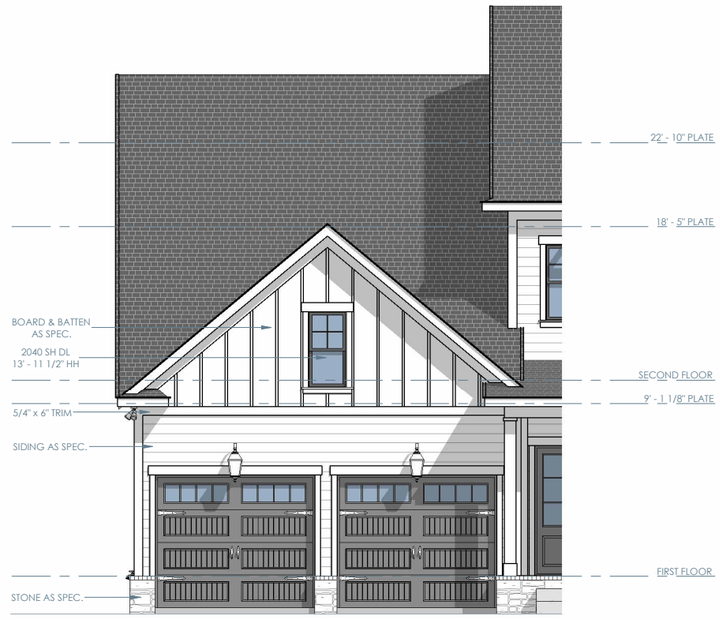
ELEVATION A - OPT. TWO 8' GARAGE DOORS - FRONT

1/8" = 1'-0"



ELEVATION B - OPT. TWO 8' GARAGE DOORS - FRONT

1/8" = 1'-0"



ELEVATION C - OPT. TWO 8' GARAGE DOORS - FRONT

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

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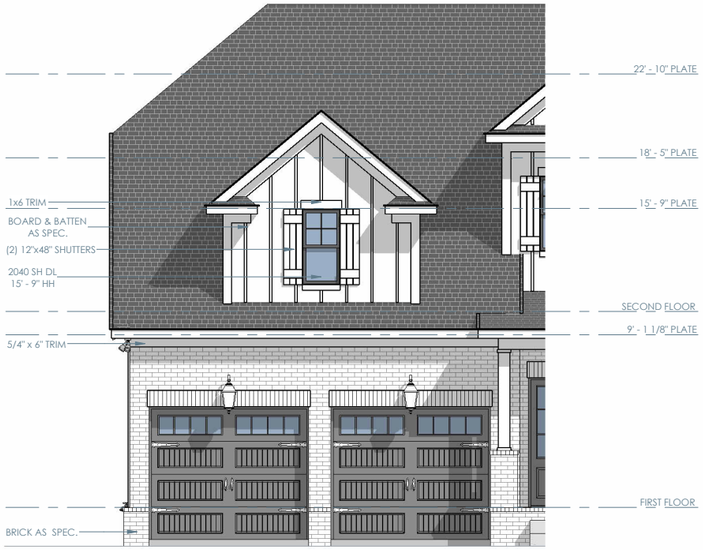
PLAN OPTIONS

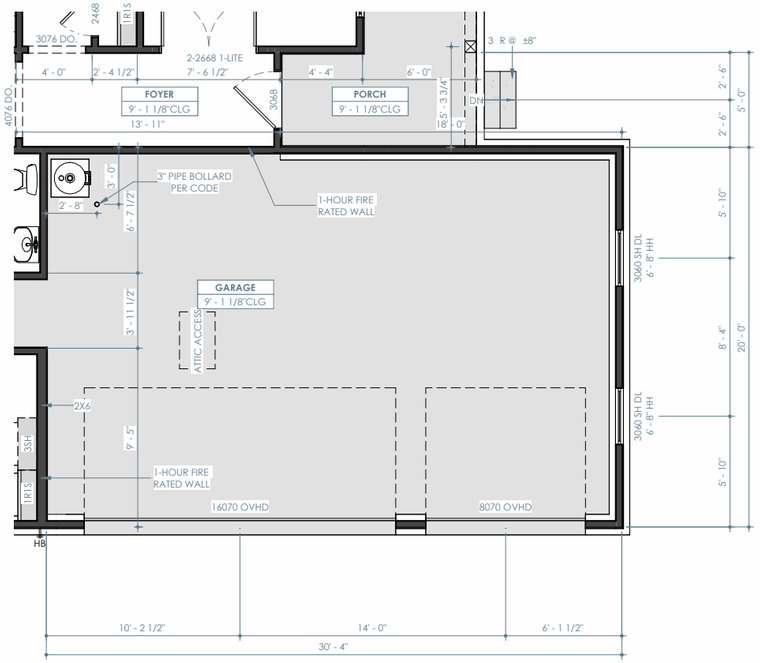
SHEET NO.

A7.02



ELEVATION D - OPT. TWO 8' GARAGE DOORS - FRONT

1/8" = 1'-0"



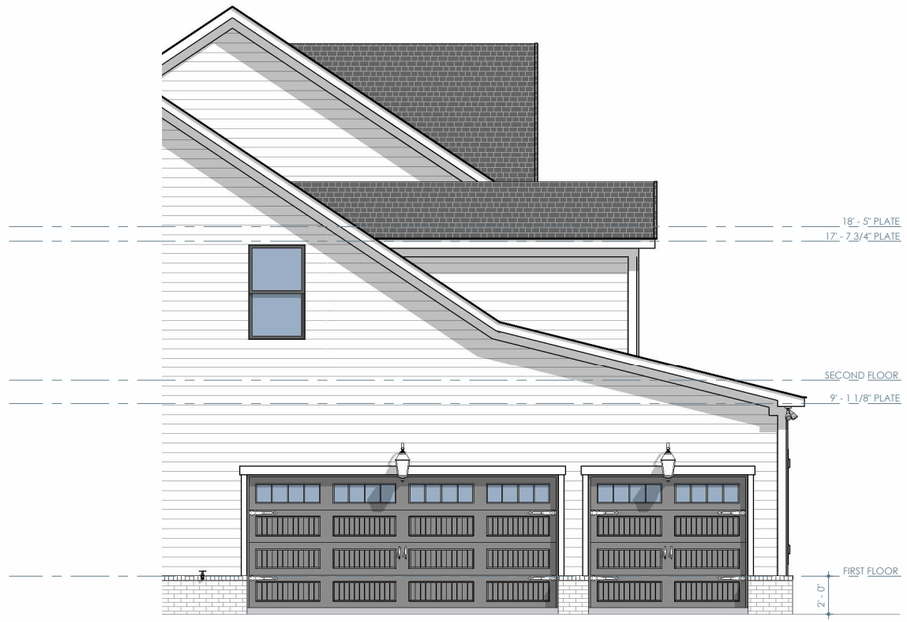
OPT. 3 CAR GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



ELEVATION A - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"



ELEVATION A - OPT. 3 CAR GARAGE - LEFT

1/8" = 1'-0"

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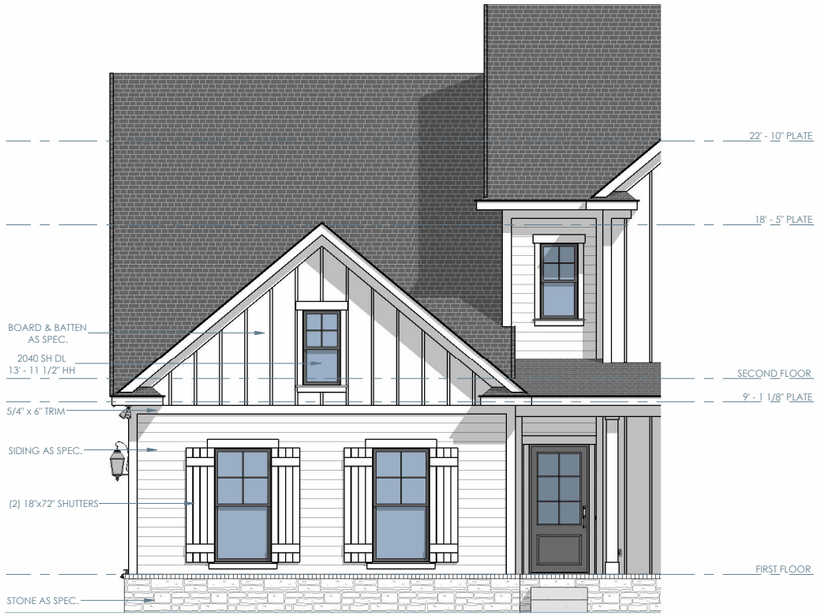
SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.03



ELEVATION C - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"



ELEVATION D - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"



ELEVATION B - OPT. 3 CAR GARAGE - FRONT

1/8" = 1'-0"

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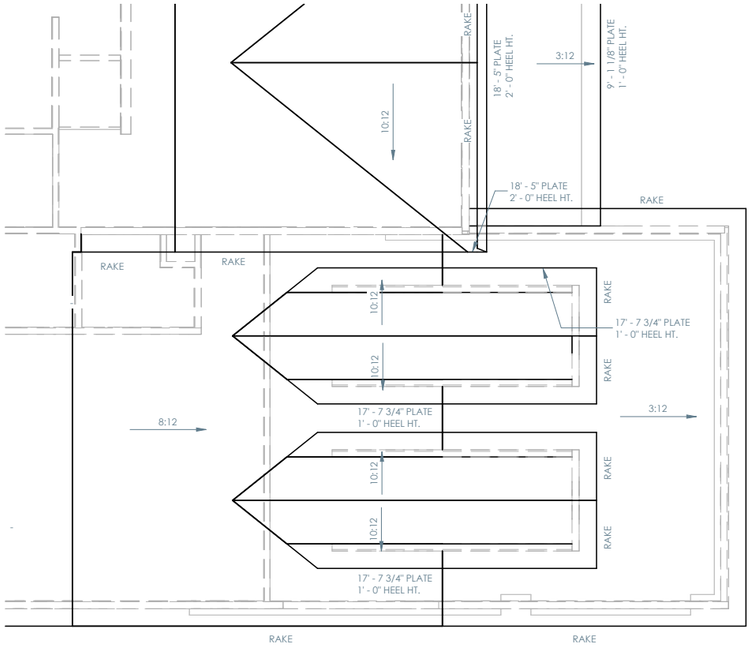
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

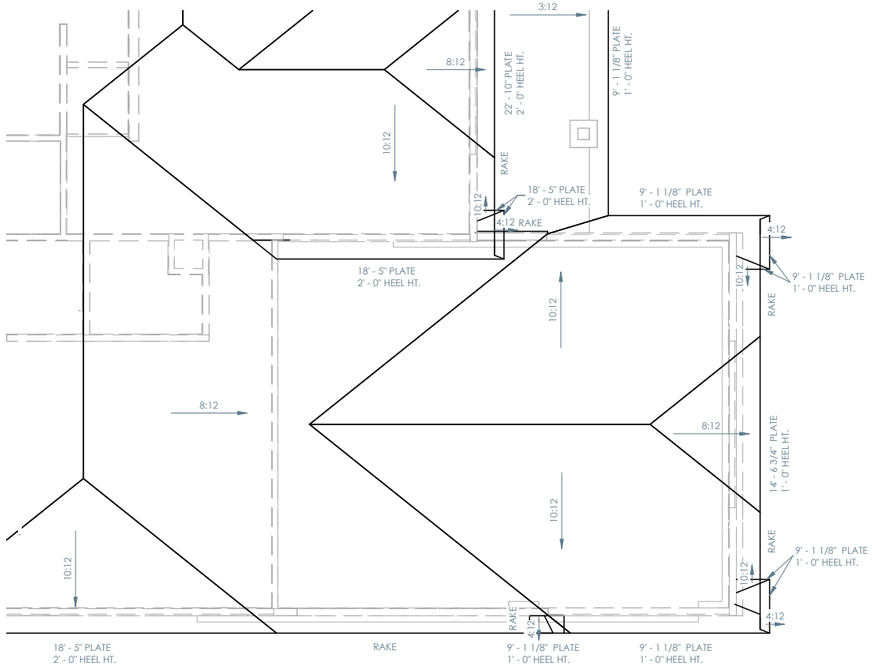
SHEET NO.

A7.04



ELEVATION A - OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"



ELEVATION B - OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"

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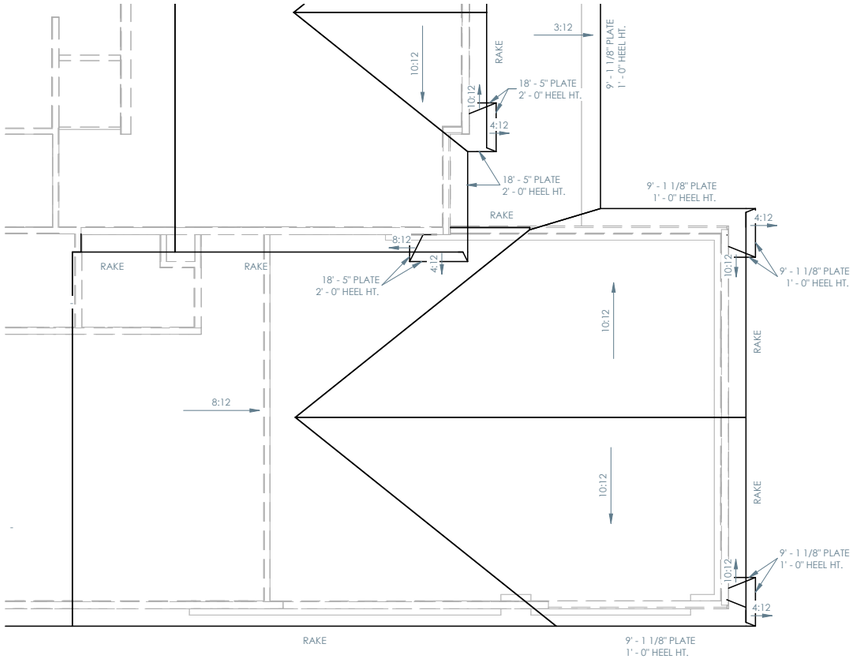
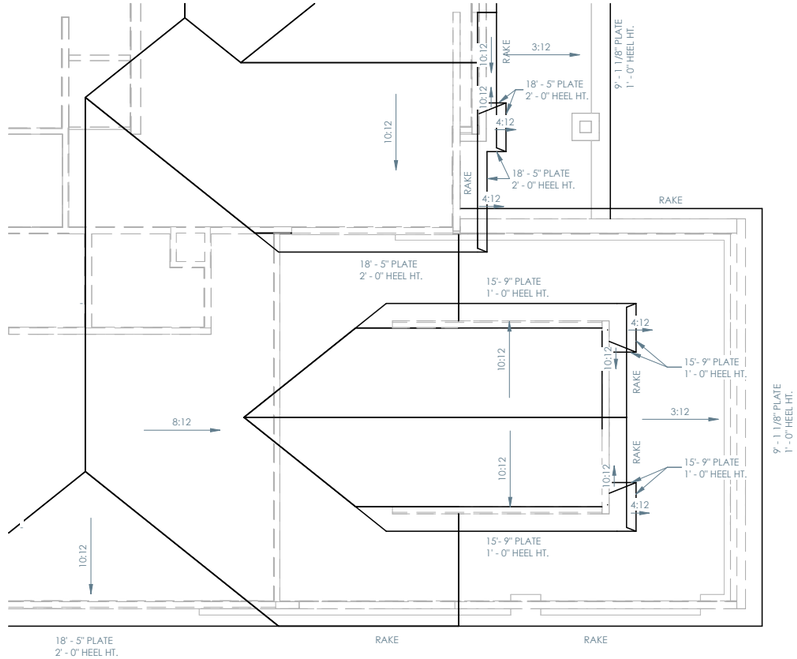
SHEET NO.

A7.05



ELEVATION C - OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"



ELEVATION D - OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"

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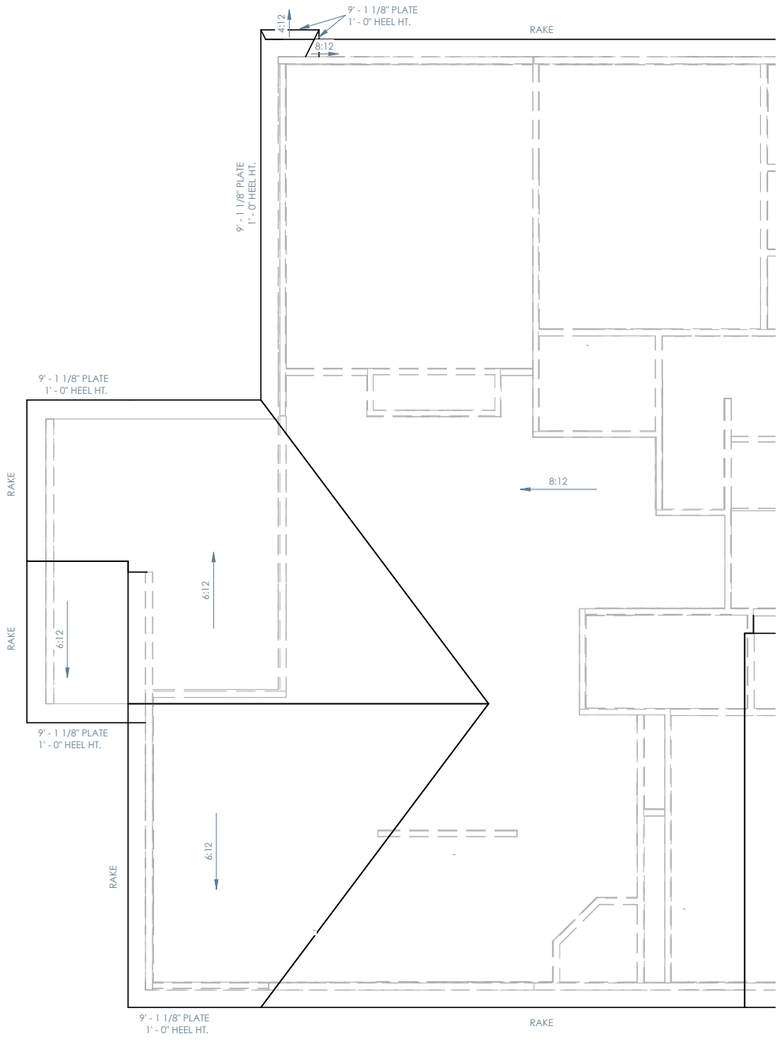
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

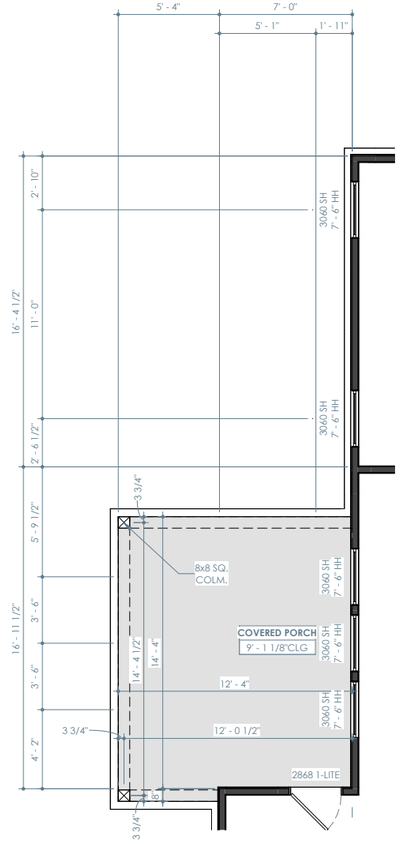
SHEET NO.

A7.06



OPT. REAR COVERED PORCH - ROOF PLAN

1/8" = 1'-0"



OPT. REAR COVERED PORCH - FIRST FLOOR PLAN

1/8" = 1'-0"

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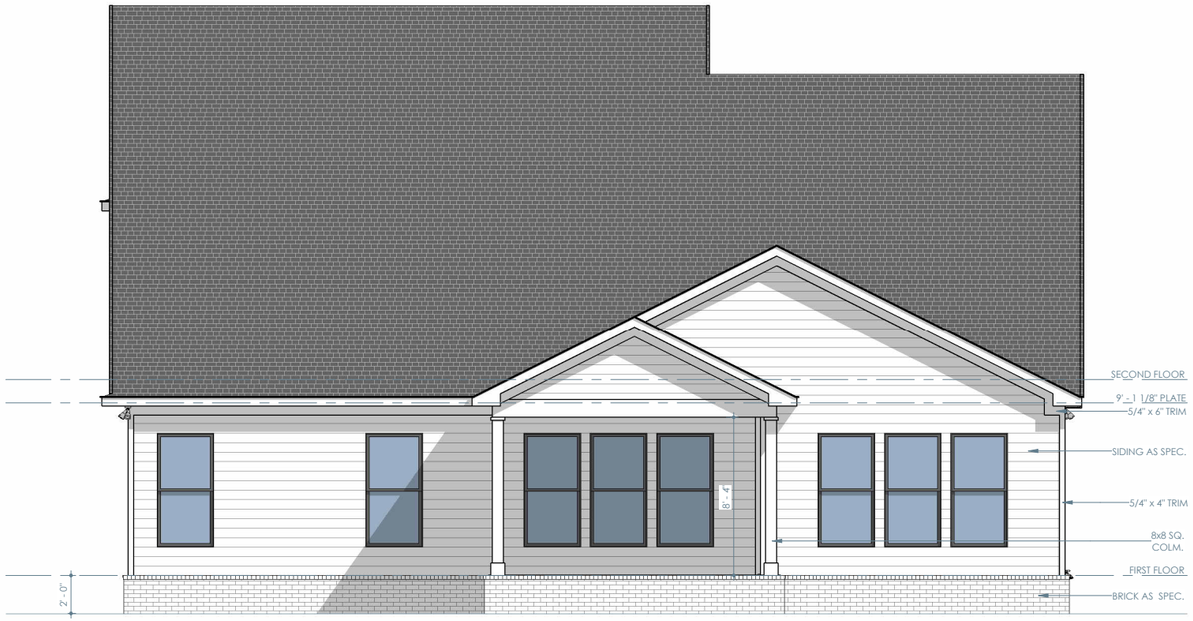
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

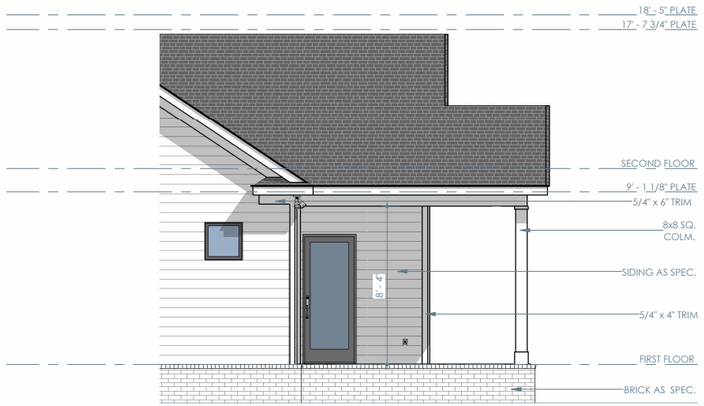
SHEET NO.

A7.07



OPT. REAR COVERED PORCH - REAR

1/8" = 1'-0"



OPT. REAR COVERED PORCH - RIGHT

1/8" = 1'-0"

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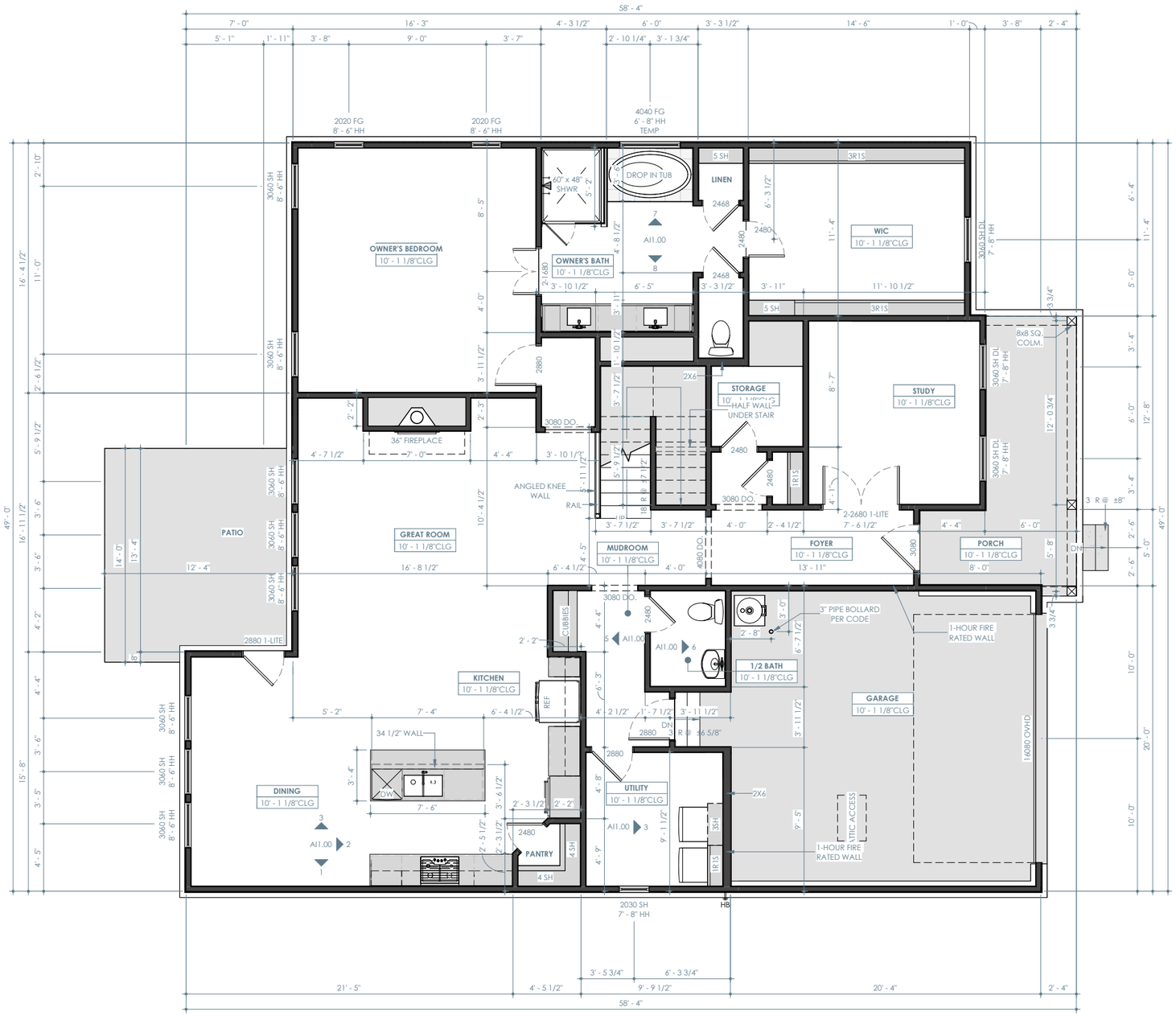
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.08



ELEVATION A W/ EXECUTIVE OPTION - FIRST FLOOR PLAN

1/8" = 1'-0"

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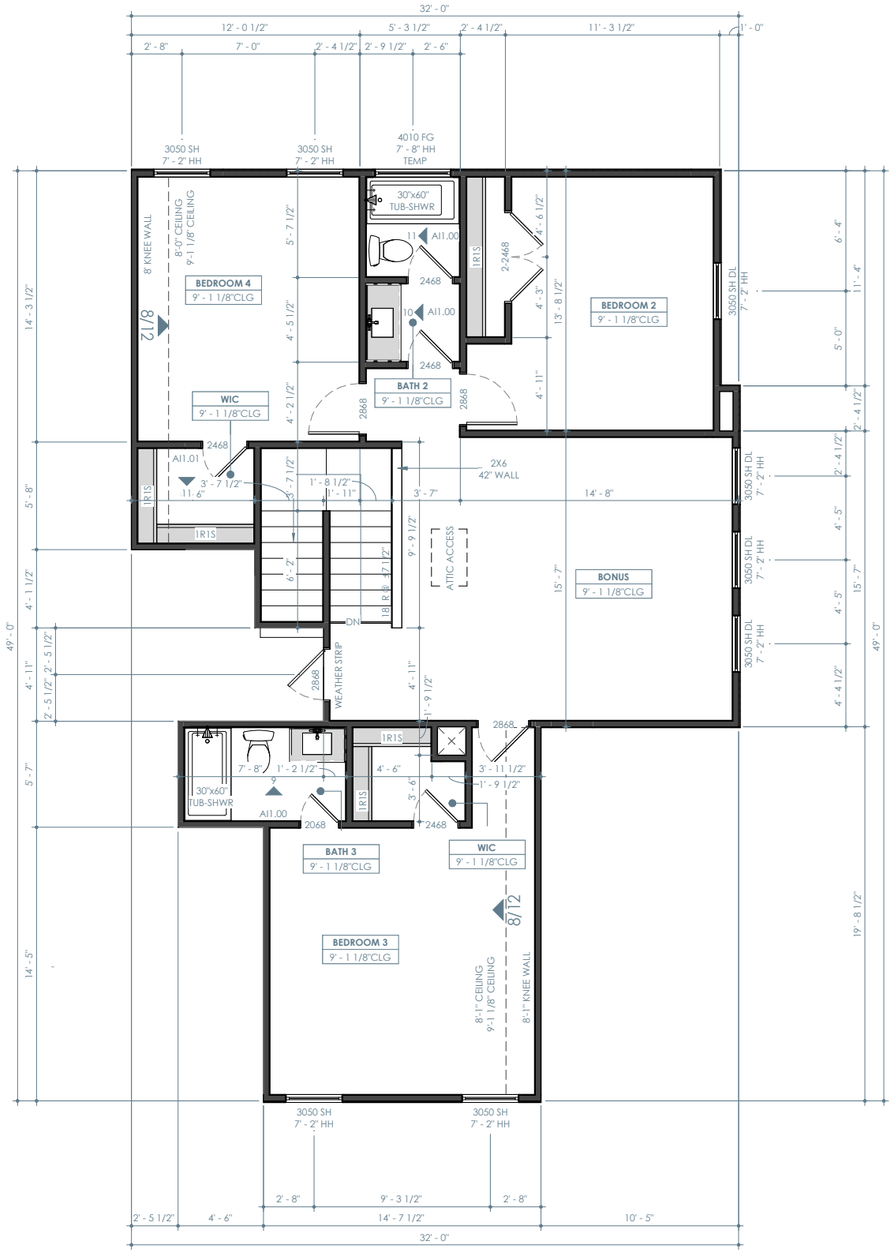
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.09



ELEVATION A W/ EXECUTIVE OPTION - SECOND FLOOR PLAN

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTION

SHEET NO.

A7.10



ELEVATION A W/ EXECUTIVE OPTION - FRONT

1/8" = 1'-0"



ELEVATION A W/ EXECUTIVE OPTION - REAR

1/8" = 1'-0"

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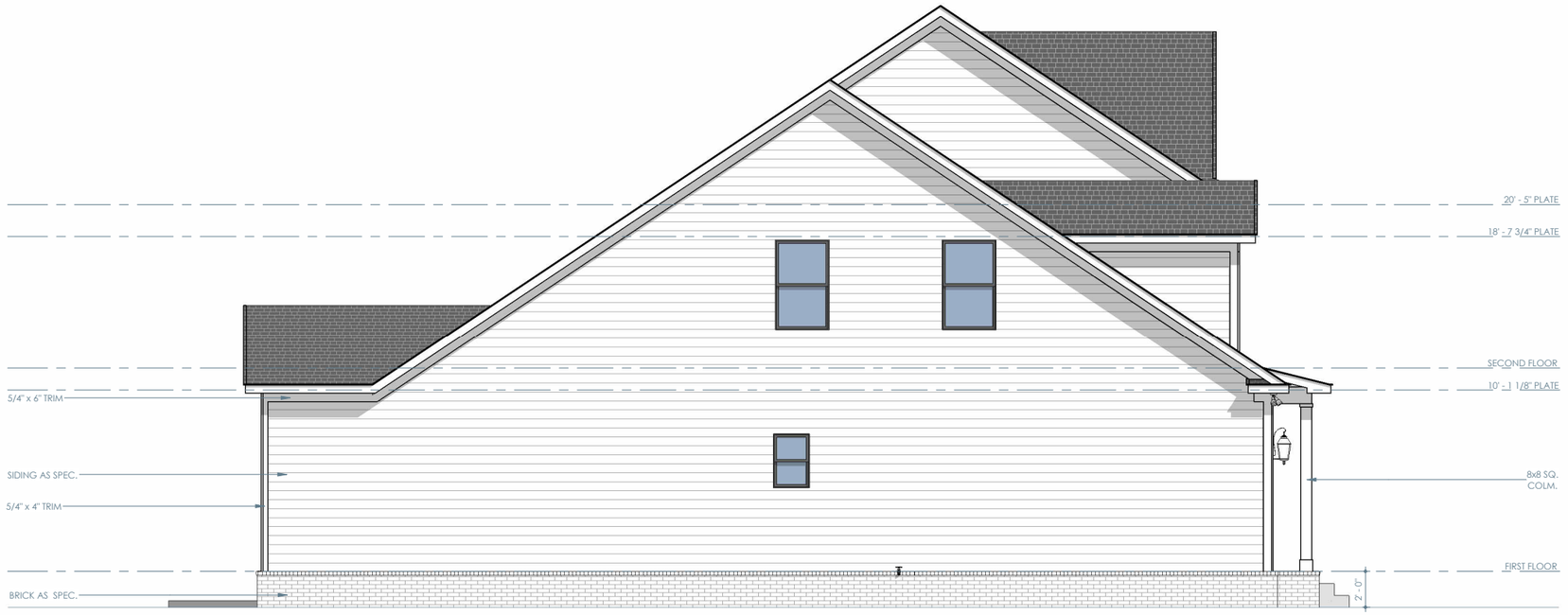
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

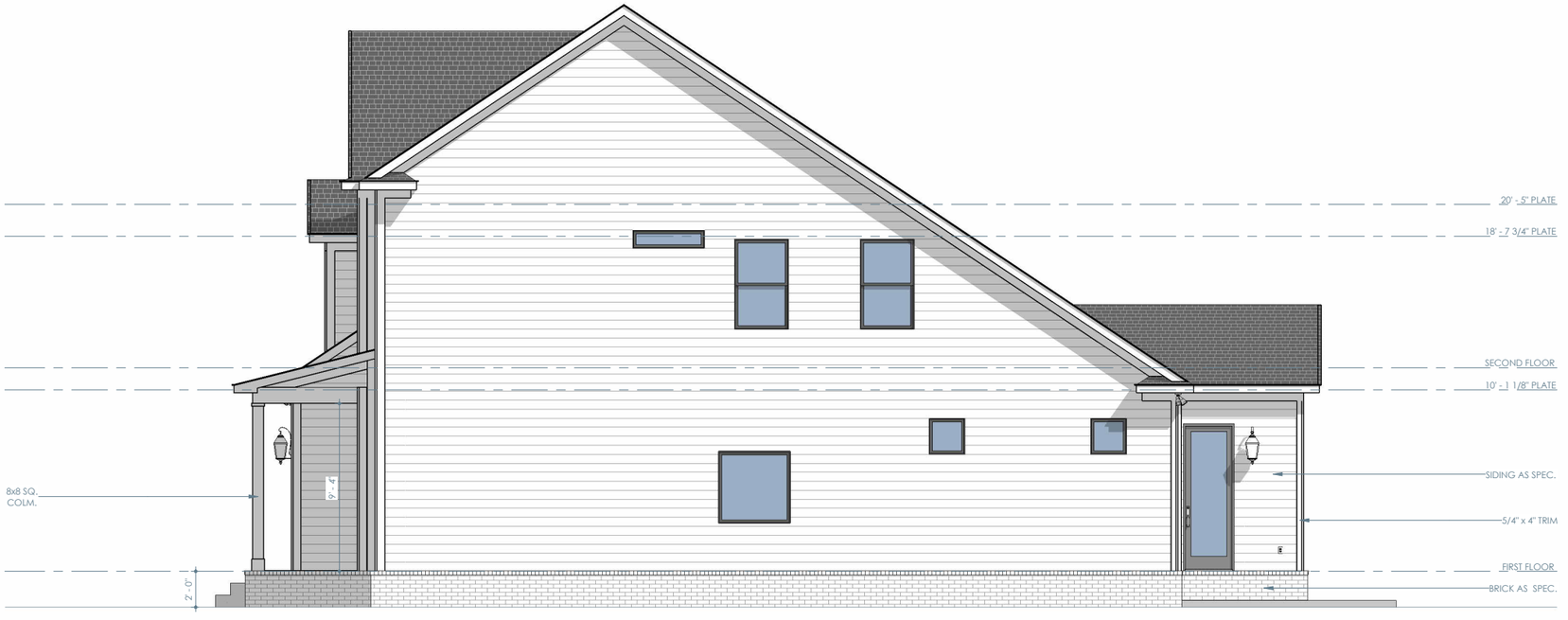
SHEET NO.

A7.11



ELEVATION A W/ EXECUTIVE OPTION - LEFT

1/8" = 1'-0"



ELEVATION A W/ EXECUTIVE OPTION - RIGHT

1/8" = 1'-0"

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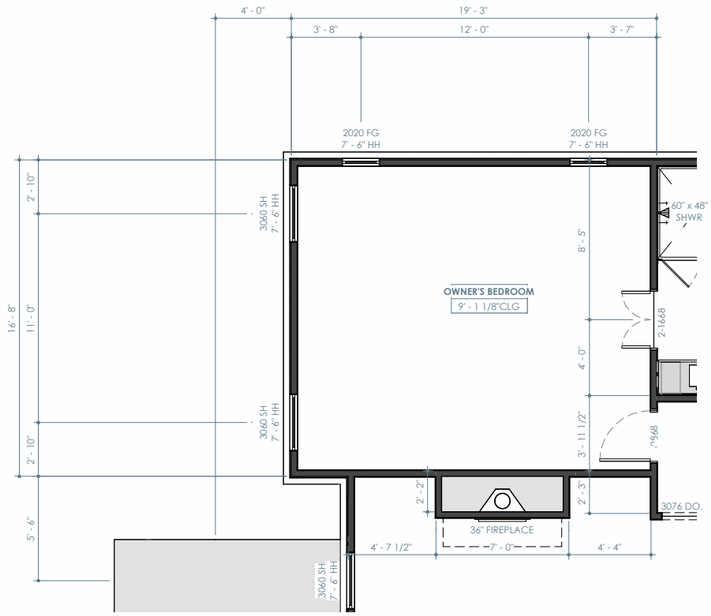
SHEET NAME

PLAN OPTIONS

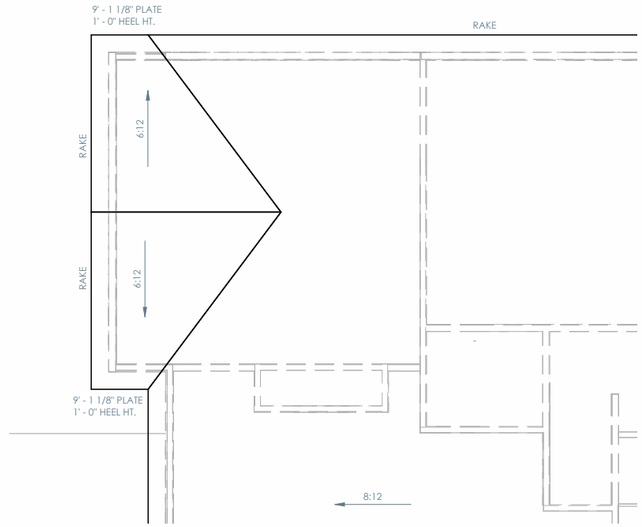
SHEET NO.

A7.12



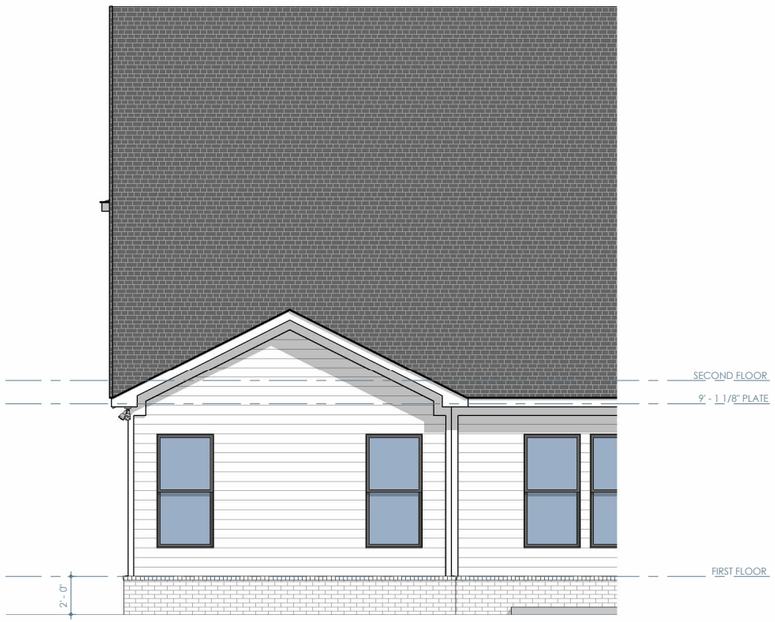
OPT. 3' OWNERS BEDROOM EXTENSION - FIRST FLOOR PLAN

1/8" = 1'-0"



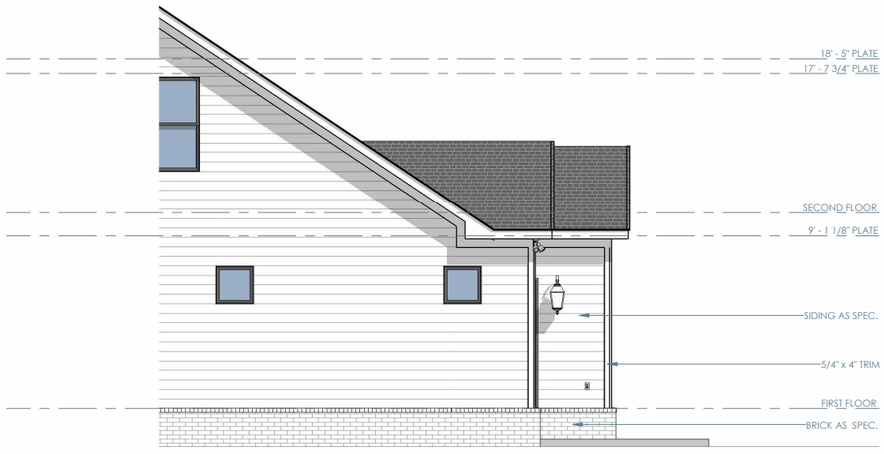
OPT. 3' OWNERS BEDROOM EXTENSION - ROOF PLAN

1/8" = 1'-0"



OPT. 3' OWNERS BEDROOM EXTENSION - REAR

1/8" = 1'-0"



OPT. 3' OWNERS BEDROOM EXTENSION - RIGHT

1/8" = 1'-0"

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PLAN NO.

3050

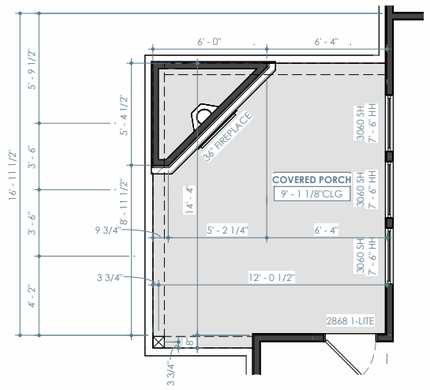
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

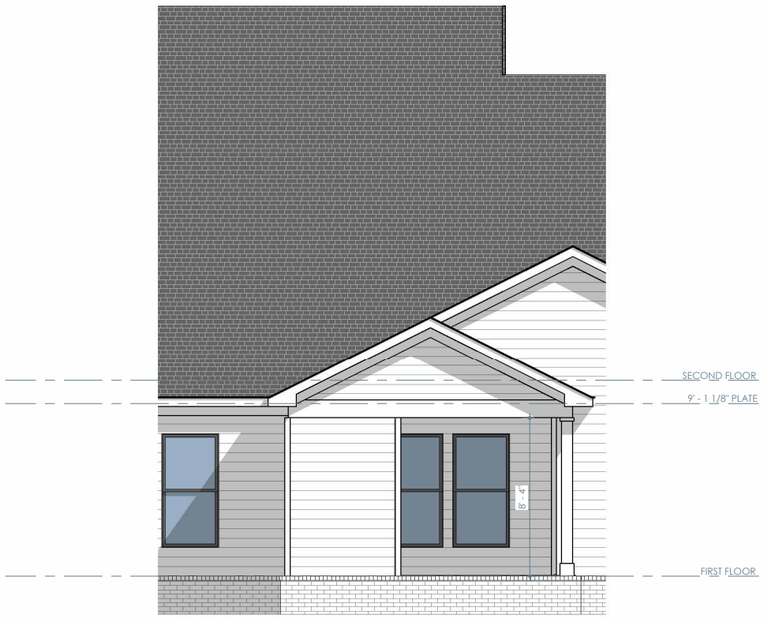
SHEET NO.

A7.13



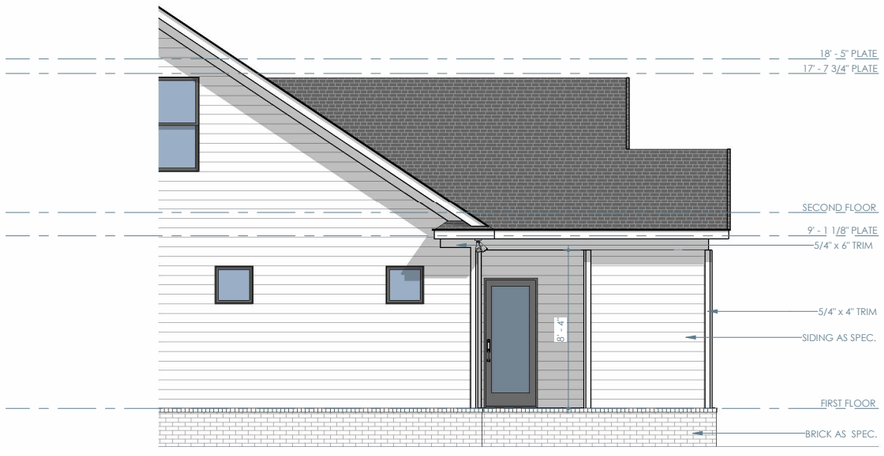
OPT. PORCH FIREPLACE - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. PORCH FIREPLACE - REAR

1/8" = 1'-0"



OPT. PORCH FIREPLACE - RIGHT

1/8" = 1'-0"

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ISSUE DATE	03/07/2024
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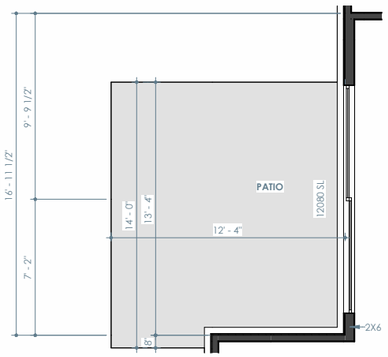
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

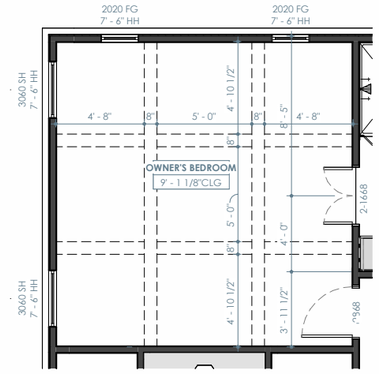
SHEET NO.

A7.14



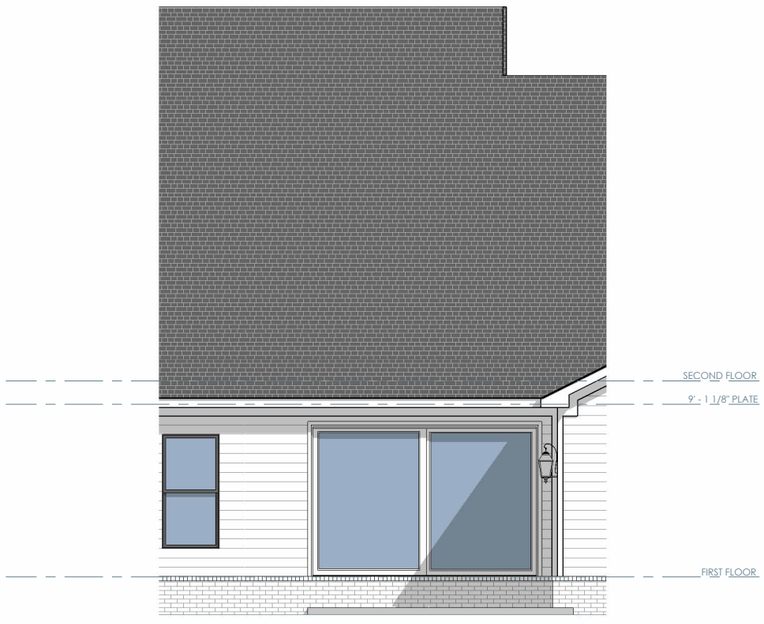
OPT. GREAT ROOM SLIDER DOOR - FIRST FLOOR PLAN

1/8" = 1'-0"



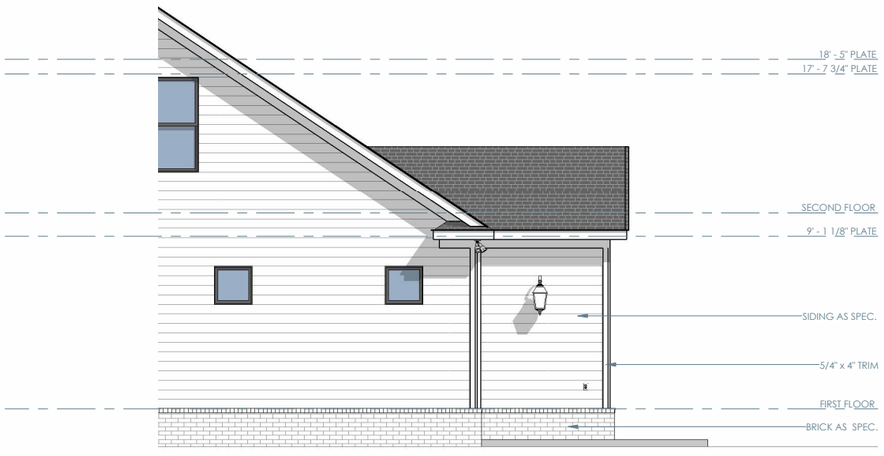
OPT. OWNER'S BEDROOM COFFERED CEILING - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. GREAT ROOM SLIDER DOOR - REAR

1/8" = 1'-0"



OPT. GREAT ROOM SLIDER DOOR - RIGHT

1/8" = 1'-0"

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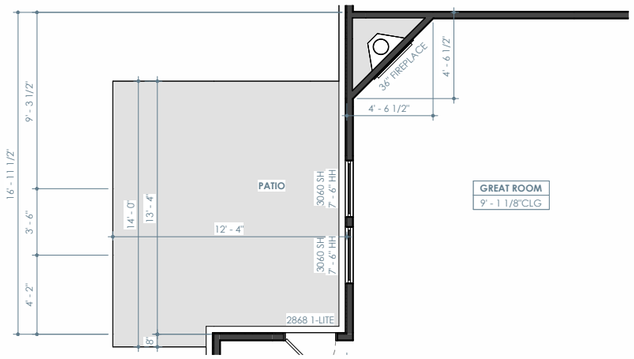
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.15



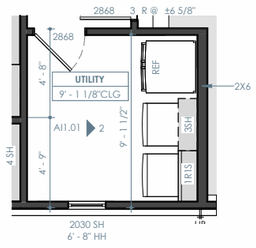
OPT. CORNER FIREPLACE - FIRST FLOOR PLAN

1/8" = 1'-0"



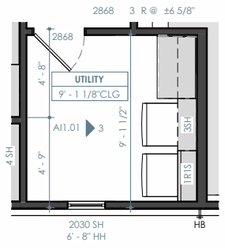
OPT. CORNER FIREPLACE - REAR

1/8" = 1'-0"



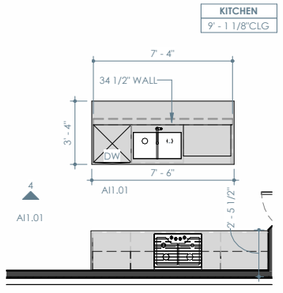
OPT. UTILITY REFRIGERATOR - FIRST FLOOR PLAN

1/8" = 1'-0"



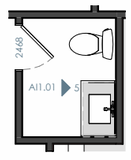
OPT. UTILITY CABINETS - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. ISLAND MICROWAVE - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. 1/2 BATH VANITY - FIRST FLOOR PLAN

1/8" = 1'-0"

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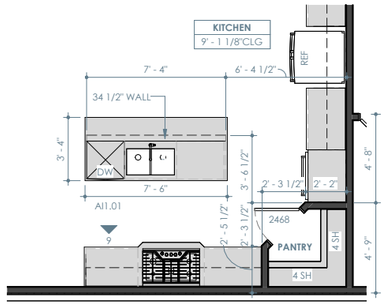
SHEET NAME

PLAN OPTIONS

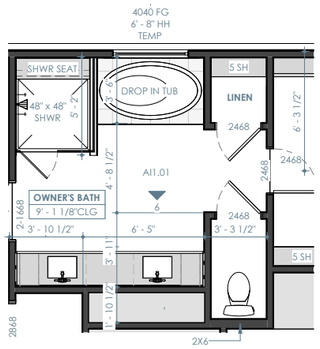
SHEET NO.

A7.16



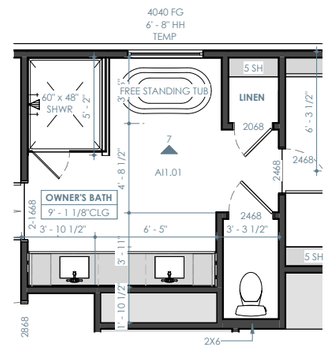
OPT. 36" COOKTOP RANGE W/BUMPOUT & VENT HOOD - FIRST FLOOR PLAN

1/8" = 1'-0"



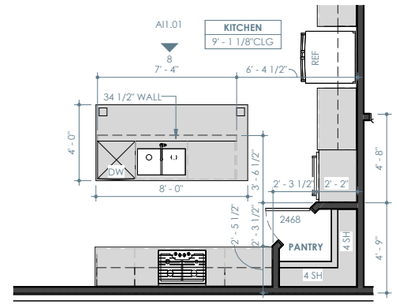
OPT. OWNER'S BATH SHOWER SEAT - FIRST FLOOR PLAN

1/8" = 1'-0"



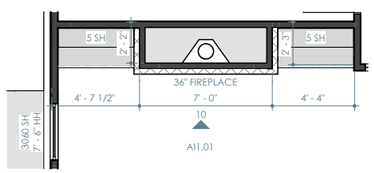
OPT. FREE STANDING TUB - FIRST FLOOR PLAN

1/8" = 1'-0"



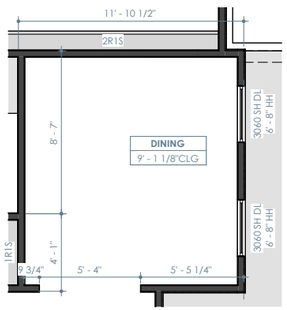
OPT. EXTENDED KITCHEN ISLAND W/ LEGS - FIRST FLOOR PLAN

1/8" = 1'-0"



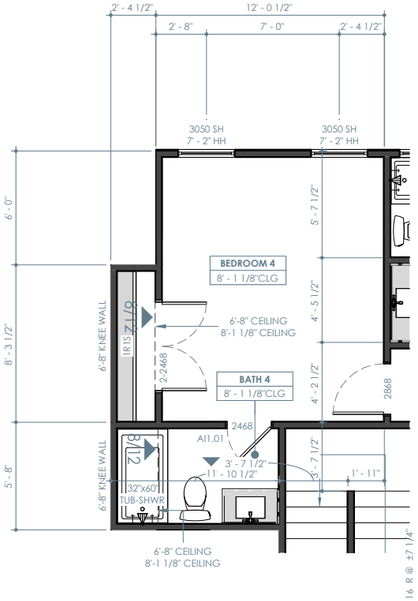
OPT. BUILT-INS FIREPLACE - FIRST FLOOR PLAN

1/8" = 1'-0"



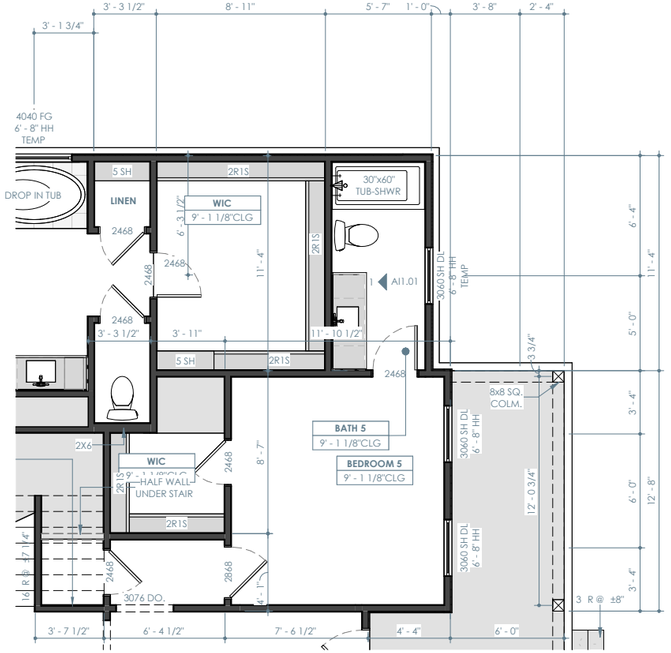
OPT. DINING - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. BEDROOM 4 W/ BATH 4 - SECOND FLOOR PLAN

1/8" = 1'-0"



OPT. BEDROOM 5 - FIRST FLOOR PLAN

1/8" = 1'-0"

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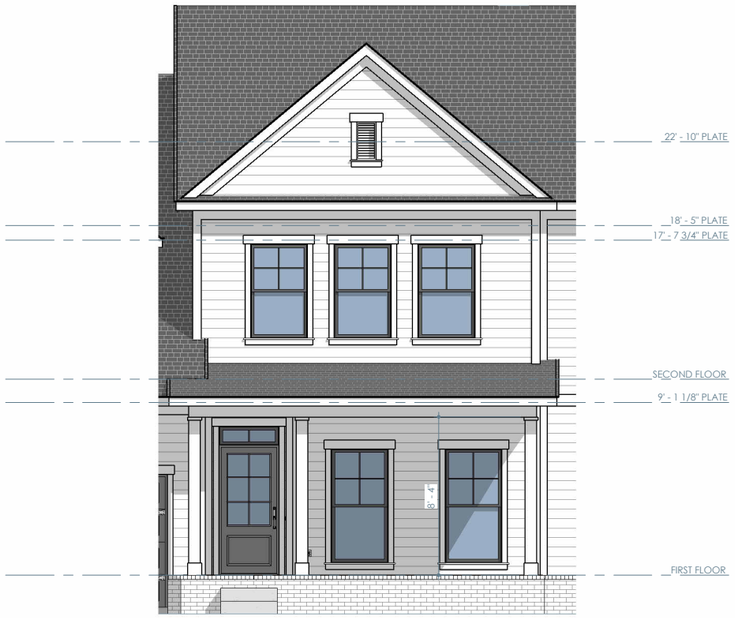
SHEET NAME

PLAN OPTIONS

SHEET NO.

A7.17



OPT. TRANSOM AT FRONT DOOR - ELEVATION A

1/8" = 1'-0"



OPT. CRAFTSMAN AT FRONT DOOR - ELEVATION A

1/8" = 1'-0"

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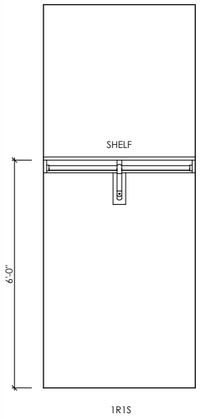
SCALE	1/8" = 1'-0"

SHEET NAME

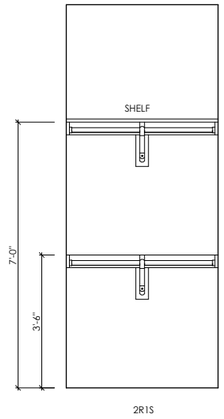
PLAN OPTIONS

SHEET NO.

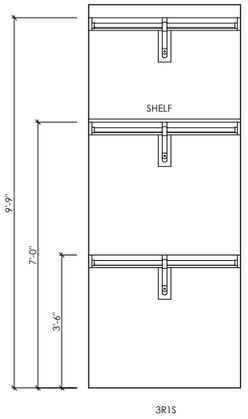
A7.18



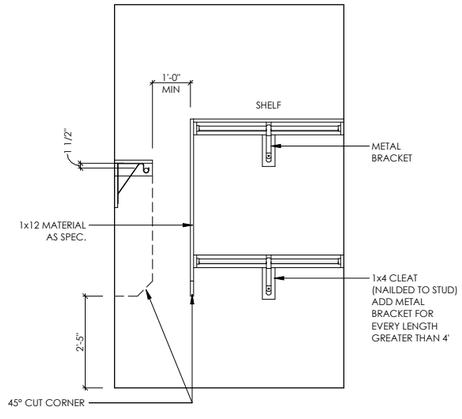
1R1S



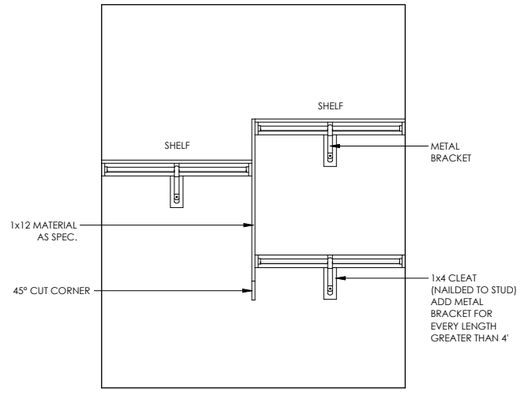
2R1S



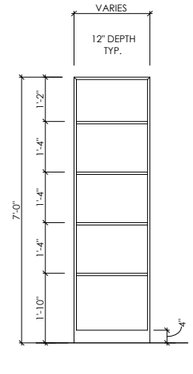
3R1S



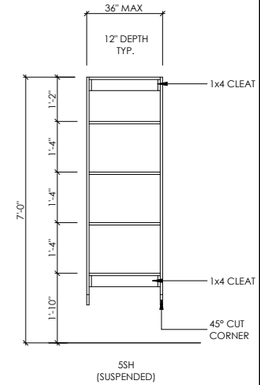
CLOSET CORNER DETAIL



1R1S TO 2R1S TRANSITION DETAIL



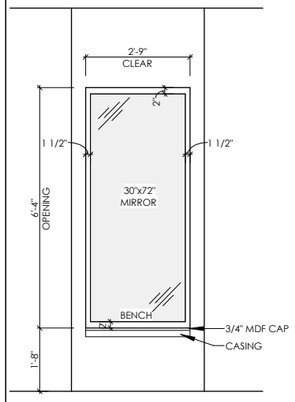
5SH



5SH
(SUSPENDED)

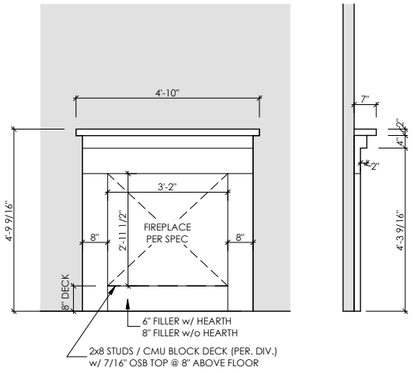
1 CLOSET DETAILS

1/4" = 1'-0"



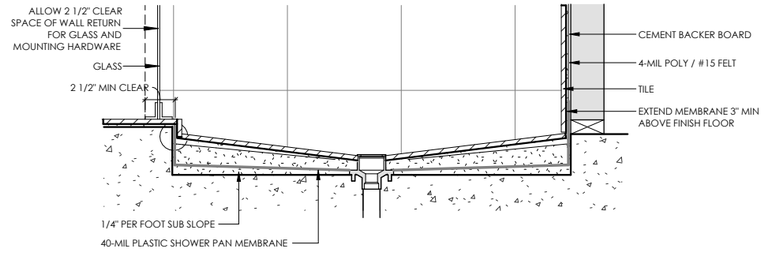
2 CLOSET BENCH

1/4" = 1'-0"



3 FIREPLACE DETAIL

1/4" = 1'-0"



4 MUD PAN SHOWER

3/4" = 1'-0"

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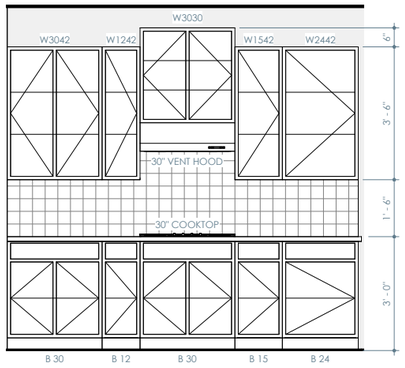
SCALE	As indicated

SHEET NAME

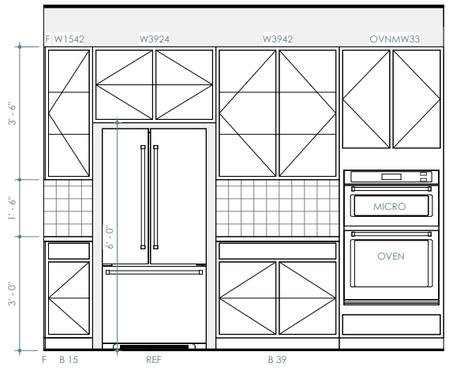
DETAILS

SHEET NO.

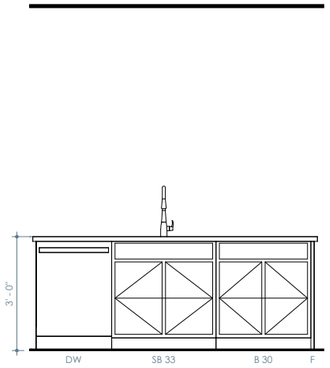
AD1.00



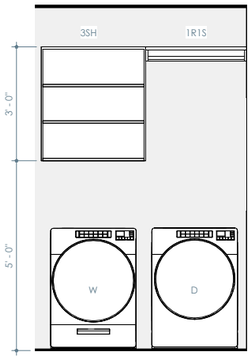
1 KITCHEN
1/4" = 1'-0"



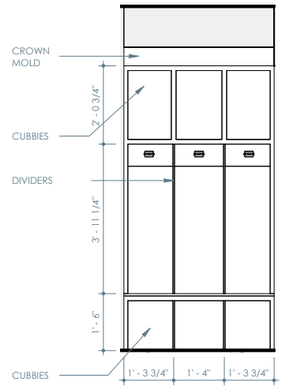
2 KITCHEN
1/4" = 1'-0"



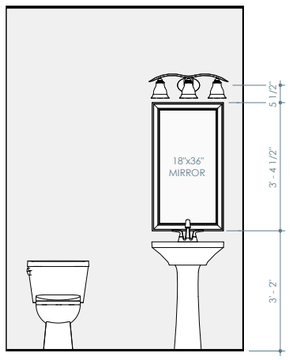
3 KITCHEN
1/4" = 1'-0"



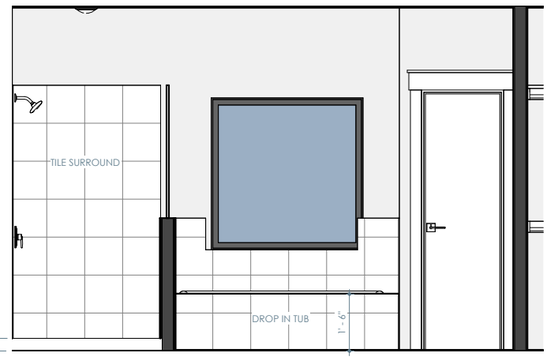
4 UTILITY
1/4" = 1'-0"



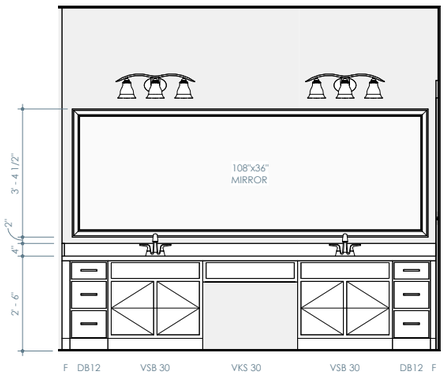
5 CUBBIES
1/4" = 1'-0"



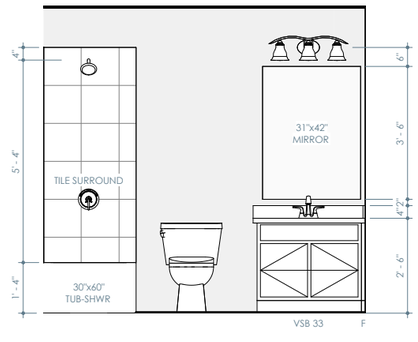
6 1/2 BATH
1/4" = 1'-0"



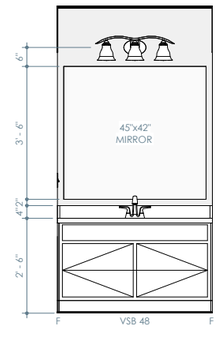
7 OWNER'S BATH
1/4" = 1'-0"



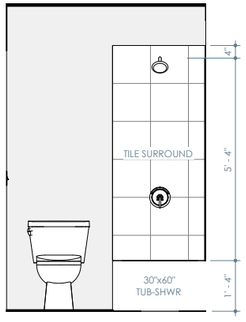
8 OWNER'S BATH
1/4" = 1'-0"



9 BATH 3
1/4" = 1'-0"



10 BATH 2
1/4" = 1'-0"



11 BATH 2
1/4" = 1'-0"

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PLAN NO.
3050

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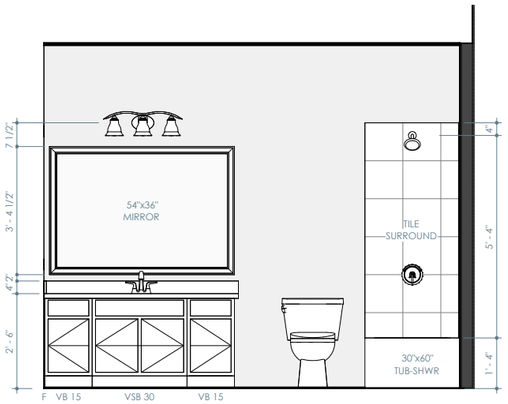
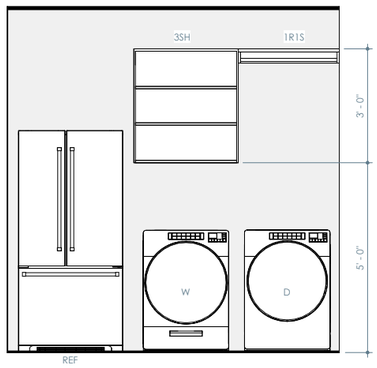
DRAWN BY	SST
SCALE	1/4" = 1'-0"

SHEET NAME
INTERIOR ELEVATIONS

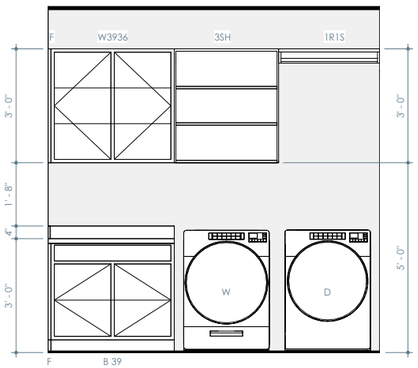
SHEET NO.
AI1.00



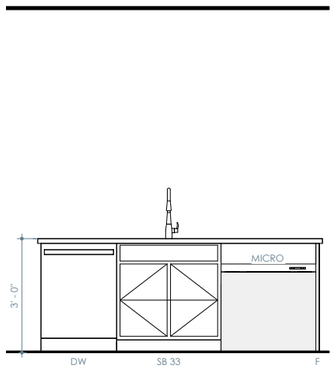
1 OPT. BATH 5
1/4" = 1'-0"



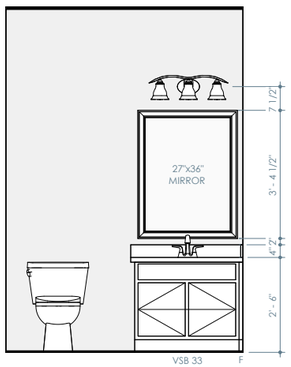
2 OPT. UTILITY REFRIGERATOR
1/4" = 1'-0"

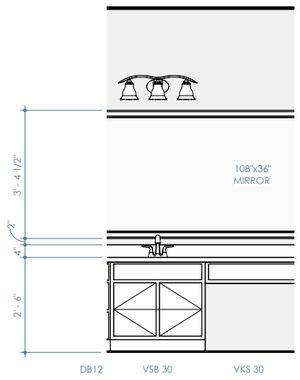


3 OPT. UTILITY CABINETS
1/4" = 1'-0"



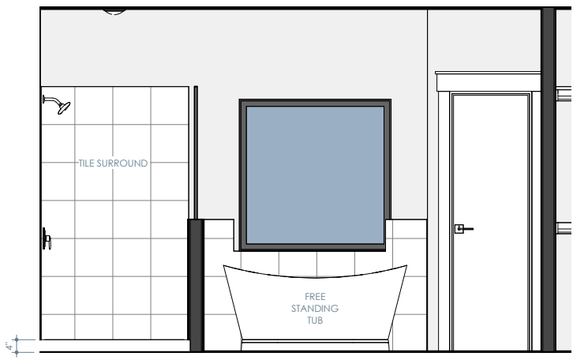
4 OPT. ISLAND MICROWAVE
1/4" = 1'-0"



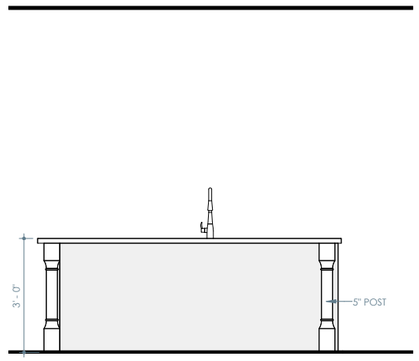


5 OPT. 1/2 BATH VANITY
1/4" = 1'-0"

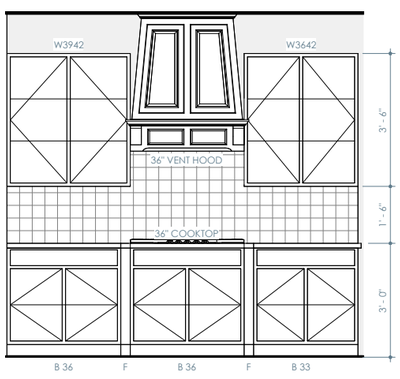
6 OWNER'S BATH
1/4" = 1'-0"



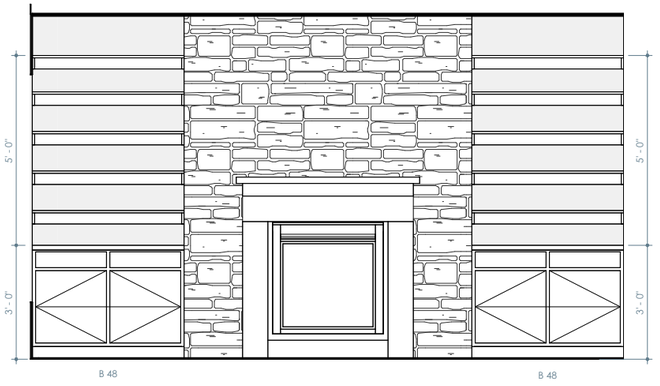
7 OWNER'S BATH
1/4" = 1'-0"



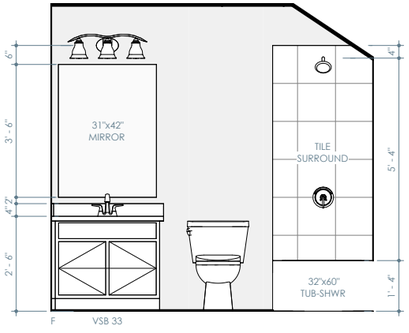
8 OPT. EXTENDED ISLAND W/ LEGS
1/4" = 1'-0"



9 OPT. 36" COOKTOP RANGE W/BUMPOUT & VENT HOOD
1/4" = 1'-0"



10 OPT. BUILT-INS FIREPLACE
1/4" = 1'-0"



11 OPT. BATH 4
1/4" = 1'-0"

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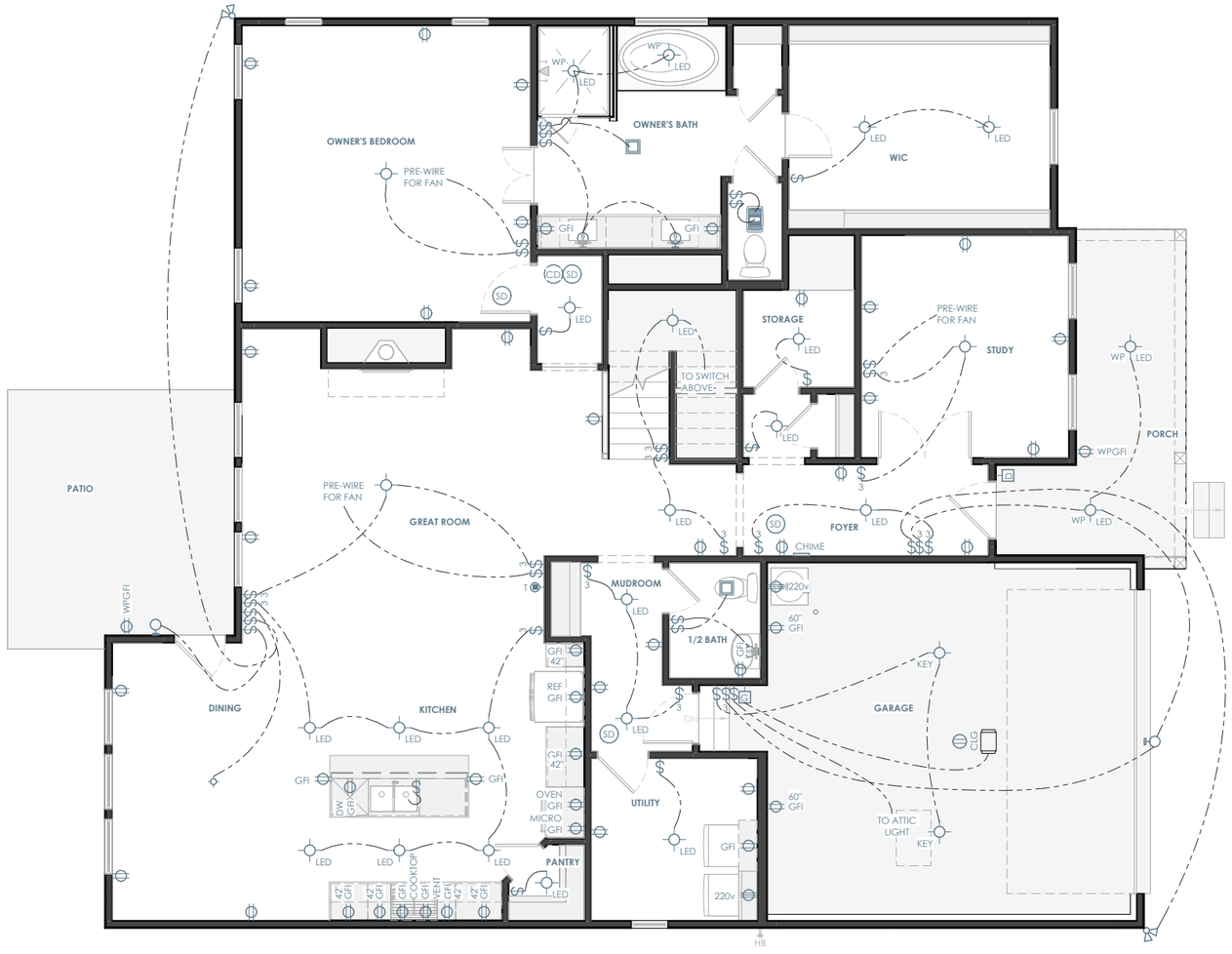
SHEET NAME
INTERIOR ELEVATIONS

SHEET NO.
AI1.01



ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

ELEVATION A - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

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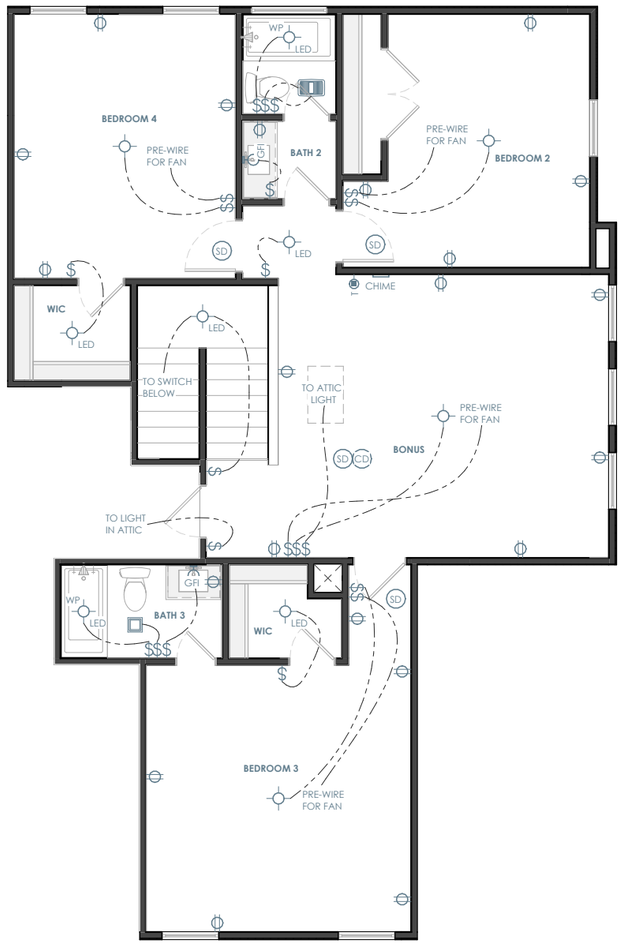
SHEET NAME

ELEVATION A - FIRST FLOOR ELECTRICAL PLAN

SHEET NO.

E1.00



ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- LED SUFRACE MOUNT LED LIGHT FIXTURE
- KEY KEYLESS LIGHT FIXTURE
- H HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

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SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
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ELEVATION A - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

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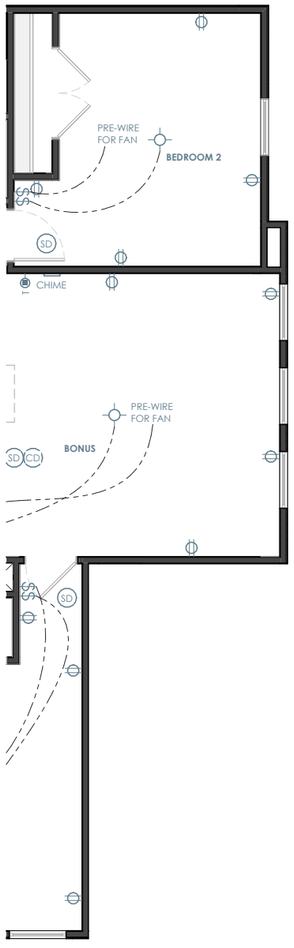
SHEET NAME

ELEVATION A - SECOND FLOOR ELECTRICAL PLAN

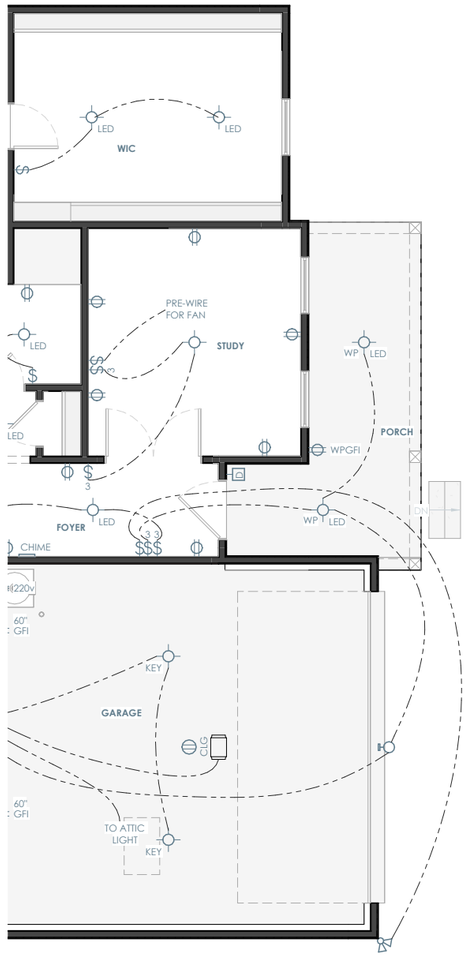
SHEET NO.

E1.01



ELEVATION B - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
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- H HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
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- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

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- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

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BATHROOMS
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- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

Brightland HOMES

PROJECT NAME
NATCHEZ

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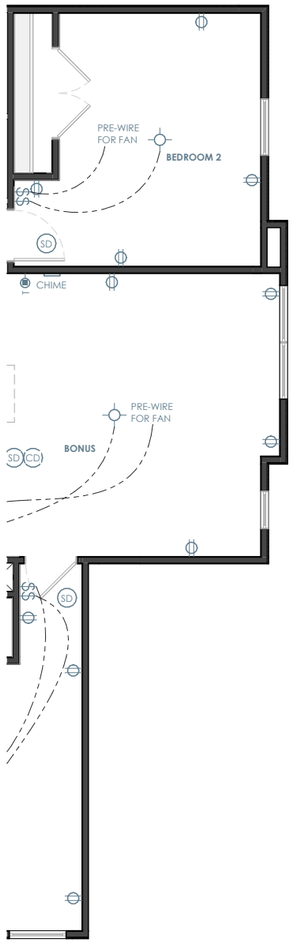
PLAN NO.
3050

ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

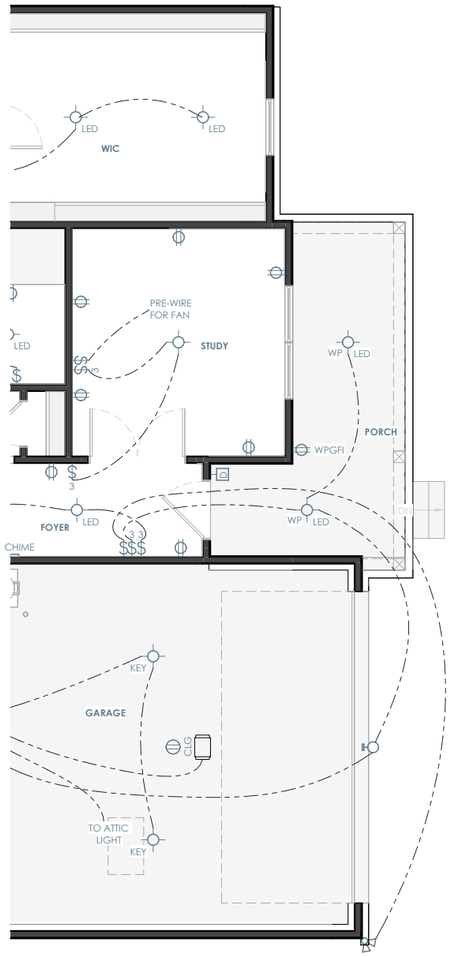
SHEET NAME
ELEVATION B - PARTIAL ELECTRICAL PLANS

SHEET NO.
E2.00



ELEVATION C - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN

- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12' OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS

- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES

- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS

- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING

- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS

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PLAN NO.

3050

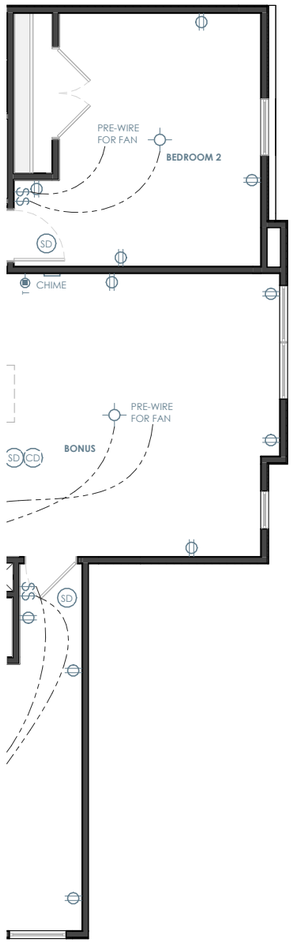
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL ELECTRICAL PLANS

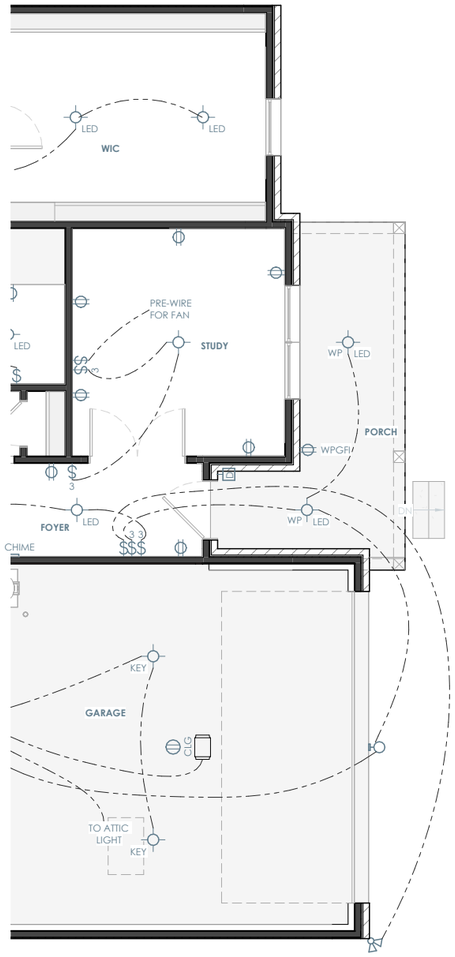
SHEET NO.

E3.00



ELEVATION D - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- LED SUFRACE MOUNT LED LIGHT FIXTURE
- KEY KEYLESS LIGHT FIXTURE
- H HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

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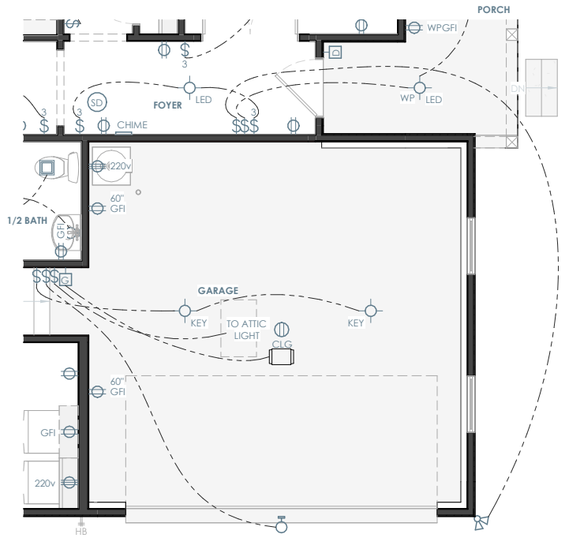
PLAN NO.
3050

ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

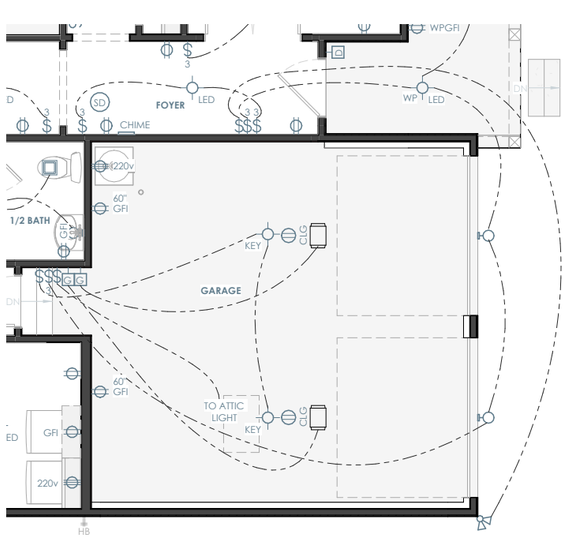
SHEET NAME
ELEVATION D - PARTIAL ELECTRICAL PLANS

SHEET NO.
E4.00



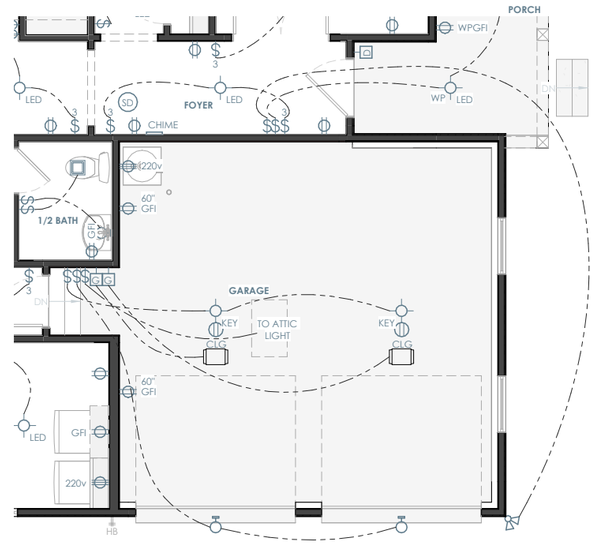
OPT. SIDE LOAD GARAGE - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



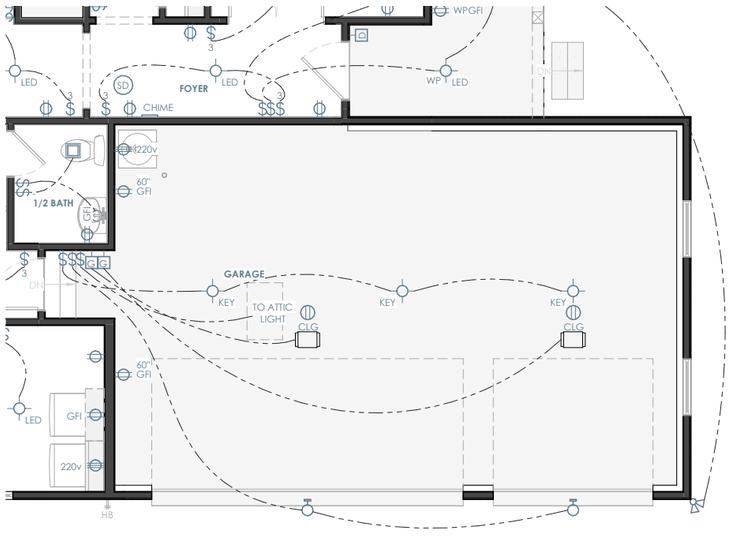
OPT. TWO 8' GARAGE DOORS - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



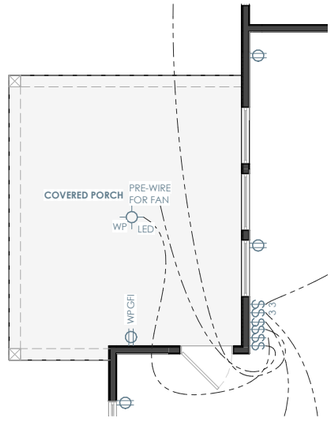
OPT. SIDE LOAD GARAGE & TWO 8' DOORS - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



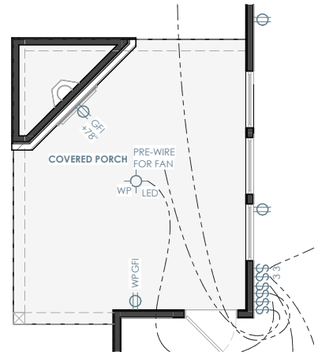
OPT. 3 CAR GARAGE - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



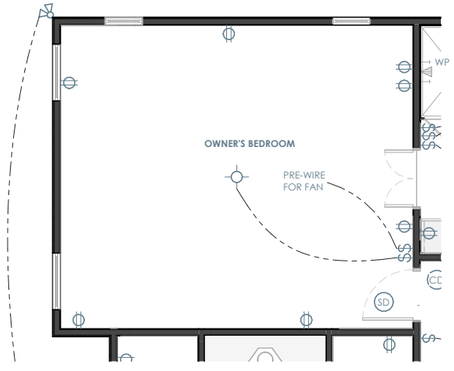
OPT. REAR COVERED PORCH - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. PORCH FIRE PLACE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. 3' OWNERS BEDROOM EXTENSION - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

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PLAN NO.

3050

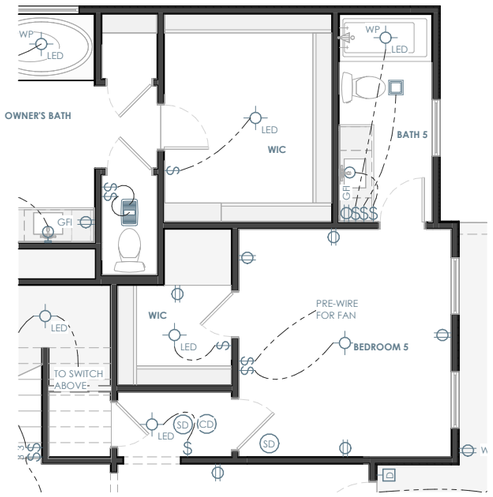
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

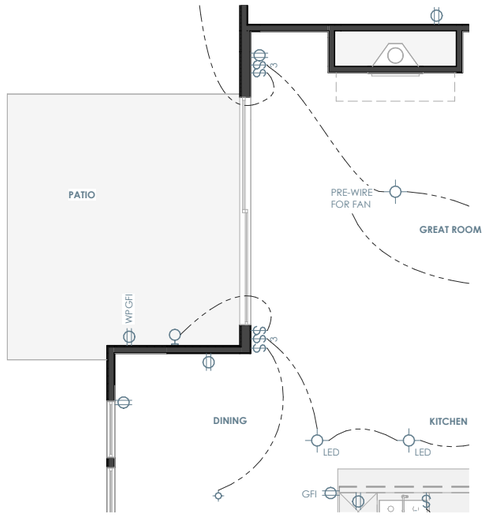
SHEET NO.

E7.00



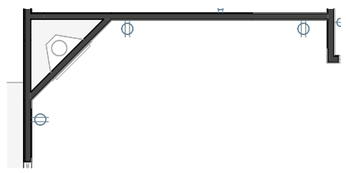
OPT. BEDROOM 5 - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



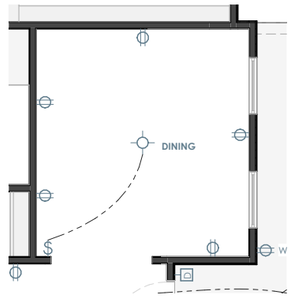
OPT. GREAT ROOM SLIDER DOOR - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



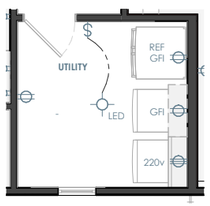
OPT. CORNER FIREPLACE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. DINING - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



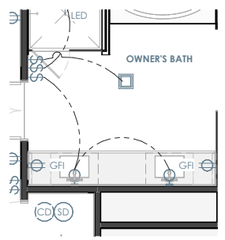
OPT. UTILITY REFRIGERATOR - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



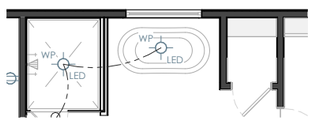
OPT. ISLAND MICROWAVE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



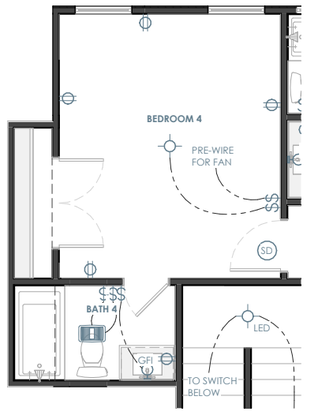
OPT. OWNER'S BATH SHOWER SEAT - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. FREE STANDING TUB - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. BEDROOM 4 W/ BATH 4 - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"

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PROJECT NAME

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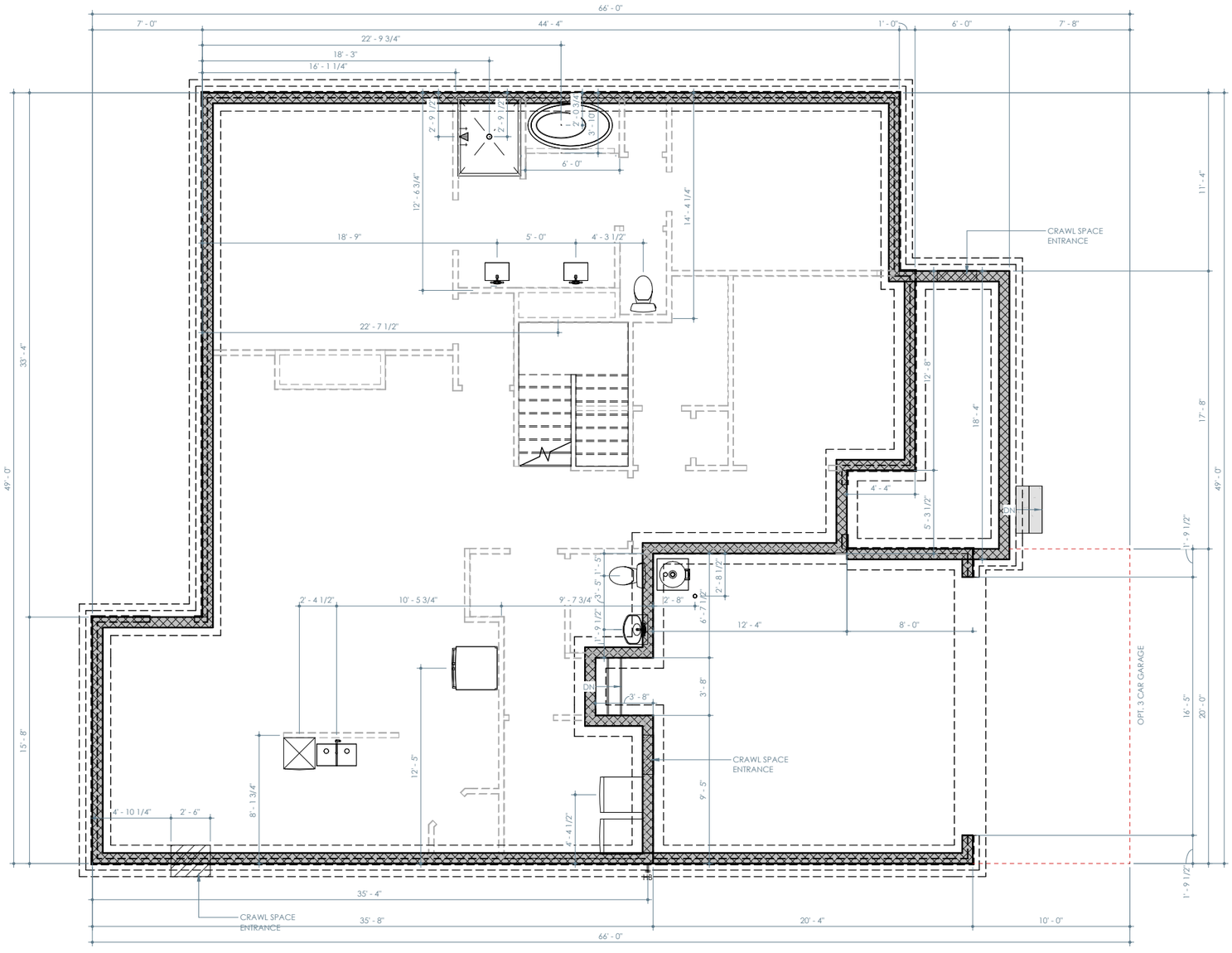
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

E7.01



ELEVATION A - FOUNDATION PLAN (SIMILAR FOR ELEVATIONS B, C & D)

1/8" = 1'-0"

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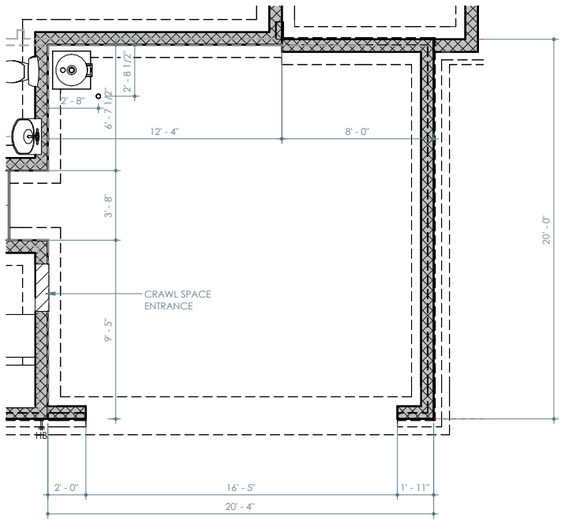
SCALE	1/8" = 1'-0"

SHEET NAME

FOUNDATION - ELEVATION A

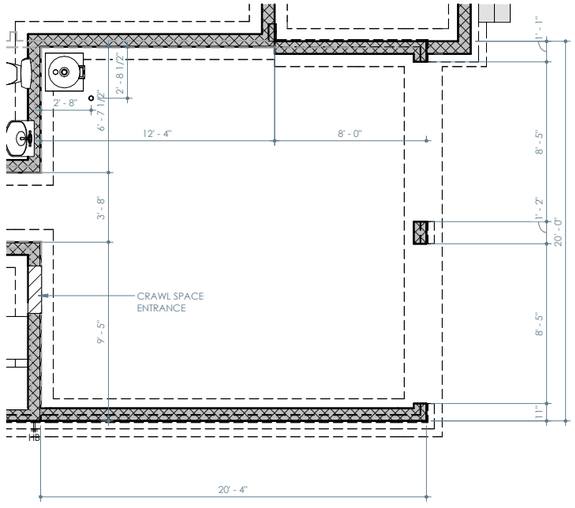
SHEET NO.

SF1.00



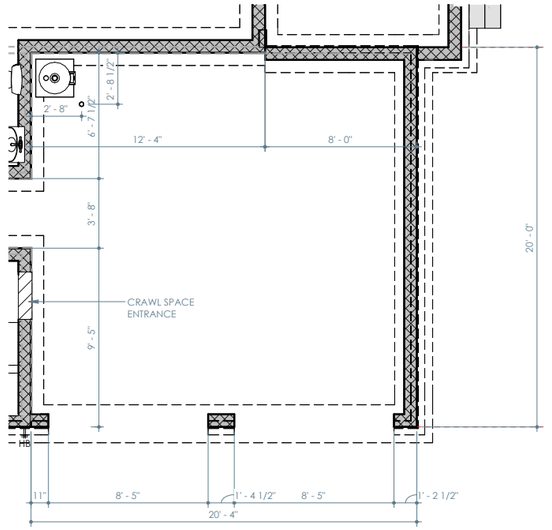
OPT. SIDE LOAD GARAGE - FOUNDATION PLAN

1/8" = 1'-0"



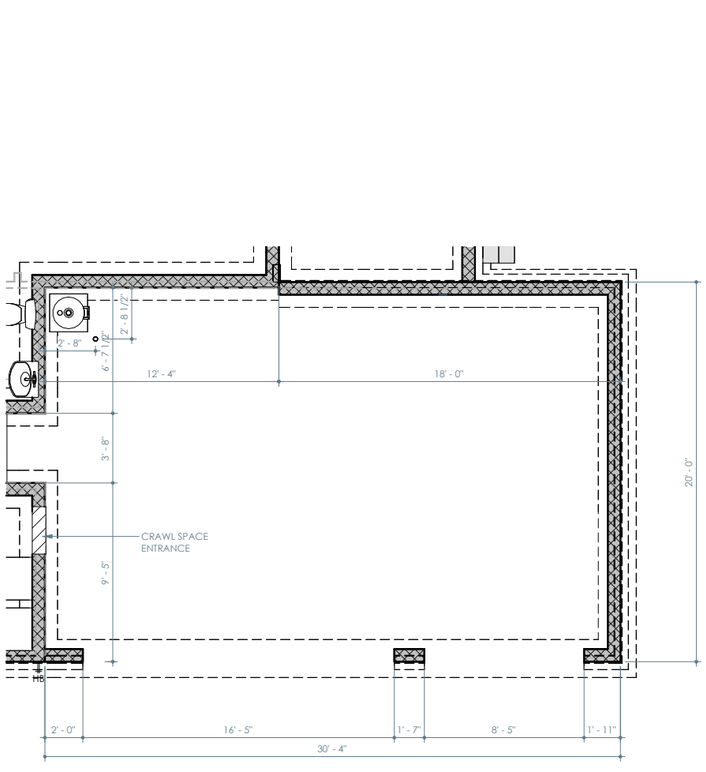
OPT. TWO 8' GARAGE DOORS - FOUNDATION PLAN

1/8" = 1'-0"



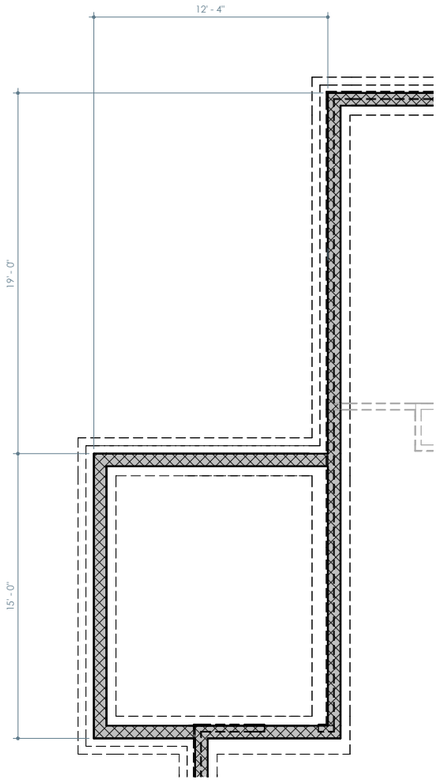
OPT. SIDE LOAD GARAGE & TWO 8' DOORS - FOUNDATION PLAN

1/8" = 1'-0"



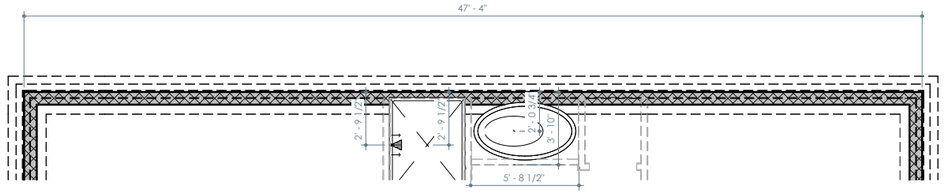
OPT. 3 CAR GARAGE - FOUNDATION PLAN

1/8" = 1'-0"



OPT. REAR COVERED PORCH - FOUNDATION PLAN

1/8" = 1'-0"



OPT. 3' OWNER'S BEDROOM EXTENSION - FOUNDATION PLAN

1/8" = 1'-0"

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PLAN NO.

3050

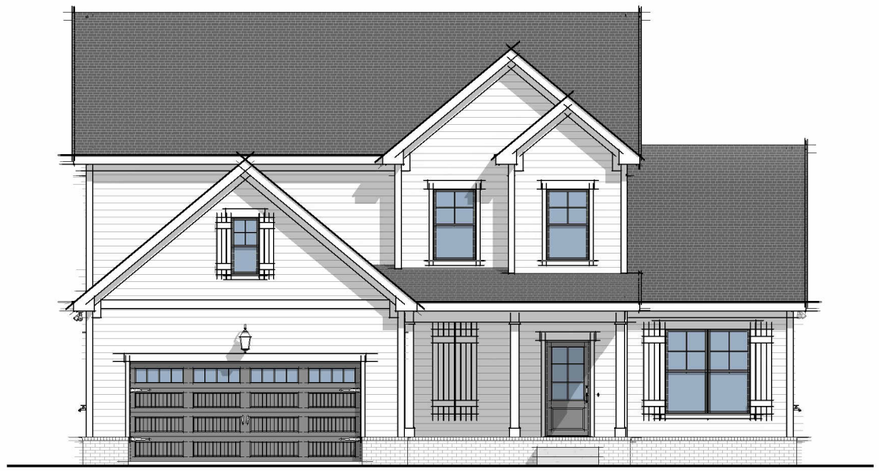
ISSUE DATE	03/07/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

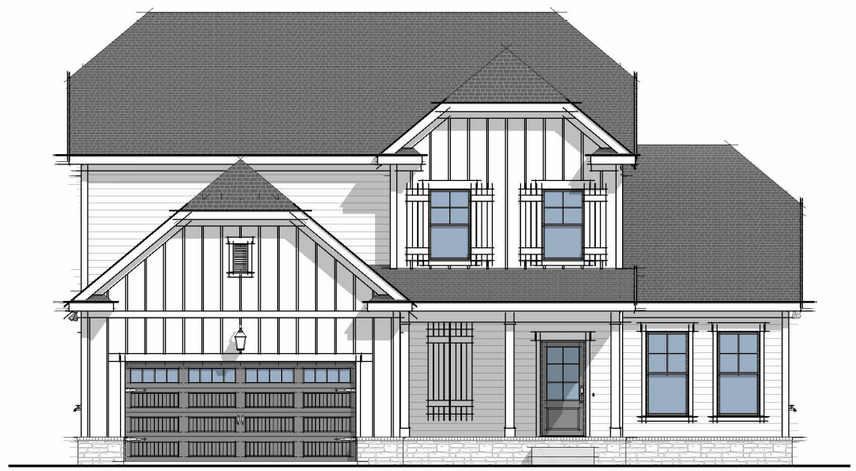
SHEET NO.

SF7.00



ELEVATION A

3/32" = 1'-0"



ELEVATION B

3/32" = 1'-0"



ELEVATION C

3/32" = 1'-0"



ELEVATION D

3/32" = 1'-0"

REVISION LOG

SHEET LIST

NO.	TITLE
A0.00	COVER SHEET
A1.00	ELEVATION A - FIRST FLOOR PLAN
A1.01	ELEVATION A - SECOND FLOOR PLAN
A1.02	ELEVATION A - EXTERIOR ELEVATIONS
A1.03	ELEVATION A - EXTERIOR ELEVATIONS
A1.04	ELEVATION A - ROOF PLAN
A2.00	ELEVATION B - PARTIAL FLOOR PLANS
A2.01	ELEVATION B - EXTERIOR ELEVATIONS
A2.02	ELEVATION B - EXTERIOR ELEVATIONS
A2.03	ELEVATION B - ROOF PLAN
A3.00	ELEVATION C - PARTIAL FLOOR PLANS
A3.01	ELEVATION C - EXTERIOR ELEVATIONS
A3.02	ELEVATION C - EXTERIOR ELEVATIONS
A3.03	ELEVATION C - ROOF PLAN
A4.00	ELEVATION D - PARTIAL FLOOR PLANS
A4.01	ELEVATION D - EXTERIOR ELEVATIONS
A4.02	ELEVATION D - EXTERIOR ELEVATIONS
A4.03	ELEVATION D - ROOF PLAN
A7.00	PLAN OPTIONS
A7.01	PLAN OPTIONS
A7.02	PLAN OPTIONS
A7.03	PLAN OPTIONS
A7.04	PLAN OPTIONS
A7.05	PLAN OPTIONS
A7.06	PLAN OPTIONS
A7.07	PLAN OPTIONS
AD1.00	DETAILS
AI1.00	INTERIOR ELEVATIONS
AI1.01	INTERIOR ELEVATIONS
E1.00	ELEVATION A - FIRST FLOOR ELECTRICAL PLAN
E1.01	ELEVATION A - SECOND FLOOR ELECTRICAL PLAN
E2.00	ELEVATION B - PARTIAL ELECTRICAL PLANS
E3.00	ELEVATION C - PARTIAL ELECTRICAL PLANS
E4.00	ELEVATION D - PARTIAL ELECTRICAL PLANS
E7.00	PLAN OPTIONS
E7.01	PLAN OPTIONS
SF1.00	FOUNDATION - ELEVATION A
SF7.00	PLAN OPTIONS

PLAN OPTIONS

ELEVATION A	36" COOKTOP RANGE W/ BUMP OUT & VENT HOOD ABOVE	SHELVES @ BATH 3
ELEVATION B	ISLAND MICROWAVE	
ELEVATION C	DOUBLE OVEN	
ELEVATION D	SLIDER @ GREAT ROOM	
3 CAR GARAGE	BUILT-INS @ FIREPLACE	
SIDE ENTRY GARAGE	DINING ILO STUDY	
FIREPLACE @ COVERED PORCH	DOOR @ LAUNDRY	
3' EXPANDED DINING ROOM	CABINETS @ LAUNDRY	
FRONT DOOR CRAFTSMAN DOOR	FRIDGE @ LAUNDRY	
FRONT DOOR SIDELIGHT	SHOWER SEAT @ OWNER'S BATH	
FRONT DOOR TRANSOM	FREESTANDING TUB ILO DROP IN TUB	
CHEF'S KITCHEN	BONUS ROOM	

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PLAN NO.

3160

ISSUE DATE	03/08/2024
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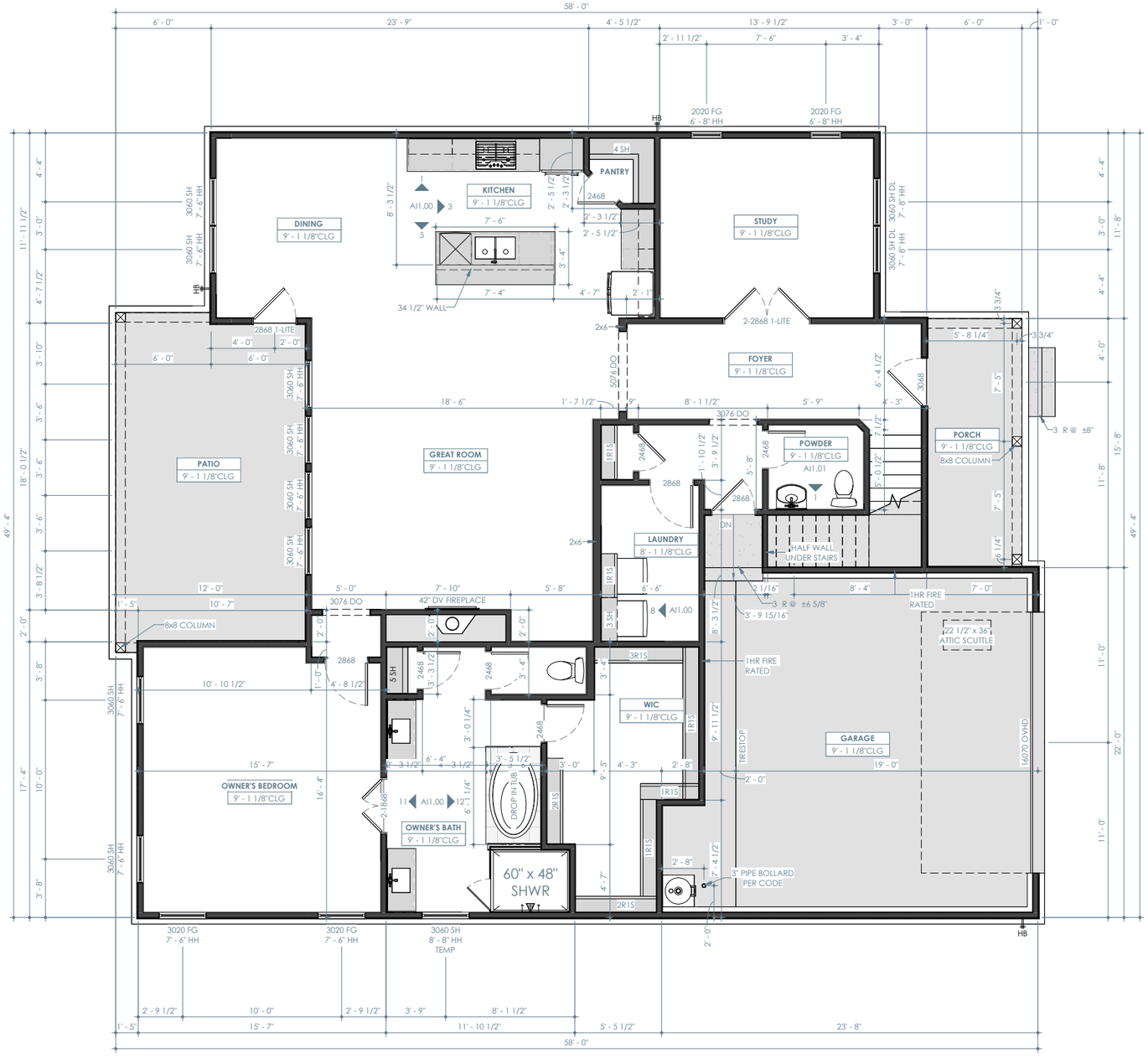
SCALE	As indicated

SHEET NAME

COVER SHEET

SHEET NO.

A0.00



ELEVATION A - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION A - A/C LIVING	
Not Placed	0 SF
FIRST FLOOR	1624 SF
SECOND FLOOR	1269 SF
TOTAL	2893 SF

ELEVATION A - LIVING	
FIRST FLOOR	1802 SF
SECOND FLOOR	1403 SF
TOTAL	3205 SF

TOTAL UNDER ROOF	4041 SF

ELEVATION A - NON-LIVING	
GARAGE	496 SF
PORCH	94 SF
PATIO	245 SF
TOTAL	836 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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ISSUE DATE	03/08/2024
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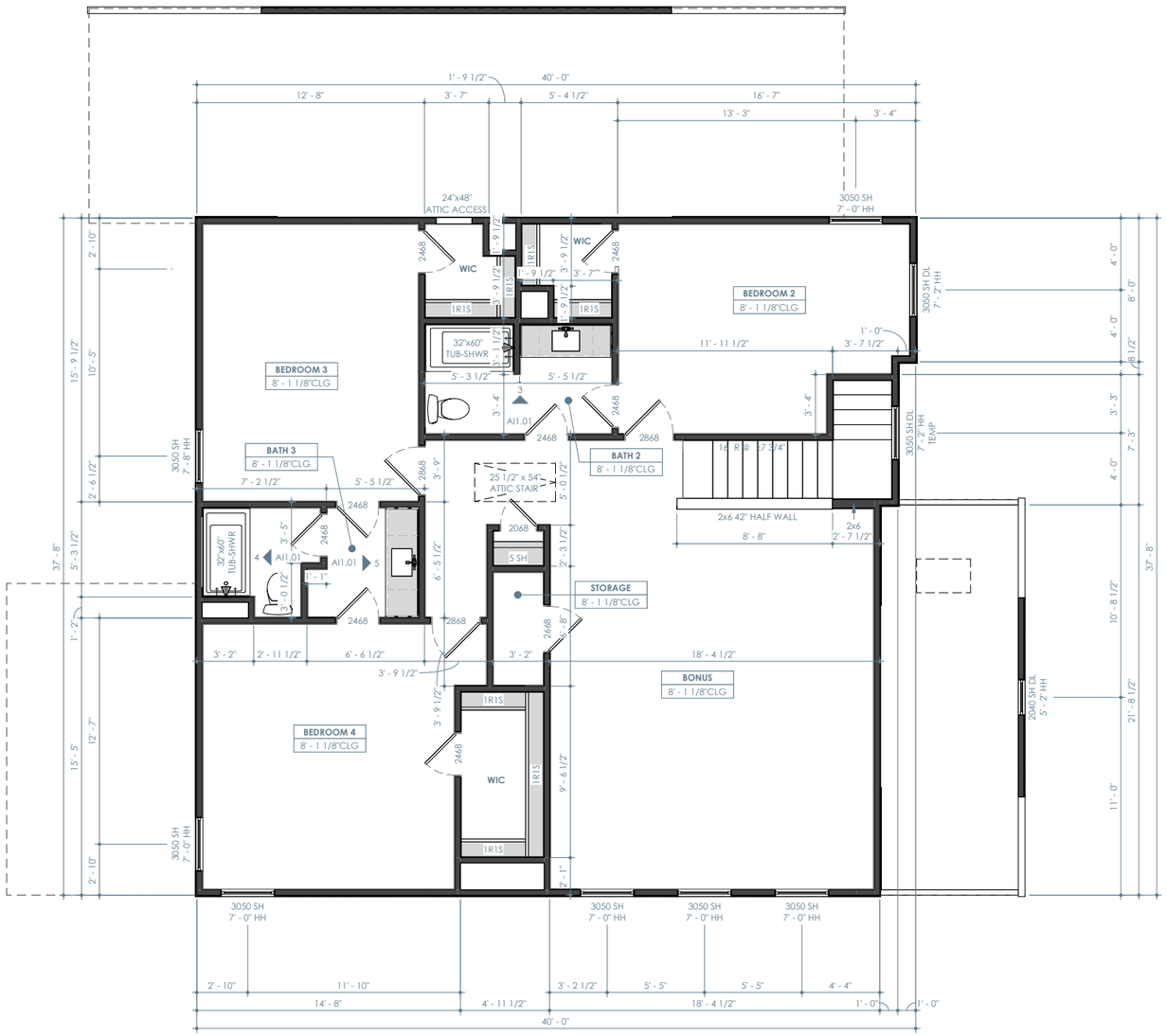
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - FIRST FLOOR PLAN

SHEET NO.

A1.00



ELEVATION A - SECOND FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
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PLAN NO.

3160

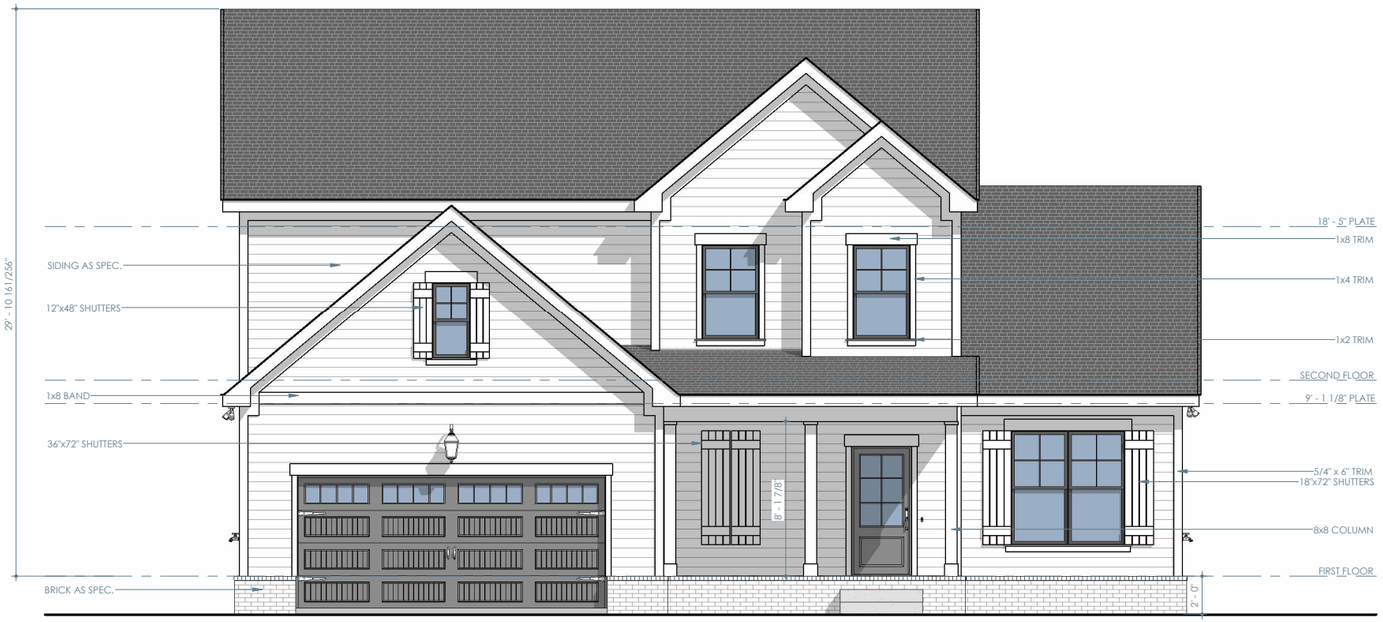
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - SECOND FLOOR PLAN

SHEET NO.

A1.01



ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

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ISSUE DATE	03/08/2024
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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

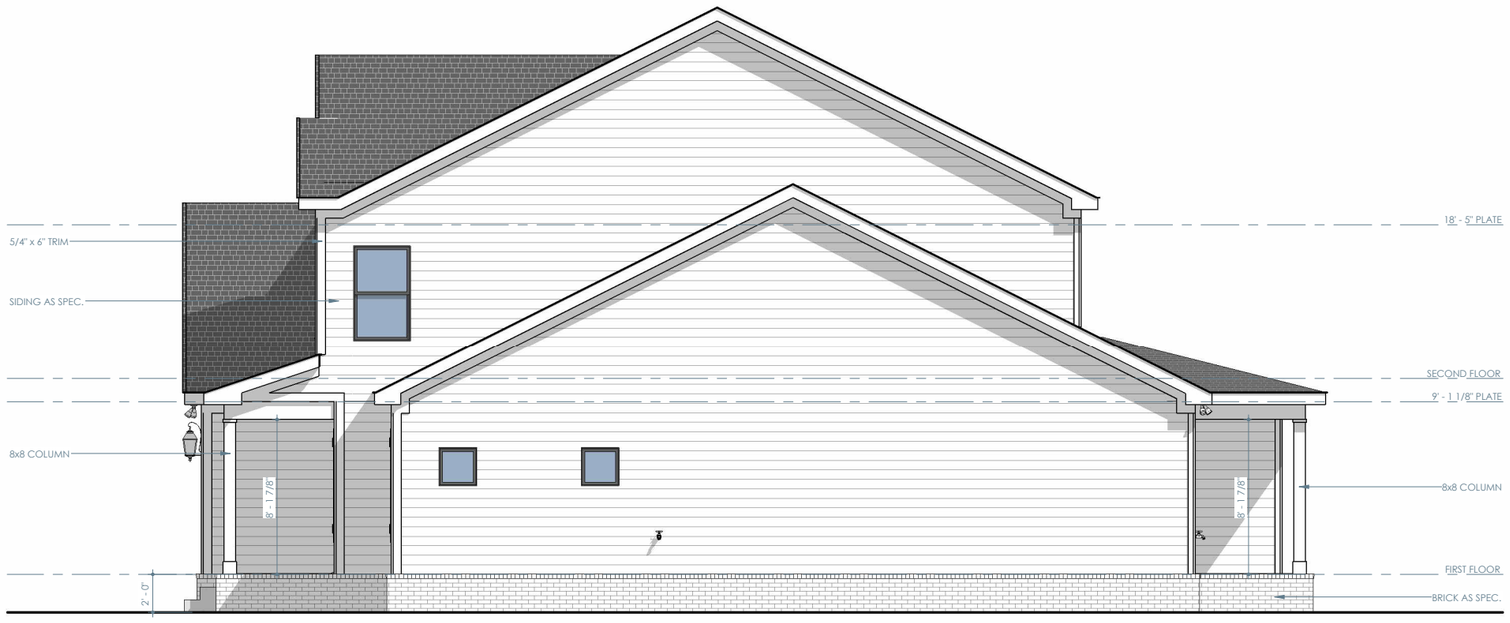
SHEET NO.

A1.02



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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ISSUE DATE	03/08/2024
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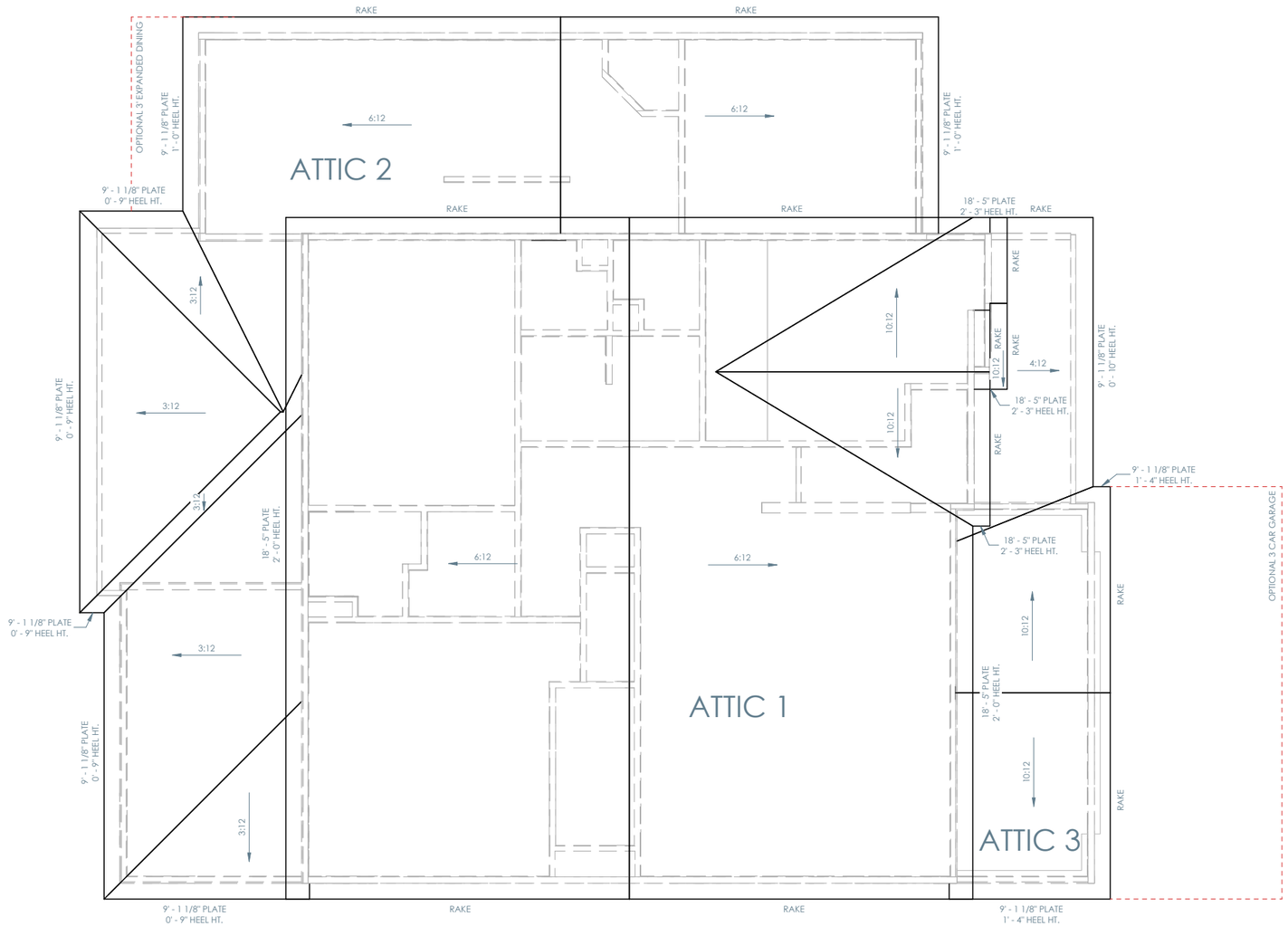
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03



ELEVATION A - ROOF PLAN

1/8" = 1'-0"

ATTIC VENTILATION - ATTIC 1

ATTIC AREA (FT²)	1381
REQUIRED ATTIC VENTILATION (IN²)	663
REQUIRED LOWER VENTILATION (IN²)	332
REQUIRED UPPER VENTILATION (IN²)	331

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	0
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	62 LF
RIDGE VENT (18 NFA) PER LF	24 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	558 NFA
TOTAL UPPER VENTILATION (IN²)	432 NFA

ATTIC VENTILATION - ATTIC 2

ATTIC AREA (FT²)	864
REQUIRED ATTIC VENTILATION (IN²)	415
REQUIRED LOWER VENTILATION (IN²)	208
REQUIRED UPPER VENTILATION (IN²)	207

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	4
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	77 LF
RIDGE VENT (18 NFA) PER LF	4 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	693 NFA
TOTAL UPPER VENTILATION (IN²)	272 NFA

ATTIC VENTILATION - ATTIC 3

ATTIC AREA (FT²)	219
REQUIRED ATTIC VENTILATION (IN²)	106
REQUIRED LOWER VENTILATION (IN²)	53
REQUIRED UPPER VENTILATION (IN²)	53

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	2
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	24 LF
RIDGE VENT (18 NFA) PER LF	0 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	216 NFA
TOTAL UPPER VENTILATION (IN²)	100 NFA

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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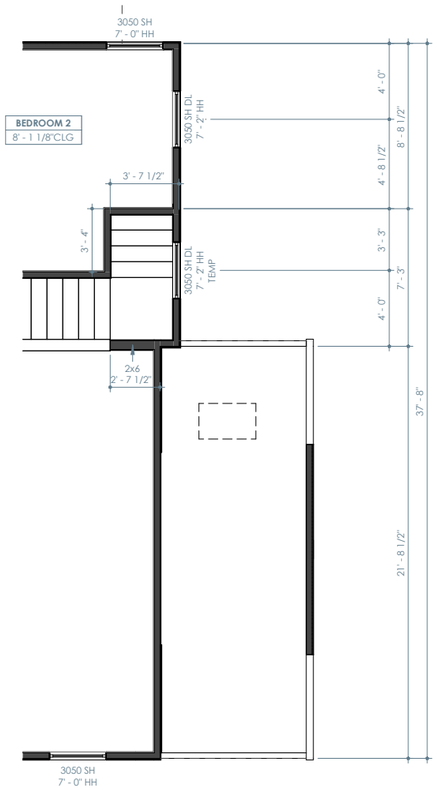
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - ROOF PLAN

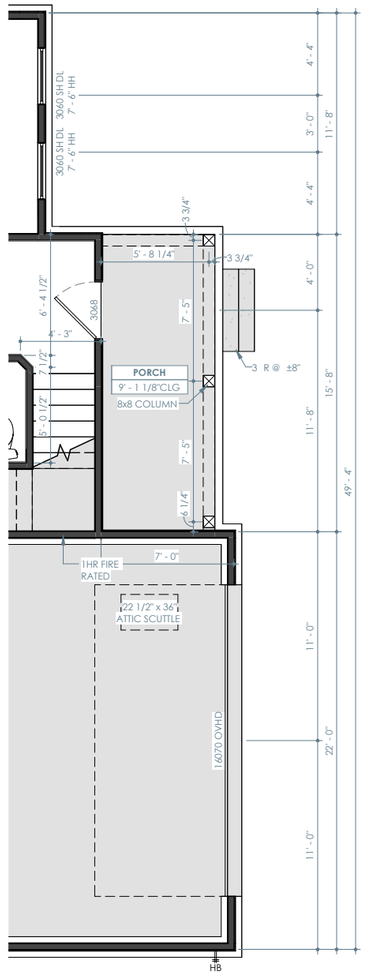
SHEET NO.

A1.04



ELEVATION B - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION B - LIVING

FIRST FLOOR	1802 SF
SECOND FLOOR	1395 SF
TOTAL	3197 SF

ELEVATION B - NON-LIVING

GARAGE	496 SF
PORCH	94 SF
PATIO	245 SF
TOTAL	836 SF

TOTAL UNDER ROOF	4033 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
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ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL FLOOR PLANS

SHEET NO.

A2.00



ELEVATION B - FRONT

1/8" = 1'-0"



ELEVATION B - REAR

1/8" = 1'-0"

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ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

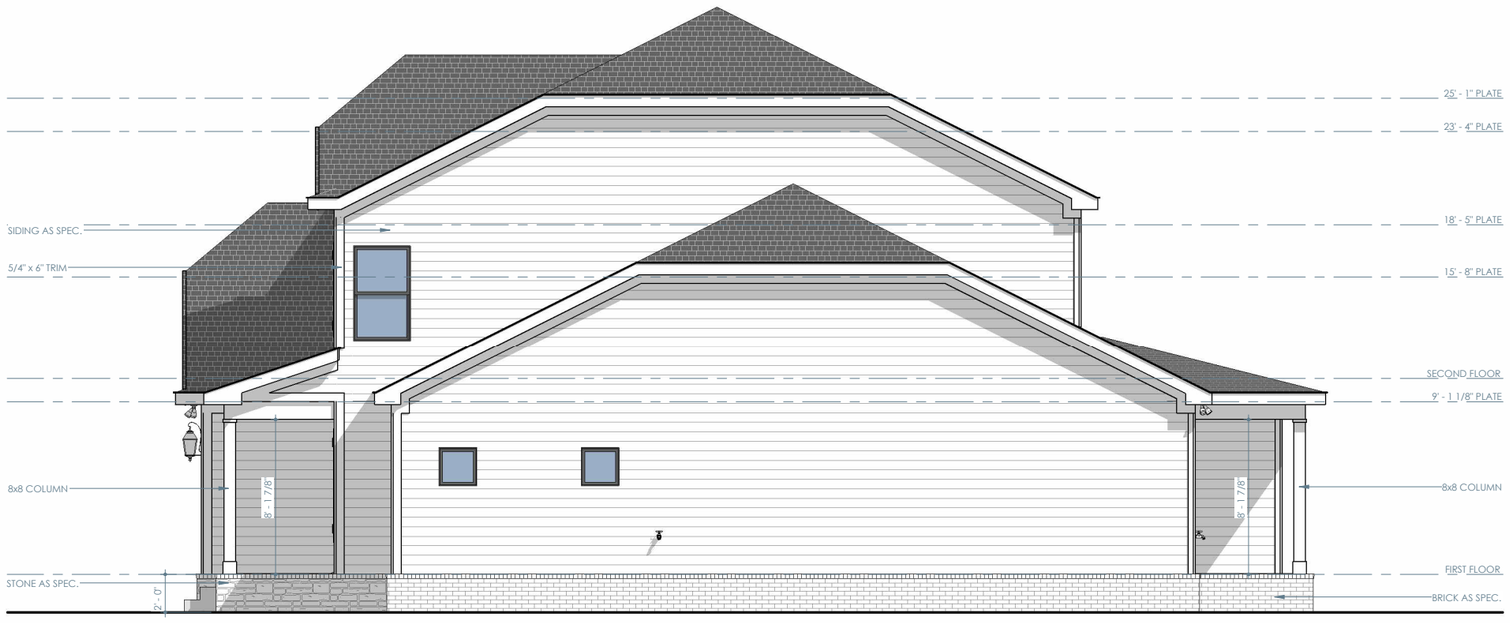
SHEET NO.

A2.01



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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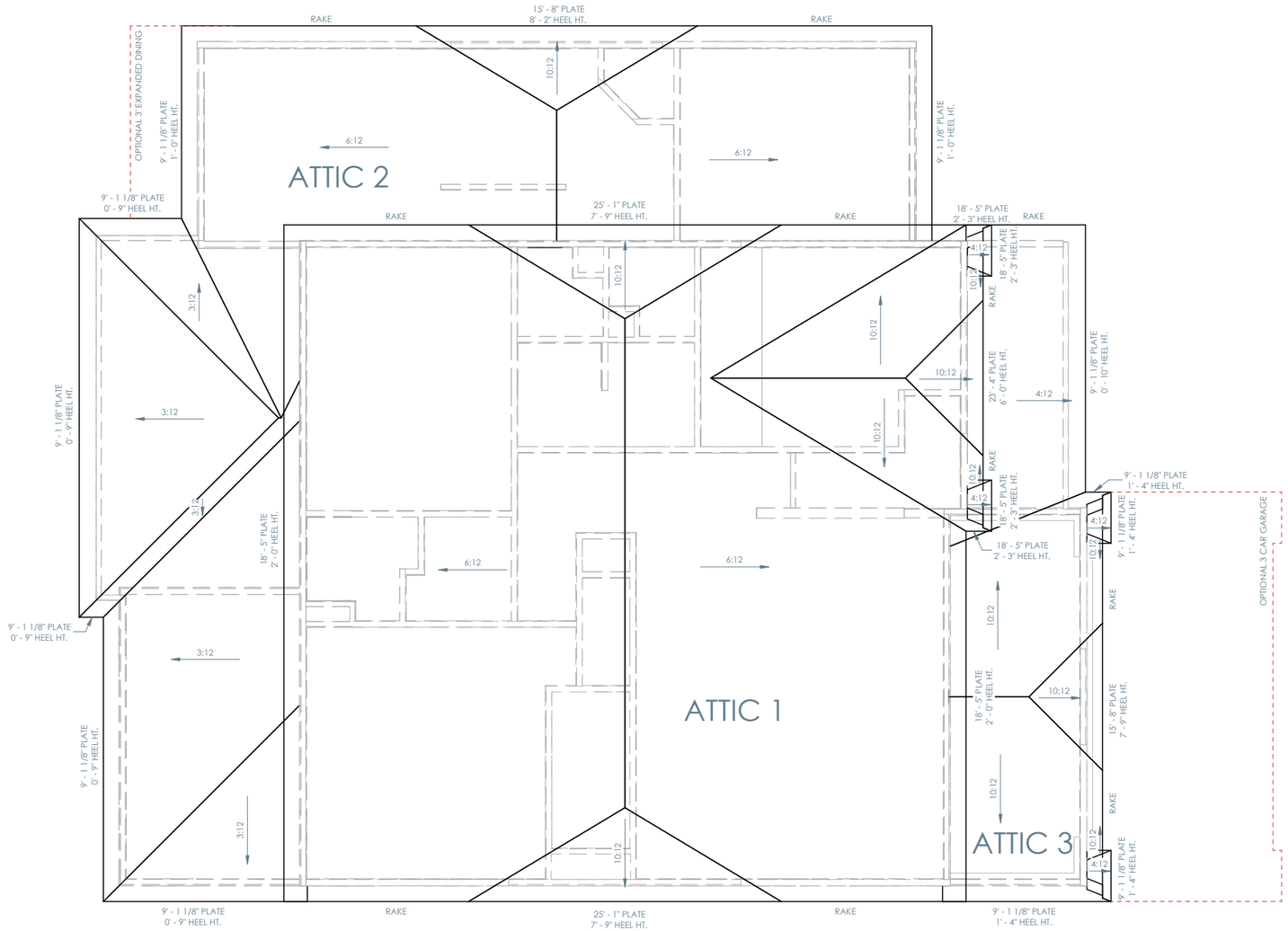
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.02



ELEVATION B - ROOF PLAN

1/8" = 1'-0"

ATTIC VENTILATION - ATTIC 1

ATTIC AREA (FT²)	1381
REQUIRED ATTIC VENTILATION (IN²)	663
REQUIRED LOWER VENTILATION (IN²)	332
REQUIRED UPPER VENTILATION (IN²)	331

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	0
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	62 LF
RIDGE VENT (18 NFA) PER LF	24 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	558 NFA
TOTAL UPPER VENTILATION (IN²)	432 NFA

ATTIC VENTILATION - ATTIC 2

ATTIC AREA (FT²)	864
REQUIRED ATTIC VENTILATION (IN²)	415
REQUIRED LOWER VENTILATION (IN²)	208
REQUIRED UPPER VENTILATION (IN²)	207

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	4
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	77 LF
RIDGE VENT (18 NFA) PER LF	4 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	693 NFA
TOTAL UPPER VENTILATION (IN²)	272 NFA

ATTIC VENTILATION - ATTIC 3

ATTIC AREA (FT²)	219
REQUIRED ATTIC VENTILATION (IN²)	106
REQUIRED LOWER VENTILATION (IN²)	53
REQUIRED UPPER VENTILATION (IN²)	53

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	2
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	24 LF
RIDGE VENT (18 NFA) PER LF	0 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	216 NFA
TOTAL UPPER VENTILATION (IN²)	100 NFA

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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PLAN NO.

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ISSUE DATE	03/08/2024
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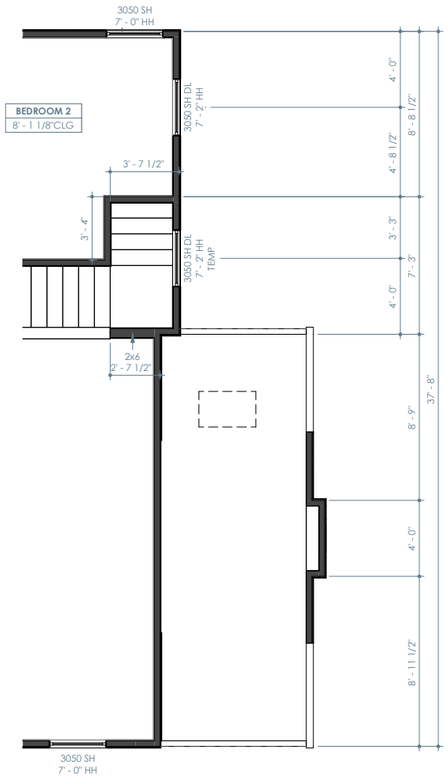
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - ROOF PLAN

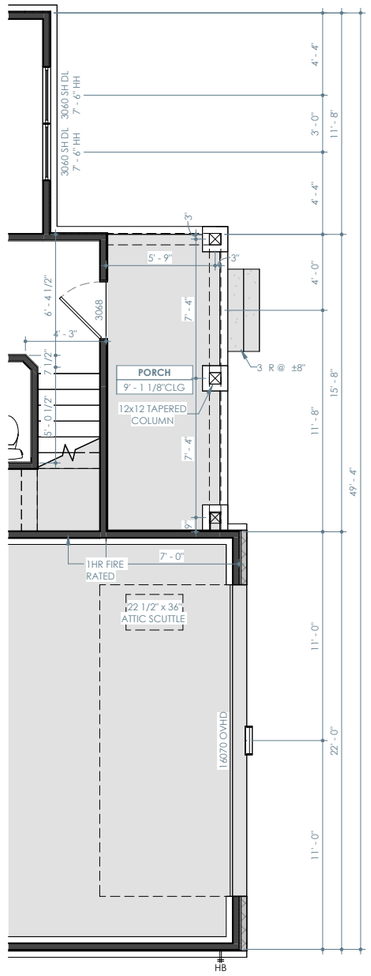
SHEET NO.

A2.03



ELEVATION C - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION C - LIVING	
FIRST FLOOR	1802 SF
SECOND FLOOR	1395 SF
TOTAL	3197 SF

ELEVATION C - NON-LIVING	
GARAGE	496 SF
PORCH	94 SF
PATIO	245 SF
TOTAL	836 SF

TOTAL UNDER ROOF	4033 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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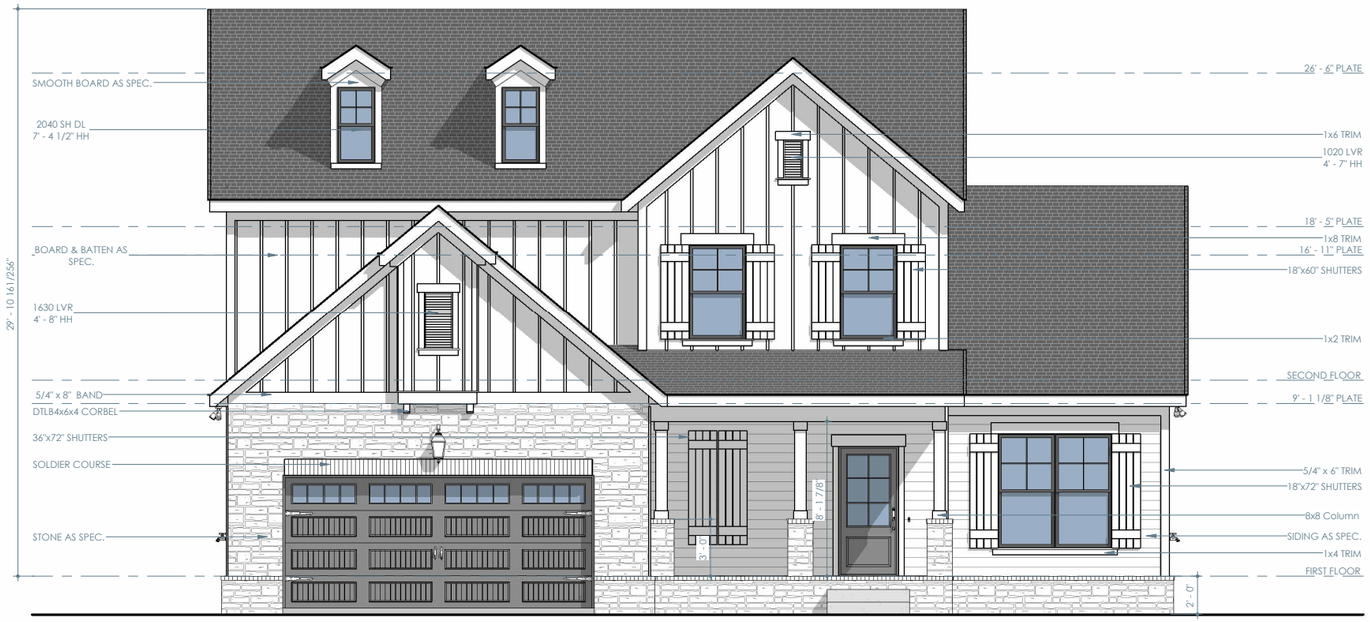
SHEET NAME

ELEVATION C - PARTIAL FLOOR PLANS

SHEET NO.

A3.00



ELEVATION C - FRONT

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

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SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

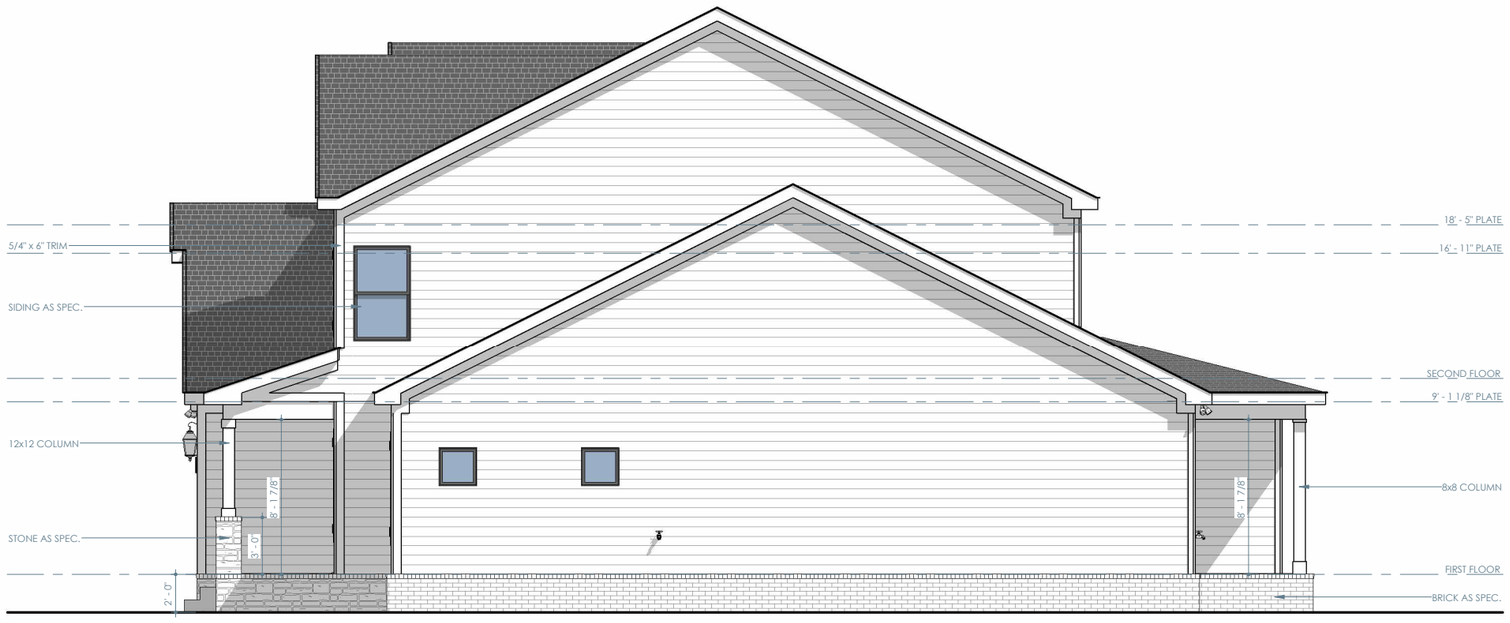
SHEET NO.

A3.01



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

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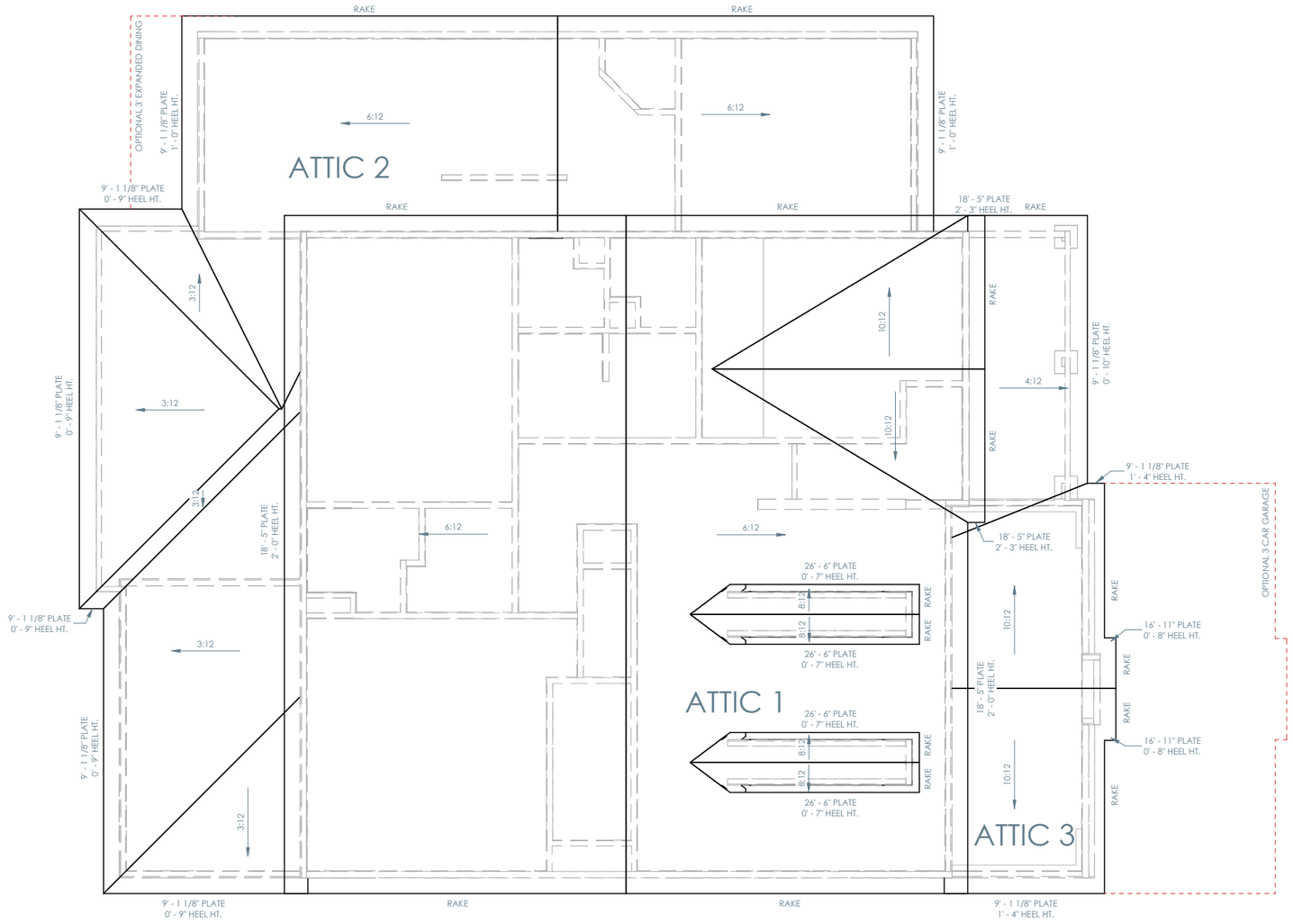
SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.02



ELEVATION C - ROOF PLAN

1/8" = 1'-0"

ATTIC VENTILATION - ATTIC 1

ATTIC AREA (FT²)	1381
REQUIRED ATTIC VENTILATION (IN²)	663
REQUIRED LOWER VENTILATION (IN²)	332
REQUIRED UPPER VENTILATION (IN²)	331

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	0
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	62 LF
RIDGE VENT (18 NFA) PER LF	24 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	558 NFA
TOTAL UPPER VENTILATION (IN²)	432 NFA

ATTIC VENTILATION - ATTIC 2

ATTIC AREA (FT²)	864
REQUIRED ATTIC VENTILATION (IN²)	415
REQUIRED LOWER VENTILATION (IN²)	208
REQUIRED UPPER VENTILATION (IN²)	207

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	4
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	77 LF
RIDGE VENT (18 NFA) PER LF	4 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	693 NFA
TOTAL UPPER VENTILATION (IN²)	272 NFA

ATTIC VENTILATION - ATTIC 3

ATTIC AREA (FT²)	219
REQUIRED ATTIC VENTILATION (IN²)	106
REQUIRED LOWER VENTILATION (IN²)	53
REQUIRED UPPER VENTILATION (IN²)	53

NUMBER OF VENTS

AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	2
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	24 LF
RIDGE VENT (18 NFA) PER LF	0 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF

VENTILATION PROVIDED

TOTAL LOWER VENTILATION (IN²)	216 NFA
TOTAL UPPER VENTILATION (IN²)	100 NFA

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
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PLAN NO.

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ISSUE DATE	03/08/2024
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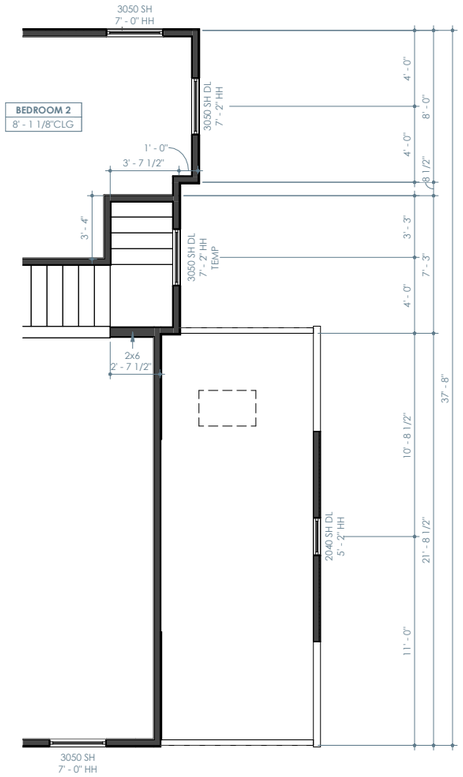
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - ROOF PLAN

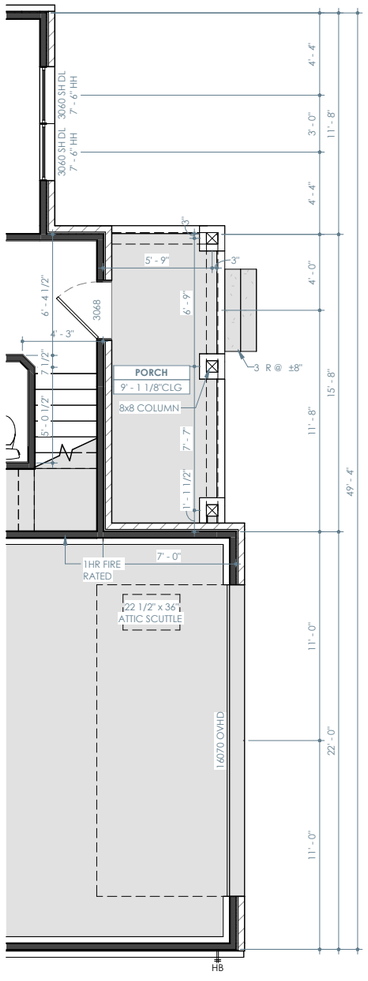
SHEET NO.

A3.03



ELEVATION D - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION D - LIVING

FIRST FLOOR	1815 SF
SECOND FLOOR	1403 SF
TOTAL	3218 SF

ELEVATION D - NON-LIVING

GARAGE	510 SF
PORCH	84 SF
PATIO	245 SF
TOTAL	840 SF

TOTAL UNDER ROOF	4058 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - PARTIAL FLOOR PLANS

SHEET NO.

A4.00



ELEVATION D - FRONT

1/8" = 1'-0"



ELEVATION D - REAR

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

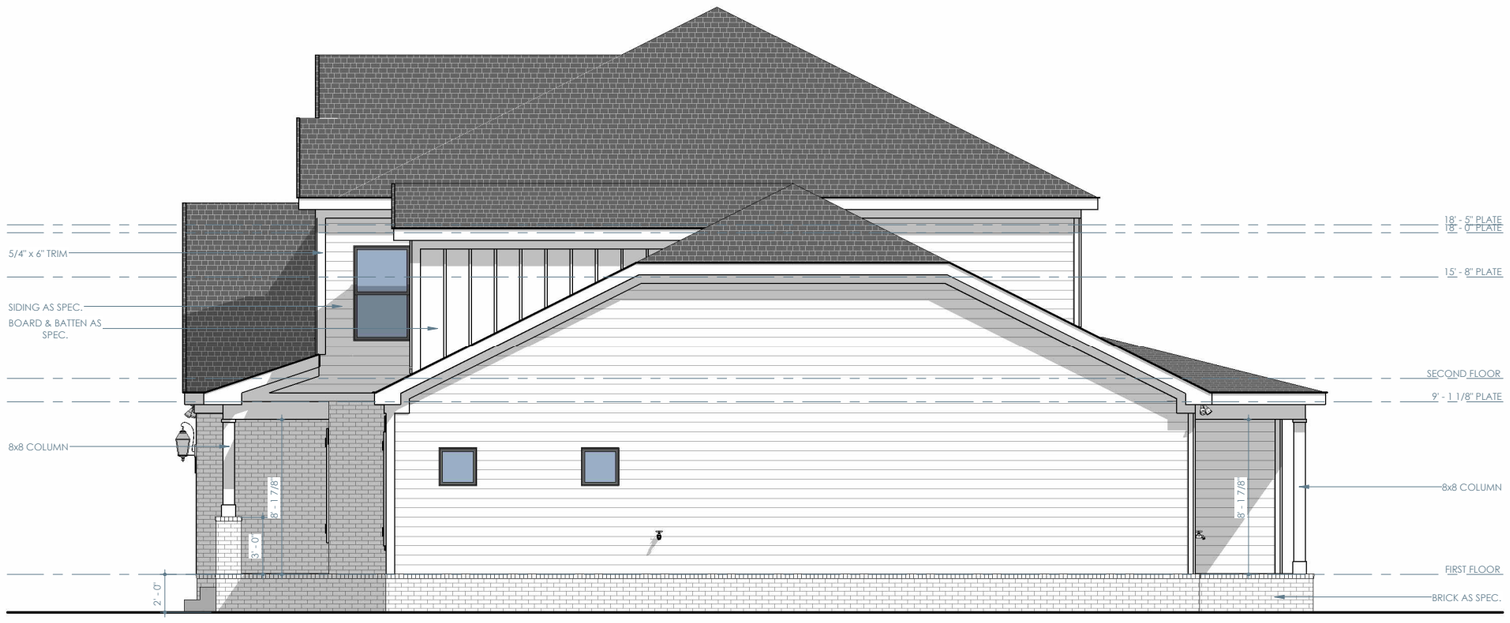
SHEET NO.

A4.01



ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"

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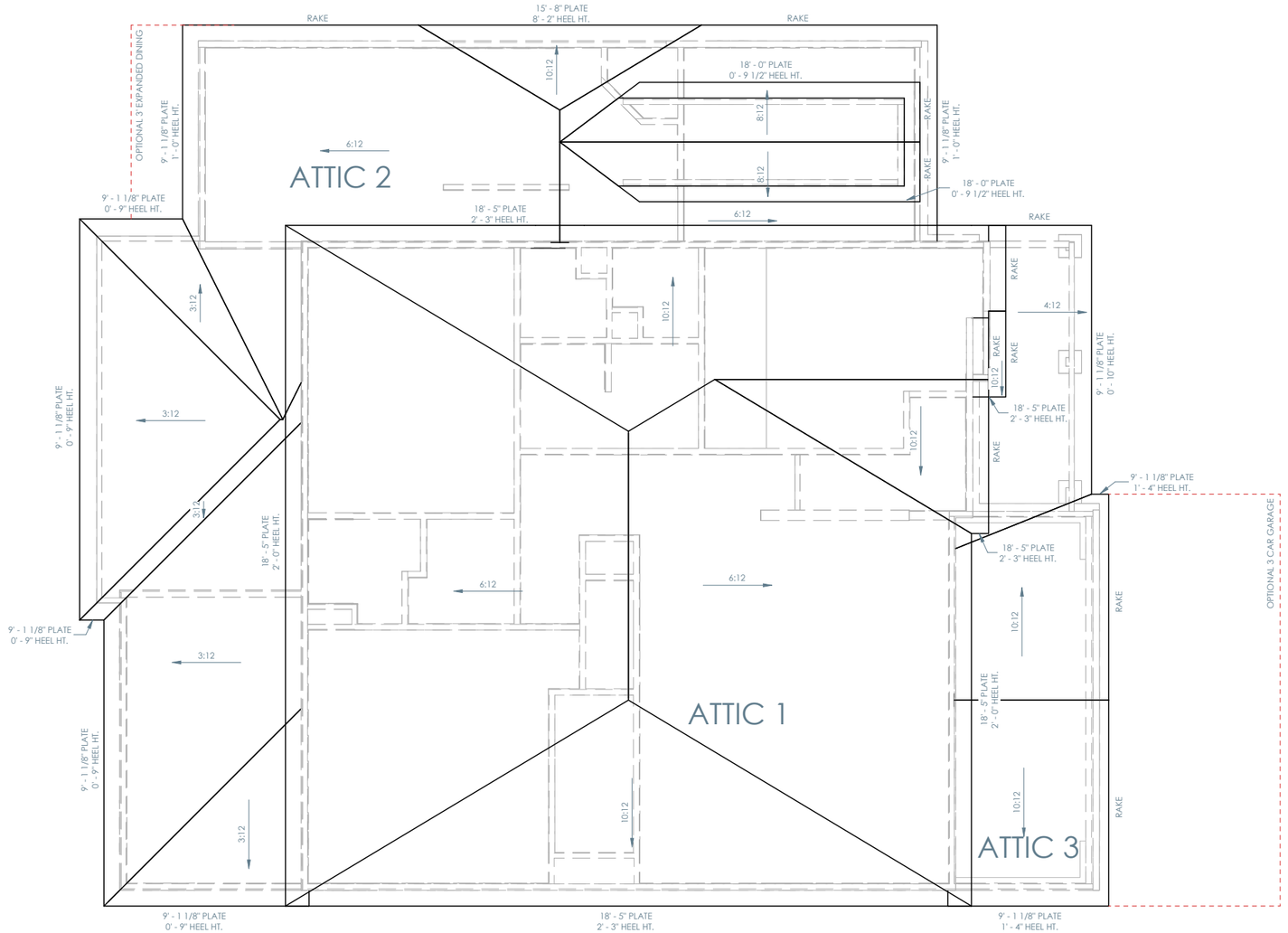
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02



ELEVATION D - ROOF PLAN

1/8" = 1'-0"

ATTIC VENTILATION - ATTIC 1	
ATTIC AREA (FT²)	1381
REQUIRED ATTIC VENTILATION (IN²)	663
REQUIRED LOWER VENTILATION (IN²)	332
REQUIRED UPPER VENTILATION (IN²)	331
NUMBER OF VENTS	
AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	0
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	62 LF
RIDGE VENT (18 NFA) PER LF	24 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF
VENTILATION PROVIDED	
TOTAL LOWER VENTILATION (IN²)	558 NFA
TOTAL UPPER VENTILATION (IN²)	432 NFA

ATTIC VENTILATION - ATTIC 2	
ATTIC AREA (FT²)	864
REQUIRED ATTIC VENTILATION (IN²)	415
REQUIRED LOWER VENTILATION (IN²)	208
REQUIRED UPPER VENTILATION (IN²)	207
NUMBER OF VENTS	
AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	4
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	77 LF
RIDGE VENT (18 NFA) PER LF	4 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF
VENTILATION PROVIDED	
TOTAL LOWER VENTILATION (IN²)	693 NFA
TOTAL UPPER VENTILATION (IN²)	272 NFA

ATTIC VENTILATION - ATTIC 3	
ATTIC AREA (FT²)	219
REQUIRED ATTIC VENTILATION (IN²)	106
REQUIRED LOWER VENTILATION (IN²)	53
REQUIRED UPPER VENTILATION (IN²)	53
NUMBER OF VENTS	
AIRHAWK 50 - LOWER (50 NFA)	0
AIRHAWK 50 - UPPER (50 NFA)	2
EDGE VENTS - LOWER (36 NFA)	0
ROSS 150 - UPPER (150 NFA)	0
PERFORATED SOFFIT VENT (9 NFA) PER LF	24 LF
RIDGE VENT (18 NFA) PER LF	0 LF
OFF RIDGE VENT (35 NFA) PER LF	0 LF
VENTILATION PROVIDED	
TOTAL LOWER VENTILATION (IN²)	216 NFA
TOTAL UPPER VENTILATION (IN²)	100 NFA

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
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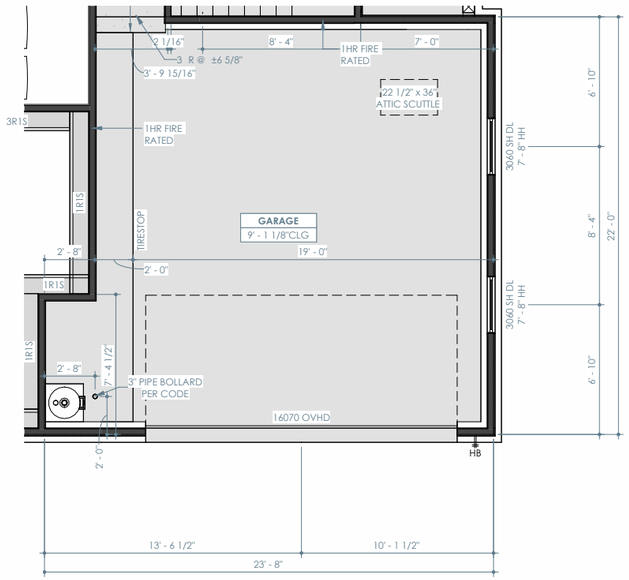
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - ROOF PLAN

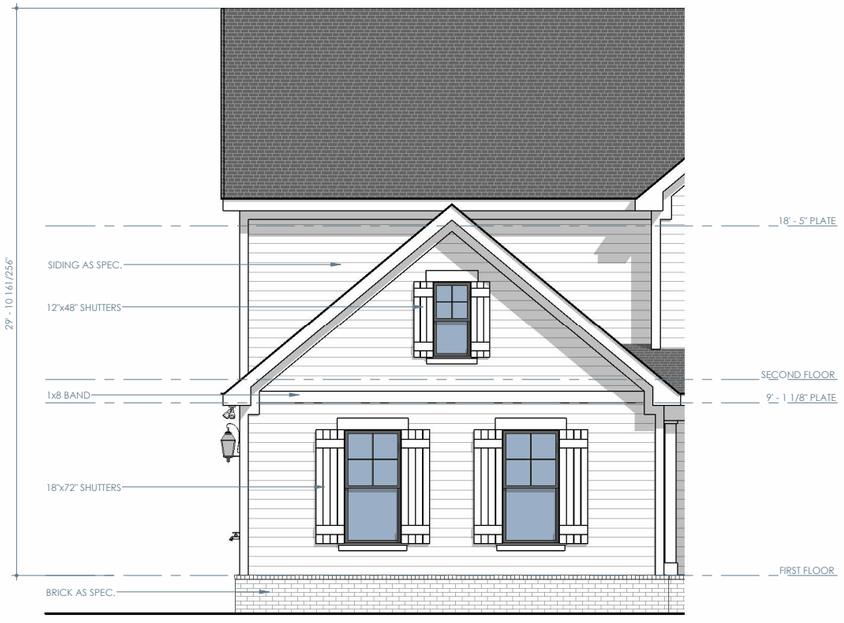
SHEET NO.

A4.03



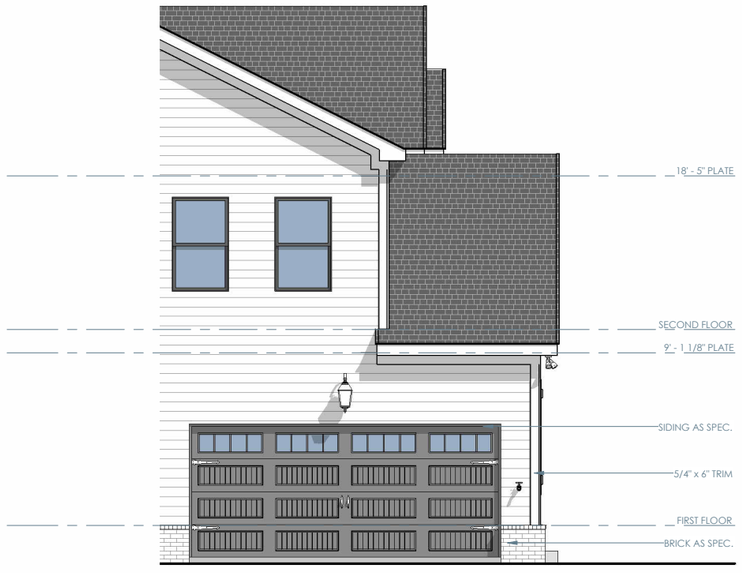
OPT. SIDE ENTRY GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



ELEVATION A - OPT. SIDE ENTRY GARAGE - FRONT

1/8" = 1'-0"



ELEVATION A - OPT. SIDE ENTRY GARAGE - LEFT

1/8" = 1'-0"

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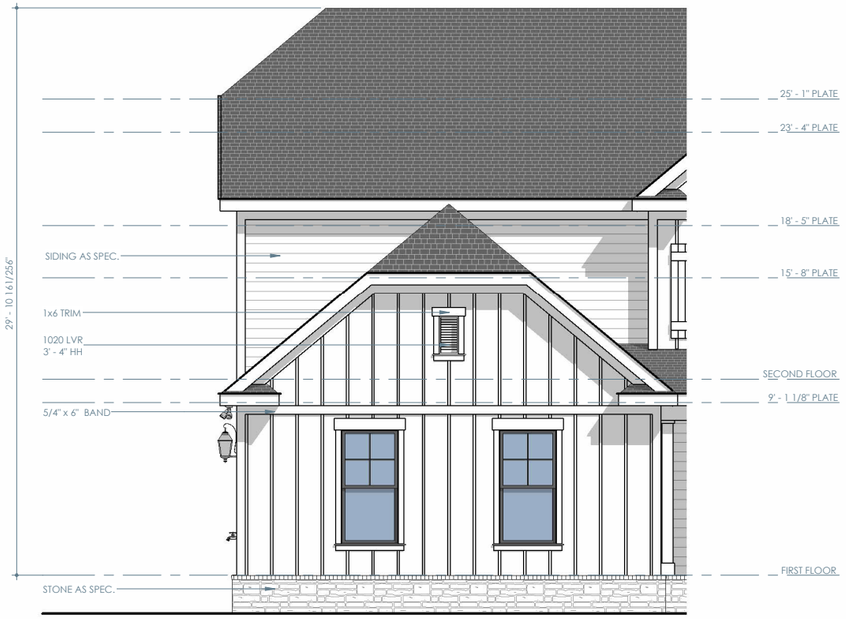
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

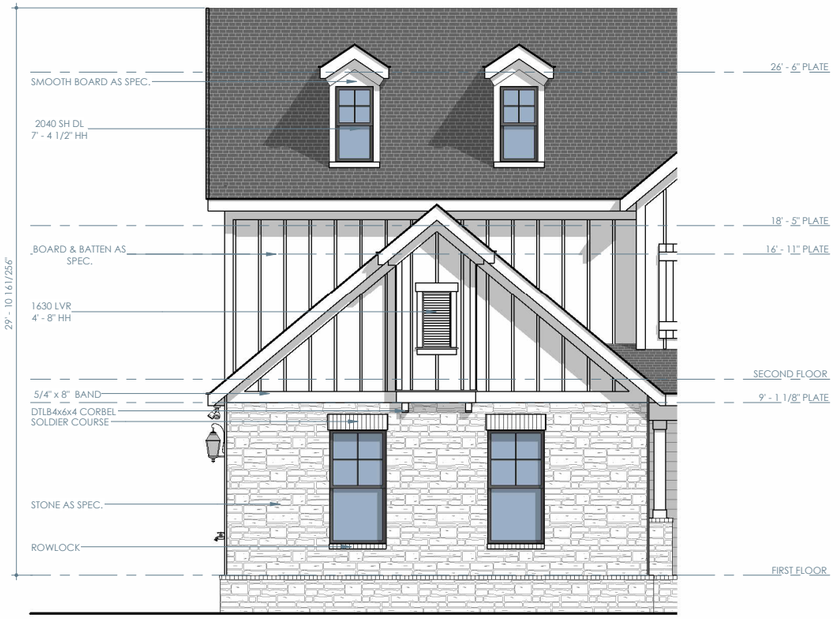
SHEET NO.

A7.00



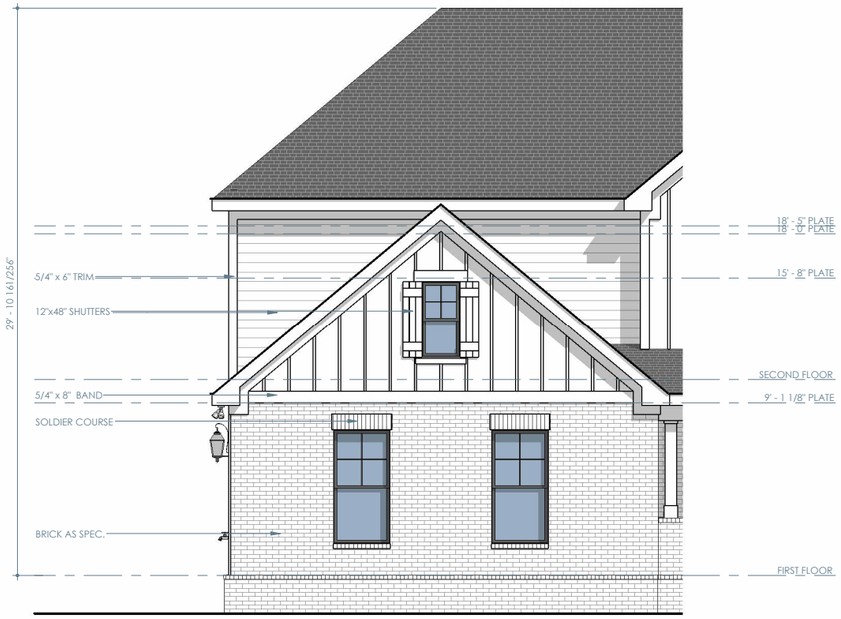
ELEVATION B - OPT. SIDE ENTRY GARAGE - FRONT

1/8" = 1'-0"



ELEVATION C - OPT. SIDE ENTRY GARAGE - FRONT

1/8" = 1'-0"



ELEVATION D - OPT. SIDE ENTRY GARAGE - FRONT

1/8" = 1'-0"

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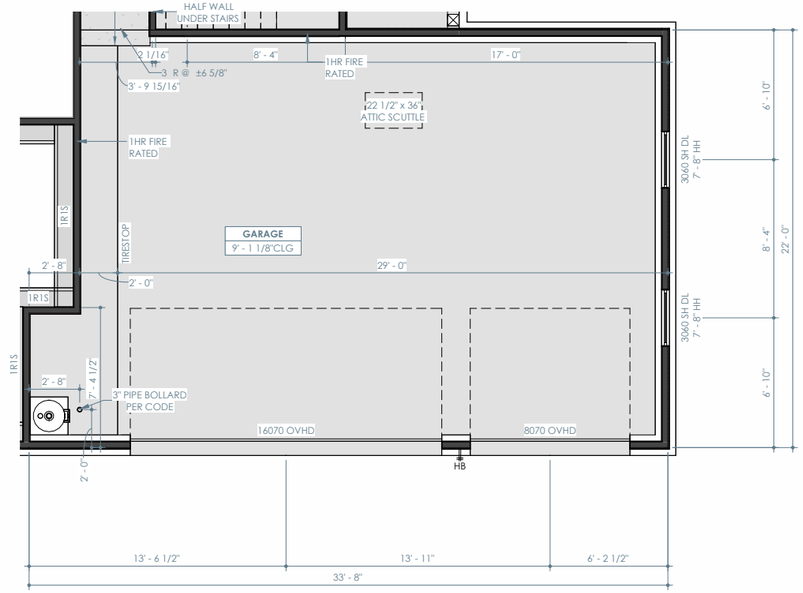
A7.01



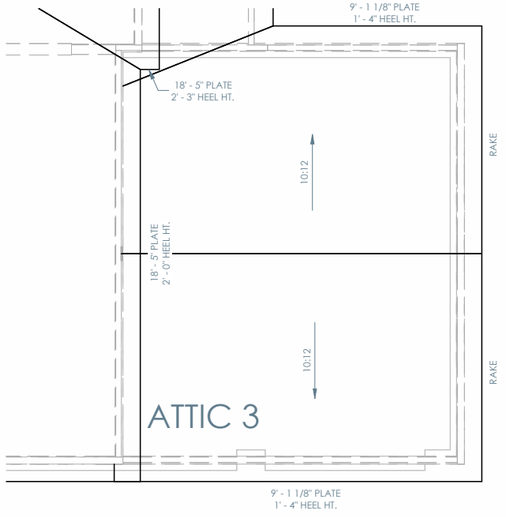
OPT. 3 CAR GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



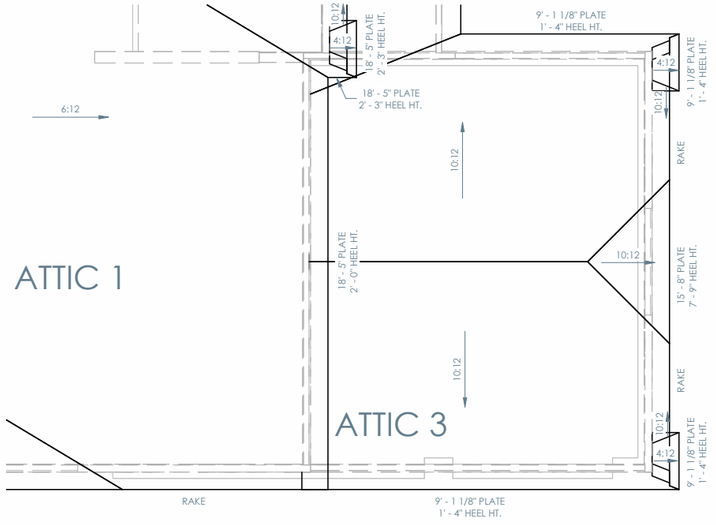
ELEVATION A - OPT. 3 CAR GARAGE - LEFT

1/8" = 1'-0"



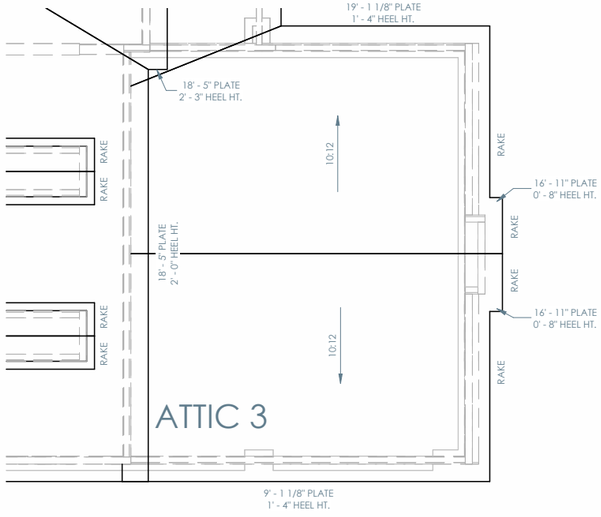
ELEVATION A - OPT. 3 CAR GARAGE - ROOF PLAN (SIMILAR FOR ELEVATION D)

1/8" = 1'-0"



ELEVATION B - OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"



ELEVATION C - OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"

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SHEET NAME

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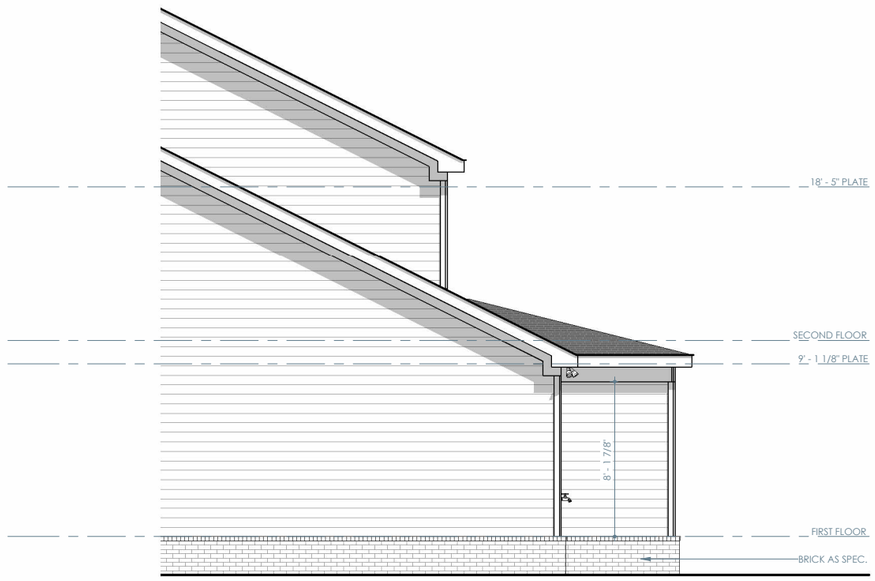
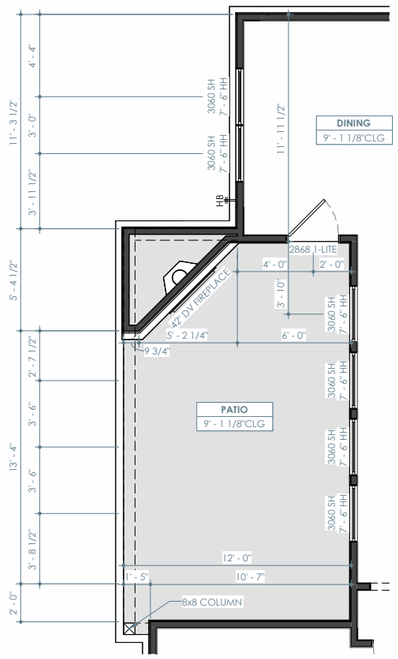
SHEET NO.

A7.02



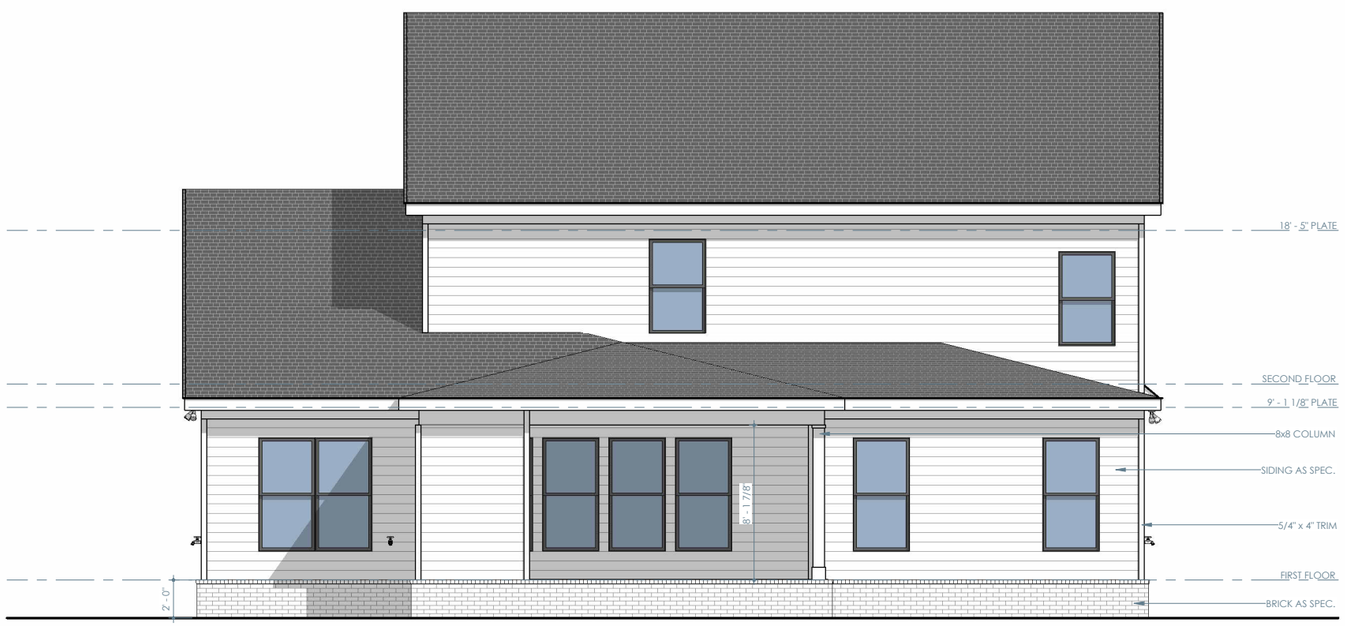
OPT. FIREPLACE @ COVERED PORCH - RIGHT

1/8" = 1'-0"



OPT. FIREPLACE @ COVERED PORCH - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. FIREPLACE @ COVERED PORCH - REAR

1/8" = 1'-0"

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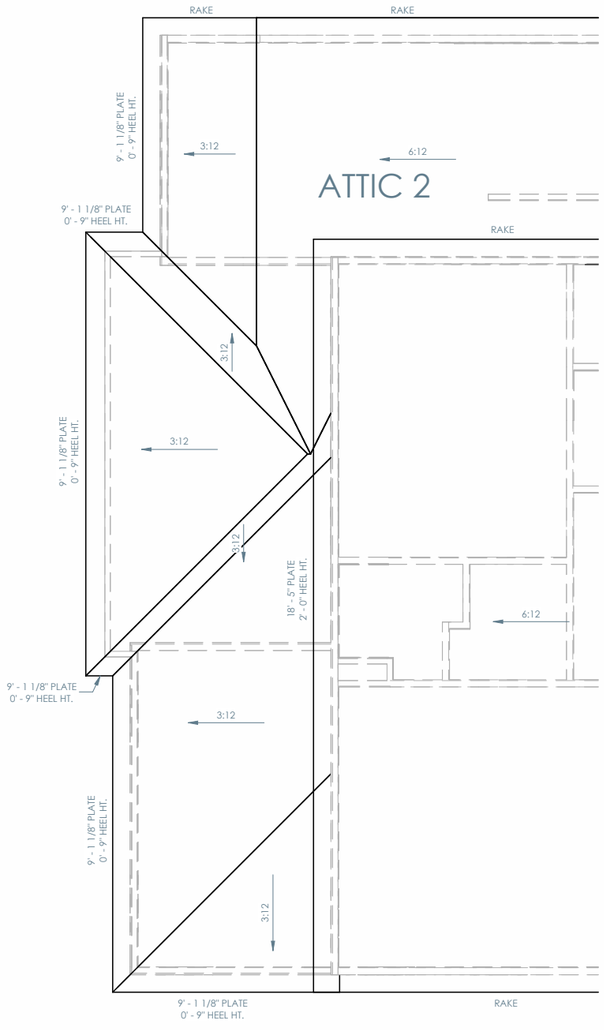
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

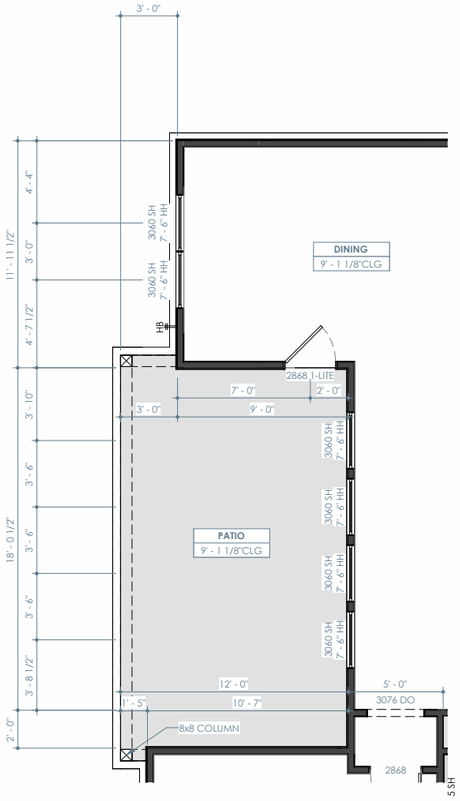
SHEET NO.

A7.03



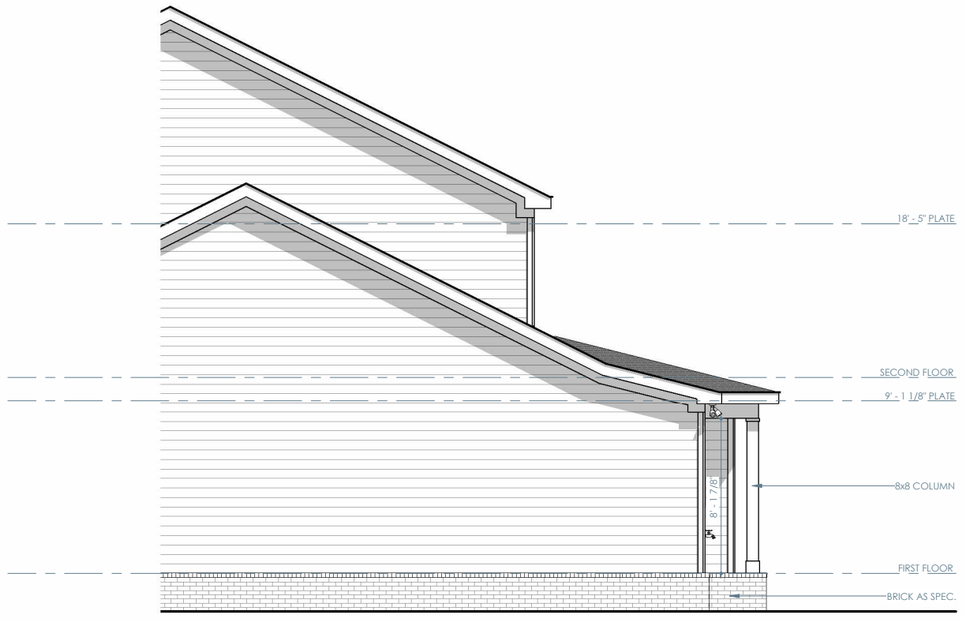
OPT. 3' EXPANDED DINING ROOM - ROOF PLAN

1/8" = 1'-0"



OPT. 3' EXPANDED DINING ROOM - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. 3' EXPANDED DINING ROOM - RIGHT

1/8" = 1'-0"

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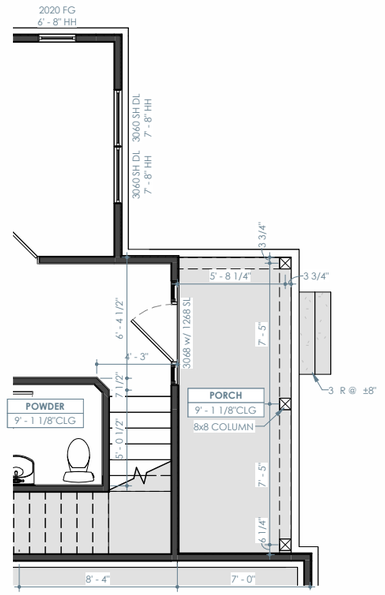
SHEET NO.

A7.04



OPT. FRONT DOOR SIDELIGHT - FRONT

1/8" = 1'-0"



OPT. FRONT DOOR SIDELIGHT - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. FRONT DOOR CRAFTSMAN DOOR - FRONT

1/8" = 1'-0"



OPT. FRONT DOOR TRANSOM - FRONT

1/8" = 1'-0"

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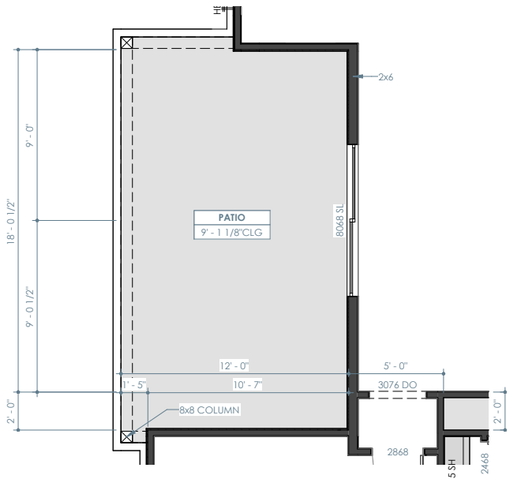
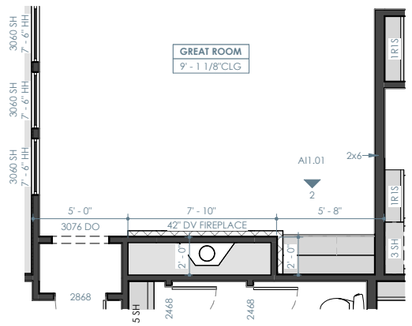
SHEET NO.

A7.05



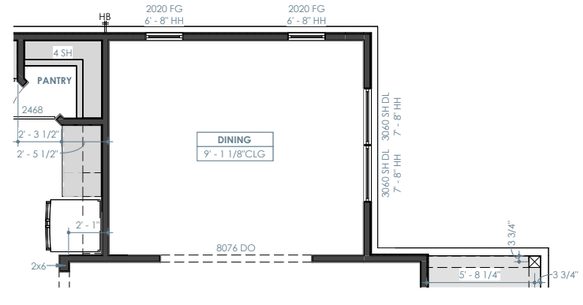
OPT. SLIDER @ GREAT ROOM - FIRST FLOOR PLAN

1/8" = 1'-0"



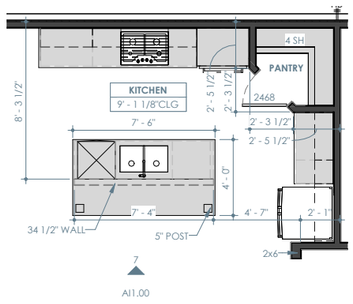
OPT. BUILT-INS @ FIREPLACE - FIRST FLOOR PLAN

1/8" = 1'-0"



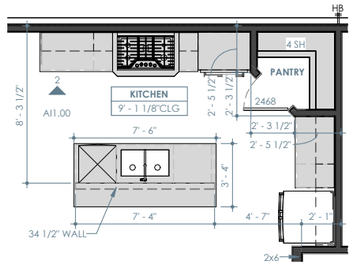
OPT. DINING ILO STUDY - FIRST FLOOR PLAN

1/8" = 1'-0"



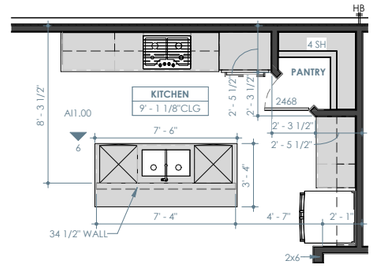
OPT. CHEF'S KITCHEN - FIRST FLOOR PLAN

1/8" = 1'-0"



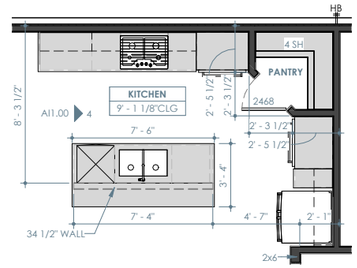
OPT. 36" COOKTOP RANGE W/ BUMP OUT & VENT HOOD ABOVE - FIRST FLOOR PLAN

1/8" = 1'-0"



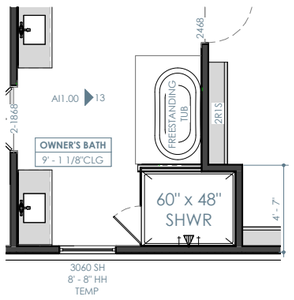
OPT. ISLAND MICROWAVE - FIRST FLOOR PLAN

1/8" = 1'-0"



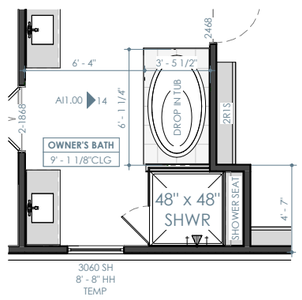
OPT. DOUBLE OVEN - FIRST FLOOR PLAN

1/8" = 1'-0"



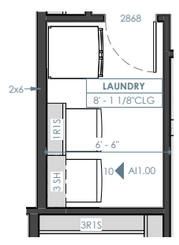
OPT. FREESTANDING TUB ILO DROP IN TUB - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. SHOWER SEAT @ OWNER'S BATH - FIRST FLOOR PLAN

1/8" = 1'-0"



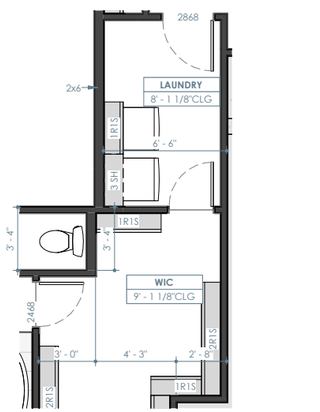
OPT. FRIDGE @ LAUNDRY - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. CABINETS @ LAUNDRY - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. DOOR @ LAUNDRY - FIRST FLOOR PLAN

1/8" = 1'-0"

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SHEET NO.

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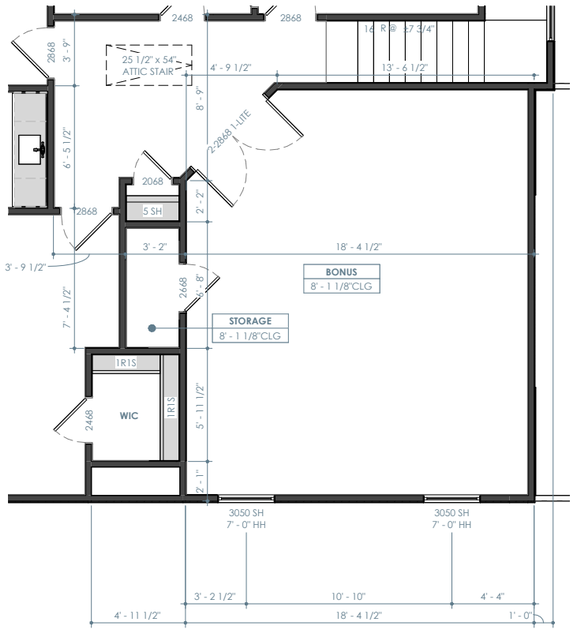
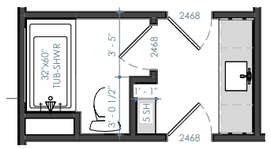


OPT. BONUS ROOM - SECOND FLOOR PLAN

1/8" = 1'-0"



OPT. SHELVES @ BATH 3 - SECOND FLOOR PLAN

1/8" = 1'-0"

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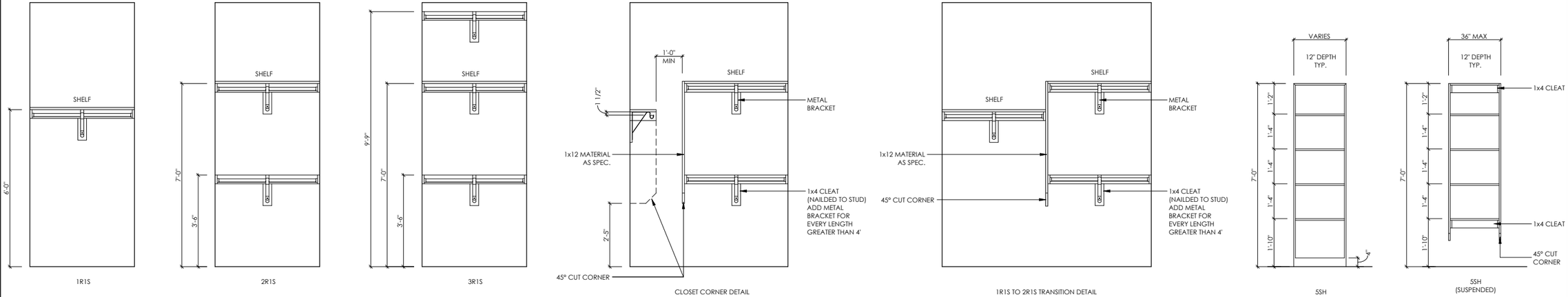
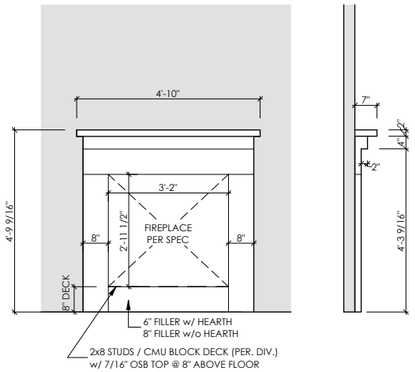


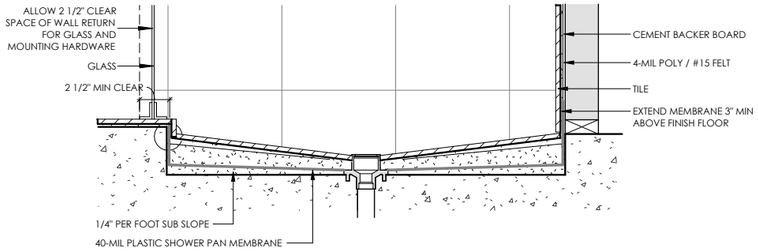
1 CLOSET DETAILS

1/4" = 1'-0"



2 FIREPLACE DETAIL

1/4" = 1'-0"



3 MUD PAN SHOWER

3/4" = 1'-0"

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3160

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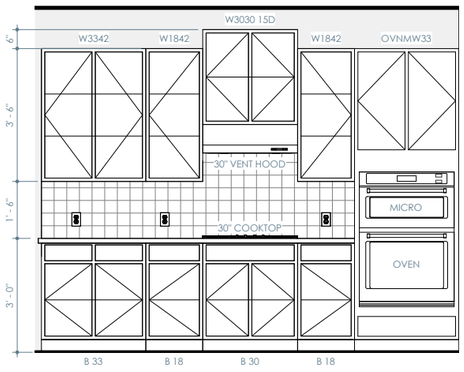
SCALE	As indicated

SHEET NAME

DETAILS

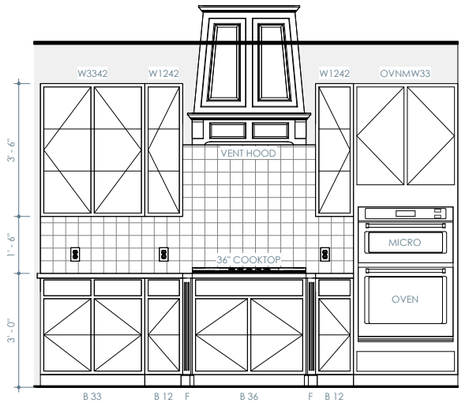
SHEET NO.

AD1.00



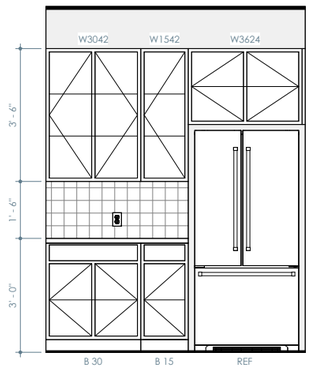
1 KITCHEN

1/4" = 1'-0"



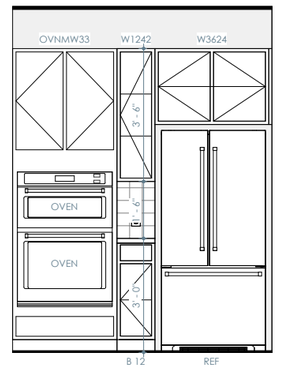
2 OPT. 36" COOKTOP RANGE W/ BUMP OUT & VENT HOOD ABOVE

1/4" = 1'-0"



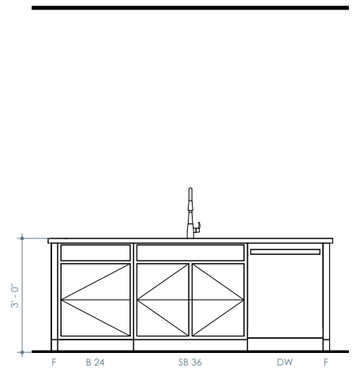
3 KITCHEN

1/4" = 1'-0"



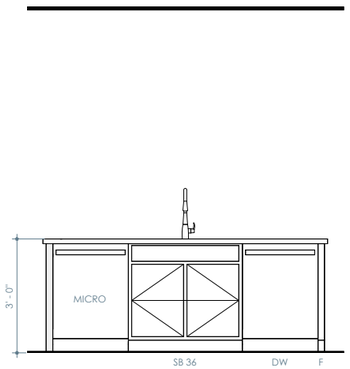
4 OPT. DOUBLE OVEN

1/4" = 1'-0"



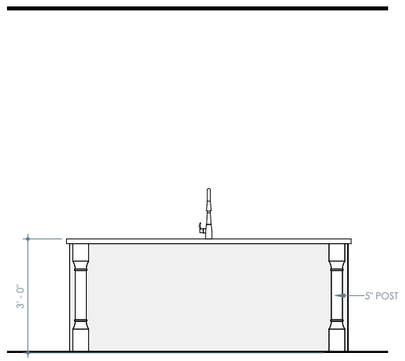
5 ISLAND

1/4" = 1'-0"



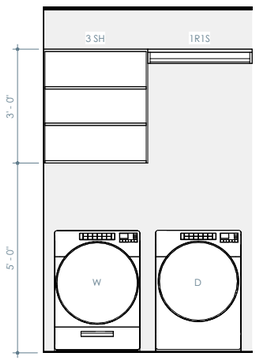
6 OPT. ISLAND MICROWAVE

1/4" = 1'-0"



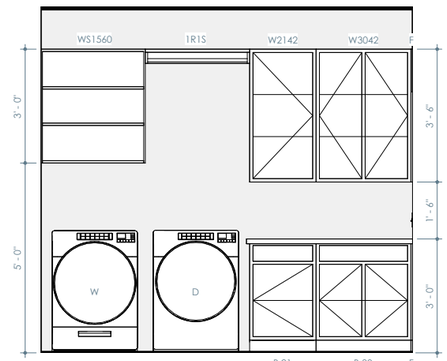
7 OPT. CHEF'S KITCHEN

1/4" = 1'-0"



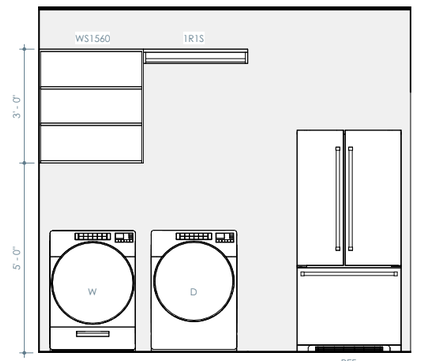
8 LAUNDRY

1/4" = 1'-0"



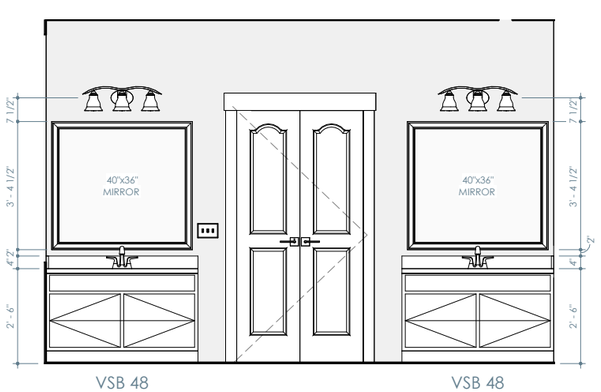
9 OPT. CABINETS @ LAUNDRY

1/4" = 1'-0"



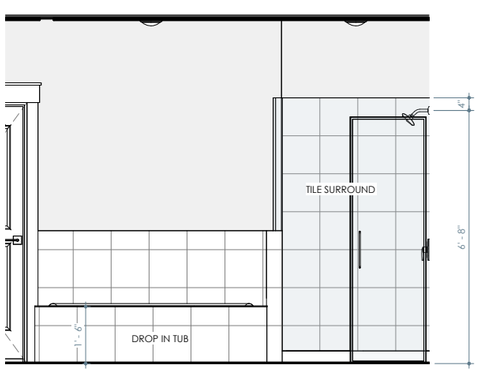
10 OPT. FRIDGE @ LAUNDRY

1/4" = 1'-0"



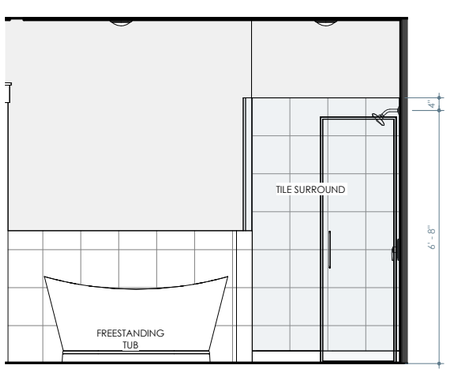
11 OWNER'S BATH

1/4" = 1'-0"



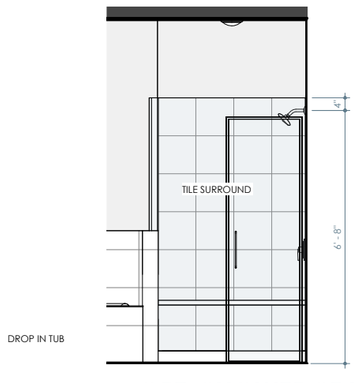
12 OWNER'S BATH

1/4" = 1'-0"



13 OPT. FREESTANDING TUB ILO DROP IN TUB

1/4" = 1'-0"



14 OPT. SHOWER SEAT @ OWNER'S BATH

1/4" = 1'-0"

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PLAN NO.

3160

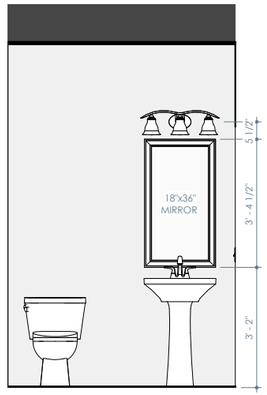
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/4" = 1'-0"

SHEET NAME

INTERIOR ELEVATIONS

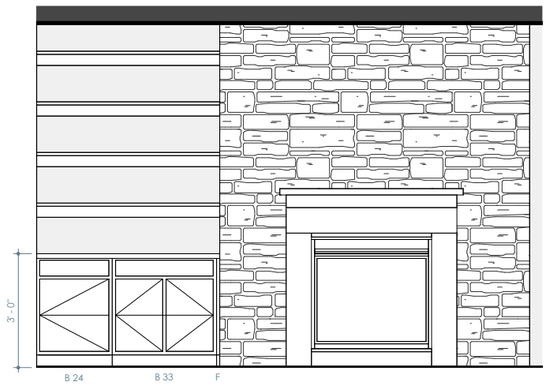
SHEET NO.

AI1.00



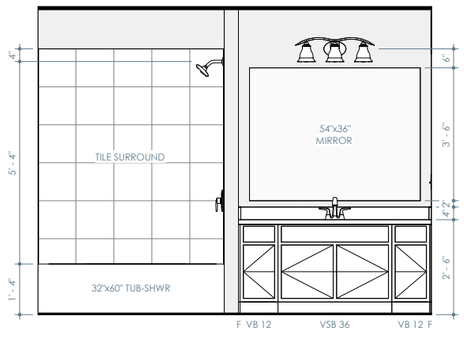
1 POWDER

1/4" = 1'-0"



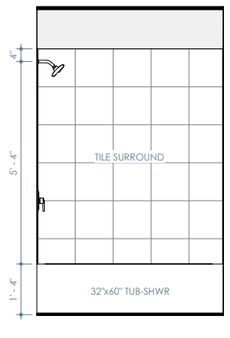
2 OPT. BUILT-INS @ FIREPLACE

1/4" = 1'-0"



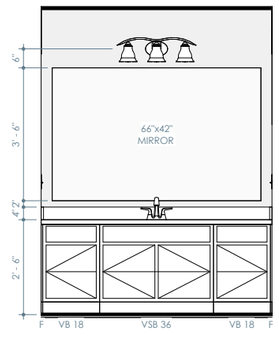
3 BATH 2

1/4" = 1'-0"



4 BATH 3

1/4" = 1'-0"



5 BATH 3

1/4" = 1'-0"

Brightland HOMES

PROJECT NAME

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DRAWN BY	SST
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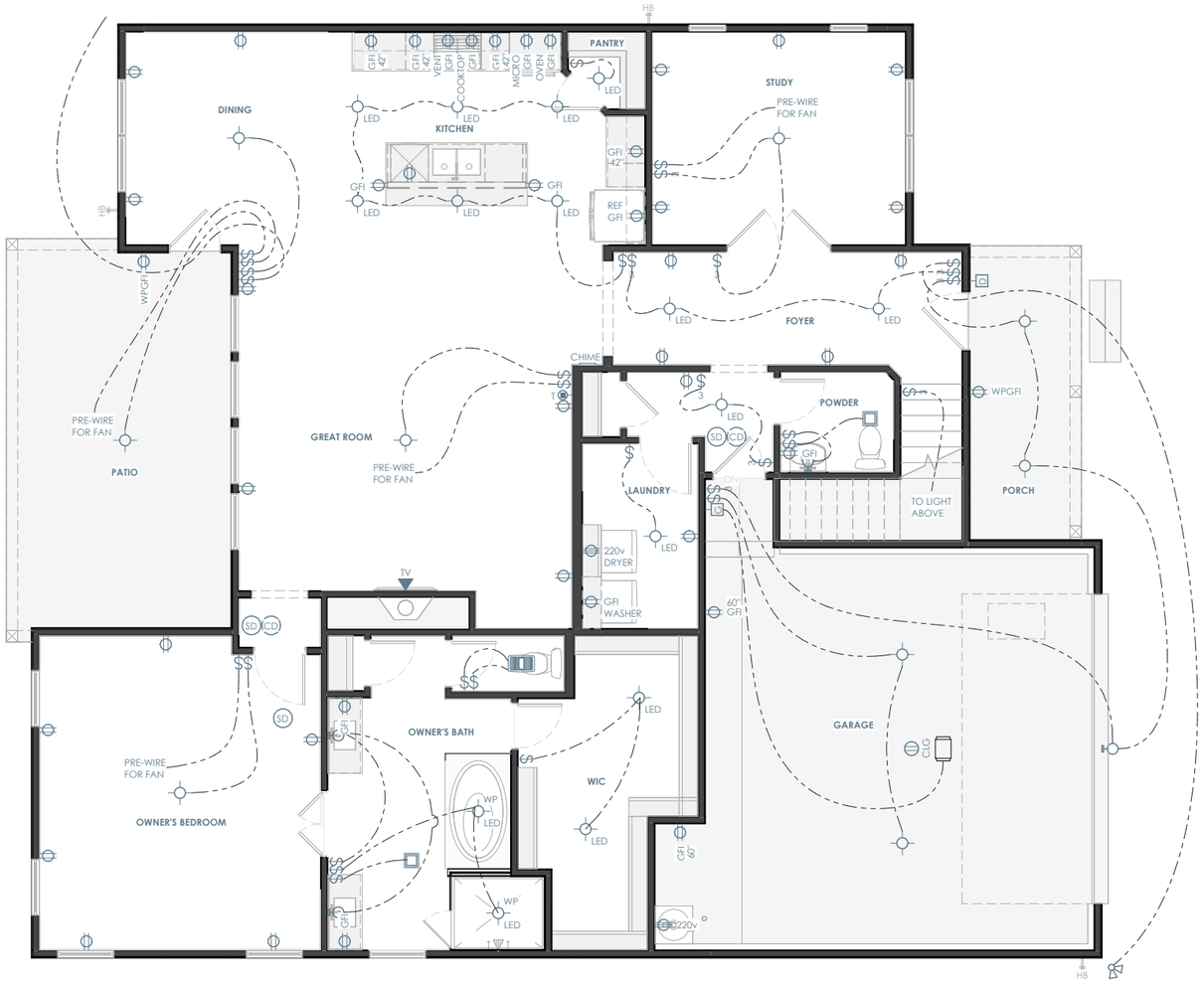
SHEET NAME

INTERIOR ELEVATIONS

SHEET NO.

AI1.01



ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- LED SUFRACE MOUNT LED LIGHT FIXTURE
- KEY KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

ELEVATION A - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

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PLAN NO.

3160

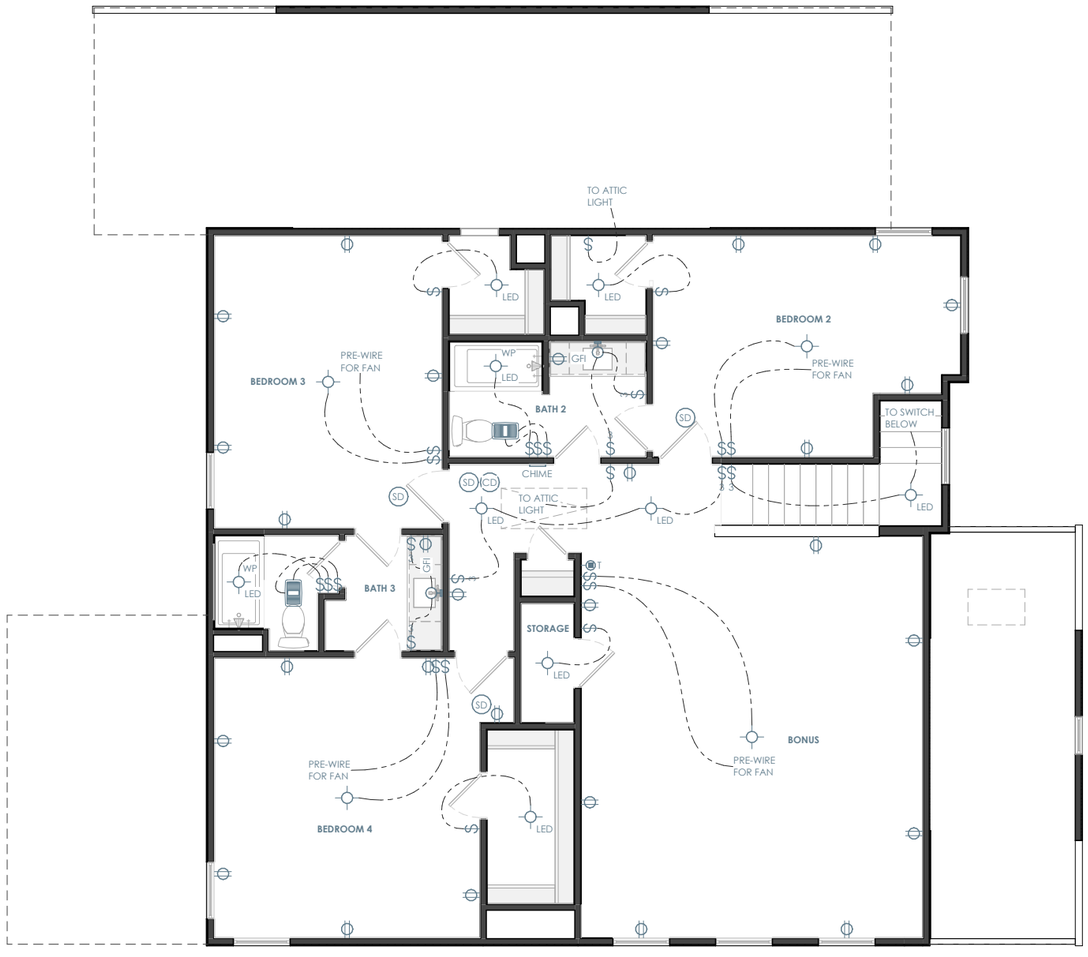
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - FIRST FLOOR ELECTRICAL PLAN

SHEET NO.

E1.00



ELEVATION A - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

$	SINGLE POLE SWITCH
$ 3	THREE WAY SWITCH
$ 4	FOUR WAY SWITCH
$ D	SINGLE POLE DIMMER SWITCH
$ OS	OCCUPANT SENSOR SWITCH
$ R	RHEOSTAT SWITCH
$ P	PRESSURE SWITCH
G	GARAGE DOOR SWITCH
D	DOOR BELL BUTTON
	PHOTOCELL SENSOR SWITCH

LIGHTING

	SURFACE MOUNT LIGHT FIXTURE
LED	SUFRACE MOUNT LED LIGHT FIXTURE
KEY	KEYLESS LIGHT FIXTURE
	HANGING LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED EYEBALL FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	UNDER / OVER CABINET LIGHT
1x4	FLOURESCENT LIGHT FIXTURE
	CEILING FAN
	CEILING FAN w/ LIGHT FIXTURE

POWER

	DUPLEX OUTLET
	QUAD OUTLET
	SWITCHED DUPLEX OUTLET
GFI	GROUND FAULT CIRCUIT INTERRUPTER
	SURFACE MOUNT DUPLEX OUTLET
GFI	SURFACE MOUNT GROUND FAULT INTERRUPTER
FLR	FLOOR OUTLET
CLG	OVERHEAD OUTLET
220v	220 VOLT OUTLET

COMMUNICATION

PH	PHONE OUTLET
DATA	DATA OUTLET
5.1 SS	SURROUND SOUND OUTLET
TV	TV OUTLET
S SUB	SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

SD	SMOKE ALARM
CD	CARBON DETECTOR

EQUIPMENT

PANEL	ELECTRICAL PANEL
T	THERMOSTAT
	DOOR BELL CHIME
	EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

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KITCHEN
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- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

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PROJECT NAME

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PLAN NO.

3160

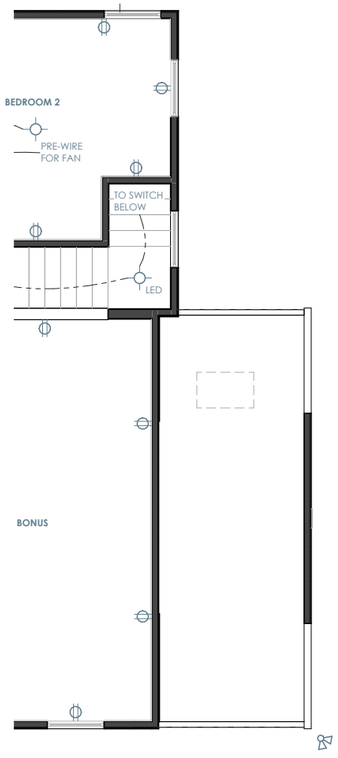
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - SECOND FLOOR ELECTRICAL PLAN

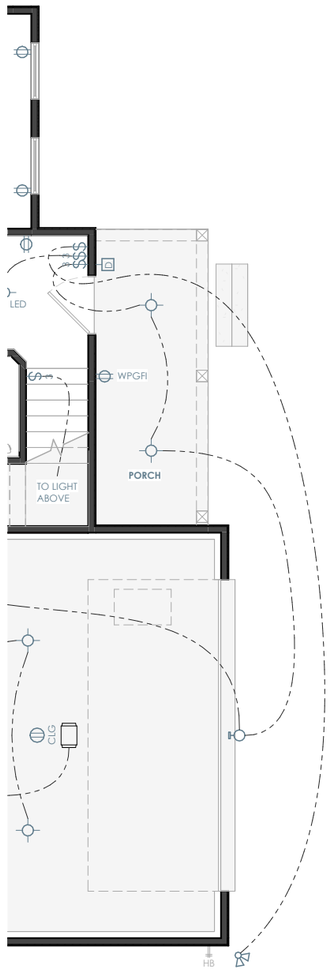
SHEET NO.

E1.01



ELEVATION B - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

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KITCHEN

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- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS

- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES

- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS

- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING

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SMOKE DETECTORS

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- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

Brightland HOMES

PROJECT NAME

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PLAN NO.

3160

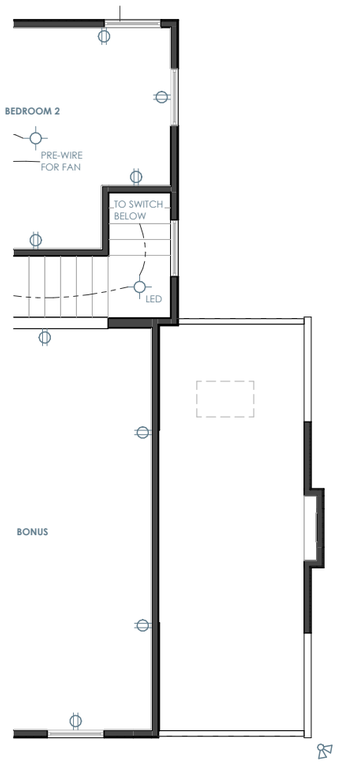
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL ELECTRICAL PLANS

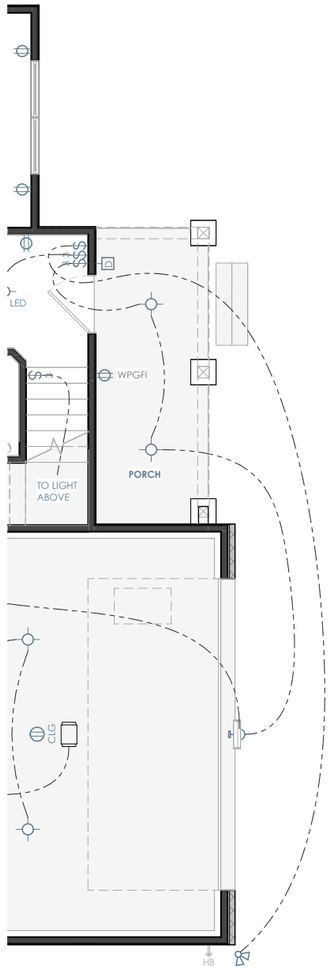
SHEET NO.

E2.00



ELEVATION C - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN

- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS

- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES

- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS

- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING

- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS

- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

Brightland HOMES

PROJECT NAME

PINSON

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PLAN NO.

3160

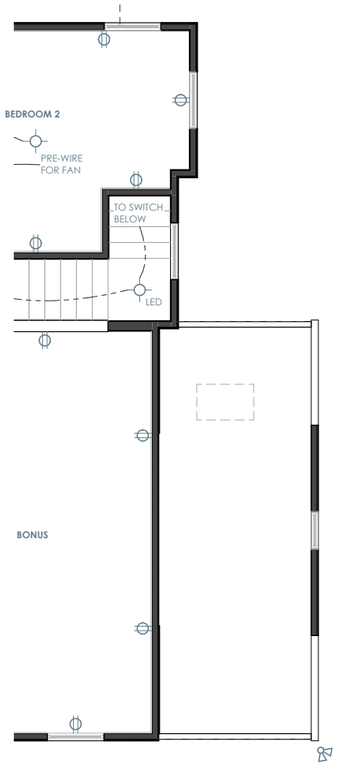
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL ELECTRICAL PLANS

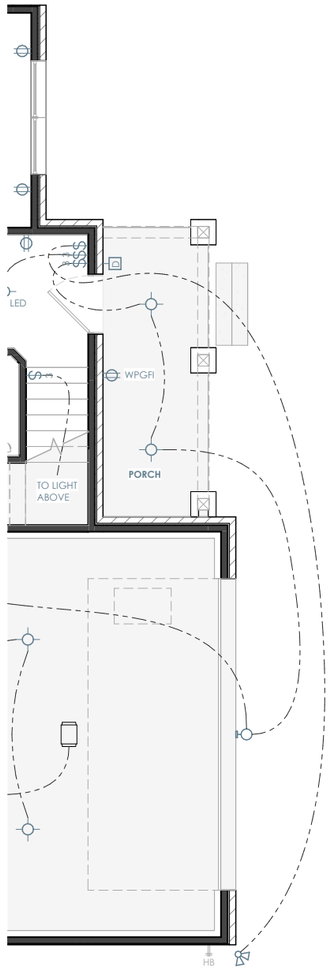
SHEET NO.

E3.00



ELEVATON D - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
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- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

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- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

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PROJECT NAME

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PLAN NO.

3160

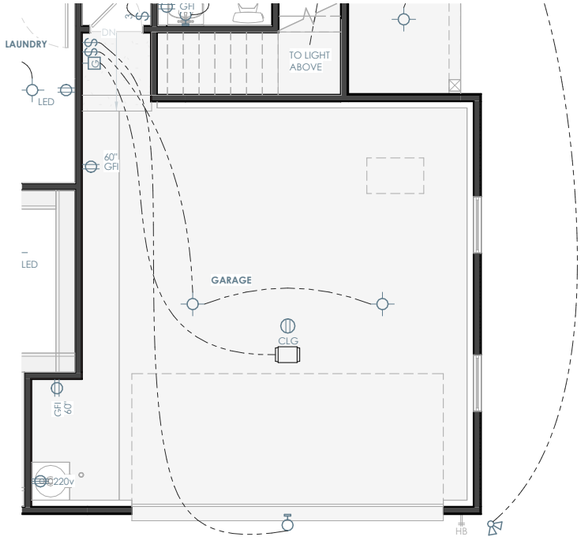
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - PARTIAL ELECTRICAL PLANS

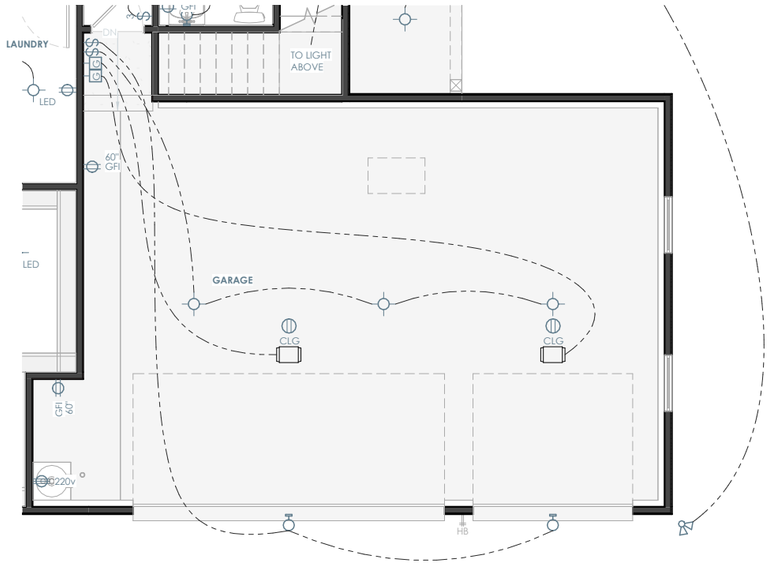
SHEET NO.

E4.00



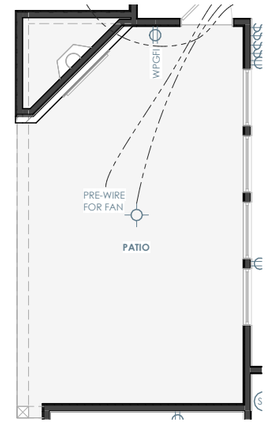
OPT. SIDE ENTRY GARAGE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



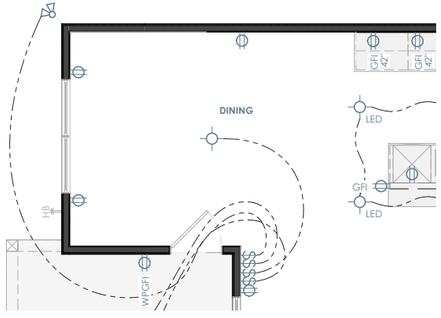
OPT. 3 CAR GARAGE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



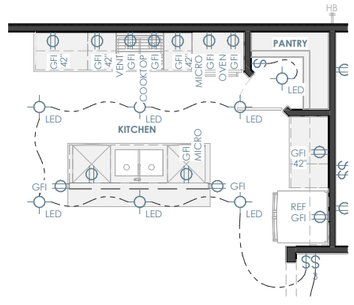
OPT. FIREPLACE @ COVERED PORCH - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



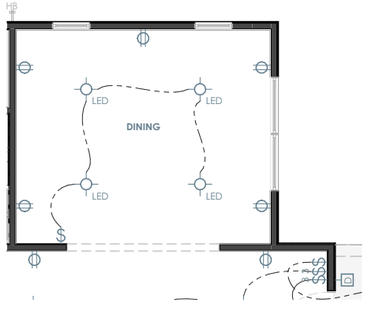
OPT. 3' EXPANDED DINING - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



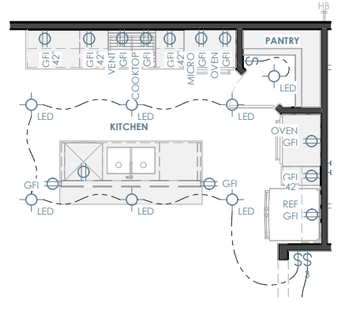
OPT. ISLAND MICROWAVE - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



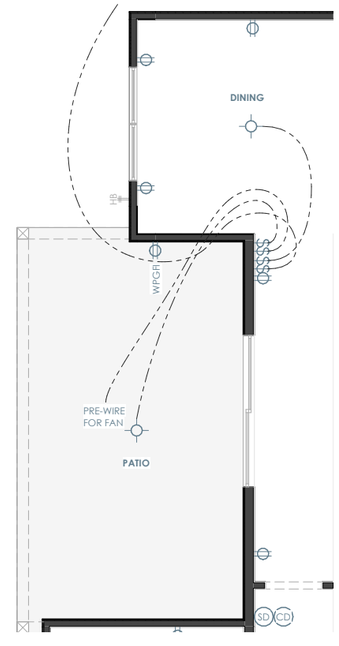
OPT. DINING ILO STUDY - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. DOUBLE OVEN - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. SILDER @ GREAT ROOM - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

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PLAN NO.

3160

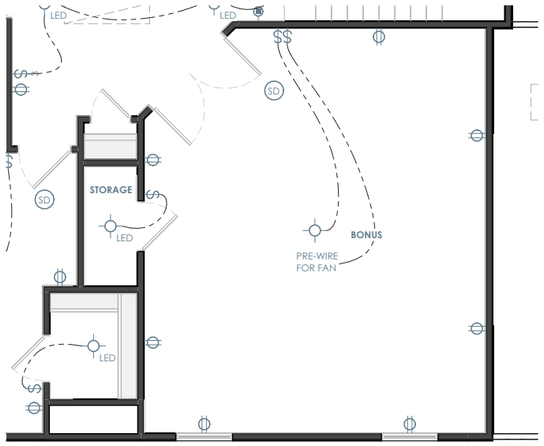
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

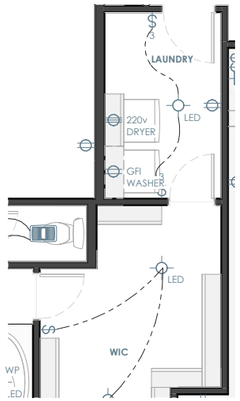
SHEET NO.

E7.00



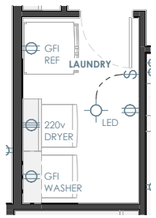
OPT. BONUS ROOM - SECOND FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. DOOR @ LAUNDRY - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"



OPT. FRIDGE @ LAUNDRY - FIRST FLOOR ELECTRICAL

1/8" = 1'-0"

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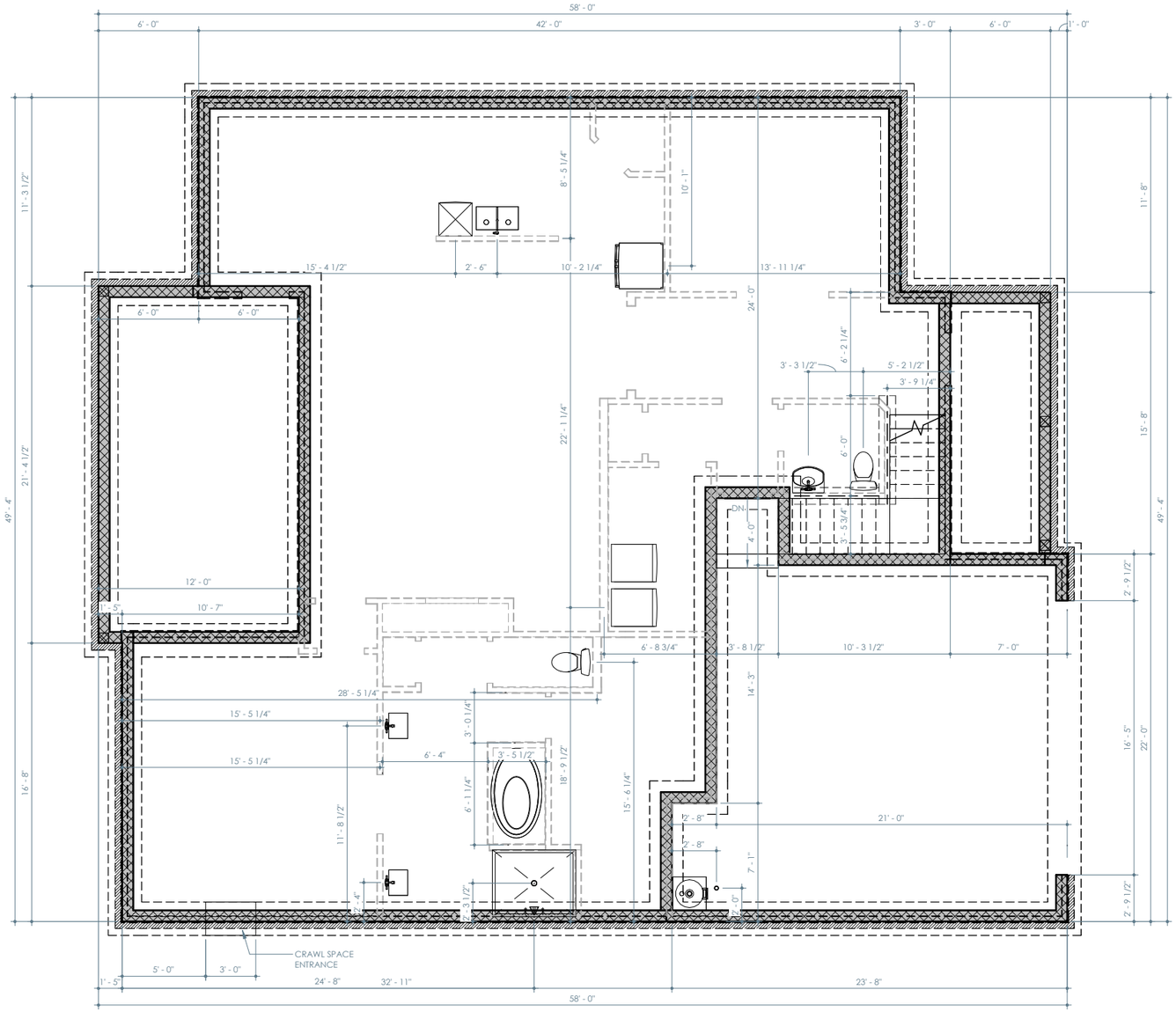
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

E7.01



ELEVATION A - FOUNDATION PLAN

1/8" = 1'-0"

PROJECT NAME

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PLAN NO.

3160

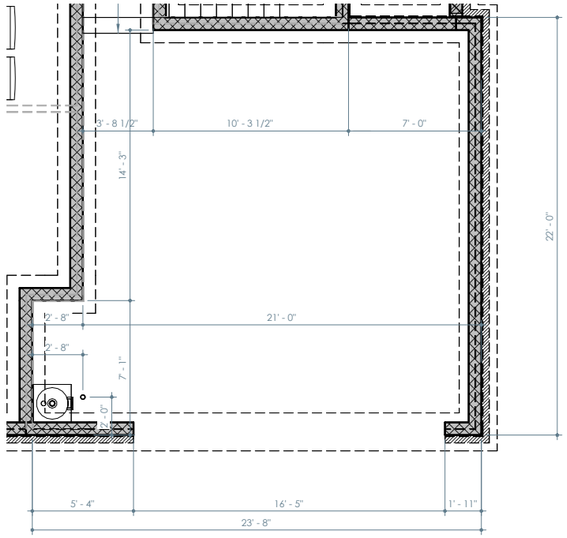
ISSUE DATE	03/08/2024
DRAWN BY	SST
SCALE	1/8" = 1'-0"

SHEET NAME

FOUNDATION - ELEVATION A

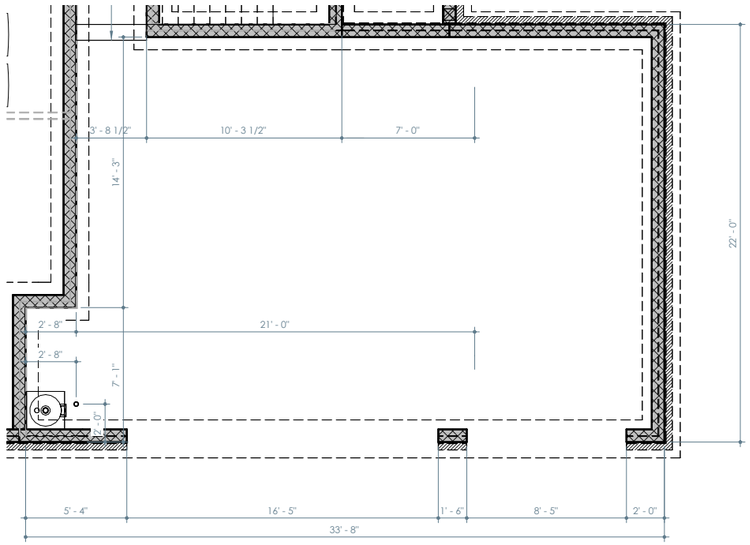
SHEET NO.

SF1.00



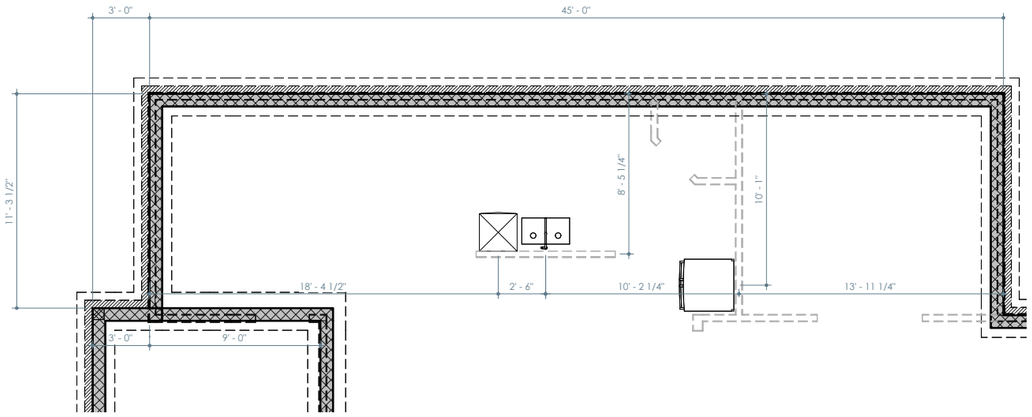
OPT. SIDE ENTRY GARAGE - FOUNDATION PLAN

1/8" = 1'-0"



OPT. 3 CAR GARAGE - FOUNDATION PLAN

1/8" = 1'-0"



OPT. 3' EXTENDED DINING - FOUNDATION PLAN

1/8" = 1'-0"

Brightland HOMES

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SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

SF7.00



ELEVATION A

3/32" = 1'-0"



ELEVATION B

3/32" = 1'-0"



ELEVATION C

3/32" = 1'-0"



ELEVATION D

3/32" = 1'-0"

REVISION LOG

SHEET LIST

NO.	TITLE
A-0.00	COVER SHEET
A-1.00	ELEVATION A - FIRST FLOOR PLAN
A-1.01	ELEVATION A - SECOND FLOOR PLAN
A-1.02	ELEVATION A - EXTERIOR ELEVATIONS
A-1.03	ELEVATION A - EXTERIOR ELEVATIONS
A-1.04	ELEVATION A - ROOF PLAN
A-2.01	ELEVATION B - PARTIAL FLOOR PLANS
A-2.02	ELEVATION B - EXTERIOR ELEVATIONS
A-2.03	ELEVATION B - EXTERIOR ELEVATIONS
A-2.04	ELEVATION B - ROOF PLAN
A-3.01	ELEVATION C - PARTIAL FLOOR PLANS
A-3.02	ELEVATION C - EXTERIOR ELEVATIONS
A-3.03	ELEVATION C - EXTERIOR ELEVATIONS
A-3.04	ELEVATION C - ROOF PLAN
A-4.01	ELEVATION D - PARTIAL FLOOR PLANS
A-4.02	ELEVATION D - EXTERIOR ELEVATIONS
A-4.03	ELEVATION D - EXTERIOR ELEVATIONS
A-4.04	ELEVATION D - ROOF PLAN
A-7.00	PLAN OPTIONS
A-7.01	PLAN OPTIONS
A-7.02	PLAN OPTIONS
A-7.03	PLAN OPTIONS
A-7.04	PLAN OPTIONS
A-7.05	PLAN OPTIONS
A-7.06	PLAN OPTIONS
A-7.07	PLAN OPTIONS
A-7.08	PLAN OPTIONS
A-7.09	PLAN OPTIONS
A-7.10	PLAN OPTIONS
A-7.11	PLAN OPTIONS
A-7.12	PLAN OPTIONS
AD-1.00	DETAILS
AI1.00	INTERIOR ELEVATIONS
AI1.01	INTERIOR ELEVATIONS
E-1.00	ELEVATION A - FIRST FLOOR ELECTRICAL PLAN
E-1.01	ELEVATION A - SECOND FLOOR ELECTRICAL PLAN
E-2.00	ELEVATION B - PARTIAL ELECTRICAL PLANS
E-3.00	ELEVATION C - PARTIAL ELECTRICAL PLANS
E-4.00	ELEVATION D - PARTIAL ELECTRICAL PLANS
E-7.00	PLAN OPTIONS
E-7.01	PLAN OPTIONS
SF-1.00	FOUNDATION - ELEVATION A
SF-7.00	PLAN OPTIONS

PLAN OPTIONS

ELEVATION A	OPT. LAUNDRY CABINETS
ELEVATION B	OPT. GREAT ROOM SLIDER DOOR
ELEVATION C	OPT. BEDROOM 5
ELEVATION D	OPT. ISLAND MICROWAVE
OPT. EXECUTIVE OPTION	OPT. SHOWER SEAT @ OWNERS BATH
OPT. 3 CAR GARAGE	OPT. OWNER'S BATH 1
OPT. SIDE LOAD GARAGE	OPT. LINEN CABINET
OPT. REAR COVERED PORCH	OPT. BATH 3 ADDITIONAL SINK
OPT. PORCH FIREPLACE	OPT. EXTENDED ISLAND W/ LEGS
OPT. GUEST BEDROOM	OPT. 36" COOKTOP RANGE W/ BUMPOUT & VENT HOOD ABOVE
OPT. 1/2 BATH VANITY	OPT. RECESSED FIREPLACE
OPT. COFFERED CEILING AT FOYER	

Brightland HOMES

PROJECT NAME

ROAN

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PLAN NO.

3470

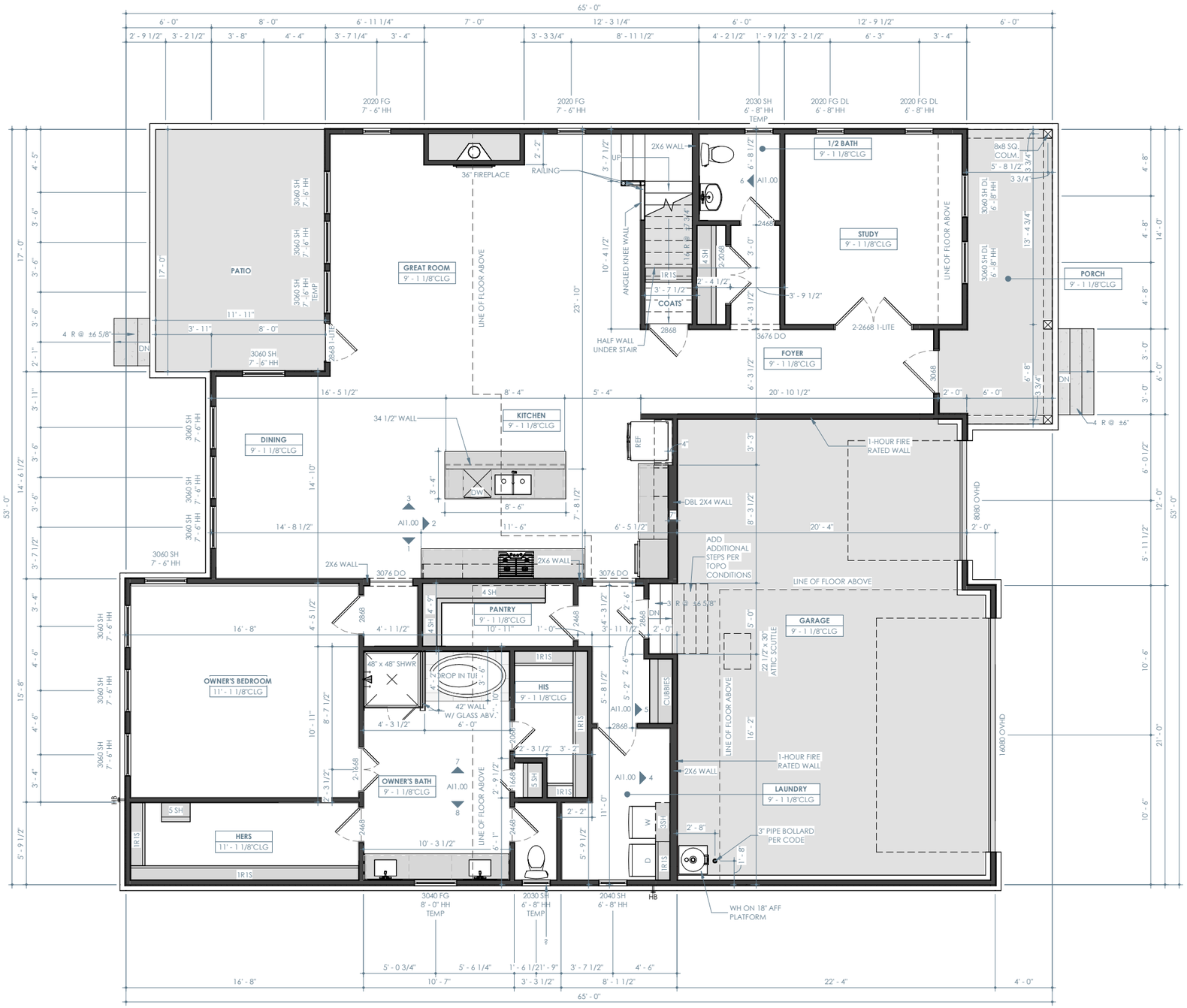
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	3/32" = 1'-0"

SHEET NAME

COVER SHEET

SHEET NO.

A-0.00



ELEVATION A - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION A - A/C LIVING

FIRST FLOOR	1896 SF
SECOND FLOOR	1260 SF
TOTAL	3156 SF

ELEVATION A - LIVING

FIRST FLOOR	2114 SF
SECOND FLOOR	1344 SF
TOTAL	3458 SF

TOTAL UNDER ROOF	4525 SF

ELEVATION A - NON-LIVING

GARAGE	718 SF
PORCH	136 SF
PATIO	213 SF
TOTAL	1067 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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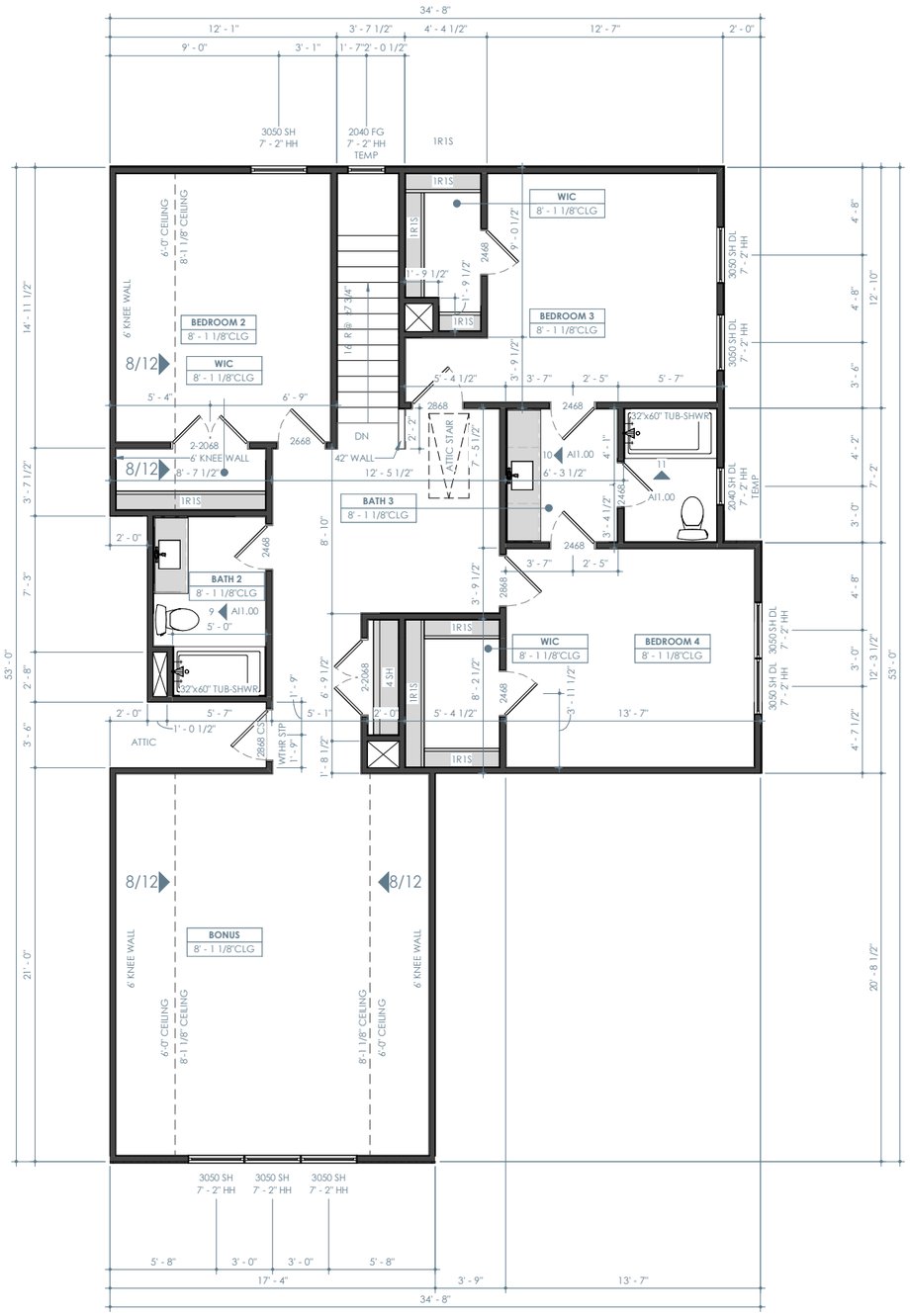
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - FIRST FLOOR PLAN

SHEET NO.

A-1.00



ELEVATION A - SECOND FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

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DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - SECOND FLOOR PLAN

SHEET NO.

A-1.01



ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A-1.02



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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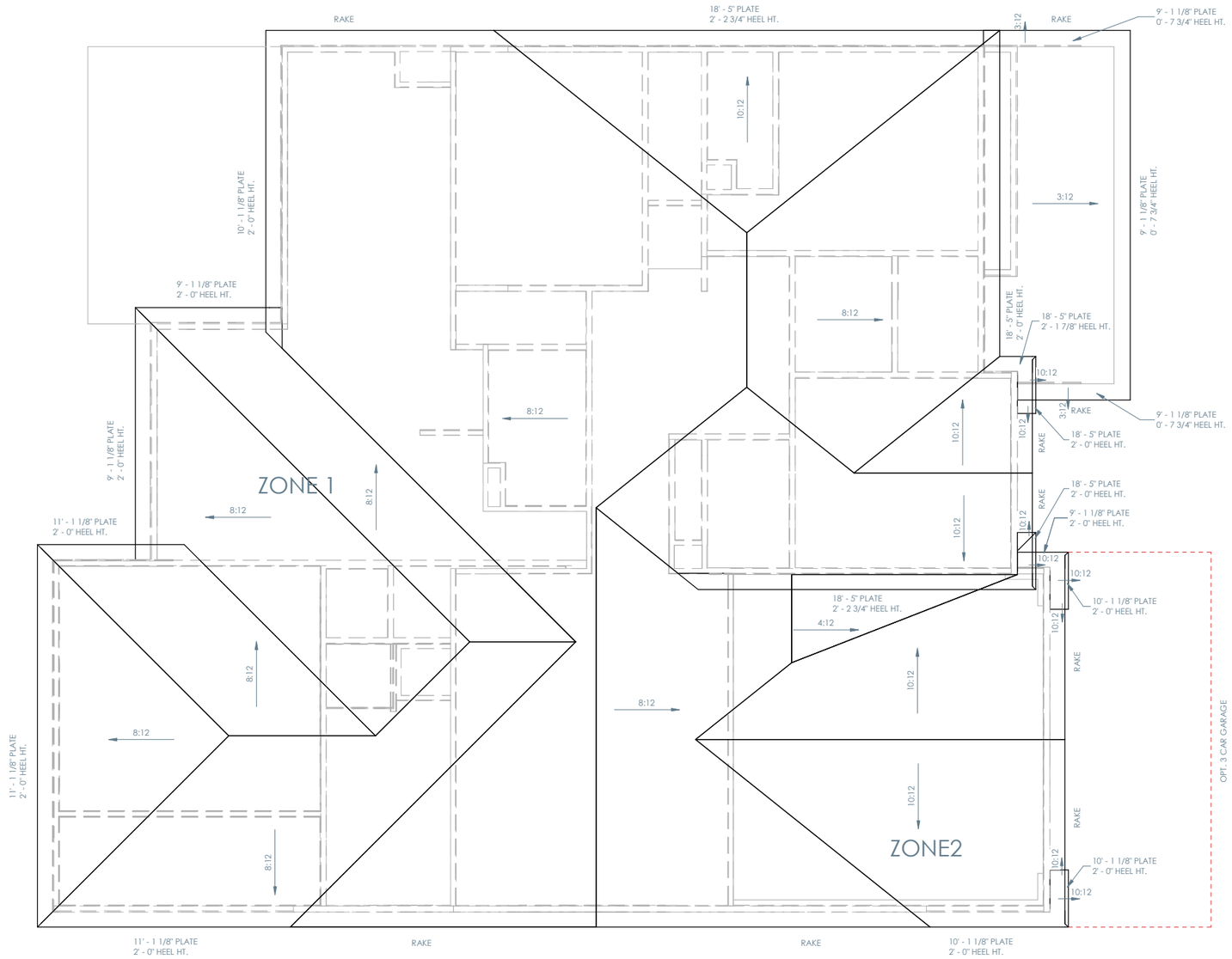
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A-1.03



ELEVATION A - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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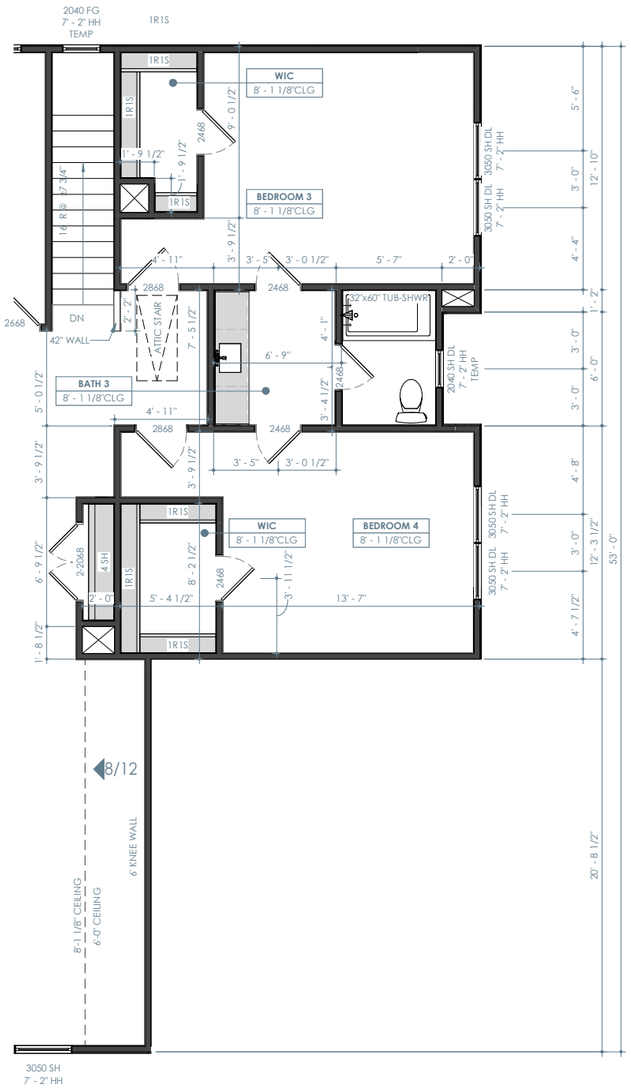
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - ROOF PLAN

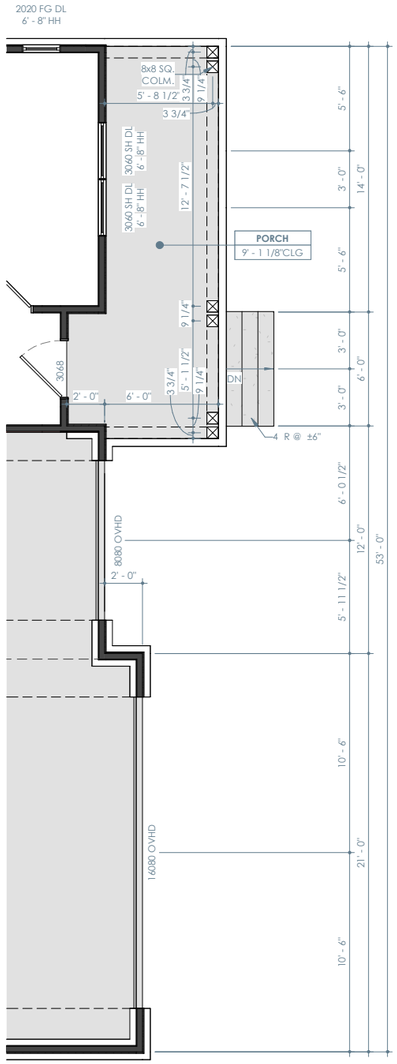
SHEET NO.

A-1.04



ELEVATION B - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION B - A/C LIVING

FIRST FLOOR	1896 SF
SECOND FLOOR	1282 SF
TOTAL	3178 SF

ELEVATION B - LIVING

FIRST FLOOR	2114 SF
SECOND FLOOR	1372 SF
TOTAL	3486 SF

TOTAL UNDER ROOF	4553 SF

ELEVATION B - NON-LIVING

GARAGE	718 SF
PORCH	136 SF
PATIO	213 SF
TOTAL	1067 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
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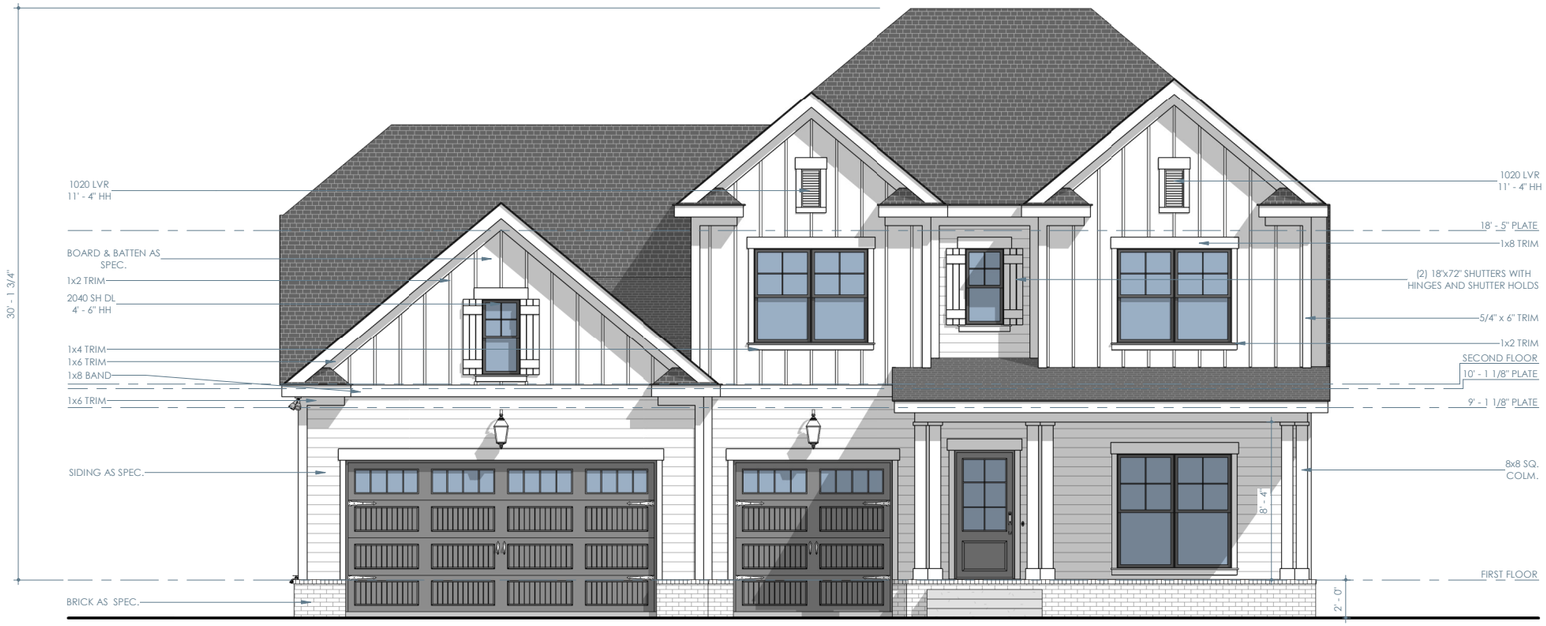
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL FLOOR PLANS

SHEET NO.

A-2.01



ELEVATION B - FRONT

1/8" = 1'-0"



ELEVATION B - REAR

1/8" = 1'-0"

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ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A-2.02



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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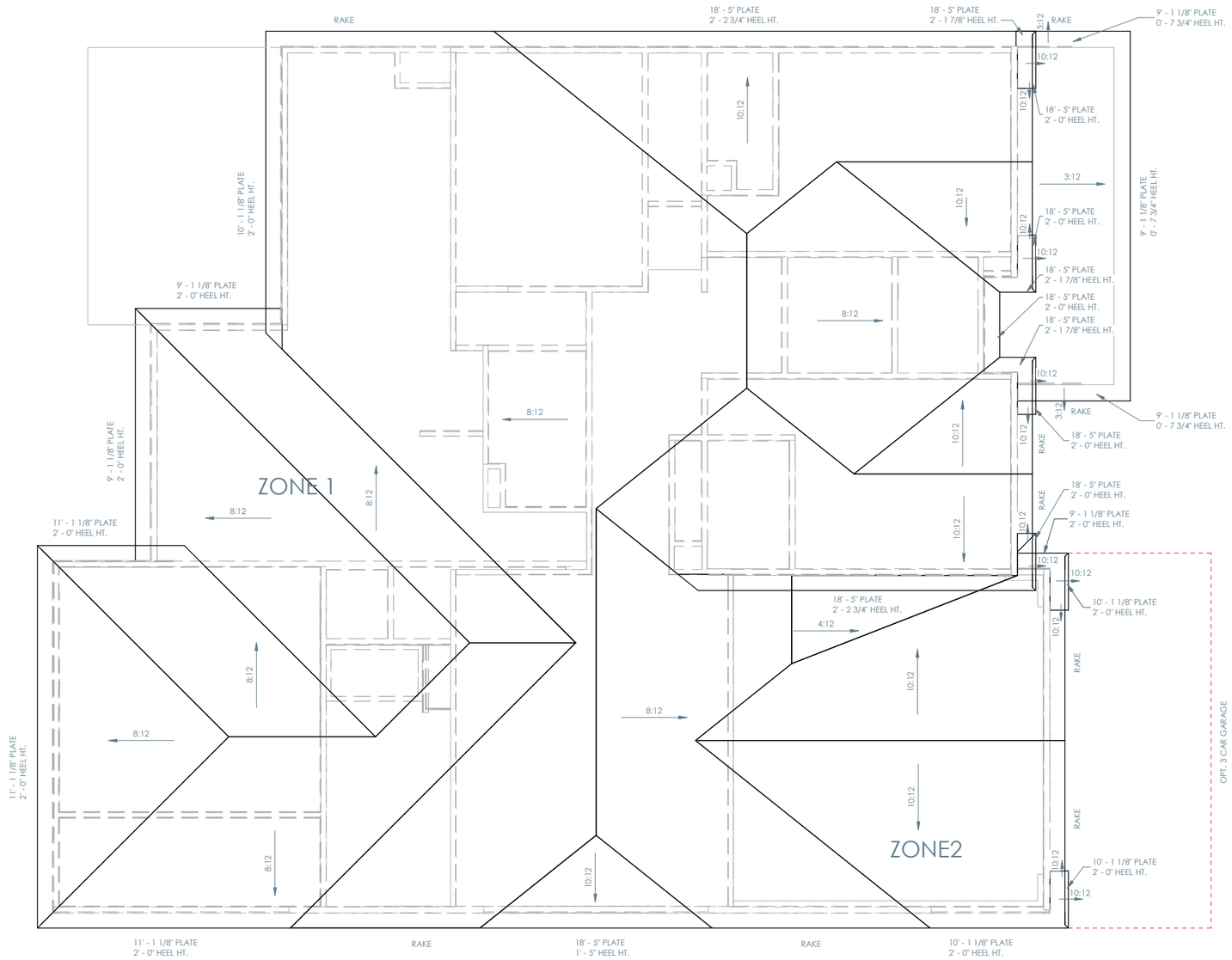
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A-2.03



ELEVATION B - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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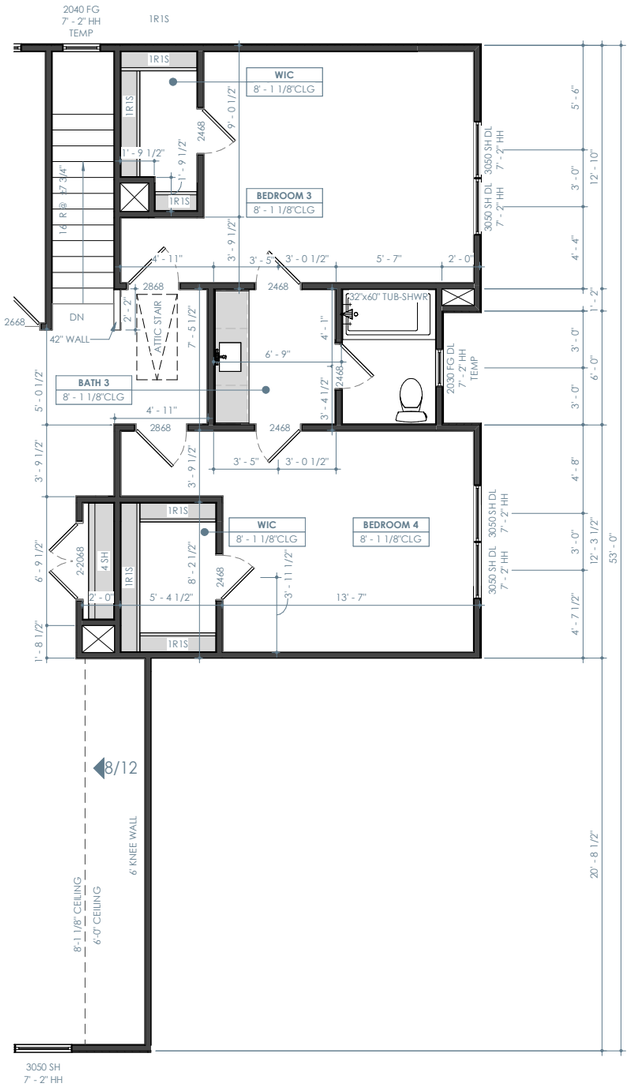
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - ROOF PLAN

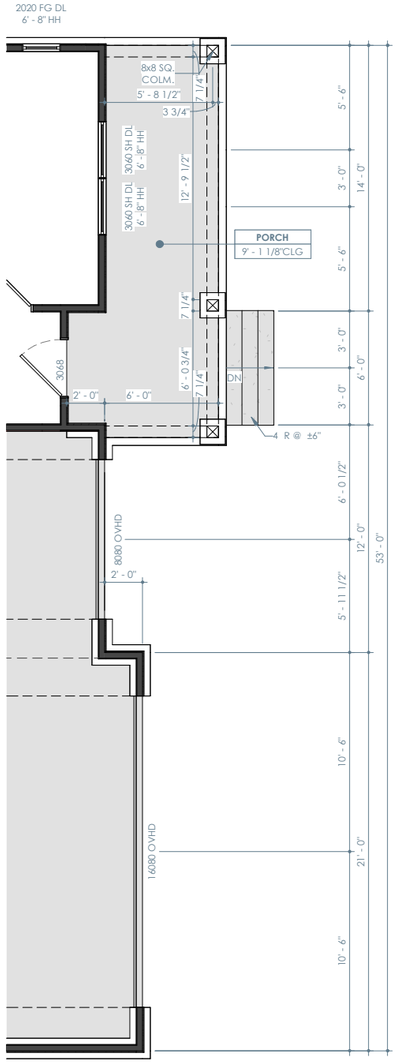
SHEET NO.

A-2.04



ELEVATION C - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

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- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

ELEVATION C - A/C LIVING

FIRST FLOOR	1896 SF
SECOND FLOOR	1282 SF
TOTAL	3178 SF

ELEVATION C - LIVING

FIRST FLOOR	2114 SF
SECOND FLOOR	1372 SF
TOTAL	3486 SF

TOTAL UNDER ROOF	4553 SF

ELEVATION C - NON-LIVING

GARAGE	718 SF
PORCH	136 SF
PATIO	213 SF
TOTAL	1067 SF

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DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - PARTIAL FLOOR PLANS

SHEET NO.

A-3.01



ELEVATION C - FRONT

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

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DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A-3.02



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

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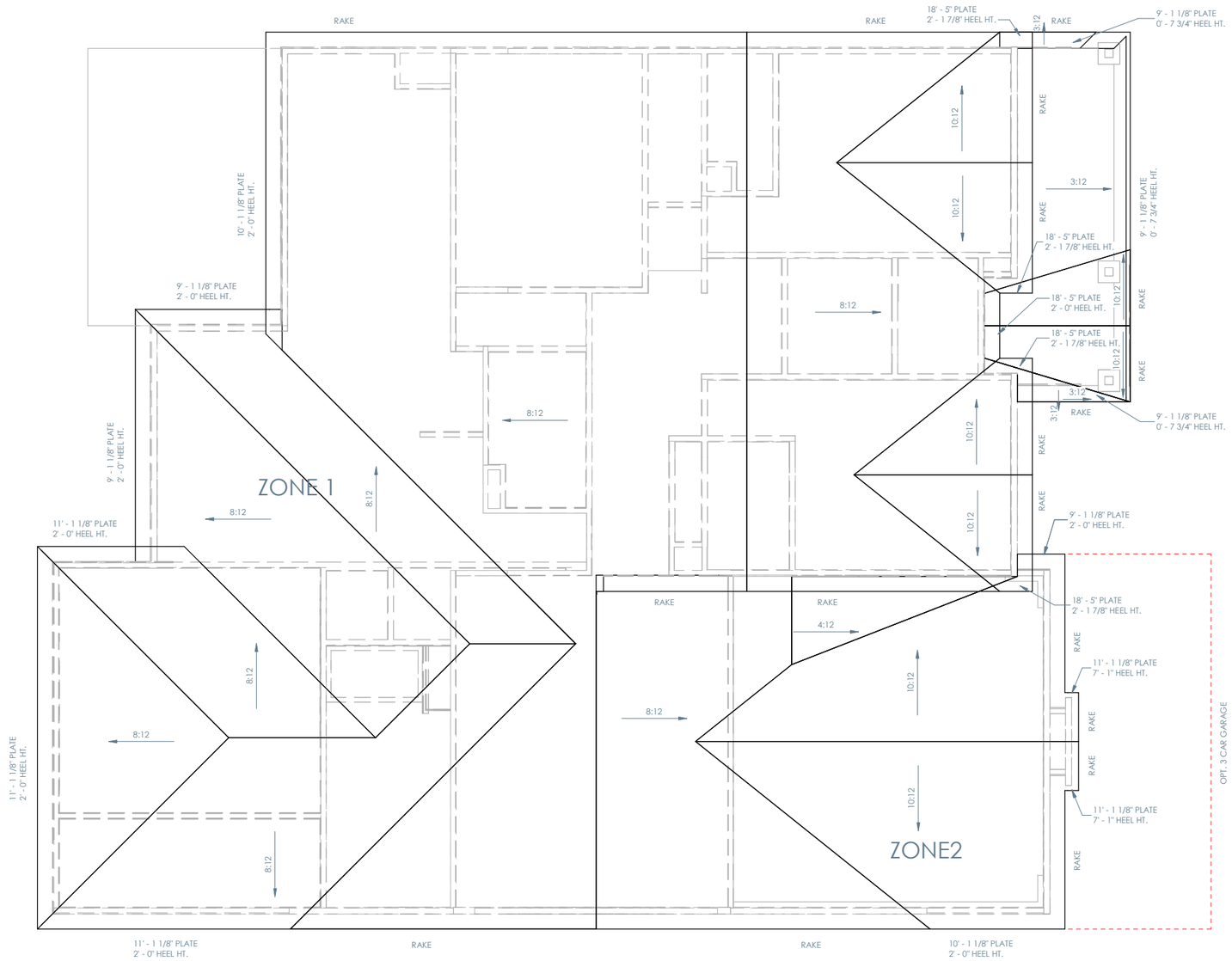
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A-3.03



ELEVATION C - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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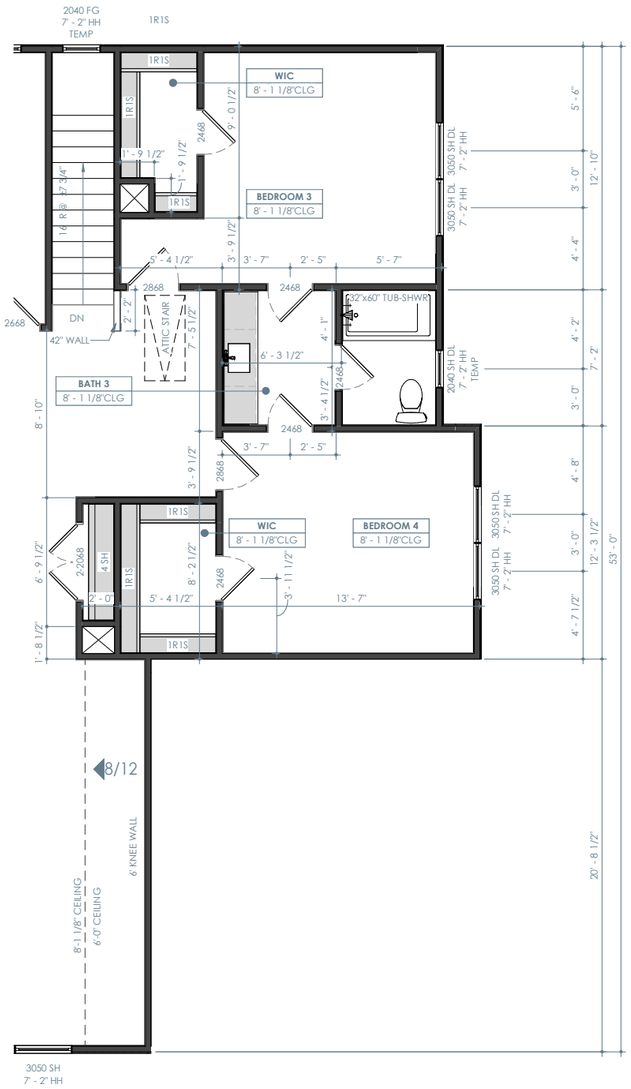
SHEET NAME

ELEVATION C - ROOF PLAN

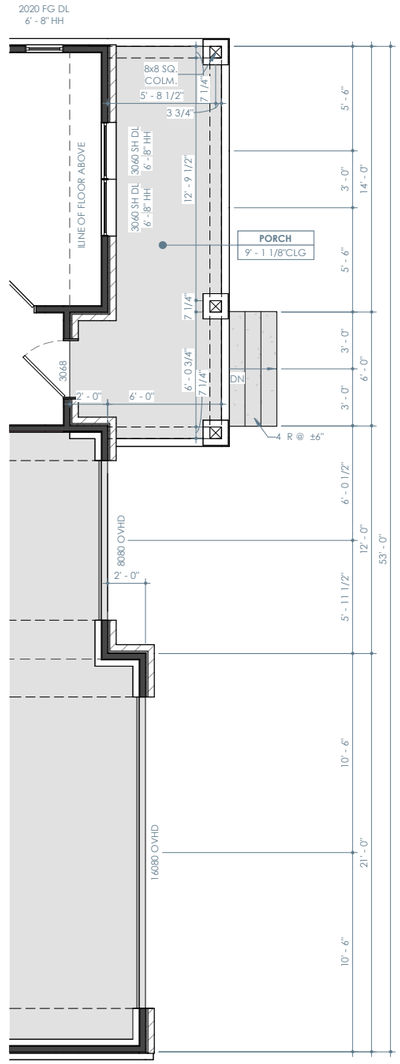
SHEET NO.

A-3.04



ELEVATION D - SECOND FLOOR PLAN

1/8" = 1'-0"



ELEVATION D- FIRST FLOOR PLAN

1/8" = 1'-0"

ELEVATION D - A/C LIVING

FIRST FLOOR	1896 SF
SECOND FLOOR	1260 SF
TOTAL	3156 SF

ELEVATION D - LIVING

FIRST FLOOR	2124 SF
SECOND FLOOR	1344 SF
TOTAL	3468 SF

TOTAL UNDER ROOF	4540 SF

ELEVATION D - NON-LIVING

GARAGE	734 SF
PORCH	125 SF
PATIO	213 SF
TOTAL	1072 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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PLAN NO.

3470

ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - PARTIAL FLOOR PLANS

SHEET NO.

A-4.01



ELEVATION D - FRONT

1/8" = 1'-0"



ELEVATION D - REAR

1/8" = 1'-0"

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SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A-4.02



ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"

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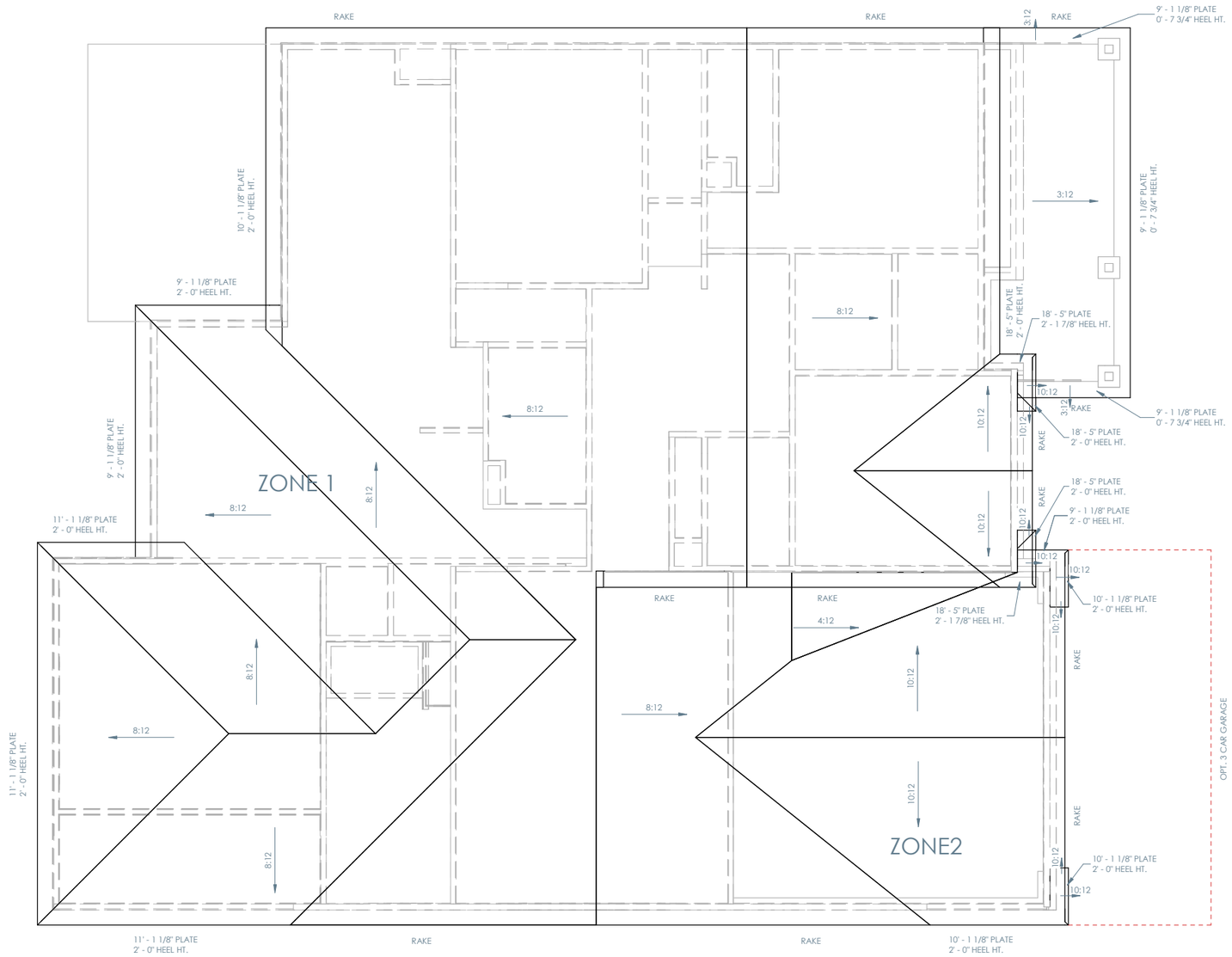
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A-4.03



ELEVATION D - ROOF PLAN

1/8" = 1'-0"

ROOF NOTES

- ALL RAKE AND EAVE DIMENSIONS ARE NOTED ON PLANS, DETAILS AND/OR SECTIONS
- SADDLES TO EXTEND 1 1/2" PAST CHIMNEY
- ALL ROOF OVERHANGS 1'-0" FROM STUD UNLESS NOTED OTHERWISE

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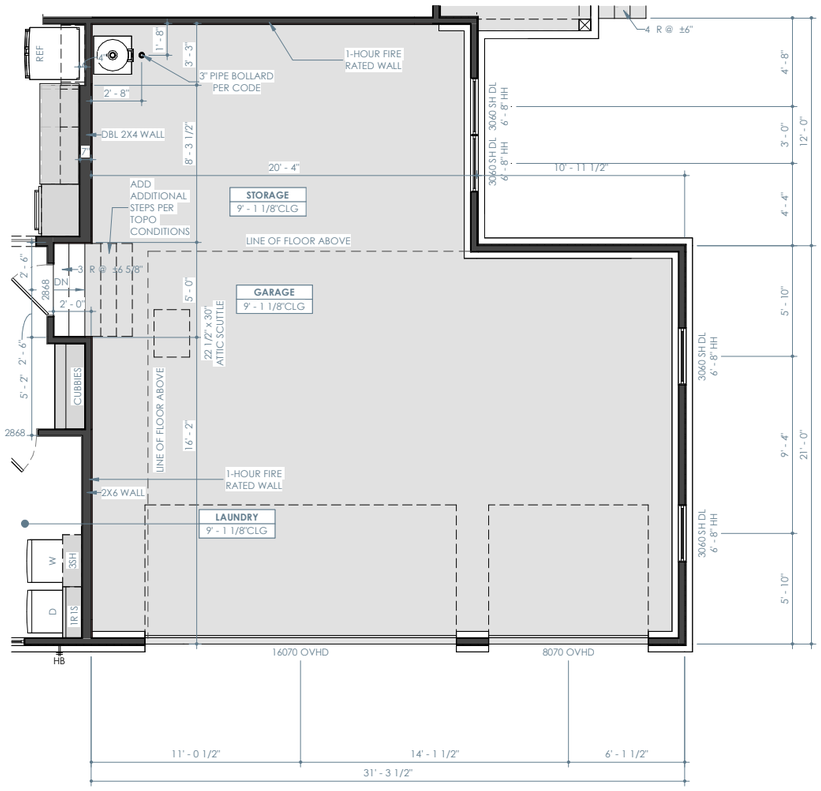
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - ROOF PLAN

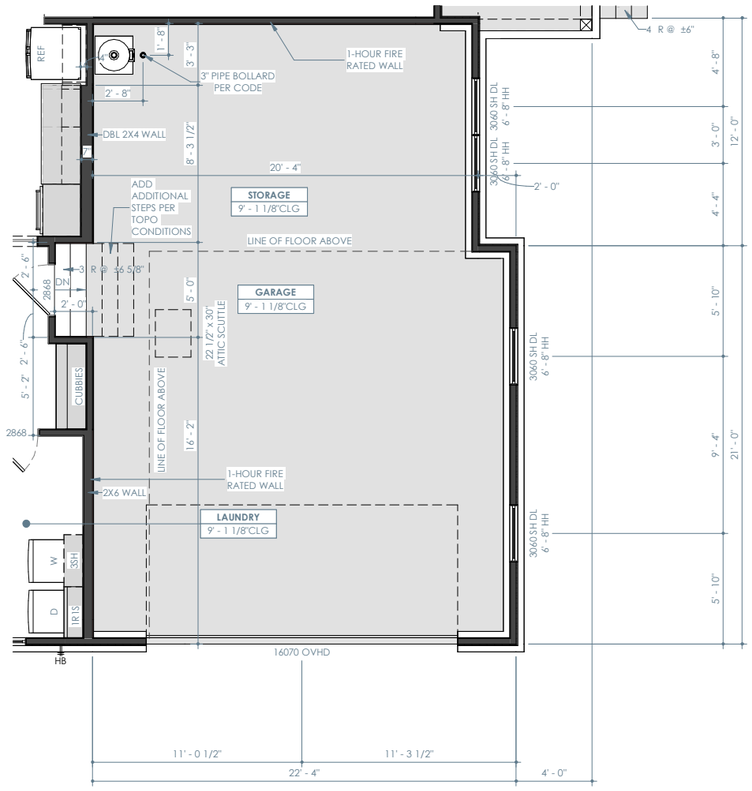
SHEET NO.

A-4.04



OPT. 3 CAR GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. SIDE LOAD GARAGE - FIRST FLOOR PLAN

1/8" = 1'-0"

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ISSUE DATE	10/06/2023
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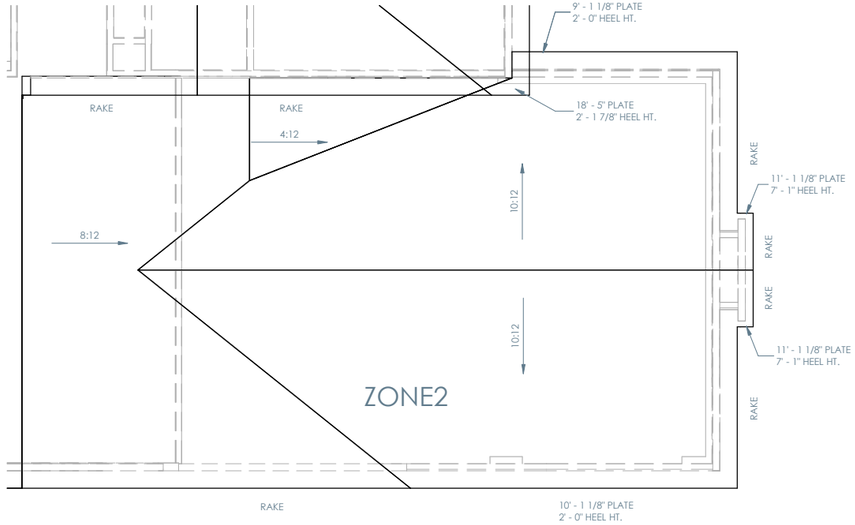
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

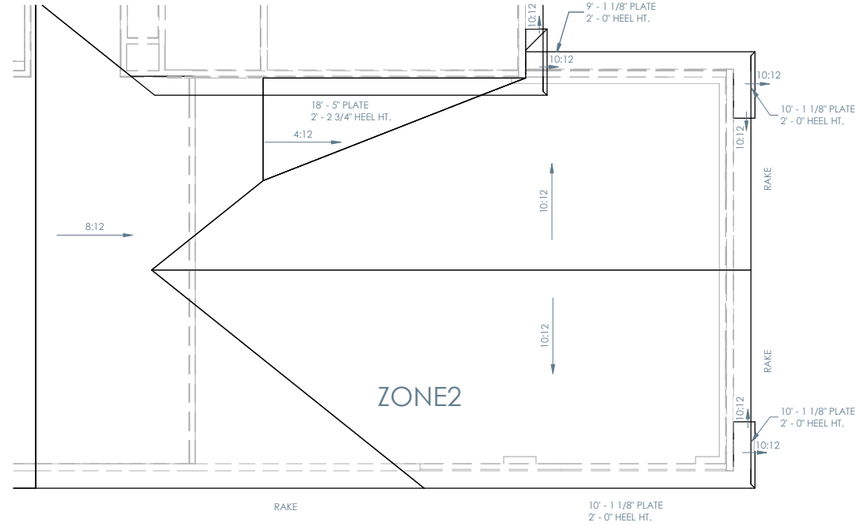
SHEET NO.

A-7.00



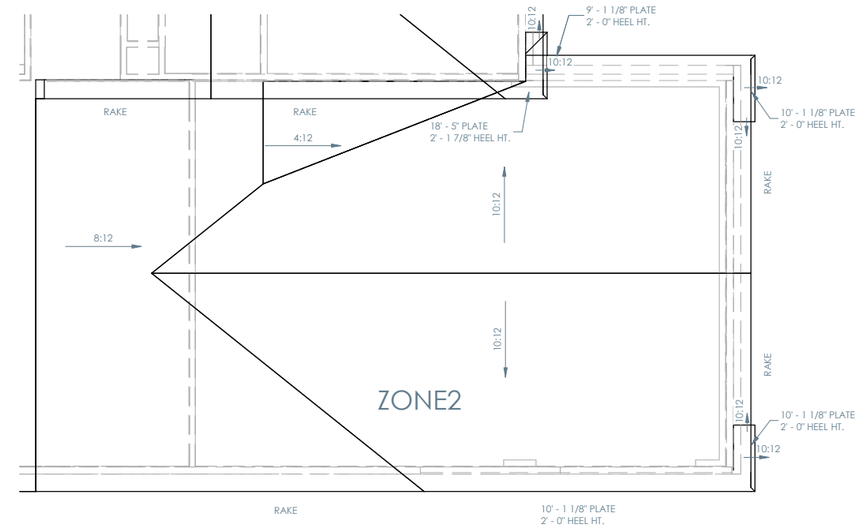
ELEVATION C - OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"



ELEVATION A - OPT. 3 CAR GARAGE - ROOF PLAN (SIMILAR FOR ELEVATION B)

1/8" = 1'-0"



ELEVATION D - OPT. 3 CAR GARAGE - ROOF PLAN

1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A-7.01



ELEVATION A - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION C - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION B - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"



ELEVATION D - OPT. SIDE LOAD GARAGE - FRONT

1/8" = 1'-0"

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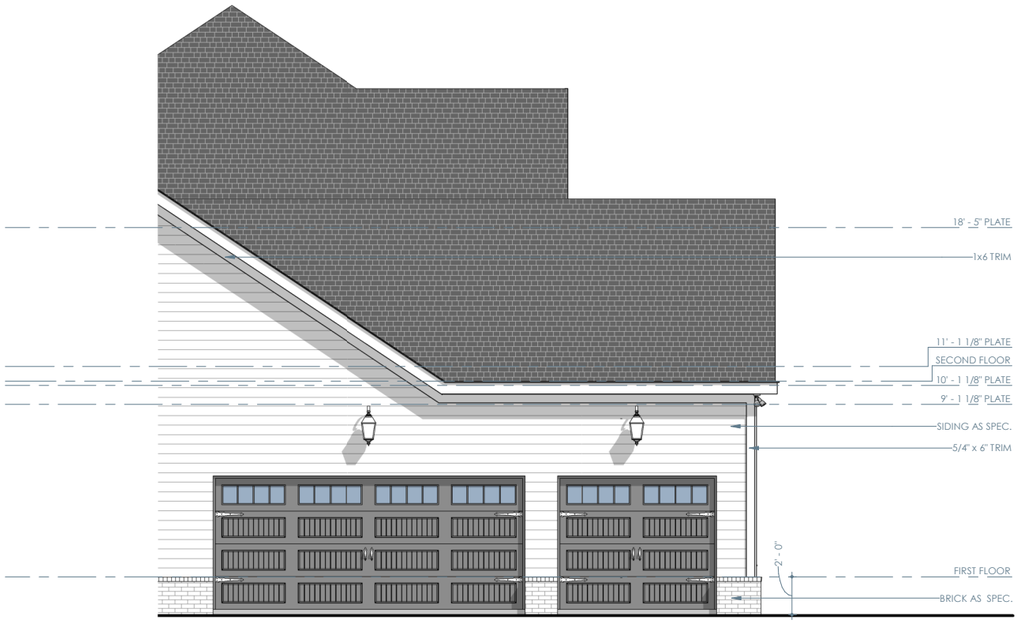
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

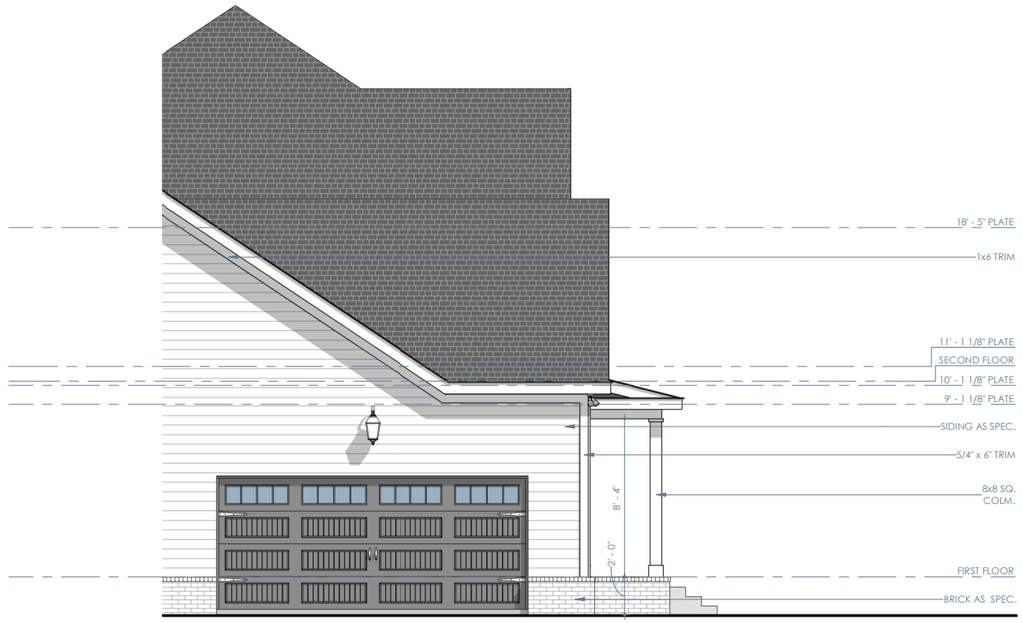
SHEET NO.

A-7.02



OPT. 3 CAR GARAGE - LEFT

1/8" = 1'-0"



OPT. SIDE LOAD GARAGE - LEFT

1/8" = 1'-0"

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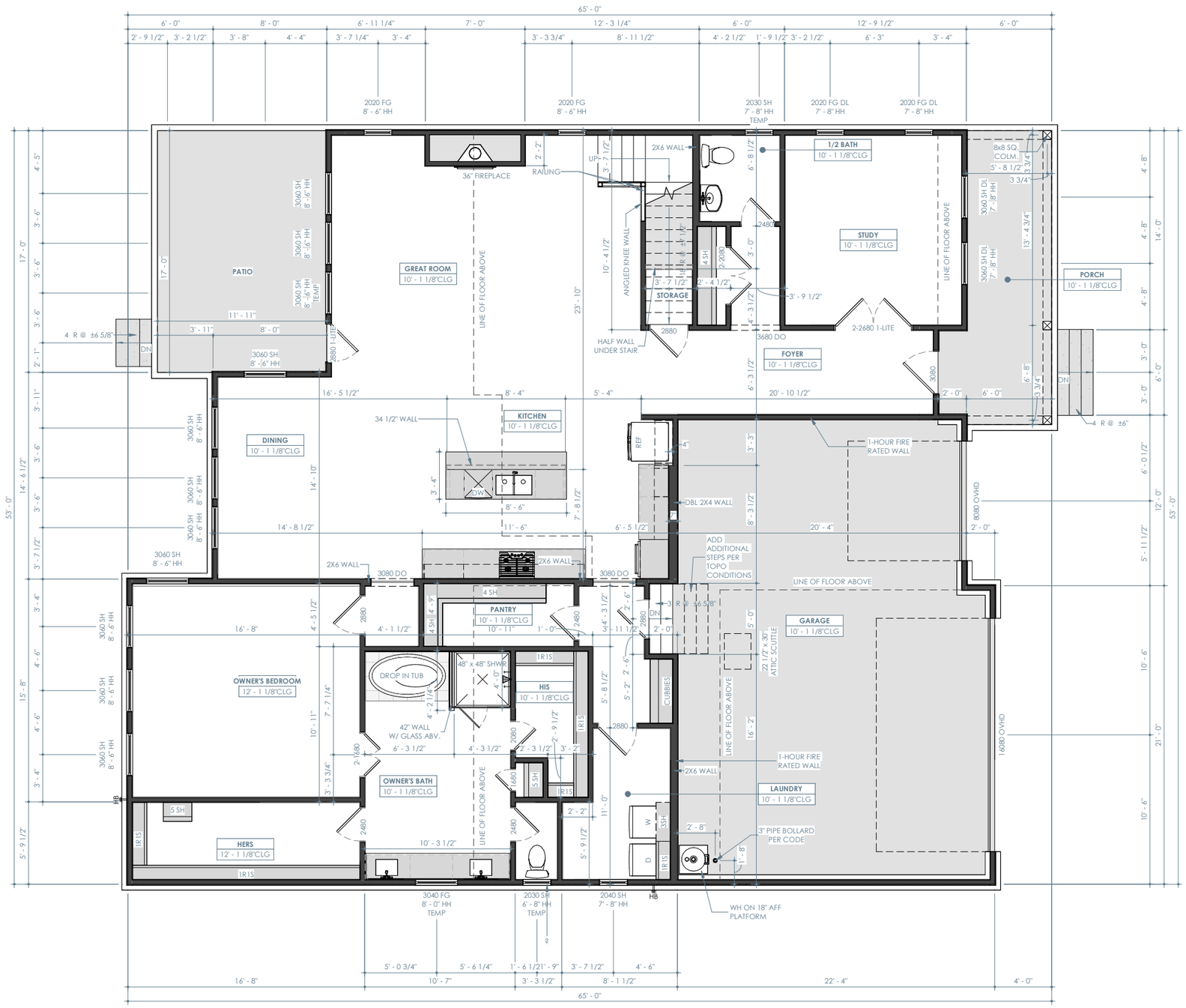
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A-7.03



OPT. EXECUTIVE PACKAGE - FIRST FLOOR PLAN

1/8" = 1'-0"

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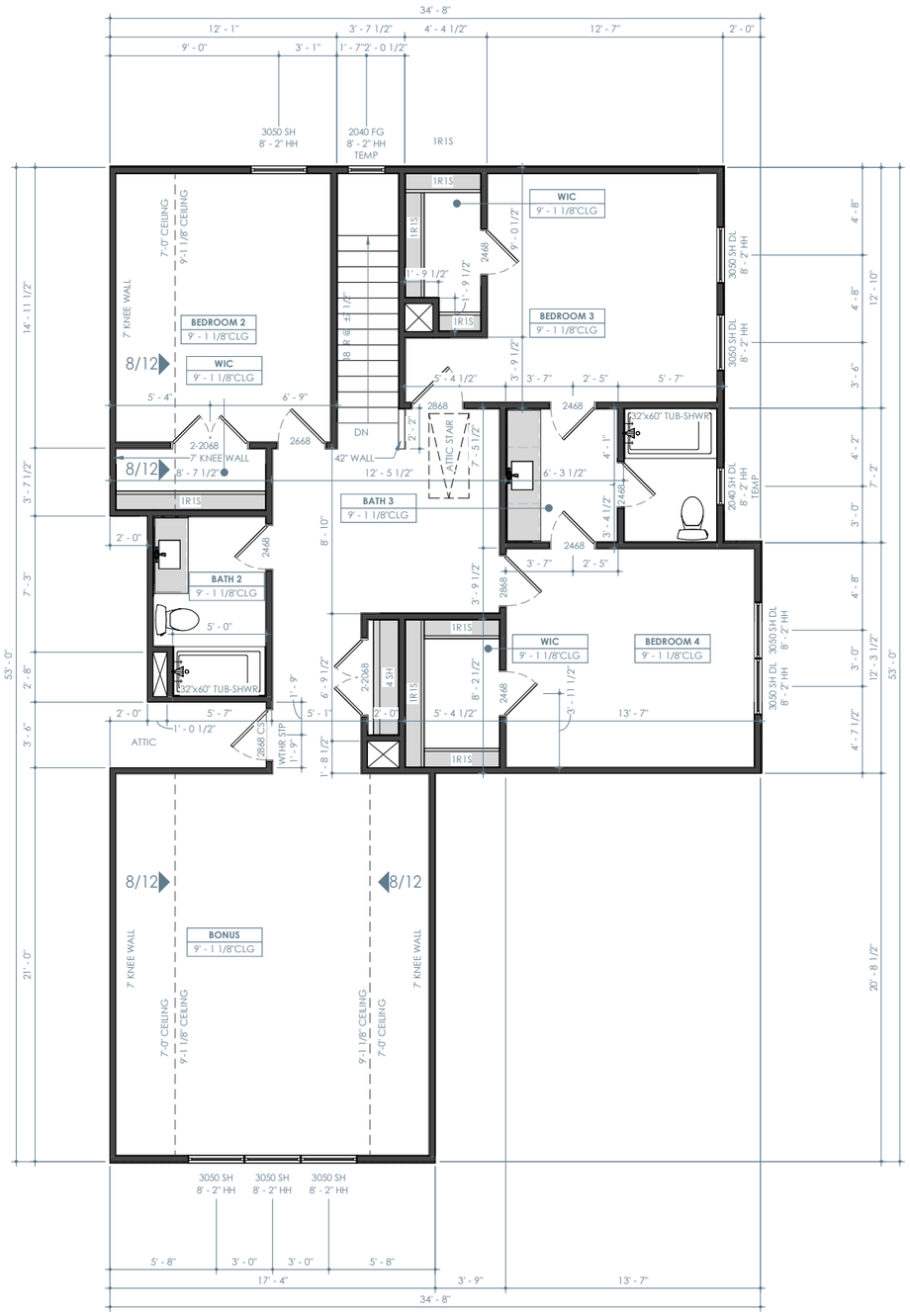
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A-7.04



OPT. EXECUTIVE PACKAGE - SECOND FLOOR PLAN

1/8" = 1'-0"

PROJECT NAME

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ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

A-7.05



ELEVATION A - OPT. EXECUTIVE PACKAGE - FRONT

1/8" = 1'-0"



ELEVATION A - OPT. EXECUTIVE PACKAGE - REAR

1/8" = 1'-0"

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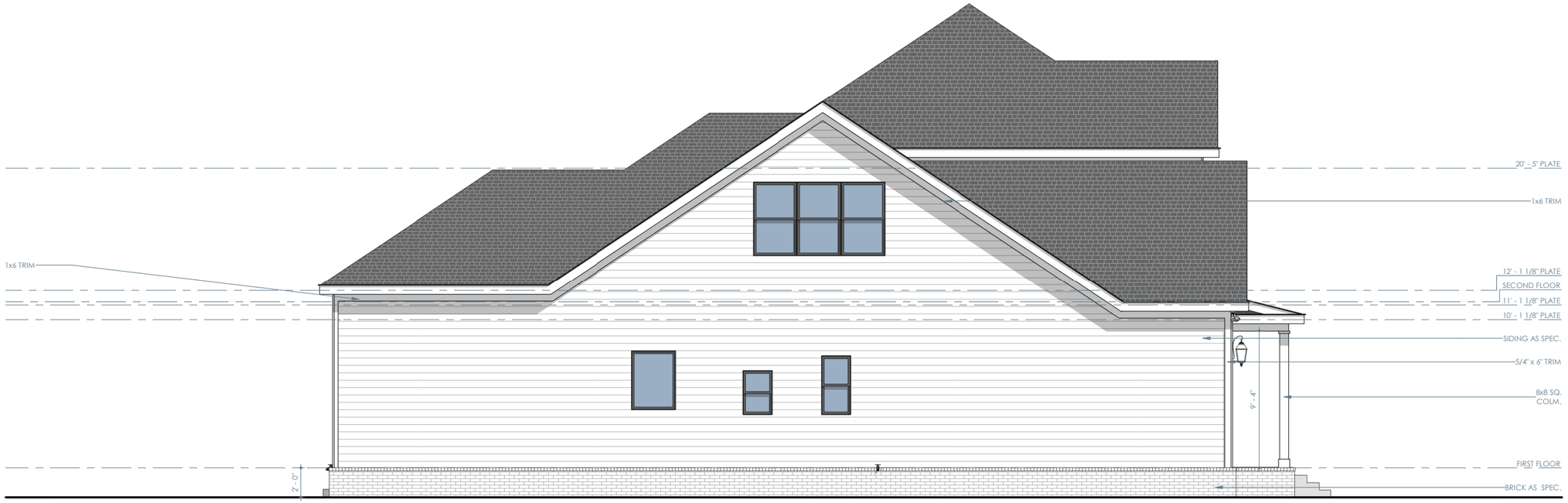
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME
PLAN OPTIONS

SHEET NO.
A-7.06



ELEVATION A - OPT. EXECUTIVE PACKAGE - LEFT

1/8" = 1'-0"



ELEVATION A - OPT. EXECUTIVE PACKAGE - RIGHT

1/8" = 1'-0"

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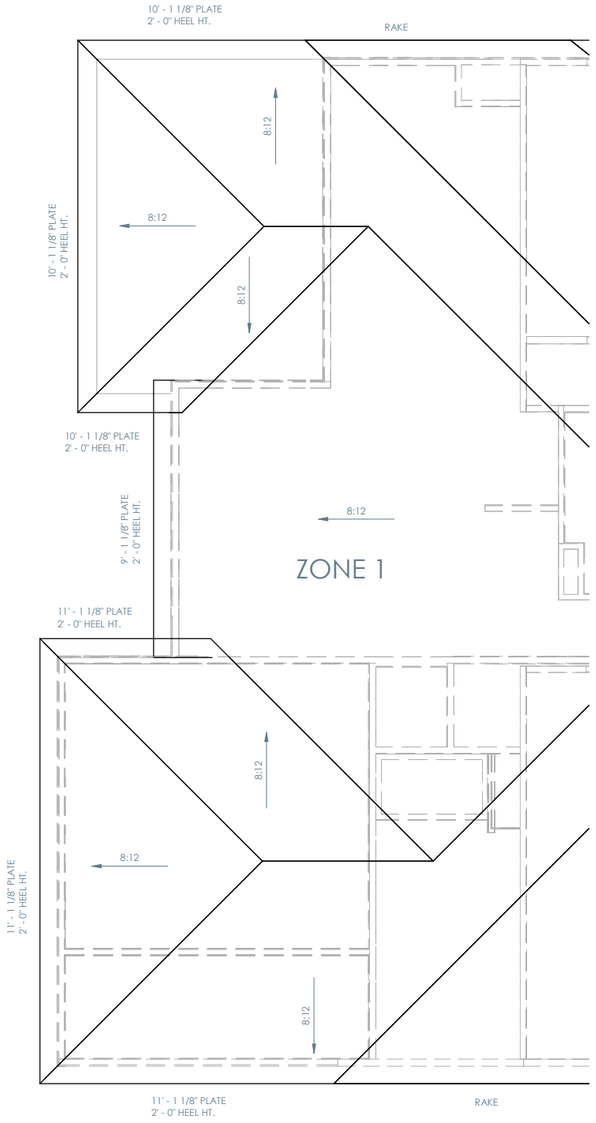
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

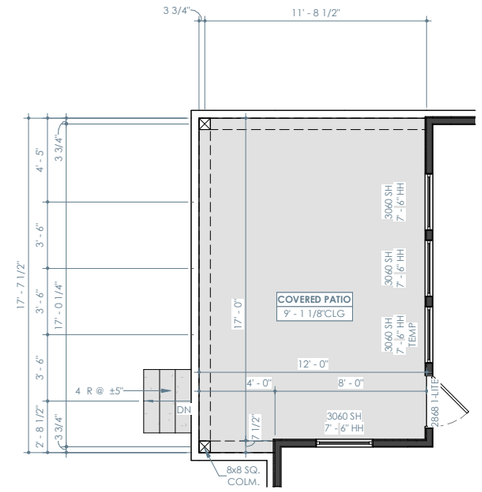
SHEET NO.

A-7.07



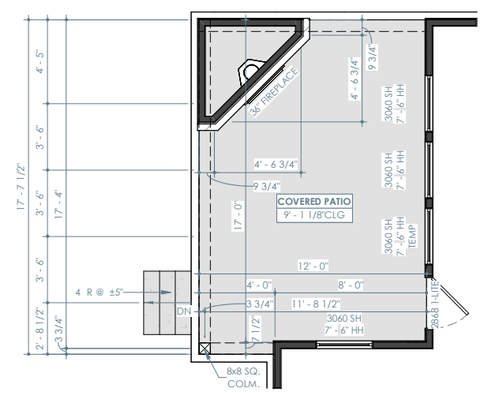
OPT. REAR COVERED PORCH - ROOF PLAN

1/8" = 1'-0"



OPT. REAR COVERED PORCH - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. PORCH FIREPLACE - FIRST FLOOR PLAN

1/8" = 1'-0"

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DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

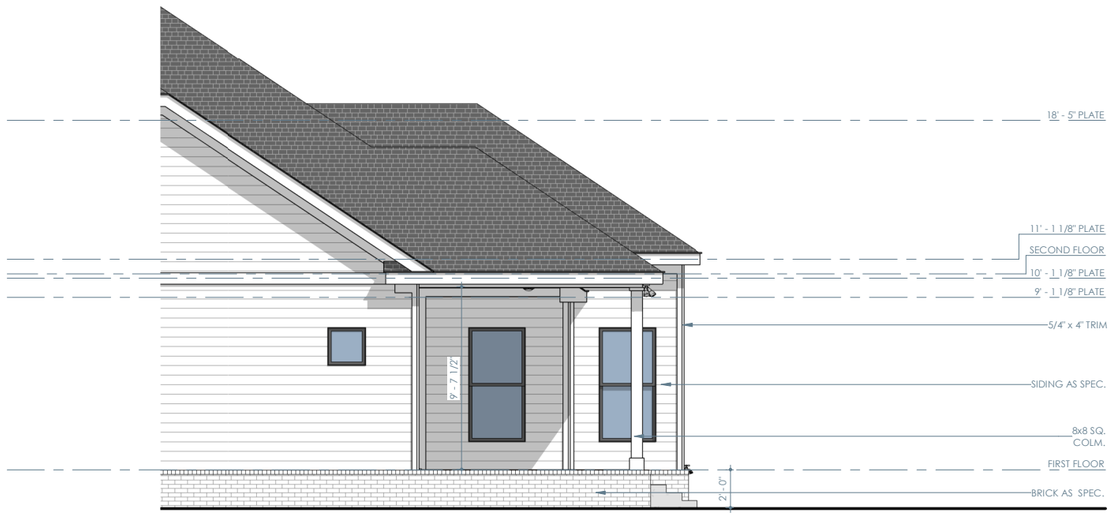
SHEET NO.

A-7.08



OPT. REAR COVERED PORCH - REAR

1/8" = 1'-0"



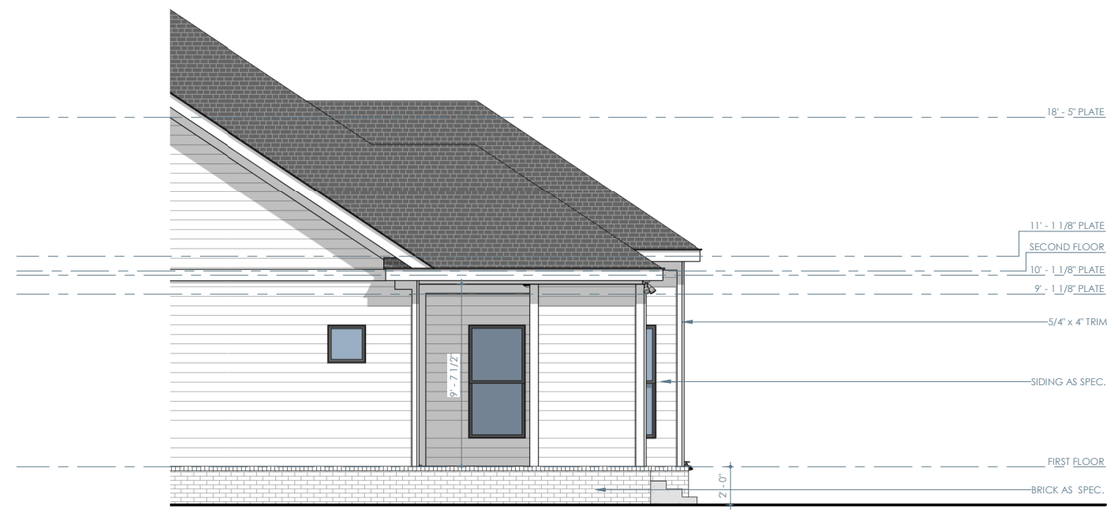
OPT. REAR COVERED PORCH - RIGHT

1/8" = 1'-0"



OPT. PORCH FIREPLACE - REAR

1/8" = 1'-0"



OPT. PORCH FIREPLACE - RIGHT

1/8" = 1'-0"

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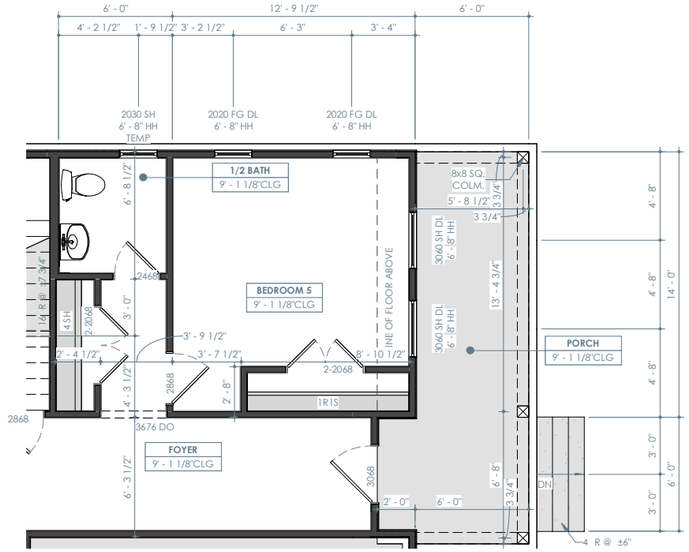
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

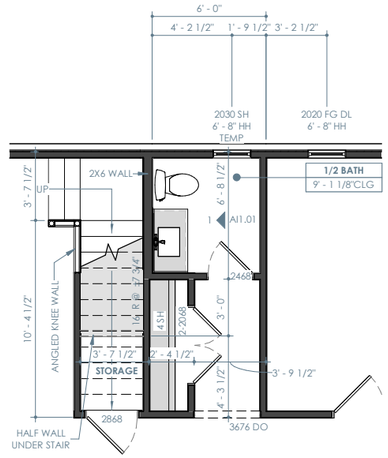
SHEET NO.

A-7.09



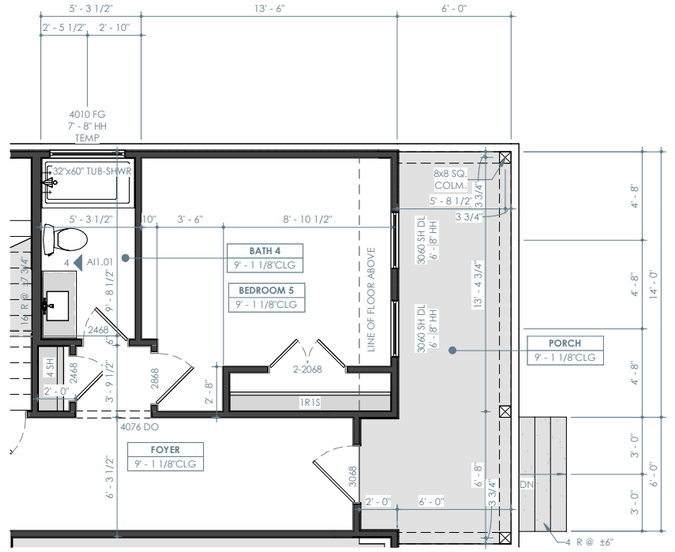
OPT. BEDROOM 5 - FIRST FLOOR PLAN

1/8" = 1'-0"



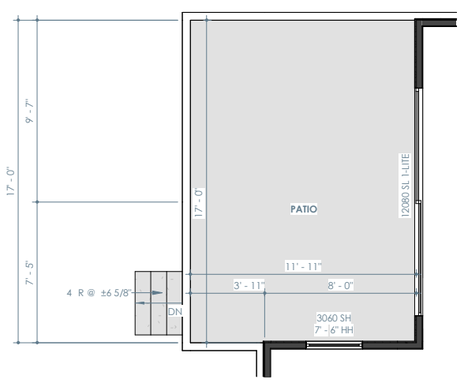
OPT. 1/2 BATH VANITY - FIRST FLOOR PLAN

1/8" = 1'-0"



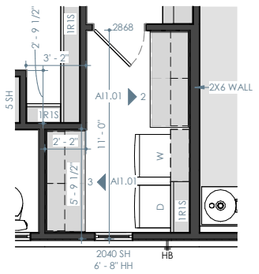
OPT. GUEST BEDROOM - FIRST FLOOR PLAN

1/8" = 1'-0"



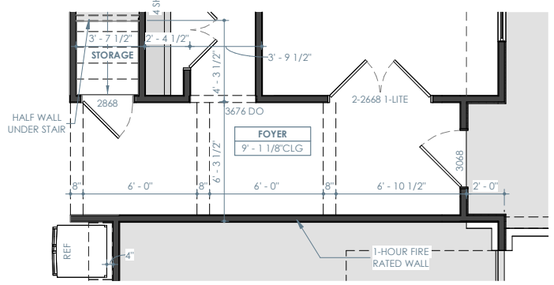
OPT. GREAT ROOM SLIDER DOOR - FIRST FLOOR PLAN

1/8" = 1'-0"



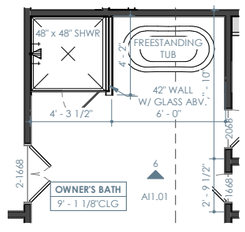
OPT. LAUNDRY CABINETS - FIRST FLOOR PLAN

1/8" = 1'-0"



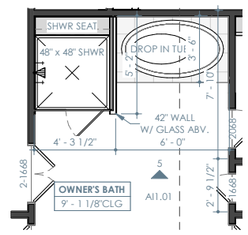
OPT. COFFERED CEILING AT FOYER - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. OWNER'S BATH 1 - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. SHOWER SEAT @ OWNERS BATH - FIRST FLOOR PLAN

1/8" = 1'-0"

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PLAN NO.

3470

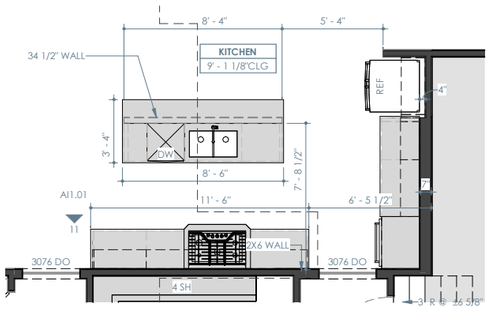
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

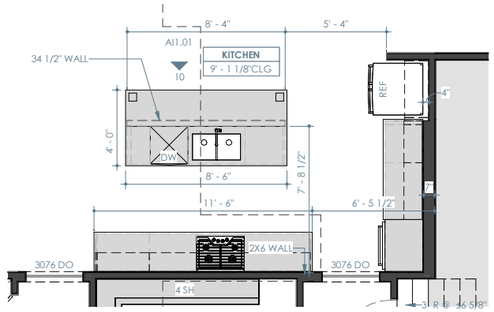
SHEET NO.

A-7.10



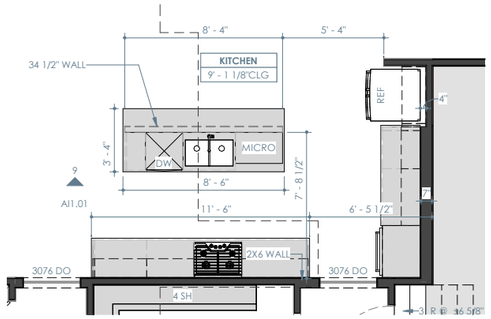
OPT. 36" COOKTOP RANGE W/ BUMPOUT & VENT HOOD ABOVE - FIRST FLOOR PLAN

1/8" = 1'-0"



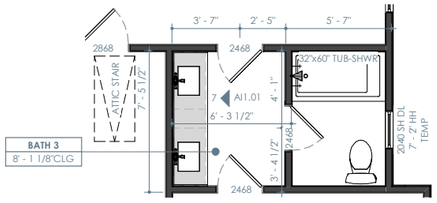
OPT. EXTEND ISLAND W/ LEGS - FIRST FLOOR PLAN

1/8" = 1'-0"



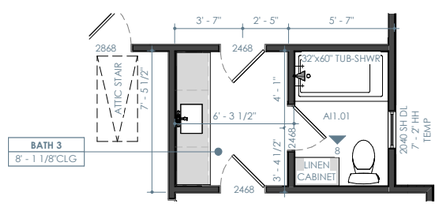
OPT. ISLAND MICROWAVE - FIRST FLOOR PLAN

1/8" = 1'-0"



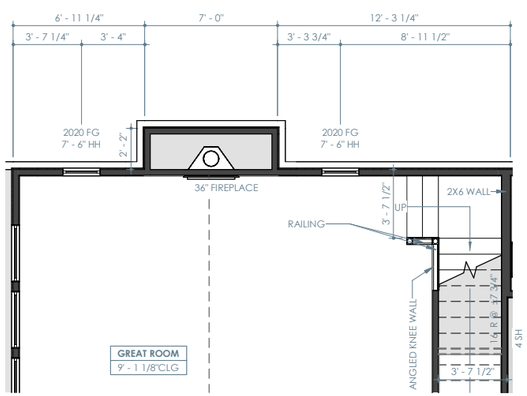
OPT. BATH 3 ADDITIONAL SINK - SECOND FLOOR PLAN

1/8" = 1'-0"



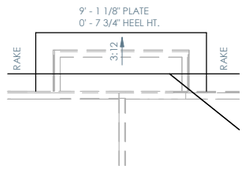
OPT. LINEN CABINETS - SECOND FLOOR PLAN

1/8" = 1'-0"



OPT. RECESSED FIREPLACE - FIRST FLOOR PLAN

1/8" = 1'-0"



OPT. RECESSED FIREPLACE - ROOF PLAN

1/8" = 1'-0"

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PLAN NO.

3470

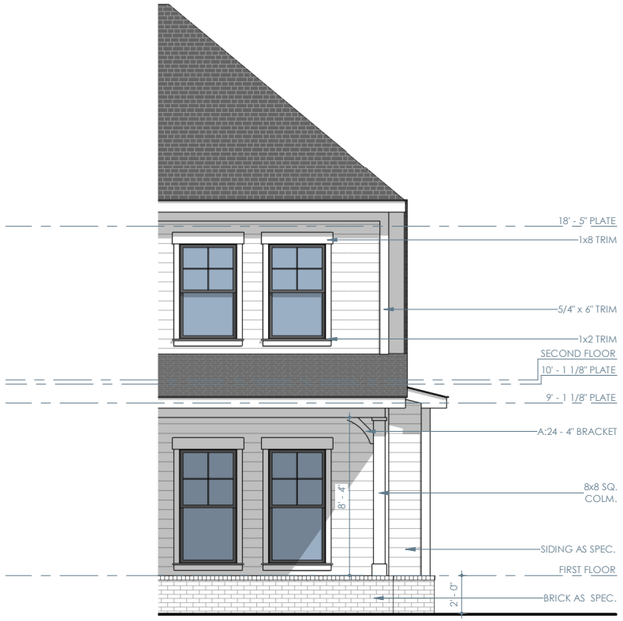
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

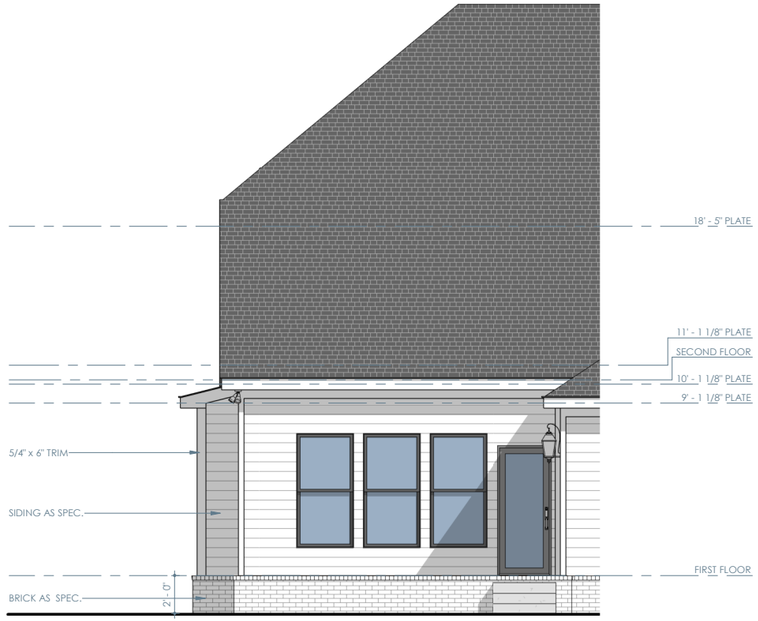
SHEET NO.

A-7.11



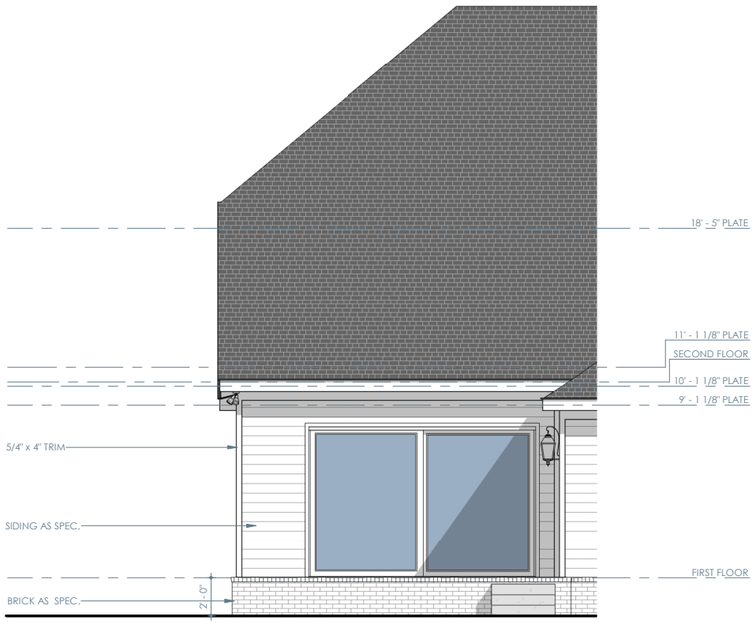
OPT. RECESSED FIREPLACE - FRONT

1/8" = 1'-0"



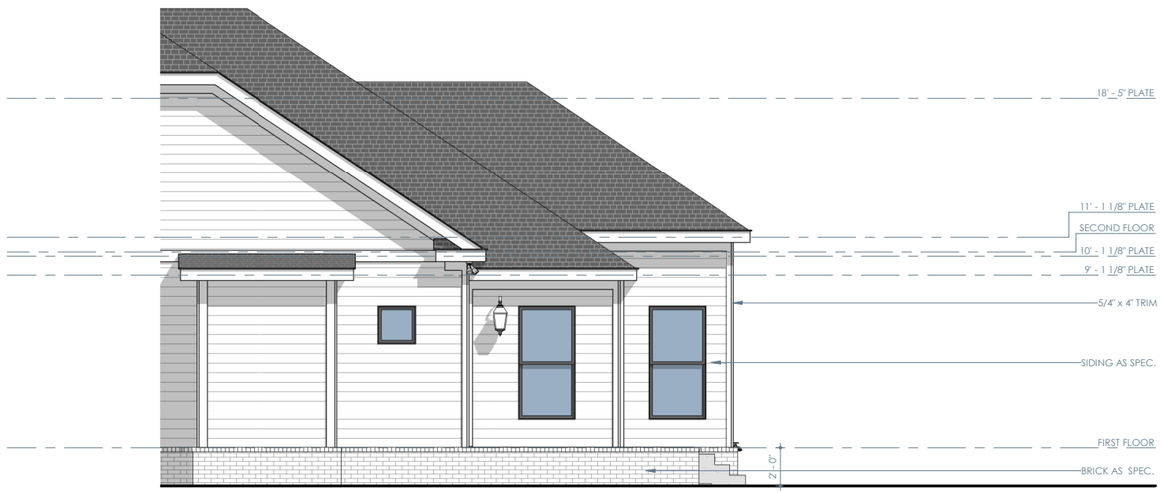
OPT. RECESSED FIREPLACE - REAR

1/8" = 1'-0"



OPT. GREAT ROOM SLIDER - REAR

1/8" = 1'-0"



OPT. RECESSED FIREPLACE - RIGHT

1/8" = 1'-0"

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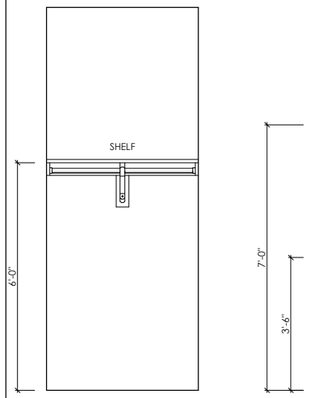
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

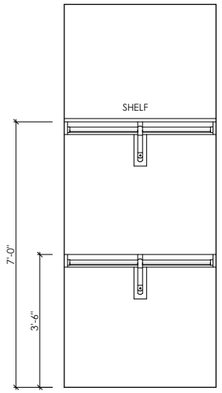
PLAN OPTIONS

SHEET NO.

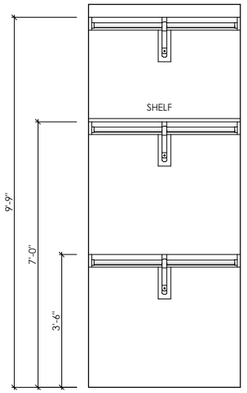
A-7.12



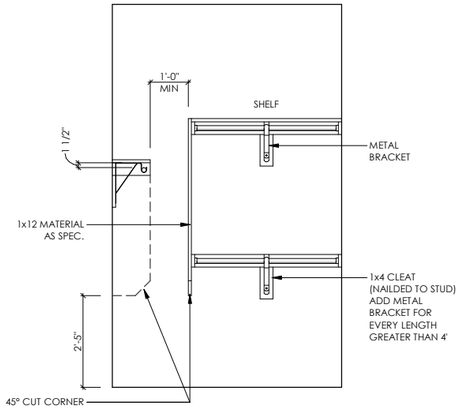
1R1S



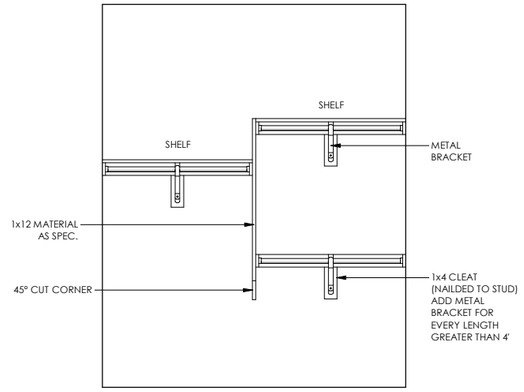
2R1S



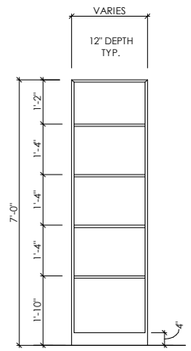
3R1S



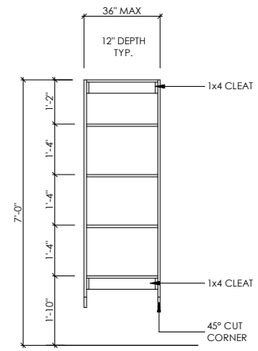
CLOSET CORNER DETAIL



1R1S TO 2R1S TRANSITION DETAIL



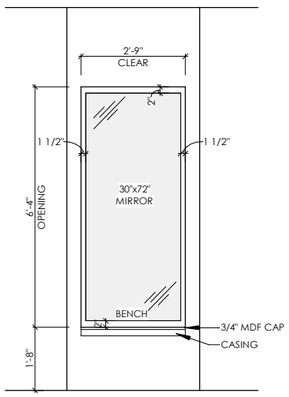
5SH



5SH
(SUSPENDED)

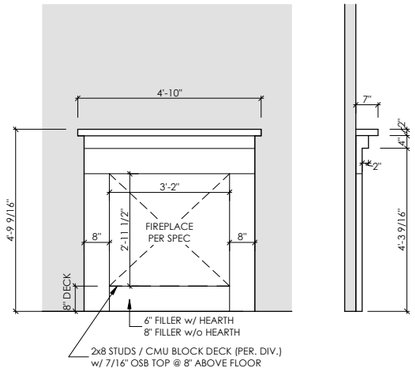
1 CLOSET DETAILS

1/4" = 1'-0"



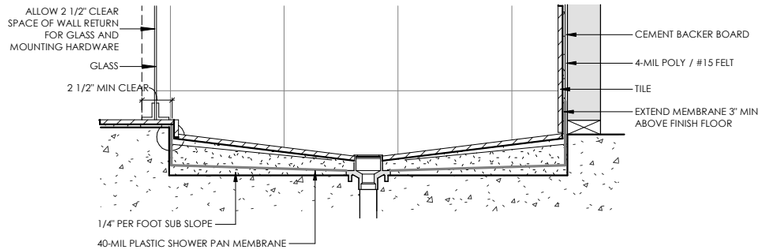
2 CLOSET BENCH

1/4" = 1'-0"



3 FIREPLACE DETAIL

1/4" = 1'-0"



4 MUD PAN SHOWER

3/4" = 1'-0"

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PLAN NO.

3470

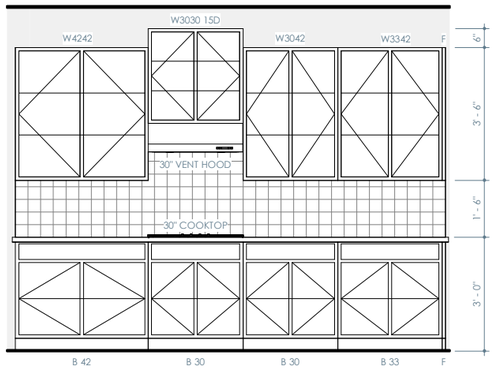
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	As indicated

SHEET NAME

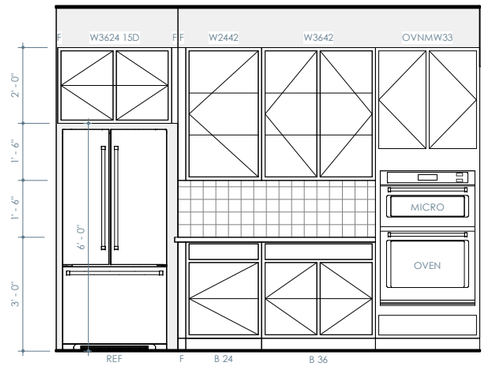
DETAILS

SHEET NO.

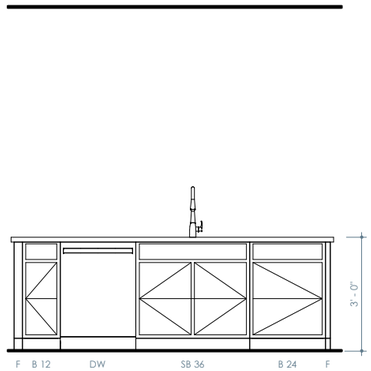
AD-1.00



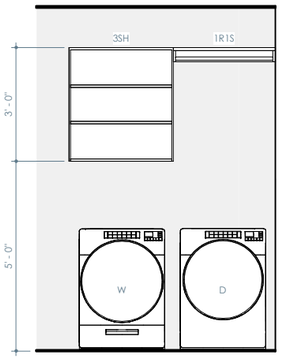
1 KITCHEN
1/4" = 1'-0"



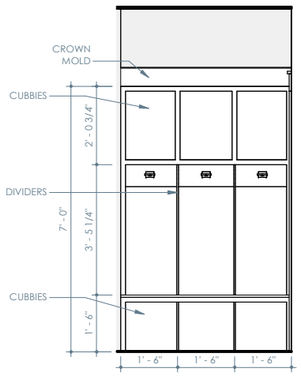
2 KITCHEN
1/4" = 1'-0"



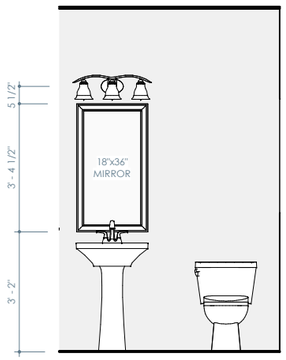
3 ISLAND
1/4" = 1'-0"



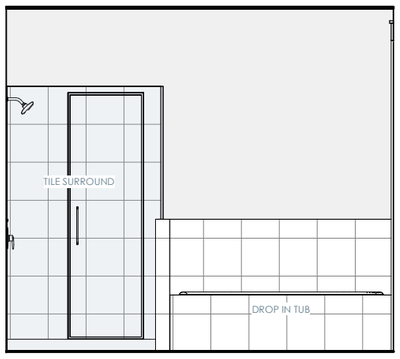
4 LAUNDRY
1/4" = 1'-0"



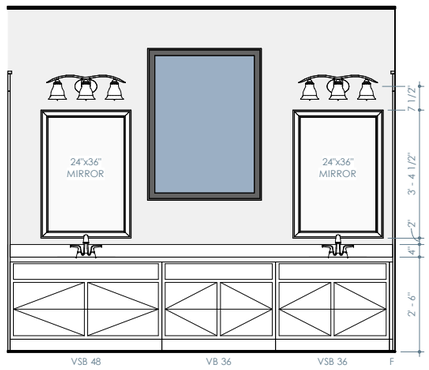
5 CUBBIES
1/4" = 1'-0"



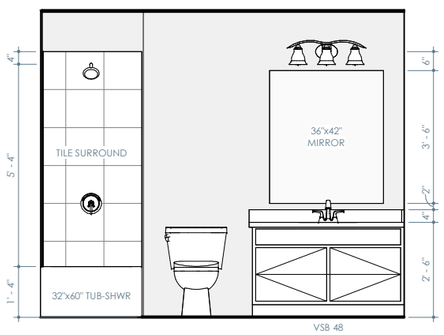
6 1/2 BATH
1/4" = 1'-0"



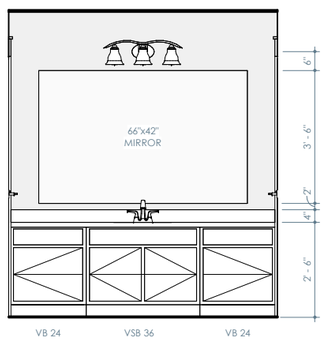
7 OWNER'S BATH
1/4" = 1'-0"



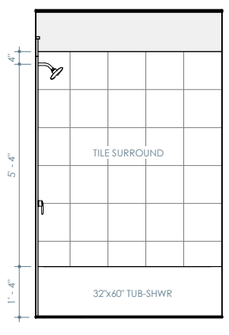
8 OWNER'S BATH
1/4" = 1'-0"



9 BATH 2
1/4" = 1'-0"



10 BATH 3
1/4" = 1'-0"



11 BATH 3
1/4" = 1'-0"

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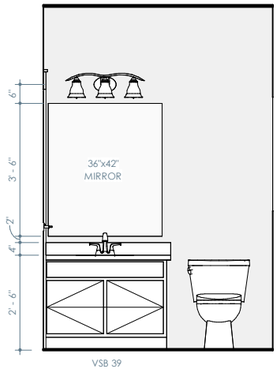
PLAN NO.
3470

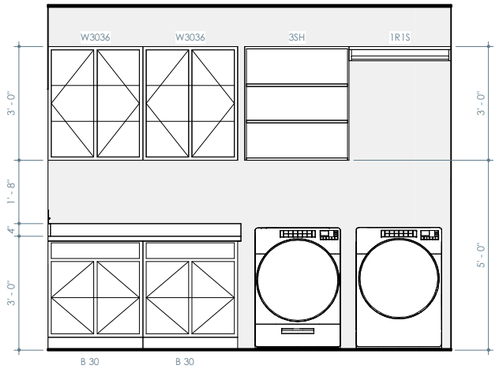
ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/4" = 1'-0"

SHEET NAME
INTERIOR ELEVATIONS

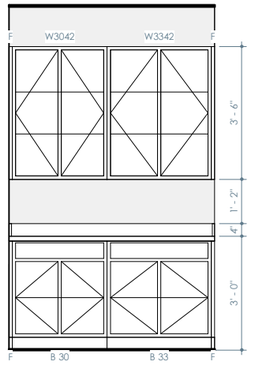
SHEET NO.
AI1.00



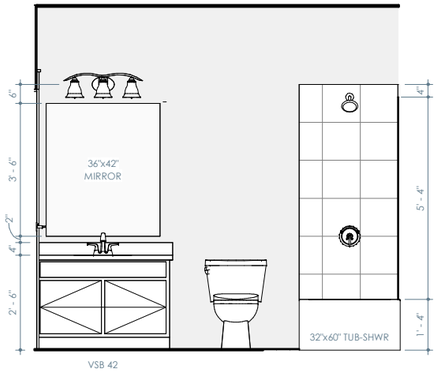
1 OPT. 1/2 BATH VANITY
1/4" = 1'-0"



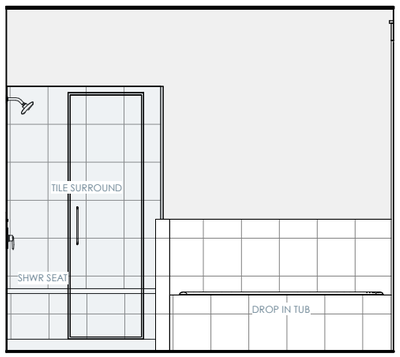
2 OPT. LAUNDRY CABINETS
1/4" = 1'-0"



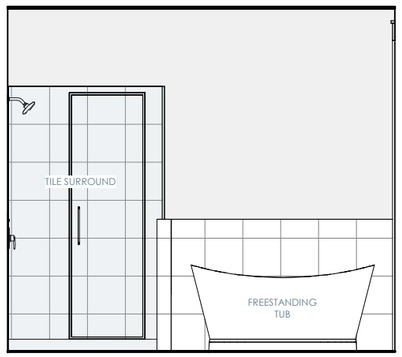
3 OPT. LAUNDRY CABINETS
1/4" = 1'-0"



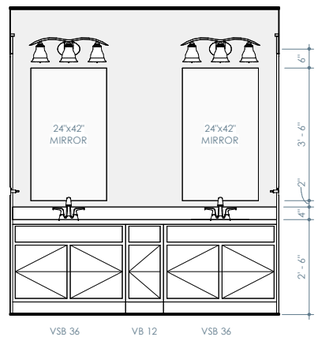
4 OPT. BATH 4
1/4" = 1'-0"



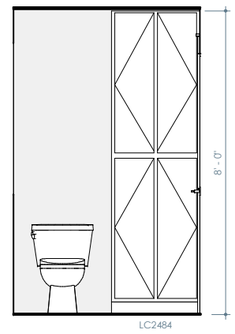
5 OPT. SHOWER SEAT @ OWNER'S BATH
1/4" = 1'-0"



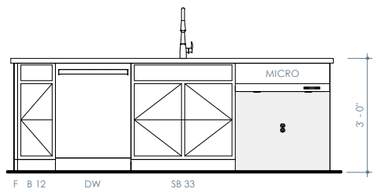
6 OPT. FREE STANDING TUB
1/4" = 1'-0"



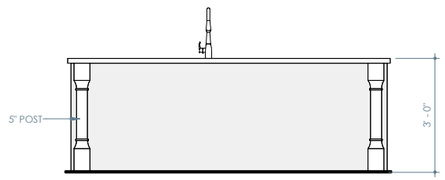
7 OPT. BATH 3 ADDITIONAL SINK
1/4" = 1'-0"



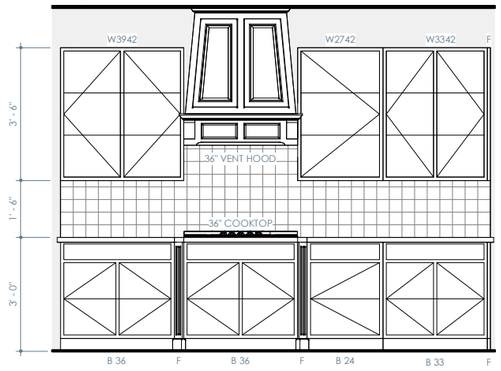
8 OPT. LINEN CABINET
1/4" = 1'-0"



9 OPT. ISLAND MICROWAVE
1/4" = 1'-0"



10 OPT. EXTENDED ISLAND W/ LEGS
1/4" = 1'-0"



11 OPT. 36" COOK TOP RANGE W/ BUMPOUT & VENT HOOD ABOVE
1/4" = 1'-0"

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PLAN NO.
3470

ISSUE DATE	10/06/2023
DRAWN BY	STT
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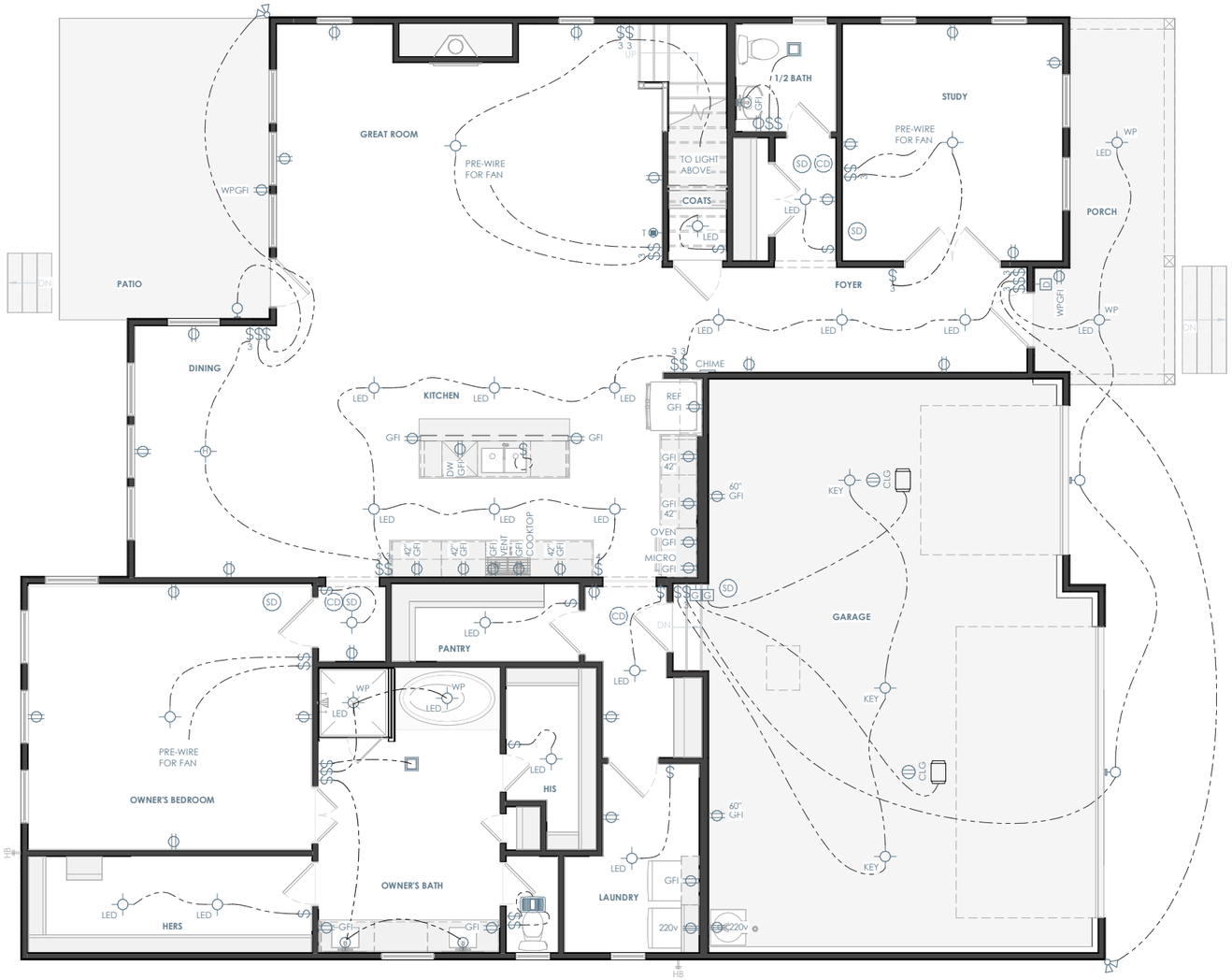
SHEET NAME
INTERIOR ELEVATIONS

SHEET NO.
AI1.01



ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

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- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

ELEVATION A - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

ROAN

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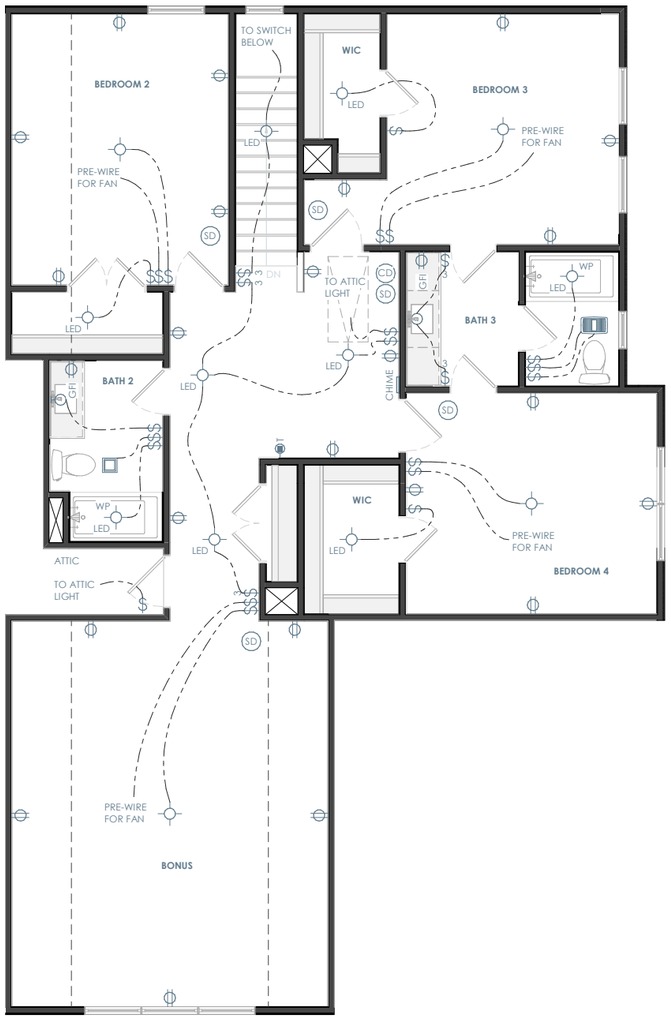
SHEET NAME

ELEVATION A - FIRST FLOOR ELECTRICAL PLAN

SHEET NO.

E-1.00



ELECTRICAL LEGEND

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- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
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- P PRESSURE SWITCH
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- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

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- UNDER / OVER CABINET LIGHT
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- CEILING FAN
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- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

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ELEVATION A - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
ROAN

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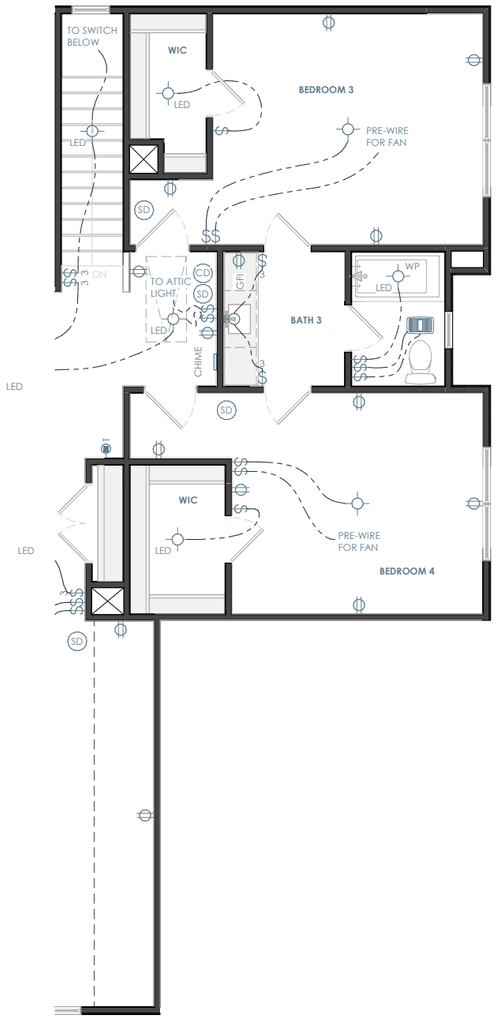
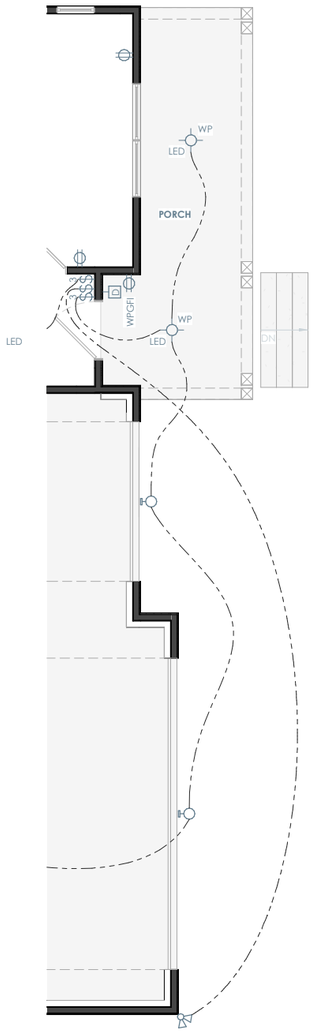
SHEET NAME
ELEVATION A - SECOND FLOOR ELECTRICAL PLAN

SHEET NO.
E-1.01



ELEVATION B - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION B - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
- R RHEOSTAT SWITCH
- P PRESSURE SWITCH
- G GARAGE DOOR SWITCH
- D DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- LED SUFRACE MOUNT LED LIGHT FIXTURE
- KEY KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- GFI SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLR FLOOR OUTLET
- CLG OVERHEAD OUTLET
- 220v 220 VOLT OUTLET

COMMUNICATION

- PH PHONE OUTLET
- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
- TV TV OUTLET
- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

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Brightland HOMES

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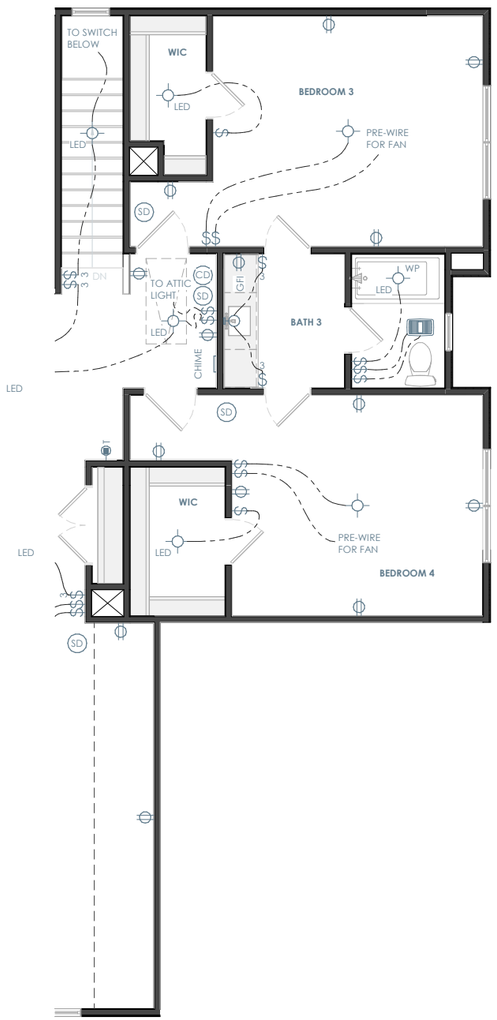
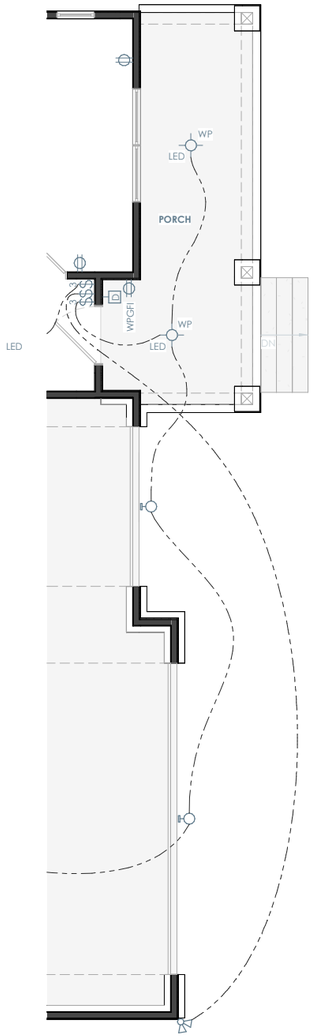
SHEET NAME
ELEVATION B - PARTIAL ELECTRICAL PLANS

SHEET NO.
E-2.00



ELEVATION C - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION C - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
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- D SINGLE POLE DIMMER SWITCH
- OS OCCUPANT SENSOR SWITCH
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COMMUNICATION

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- DATA DATA OUTLET
- 5.1 SS SURROUND SOUND OUTLET
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- S SUB SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SD SMOKE ALARM
- CD CARBON DETECTOR

EQUIPMENT

- PANEL ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

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LIGHTING
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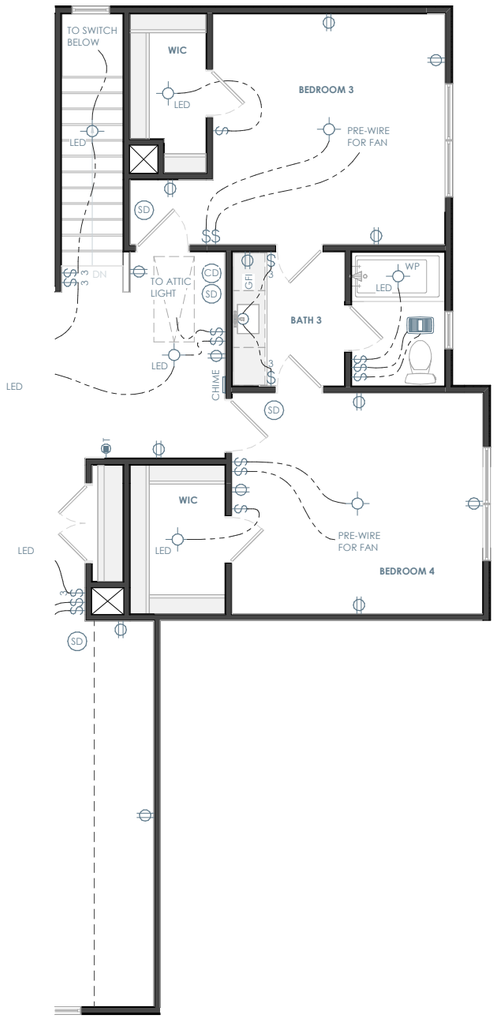
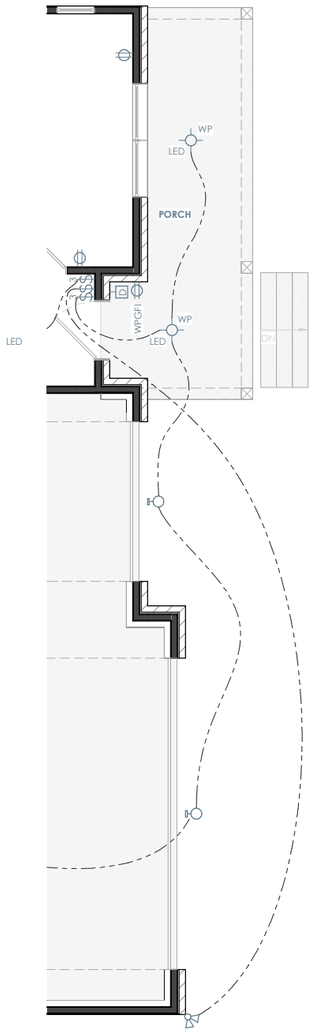
SHEET NAME
ELEVATION C - PARTIAL ELECTRICAL PLANS

SHEET NO.
E-3.00



ELEVATION D - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION D - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

SWITCHES

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- SINGLE POLE DIMMER SWITCH
- OCCUPANT SENSOR SWITCH
- RHEOSTAT SWITCH
- PRESSURE SWITCH
- GARAGE DOOR SWITCH
- DOOR BELL BUTTON
- PHOTOCELL SENSOR SWITCH

LIGHTING

- SURFACE MOUNT LIGHT FIXTURE
- SUFRACE MOUNT LED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER / OVER CABINET LIGHT
- 1x4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- CEILING FAN w/ LIGHT FIXTURE

POWER

- DUPLEX OUTLET
- QUAD OUTLET
- SWITCHED DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- SURFACE MOUNT DUPLEX OUTLET
- SURFACE MOUNT GROUND FAULT INTERRUPTER
- FLOOR OUTLET
- OVERHEAD OUTLET
- 220 VOLT OUTLET

COMMUNICATION

- PHONE OUTLET
- DATA OUTLET
- SURROUND SOUND OUTLET
- TV OUTLET
- SPEAKER (DESIGNATION BELOW)

FIRE SAFETY & SECURITY

- SMOKE ALARM
- CARBON DETECTOR

EQUIPMENT

- ELECTRICAL PANEL
- THERMOSTAT
- DOOR BELL CHIME
- EXHAUST FAN

ELECTRICAL PLAN NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY. AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPARATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUNTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE. WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR, KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

Brightland HOMES

PROJECT NAME
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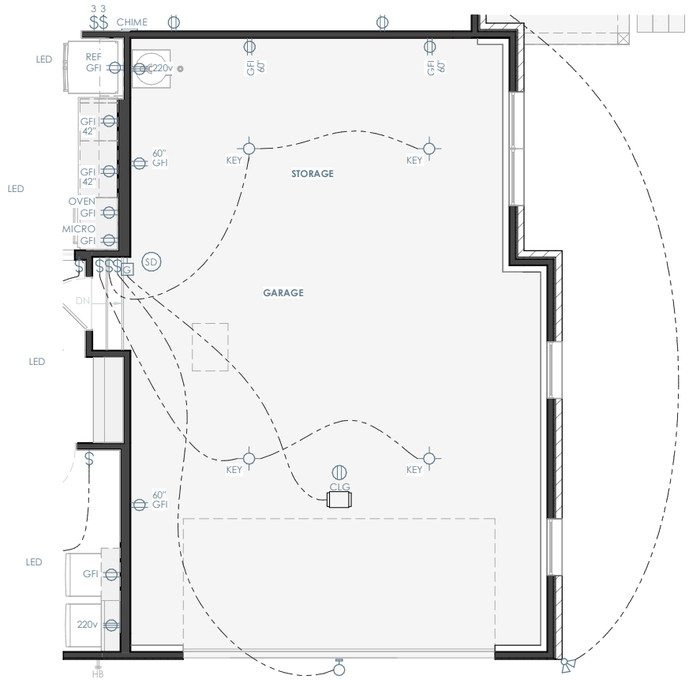
PLAN NO.
3470

ISSUE DATE	10/06/2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

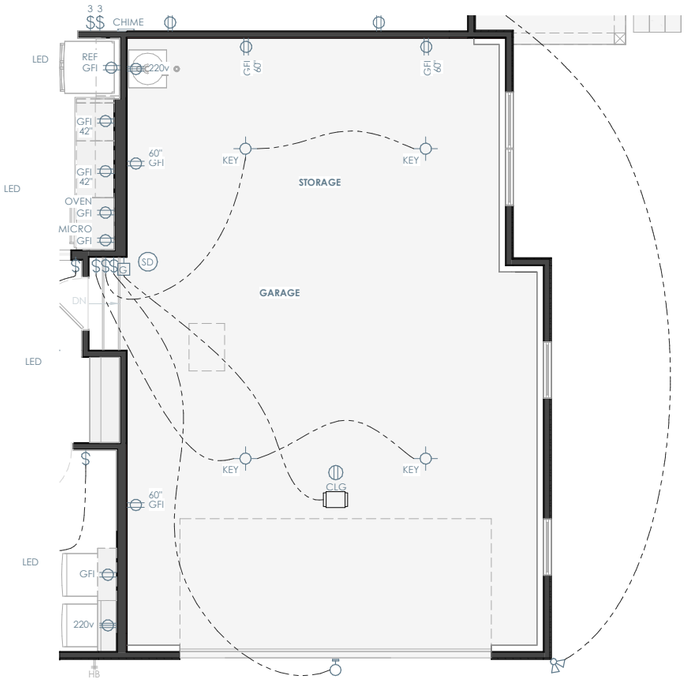
SHEET NAME
ELEVATION D - PARTIAL ELECTRICAL PLANS

SHEET NO.
E-4.00



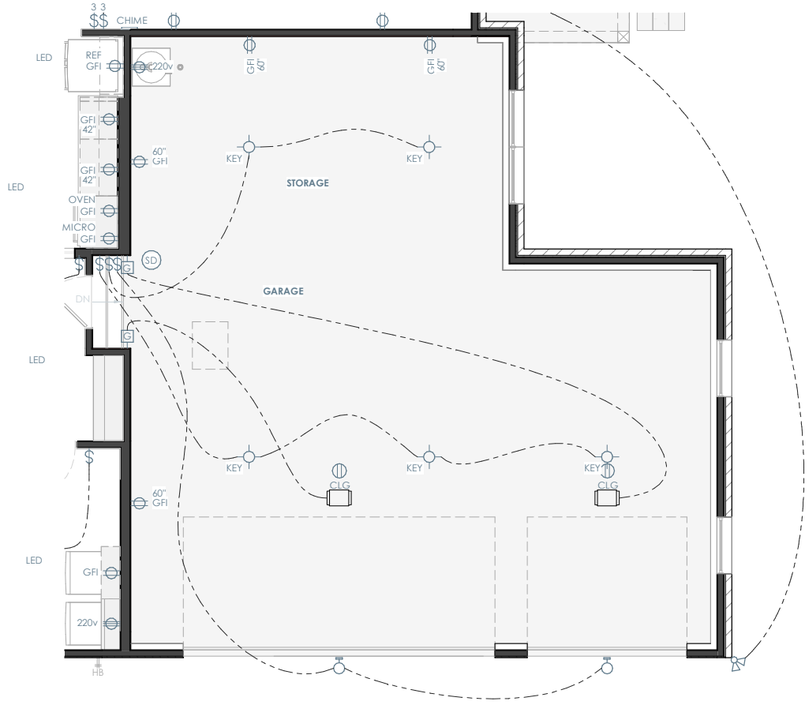
ELEVATION D - OPT. SIDE LOAD GARAGE - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



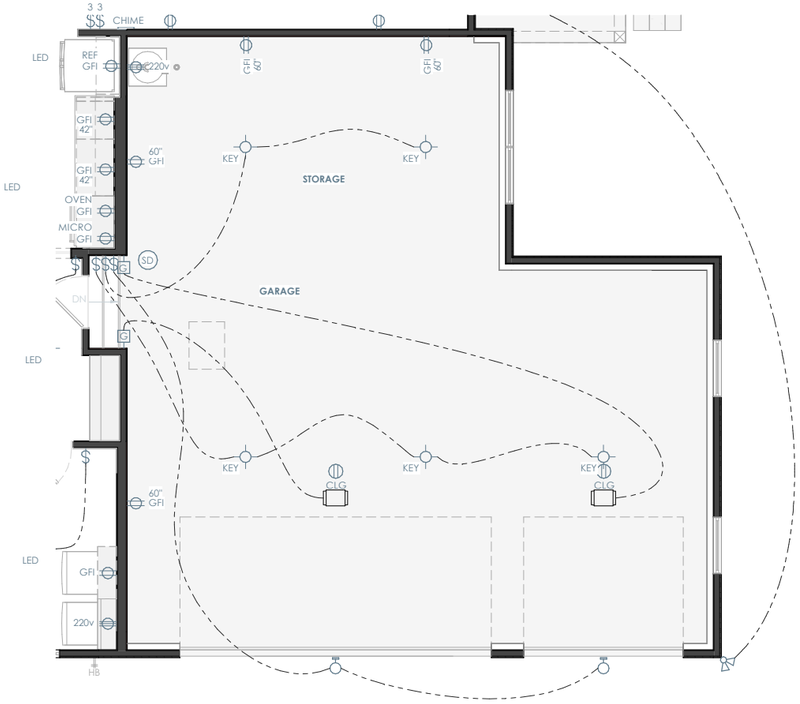
ELEVATION A - OPT. SIDE LOAD GARAGE - FIRST FLOOR ELECTRICAL PLAN (SIMILAR FOR ELEVATIONS B & C)

1/8" = 1'-0"



ELEVATION D - OPT. 3 CAR GARAGE - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



ELEVATION A - OPT. 3 CAR GARAGE - FIRST FLOOR ELECTRICAL PLAN (SIMILAR FOR ELEVATIONS B & C)

1/8" = 1'-0"

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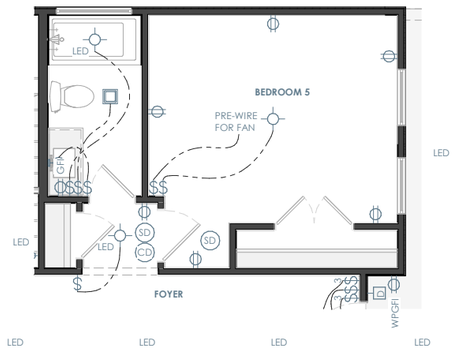
SHEET NAME

PLAN OPTIONS

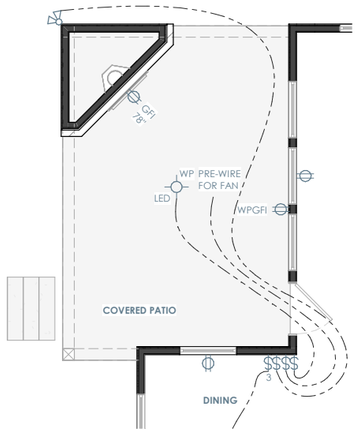
SHEET NO.

E-7.00



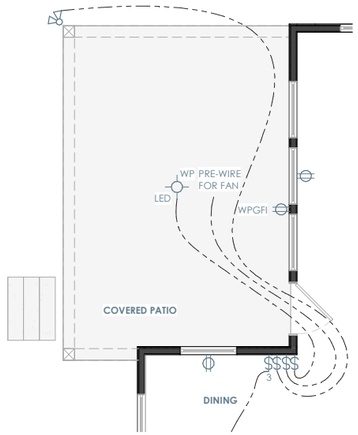
OPT. GUEST BEDROOM - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



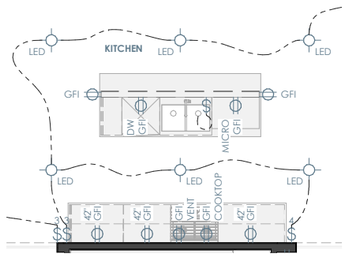
OPT. PORCH FIREPLACE - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



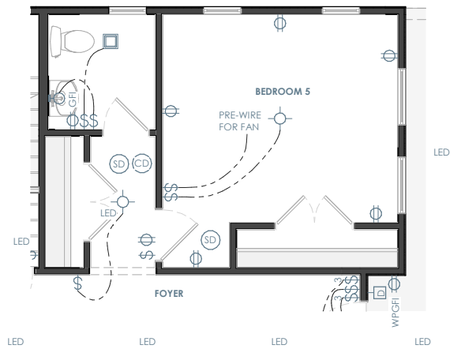
OPT. REAR COVERED PORCH - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



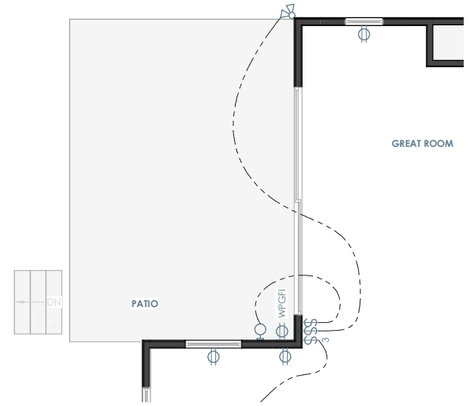
OPT. ISLAND MICROWAVE - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



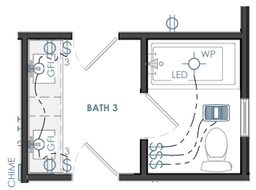
OPT. BEDROOM 5 - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



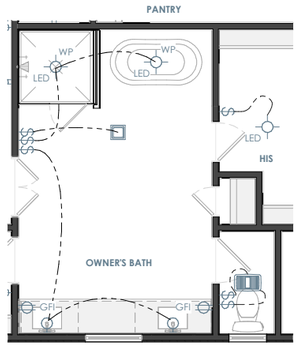
OPT. GREAT ROOM SLIDER - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



OPT. BATH 3 ADDITIONAL SINK - SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"



OPT. OWNERS BATH 1 - FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

Brightland HOMES

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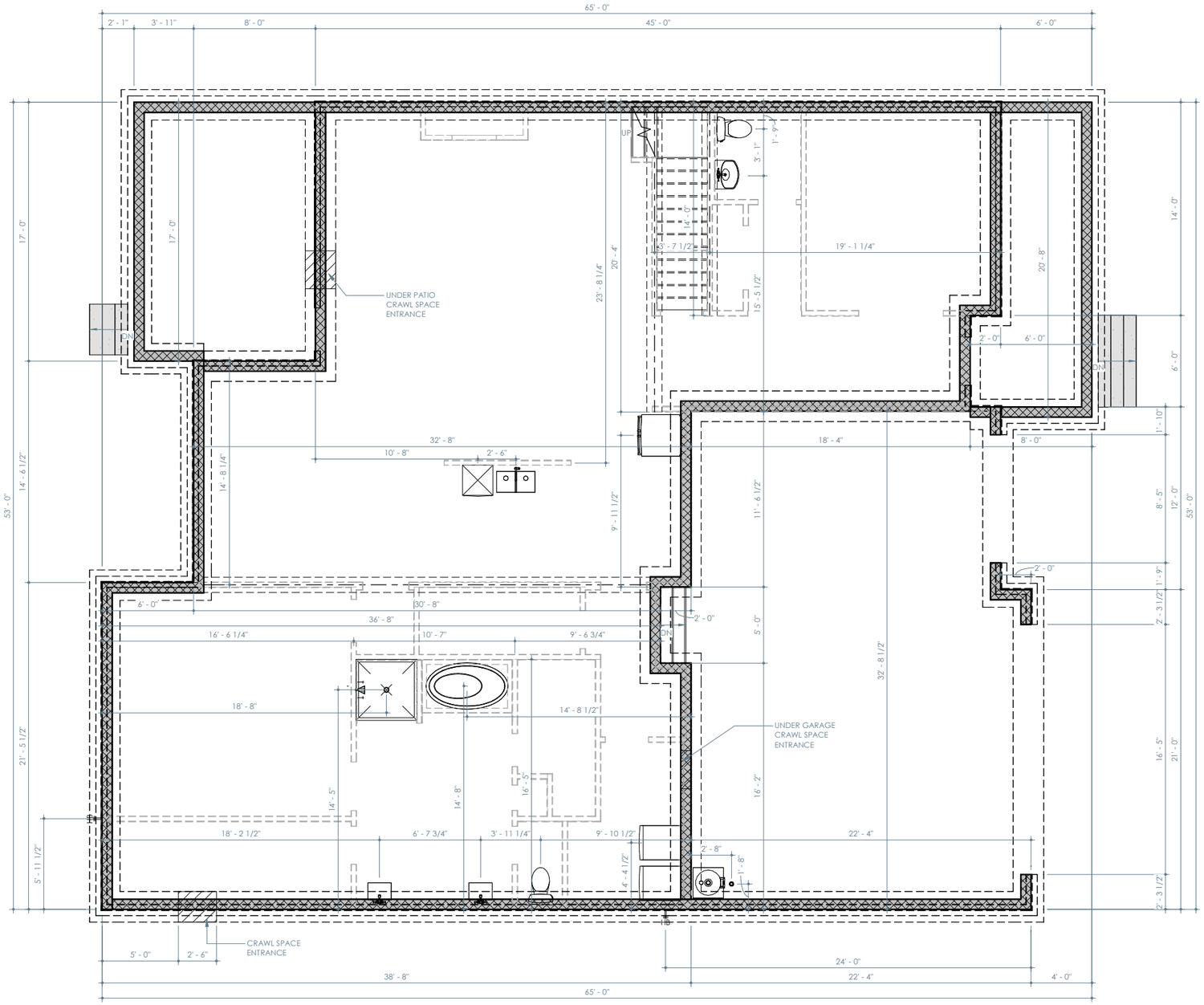
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

PLAN OPTIONS

SHEET NO.

E-7.01



ELEVATION A - FOUNDATION PLAN
(SIMILAR FOR ELEVATIONS B, C & D)

1/8" = 1'-0"

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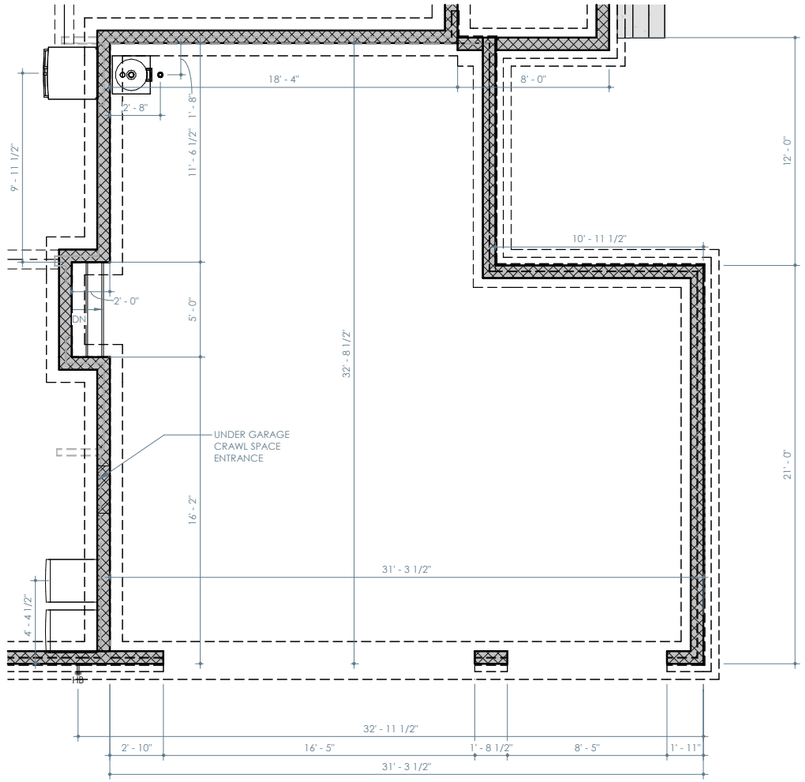
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

FOUNDATION - ELEVATION A

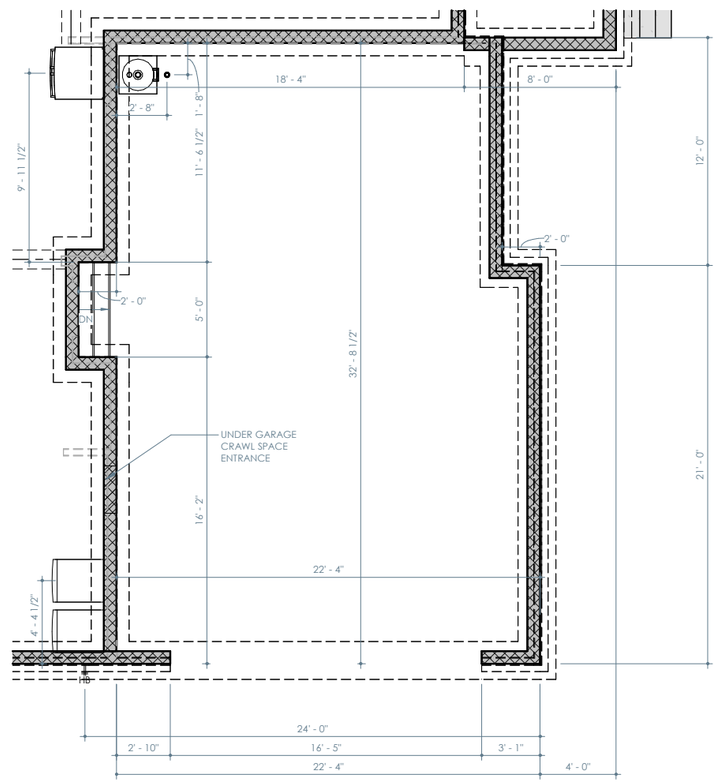
SHEET NO.

SF-1.00



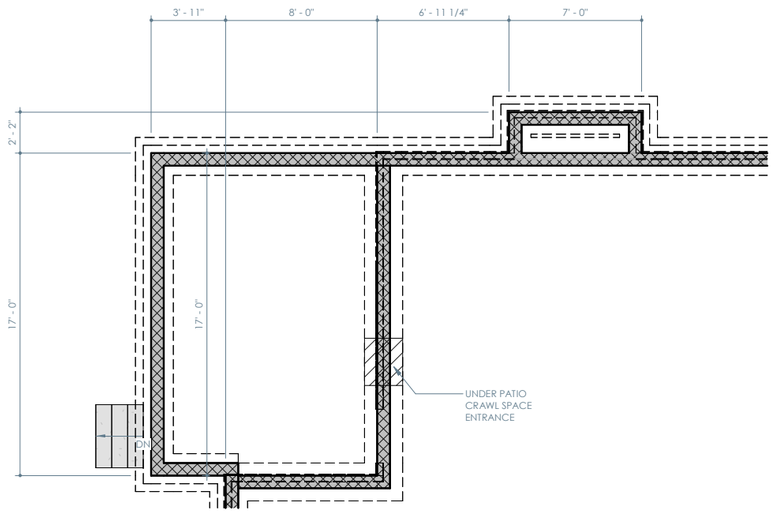
OPT. 3 CAR GARAGE - FOUNDATION PLAN

1/8" = 1'-0"



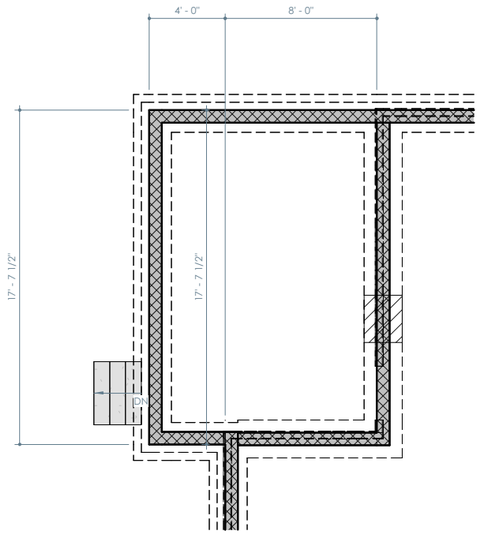
OPT. SIDE LOAD GARAGE - FOUNDATION PLAN

1/8" = 1'-0"



OPT. RECESSED FIREPLACE - FOUNDATION PLAN

1/8" = 1'-0"



OPT. REAR COVERED PORCH - FOUNDATION PLAN

1/8" = 1'-0"

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SHEET NAME

PLAN OPTIONS

SHEET NO.

SF-7.00

111 SE PKWY CT
FRANKLIN, TN 37064
615.678.8212

www.T2-ENG.COM

Playground Examples

** Please see the below examples of playgrounds that may be similar to those found in this subdivision. Note that these are only for reference but are indicative of the options of playgrounds that will be provided.

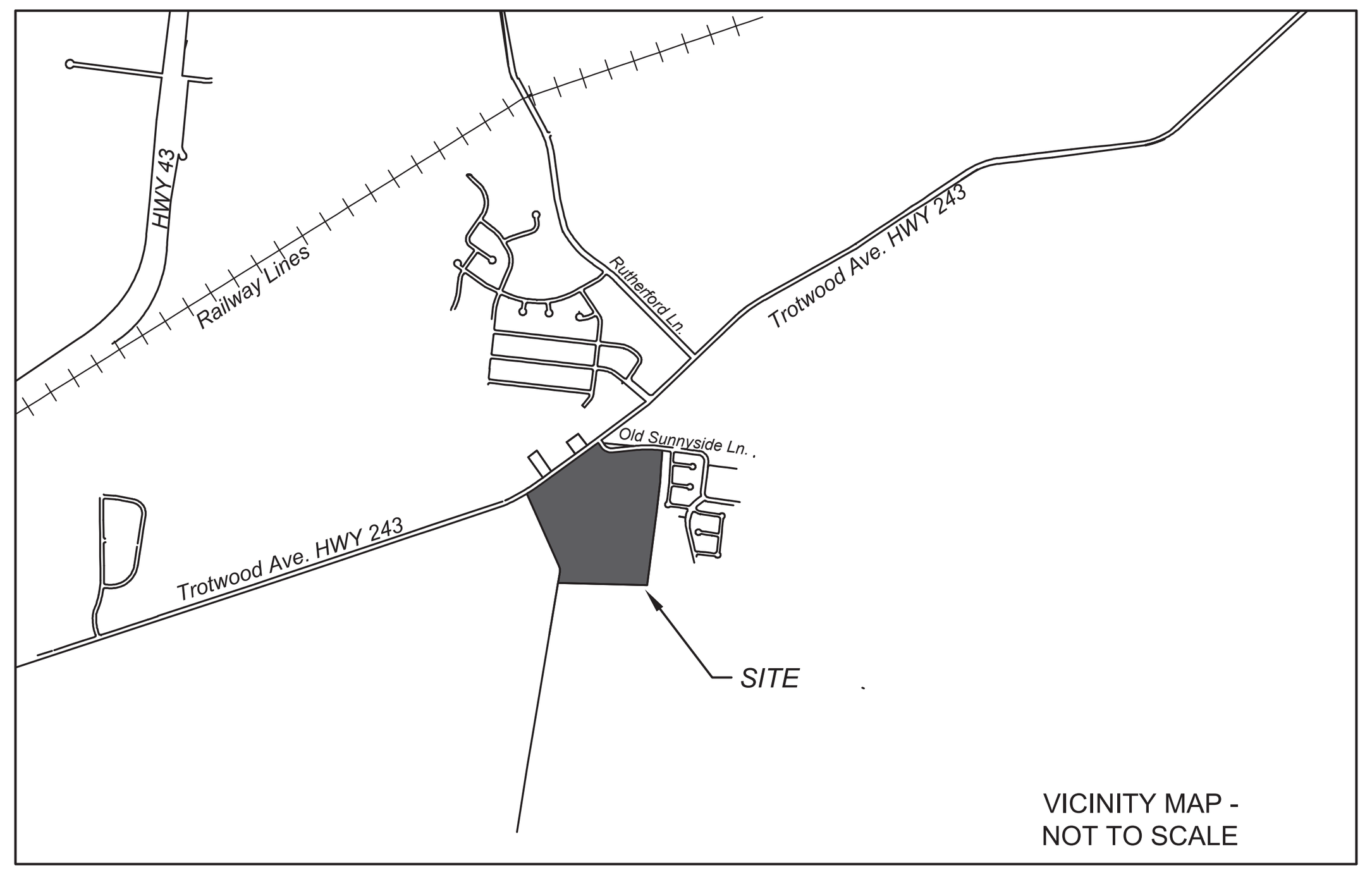



Fun With MATH!









UTILITY DISCLAIMER:

Gresham Smith/Land surveyor does not guarantee accuracy of underground utility locations. Underground utilities shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appurtenances at the site, public records and /or maps prepared by others. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than then (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

GENERAL NOTES

1. The property described and depicted hereon is **a portion** of the property described in the Commitment for Title Insurance issued by Fidelity National Title Insurance Company Commitment Number 20220860CTN with a Commitment Date of April 25, 2022 at 8:00 A.M.; and Commitment Number 20220859CTN with a Commitment Date of May 4,2022 at 8:00 a.m., and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been located hereon or otherwise noted as not located on said portion.
2. Said described property is located within an area having a Zone Designation X (areas determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 47119C0280E, with an effective date of April 16, 2007 for Community No. 475423 & 470123, in Maury County, State of Tennessee, which is the most current Flood Insurance Rate Map available at the time of survey.
3. No title opinion is expressed or implied.
4. The lines of the adjoiner's indicated hereon have not been surveyed and have been graphically depicted from a compilation of record data and GIS data.
5. This survey has been signed, sealed and dated digitally.
6. Utility lines shown hereon shall be considered approximate.
7. A portion of Old Sunnyside Lane was observed within the deeded subject property with no formal dedication or easement document known to Surveyor. Recovered monuments, possession, and adjacent plat right-of-ways indicate a 60' width, as shown hereon.
8. A portion of Foster Lane was observed along deeded subject property. Surveyor is uncertain if this is public right-of-way. Deed to parcel 17.00 (Record Book 2758, Page 851) calls for a 30' width. Prescriptive rights may exist.
9. A right-of-way width of 60' was assumed for Trotwood avenue (SR 243), based on recovered monuments and existing possession. No plans where available from TDOT at time of survey.
10. Parcel 18.05 may have been combined with Parcel 18.00 since previous survey. No consolidation document was provided to surveyor.

PARCEL DATA TABLE

PARCEL ID	OWNER	ADDRESS	LEGAL REFERENCE
MAP 112, PARCEL 18	KATHLEEN M. RODGERS	6031 TROTWOOD AVE, TN 38401	RECORD BOOK 2174, PAGE 1417, R.O.M.C.,TN
MAP 112, PARCEL 018.04	JAMES AND STACY GORE	0 TROTWOOD AVE, TN 38401	RECORD BOOK 2768, PAGE 163, R.O.M.C.,TN
MAP 112, PARCEL 018.05 (FORMER)	KATHLEEN M. RODGERS	0 TROTWOOD AVE, TN 38401	RECORD BOOK 2768, PAGE 165, R.O.M.C.,TN
MAP 112, PARCEL 018.03	JAMES AND STACY GORE	0 TROTWOOD AVE, TN 38401	RECORD BOOK 2387, PAGE 455, R.O.M.C.,TN

PARCEL 18 TRACT 1	*449,730.568 SQ/FT*	*10.324 AC*
PARCEL 18 TRACT 1 REMNANT	*11,977.451 SQ/FT*	*0.275 AC*
PARCEL 18 TRACT 2	*329,622.723 SQ/FT*	*7.567 AC*
PARCEL 18 TRACT 2 REMNANT	*9,474.556 SQ/FT*	*0.217 AC*
PARCEL 18.03 TRACT I	*1,951,606.417 SQ/FT*	*44.802 AC*
PARCEL 18.04 TRACT II	*38,993.582 SQ/FT*	*0.895 AC*
PARCEL 18.05 (EXCLUDED FROM TITLE)	*108,070.789 SQ/FT*	*2.481 AC*

LEGEND

Benchmark	Water Meter
(Set) 1/2" Diameter Rebar with Gresham Smith Cap	Water Valve
(Found) Property Corner	Fire Hydrant
Property Line	Sewer Manhole
Adjacent Property Line	Sewer Clean-Out
Easement Line	Power Pole
—W— Water Line	Guy Wire
—SAN— Sewer Line	Light Pole
—G— Gas Line	Mailbox Mailbox
—OHE— Overhead Electric Line	—x—x— Fence (chainlink/woven wire)
—UGE— Underground Electric Line	Fence (wood rail / privacy)
—UGF— Underground Fiber Line	Sign - single post
Electric Pull Box / Telephone Pedestal	Sign - double post

\\global.gsp\data\nf\na_nf08\4675200\08SurveyGp\01Work\01CAD\46752.00_V-Survey.dwg - Chris Goetz - 5/9/2023 5:25:01 PM

SCHEDULE B, PART II
Exceptions from Fidelity National Title Insurance Company
Commitment No. 20220860CTN
Commitment Date: April 35, 2022, at 08:00AM

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. **NONE KNOWN TO SURVEYOR AT TIME OF SURVEY.**
2. Rights or claims of parties in possession not shown by the public records. **RIGHTS OR CLAIMS NOT A SURVEY MATTER.**
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **IMPROVEMENTS EXIST ALONG AN NEAR PROPERTY LINES AS SHOWN HEREON.**
4. Easements, or claims of easements, not shown by the public records. **SEE GENERAL NOTE NO. 7.**
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A SURVEY MATTER.**
6. Taxes or special assessments which are not shown as existing liens by the public records. **NOT A SURVEY MATTER.**
7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. **NOT A SURVEY MATTER.**
8. Taxes for the year 2021, a lien due and payable, and now delinquent. **NOT A SURVEY MATTER.**
9. Application for Greenbelt assessment - Agricultural of record in Book R2177, Page 653, in the Register's Office for Maury County, Tennessee. NOTE: The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001. **NOT A SURVEY MATTER.**
10. 150' TVA easement of record in Book 469, Page 388, in the Register's Office for Maury County, Tennessee. **DOCUMENT NOT PROVIDED TO SURVEYOR.**
11. Title to all oil, gas, minerals and gravel within and underlying the premises together with all mining rights and other rights, privileges, and immunities relating thereto, including but not limited to mineral rights as referenced in Book 469, page 388, in the Register's Office for Maury County, Tennessee. **SUBSURFACE RIGHTS ARE NOT A SURVEY MATTER.**
12. 60 feet right of Way of Old Sunnyside Lane. **AFFECTS SUBJECT PROPERTY, NO FORMAL DEDICATION DOCUMENT PROVIDED TO OR FOUND BY SURVEYOR.**
13. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. **ACREAGE AS SHOWN HEREON.**
14. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. **ROAD, STREETS, HIGHWAYS AND TRAVELED WAYS AS SHOWN HEREON.**

DESCRIPTION PER COMMITMENT NO. 20220860CTN

Land situated in Maury County, Tennessee:

Tract 1:

Being and lying in the 9th Civil District of Maury County, Tennessee and lying East of Trotwood Avenue and North and South of old Sunnyside Lane, and being more particularly described as follows:
Beginning at an iron pin found in the intersection of the East R.O.W. of Trotwood Avenue and in the North of old Sunnyside Lane; said iron pin found being the Northwest corner of Celia Ridley and the Southwest corner of Tillman Knox; thence leaving said road with South boundary of Knox, South 82 degrees, 27 minutes, 43 seconds East for a distance of 171.74 feet to an iron pin set; said iron pin set being the true point of beginning, and the Northwest corner of the tract being described;
thence continuing with Knox, South 82 degrees, 27 minutes, 43 seconds East, passing an iron pin found and the Southeast corner of Knox, and the Southwest corner of TVA at 307.41 feet, in all a distance of 705.51 feet to a point in old Sunnyside lane; said point being the Northeast corner of the tract being described;
thence leaving said road, South 03 degrees, 33 minutes, 39 seconds West passing an iron pin set and the Northwest corner of hunters glen section 1 subdivision, lot 14 at 24.08 feet, and an iron pin found at 130.67 feet, in all a distance of 210.86 feet to an iron pin found; said iron pin found being the Southwest corner of lot 13 and Northwest corner of lot 12 of said subdivision;
thence with lots 12-9, South 03 degrees, 28 minutes, 28 seconds West for a distance of 264.98 feet to an iron pin found;
thence South 07 degrees, 34 minutes, 20 seconds West for a distance of 52.00 feet to an iron pin found; said iron pin found being the Southwest corner of lot 9, and Northwest corner of lot 8;
thence with lots 8 and 7, South 07 degrees, 49 minutes, 28 seconds West for a distance of 159.55 feet to an iron pin found; said iron pin found being the Southeast corner of the tract being described, the Southwest corner of lot 7, Northwest corner of lot 6, and the Northeast corner of Campbell Ridley;
thence with North boundary of Ridley, South 79 degrees, 10 minutes, 20 seconds West for a distance of 562.64 feet to an iron pin set; said iron pin set being the Southwest corner of the tract being described;
thence with a new Ridley division line, North 05 degrees, 45 minutes, 40 seconds West for a distance of 887.29 feet to the true point of beginning and containing 11.35 acres as surveyed by Kenneth Carroll, RLS Tennessee license number 1335, November 7, 2011. Being a portion of the same property conveyed to Kathleen M. Rogers, an unmarried by Warranty Deed from Celia James Ridley, an unmarried person and Campbell P. Ridley, Jr. of record in Book R2174, page 1417, Register's Office for Maury County, Tennessee, dated December 20, 2011 and recorded on December 30, 2011.

Tract 2:
Being and lying in the 9th Civil District of Maury County, Tennessee and lying East of and adjacent to Trotwood Avenue and North and South of Old Sunnyside lane, and being more particularly described as follows:

Beginning at an iron pin found in the intersection of the East R.O.W. of Trotwood Avenue and in the North of Old Sunnyside Lane; said iron pin found being the Northwest corner of the tract being described and the Southwest corner of Tillman Knox;
thence leaving said road with South boundary of Knox, South 82 degrees,27 minutes,43 seconds East for a distance of 171.74 feet to an iron pin set; said iron pin set being the Northeast corner of the tract being described;
thence leaving Knox with a new Ridley division line, South 05 degrees, 45 minutes, 40 seconds East for a distance of 887.29 feet to an iron pin set; said iron pin set being the Southeast corner of the tract being described, and the North boundary of Campbell Ridley; thence leaving said division line with North boundary of Campbell Ridley, South 79 degrees 10 minutes 20 seconds West for a distance of 170.07 feet to an iron pin set; thence North 39 degrees, 24 minutes, 06 seconds West for a distance of 250.84 feet to an iron pin set;
thence North 25 degrees, 35 minutes, 04 seconds West for a distance of 118.14 feet to an iron pin set;
thence North 43 degrees, 31 minutes, 44 seconds West for a distance of 68.58 feet to an iron pin set; thence North 65 degrees 23 minutes 45 seconds West for a distance of 438.35 feet to an iron pin set on the East R.O.W. of Trotwood Avenue; said iron pin set being the Southwest corner of the tract being described, and the Northwest corner of Ridley;
thence with East of said road, North 54 degrees 19 minutes 40 seconds East for a distance of 693.95 feet to the point of beginning and containing 9.00 acres as surveyed by Kenneth Carroll, RLS Tennessee license number 1335, November 7, 2011.

Being a portion of the same property conveyed to Kathy M. Rogers, an unmarried person by Warranty Deed from Celia James Ridley, an unmarried person and Campbell P. Ridley, Jr. of record in Book R2174, page 1402, Register's Office for Maury County, Tennessee, dated December 2-0, 2011 and recorded on December 30, 2011.

DESCRIPTION PER COMMITMENT NO. 20220859CTN

Tract I:

Being and lying in the Ninth Civil District of Maury County, Tennessee and lying southeast of and adjacent to Trotwood Avenue, and the east of and adjacent to Foster Lane, being more particularly described as follows:

Beginning at a point in the intersection of the center of Foster Lane and the South right-of-way of Trotwood Avenue; said point being the Western most Northwest corner of the tract being described, and the Northeast corner of Dobual Spring Creek Partners; thence with South right-of-way of Trotwood Avenue, North 58 degrees 05 minutes 48 seconds East for a distance of 117.93 feet;
thence North 55 degrees 0 minutes 00 seconds East for a distance of 96.57 feet;
thence North 54 degrees 16 minutes 31 seconds East for a distance of 128.36 feet;
thence North 54 degrees 03 minutes 18 seconds East for a distance of 159.93 feet;
thence North 53 degrees 48 minutes 18 seconds East for a distance of 90.80 feet to a iron pin found; said iron pin found being the Northern most Northwest corner of the tract being described, and the Southwest corner of Kathleen Rogers;
thence leaving said road with Rogers, South 65 degrees 23 minutes 45 seconds East for a distance of 438.37 feet to a iron pin found;
thence South 43 degrees 30 minutes 58 seconds East for a distance of 68.54 feet to a iron pin found;
thence South 25 degrees 35 minutes 04seconds East for a distance of 118.14 feet to a iron pin found;
thence South 39 degrees 24 minutes 06 seconds East for a distance of 250.84 feet to a iron pin found;
thence North 79 degrees 10 minutes 51 seconds East for a distance of 170.07 feet to a iron pin found;
thence North 79 degrees 10 minutes 51 seconds East, passing the center of a TVA Line at 175.46 feet, in all a distance of 562.94 feet to a iron pin found; said iron pin found being the Northeast corner of the tract being described, the Southeast corner of Rogers, and the Southwest corner of Lot 7 and the Northwest corner of Lot 6 of Hunters Glen SubdivisionSection 1;
thence with Lot 6, South 07 degrees 32 minutes 54 seconds West for a distance of 79.95 feet to a iron pin found; said iron pin found being the Southwest corner of Lot 6, and the Northwest corner of lot 5;
thence with Lot 5, South 07 degrees 31 minutes 24 seconds West for a distance of 147.83 feet to a iron pin found; said iron pin found being the Southwest corner of lot 5, and the Northwest corner of Lot 73 of Hunters Glen Subdivision, Section 2;
thence with Lot 73, South 07 degrees 31 minutes 24 seconds West for a distance of 124.98 feet to a iron pin found on the North right-of-way of Holly Berry Drive; said iron pin found being the Southwest corner of Lot 73;
thence crossing Holly Berry Drive, South 07 degrees 31minutes 24 seconds West for a distance of 40.01 feet to a iron pin found on the South right-of-way of said road; said iron pin found being the Northwest corner of Lot 78 of Hunters Glenn Subdivision Section 2;
thence with lot 78, South 07 degrees 31 minutes 24 seconds West for a distance of 110.02 feet to a iron pin found; said iron pin found being the Southwest corner of Lot 78, and the Northwest corner of lot 79;
thence with lot 79, South 07 degrees 31 minutes 24 seconds West for a distance of 110.00 feet to a iron pin found; said iron pin found being the Southwest corner of lot 79, and the Northwest corner of Lot 80;
thence with Lot 80, South 07 degrees 33 minutes 00 seconds West for a distance of 110.26 feet to a iron pin found; said iron pin found being the Southwest corner of Lot 80, and the Northern most Northwest corner of McBroom Family Partnership;
thence with McBroom Family Partnership, South 07 degrees 29 minutes 46 seconds West for a distance of 567.43 feet to a iron pin found; said iron pin found being the Southeast corner of the tract being described;
thence continuing with McBroom, North 87degrees 40 minutes 39 seconds West , passing the center of a TVA line at 384.70 feet, in all a distance of 1256.56 feet to a iron pin found in the center of Foster Lane; said iron pin found being the Southwest corner of the tract being described, the western most Northwest corner of McBroom Family Partnership, and the east boundary of Dobual Spring Creek Partners;
thence with center of Foster Lane and east boundary of Dobual Spring Creek Partners, North 07 degrees 49 minutes 54 seconds East for a distance of 190.70 feet to a point;
thence North 09 degrees 42 minutes 36 seconds West for a distance of 66.95 feet to a point;
thence North 23 degrees 30 minutes 49 seconds West for a distance of 146.94 feet to a point;
thence North 24 degrees 07 minutes 57 seconds West for a distance of 234.02 feet to a point;
thence North 24 degrees 19 minutes 52 seconds West for a distance of 516.42 feet to a point,
thence North 24 degrees 15 minutes 55 seconds West for a distance of 127.83 feet to a point;
thence North 19 degrees 32 minutes 05 seconds West for a distance of 98.88 feet to the point of beginning and containing 47.33 acres as surveyed by Kenneth Carroll, R.L.S. Tennessee License Number 1335, August 3, 2016.

Less and except that portion of the above property conveyed to Kathy M. Rogers by the Quitclaim Deed of record in Book R2768, Page 165, in the Register's Office Maury County, Tennessee.

Being a portion of the same property conveyed to James Gore and wife, Stacy Gore, by the Warranty Deed of record in Book R2387, Page 455, in the Register's Office for Maury County, Tennessee.

Tract II:

A tract of land located in Maury County, Tennessee. Being a portion of the Kathleen Rogers property as recorded in Deed Book R2174, page 1402 and 1417, Maury County, Tennessee, and being more particularly described as follows.

Beginning at an iron pin found with RLS No. 1335 cap at the Northwest corner of Kathleen Rogers property as recorded in Deed Book R2174, page 1402 and 1417, said point being the Northeast corner of James and Stacy Gore as recorded in Deed Book R2387, page 455;
Thence with the South margin of Trotwood Avenue, North 54 degrees 20 minutes 56 seconds East a distance of 217.26' to an iron pin set;
Thence severing the property of Kathleen Rogers, South 33 degrees 28 minutes 06 seconds East a distance of 357.15' to an iron pin set;
Thence with the east line of James and Stacy Gore as recorded in Deed Book R2387, page 455, North 65 degrees 21 minutes 41 seconds West a distance of 410.91' which is the point of beginning, having an area of 38,768.9 square feet, 0.89 acres.

Being the same property conveyed to James Gore and Stacy Gore, husband and wife, by the Quitclaim Deed of record in Book R2768, page 163, in the Register's Office for Maury County, Tennessee.

GPS NOTE

1. GPS field procedure-Real-Time Kinematic with Online Position User Service
2. Relative Positional Precision= <0.07 feet between tested pairs
3. Dates of Survey-06/17/22 thru 07/08/22
4. Horizontal Datum-Nad-83 (2011), Epoch-2010
   Vertical Datum-NAVD 88 (Geoid computed)
5. Fixed Control Stations- DJ9560 TN36 TDOT DISTRICT 36 CORS ARP
   DM3531 TN30 TDOT DISTRICT 30 CORS ARP
   DM4145 TN39 TDOT DISTRICT 39 CORS ARP
6. Geoid Model-Geoid 18
7. Combined Grid Factor- 0.9999910
   GPS observations were scaled by the inverse factor to achieve ground distances.

SCHEDULE B, PART II
Exceptions from Fidelity National Title Insurance Company
Commitment No. 20220859CTN
Commitment Date: May 04, 2022, at 08:00AM

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. **NONE KNOWN TO SURVEYOR AT TIME OF SURVEY. SEE GENERAL NOTE NO. 7 & 8.**
2. Rights or claims of parties in possession not shown by the public records. **RIGHTS OR CLAIMS NOT A SURVEY MATTER.**
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **IMPROVEMENTS EXIST ALONG AN NEAR PROPERTY LINES AS SHOWN HEREON.**
4. Easements, or claims of easements, not shown by the public records. **SEE GENERAL NOTE NO. 7 & 8.**
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A SURVEY MATTER.**
6. Taxes or special assessments which are not shown as existing liens by the public records. **NOT A SURVEY MATTER.**
7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. **NOT A SURVEY MATTER.**
8. Taxes for the year 2021, a lien due and payable, and now delinquent. **NOT A SURVEY MATTER.**
9. Taxes for the year 2022, a lien not yet due and payable. **NOT A SURVEY MATTER.**
10. Application for Greenbelt assessment - Agricultural of record in Book R2392, Page 218, in theRegister's Office for Maury County, Tennessee. **NOT A SURVEY MATTER.**
11. 150' TVA line right-of-way as referenced in the Warranty Deed of record in Book R2387, Page 455, in the Register's Office for Maury County, Tennessee. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.**
12. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. **AS SHOWN HEREON.**

TABLE A - ITEM NOTES

Item 1-	Found or set, as shown on survey. No corners were set along the proposed partition(s).
Item 2 -	Current parcel addresses as shown in table on survey.
Item 3 -	See General Note 2
Item 4 -	As shown hereon.
Item 5-	As shown hereon. Contours shown at 1 foot intervals based on field run and lidar data provided by Precision Products. Relative to NAVD 88 (Geoid 18 computed).
Item 6(a)-	No Zoning Report provided at time of survey.
Item 8-	Substantial features as shown hereon.
Item 11a-	Underground utilities shown per field markings and observed evidence. Minimal utility markings were witnessed at time of survey. See utility disclaimer as shown hereon.
Item 13-	Adjoining owners as shown within graphic portion of this work. Information taken from *Real Estate Assessment Data* acquired from the State of Tennessee Comptroller of the Treasury
Item 14-	Subject properties exist at multiple intersecting streets, as shown hereon.
Item 15-	See Item 5.
Item 16-	At the time of survey, no active construction was being conducted.
Item 17-	No information was provided to this surveyor concerning proposed changes in street right of way lines.
Item 18 -	No offsite easements were provided to surveyor.

To: NoMau Partners, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, 11a, 13, 14, 15, 16,17, and 18 of Table A thereof.

The fieldwork was completed on July 8, 2022.
The site was revisited in conjunction with this update on May 8, 2023.

Date of Plat or Map: May 9, 2023

Christopher L. Goetz, TN RLS 2660 — 5/9/23 Date

Gresham Smith

GreshamSmith.com

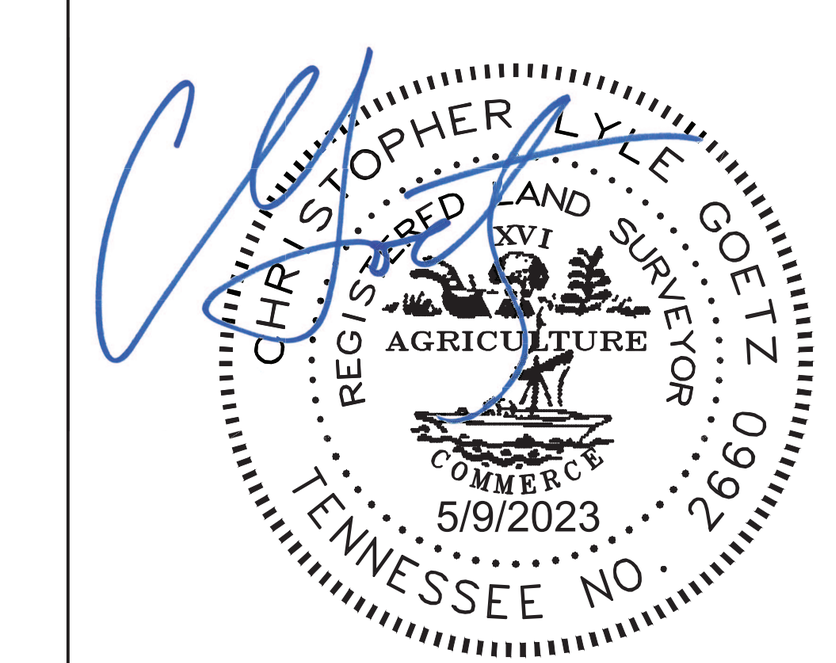
222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

TROTWOOD GROVE

BEING PARCELS 18.00, 18.03, 18.04 & 18.05 OF TAX MAP 112

9TH CIVIL DISTRICT
COLUMBIA, MAURY COUNTY, TENNESSEE



Christopher Lyle Goetz, TN RLS 2660
Survey Manager, Gresham Smith
[P] chris.goetz@greshamsmith.com

Revision

No.	Date	Description

ALTA/NSPS LAND TITLE SURVEY

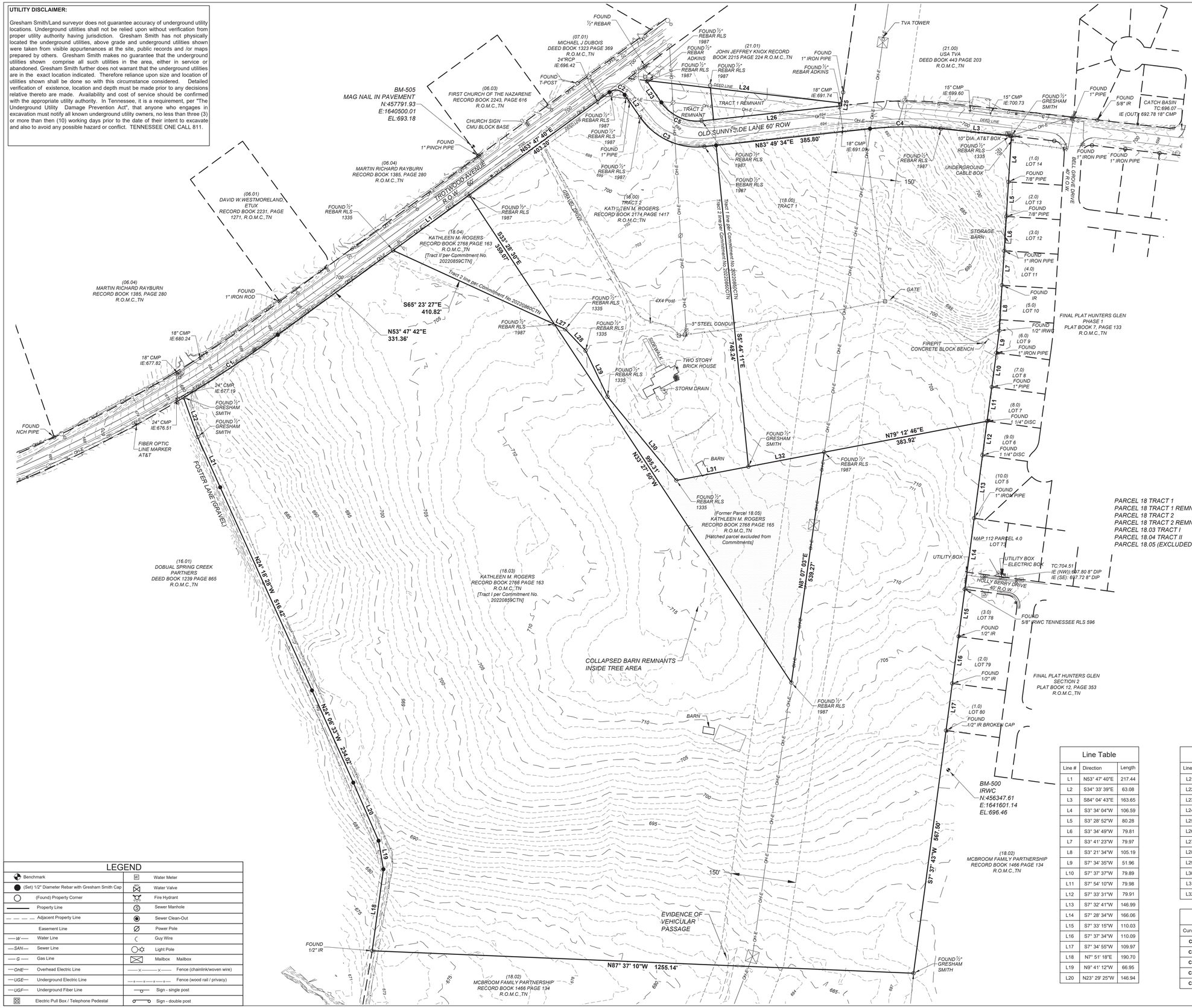
1 of 2

Project Number: 46752.00
May 9, 2023

This Line Is 3 Inches When Printed Full Size

UTILITY DISCLAIMER:

Gresham Smith/Land surveyor does not guarantee accuracy of underground utility locations. Underground utilities shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appurtenances at the site, public records and /or maps prepared by others. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than then (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.



NORTH

Source of North
Tennessee State Plane
Coordinate System
(NAD 83)

PARCEL 18 TRACT 1	449,730.568 SQ/FT	10.324 AC
PARCEL 18 TRACT 1 REMNANT	11,977.451 SQ/FT	0.275 AC
PARCEL 18 TRACT 2	329,622.723 SQ/FT	7.567 AC
PARCEL 18 TRACT 2 REMNANT	9,474.556 SQ/FT	0.217 AC
PARCEL 18.03 TRACT I	1,951,606.417 SQ/FT	44.802 AC
PARCEL 18.04 TRACT II	38,993.582 SQ/FT	0.895 AC
PARCEL 18.05 (EXCLUDED FROM TITLE)	108,070.789 SQ/FT	2.481 AC

Line Table

Line #	Direction	Length
L1	N53° 47' 40"E	217.44
L2	S34° 33' 39"E	63.08
L3	S84° 04' 43"E	163.65
L4	S3° 34' 04"W	106.59
L5	S3° 28' 52"W	80.28
L6	S3° 34' 49"W	79.81
L7	S3° 41' 23"W	79.97
L8	S3° 21' 34"W	105.19
L9	S7° 34' 35"W	51.96
L10	S7° 37' 37"W	79.89
L11	S7° 54' 10"W	79.98
L12	S7° 33' 31"W	79.91
L13	S7° 32' 41"W	146.99
L14	S7° 28' 34"W	166.06
L15	S7° 33' 15"W	110.03
L16	S7° 37' 34"W	110.09
L17	S7° 34' 55"W	109.97
L18	N7° 51' 18"E	190.70
L19	N9° 41' 12"W	66.95
L20	N23° 29' 25"W	146.94

Line Table

Line #	Direction	Length
L21	N24° 14' 31"W	127.83
L22	N19° 30' 41"W	96.90
L23	N34° 33' 39"W	61.95
L24	S83° 25' 17"E	455.64
L25	S8° 03' 36"W	6.45
L26	S83° 49' 34"W	325.36
L27	S65° 07' 32"E	27.54
L28	S43° 29' 42"E	68.55
L29	S25° 30' 57"E	118.20
L30	S39° 23' 09"E	250.83
L31	N79° 12' 20"E	170.07
L32	N79° 11' 24"E	178.84

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	262.22	2945.00	5°06'06"	N56° 20' 45"E	262.13
C2	39.99	25.00	91°38'41"	S80° 23' 00"E	35.86
C3	172.06	160.00	61°36'50"	S65° 25' 12"E	163.89
C4	164.87	770.00	12°16'06"	N89° 57' 37"E	164.56
C5	107.54	100.00	61°36'50"	N65° 25' 12"W	102.43

LEGEND

Benchmark	Water Meter
(Set) 1/2" Diameter Rebar with Gresham Smith Cap	Water Valve
(Found) Property Corner	Fire Hydrant
Property Line	Sewer Manhole
Adjacent Property Line	Sewer Clean-Out
Easement Line	Power Pole
W Water Line	Guy Wire
SAN Sewer Line	Light Pole
G Gas Line	Mailbox
OHE Overhead Electric Line	Fence (chainlink/woven wire)
UGE Underground Electric Line	Fence (wood rail / privacy)
UGF Underground Fiber Line	Sign - single post
Electric Pull Box / Telephone Pedestal	Sign - double post

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

TROTWOOD GROVE

BEING PARCELS 18.00, 18.03, 18.04 & 18.05 OF TAX MAP 112

9TH CIVIL DISTRICT
COLUMBIA, MAURY COUNTY, TENNESSEE

CHRISTOPHER LYLE GOETZ — REGISTERED LAND SURVEYOR — TENNESSEE — 2660 — 5/9/2023

Christopher Lyle Goetz, TN RLS 2660
Survey Manager, Gresham Smith
[P] chris.goetz@greshamsmith.com

Revision

No.	Date	Description

ALTA/NSPS LAND TITLE SURVEY

2 of 2

Project Number: 46752.00
May 9, 2023

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T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

111 SE Parkway Court
Franklin, TN 37064
615.678.8212

www.T2-eng.com

Mr. Glenn Harper, P.E.
City Engineer
City of Columbia, TN
700 North Garden Street
Columbia, TN

July 11, 2024

RE: Trotwood Foster TIS Improvement Commitment Phasing

Dear Mr. Glenn Harper,

NoMau Partners (Developer) would like to submit this phasing commitment for all TIS improvement recommendations provided in the TIS. A chronological list of the improvements is included below with phase build-out thresholds to initiate these improvements.

- Foster Lane
  - Improvement: Provide a paved two-lane roadway with one (1) lane in each direction between Trotwood Avenue and Site Driveway A.
  - Timing: Improvements to be completed prior to recording of the 117 lots.
- Intersection 4 (Trotwood Avenue at Foster Lane)
  - Improvement: Construct an exclusive left-turn lane along the westbound approach of Trotwood Avenue (210’ of full-width left-turn lane, and 180’ of bay taper).
  - Timing: Improvements to be completed prior to recording of the 117 lots.
- Intersection 5 (Foster Avenue at Site Driveway A)
  - Improvement: Construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.
  - Improvement: Provide stop-control for westbound approach along Site Driveway A.
  - Timing: Improvements to be completed prior to recording of the 117 lots.
- Intersection 6 (Holly Berry Drive Extension at Site Driveway B)
  - Improvement: Construct one (1) ingress lane entering the site and one (1) egress lane existing the site.
  - Timing: Improvements to be completed prior to recording of the 117 lots.

All improvements will be designed and constructed in accordance with appropriate AASHTO, TDOT, and the City of Columbia standards. Should you have any questions, please reach out via email (Allison.Corolla@T2-Eng.com) or phone (615.678.8212).

Thank you,

Allison Corolla, PE Professional Engineer
T-Square Engineering, Inc.
OFFICE: 615.678.8212, ext.1148
EMAIL: Allison.Corolla@T2-Eng.com

Traffic Impact Study

Trotwood & Foster Subdivision

January 2023

FOR SUBMITTAL TO:

City of Columbia, Tennessee

PREPARED FOR:

NoMau Partners

Kimley»Horn

Traffic Impact Study

Trotwood & Foster Subdivision

FOR SUBMITTAL TO:

City of Columbia, Tennessee

PREPARED FOR:

NoMau Partners, Inc.

PREPARED BY:

Kimley»Horn

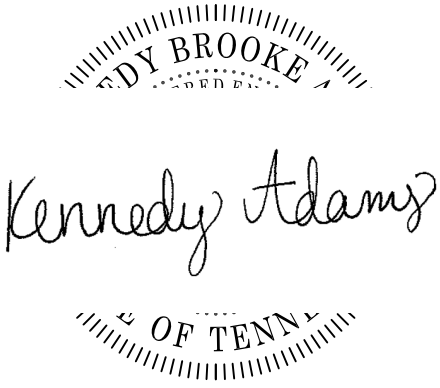
10 Lea Avenue, Suite 400

Nashville, Tennessee 37210

615.564.2701

January 2023

Project Number 118919000



01/17/2023

Kimley»Horn

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Kimley»Horn

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1.0 EXECUTIVE SUMMARY

This traffic study evaluated the anticipated traffic impacts associated with the *Trotwood & Foster Subdivision* development, which is expected to be completed in 2025 (referred to herein as build-out year). As currently envisioned, the development will consist of approximately 126 single family detached dwelling units. The approximate 53.13-acre site is located south of Trotwood Avenue and west of Old Sunnyside Lane within the City of Columbia, Tennessee.

This following scenarios were considered in this analysis:

- Existing 2022 Conditions
- Projected 2025 No-Build Conditions
- Projected 2025 Build Conditions

The study network for this analysis includes the following intersections:

1. Trotwood Avenue at Cayce Lane/Sunnyside Lane
2. Trotwood Avenue at Rutherford Lane
3. Trotwood Avenue at Old Sunnyside Lane
4. Trotwood Avenue at Foster Lane

The proposed development will be served by two driveways. Site Driveway A is a proposed full-movement, side street stop controlled driveway along Foster Lane. Site Driveway B is an extension of Holly Berry Drive.

The results of the analyses show that all study intersections currently operate at an acceptable overall LOS during the AM and PM peak hours. Under the projected 2025 No-Build and Build conditions, all study intersections are projected to continue to operate at an acceptable overall LOS during the AM and PM peak hours.

1.1 DEVELOPMENT IMPROVEMENT RECOMMENDATIONS

The following site-access improvements are recommended to serve the Projected 2025 Build traffic conditions (Note: this would be the improvements needed to serve the traffic associated with the *Trotwood & Foster Subdivision* development).

- Foster Lane
    - Provide a paved two-lane roadway with one (1) lane in each direction between Trotwood Avenue and Site Driveway A.
- Intersection 4 – Trotwood Avenue at Foster Lane
    - Construct an exclusive left-turn lane along the westbound approach of Trotwood Avenue (210' of full-width left-turn lane, and 180' of bay taper).
- Intersection 5 – Foster Lane at Site Driveway A
    - Construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.
    - Provide stop-control for westbound approach along Site Driveway A.
- Intersection 6 – Holly Berry Drive Extension at Site Driveway B
    - Construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.

See **Figure 10** for a visual representation of the development improvement recommendations.

2.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the *Trotwood & Foster Subdivision* development, which is expected to be completed in 2025 (referred to herein as build-out year). As currently envisioned, the development will consist of approximately 126 single family detached dwelling units. The approximate 53.13-acre site is located south of Trotwood Avenue and west of Old Sunnyside Lane within the City of Columbia, Tennessee.

This report will summarize the analyses of the following scenarios:

- Existing 2022 Conditions
- Projected 2025 No-Build Conditions
- Projected 2025 Build Conditions

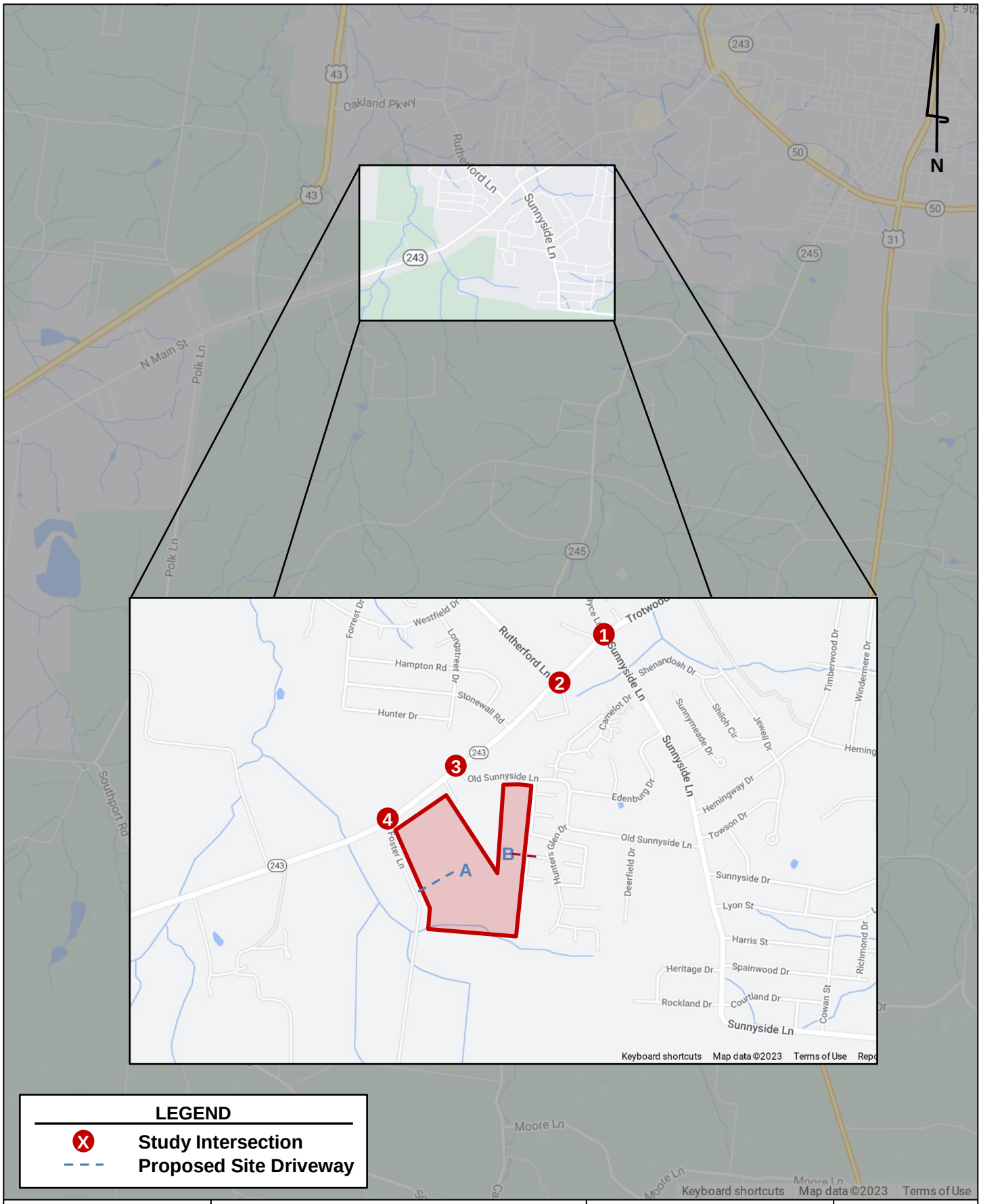
The study network for this analysis includes the following intersections:

1. Trotwood Avenue at Cayce Lane/Sunnyside Lane
2. Trotwood Avenue at Rutherford Lane
3. Trotwood Avenue at Old Sunnyside Lane
4. Trotwood Avenue at Foster Lane

For the purposes of this traffic impact study, Trotwood Avenue, Site Driveway A, Site Driveway B, and the Holly Berry Drive Extension are considered to have an east-west orientation. Cayce Lane, Sunnyside Lane, Rutherford Lane, Old Sunnyside Lane, and Foster Lane are considered to have a north-south orientation.

Figure 1 provides a location map of the project site. **Figure 2** provides an aerial image of the project site.

A site plan is also included in **Appendix A**.



Kimley»Horn	*Trotwood and Foster Subdivision* **Traffic Impact Study**	**Site Location Map**	**Figure 1**



Kimley»Horn	*Trotwood and Foster Subdivision* **Traffic Impact Study**	**Site Aerial**	**Figure 2**

3.0 EXISTING CONDITIONS

3.1 VEHICULAR NETWORK

Characteristics for the roadways within the study are summarized in Table 1.

Table 1: Roadway Network				
Roadway	**Number of Lanes**	**Posted Speed Limit (mph)**	**TDOT Classification**	**2021 TDOT AADT**
Trotwood Avenue	2	45	Minor Collector	14,100
Cayce Lane/Sunnyside Lane	2	35	Major Collector	4,200
Rutherford Lane	2	35	Major Collector	3,400
Old Sunnyside Lane	2	25	NA	N/A
Foster Lane	Unpaved Roadway	N/A	N/A	N/A

The existing road geometry is illustrated in **Figure 3**.

3.2 VEHICULAR VOLUMES

Vehicle peak hour turning movement counts (TMCs) were performed at each study intersection. The TMCs were collected during the AM period (7:00 AM-9:00 AM) and the PM period (4:00 PM-6:00 PM) on the dates listed. Peak hours for the study intersection are shown in Table 2.

Table 2: Intersection Peak Hours			
Intersection	**Collection Date**	**AM Peak Hour**	**PM Peak Hour**
1. Trotwood Avenue at Cayce Lane/Sunnyside Lane	Thurs., 7/14/2022	7:30 AM-8:30 AM	4:15 PM-5:15 PM
2. Trotwood Avenue at Rutherford Lane*	Tues., 12/13/2022	7:15 AM-8:15 AM	4:15 PM-5:15 PM
3. Trotwood Avenue at Old Sunnyside Lane	Thurs., 7/14/2022	7:15 AM-8:15 AM	4:30 PM-5:30 PM
4. Trotwood Avenue at Foster Lane	Thurs., 7/14/2022	7:15 AM-8:15 AM	4:00 PM-5:00 PM

**TMCs were recollected due to construction along the private driveway during date of original collection.*

In addition to the TMCs, a 24-hour average daily traffic (ADT) count was also collected at the following location (Thurs., 7/14/2022):

- Trotwood Avenue west of Rutherford Lane (13,700 daily vehicles – 6,600 EB, 7,100 WB)

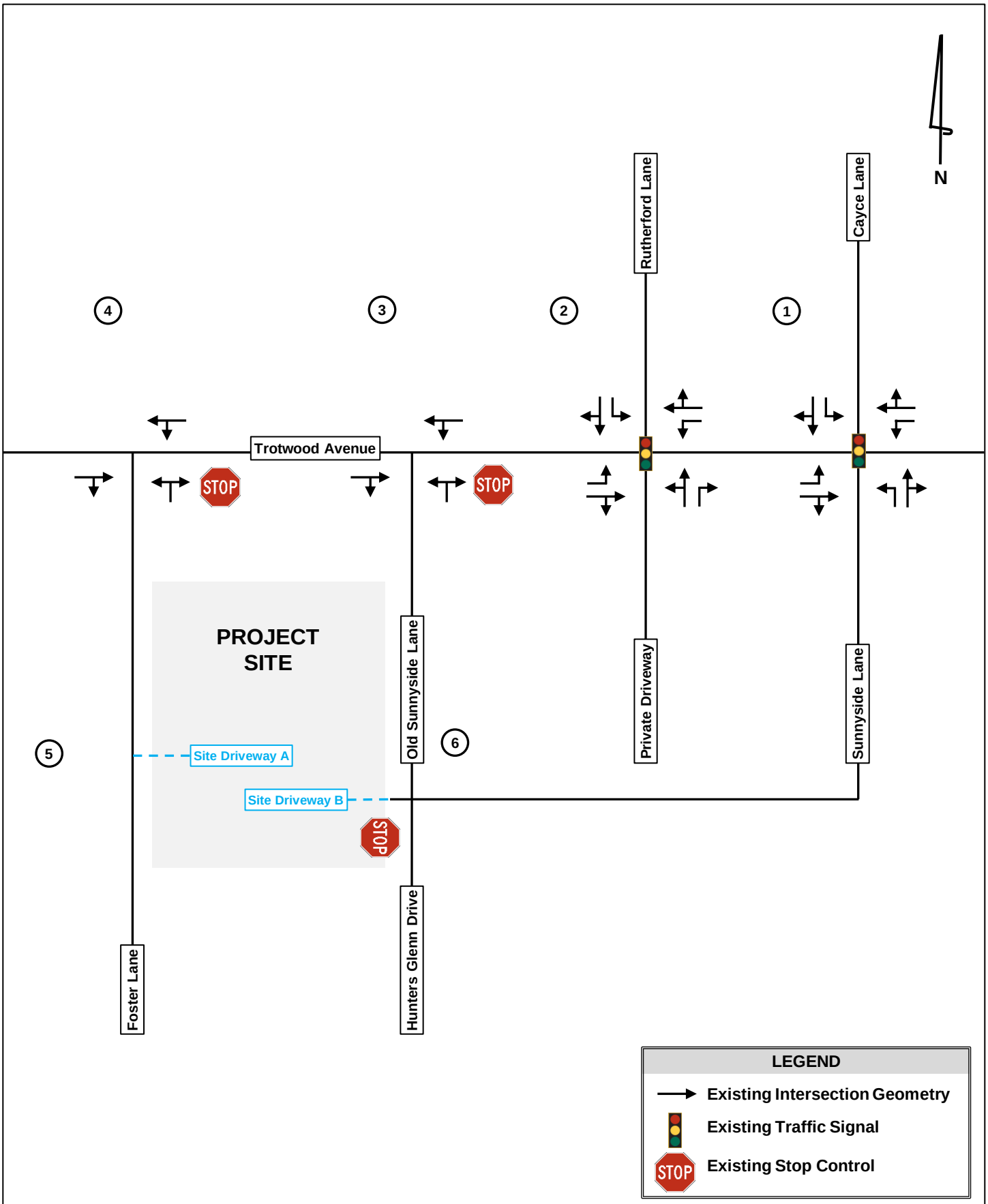
The Existing 2022 turning movement counts were collected while schools were not in session. To account for any reduction in volumes attributed to school traffic, the Existing 2022 counts collected at Trotwood Avenue at Cayce Lane/Sunnyside Lane (Intersection 1) were compared to the Existing 2022 counts collected for the *Sunnyside Gas Station* background development to determine AM and PM adjustment

factors. The peak hour adjustment factors were applied to the existing peak hour TMCs at each of the study intersections. The adjustment factors are shown below:

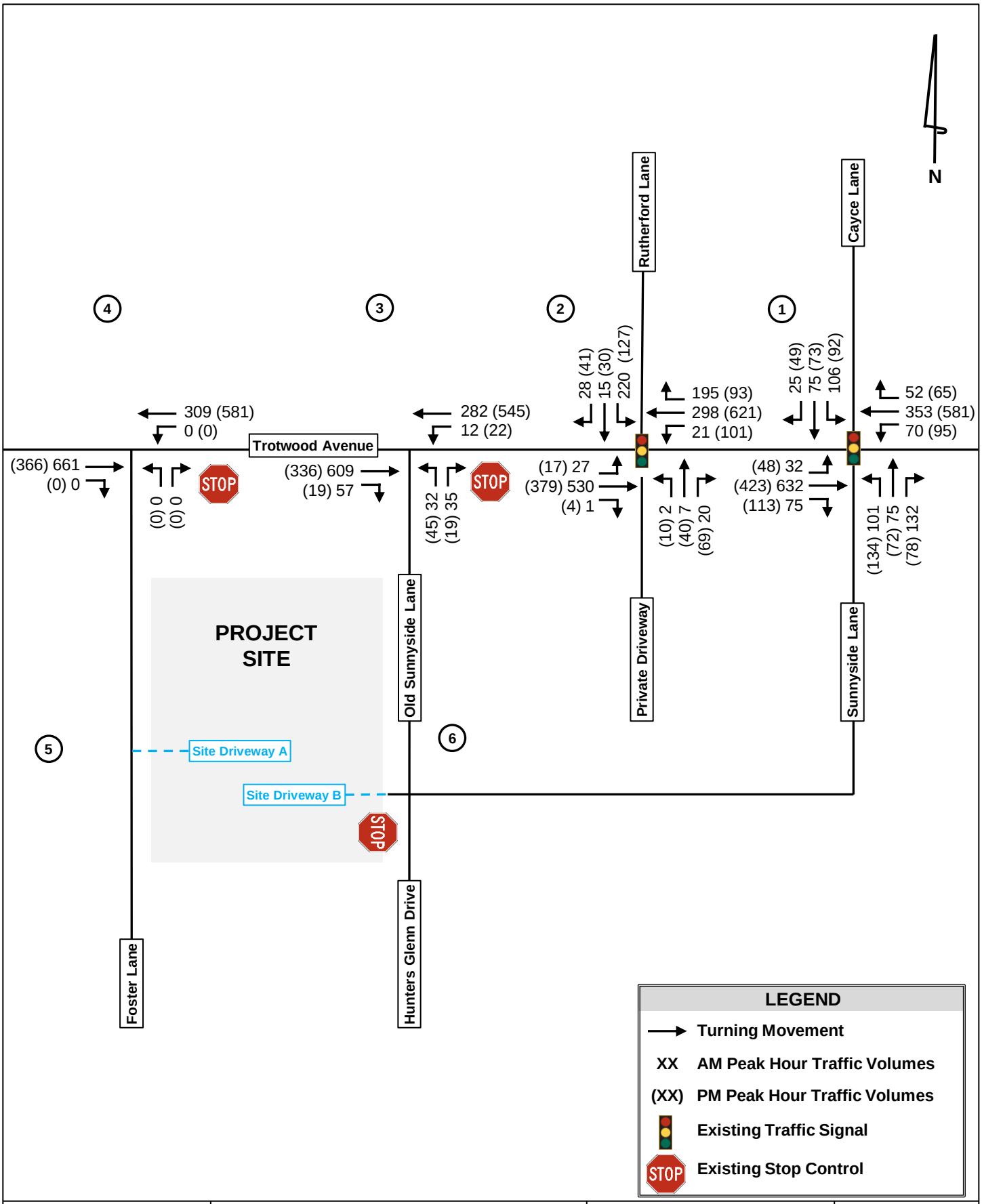
- AM Peak Adjustment Factor – 1.38
- PM Peak Adjustment Factor – 1.07

The Adjusted Existing 2022 peak hour traffic volumes are shown in **Figure 4**. It is important to note that the intersection of Trotwood Avenue at Rutherford Lane (Intersection 2) was recollected in December while schools were in session. Therefore, this intersection was not adjusted using the previously listed summer adjustment factors.

The complete traffic count data is provided in **Appendix B**. The adjustment calculations are provided in **Appendix C**.



Kimley»Horn	*Trotwood and Foster Subdivision* Traffic Impact Study	Existing 2022 Intersection Geometry	Figure 3



Kimley»Horn	*Trotwood and Foster Subdivision* Traffic Impact Study	Existing 2022 Traffic Volumes	Figure 4

4.0 NO-BUILD CONDITIONS

Background traffic is defined as expected traffic on the roadway in future year(s) absent the construction and opening of the proposed project. Background traffic can include a base growth rate based on historical count data as well as population growth data and estimates.

To account for background traffic, the Adjusted Existing 2022 traffic volumes were increased by 3.0% per year for three years to account for the expected background growth through year 2025. Additionally, project trips associated with the following developments were included in the Projected 2025 No-Build Traffic volumes:

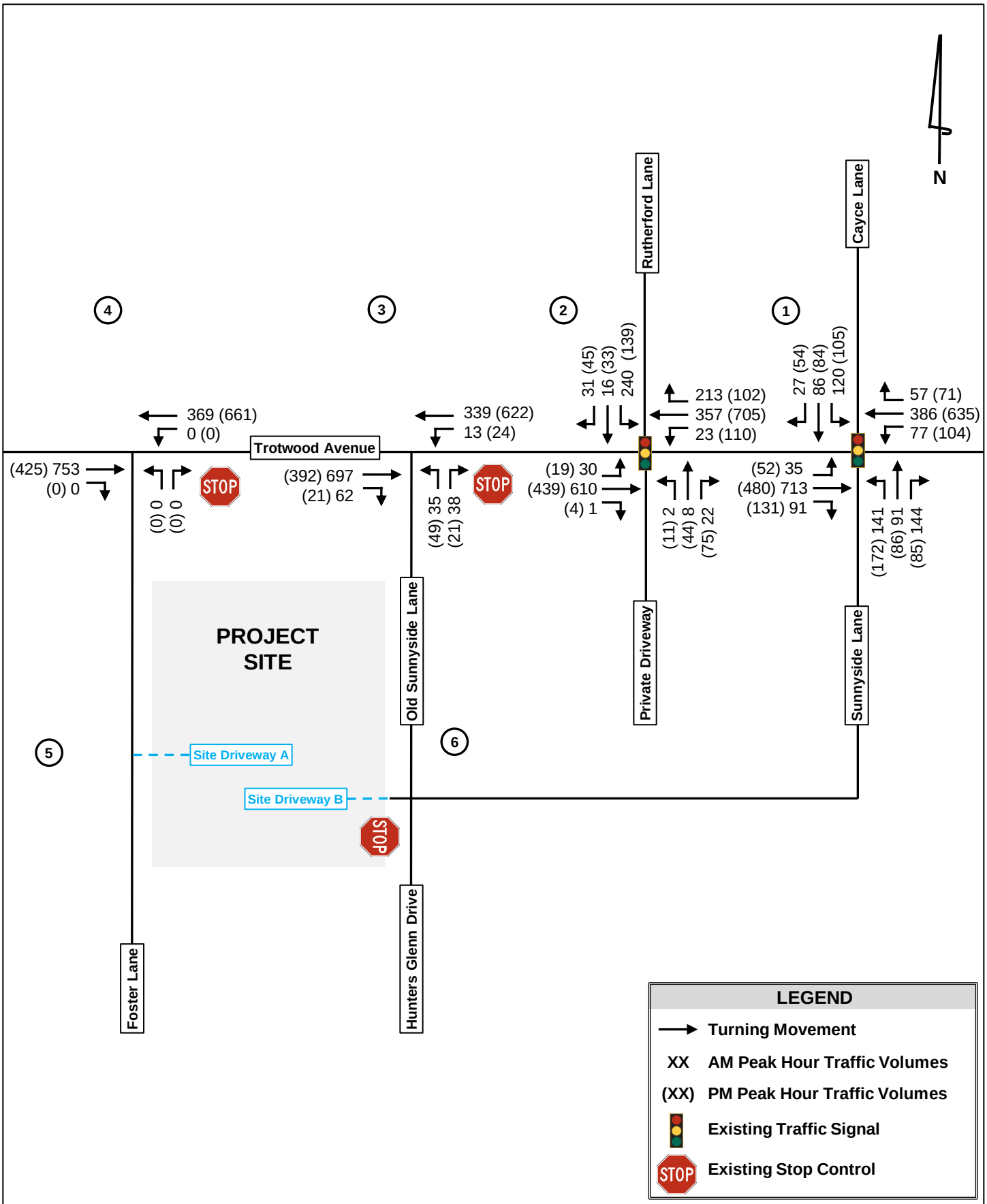
- *Sunnyside Gas Station* development

Figure 5 illustrates the Projected 2025 No-Build traffic volumes.

4.1 FUTURE TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

The City of Columbia Annual Budget and Tennessee Department of Transportation (TDOT) transportation projects were researched for currently planned/programmed transportation projects within the vicinity of the study area.

No improvements were identified to be included in the capacity analyses.



Kimley»Horn	*Trotwood and Foster Subdivision* Traffic Impact Study	Projected No-Build 2025 Traffic Volumes	Figure 5

5.0 BUILD CONDITIONS

5.1 SITE ACCESS AND CIRCULATION

Access to the proposed site will be provided at two locations. A brief description of the site access is as follows:

- Site Driveway A
  - Proposed full-movement, unsignalized driveway along Foster Lane approximately 1,000' south of Trotwood Avenue. The intersection is proposed to operate under side-street stop control and have one (1) ingress lane entering the site and one (1) egress lane exiting the site.
- Site Driveway B
  - Proposed extension of Holly Berry Drive approximately 450' west of Hunters Glen Drive. The extension is proposed have one (1) ingress lane entering the site and one (1) egress lane exiting the site.

Refer to the site plan in **Appendix A** for a visual representation of vehicular access and circulation throughout the proposed development.

5.2 TRIP GENERATION

Traffic for the proposed development was calculated using equations contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, *11th Edition*, using equations where available.

Internal capture (or mixed-use) reductions represent the concept that trips generated by individual land uses within a site may remain internal to the site. Mixed-use vehicle trip reductions are calculated using guidance from the *ITE Trip Generation Handbook, 3rd Edition*.

Alternative modes of transportation include pedestrians, bicyclists, and transit users. Alternate mode reductions account for the notion that some site-generated trips will occur by a means other than automobile.

A pass-by trip occurs when a proposed development diverts traffic that is already traveling on a street adjacent to the site. Pass-by reductions are calculated using guidance from the *ITE Trip Generation Handbook, 3rd Edition*.

The trip generation for the site was performed with no reductions to gross trips as the proposed site is not likely to generate significant mixed-use, alternative mode, or pass-by trips.

Table 3 summarizes the project trip generation. **Appendix C** provides a detailed trip generation worksheet for the proposed development.

Table 3: Trip Generation

ITE Code	Land Use	Density	Daily		AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	126 d.u.	624	624	24	68	77	46
Gross Trips			**624**	**624**	**24**	**68**	**77**	**46**

5.3 TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area and the existing peak hour turning movement counts. **Figure 6** provides the directional distribution and assignment of new project trips. **Figure 7** illustrates the assignment of project trips to the study network. The Projected 2025 Build peak hour volumes are shown in **Figure 8**. **Appendix A** provides intersection volume worksheets for all intersections and driveways within the study network.

5.4 TURN LANE EVALUATION

TDOT HSAM Vol 3 Geometric Design Criteria was used to evaluate if left-turn and right-turn lanes should be implemented along the major road at a two-way stop-controlled intersection. From within the TDOT HSAM, the following methodologies were applied to perform these evaluations:

- Figure 3-15 ("Left-Turn Lane Warrant for Urban and Suburban Arterials (Unsignalized)")
- Figure 3-18 ("Right-Turn Lane Warrant Along Two-Lane Roadway (Unsignalized Intersection with Two-Way Stop-Control")

Turn lane evaluations were performed for:

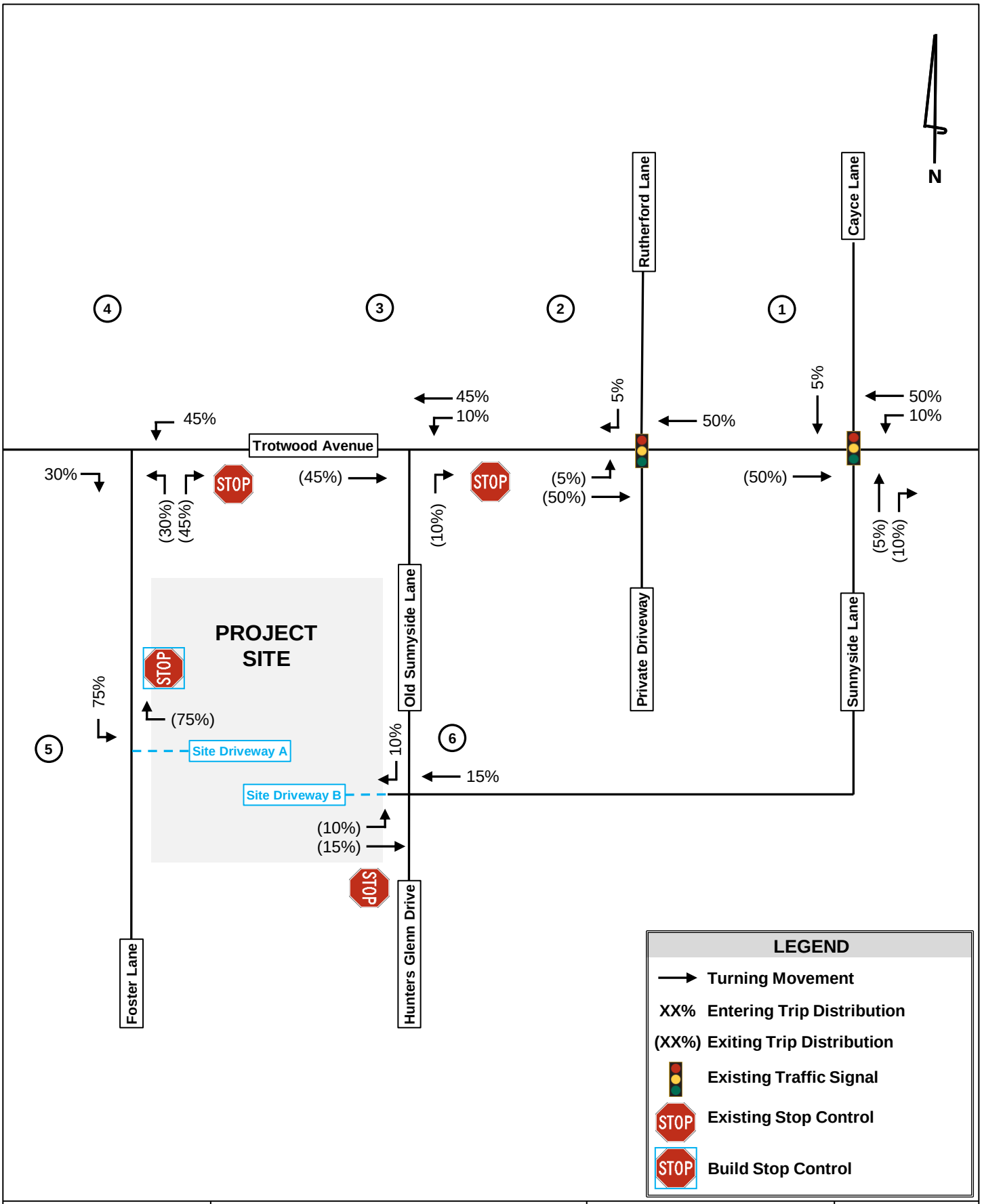
- Trotwood Avenue at Foster Lane
- Foster Lane at Site Driveway A

The results of the turn lane warrants are summarized in Table 4. **Appendix E** provides the TDOT Turn Lane Warrant charts used for the analysis.

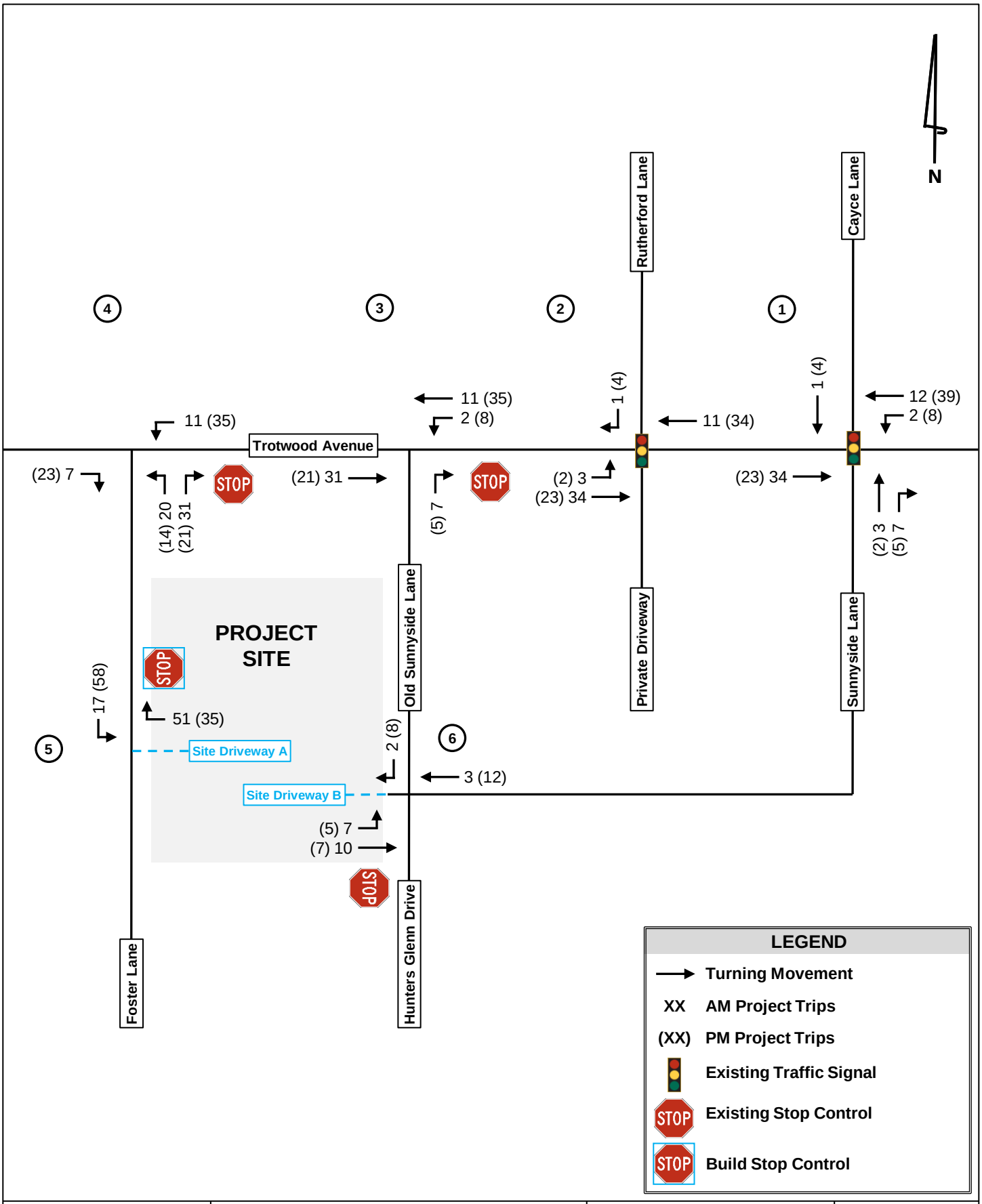
Table 4: Turn Lane Evaluation

Intersection	Movement	Analysis Scenario	AM Peak Hour	PM Peak Hour
4. Trotwood Avenue at Foster Lane	EBR Turn Lane	Build 2025	Not Warranted	Not Warranted
	WBL Turn Lane		WARRANTED	WARRANTED
5. Foster Lane at Site Driveway A	NBR Turn Lane	Build 2025	Not Warranted	Not Warranted
	SBL Turn Lane		Not Warranted	Not Warranted

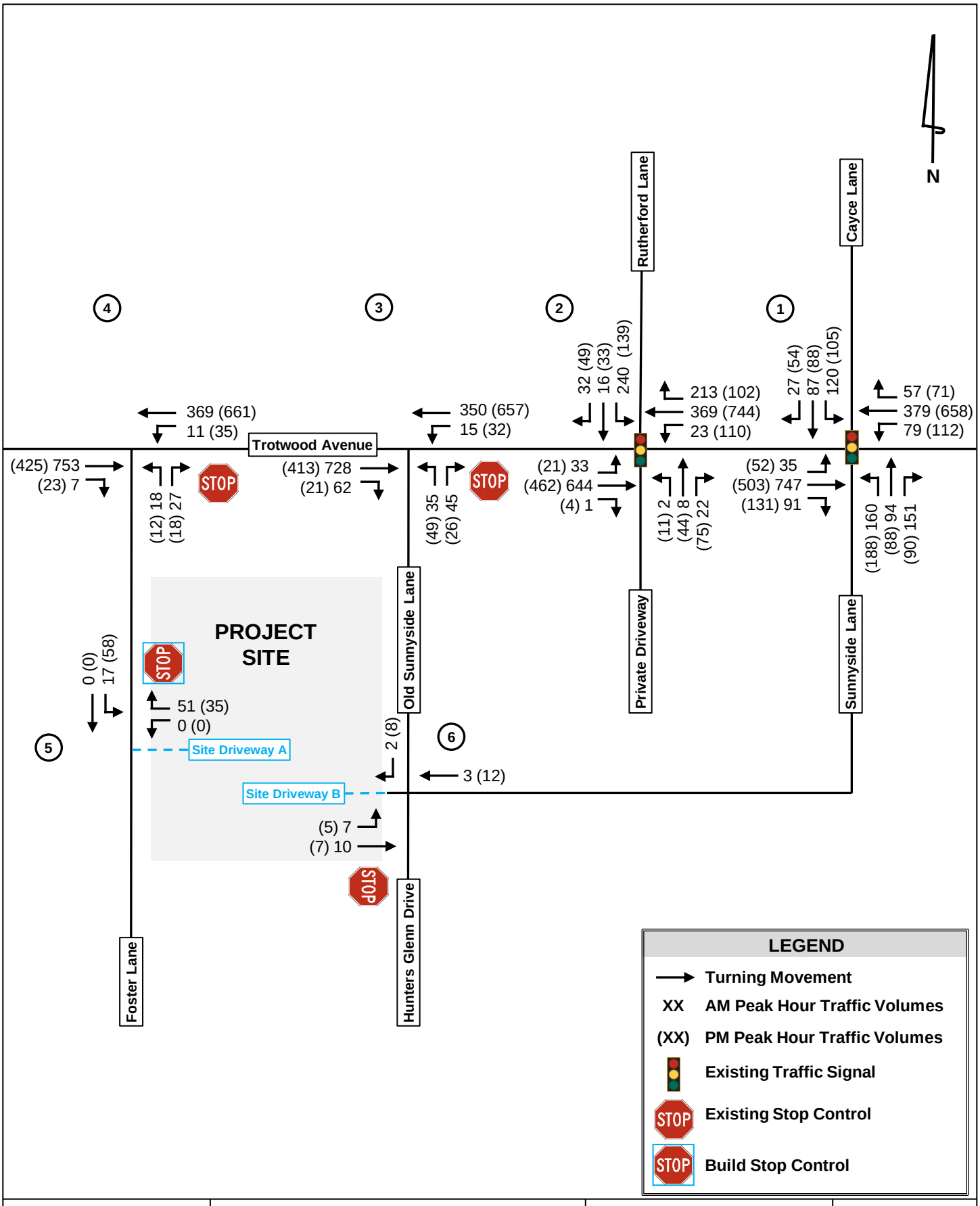
Based on TDOT Geometric Design Criteria, an exclusive left-turn lane along the westbound approach of Trotwood Avenue would require 210' of full-width left-turn lane, and 180' of bay taper.



Kimley»Horn	*Trotwood and Foster Subdivision* Traffic Impact Study	Trip Distribution	Figure 6



Kimley»Horn	*Trotwood and Foster Subdivision* Traffic Impact Study	Project Trips	Figure 7



Kimley»Horn	*Trotwood and Foster Subdivision* Traffic Impact Study	Projected Build 2025 Traffic Volumes	Figure 8

6.0 CAPACITY ANALYSES

6.1 LEVEL-OF-SERVICE ANALYSES

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the study network intersections using *Synchro, Version 11.0. Synchro* software uses methodologies contained in the *Highway Capacity Manual, 6th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

Levels-of-service for unsignalized intersections, with stop control on the minor street only, are reported for the side-street approaches and major street left-turns. Low levels-of-service for side street approaches are not uncommon, as vehicles may experience significant delay turning onto a major roadway.

Levels-of-service for signalized and all-way stop controlled (AWSC) intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

Capacity analyses were performed for the AM and PM peak hours under the Existing 2022, Projected 2025 No-Build, and Projected 2025 Build traffic conditions. The results of the capacity analyses are summarized in Table 5. The *Synchro* analyses reports are included in **Appendix D**.

Table 5: Level-of-Service Summary *LOS (Delay in Seconds)*							
Intersection	**Approach/ Movement**	**Existing 2022**		**Projected 2025 No-Build**		**Projected 2025 Build**	
		AM Peak	**PM Peak**	**AM Peak**	**PM Peak**	**AM Peak**	**PM Peak**
1. Trotwood Avenue at Cayce Lane/ Sunnyside Lane	Overall	C (25.2)	B (19.8)	D (45.7)	C (22.1)	D (54.7)	C (22.6)
2. Trotwood Avenue at Rutherford Lane	Overall	B (14.5)	B (12.6)	B (15.3)	B (12.8)	B (15.5)	B (12.8)
3. Trotwood Avenue at Old Sunnyside Lane	NB	C (20.7)	C (18.4)	D (26.6)	C (22.3)	D (29.0)	C (24.5)
	WBL	A (9.3)	A (8.1)	A (9.7)	A (8.2)	A (9.9)	A (8.3)
4. Trotwood Avenue at Foster Lane	NB	--	--	--	--	C (23.5)	C (17.2)
	WBL	--	--	--	--	A (9.7)	A (8.4)
5. Foster Lane at Site Driveway A	WB	--	--	--	--	*	*
	SBL	--	--	--	--	*	*

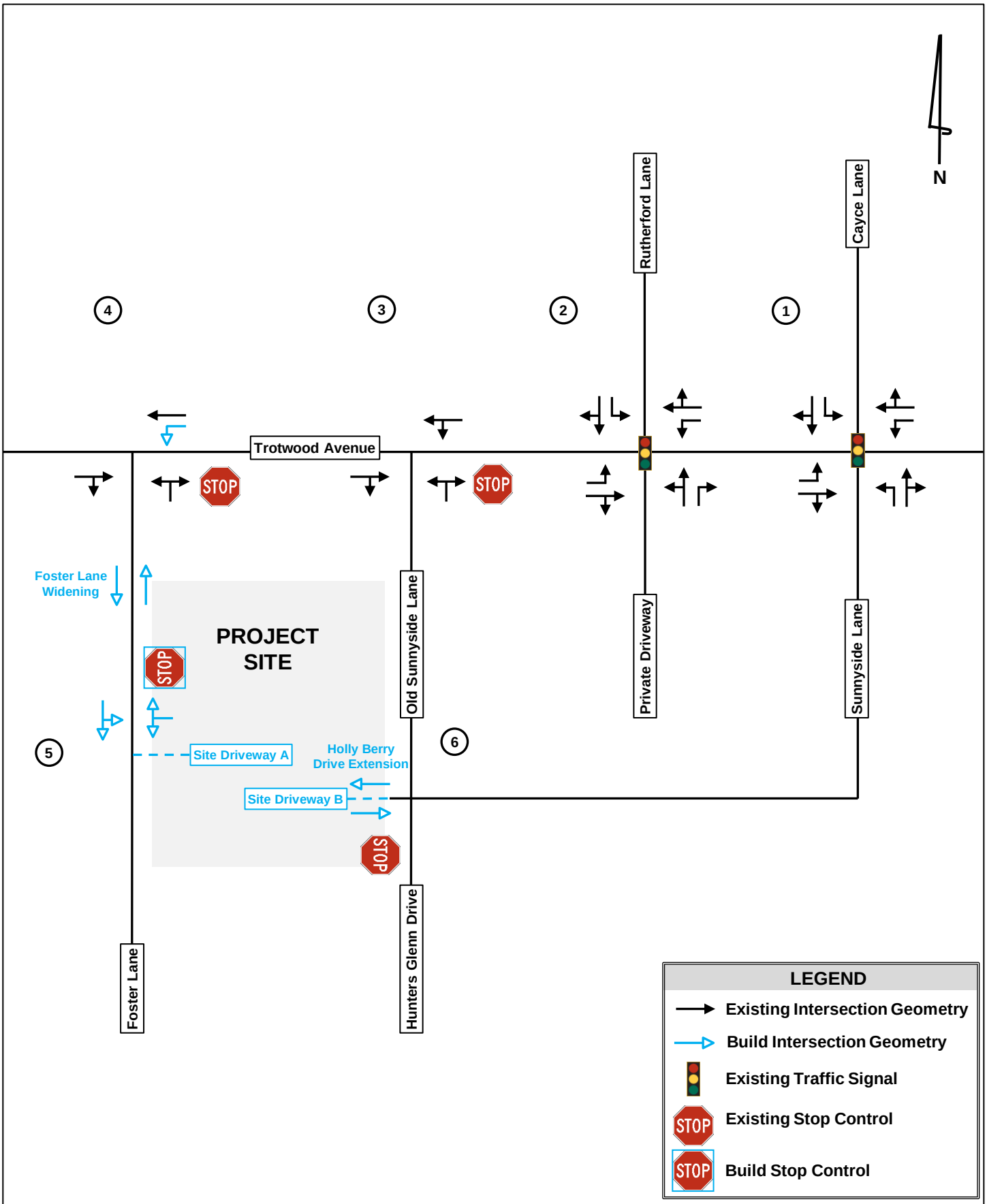
**Negligible delay – no opposing traffic*

All of the study intersections currently operate and are projected to operate at an acceptable overall LOS during both the AM and PM peak hours. It should be noted that low LOS for side street approaches are not uncommon, as vehicles may experience significant delay turning onto a major roadway.

Although all approaches are projected to operate acceptably under all studied scenarios, an exclusive westbound left-turn lane is warranted at the intersection of Trotwood Avenue at Foster Lane (Intersection 4) based on TDOT Geometric Design Criteria. A capacity analysis of the improved conditions at Intersection 4 are shown in **Table 6**.

Table 6: Improved Level-of-Service Summary *LOS (Delay in Seconds)*			
Intersection	**Approach/ Movement**	**Projected 2025 Build**	
		AM Peak	**PM Peak**
4. Trotwood Avenue at Foster Lane	NB	C (23.5)	C (17.0)
	WBL	A (9.7)	A (8.4)

The recommended improvements and lane configuration for site driveways is shown visually in **Figure 9**.



Kimley»Horn	*Trotwood and Foster Subdivision* Traffic Impact Study	Build 2025 Intersection Geometry	Figure 9

7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the Trotwood & Foster Subdivision development located south of Trotwood Avenue and west of Old Sunnyside Lane within City of Columbia, Tennessee. The development, which is approximately 53.13-acres in size, will include approximately 126 single family detached dwelling units.

The study network, which consists of four (4) intersections, was analyzed for the weekday AM and PM peak hours under Existing 2022 conditions, Projected 2025 No-Build conditions (three years of background traffic growth plus project traffic associated with the *Sunnyside Gas Station* development), and Projected 2025 Build conditions (Projected 2025 No-Build conditions plus traffic generated by the proposed *Trotwood & Foster Subdivision* development).

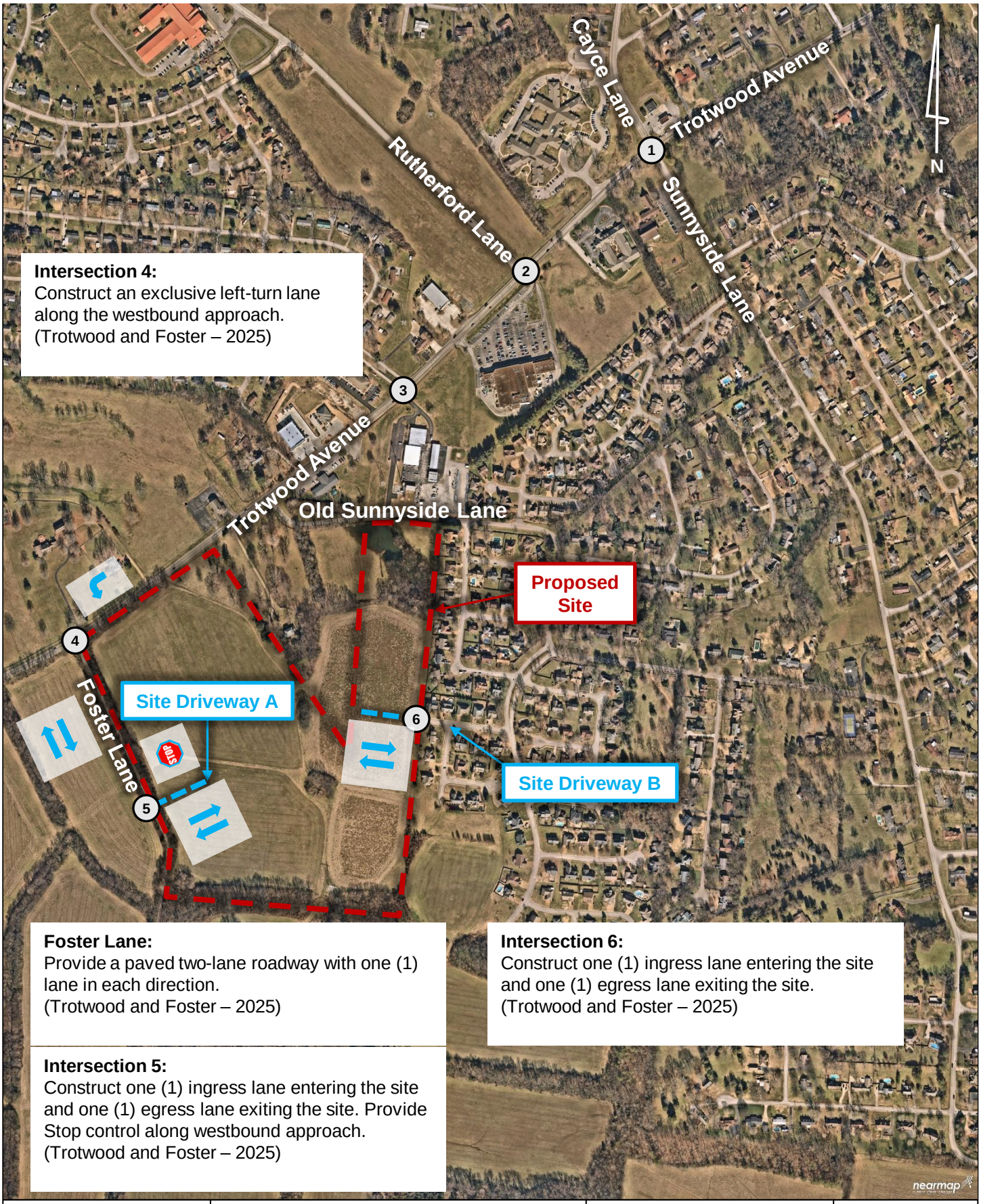
Based on the results of this study, all study intersections currently operate at an acceptable overall LOS during the AM and PM peak hours. Under the projected 2025 No-Build and Build conditions, all study intersections are projected to continue to operate at an acceptable overall LOS during the AM and PM peak hours.

7.1 DEVELOPMENT IMPROVEMENT RECOMMENDATIONS

Based on the results of this traffic impact study, Kimley-Horn and Associates, Inc. recommends the following site-access improvements to serve the Projected 2025 Build traffic conditions (Note: this would be the improvements needed to serve the traffic associated with the *Trotwood & Foster Subdivision* development).

- Foster Lane
    - Provide a paved two-lane roadway with one (1) lane in each direction between Trotwood Avenue and Site Driveway A.
- Intersection 4 – Trotwood Avenue at Foster Lane
    - Construct an exclusive left-turn lane along the westbound approach of Trotwood Avenue (210’ of full-width left-turn lane, and 180’ of bay taper).
- Intersection 5 – Foster Lane at Site Driveway A
    - Construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.
    - Provide stop-control for westbound approach along Site Driveway A.
- Intersection 6 – Holly Berry Drive Extension at Site Driveway B
    - Construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.

See **Figure 10** for a visual representation of the development improvement recommendations.



Intersection 4:
Construct an exclusive left-turn lane along the westbound approach.
(Trotwood and Foster – 2025)

Foster Lane:
Provide a paved two-lane roadway with one (1) lane in each direction.
(Trotwood and Foster – 2025)

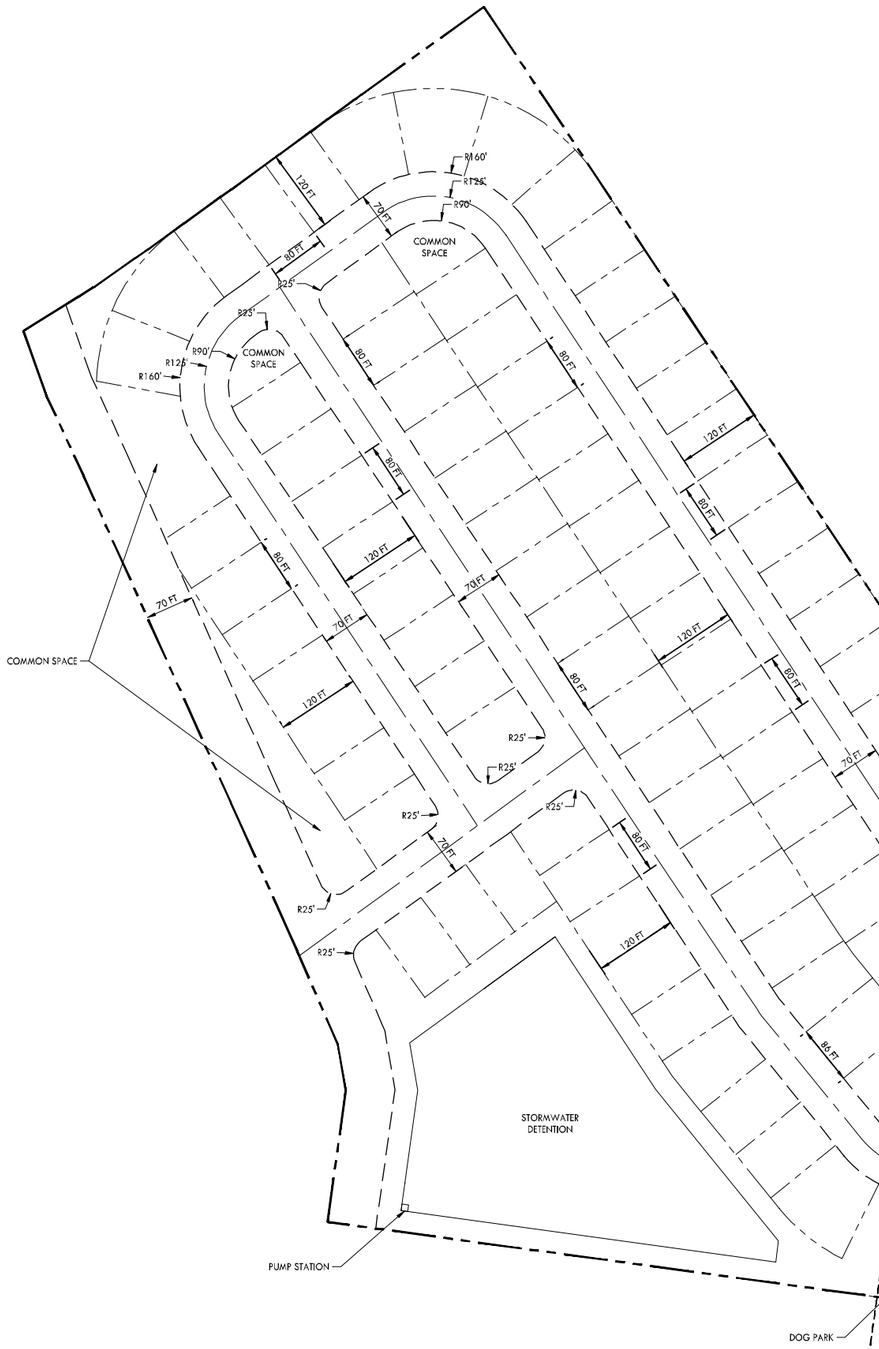
Intersection 6:
Construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.
(Trotwood and Foster – 2025)

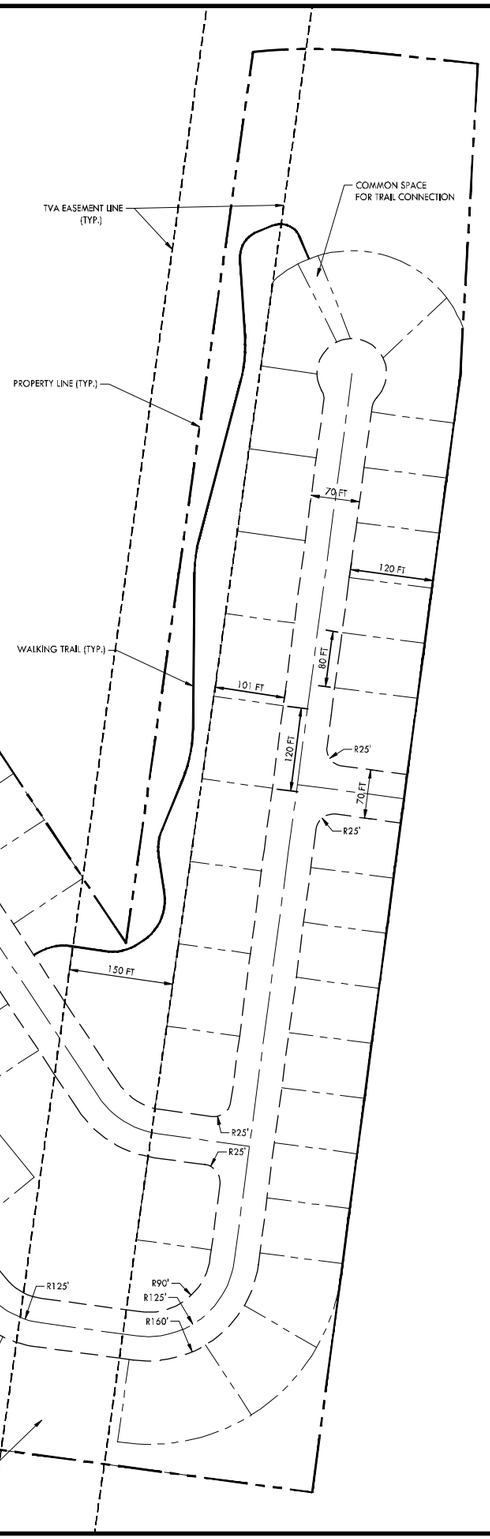
Intersection 5:
Construct one (1) ingress lane entering the site and one (1) egress lane exiting the site. Provide Stop control along westbound approach.
(Trotwood and Foster – 2025)

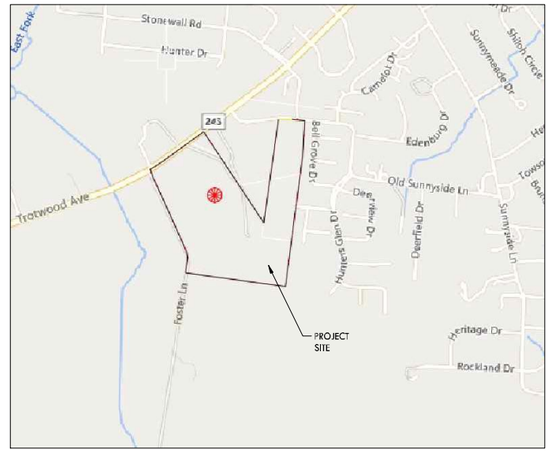
Kimley»Horn	*Trotwood and Foster Subdivision* **Traffic Impact Study**	**Proposed Improvements**	**Figure 10**

APPENDIX A SITE PLAN

Site Plan







SITE VICINITY MAP

SITE DATA TABLE
PROJECT, TROTWOOD AND FOSTER
ADDRESS, COLUMBIA TENNESSEE
PARCEL ID :
EXISTING ZONING: RS-10
PROPOSED ZONING: RS-10

ZONING DISTRICT	
TOTAL SITE AREA:	53.13 ACRES
PROPOSED LOTS	108
BUILDING HEIGHT	##
MIN. LOT SIZE	7800 SF
MIN. LOT WIDTH	80FT
FRONT YARD	##
SIDE SETBACK	##
REAR SETBACK	##
OPEN SETBACK REQ.	##
OPEN SPACE PROVIDED	##
USABLE OPEN SPACE REQ.	##
USABLE OPEN SPACE PROVIDED	##

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

0 50 100 200
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

TROTWOOD AND FOSTER SUBDIVISION
COLUMBIA TENNESSEE

REVISIONS
No. DATE

07/15/22 22040

C5.0
SITE LAYOUT

Drawing Path: C:\USERS\FOSTER\DATA PROJECTS\Crunk Eng\Projects\22040 - Trotwood and Foster Subdivision\Adj\22040TROWOCS-SLAY.dwg

Traffic Count Data

Click here for Map

Peak Hour Turning Movement Count

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Thursday, July 14, 2022	
Period	0700 - 0900
Peak Hour	0715 - 0815

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	1.1		1.2	1.3	Total					Total		1.4	1.5	1.6	Total	1.7	1.8		1.9	Total	Total
0715 - 0730	0	-	0	0	0	-	-	-	-	0	-	127	0	0	127	0	52	-	0	52	179
0730 - 0745	0	-	0	0	0	-	-	-	-	0	-	131	0	0	131	0	70	-	0	70	201
0745 - 0800	0	-	0	0	0	-	-	-	-	0	-	131	0	0	131	0	66	-	0	66	197
0800 - 0815	0	-	0	0	0	-	-	-	-	0	-	91	0	0	91	0	36	-	0	36	127
Total	0	0	0	0	0	0	0	0	0	0	0	480	0	0	480	0	224	0	0	224	704
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.92	0.00	0.00	**0.92**	0.00	0.80	0.00	0.00	**0.80**	**0.88**

Bikes

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	1.1		1.2	1.3	Total					Total		1.4	1.5	1.6	Total	1.7	1.8		1.9	Total	Total
0715 - 0730	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	0	-	0	0	1
0730 - 0745	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
0745 - 0800	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
0800 - 0815	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	**0.00**	**0.25**

Passenger Vehicles (1-3)

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	1.1		1.2	1.3	Total					Total		1.4	1.5	1.6	Total	1.7	1.8		1.9	Total	Total
0715 - 0730	0	-	0	0	0	-	-	-	-	0	-	115	0	0	115	0	50	-	0	50	165
0730 - 0745	0	-	0	0	0	-	-	-	-	0	-	128	0	0	128	0	64	-	0	64	192
0745 - 0800	0	-	0	0	0	-	-	-	-	0	-	127	0	0	127	0	59	-	0	59	186
0800 - 0815	0	-	0	0	0	-	-	-	-	0	-	85	0	0	85	0	33	-	0	33	118
Total	0	0	0	0	0	0	0	0	0	0	0	455	0	0	455	0	206	0	0	206	661
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.89	0.00	0.00	**0.89**	0.00	0.80	0.00	0.00	**0.80**	**0.86**

Single Unit Trucks (4-7)

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	1.1		1.2	1.3	Total					Total		1.4	1.5	1.6	Total	1.7	1.8		1.9	Total	Total
0715 - 0730	0	-	0	0	0	-	-	-	-	0	-	8	0	0	8	0	1	-	0	1	9
0730 - 0745	0	-	0	0	0	-	-	-	-	0	-	2	0	0	2	0	4	-	0	4	6
0745 - 0800	0	-	0	0	0	-	-	-	-	0	-	4	0	0	4	0	5	-	0	5	9
0800 - 0815	0	-	0	0	0	-	-	-	-	0	-	2	0	0	2	0	2	-	0	2	4
Total	0	0	0	0	0	0	0	0	0	0	0	16	0	0	16	0	12	0	0	12	28
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.50	0.00	0.00	**0.50**	0.00	0.60	0.00	0.00	**0.60**	**0.78**

Combination Trucks (8-13)

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	1.1		1.2	1.3	Total					Total		1.4	1.5	1.6	Total	1.7	1.8		1.9	Total	Total
0715 - 0730	0	-	0	0	0	-	-	-	-	0	-	3	0	0	3	0	1	-	0	1	4
0730 - 0745	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	2	-	0	2	3
0745 - 0800	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	2	-	0	2	2
0800 - 0815	0	-	0	0	0	-	-	-	-	0	-	4	0	0	4	0	1	-	0	1	5
Total	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	0	6	0	0	6	14
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.50	0.00	0.00	**0.50**	0.00	0.75	0.00	0.00	**0.75**	**0.70**

Click here for Map

Peak Hour Turning Movement Count

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Thursday, July 14, 2022	
Period	1600 - 1800
Peak Hour	1600 - 1700

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 1.1		Right 1.2	U-Turn 1.3	App Total					App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8		U-Turn 1.9	App Total	Int Total
1600 - 1615	0	-	0	0	0	-	-	-	-	0	-	89	0	0	89	0	137	-	0	137	226
1615 - 1630	0	-	0	0	0	-	-	-	-	0	-	88	0	0	88	0	138	-	0	138	226
1630 - 1645	0	-	0	0	0	-	-	-	-	0	-	88	0	0	88	0	132	-	0	132	220
1645 - 1700	0	-	0	0	0	-	-	-	-	0	-	77	0	0	77	0	136	-	0	136	213
Total	0	0	0	0	0	0	0	0	0	0	0	342	0	0	342	0	543	0	0	543	885
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.96	0.00	0.00	**0.96**	0.00	0.98	0.00	0.00	**0.98**	**0.98**

Bikes

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 1.1		Right 1.2	U-Turn 1.3	App Total					App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8		U-Turn 1.9	App Total	Int Total
1600 - 1615	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
1615 - 1630	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
1630 - 1645	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
1645 - 1700	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 1.1		Right 1.2	U-Turn 1.3	App Total					App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8		U-Turn 1.9	App Total	Int Total
1600 - 1615	0	-	0	0	0	-	-	-	-	0	-	86	0	0	86	0	135	-	0	135	221
1615 - 1630	0	-	0	0	0	-	-	-	-	0	-	86	0	0	86	0	133	-	0	133	219
1630 - 1645	0	-	0	0	0	-	-	-	-	0	-	87	0	0	87	0	130	-	0	130	217
1645 - 1700	0	-	0	0	0	-	-	-	-	0	-	72	0	0	72	0	133	-	0	133	205
Total	0	0	0	0	0	0	0	0	0	0	0	331	0	0	331	0	531	0	0	531	862
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.95	0.00	0.00	**0.95**	0.00	0.98	0.00	0.00	**0.98**	**0.98**

Single Unit Trucks (4-7)

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 1.1		Right 1.2	U-Turn 1.3	App Total					App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8		U-Turn 1.9	App Total	Int Total
1600 - 1615	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	1	-	0	1	2
1615 - 1630	0	-	0	0	0	-	-	-	-	0	-	2	0	0	2	0	4	-	0	4	6
1630 - 1645	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	2	-	0	2	2
1645 - 1700	0	-	0	0	0	-	-	-	-	0	-	4	0	0	4	0	3	-	0	3	7
Total	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	10	0	0	10	17
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.44	0.00	0.00	**0.44**	0.00	0.63	0.00	0.00	**0.63**	**0.61**

Combination Trucks (8-13)

	Northbound										Eastbound					Westbound					
	Foster Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 1.1		Right 1.2	U-Turn 1.3	App Total					App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8		U-Turn 1.9	App Total	Int Total
1600 - 1615	0	-	0	0	0	-	-	-	-	0	-	2	0	0	2	0	1	-	0	1	3
1615 - 1630	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	1	-	0	1	1
1630 - 1645	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	0	-	0	0	1
1645 - 1700	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	0	-	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	2	0	0	2	6
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.50	0.00	0.00	**0.50**	0.00	0.50	0.00	0.00	**0.50**	**0.50**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 1 of 4
Foster Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.584376°, -87.105275°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

All vehicles

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	0	0	0	0	76	0	0	76	0	46	0	46	122
0715 - 0730	0	0	0	0	127	0	0	127	0	52	0	52	179
0730 - 0745	0	0	0	0	131	0	0	131	0	70	0	70	201
0745 - 0800	0	0	0	0	131	0	0	131	0	66	0	66	197
Hourly Total	0	0	0	**0**	465	0	0	**465**	0	234	0	**234**	**699**
0800 - 0815	0	0	0	0	91	0	0	91	0	36	0	36	127
0815 - 0830	0	0	0	0	74	0	0	74	0	64	0	64	138
0830 - 0845	0	0	0	0	100	0	0	100	0	48	0	48	148
0845 - 0900	0	0	0	0	80	0	0	80	0	57	0	57	137
Hourly Total	0	0	0	**0**	345	0	0	**345**	0	205	0	**205**	**550**
Grand Total	0	0	0	**0**	810	0	0	**810**	0	439	0	**439**	**1249**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	64.85	0.00	0.00	64.85	0.00	35.15	0.00	35.15	
PHF	0.00	0.00	0.00	**0.00**	0.92	0.00	0.00	**0.92**	0.00	0.80	0.00	**0.80**	**0.88**

1600 - 1800 (Weekday 2h Session) (07-14-2022)

All vehicles

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	89	0	0	89	0	137	0	137	226
1615 - 1630	0	0	0	0	88	0	0	88	0	138	0	138	226
1630 - 1645	0	0	0	0	88	0	0	88	0	132	0	132	220
1645 - 1700	0	0	0	0	77	0	0	77	0	136	0	136	213
Hourly Total	0	0	0	**0**	342	0	0	**342**	0	543	0	**543**	**885**
1700 - 1715	0	0	0	0	85	0	0	85	0	137	0	137	222
1715 - 1730	0	0	0	0	84	0	0	84	0	146	0	146	230
1730 - 1745	0	0	0	0	70	0	0	70	0	131	0	131	201
1745 - 1800	1	0	0	1	61	1	0	62	0	150	0	150	213
Hourly Total	1	0	0	**1**	300	1	0	**301**	0	564	0	**564**	**866**
Grand Total	1	0	0	**1**	642	1	0	**643**	0	1107	0	**1107**	**1751**
Approach %	100.00	0.00	0.00	-	99.84	0.16	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.06	0.00	0.00	0.06	36.66	0.06	0.00	36.72	0.00	63.22	0.00	63.22	
PHF	0.00	0.00	0.00	**0.00**	0.96	0.00	0.00	**0.96**	0.00	0.98	0.00	**0.98**	**0.98**

Classified Turn Movement Count || Bikes

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 1 of 4
Foster Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.584376°, -87.105275°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Bikes

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	1	0	0	1	0	0	0	0	1
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	1	0	0	**1**	0	0	0	**0**	**1**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**	1	0	0	**1**	0	0	0	**0**	**1**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Bikes

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 1 of 4
Foster Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.584376°, -87.105275°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Passenger Vehicles (1-3)

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	0	0	0	0	76	0	0	76	0	44	0	44	120
0715 - 0730	0	0	0	0	115	0	0	115	0	50	0	50	165
0730 - 0745	0	0	0	0	128	0	0	128	0	64	0	64	192
0745 - 0800	0	0	0	0	127	0	0	127	0	59	0	59	186
Hourly Total	0	0	0	**0**	446	0	0	**446**	0	217	0	**217**	**663**
0800 - 0815	0	0	0	0	85	0	0	85	0	33	0	33	118
0815 - 0830	0	0	0	0	66	0	0	66	0	55	0	55	121
0830 - 0845	0	0	0	0	96	0	0	96	0	44	0	44	140
0845 - 0900	0	0	0	0	74	0	0	74	0	49	0	49	123
Hourly Total	0	0	0	**0**	321	0	0	**321**	0	181	0	**181**	**502**
Grand Total	0	0	0	**0**	767	0	0	**767**	0	398	0	**398**	**1165**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	65.84	0.00	0.00	65.84	0.00	34.16	0.00	34.16	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Passenger Vehicles (1-3)

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	86	0	0	86	0	135	0	135	221
1615 - 1630	0	0	0	0	86	0	0	86	0	133	0	133	219
1630 - 1645	0	0	0	0	87	0	0	87	0	130	0	130	217
1645 - 1700	0	0	0	0	72	0	0	72	0	133	0	133	205
Hourly Total	0	0	0	**0**	331	0	0	**331**	0	531	0	**531**	**862**
1700 - 1715	0	0	0	0	83	0	0	83	0	134	0	134	217
1715 - 1730	0	0	0	0	82	0	0	82	0	146	0	146	228
1730 - 1745	0	0	0	0	69	0	0	69	0	129	0	129	198
1745 - 1800	1	0	0	1	60	1	0	61	0	149	0	149	211
Hourly Total	1	0	0	**1**	294	1	0	**295**	0	558	0	**558**	**854**
Grand Total	1	0	0	**1**	625	1	0	**626**	0	1089	0	**1089**	**1716**
Approach %	100.00	0.00	0.00	-	99.84	0.16	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.06	0.00	0.00	0.06	36.42	0.06	0.00	36.48	0.00	63.46	0.00	63.46	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 1 of 4
Foster Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.584376°, -87.105275°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Single Unit Trucks (4-7)

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	8	0	0	8	0	1	0	1	9
0730 - 0745	0	0	0	0	2	0	0	2	0	4	0	4	6
0745 - 0800	0	0	0	0	4	0	0	4	0	5	0	5	9
Hourly Total	0	0	0	**0**	14	0	0	**14**	0	10	0	**10**	**24**
0800 - 0815	0	0	0	0	2	0	0	2	0	2	0	2	4
0815 - 0830	0	0	0	0	5	0	0	5	0	5	0	5	10
0830 - 0845	0	0	0	0	3	0	0	3	0	2	0	2	5
0845 - 0900	0	0	0	0	5	0	0	5	0	5	0	5	10
Hourly Total	0	0	0	**0**	15	0	0	**15**	0	14	0	**14**	**29**
Grand Total	0	0	0	**0**	29	0	0	**29**	0	24	0	**24**	**53**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	54.72	0.00	0.00	54.72	0.00	45.28	0.00	45.28	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Single Unit Trucks (4-7)

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	1	0	0	1	0	1	0	1	2
1615 - 1630	0	0	0	0	2	0	0	2	0	4	0	4	6
1630 - 1645	0	0	0	0	0	0	0	0	0	2	0	2	2
1645 - 1700	0	0	0	0	4	0	0	4	0	3	0	3	7
Hourly Total	0	0	0	**0**	7	0	0	**7**	0	10	0	**10**	**17**
1700 - 1715	0	0	0	0	2	0	0	2	0	1	0	1	3
1715 - 1730	0	0	0	0	2	0	0	2	0	0	0	0	2
1730 - 1745	0	0	0	0	1	0	0	1	0	1	0	1	2
1745 - 1800	0	0	0	0	0	0	0	0	0	1	0	1	1
Hourly Total	0	0	0	**0**	5	0	0	**5**	0	3	0	**3**	**8**
Grand Total	0	0	0	**0**	12	0	0	**12**	0	13	0	**13**	**25**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	48.00	0.00	0.00	48.00	0.00	52.00	0.00	52.00	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 1 of 4
Foster Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.584376°, -87.105275°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Combination Trucks (8-13)

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	2	0	2	2
0715 - 0730	0	0	0	0	3	0	0	3	0	1	0	1	4
0730 - 0745	0	0	0	0	1	0	0	1	0	2	0	2	3
0745 - 0800	0	0	0	0	0	0	0	0	0	2	0	2	2
Hourly Total	0	0	0	**0**	4	0	0	**4**	0	7	0	**7**	**11**
0800 - 0815	0	0	0	0	4	0	0	4	0	1	0	1	5
0815 - 0830	0	0	0	0	3	0	0	3	0	4	0	4	7
0830 - 0845	0	0	0	0	1	0	0	1	0	2	0	2	3
0845 - 0900	0	0	0	0	1	0	0	1	0	3	0	3	4
Hourly Total	0	0	0	**0**	9	0	0	**9**	0	10	0	**10**	**19**
Grand Total	0	0	0	**0**	13	0	0	**13**	0	17	0	**17**	**30**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	43.33	0.00	0.00	43.33	0.00	56.67	0.00	56.67	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Combination Trucks (8-13)

	Northbound				Eastbound				Westbound				
	Foster Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Thru 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	2	0	0	2	0	1	0	1	3
1615 - 1630	0	0	0	0	0	0	0	0	0	1	0	1	1
1630 - 1645	0	0	0	0	1	0	0	1	0	0	0	0	1
1645 - 1700	0	0	0	0	1	0	0	1	0	0	0	0	1
Hourly Total	0	0	0	**0**	4	0	0	**4**	0	2	0	**2**	**6**
1700 - 1715	0	0	0	0	0	0	0	0	0	2	0	2	2
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	1	0	1	1
1745 - 1800	0	0	0	0	1	0	0	1	0	0	0	0	1
Hourly Total	0	0	0	**0**	1	0	0	**1**	0	3	0	**3**	**4**
Grand Total	0	0	0	**0**	5	0	0	**5**	0	5	0	**5**	**10**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	50.00	0.00	50.00	

Pedestrian Count || All vehicles

Columbia, TN

Marr Traffic DATA COLLECTION
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Site 1 of 4
Foster Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.584376°, -87.105275°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Pedestrians

	Northbound			Eastbound			Westbound			
	Foster Ln			TN-243 Trotwood Ave (West)			TN-243 Trotwood Ave (East)			
TIME	EB 1a	WB 1b	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Pedestrians

	Northbound			Eastbound			Westbound			
	Foster Ln			TN-243 Trotwood Ave (West)			TN-243 Trotwood Ave (East)			
TIME	EB 1a	WB 1b	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 7/14/2022	Foster Ln Northbound			Southbound			TN-243 Trotwood Ave (West) Eastbound			TN-243 Trotwood Ave (East) Westbound			
Time	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	0	0	0	0	0	0	0	76	0	0	46	0	122
07:15 AM - 07:30 AM	0	0	0	0	0	0	0	127	0	0	52	0	179
07:30 AM - 07:45 AM	0	0	0	0	0	0	0	131	0	0	70	0	201
07:45 AM - 08:00 AM	0	0	0	0	0	0	0	131	0	0	66	0	197
08:00 AM - 08:15 AM	0	0	0	0	0	0	0	91	0	0	36	0	127
08:15 AM - 08:30 AM	0	0	0	0	0	0	0	74	0	0	64	0	138
08:30 AM - 08:45 AM	0	0	0	0	0	0	0	100	0	0	48	0	148
08:45 AM - 09:00 AM	0	0	0	0	0	0	0	80	0	0	57	0	137
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	0	0	0	0	0	0	0	89	0	0	137	0	226
04:15 PM - 04:30 PM	0	0	0	0	0	0	0	88	0	0	138	0	226
04:30 PM - 04:45 PM	0	0	0	0	0	0	0	88	0	0	132	0	220
04:45 PM - 05:00 PM	0	0	0	0	0	0	0	77	0	0	136	0	213
05:00 PM - 05:15 PM	0	0	0	0	0	0	0	85	0	0	137	0	222
05:15 PM - 05:30 PM	0	0	0	0	0	0	0	84	0	0	146	0	230
05:30 PM - 05:45 PM	0	0	0	0	0	0	0	70	0	0	131	0	201
05:45 PM - 06:00 PM	1	0	0	0	0	0	0	61	1	0	150	0	213
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Click here for Map

Peak Hour Turning Movement Count

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Thursday, July 14, 2022	
Period	0700 - 0900
Peak Hour	0715 - 0815

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 2.1		Right 2.2	U-Turn 2.3	App Total					App Total		Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8		U-Turn 2.9	App Total	Int Total
0715 - 0730	7	-	6	0	13	-	-	-	-	0	-	121	6	0	127	3	49	-	0	52	192
0730 - 0745	6	-	11	0	17	-	-	-	-	0	-	116	15	0	131	0	66	-	0	66	214
0745 - 0800	8	-	6	0	14	-	-	-	-	0	-	120	13	0	133	4	54	-	0	58	205
0800 - 0815	2	-	2	0	4	-	-	-	-	0	-	84	7	0	91	2	35	-	0	37	132
Total	23	0	25	0	48	0	0	0	0	0	0	441	41	0	482	9	204	0	0	213	743
Approach %	47.92	0.00	52.08	0.00	-	0.00	0.00	0.00	0.00	-	0.00	91.49	8.51	0.00	-	4.23	95.77	0.00	0.00	-	
PHF	0.72	0.00	0.57	0.00	**0.71**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.91	0.68	0.00	**0.91**	0.56	0.77	0.00	0.00	**0.81**	**0.87**

Bikes

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 2.1		Right 2.2	U-Turn 2.3	App Total					App Total		Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8		U-Turn 2.9	App Total	Int Total
0715 - 0730	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
0730 - 0745	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
0745 - 0800	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
0800 - 0815	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 2.1		Right 2.2	U-Turn 2.3	App Total					App Total		Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8		U-Turn 2.9	App Total	Int Total
0715 - 0730	7	-	6	0	13	-	-	-	-	0	-	111	6	0	117	3	47	-	0	50	180
0730 - 0745	6	-	11	0	17	-	-	-	-	0	-	114	15	0	129	0	60	-	0	60	206
0745 - 0800	8	-	6	0	14	-	-	-	-	0	-	115	12	0	127	4	47	-	0	51	192
0800 - 0815	2	-	2	0	4	-	-	-	-	0	-	78	7	0	85	2	32	-	0	34	123
Total	23	0	25	0	48	0	0	0	0	0	0	418	40	0	458	9	186	0	0	195	701
Approach %	47.92	0.00	52.08	0.00	-	0.00	0.00	0.00	0.00	-	0.00	91.27	8.73	0.00	-	4.62	95.38	0.00	0.00	-	
PHF	0.72	0.00	0.57	0.00	**0.71**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.91	0.67	0.00	**0.89**	0.56	0.78	0.00	0.00	**0.81**	**0.85**

Single Unit Trucks (4-7)

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 2.1		Right 2.2	U-Turn 2.3	App Total					App Total		Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8		U-Turn 2.9	App Total	Int Total
0715 - 0730	0	-	0	0	0	-	-	-	-	0	-	7	0	0	7	0	1	-	0	1	8
0730 - 0745	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	4	-	0	4	5
0745 - 0800	0	-	0	0	0	-	-	-	-	0	-	5	1	0	6	0	5	-	0	5	11
0800 - 0815	0	-	0	0	0	-	-	-	-	0	-	3	0	0	3	0	2	-	0	2	5
Total	0	0	0	0	0	0	0	0	0	0	0	16	1	0	17	0	12	0	0	12	29
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	94.12	5.88	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.57	0.25	0.00	**0.61**	0.00	0.60	0.00	0.00	**0.60**	**0.66**

Combination Trucks (8-13)

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
Time	Left 2.1		Right 2.2	U-Turn 2.3	App Total					App Total		Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8		U-Turn 2.9	App Total	Int Total
0715 - 0730	0	-	0	0	0	-	-	-	-	0	-	3	0	0	3	0	1	-	0	1	4
0730 - 0745	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	2	-	0	2	3
0745 - 0800	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	2	-	0	2	2
0800 - 0815	0	-	0	0	0	-	-	-	-	0	-	3	0	0	3	0	1	-	0	1	4
Total	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	6	0	0	6	13
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.58	0.00	0.00	**0.58**	0.00	0.75	0.00	0.00	**0.75**	**0.81**

Click here for Map

Peak Hour Turning Movement Count

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Thursday, July 14, 2022	
Period	1600 - 1800
Peak Hour	1630 - 1730

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	2.1		2.2	2.3	Total					Total		2.4	2.5	2.6	Total	2.7	2.8		2.9	Total	Total
1630 - 1645	4	-	3	0	7	-	-	-	-	0	-	84	4	0	88	6	129	-	0	135	230
1645 - 1700	13	-	2	0	15	-	-	-	-	0	-	69	7	0	76	8	122	-	0	130	221
1700 - 1715	11	-	6	0	17	-	-	-	-	0	-	79	6	0	85	5	130	-	0	135	237
1715 - 1730	14	-	7	0	21	-	-	-	-	0	-	82	1	0	83	2	128	-	0	130	234
Total	42	0	18	0	60	0	0	0	0	0	0	314	18	0	332	21	509	0	0	530	922
Approach %	70.00	0.00	30.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	94.58	5.42	0.00	-	3.96	96.04	0.00	0.00	-	
PHF	0.75	0.00	0.64	0.00	**0.71**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.93	0.64	0.00	**0.94**	0.66	0.98	0.00	0.00	**0.98**	**0.97**

Bikes

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	2.1		2.2	2.3	Total					Total		2.4	2.5	2.6	Total	2.7	2.8		2.9	Total	Total
1630 - 1645	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
1645 - 1700	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
1700 - 1715	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
1715 - 1730	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	2.1		2.2	2.3	Total					Total		2.4	2.5	2.6	Total	2.7	2.8		2.9	Total	Total
1630 - 1645	4	-	3	0	7	-	-	-	-	0	-	83	4	0	87	6	127	-	0	133	227
1645 - 1700	13	-	2	0	15	-	-	-	-	0	-	66	7	0	73	8	119	-	0	127	215
1700 - 1715	11	-	6	0	17	-	-	-	-	0	-	77	6	0	83	5	127	-	0	132	232
1715 - 1730	14	-	7	0	21	-	-	-	-	0	-	81	1	0	82	2	127	-	0	129	232
Total	42	0	18	0	60	0	0	0	0	0	0	307	18	0	325	21	500	0	0	521	906
Approach %	70.00	0.00	30.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	94.46	5.54	0.00	-	4.03	95.97	0.00	0.00	-	
PHF	0.75	0.00	0.64	0.00	**0.71**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.92	0.64	0.00	**0.93**	0.66	0.98	0.00	0.00	**0.98**	**0.98**

Single Unit Trucks (4-7)

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	2.1		2.2	2.3	Total					Total		2.4	2.5	2.6	Total	2.7	2.8		2.9	Total	Total
1630 - 1645	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	2	-	0	2	3
1645 - 1700	0	-	0	0	0	-	-	-	-	0	-	3	0	0	3	0	3	-	0	3	6
1700 - 1715	0	-	0	0	0	-	-	-	-	0	-	2	0	0	2	0	1	-	0	1	3
1715 - 1730	0	-	0	0	0	-	-	-	-	0	-	1	0	0	1	0	1	-	0	1	2
Total	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	7	0	0	7	14
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.58	0.00	0.00	**0.58**	0.00	0.58	0.00	0.00	**0.58**	**0.58**

Combination Trucks (8-13)

	Northbound										Eastbound					Westbound					
	Old Sunnyside Ln										TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left		Right	U-Turn	App					App		Thru	Right	U-Turn	App	Left	Thru		U-Turn	App	Int
Time	2.1		2.2	2.3	Total					Total		2.4	2.5	2.6	Total	2.7	2.8		2.9	Total	Total
1630 - 1645	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
1645 - 1700	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
1700 - 1715	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	2	-	0	2	2
1715 - 1730	0	-	0	0	0	-	-	-	-	0	-	0	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.00	0.00	**0.25**	**0.25**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 2 of 4
Old Sunnyside Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.586399°, -87.102008°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

All vehicles

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	4	2	0	6	68	8	0	76	0	41	0	41	123
0715 - 0730	7	6	0	13	121	6	0	127	3	49	0	52	192
0730 - 0745	6	11	0	17	116	15	0	131	0	66	0	66	214
0745 - 0800	8	6	0	14	120	13	0	133	4	54	0	58	205
Hourly Total	25	25	0	**50**	425	42	0	**467**	7	210	0	**217**	**734**
0800 - 0815	2	2	0	4	84	7	0	91	2	35	0	37	132
0815 - 0830	5	6	0	11	74	1	0	75	1	58	0	59	145
0830 - 0845	1	3	0	4	99	4	0	103	2	50	0	52	159
0845 - 0900	2	4	0	6	80	0	0	80	5	54	0	59	145
Hourly Total	10	15	0	**25**	337	12	0	**349**	10	197	0	**207**	**581**
Grand Total	35	40	0	**75**	762	54	0	**816**	17	407	0	**424**	**1315**
Approach %	46.67	53.33	0.00	-	93.38	6.62	0.00	-	4.01	95.99	0.00	-	
Intersection %	2.66	3.04	0.00	5.70	57.95	4.11	0.00	62.05	1.29	30.95	0.00	32.24	
PHF	0.72	0.57	0.00	**0.71**	0.91	0.68	0.00	**0.91**	0.56	0.77	0.00	**0.81**	**0.87**

1600 - 1800 (Weekday 2h Session) (07-14-2022)

All vehicles

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	5	4	0	9	85	5	0	90	5	125	0	130	229
1615 - 1630	6	6	0	12	82	5	0	87	4	130	0	134	233
1630 - 1645	4	3	0	7	84	4	0	88	6	129	0	135	230
1645 - 1700	13	2	0	15	69	7	0	76	8	122	0	130	221
Hourly Total	28	15	0	**43**	320	21	0	**341**	23	506	0	**529**	**913**
1700 - 1715	11	6	0	17	79	6	0	85	5	130	0	135	237
1715 - 1730	14	7	0	21	82	1	0	83	2	128	0	130	234
1730 - 1745	8	6	0	14	63	7	0	70	2	121	1	124	208
1745 - 1800	8	8	0	16	57	5	0	62	8	140	0	148	226
Hourly Total	41	27	0	**68**	281	19	0	**300**	17	519	1	**537**	**905**
Grand Total	69	42	0	**111**	601	40	0	**641**	40	1025	1	**1066**	**1818**
Approach %	62.16	37.84	0.00	-	93.76	6.24	0.00	-	3.75	96.15	0.09	-	
Intersection %	3.80	2.31	0.00	6.11	33.06	2.20	0.00	35.26	2.20	56.38	0.06	58.64	
PHF	0.75	0.64	0.00	**0.71**	0.93	0.64	0.00	**0.94**	0.66	0.98	0.00	**0.98**	**0.97**

Classified Turn Movement Count || Bikes

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 2 of 4
Old Sunnyside Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.586399°, -87.102008°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Bikes

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Bikes

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 2 of 4
Old Sunnyside Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.586399°, -87.102008°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Passenger Vehicles (1-3)

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	4	2	0	6	68	8	0	76	0	39	0	39	121
0715 - 0730	7	6	0	13	111	6	0	117	3	47	0	50	180
0730 - 0745	6	11	0	17	114	15	0	129	0	60	0	60	206
0745 - 0800	8	6	0	14	115	12	0	127	4	47	0	51	192
Hourly Total	25	25	0	**50**	408	41	0	**449**	7	193	0	**200**	**699**
0800 - 0815	2	2	0	4	78	7	0	85	2	32	0	34	123
0815 - 0830	5	6	0	11	67	1	0	68	1	49	0	50	129
0830 - 0845	1	3	0	4	95	4	0	99	2	45	0	47	150
0845 - 0900	2	4	0	6	73	0	0	73	5	47	0	52	131
Hourly Total	10	15	0	**25**	313	12	0	**325**	10	173	0	**183**	**533**
Grand Total	35	40	0	**75**	721	53	0	**774**	17	366	0	**383**	**1232**
Approach %	46.67	53.33	0.00	-	93.15	6.85	0.00	-	4.44	95.56	0.00	-	
Intersection %	2.84	3.25	0.00	6.09	58.52	4.30	0.00	62.82	1.38	29.71	0.00	31.09	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Passenger Vehicles (1-3)

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	5	4	0	9	82	5	0	87	5	123	0	128	224
1615 - 1630	6	6	0	12	78	5	0	83	4	125	0	129	224
1630 - 1645	4	3	0	7	83	4	0	87	6	127	0	133	227
1645 - 1700	13	2	0	15	66	7	0	73	8	119	0	127	215
Hourly Total	28	15	0	**43**	309	21	0	**330**	23	494	0	**517**	**890**
1700 - 1715	11	6	0	17	77	6	0	83	5	127	0	132	232
1715 - 1730	14	7	0	21	81	1	0	82	2	127	0	129	232
1730 - 1745	8	6	0	14	60	7	0	67	2	120	0	122	203
1745 - 1800	8	8	0	16	57	5	0	62	8	139	0	147	225
Hourly Total	41	27	0	**68**	275	19	0	**294**	17	513	0	**530**	**892**
Grand Total	69	42	0	**111**	584	40	0	**624**	40	1007	0	**1047**	**1782**
Approach %	62.16	37.84	0.00	-	93.59	6.41	0.00	-	3.82	96.18	0.00	-	
Intersection %	3.87	2.36	0.00	6.23	32.77	2.24	0.00	35.02	2.24	56.51	0.00	58.75	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 2 of 4
Old Sunnyside Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.586399°, -87.102008°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Single Unit Trucks (4-7)

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	7	0	0	7	0	1	0	1	8
0730 - 0745	0	0	0	0	1	0	0	1	0	4	0	4	5
0745 - 0800	0	0	0	0	5	1	0	6	0	5	0	5	11
Hourly Total	0	0	0	**0**	13	1	0	**14**	0	10	0	**10**	**24**
0800 - 0815	0	0	0	0	3	0	0	3	0	2	0	2	5
0815 - 0830	0	0	0	0	4	0	0	4	0	5	0	5	9
0830 - 0845	0	0	0	0	3	0	0	3	0	2	0	2	5
0845 - 0900	0	0	0	0	5	0	0	5	0	5	0	5	10
Hourly Total	0	0	0	**0**	15	0	0	**15**	0	14	0	**14**	**29**
Grand Total	0	0	0	**0**	28	1	0	**29**	0	24	0	**24**	**53**
Approach %	0.00	0.00	0.00	-	96.55	3.45	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	52.83	1.89	0.00	54.72	0.00	45.28	0.00	45.28	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Single Unit Trucks (4-7)

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	1	0	0	1	0	1	0	1	2
1615 - 1630	0	0	0	0	2	0	0	2	0	4	0	4	6
1630 - 1645	0	0	0	0	1	0	0	1	0	2	0	2	3
1645 - 1700	0	0	0	0	3	0	0	3	0	3	0	3	6
Hourly Total	0	0	0	**0**	7	0	0	**7**	0	10	0	**10**	**17**
1700 - 1715	0	0	0	0	2	0	0	2	0	1	0	1	3
1715 - 1730	0	0	0	0	1	0	0	1	0	1	0	1	2
1730 - 1745	0	0	0	0	2	0	0	2	0	0	1	1	3
1745 - 1800	0	0	0	0	0	0	0	0	0	1	0	1	1
Hourly Total	0	0	0	**0**	5	0	0	**5**	0	3	1	**4**	**9**
Grand Total	0	0	0	**0**	12	0	0	**12**	0	13	1	**14**	**26**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	92.86	7.14	-	
Intersection %	0.00	0.00	0.00	0.00	46.15	0.00	0.00	46.15	0.00	50.00	3.85	53.85	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 2 of 4
Old Sunnyside Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.586399°, -87.102008°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Combination Trucks (8-13)

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	2	0	2	2
0715 - 0730	0	0	0	0	3	0	0	3	0	1	0	1	4
0730 - 0745	0	0	0	0	1	0	0	1	0	2	0	2	3
0745 - 0800	0	0	0	0	0	0	0	0	0	2	0	2	2
Hourly Total	0	0	0	**0**	4	0	0	**4**	0	7	0	**7**	**11**
0800 - 0815	0	0	0	0	3	0	0	3	0	1	0	1	4
0815 - 0830	0	0	0	0	3	0	0	3	0	4	0	4	7
0830 - 0845	0	0	0	0	1	0	0	1	0	3	0	3	4
0845 - 0900	0	0	0	0	2	0	0	2	0	2	0	2	4
Hourly Total	0	0	0	**0**	9	0	0	**9**	0	10	0	**10**	**19**
Grand Total	0	0	0	**0**	13	0	0	**13**	0	17	0	**17**	**30**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	43.33	0.00	0.00	43.33	0.00	56.67	0.00	56.67	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Combination Trucks (8-13)

	Northbound				Eastbound				Westbound				
	Old Sunnyside Ln				TN-243 Trotwood Ave (West)				TN-243 Trotwood Ave (East)				
TIME	Left 2.1	Right 2.2	U-Turn 2.3	App Total	Thru 2.4	Right 2.5	U-Turn 2.6	App Total	Left 2.7	Thru 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	2	0	0	2	0	1	0	1	3
1615 - 1630	0	0	0	0	2	0	0	2	0	1	0	1	3
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	4	0	0	**4**	0	2	0	**2**	**6**
1700 - 1715	0	0	0	0	0	0	0	0	0	2	0	2	2
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	1	0	0	1	0	1	0	1	2
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	1	0	0	**1**	0	3	0	**3**	**4**
Grand Total	0	0	0	**0**	5	0	0	**5**	0	5	0	**5**	**10**
Approach %	0.00	0.00	0.00	-	100.00	0.00	0.00	-	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	50.00	0.00	50.00	

Pedestrian Count || All vehicles

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2 of 4
Old Sunnyside Ln

TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.586399°, -87.102008°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Pedestrians

	Northbound			Eastbound			Westbound			
	Old Sunnyside Ln			TN-243 Trotwood Ave (West)			TN-243 Trotwood Ave (East)			
TIME	EB 2a	WB 2b	App Total	NB 2e	SB 2f	App Total	NB 2g	SB 2h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Pedestrians

	Northbound			Eastbound			Westbound			
	Old Sunnyside Ln			TN-243 Trotwood Ave (West)			TN-243 Trotwood Ave (East)			
TIME	EB 2a	WB 2b	App Total	NB 2e	SB 2f	App Total	NB 2g	SB 2h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 7/14/2022	Old Sunnyside Ln Northbound			Southbound			TN-243 Trotwood Ave (West) Eastbound			TN-243 Trotwood Ave (East) Westbound			
Time	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	4	0	2	0	0	0	0	68	8	0	41	0	123
07:15 AM - 07:30 AM	7	0	6	0	0	0	0	121	6	3	49	0	192
07:30 AM - 07:45 AM	6	0	11	0	0	0	0	116	15	0	66	0	214
07:45 AM - 08:00 AM	8	0	6	0	0	0	0	120	13	4	54	0	205
08:00 AM - 08:15 AM	2	0	2	0	0	0	0	84	7	2	35	0	132
08:15 AM - 08:30 AM	5	0	6	0	0	0	0	74	1	1	58	0	145
08:30 AM - 08:45 AM	1	0	3	0	0	0	0	99	4	2	50	0	159
08:45 AM - 09:00 AM	2	0	4	0	0	0	0	80	0	5	54	0	145
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	5	0	4	0	0	0	0	85	5	5	125	0	229
04:15 PM - 04:30 PM	6	0	6	0	0	0	0	82	5	4	130	0	233
04:30 PM - 04:45 PM	4	0	3	0	0	0	0	84	4	6	129	0	230
04:45 PM - 05:00 PM	13	0	2	0	0	0	0	69	7	8	122	0	221
05:00 PM - 05:15 PM	11	0	6	0	0	0	0	79	6	5	130	0	237
05:15 PM - 05:30 PM	14	0	7	0	0	0	0	82	1	2	128	0	234
05:30 PM - 05:45 PM	8	0	6	0	0	0	0	63	7	2	121	0	208
05:45 PM - 06:00 PM	8	0	8	0	0	0	0	57	5	8	140	0	226
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

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Peak Hour Turning Movement Count

Columbia, TN

Marr Traffic DATA COLLECTION

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Thursday, July 14, 2022	
Period	0700 - 0900
Peak Hour	0730 - 0830

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
0730 - 0745	19	13	30	0	62	29	18	7	0	54	7	129	16	0	152	9	71	8	0	88	356
0745 - 0800	27	15	26	0	68	25	10	5	0	40	7	137	19	0	163	16	71	7	0	94	365
0800 - 0815	10	12	22	0	44	8	16	2	0	26	5	98	11	0	114	9	50	7	0	66	250
0815 - 0830	17	14	18	0	49	15	10	4	0	29	4	94	8	0	106	17	64	16	0	97	281
Total	73	54	96	0	223	77	54	18	0	149	23	458	54	0	535	51	256	38	0	345	1252
Approach %	32.74	24.22	43.05	0.00	-	51.68	36.24	12.08	0.00	-	4.30	85.61	10.09	0.00	-	14.78	74.20	11.01	0.00	-	
PHF	0.68	0.90	0.80	0.00	**0.82**	0.66	0.75	0.64	0.00	**0.69**	0.82	0.84	0.71	0.00	**0.82**	0.75	0.90	0.59	0.00	**0.89**	**0.86**

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
0730 - 0745	19	13	30	0	62	28	18	7	0	53	6	124	15	0	145	9	64	8	0	81	341
0745 - 0800	26	13	26	0	65	25	10	5	0	40	6	132	19	0	157	13	65	7	0	85	347
0800 - 0815	9	11	22	0	42	8	14	2	0	24	5	90	9	0	104	9	47	7	0	63	233
0815 - 0830	15	14	18	0	47	15	10	4	0	29	4	86	8	0	98	17	58	15	0	90	264
Total	69	51	96	0	216	76	52	18	0	146	21	432	51	0	504	48	234	37	0	319	1185
Approach %	31.94	23.61	44.44	0.00	-	52.05	35.62	12.33	0.00	-	4.17	85.71	10.12	0.00	-	15.05	73.35	11.60	0.00	-	
PHF	0.66	0.91	0.80	0.00	**0.83**	0.68	0.72	0.64	0.00	**0.69**	0.88	0.82	0.67	0.00	**0.80**	0.71	0.90	0.62	0.00	**0.89**	**0.85**

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
0730 - 0745	0	0	0	0	0	1	0	0	0	1	1	4	1	0	6	0	4	0	0	4	11
0745 - 0800	1	2	0	0	3	0	0	0	0	0	1	4	0	0	5	3	5	0	0	8	16
0800 - 0815	1	1	0	0	2	0	2	0	0	2	0	5	2	0	7	0	2	0	0	2	13
0815 - 0830	2	0	0	0	2	0	0	0	0	0	0	3	0	0	3	0	2	1	0	3	8
Total	4	3	0	0	7	1	2	0	0	3	2	16	3	0	21	3	13	1	0	17	48
Approach %	57.14	42.86	0.00	0.00	-	33.33	66.67	0.00	0.00	-	9.52	76.19	14.29	0.00	-	17.65	76.47	5.88	0.00	-	
PHF	0.50	0.38	0.00	0.00	**0.58**	0.25	0.25	0.00	0.00	**0.38**	0.50	0.80	0.38	0.00	**0.75**	0.25	0.65	0.25	0.00	**0.53**	**0.75**

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	3	0	0	3	4
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	1	0	0	1	4
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	4	0	0	4	9
Total	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	9	0	0	9	19
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.50	0.00	0.00	**0.50**	0.00	0.56	0.00	0.00	**0.56**	**0.53**

Peak Hour Turning Movement Count

Columbia, TN

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Thursday, July 14, 2022	
Period	1600 - 1800
Peak Hour	1615 - 1715

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
1615 - 1630	25	12	19	0	56	15	14	13	0	42	9	100	29	0	138	31	147	22	0	200	436
1630 - 1645	26	17	14	0	57	19	12	13	0	44	12	117	32	0	161	22	133	18	0	173	435
1645 - 1700	37	21	24	0	82	23	18	12	0	53	9	89	22	0	120	15	130	12	0	157	412
1700 - 1715	37	17	16	0	70	29	24	8	0	61	15	89	23	0	127	21	133	9	0	163	421
Total	125	67	73	0	265	86	68	46	0	200	45	395	106	0	546	89	543	61	0	693	1704
Approach %	47.17	25.28	27.55	0.00	-	43.00	34.00	23.00	0.00	-	8.24	72.34	19.41	0.00	-	12.84	78.35	8.80	0.00	-	
PHF	0.84	0.80	0.76	0.00	**0.81**	0.74	0.71	0.88	0.00	**0.82**	0.75	0.84	0.83	0.00	**0.85**	0.72	0.92	0.69	0.00	**0.87**	**0.98**

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
1615 - 1630	24	12	18	0	54	15	13	12	0	40	8	98	27	0	133	31	144	22	0	197	424
1630 - 1645	26	16	13	0	55	17	12	11	0	40	12	116	31	0	159	22	131	17	0	170	424
1645 - 1700	37	21	24	0	82	23	18	12	0	53	8	86	21	0	115	15	126	12	0	153	403
1700 - 1715	37	17	15	0	69	28	24	8	0	60	15	88	23	0	126	21	131	9	0	161	416
Total	124	66	70	0	260	83	67	43	0	193	43	388	102	0	533	89	532	60	0	681	1667
Approach %	47.69	25.38	26.92	0.00	-	43.01	34.72	22.28	0.00	-	8.07	72.80	19.14	0.00	-	13.07	78.12	8.81	0.00	-	
PHF	0.84	0.79	0.73	0.00	**0.79**	0.74	0.70	0.90	0.00	**0.80**	0.72	0.84	0.82	0.00	**0.84**	0.72	0.92	0.68	0.00	**0.86**	**0.98**

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
1615 - 1630	1	0	1	0	2	0	1	0	0	1	1	1	2	0	4	0	3	0	0	3	10
1630 - 1645	0	1	1	0	2	2	0	1	0	3	0	1	1	0	2	0	2	1	0	3	10
1645 - 1700	0	0	0	0	0	0	0	0	0	0	1	2	1	0	4	0	4	0	0	4	8
1700 - 1715	0	0	1	0	1	1	0	0	0	1	0	1	0	0	1	0	1	0	0	1	4
Total	1	1	3	0	5	3	1	1	0	5	2	5	4	0	11	0	10	1	0	11	32
Approach %	20.00	20.00	60.00	0.00	-	60.00	20.00	20.00	0.00	-	18.18	45.45	36.36	0.00	-	0.00	90.91	9.09	0.00	-	
PHF	0.25	0.25	0.75	0.00	**0.63**	0.38	0.25	0.25	0.00	**0.42**	0.50	0.63	0.50	0.00	**0.69**	0.00	0.63	0.25	0.00	**0.69**	**0.80**

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	3.1	3.2	3.3	3.4	Total	3.5	3.6	3.7	3.8	Total	3.9	3.10	3.11	3.12	Total	3.13	3.14	3.15	3.16	Total	Total
1615 - 1630	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	2
1630 - 1645	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Total	0	0	0	0	0	0	0	2	0	2	0	2	0	0	2	0	1	0	0	1	5
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.50	0.00	**0.50**	0.00	0.50	0.00	0.00	**0.50**	0.00	0.25	0.00	0.00	**0.25**	**0.63**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 3 of 4
Sunnyside Ln
Cayce Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.591445°, -87.095206°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
0700 - 0715	6	11	25	0	42	13	5	3	0	21	2	91	9	0	102	6	57	8	0	71	236
0715 - 0730	13	16	16	0	45	18	7	3	0	28	4	110	15	0	129	6	61	7	0	74	276
0730 - 0745	19	13	30	0	62	29	18	7	0	54	7	129	16	0	152	9	71	8	0	88	356
0745 - 0800	27	15	26	0	68	25	10	5	0	40	7	137	19	0	163	16	71	7	0	94	365
Hourly Total	65	55	97	0	**217**	85	40	18	0	**143**	20	467	59	0	**546**	37	260	30	0	**327**	**1233**
0800 - 0815	10	12	22	0	44	8	16	2	0	26	5	98	11	0	114	9	50	7	0	66	250
0815 - 0830	17	14	18	0	49	15	10	4	0	29	4	94	8	0	106	17	64	16	0	97	281
0830 - 0845	14	12	17	0	43	36	9	7	0	52	3	101	13	0	117	15	50	5	0	70	282
0845 - 0900	13	13	35	0	61	27	9	5	0	41	3	100	9	0	112	16	61	15	0	92	306
Hourly Total	54	51	92	0	**197**	86	44	18	0	**148**	15	393	41	0	**449**	57	225	43	0	**325**	**1119**
Grand Total	119	106	189	0	**414**	171	84	36	0	**291**	35	860	100	0	**995**	94	485	73	0	**652**	**2352**
Approach %	28.74	25.60	45.65	0.00	-	58.76	28.87	12.37	0.00	-	3.52	86.43	10.05	0.00	-	14.42	74.39	11.20	0.00	-	
Intersection %	5.06	4.51	8.04	0.00	17.60	7.27	3.57	1.53	0.00	12.37	1.49	36.56	4.25	0.00	42.30	4.00	20.62	3.10	0.00	27.72	
PHF	0.68	0.90	0.80	0.00	**0.82**	0.66	0.75	0.64	0.00	**0.69**	0.82	0.84	0.71	0.00	**0.82**	0.75	0.90	0.59	0.00	**0.89**	**0.86**

1600 - 1800 (Weekday 2h Session) (07-14-2022)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
1600 - 1615	24	15	16	0	55	31	19	14	0	64	7	96	25	0	128	23	133	9	0	165	412
1615 - 1630	25	12	19	0	56	15	14	13	0	42	9	100	29	0	138	31	147	22	0	200	436
1630 - 1645	26	17	14	0	57	19	12	13	0	44	12	117	32	0	161	22	133	18	0	173	435
1645 - 1700	37	21	24	0	82	23	18	12	0	53	9	89	22	0	120	15	130	12	0	157	412
Hourly Total	112	65	73	0	**250**	88	63	52	0	**203**	37	402	108	0	**547**	91	543	61	0	**695**	**1695**
1700 - 1715	37	17	16	0	70	29	24	8	0	61	15	89	23	0	127	21	133	9	0	163	421
1715 - 1730	33	24	16	0	73	28	27	16	0	71	7	98	13	0	118	16	120	3	0	139	401
1730 - 1745	21	17	19	0	57	23	20	22	0	65	9	80	17	0	106	18	131	9	0	158	386
1745 - 1800	23	15	21	0	59	32	15	11	0	58	7	88	16	0	111	22	146	14	0	182	410
Hourly Total	114	73	72	0	**259**	112	86	57	0	**255**	38	355	69	0	**462**	77	530	35	0	**642**	**1618**
Grand Total	226	138	145	0	**509**	200	149	109	0	**458**	75	757	177	0	**1009**	168	1073	96	0	**1337**	**3313**
Approach %	44.40	27.11	28.49	0.00	-	43.67	32.53	23.80	0.00	-	7.43	75.02	17.54	0.00	-	12.57	80.25	7.18	0.00	-	
Intersection %	6.82	4.17	4.38	0.00	15.36	6.04	4.50	3.29	0.00	13.82	2.26	22.85	5.34	0.00	30.46	5.07	32.39	2.90	0.00	40.36	
PHF	0.84	0.80	0.76	0.00	**0.81**	0.74	0.71	0.88	0.00	**0.82**	0.75	0.84	0.83	0.00	**0.85**	0.72	0.92	0.69	0.00	**0.87**	**0.98**

Classified Turn Movement Count || Bikes

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 3 of 4
Sunnyside Ln
Cayce Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.591445°, -87.095206°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 3 of 4
Sunnyside Ln
Cayce Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.591445°, -87.095206°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
0700 - 0715	6	11	25	0	42	13	5	3	0	21	2	89	9	0	100	5	54	8	0	67	230
0715 - 0730	13	16	16	0	45	18	7	3	0	28	3	102	12	0	117	6	58	7	0	71	261
0730 - 0745	19	13	30	0	62	28	18	7	0	53	6	124	15	0	145	9	64	8	0	81	341
0745 - 0800	26	13	26	0	65	25	10	5	0	40	6	132	19	0	157	13	65	7	0	85	347
Hourly Total	64	53	97	0	**214**	84	40	18	0	**142**	17	447	55	0	**519**	33	241	30	0	**304**	**1179**
0800 - 0815	9	11	22	0	42	8	14	2	0	24	5	90	9	0	104	9	47	7	0	63	233
0815 - 0830	15	14	18	0	47	15	10	4	0	29	4	86	8	0	98	17	58	15	0	90	264
0830 - 0845	13	12	16	0	41	35	8	6	0	49	3	97	13	0	113	14	44	5	0	63	266
0845 - 0900	11	11	33	0	55	27	9	5	0	41	3	95	7	0	105	15	56	14	0	85	286
Hourly Total	48	48	89	0	**185**	85	41	17	0	**143**	15	368	37	0	**420**	55	205	41	0	**301**	**1049**
Grand Total	112	101	186	0	**399**	169	81	35	0	**285**	32	815	92	0	**939**	88	446	71	0	**605**	**2228**
Approach %	28.07	25.31	46.62	0.00	-	59.30	28.42	12.28	0.00	-	3.41	86.79	9.80	0.00	-	14.55	73.72	11.74	0.00	-	
Intersection %	5.03	4.53	8.35	0.00	17.91	7.59	3.64	1.57	0.00	12.79	1.44	36.58	4.13	0.00	42.15	3.95	20.02	3.19	0.00	27.15	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
1600 - 1615	23	13	16	0	52	30	18	13	0	61	7	92	25	0	124	23	131	9	0	163	400
1615 - 1630	24	12	18	0	54	15	13	12	0	40	8	98	27	0	133	31	144	22	0	197	424
1630 - 1645	26	16	13	0	55	17	12	11	0	40	12	116	31	0	159	22	131	17	0	170	424
1645 - 1700	37	21	24	0	82	23	18	12	0	53	8	86	21	0	115	15	126	12	0	153	403
Hourly Total	110	62	71	0	**243**	85	61	48	0	**194**	35	392	104	0	**531**	91	532	60	0	**683**	**1651**
1700 - 1715	37	17	15	0	69	28	24	8	0	60	15	88	23	0	126	21	131	9	0	161	416
1715 - 1730	33	24	16	0	73	28	27	15	0	70	7	95	13	0	115	16	117	3	0	136	394
1730 - 1745	21	17	19	0	57	23	20	21	0	64	8	78	16	0	102	18	130	9	0	157	380
1745 - 1800	22	15	21	0	58	32	15	11	0	58	7	88	16	0	111	22	143	14	0	179	406
Hourly Total	113	73	71	0	**257**	111	86	55	0	**252**	37	349	68	0	**454**	77	521	35	0	**633**	**1596**
Grand Total	223	135	142	0	**500**	196	147	103	0	**446**	72	741	172	0	**985**	168	1053	95	0	**1316**	**3247**
Approach %	44.60	27.00	28.40	0.00	-	43.95	32.96	23.09	0.00	-	7.31	75.23	17.46	0.00	-	12.77	80.02	7.22	0.00	-	
Intersection %	6.87	4.16	4.37	0.00	15.40	6.04	4.53	3.17	0.00	13.74	2.22	22.82	5.30	0.00	30.34	5.17	32.43	2.93	0.00	40.53	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 3 of 4
Sunnyside Ln
Cayce Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.591445°, -87.095206°

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Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1	0	0	2	3
0715 - 0730	0	0	0	0	0	0	0	0	0	0	1	5	3	0	9	0	1	0	0	1	10
0730 - 0745	0	0	0	0	0	1	0	0	0	1	1	4	1	0	6	0	4	0	0	4	11
0745 - 0800	1	2	0	0	3	0	0	0	0	0	1	4	0	0	5	3	5	0	0	8	16
Hourly Total	1	2	0	0	**3**	1	0	0	0	**1**	3	14	4	0	**21**	4	11	0	0	**15**	**40**
0800 - 0815	1	1	0	0	2	0	2	0	0	2	0	5	2	0	7	0	2	0	0	2	13
0815 - 0830	2	0	0	0	2	0	0	0	0	0	0	3	0	0	3	0	2	1	0	3	8
0830 - 0845	1	0	1	0	2	1	1	1	0	3	0	3	0	0	3	1	2	0	0	3	11
0845 - 0900	2	2	2	0	6	0	0	0	0	0	0	4	1	0	5	1	3	1	0	5	16
Hourly Total	6	3	3	0	**12**	1	3	1	0	**5**	0	15	3	0	**18**	2	9	2	0	**13**	**48**
Grand Total	7	5	3	0	**15**	2	3	1	0	**6**	3	29	7	0	**39**	6	20	2	0	**28**	**88**
Approach %	46.67	33.33	20.00	0.00	-	33.33	50.00	16.67	0.00	-	7.69	74.36	17.95	0.00	-	21.43	71.43	7.14	0.00	-	
Intersection %	7.95	5.68	3.41	0.00	17.05	2.27	3.41	1.14	0.00	6.82	3.41	32.95	7.95	0.00	44.32	6.82	22.73	2.27	0.00	31.82	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
1600 - 1615	1	2	0	0	3	1	0	1	0	2	0	2	0	0	2	0	1	0	0	1	8
1615 - 1630	1	0	1	0	2	0	1	0	0	1	1	1	2	0	4	0	3	0	0	3	10
1630 - 1645	0	1	1	0	2	2	0	1	0	3	0	1	1	0	2	0	2	1	0	3	10
1645 - 1700	0	0	0	0	0	0	0	0	0	0	1	2	1	0	4	0	4	0	0	4	8
Hourly Total	2	3	2	0	**7**	3	1	2	0	**6**	2	6	4	0	**12**	0	10	1	0	**11**	**36**
1700 - 1715	0	0	1	0	1	1	0	0	0	1	0	1	0	0	1	0	1	0	0	1	4
1715 - 1730	0	0	0	0	0	0	0	1	0	1	0	3	0	0	3	0	3	0	0	3	7
1730 - 1745	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	0	1	0	0	1	4
1745 - 1800	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	4
Hourly Total	1	0	1	0	**2**	1	0	1	0	**2**	1	6	0	0	**7**	0	8	0	0	**8**	**19**
Grand Total	3	3	3	0	**9**	4	1	3	0	**8**	3	12	4	0	**19**	0	18	1	0	**19**	**55**
Approach %	33.33	33.33	33.33	0.00	-	50.00	12.50	37.50	0.00	-	15.79	63.16	21.05	0.00	-	0.00	94.74	5.26	0.00	-	
Intersection %	5.45	5.45	5.45	0.00	16.36	7.27	1.82	5.45	0.00	14.55	5.45	21.82	7.27	0.00	34.55	0.00	32.73	1.82	0.00	34.55	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION

Columbia, TN

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Site 3 of 4
Sunnyside Ln
Cayce Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.591445°, -87.095206°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	3
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	5
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	3	0	0	3	4
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	6	0	0	**6**	0	8	0	0	**8**	**14**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	1	0	0	1	4
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	4	0	0	4	9
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	4	0	0	4	5
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2	0	2	0	0	2	4
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	10	1	0	**11**	0	11	0	0	**11**	**22**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	16	1	0	**17**	0	19	0	0	**19**	**36**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	94.12	5.88	0.00	-	0.00	100.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.44	2.78	0.00	47.22	0.00	52.78	0.00	0.00	52.78	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Sunnyside Ln					Cayce Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	0	1	0	0	1	4
1615 - 1630	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	2
1630 - 1645	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	0	0	0	**0**	0	1	2	0	**3**	0	4	0	0	**4**	0	1	0	0	**1**	**8**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	1	0	1	0	0	1	0	1	0	0	0	0	0	2
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	1	0	**1**	0	0	1	0	**1**	0	1	0	0	**1**	**3**
Grand Total	0	0	0	0	**0**	0	1	3	0	**4**	0	4	1	0	**5**	0	2	0	0	**2**	**11**
Approach %	0.00	0.00	0.00	0.00	-	0.00	25.00	75.00	0.00	-	0.00	80.00	20.00	0.00	-	0.00	100.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	9.09	27.27	0.00	36.36	0.00	36.36	9.09	0.00	45.45	0.00	18.18	0.00	0.00	18.18	

Pedestrian Count || All vehicles

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 3 of 4
Sunnyside Ln
Cayce Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Thursday, July 14, 2022

Lat/Long
35.591445°, -87.095206°

Weather
Partly Cloudy
81°F

0700 - 0900 (Weekday 2h Session) (07-14-2022)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Sunnyside Ln			Cayce Ln			TN-243 Trotwood Ave (West)			TN-243 Trotwood Ave (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (07-14-2022)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Sunnyside Ln			Cayce Ln			TN-243 Trotwood Ave (West)			TN-243 Trotwood Ave (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	1	0	1	0	0	0	0	0	0	1
Hourly Total	0	0	**0**	1	0	**1**	0	0	**0**	0	0	**0**	**1**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	1	0	**1**	0	0	**0**	0	0	**0**	**1**
Approach %	0.00	0.00	-	100.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	100.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 7/14/2022	Sunnyside Ln Northbound			Cayce Ln Southbound			TN-243 Trotwood Ave (West) Eastbound			TN-243 Trotwood Ave (East) Westbound			
Time	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	6	11	25	13	5	3	2	91	9	6	57	8	236
07:15 AM - 07:30 AM	13	16	16	18	7	3	4	110	15	6	61	7	276
07:30 AM - 07:45 AM	19	13	30	29	18	7	7	129	16	9	71	8	356
07:45 AM - 08:00 AM	27	15	26	25	10	5	7	137	19	16	71	7	365
08:00 AM - 08:15 AM	10	12	22	8	16	2	5	98	11	9	50	7	250
08:15 AM - 08:30 AM	17	14	18	15	10	4	4	94	8	17	64	16	281
08:30 AM - 08:45 AM	14	12	17	36	9	7	3	101	13	15	50	5	282
08:45 AM - 09:00 AM	13	13	35	27	9	5	3	100	9	16	61	15	306
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	24	15	16	31	19	14	7	96	25	23	133	9	412
04:15 PM - 04:30 PM	25	12	19	15	14	13	9	100	29	31	147	22	436
04:30 PM - 04:45 PM	26	17	14	19	12	13	12	117	32	22	133	18	435
04:45 PM - 05:00 PM	37	21	24	23	18	12	9	89	22	15	130	12	413
05:00 PM - 05:15 PM	37	17	16	29	24	8	15	89	23	21	133	9	421
05:15 PM - 05:30 PM	33	24	16	28	27	16	7	98	13	16	120	3	401
05:30 PM - 05:45 PM	21	17	19	23	20	22	9	80	17	18	131	9	386
05:45 PM - 06:00 PM	23	15	21	32	15	11	7	88	16	22	146	14	410
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Click here for Map

Peak Hour Turning Movement Count

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com



All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
0715 - 0730	0	2	4	0	6	28	3	1	0	32	6	138	0	0	144	4	92	37	0	133	315
0730 - 0745	0	2	5	0	7	45	2	8	0	55	7	137	1	0	145	4	82	40	0	126	333
0745 - 0800	1	1	9	0	11	60	4	12	0	76	9	125	0	0	134	6	60	65	0	131	352
0800 - 0815	1	2	2	0	5	87	6	7	0	100	5	130	0	0	135	7	64	53	0	124	364
Total	2	7	20	0	29	220	15	28	0	263	27	530	1	0	558	21	298	195	0	514	1364
Approach %	6.90	24.14	68.97	0.00	-	83.65	5.70	10.65	0.00	-	4.84	94.98	0.18	0.00	-	4.09	57.98	37.94	0.00	-	
PHF	0.50	0.88	0.56	0.00	**0.66**	0.63	0.63	0.58	0.00	**0.66**	0.75	0.96	0.25	0.00	**0.96**	0.75	0.81	0.75	0.00	**0.97**	**0.94**

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
0715 - 0730	0	1	4	0	5	27	3	1	0	31	6	136	0	0	142	3	89	35	0	127	305
0730 - 0745	0	2	5	0	7	44	2	6	0	52	6	132	1	0	139	3	76	38	0	117	315
0745 - 0800	1	1	7	0	9	56	3	12	0	71	9	124	0	0	133	6	57	63	0	126	339
0800 - 0815	1	2	2	0	5	85	6	7	0	98	5	126	0	0	131	7	61	53	0	121	355
Total	2	6	18	0	26	212	14	26	0	252	26	518	1	0	545	19	283	189	0	491	1314
Approach %	7.69	23.08	69.23	0.00	-	84.13	5.56	10.32	0.00	-	4.77	95.05	0.18	0.00	-	3.87	57.64	38.49	0.00	-	
PHF	0.50	0.75	0.64	0.00	**0.72**	0.62	0.58	0.54	0.00	**0.64**	0.72	0.95	0.25	0.00	**0.96**	0.68	0.79	0.75	0.00	**0.97**	**0.93**

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1	2	0	4	5
0730 - 0745	0	0	0	0	0	1	0	1	0	2	1	4	0	0	5	1	4	2	0	7	14
0745 - 0800	0	0	1	0	1	4	1	0	0	5	0	1	0	0	1	0	1	2	0	3	10
0800 - 0815	0	0	0	0	0	1	0	0	0	1	0	2	0	0	2	0	3	0	0	3	6
Total	0	0	1	0	1	6	1	1	0	8	1	8	0	0	9	2	9	6	0	17	35
Approach %	0.00	0.00	100.00	0.00	-	75.00	12.50	12.50	0.00	-	11.11	88.89	0.00	0.00	-	11.76	52.94	35.29	0.00	-	
PHF	0.00	0.00	0.25	0.00	**0.25**	0.38	0.25	0.25	0.00	**0.40**	0.25	0.50	0.00	0.00	**0.45**	0.50	0.56	0.75	0.00	**0.61**	**0.63**

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
0715 - 0730	0	1	0	0	1	1	0	0	0	1	0	1	0	0	1	0	2	0	0	2	5
0730 - 0745	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	2	0	0	2	4
0745 - 0800	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	3
0800 - 0815	0	0	0	0	0	1	0	0	0	1	0	2	0	0	2	0	0	0	0	0	3
Total	0	1	1	0	2	2	0	1	0	3	0	4	0	0	4	0	6	0	0	6	15
Approach %	0.00	50.00	50.00	0.00	-	66.67	0.00	33.33	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.25	0.25	0.00	**0.50**	0.50	0.00	0.25	0.00	**0.75**	0.00	0.50	0.00	0.00	**0.50**	0.00	0.75	0.00	0.00	**0.75**	**0.75**

Click here for Map

Peak Hour Turning Movement Count

Columbia, TN

Marr Traffic DATA COLLECTION

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All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
1615 - 1630	2	8	9	0	19	32	8	11	0	51	4	101	0	0	105	24	167	21	0	212	387
1630 - 1645	3	12	20	0	35	42	6	15	0	63	7	93	1	0	101	23	161	20	0	204	403
1645 - 1700	3	11	19	0	33	27	11	7	0	45	2	89	1	0	92	30	165	29	0	224	394
1700 - 1715	2	9	21	0	32	26	5	8	0	39	4	96	2	0	102	24	128	23	0	175	348
Total	10	40	69	0	119	127	30	41	0	198	17	379	4	0	400	101	621	93	0	815	1532
Approach %	8.40	33.61	57.98	0.00	-	64.14	15.15	20.71	0.00	-	4.25	94.75	1.00	0.00	-	12.39	76.20	11.41	0.00	-	
PHF	0.83	0.83	0.82	0.00	**0.85**	0.76	0.68	0.68	0.00	**0.79**	0.61	0.94	0.50	0.00	**0.95**	0.84	0.93	0.80	0.00	**0.91**	**0.95**

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
1615 - 1630	2	8	9	0	19	32	8	11	0	51	4	99	0	0	103	24	164	21	0	209	382
1630 - 1645	3	12	20	0	35	42	6	15	0	63	7	90	1	0	98	23	158	20	0	201	397
1645 - 1700	3	11	19	0	33	26	11	7	0	44	2	88	1	0	91	30	162	28	0	220	388
1700 - 1715	2	9	21	0	32	26	5	8	0	39	4	94	2	0	100	23	128	23	0	174	345
Total	10	40	69	0	119	126	30	41	0	197	17	371	4	0	392	100	612	92	0	804	1512
Approach %	8.40	33.61	57.98	0.00	-	63.96	15.23	20.81	0.00	-	4.34	94.64	1.02	0.00	-	12.44	76.12	11.44	0.00	-	
PHF	0.83	0.83	0.82	0.00	**0.85**	0.75	0.68	0.68	0.00	**0.78**	0.61	0.94	0.50	0.00	**0.95**	0.83	0.93	0.82	0.00	**0.91**	**0.95**

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	3
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	3	0	0	3	4
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	4	4
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	9	1	0	10	12
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	90.00	10.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.50	0.00	0.00	**0.50**	0.00	0.75	0.25	0.00	**0.63**	**0.75**

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
Time	4.1	4.2	4.3	4.4	Total	4.5	4.6	4.7	4.8	Total	4.9	4.10	4.11	4.12	Total	4.13	4.14	4.15	4.16	Total	Total
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
1645 - 1700	0	0	0	0	0	1	0	0	0	1	0	1	0	0	1	0	0	0	0	0	2
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
Total	0	0	0	0	0	1	0	0	0	1	0	6	0	0	6	1	0	0	0	1	8
Approach %	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.25	0.00	0.00	0.00	**0.25**	0.00	0.75	0.00	0.00	**0.75**	0.25	0.00	0.00	0.00	**0.25**	**1.00**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 4 of 4
Driveway
Rutherford Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Tuesday, December 13, 2022

Lat/Long
35.589641°, -87.097476°

Weather
Cloudy
50°F

0700 - 0900 (Weekday 2h Session) (12-13-2022)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
0700 - 0715	0	0	1	0	1	43	0	2	0	45	5	121	1	0	127	5	86	19	0	110	283
0715 - 0730	0	2	4	0	6	28	3	1	0	32	6	138	0	0	144	4	92	37	0	133	315
0730 - 0745	0	2	5	0	7	45	2	8	0	55	7	137	1	0	145	4	82	40	0	126	333
0745 - 0800	1	1	9	0	11	60	4	12	0	76	9	125	0	0	134	6	60	65	0	131	352
Hourly Total	1	5	19	0	**25**	176	9	23	0	**208**	27	521	2	0	**550**	19	320	161	0	**500**	**1283**
0800 - 0815	1	2	2	0	5	87	6	7	0	100	5	130	0	0	135	7	64	53	0	124	364
0815 - 0830	0	0	10	0	10	30	3	6	0	39	4	113	0	0	117	10	52	12	0	74	240
0830 - 0845	0	5	10	0	15	36	1	4	0	41	2	101	0	0	103	5	53	12	0	70	229
0845 - 0900	0	1	7	0	8	22	3	5	0	30	8	130	0	0	138	9	78	10	0	97	273
Hourly Total	1	8	29	0	**38**	175	13	22	0	**210**	19	474	0	0	**493**	31	247	87	0	**365**	**1106**
Grand Total	2	13	48	0	**63**	351	22	45	0	**418**	46	995	2	0	**1043**	50	567	248	0	**865**	**2389**
Approach %	3.17	20.63	76.19	0.00	-	83.97	5.26	10.77	0.00	-	4.41	95.40	0.19	0.00	-	5.78	65.55	28.67	0.00	-	
Intersection %	0.08	0.54	2.01	0.00	2.64	14.69	0.92	1.88	0.00	17.50	1.93	41.65	0.08	0.00	43.66	2.09	23.73	10.38	0.00	36.21	
PHF	0.50	0.88	0.56	0.00	**0.66**	0.63	0.63	0.58	0.00	**0.66**	0.75	0.96	0.25	0.00	**0.96**	0.75	0.81	0.75	0.00	**0.97**	**0.94**

1600 - 1800 (Weekday 2h Session) (12-13-2022)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
1600 - 1615	2	4	15	0	21	43	6	10	0	59	5	80	1	0	86	23	126	16	0	165	331
1615 - 1630	2	8	9	0	19	32	8	11	0	51	4	101	0	0	105	24	167	21	0	212	387
1630 - 1645	3	12	20	0	35	42	6	15	0	63	7	93	1	0	101	23	161	20	0	204	403
1645 - 1700	3	11	19	0	33	27	11	7	0	45	2	89	1	0	92	30	165	29	0	224	394
Hourly Total	10	35	63	0	**108**	144	31	43	0	**218**	18	363	3	0	**384**	100	619	86	0	**805**	**1515**
1700 - 1715	2	9	21	0	32	26	5	8	0	39	4	96	2	0	102	24	128	23	0	175	348
1715 - 1730	4	7	16	0	27	36	7	8	0	51	4	63	0	0	67	25	135	26	0	186	331
1730 - 1745	2	3	13	0	18	30	3	10	0	43	7	85	0	0	92	17	149	21	0	187	340
1745 - 1800	3	3	13	0	19	13	5	5	0	23	2	89	0	0	91	19	152	23	0	194	327
Hourly Total	11	22	63	0	**96**	105	20	31	0	**156**	17	333	2	0	**352**	85	564	93	0	**742**	**1346**
Grand Total	21	57	126	0	**204**	249	51	74	0	**374**	35	696	5	0	**736**	185	1183	179	0	**1547**	**2861**
Approach %	10.29	27.94	61.76	0.00	-	66.58	13.64	19.79	0.00	-	4.76	94.57	0.68	0.00	-	11.96	76.47	11.57	0.00	-	
Intersection %	0.73	1.99	4.40	0.00	7.13	8.70	1.78	2.59	0.00	13.07	1.22	24.33	0.17	0.00	25.73	6.47	41.35	6.26	0.00	54.07	
PHF	0.83	0.83	0.82	0.00	**0.85**	0.76	0.68	0.68	0.00	**0.79**	0.61	0.94	0.50	0.00	**0.95**	0.84	0.93	0.80	0.00	**0.91**	**0.95**

Classified Turn Movement Count || Bikes

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 4 of 4
Driveway
Rutherford Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Tuesday, December 13, 2022

Lat/Long
35.589641°, -87.097476°

Weather
Cloudy
50°F

0700 - 0900 (Weekday 2h Session) (12-13-2022)

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (12-13-2022)

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 4 of 4
Driveway
Rutherford Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Tuesday, December 13, 2022

Weather
Cloudy
50°F

Lat/Long
35.589641°, -87.097476°

0700 - 0900 (Weekday 2h Session) (12-13-2022)

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
0700 - 0715	0	0	1	0	1	32	0	2	0	34	5	113	1	0	119	5	82	19	0	106	260
0715 - 0730	0	1	4	0	5	27	3	1	0	31	6	136	0	0	142	3	89	35	0	127	305
0730 - 0745	0	2	5	0	7	44	2	6	0	52	6	132	1	0	139	3	76	38	0	117	315
0745 - 0800	1	1	7	0	9	56	3	12	0	71	9	124	0	0	133	6	57	63	0	126	339
Hourly Total	1	4	17	0	**22**	159	8	21	0	**188**	26	505	2	0	**533**	17	304	155	0	**476**	**1219**
0800 - 0815	1	2	2	0	5	85	6	7	0	98	5	126	0	0	131	7	61	53	0	121	355
0815 - 0830	0	0	10	0	10	30	3	6	0	39	4	110	0	0	114	10	49	12	0	71	234
0830 - 0845	0	5	8	0	13	32	1	4	0	37	2	95	0	0	97	5	48	12	0	65	212
0845 - 0900	0	1	7	0	8	22	3	5	0	30	8	125	0	0	133	9	74	8	0	91	262
Hourly Total	1	8	27	0	**36**	169	13	22	0	**204**	19	456	0	0	**475**	31	232	85	0	**348**	**1063**
Grand Total	2	12	44	0	**58**	328	21	43	0	**392**	45	961	2	0	**1008**	48	536	240	0	**824**	**2282**
Approach %	3.45	20.69	75.86	0.00	-	83.67	5.36	10.97	0.00	-	4.46	95.34	0.20	0.00	-	5.83	65.05	29.13	0.00	-	
Intersection %	0.09	0.53	1.93	0.00	2.54	14.37	0.92	1.88	0.00	17.18	1.97	42.11	0.09	0.00	44.17	2.10	23.49	10.52	0.00	36.11	

1600 - 1800 (Weekday 2h Session) (12-13-2022)

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
1600 - 1615	2	4	15	0	21	43	6	10	0	59	5	78	1	0	84	23	125	16	0	164	328
1615 - 1630	2	8	9	0	19	32	8	11	0	51	4	99	0	0	103	24	164	21	0	209	382
1630 - 1645	3	12	20	0	35	42	6	15	0	63	7	90	1	0	98	23	158	20	0	201	397
1645 - 1700	3	11	19	0	33	26	11	7	0	44	2	88	1	0	91	30	162	28	0	220	388
Hourly Total	10	35	63	0	**108**	143	31	43	0	**217**	18	355	3	0	**376**	100	609	85	0	**794**	**1495**
1700 - 1715	2	9	21	0	32	26	5	8	0	39	4	94	2	0	100	23	128	23	0	174	345
1715 - 1730	4	7	16	0	27	35	7	8	0	50	4	61	0	0	65	25	134	26	0	185	327
1730 - 1745	2	3	13	0	18	30	3	10	0	43	7	84	0	0	91	17	148	21	0	186	338
1745 - 1800	3	3	13	0	19	13	5	5	0	23	2	87	0	0	89	19	151	23	0	193	324
Hourly Total	11	22	63	0	**96**	104	20	31	0	**155**	17	326	2	0	**345**	84	561	93	0	**738**	**1334**
Grand Total	21	57	126	0	**204**	247	51	74	0	**372**	35	681	5	0	**721**	184	1170	178	0	**1532**	**2829**
Approach %	10.29	27.94	61.76	0.00	-	66.40	13.71	19.89	0.00	-	4.85	94.45	0.69	0.00	-	12.01	76.37	11.62	0.00	-	
Intersection %	0.74	2.01	4.45	0.00	7.21	8.73	1.80	2.62	0.00	13.15	1.24	24.07	0.18	0.00	25.49	6.50	41.36	6.29	0.00	54.15	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 4 of 4
Driveway
Rutherford Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Tuesday, December 13, 2022

Weather
Cloudy
50°F

Lat/Long
35.589641°, -87.097476°

0700 - 0900 (Weekday 2h Session) (12-13-2022)

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	4	0	0	0	4	0	6	0	0	6	0	3	0	0	3	13
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1	2	0	4	5
0730 - 0745	0	0	0	0	0	1	0	1	0	2	1	4	0	0	5	1	4	2	0	7	14
0745 - 0800	0	0	1	0	1	4	1	0	0	5	0	1	0	0	1	0	1	2	0	3	10
Hourly Total	0	0	1	0	**1**	9	1	1	0	**11**	1	12	0	0	**13**	2	9	6	0	**17**	**42**
0800 - 0815	0	0	0	0	0	1	0	0	0	1	0	2	0	0	2	0	3	0	0	3	6
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	3	0	0	3	6
0830 - 0845	0	0	0	0	0	2	0	0	0	2	0	3	0	0	3	0	4	0	0	4	9
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	4	2	0	6	10
Hourly Total	0	0	0	0	**0**	3	0	0	0	**3**	0	12	0	0	**12**	0	14	2	0	**16**	**31**
Grand Total	0	0	1	0	**1**	12	1	1	0	**14**	1	24	0	0	**25**	2	23	8	0	**33**	**73**
Approach %	0.00	0.00	100.00	0.00	-	85.71	7.14	7.14	0.00	-	4.00	96.00	0.00	0.00	-	6.06	69.70	24.24	0.00	-	
Intersection %	0.00	0.00	1.37	0.00	1.37	16.44	1.37	1.37	0.00	19.18	1.37	32.88	0.00	0.00	34.25	2.74	31.51	10.96	0.00	45.21	

1600 - 1800 (Weekday 2h Session) (12-13-2022)

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	3
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	3	0	0	3	4
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	4	4
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	2	0	0	**2**	0	10	1	0	**11**	**13**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
1715 - 1730	0	0	0	0	0	1	0	0	0	1	0	1	0	0	1	0	1	0	0	1	3
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
Hourly Total	0	0	0	0	**0**	1	0	0	0	**1**	0	3	0	0	**3**	0	3	0	0	**3**	**7**
Grand Total	0	0	0	0	**0**	1	0	0	0	**1**	0	5	0	0	**5**	0	13	1	0	**14**	**20**
Approach %	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	92.86	7.14	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	5.00	0.00	25.00	0.00	0.00	25.00	0.00	65.00	5.00	0.00	70.00	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION

Columbia, TN

www.marrtraffic.com

Site 4 of 4
Driveway
Rutherford Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Tuesday, December 13, 2022

Lat/Long
35.589641°, -87.097476°

Weather
Cloudy
50°F

0700 - 0900 (Weekday 2h Session) (12-13-2022)

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	7	0	0	0	7	0	2	0	0	2	0	1	0	0	1	10
0715 - 0730	0	1	0	0	1	1	0	0	0	1	0	1	0	0	1	0	2	0	0	2	5
0730 - 0745	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	2	0	0	2	4
0745 - 0800	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	3
Hourly Total	0	1	1	0	**2**	8	0	1	0	**9**	0	4	0	0	**4**	0	7	0	0	**7**	**22**
0800 - 0815	0	0	0	0	0	1	0	0	0	1	0	2	0	0	2	0	0	0	0	0	3
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	2	0	2	2	0	0	0	2	0	3	0	0	3	0	1	0	0	1	8
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	0	2	0	**2**	3	0	0	0	**3**	0	6	0	0	**6**	0	1	0	0	**1**	**12**
Grand Total	0	1	3	0	**4**	11	0	1	0	**12**	0	10	0	0	**10**	0	8	0	0	**8**	**34**
Approach %	0.00	25.00	75.00	0.00	-	91.67	0.00	8.33	0.00	-	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
Intersection %	0.00	2.94	8.82	0.00	11.76	32.35	0.00	2.94	0.00	35.29	0.00	29.41	0.00	0.00	29.41	0.00	23.53	0.00	0.00	23.53	

1600 - 1800 (Weekday 2h Session) (12-13-2022)

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Driveway					Rutherford Ln					TN-243 Trotwood Ave (West)					TN-243 Trotwood Ave (East)					
TIME	Left 4.1	Thru 4.2	Right 4.3	U-Turn 4.4	App Total	Left 4.5	Thru 4.6	Right 4.7	U-Turn 4.8	App Total	Left 4.9	Thru 4.10	Right 4.11	U-Turn 4.12	App Total	Left 4.13	Thru 4.14	Right 4.15	U-Turn 4.16	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
1645 - 1700	0	0	0	0	0	1	0	0	0	1	0	1	0	0	1	0	0	0	0	0	2
Hourly Total	0	0	0	0	**0**	1	0	0	0	**1**	0	6	0	0	**6**	0	0	0	0	**0**	**7**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	4	0	0	**4**	1	0	0	0	**1**	**5**
Grand Total	0	0	0	0	**0**	1	0	0	0	**1**	0	10	0	0	**10**	1	0	0	0	**1**	**12**
Approach %	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	8.33	0.00	0.00	0.00	8.33	0.00	83.33	0.00	0.00	83.33	8.33	0.00	0.00	0.00	8.33	

Pedestrian Count || All vehicles

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 4 of 4
Driveway
Rutherford Ln
TN-243 Trotwood Ave (West)
TN-243 Trotwood Ave (East)

Date
Tuesday, December 13, 2022

Weather
Cloudy
50°F

Lat/Long
35.589641°, -87.097476°

0700 - 0900 (Weekday 2h Session) (12-13-2022)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Driveway			Rutherford Ln			TN-243 Trotwood Ave (West)			TN-243 Trotwood Ave (East)			
TIME	EB 4a	WB 4b	App Total	EB 4c	WB 4d	App Total	NB 4e	SB 4f	App Total	NB 4g	SB 4h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (12-13-2022)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Driveway			Rutherford Ln			TN-243 Trotwood Ave (West)			TN-243 Trotwood Ave (East)			
TIME	EB 4a	WB 4b	App Total	EB 4c	WB 4d	App Total	NB 4e	SB 4f	App Total	NB 4g	SB 4h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 12/13/2022	Driveway Northbound			Rutherford Ln Southbound			TN-243 Trotwood Ave (West) Eastbound			TN-243 Trotwood Ave (East) Westbound			
Time	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	0	0	1	43	0	2	5	121	1	5	86	19	283
07:15 AM - 07:30 AM	0	2	4	28	3	1	6	138	0	4	92	37	315
07:30 AM - 07:45 AM	0	2	5	45	2	8	7	137	1	4	82	40	333
07:45 AM - 08:00 AM	1	1	9	60	4	12	9	125	0	6	60	65	352
08:00 AM - 08:15 AM	1	2	2	87	6	7	5	130	0	7	64	53	364
08:15 AM - 08:30 AM	0	0	10	30	3	6	4	113	0	10	52	12	240
08:30 AM - 08:45 AM	0	5	10	36	1	4	2	101	0	5	53	12	229
08:45 AM - 09:00 AM	0	1	7	22	3	5	8	130	0	9	78	10	273
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	2	4	15	43	6	10	5	80	1	23	126	16	331
04:15 PM - 04:30 PM	2	8	9	32	8	11	4	101	0	24	167	21	387
04:30 PM - 04:45 PM	3	12	20	42	6	15	7	93	1	23	161	20	403
04:45 PM - 05:00 PM	3	11	19	27	11	7	2	89	1	30	165	29	394
05:00 PM - 05:15 PM	2	9	21	26	5	8	4	96	2	24	128	23	348
05:15 PM - 05:30 PM	4	7	16	36	7	8	4	63	0	25	135	26	331
05:30 PM - 05:45 PM	2	3	13	30	3	10	7	85	0	17	149	21	340
05:45 PM - 06:00 PM	3	3	13	13	5	5	2	89	0	19	152	23	327
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Bi-Directional Class Count || NB EB 15min

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 5
TN-243 Trotwood Ave,
west of Rutherford Ln

Date
Thursday, July 14, 2022

Weather
Partly Cloudy
81°F

Lat/Long
35.589107°, -87.098139°

Click here for Map

0000 - 2400 (24h Session) (07-14-2022)
NB EB 15min

	Eastbound (Movement 5.1)				15min	60min
Time	Bikes	1-3	4-7	8-13	Total	Total
0000 - 0015	0	7	1	0	8	
0015 - 0030	0	2	0	0	2	
0030 - 0045	0	2	0	0	2	
0045 - 0100	0	2	0	0	2	14
0100 - 0115	0	2	0	0	2	
0115 - 0130	0	2	0	0	2	
0130 - 0145	0	4	0	0	4	
0145 - 0200	0	2	0	0	2	10
0200 - 0215	0	3	0	0	3	
0215 - 0230	0	5	1	1	7	
0230 - 0245	0	5	1	1	7	
0245 - 0300	0	1	0	0	1	18
0300 - 0315	0	2	0	0	2	
0315 - 0330	0	6	0	0	6	
0330 - 0345	0	10	0	2	12	
0345 - 0400	0	10	0	0	10	30
0400 - 0415	0	9	0	0	9	
0415 - 0430	0	12	0	0	12	
0430 - 0445	0	17	1	0	18	
0445 - 0500	0	32	0	0	32	71
0500 - 0515	0	28	0	0	28	
0515 - 0530	0	46	0	1	47	
0530 - 0545	0	34	4	0	38	
0545 - 0600	0	54	0	1	55	168
0600 - 0615	0	47	1	1	49	
0615 - 0630	0	82	4	0	86	
0630 - 0645	0	105	2	1	108	
0645 - 0700	0	101	2	0	103	346
0700 - 0715	0	86	1	0	87	
0715 - 0730	0	113	5	3	121	
0730 - 0745	0	132	3	1	136	
0745 - 0800	0	126	4	0	130	474
0800 - 0815	0	104	5	3	112	
0815 - 0830	0	84	3	4	91	
0830 - 0845	0	105	3	1	109	
0845 - 0900	0	99	5	1	105	417
0900 - 0915	0	91	5	0	96	
0915 - 0930	0	100	3	2	105	
0930 - 0945	0	97	2	0	99	
0945 - 1000	0	108	6	0	114	414
1000 - 1015	0	88	5	3	96	
1015 - 1030	0	95	8	0	103	
1030 - 1045	0	101	5	2	108	
1045 - 1100	0	97	4	4	105	412
1100 - 1115	0	94	8	3	105	
1115 - 1130	0	102	3	0	105	
1130 - 1145	0	106	1	2	109	
1145 - 1200	0	85	4	0	89	408
1200 - 1215	0	99	5	4	108	
1215 - 1230	0	93	4	1	98	
1230 - 1245	0	122	4	3	129	
1245 - 1300	0	130	5	1	136	471
1300 - 1315	0	86	3	2	91	
1315 - 1330	0	94	5	1	100	
1330 - 1345	0	111	6	1	118	
1345 - 1400	0	122	4	2	128	437
1400 - 1415	0	101	3	2	106	
1415 - 1430	0	90	4	2	96	
1430 - 1445	0	107	3	1	111	
1445 - 1500	0	106	3	0	109	422
1500 - 1515	0	88	4	2	94	
1515 - 1530	0	109	1	0	110	
1530 - 1545	0	114	3	2	119	
1545 - 1600	0	91	2	0	93	416
1600 - 1615	0	108	1	2	111	
1615 - 1630	0	109	3	1	113	
1630 - 1645	0	124	1	0	125	
1645 - 1700	0	102	4	1	107	456
1700 - 1715	0	104	2	0	106	
1715 - 1730	0	97	2	0	99	
1730 - 1745	0	91	3	1	95	
1745 - 1800	0	94	1	0	95	395
1800 - 1815	0	101	4	2	107	
1815 - 1830	0	93	2	0	95	
1830 - 1845	0	82	0	0	82	
1845 - 1900	0	81	1	0	82	366
1900 - 1915	0	75	0	0	75	
1915 - 1930	0	85	0	1	86	
1930 - 1945	0	71	1	1	73	
1945 - 2000	0	55	0	0	55	289
2000 - 2015	0	100	1	0	101	
2015 - 2030	0	67	0	0	67	
2030 - 2045	0	45	0	0	45	
2045 - 2100	0	57	0	0	57	270
2100 - 2115	0	58	0	0	58	
2115 - 2130	0	42	0	0	42	
2130 - 2145	0	29	0	0	29	
2145 - 2200	0	32	0	1	33	162
2200 - 2215	0	20	0	0	20	
2215 - 2230	0	13	0	0	13	
2230 - 2245	0	13	0	1	14	
2245 - 2300	0	19	0	0	19	66
2300 - 2315	0	8	0	0	8	
2315 - 2330	0	16	0	0	16	
2330 - 2345	0	7	0	1	8	
2345 - 0000	0	2	0	0	2	34

Session Total	0	6308	185	73	6566
Session Average	0.00	65.71	1.93	0.76	68.40
Session Percentage	0.00	96.07	2.82	1.11	

AM Peak Hour	-	0715 - 0815	0945 - 1045	0800 - 0900	0715 - 0815
AM Peak Volume	0	475	24	9	499

Noon Peak Hour	-	1200 - 1300	1015 - 1115	1000 - 1100	1200 - 1300
Noon Peak Volume	0	444	25	9	471

PM Peak Hour	-	1600 - 1700	1645 - 1745	1530 - 1630	1600 - 1700
PM Peak Volume	0	443	11	5	456

Bi-Directional Class Count || SB WB 15min

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 5
TN-243 Trotwood Ave,
west of Rutherford Ln

Date
Thursday, July 14, 2022

Weather
Partly Cloudy
81°F

Lat/Long
35.589107°, -87.098139°

Click here for Map

0000 - 2400 (24h Session) (07-14-2022)
SB WB 15min

	Westbound (Movement 5.2)				15min	60min
Time	Bikes	1-3	4-7	8-13	Total	Total
0000 - 0015	0	14	0	0	14	
0015 - 0030	0	3	0	0	3	
0030 - 0045	0	17	0	0	17	
0045 - 0100	0	12	0	0	12	46
0100 - 0115	0	6	0	1	7	
0115 - 0130	0	2	0	0	2	
0130 - 0145	0	4	0	0	4	
0145 - 0200	0	5	0	0	5	18
0200 - 0215	0	10	0	2	12	
0215 - 0230	0	5	0	1	6	
0230 - 0245	0	3	0	0	3	
0245 - 0300	0	3	0	0	3	24
0300 - 0315	0	6	0	0	6	
0315 - 0330	0	5	0	1	6	
0330 - 0345	0	4	0	0	4	
0345 - 0400	0	3	0	0	3	19
0400 - 0415	0	6	0	0	6	
0415 - 0430	0	6	0	0	6	
0430 - 0445	0	7	0	0	7	
0445 - 0500	0	10	0	0	10	29
0500 - 0515	0	13	0	0	13	
0515 - 0530	0	19	1	1	21	
0530 - 0545	0	16	1	1	18	
0545 - 0600	0	26	1	0	27	79
0600 - 0615	0	34	2	2	38	
0615 - 0630	0	41	0	2	43	
0630 - 0645	0	39	5	2	46	
0645 - 0700	0	33	2	2	37	164
0700 - 0715	0	62	0	2	64	
0715 - 0730	0	59	1	2	62	
0730 - 0745	0	65	4	2	71	
0745 - 0800	0	69	6	1	76	273
0800 - 0815	0	44	1	1	46	
0815 - 0830	0	75	6	5	86	
0830 - 0845	0	58	3	3	64	
0845 - 0900	0	62	5	1	68	264
0900 - 0915	0	68	4	0	72	
0915 - 0930	0	91	7	4	102	
0930 - 0945	0	80	3	1	84	
0945 - 1000	0	72	5	0	77	335
1000 - 1015	0	71	2	4	77	
1015 - 1030	0	79	4	1	84	
1030 - 1045	0	99	8	1	108	
1045 - 1100	0	95	4	2	101	370
1100 - 1115	0	86	5	1	92	
1115 - 1130	0	96	4	2	102	
1130 - 1145	0	136	6	2	144	
1145 - 1200	0	119	2	1	122	460
1200 - 1215	0	114	2	1	117	
1215 - 1230	0	115	4	0	119	
1230 - 1245	0	102	2	2	106	
1245 - 1300	0	124	3	0	127	469
1300 - 1315	0	113	2	1	116	
1315 - 1330	0	121	1	0	122	
1330 - 1345	0	120	3	3	126	
1345 - 1400	0	120	4	1	125	489
1400 - 1415	0	99	5	0	104	
1415 - 1430	0	127	3	3	133	
1430 - 1445	0	146	3	1	150	
1445 - 1500	0	145	2	0	147	534
1500 - 1515	0	127	3	0	130	
1515 - 1530	0	148	2	0	150	
1530 - 1545	0	145	4	1	150	
1545 - 1600	0	126	5	2	133	563
1600 - 1615	0	148	1	0	149	
1615 - 1630	0	156	5	2	163	
1630 - 1645	0	173	2	0	175	
1645 - 1700	0	162	4	0	166	653
1700 - 1715	0	159	1	2	162	
1715 - 1730	0	169	3	0	172	
1730 - 1745	0	162	1	1	164	
1745 - 1800	0	167	2	0	169	667
1800 - 1815	0	156	2	0	158	
1815 - 1830	0	138	1	1	140	
1830 - 1845	0	128	1	0	129	
1845 - 1900	0	126	0	0	126	553
1900 - 1915	0	114	0	0	114	
1915 - 1930	0	128	1	0	129	
1930 - 1945	0	84	0	3	87	
1945 - 2000	0	95	0	0	95	425
2000 - 2015	1	83	2	0	86	
2015 - 2030	0	78	0	0	78	
2030 - 2045	0	63	1	2	66	
2045 - 2100	0	63	0	0	63	293
2100 - 2115	0	60	1	0	61	
2115 - 2130	0	46	0	1	47	
2130 - 2145	0	57	0	0	57	
2145 - 2200	0	51	0	0	51	216
2200 - 2215	0	42	0	1	43	
2215 - 2230	0	30	0	0	30	
2230 - 2245	0	25	0	1	26	
2245 - 2300	0	22	0	0	22	121
2300 - 2315	0	14	0	0	14	
2315 - 2330	0	13	0	0	13	
2330 - 2345	0	11	0	0	11	
2345 - 0000	0	7	0	0	7	45

Session Total	1	6860	168	80	7109
Session Average	0.01	71.46	1.75	0.83	74.05
Session Percentage	0.01	96.50	2.36	1.13	

AM Peak Hour	-	0945 - 1045	0830 - 0930	0745 - 0845	0945 - 1045
AM Peak Volume	0	321	19	10	346

Noon Peak Hour	-	1430 - 1530	1015 - 1115	1000 - 1100	1430 - 1530
Noon Peak Volume	0	566	21	8	577

PM Peak Hour	1915 - 2015	1630 - 1730	1530 - 1630	1530 - 1630	1630 - 1730
PM Peak Volume	1	663	15	5	675

Bi-Directional Class Count || Bi-Directional 15min

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 5
TN-243 Trotwood Ave,
west of Rutherford Ln

Date
Thursday, July 14, 2022

Weather
Partly Cloudy
81°F

Lat/Long
35.589107°, -87.098139°

0000 - 2400 (24h Session) (07-14-2022)
Bi-Directional 15min

	Bi-Directional 15min				15min	60min
Time	Bikes	1-3	4-7	8-13	Total	Total
0000 - 0015	0	21	1	0	22	
0015 - 0030	0	5	0	0	5	
0030 - 0045	0	19	0	0	19	
0045 - 0100	0	14	0	0	14	60
0100 - 0115	0	8	0	1	9	
0115 - 0130	0	4	0	0	4	
0130 - 0145	0	8	0	0	8	
0145 - 0200	0	7	0	0	7	28
0200 - 0215	0	13	0	2	15	
0215 - 0230	0	10	1	2	13	
0230 - 0245	0	8	1	1	10	
0245 - 0300	0	4	0	0	4	42
0300 - 0315	0	8	0	0	8	
0315 - 0330	0	11	0	1	12	
0330 - 0345	0	14	0	2	16	
0345 - 0400	0	13	0	0	13	49
0400 - 0415	0	15	0	0	15	
0415 - 0430	0	18	0	0	18	
0430 - 0445	0	24	1	0	25	
0445 - 0500	0	42	0	0	42	100
0500 - 0515	0	41	0	0	41	
0515 - 0530	0	65	1	2	68	
0530 - 0545	0	50	5	1	56	
0545 - 0600	0	80	1	1	82	247
0600 - 0615	0	81	3	3	87	
0615 - 0630	0	123	4	2	129	
0630 - 0645	0	144	7	3	154	
0645 - 0700	0	134	4	2	140	510
0700 - 0715	0	148	1	2	151	
0715 - 0730	0	172	6	5	183	
0730 - 0745	0	197	7	3	207	
0745 - 0800	0	195	10	1	206	747
0800 - 0815	0	148	6	4	158	
0815 - 0830	0	159	9	9	177	
0830 - 0845	0	163	6	4	173	
0845 - 0900	0	161	10	2	173	681
0900 - 0915	0	159	9	0	168	
0915 - 0930	0	191	10	6	207	
0930 - 0945	0	177	5	1	183	
0945 - 1000	0	180	11	0	191	749
1000 - 1015	0	159	7	7	173	
1015 - 1030	0	174	12	1	187	
1030 - 1045	0	200	13	3	216	
1045 - 1100	0	192	8	6	206	782
1100 - 1115	0	180	13	4	197	
1115 - 1130	0	198	7	2	207	
1130 - 1145	0	242	7	4	253	
1145 - 1200	0	204	6	1	211	868
1200 - 1215	0	213	7	5	225	
1215 - 1230	0	208	8	1	217	
1230 - 1245	0	224	6	5	235	
1245 - 1300	0	254	8	1	263	940
1300 - 1315	0	199	5	3	207	
1315 - 1330	0	215	6	1	222	
1330 - 1345	0	231	9	4	244	
1345 - 1400	0	242	8	3	253	926
1400 - 1415	0	200	8	2	210	
1415 - 1430	0	217	7	5	229	
1430 - 1445	0	253	6	2	261	
1445 - 1500	0	251	5	0	256	956
1500 - 1515	0	215	7	2	224	
1515 - 1530	0	257	3	0	260	
1530 - 1545	0	259	7	3	269	
1545 - 1600	0	217	7	2	226	979
1600 - 1615	0	256	2	2	260	
1615 - 1630	0	265	8	3	276	
1630 - 1645	0	297	3	0	300	
1645 - 1700	0	264	8	1	273	1109
1700 - 1715	0	263	3	2	268	
1715 - 1730	0	266	5	0	271	
1730 - 1745	0	253	4	2	259	
1745 - 1800	0	261	3	0	264	1062
1800 - 1815	0	257	6	2	265	
1815 - 1830	0	231	3	1	235	
1830 - 1845	0	210	1	0	211	
1845 - 1900	0	207	1	0	208	919
1900 - 1915	0	189	0	0	189	
1915 - 1930	0	213	1	1	215	
1930 - 1945	0	155	1	4	160	
1945 - 2000	0	150	0	0	150	714
2000 - 2015	1	183	3	0	187	
2015 - 2030	0	145	0	0	145	
2030 - 2045	0	108	1	2	111	
2045 - 2100	0	120	0	0	120	563
2100 - 2115	0	118	1	0	119	
2115 - 2130	0	88	0	1	89	
2130 - 2145	0	86	0	0	86	
2145 - 2200	0	83	0	1	84	378
2200 - 2215	0	62	0	1	63	
2215 - 2230	0	43	0	0	43	
2230 - 2245	0	38	0	2	40	
2245 - 2300	0	41	0	0	41	187
2300 - 2315	0	22	0	0	22	
2315 - 2330	0	29	0	0	29	
2330 - 2345	0	18	0	1	19	
2345 - 0000	0	9	0	0	9	79

Session Total	1	13168	353	153	13675
Session Average	0.01	137.17	3.68	1.59	142.45
Session Percentage	0.01	96.29	2.58	1.12	

AM Peak Hour	-	0945 - 1045	0945 - 1045	0800 - 0900	0945 - 1045
AM Peak Volume	0	713	43	19	767

Noon Peak Hour	-	1445 - 1545	1015 - 1115	1000 - 1100	1445 - 1545
Noon Peak Volume	0	982	46	17	1009

PM Peak Hour	1915 - 2015	1630 - 1730	1500 - 1600	1530 - 1630	1615 - 1715
PM Peak Volume	1	1090	24	10	1117

Bi-Directional Class Count || Volume Summary 15min

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 5
TN-243 Trotwood Ave,
west of Rutherford Ln

Date
Thursday, July 14, 2022

Weather
Partly Cloudy
81°F

Lat/Long
35.589107°, -87.098139°

0000 - 2400 (24h Session) (07-14-2022)
Volume Summary 15min

TIME	Volume Summary 15min EB	WB	15min Total	60min Total
0000 - 0015	8	14	**22**	
0015 - 0030	2	3	**5**	
0030 - 0045	2	17	**19**	
0045 - 0100	2	12	**14**	**60**
0100 - 0115	2	7	**9**	
0115 - 0130	2	2	**4**	
0130 - 0145	4	4	**8**	
0145 - 0200	2	5	**7**	**28**
0200 - 0215	3	12	**15**	
0215 - 0230	7	6	**13**	
0230 - 0245	7	3	**10**	
0245 - 0300	1	3	**4**	**42**
0300 - 0315	2	6	**8**	
0315 - 0330	6	6	**12**	
0330 - 0345	12	4	**16**	
0345 - 0400	10	3	**13**	**49**
0400 - 0415	9	6	**15**	
0415 - 0430	12	6	**18**	
0430 - 0445	18	7	**25**	
0445 - 0500	32	10	**42**	**100**
0500 - 0515	28	13	**41**	
0515 - 0530	47	21	**68**	
0530 - 0545	38	18	**56**	
0545 - 0600	55	27	**82**	**247**
0600 - 0615	49	38	**87**	
0615 - 0630	86	43	**129**	
0630 - 0645	108	46	**154**	
0645 - 0700	103	37	**140**	**510**
0700 - 0715	87	64	**151**	
0715 - 0730	121	62	**183**	
0730 - 0745	136	71	**207**	
0745 - 0800	130	76	**206**	**747**
0800 - 0815	112	46	**158**	
0815 - 0830	91	86	**177**	
0830 - 0845	109	64	**173**	
0845 - 0900	105	68	**173**	**681**
0900 - 0915	96	72	**168**	
0915 - 0930	105	102	**207**	
0930 - 0945	99	84	**183**	
0945 - 1000	114	77	**191**	**749**
1000 - 1015	96	77	**173**	
1015 - 1030	103	84	**187**	
1030 - 1045	108	108	**216**	
1045 - 1100	105	101	**206**	**782**
1100 - 1115	105	92	**197**	
1115 - 1130	105	102	**207**	
1130 - 1145	109	144	**253**	
1145 - 1200	89	122	**211**	**868**

Time	Volume Summary 15min EB	WB	15min Total	60min Total
1200 - 1215	108	117	**225**	
1215 - 1230	98	119	**217**	
1230 - 1245	129	106	**235**	
1245 - 1300	136	127	**263**	**940**
1300 - 1315	91	116	**207**	
1315 - 1330	100	122	**222**	
1330 - 1345	118	126	**244**	
1345 - 1400	128	125	**253**	**926**
1400 - 1415	106	104	**210**	
1415 - 1430	96	133	**229**	
1430 - 1445	111	150	**261**	
1445 - 1500	109	147	**256**	**956**
1500 - 1515	94	130	**224**	
1515 - 1530	110	150	**260**	
1530 - 1545	119	150	**269**	
1545 - 1600	93	133	**226**	**979**
1600 - 1615	111	149	**260**	
1615 - 1630	113	163	**276**	
1630 - 1645	125	175	**300**	
1645 - 1700	107	166	**273**	**1109**
1700 - 1715	106	162	**268**	
1715 - 1730	99	172	**271**	
1730 - 1745	95	164	**259**	
1745 - 1800	95	169	**264**	**1062**
1800 - 1815	107	158	**265**	
1815 - 1830	95	140	**235**	
1830 - 1845	82	129	**211**	
1845 - 1900	82	126	**208**	**919**
1900 - 1915	75	114	**189**	
1915 - 1930	86	129	**215**	
1930 - 1945	73	87	**160**	
1945 - 2000	55	95	**150**	**714**
2000 - 2015	101	86	**187**	
2015 - 2030	67	78	**145**	
2030 - 2045	45	66	**111**	
2045 - 2100	57	63	**120**	**563**
2100 - 2115	58	61	**119**	
2115 - 2130	42	47	**89**	
2130 - 2145	29	57	**86**	
2145 - 2200	33	51	**84**	**378**
2200 - 2215	20	43	**63**	
2215 - 2230	13	30	**43**	
2230 - 2245	14	26	**40**	
2245 - 2300	19	22	**41**	**187**
2300 - 2315	8	14	**22**	
2315 - 2330	16	13	**29**	
2330 - 2345	8	11	**19**	
2345 - 0000	2	7	**9**	**79**

Session Total	6566	7109	**13675**
Session Average	68.40	74.05	**142.45**
Session Percentage	48.01	51.99	

Bi-Directional Class Count || NB EB 60min

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 5
TN-243 Trotwood Ave,
west of Rutherford Ln

Date
Thursday, July 14, 2022

Lat/Long
35.589107°, -87.098139°

Weather
Partly Cloudy
81°F

0000 - 2400 (24h Session) (07-14-2022)
NB EB 60min

	Eastbound (Movement 5.1)				
TIME	Bikes	1-3	4-7	8-13	Total
0000 - 0100	0	13	1	0	**14**
0100 - 0200	0	10	0	0	**10**
0200 - 0300	0	14	2	2	**18**
0300 - 0400	0	28	0	2	**30**
0400 - 0500	0	70	1	0	**71**
0500 - 0600	0	162	4	2	**168**
0600 - 0700	0	335	9	2	**346**
0700 - 0800	0	457	13	4	**474**
0800 - 0900	0	392	16	9	**417**
0900 - 1000	0	396	16	2	**414**
1000 - 1100	0	381	22	9	**412**
1100 - 1200	0	387	16	5	**408**
1200 - 1300	0	444	18	9	**471**
1300 - 1400	0	413	18	6	**437**
1400 - 1500	0	404	13	5	**422**
1500 - 1600	0	402	10	4	**416**
1600 - 1700	0	443	9	4	**456**
1700 - 1800	0	386	8	1	**395**
1800 - 1900	0	357	7	2	**366**
1900 - 2000	0	286	1	2	**289**
2000 - 2100	0	269	1	0	**270**
2100 - 2200	0	161	0	1	**162**
2200 - 2300	0	65	0	1	**66**
2300 - 2400	0	33	0	1	**34**

Session Total	0	6308	185	73	**6566**
Session Average	0.00	262.83	7.71	3.04	**273.58**
Session Percentage	0.00	96.07	2.82	1.11	

AM Peak Hour	-	0700 - 0800	0800 - 0900	0800 - 0900	**0700 - 0800**
AM Peak Volume	0	457	16	9	**474**

Noon Peak Hour	-	1200 - 1300	1000 - 1100	1000 - 1100	**1200 - 1300**
Noon Peak Volume	0	444	22	9	**471**

PM Peak Hour	-	1600 - 1700	1500 - 1600	1500 - 1600	**1600 - 1700**
PM Peak Volume	0	443	10	4	**456**

Bi-Directional Class Count || SB WB 60min

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 5
TN-243 Trotwood Ave,
west of Rutherford Ln

Date
Thursday, July 14, 2022

Lat/Long
35.589107°, -87.098139°

Weather
Partly Cloudy
81°F

0000 - 2400 (24h Session) (07-14-2022)
SB WB 60min

	Westbound (Movement 5.2)				
TIME	Bikes	1-3	4-7	8-13	Total
0000 - 0100	0	46	0	0	**46**
0100 - 0200	0	17	0	1	**18**
0200 - 0300	0	21	0	3	**24**
0300 - 0400	0	18	0	1	**19**
0400 - 0500	0	29	0	0	**29**
0500 - 0600	0	74	3	2	**79**
0600 - 0700	0	147	9	8	**164**
0700 - 0800	0	255	11	7	**273**
0800 - 0900	0	239	15	10	**264**
0900 - 1000	0	311	19	5	**335**
1000 - 1100	0	344	18	8	**370**
1100 - 1200	0	437	17	6	**460**
1200 - 1300	0	455	11	3	**469**
1300 - 1400	0	474	10	5	**489**
1400 - 1500	0	517	13	4	**534**
1500 - 1600	0	546	14	3	**563**
1600 - 1700	0	639	12	2	**653**
1700 - 1800	0	657	7	3	**667**
1800 - 1900	0	548	4	1	**553**
1900 - 2000	0	421	1	3	**425**
2000 - 2100	1	287	3	2	**293**
2100 - 2200	0	214	1	1	**216**
2200 - 2300	0	119	0	2	**121**
2300 - 2400	0	45	0	0	**45**

Session Total	1	6860	168	80	**7109**
Session Average	0.04	285.83	7.00	3.33	**296.21**
Session Percentage	0.01	96.50	2.36	1.13	

AM Peak Hour	-	0900 - 1000	0900 - 1000	0800 - 0900	**0900 - 1000**
AM Peak Volume	0	311	19	10	**335**

Noon Peak Hour	-	1400 - 1500	1000 - 1100	1000 - 1100	**1400 - 1500**
Noon Peak Volume	0	517	18	8	**534**

PM Peak Hour	-	1700 - 1800	1500 - 1600	1500 - 1600	**1700 - 1800**
PM Peak Volume	0	657	14	3	**667**

Bi-Directional Class Count || Bi-Directional 60min

Columbia, TN

Marr Traffic DATA COLLECTION

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Site 5
TN-243 Trotwood Ave,
west of Rutherford Ln

Date
Thursday, July 14, 2022

Lat/Long
35.589107°, -87.098139°

Weather
Partly Cloudy
81°F

0000 - 2400 (24h Session) (07-14-2022)
Bi-Directional 60min

	Bi-Directional 60min				
TIME	Bikes	1-3	4-7	8-13	Total
0000 - 0100	0	59	1	0	**60**
0100 - 0200	0	27	0	1	**28**
0200 - 0300	0	35	2	5	**42**
0300 - 0400	0	46	0	3	**49**
0400 - 0500	0	99	1	0	**100**
0500 - 0600	0	236	7	4	**247**
0600 - 0700	0	482	18	10	**510**
0700 - 0800	0	712	24	11	**747**
0800 - 0900	0	631	31	19	**681**
0900 - 1000	0	707	35	7	**749**
1000 - 1100	0	725	40	17	**782**
1100 - 1200	0	824	33	11	**868**
1200 - 1300	0	899	29	12	**940**
1300 - 1400	0	887	28	11	**926**
1400 - 1500	0	921	26	9	**956**
1500 - 1600	0	948	24	7	**979**
1600 - 1700	0	1082	21	6	**1109**
1700 - 1800	0	1043	15	4	**1062**
1800 - 1900	0	905	11	3	**919**
1900 - 2000	0	707	2	5	**714**
2000 - 2100	1	556	4	2	**563**
2100 - 2200	0	375	1	2	**378**
2200 - 2300	0	184	0	3	**187**
2300 - 2400	0	78	0	1	**79**

Session Total	1	13168	353	153	**13675**
Session Average	0.04	548.67	14.71	6.38	**569.79**
Session Percentage	0.01	96.29	2.58	1.12	

AM Peak Hour	-	0700 - 0800	0900 - 1000	0800 - 0900	**0900 - 1000**
AM Peak Volume	0	712	35	19	**749**

Noon Peak Hour	-	1400 - 1500	1000 - 1100	1000 - 1100	**1400 - 1500**
Noon Peak Volume	0	921	40	17	**956**

PM Peak Hour	-	1600 - 1700	1500 - 1600	1500 - 1600	**1600 - 1700**
PM Peak Volume	0	1082	24	7	**1109**

Bi-Directional Class Count || Volume Summary 60min

Columbia, TN

Marr Traffic DATA COLLECTION

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Site 5
TN-243 Trotwood Ave,
west of Rutherford Ln

Date
Thursday, July 14, 2022

Weather
Partly Cloudy
81°F

Lat/Long
35.589107°, -87.098139°

0000 - 2400 (24h Session) (07-14-2022)
Volume Summary 60min

	Volume Summary 60min		
TIME	EB	WB	**Total**
0000 - 0100	14	46	**60**
0100 - 0200	10	18	**28**
0200 - 0300	18	24	**42**
0300 - 0400	30	19	**49**
0400 - 0500	71	29	**100**
0500 - 0600	168	79	**247**
0600 - 0700	346	164	**510**
0700 - 0800	474	273	**747**
0800 - 0900	417	264	**681**
0900 - 1000	414	335	**749**
1000 - 1100	412	370	**782**
1100 - 1200	408	460	**868**

	Volume Summary 60min		
Time	EB	WB	**Total**
1200 - 1300	471	469	**940**
1300 - 1400	437	489	**926**
1400 - 1500	422	534	**956**
1500 - 1600	416	563	**979**
1600 - 1700	456	653	**1109**
1700 - 1800	395	667	**1062**
1800 - 1900	366	553	**919**
1900 - 2000	289	425	**714**
2000 - 2100	270	293	**563**
2100 - 2200	162	216	**378**
2200 - 2300	66	121	**187**
2300 - 2400	34	45	**79**

Session Total	6566	7109	**13675**
Session Average	273.58	296.21	**569.79**
Session Percentage	48.01	51.99	

Bi-Directional Class Count || Graphical Analysis NB EB

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 5

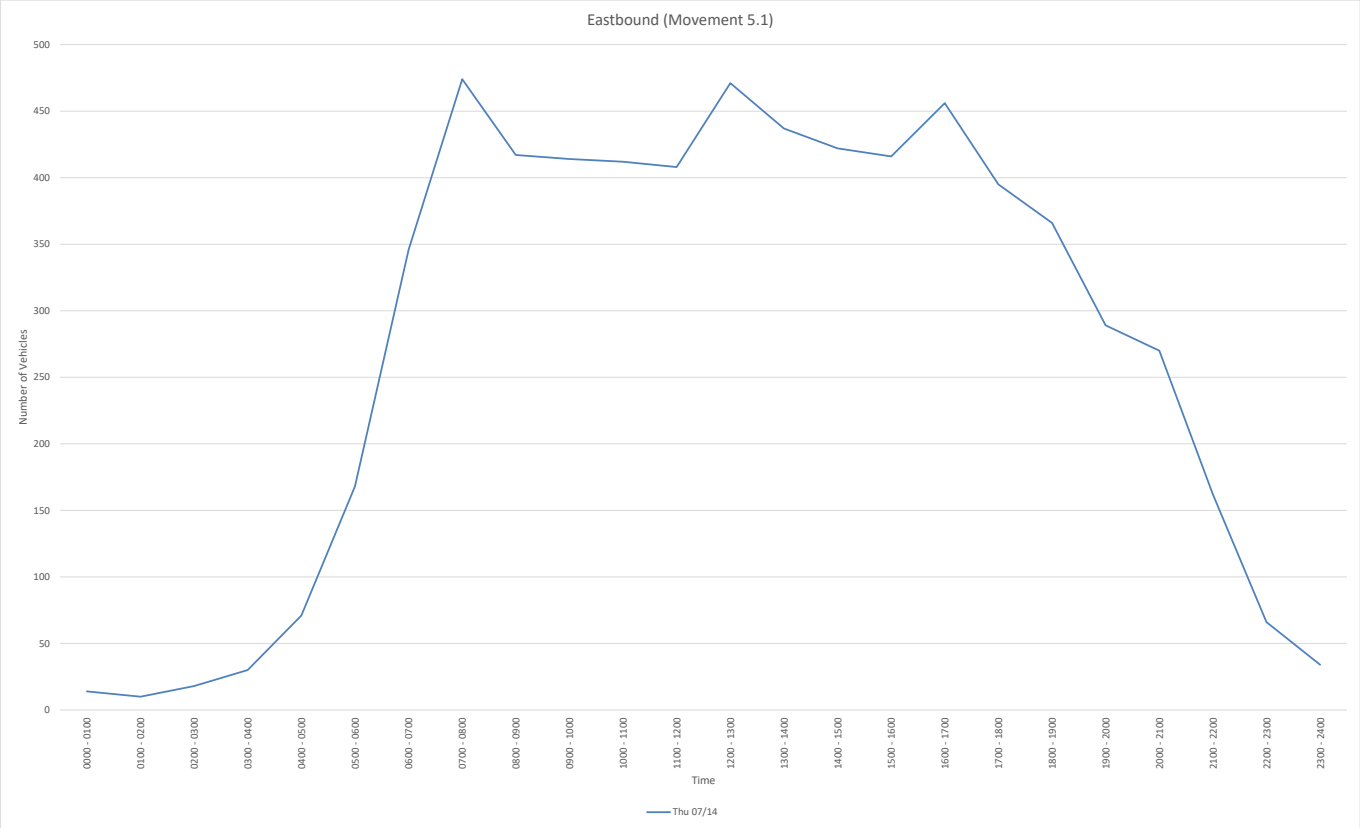
TN-243 Trotwood Ave,
west of Rutherford Ln

Lat/Long

35.589107°, -87.098139°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis NB EB



Bi-Directional Class Count || Graphical Analysis SB WB

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 5

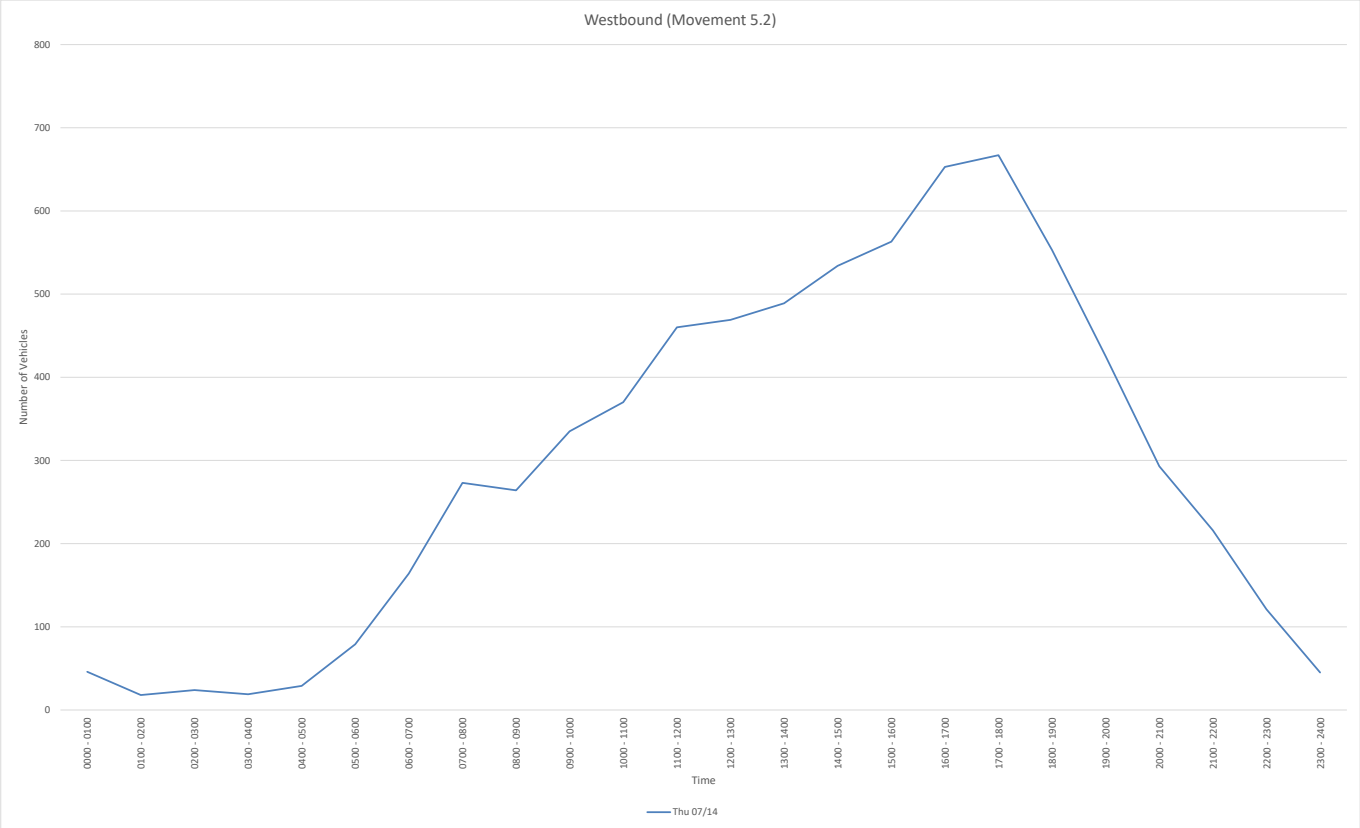
TN-243 Trotwood Ave,
west of Rutherford Ln

Lat/Long

35.589107°, -87.098139°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis SB WB



EB
File Name:
Start Date: 7/14/2022
Start Time: 0
Site Code: 5
Station ID: 1
Location 1: TN-243 Trotwood Ave, west of Rutherford Ln
Location 2:

Date	Time	Bikes	1-3	4-7	8-13
7/14/2022	12:00 AM	0	7	1	0
7/14/2022	12:15 AM	0	2	0	0
7/14/2022	12:30 AM	0	2	0	0
7/14/2022	12:45 AM	0	2	0	0
7/14/2022	1:00 AM	0	2	0	0
7/14/2022	1:15 AM	0	2	0	0
7/14/2022	1:30 AM	0	4	0	0
7/14/2022	1:45 AM	0	2	0	0
7/14/2022	2:00 AM	0	3	0	0
7/14/2022	2:15 AM	0	5	1	1
7/14/2022	2:30 AM	0	5	1	1
7/14/2022	2:45 AM	0	1	0	0
7/14/2022	3:00 AM	0	2	0	0
7/14/2022	3:15 AM	0	6	0	0
7/14/2022	3:30 AM	0	10	0	2
7/14/2022	3:45 AM	0	10	0	0
7/14/2022	4:00 AM	0	9	0	0
7/14/2022	4:15 AM	0	12	0	0
7/14/2022	4:30 AM	0	17	1	0
7/14/2022	4:45 AM	0	32	0	0
7/14/2022	5:00 AM	0	28	0	0
7/14/2022	5:15 AM	0	46	0	1
7/14/2022	5:30 AM	0	34	4	0
7/14/2022	5:45 AM	0	54	0	1
7/14/2022	6:00 AM	0	47	1	1
7/14/2022	6:15 AM	0	82	4	0
7/14/2022	6:30 AM	0	105	2	1
7/14/2022	6:45 AM	0	101	2	0
7/14/2022	7:00 AM	0	86	1	0
7/14/2022	7:15 AM	0	113	5	3
7/14/2022	7:30 AM	0	132	3	1
7/14/2022	7:45 AM	0	126	4	0
7/14/2022	8:00 AM	0	104	5	3
7/14/2022	8:15 AM	0	84	3	4
7/14/2022	8:30 AM	0	105	3	1
7/14/2022	8:45 AM	0	99	5	1
7/14/2022	9:00 AM	0	91	5	0
7/14/2022	9:15 AM	0	100	3	2
7/14/2022	9:30 AM	0	97	2	0
7/14/2022	9:45 AM	0	108	6	0
7/14/2022	10:00 AM	0	88	5	3
7/14/2022	10:15 AM	0	95	8	0
7/14/2022	10:30 AM	0	101	5	2
7/14/2022	10:45 AM	0	97	4	4
7/14/2022	11:00 AM	0	94	8	3
7/14/2022	11:15 AM	0	102	3	0
7/14/2022	11:30 AM	0	106	1	2
7/14/2022	11:45 AM	0	85	4	0
7/14/2022	12:00 PM	0	99	5	4
7/14/2022	12:15 PM	0	93	4	1
7/14/2022	12:30 PM	0	122	4	3
7/14/2022	12:45 PM	0	130	5	1
7/14/2022	1:00 PM	0	86	3	2
7/14/2022	1:15 PM	0	94	5	1
7/14/2022	1:30 PM	0	111	6	1
7/14/2022	1:45 PM	0	122	4	2
7/14/2022	2:00 PM	0	101	3	2
7/14/2022	2:15 PM	0	90	4	2
7/14/2022	2:30 PM	0	107	3	1
7/14/2022	2:45 PM	0	106	3	0
7/14/2022	3:00 PM	0	88	4	2
7/14/2022	3:15 PM	0	109	1	0
7/14/2022	3:30 PM	0	114	3	2
7/14/2022	3:45 PM	0	91	2	0
7/14/2022	4:00 PM	0	108	1	2
7/14/2022	4:15 PM	0	109	3	1
7/14/2022	4:30 PM	0	124	1	0
7/14/2022	4:45 PM	0	102	4	1
7/14/2022	5:00 PM	0	104	2	0
7/14/2022	5:15 PM	0	97	2	0
7/14/2022	5:30 PM	0	91	3	1
7/14/2022	5:45 PM	0	94	1	0
7/14/2022	6:00 PM	0	101	4	2
7/14/2022	6:15 PM	0	93	2	0
7/14/2022	6:30 PM	0	82	0	0
7/14/2022	6:45 PM	0	81	1	0
7/14/2022	7:00 PM	0	75	0	0
7/14/2022	7:15 PM	0	85	0	1
7/14/2022	7:30 PM	0	71	1	1
7/14/2022	7:45 PM	0	55	0	0
7/14/2022	8:00 PM	0	100	1	0
7/14/2022	8:15 PM	0	67	0	0
7/14/2022	8:30 PM	0	45	0	0
7/14/2022	8:45 PM	0	57	0	0
7/14/2022	9:00 PM	0	58	0	0
7/14/2022	9:15 PM	0	42	0	0
7/14/2022	9:30 PM	0	29	0	0
7/14/2022	9:45 PM	0	32	0	1
7/14/2022	10:00 PM	0	20	0	0
7/14/2022	10:15 PM	0	13	0	0
7/14/2022	10:30 PM	0	13	0	1
7/14/2022	10:45 PM	0	19	0	0
7/14/2022	11:00 PM	0	8	0	0
7/14/2022	11:15 PM	0	16	0	0
7/14/2022	11:30 PM	0	7	0	1
7/14/2022	11:45 PM	0	2	0	0

WB
File Name:
Start Date: 7/14/2022
Start Time: 0
Site Code: 5
Station ID: 1
Location 1: TN-243 Trotwood Ave, west of Rutherford Ln
Location 2:

Date	Time	Bikes	1-3	4-7	8-13
7/14/2022	12:00 AM	0	14	0	0
7/14/2022	12:15 AM	0	3	0	0
7/14/2022	12:30 AM	0	17	0	0
7/14/2022	12:45 AM	0	12	0	0
7/14/2022	1:00 AM	0	6	0	1
7/14/2022	1:15 AM	0	2	0	0
7/14/2022	1:30 AM	0	4	0	0
7/14/2022	1:45 AM	0	5	0	0
7/14/2022	2:00 AM	0	10	0	2
7/14/2022	2:15 AM	0	5	0	1
7/14/2022	2:30 AM	0	3	0	0
7/14/2022	2:45 AM	0	3	0	0
7/14/2022	3:00 AM	0	6	0	0
7/14/2022	3:15 AM	0	5	0	1
7/14/2022	3:30 AM	0	4	0	0
7/14/2022	3:45 AM	0	3	0	0
7/14/2022	4:00 AM	0	6	0	0
7/14/2022	4:15 AM	0	6	0	0
7/14/2022	4:30 AM	0	7	0	0
7/14/2022	4:45 AM	0	10	0	0
7/14/2022	5:00 AM	0	13	0	0
7/14/2022	5:15 AM	0	19	1	1
7/14/2022	5:30 AM	0	16	1	1
7/14/2022	5:45 AM	0	26	1	0
7/14/2022	6:00 AM	0	34	2	2
7/14/2022	6:15 AM	0	41	0	2
7/14/2022	6:30 AM	0	39	5	2
7/14/2022	6:45 AM	0	33	2	2
7/14/2022	7:00 AM	0	62	0	2
7/14/2022	7:15 AM	0	59	1	2
7/14/2022	7:30 AM	0	65	4	2
7/14/2022	7:45 AM	0	69	6	1
7/14/2022	8:00 AM	0	44	1	1
7/14/2022	8:15 AM	0	75	6	5
7/14/2022	8:30 AM	0	58	3	3
7/14/2022	8:45 AM	0	62	5	1
7/14/2022	9:00 AM	0	68	4	0
7/14/2022	9:15 AM	0	91	7	4
7/14/2022	9:30 AM	0	80	3	1
7/14/2022	9:45 AM	0	72	5	0
7/14/2022	10:00 AM	0	71	2	4
7/14/2022	10:15 AM	0	79	4	1
7/14/2022	10:30 AM	0	99	8	1
7/14/2022	10:45 AM	0	95	4	2
7/14/2022	11:00 AM	0	86	5	1
7/14/2022	11:15 AM	0	96	4	2
7/14/2022	11:30 AM	0	136	6	2
7/14/2022	11:45 AM	0	119	2	1
7/14/2022	12:00 PM	0	114	2	1
7/14/2022	12:15 PM	0	115	4	0
7/14/2022	12:30 PM	0	102	2	2
7/14/2022	12:45 PM	0	124	3	0
7/14/2022	1:00 PM	0	113	2	1
7/14/2022	1:15 PM	0	121	1	0
7/14/2022	1:30 PM	0	120	3	3
7/14/2022	1:45 PM	0	120	4	1
7/14/2022	2:00 PM	0	99	5	0
7/14/2022	2:15 PM	0	127	3	3
7/14/2022	2:30 PM	0	146	3	1
7/14/2022	2:45 PM	0	145	2	0
7/14/2022	3:00 PM	0	127	3	0
7/14/2022	3:15 PM	0	148	2	0
7/14/2022	3:30 PM	0	145	4	1
7/14/2022	3:45 PM	0	126	5	2
7/14/2022	4:00 PM	0	148	1	0
7/14/2022	4:15 PM	0	156	5	2
7/14/2022	4:30 PM	0	173	2	0
7/14/2022	4:45 PM	0	162	4	0
7/14/2022	5:00 PM	0	159	1	2
7/14/2022	5:15 PM	0	169	3	0
7/14/2022	5:30 PM	0	162	1	1
7/14/2022	5:45 PM	0	167	2	0
7/14/2022	6:00 PM	0	156	2	0
7/14/2022	6:15 PM	0	138	1	1
7/14/2022	6:30 PM	0	128	1	0
7/14/2022	6:45 PM	0	126	0	0
7/14/2022	7:00 PM	0	114	0	0
7/14/2022	7:15 PM	0	128	1	0
7/14/2022	7:30 PM	0	84	0	3
7/14/2022	7:45 PM	0	95	0	0
7/14/2022	8:00 PM	1	83	2	0
7/14/2022	8:15 PM	0	78	0	0
7/14/2022	8:30 PM	0	63	1	2
7/14/2022	8:45 PM	0	63	0	0
7/14/2022	9:00 PM	0	60	1	0
7/14/2022	9:15 PM	0	46	0	1
7/14/2022	9:30 PM	0	57	0	0
7/14/2022	9:45 PM	0	51	0	0
7/14/2022	10:00 PM	0	42	0	1
7/14/2022	10:15 PM	0	30	0	0
7/14/2022	10:30 PM	0	25	0	1
7/14/2022	10:45 PM	0	22	0	0
7/14/2022	11:00 PM	0	14	0	0
7/14/2022	11:15 PM	0	13	0	0
7/14/2022	11:30 PM	0	11	0	0
7/14/2022	11:45 PM	0	7	0	0

EB
File Name:
Start Date: 7/14/2022
Start Time: 0
Site Code: 5
Station ID: 1
Location 1: TN-243 Trotwood Ave, west of Rutherford Ln
Location 2:

Date	Time	Bikes	1-3	4-7	8-13
7/14/2022	12:00 AM	0	13	1	0
7/14/2022	12:15 AM	0	8	0	0
7/14/2022	12:30 AM	0	8	0	0
7/14/2022	12:45 AM	0	10	0	0
7/14/2022	1:00 AM	0	10	0	0
7/14/2022	1:15 AM	0	11	0	0
7/14/2022	1:30 AM	0	14	1	1
7/14/2022	1:45 AM	0	15	2	2
7/14/2022	2:00 AM	0	14	2	2
7/14/2022	2:15 AM	0	13	2	2
7/14/2022	2:30 AM	0	14	1	1
7/14/2022	2:45 AM	0	19	0	2
7/14/2022	3:00 AM	0	28	0	2
7/14/2022	3:15 AM	0	35	0	2
7/14/2022	3:30 AM	0	41	0	2
7/14/2022	3:45 AM	0	48	1	0
7/14/2022	4:00 AM	0	70	1	0
7/14/2022	4:15 AM	0	89	1	0
7/14/2022	4:30 AM	0	123	1	1
7/14/2022	4:45 AM	0	140	4	1
7/14/2022	5:00 AM	0	162	4	2
7/14/2022	5:15 AM	0	181	5	3
7/14/2022	5:30 AM	0	217	9	2
7/14/2022	5:45 AM	0	288	7	3
7/14/2022	6:00 AM	0	335	9	2
7/14/2022	6:15 AM	0	374	9	1
7/14/2022	6:30 AM	0	405	10	4
7/14/2022	6:45 AM	0	432	11	4
7/14/2022	7:00 AM	0	457	13	4
7/14/2022	7:15 AM	0	475	17	7
7/14/2022	7:30 AM	0	446	15	8
7/14/2022	7:45 AM	0	419	15	8
7/14/2022	8:00 AM	0	392	16	9
7/14/2022	8:15 AM	0	379	16	6
7/14/2022	8:30 AM	0	395	16	4
7/14/2022	8:45 AM	0	387	15	3
7/14/2022	9:00 AM	0	396	16	2
7/14/2022	9:15 AM	0	393	16	5
7/14/2022	9:30 AM	0	388	21	3
7/14/2022	9:45 AM	0	392	24	5
7/14/2022	10:00 AM	0	381	22	9
7/14/2022	10:15 AM	0	387	25	9
7/14/2022	10:30 AM	0	394	20	9
7/14/2022	10:45 AM	0	399	16	9
7/14/2022	11:00 AM	0	387	16	5
7/14/2022	11:15 AM	0	392	13	6
7/14/2022	11:30 AM	0	383	14	7
7/14/2022	11:45 AM	0	399	17	8
7/14/2022	12:00 PM	0	444	18	9
7/14/2022	12:15 PM	0	431	16	7
7/14/2022	12:30 PM	0	432	17	7
7/14/2022	12:45 PM	0	421	19	5
7/14/2022	1:00 PM	0	413	18	6
7/14/2022	1:15 PM	0	428	18	6
7/14/2022	1:30 PM	0	424	17	7
7/14/2022	1:45 PM	0	420	14	7
7/14/2022	2:00 PM	0	404	13	5
7/14/2022	2:15 PM	0	391	14	5
7/14/2022	2:30 PM	0	410	11	3
7/14/2022	2:45 PM	0	417	11	4
7/14/2022	3:00 PM	0	402	10	4
7/14/2022	3:15 PM	0	422	7	4
7/14/2022	3:30 PM	0	422	9	5
7/14/2022	3:45 PM	0	432	7	3
7/14/2022	4:00 PM	0	443	9	4
7/14/2022	4:15 PM	0	439	10	2
7/14/2022	4:30 PM	0	427	9	1
7/14/2022	4:45 PM	0	394	11	2
7/14/2022	5:00 PM	0	386	8	1
7/14/2022	5:15 PM	0	383	10	3
7/14/2022	5:30 PM	0	379	10	3
7/14/2022	5:45 PM	0	370	7	2
7/14/2022	6:00 PM	0	357	7	2
7/14/2022	6:15 PM	0	331	3	0
7/14/2022	6:30 PM	0	323	1	1
7/14/2022	6:45 PM	0	312	2	2
7/14/2022	7:00 PM	0	286	1	2
7/14/2022	7:15 PM	0	311	2	2
7/14/2022	7:30 PM	0	293	2	1
7/14/2022	7:45 PM	0	267	1	0
7/14/2022	8:00 PM	0	269	1	0
7/14/2022	8:15 PM	0	227	0	0
7/14/2022	8:30 PM	0	202	0	0
7/14/2022	8:45 PM	0	186	0	0
7/14/2022	9:00 PM	0	161	0	1
7/14/2022	9:15 PM	0	123	0	1
7/14/2022	9:30 PM	0	94	0	1
7/14/2022	9:45 PM	0	78	0	2
7/14/2022	10:00 PM	0	65	0	1
7/14/2022	10:15 PM	0	53	0	1
7/14/2022	10:30 PM	0	56	0	1
7/14/2022	10:45 PM	0	50	0	1
7/14/2022	11:00 PM	0	33	0	1
7/14/2022	11:15 PM	0	25	0	1
7/14/2022	11:30 PM	0	9	0	1
7/14/2022	11:45 PM	0	2	0	0

WB
File Name:
Start Date: 7/14/2022
Start Time: 0
Site Code: 5
Station ID: 1
Location 1: TN-243 Trotwood Ave, west of Rutherford Ln
Location 2:

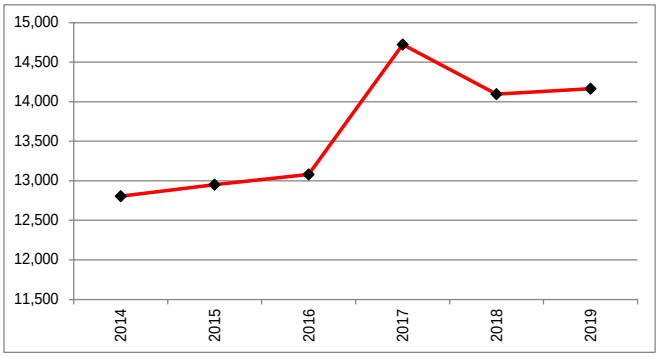
Date	Time	Bikes	1-3	4-7	8-13
7/14/2022	12:00 AM	0	46	0	0
7/14/2022	12:15 AM	0	38	0	1
7/14/2022	12:30 AM	0	37	0	1
7/14/2022	12:45 AM	0	24	0	1
7/14/2022	1:00 AM	0	17	0	1
7/14/2022	1:15 AM	0	21	0	2
7/14/2022	1:30 AM	0	24	0	3
7/14/2022	1:45 AM	0	23	0	3
7/14/2022	2:00 AM	0	21	0	3
7/14/2022	2:15 AM	0	17	0	1
7/14/2022	2:30 AM	0	17	0	1
7/14/2022	2:45 AM	0	18	0	1
7/14/2022	3:00 AM	0	18	0	1
7/14/2022	3:15 AM	0	18	0	1
7/14/2022	3:30 AM	0	19	0	0
7/14/2022	3:45 AM	0	22	0	0
7/14/2022	4:00 AM	0	29	0	0
7/14/2022	4:15 AM	0	36	0	0
7/14/2022	4:30 AM	0	49	1	1
7/14/2022	4:45 AM	0	58	2	2
7/14/2022	5:00 AM	0	74	3	2
7/14/2022	5:15 AM	0	95	5	4
7/14/2022	5:30 AM	0	117	4	5
7/14/2022	5:45 AM	0	140	8	6
7/14/2022	6:00 AM	0	147	9	8
7/14/2022	6:15 AM	0	175	7	8
7/14/2022	6:30 AM	0	193	8	8
7/14/2022	6:45 AM	0	219	7	8
7/14/2022	7:00 AM	0	255	11	7
7/14/2022	7:15 AM	0	237	12	6
7/14/2022	7:30 AM	0	253	17	9
7/14/2022	7:45 AM	0	246	16	10
7/14/2022	8:00 AM	0	239	15	10
7/14/2022	8:15 AM	0	263	18	9
7/14/2022	8:30 AM	0	279	19	8
7/14/2022	8:45 AM	0	301	19	6
7/14/2022	9:00 AM	0	311	19	5
7/14/2022	9:15 AM	0	314	17	9
7/14/2022	9:30 AM	0	302	14	6
7/14/2022	9:45 AM	0	321	19	6
7/14/2022	10:00 AM	0	344	18	8
7/14/2022	10:15 AM	0	359	21	5
7/14/2022	10:30 AM	0	376	21	6
7/14/2022	10:45 AM	0	413	19	7
7/14/2022	11:00 AM	0	437	17	6
7/14/2022	11:15 AM	0	465	14	6
7/14/2022	11:30 AM	0	484	14	4
7/14/2022	11:45 AM	0	450	10	4
7/14/2022	12:00 PM	0	455	11	3
7/14/2022	12:15 PM	0	454	11	3
7/14/2022	12:30 PM	0	460	8	3
7/14/2022	12:45 PM	0	478	9	4
7/14/2022	1:00 PM	0	474	10	5
7/14/2022	1:15 PM	0	460	13	4
7/14/2022	1:30 PM	0	466	15	7
7/14/2022	1:45 PM	0	492	15	5
7/14/2022	2:00 PM	0	517	13	4
7/14/2022	2:15 PM	0	545	11	4
7/14/2022	2:30 PM	0	566	10	1
7/14/2022	2:45 PM	0	565	11	1
7/14/2022	3:00 PM	0	546	14	3
7/14/2022	3:15 PM	0	567	12	3
7/14/2022	3:30 PM	0	575	15	5
7/14/2022	3:45 PM	0	603	13	4
7/14/2022	4:00 PM	0	639	12	2
7/14/2022	4:15 PM	0	650	12	4
7/14/2022	4:30 PM	0	663	10	2
7/14/2022	4:45 PM	0	652	9	3
7/14/2022	5:00 PM	0	657	7	3
7/14/2022	5:15 PM	0	654	8	1
7/14/2022	5:30 PM	0	623	6	2
7/14/2022	5:45 PM	0	589	6	1
7/14/2022	6:00 PM	0	548	4	1
7/14/2022	6:15 PM	0	506	2	1
7/14/2022	6:30 PM	0	496	2	0
7/14/2022	6:45 PM	0	452	1	3
7/14/2022	7:00 PM	0	421	1	3
7/14/2022	7:15 PM	1	390	3	3
7/14/2022	7:30 PM	1	340	2	3
7/14/2022	7:45 PM	1	319	3	2
7/14/2022	8:00 PM	1	287	3	2
7/14/2022	8:15 PM	0	264	2	2
7/14/2022	8:30 PM	0	232	2	3
7/14/2022	8:45 PM	0	226	1	1
7/14/2022	9:00 PM	0	214	1	1
7/14/2022	9:15 PM	0	196	0	2
7/14/2022	9:30 PM	0	180	0	1
7/14/2022	9:45 PM	0	148	0	2
7/14/2022	10:00 PM	0	119	0	2
7/14/2022	10:15 PM	0	91	0	1
7/14/2022	10:30 PM	0	74	0	1
7/14/2022	10:45 PM	0	60	0	0
7/14/2022	11:00 PM	0	45	0	0
7/14/2022	11:15 PM	0	31	0	0
7/14/2022	11:30 PM	0	18	0	0
7/14/2022	11:45 PM	0	7	0	0

Volume Development

Growth Rate Calculations - Trotwood & Foster Subdivision

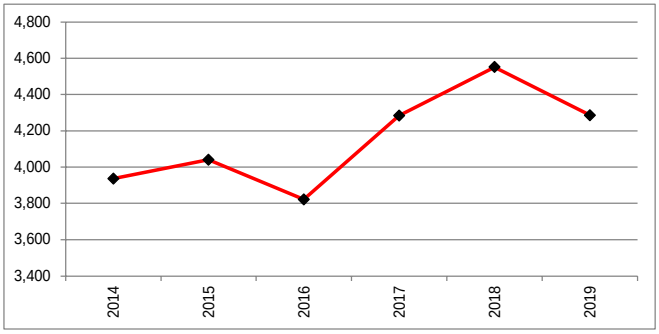
Station	60000167		
Route	Trotwood Avenue		
Location	SW of Sunnyside Lane		
Count Type	Count Year	AADT	Annual Growth Rate
Estimated	2014	12,804	
Actual	2015	12,949	1.1%
Estimated	2016	13,078	1.0%
Actual	2017	14,724	12.6%
Actual	2018	14,095	-4.3%
Actual	2019	14,164	0.5%

	AADT
5 Year Growth Rate	2.0%
Average 1 Year Growth Rate	2.2%
Most Recent Actual Count Growth Rate	0.5%



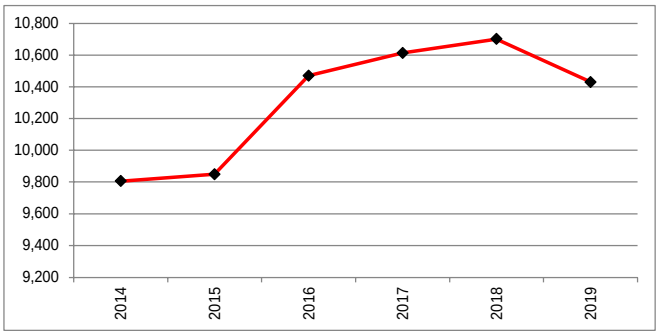
Station	6000019441		
Route	Sunnyside Lane		
Location	N of Harris Street		
Count Type	Count Year	AADT	Annual Growth Rate
Actual	2014	3,936	
Actual	2015	4,040	2.6%
Estimated	2016	3,822	-5.4%
Actual	2017	4,284	12.1%
Actual	2018	4,552	6.3%
Actual	2019	4,286	-5.8%

	AADT
5 Year Growth Rate	1.7%
Average 1 Year Growth Rate	1.9%
Most Recent Actual Count Growth Rate	-5.8%



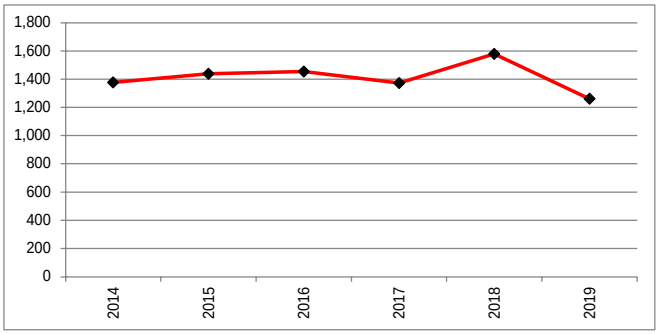
Station	60000234		
Route	Trotwood Avenue		
Location	S of Foster Lane		
Count Type	Count Year	AADT	Annual Growth Rate
Actual	2014	9,806	
Actual	2015	9,849	0.4%
Actual	2016	10,470	6.3%
Actual	2017	10,613	1.4%
Actual	2018	10,702	0.8%
Actual	2019	10,431	-2.5%

	AADT
5 Year Growth Rate	1.2%
Average 1 Year Growth Rate	1.3%
Most Recent Actual Count Growth Rate	-2.5%



Station	60000190		
Route	Greymere Manor Road		
Location	N of Mere Drive		
Count Type	Count Year	AADT	Annual Growth Rate
Actual	2014	1,377	
Actual	2015	1,438	4.4%
Estimated	2016	1,453	1.0%
Estimated	2017	1,373	-5.5%
Actual	2018	1,579	15.0%
Actual	2019	1,261	-20.1%

	AADT
5 Year Growth Rate	-1.7%
Average 1 Year Growth Rate	-1.0%
Most Recent Actual Count Growth Rate	-20.1%



INTERSECTION VOLUME WORKSHEET

INTERSECTION 1

Trotwood Avenue at Cayce Lane / Sunnyside Lane

AM PEAK HOUR

	Trotwood Avenue Eastbound				Trotwood Avenue Westbound				Sunnyside Lane Northbound				Cayce Lane Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes	0	23	458	54	0	51	256	38	0	73	54	96	0	77	54	18	1252
Summer AM Adjustment Factor	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	
Adjusted 2022 AM Volumes	0	32	632	75	0	70	353	52	0	101	75	132	0	106	75	25	1728
Existing Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	
Conflicting Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Heavy Vehicles	0	2	26	3	0	3	22	1	0	4	3	0	0	1	2	0	
Heavy Vehicle %	2	9	6	6	2	6	9	3	2	5	6	2	2	2	4	2	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	3	59	7	0	7	33	5	0	9	7	12	0	10	7	2	161
Sunnyside Gas Station	0	0	22	9	0	0	-19	0	0	50	9	0	0	4	4	0	79
No-Build 2025 AM Volumes	0	35	713	91	0	77	367	57	0	160	91	144	0	120	86	27	1968
Project Traffic																	
Trip Distribution IN						10%	50%								5%		
Trip Distribution OUT			50%								5%	10%					
Project Trips	0	0	34	0	0	2	12	0	0	0	3	7	0	0	1	0	59
Project Trips (unbalanced)	0	0	34	0	0	2	12	0	0	0	3	7	0	0	1	0	59
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	0	34	0	0	2	12	0	0	0	3	7	0	0	1	0	59
Build 2025 AM Volumes	0	35	747	91	0	79	379	57	0	160	94	151	0	120	87	27	2027
% from Existing	0.0%	66.2%	61.3%	59.7%	0.0%	64.2%	67.5%	66.2%	0.0%	45.7%	57.7%	63.4%	0.0%	64.0%	62.4%	67.1%	61.8%
% from Background Growth	0.0%	33.8%	34.1%	40.3%	0.0%	33.2%	29.3%	33.8%	0.0%	54.3%	39.1%	32.0%	0.0%	36.0%	36.4%	32.9%	35.3%
% from Project Trips	0.0%	0.0%	4.6%	0.0%	0.0%	2.5%	3.2%	0.0%	0.0%	0.0%	3.2%	4.6%	0.0%	0.0%	1.2%	0.0%	2.9%

PM PEAK HOUR

	Trotwood Avenue Eastbound				Trotwood Avenue Westbound				Sunnyside Lane Northbound				Cayce Lane Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes	0	45	395	106	0	89	543	61	0	125	67	73	0	86	68	46	1704
Summer PM Adjustment Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	
Adjusted 2022 PM Volumes	0	48	423	113	0	95	581	65	0	134	72	78	0	92	73	49	1823
Existing Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	
Conflicting Pedestrians	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	
Heavy Vehicles	0	2	7	4	0	0	11	1	0	1	1	3	0	3	1	3	
Heavy Vehicle %	2	4	2	4	2	2	2	2	2	2	2	4	2	3	2	7	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	4	39	11	0	9	54	6	0	12	7	7	0	9	7	5	170
Sunnyside Gas Station	0	0	18	7	0	0	-16	0	0	42	7	0	0	4	4	0	66
No-Build 2025 PM Volumes	0	52	480	131	0	104	619	71	0	188	86	85	0	105	84	54	2059
Project Traffic																	
Trip Distribution IN						10%	50%								5%		
Trip Distribution OUT			50%								5%	10%					
Project Trips	0	0	23	0	0	8	39	0	0	0	2	5	0	0	4	0	81
Project Trips (unbalanced)	0	0	23	0	0	8	39	0	0	0	2	5	0	0	4	0	81
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	0	23	0	0	8	39	0	0	0	2	5	0	0	4	0	81
Build 2025 PM Volumes	0	52	503	131	0	112	658	71	0	188	88	90	0	105	88	54	2140
% from Existing	0.0%	86.3%	78.6%	80.7%	0.0%	79.3%	82.5%	85.6%	0.0%	66.6%	76.4%	81.0%	0.0%	81.9%	77.5%	84.8%	79.6%
% from Background Growth	0.0%	13.7%	16.8%	19.3%	0.0%	13.6%	11.6%	14.4%	0.0%	33.4%	21.3%	13.4%	0.0%	18.1%	18.0%	15.2%	16.6%
% from Project Trips	0.0%	0.0%	4.6%	0.0%	0.0%	7.1%	5.9%	0.0%	0.0%	0.0%	2.3%	5.5%	0.0%	0.0%	4.6%	0.0%	3.8%

INTERSECTION VOLUME WORKSHEET

INTERSECTION 2

Trotwood Avenue at Rutherford Lane

AM PEAK HOUR

	Trotwood Avenue Eastbound				Trotwood Avenue Westbound				Driveway Northbound				Rutherford Lane Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes	0	27	530	1	0	21	298	195	0	2	7	20	0	220	15	28	1364
Summer AM Adjustment Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Adjusted 2022 AM Volumes	0	27	530	1	0	21	298	195	0	2	7	20	0	220	15	28	1364
Existing Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	
Conflicting Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Heavy Vehicles	0	1	12	0	0	2	15	6	0	0	1	2	0	8	1	2	
Heavy Vehicle %	2	4	2	2	2	10	5	3	2	2	14	10	2	4	7	7	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	3	49	0	0	2	28	18	0	0	1	2	0	20	1	3	127
Sunnyside Gas Station	0	0	31	0	0	0	31	0	0	0	0	0	0	0	0	0	62
No-Build 2025 AM Volumes	0	30	610	1	0	23	357	213	0	2	8	22	0	240	16	31	1553
Project Traffic																	
Trip Distribution IN							50%									5%	
Trip Distribution OUT		5%	50%														
Project Trips	0	3	34	0	0	0	12	0	0	0	0	0	0	0	0	1	50
Project Trips (unbalanced)	0	3	34	0	0	0	12	0	0	0	0	0	0	0	0	1	50
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	3	34	0	0	0	12	0	0	0	0	0	0	0	0	1	50
Build 2025 AM Volumes	0	33	644	1	0	23	369	213	0	2	8	22	0	240	16	32	1603
% from Existing	0.0%	81.8%	82.3%	100.0%	0.0%	91.3%	80.8%	91.5%	0.0%	100.0%	87.5%	90.9%	0.0%	91.7%	93.8%	87.5%	85.1%
% from Background Growth	0.0%	9.1%	12.4%	0.0%	0.0%	8.7%	16.0%	8.5%	0.0%	0.0%	12.5%	9.1%	0.0%	8.3%	6.3%	9.4%	11.8%
% from Project Trips	0.0%	9.1%	5.3%	0.0%	0.0%	0.0%	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	3.1%

PM PEAK HOUR

	Trotwood Avenue Eastbound				Trotwood Avenue Westbound				Driveway Northbound				Rutherford Lane Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes	0	17	379	4	0	101	621	93	0	10	40	69	0	127	30	41	1532
Summer PM Adjustment Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Adjusted 2022 PM Volumes	0	17	379	4	0	101	621	93	0	10	40	69	0	127	30	41	1532
Existing Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Conflicting Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Heavy Vehicles	0	0	8	0	0	1	9	1	0	0	0	0	0	1	0	0	
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	2	35	0	0	9	58	9	0	1	4	6	0	12	3	4	143
Sunnyside Gas Station	0	0	25	0	0	0	26	0	0	0	0	0	0	0	0	0	51
No-Build 2025 PM Volumes	0	19	439	4	0	110	705	102	0	11	44	75	0	139	33	45	1726
Project Traffic																	
Trip Distribution IN							50%									5%	
Trip Distribution OUT		5%	50%														
Project Trips	0	2	23	0	0	0	39	0	0	0	0	0	0	0	0	4	68
Project Trips (unbalanced)	0	2	23	0	0	0	39	0	0	0	0	0	0	0	0	4	68
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	2	23	0	0	0	39	0	0	0	0	0	0	0	0	4	68
Build 2025 PM Volumes	0	21	462	4	0	110	744	102	0	11	44	75	0	139	33	49	1794
% from Existing	0.0%	81.0%	82.0%	100.0%	0.0%	91.8%	83.5%	91.2%	0.0%	90.9%	90.9%	92.0%	0.0%	91.4%	90.9%	83.7%	85.4%
% from Background Growth	0.0%	9.5%	13.0%	0.0%	0.0%	8.2%	11.3%	8.8%	0.0%	9.1%	9.1%	8.0%	0.0%	8.6%	9.1%	8.2%	10.8%
% from Project Trips	0.0%	9.5%	5.0%	0.0%	0.0%	0.0%	5.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.2%	3.8%

INTERSECTION VOLUME WORKSHEET

INTERSECTION 3

Trotwood Avenue at Old Sunnyside Lane

AM PEAK HOUR

	Trotwood Avenue Eastbound				Trotwood Avenue Westbound				Old Sunnyside Lane Northbound				- Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes	0	0	441	41	0	9	204	0	0	23	0	25					743
Summer AM Adjustment Factor	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	
Adjusted 2022 AM Volumes	0	0	609	57	0	12	282	0	0	32	0	35	0	0	0	0	1025
Existing Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	
Conflicting Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0					
Heavy Vehicles	0	0	23	1	0	0	18	0	0	0	0	0					
Heavy Vehicle %	2	2	5	2	2	2	9	2	2	2	2	2	2	2	2	2	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	0	57	5	0	1	26	0	0	3	0	3	0	0	0	0	95
Sunnyside Gas Station	0	0	31	0	0	0	31	0	0	0	0	0					62
No-Build 2025 AM Volumes	0	0	697	62	0	13	339	0	0	35	0	38	0	0	0	0	1182
Project Traffic																	
Trip Distribution IN						10%	45%										
Trip Distribution OUT			45%									10%					
Project Trips	0	0	31	0	0	2	11	0	0	0	0	7	0	0	0	0	51
Project Trips (unbalanced)	0	0	31	0	0	2	11	0	0	0	0	7	0	0	0	0	51
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	0	31	0	0	2	11	0	0	0	0	7	0	0	0	0	51
Build 2025 AM Volumes	0	0	728	62	0	15	350	0	0	35	0	45	0	0	0	0	1233
% from Existing	0.0%	0.0%	60.6%	66.6%	0.0%	58.4%	58.4%	0.0%	0.0%	66.2%	0.0%	56.2%	0.0%	0.0%	0.0%	0.0%	60.2%
% from Background Growth	0.0%	0.0%	35.1%	33.4%	0.0%	28.7%	38.5%	0.0%	0.0%	33.8%	0.0%	28.1%	0.0%	0.0%	0.0%	0.0%	35.6%
% from Project Trips	0.0%	0.0%	4.3%	0.0%	0.0%	13.0%	3.1%	0.0%	0.0%	0.0%	0.0%	15.7%	0.0%	0.0%	0.0%	0.0%	4.1%

PM PEAK HOUR

	Trotwood Avenue Eastbound				Trotwood Avenue Westbound				Old Sunnyside Lane Northbound				- Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes	0	0	314	18	0	21	509	0	0	42	0	18					922
Summer PM Adjustment Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	
Adjusted 2022 PM Volumes	0	0	336	19	0	22	545	0	0	45	0	19	0	0	0	0	987
Existing Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	
Conflicting Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0					
Heavy Vehicles	0	0	7	0	0	0	9	0	0	0	0	0					
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	0	31	2	0	2	51	0	0	4	0	2	0	0	0	0	92
Sunnyside Gas Station	0	0	25	0	0	0	26	0	0	0	0	0					51
No-Build 2025 PM Volumes	0	0	392	21	0	24	622	0	0	49	0	21	0	0	0	0	1130
Project Traffic																	
Trip Distribution IN						10%	45%										
Trip Distribution OUT			45%									10%					
Project Trips	0	0	21	0	0	8	35	0	0	0	0	5	0	0	0	0	69
Project Trips (unbalanced)	0	0	21	0	0	8	35	0	0	0	0	5	0	0	0	0	69
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	0	21	0	0	8	35	0	0	0	0	5	0	0	0	0	69
Build 2025 PM Volumes	0	0	413	21	0	32	657	0	0	49	0	26	0	0	0	0	1199
% from Existing	0.0%	0.0%	76.0%	84.7%	0.0%	64.7%	77.5%	0.0%	0.0%	85.8%	0.0%	68.5%	0.0%	0.0%	0.0%	0.0%	76.9%
% from Background Growth	0.0%	0.0%	18.9%	15.3%	0.0%	10.7%	17.2%	0.0%	0.0%	14.2%	0.0%	12.4%	0.0%	0.0%	0.0%	0.0%	17.3%
% from Project Trips	0.0%	0.0%	5.1%	0.0%	0.0%	24.6%	5.3%	0.0%	0.0%	0.0%	0.0%	19.0%	0.0%	0.0%	0.0%	0.0%	5.8%

INTERSECTION VOLUME WORKSHEET

INTERSECTION 4

Trotwood Avenue at Foster Lane

AM PEAK HOUR

	Trotwood Avenue Eastbound				Trotwood Avenue Westbound				Foster Lane Northbound				- Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes	0	0	479	0	0	0	224	0	0	0	0	0					703
Summer AM Adjustment Factor	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	
Adjusted 2022 AM Volumes	0	0	661	0	0	0	309	0	0	0	0	0	0	0	0	0	970
Existing Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	
Conflicting Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0					
Heavy Vehicles	0	0	24	0	0	0	18	0	0	0	0	0					
Heavy Vehicle %	2	2	5	2	2	2	8	2	2	2	2	2	2	2	2	2	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	0	61	0	0	0	29	0	0	0	0	0	0	0	0	0	90
Sunnyside Gas Station	0	0	31	0	0	0	31	0	0	0	0	0					62
No-Build 2025 AM Volumes	0	0	753	0	0	0	369	0	0	0	0	0	0	0	0	0	1122
Project Traffic																	
Trip Distribution IN				30%		45%											
Trip Distribution OUT										30%		45%					
Project Trips	0	0	0	7	0	11	0	0	0	20	0	31	0	0	0	0	69
Project Trips (unbalanced)	0	0	0	7	0	11	0	0	0	20	0	31	0	0	0	0	69
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	0	0	7	0	11	0	0	0	20	0	31	0	0	0	0	69
Build 2025 AM Volumes	0	0	753	7	0	11	369	0	0	20	0	31	0	0	0	0	1191
% from Existing	0.0%	0.0%	63.6%	0.0%	0.0%	0.0%	60.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	59.0%
% from Background Growth	0.0%	0.0%	36.4%	0.0%	0.0%	0.0%	39.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	35.2%
% from Project Trips	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	5.8%

PM PEAK HOUR

	Trotwood Avenue Eastbound				Trotwood Avenue Westbound				Foster Lane Northbound				- Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes	0	0	342	0	0	0	543	0	0	0	0	0					885
Summer PM Adjustment Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	
Adjusted 2022 PM Volumes	0	0	366	0	0	0	581	0	0	0	0	0	0	0	0	0	947
Existing Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	
Conflicting Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0					
Heavy Vehicles	0	0	11	0	0	0	12	0	0	0	0	0					
Heavy Vehicle %	2	2	3	2	2	2	2	2	2	2	2	2	2	2	2	2	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	0	34	0	0	0	54	0	0	0	0	0	0	0	0	0	88
Sunnyside Gas Station	0	0	25	0	0	0	26	0	0	0	0	0					51
No-Build 2025 PM Volumes	0	0	425	0	0	0	661	0	0	0	0	0	0	0	0	0	1086
Project Traffic																	
Trip Distribution IN				30%		45%											
Trip Distribution OUT										30%		45%					
Project Trips	0	0	0	23	0	35	0	0	0	14	0	21	0	0	0	0	93
Project Trips (unbalanced)	0	0	0	23	0	35	0	0	0	14	0	21	0	0	0	0	93
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	0	0	23	0	35	0	0	0	14	0	21	0	0	0	0	93
Build 2025 PM Volumes	0	0	425	23	0	35	661	0	0	14	0	21	0	0	0	0	1179
% from Existing	0.0%	0.0%	80.5%	0.0%	0.0%	0.0%	82.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	75.1%
% from Background Growth	0.0%	0.0%	19.5%	0.0%	0.0%	0.0%	17.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%
% from Project Trips	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	7.9%

INTERSECTION VOLUME WORKSHEET

INTERSECTION 5

Foster Lane at Driveway A

AM PEAK HOUR

	- Eastbound				Driveway A Westbound				Foster Lane Northbound				Foster Lane Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes																	0
Summer AM Adjustment Factor	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	
Adjusted 2022 AM Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	
Conflicting Pedestrians																	
Heavy Vehicles																	
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sunnyside Gas Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2025 AM Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic																	
Trip Distribution IN														75%			
Trip Distribution OUT								75%									
Project Trips	0	0	0	0	0	0	0	51	0	0	0	0	0	18	0	0	69
Project Trips (unbalanced)	0	0	0	0	0	0	0	51	0	0	0	0	0	18	0	0	69
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	0	0	0	0	0	0	51	0	0	0	0	0	18	0	0	69
Build 2025 AM Volumes	0	0	0	0	0	0	0	51	0	0	0	0	0	18	0	0	69
% from Existing	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% from Background Growth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% from Project Trips	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%

PM PEAK HOUR

	- Eastbound				Driveway A Westbound				Foster Lane Northbound				Foster Lane Southbound				Total Intersection
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	
Existing Traffic																	
Existing 2022 AM Volumes																	0
Summer PM Adjustment Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	
Adjusted 2022 PM Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	
Conflicting Pedestrians																	
Heavy Vehicles																	
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Background Traffic																	
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	
Growth Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sunnyside Gas Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2025 PM Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic																	
Trip Distribution IN														75%			
Trip Distribution OUT								75%									
Project Trips	0	0	0	0	0	0	0	35	0	0	0	0	0	58	0	0	93
Project Trips (unbalanced)	0	0	0	0	0	0	0	35	0	0	0	0	0	58	0	0	93
Balancing Adjustment																	
Pass-By Adjustment																	
Project Trips	0	0	0	0	0	0	0	35	0	0	0	0	0	58	0	0	93
Build 2025 PM Volumes	0	0	0	0	0	0	0	35	0	0	0	0	0	58	0	0	93
% from Existing	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% from Background Growth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
% from Project Trips	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%

Synchro Reports

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	753	7	11	369	20	31
Future Vol, veh/h	753	7	11	369	20	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	240	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	5	2	2	8	2	2
Mvmt Flow	856	8	13	419	23	35

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	864	0	1305	860
Stage 1	-	-	-	-	860	-
Stage 2	-	-	-	-	445	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	779	-	177	356
Stage 1	-	-	-	-	414	-
Stage 2	-	-	-	-	646	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	779	-	174	356
Mov Cap-2 Maneuver	-	-	-	-	174	-
Stage 1	-	-	-	-	414	-
Stage 2	-	-	-	-	635	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	23.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	252	-	-	779	-
HCM Lane V/C Ratio	0.23	-	-	0.016	-
HCM Control Delay (s)	23.5	-	-	9.7	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0	-

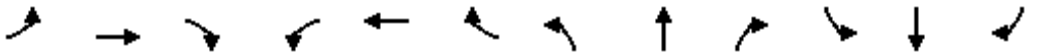
Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	425	23	35	661	14	21
Future Vol, veh/h	425	23	35	661	14	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	240	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	3	2	2	2	2	2
Mvmt Flow	434	23	36	674	14	21

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	457	0	1192	446
Stage 1	-	-	-	-	446	-
Stage 2	-	-	-	-	746	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1104	-	207	612
Stage 1	-	-	-	-	645	-
Stage 2	-	-	-	-	469	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1104	-	200	612
Mov Cap-2 Maneuver	-	-	-	-	200	-
Stage 1	-	-	-	-	645	-
Stage 2	-	-	-	-	454	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	17
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	336	-	-	1104	-
HCM Lane V/C Ratio	0.106	-	-	0.032	-
HCM Control Delay (s)	17	-	-	8.4	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	632	75	70	353	52	101	75	132	106	75	25
Future Volume (veh/h)	32	632	75	70	353	52	101	75	132	106	75	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1767	1811	1811	1811	1767	1856	1826	1811	1870	1870	1841	1870
Adj Flow Rate, veh/h	37	735	87	81	410	60	117	87	153	123	87	29
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Percent Heavy Veh, %	9	6	6	6	9	3	5	6	2	2	4	2
Cap, veh/h	444	806	95	464	821	120	324	97	170	218	219	73
Arrive On Green	0.06	1.00	1.00	0.04	0.55	0.55	0.07	0.16	0.16	0.07	0.17	0.17
Sat Flow, veh/h	1682	1589	188	1725	1506	220	1739	589	1036	1781	1321	440
Grp Volume(v), veh/h	37	0	822	81	0	470	117	0	240	123	0	116
Grp Sat Flow(s),veh/h/ln	1682	0	1777	1725	0	1727	1739	0	1625	1781	0	1761
Q Serve(g_s), s	1.1	0.0	0.0	2.4	0.0	18.7	6.1	0.0	15.9	6.2	0.0	6.5
Cycle Q Clear(g_c), s	1.1	0.0	0.0	2.4	0.0	18.7	6.1	0.0	15.9	6.2	0.0	6.5
Prop In Lane	1.00		0.11	1.00		0.13	1.00		0.64	1.00		0.25
Lane Grp Cap(c), veh/h	444	0	901	464	0	942	324	0	267	218	0	293
V/C Ratio(X)	0.08	0.00	0.91	0.17	0.00	0.50	0.36	0.00	0.90	0.56	0.00	0.40
Avail Cap(c_a), veh/h	599	0	901	557	0	942	397	0	288	290	0	312
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.81	0.00	0.81	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.6	0.0	0.0	11.8	0.0	15.6	34.6	0.0	45.1	35.6	0.0	40.9
Incr Delay (d2), s/veh	0.0	0.0	12.7	0.1	0.0	1.9	0.3	0.0	26.3	0.8	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	3.2	0.9	0.0	7.2	2.6	0.0	8.3	2.7	0.0	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.6	0.0	12.7	11.8	0.0	17.5	34.9	0.0	71.4	36.5	0.0	41.3
LnGrp LOS	B	A	B	B	A	B	C	A	E	D	A	D
Approach Vol, veh/h		859			551			357			239	
Approach Delay, s/veh		12.7			16.7			59.4			38.8	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.1	61.8	12.6	23.6	7.9	66.0	12.4	23.8
Change Period (Y+Rc), s	7.5	6.0	4.5	5.5	4.5	6.0	4.5	5.5
Max Green Setting (Gmax), s	10.5	44.0	12.5	19.5	13.5	44.0	12.5	19.5
Max Q Clear Time (g_c+I1), s	4.4	2.0	8.2	17.9	3.1	20.7	8.1	8.5
Green Ext Time (p_c), s	0.0	14.4	0.0	0.1	0.0	5.3	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	25.2
HCM 6th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	27	530	1	21	298	195	2	7	20	220	15	28
Future Volume (veh/h)	27	530	1	21	298	195	2	7	20	220	15	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1870	1752	1826	1856	1870	1693	1752	1841	1796	1796
Adj Flow Rate, veh/h	29	564	1	22	317	207	2	7	21	234	16	30
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	4	2	2	10	5	3	2	14	10	4	7	7
Cap, veh/h	660	1191	2	484	653	427	87	264	289	324	109	204
Arrive On Green	0.03	0.64	0.64	0.04	1.00	1.00	0.19	0.19	0.19	0.19	0.19	0.19
Sat Flow, veh/h	1753	1866	3	1668	1031	673	241	1361	1485	1360	559	1048
Grp Volume(v), veh/h	29	0	565	22	0	524	9	0	21	234	0	46
Grp Sat Flow(s),veh/h/ln	1753	0	1870	1668	0	1705	1602	0	1485	1360	0	1608
Q Serve(g_s), s	0.6	0.0	17.2	0.5	0.0	0.0	0.0	0.0	1.3	18.5	0.0	2.6
Cycle Q Clear(g_c), s	0.6	0.0	17.2	0.5	0.0	0.0	0.5	0.0	1.3	19.0	0.0	2.6
Prop In Lane	1.00		0.00	1.00		0.40	0.22		1.00	1.00		0.65
Lane Grp Cap(c), veh/h	660	0	1193	484	0	1080	351	0	289	324	0	312
V/C Ratio(X)	0.04	0.00	0.47	0.05	0.00	0.49	0.03	0.00	0.07	0.72	0.00	0.15
Avail Cap(c_a), veh/h	892	0	1193	712	0	1080	509	0	439	461	0	475
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.89	0.00	0.89	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.5	0.0	10.3	7.7	0.0	0.0	35.9	0.0	36.2	43.6	0.0	36.8
Incr Delay (d2), s/veh	0.0	0.0	1.4	0.0	0.0	1.4	0.0	0.0	0.0	1.3	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	6.5	0.2	0.0	0.4	0.2	0.0	0.5	6.2	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.5	0.0	11.7	7.7	0.0	1.4	35.9	0.0	36.3	44.9	0.0	36.8
LnGrp LOS	A	A	B	A	A	A	D	A	D	D	A	D
Approach Vol, veh/h		594			546			30			280	
Approach Delay, s/veh		11.4			1.6			36.1			43.6	
Approach LOS		B			A			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.4	75.7		26.9	6.9	76.2		26.9				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	17.5	44.0		32.5	17.5	44.0		32.5				
Max Q Clear Time (g_c+I1), s	2.6	2.0		3.3	2.5	19.2		21.0				
Green Ext Time (p_c), s	0.0	7.5		0.0	0.0	6.8		0.4				

Intersection Summary	
HCM 6th Ctrl Delay	14.5
HCM 6th LOS	B

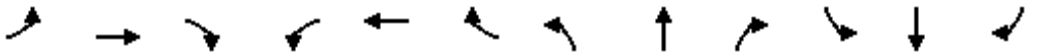
Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	609	57	12	282	32	35
Future Vol, veh/h	609	57	12	282	32	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	2	2	9	2	2
Mvmt Flow	700	66	14	324	37	40

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	766	0	1085	733
Stage 1	-	-	-	-	733	-
Stage 2	-	-	-	-	352	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	847	-	240	421
Stage 1	-	-	-	-	475	-
Stage 2	-	-	-	-	712	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	847	-	235	421
Mov Cap-2 Maneuver	-	-	-	-	235	-
Stage 1	-	-	-	-	475	-
Stage 2	-	-	-	-	698	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	20.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	306	-	-	847	-
HCM Lane V/C Ratio	0.252	-	-	0.016	-
HCM Control Delay (s)	20.7	-	-	9.3	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1	-	-	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	48	423	113	95	581	65	134	72	78	92	73	49
Future Volume (veh/h)	48	423	113	95	581	65	134	72	78	92	73	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1841	1870	1870	1870	1870	1870	1841	1856	1870	1796
Adj Flow Rate, veh/h	49	432	115	97	593	66	137	73	80	94	74	50
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	4	2	4	2	2	2	2	2	4	3	2	7
Cap, veh/h	417	807	215	630	996	111	244	93	101	208	94	63
Arrive On Green	0.07	1.00	1.00	0.04	0.60	0.60	0.09	0.11	0.11	0.06	0.09	0.09
Sat Flow, veh/h	1753	1423	379	1781	1653	184	1781	816	894	1767	1041	703
Grp Volume(v), veh/h	49	0	547	97	0	659	137	0	153	94	0	124
Grp Sat Flow(s),veh/h/ln	1753	0	1802	1781	0	1837	1781	0	1709	1767	0	1744
Q Serve(g_s), s	1.2	0.0	0.0	2.5	0.0	24.5	7.5	0.0	9.6	5.2	0.0	7.7
Cycle Q Clear(g_c), s	1.2	0.0	0.0	2.5	0.0	24.5	7.5	0.0	9.6	5.2	0.0	7.7
Prop In Lane	1.00		0.21	1.00		0.10	1.00		0.52	1.00		0.40
Lane Grp Cap(c), veh/h	417	0	1022	630	0	1107	244	0	194	208	0	157
V/C Ratio(X)	0.12	0.00	0.53	0.15	0.00	0.60	0.56	0.00	0.79	0.45	0.00	0.79
Avail Cap(c_a), veh/h	571	0	1022	723	0	1107	294	0	303	299	0	309
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.92	0.00	0.92	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	10.6	0.0	0.0	8.8	0.0	13.5	40.7	0.0	47.5	42.0	0.0	49.0
Incr Delay (d2), s/veh	0.0	0.0	1.8	0.0	0.0	2.4	0.8	0.0	3.0	0.6	0.0	3.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.5	0.9	0.0	9.5	3.3	0.0	4.2	2.3	0.0	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.6	0.0	1.8	8.9	0.0	15.9	41.5	0.0	50.5	42.6	0.0	52.4
LnGrp LOS	B	A	A	A	A	B	D	A	D	D	A	D
Approach Vol, veh/h		596			756			290			218	
Approach Delay, s/veh		2.6			15.0			46.2			48.1	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.2	68.4	11.4	18.0	8.4	72.3	13.9	15.4
Change Period (Y+Rc), s	7.5	6.0	4.5	5.5	4.5	6.0	4.5	5.5
Max Green Setting (Gmax), s	10.5	44.0	12.5	19.5	13.5	44.0	12.5	19.5
Max Q Clear Time (g_c+I1), s	4.5	2.0	7.2	11.6	3.2	26.5	9.5	9.7
Green Ext Time (p_c), s	0.0	7.8	0.0	0.3	0.0	7.0	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	19.8
HCM 6th LOS	B



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	17	379	4	101	621	93	10	40	69	127	30	41
Future Volume (veh/h)	17	379	4	101	621	93	10	40	69	127	30	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	18	399	4	106	654	98	11	42	73	134	32	43
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	570	1223	12	701	1090	163	72	234	237	224	108	145
Arrive On Green	0.02	0.66	0.66	0.09	1.00	1.00	0.15	0.15	0.15	0.15	0.15	0.15
Sat Flow, veh/h	1781	1848	19	1781	1589	238	216	1565	1585	1277	723	972
Grp Volume(v), veh/h	18	0	403	106	0	752	53	0	73	134	0	75
Grp Sat Flow(s),veh/h/ln	1781	0	1867	1781	0	1827	1781	0	1585	1277	0	1695
Q Serve(g_s), s	0.4	0.0	10.2	2.1	0.0	0.0	0.0	0.0	4.5	11.3	0.0	4.3
Cycle Q Clear(g_c), s	0.4	0.0	10.2	2.1	0.0	0.0	2.7	0.0	4.5	14.0	0.0	4.3
Prop In Lane	1.00		0.01	1.00		0.13	0.21		1.00	1.00		0.57
Lane Grp Cap(c), veh/h	570	0	1235	701	0	1254	305	0	237	224	0	253
V/C Ratio(X)	0.03	0.00	0.33	0.15	0.00	0.60	0.17	0.00	0.31	0.60	0.00	0.30
Avail Cap(c_a), veh/h	819	0	1235	907	0	1254	557	0	468	411	0	501
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.78	0.00	0.78	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.7	0.0	8.0	5.3	0.0	0.0	41.0	0.0	41.7	47.1	0.0	41.6
Incr Delay (d2), s/veh	0.0	0.0	0.7	0.0	0.0	1.7	0.1	0.0	0.3	0.9	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	3.7	0.6	0.0	0.6	1.3	0.0	1.8	3.6	0.0	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	5.7	0.0	8.7	5.4	0.0	1.7	41.1	0.0	42.0	48.0	0.0	41.9
LnGrp LOS	A	A	A	A	A	A	D	A	D	D	A	D
Approach Vol, veh/h		421			858			126			209	
Approach Delay, s/veh		8.6			2.1			41.6			45.8	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.6	81.5		21.9	9.3	78.8		21.9				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	17.5	44.0		32.5	17.5	44.0		32.5				
Max Q Clear Time (g_c+I1), s	2.4	2.0		6.5	4.1	12.2		16.0				
Green Ext Time (p_c), s	0.0	12.4		0.3	0.1	4.8		0.4				

Intersection Summary		
HCM 6th Ctrl Delay		12.6
HCM 6th LOS		B

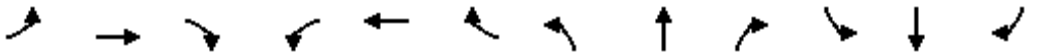
Intersection	
Int Delay, s/veh	1.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	336	19	22	545	45	19
Future Vol, veh/h	336	19	22	545	45	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	346	20	23	562	46	20

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	366	0	964	356
Stage 1	-	-	-	-	356	-
Stage 2	-	-	-	-	608	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1193	-	283	688
Stage 1	-	-	-	-	709	-
Stage 2	-	-	-	-	543	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1193	-	275	688
Mov Cap-2 Maneuver	-	-	-	-	275	-
Stage 1	-	-	-	-	709	-
Stage 2	-	-	-	-	528	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	18.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	335	-	-	1193	-
HCM Lane V/C Ratio	0.197	-	-	0.019	-
HCM Control Delay (s)	18.4	-	-	8.1	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	713	91	77	367	57	160	91	144	120	86	27
Future Volume (veh/h)	35	713	91	77	367	57	160	91	144	120	86	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1767	1811	1811	1811	1767	1856	1826	1811	1870	1870	1841	1870
Adj Flow Rate, veh/h	41	829	106	90	427	66	186	106	167	140	100	31
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Percent Heavy Veh, %	9	6	6	6	9	3	5	6	2	2	4	2
Cap, veh/h	402	762	97	139	779	120	356	112	177	226	207	64
Arrive On Green	0.06	0.97	0.97	0.04	0.52	0.52	0.11	0.18	0.18	0.08	0.15	0.15
Sat Flow, veh/h	1682	1574	201	1725	1494	231	1739	633	998	1781	1348	418
Grp Volume(v), veh/h	41	0	935	90	0	493	186	0	273	140	0	131
Grp Sat Flow(s),veh/h/ln	1682	0	1775	1725	0	1725	1739	0	1631	1781	0	1766
Q Serve(g_s), s	1.3	0.0	53.2	2.9	0.0	21.1	9.7	0.0	18.2	7.2	0.0	7.5
Cycle Q Clear(g_c), s	1.3	0.0	53.2	2.9	0.0	21.1	9.7	0.0	18.2	7.2	0.0	7.5
Prop In Lane	1.00		0.11	1.00		0.13	1.00		0.61	1.00		0.24
Lane Grp Cap(c), veh/h	402	0	859	139	0	899	356	0	289	226	0	271
V/C Ratio(X)	0.10	0.00	1.09	0.65	0.00	0.55	0.52	0.00	0.94	0.62	0.00	0.48
Avail Cap(c_a), veh/h	554	0	859	230	0	899	368	0	289	281	0	313
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.74	0.00	0.74	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	14.1	0.0	1.8	25.9	0.0	17.6	33.9	0.0	44.7	36.1	0.0	42.6
Incr Delay (d2), s/veh	0.0	0.0	53.9	1.9	0.0	2.4	0.5	0.0	37.7	1.0	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	13.5	1.1	0.0	8.2	4.1	0.0	10.2	3.1	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.1	0.0	55.6	27.8	0.0	20.0	34.4	0.0	82.4	37.1	0.0	43.1
LnGrp LOS	B	A	F	C	A	C	C	A	F	D	A	D
Approach Vol, veh/h		976			583			459			271	
Approach Delay, s/veh		53.9			21.2			63.0			40.0	
Approach LOS		D			C			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.2	59.2	13.6	25.0	8.1	63.4	16.2	22.4
Change Period (Y+Rc), s	7.5	6.0	4.5	5.5	4.5	6.0	4.5	5.5
Max Green Setting (Gmax), s	10.5	44.0	12.5	19.5	13.5	44.0	12.5	19.5
Max Q Clear Time (g_c+I1), s	4.9	55.2	9.2	20.2	3.3	23.1	11.7	9.5
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	5.4	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	45.7
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	610	1	23	357	213	2	8	22	240	16	31
Future Volume (veh/h)	30	610	1	23	357	213	2	8	22	240	16	31
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1870	1752	1826	1856	1870	1693	1752	1841	1796	1796
Adj Flow Rate, veh/h	32	649	1	24	380	227	2	9	23	255	17	33
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	4	2	2	10	5	3	2	14	10	4	7	7
Cap, veh/h	608	1157	2	410	659	394	78	303	313	345	115	224
Arrive On Green	0.03	0.62	0.62	0.05	1.00	1.00	0.21	0.21	0.21	0.21	0.21	0.21
Sat Flow, veh/h	1753	1867	3	1668	1071	640	187	1434	1485	1355	546	1060
Grp Volume(v), veh/h	32	0	650	24	0	607	11	0	23	255	0	50
Grp Sat Flow(s),veh/h/ln	1753	0	1870	1668	0	1711	1621	0	1485	1355	0	1606
Q Serve(g_s), s	0.7	0.0	22.3	0.6	0.0	0.0	0.0	0.0	1.4	20.2	0.0	2.8
Cycle Q Clear(g_c), s	0.7	0.0	22.3	0.6	0.0	0.0	0.6	0.0	1.4	20.8	0.0	2.8
Prop In Lane	1.00		0.00	1.00		0.37	0.18		1.00	1.00		0.66
Lane Grp Cap(c), veh/h	608	0	1159	410	0	1052	381	0	313	345	0	339
V/C Ratio(X)	0.05	0.00	0.56	0.06	0.00	0.58	0.03	0.00	0.07	0.74	0.00	0.15
Avail Cap(c_a), veh/h	837	0	1159	636	0	1052	514	0	439	459	0	474
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.84	0.00	0.84	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.1	0.0	12.2	9.3	0.0	0.0	34.5	0.0	34.8	42.7	0.0	35.3
Incr Delay (d2), s/veh	0.0	0.0	2.0	0.0	0.0	1.9	0.0	0.0	0.0	2.7	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	8.7	0.2	0.0	0.6	0.2	0.0	0.5	6.9	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.1	0.0	14.1	9.3	0.0	1.9	34.5	0.0	34.8	45.4	0.0	35.4
LnGrp LOS	A	A	B	A	A	A	C	A	C	D	A	D
Approach Vol, veh/h		682			631			34			305	
Approach Delay, s/veh		13.8			2.2			34.7			43.7	
Approach LOS		B			A			C			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.6	73.7		28.7	7.1	74.2		28.7				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	17.5	44.0		32.5	17.5	44.0		32.5				
Max Q Clear Time (g_c+I1), s	2.7	2.0		3.4	2.6	24.3		22.8				
Green Ext Time (p_c), s	0.0	9.2		0.1	0.0	7.3		0.4				

Intersection Summary	
HCM 6th Ctrl Delay	15.3
HCM 6th LOS	B

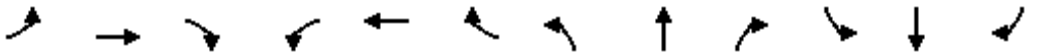
Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	697	62	13	339	35	38
Future Vol, veh/h	697	62	13	339	35	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	2	2	9	2	2
Mvmt Flow	801	71	15	390	40	44

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	872	0	1257	837
Stage 1	-	-	-	-	837	-
Stage 2	-	-	-	-	420	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	773	-	189	367
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	663	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	773	-	184	367
Mov Cap-2 Maneuver	-	-	-	-	184	-
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	646	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	26.6
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	249	-	-	773	-
HCM Lane V/C Ratio	0.337	-	-	0.019	-
HCM Control Delay (s)	26.6	-	-	9.7	0
HCM Lane LOS	D	-	-	A	A
HCM 95th %tile Q(veh)	1.4	-	-	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	52	480	131	104	619	71	188	86	85	105	84	54
Future Volume (veh/h)	52	480	131	104	619	71	188	86	85	105	84	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1841	1870	1870	1870	1870	1870	1841	1856	1870	1796
Adj Flow Rate, veh/h	53	490	134	106	632	72	192	88	87	107	86	55
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	4	2	4	2	2	2	2	2	4	3	2	7
Cap, veh/h	347	752	206	569	934	106	289	122	121	241	106	68
Arrive On Green	0.07	1.00	1.00	0.04	0.57	0.57	0.11	0.14	0.14	0.07	0.10	0.10
Sat Flow, veh/h	1753	1414	387	1781	1649	188	1781	863	853	1767	1066	682
Grp Volume(v), veh/h	53	0	624	106	0	704	192	0	175	107	0	141
Grp Sat Flow(s),veh/h/ln	1753	0	1800	1781	0	1836	1781	0	1717	1767	0	1748
Q Serve(g_s), s	1.5	0.0	0.0	3.0	0.0	29.6	10.2	0.0	10.7	5.9	0.0	8.7
Cycle Q Clear(g_c), s	1.5	0.0	0.0	3.0	0.0	29.6	10.2	0.0	10.7	5.9	0.0	8.7
Prop In Lane	1.00		0.21	1.00		0.10	1.00		0.50	1.00		0.39
Lane Grp Cap(c), veh/h	347	0	958	569	0	1040	289	0	243	241	0	174
V/C Ratio(X)	0.15	0.00	0.65	0.19	0.00	0.68	0.66	0.00	0.72	0.44	0.00	0.81
Avail Cap(c_a), veh/h	498	0	958	661	0	1040	294	0	304	319	0	310
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.90	0.00	0.90	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.3	0.0	0.0	10.5	0.0	16.8	37.3	0.0	45.1	40.6	0.0	48.5
Incr Delay (d2), s/veh	0.1	0.0	3.1	0.1	0.0	3.5	4.3	0.0	4.0	0.5	0.0	3.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.8	1.1	0.0	12.1	4.7	0.0	4.8	2.6	0.0	3.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.4	0.0	3.1	10.6	0.0	20.3	41.6	0.0	49.2	41.1	0.0	51.9
LnGrp LOS	B	A	A	B	A	C	D	A	D	D	A	D
Approach Vol, veh/h		677			810			367			248	
Approach Delay, s/veh		3.9			19.0			45.2			47.2	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.3	64.5	12.1	21.1	8.5	68.3	16.7	16.5
Change Period (Y+Rc), s	7.5	6.0	4.5	5.5	4.5	6.0	4.5	5.5
Max Green Setting (Gmax), s	10.5	44.0	12.5	19.5	13.5	44.0	12.5	19.5
Max Q Clear Time (g_c+I1), s	5.0	2.0	7.9	12.7	3.5	31.6	12.2	10.7
Green Ext Time (p_c), s	0.0	9.4	0.0	0.3	0.0	6.0	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	22.1
HCM 6th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	19	439	4	110	705	102	11	44	75	139	33	45
Future Volume (veh/h)	19	439	4	110	705	102	11	44	75	139	33	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	20	462	4	116	742	107	12	46	79	146	35	47
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	524	1201	10	637	1074	155	75	252	256	236	117	157
Arrive On Green	0.02	0.65	0.65	0.09	1.00	1.00	0.16	0.16	0.16	0.16	0.16	0.16
Sat Flow, veh/h	1781	1851	16	1781	1598	230	222	1555	1585	1266	724	972
Grp Volume(v), veh/h	20	0	466	116	0	849	58	0	79	146	0	82
Grp Sat Flow(s),veh/h/ln	1781	0	1867	1781	0	1829	1777	0	1585	1266	0	1695
Q Serve(g_s), s	0.4	0.0	12.9	2.4	0.0	0.0	0.0	0.0	4.8	12.4	0.0	4.7
Cycle Q Clear(g_c), s	0.4	0.0	12.9	2.4	0.0	0.0	3.0	0.0	4.8	15.4	0.0	4.7
Prop In Lane	1.00		0.01	1.00		0.13	0.21		1.00	1.00		0.57
Lane Grp Cap(c), veh/h	524	0	1211	637	0	1229	327	0	256	236	0	274
V/C Ratio(X)	0.04	0.00	0.38	0.18	0.00	0.69	0.18	0.00	0.31	0.62	0.00	0.30
Avail Cap(c_a), veh/h	770	0	1211	842	0	1229	557	0	468	406	0	501
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.68	0.00	0.68	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.1	0.0	9.1	6.1	0.0	0.0	39.9	0.0	40.7	46.5	0.0	40.6
Incr Delay (d2), s/veh	0.0	0.0	0.9	0.0	0.0	2.2	0.1	0.0	0.3	1.0	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	4.8	0.7	0.0	0.7	1.4	0.0	1.9	3.9	0.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.1	0.0	10.0	6.1	0.0	2.2	40.0	0.0	40.9	47.5	0.0	40.8
LnGrp LOS	A	A	A	A	A	A	D	A	D	D	A	D
Approach Vol, veh/h		486			965			137			228	
Approach Delay, s/veh		9.8			2.7			40.5			45.1	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	79.9		23.3	9.4	77.3		23.3				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	17.5	44.0		32.5	17.5	44.0		32.5				
Max Q Clear Time (g_c+I1), s	2.4	2.0		6.8	4.4	14.9		17.4				
Green Ext Time (p_c), s	0.0	15.2		0.3	0.1	5.6		0.4				

Intersection Summary	
HCM 6th Ctrl Delay	12.8
HCM 6th LOS	B

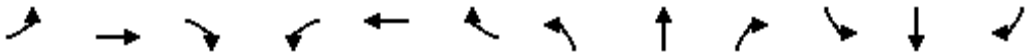
Intersection	
Int Delay, s/veh	1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	392	21	24	622	49	21
Future Vol, veh/h	392	21	24	622	49	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	404	22	25	641	51	22

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	426	0	1106	415
Stage 1	-	-	-	-	415	-
Stage 2	-	-	-	-	691	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1133	-	233	637
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	497	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1133	-	225	637
Mov Cap-2 Maneuver	-	-	-	-	225	-
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	480	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	22.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	279	-	-	1133	-
HCM Lane V/C Ratio	0.259	-	-	0.022	-
HCM Control Delay (s)	22.3	-	-	8.2	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1	-	-	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	747	91	79	379	57	160	94	151	120	87	27
Future Volume (veh/h)	35	747	91	79	379	57	160	94	151	120	87	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1767	1811	1811	1811	1767	1856	1826	1811	1870	1870	1841	1870
Adj Flow Rate, veh/h	41	869	106	92	441	66	186	109	176	140	101	31
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Percent Heavy Veh, %	9	6	6	6	9	3	5	6	2	2	4	2
Cap, veh/h	392	766	93	139	783	117	355	111	178	216	207	64
Arrive On Green	0.06	0.97	0.97	0.04	0.52	0.52	0.11	0.18	0.18	0.08	0.15	0.15
Sat Flow, veh/h	1682	1583	193	1725	1501	225	1739	623	1007	1781	1351	415
Grp Volume(v), veh/h	41	0	975	92	0	507	186	0	285	140	0	132
Grp Sat Flow(s),veh/h/ln	1682	0	1776	1725	0	1726	1739	0	1630	1781	0	1766
Q Serve(g_s), s	1.3	0.0	53.2	2.9	0.0	21.9	9.7	0.0	19.2	7.2	0.0	7.5
Cycle Q Clear(g_c), s	1.3	0.0	53.2	2.9	0.0	21.9	9.7	0.0	19.2	7.2	0.0	7.5
Prop In Lane	1.00		0.11	1.00		0.13	1.00		0.62	1.00		0.23
Lane Grp Cap(c), veh/h	392	0	859	139	0	900	355	0	289	216	0	271
V/C Ratio(X)	0.10	0.00	1.13	0.66	0.00	0.56	0.52	0.00	0.99	0.65	0.00	0.49
Avail Cap(c_a), veh/h	544	0	859	230	0	900	367	0	289	271	0	313
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.72	0.00	0.72	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	14.2	0.0	1.8	25.9	0.0	17.8	33.9	0.0	45.1	36.1	0.0	42.6
Incr Delay (d2), s/veh	0.0	0.0	71.3	2.0	0.0	2.5	0.5	0.0	48.9	1.7	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	17.7	1.1	0.0	8.6	4.1	0.0	11.5	3.2	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.2	0.0	73.0	27.9	0.0	20.4	34.5	0.0	94.1	37.8	0.0	43.1
LnGrp LOS	B	A	F	C	A	C	C	A	F	D	A	D
Approach Vol, veh/h		1016			599			471			272	
Approach Delay, s/veh		70.7			21.5			70.5			40.4	
Approach LOS		E			C			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.2	59.2	13.6	25.0	8.1	63.4	16.2	22.4
Change Period (Y+Rc), s	7.5	6.0	4.5	5.5	4.5	6.0	4.5	5.5
Max Green Setting (Gmax), s	10.5	44.0	12.5	19.5	13.5	44.0	12.5	19.5
Max Q Clear Time (g_c+I1), s	4.9	55.2	9.2	21.2	3.3	23.9	11.7	9.5
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	5.5	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	54.7
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	644	1	23	369	213	2	8	22	240	16	32
Future Volume (veh/h)	33	644	1	23	369	213	2	8	22	240	16	32
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1870	1752	1826	1856	1870	1693	1752	1841	1796	1796
Adj Flow Rate, veh/h	35	685	1	24	393	227	2	9	23	255	17	34
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	4	2	2	10	5	3	2	14	10	4	7	7
Cap, veh/h	603	1157	2	388	666	385	78	303	313	345	113	226
Arrive On Green	0.03	0.62	0.62	0.05	1.00	1.00	0.21	0.21	0.21	0.21	0.21	0.21
Sat Flow, veh/h	1753	1867	3	1668	1086	627	187	1434	1485	1355	535	1069
Grp Volume(v), veh/h	35	0	686	24	0	620	11	0	23	255	0	51
Grp Sat Flow(s),veh/h/ln	1753	0	1870	1668	0	1713	1621	0	1485	1355	0	1604
Q Serve(g_s), s	0.8	0.0	24.2	0.6	0.0	0.0	0.0	0.0	1.4	20.2	0.0	2.9
Cycle Q Clear(g_c), s	0.8	0.0	24.2	0.6	0.0	0.0	0.6	0.0	1.4	20.8	0.0	2.9
Prop In Lane	1.00		0.00	1.00		0.37	0.18		1.00	1.00		0.67
Lane Grp Cap(c), veh/h	603	0	1159	388	0	1051	381	0	313	345	0	339
V/C Ratio(X)	0.06	0.00	0.59	0.06	0.00	0.59	0.03	0.00	0.07	0.74	0.00	0.15
Avail Cap(c_a), veh/h	830	0	1159	614	0	1051	514	0	439	459	0	474
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.83	0.00	0.83	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.1	0.0	12.6	9.7	0.0	0.0	34.5	0.0	34.8	42.7	0.0	35.4
Incr Delay (d2), s/veh	0.0	0.0	2.2	0.0	0.0	2.0	0.0	0.0	0.0	2.7	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	9.5	0.2	0.0	0.6	0.2	0.0	0.5	6.9	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.1	0.0	14.8	9.7	0.0	2.0	34.5	0.0	34.8	45.4	0.0	35.4
LnGrp LOS	A	A	B	A	A	A	C	A	C	D	A	D
Approach Vol, veh/h		721			644			34			306	
Approach Delay, s/veh		14.4			2.3			34.7			43.7	
Approach LOS		B			A			C			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.8	73.5		28.7	7.1	74.2		28.7				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	17.5	44.0		32.5	17.5	44.0		32.5				
Max Q Clear Time (g_c+I1), s	2.8	2.0		3.4	2.6	26.2		22.8				
Green Ext Time (p_c), s	0.0	9.5		0.1	0.0	7.3		0.4				

Intersection Summary	
HCM 6th Ctrl Delay	15.5
HCM 6th LOS	B

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	728	62	15	350	35	45
Future Vol, veh/h	728	62	15	350	35	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	2	2	9	2	2
Mvmt Flow	837	71	17	402	40	52

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	908	0	1309	873
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	436	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	750	-	176	349
Stage 1	-	-	-	-	409	-
Stage 2	-	-	-	-	652	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	750	-	171	349
Mov Cap-2 Maneuver	-	-	-	-	171	-
Stage 1	-	-	-	-	409	-
Stage 2	-	-	-	-	633	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	29
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	240	-	-	750	-
HCM Lane V/C Ratio	0.383	-	-	0.023	-
HCM Control Delay (s)	29	-	-	9.9	0
HCM Lane LOS	D	-	-	A	A
HCM 95th %tile Q(veh)	1.7	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	753	7	11	369	20	31
Future Vol, veh/h	753	7	11	369	20	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	5	2	2	8	2	2
Mvmt Flow	856	8	13	419	23	35

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	864	0	1305	860
Stage 1	-	-	-	-	860	-
Stage 2	-	-	-	-	445	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	779	-	177	356
Stage 1	-	-	-	-	414	-
Stage 2	-	-	-	-	646	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	779	-	173	356
Mov Cap-2 Maneuver	-	-	-	-	173	-
Stage 1	-	-	-	-	414	-
Stage 2	-	-	-	-	632	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	23.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	252	-	-	779	-
HCM Lane V/C Ratio	0.23	-	-	0.016	-
HCM Control Delay (s)	23.5	-	-	9.7	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0	-

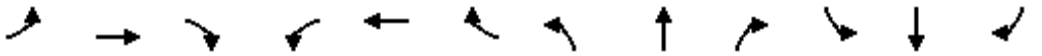
Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	51	0	0	18	0
Future Vol, veh/h	0	51	0	0	18	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	57	0	0	20	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	40	0	0	0	0	0
Stage 1	0	-	-	-	-	-
Stage 2	40	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	972	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	982	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	972	-	-	-	-	-
Mov Cap-2 Maneuver	972	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	982	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s		0	
HCM LOS	-		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	-	-	-
HCM Lane LOS	-	-	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	52	503	131	112	658	71	188	88	90	105	88	54
Future Volume (veh/h)	52	503	131	112	658	71	188	88	90	105	88	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1841	1870	1870	1870	1870	1870	1841	1856	1870	1796
Adj Flow Rate, veh/h	53	513	134	114	671	72	192	90	92	107	90	55
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	4	2	4	2	2	2	2	2	4	3	2	7
Cap, veh/h	319	754	197	561	937	101	289	122	124	237	111	68
Arrive On Green	0.07	1.00	1.00	0.05	0.56	0.56	0.11	0.14	0.14	0.07	0.10	0.10
Sat Flow, veh/h	1753	1429	373	1781	1660	178	1781	848	867	1767	1087	664
Grp Volume(v), veh/h	53	0	647	114	0	743	192	0	182	107	0	145
Grp Sat Flow(s),veh/h/ln	1753	0	1803	1781	0	1838	1781	0	1714	1767	0	1751
Q Serve(g_s), s	1.5	0.0	0.0	3.2	0.0	32.5	10.2	0.0	11.2	5.9	0.0	8.9
Cycle Q Clear(g_c), s	1.5	0.0	0.0	3.2	0.0	32.5	10.2	0.0	11.2	5.9	0.0	8.9
Prop In Lane	1.00		0.21	1.00		0.10	1.00		0.51	1.00		0.38
Lane Grp Cap(c), veh/h	319	0	951	561	0	1038	289	0	246	237	0	178
V/C Ratio(X)	0.17	0.00	0.68	0.20	0.00	0.72	0.67	0.00	0.74	0.45	0.00	0.81
Avail Cap(c_a), veh/h	470	0	951	649	0	1038	294	0	304	316	0	310
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.89	0.00	0.89	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	14.2	0.0	0.0	10.7	0.0	17.5	37.1	0.0	45.1	40.5	0.0	48.4
Incr Delay (d2), s/veh	0.1	0.0	3.5	0.1	0.0	4.2	4.4	0.0	5.2	0.5	0.0	3.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.9	1.2	0.0	13.4	4.7	0.0	5.1	2.6	0.0	4.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.3	0.0	3.5	10.7	0.0	21.7	41.5	0.0	50.4	41.0	0.0	51.8
LnGrp LOS	B	A	A	B	A	C	D	A	D	D	A	D
Approach Vol, veh/h		700			857			374			252	
Approach Delay, s/veh		4.3			20.3			45.8			47.2	
Approach LOS		A			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.6	64.0	12.1	21.3	8.5	68.1	16.7	16.7
Change Period (Y+Rc), s	7.5	6.0	4.5	5.5	4.5	6.0	4.5	5.5
Max Green Setting (Gmax), s	10.5	44.0	12.5	19.5	13.5	44.0	12.5	19.5
Max Q Clear Time (g_c+I1), s	5.2	2.0	7.9	13.2	3.5	34.5	12.2	10.9
Green Ext Time (p_c), s	0.0	9.9	0.0	0.3	0.0	5.2	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	22.6
HCM 6th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	462	4	110	744	102	11	44	75	139	33	49
Future Volume (veh/h)	21	462	4	110	744	102	11	44	75	139	33	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	22	486	4	116	783	107	12	46	79	146	35	52
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	510	1201	10	619	1080	148	75	252	257	237	110	163
Arrive On Green	0.02	0.65	0.65	0.09	1.00	1.00	0.16	0.16	0.16	0.16	0.16	0.16
Sat Flow, veh/h	1781	1852	15	1781	1611	220	222	1554	1585	1266	679	1009
Grp Volume(v), veh/h	22	0	490	116	0	890	58	0	79	146	0	87
Grp Sat Flow(s),veh/h/ln	1781	0	1868	1781	0	1831	1775	0	1585	1266	0	1689
Q Serve(g_s), s	0.5	0.0	13.8	2.4	0.0	0.0	0.0	0.0	4.8	12.4	0.0	5.0
Cycle Q Clear(g_c), s	0.5	0.0	13.8	2.4	0.0	0.0	3.0	0.0	4.8	15.4	0.0	5.0
Prop In Lane	1.00		0.01	1.00		0.12	0.21		1.00	1.00		0.60
Lane Grp Cap(c), veh/h	510	0	1211	619	0	1227	327	0	257	237	0	273
V/C Ratio(X)	0.04	0.00	0.40	0.19	0.00	0.73	0.18	0.00	0.31	0.62	0.00	0.32
Avail Cap(c_a), veh/h	754	0	1211	823	0	1227	556	0	468	406	0	499
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.64	0.00	0.64	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.0	0.0	9.2	6.2	0.0	0.0	39.9	0.0	40.7	46.5	0.0	40.7
Incr Delay (d2), s/veh	0.0	0.0	1.0	0.0	0.0	2.4	0.1	0.0	0.2	1.0	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	5.1	0.7	0.0	0.8	1.4	0.0	1.9	3.9	0.0	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.1	0.0	10.2	6.3	0.0	2.4	40.0	0.0	40.9	47.5	0.0	41.0
LnGrp LOS	A	A	B	A	A	A	D	A	D	D	A	D
Approach Vol, veh/h		512			1006			137			233	
Approach Delay, s/veh		10.0			2.9			40.5			45.1	
Approach LOS		B			A			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.9	79.7		23.3	9.4	77.3		23.3				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	17.5	44.0		32.5	17.5	44.0		32.5				
Max Q Clear Time (g_c+I1), s	2.5	2.0		6.8	4.4	15.8		17.4				
Green Ext Time (p_c), s	0.0	16.4		0.3	0.1	5.9		0.5				

Intersection Summary	
HCM 6th Ctrl Delay	12.8
HCM 6th LOS	B

Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	413	21	32	657	49	26
Future Vol, veh/h	413	21	32	657	49	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	426	22	33	677	51	27

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	448	0	1180	437
Stage 1	-	-	-	-	437	-
Stage 2	-	-	-	-	743	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1112	-	210	620
Stage 1	-	-	-	-	651	-
Stage 2	-	-	-	-	470	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1112	-	200	620
Mov Cap-2 Maneuver	-	-	-	-	200	-
Stage 1	-	-	-	-	651	-
Stage 2	-	-	-	-	447	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	24.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	261	-	-	1112	-
HCM Lane V/C Ratio	0.296	-	-	0.03	-
HCM Control Delay (s)	24.5	-	-	8.3	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	425	23	35	661	14	21
Future Vol, veh/h	425	23	35	661	14	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	3	2	2	2	2	2
Mvmt Flow	434	23	36	674	14	21

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	457	0	1192	446
Stage 1	-	-	-	-	446	-
Stage 2	-	-	-	-	746	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1104	-	207	612
Stage 1	-	-	-	-	645	-
Stage 2	-	-	-	-	469	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1104	-	196	612
Mov Cap-2 Maneuver	-	-	-	-	196	-
Stage 1	-	-	-	-	645	-
Stage 2	-	-	-	-	445	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	17.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	331	-	-	1104	-
HCM Lane V/C Ratio	0.108	-	-	0.032	-
HCM Control Delay (s)	17.2	-	-	8.4	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	35	0	0	58	0
Future Vol, veh/h	0	35	0	0	58	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	39	0	0	64	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	128	0	0	0	0	0
Stage 1	0	-	-	-	-	-
Stage 2	128	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	866	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	898	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	866	-	-	-	-	-
Mov Cap-2 Maneuver	866	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	898	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s		0	
HCM LOS	-		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	-	-	-
HCM Lane LOS	-	-	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-	-

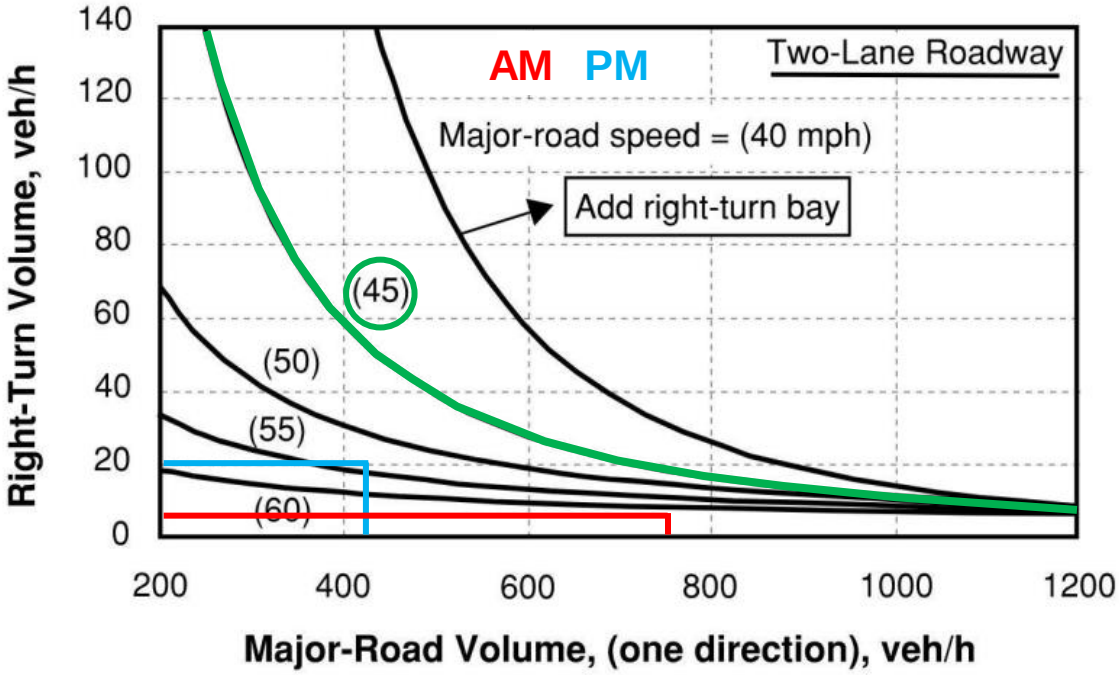
Turn Lane Warrants

TDOT Geometric Design Criteria

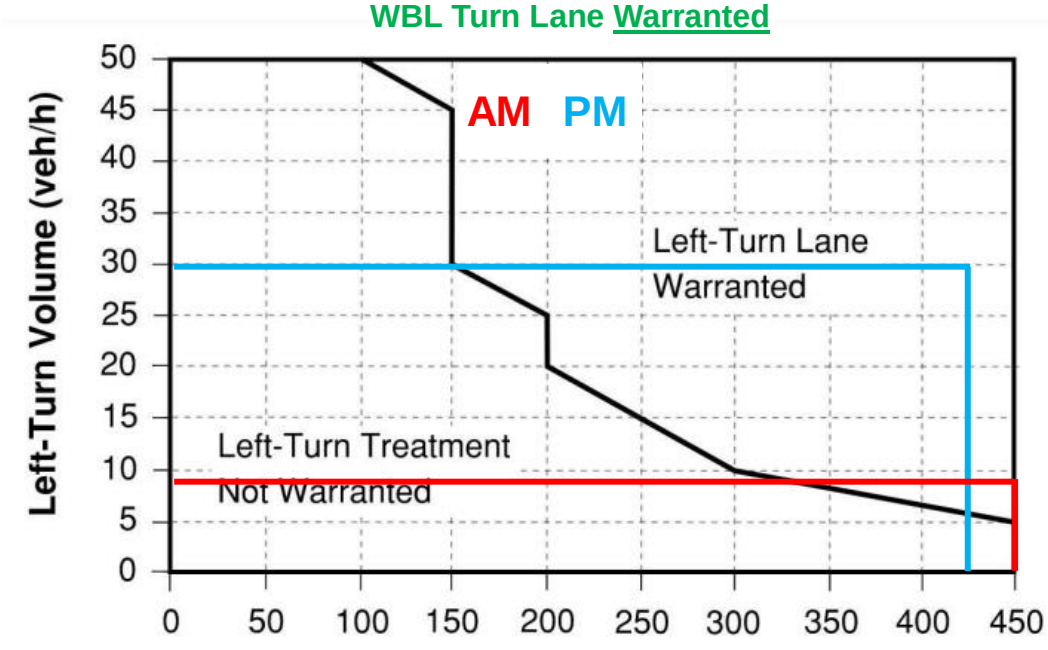
Trotwood Avenue at Foster Lane (Intersection 4)

Build 2025 Conditions

EBR Turn Lane Not Warranted



WBL Turn Lane Warranted



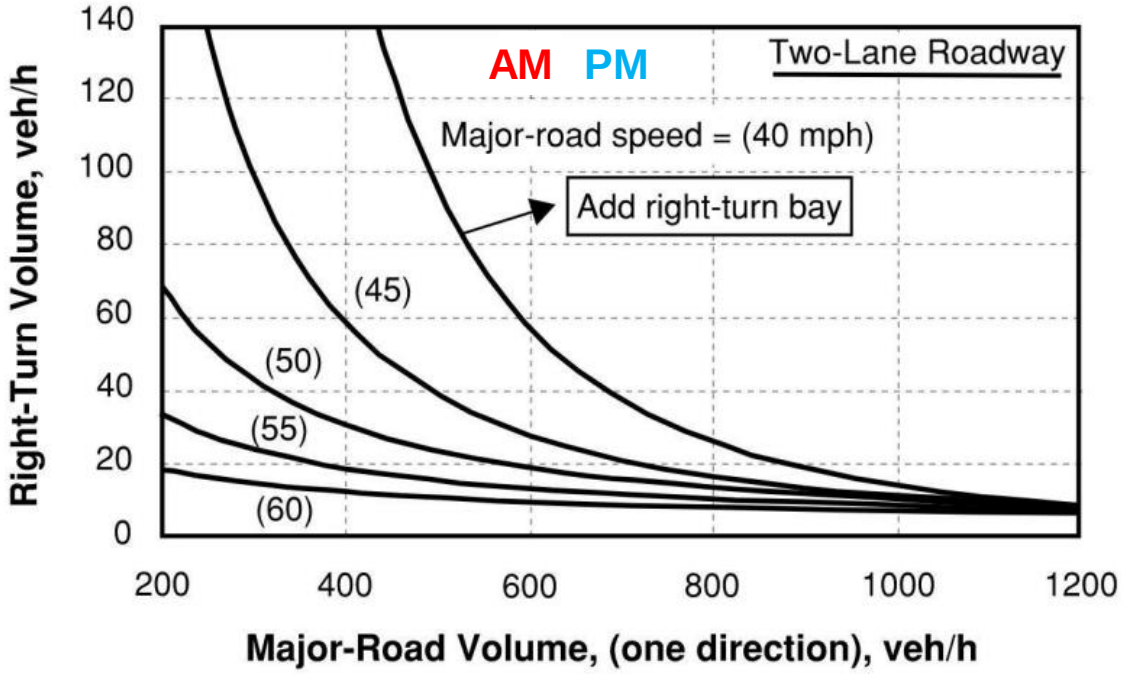
(a) Three-Leg Intersections

TDOT Geometric Design Criteria

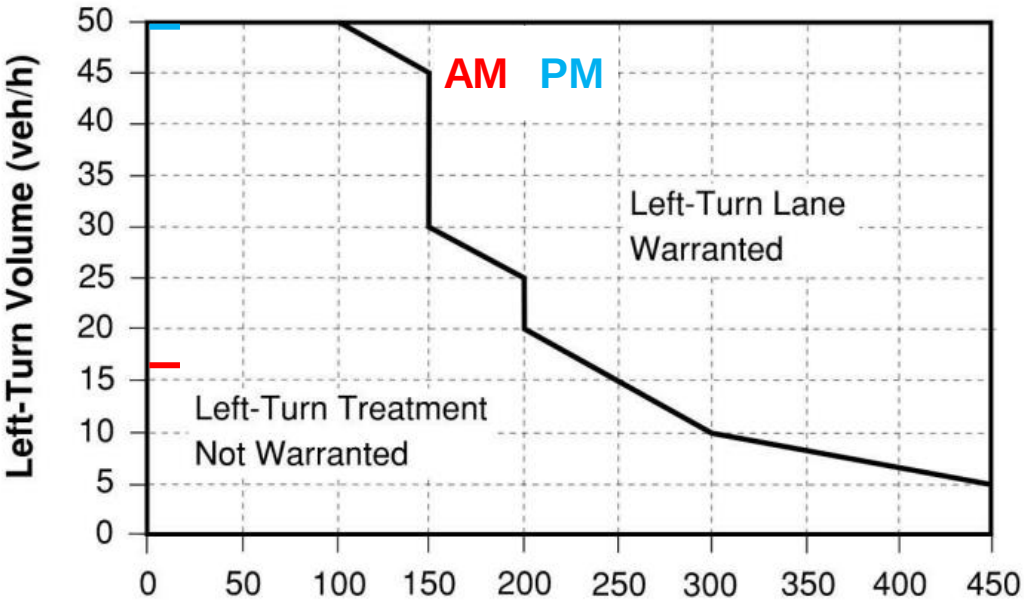
Foster Lane at Site Driveway A (Intersection 5)

Build 2025 Conditions

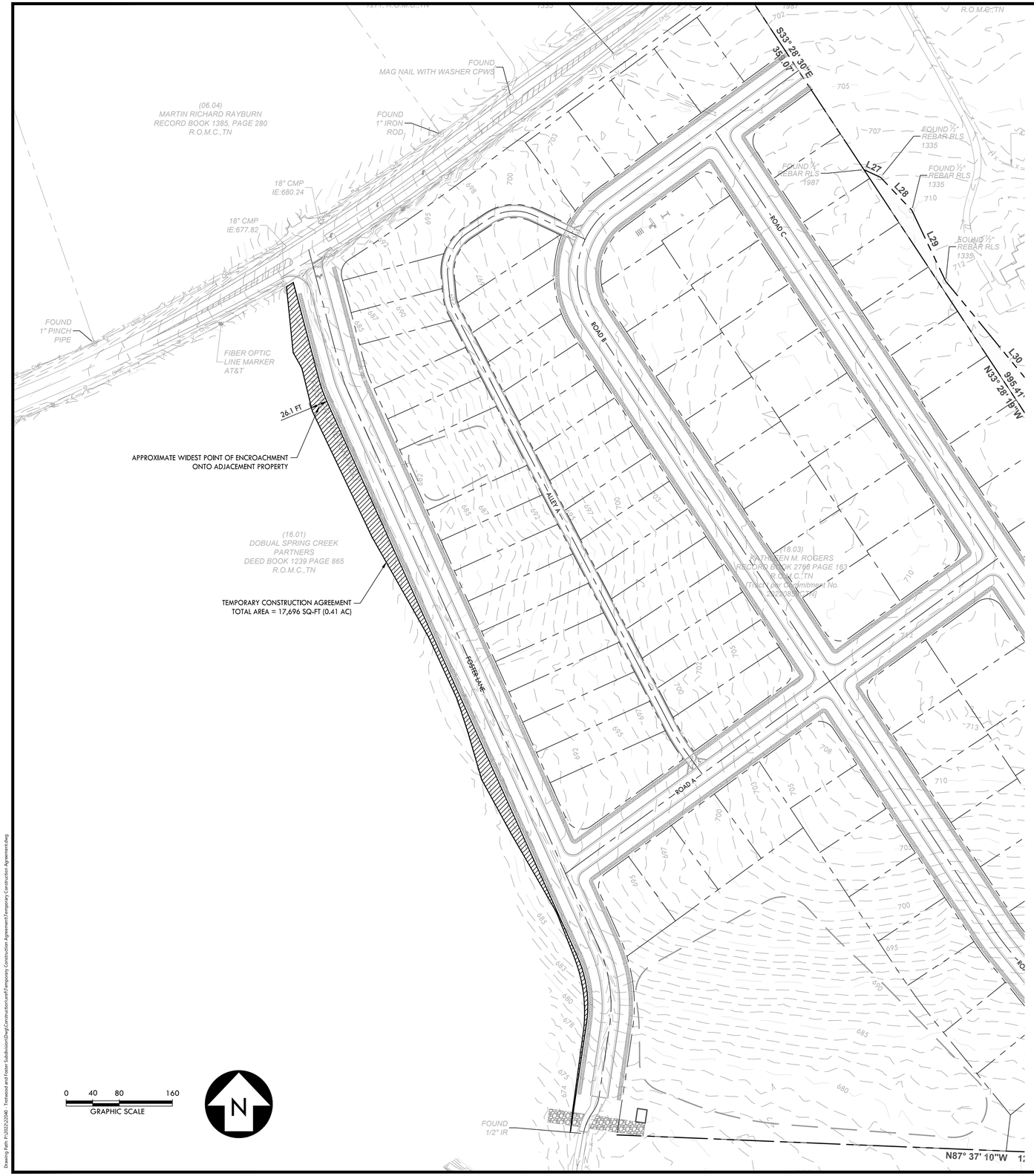
No NBR Turn Volume – NBR Turn Lane Not Warranted

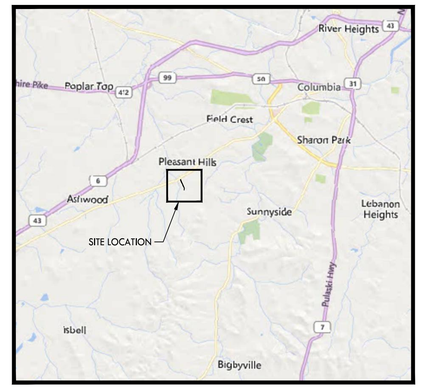


No conflicting NB Volume - SBL Turn Lane Not Warranted



(a) Three-Leg Intersections





LOCATION MAP

NOT TO SCALE

THIS EXHIBIT AND AGREEMENT HAS BEEN CREATED TO OUTLINE THE CONSTRUCTION ACTIVITIES PROPOSED ALONG THE WESTERN SIDE OF FOSTER LANE AND LIES ON THE PROPERTY OWNED BY DOBUAL SPRINGS CREEK PARTNERS, DEED BOOK 1239, PAGE 865, R.O.M.C., TN.

THE TEMPORARY CONSTRUCTION ACTIVITES PROPOSED CONSIST OF GRADING IN A SLOPE LOCATED IN THE AREA SHOWN ON THE EXHIBIT AND WILL REQUIRE APPROXIMATELY 17,696 SQ-FT (0.41 AC). THE SLOPE WILL FALL TOWARDS FOSTER LANE AND THEREFORE NO ADVERSE DRAINAGE IMPACTS ARE ANTICIPATED ON THE DOBUAL SPRINGS CREEK PARTNERS PROPERTY.

NO PERMANENT INFRASTRUCTURE SUCH AS SIDEWALKS, PAVEMENT, CURB, ETC. ARE PROPOSED WITHIN THE EASEMENT AND ANY AREA USED FOR GRADING THE SLOPE WILL BE STABILIZED AND SEEDED TO ESTABLISH THE NECESSARY GROUND COVER.

THIS AGREEMENT WILL RESULT IN NO TRANSFER OF OWNERSHIP OR REQUIRE ANY EASMENTS THAT WOULD NEED TO BE DEDICATED. ALL PROPERTIES AFFECTED WILL RETAIN THEIR ORIGINAL BOUNDS WITH THIS AGREEMENT.

THIS AGREEMENT WILL REMAIN IN EFFECT FROM THE TIME OF CONSTRUCTION OF FOSTER LANE AND WILL LAST 4 MONTHS. AT THE END OF THE 4 MONTH PERIOD, THE AGREEMENT WILL AUTOMATICALLY BE VACATED.

SIGNATURE OF AGREEING PARTY (DOBUAL SPRING CREEK PARTNERS) DATE

SIGNATURE OF AGREEING PARTY (FORTUNA PARTNERS LLC) DATE

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

TEMPORARY CONSTRUCTION AGREEMENT

COLUMBIA TENNESSEE

REVISIONS	
No.	DATE

04/10/23 22040

Drawing Path: P:\2022\22040 - Trotwood and Foster Subdivision\Dwg\Construction\exhibit\Temporary Construction Agreement\Temporary Construction Agreement.dwg

Allison Corolla

From: Crystal Gideon <cgideon@Maury911.org>
Sent: Thursday, July 11, 2024 12:34 PM
To: Allison Corolla
Subject: RE: Maury County 911 Single Street / Subdivision Road Name Request - Trotwood Foster Subdivision14

Allison,

Sigma Pass is available for reserve.

From: Allison Corolla <allison.corolla@t2-eng.com>
Sent: Thursday, July 11, 2024 11:34 AM
To: Crystal Gideon <cgideon@Maury911.org>; Maury County <Administration@Maury911.org>
Subject: RE: Maury County 911 Single Street / Subdivision Road Name Request - Trotwood Foster Subdivision14

Hi Crystal,

Can we change Epsilon Pass to Sigma Pass? The subdivision is currently just Trotwood Foster Subdivision. Finalized names will come later. Thank you!

Allison Corolla, PE Professional Engineer
T-Square Engineering, Inc.

www.**T2-ENG**.com | allison.corolla@t2-eng.com | 615.678.8212, ext.1148

From: Crystal Gideon <cgideon@Maury911.org>
Sent: Thursday, July 11, 2024 11:08 AM
To: Maury County <Administration@Maury911.org>
Cc: Allison Corolla <allison.corolla@t2-eng.com>
Subject: RE: Maury County 911 Single Street / Subdivision Road Name Request - Trotwood Foster Subdivision14

1. Alpha Avenue – Available for reserve.
2. Beta Bend - Available for reserve.
3. Epsilon Pass - Denied
4. Gamma Grove – Available for reserve.
5. Delta Drive – Available for reserve.

What is the subdivision name that is being requested? Also, once we have a full list of names agreed upon for reserve. Payment in the amount of $1,000.00 can be sent to us by check or we can send invoice by email and text to be paid online.

Thanks,

Crystal

From: Maury County <Administration@Maury911.org>
Sent: Tuesday, July 9, 2024 1:20 PM
To: Crystal Gideon <cgideon@Maury911.org>; Webber Kris <kwebber@Maury911.org>
Subject: FW: Maury County 911 Single Street / Subdivision Road Name Request - Trotwood Foster Subdivision14

From: Allison Corolla <allison.corolla@t2-eng.com>
Sent: Tuesday, July 9, 2024 1:19:29 PM (UTC-06:00) Central Time (US & Canada)
To: Crystal Gideon <cgideon@Maury911.org>; Maury County <Administration@Maury911.org>
Subject: RE: Maury County 911 Single Street / Subdivision Road Name Request - Trotwood Foster Subdivision14

Hi Crystal,

Please see the attached. Note this is preliminary in nature.

Allison Corolla, PE Professional Engineer
T-Square Engineering, Inc.

www.**T2-ENG**.com | allison.corolla@t2-eng.com | 615.678.8212, ext.1148

From: Crystal Gideon <cgideon@Maury911.org>
Sent: Tuesday, July 9, 2024 1:18 PM
To: Maury County <Administration@Maury911.org>
Cc: Allison Corolla <allison.corolla@t2-eng.com>
Subject: RE: Maury County 911 Single Street / Subdivision Road Name Request - Trotwood Foster Subdivision14

Good afternoon,

When you get a moment, can you send me the concept plan on this.

Thanks,

Crystal

From: Maury County <Administration@Maury911.org>
Sent: Monday, July 8, 2024 1:12 PM
To: Crystal Gideon <cgideon@Maury911.org>; Webber Kris <kwebber@Maury911.org>
Subject: FW: Maury County 911 Single Street / Subdivision Road Name Request - Trotwood Foster Subdivision14

From: James Gore <notifications@cognitoforms.com>
Sent: Monday, July 8, 2024 1:12:05 PM (UTC-06:00) Central Time (US & Canada)
To: Maury County <Administration@Maury911.org>
Subject: Maury County 911 Single Street / Subdivision Road Name Request - Trotwood Foster Subdivision14

James Gore

Maury County 911 Single Street / Subdivision Road Name Request

Entry Details

DATE	7/8/2024
SUBDIVISION NAME	Trotwood Foster Subdivision
BUSINESS NAME	T-Square Engineering
OWNER'S NAME	James Gore
ADDRESS	2101 Key Drive, Brentwood, Tennessee 37027
PHONE	(615) 347-2698
FAX	
EMAIL	jimegore@gmail.com

SURVEYOR	T-Square Engineering
NUMBER OF LOTS IN SUBDIVISION	119
PHASE NUMBER	All
PARCEL I.D. (TAX MAP) (PARCEL)	Map 112, Parcel 18.03
ROAD NAME REQUESTED	Alpha Avenue, Beta Bend, Epsilon Pass, Gamma Grove, Delta Drive Please email Allison.Corolla@T2-Eng.com with road name acceptance.

This instrument prepared by:
Bradley Arant Boult Cummings LLP
1221 Broadway, Suite 2400
Nashville, Tennessee 37203

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS OF TROTWOOD & FOSTER

THIS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS (the "Declaration") is executed this ____ day of _____, 2024, by BRIGHTLAND HOMES OF TENNESSEE, LLC, a Delaware limited liability company (the "Declarant").

WITNESSETH:

WHEREAS**,** the Declarant is the owner of certain real property located in Maury County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and desires to create thereon a residential development to be known as Trotwood & Foster (the "Development") for the mutual benefit of the future residents of the Development; and

WHEREAS, Declarant desires to provide for the protection and preservation of the values, amenities, desirability and attractiveness of the Development; and

WHEREAS, it is in the best interest of the Declarant, as well as to the mutual benefit, interest and advantage of each and every person or other entity hereafter acquiring any of the property within the Development that certain covenants, conditions, easements, assessments, liens and restrictions governing and regulating the use and occupancy of the same be established, fixed, set forth and declared to be covenants running with the land which shall be binding on all parties having or acquiring in the future any right, title or interest in and to all or any portion of the Development, and which shall inure to the benefit of each present and future owner; and

WHEREAS, Declarant further desires to establish for Declarant's benefit and for the mutual benefit, interest and advantage of each and every person or other entity hereafter acquiring any of the property within the Development, certain rights, easements, privileges, obligations, restrictions, covenants, liens, assessments, and regulations governing the use and occupancy of the Development and the maintenance, protection and administration of the common use facilities thereof, all of which are declared to be in furtherance of a plan to promote and protect the operative aspects of residency or occupancy in the Development and on all portions thereof, and are intended to be covenants running with the land which shall be binding on all parties having or acquiring in the future any right, title or interest in and to all or any portion of the Development, and which shall inure to the benefit of each present and future owner; and

DRAFT

WHEREAS, the Declarant has caused, or will cause, to be incorporated under the laws of the State of Tennessee a non-profit corporation having as its members owners of Lots (as defined hereinafter) within the Development for the purpose of exercising the aforementioned functions.

NOW, THEREFORE, Declarant, as legal title holder of the Development, as owner of the above-referenced Lots, for the purposes set forth above, declares as follows:

ARTICLE I
DEFINITIONS

The following words when used in this Declaration, or any amendment hereto, shall have the following meanings:

1. "Annual Assessments" shall mean and refer to the assessments described in Article V.

2. "Assessments" shall mean and refer to any Annual Assessments, Special Assessments, supplemental landscape assessments, or any other charges by the Association against one or more Lots owned by an Owner together with costs of enforcement and reasonable attorneys' fees incurred by the Association in connection therewith, and shall additionally include, to the extent authorized by the provisions herein, interest thereon.

3. "Association" shall mean and refer to [_____], a not-for-profit corporation to be organized and existing under the laws of the State of Tennessee, its successors and assigns.

4. "Board of Directors" shall mean and refer to the Board of Directors of the Association.

5. "By-Laws" shall mean and refer to the By-Laws of the Association attached hereto as Exhibit B and made a part hereof as the same may be amended from time to time.

6. "Committee" shall mean the Architectural Control Committee established pursuant to Article V hereof.

7. "Common Areas" shall mean and refer to all facilities within the Development used in common by the Owners, including without limitation, all recreational facilities, entranceway, gates, boundary walls and fences, median areas, drainage facilities, entrance ways and signs, any playground areas, and any areas lying within or adjacent to the roads which are desirable for the Association to maintain and landscape. The Common Areas shall be owned by the Association in fee or for a term of years, but for the non-exclusive use, benefit and enjoyment of the Owners

subject to the provisions of this Declaration, and will be shown as Common Areas on the Plat of the Development placed of record now and/or in the future.

8. "Declaration" shall mean and refer to this Declaration of Protective Covenants, Conditions and Restrictions applicable to the Development and which shall be recorded in the Office of the Register of Deeds for Maury County, Tennessee.

9. "Declarant" shall mean and refer to Brightland Homes of Tennessee, LLC, a Delaware limited liability company, having its principal place of business at 3815 South Capital of Texas Highway, Suite 275, Austin, Texas 78704, and its successors and assigns.

10. "Development" shall mean and refer to the property as shown on Exhibit A hereto and incorporated herein by reference, and shall be deemed to incorporate any future property annexed under this Declaration.

11. "Engineer" shall mean the architect or engineer engaged by Declarant and identified on the Plat.

12. "Improvements" shall mean any building, building addition, outbuilding, garage, detached structure, swimming pool, recreational facility, driveway, parking area, walkway, wall, fence, or utility service, or such other improvement or structure constructed or located upon all or any portion of the Development. It is intended that this definition of "Improvements" be broad in scope and is intended to encompass any man-made alteration of the condition of the Lot or Common Areas from and after the date of this Declaration.

13. "Lot" shall mean and refer to any plot of land within the Development to be used for single family residential purposes and so designated on the Plat.

14. "Majority of Owners" shall mean and refer to the holders of more than fifty (50%) percent of the total Votes of the Members.

15. "Member" shall mean and refer to any person or persons who shall be an Owner, and as such, shall be a Member of the Association. "Class A Members" shall mean and refer to any Owner, other than the Declarant, and "Class B Member" shall mean the Declarant or its successors and assigns.

16. "Mortgage" shall mean and refer to any holder of a first priority deed of trust encumbering one or more Lots.

DRAFT

17. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee interest in any Lot within the Development, excluding however those parties having such interest merely as a security interest for the performance of an obligation.

18. “Plat” shall mean and refer to the Final Plat of Trotwood & Foster, of record in the Register's Office for Maury County, Tennessee, as the same may be amended or supplemented from time to time, and any additional property later annexed thereto.

19. “Person” shall mean and refer to a natural person, as well as a corporation, partnership, firm, association, trust or other legal entity. The use of the masculine pronoun shall include the neuter and feminine, and the use of the singular shall include the plural where the context so requires.

20. "Plans" shall mean the detailed plans prepared for construction of any Improvement which shall comply with the provisions of Article V, Section 4 hereof.

21. "Special Assessments" shall mean additional assessments of Owners made from time to time by the Board of Directors pursuant to Article IV, Section 2.

22. “Vote” or "Votes" shall mean the vote or votes in the affairs of the Association to which each Member is entitled unless stated otherwise in this document.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION

1. Definition of Property Subject to this Declaration. The real property located in Maury County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by references, is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration. The Lots and Common Areas shown on the Plat are made subject to this Declaration. The Declarant, as the legal title holder in fee of the Development, hereby submits and subjects the Development to the provisions of this Declaration and By-Laws. The covenants, conditions and restrictions contained herein shall constitute covenants running with the land and shall be binding on all parties now owning or hereafter having or acquiring any right, title or interest in any Lots or any portion of the Development, and shall inure to the benefit of each Owner hereof. Every Person hereafter acquiring a Lot or any portion of the Development, by acceptance of a deed thereof, shall accept such interest subject to the terms and conditions of this Declaration, and by acceptance of the same shall be deemed to have consented to and be bound by the covenants, conditions and restrictions of this Declaration.

ARTICLE III
ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

1. Members. Every person who is an Owner of record of a fee interest in any Lot which is included in the Development shall be a Member of the Association. Membership in the Association is appurtenant to and may not be separated from ownership of any Lot.

2. Classes of Membership. The Association shall have two classes of membership:

a. Class A Members shall be all Owners of lots, except for the Declarant, prior to the termination of the Class B Membership. If, however, Declarant owns one or more Lots upon or after the termination of its Class B Membership, then Declarant shall become a Class A Member.

b. The Class B Member shall be the Declarant, its successors or assigns. The Class B Membership shall terminate and cease upon specific written termination by Declarant or its successor or assignee (its successor or assignee may include any Builder(s) owning more than 10 lots in the Development), or the last to occur of (i) Declarant ceasing to be an owner of any lots within the Development and (ii) fifteen years from the date hereof.

3. Voting and Voting Rights. The voting rights of the Members shall be appurtenant to their ownership of Lots. The two Classes of Members shall have the following voting rights:

a. The Class B Member shall have control over the Development until all Lots are sold. Each Class A Member shall be entitled to cast one vote for each Lot owned by such Member. When two or more persons hold an interest (other than a leasehold or security interest) in a Lot, all such Persons shall be Members, but the Votes attributable to such Lot shall be exercised by one of such Persons as proxy and nominee for all such Members and in no event shall more than one Member be entitled to cast the Vote attributable to any one Lot. Furthermore, neither the Declarant nor any other Person dealing with the Development shall have any duty to inquire as to the authorization of the Member casting the Vote for any such Lot, but shall be entitled to rely upon the evidence of voting as conclusive evidence of such Member's authority to cast the Vote attributable to such Lot.

b. Any Member who is delinquent in the payment of any charges or Assessments duly levied by the Association against a Lot owned by such Member shall not be entitled to vote until all such charges, together with reasonable penalties and interest thereon as the Board of Directors may impose, have been paid to the Association.

4. Manner of Voting. Except as specifically provided elsewhere herein, the Board of Directors shall have the authority to regulate the procedural rules governing the voting of

Members, the acceptance of proxies from Members, the validity of voice votes, ballot votes, or other manners of voting, and any regulation of the solicitation of votes or proxies.

5. Organization.

a. The Association is a non-profit Tennessee corporation charged with the duties and invested with the powers prescribed by law and set forth in the Articles, By-Laws and this Declaration (collectively, the "Trotwood & Foster Association Documents"). Neither the Articles nor the By-Laws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In the event of any such inconsistency, the provisions of this Declaration shall prevail. The officers and directors of the Association shall be required to be either (i) Members of the Association; or (ii) officers, directors, agents, representatives or employees of Declarant or a successor to Declarant.

b. The Board of Directors of the Association, and such officers as the Board of Directors may elect or appoint, shall conduct the affairs of the Association in accordance with the Trotwood & Foster Association Documents. The Board of Directors shall, except to the extent approval by the Members shall be required by the By-Laws or by this Declaration, act on behalf of the Association in the implementation of this Declaration.

6. Powers, Authority, and Duties of the Association. The Association shall have all of the powers of a non-profit corporation organized under the laws of the State of Tennessee, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the By-Laws, or this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under this Declaration, the Articles and By-Laws, and to do and perform any and all acts which may be necessary or proper for or incidental to the exercise of any of the express powers of the Association, including the following which are listed without intent to limit the foregoing grant, for the benefit of the Owners and for the maintenance, administration and improvement of the Lots. In addition to the aforementioned obligations, duties and functions, the Association shall have the obligations, duties and functions (subject to the provisions of the Trotwood & Foster Association Documents and applicable law), to do and perform the following:

a. To levy Assessments and other charges on the Owners of Lots and to enforce payment of such Assessments and other charges, all in accordance with the provisions of this Declaration;

b. To enforce, in the name of the Association, on its own behalf or on behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to

restrain and enjoin any breach or threatened breach of this Declaration and to enforce, by mandatory injunction or otherwise, all the provisions of the Declaration, Articles and By-Laws;

c. To grant and convey to any third-party easements and rights-of-way in, on, over or under the Common Areas for the purpose of constructing, erecting, operating or maintaining thereon, therein, or thereunder, (i) overhead or underground lines, cables, wires, conduit or other devices for the transmission of electricity and for lighting, heating, power, telephone, television cables, radio and audio antennae facilities and for other appropriate purposes; (ii) public sewers, storm water drains and pipes, water system, sprinkling systems, water, heating and gas lines or pipes; and (iii) any similar public or quasi-public improvements or facilities;

d. To employ the services of any Person as manager, together with employees, to manage, conduct and perform the business, obligations and duties of the Association as may be directed by the Board of Directors and to enter into contracts for such purpose. Such manager and employees shall have the right of ingress and egress over such portion of the properties as is reasonably necessary for the purpose of performing such business, duties and obligations;

e. To execute and cause to be recorded from time to time agreements in favor of holders or insurers of mortgages secured upon the Development or any portion thereof. Such agreements may condition specified action, relevant to this instrument, of the activities of the Association upon approval by a specified group or number of mortgage holders or insurers. Actions and activities which may be so conditioned by such agreement may include, but shall not be limited to, the following: (i) any act or omission which seeks to abandon, partition, subdivide, encumber, sell or transfer the Common Areas or any other real estate or improvements owned, directly or indirectly, by the Association for the benefit of any lots; (ii) any change in the method of determining the obligations, Assessments, dues or other charges which may be levied against the owners of lots; (iii) any act or omission which may change, waive or abandon any scheme or regulations, or enforcement thereof, pertaining to the architectural design, exterior appearance or exterior maintenance and improvements erected upon the properties, driveways, or the upkeep of lawns or plantings located upon the properties; (iv) any failure to maintain specified fire and extended coverage insurance on insurable portions of the Common Areas; (v) any use of hazard insurance proceeds for losses to any improvement erected upon the Common Areas for other than the repair, replacement or reconstruction of such improvements; (vi) any failure to maintain kinds of insurance and amounts, from and covering risks as specified by such mortgage holders or insurers; and/or (vii) any decision to permit holders of specified mortgages on lots to jointly or singly pay taxes or other charges which are in default which may have become a charge against the Common Areas, to pay overdue premiums on hazard insurance lapse of any such policy for such property and any decision to permit mortgagees making any such payments to recover the amount thereof from the Association;

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f. Without liability to any Owner of a Lot, to cause its agents, independent contractors, and employees after reasonable notice, or without notice in the event of an emergency, to enter upon any Lot for the purpose of enforcing any of the rights and powers granted to the Association in the Trotwood & Foster Association Documents, and for the purpose of maintaining or repairing any portion of the properties if for any reason whatsoever the Owner thereof fails to maintain it in good condition and repair and so as to present an attractive exterior or appearance as required by this Declaration, or as reasonably required to promote or protect the general health, safety and welfare of the residents and users of the Lots and Common Areas;

g. To contract and pay for or otherwise provide for the maintenance, restoration and repair of all Improvements of whatsoever kind and for whatsoever purpose from time to time located upon or within the Common Areas or as required for exterior maintenance, sidewalks or lot clean-up in the event owner fails to maintain as required;

h. To obtain, maintain and pay for such insurance policies or bonds, whether or not required by any provision of this Declaration or any By-Laws, as the Association shall deem to be appropriate for the protection or benefit of the Association, the Board of Directors, the Members of any standing committee, their tenants or guests, including, but without limitation, fire and extended insurance coverage covering the Common Areas, liability insurance, workers compensation insurance, and performance of fidelity bonds;

i. To contract and pay for, or otherwise provide for, utility services, including, without limitation, water, sewer, garbage, electrical, telephone and gas services;

j. To contract and pay for, or otherwise provide for the construction, reconstruction, repair, replacement or refinishing of any roads, drives or other paved areas upon any portion of the Development not dedicated to any governmental unit and on the Lots in the event any Owner fail to keep such paved area maintained and repaired;

k. To contract and pay for, or otherwise provide for, fire, security and such other protective services as the Association shall from time to time deem appropriate for the benefit of the Lots, the Owners and their guests;

l. To contract and pay for, or otherwise provide for, such materials, supplies, furniture, equipment and labor as and to the extent the Association deems necessary.

m. To pay and discharge any and all liens from time to time placed or imposed upon any Common Areas on account of any work done or performed by the Association and the fulfillment of any of its obligations and duties of maintenance, repair, operation or administration; and

n. To represent the Owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority or acquisition of any of the Common Areas or any part thereof. In the event of a taking or acquisition of part or all of the Common Areas by any condemning authority, the award or proceeds of settlement shall be paid to the Association for the use and benefit of the Owners of the Lots and their mortgagees as their interests may appear. All Owners, by the acceptance of a Deed conveying a Lot, irrevocably constitute and appoint the Association their true and lawful attorney in their name, place and stead for the purpose of dealing with any condemning authority in any condemnation proceeding. Title to the Lots is declared and expressly made subject to such irrevocable appointment of the power of attorney. Any distribution of funds in connection with the condemnation of any part of the Common Areas shall be made on a reasonable and equitable basis by the Board of Directors or by a special committee appointed by the Board of Directors for that purpose.

ARTICLE IV
PROPERTY RIGHTS

1. Owners' Easement of Enjoyment. Every Owner, in addition to a perpetual unrestricted right of ingress and egress to his own Lot which passes with title, shall have the right and easement to drain surface waters to the retention area shown on the plats which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

a. The right of the Association to manage the use of any retention areas and maintain their use as retention areas;

b. The right of the Association to suspend the voting rights of an Owner for any period in which any assessment against his lot remains unpaid; and for a period not to exceed sixty (60) days after notice and hearing as may be provided for in the By-Laws or rules for an infraction of its published rules and regulations; and

c. The right of the Association to dedicate or transfer any part of the Common Areas to any public agency, authority, or utility for the purpose of providing utilities, streets, or any similar purpose.

2. Land Use. No Lot shall be used except for single-family residential purposes.

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ARTICLE V
ASSESSMENTS

1. Annual Assessments. The Board of Directors shall have the power and authority to levy annual assessments against the Lots within the Development (the "Annual Assessments"). Annual Assessments shall be used to provide funds for such purposes as the Board of Directors shall determine to be for the benefit of the Development, including, without limitation, the improvement, maintenance, operation and security of the Development and Common Areas, payment of taxes and insurance thereon, payment of utility bills thereon (including water for sprinkler systems), payment of reasonable costs to provide attractive seasonable landscaping of the Common Areas, street maintenance costs, the repair, replacement and additions that may be necessary to the Common Areas and the cost of labor, equipment, materials, management and supervision thereof. The Board of Directors shall have the right, but not the obligation, to use the Annual Assessments to provide supplemental landscaping, maintenance within Lots, and to provide garbage and trash collection and disposal, if needed, to supplement that provided by public authority. The Board of Directors shall fix the amount of Annual Assessment each year by preparing an annual budget for the services to be provided by the Association in the coming year, and allocating said amount among the Lots equally.

2. Special Assessments. In addition to the Annual Assessments authorized herein, the Board of Directors may levy a special assessment (the "Special Assessment") applicable to a particular year, provided that any such Special Assessment shall have the affirmative Votes of not less than fifty percent (50%) of the total Votes within the Association at a meeting of all Members which shall be held after not less than five (5) days' written notice of the date, time and purpose for said meeting, at which a quorum shall be present. Special Assessments shall be due and payable on the date which is fixed by the resolution authorizing such Special Assessment.

3. Exempt Property. The Assessments and any liens created under this Article shall not apply to the Common Areas. All property within the Development which is dedicated to and accepted by a public authority, which is granted to or used by a utility company, or is designated as part of the Common Areas shall be exempt from such Assessments.

4. Property Owned by Declarant and Builders. Declarant and all Builders of homes within the Development are exempt from all Annual Assessments and Special Assessments, provided, however, that the Builders shall pay an initial capital contribution in an amount to be set by the Declarant.

5. Payment of Assessments. The Board of Directors shall have the power and authority to determine the payment method for any Assessments. Unless provided otherwise by the Board of Directors, each Owner shall pay its Annual Assessment on or before the first of April

of the year to which said assessment relates, and the Board of Directors shall fix the amount of the Annual Assessment and send a notice thereof to each Owner on or before the first of February of each such year. The Board of Directors shall have the power and authority to require quarterly or monthly payments of installments of the Annual Assessments from such Owners as the Board of Directors deems suitable, or may require all Annual Assessments to be paid on a quarterly or monthly basis, at its determination.

6. Commencement. The requirement for an Owner to pay Annual Assessments for a Lot shall commence the date in which the Owner acquires title to the Lot. Assessments on Lots that first become subject to Assessments during a calendar year shall be prorated on a calendar year basis for the remainder of such calendar year.

7. Records of Assessments. The Association shall cause to be maintained in the office of the Association a record of all Lots and Assessments applicable thereto which shall be open to inspection by any Owner. Written notice of any Assessment shall be mailed to every Owner of the Lot subject to such Assessment. The Association shall, upon demand and payment of a reasonable charge, furnish to any Owner a certificate in writing signed by an officer of the Association setting forth whether the Assessments against the Owner's Lot have been paid, and if not, the amount then due and owing. Absent manifest error, such certificate shall be deemed conclusive evidence to third parties as to the status of Assessments against any Lot within the Development.

8. Creation of Lien and Personal Obligations for Assessments. Each Owner of any Lot shall, by its acceptance of a deed thereof, whether or not it shall be so expressed in any such deed or other conveyance, be deemed to covenant and agree to all the terms and conditions of this Declaration and promises to pay to the Association all Assessments which may be due from an Owner from time to time. All Assessments, together with interest thereon and cost of collection thereof shall be a continuing lien upon the Lot against which such Assessment is levied as of the effective date of each such Assessment. Each such Assessment, together with such interest thereon and cost of collection therefor as are hereinafter provided, shall also consist of the personal obligation of the Person who was Owner of such Lot at the time when the same fell due. In the event a Lot is owned by more than one Member, all of such Members shall be jointly and severally liable for the entire Assessment then due.

9. Effect of Non-Payment of Assessment. If any Assessment hereunder is not paid upon the due date, or if any similar charge otherwise agreed to be paid by Owners in this Declaration is not paid when due, then such Assessment shall be delinquent and shall accrue interest thereon at the highest rate then permissible under the laws of the State of Tennessee commencing upon the due date. If such Assessment is not paid within thirty (30) days after the due date, then the Association may bring an action at law against the Owner personally, and/or at its option, foreclose the lien against the Lot by court action or trustee sale as hereinafter provided,

and there shall be added to the amount of such Assessment all reasonable attorneys' fees and costs incurred by the Association in any such action, and in the event a judgment is obtained, such judgment shall include interest on the Assessment as indicated above.

10. Enforcement of Lien by Trustee's Sale. For and in consideration of the privileges and protection granted in this Declaration, and the mutual enjoyment and use of the Common Areas, and for the express purpose of securing the payment of the Assessment described above, in order to avoid unnecessary court proceedings or delays for the enforcement of the liens described above, each Owner by accepting a deed to a Lot for their heirs, successors and assigns, does hereby transfer and convey in trust unto Thomas N. Jones, Trustee, his successors and assigns ("Trustee") each such Lot deeded to such Owner with the appurtenances, estate, title and interest thereto belonging to the Trustee in accordance with the following:

a. Each Owner agrees to pay all Assessments provided herein when due and upon demand of said Trustee or the Association, to pay, discharge, or remove any and all liens except a first mortgage or deed of trust lien which may hereafter be placed against said Lot which would adversely affect the lien granted herein, and in case the Trustee or his successors of the Association shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, or costs and expenses of such appearance or proceedings, together with a reasonable attorneys' fees, shall be allowed and be payable by said Owner upon demand of the Trustee or the Association, and upon failure to do any of these things then said Trustee or Association may do any or all of said things, and the amounts so paid shall bear interest from the date of payment at the highest rate then permitted by the laws of the State of Tennessee and shall be and become a part of the indebtedness secured hereby.

b. If any Assessment, together with interest thereon, is not paid promptly when due or within a period of cure allowed above, or if after said Owner fails to pay any other sums due as above provided, or further, fail to reimburse the Trustee or Association within thirty (30) days from the date of the Trustee's or Association's payment of such sums, this trust conveyance shall remain in full force and effect, and the said Trustee or his successor in trust is hereby authorized and empowered, upon giving twenty (20) days' notice by three (3) publications in any daily or weekly newspaper published in Maury County, Tennessee, to sell said Lot at the front door of the Courthouse in said County to the highest bidder for cash at public outcry, free from the equity of redemption, statutory rights of redemption, homestead, dower, and all other exemptions of any kind which are hereby expressly waived; and the said Trustee or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser at such foreclosure sale. The Association may bid at any sale under this trust conveyance. The Trustee may at any time after default and the payment of any of the above-described indebtedness enter and take possession of said Lot and shall only account for the net rents actually received by said Trustee. It is further agreed that in the event the Trustee fails, before

selling said Lot as herein provided, to enter and take possession hereof, the purchaser shall be entitled to immediate possession of said Lot upon delivery to him by the Trustee of a deed for said Lot. In case of sale hereunder, the proceeds shall be applied by the Trustee as follows:

i. to the payment of all costs, charges and expenses of executing such conveyance and enforcing said lien as herein provided, together with reasonable attorneys' fees for advice or for instituting and defending any litigation which may arise on account of the execution of this conveyance or the enforcement of said lien, together with the expenses and costs of any such litigation;

ii. to the payment of all taxes which may be unpaid upon said Lot;

iii. to the payment of all unpaid Assessments herein secured; and

iv. the residue, if any, to be paid to the order of said Owner(s) or their representatives or assigns.

c. In the event of the death, absence, inability, or refusal to act of said Trustee at any time when action of the foregoing powers and trusts may be authorized, or for any other reason, the lawful owner and holder of said lien is hereby authorized and empowered to name and appoint a successor in trust (the "Successor Trustee") to execute this trust by an instrument in writing to be recorded in the Register's Office for Maury County, Tennessee, and title therein conveyed to the above-named Trustee shall be vested in said Successor Trustee. The Trustee is authorized to appoint an attorney-in-fact to conduct in his stead and on his behalf and with the same power possessed by said Trustee as granted herein any and all foreclosure sales authorized above.

11. Priority of Lien. The lien described in this Article shall be subordinate to the lien of any mortgagee under a recorded first mortgage or deed of trust encumbering any such Lot. In the event any mortgagee becomes the Owner of such Lot after foreclosure thereof, or conveyance by deed in lieu of foreclosure, trustee's deed, or the like, such mortgagee shall become subject to the lien reserved herein for the purpose of securing all Assessments becoming due from and after the date such mortgagee accepts a deed to said Lot.

12. Mortgagee Protection Clause. No breach of the covenants, conditions, or restrictions herein contained for the enforcement of any lien provisions herein shall defeat or render invalid the lien of any prior mortgage given in good faith and for value, but said covenants, conditions and restrictions shall be binding upon and effective against any Owner whose title is derived through foreclosure or other judicial sale or in lieu of such of any prior mortgage.

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13. Each Owner shall indemnify and hold harmless each of the other Owners and the Association from any liability arising from the claim of any lien claimant or judgment debtor against the Lot of any other Owner or of the Common Areas. The Association or any affected Owner may enforce this obligation, which includes reasonable costs and attorneys' fees, in the manner of a Special Assessment or by action at law including all rights granted to the Association under Article V.

14. Notwithstanding the prior provisions of this Article V, the Declarant shall be exempt from all Assessments unless Declarant constructs a residence on any Lot in which case Declarant shall be subject to the same Assessments as other Owners within the Development.

ARTICLE VI
ARCHITECTURAL CONTROL COMMITTEE

1. Designation of Committee. The Association shall have an Architectural Control Committee (the "Committee"), which shall consist of three Members who shall be natural persons. The Members of the Committee shall be appointed and be subject to removal at any time by the Declarant until the termination of the Class B Membership, and thereafter by the Association's Board of Directors. The Committee shall designate an individual as its Secretary, and all communications with the Committee shall be conducted through the Secretary.

2. Approval of Plans and Architectural Review Committee. No construction, reconstruction, remodeling, alteration or addition to any structure, building, fence, wall, driveway, path or other improvement of any nature on any Lot shall be constructed or undertaken without obtaining the prior written approval of the Committee as to the intended location of same and as to its plans and specifications showing the nature, shape, height, materials and such other specifics as may be required including its architectural style. The Committee shall have full authority to review and act upon requests for approvals of such requests. As a prerequisite to consideration for such approval, and prior to the beginning of the contemplated work, the applicant must submit a set of plans and specifications with a written request for their approval. The Committee may withhold approval for any reason including purely aesthetic considerations. In the event the Committee fails to approve or disapprove the plans for design and location within ten (10) days after they have been submitted, approval will not be required and this section will be deemed to have been fully complied with. Upon approval being given, construction shall commence within sixty (60) days thereafter, and shall be processed to completion promptly and in strict compliance with the approved plans; otherwise the approval shall be void. Each Owner acknowledges that the decor, color scheme, landscaping, and design of the Lot has been selected in such a manner as to be consistent and harmonious with other Lots and residences in the Development and agrees to maintain and perpetuate the visual harmony of the Development.

3. Design Criteria. In carrying out the functions of the Committee, and in order to insure uniformity of quality of the Improvements located within the Development, the Committee may prepare, but is not required to, a statement of design criteria which shall be observed in the construction of all Improvements within the Development (the "Design Criteria"). If prepared, the Declarant and, after the termination of the Class B Membership, the Association, reserves the right to modify and amend the Design Criteria from time to time as it deems appropriate based upon changes and innovations in construction methods and techniques.

4. Limited Effect of Approval of Plans. The approval of the Committee of an Owner's plans for the construction of Improvements upon any Lot is not intended to be an approval of the structural stability, integrity or design of a completed improvement of the safety of any component therein but is required solely for the purpose of insuring compliance with the covenants contained herein and further to insure the harmonious and orderly architectural and aesthetic development and improvement of the Lots contained within the Development. Notice is hereby given therefore to any future occupant of any completed Improvement and all invitees, visitors and other persons who may from time to time enter or go on or about such completed Improvements, that no permission or approval granted by the Committee, the Declarant or the Association with respect to the construction of Improvements pursuant to this Declaration shall constitute or be construed as an approval of the structural stability of any building, structure or other Improvement and no liability shall accrue to the Declarant, the Committee or to the Association in the event that any such construction shall subsequently prove to be defective.

ARTICLE VII
IMPROVEMENT, SETBACK AND USE RESTRICTIONS

1. Improvement Restrictions. In addition to the requirements of Article VI above concerning compliance with the architectural review authority of the Committee, the following restrictions apply to Improvements;

a. Minimum setback requirements on the Plat shall be observed. The Declarant reserves the right to approve the location of each residence upon the Lot and to relocate the same, within the setback lines and/or building areas established by the Plat, in such manner as it shall be deemed, in its sole discretion, to be in the best interests of the overall Development and in furtherance of the goals set forth herein.

b. No Lot may be used for any purpose except for the construction and maintenance of a single-family residential building. No more than one single-family residential building may be constructed or maintained on any one Lot.

c. No Lot shall be re-subdivided, and all Lots shall remain as shown on the recorded Plat. A slight variance in the property lines may be made by adjacent owners, but not for the purpose of subdividing into more Lots.

d. No noxious or offensive operations shall be conducted or maintained on any Lot and nothing shall be constructed, reconstructed or kept on any Lot which may constitute an annoyance or nuisance to the neighborhood.

e. No animals or livestock of any kind shall be allowed or maintained on any Lot, except that dogs, domestic cats, or other household domestic pets may be kept, provided that they are not kept for commercial purposes. No poultry of any kind or description shall be allowed or maintained on any Lot at any time for any purpose.

f. No trailer, mobile home, modular home, basement house, tent, garage, barn, or other outbuilding shall be erected or used as either a temporary or permanent residence.

g. The Declarant, or their assigns, or the Committee, or its designees, reserve the right to enter upon any lot for the purpose of cutting grass, trimming trees and shrubs or generally cleaning up such Lot if the same reasonably requires, charging the expense thereof to the Owner thereof, which shall become a lien on the Lot until paid in full.

h. No sign of any kind shall be displayed on any lot greater than 4 X 4 ft and any such sign shall be in good taste. The Declarant and Builders may use signs of a greater magnitude so long as approve by the Committee. The use of flags shall be permitted by Builder and Declarant. In addition, a builder who is constructing more than house in the Development may have a model home where the garage may be used as a sales office.

i. All yard areas and landscape easements must be maintained in a neat and orderly fashion.

j. The minimum square feet of any residential building on any Lot shall be 1,850 square feet, exclusive of any square footage attributable to porches and garages.

k. Any Lot whereon a residential building is constructed must include, at a minimum, an attached, covered two-car garage. Front, side, and rear entry garages are permissible.

l. All Owners shall be required to install and maintain an operational garage door opener, and all garage doors shall remain closed, except for actual ingress or egress therein.

There shall be no detached garages or other accessory buildings constructed or located on the Lots without written approval from Committee.

m. Exterior building materials may be brick, stone, hardy plank, or any combination thereof. Exterior building materials may not be vinyl; provided, however, that vinyl and/or aluminum may be used on facia and soffit areas.

n. Foundations may be slab or crawlspace.

o. Any structure which is preassembled or already constructed and which the Owner of a Lot desires to move onto such Lot must receive the prior unanimous approval of the Committee, which approval may be withheld on the subjective grounds that the structure does not conform to the character and general atmosphere of the Development, even though said structure may meet all minimum square footage and other requirements.

p. The Builder shall be responsible for the expense of constructing sidewalks on each lot as well as the planting of trees one each lot as require by the City Planner.

q. No building shall be constructed or maintained on any Lot (i) in any reserved drainage utility or landscape easement area; or (ii) closer to the street than the setback line as shown on the recorded Plat, unless authorized by the Committee and Board of Zoning Appeals where applicable.

r. Once any construction has commenced, it shall proceed diligently. Owner is responsible for maintaining a neat and orderly construction site.

s. The only fences which shall be permitted on lots shall be those erected with the express prior written approval of the Committee, which is charged to ensure that said fences conform to the general character and atmosphere of the neighborhood, and shall be a minimum of four (4) feet tall and a maximum of five (5) feet tall. The Committee may require, as a condition of approval, the use of hedges or other greenery as screening for the fence. All fences must be maintained in good repair, and landowners agree to abide by reasonable requests for repairs and maintenance as may be made by the Committee. Any fences on the said lots shall be made of black aluminum, brick, or white PVC and shall not exceed beyond the rear corner of the building on the Lot. Wooden fences are not permitted in the Development. All fences facing the street should be built with the finished side facing the street.

(i) On all Lots except corner Lots, no fence shall be permitted between the front of the building or setback line and the street. On all corner Lots, no fence shall be permitted between either building or setback line and either street. In the event an Owner

incorporates any utility, landscape or drainage easement shown on the recorded Plat, within the boundaries of a fence, the inclusion of this area shall be done in such a manner so as not to interfere with any drainage on or other use of said easement.

t. All driveway enhances from the street to each Lot shall conform to the following standards: Except for houses with side entry garages, the entrances from the street to each Lot shall be sixteen (16) feet in width with a concrete apron running back three (3) feet from the entrance at street and tapering back to no less than twelve (12) feet in width to garage entry. For side entry garages, the driveway must be of a minimum width of twenty-five (25) feet in width. The driveway, including any turn around area, must be constructed of concrete. A temporary gravel drive shall be constructed from the street to the side of the proposed dwelling before or at the time construction of said dwelling is commenced.

u. No dwelling shall be constructed on any Lot closer than the minimum setback reflected on the Plat.

v. All dwellings constructed on any Lot shall have a full masonry or slab foundation.

w. All swimming pools are to be of in-ground construction. No above-ground swimming pools are allowed.

x. No Owner of a Lot may construct or place any dwelling, outbuilding, clothes line, fence or any other structure, pen or enclosure, on such Lot without the prior written approval by the Committee of the elevation or exterior design, colors, location and building material. Playground sets and trampolines are permitted without obtaining approval from the Committee so long as they are reasonably maintained and placed behind the home. It is the intent of these restrictions that the Committee shall ensure a uniform, aesthetically pleasing subdivision without the utilization of garish colors or architectural designs. The Committee is empowered to waive provision of these restrictions for good cause shown; provided, however, that this power shall not extend to reducing the minimum square footage as specified in paragraph 9 hereof.

y. All equipment, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal from the view of neighboring houses and streets. All rubbish, trash or garbage shall be regularly removed from the Lots and shall not be allowed to accumulate thereon.

z. No exterior television or radio antennae of any sort or satellite reception dishes shall be placed, allowed, or maintained upon the front roof of any dwelling or upon the front

or side yard of any Lot, and no antenna or satellite dish shall exceed the height of the peak of the roof lines of the dwelling on any Lot.

aa. No boat, trailer, all-terrain vehicle, or motor home or other recreational vehicle of any kind shall be kept other than in garage or in the rear yard, screened from the view of neighbors and streets. No commercial vehicle of any kind shall be kept other than in garage, rear yard or other screened from the view of the neighbors and streets. No abandoned vehicles shall be stored on any Lot.

bb. No building material of any kind or character shall be placed or stored upon any of the Lots until the Owner of such Lot is ready to commence construction of improvements. Building materials shall not be placed or stored on such Lot.

cc. Sales trailers or model homes with flags and signs shall be permitted as an aide to any builder and/ or developer in the sale of new homes and/or Lots. Use of garage in model home as sales center will be permitted.

dd. No basketball goals will be permitted in the side or front yards.

ee. All setbacks must meet governmental restrictions.

ff. All mailboxes must be the uniform design established by the Declarant.

gg. Owners are responsible to ensure sidewalks are installed by the builder of any homes within the Development in accordance with the standards adopted by the Declarant, and trees are planted according to City requirements.

hh. The Declarant or its assigns reserves the right to enter upon any Lot for the purpose of cutting grass and cleaning up such Lot if the same reasonably requires, charging the expense thereof to the Owner of such Lot, which expense shall be come a lien upon the Lot.

ii. Children of residents or their guests shall not be permitted in drainage ditches during wet weather.

jj. Roof pitch must be no less than 6/12 (i.e., 26.57 degrees).

kk. Exposed metal fireplace chimneys are prohibited.

ll. No outside clotheslines or other apparatus for the drying of clothes shall be permitted.

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mm. Owners are prohibited from obstructing the free flow of storm surface water drainage and/or diverting, and/or changing such drainage flow in any manner resulting in damage or hazard to any other Lot and/or Owner.

2. Maintenance.

a. All Lots, together with the exterior of all Improvements located thereon, shall be maintained in a neat and attractive condition by their respective Owners.

b. In the event any Owner shall fail to maintain the Improvements situated upon his Lot in a manner satisfactory to the Association, the Association may, upon the vote of at least two-thirds of the Board of Directors and after ten (10) days' notice in writing to the offending Owner during which time said Owner has continued to fail to commence the correction of the matter in question, enter upon said Lot and perform the maintenance of the Improvements itself. The cost of such maintenance shall be added to and become a part of the Assessment to which such Lot is subject and the Owner of such Lot shall be personally liable for the cost thereof.

3. Further Use Restrictions.

a. No Owner shall use its Lot in such a manner as to create a nuisance. No Owner shall commit waste upon any Lot.

b. No wrecked vehicle or vehicles in a non-functional condition or vehicles without proper registration shall be parked on any Lot or upon any of the Common Areas. No house trailers, mobile homes, or modular homes shall be permitted within the Development.

c. No animals, livestock, poultry of any kind shall be raised, bred, pastured or maintained on any Lot except household pets which shall be kept in reasonable numbers as pets for the sole pleasure of the occupants, but not for any other purpose or use. No such household pets shall be permitted to the extent they become a nuisance to Owners of neighboring Lots. No pets shall be permitted outside the boundaries of the Owner's Lot unless accompanied by their Owner and on a leash. The Board of Directors, or any individual resident, may take appropriate measures to insure compliance with this provision, including without limitation, having the animal picked up by the appropriate governmental authorities.

d. No Owner shall cause or allow any use of his Lot that results in noise which disturbs the peace and quiet of the Development. This restriction includes, without limitation, dogs whose loud and frequent barking, whining or howling disturbs other Owners, exterior music

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systems or public address systems, and other noise sources which disturb other Owners' ability to peacefully possess and enjoy their Lots.

e. No Owner shall permit or cause the escape of such quantities of dense smoke, soot, cinders, noxious acids, fumes, dust, or gases as to interfere with the use and enjoyment by other Owners of their Lots.

f. No house or other structure on any Lot shall be used for any business or purpose. Each Owner shall refrain from any act or use of his Lot which could reasonably cause embarrassment or discomfort or annoyance to the neighborhood. No noxious, offensive or illegal activity shall be carried out upon any Lot.

g. Each Owner shall observe all governmental building codes, health restrictions, zoning restrictions and other regulations applicable to his Lot. In the event of any conflict between any provision of such governmental code, regulation or restriction and any provision of this Declaration, the more restrictive provision shall apply.

h. Preassembled structures for residential purposes shall not be permitted even though they may meet the minimum square footage requirements and all other requirements.

i. The pursuit of hobbies or other inherently dangerous activities including without limitation the assembly and disassembly of motor vehicles or other mechanical devises, the shooting of firearms, fireworks, or other pyrotechnic devices of any type or size, and other such activities shall not be allowed upon any Lot.

ARTICLE VIII
EASEMENTS

1. General. A perpetual easement as shown on the Plat is reserved on each Lot for the construction and maintenance of utilities, such as drainage, electricity, gas, water main, sewage, etc., and no structure of any kind shall be erected or maintained upon or over said easement. It is understood and agreed that all easements granted herein, or by deed, or identified in the recorded Plat, may be used to service additional subdivision sections within all sections of the Development.

2. Emergency. There is hereby reserved without further assent or permit, a general easement to all policemen and security guards employed by Declarant or Association, firemen, ambulance personnel, garbage collectors, mailmen, utility personnel, delivery service personnel and all similar persons to enter upon the Development or any portion thereof which is now or hereafter made subject to this Declaration in the performance of their respective duties.

3. Easements Over Common Areas. The Plat designates certain areas for roads, utilities, drainage, Common Areas, and recreational areas. The easements so designated on the Plat encumber the Lots as shown on the Plat and are hereby established as perpetual and irrevocable easements. Said easements are granted and reserved for the use and benefit in common of all owners in the Development and their agents, servants, family members and invitees. No Owner shall have the right to restrict, impede or take any action in any way to prohibit or limit the use in common by all Owners of said easements. However, use of the easements and Common Areas shall be subject to and governed by provision of this Declaration and the by-laws, rules and regulations of the Association.

4. Easements for Utilities. All Lots and Common Areas in the Development shall be subject to the easements for installation of utilities and drainage facilities that are reserved and shown on the recorded Plat and as set forth herein or as required by later amendments. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels and easements.

5. Association Functions. There is hereby reserved to Declarant, any successor to Declarant, and the Association, or the duly authorized agents, representatives and managers of the Association, such easements as are necessary to perform the duties and obligations of the Association as are set forth in the Declaration and any other Trotwood & Foster Association Documents.

6. Ingress and Egress. In addition, there is reserved to Declarant for the use and benefit of any adjoining property that has been added as a new section to the Development or is intended to be added as a new section, a right of ingress and egress over the streets, a right to attach to and use sewer and utility easements and such other easements as may be necessary to develop said property or as are provided for the Development and the Declarant according to this Article VIII.

7. Covenants Running with Land. Each of the easements provided for in this Declaration shall be deemed to have been established upon the recordation of this Declaration and shall thenceforth be deemed to be covenants running with the land for the use and benefit of the Lots, and Common Areas as the case may be, superior to all other encumbrances applied against or in favor of any portion of the properties which is the subject of this Declaration.

8. Subject to Prior Utility Easements. Notwithstanding anything herein expressed or implied to the contrary, this Declaration shall be subject to all easements heretofore or hereafter

granted by Declarant for ingress or egress and for the installation and maintenance of utilities, sewers, television cables, drainage, and similar facilities that are necessary or appropriate for the development of the properties.

9. Utility Easements, Duties and Rights. The rights and duties of the Owners of Lots with respect to sanitary sewers and water, electricity, television cables, gas and telephone, shall be governed by the following:

a. Whenever sanitary sewer house connections and/or water house connections or electricity, television, gas or telephone lines are installed within the properties, which connections or any portion thereof lie in or upon Lots owned by others, then the Owners of the Lot served by said connections, shall have the right, and are hereby granted, an easement to the full extent necessary therefor, to enter upon said Lots or to have the utility company enter upon the Lots within such other Lot(s) in or upon which said connections, or any portion thereof lie, to repair, replace and generally maintain said connections as and when the same may be necessary.

b. When sanitary sewer house connections and/or water house connections or electricity, television cables, gas or telephone lines are installed within the properties, which connections serve more than one Lot, the Owner of each Lot served by said connections shall be entitled to full use and enjoyment of such portions of said connections as service his Lot.

ARTICLE IX
INSURANCE

1. Casualty Insurance. The Association shall keep all insurable improvements and fixtures on the Common Areas insured against loss and damage by fire for the full insurable replacement cost thereof, and shall obtain insurance against such other hazards and casualties as the Association may deem desirable as well as a general liability insurance policy covering all Common Areas with coverage of at least One Million Dollars ($1,000,000.00) for bodily injury or property damage for any single occurrence as well as coverage for any legal liability that results from lawsuits related to employment contracts in which the Association is a party. All policies shall provide that they may not be cancelled or substantially modified without ten (10) days written notice to all insureds including the mortgagees if any. The Association shall also insure any other property whether real or personal, owned by the Association, against loss or damage by fire or casualty and such other hazards as the Association my deed desirable, with the Association as the owner and beneficiary of such insurance. All casualty, liability and fidelity bond coverage shall be in such manner and is such amount as required by the Federal Nation Mortgage Association (FNMA), and their requirements thereto as set forth in Sections 501-504, FNMA Lending Guide, are adopted herein by reference. Any insurance coverage with respect to the Common Areas or otherwise shall be written in the name of, and the proceeds thereof, shall be payable to the

Association. Insurance proceeds shall be used by the Association for the repair or replacement of the property for which the insurance was carried. Premiums for all such insurance carried by the Association are common expenses included in the common Assessments made by the Association.

2. Replacement or Repair of Property. In the event of damage to or destruction of any part of the Common Areas and/or Improvements thereon, the Association shall repair or replace same from the insurance proceeds available. If such insurance proceeds are insufficient to cover the cost of repair or replacement of the property damaged or destroyed, the Association may make a Special Assessment against all owners to cover the additional cost of repair or replacement not covered by the insurance proceeds, in addition to any other Assessments made against such Owner.

3. Other Insurance. The Association may also maintain and pay for insurance policies or bonds that are appropriate for the protection and benefit of the Association, Members of the Board of Directors and any standing Committee, tenants or guest, including, but without limitations, workers' compensation, malicious mischief, and performance of fidelity bonds.

4. Annual Review of Policies. All insurance policies shall be reviewed at least annually by the Board of Directors in or order to ascertain whether the coverage contained in the policies is sufficient to make any necessary repairs or replacement of property which may be damaged or destroyed.

5. Hazard, Flood, Homeowners and Fire Insurance. Each Owner shall obtain and maintain in effect fire and appropriate damage and physical loss insurance, all in an amount equal to the then current full replacement value of each residence and improvement owned by such Owner, which may be established from time to time by the Board of Directors or the Association by resolution. Such additional insurance requirements may be set for the in agreements or other undertakings which the Board of Directors or Association may enter into with or for the benefit of holders or insurers of mortgages secured upon portions of the properties.

6. Obligation to Repair and Restore.

a. Subject only to the rights of an institutional holder of the first mortgage lien on any damaged Lot, insurance proceeds from any insurance policy covering such Lot shall be first applied to the repair, restoration, or replacement of such Lot. Each Owner shall be responsible for the repair, restoration, or replacement of each Lot owned by such Owner pursuant to the terms hereof. Any such repair, restoration or replacement shall (subject to advances and changes in construction techniques and materials generally used in such construction and in currently generally accepted design criteria) be generally harmonious with the other Lots in the Development, and reconstruction must be consistent with plans approved by the Committee. Such repair and restoration will be commenced as soon as possible.

b. If the proceeds of insurance are insufficient to pay for the cost of repair, restoration, or replacement of a residence or improvement, the Owner of such Lot shall be responsible for the payment of any such deficiency necessary to complete the repair, restoration or replacement.

7. Association Rights. If any Owner fails to obtain the insurance required in this Article, or fails to pay the premiums therefor when and as required or fails to otherwise perform the obligations of an Owner under this Article, the Association may (but shall not be obligated to in any manner) obtain such insurance, make such payments for any such Owner, and/or perform such obligations, and add the cost of such payments or performance, as a Special Assessment, to the Assessments of such Owner and enforce the payment of the Assessment in a like manner as an Annual Assessment.

8. Notice to First Mortgagees. In the event of substantial damage to or destruction of any part of the Common Areas, the institutional holder of any first deed of trust or mortgage on a Lot will be entitled to timely written notice of any such damage or destruction and no provision of any document establishing the Development will entitle the Owner of a Lot or other party to priority over such institutional holder with respect to the distribution to such Lot of any insurance proceeds.

ARTICLE X
EXTERIOR MAINTENANCE

1. Maintenance of, repairs to and replacements to the Common Areas shall be the responsibility of and shall be furnished by the Association. The cost of maintenance of, repairs to and replacements to the Common Areas shall be part of the common expenses, subject to the By-Laws, Rules and Regulation of the Association. If, due to the act or neglect of an Owner, or of his agent, servant, tenant, family member, invitee, licensee or household pet, damage shall be caused to the Common Areas, to the sidewalks, or to a Lot owned by others, or maintenance, repair or replacement are required which would otherwise be a common expense, then such Owner shall pay for such damage or such maintenance, repair or replacements, as may be determined by the Association, to the extent not covered by the Association's insurance or sufficient proceeds are not collected from the insurance carrier or to the extent any such claim raises insurance premiums.

In addition to the utility and maintenance easements as may appear on the Plat, the authorized representatives to the Association, Board of Directors or of a managing agent appointed by and with approval of the Board of Directors, shall be entitled to reasonable access to the individual Lots as may be required in connection with the preservation of any individual Lot in the event of an emergency, or in connection with maintenance of, repairs or replacements of the

Common Areas or any equipment, facilities or fixtures affecting or serving other Lots and the Common Areas or to make any alteration required by any governmental authority.

2. It will be the responsibility of each Owner of a Lot to maintain their own mailbox in keeping with the specific design approved by the Declarant.

3. Each Owner of a Lot is responsible for all exterior maintenance on his own Lot. Each Owner shall repair, maintain or replace all exteriors on any building in a good and workman like manner. Additionally, all landscaping, plants, shrubs, driveways, walks, yards, sidewalk adjacent to the street, etc., shall be maintained in a neat, orderly condition and in a good state of repair and maintenance. All exterior maintenance, including painting, shall be done in the color, method and design that is suitable and approved by the Committee. The Committee can base its decisions solely on esthetic considerations.

ARTICLE XI
ANNEXATION AND/OR ADDITION OF OTHER AREA TO PROPERTY

1. General. Declarant or its successors and assigns, shall be allowed to annex additional property by way of sections to the Development without the consent of the Association or its Members over any mortgagees or other lien holders (other than those holding mortgages a lien on the real property being annexed) by the recordation of an amendment to this Declaration as provided herein. Upon such annexation, the Association shall take whatever measures are necessary to add such annexed property and lots into the Development on an equal basis with the original Lots included hereunder.

2. Membership in Association. Owners of additional property annexed by way of sections to the Development (the "New Members") shall become Members of the Association obtaining all rights due Members of the Association and becoming liable for all Assessments and fees as set forth herein and/or in the supplemental Declaration and the Association shall take such measures necessary to evidence the admittance of such New Members as Members in the Association.

3. Common Areas. All Common Areas in any annexed property will be deeded to the Association in fee simple to be held in accordance with this Declaration.

ARTICLE XII
GENERAL PROVISIONS

1. Duration. The covenants, conditions an restrictions contained herein shall be appurtenant to and run with the land and shall be binding upon all Owners and parties hereinafter

having an interest in any of the Development, and all parties claiming under them, until January 1, 2055, at which time they shall be automatically extended for successive periods of ten (10) years each, unless a majority of the votes attributable to Lots in the Development are cast in favor of a proposition to change, amend or revoke the restrictions in whole or in part at a duly called meeting of the Association within the final one (1) year of the term of this Declaration, as it may have been extended. Each purchaser or subsequent grantee of any interest in any property now or hereafter made subject to this Declaration, by acceptance of a deed or other conveyance therefor, thereby agrees that the covenants, conditions and restrictions of this Declaration may be extended as provided in this Article XIII, Section 1.

2. Amendment. Any amendment of the Declaration, other than an amendment incorporating new property by way of sections to the Development as detailed in Article XI which may be done without an affirmative vote, will require the affirmative vote of at least two-thirds (2/3) of the Votes entitled to be cast by the Members of the Association, (both Class A and Class B) at a duly called meeting of the Association at which a quorum is present. Any such amendment shall not become effective until the instrument evidencing such change has been filed of record. Every purchaser or subsequent grantee of any interest in any property now or hereafter made subject to this Declaration by acceptance of a deed or other conveyance therefor, thereby agrees that the covenants, conditions and restrictions of this Declaration may be amended as provided herein.

3. Enforcement. All restrictions herein may be enforced by Declarant, its successors and assigns until the termination of the Class B Membership, or by the Association acting by and through its Board of Directors, or by the Committee, by proceeding at law or in equity against the Person violating or attempting to violate any covenant, condition and/or restriction, either to restrain the violation thereof or to recover money damages, together with reasonable attorneys' fees and court costs. Furthermore, after the termination of Declarant's Class B Membership in the Association, in the event the Association fails to act to enforce any restriction contained herein, any Owner of any Lot may enforce these restrictions as aforesaid against any other Owner. Notwithstanding the foregoing, the covenants contained in Article VIII hereof regarding the Declarant's option to purchase Lots shall be enforceable only by Declarant and not by its successors or assigns unless said rights are specifically assigned thereby Declarant in writing.

4. Partial Invalidity. Any invalidation of any one or more of these restrictions by judgment, court order, or statute, for failure on the part of Declarant or its successors or assigns to enforce any said restrictions, shall in no way affect any of the other provisions hereof or be deemed as a waiver of the right to enforce such restrictions at any time after the violation thereof. Invalidation of any one or more of these restrictions by judgment or court order shall neither affect any of the other provisions not expressly held to be void nor the provisions so void in circumstances or applications other than those expressly invalidated, and all such remaining

provisions shall remain in full force and effect together with the provisions ruled upon as they apply to circumstances other than those expressly invalidated.

5. Abatement. In the event that any Owner violates any of the terms or conditions of this Declaration and fails to cure the same within ten (10) days after written notice thereof, then Declarant, in addition to any other rights and remedies provided for herein, shall have the express right, privilege and license to enter upon any Lot to take any reasonable action to cure such violation, and all reasonable costs thereof shall be at the expense of the Owner of such Lot and shall be payable upon demand by Declarant, including reasonable attorneys' fees.

6. Notice. All notices required or permitted hereunder shall be in writing and effective when deposited in the U.S. mail, postage prepaid, addressed to any Owner at the address of the Lot owned by such Owner, and, if to Declarant, addressed to the Declarant as follows:

Brightland Homes of Tennessee, LLC
Barton Creek Plaza III
3815 South Capital of Texas Highway, Suite 275
Austin, Texas 78704

Attention: John Winniford
Email: jwinniford@brightlandhomes.com
and
Attention: Kent Mitchell
Telephone: 512.330.9366
Email: kmitchell@brightlandhomes.com
and
Attention: Chris Lynch
Telephone: 512.330.9755
Email: clynch@brightlandhomes.com

or such other address as Declarant may, by notice to each of the Owners, designate.

7. Headings and Binding Effect. Headings have been inserted only for convenience and are in no way to be construed as defining, limiting, extending or otherwise modifying or adding to the particular paragraphs to which they refer. The covenants, agreements and right set forth herein shall be binding upon and inure to the benefit of the respective heirs, executors, successors and assigns of the Declarant and all person claiming by, through or under Declarant.

8. Exoneration of Declarant. Each Owner of any Lot in the Development, or any other party having an interest in any portion of the Development, expressly agrees that no duty or

obligation is imposed upon Declarant to enforce or attempt to enforce any of the covenants or restriction contained herein, nor shall Declarant be subject to any liability of any kind or nature whatsoever resulting out of any claim by any third-party asserting that Declarant failed to enforce the same.

[Remainder of Page Intentionally Left Blank – Signature Page Follows]

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IN WITNESS WHEREOF, the Declarant has caused this Declaration of Protective Covenants, Conditions and Restrictions to be duly executed this ____ day of _____, 2024.

BRIGHTLAND HOMES OF TENNESSEE, LLC,
a Delaware limited liability company

By: Brightland Homes, Ltd.,
a Texas limited partnership, sole Member

By: Brightland Homes I, Inc.,
a Texas corporation, General Partner

By: _____
John S. Winniford,
President and CEO

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, John S. Winniford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be President and CEO of Brightland Homes of Tennessee, LLC, the within named Declarant, and he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such officer.

WITNESS MY HAND and official seal at my office on this the _____ day of _____, 2024.

_____
Notary Public

My commission expires: _____

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EXHIBIT "A"
LEGAL DESCRIPTION

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EXHIBIT "B"

BY-LAWS
OF
[_____]

ARTICLE I
DEFINITIONS

The following words, when used herein, shall have the following meanings:

Section 1. "Association" shall mean [_____], a Tennessee not-for-profit corporation, its successors and assigns, which has as its members all owners of Lots in the Property. "Charter" shall mean the Articles of Incorporation of the Association as filed with the Office of the Secretary of State for Tennessee.

Section 2. "Board of Directors" shall mean the Board of Directors of the Association as described in Article IV hereof.

Section 3. "Declaration" shall mean the instrument headed "Declaration of Covenants, Conditions and Restrictions of Trotwood & Foster" recorded simultaneously herewith in the Register's Office for Maury County, Tennessee, as subsequently amended.

Section 4. "Declarant" shall have the meaning given it in the Declaration.

Section 5. "Member" shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration.

Section 6. "Common Areas" shall have the meaning given it in the Declaration.

Section 7. "Lot" shall have the meaning given it in the Declaration.

Section 8. "Owner" shall have the meaning given it in the Declaration.

Section 9. "Plat" shall have the meaning given it in the Declaration.

Section 10. "Development" shall have the meaning given it in the Declaration.

ARTICLE II
NAME AND LOCATION

The name of the Association is [_____]. The principal office of the Association shall be located at [_____] or at such other place as may be designated by the Board of Directors. Meetings of members and directors may be held at such places within the State of Tennessee, County of Maury, as may be designated by the Board of Directors.

ARTICLE II
MEETING OF MEMBERS

Section 1. Annual Meetings. The first regular annual meeting of the Members may be held, subject to the terms hereof on any day, at the option of the Board of Directors; provided, however, that the first meeting may (if necessary to comply with Federal Regulations) be held no later than the earlier of the following events: (a) Four (4) months after all the Lots have been sold by the Declarant or (b) Three (3) years following conveyance of the first Lot by the Declarant. Each subsequent regular annual meeting of the Members shall be held within fifteen (15) days of the anniversary of the first regular annual meeting each year thereafter at such time as set by the Board of Directors.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the president or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote at the meeting, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, fifty percent (50%) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Charter, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote at the meeting shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented. Further, as provided in the Declaration, if a quorum is not present a subsequent meeting may be called and the required quorum shall be reduced by half at such meeting and such procedure may be repeated until a quorum is established although in no event may the required quorum be less than 10% of the total number of eligible votes.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

Section 6. Action Taken Without A Meeting. The Members shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written consent of the number of Members which would otherwise be required to approve such action. For instance, if an action required the approval of Members holding three-fourths (3/4ths) of the total votes, then a writing signed by Members holding three-fourths (3/4ths) of the total votes of all Members would be effective as if such approval was given at a meeting duly called for such

purpose. Any action so approved shall have the same effect as though taken at a properly called meeting of the Members.

ARTICLE IV
BOARD OF DIRECTORS

Section 1. Number. The affairs of the Association shall be managed by a Board of Directors. The initial Board of Directors of the Association shall consist of three (3) persons, who need not be Members of the Association, who shall be appointed by the Declarant and who shall serve until all Lots in the Development are sold. Thereafter, the Board of Directors shall consist of five (5) directors each of whom must individually be a Member of the Association or be an owner, officer, trustee, or otherwise affiliated with a Member of the Association.

Section 2. Term of Office. Persons on the Board of Directors shall be elected for terms of two (2) years or until their successor is elected.

Section 3. Removal. Any director may be removed from the Board of Directors, with or without cause, by a majority vote of the Members of the Association, or in the case of the initial Board of Directors, by the Declarant. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining Members of the Board of Directors, or in the case of the initial Board of Directors, by the Declarant, and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation from any service he may render to the Association; provided, however, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. The Declarant shall name the directors for the initial Board of Directors. Thereafter, nomination for election to the Board of Directors shall be made from the floor at the annual meeting of the Association.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI
MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held at intervals established by the Board of Directors upon at least three (3) days' written notice, (or without notice if the time and place has been previously fixed by the Board of Directors), at such place and hour as may be fixed from time to time by resolution of the Board of Directors. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days' written notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board of Directors.

ARTICLE VII
POWERS AND DUTIES

Section 1. Powers. The Board of Directors shall have power to:

(a) Adopt and publish rules and regulations governing the use of the Common Areas and facilities, and the personal conduct of the Members and their guests thereon, and to establish, assess and collect penalties and fines for the infraction thereof;

(b) Suspend the voting rights and right to use recreational facilities of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended until after the payment of reasonable financial assessments made after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Charter or the Declaration;

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors.

(e) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A Members who are entitled to vote.

(b) Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) As more fully provided in the Declaration, to:

(1) Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period; and

(2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) Foreclose the lien against any property for which Assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same.

(d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. A reasonable charge may be made by the Board of Directors for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain adequate liability, hazard, and other insurance on property owned by the Association;

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as required by the Declaration;

(g) Cause the Common Areas to be maintained.

(h) Exercise all discretion as provided in the Declaration regarding enforcement of all terms, restrictions and provisions contained in the Declaration and to take any and all enforcement actions as may be required pursuant thereto. Whenever discretion is granted to the Board of Directors to act upon any matter as required under the Declaration of these Bylaws, such discretion may be exercised by the president of the Association although any such action by the president shall be subject to change upon review by the Board of Directors.

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ARTICLE VIII
OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a president, a vice-president, a treasurer, and a secretary, and such other officers as the Board of Directors may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of the Association shall be elected annually by the Board of Directors and each shall hold office for one year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board of Directors may elect such other officers as the affairs of the Association may require each of whom shall hold office for such period, have such authority, and perform such duties as the Board of Directors may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board of Directors. Any officer may resign at any time by giving written notice to the Board of Directors, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board of Directors. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) President. The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board of Directors are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

DRAFT

(b) Vice-President. The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

(c) Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and the Members; serve notice of meetings of the Board of Directors and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board of Directors.

(d) Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall together with another officer sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association's books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

ARTICLE IX
COMMITTEES

The Board of Directors shall appoint an Architectural Review Committee, as provided in the Declaration. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X
BOOKS AND RECORDS

The books, records, papers of the Association and the Declaration, Charter and Bylaws shall be available for inspection by any Member or to the holder, guarantor or insurer of any first mortgage at the principal office of the Association, during normal business hours where copies may be purchased at reasonable cost.

ARTICLE XI
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments as well as any other amounts assesses against an Owner by the Association which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the

assessment is not paid within thirty (30) days after the due date, the assessment shall be subject to a late charge in an amount established by the Board of Directors and shall bear interest from the date of delinquency at the maximum rate allowed by applicable law. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his Lot.

ARTICLE XII
AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person, or by proxy.

Section 2. In the case of any conflict between the Charter and these Bylaws, the Charter shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIII
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

DRAFT

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

17 April 2024

Nathan McVey
111 Southeast Parkway Ct
Franklin, TN 37065

RE: Trotwood & Foster Lane; Map 112, Parcel 18.03

Nathan,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Improvements to existing infrastructure may be necessary to satisfactorily convey the additional sanitary sewer flow from the proposed subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

The preferred sanitary sewer route is via gravity with connection near Morgan Meadows. This connection is either to the sanitary sewer of Morgan Meadows or to the proposed sewer from the Old Zion development, depending upon total proposed flow from the basin. This route is an alternative to a Pump Station that pumps to Rockland Dr.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS

May 17, 2024
Ms. Allison Corolla El
T-Square Engineering
1329 West Main Street
Franklin, TN 37064
Sent via email: allison.corolla@t2-eng.com
RE: Water Availability Letter
Trotwood Subdivision – 124 Units
Trotwood Ave
Tax Map 112, Parcel 18.03
Columbia, Maury County, TN

Dear Ms. Corolla:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 124 units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connections will be made to the existing 12-inch water main located on Trotwood and the existing 8-inch water main on Holly Berry Drive.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (124 SFUs)	$47,380.00

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: $540 per 3/4" meter (124 meters)	$66,960.00
Impact Fee: $4,500 per 3/4" meter (124 meters)	$558,000.00
Total Meter and Impact Fees Due =	**$624,960.00**

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,



Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-019

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

111 SE PKWY CT
FRANKLIN, TN 37064
615.678.8212

WWW.T2-ENG.COM

7/15/2024

City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: Trotwood Foster Subdivision Site Development Plan & Preliminary Plat

Staff,

Please find included in this submittal the Site Development Plan and Preliminary Plat application. The property is on the south side of Trotwood Avenue, to the east of Foster Lane.

This development includes 119 single-family homes to be developed within the CD-3 zoning specifications. This zoning complies with the Comprehensive Plan, adopted February 2024. The Future Land Use classification is Suburban Neighborhood, which is compatible with CD-3 Neighborhood zoning. The proposed subdivision is expected to break ground as soon as all necessary approvals/permits are obtained. This could be as early as January of 2025.

We are requesting a variance from section 5.2.2.E to be able to utilize a cul-de-sac on this property due to the location of existing natural features (wooded area and an existing pond). These features prevent the connection of the roadway to Old Sunnyside Lane. The cul-de-sac meets all engineering requirements.

We are also requesting a variance on the civic space frontage requirements, Section 5.3.3.C. The natural area with the wooded area and pond prevent a thoroughfare from traversing the property, which would allow us to meet the 50% thoroughfare frontage requirement. Currently, the Green civic space is approximately 1,250 LF, with 328 LF of thoroughfare frontage (26%). We feel that it is important to maintain the integrity of the natural features of this property, hence the request.

In kind, we request a variance from Section 5.3.3.A stipulating that a Green, Square, or Plaza must be within 800’ of the geographic center of the pedestrian shed. Neither a Square or a Plaza are permitted Civic Space types within CD-3 zoning, requiring a Green to be utilized. A Green “shall consist of lawn and trees, naturalistically disposed…” We feel that the best location for this Civic Space is around the existing natural water and wooded features of the property. By including the existing pond and trees within the Green, we are able to maintain the environmental integrity of these features that we feel are a valuable asset to this community.

Aside from the forementioned requests, we believe this Site Development Plan and Preliminary Plat are in full accordance with the 2022 Zoning Ordinance, effective July 14, 2022.

Thank you for accepting this submittal. Please contact Allison Corolla at T-Square Engineering with comments.

Thank you for your review,

Allison Corolla, PE
T-Square Engineering, Inc.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Trotwood Foster Subdivision

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☑ Name of development
- ☑ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☑ Plan sealed by a design professional licensed in the State of Tennessee.
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☑ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- ☑ Proposed phasing and timetable for all phases of development
- ☑ Traffic Impact Study, as required.
- ☑ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ❑ Location and approximate dimensions of all existing and proposed structures.
- ❑ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ❑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable

N/A

- ❑ Location, type, and size of proposed signs
- ❑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
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Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- ❑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones N/A
- ☑ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☑ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- ☑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

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PUD Specific Items

- ❑ List of all deviations from PUD Standards requested
- ❑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ❑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.

N/A

- ❑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ❑ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Allison Corolla	*Allison Corolla*	5/14/2024
Print Name	Signature	Date

D. Decision–Making Authorities.

1. The Zoning Administrator shall be the Decision–Making Authority for Sketch Development Plans. However, the Zoning Administrator shall have the discretion to refer Sketch Development Plans to the Planning Commission for approval.

2. Except as provided in Section 8.5.6.D.3, the Zoning Administrator shall be the Decision–Making Authority for Site Development Plans. However, the Zoning Administrator shall have the discretion to refer Site Development Plans to the Planning Commission for approval.

3. The Planning Commission shall be the Decision–Making Authority for Site Development Plans that include Large Multi–Family Buildings or Manufactured Home Parks, one or more Development Parcels, or an application referred by the Zoning Administrator.

E. Review by other Departments.

The Zoning Administrator shall ensure that all appropriate review entities have reviewed the proposed project and had opportunity to comment. These review entities may include, but are not limited to: Department of Public Works, Inspections Department, City Engineer, and others. It is encouraged that the applicant addresses all concerns raised by these entities.

F. Development Plan Requirements – General.

1. The following requirements are applicable to all Development Plans and applications:

☑ a. All Development Plans shall be submitted in accordance with Section 8.5.4.

☑ b. In addition, State or Federal regulations may require that additional information be supplied as a part of a submittal.

☑ c. Each Development Plan required under this Article shall be prepared, signed, and submitted by or on behalf of the Owner of the applicable property. If such Plan is prepared, signed, or submitted on behalf of such Owner, a written durable irrevocable power of attorney authorizing such actions to be taken on behalf of the Owner shall accompany the Plan.

☑ d. Each Development Plan shall be prepared in accordance with this Section 8.5.6.F and must conform to all applicable requirements of this Ordinance.

☑ e. Each Development Plan must include all items described in Section 8.5.6.G.

☑ f. Each Development Plan must be submitted for review and action in accordance with this Section 8.5.6.F

g. Each Development Plan shall include:

☑ (1) The name and address of the Applicant and the owner of record, if different from the Applicant.

☑ (2) The name, address, signature, and seal of the professional preparing the Plan.

☑ (3) The title of the Development, date prepared, and date of revisions, if any.

☑ (4) Legal description of the property and tax parcel identification.

☑ (5) A location map drawn to a scale of no smaller than one inch (1") equals 200 feet, with a North arrow, and written and graphic scale legend.

☑ (6) Existing zoning of the property and all Adjoining properties.

☑ (7) The identification of all Adjacent properties, including owners' names.

☑ (8) Description of all existing and proposed restrictions or covenants applicable to the site.

☑ (9) Location, width and purpose of all existing and proposed Easements, Setbacks, Yards, reservations and areas, dedicated to public

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use, both within and Adjacent to the property.

☑ (10) Certified survey of existing conditions of the application property, prepared and sealed by a licensed Tennessee surveyor, and showing at a minimum:

(a) Property lines and measurements,

(b) Tax lot designation,

(c) Utility lines and connections,

(d) Curb cuts,

(e) Street designations, and

(f) North arrow.

☑ (11) Detailed Plan prepared and signed, and sealed by prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Tennessee, and signed by the applicant, which shall include the following, fully dimensioned and presented at a scale no smaller than 1" = 50' unless a different scale is otherwise approved in writing by the Zoning Administrator showing the location, height, and materials associated with the following:

(a) Screens

(b) Streetscreens;

(c) Walls and Fences;

(d) Landscaping, including proposed plant species and size at time of planting; and

(e) Exterior lighting.

☑ h. In addition to all items required by Section 8.5.6.F, each Development Plan shall show and include all items described in Section 8.5.6.G (Sketch Development Plan Requirements) or Section 8.5.6.H (Site Development Plan Requirements), as applicable.

☑ i. Each Development Plan must comply with the standards and requirements of the Zoning Map, any other applicable approved Plan, and this Ordinance, including without limitation those applicable to the District in which the land covered by such Development Plan is situated; provided however, that a conceptual Development Plan submitted as part of an application for Zoning Text Amendment or Rezoning need only provide information to describe the intended Development; and provided further that solely with respect to a Development Plan submitted for approval of a Development Plan modification, such Plan shall be required to include only those elements being changed.

N/A **2.** Development Plan applications that cover property located, either wholly or in part, within a Floodplain District shall:

a. Be submitted in conformance with this Section 8.5.6;

b. Indicate the location of area(s) subject to flooding.

c. Require the issuance of a Floodplain Development Permit prior to final approval (see Section 6.12)

G. Sketch Development Plan Requirements.

At minimum, in addition to meeting all requirements under Section 8.5.6.F above, each Sketch Development Plan shall be fully dimensioned and at a scale no smaller than 1" = 200' except as otherwise specifically provided in this Ordinance, and shall be in compliance with the standards and requirements of the Zoning Map, any other applicable approved Plan, and this Ordinance and shall:

1. Show the actual shape, location and dimensions of the overall project site and each Lot or Building Site;

2. Show the shape, size, and location of all Buildings or other Structures to be constructed, erected,

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Altered or moved, and of any Building or other Structure already on project site and each Lot or Building Site;

3. Include the existing and intended use of each Lot, Building Site, and other land and of all Buildings or other Structures upon it, including the number of Dwelling Units or other measure of Density each Lot, Building Site, and Building is intended to accommodate;

4. Show and include the following, in compliance with the standards and requirements of the Zoning Map, any applicable approved Plan, and this Ordinance, including without limitation those applicable to the District in which the applicable land is situated:

a. Lot or Building Site Width and Area

b. Lot or Building Site Layers

c. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout)

d. Principal Building

e. Accessory Building and other Accessory Structure

f. Setbacks or Yards

g. Encroachments

h. Building Type

i. Proposed Impervious Surface Coverage of each Lot or Building Site and the overall Development site

j. Proposed Floor Area, Dimensions, Floor Elevations, Floor-to-Ceiling Heights, and Height of each Building

k. Private Frontage and Façade Elements

l. Building Roof Type & Pitch

m. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses

n. Vehicular Parking Accommodations, including Parking spaces and their dimensions within the Lot or Building Site, layout, design and if applicable, landscaping of Parking Lots, Parking Areas and Parking Structures, Parking and if applicable Loading Area Locations, Location of any Garage, Driveways to Off-Street Parking, Passenger Dropoff Location, Driveway/Vehicular Entrance Width, any Parking Screen, and points of vehicular ingress and egress to and from each Lot or Building Site, including cross-access Easements

o. Driveway

p. Exterior lighting plan including photometric plan, location, pole height, luminaire/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures;

q. Refuse Receptacle, Utility Box and Service Meter Accommodations and Locations

r. Any other personal property or fixtures not affixed to a Building

s. Private Landscaping, Walls, and Fencing

t. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions

u. Sign Plan, including locations, types, and detailed dimensioned drawings

v. Ground Floor Elevation above grade for each Building

w. Any applicable Special Requirements

x. Any Public Frontage improvement or replacement elements required under Section 6.10

y. The existing and any proposed zoning classification for the property

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z. Recorded Plat consistent with the Sketch Development Plan.

5. Demonstrate that all other requirements of this Ordinance are met.

6. Include such other information concerning the Lot, Building Site, or other land and all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Zoning Administrator, Director of Public Works, or City Engineer for determining whether the provisions of this Ordinance and other applicable provisions of the City Codes are being met.

H. Site Development Plan Requirements.

At minimum, in addition to meeting all requirements under Sections 8.5.6.F and 8.5.6.G, each Site Development Plan shall be fully dimensioned and at a scale no smaller than 1" = 200' except as otherwise specifically provided in this Ordinance, shall be in compliance with the standards and requirements of the Zoning Map, any other applicable approved Plan, and this Ordinance and shall:

☑ **1.** Be prepared and, as applicable, stamped by an individual licensed and/or certified by the State of Tennessee to perform such design services.

N/A **2.** Include any more detailed and/or separate plans may be required by the Zoning Administrator.

3. Comply with any applicable approved Plan, the Official Zoning Map, and all standards and requirements of this Ordinance, including without limitation those applicable to the District in which the applicable land is situated, and show and include the following:

☑ a. The actual shape, location, and dimensions of the overall Development site and each Lot or Building Site.

N/A b. The shape, size, and location of all Buildings or other Structures to be erected, Altered or moved, and of any other Building or other Structure already on the Lot, Building Site, and overall Development site.

☑ c. Each existing and intended Use of the Lot, Building Site, and Development site and of all Structures upon it, including, for Residential activities, the number of Dwelling Units each Building is intended to accommodate and for all Non-Residential Uses, the number of square feet of each such Use.

☑ d. If regulated in the applicable District, the Density and Floor Area Ratio of each Building and Lot or Building Site.

☑ e. Location of all groupings of trees and how they will be incorporated into the proposed Development.

☐ f. Location, trunk diameter, and species of all Heritage Trees within any required Buffer or landscaped area. All Heritage Trees proposed for removal shall also be shown.

N/A g. Position, materials, and dimensions of fences and walls.

N/A h. Location and dimensions of all required Buffers, which shall be provided on a separate Buffer plan if required by the Zoning Administrator.

N/A i. Location, type, and size of proposed Signs.

☑ j. Proposed means of surface drainage.

☑ k. Overall Development site dimensions.

N/A l. Bicycle Parking Accommodations, including without limitation number of spaces

N/A m. Loading Space calculations and location, and Storage, Drive-Through, Refuse Receptacle, Utility Box, and Service Meter Accommodations and Locations

n. Total area, materials, and design of the following proposed or to remain:

N/A (1) Structures;

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N/A (2) Parking Lots, Parking Areas, and Parking Structures, keyed to the Parking Plan provided pursuant to Section 8.5.6.H.3.t(12)(o);

N/A (3) Driveways and their respective distances from the nearest street corner if fewer than 200 feet;

☑ (4) All impervious surfaces; and

N/A (5) Outdoor storage and refuse areas, if any, and trash receptacles, including enclosures and Screening measures;

☑ o. Fire hydrants, keyed to a detailed Fire Equipment Access Plan;

☑ p. Location, dimensions, design, pavement specifications, profiles, finished grade, slope as a percent of grade, and curbing and striping of proposed public and private sidewalks and other pedestrian accommodations, bicycle, ride-sharing, and pedestrian loading accommodations, Thoroughfares, Internal Drives, Alleys, and Driveways (from the Adjacent roadway through each curb cut to the Building(s), pedestrian accommodations, Parking Area, Parking Lot, Parking Structure, or Garage);

☑ q. Recorded Plat consistent with the Site Development Plan.

N/A r. Proposed hours of operation.

☑ s. Description of all existing and proposed restrictions or covenants applicable to the Development site.

☑ t. Certified ALTA survey of existing conditions of the applicable property, prepared and sealed by a licensed surveyor, and showing at a minimum:

(1) Property lines and measurements,

(2) Legal description and street address,

(3) Tax parcel designation,

(4) Utility lines and connections,

(5) Curb cuts,

(6) Thoroughfares, Internal Drives, and Alleys, showing dimensions of each element and types,

(7) North arrow,

(8) Scale Legend,

(9) Title block, including:

(a) The address and legal description of the site; and

(b) Names, addresses and telephone numbers for the Applicant(s) and owner(s);

☑ (10) Current zoning classification and use of the property and Adjacent properties;

☑ (11) Locations of all of the following existing on or within fifty feet (50') of the overall Development site:

(a) Property boundaries;

(b) Buildings and other Structures, keyed to the project description and project illustrative plan provided pursuant to Section 8.5.6.H.3.u(3) and the architectural renderings and preliminary plans provided pursuant to Section 8.5.6.H.3.u(2); and

(c) Sidewalks, walkways, handicap ramps, and curb cuts;

u. The following additional plans and information:

☑ (1) Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement;

(2) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each other exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan provided pursuant to Section 8.5.6.H.3.u(3);

☑ (3) Project Description and Illustrative Plan

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showing each Development and Building element regulated by this Ordinance;

N/A (4) If applicable, public address system plan, including type, location, design, manufacturer's specifications and hours of operation;

☑ (5) Erosion and sedimentation control measures for the Development;

☑ (6) Topographic, excavation and grading plans shown at contour intervals of two feet (2'), and indicating both existing and proposed contours, extended at least ten feet (10') into Adjoining properties, and delineating areas of steep slopes as applicable;

☑ (7) Existing vegetation plan, including the location of Heritage Trees, existing wooded areas, other significant individual trees with a diameter at breast height of eight inches (8") or more, trees to be removed and trees to be preserved;

N/A (8) Map showing the extent of flood prone areas or storm water overflows, including Special Flood Hazard Areas as established by the Federal Emergency Management Agency;

☐ (9) Detailed landscape plan drawn to scale including:

(a) Common and botanical plant names

(b) Plant and planting specifications, including size at time of planting

(c) Total number of trees provided

(d) Total square footage of landscaped area on site and internal to each Parking Area and Parking Lot

(e) Identification of area used to calculate Parking Lot or Parking Area landscaping

(f) Fence detail drawing

N/A (10) Refuse collection enclosure detail drawing

N/A (11) Detailed Sign Plan, showing types, design, materials, dimensions and locations of each Sign, keyed to the Sign portion of the plan provided pursuant to Section 8.5.6.H.3.i;

☑ (12) Stormwater pollution prevention plan that meets all applicable City, County, State and federal standards;

☑ (13) Detailed utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider;

☑ (14) Storm water drainage facilities with details of detention/ retention basins, catch basins, swales, dry wells and other related stormwater facilities, and if required by the Planning Commission or Zoning Administrator, as applicable, accompanying calculations supporting the design of the proposed drainage system and indication of runoff rates, runoff patterns and storm drain loads;

N/A (15) Detailed Parking Plan, showing layout, dimensions, grades and pavement section for all Parking stalls, drive aisles, turning radii, etc, keyed to the Parking location plan provided pursuant to Section 8.5.6.H.3.p;

(16) Demonstration to the satisfaction of the Decision– Making Authority that the Site Development Plan complies with the following:

☑ (a) The Comprehensive Plan,

☑ (b) City Development standards for Site Grading, Site Drainage, Sewage, Utilities, Traffic Circulation, and Facilities for Persons with Disabilities, as set forth in the City Subdivision Regulations,

☑ (c) The Supplemental Development Standards of Section 6.2 (Preservation of Natural Features),

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☑ (d) The Supplemental Development Standards of Section 6.3 (Streetscape Repairs and Improvements),

☑ (e) The Site Development Plan application is complete, as evidenced by the Zoning Administrator's Certificate of Completeness,

☑ (f) Compliance with all applicable standards and requirements of Article 4 (Lots, Building Sites & Building Standards) and Article 5 (Development Parcel Standards), as evidenced by the Zoning Administrator's Certificates of Compliance, and

☑ (g) All other applicable provisions of the City Ordinances, City Code, City Subdivision Regulations and other applicable City rules and regulations, and all applicable state and federal statutes and regulations.

☑ (17) If required by the Planning Commission or Zoning Administrator, as applicable, a traffic impact analysis;

N/A (18) If required by the Planning Commission or Zoning Administrator, as applicable, a Parking study; and

N/A (19) If required by the Planning Commission or Zoning Administrator, as applicable, an environmental impact analysis;

☑ (20) Development schedule indicating, to the best of the Applicant's knowledge, the approximate date on which Development of the project can be expected to begin, the phases of Development, if any, the anticipated rate of Development and the completion date, which schedule shall be pursued with diligence until completion by the owner of the property and its successors in interest;

N/A (21) If the proposed project will require other approvals, such as Rezoning, Variances, Administrative Adjustments, or Conditional Use approvals, the Applicant must identify all such other required approvals;

☑ (22) All information deemed necessary by the Zoning Administrator, the Director of Public Works or the City Engineer to determine compliance with this Ordinance and all other applicable codes and ordinances;

☑ (23) Any other items required by this Ordinance with respect to any Site Development Plan or required for any other applicable Development application; and

N/A (24) Any other studies, information, or items deemed necessary by the Planning Commission or Zoning Administrator, as applicable, to determine the conformity of the Site Development Plan with the requirements of this Ordinance, which information or items as specifically identified to the Applicant in writing.

☑ (25) If the proposal includes a Development Parcel and includes or requires Construction of any Structure or exterior Alteration to an existing Structure, Development, re-Development, Improvement, subdivision, or re-subdivision of any Lot, Building Site, or other land, use of any land or Structure, or filing, issuing, applying for, approving, or certifying any subdivision application or plat, Building Permit, Conditional Use, site plan, Zoning Map or Zoning Map Amendment, or other Development approval with respect to such Development Parcel, the Sketch Development, the items listed in Sections 8.5.6.H.3.a(18)(a) – 8.5.6.H.3.a(18)(j) below, including without limitation those applicable to the District in which the applicable land is situated:

(a) Thoroughfare and Internal Drive Network, laid out according to Section 5.2, including existing and any required or proposed new Thoroughfares and Internal Drives, or extensions or changes to any existing Thoroughfare(s) or Internal Drive(s);

(b) Thoroughfare and Internal Drive Types and Standards;

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(c) Thoroughfare Internal Drive cross-sections;

(d) One or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, on which the Site Development Plan shall be based, each having a Common Destination near its center and located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features. See **Illustration 5.1.4.B-1 (Standard Pedestrian Shed)** and **Illustration 5.1.4.B-2 (Linear Pedestrian Shed)**;

(e) Existing and any required or proposed Civic Spaces, open spaces, Civic Buildings, and Civic Districts and calculation of percentage of Civic Space area-to-Net Site Area, Open Spaces, Civic Buildings, and Civic Districts assigned pursuant to Sections 5.3.1, 5.3.3, 5.3.4, and 5.3.5 and Section 2.4.2;

(f) Existing and any proposed Character Districts, assigned according to and as required Section 2.4.1;

(g) Existing and proposed Special Districts, if any, assigned according to Section 2.4.3;

(h) Existing and proposed Special Requirements, if any;

(i) The proposed Block Structure for the site in compliance with applicable Block Perimeter Standards; and

(j) Public Landscaping Plan.

N/A (26) Where subsurface sewage disposal is anticipated, certification from the Tennessee Department of Health and Environment approving the Lot, Building Site, Development Parcel, or other land, as applicable, for each Use.

(27) The following additional information and items:

N/A (a) Photographs of the property and surrounding areas

N/A (b) The location and dimensions (length, width, floor elevations and height in feet and Stories) of all existing and proposed Structures and Structures to remain.

N/A (c) Floor plans that indicate the types of Use proposed for each level of floor space.

☑ (d) Location, width and finished grade of proposed public and private streets, roads and sidewalks, including pavement type and profiles.

☑ (e) Location, design, pavement specifications, finished grade, curbing and striping of proposed parking, pedestrian, bicycle, ride-sharing, and loading accommodations.

N/A (f) Driveway designs and profiles from the Adjacent roadway through the curb cut to the Parking Area, Parking Lot, Parking Structure, or Garage, with slopes indicated by percent of grade.

☑ (g) The location and design of all proposed sanitary sewage and water supply systems and other utility facilities.

N/A (h) Proposed hours of operation.

N/A (i) All information deemed necessary by the Division of Public Works and Division of Public Safety to determine compliance with all applicable City codes and ordinances.

N/A (j) Any other items required by this Ordinance with respect to any applicable Site Plan.

☑ (28) Any other information or items deemed necessary by the Planning Commission to determine the conformity of the Site Development Plan with the spirit and intent of this Ordinance, which information or items as specifically identified to the applicant in writing.

☑ (29) All other requirements of this Ordinance shall be met.

☑ (30) Such other information concerning the Lot, Building Site, Development Parcel, or other land or Adjacent Lot, Building Site,

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Development Parcel, or other land as may be deemed essential by the Zoning Administrator, Director of Public Works, or City Engineer for determining whether the provisions of this Ordinance are being met.

I. Development Plan Procedures – Pre-Application Conference & Review.

1. Prior to formal submission of a Development Plan application, an applicant shall schedule a pre-application conference with the Zoning Administrator.

2. The pre-application conference is intended to define potential issues with the project proposal and to identify any required Variances, Administrative Adjustments, Conditional Uses, or other necessary certifications, approvals or permits. Additionally, the pre-submission conference serves to educate the applicant on the Development approval process and the information required to submit a complete Development Plan application.

3. After the pre-application conference, the applicant may provide one complete draft copy of a proposed Development Plan application to the Zoning Administrator for pre-application review and feedback.

4. No pre-submission discussion, statement, advice, feedback or review must be binding on the City.

J. Development Plan Procedures – Coordination with other Approvals.

When a Development Plan requires other approvals the applicant shall identify in the Development Plan application all such other approvals that such applicant is seeking and refer a draft Development Plan to the Planning Commission to obtain such Planning Commission's recommendation prior to making application for any other such approval.

K. Development Plan Procedures – Submission of Application.

1. No later than six (6) months after feedback on the draft Development Plan application is provided to the applicant, and no fewer than twenty (20) days prior to the meeting of the Decision-Making Authority at which the application is to be considered, the applicant shall submit to the Zoning Administrator printed copies and one (1) digital PDF copy of the complete Development Plan application, including all supporting documentation, accompanied by the appropriate submission fee.

2. The digital copy of the application must be clearly identified with the name of the applicant, project address, submission date, and case number, if assigned.

L. Development Plan Procedures – Completeness Review.

1. Within fifteen (15) days of submission of a Development Plan application, the Zoning Administrator shall review and determine whether the application is complete.

2. If the Zoning Administrator determines that the Development Plan application is complete, and in the case of a Site Development Plan that is subject to review by the Planning Commission, forward such Development Plan application to the Planning Commission for review and action, and shall notify the applicant that the application has been certified as complete and, if applicable, forwarded to the Planning Commission for consideration.

3. If the Zoning Administrator determines that a Development Plan application is incomplete, he shall notify the applicant of such determination with a written explanation regarding which items are incomplete, and shall return the application to the applicant.

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Authentisign ID: 74654CDD-B516-EF11-86D2-000D3A8F026D

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	Trotwood Avenue & Foster Lane		
	TAX MAP: 112	GROUP:	PARCEL: 18.03
SUMMARY OF NATURE OF REQUEST AND WORK	This application is for the Site Development Plan and Preliminary Plat approval of 119 single-family homes in the CD-3 district.		

DATE OF PRE-APPLICATION CONFERENCE	5/15/2024	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Comprehensive Plan Amendment ❑ Annexation ❑ Rezoning ☒ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ☒ Site Development Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations:** ❑ Annexation Permission Form **Annexations/Rezoning/Plan Amendments:** ❑ Requested Zone Listed ❑ Statement of Compliance with Comprehensive Plan ❑ Concept Plan **Preliminary Plats/Site Development Plans:** ☒ Plans and/or Plats conforming to City standards with signed and completed check list **All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:** ☒ Receipt of Payment for Pre-Application Meeting ☒ Written Legal Description copy ☒ Columbia Water System Availability Letter ☒ Columbia Waste Water Department Will Serve Letter

Authentisign ID: 74654CDD-B516-EF11-86D2-000D3A8F026D

	Plats/PUDs: ☒ Project Name (include Sections & Phases) Trotwood Foster Subdivision ☒ Total Number of Lots/Residential Units 119 ☐ Square Footage of Non-Residential Floor Space ☒ Total acreage 51.20

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT
All communications go to the Applicant's email that is provided.

NAME	Allison Corolla	PHONE	615.678.8212
ADDRESS	111 SE PKWY CT, Franklin, TN 37064	EMAIL	Allison.Corolla@T2-Eng.com

PROPERTY OWNER NAME	James Gore	PHONE	615-347-2698
ADDRESS	2101 Key Dr, Brentwood, TN 37027	EMAIL	jimegore@gmail.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Allison Corolla	Allison Corolla	5/13/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
James Gore	AuthentiSIGN' JG	05/20/24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE



VICINITY MAP (NOT TO SCALE)

Parcel Line Table		
Line #	Length	Direction
L1	55.00	S12° 15' 27.35"E
L2	120.00	S77° 44' 32.65"W
L3	55.00	N12° 15' 27.35"W
L4	120.00	S77° 44' 32.65"W
L5	55.00	N12° 15' 27.35"W
L6	120.00	S77° 44' 32.65"W
L7	55.00	S12° 15' 27.35"E
L8	55.00	N12° 15' 27.35"W
L9	120.00	S77° 44' 32.65"W
L10	55.00	S12° 15' 27.35"E
L11	55.00	N12° 15' 27.35"W
L12	120.00	S77° 44' 32.65"W
L13	55.00	S12° 15' 27.35"E
L14	55.00	N12° 15' 27.35"W
L15	120.00	S77° 44' 32.65"W
L16	55.00	S12° 15' 27.35"E
L17	55.00	N12° 15' 27.35"W
L18	120.00	S77° 44' 32.65"W
L19	55.00	S12° 15' 27.35"E
L20	55.00	N12° 15' 27.35"W
L21	120.00	S77° 44' 32.65"W
L22	55.00	S12° 15' 27.35"E
L23	44.14	N12° 15' 27.35"W
L24	120.14	S77° 44' 32.65"W
L25	44.14	S12° 15' 27.35"E
L26	125.56	S77° 44' 32.65"W
L27	111.84	N77° 44' 32.65"E
L28	24.07	S64° 18' 54.15"E
L29	104.14	N12° 15' 27.35"W
L30	121.12	S77° 44' 32.65"W
L31	55.00	N12° 15' 27.35"W
L32	122.50	S77° 44' 32.65"W
L33	36.64	N12° 15' 27.35"W
L34	55.00	N12° 15' 27.35"W
L35	122.50	S77° 44' 32.65"W
L36	55.00	N12° 15' 27.35"W
L37	57.50	N12° 15' 27.35"W
L38	122.50	S77° 44' 32.65"W
L39	57.50	N12° 15' 27.35"W
L40	57.50	N12° 15' 27.35"W
L41	122.50	S77° 44' 32.65"W
L42	57.50	N12° 15' 27.35"W
L43	55.00	N12° 15' 27.35"W
L44	122.50	S77° 44' 32.65"W
L45	55.00	N12° 15' 27.35"W
L46	55.00	N12° 15' 27.35"W
L47	122.50	S77° 44' 32.65"W
L48	55.00	N12° 15' 27.35"W
L49	55.00	N12° 15' 27.35"W
L50	122.50	S77° 44' 32.65"W
L51	55.00	N12° 15' 27.35"W
L52	55.00	N12° 15' 27.35"W
L53	122.50	S77° 44' 32.65"W
L54	55.00	N12° 15' 27.35"W
L65	122.50	S77° 44' 32.65"W
L66	57.50	S12° 15' 27.35"E
L67	122.50	S77° 44' 32.65"W
L68	55.00	S12° 15' 27.35"E
L69	122.50	S77° 44' 32.65"W
L70	36.64	S12° 15' 27.35"E

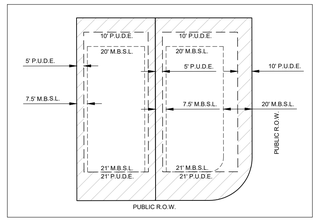
Parcel Line Table		
Line #	Length	Direction
L71	121.12	S77° 44' 32.65"W
L72	20.19	N51° 56' 58.88"E
L73	120.00	N77° 44' 32.65"E
L74	55.00	S12° 15' 27.35"E
L75	55.00	S12° 15' 27.35"E
L76	120.00	S77° 44' 32.65"W
L77	24.14	N12° 15' 27.35"W
L78	122.78	S77° 44' 32.65"W
L79	2.50	S12° 15' 27.35"E
L80	52.50	S12° 15' 27.35"E
L81	120.00	S77° 44' 32.65"W
L82	55.00	N12° 15' 27.35"W
L83	67.50	S12° 15' 27.35"E
L84	90.00	S77° 44' 32.65"W
L85	37.50	N12° 15' 27.35"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	18.43	122.50	8.62	N7° 56' 49"W	18.41
C14	173.99	122.50	81.38	S61° 34' 05"E	159.73
C17	48.88	172.50	16.23	N30° 40' 52"W	48.71
C18	31.03	172.50	10.31	N17° 24' 39"W	30.99
C5	10.87	292.50	2.13	N11° 11' 36"W	10.86
C1	10.87	172.50	3.61	S10° 27' 09"E	10.87
C19	47.12	30.00	90.00	N57° 15' 27"W	42.43
C8	55.57	292.50	10.88	N4° 41' 13"W	55.48
C7	56.71	172.34	18.85	S0° 46' 14"W	56.45
C10	58.01	291.72	11.39	N5° 59' 15"E	57.91
C9	46.66	172.50	15.50	S17° 56' 12"W	46.51
C11	173.99	122.50	81.38	N37° 03' 11"E	159.73
C13	18.43	122.50	8.62	S16° 34' 05"E	18.41

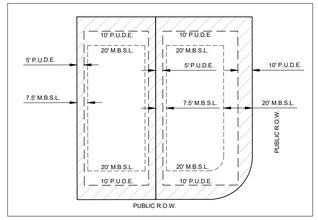
Lot Table		
Parcel #	Area SF	Area AC
501	6600.00	0.15
502	6600.00	0.15
503	6600.00	0.15
504	6600.00	0.15
505	6600.00	0.15
506	6600.00	0.15
507	6600.00	0.15
508	6600.51	0.15
509	6717.77	0.15

Lot Table		
Parcel #	Area SF	Area AC
510	7089.77	0.16
511	9544.90	0.22
512	6729.05	0.15
513	6737.50	0.15
514	7043.75	0.16
515	7043.75	0.16
516	6737.50	0.15
517	6737.50	0.15
518	6737.50	0.15

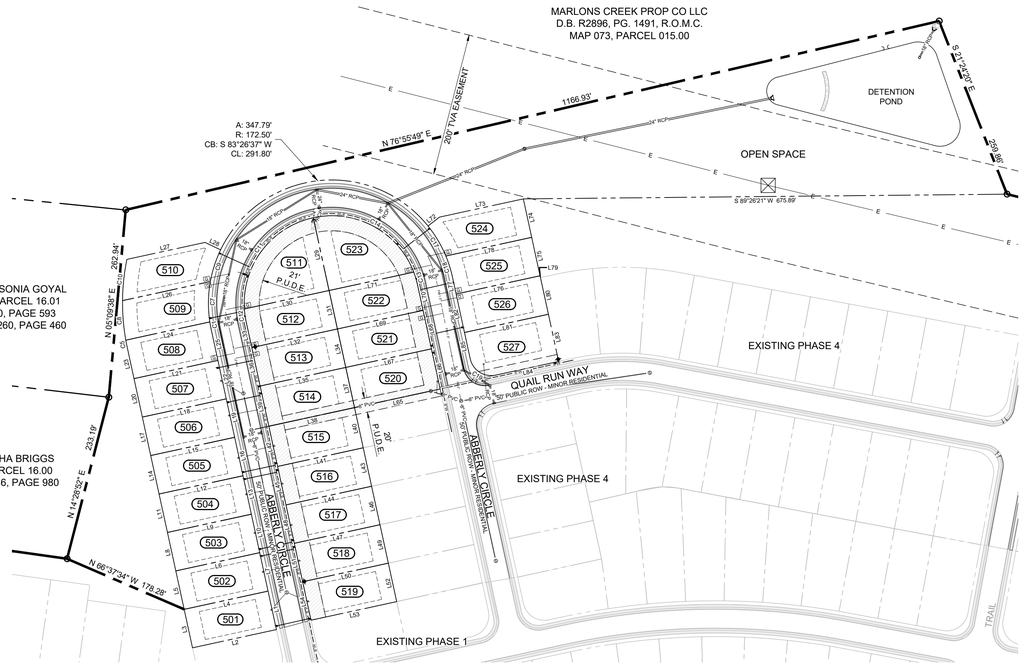
Lot Table		
Parcel #	Area SF	Area AC
519	6737.50	0.15
520	7043.75	0.16
521	6737.50	0.15
522	6729.05	0.15
523	9544.90	0.22
524	7108.04	0.16
525	6628.54	0.15
526	6600.00	0.15
527	7906.86	0.18



TYPICAL LOT (LOTS 511-523)
(NOT TO SCALE)



TYPICAL LOT (LOTS 501-510 & 524-527)
(NOT TO SCALE)



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

TN SPCS NAD 83
SCALE 1" = 100'

100 0 50 100 200

8"W	WATER LINE
18" RCP	STORM SEWER LINE
8" PVC	SANITARY SEWER LINE
E	OVERHEAD ELECTRIC LINE
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	FIRE HYDRANT
	CATCH BASIN
D	STORMWATER MANHOLE
SS	SANITARY SEWER MANHOLE
	HEADWALL

SITE DATA	
CURRENT ZONING:	R-6
MINIMUM BUILDING SETBACKS	
FRONT:	20'
REAR:	20'
SIDE:	7.5'
TOTAL PHASE AREA:	9.74 ACRES
TOTAL OPEN SPACE:	4.21 ACRES
NEW STREETS:	1.20 ACRES

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 27 LOTS, 1 OPEN SPACE, AND DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
3. SUBJECT PROPERTY IS PARCEL 17.06 AS SHOWN ON MAURY COUNTY TAX MAP 73.
4. DEED REFERENCE: RECORD BOOK 2837, PAGE 394, REGISTER'S OFFICE OF MAURY COUNTY, TN.
5. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS) USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
6. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THE TOTAL AREA OF THE PROPERTY SURVEYED IS 9.74 +/- ACRES.
8. THE NEW RIGHT-OF-WAY DEDICATION AREA IS 1.20 +/- ACRES.
9. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 119C, PANEL NO. 0195 SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED, SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
10. CURRENT ZONING OF THE SUBJECT PROPERTY IS CD-3. THE SUBJECT PROPERTY AS SHOWN IS BASED ON A PRELIMINARY PLAT APPROVED UNDER ZONING ORDINANCE 3638 ON MAY 9, 2019 AND IS SUBJECT TO ALL VESTING OF THAT APPROVAL UNDER THE PREVIOUS ZONING OF R-6.
11. TYPICAL FRONT MINIMUM BUILDING SETBACK FOR R-6 ZONING IS 20 FEET. P.U.D.E. ON LOTS 511-523 IS 21 FEET. THE FRONT BUILDING SETBACK ON THESE LOTS HAS BEEN ADJUSTED TO ACCOMMODATE THE P.U.D.E.
12. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
13. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
14. THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
15. DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION IS THE POWER PROVIDER.
16. STORM WATER MANAGEMENT OPERATION AND MAINTENANCE WILL BE GOVERNED BY THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORM WATER MANAGEMENT FACILITIES, DATED 5/20/2024 IN RECORD BOOK R2991, PAGE 174, REGISTER'S OFFICE OF MAURY COUNTY, TN.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DOWN SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTANCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND MAURY COUNTY E911.

_____, 20____ _____
DATE MAURY E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 20____ _____
DATE DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS ENHANCED IN RECORD BOOK NUMBER 2837, PAGE 394, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

_____, 20____ _____
DATE OWNER

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY I LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS LESS THAN OR EQUAL TO 1:10,000.

_____, 20____ _____
DATE MARK CANTRELL, R.L.S

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

_____, 20____ _____
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____, 20____ _____
DATE NAME, TITLE, AGENCY OF AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN QUAIL RUN MEADOWS SUBDIVISION (PHASE 5) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____, 20____ _____
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 20____ _____
DATE DIRECTOR OF COLUMBIA WATER DEPARTMENT

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1850

OWNER OF RECORD

QUAIL RUN DEVELOPMENT CO., LLC
1804 WILLIAMSON COURT, SUITE 101
BRENTWOOD, TN 37027
D.B. R2837, PG. 394, R.O.M.C.
MAP 073, PARCEL 017.06

APPLICANT

T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

REVISIONS		
NO.	DATE	
1	6-14-24	REVISED PER CITY COMMENTS

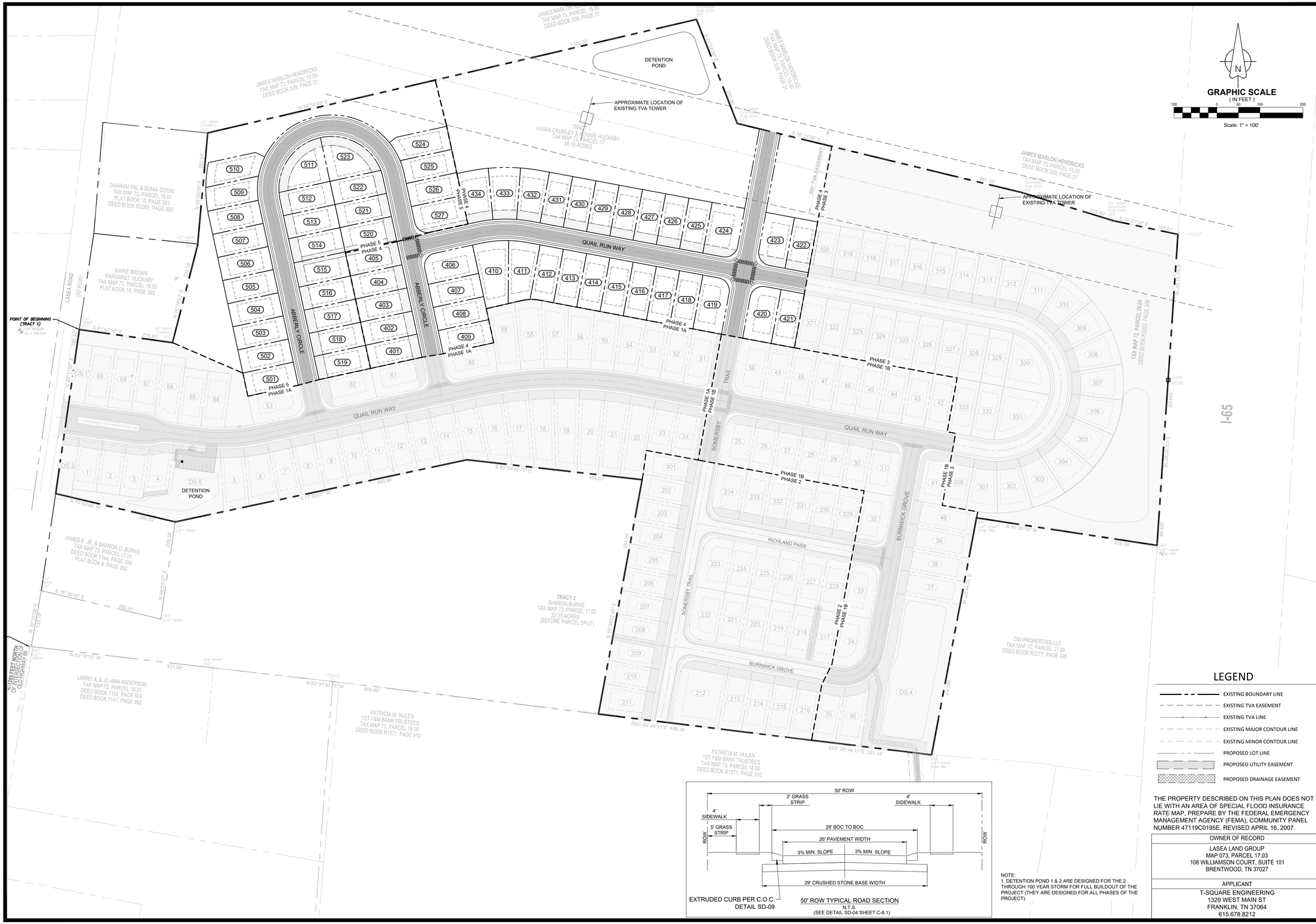
DATE: 6-14-2024
SCALE: 1" = 100'
DRAWN BY: DSW
REVIEWER:

PHASE 5 FINAL PLAT
LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION

PROJECT
17-0707

SHEET
1 OF 1



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING TVA EASEMENT
- EXISTING TVA LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

NOTE:
1. DETENTION POND 1 & 2 ARE DESIGNED FOR THE 2 THROUGH 100 YEAR STORM FOR FULL BUILDOUT OF THE PROJECT (THEY ARE DESIGNED FOR ALL PHASES OF THE PROJECT)

OWNER OF RECORD
LASEA LAND GROUP MAP 073, PARCEL 17.03 108 WILLIAMSON COURT, SUITE 101 BRENTWOOD, TN 37027
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	12/19/23	REVISIONS PER CITY OF COLUMBIA WASTEWATER
2	1/22/24	REVISIONS PER CITY OF COLUMBIA WASTEWATER

DATE: 12/18/23
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

OVERALL SITE PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

NATHAN S. MCKEY
REGISTERED ENGINEER
No. 122139
STATE OF TENNESSEE
1/22/2024

17-0707

SHEET
C-2.0

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

P:\Projects\2017\17-0707 (NVR Lasea rd Site)\production\Phase 4-17-0707 Phase 4 2-Site Plan.dwg, 4/10/2024 9:25:34 AM

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20_____ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Quail Run Development Co. LLC
_____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "CMPC") on the

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

Quail Run Meadows, Phase 5

PROJECT

Completed by the Developer	*Completed by the City*
Quail Run Development Co. LLC DEVELOPER NAME	
Joel A. Smith AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
4-4-24 DATE	DATE
#101 1804 Williamson Ct. STREET	
Brentwood TN 37027 CITY, STATE, ZIP	
615 308 1885 PHONE	
JoeySmith@me.com EMAIL	
Attest	*Attest*
Hudson Smith ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
4/4/24 DATE	DATE

DOCUMENT PREPARED BY:
Name: Allison Corolla
Company T-Square Engineering
Address:
1329 West Main Street
Franklin, TN 37064
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 73, Parcel 17.03
Project Name: Quail Run Meadows Subdivision, Phase 4 & 5

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2837, Page(s) 394.

THIS AGREEMENT, made this _____ day of _____, 20____, by and between Quail Run Development Co. LLC hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Joel A. Smith

Title Chief Manager

Signature Joel A Smith

Owner Quail Run Development LLC

Address 1804 Williamson Ct. #101

City, State ZIP Brentwood TN 37027

STATE OF TN
COUNTY OF Williamson

Before me, Alicia R Hamilton of the state and county mentioned, personally appeared Joel A. Smith, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 4th day of March, 2024.

Notary Public

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires:_____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

T-SQUAREENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

2/13/2024

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN
PROJECT NAME: QUAIL RUN MEADOWS, PHASE 4 & 5

SYSTEM DESCRIPTION:

The site consists of stormwater conveyances through piped channel and detention ponds.

- There is one (1) pond in Phase 4 that is sized to detain the 100-year peak event.
- 2,569 LF of round concrete pipe and 29 storms inlets.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

A copy of the INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES that has been completed, notarized and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.

MAINTENANCE PROCEDURES

1. STORMWATER DETENTION PONDS
    a. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.

    b. Check banks and bottom surface of basin for erosion and correct as necessary.

    c. Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of the surface pond should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.

    d. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.

    e. Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 12 inches.

f. Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.

g. Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, Page 2 of 4 Rev. 9/26/2016 fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.

h. Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.

2. 2,569 LF OF RCP AND 29 STORM DRAINS
   - These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

CONSTRUCTION PLANS
FOR
QUAIL RUN MEADOWS SUBDIVISION, PHASE 4 & 5

1628 Lasea Road
Columbia, Tennessee 37174
(Zoned R-6)

Developer: Joey Smith
1804 Williamson Court, Ste 101
Brentwood, TN 37027
Email: joeysmith@me.com
Phone: 615-308-1885

Engineer:
Surveyor: T-SQUARE ENGINEERING
Consulting Civil Engineering
1329 West Main Street | Franklin TN 37064
(615)370-1443 | Email tim@t2-eng.com

Water: Shane Andrews (Water Engineer Technician)
Columbia Power & Water Services
201 Pickens Lane
Columbia, TN 38402
931-375-7649

Electric: Michael Trew (District Manager)
Duck River Electric Membership Corporation
PO BOX 1226
Columbia, TN 38402
931-388-3131



Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions and Demolition Plan
C-2.0	Overall Site Plan
C-2.1	Detailed Site Plan
C-2.2	Site Plan Notes
C-3.0	Initial Erosion Control Plan
C-3.1	Temporary Erosion Control Plan
C-3.2	Permanent Erosion Control Plan
C-4.0	Predevelopment Stormwater Plan
C-4.1	Post development Stormwater Plan
C-5.0	Grading Plan
C-5.1	Drainage Plan
C-5.2	Drainage Inlet Areas
C-6.0	Abberly Circle Plan & Profile
C-6.1	Abberly Circle Plan & Profile
C-6.2	Quail Run Way Plan & Profile
C-6.3	Somersby Trail Plan & Profile
C-7.0	Utility Plan
C-7.1	Sanitary Plan and Profile
C-7.2	Sanitary Plan and Profile
C-7.3	Sanitary Plan and Profile
C-8.0 - C-8.3	Detail Sheets

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

OWNER OF RECORD
LASEA LAND GROUP MAP 073, PARCEL 17.03 108 WILLIAMSON COURT, SUITE 101 BRENTWOOD, TN 37027
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

COVER SHEET
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION
PHASE 4 & 5

NATHAN S. MCKEE
REGISTERED ENGINEER
No. 122469
STATE OF TENNESSEE
12/01/2023

17-0707

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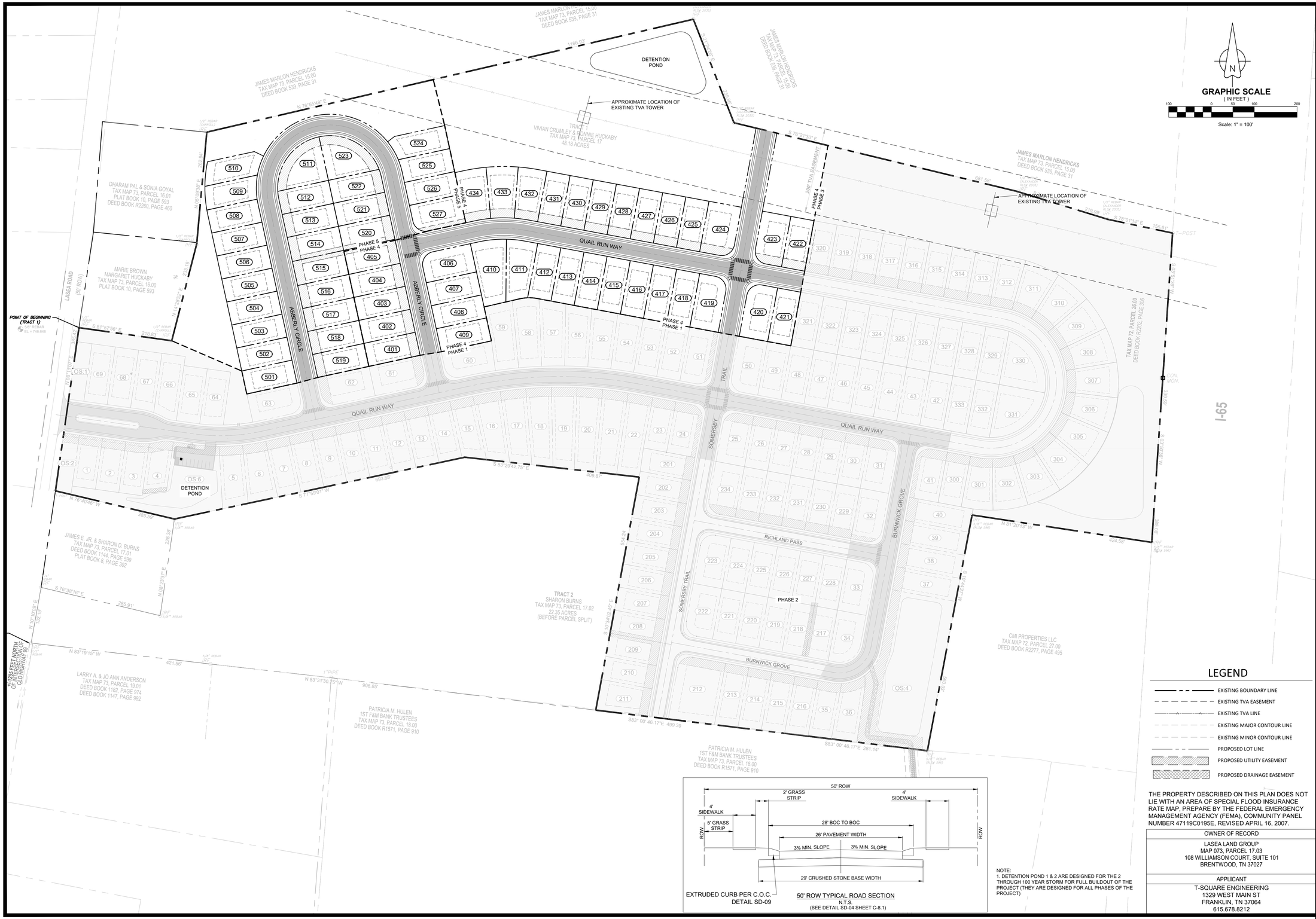
C-0.0



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING TVA EASEMENT
- EXISTING TVA LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

NOTE:
1. DETENTION POND 1 & 2 ARE DESIGNED FOR THE 2 THROUGH 100 YEAR STORM FOR FULL BUILDOUT OF THE PROJECT (THEY ARE DESIGNED FOR ALL PHASES OF THE PROJECT)

OWNER OF RECORD
LASEA LAND GROUP MAP 073, PARCEL 17.03 108 WILLIAMSON COURT, SUITE 101 BRENTWOOD, TN 37027
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

OVERALL SITE PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

NATHAN S. MCVEY
REGISTERED ENGINEER
STATE OF TENNESSEE
12/01/2023

17-0707

SHEET
C-2.0

T-SQUARE ENGINEERING
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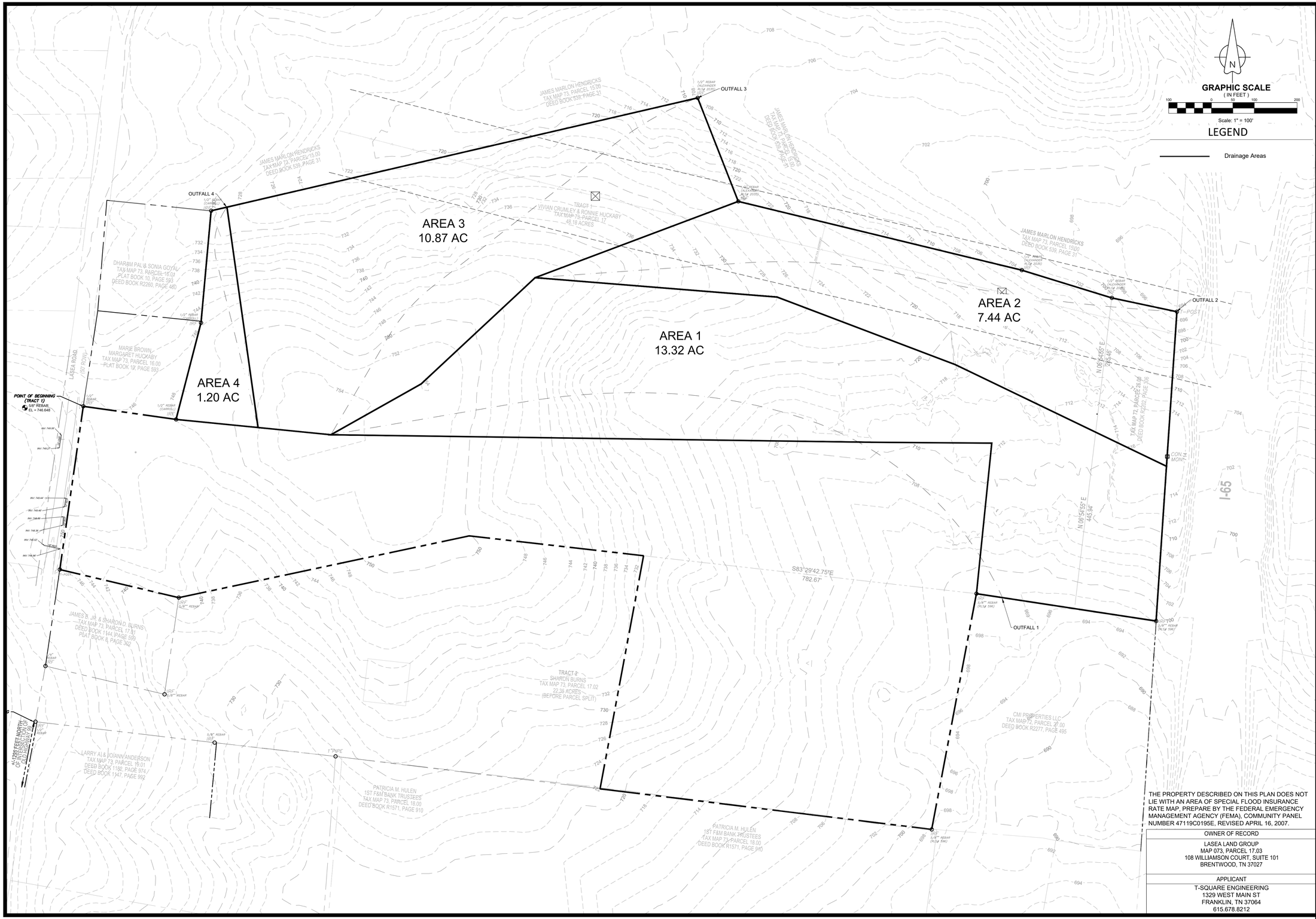
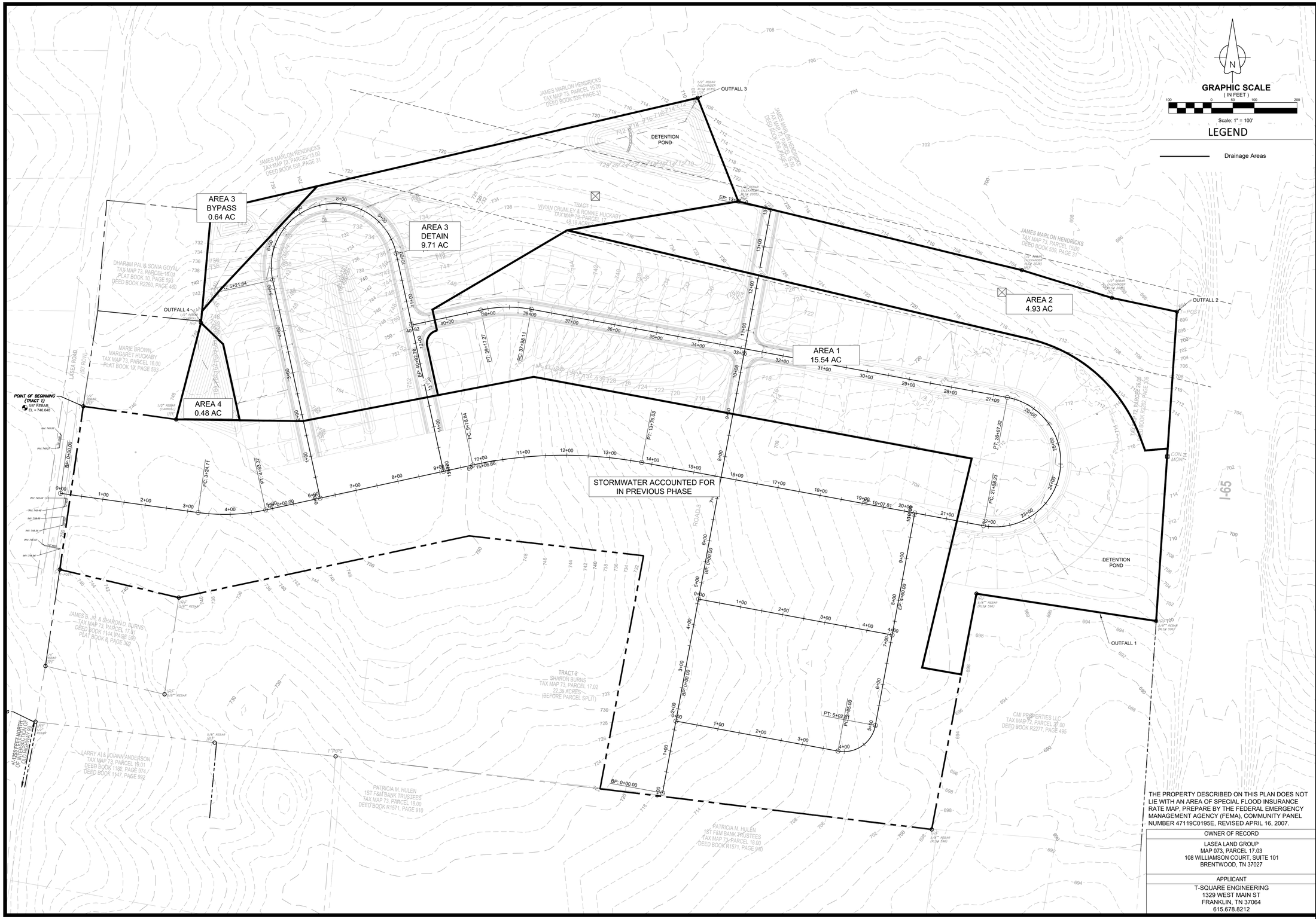

N
GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
Scale: 1" = 100'
LEGEND
Drainage Areas
AREA 1
13.32 AC
AREA 2
7.44 AC
AREA 3
10.87 AC
AREA 4
1.20 AC
OUTFALL 1
OUTFALL 2
OUTFALL 3
OUTFALL 4
POINT OF BEGINNING (TRACT 1)
5/8" REBAR
EL = 746.648
LASEA ROAD
(50' ROW)
TRACT 1
VIVIAN CRUMLEY & RONNIE HUCKABY
TAX MAP 73, PARCEL 17
48.16 ACRES
TRACT 2
SHARON BURNS
TAX MAP 73, PARCEL 17.02
22.35 ACRES
(BEFORE PARCEL SPLIT)
JAMES MARLON HENDRICKS
TAX MAP 73, PARCEL 15.00
DEED BOOK 539, PAGE 31
DHARAM PAL & SONIA GOYAL
TAX MAP 73, PARCEL 16.03
PLAT BOOK 10, PAGE 593
DEED BOOK R2260, PAGE 480
MARIE BROWN
MARGARET HUCKABY
TAX MAP 73, PARCEL 16.00
PLAT BOOK 19, PAGE 593
JAMES R. JR. & SHARON D. BURNS
TAX MAP 73, PARCEL 17.01
DEED BOOK 1144, PAGE 699
PLAT BOOK 8, PAGE 302
LARRY AL & JOANN ANDERSON
TAX MAP 73, PARCEL 19.01
DEED BOOK 1198, PAGE 974
DEED BOOK 1147, PAGE 992
PATRICIA M. HULEN
1ST F&M BANK TRUSTEES
TAX MAP 73, PARCEL 18.00
DEED BOOK R1571, PAGE 910
CMI PROPERTIES LLC
TAX MAP 73, PARCEL 27.00
DEED BOOK R2277, PAGE 495
TAX MAP 72 PARCEL 26.04
DEED BOOK R2200, PAGE 506
I-65
S83°29'42.75"E
782.67'
N 06°54'55" E
445.94'
N 06°54'55" E
745.48'
1" PIPE
CON. MON.
POST
IRF 5/8" REBAR (RLS# 596)
1/2" REBAR (CAPPED)
1/2" REBAR (ILLEGIBLE)
1/2" REBAR ALEXANDER EL.# 20353
1/2" REBAR (CAPPED) EL.# 20353
1/2" REBAR (CAPPED) (RLS# 596)
1/2" REBAR (CAPPED) (RLS# 1198)
5/8" REBAR (RLS# 596)
1/2" REBAR (CAPPED) (RLS# 1198)
1/2" REBAR (CAPPED) (RLS# 1198)
1/2" REBAR (CAPPED) (RLS# 1198



OWNER OF RECORD
LASEA LAND GROUP MAP 073, PARCEL 17.03 108 WILLIAMSON COURT, SUITE 101 BRENTWOOD, TN 37027
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	REVISIONS	DATE

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

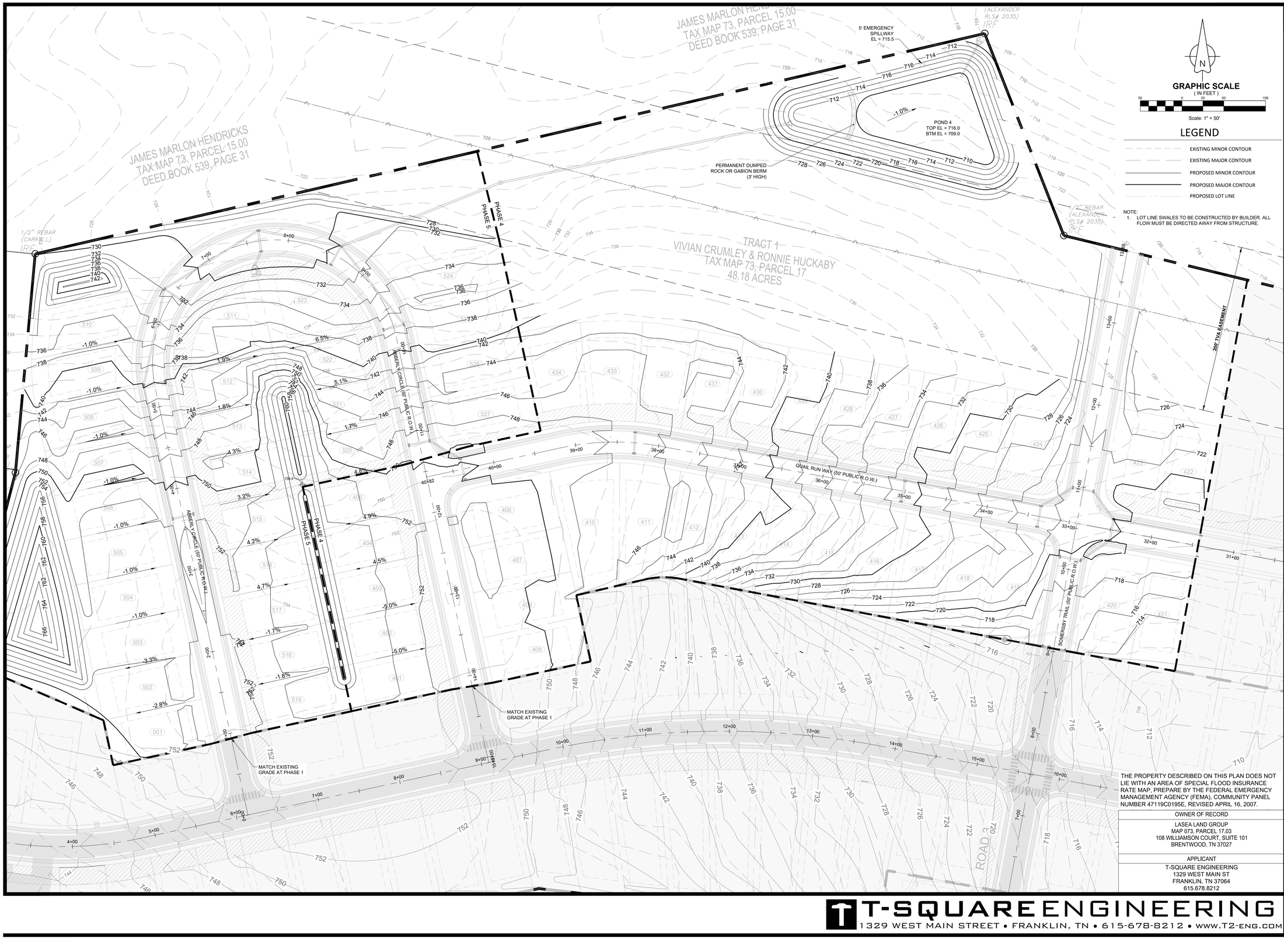
POST DEVELOPMENT STORMWATER PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN
MEADOWS SUBDIVISION
PHASE 4 & 5

NATHAN S. MOYER
REGISTERED ENGINEER
No. 129458
STATE OF TENNESSEE
12/01/2023

17-0707

SHEET
C-4.1



THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

OWNER OF RECORD
LASEA LAND GROUP MAP 073, PARCEL 17.03 108 WILLIAMSON COURT, SUITE 101 BRENTWOOD, TN 37027
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

GRADING PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

NATHAN S. MCVEY
REGISTERED ENGINEER
No. 122158
STATE OF TENNESSEE
12/01/2023

17-0707

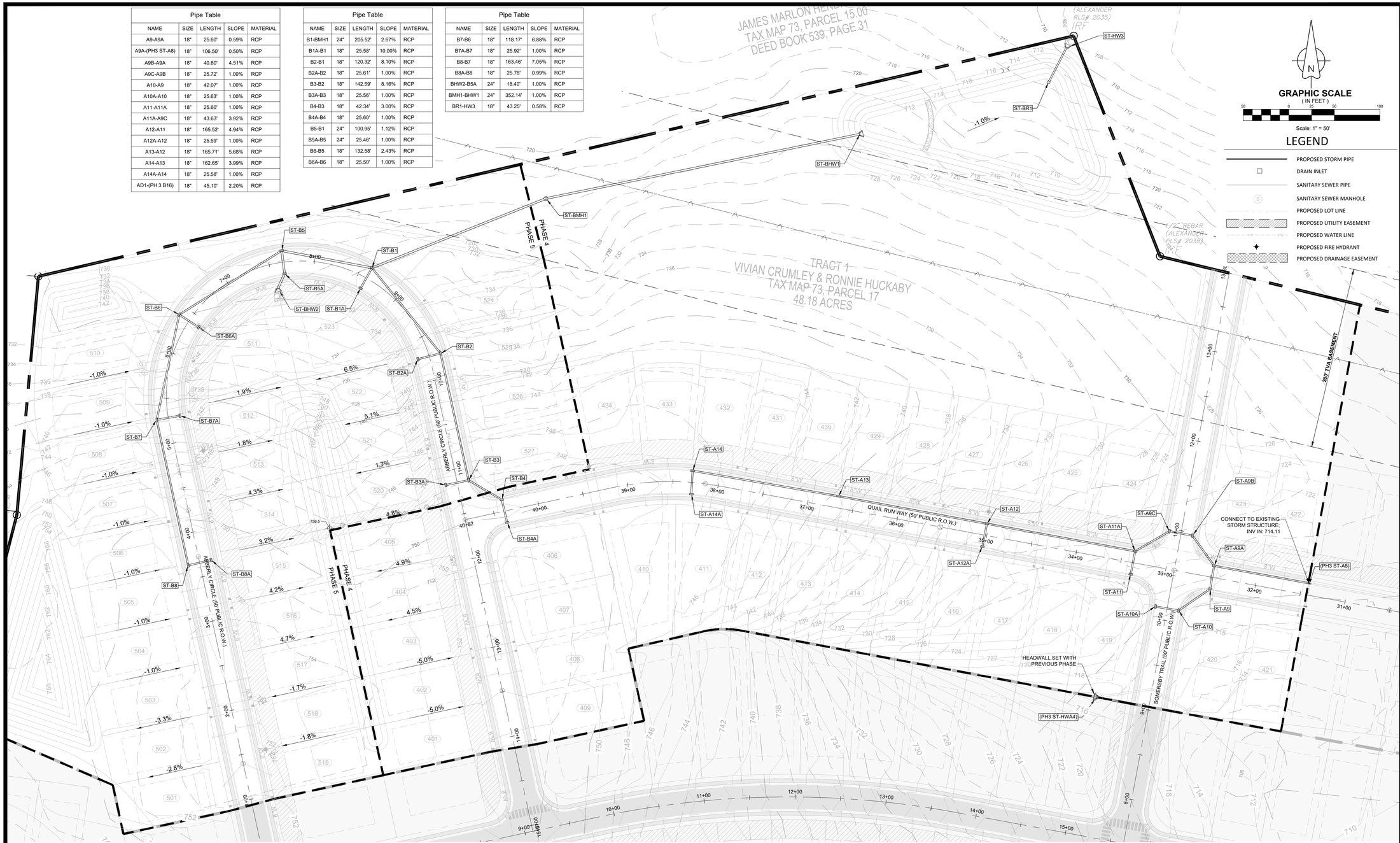
SHEET
C-5.0

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A9-A9A	18"	25.60'	0.59%	RCP
A9A-(PH3 ST-A8)	18"	106.50'	0.50%	RCP
A9B-A9A	18"	40.80'	4.51%	RCP
A9C-A9B	18"	25.72'	1.00%	RCP
A10-A9	18"	42.07'	1.00%	RCP
A10A-A10	18"	25.63'	1.00%	RCP
A11-A11A	18"	25.60'	1.00%	RCP
A11A-A9C	18"	43.63'	3.92%	RCP
A12-A11	18"	165.52'	4.94%	RCP
A12A-A12	18"	25.59'	1.00%	RCP
A13-A12	18"	165.71'	5.68%	RCP
A14-A13	18"	162.65'	3.99%	RCP
A14A-A14	18"	25.58'	1.00%	RCP
AD1-(PH 3 B16)	18"	45.10'	2.20%	RCP

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
B1-BMH1	24"	205.52'	2.67%	RCP
B1A-B1	18"	25.58'	10.00%	RCP
B2-B1	18"	120.32'	8.10%	RCP
B2A-B2	18"	25.61'	1.00%	RCP
B3-B2	18"	142.59'	8.16%	RCP
B3A-B3	18"	25.56'	1.00%	RCP
B4-B3	18"	42.34'	3.00%	RCP
B4A-B4	18"	25.60'	1.00%	RCP
B5-B1	24"	100.95'	1.12%	RCP
B5A-B5	24"	25.46'	1.00%	RCP
B6-B5	18"	132.58'	2.43%	RCP
B6A-B6	18"	25.50'	1.00%	RCP

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
B7-B6	18"	118.17'	6.88%	RCP
B7A-B7	18"	25.92'	1.00%	RCP
B8-B7	18"	163.46'	7.05%	RCP
B8A-B8	18"	25.78'	0.99%	RCP
BHW2-B5A	24"	18.40'	1.00%	RCP
BMH1-BHW1	24"	352.14'	1.00%	RCP
BR1-HW3	18"	43.25'	0.58%	RCP



LEGEND

- PROPOSED STORM PIPE
- DRAIN INLET
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE EASEMENT

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
(PH3 ST-A8) HEADWALL	INV IN = 714.11
(PH3 ST-HWA4) HEADWALL	INV OUT = 713.29
ST-A9 SINGLE INLET	RIM = 719.99 INV IN = 714.79 INV OUT = 714.79
ST-A9A SINGLE INLET	RIM = 720.00 INV IN = 714.64 INV IN = 714.64 INV OUT = 714.64

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-A9B SINGLE INLET	RIM = 720.68 INV IN = 716.48 INV OUT = 716.48
ST-A9C SINGLE INLET	RIM = 720.74 INV IN = 716.74 INV OUT = 716.74
ST-A10 SINGLE INLET	RIM = 719.46 INV IN = 715.21 INV OUT = 715.21
ST-A10A SINGLE INLET	RIM = 719.47 INV OUT = 715.47

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-A11 SINGLE INLET	RIM = 722.71 INV OUT = 718.71
ST-A11A SINGLE INLET	RIM = 722.70 INV IN = 718.45 INV IN = 718.45 INV OUT = 718.45
ST-A12 SINGLE INLET	RIM = 730.87 INV IN = 726.63 INV IN = 726.63 INV OUT = 726.63
ST-A12A SINGLE INLET	RIM = 730.89 INV OUT = 726.89

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-A13 SINGLE INLET	RIM = 740.05 INV IN = 736.05 INV OUT = 736.05
ST-A14 SINGLE INLET	RIM = 746.82 INV IN = 742.54 INV OUT = 742.54
ST-A14A SINGLE INLET	RIM = 746.80 INV OUT = 742.80

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-B1 SINGLE INLET	RIM = 730.08 INV IN = 723.00 INV IN = 723.00 INV IN = 723.00 INV OUT = 723.00
ST-B1A SINGLE INLET	RIM = 730.20 INV OUT = 725.56
ST-B2 SINGLE INLET	RIM = 737.11 INV IN = 732.75 INV IN = 732.75 INV OUT = 732.75
ST-B2A SINGLE INLET	RIM = 737.01 INV OUT = 733.01

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-B3 SINGLE INLET	RIM = 748.65 INV IN = 744.38 INV IN = 744.38 INV OUT = 744.38
ST-B3A SINGLE INLET	RIM = 748.64 INV OUT = 744.64
ST-B4 SINGLE INLET	RIM = 749.92 INV IN = 745.65 INV OUT = 745.65
ST-B4A SINGLE INLET	RIM = 749.91 INV OUT = 745.91

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-B5 SINGLE INLET	RIM = 728.25 INV IN = 724.13 INV IN = 724.13 INV OUT = 724.13
ST-B5A TRIPLE INLET	RIM = 728.38 INV IN = 724.38 INV OUT = 724.38
ST-B6 SINGLE INLET	RIM = 731.49 INV IN = 727.35 INV IN = 727.35 INV OUT = 727.35
ST-B6A SINGLE INLET	RIM = 731.60 INV OUT = 727.60

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-B7 SINGLE INLET	RIM = 739.77 INV IN = 735.48 INV IN = 735.48 INV OUT = 735.48
ST-B7A SINGLE INLET	RIM = 739.74 INV OUT = 735.74
ST-B8 SINGLE INLET	RIM = 751.33 INV IN = 747.01 INV OUT = 747.01
ST-B8A SINGLE INLET	RIM = 751.31 INV OUT = 747.27

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-BHW1 HEADWALL	INV IN = 714.00
ST-BHW2 HEADWALL	INV OUT = 724.56
ST-BMH1 MANHOLE	RIM = 723.50 INV IN = 717.52 INV OUT = 717.52
ST-BR1 RISER	INV OUT = 709.00

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ST-HW3 HEADWALL	INV IN = 708.75

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

OWNER OF RECORD

LASEA LAND GROUP
MAP 073, PARCEL 17.03
108 WILLIAMSON COURT, SUITE 101
BRENTWOOD, TN 37027

APPLICANT

T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

REVISIONS		
NO.	DATE	

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

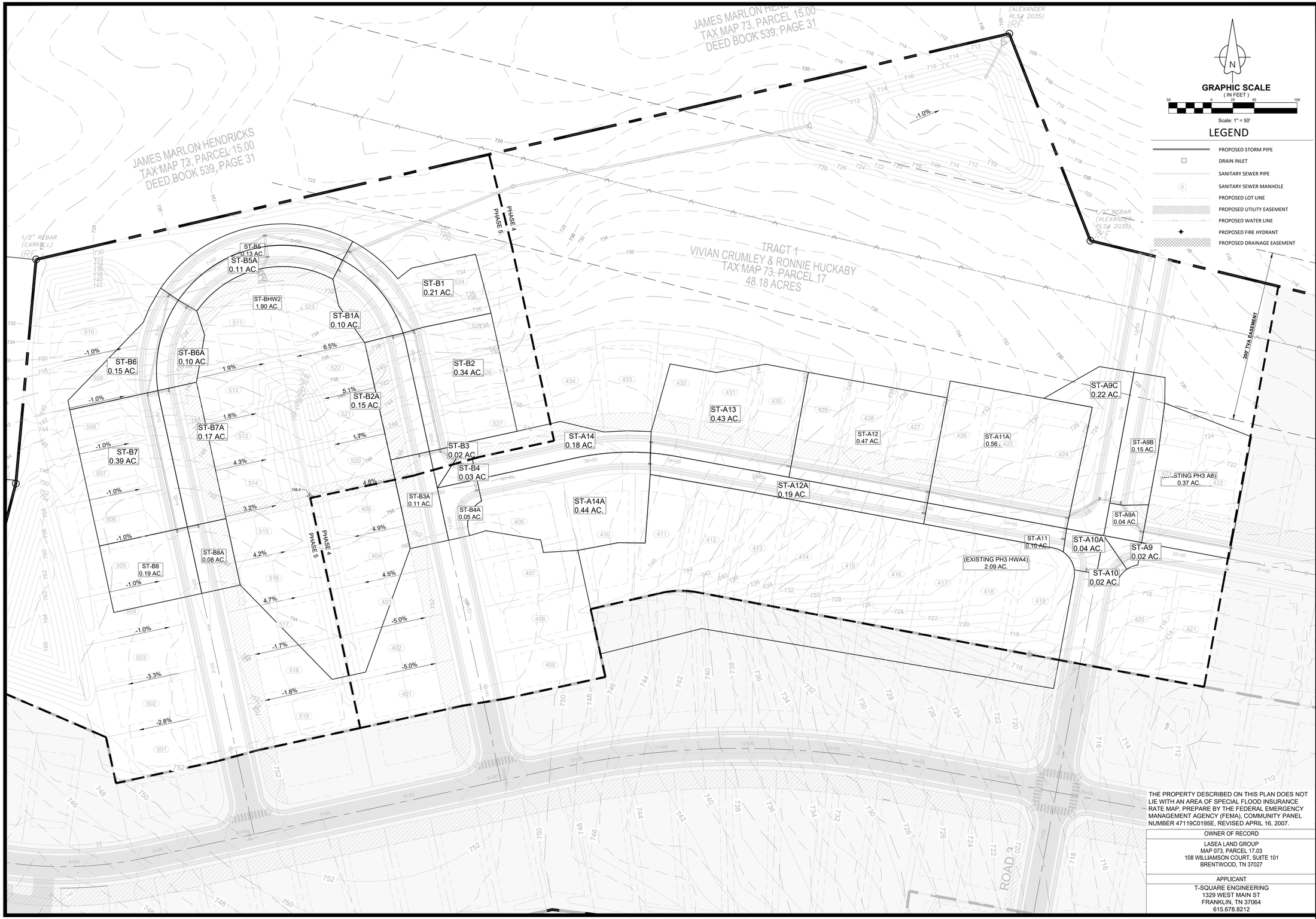
DRAINAGE PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

NATHAN S. MCKEY
REGISTERED ENGINEER
No. 122149
STATE OF TENNESSEE
12/01/2023

17-0707

SHEET
C-5.1

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM



THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

OWNER OF RECORD
LASEA LAND GROUP MAP 073, PARCEL 17.03 108 WILLIAMSON COURT, SUITE 101 BRENTWOOD, TN 37027
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

INLET AREAS
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

NATHAN S. MCVEY
REGISTERED ENGINEER
No. 127159
STATE OF TENNESSEE
12/01/2023

17-0707

SHEET
C-5.2

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Quail Run Meadows Subdivision		
	TAX MAP: 73	GROUP:	PARCEL: P/O 17.03
SUMMARY OF NATURE OF REQUEST AND WORK	This application is to approve the final plat for phase 5 of Quail Run Meadows Subdivision.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter **Plats/PUDs:** ☒ Project Name (include Sections & Phases) Quail Run Meadows Subdivision, Phase 5 ☒ Total Number of Lots 27 ☒ Total acreage 9.74

Rev. 4/14/2022

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	T-Square Engineering	PHONE	615.678.8212
ADDRESS	111 SE PKWY CT, Franklin, TN 37064	EMAIL	Allison.Corolla@T2-Eng.com

PROPERTY OWNER NAME	Quail Run Development Co. LLC	PHONE	615.337.5248
ADDRESS	1804 Williamson Court, Suite 101 Brentwood, TN 37027	EMAIL	Hudsonallensmith@gmail.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

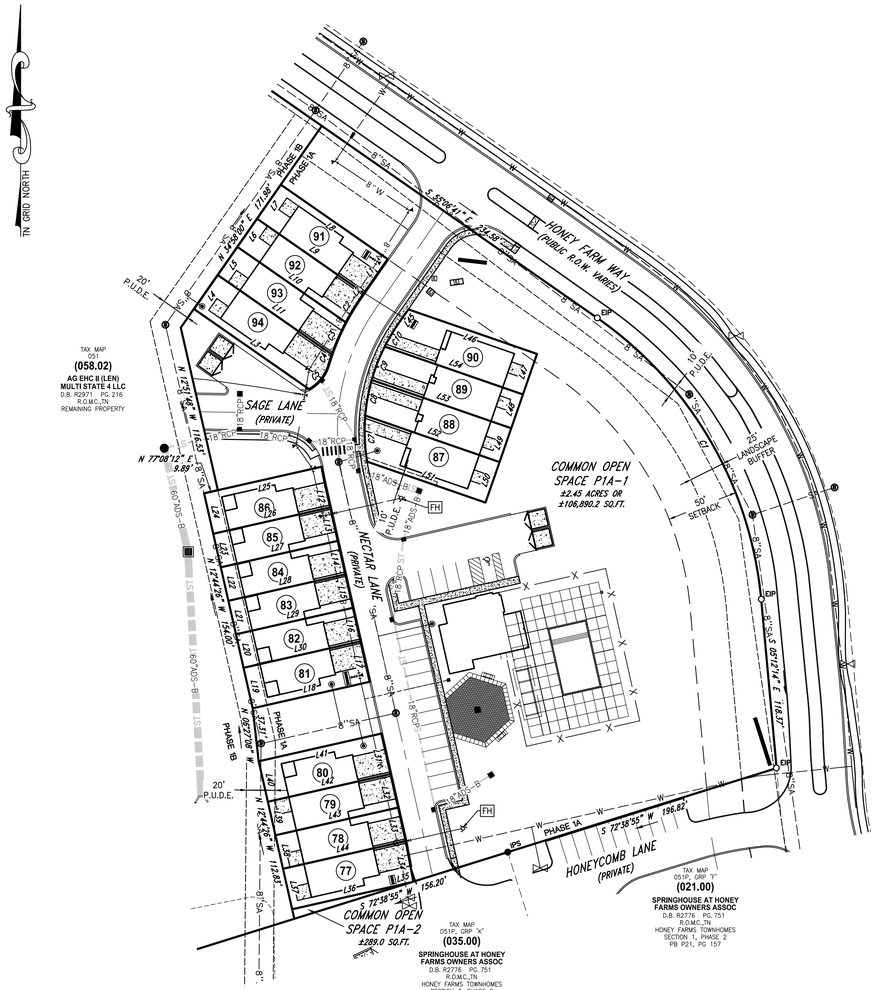
Allison Corolla	*Allison Corolla*	4/4/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Joel A Smith	Joel A Smith	4-4-24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

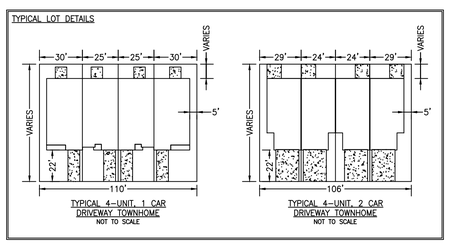
STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	





OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°51'51" W	29.00'
L2	S 34°51'51" W	3.93'
L3	N 55°08'09" W	97.87'
L4	N 34°51'51" E	29.00'
L5	N 34°51'51" E	24.00'
L6	N 34°51'51" E	24.00'
L7	N 34°51'51" E	29.00'
L8	S 55°08'09" E	90.94'
L9	S 55°08'09" E	90.94'
L10	S 55°08'09" E	92.18'
L11	S 55°08'09" E	97.01'
L12	S 12°44'26" E	117.84'
L13	S 12°44'26" E	24.00'
L14	S 12°44'26" E	24.00'
L15	S 12°44'26" E	24.00'
L16	S 12°44'26" E	24.00'
L17	S 12°44'26" E	30.65'
L18	S 77°15'34" W	83.75'
L19	N 12°44'26" W	29.00'
L20	N 12°44'26" W	24.00'
L21	N 12°44'26" W	24.00'
L22	N 12°44'26" W	24.00'
L23	N 12°44'26" W	24.00'
L24	N 12°44'26" W	29.00'
L25	N 77°15'34" E	84.13'
L26	N 77°15'34" E	83.75'
L27	N 77°15'34" E	83.75'
L28	N 77°15'34" E	83.75'
L29	N 77°15'34" E	83.75'
L30	N 77°15'34" E	83.75'
L31	S 12°44'26" E	29.00'
L32	S 12°44'26" E	24.00'
L33	S 12°43'51" E	24.00'
L34	S 10°42'54" E	28.84'
L35	S 72°38'55" W	2.17'
L36	S 77°15'34" W	84.66'
L37	N 12°44'26" W	29.00'
L38	N 12°44'26" W	24.00'
L39	N 12°44'26" W	24.00'
L40	N 12°44'26" W	29.00'
L41	N 77°15'34" E	87.84'
L42	N 77°15'34" E	87.84'
L43	N 77°15'34" E	87.84'
L44	N 77°15'34" E	87.84'
L45	N 34°51'51" E	12.37'
L46	S 70°53'42" E	95.12'
L47	S 19°06'18" W	30.00'
L48	S 19°06'18" W	25.00'
L49	S 19°06'18" W	25.00'
L50	S 19°06'18" W	30.00'
L51	N 70°53'42" W	87.53'
L52	N 70°53'42" W	99.31'
L53	N 70°53'42" W	103.19'
L54	N 70°53'42" W	102.23'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.42'	234.99'	227.67'	S 30°12'59" E	49°47'23"
C2	163.00'	20.12'	20.10'	S 31°19'43" W	7°04'16"
C3	163.00'	24.50'	24.48'	S 23°29'11" W	8°36'48"
C4	163.00'	7.65'	7.65'	S 17°50'06" W	2°41'21"
C5	29.00'	22.27'	21.73'	S 38°29'34" W	44°00'15"
C6	163.00'	11.17'	11.17'	S 10°46'40" E	3°55'32"
C7	131.00'	32.31'	32.23'	N 02°19'52" W	14°07'55"
C8	131.00'	25.34'	25.30'	N 10°16'35" E	11°04'58"
C9	131.00'	25.06'	25.02'	N 21°17'50" E	10°57'32"
C10	131.00'	18.49'	18.48'	N 30°49'13" E	8°05'15"

LOT AREA TABLE

LOT	SQ. FT.	ACRES
77	2,532.3	0.06
78	2,108.1	0.05
79	2,108.1	0.05
80	2,547.3	0.06
81	2,428.8	0.06
82	2,010.1	0.05
83	2,010.1	0.05
84	2,010.1	0.05
85	2,010.1	0.05
86	2,430.2	0.06
87	2,824.0	0.06
88	2,541.6	0.06
89	2,577.8	0.06
90	2,972.4	0.07
91	2,637.2	0.06
92	2,190.8	0.05
93	2,262.7	0.05
94	2,885.7	0.07

GRAPHIC SCALE

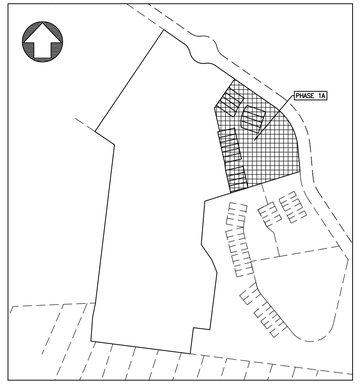
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

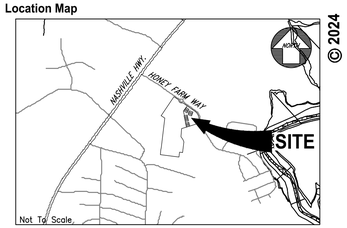
Legend

EIP Iron Rod Found
IPS Iron Rod Set
I.P.F. Iron Pipe Found
AXLE Axle Found
FENCE Fence Post
CM Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
R.R.S.,F Railroad Spike Found
R.R.S.S. Railroad Spike Set
Bench Mark
Stake Found
Fire Hydrant
Water Meter
Water Valve
Water Reducer
Clean Out
Sanitary Sewer Manhole
Storm Sewer Manhole
Catch Basin
Curb Inlet
Storm Pipe
Cable Manhole
Electric Manhole
Telephone Manhole
Water Manhole
Electric Meter
Cable Riser
Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole
Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard
Evergreen Tree
Deciduous Tree
Bush
Sign
Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line
Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
Gas Line
Sanitary Sewer Line
Water Line
Storm Sewer Line
Overhead Utility Line
Overhead Cable Line
Overhead Electric Line
Overhead Telephone Line
Underground Utility Line
Underground Cable Line
Underground Electric Line
Underground Telephone Line
Forced Main Line

Drumwright Development Map



Location Map



PURPOSE NOTE:
The purpose of this plat is to create 18 townhome lots, easements, and common open space.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: _____
DEED BOOK: _____ PAGE: _____

PARCEL NUMBER:
TAX MAP 051, PARCEL 058.02

DEED BOOK:
R2971, PAGE 216

PARCEL ADDRESS:
HONEY FARM WAY
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
Other PUD

BUILDING SETBACKS:
*SEE LOT DETAIL

ACREAGE OF PARCEL:
PHASE 1A – ±3.45 ACRES – 150,266.5 S.F.
COMMON OPEN SPACE – ±2.46 ACRES – 107,179.2 S.F.
TOTAL – ±20.71 ACRES – 902,054.3 S.F.

PROPERTY OWNER:
AG ESSENTIAL HOUSING MULTI STATE 2, LLC
381 MALLORY STATION ROAD, SUITE 200
FRANKLIN, TN 37067

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 051 Parcel No. 058.02, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2971, Page 216
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0180E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2971, Page 216, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

Date — By: Steven S. Benson, its Manager

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in HONEY FARMS PUD - PHASE 1 have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled HONEY FARMS PUD - PHASE 1A have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

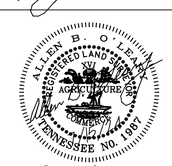
Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

7/15/24 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

Register of Deed Recording Stamp



allen@wesengineers.com

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

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ENGINEERS & SURVEYORS

Client
Lennar Homes of Tennessee, LLC.
381 Mallory Station Road, Suite 200
Franklin, TN 37067
615-716-7188

REVISIONS	DATE
-	-

FINAL PLAT
HONEY FARMS PUD - PHASE 1A
HONEY FARM WAY, COLUMBIA, TN

Drawn: EB
Checked: AO
Approved: AO
Date: 7-12-24

Job. no. 22522
Scale: Vertical: 1"=50'
Horizontal:

1 of 1

FILE: J:\WES_Engineers_Surveyors 2022\22522 - Honey Farm - Lennar\Dwg\Survey\01 - Final Plat\22522 HONEY FARM SECTION 1 FINAL PLAT.dwg

Docusign Envelope ID: 6739481D-E59B-47F1-BC28-E17312B0A585

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

15th day of July, 20 24 ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Lennar Homes of Tennessee LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the “CMPC”) on the

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the “IMPROVEMENTS”); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

Docusign Envelope ID: 6739481D-E59B-47F1-BC28-E17312B0A585

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER’s properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

Docusign Envelope ID: 6739481D-E59B-47F1-BC28-E17312B0A585

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

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B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

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B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

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The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

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signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

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B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register’s Office of Maury County, Tennessee. No further writing or deed shall be required.

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IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

HONEY FARMS PHASE 1A

PROJECT

Completed by the Developer	*Completed by the City*
Lennar Homes of Tennessee, LLC DEVELOPER NAME	
Dylan Ray AUTHORIZED AGENT NAME	CITY ENGINEER
DocuSigned by: Dylan Ray 2D244E2FDACA438... SIGNATURE	SIGNATURE
7/15/24 DATE	DATE
381 Mallory Station RD #200 STREET	
Franklin, TN 37067 CITY, STATE, ZIP	
615-483-8067 PHONE	
Dylan.Ray@Lennar.com EMAIL	
Attest	*Attest*
Angela Lashley - Land Coordinator ATTEST NAME	ATTEST NAME
DocuSigned by: Angela Lashley 62B8178C297A4E4... ATTEST SIGNATURE	ATTEST SIGNATURE
7/15/24 DATE	DATE

July 15, 2024

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401

RE: **Project Name: Honey Farm PUD Phase 1A, Final Plat**
City of Columbia Staff Review Submittal

On behalf of AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company, the owner of these 18 proposed townhome lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

Docusign Envelope ID: 342C1B13-9AAA-4896-8D20-82C6C62E527C

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Honey Farms Phase 1A		
	TAX MAP: 051	GROUP:	PARCEL: 058.02
SUMMARY OF NATURE OF REQUEST AND WORK	To create 18 townhome lots, easements and open space.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ☒ Final Plat ❑ PUD Preliminary Master Plan + Checklist ❑ PUD Final Site Plan + Checklist ❑ Multi-Family Site Plan ❑ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) Honey Farms PUD - Phase 1A • Total Number of Lots 18 • Total acreage 3.45

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Docusign Envelope ID: 342C1B13-9AAA-4896-8D20-82C6C62E527C

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	W.E.S. Engineers and Surveyors	PHONE	931-388-2329
ADDRESS	2486 Nashville Highway Columbia, TN 38401	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company	PHONE	(602)418-0443
ADDRESS	8585 E HARTFORD DR, STE 118, SCOTTSDALE, AZ 85255	EMAIL	Steve.benson@essentialhousingops.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

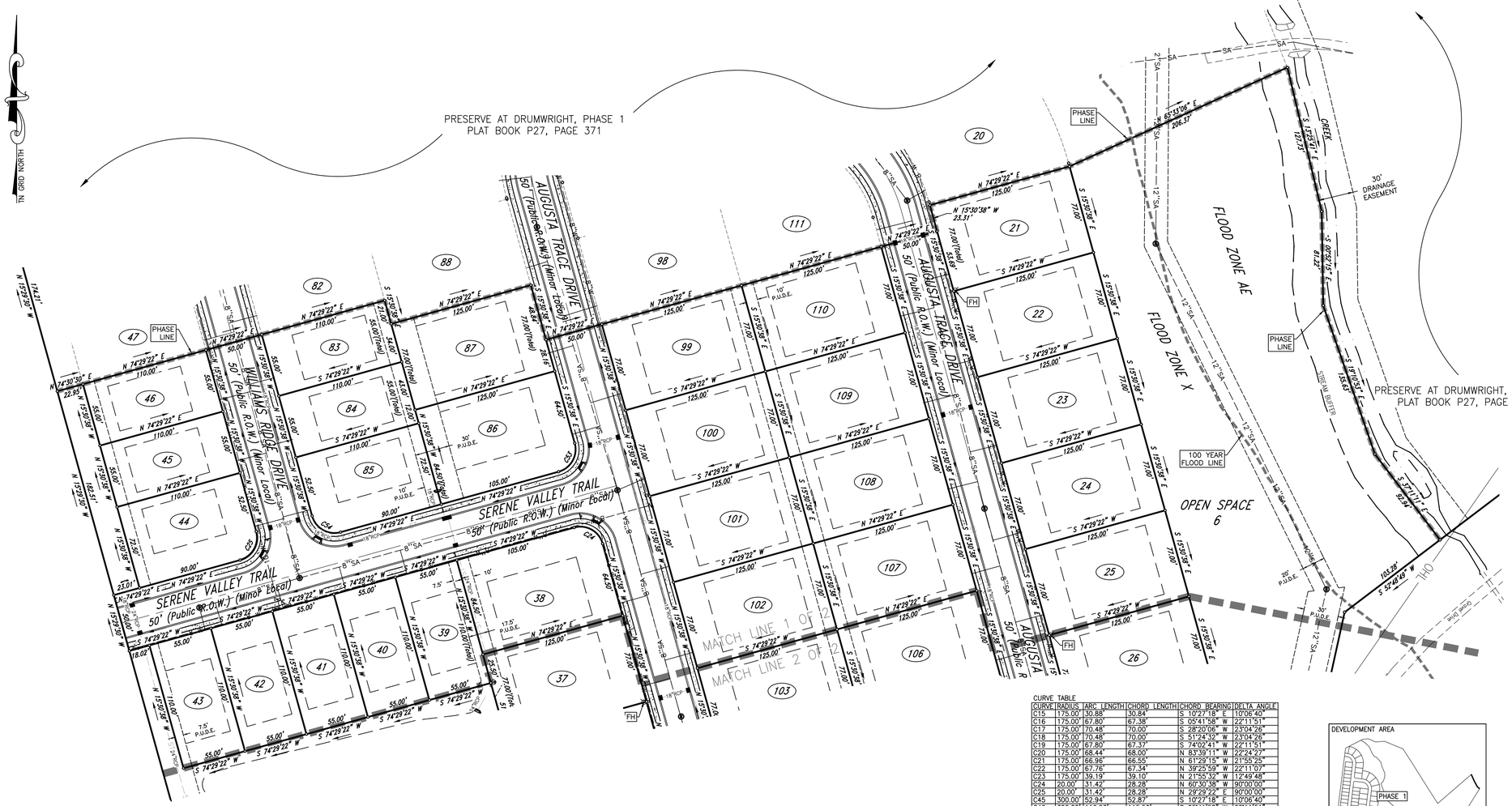
Allen O'Leary	Allen B O'Leary	7/15/24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Dylan Ray	DocuSigned by: Dylan Ray 2D244E2EDACA438...	7/15/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

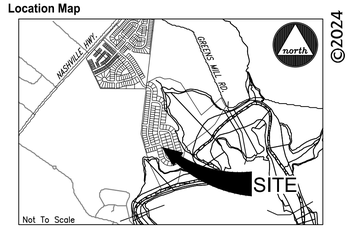
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	



Location Map



Not To Scale

©2024

PARCEL NUMBER:
TAX MAP 051, PARCEL 034.00

DEED BOOK:
R2871, PAGE 1405

PLAT BOOK:
P11, PAGE 27

PARCEL ADDRESS:
2554 GREENS MILL RD
COLUMBIA, TN 38401

PROPERTY OWNER:
LENNAR HOMES OF TENNESSEE LLC
381 MALLORY STATION RD
SUITE 200
FRANKLIN, TN 37067

EXISTING ZONING:
PUD

BUILDING SETBACKS:
FRONT – 25'
SIDE – 7.5'
REAR – 20'

ACREAGE OF PARCEL:
±77.50 ACRES TOTAL
±51.98 ACRES PHASE 1
±25.52 ACRES PHASE 2
±2.34 ACRE – ±101,982.5 S.F. – R.O.W. DEDICATION

PURPOSE NOTE:
The purpose of this plat is to create 43 single family lots and dedicate right-of-way.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED:
DEED BOOK: _____ PAGE: _____

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2871, Page 1405, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — Lennar Homes of Tennessee LLC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in Preserve at Drumwright, Phase 2 have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Preserve at Drumwright, Phase 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

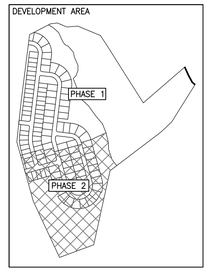
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

4/15/24 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	175.00'	30.88'	30.84'	S 10°27'18" E	10°06'40"
C16	175.00'	67.80'	67.38'	S 05°41'58" W	22°11'51"
C17	175.00'	70.48'	70.00'	S 28°20'06" W	23°04'26"
C18	175.00'	70.48'	70.00'	S 51°24'32" W	23°04'26"
C19	175.00'	67.80'	67.37'	S 74°02'41" W	22°11'51"
C20	175.00'	68.44'	68.00'	N 83°39'11" W	22°24'27"
C21	175.00'	66.96'	66.55'	N 61°29'15" W	21°55'25"
C22	175.00'	67.76'	67.34'	N 39°25'59" W	22°11'07"
C23	175.00'	39.19'	39.10'	N 21°55'32" W	12°49'48"
C24	20.00'	31.42'	28.28'	N 60°30'38" W	90°00'00"
C25	20.00'	31.42'	28.28'	N 29°29'22" E	90°00'00"
C45	300.00'	52.94'	52.87'	S 10°27'18" E	10°06'40"
C46	300.00'	1116.23'	115.50'	S 05°41'58" W	22°11'51"
C47	290.00'	116.79'	116.00'	S 28°20'06" W	23°04'26"
C48	290.00'	116.79'	116.00'	S 51°24'32" W	23°04'26"
C49	290.00'	112.35'	111.65'	S 74°02'41" W	22°11'51"
C50	290.00'	113.41'	112.69'	N 83°39'11" W	22°24'27"
C51	290.00'	110.97'	110.29'	N 61°29'15" W	21°55'25"
C52	290.00'	112.29'	111.59'	N 39°25'59" W	22°11'07"
C53	20.00'	31.42'	28.28'	S 29°29'22" W	90°00'00"
C54	20.00'	31.42'	28.28'	N 60°30'38" W	90°00'00"
C68	125.00'	392.70'	250.00'	S 74°29'22" W	180°00'00"

AREA TABLE

LOT	SQ. FT.	ACRES
21	9,625.0	0.22
22	9,625.0	0.22
23	9,625.0	0.22
24	9,625.0	0.22
25	9,625.0	0.22
38	10,476.7	0.24
39	6,050.0	0.14
40	6,050.0	0.14
41	6,050.0	0.14
42	6,050.0	0.14
43	6,050.0	0.14
44	7,889.2	0.18
45	6,050.0	0.14
46	6,050.0	0.14
83	6,050.0	0.14
84	6,050.0	0.14
85	7,889.2	0.18
86	10,476.7	0.24
87	9,625.0	0.22
99	9,625.0	0.22
100	9,625.0	0.22
101	9,625.0	0.22
102	9,625.0	0.22
107	9,625.0	0.22
108	9,625.0	0.22
109	9,625.0	0.22
110	9,625.0	0.22
OS-4	29,172.6	0.67
OS-6	291,488.3	6.69

Surveyor's Notes

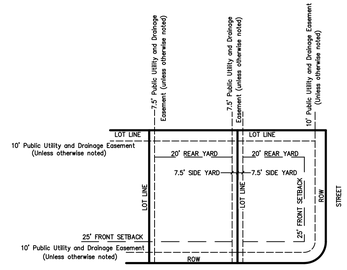
1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 051, Parcel No. 034.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P11, Page 26
9. Deed reference: Book R2871, Page 1405
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0180E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

Legend

EIP	Iron Rod Found	Bench Mark	Catch Basin	Electric Riser	Power Pole	Adjoining Property Line	Edge of Water
IPS	Iron Rod Set	Stake Found	Curb Inlet	Telephone Riser	Flag Pole	Subject Property Line	Ditch / Creek Centerline
I.P.F.	Iron Pipe Found	Fire Hydrant	Storm Pipe	Telephone Booth	Guy Wire	Easement Line	Minor Contour Line
AXLE	Axle Found	Water Meter	Cable Manhole	Gas Meter	Mailbox	Building Setback Line	Index Contour Line
FCM	Fence Post	Water Valve	Electric Manhole	Gas Valve	Parking Block	Centerline	Gas Line
	Concrete Monument Existing	Water Reducer	Telephone Manhole	Light Pole	Satellite Dish	Edge of Pavement	Sanitary Sewer Line
P.K.F.	PK Nail Found	Clean Out	Water Manhole	Power Pole	Handicap Parking	Edge of Gravel	Water Line
P.K.S.	PK Nail Set	Sanitary Sewer Manhole	Electric Meter	Telephone Pole	Water Spigot	Fence Line	Storm Sewer Line
R.R.S.-F	Railroad Spike Found	Storm Sewer Manhole	Cable Riser	Guy Pole	Bollard	Landscape	Overhead Utility Line
R.R.S.-S	Railroad Spike Set					Woods / Tree line	Overhead Cable Line

Evergreen Tree, Deciduous Tree, Bush, Sign

Overhead Electric Line, Overhead Telephone Line, Underground Utility Line, Underground Cable Line, Underground Electric Line, Underground Telephone Line, Forced Main Line



SUBDIVISION
TYPICAL LOT LAYOUT

OPEN SPACE NOTE:

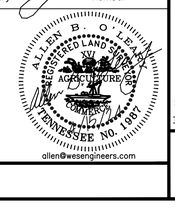
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Register of Deed Recording Stamp



WES Engineers & Surveyors
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

ENGINEERS & SURVEYORS

Client
LENNAR HOMES
381 MALLORY STATION ROAD
SUITE 200
FRANKLIN, TN 37067

FINAL PLAT
PRESERVE AT DRUMWRIGHT, PHASE 2
COLUMBIA, TN

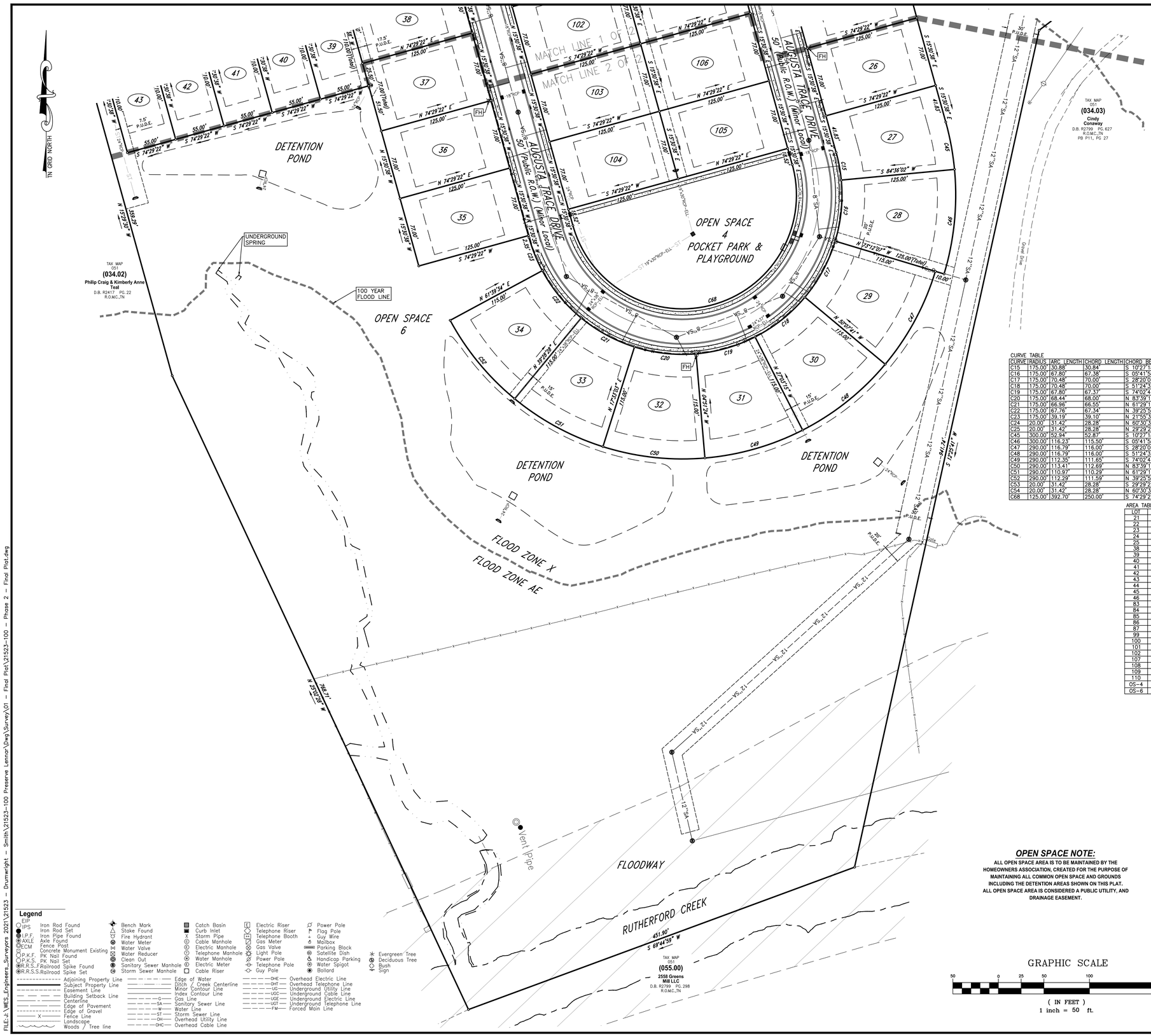
DATE	REVISIONS

Drawn: EB
Checked: AO
Approved: AO
Date: 04-15-2024

Job. no. 21523-100
Scale: Vertical: —— Horizontal: 1"=50'

1 of 2

FILE: J:\WES_Engineers_Surveyors 2021\21523 – Drumwright – Smith\21523-100 Preserve Lennar\Dwg\Survey\01 – Final Plat\21523-100 – Phase 2 – Final Plat.dwg



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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CURVE TABLE

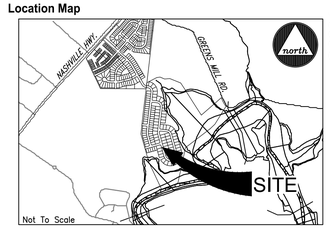
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	175.00'	30.88'	30.84'	S 10°27'18" E	10°06'40"
C16	175.00'	67.80'	67.38'	S 05°41'58" W	22°11'51"
C17	175.00'	70.48'	70.00'	S 28°20'06" W	23°04'26"
C18	175.00'	70.48'	70.00'	S 51°24'32" W	23°04'26"
C19	175.00'	67.80'	67.37'	S 74°02'41" W	22°11'51"
C20	175.00'	68.44'	68.00'	N 83°39'11" W	22°24'27"
C21	175.00'	66.96'	66.55'	N 61°29'15" W	21°55'25"
C22	175.00'	67.76'	67.34'	N 39°25'59" W	22°11'07"
C23	175.00'	39.19'	39.10'	N 21°55'32" W	12°49'48"
C24	20.00'	31.42'	28.28'	N 60°30'38" W	90°00'00"
C25	20.00'	31.42'	28.28'	N 29°29'22" E	90°00'00"
C45	300.00'	52.94'	52.87'	S 10°27'18" E	10°06'40"
C46	300.00'	116.23'	115.50'	S 05°41'58" W	22°11'51"
C47	290.00'	116.79'	116.00'	S 28°20'06" W	23°04'26"
C48	290.00'	116.79'	116.00'	S 51°24'32" W	23°04'26"
C49	290.00'	112.35'	111.65'	S 74°02'41" W	22°11'51"
C50	290.00'	113.41'	112.69'	N 83°39'11" W	22°24'27"
C51	290.00'	110.97'	110.29'	N 61°29'15" W	21°55'25"
C52	290.00'	112.29'	111.59'	N 39°25'59" W	22°11'07"
C53	20.00'	31.42'	28.28'	S 29°29'22" W	90°00'00"
C54	20.00'	31.42'	28.28'	N 60°30'38" W	90°00'00"
C68	125.00'	392.70'	250.00'	S 74°29'22" W	180°00'00"

AREA TABLE

LOT	SQ. FT.	ACRES
21	9,625.0	0.22
22	9,625.0	0.22
23	9,625.0	0.22
24	9,625.0	0.22
25	9,625.0	0.22
38	10,476.7	0.24
39	6,050.0	0.14
40	6,050.0	0.14
41	6,050.0	0.14
42	6,050.0	0.14
43	6,050.0	0.14
44	7,889.2	0.18
45	6,050.0	0.14
46	5,050.0	0.14
83	6,050.0	0.14
84	6,050.0	0.14
85	7,889.2	0.18
86	10,476.7	0.24
87	9,625.0	0.22
99	9,625.0	0.22
100	9,625.0	0.22
101	9,625.0	0.22
102	9,625.0	0.22
107	9,625.0	0.22
108	9,625.0	0.22
109	9,625.0	0.22
110	9,625.0	0.22
OS–4	29,172.6	0.67
OS–6	291,488.3	6.69

Register of Deed Recording Stamp

Location Map



Not To Scale

©2024

PARCEL NUMBER: TAX MAP 051, PARCEL 034.00
DEED BOOK: R2871, PAGE 1405
PLAT BOOK: P11, PAGE 27
PARCEL ADDRESS: 2558 GREENS MILL RD COLUMBIA, TN 38401
ACREAGE OF PARCEL: ±77.50 ACRES TOTAL; ±51.98 ACRES PHASE 1; ±25.52 ACRES PHASE 2; ±2.34 ACRE – ±101,982.5 S.F. – R.O.W. DEDICATION

PROPERTY OWNER: LENNAR HOMES OF TENNESSEE LLC, 381 MALLORY STATION RD SUITE 200 FRANKLIN, TN 37067
EXISTING ZONING: PUD
BUILDING SETBACKS: FRONT – 25' SIDE – 7.5' REAR – 20'

PURPOSE NOTE:
The purpose of this plat is to create 43 single family lots and dedicate right–of–way.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: _____
DEED BOOK: _____ PAGE: _____

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right–of–way, particularly lots that do not have a sidewalk.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2871, Page 1405, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — Lennar Homes of Tennessee LLC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in Preserve at Drumwright, Phase 2 have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Preserve at Drumwright, Phase 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

4/15/24 — Allen B. O'Leary — TN RLS #1987 Number

ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1987

allen@wesengineers.com

WES ENGINEERS & SURVEYORS
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COLUMBIA, TN 38401
PHONE: (931) 388-2329
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FINAL PLAT
PRESERVE AT DRUMWRIGHT, PHASE 2
COLUMBIA, TN

REVISIONS	DATE

Drawn: EB
Checked: AO
Approved: AO
Date: 04–15–2024

Job. no. 21523-100
Scale:
Vertical: 1"=50'
Horizontal:

2 of 2

FILE: k:\WES_Engineers_Surveyors 2021\21523 – Drumwright – Smith\21523–100 Preserve Lennar\Dwg\Survey\01 – Final Plat\21523–100 – Phase 2 – Final Plat.dwg

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

11th day of April, 20 24,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

LENNAR HOMES OF TENNESSEE, LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "CMPC") on the

_____ day of _____, 20____,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

PRESERVE AT DRUMWRIGHT PHASE 2

PROJECT

Completed by the Developer	*Completed by the City*
LENNAR HOMES OF TENNESSEE, LLC	
DEVELOPER NAME	
NICK BRANUM	
AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
4/11/2024	
DATE	DATE
381 MALLORY STATION RD #200	
STREET	
FRANKLIN, TN 37067	
CITY, STATE, ZIP	
615-305-8321	
PHONE	
Nick.Branum@Lennar.com	
EMAIL	
Attest	*Attest*
Angela Lashley-Land Coordinator	
ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
4/11/2024	
DATE	DATE

July 15, 2024

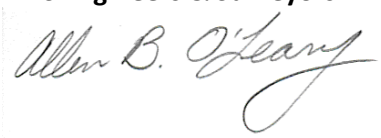
City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401

RE: **Project Name: Preserve at Drumwright, Phase 2, Final Plat**
City of Columbia Staff Review Submittal

On behalf of Lennar Homes of Tennessee LLC, the owner of these 43 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval. Included in the submittal is surety calc that was submitted with Preserve at Drumwright Phase 1 that covered the entire project.

If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	Nashville Hwy, Columbia, TN		
	TAX MAP: 051	GROUP:	PARCEL: 034.00/034.01
SUMMARY OF NATURE OF REQUEST AND WORK	Request Final Plat approval for 42 single family residential lots and dedication of right-of-way for Preserve at Drumwright, Phase 2.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☑ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations:** ☐ Annexation Permission Form **Annexations/Rezoning/Plan Amendments:** ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan **Preliminary Plats/Site Development Plans:** ☐ Plans and/or Plats conforming to City standards with signed and completed check list **All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:** ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

Rev. 2/7/2024

	Plats/PUDs: ☑ Project Name (include Sections & Phases) Preserve at Drumwright, Phase 2 ☑ Total Number of Lots/Residential Units 42 ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage ±25.52

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT
All communications go to the Applicant's email that is provided.

NAME	Allen B. O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy, Columbia, TN	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	Lennar Homes of Tennessee LLC	PHONE	615-305-8321
ADDRESS	381 Mallory Station Rd, Suite 200 Franklin, TN 37067	EMAIL	Nick.Branum@Lennar.com

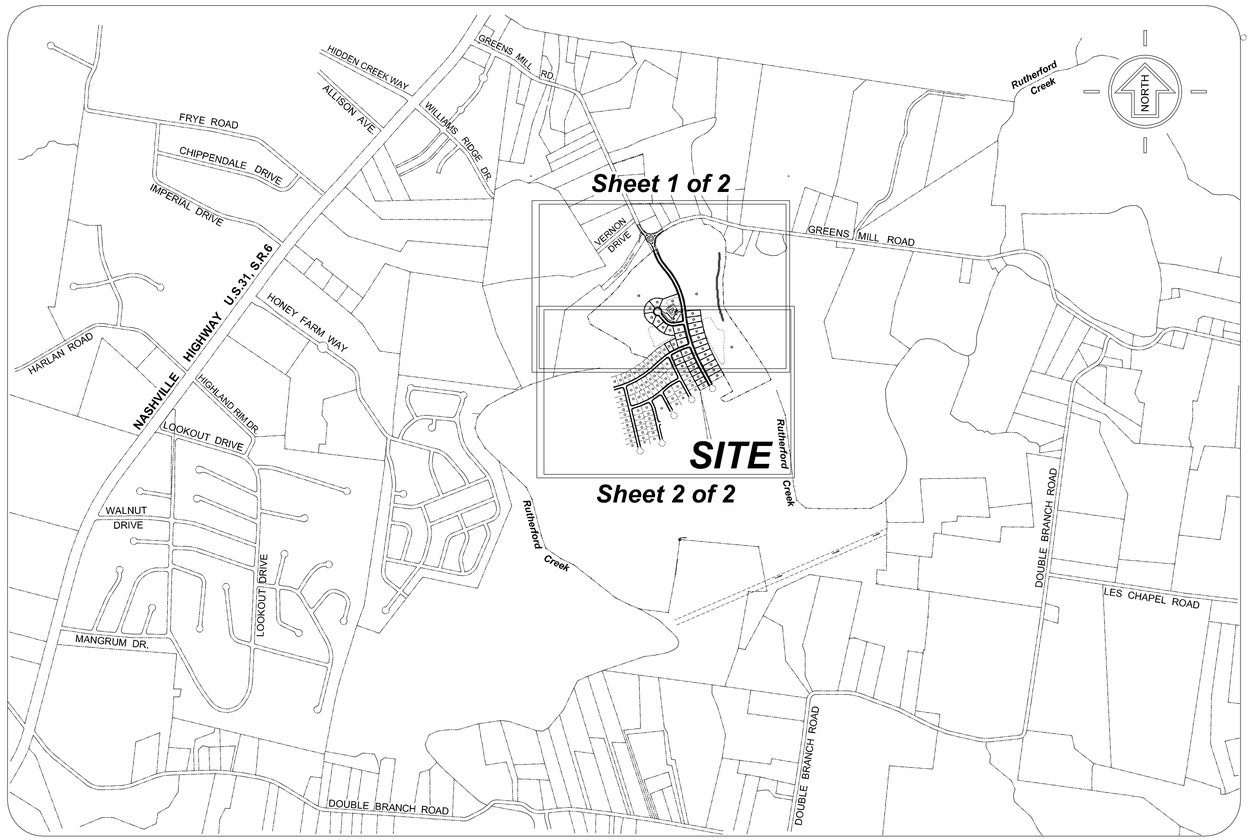
If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

LENNAR HOMES OF TENNESSEE, LLC		4/11/24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
LENNAR HOMES OF TENNESSEE, LLC		4/11/24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 33 BUILDABLE LOTS, 3 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (55.00) ON MAURY COUNTY PROPERTY MAP 51.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO 2558 GREENS MILL, LLC AS OF RECORD IN BOOK R2799, PAGE 298 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA MAP NUMBER: 47119C0180E, DATED: 4/16/2007. CITY OF COLUMBIA NUMBER 475423 - PANEL 0180 - SUFFIX E FLOOD ZONES "AE" AND "X"
6. THIS PROPERTY IS CURRENTLY ZONED: RS 10.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE REAR PROPERTY LINE AND ALL STREET R.O.W. UNLESS SHOWN OTHERWISE. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE SIDE PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. XXX INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO BE UNDERGROUND.
11. NO MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
14. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
15. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
16. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
17. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE LANDING AT GREENS MILL ROAD HOMEOWNERS ASSOCIATION.
18. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
19. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK _____, PAGE _____, R.O.M.C., TN.
20. SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LANDING AT GREENS MILL ROAD, AS RECORDED IN BOOK _____, PAGE _____, REGISTERS' OFFICE FOR MAURY COUNTY, TENNESSEE.
21. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
24. THE AMENTITY CENTER AND ASSOCIATED PARKING WILL REQUIRE SEPERATE PERMIT AND SITE PLAN REVIEW.

TOTAL AREA: 3,160,654 SQUARE FEET OR 72.56 ACRES ±



LOCATION & KEY MAP
Scale 1" = 1000'

E-911 PROGRAM CERTIFICATION OF APPROVAL

This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program.

_____ (Date) _____ E-911 Director

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mills Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ (Date) _____ Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby certify; (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Maury County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

_____ (Date) _____ Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ (Date) _____ Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE FOR APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Maury County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.

_____ Date _____ Secretary Maury County Regional Planning Commission

CERTIFICATE OF COMMON AREAS DEDICATION

2558 Greens Mill, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Landing At Green Mills Road - Phase 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

_____ Date _____ Owner

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief the plat hereon shown subdivision plat represents a Category I survey meeting the minimum standard ration of precision of 1:10,000 and is true and correct. All monuments shown thereon have been placed as indicated. All side lot lines are perpendicular or radial to the street unless otherwise noted.

Last Revised: 7-16-2024
~~12-15-2023~~
(Date)

M. Trevor Brennan, R.L.S. # 2875

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book R2799, Page 298, Maury County Register's Office and I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, public easements, utilities, and other facilities have been filed.

_____ (Date) _____ (Owner)

_____ Title (If Acting for Partnership or Corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surely has been filed to guarantee said installation.

_____ (Date) _____ Name, Title, and Agency or Authorized Approving Agent

OWNER:
2558 Greens Mill, LLC
308 Letterman Road
Knoxville, TN 37919

DEVELOPER:
Safe Harbor Residential
105 Westpark Drive, Suite 365
Brentwood, TN 37027

SITE DATA:
Property Location / Address:
2558 Greens Mill Road
Columbia, TN 38401

ZONING: RS10

Dwg.Name: Landing-At-Greens-Mill-Ph1-COVER.dwg

REVISIONS:
1. By:MTG Date: 2-15-2024. Revise Sewer Easements.
2. By:MTG Date: 2-19-2024. Revise Phase Lines.
3. By:MTG Date: 4-9-2024. Add Street Names.
4. By:GT Date: 5-17-2024. Revise Per Planning Comments.
5. By:MTG Date: 6-21-2024. Revise Open Space IDs and Lot 1025 ID.
6. By:MTG Date: 7-12-2024. Revise Open Space 1 Dimensions.
7. By:MTG Date: 7-16-2024. Address Staff Comments.

Tennessee 811 Know what's below. Call before you dig.

Prepared By:
JTA
LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615.490.6920

FINAL PLAT
THE LANDING AT GREENS MILL ROAD PHASE 1A

2558 GREENS MILL ROAD
Property Map # 51 - P/O Parcel (55.00)
CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE

Scale : 1" = 1000'

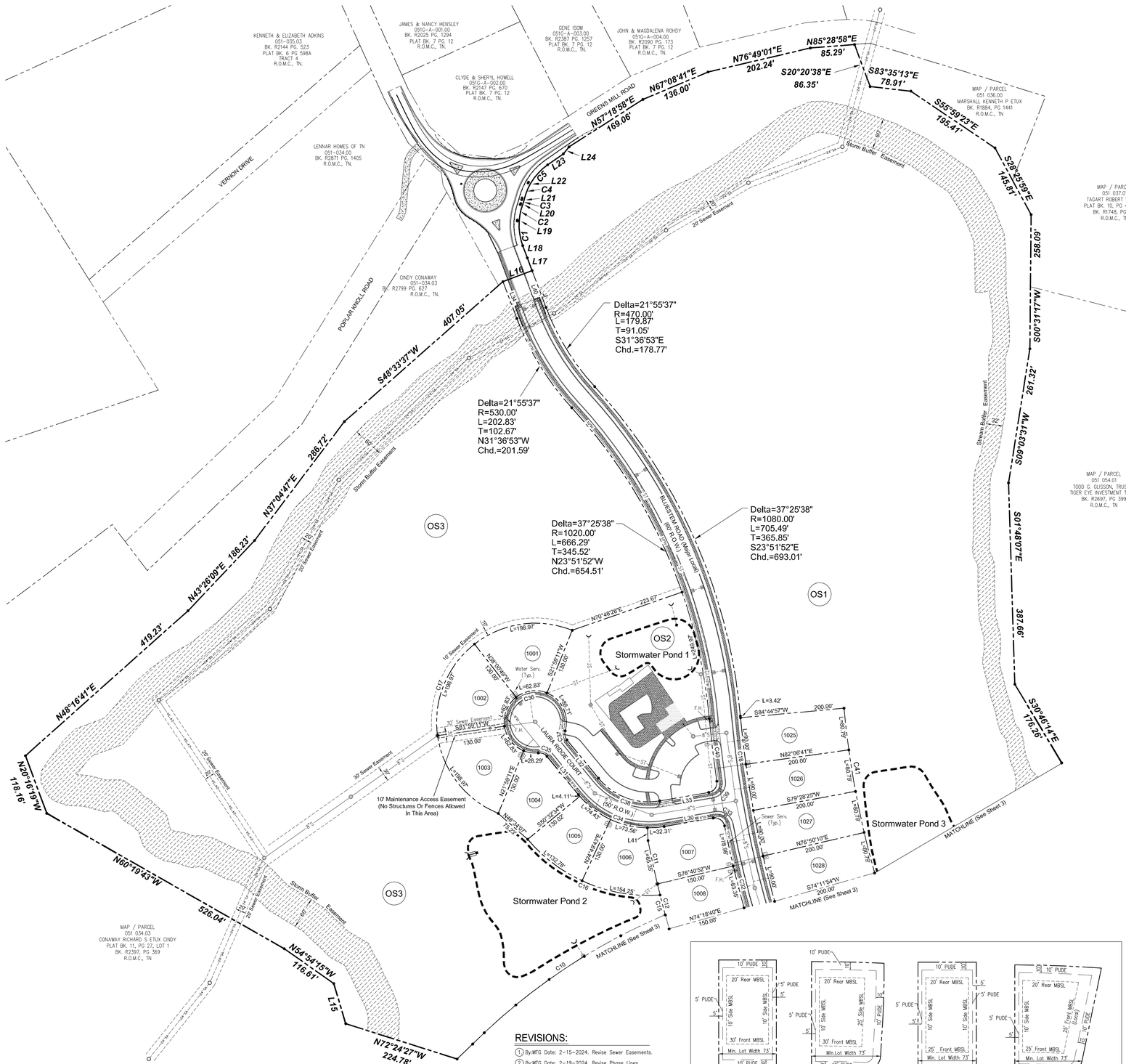
(See Revisions)
DATE: ~~DEC. 15, 2023~~
JOB NUMBER: 2023-507

SHEET 1 OF 3

TOTAL AREA THIS RECORDING = 3,160,654 S.F. or 72.56 Acres ±

NORTH
(NAD83)

1" = 100'
0' 50' 100' 200'
GRAPHIC SCALE


KENNETH & ELIZABETH ADKINS
051-035.03
BK. R2144 PG. 523
PLAT BK. 6 PG 598A
TRACT 4
R.O.M.C., TN.
JAMES & NANCY HENSLEY
051G-A-001.00
BK. R2025 PG. 1294
PLAT BK. 7 PG. 12
R.O.M.C., TN.
GENE ISOM
051G-A-003.00
BK. R2387 PG. 1257
PLAT BK. 7 PG. 12
R.O.M.C., TN.
JOHN & MAGDALENA ROHDY
051G-A-004.00
BK. R2090 PG. 173
PLAT BK. 7 PG. 12
R.O.M.C., TN.
CLYDE & SHERYL HOWELL
051G-A-002.00
BK. R2147 PG. 670
PLAT BK. 7 PG. 12
R.O.M.C., TN.
LENNAR HOMES OF TN
051-034.00
BK. R2871 PG. 1405
R.O.M.C., TN.
CINDY CONAWAY
051-034.03
BK. R2799 PG. 627
R.O.M.C., TN.
MAP / PARCEL
051 036.00
MARSHALL KENNETH P ETUX
BK. R1884, PG 1441
R.O.M.C., TN
MAP / PARCEL
051 037.01
TAGART ROBERT W ETUX
PLAT BK. 10, PG 46, LOT2
BK. R1745, PG 581
R.O.M.C., TN
MAP / PARCEL
051 054.01
TODD G. GUSSON, TRUSTEE
TIGER EYE INVESTMENT TRUST
BK. R2697, PG 399
R.O.M.C., TN
MAP / PARCEL
051 034.03
CONAWAY RICHARD S ETUX CINDY
PLAT BK. 11, PG. 27, LOT 1
BK. R2397, PG 369
R.O.M.C., TN
GREENS MILL ROAD
VERNON DRIVE
POPLAR KNOLL ROAD
LAUREL RIDGE COURT
RUSSELTON RD (Major Local)
(60' R.O.W.)
Stormwater Pond 1
Stormwater Pond 2
Stormwater Pond 3
OS1
OS2
OS3
Water Serv. (Typ.)
Sewer Serv. (Typ.)
F.H.
Storm Buffer Easement
20' Sewer Easement
10' Sewer Easement
30' Sewer Easement
10' Maintenance Access Easement (No Structures Or Fences Allowed In This Area)
MATCHLINE (See Sheet 3)
N57°18'58"E 169.06'
N67°08'41"E 136.00'
N76°49'01"E 202.24'
N85°28'58"E 85.29'
S20°20'38"E 86.35'
S83°35'13"E 78.91'
S55°59'23"E 195.41'
S28°25'59"E 145.81'
S00°31'17"W 255.09'
S01°48'07"W 261.32'
S01°48'07"E 387.69'
S30°46'14"E 176.26'
S48°33'37"W 407.05'
S37°04'41"E 286.72'
N43°26'09"E 186.23'
N48°16'41"E 419.23'
N20°16'19"W 118.16'
N60°19'43"W 526.04'
N54°54'15"W 116.61'
N72°24'27"W 224.78'
Delta=21°55'37"
R=470.00'
L=179.87'
T=91.05'
S31°36'53"E
Chd.=178.77'
Delta=21°55'37"
R=530.00'
L=202.83'
T=102.67'
N31°36'53"W
Chd.=201.59'
Delta=37°25'38"
R=1020.00'
L=666.29'
T=345.52'
N23°51'52"W
Chd.=654.51'
Delta=37°25'38"
R=1080.00'
L=705.49'
T=365.85'
S23°51'52"E
Chd.=693.01'
N70°48'26"E 223.67'
L=198.97'
L=198.97'
L=62.83'
L=28.29'
L=4.11'
L=74.43'
L=73.56'
L=32.31'
L=132.76'
L=154.26'
L=3.42' S84°44'57"W 200.00'
N82°06'41"E 200.00'
S79°28'25"W 200.00'
N76°50'10"E 200.00'
S74°11'54"W 200.00'
S76°40'57"W 150.00'
N74°18'40"E 150.00'
N24°45'16"E 130.00'
N25°32'24"W 130.00'
N48°34'07"E 75.24'
N21°39'21"E 130.00'
S21°39'21"W 130.00'
N39°54'49"W 130.00'
S81°56'13"W 130.00'
N10°48'26"E 130.00'
S21°39'21"W 130.00'
N82°06'41"E 130.00'
S79°28'25"W 130.00'
N76°50'10"E 130.00'
S74°11'54"W 130

TOTAL AREA THIS RECORDING = 3,160,654 S.F. or 72.56 Acres ±

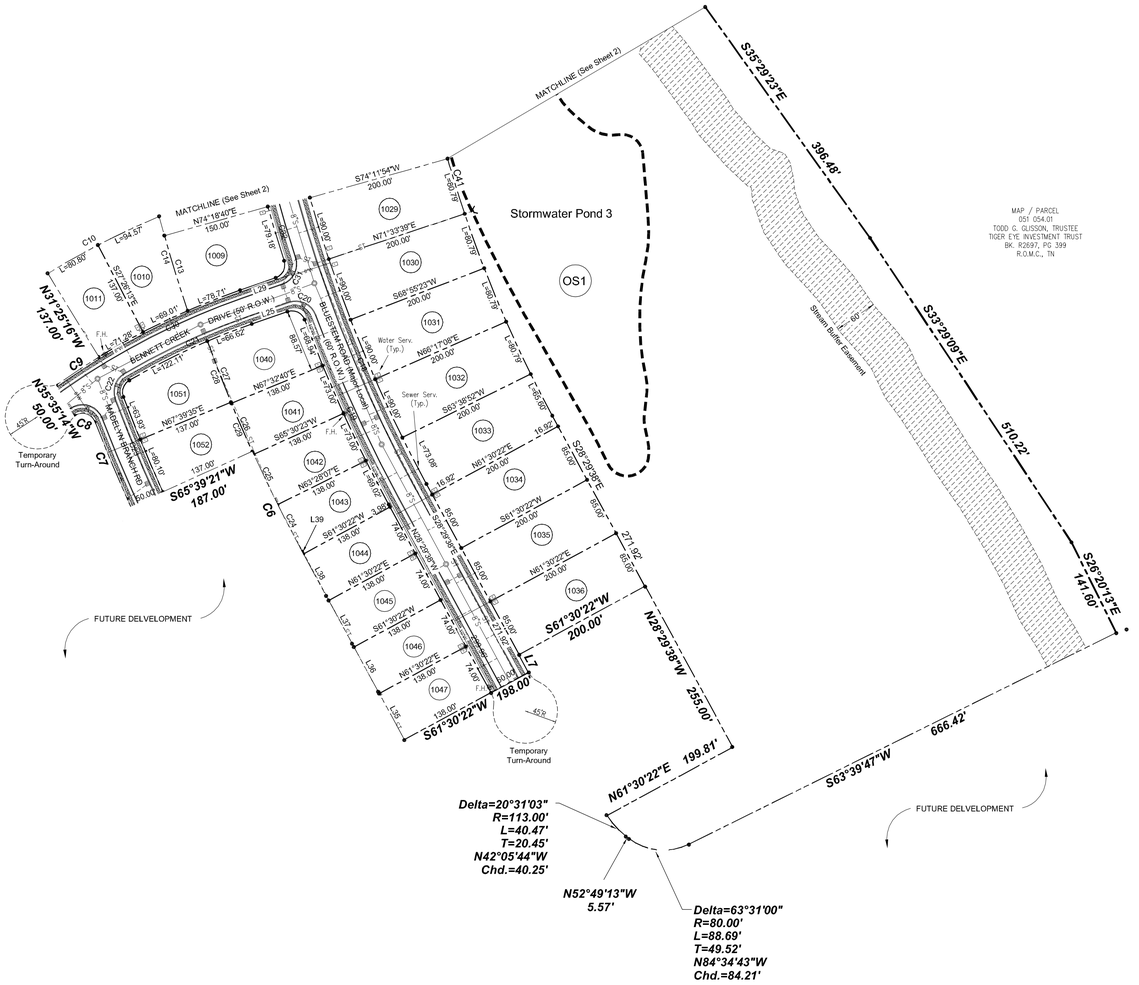
NORTH

(NAD83)

1" = 100'

0' 50' 100' 200'

GRAPHIC SCALE



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	23°39'02"	115.00'	24.08'	47.47'	S08°21'52"E	47.13'
C2	15°29'22"	115.00'	15.64'	31.09'	S12°07'46"W	30.99'
C3	4°47'41"	77.00'	3.22'	6.44'	N16°50'16"E	6.44'
C4	15°23'18"	115.00'	15.54'	30.89'	S21°56'26"W	30.79'
C5	23°56'55"	115.00'	24.39'	48.07'	S42°31'42"W	47.72'
C6	04°08'59"	2153.00'	78.00'	155.93'	N26°25'09"W	155.90'
C7	03°08'27"	2340.00'	64.15'	128.27'	N22°46'26"W	128.26'
C8	104°27'39"	19.00'	24.52'	34.64'	N73°26'02"W	30.04'
C9	04°14'22"	1025.00'	37.94'	75.84'	N56°27'33"E	75.83'
C10	08°38'50"	1162.00'	87.85'	175.37'	N62°54'09"E	175.20'
C11	2°11'22"	2165.00'	42.68'	85.35'	S12°11'22"E	85.34'
C12	2°22'12"	2165.00'	44.78'	89.56'	S14°30'14"E	89.55'
C13	2°54'34"	2165.00'	54.98'	109.94'	S17°08'37"E	109.92'
C14	3°38'56"	2165.00'	68.96'	137.88'	S16°46'26"E	137.86'
C15	1°03'01"	2165.00'	19.84'	39.69'	S14°25'27"E	39.68'
C16	53°55'09"	305.00'	155.13'	287.03'	S67°11'18"E	276.55'
C17	180°00'00"	190.00'	INFINITE	596.90'	S21°59'11"W	380.00'
C18	23°20'35"	1955.00'	403.85'	796.49'	S16°49'20"E	790.99'
C19	8°04'28"	2015.00'	142.22'	283.96'	S24°27'24"E	283.73'
C20	88°45'38"	19.00'	18.59'	29.43'	N64°47'58"W	26.58'
C21	11°05'26"	975.00'	94.66'	188.73'	S65°16'29"W	188.43'
C22	80°28'12"	19.00'	16.08'	26.68'	S19°25'40"W	24.55'
C23	7°45'11"	2290.00'	155.18'	309.88'	S24°37'02"E	309.64'
C24	1°57'45"	2153.00'	36.87'	73.74'	S27°30'45"E	73.74'
C25	2°04'24"	2153.00'	38.96'	77.91'	S25°29'41"E	77.91'
C26	2°04'24"	2153.00'	38.96'	77.91'	S23°25'17"E	77.91'
C27	2°28'44"	2153.00'	46.58'	93.14'	S21°08'43"E	93.14'
C28	2°26'04"	2153.00'	45.75'	91.48'	S21°07'23"E	91.47'
C29	2°00'14"	2153.00'	37.66'	75.30'	S23°20'32"E	75.30'
C30	12°14'28"	1025.00'	109.91'	218.99'	N64°41'58"E	218.57'
C31	88°45'38"	19.00'	18.59'	29.43'	N26°26'23"E	26.58'
C32	6°52'03"	2015.00'	120.90'	241.52'	S14°30'24"E	241.38'
C33	88°45'38"	19.00'	18.59'	29.43'	N55°27'11"W	26.58'
C34	60°22'34"	175.00'	101.80'	184.41'	S69°38'43"E	175.99'
C35	56°09'15"	19.00'	10.14'	18.62'	N67°32'03"W	17.89'
C36	292°18'29"	60.00'	40.24'	306.10'	S50°32'34"W	66.84'
C37	56°09'15"	19.00'	10.14'	18.62'	S11°22'49"E	17.89'
C38	60°22'34"	125.00'	72.72'	131.72'	S69°38'43"E	125.71'
C39	88°45'38"	19.00'	18.59'	29.43'	N35°47'11"E	26.58'
C40	03°26'35"	2015.00'	60.56'	121.08'	S06°52'20"E	121.07'
C41	23°14'34"	1755.00'	360.93'	711.94'	S16°52'21"E	707.07'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S28°29'38"E	28.04'
L16	N69°20'56"E	60.00'
L17	N20°39'04"W	26.09'
L18	N20°38'34"W	25.14'
L19	N03°55'22"E	1.85'
L20	N19°53'25"E	2.30'
L21	N13°50'52"E	3.22'
L22	N30°05'40"E	1.85'
L23	N50°12'21"E	36.94'
L24	N39°03'31"E	17.26'
L25	N70°49'12"E	52.74'
L29	S70°49'12"W	52.74'
L30	S80°10'00"W	95.81'
L31	N39°27'26"W	95.39'
L32	S39°27'26"E	95.39'
L33	N80°10'00"E	95.81'
L34	N20°39'04"W	75.86'
L35	N28°29'38"W	74.00'
L36	N28°29'38"W	74.00'
L37	N28°29'38"W	74.00'
L38	N28°29'38"W	74.00'
L39	N28°29'38"W	3.96'
L40	S20°39'04"E	75.86'
L41	S02°42'21"E	24.51'

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1001	17,017	0.39
1002	17,017	0.39
1003	17,017	0.39
1004	14,912	0.34
1005	13,469	0.31
1006	14,540	0.33
1007	15,246	0.35
1008	12,968	0.30
1009	15,357	0.35
1010	11,104	0.25
1011	10,417	0.24
1025	17,079	0.39
1026	17,079	0.39
1027	17,079	0.39
1028	17,079	0.39
1029	17,079	0.39
1030	17,079	0.39
1031	17,079	0.39
1032	17,079	0.39
1033	17,252	0.40
1034	17,000	0.39
1035	17,000	0.39
1036	17,000	0.39
1040	12,499	0.29
1041	10,413	0.24
1042	10,413	0.24
1043	10,397	0.24
1044	10,212	0.23
1045	10,212	0.23
1046	10,212	0.23
1047	10,212	0.23
1051	11,912	0.27
1052	10,645	0.24
OS1	1,533,378	35.20
OS2	93,107	2.14
OS3	883,083	20.27

LEGEND:

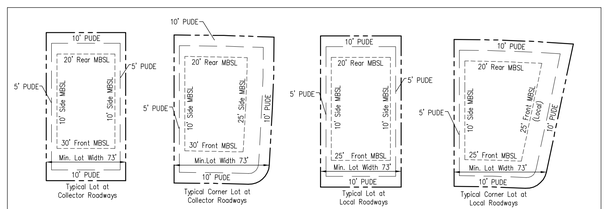
IP(0)○	Existing Iron Pipe – IP(0)
IR(0)○	Existing Iron Rod – IR(0)
IR(N)●	Iron Rod (New) – IR(N)
	Sanitary Manhole
	Fire Hydrant (F.H.)
	Catch Basin
	Storm Manhole
	Concrete Headwall
PUDE	Public Utility & Drainage Easement
MBSL	Minimum Building Setback Line
R.O.M.C.	Registers' Office Maury County

Prepared By:
JTA
LAND SURVEYING, INC.
2003 Elm Hill Pike, Suite K · Nashville, TN. 37214
Phone: 615-490-0920

MICHAEL TREVOR GORMAN
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2987
7-16-24

REVISIONS:

1. By:MTG Date: 2–15–2024. Revise Sewer Easements.
2. By:MTG Date: 2–19–2024. Revise Phase Lines.
3. By:MTG Date: 4–9–2024. Add Street Names.
4. By:GT Date: 5–17–2024. Revise Per Planning Comments.
5. By:MTG Date: 6–21–2024. Revise Open Space IDs and Lot 1025 ID.
6. By:MTG Date: 7–12–2024. Revise Open Space 1 Dimensions.
7. By:MTG Date: 7–16–2024. Address Staff Comments.



Typical Lot Layouts
Not to Scale

FINAL PLAT
THE LANDING AT GREENS MILL ROAD
PHASE 1A
GREEN MILLS ROAD
Property Map # 51 - Parcel (55.00)

CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE

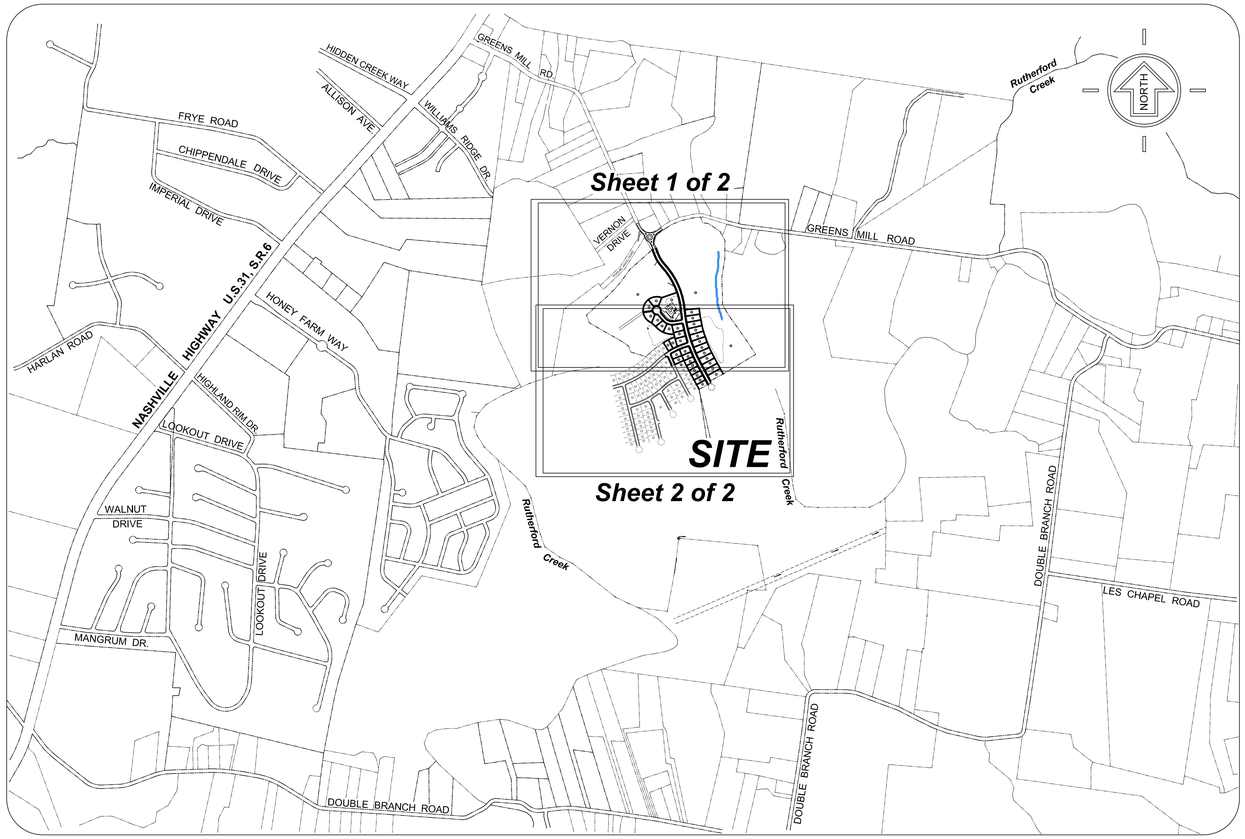
DRAWN BY: MTG, TMF, RR Scale : 1" = 100' (See Revisions) DATE: ~~DECEMBER 15, 2023~~ Job No. 2023-507

SHEET 3 OF 3

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 100 BUILDABLE LOTS, 4 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (55.00) ON MAURY COUNTY PROPERTY MAP 51.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO 2558 GREENS MILL, LLC AS OF RECORD IN BOOK R2799, PAGE 298 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA MAP NUMBER: 47119C0180E, DATED: 4/16/2007. CITY OF COLUMBIA NUMBER 475423 - PANEL 0180 - SUFFIX E FLOOD ZONES "AE" AND "X"
6. THIS PROPERTY IS CURRENTLY ZONED: RS 10.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 20' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG THE REAR PROPERTY LINE AND ALONG ALL STREET R.O.W. UNLESS SHOWN OTHERWISE.
9. XXX INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO BE UNDERGROUND.
11. NO MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
14. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
15. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
16. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
17. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE LANDING AT GREENS MILL ROAD HOMEOWNERS ASSOCIATION.
18. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE MAURY COUNTY SUBDIVISION REGULATIONS.
19. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK ____, PAGE ____, R.O.M.C., TN.
20. SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LANDING AT GREENS MILL ROAD, AS RECORDED IN BOOK _____, PAGE _____, REGISTERS' OFFICE FOR MAURY COUNTY, TENNESSEE.
21. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
24. THE AMENTITY CENTER AND ASSOCIATED PARKING WILL REQUIRE SEPERATE PERMIT AND SITE PLAN REVIEW.

TOTAL AREA: 2,940,359.84 SQUARE FEET OR 67.50 ACRES ±



LOCATION & KEY MAP
Scale 1" = 1000'

E-911 PROGRAM CERTIFICATION OF APPROVAL

This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program.

_____ (Date) _____ E-911 Director

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mills Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ (Date) _____ Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby certify; (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Maury County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

_____ (Date) _____ Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ (Date) _____ Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE FOR APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Maury County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.

_____, ____ _____ Date Secretary Maury County Regional Planning Commission

CERTIFICATE OF COMMON AREAS DEDICATION

2558 Greens Mill, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Landing At Green Mills Road - Phase 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

_____, ____ _____ Date Owner

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge, information, and belief, the subdivision plat represents a Category "1" Survey as defined by the minimum standards of practice for land surveyors, and the ratio of precision of 1:10,000 and is true and correct. All monuments shown hereon have been placed as indicated. All side lot lines are at right angles or radial to a street line unless otherwise noted.

Last Revised: 5-17-2024
~~12-15-2023~~ (Date) James O. Terry, II, R.L.S. #2297

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book R2799, Page 298, Maury County Register's Office and I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, public easements, utilities, and other facilities have been filed.

_____ (Date) _____ (Owner)

_____ Title (If Acting for Partnership or Corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ (Date) _____ Name, Title, and Agency or Authorized Approving Agent

OWNER:
2558 Greens Mill, LLC
308 Letterman Road
Knoxville, TN 37919

DEVELOPER:
Safe Harbor Residential
105 Westpark Drive, Suite 365
Brentwood, TN 37027

SITE DATA:
Property Location / Address:
2558 Greens Mill Road
Columbia, TN 38401

ZONING: RS10

Dwg.Name: Landing-At-Greens-Mill-Ph1-COVER.dwg

REVISIONS:
1. By:MTG Date: 2-15-2024. Revise Sewer Easements.
2. By:MTG Date: 2-19-2024. Revise Phase Lines.
3. By:MTG Date: 4-9-2024. Add Street Names.
4. By:GT Date: 5-17-2024. Revise Per Planning Comments

Tennessee811 Know what's below. Call before you dig.

Prepared By:
JTA LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

FINAL PLAT
THE LANDING AT GREENS MILL ROAD PHASE 1A

2558 GREENS MILL ROAD
Property Map # 51 - P/O Parcel (55.00)
CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE

Scale : 1" = 1000'

(See Revisions)
DATE: ~~DEC. 15, 2023~~
JOB NUMBER: 2023-507

SHEET 1 OF 3

TOTAL AREA THIS RECORDING = 2,940,359.84 S.F. or 67.50 Acres ±

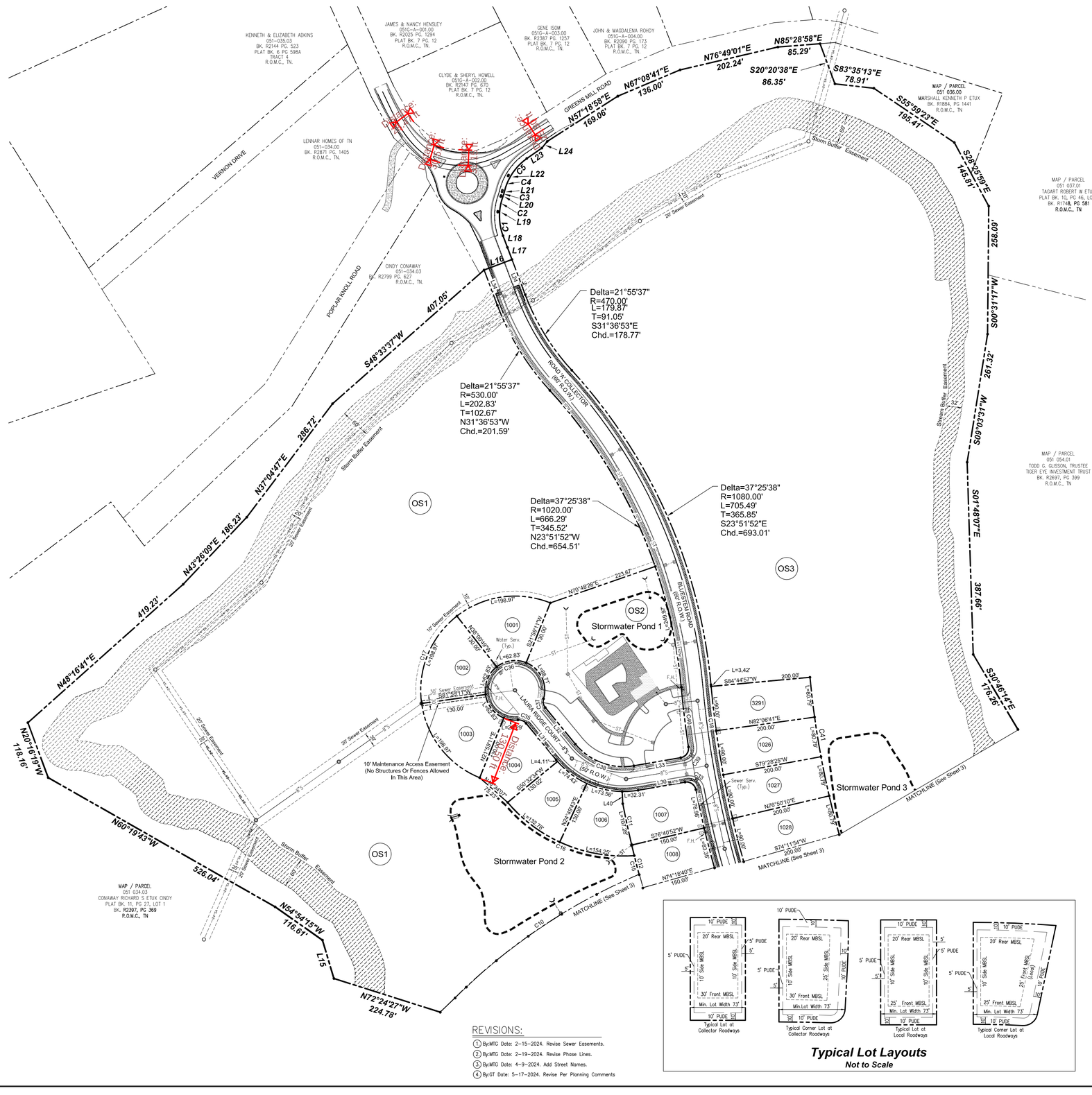
NORTH

(NAD83)

1" = 100'

0' 50' 100' 200'

GRAPHIC SCALE


KENNETH & ELIZABETH ADKINS
051-035.03
BK. R2144 PG. 523
PLAT BK. 6 PG. 598A
TRACT 4
R.O.M.C., TN.
JAMES & NANCY HENSLEY
051G-A-001.00
BK. R2025 PG. 1294
PLAT BK. 7 PG. 12
R.O.M.C., TN.
GENE ISOM
051G-A-003.00
BK. R2387 PG. 1257
PLAT BK. 7 PG. 12
R.O.M.C., TN.
JOHN & MAGDALENA ROHDY
051G-A-004.00
BK. R2090 PG. 173
PLAT BK. 7 PG. 12
R.O.M.C., TN.
CLYDE & SHERYL HOWELL
051G-A-002.00
BK. R2147 PG. 670
PLAT BK. 7 PG. 12
R.O.M.C., TN.
LENNAR HOMES OF TN
051-034.00
BK. R2871 PG. 1405
R.O.M.C., TN.
CINDY CONAWAY
051-034.03
R2799 PG. 627
R.O.M.C., TN.
MAP / PARCEL
051 036.00
MARSHALL KENNETH P ETUX
BK. R1884, PG 1441
R.O.M.C., TN
MAP / PARCEL
051 037.01
TAGART ROBERT W ETUX
PLAT BK. 10, PG 46, LOT2
BK. R1748, PG 581
R.O.M.C., TN
MAP / PARCEL
051 034.01
TODD G. GLISSON, TRUSTEE
TIGER EYE INVESTMENT TRUST
BK. R2697, PG 399
R.O.M.C., TN
MAP / PARCEL
051 034.03
CONAWAY RICHARD S ETUX CINDY
PLAT BK. 11, PG 27, LOT 1
BK. R2397, PG 369
R.O.M.C., TN
VERNON DRIVE
POPLAR KNOLL ROAD
GREENS MILL ROAD
ROAD 'A' COLLECTOR (60' R.O.W.)
BLUEGRASS ROAD (60' R.O.W.)
LAURA RIDGE COURT (50' R.O.W.)
Storm Buffer Easement
20' Sewer Easement
30' Sewer Easement
10' Sewer Easement
10' Maintenance Access Easement (No Structures Or Fences Allowed In This Area)
Drainage Easement
Water Serv. (Typ.)
Sewer Serv. (Typ.)
Stormwater Pond 1
Stormwater Pond 2
Stormwater Pond 3
OS1
OS2
OS3
MATCHLINE (See Sheet 3)
N57°18'58"E 169.06'
N67°08'41"E 136.00'
N76°49'01"E 202.24'
N85°28'58"E 85.29'
S20°20'38"E 86.35'
S83°35'13"E 78.91'
S65°59'23"E 195.41'
S28°35'59"E 145.61'
S00°31'17"W 258.09'
S09°03'17"W 261.32'
S05°48'07"E 387.66'
S00°46'14"E 176.26'
S48°33'37"W 407.05'
N37°04'47"E 286.72'
N43°26'09"E 186.23'
N48°16'41"E 419.23'
N20°16'19"W 118.16'
N60°19'43"W 526.04'
N54°54'15"W 116.61'
N72°24'27"W 224.78'
L15
Delta=21°55'37"
R=470.00'
L=179.87'
T=91.05'
S31°36'53"E
Chd.=178.77'
Delta=21°55'37"
R=530.00'
L=202.83'
T=102.67'
N31°36'53"W
Chd.=201.59'
Delta=37°25'38"
R=1020.00'
L=666.29'
T=345.52'
N23°51'52"W
Chd.=654.51'
Delta=37°25'38"
R=1080.00'
L=705.49'
T=365.85'
S23°51'52"E
Chd.=693.01'
N70°48'26"E 223.67'
C=198.97'
N39°09'49"W 130.00'
S21°59'11"W 130.00'
L=62.83'
S81°59'11"W 130.00'
L=198.97'
N21°59'11"E 130.00'
S59°32'04"W 130.00'
L=73.56'
L=132.28'
L=154.25'
N74°18'40"E 150.00'
S76°40'52"W 150.00'
N82°06'41"E 200.00'
S79°26'25"W 200.00'
N76°50'10"E 200.00'
S74°11'54"W 200.00'
L=3.42'
S84°44'57"W 200.00'
L=4.11'
L=32.31'
L=78.98'
L=63.35'
L=90.00'
L=90.49'
L=90.00'
L=90.00'
L=90.00

TOTAL AREA THIS RECORDING = 2,940,359.84 S.F. or 67.50 Acres ±

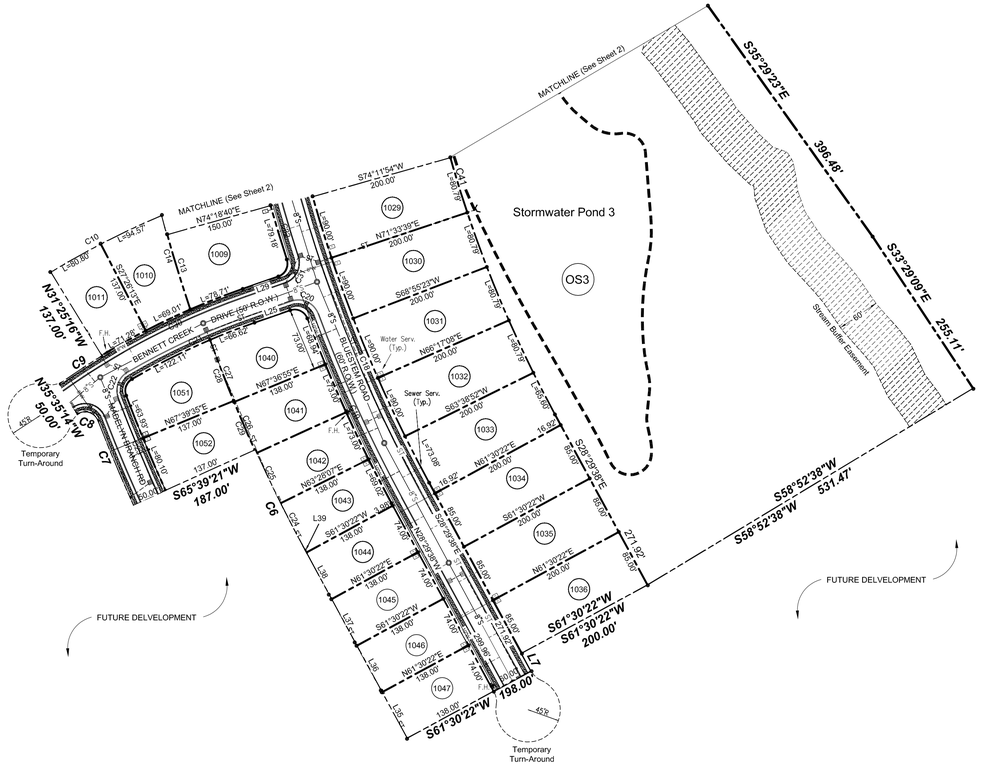
NORTH

(NAD83)

1" = 100'

0' 50' 100' 200'

GRAPHIC SCALE



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	23°39'02"	115.00'	24.08'	47.47'	S08°21'52"E	47.13'
C2	15°29'22"	115.00'	15.64'	31.09'	S12°07'46"W	30.99'
C3	4°47'41"	77.00'	3.22'	6.44'	N16°50'16"E	6.44'
C4	15°23'16"	115.00'	15.54'	30.89'	S21°56'26"W	30.79'
C5	23°56'55"	115.00'	24.39'	48.07'	S42°31'42"W	47.72'
C6	04°08'59"	2153.00'	78.00'	155.93'	N26°25'09"W	155.90'
C7	03°08'27"	2340.00'	64.15'	128.27'	N22°46'26"W	128.26'
C8	104°27'39"	19.00'	24.52'	34.64'	N73°26'02"W	30.04'
C9	04°14'22"	1025.00'	37.94'	75.84'	N56°27'33"E	75.83'
C10	08°38'50"	1162.00'	87.85'	175.37'	N62°54'09"E	175.20'
C11	2°11'22"	2165.00'	42.68'	85.35'	S12°11'22"E	85.34'
C12	2°22'12"	2165.00'	44.78'	89.56'	S14°30'14"E	89.55'
C13	2°54'34"	2165.00'	54.98'	109.94'	S17°08'37"E	109.92'
C14	3°38'56"	2165.00'	68.96'	137.88'	S16°46'26"E	137.86'
C15	1°03'01"	2165.00'	19.84'	39.69'	S14°25'27"E	39.68'
C16	53°50'09"	305.00'	155.13'	287.03'	S67°11'16"E	276.55'
C17	180°00'00"	190.00'	INFINITE	596.90'	S21°59'11"W	380.00'
C18	23°20'35"	1955.00'	403.85'	796.49'	S16°49'20"E	790.99'
C19	8°04'28"	2015.00'	142.22'	283.96'	S24°27'24"E	283.73'
C20	88°45'38"	19.00'	18.59'	29.43'	N64°47'58"W	26.58'
C21	11°05'26"	975.00'	94.66'	188.73'	S65°16'29"W	188.43'
C22	80°28'12"	19.00'	16.08'	26.68'	S19°29'40"W	24.55'
C23	7°45'11"	2290.00'	155.18'	309.88'	S24°37'02"E	309.64'
C24	1°57'45"	2153.00'	36.87'	73.74'	S27°30'45"E	73.74'
C25	2°04'24"	2153.00'	38.96'	77.91'	S25°29'41"E	77.91'
C26	2°04'24"	2153.00'	38.96'	77.91'	S23°25'17"E	77.91'
C27	2°28'44"	2153.00'	46.58'	93.14'	S21°08'43"E	93.14'
C28	2°26'04"	2153.00'	45.75'	91.48'	S21°07'23"E	91.47'
C29	2°00'14"	2153.00'	37.66'	75.30'	S23°20'32"E	75.30'
C30	12°14'28"	1025.00'	109.91'	218.99'	N64°41'58"E	218.57'
C31	88°45'38"	19.00'	18.59'	29.43'	N26°26'23"E	26.58'
C32	6°52'03"	2015.00'	120.90'	241.52'	S14°30'24"E	241.38'
C33	88°45'38"	19.00'	18.59'	29.43'	N55°27'11"W	26.58'
C34	60°22'34"	175.00'	101.80'	184.41'	S69°38'43"E	175.99'
C35	56°09'15"	19.00'	10.14'	18.62'	N67°32'03"W	17.89'
C36	292°18'29"	60.00'	40.24'	306.10'	S50°32'34"W	66.84'
C37	56°09'15"	19.00'	10.14'	18.62'	S11°22'49"E	17.89'
C38	60°22'34"	125.00'	72.72'	131.72'	S69°38'43"E	125.71'
C39	88°45'38"	19.00'	18.59'	29.43'	N35°47'11"E	26.58'
C40	03°26'35"	2015.00'	60.56'	121.08'	S06°52'20"E	121.07'
C41	23°14'34"	1755.00'	360.93'	711.94'	S16°52'21"E	707.07'

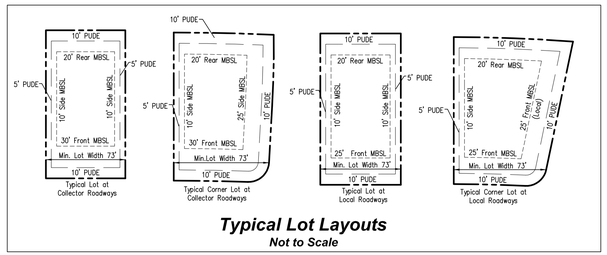
LINE TABLE		
LINE	BEARING	LENGTH
L16	N69°20'56"E	60.00'
L17	N20°39'04"W	26.09'
L18	N20°38'34"W	25.14'
L19	N03°55'22"E	1.85'
L20	N19°53'25"E	2.30'
L21	N13°50'52"E	3.22'
L22	N30°05'40"E	1.85'
L23	N55°12'21"E	36.94'
L24	N39°03'31"E	17.26'
L25	N70°49'12"E	52.74'
L29	S70°49'12"W	52.74'
L30	S80°10'00"W	95.81'
L31	N39°27'26"W	95.39'
L32	S39°27'26"E	95.39'
L33	N80°10'00"E	95.81'
L34	N20°39'04"W	75.86'
L35	N28°29'38"W	74.00'
L36	N28°29'38"W	74.00'
L37	N28°29'38"W	74.00'
L38	N28°29'38"W	74.00'
L39	N28°29'38"W	3.96'
L40	S02°42'21"E	24.51'

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1001	17,017	0.39
1002	17,017	0.39
1003	17,017	0.39
1004	14,912	0.34
1005	13,469	0.31
1006	14,496	0.33
1007	15,290	0.35
1008	12,968	0.30
1009	15,357	0.35
1010	11,104	0.25
1011	10,417	0.24
1012	10,417	0.24
1013	10,417	0.24
1014	10,417	0.24
1015	10,066	0.23
1016	10,422	0.24
1017	10,422	0.24
1018	10,422	0.24
1019	10,422	0.24
1020	10,422	0.24
1021	10,422	0.24
1022	10,422	0.24
1023	10,415	0.24
1026	17,079	0.39
1027	17,079	0.39
1028	17,079	0.39

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1029	17,079	0.39
1030	17,079	0.39
1031	17,079	0.39
1032	17,079	0.39
1033	17,252	0.40
1034	17,000	0.39
1035	17,000	0.39
1036	17,000	0.39
1040	12,511	0.29
1041	10,407	0.24
1042	10,407	0.24
1043	10,397	0.24
1044	10,212	0.23
1045	10,212	0.23
1046	10,212	0.23
1047	10,212	0.23
1051	11,912	0.27
1052	10,645	0.24
1053	10,645	0.24
1054	10,645	0.24
1055	10,428	0.24
1056	10,412	0.24
1057	10,412	0.24
1058	10,412	0.24
1063	14,209	0.33
1064	10,242	0.24

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1065	10,325	0.24
1066	10,325	0.24
1067	10,325	0.24
1068	10,325	0.24
1069	10,325	0.24
1070	10,325	0.24
1071	13,240	0.30
1072	13,199	0.30
1073	11,412	0.26
1074	11,614	0.27
1075	11,632	0.27
1076	11,468	0.26
1077	11,118	0.26
1078	10,741	0.25
1079	11,609	0.27
1080	19,233	0.44
1081	13,477	0.31
1082	11,692	0.27
1083	14,621	0.34
1084	15,013	0.34
1085	11,805	0.27
1086	14,553	0.33
1104	11,400	0.26
1105	10,001	0.23
1106	10,001	0.23
1107	10,001	0.23

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1108	10,001	0.23
1109	10,001	0.23
1110	12,377	0.28
1111	12,950	0.30
1112	10,138	0.23
1113	10,138	0.23
1114	10,138	0.23
1115	10,138	0.23
1116	10,138	0.23
1117	10,530	0.24
1121	10,575	0.24
1122	10,575	0.24
1123	10,575	0.24
1124	10,575	0.24
1125	10,575	0.24
1126	10,575	0.24
1127	10,575	0.24
1128	10,575	0.24
1129	10,575	0.24
1130	10,575	0.24
1131	14,369	0.33
3291	17,079	0.39
OS1	981,474	22.53
OS2	93,107	2.14
OS3	1,651,664	37.92
OS5	49,797	1.14



Typical Lot Layouts
Not to Scale

LEGEND:

IP(O)○	Existing Iron Pipe – IP(O)
IR(O)○	Existing Iron Rod – IR(O)
IR(N)●	Iron Rod (New) – IR(N)
	Sanitary Manhole
	Fire Hydrant (F.H.)
	Catch Basin
	Storm Manhole
	Concrete Headwall
PUDE	Public Utility & Drainage Easement
MBSL	Minimum Building Setback Line
R.O.M.C.	Registers' Office Maury County

Prepared By:
JTA
LAND SURVEYING, INC.
2403 Elm Hill Pike, Suite K · Nashville, TN. 37214
Phone: 615-490-0920

JAMES G. TERRY
REGISTERED LAND SURVEYOR
No. 2286
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
5-17-24
TENNESSEE NO. 2286

REVISIONS:

1. By:MTG Date: 2-15-2024. Revise Sewer Easements.
2. By:MTG Date: 2-19-2024. Revise Phase Lines.
3. By:MTG Date: 4-9-2024. Add Street Names.
4. By:GT Date: 5-17-2024. Revise Per Planning Comments

FINAL PLAT
THE LANDING AT GREENS MILL ROAD
PHASE 1A
GREEN MILLS ROAD
Property Map # 51 - Parcel (55.00)

CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE

DRAWN BY: MTG, TMF, RR

Scale : 1" = 100'

(See Revisions)
DATE: ~~DECEMBER 15, 2023~~

Job No. 2023-507

SHEET 3 OF 3

Surveyors Response Letter – July 16, 2024 - By: M. Trevor Gorman - RLS # 2875
For: Final Plat – The Landing at Greens Mill (Item No. 24-0247)
JTA Land Surveying, Inc. – Job No. 2023-507

We have made the following corrections / revisions to the Final Plats. JTA responses are in RED as follows:

Planning

1. Please complete an application for this new submittal. Acknowledged.
2. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.gov with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff. Acknowledged.
3. All utilities must be in place and operational at the time of resubmittal. Acknowledged.
4. All required off-site infrastructure, including the traffic circle on Greens Mill Road, must be complete and functional at the time of resubmittal. Acknowledged.
5. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. Provided.
6. June 17th is the first resubmittal deadline for this application. If the item is not ready to proceed to the Planning Commission agenda (timely and complete resubmittal with all required utilities and infrastructure in place) the item will be placed on the next DRC agenda for additional review and the applicant will until the next deadline to provide timely and complete resubmittal. Acknowledged.

Engineering

7. Surety provided ($1,040,000). Acknowledged.
8. Binder and curbing to be installed by resubmittal date. Roundabout, bridge, and appurtenances to be completed by resubmittal date. Including required engineering certifications for bridge, abutments, and retaining walls. Acknowledged.
9. Provide all required testing and reports data. Acknowledged.
10. Record stormwater maintenance agreement by resubmittal date. Acknowledged.
11. Temporary turnarounds shall be installed per ESS. Acknowledged.
12. E-911 approved road names should be labeled on the final plat. Acknowledged.
13. Grading shall substantially meet construction plans (within 1 ft of proposed grades). Acknowledged.
14. Update Purpose note. Purpose note has been updated.

15. Note 18 should reference the City of Columbia and not Maury County. General Note No. 18 has been corrected.
16. Bluestem Road should be a major local designation. Major Local designation made.
17. Update Note 8 to match typical lot layout. 10' parallel & 5' sides for PUDE. General Note No. 8 has been updated.
18. Remove old reference to Road "A". Reference removed.

Maury County E911

19. Laura Ridge Ct is correct. Bluestem Rd is correct. Acknowledged.

Fire

20. No comments. Acknowledged.

Wastewater

21. There is an existing manhole not shown on the plat that is in the most western corner of the parcel on page 2/3 of the plat. Existing manhole shown on the plat.

Columbia Water

22. "Conduct pressure testing by resubmittal deadline, and be prepared to deed over infrastructure to CPWS at time of plat signing. Water system must be active at the time of Final Plat approval." Acknowledged.

23. "Conduct pressure testing by resubmittal deadline and be prepared to deed over infrastructure to CPWS at time of plat signing. Water system must be active at the time of Final Plat approval."

    "Show all water system infrastructure on the final plat up to and including the meter box." Acknowledged.

Columbia Power

Columbia Power System has an existing power line near your proposed commercial development.

Upon annexation, we are willing to serve this commercial development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.
Acknowledged.

Building

24. No comment. Acknowledged.

ATT

25. ATT TO SERVE. Acknowledged.

Police

26. No comments provided. Acknowledged.

Public Works

27. No comment. Acknowledged.

Maury County Schools

28. Maury County Public Schools
    Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9/10 (24/25 SY), 9-12 (26/27 SY). Spring Hill High School 11-12 (24/25 SY)
    The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students. Acknowledged.

Duck River Electric Membership Corp

29. No comments provided. Acknowledged.

Maury County Highway Dept.

30. No comments provided. Acknowledged.

CPWS BB

31. Plan to Serve. Acknowledged.

Austin,

Please let us know if you have any questions, or if we need to get you anything else.

Thanks,

Trevor Gorman
JTA Land Surveying, Inc.
3384 N Mt. Juliet Road – Suite 900
Mt. Juliet, Tennessee 37122
Phone: (615) 490-6920
Email: trevor.jta@comcast.net

July 15, 2024

City of Columbia
Land Disturbance Permit Review
700 N Garden Street
Columbia, TN 38401

RE: Greens Mill Road – Phase 1A – Final Plat

Below are our responses to comments received on July 11, 2024. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

COMMENTS:

Planning

1. Please complete an application for this new submittal.

   Response: Application will be complete and included in this new submittal.

2. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.gov with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.

   Response: Noted.

3. All utilities must be in place and operational at the time of resubmittal.

   Response: Noted.

4. All required off-site infrastructure, including the traffic circle on Greens Mill Road, must be complete and functional at the time of resubmittal.

   Response: Noted.

5. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.

   Response: This letter will serve as the response letter for the most recent set of comments.

6. June 17th is the first resubmittal deadline for this application. If the item is not ready to proceed to the Planning Commission agenda (timely and complete resubmittal with all required utilities and infrastructure in place) the item will be placed on the next DRC agenda for additional review and the applicant will until the next deadline to provide timely and complete resubmittal.

   Response: Noted.

Engineering

7. Surety provided ($1,040,000).

   Response: Noted.

8. Binder and curbing to be installed by resubmittal date. Roundabout, bridge, and appurtenances to be completed by resubmittal date. Including required engineering certifications for bridge, abutments, and retaining walls.

   Response: This required infrastructure has been completed for this submittal date.

9. Provide all required testing and reports data.

   Response: Noted.

10. Record stormwater maintenance agreement by resubmittal date.

    Response: The stormwater maintenance agreement will be provided with this submittal.

11. Temporary turnarounds shall be installed per ESS.

    Response: Temporary turnarounds have been installed for this phase.

12. E-911 approved road names should be labeled on the final plat.

    Response: Approved road names have been labeled on the Final Plat.

13. Grading shall substantially meet construction plans (within 1 ft of proposed grades).

    Response: Noted.

14. Update Purpose note.

    Response: Notes have been updated on plans.

15. Note 18 should reference the City of Columbia and not Maury County.

    Response: Notes have been revised on the plans.

16. Bluestem Road should be a major local designation

    Response: Noted.

17. Update Note 8 to match typical lot layout. 10' parallel & 5' sides for PUDE

    Response: Notes have been revised on the plans.

18. Remove old reference to Road "A"

    Response: All references to Road A have been removed from the plans.

Maury County E911

19. Laura Ridge Ct is correct. Bluestem Rd is correct.

    Response: Noted.

Fire

20. No comments

Wastewater

21. There is an existing manhole not shown on the plat that is in the most western corner of the parcel on page 2/3 of the plat.

    Response: This existing manhole is now shown on the plat.

Columbia Water

22. "Conduct pressure testing by resubmittal deadline, and be prepared to deed over infrastructure to CPWS at time of plat signing. Water system must be active at the time of Final Plat approval."

    Response: Noted.

23. "Conduct pressure testing by resubmittal deadline and be prepared to deed over infrastructure to CPWS at time of plat signing. Water system must be active at the time of Final Plat approval."

    "Show all water system infrastructure on the final plat up to and including the meter box."

    Response: Noted.

Columbia Power

Columbia Power System has an existing power line near your proposed commercial development. Upon annexation, we are willing to serve this commercial development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Response: Understood.

Building

24. No comment.

ATT

25. ATT TO SERVE

Police

26. No comments provided.

Public Works

27. No comment.

Maury County Schools

28.
Maury County Public Schools
Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9/10 (24/25 SY), 9-12 (26/27 SY). Spring Hill High School 11-12 (24/25 SY)
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Duck River Electric Membership Corp

29. No comments provided.

Maury County Highway Dept.

30. No comments provided.

CPWS BB

31. Plan to Serve

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,



Adam Crunk, PE
Crunk Engineering LLC

May 20, 2024

City of Columbia
Land Disturbance Permit Review
700 N Garden Street
Columbia, TN 38401

RE: Greens Mill Road – Phase 1A – Final Plat

Below are our responses to comments received on January 8, 2024. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

COMMENTS:

Planning

1. Planning staff does not believe that the required infrastructure can be completed prior to the May resubmittal deadline. The applicant may withdraw the request and apply again when the improvements are closer to completion. Doing so will allow the Final PUD Master Plan/Preliminary Plat revisions to precede the first phase Final Plat through the development review process.

   Response: The required infrastructure is to be complete within a week of this submittal. The offsite improvements and all required infrastructure will be complete before the 06/12 meeting.

2. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.

   Response: Noted.

3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. 8.3.7; 8.5.4

   Response: This comment response letter will serve as the detailed letter addressing each comment along with the revised plans which will be included with this submittal.

4. If Development Services receives a complete and timely resubmittal responsive to all comments and conditions on or before April 15th, this item will be forwarded to the Planning Commission. If a complete and responsive resubmittal is not received by April 15th, this item will automatically be added to the May Development Review Committee agenda for additional review. If the application remains incomplete on May 20th, the project will be closed.

   Response: Noted.

5. Please indicate whether the name of the development is "Landing at Greens Mill" or "Landing at Green Mills" and correct documents accordingly.

   Response: The correct name of this development is "Landing at Greens Mill". All plans and documents submitted will have this name.

6. All necessary infrastructure, including the roundabout and water line extensions, must be complete and functional at the time of resubmittal. "Complete and functional" shall be determined by the City Engineer.

   Response: See response to comment #1. There are ongoing discussions about the necessary infrastructure including the roundabout and water line extensions being completed within the week of this submittal. This will be completed and functional before the 06/12 meeting.

7. This phase is being submitted in accordance to an approved final PUD master plan and preliminary plat this includes a subsequent item of revision for the entirety of the final PUD master plan on this (April 2024) Planning Commission agenda with case 24-0146.

   Response: Noted.

8. This final plat is not within a phase that is being proposed with changes that include roadway exclusions and inclusions and reconfiguration of lots in case 24-0146 within the southern half of the development site.

   Response: Noted.

9. Provide note indicating that this final plat is vested under the previous zoning code within Zoning Ordinance 3638 as an RS-10 Planned Unit Development.

   Response: This note has been added to the plans.

10. Provide clarity for Lots 1043, 1040, 1006 to indicates lot widths have a minimum of 73' per approved lot standards in the PUD master plan.

    Response: Adjustments have been made to these lots to ensure a minimum of 73' lot width.

11. Amenity center and associated parking will require separate permit and site plan review.

    Response: Noted.

12. Correct phase lines in the final PUD master plan to reflect this final plat that is dividing phase 1 and phase 2.

    Response: Phase lines have been corrected for the Final PUD Master Plan to reflect what is shown in this Final Plat submittal for Phase 1A.

13. Are current roadways installed to provide connectivity and circulation?

    Response: Yes, current roadways have been installed.

14. Provide FEMA panel note indicating what zone this subject plat lies within.

    Response: This note has been added to the plan set.

15. Provide specific Road names on Plat.

    Response: Specific road names have been added to these plans.

16. Clarify 10' PUDE on rears and 5' on sides.

    Response: The typical lot layouts have been corrected to clarify 10' PUDE on rears and 5' PUDE on sides.

Engineering

17. Provide MOU with all parties involved in improvements at the Greens Mill/Nashville Hwy intersection.

    Response: Noted.

18. Conaway driveway to be relocated per field locations.

    Response: Noted.

19. Binder and curbing to be installed by resubmittal date. Roundabout, bridge, and appurtenances to be completed by resubmittal date.

    Response: See response to comment #1 and comment #6.

20. Surety provided ($1,040,000).

    Response: Noted.

21. Provide all required testing and reports data.

    Response: This information will be provided once offsite improvements are complete.

22. Record stormwater maintenance agreement by resubmittal date.

    Response: Stormwater maintenance agreement will be recorded by the resubmittal deadline.

23. Temporary turnarounds shall be installed per ESS.

    Response: Temporary turnarounds will be shown in all necessary locations on the plans.

24. E-911 approved road names should be labeled on the final plat.

    Response: These road names are labelled on the final plat.

Wastewater

25. The maintenance access easement between lots 1002 and 1003 per email comments has not been added in. There has to be a 10' maintenance access easement for access to the sewer infrastructure behind these lots. There cannot be anything built in this easement, including fencing.

    Response: This 10' access easement has been added to the plans.

Fire

26. All dead-end roads over 150' will need an approved temporary turnaround, please show on plans.

    Response: A temporary turnaround has been added in every necessary location on the plans.

ATT

27. AT&T plans to serve.

    Response: Noted.

Columbia Power

28. Columbia Power System has an existing power line near your proposed development. We are willing to serve this commercial development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

    Response: Noted.

29. It's our understanding this project will be pushed to next month. Complete any remaining infrastructure, conduct bacteria and pressure testing by the resubmittal deadline. Be prepared to deed over infrastructure to CPWS at time of plat signing. Water system must be active at time of Final Plat approval. Water system must be active.

    Response: Noted.

Maury County Schools

30. Contact Maury County 911 for any road names to be reserved.

    Response: Noted.

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,



Adam Crunk, PE
Crunk Engineering LLC


6/13/2024: 10:46:03 AM


6/13/2024 10:82:43 AM

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

18th day of July, 20 24 ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Safe Harbor Residential, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the “CMPC”) on the

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the “IMPROVEMENTS”); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER’s properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register’s Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

The Landings at Greens Mill Road

PROJECT

Completed by the Developer	*Completed by the City*
Safe Harbor Development / Greens Mill Rd LLC DEVELOPER NAME	
Taylor Blaine AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
07/18/24 DATE	DATE
305 west park dr STREET	
Brentwood, TN 37211 CITY, STATE, ZIP	
865-622-1774 PHONE	
Taylor@safeharborsitework.com EMAIL	
Attest	*Attest*
ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
DATE	DATE

DOCUMENT PREPARED BY:
Name: Alexander Mollica
Company Crunk Engineering
Address: 7112 Crossroads Blvd.December
Brentwood, TN 37027
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 051, Parcel 55.00
Project Name: Landing at Greens Mill - Phase 1

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this 18 day of _____, 2023 , by and between Safe Harbor hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Koby DuMont

Title Division President

Signature [signature]

Owner ZCSB Greens Mill LLC

Address 105 West Park Suite 305

Brentwood, TN 37027

City, State ZIP

STATE OF Tennessee
COUNTY OF Robertson

Before me, Lisa Dziezgowski of the state and county mentioned, personally appeared Koby Dumont, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 18 day of December 2023.

LISA DZIEZGOWSKI NOTARY PUBLIC My Comm Exp. August 18, 2026 COUNTY OF ROBERTSON

Lisa Dziezgowski
Notary Public

My Commission Expires: August 18 2026

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

Rev. 1/17/2017



Post Construction Long Term Maintenance Plan

Project Name: Landing at Greens Mill – Phase 1

Columbia, TN

December 18, 2023

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

The site consists of a series of stormwater conveyances both open channel and piped, detention / retention and water quality ponds.

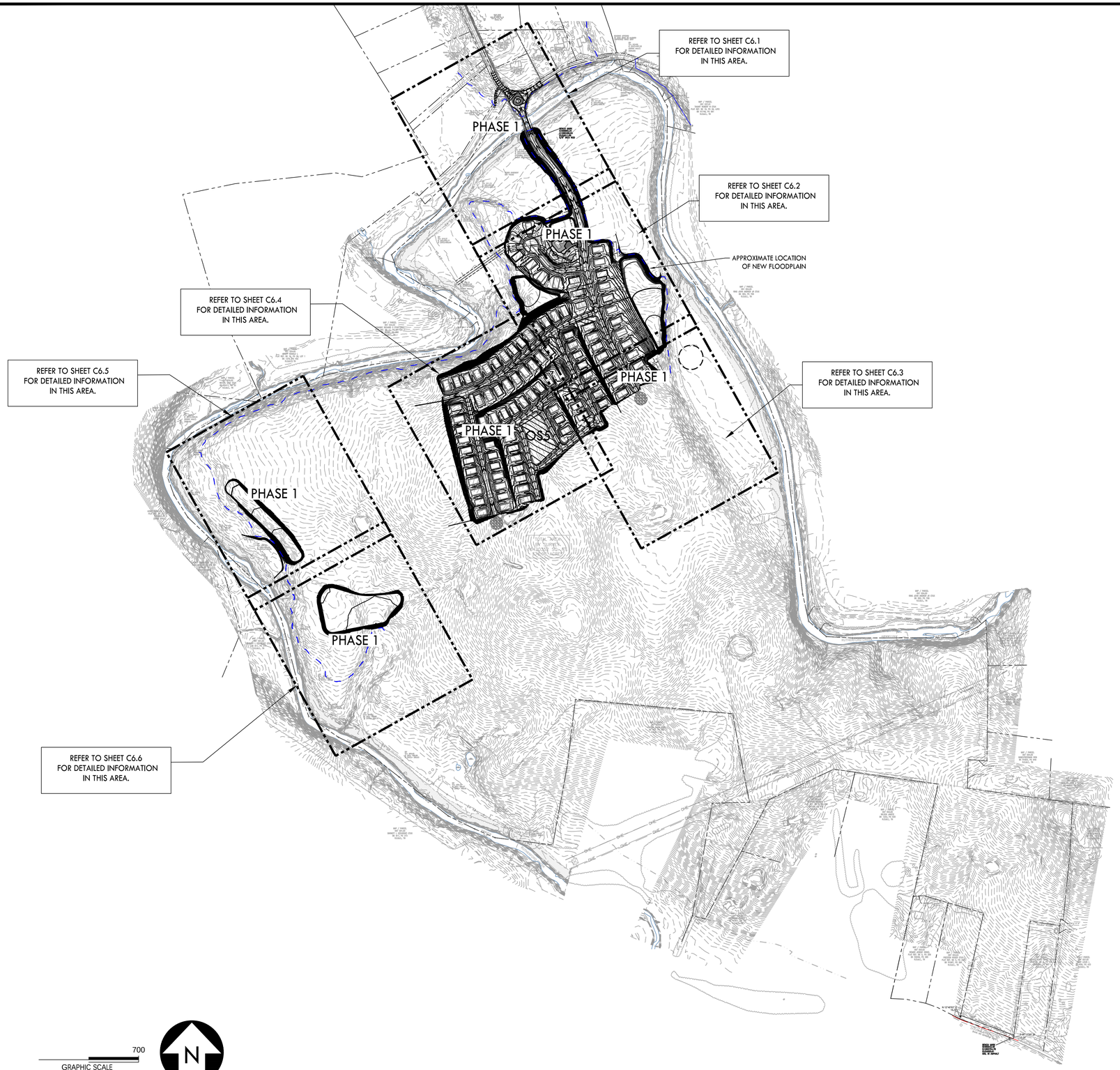
- There are 5 stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 2,907 feet of grass lined open channel.
- 306 feet of 36 in ADS pipe, 834 feet 30 in ADS pipe, 2,763 feet of 24 in ADS pipe, 6,048 feet of 18 in ADS pipe and 99 storm inlets.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

A copy of the INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES that has been completed, notarized, and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.

Maintenance Procedures

1. **STORMWATER DETENTION PONDS**
    - **a.** The outlet structures shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
    - **b.** Check banks and bottom surface of basins for erosion and correct as necessary.
    - **c.** Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitos.
    - **d.** This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.
    - **e.** Pond vegetation to be trimmed or harvested as appropriate, grassy areas, frequently mowed. Grass should be mowed so that it does not get over 12.
    - **f.** Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.
    - **g.** Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, Page 2 of 4 Rev. 9/26/2016 fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
    - **h.** Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.
2. **306 feet of 36 in ADS pipe, 834 feet 30 in ADS pipe, 2,763 feet of 24 in ADS pipe, 6,048 feet of 18 in ADS pipe and 99 storm inlets.**
    a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
FRANKLIN, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

ANDREW L. WILSON 134180 REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 9/21/23

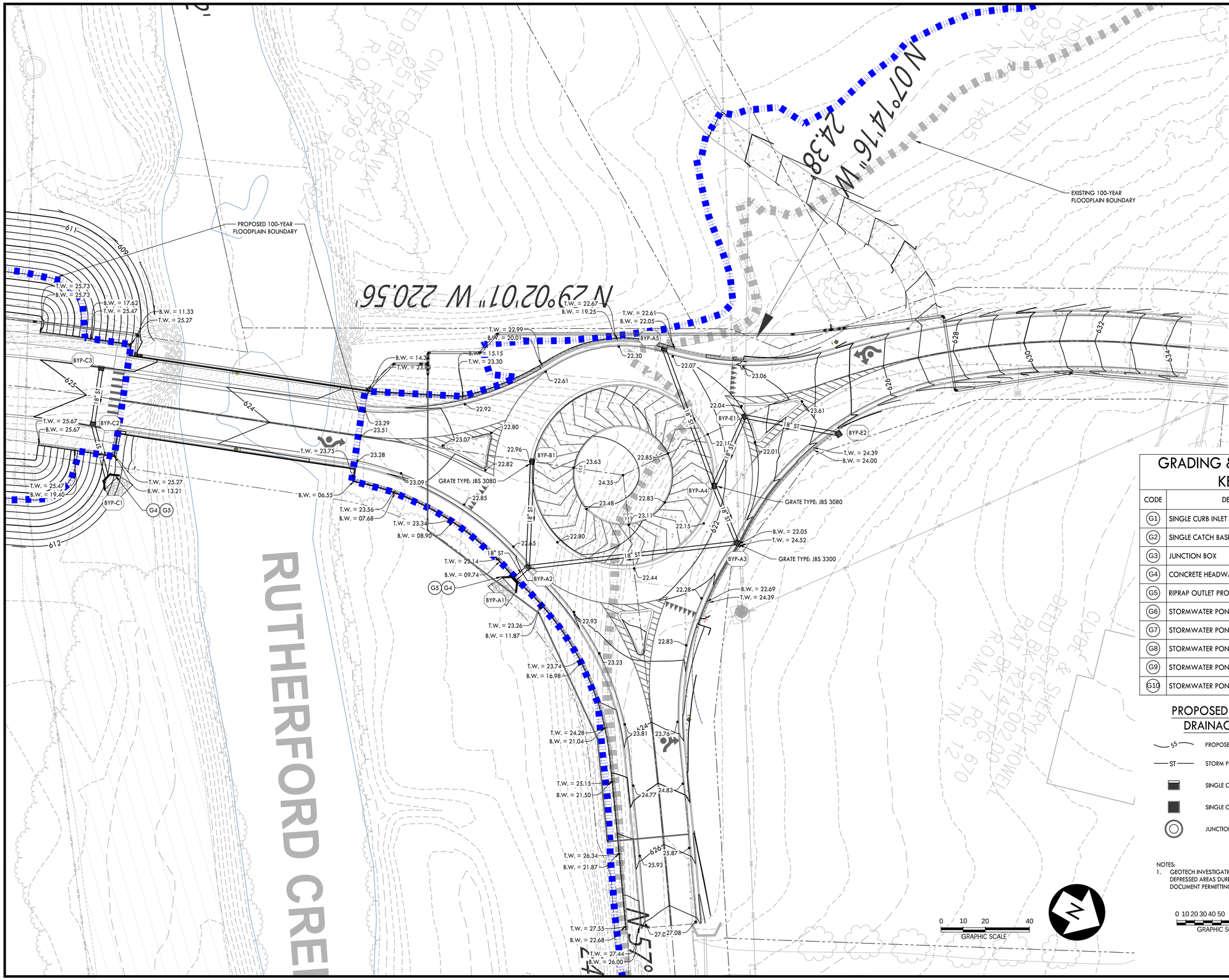
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.0
OVERALL GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

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ENGINEERING CRUNK

ANDREW L. SCHLOSSER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
HOMES
LIVABILITY
STATE OF TENNESSEE
9/21/23

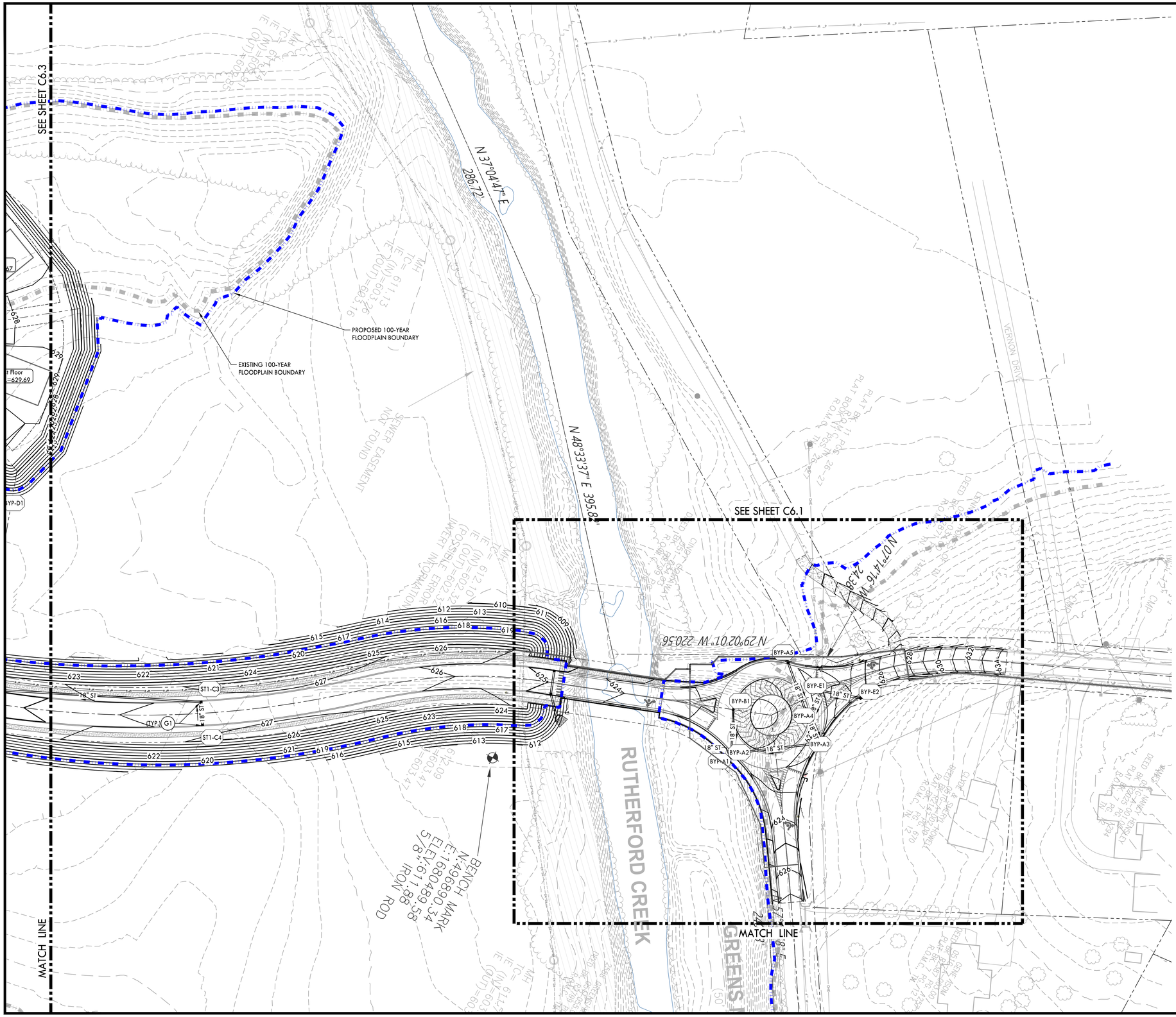
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PERMIT PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.1
ROUNDABOUT GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
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G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

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ENGINEERING CRUNK

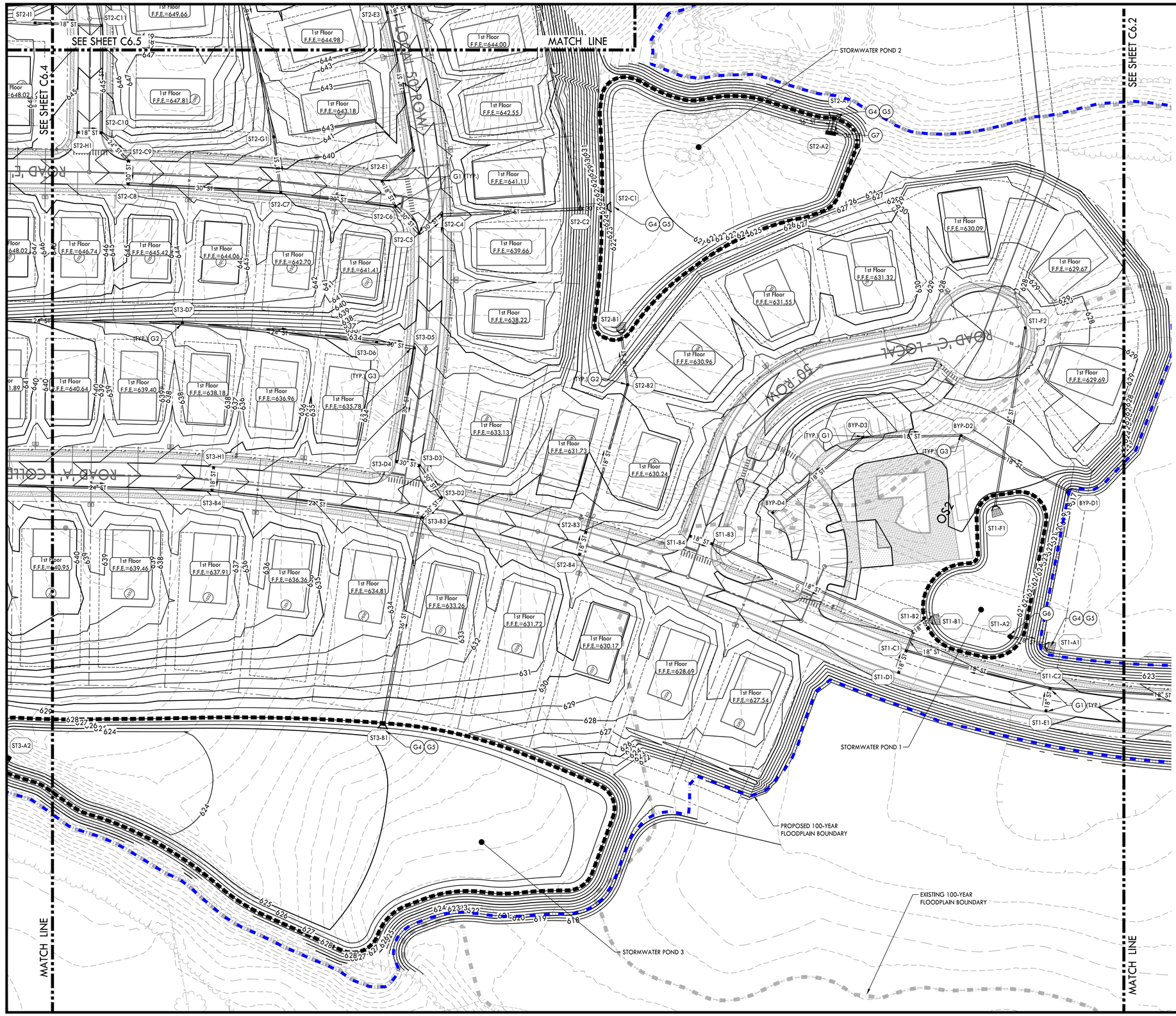
ANDREW L. WILSON 134180 REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 9/21/23

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

09/21/23 17067

C6.2
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
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G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE

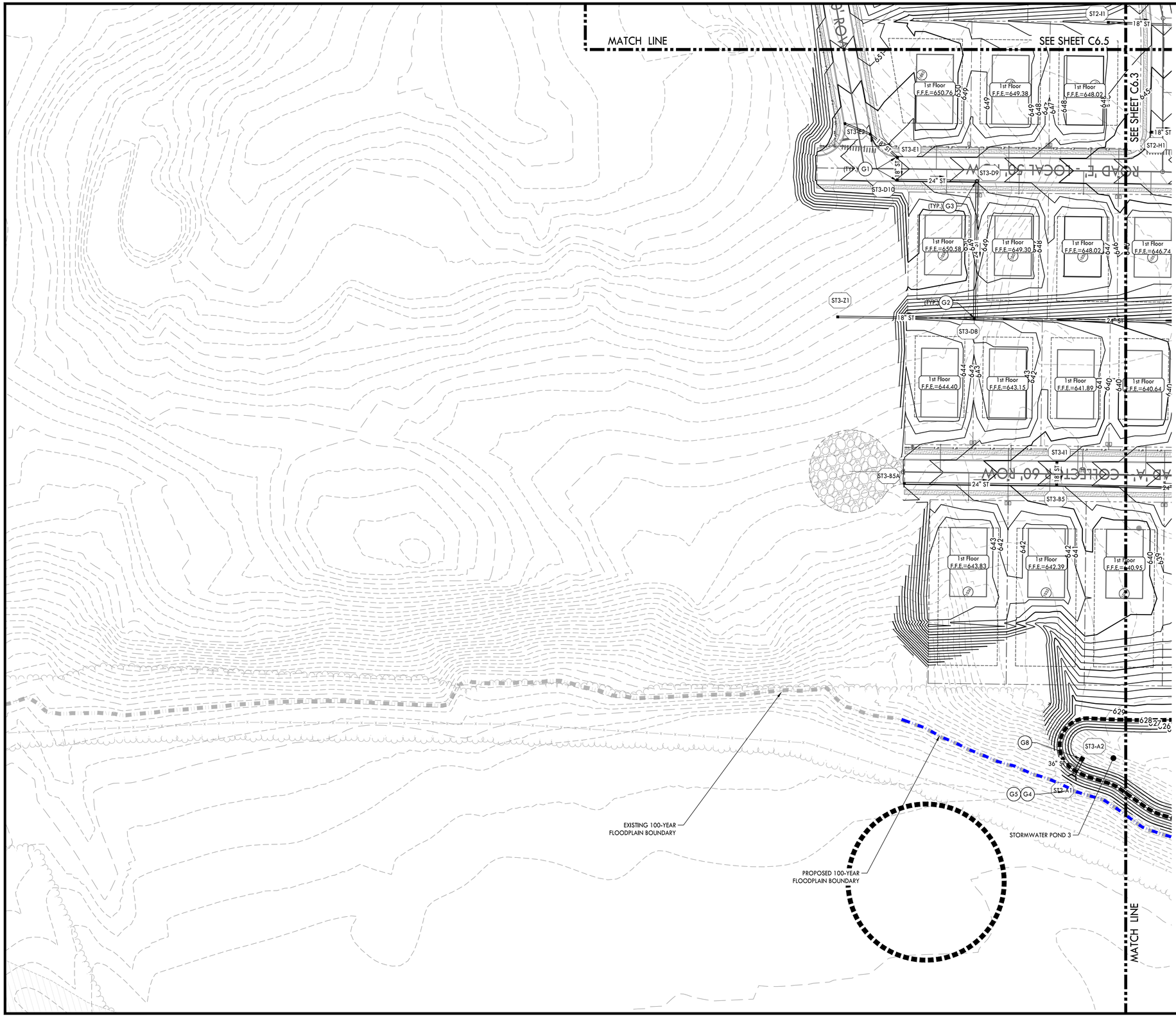
CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
FRANKLIN, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

09/21/23 17067

C6.3
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

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WILSON COUNTY TENNESSEE DEPARTMENT OF AGRICULTURE 9/21/23 COMMERCE NO. 114180 STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.4
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

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GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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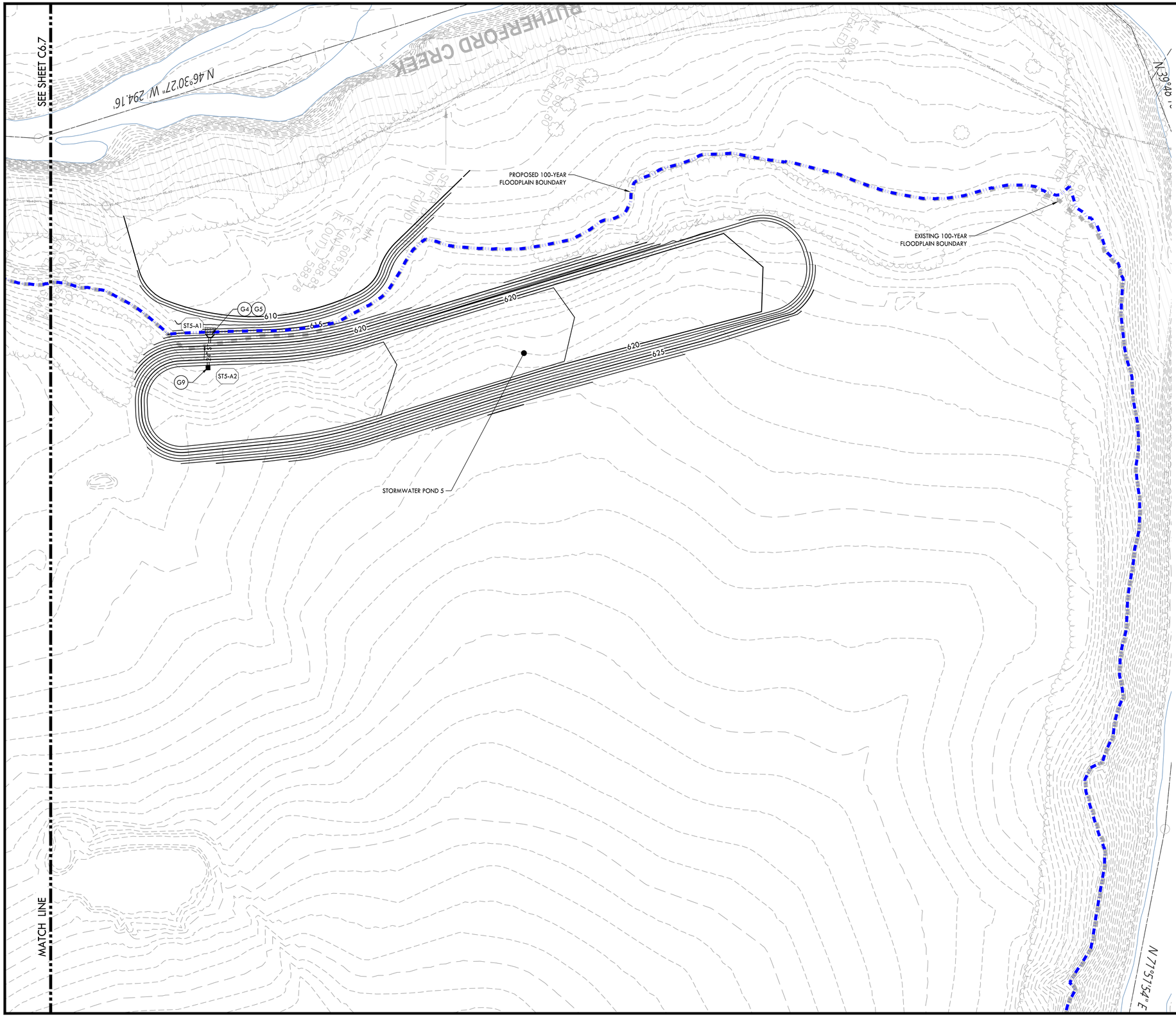
C6.5
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

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GRAPHIC SCALE

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ENGINEERING CRUNK

ANDREW L. WILSON 134180 REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 9/21/23

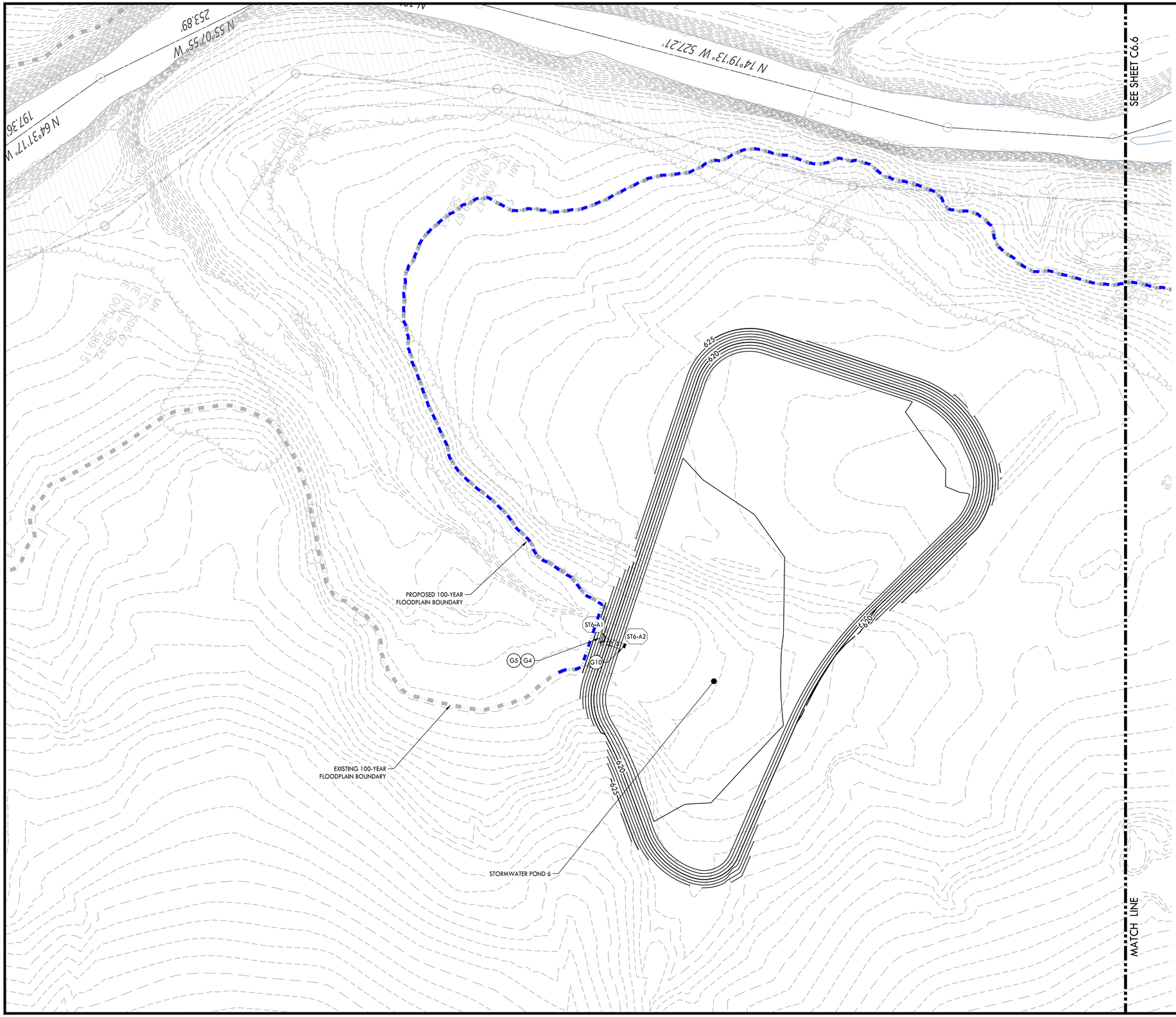
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.6
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

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ENGINEERING CRUNK

ANDREW WILSON CRUNK
REGISTERED
AGRICULTURE
9/21/23
COMMERCE
STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.7
GRADING & DRAINAGE PLAN

STORM STRUCTURE TABLE

ID	RIM	INVERT	TYPE
BYP-A1	611.93	18" ADS (IN): 610.30	18" - 24" CONCRETE HEADWALL
BYP-A2	622.50	18" ADS (IN): 618.00 18" ADS (IN): 614.00 18" ADS (OUT): 611.00	SINGLE CURB INLET
BYP-A3	621.59	18" ADS (IN): 616.00 18" ADS (OUT): 615.90	SINGLE CURB INLET
BYP-A4	622.10	18" ADS (IN): 617.45 18" ADS (IN): 617.45 18" ADS (OUT): 617.45	ROLL OVER INLET
BYP-A5	622.02	18" ADS (OUT): 618.80	SINGLE CURB INLET
BYP-B1	622.94	18" ADS (OUT): 618.50	ROLL OVER INLET
BYP-C1	613.63	18" ADS (IN): 612.00	18" - 24" CONCRETE HEADWALL
BYP-C2	624.69	18" ADS (IN): 621.00 18" ADS (OUT): 621.00	SINGLE CURB INLET
BYP-C3	624.68	18" ADS (OUT): 621.25	SINGLE CURB INLET
BYP-D1	618.46	18" ADS (IN): 616.82	18" - 24" CONCRETE HEADWALL
BYP-D2	625.71	18" ADS (IN): 618.10 18" ADS (OUT): 618.00	SINGLE CATCH BASIN
BYP-D3	622.69	18" ADS (IN): 619.35 18" ADS (OUT): 619.25	SINGLE CURB INLET
BYP-D4	623.20	18" ADS (OUT): 620.00	SINGLE CURB INLET
BYP-E1	621.63	18" ADS (IN): 618.50 18" ADS (OUT): 618.40	SINGLE CURB INLET
BYP-E2	624.30	18" ADS (OUT): 621.00	SINGLE CATCH BASIN
ST1-A1	618.08	18" ADS (IN): 616.44	18" - 24" CONCRETE HEADWALL
ST1-A2	623.85	18" ADS (OUT): 620.00	POND 1 OUTLET STRUCTURE
ST1-B1	621.63	18" ADS (IN): 620.00	18" - 24" CONCRETE HEADWALL
ST1-B2	624.05	18" ADS (IN): 620.15 18" ADS (IN): 620.20 18" ADS (OUT): 620.15	JUNCTION MANHOLE
ST1-B3	625.54	18" ADS (IN): 622.10 18" ADS (OUT): 622.00	SINGLE CURB INLET
ST1-B4	625.54	18" ADS (OUT): 622.40	SINGLE CURB INLET
ST1-C1	623.26	18" ADS (IN): 620.20 18" ADS (IN): 620.30 18" ADS (OUT): 620.20	SINGLE CURB INLET
ST1-C2	624.17	18" ADS (IN): 620.90 18" ADS (IN): 620.90 18" ADS (OUT): 620.90	SINGLE CURB INLET
ST1-C3	626.27	18" ADS (IN): 622.73 18" ADS (OUT): 622.79	SINGLE CURB INLET
ST1-C4	626.27	18" ADS (OUT): 622.98	SINGLE CURB INLET
ST1-D1	623.26	18" ADS (OUT): 620.26	SINGLE CURB INLET
ST1-E1	624.17	18" ADS (OUT): 621.20	SINGLE CURB INLET
ST1-F1	622.29	18" ADS (IN): 620.66	18" - 24" CONCRETE HEADWALL
ST1-F2	626.10	18" ADS (OUT): 622.90	SINGLE CURB INLET
ST2-A1	623.00	36" ADS (IN): 619.79 36" ADS (IN): 619.79	60" - 72" CONCRETE HEADWALL
ST2-A2	623.76	36" ADS (OUT): 620.00 36" ADS (OUT): 620.00	OUTLET STRUCTURE
ST2-B1	623.22	18" ADS (IN): 621.59	18" - 24" CONCRETE HEADWALL
ST2-B2	629.60	18" ADS (IN): 622.10 18" ADS (OUT): 622.00	SINGLE CATCH BASIN
ST2-B3	627.47	18" ADS (IN): 623.30 18" ADS (OUT): 623.20	SINGLE CURB INLET
ST2-B4	627.47	18" ADS (OUT): 623.60	SINGLE CURB INLET
ST2-C1	624.23	30" ADS (IN): 621.52	30" - 36" CONCRETE HEADWALL
ST2-C2	632.91	18" ADS (IN): 628.00 30" ADS (IN): 628.00 30" ADS (OUT): 625.00	JUNCTION MANHOLE
ST2-C4	636.93	30" ADS (IN): 630.50 30" ADS (OUT): 630.40	SINGLE CURB INLET
ST2-C5	636.53	30" ADS (IN): 631.10 30" ADS (OUT): 631.10	SINGLE CURB INLET
ST2-C6	637.46	18" ADS (IN): 631.80 30" ADS (IN): 631.80 30" ADS (OUT): 631.70	SINGLE CURB INLET
ST2-C7	639.58	30" ADS (IN): 634.00 18" ADS (IN): 634.00 30" ADS (OUT): 633.87	SINGLE CURB INLET
ST2-C8	642.40	30" ADS (IN): 635.60 30" ADS (OUT): 635.60	SINGLE CURB INLET
ST2-C9	642.40	24" ADS (IN): 636.00 30" ADS (OUT): 635.90	SINGLE CURB INLET
ST2-C10	643.49	18" ADS (IN): 639.60 24" ADS (IN): 636.50 24" ADS (OUT): 636.40	SINGLE CURB INLET

STORM STRUCTURE TABLE

ID	RIM	INVERT	TYPE
ST2-C11	645.97	24" ADS (IN): 642.00 18" ADS (IN): 640.70 24" ADS (OUT): 637.70	SINGLE CURB INLET
ST2-C12	648.86	24" ADS (IN): 644.60 24" ADS (OUT): 644.50	SINGLE CURB INLET
ST2-C13	648.86	24" ADS (IN): 645.10 24" ADS (OUT): 645.00	SINGLE CURB INLET
ST2-C14	649.70	18" ADS (IN): 645.50 24" ADS (IN): 645.50 24" ADS (OUT): 645.40	SINGLE CURB INLET
ST2-C15	653.84	18" ADS (IN): 650.00 18" ADS (OUT): 649.90	SINGLE CURB INLET
ST2-C16	654.10	18" ADS (IN): 650.40 18" ADS (OUT): 650.30	SINGLE CURB INLET
ST2-C17	659.20	18" ADS (IN): 655.50 18" ADS (IN): 654.80 18" ADS (OUT): 654.70	SINGLE CURB INLET
ST2-C18	659.25	18" ADS (IN): 655.30 18" ADS (OUT): 655.20	SINGLE CURB INLET
ST2-C19	659.25	18" ADS (OUT): 655.70	SINGLE CURB INLET
ST2-D1	647.65	18" ADS (OUT): 644.50	SINGLE CATCH BASIN
ST2-E1	637.76	18" ADS (IN): 632.40 18" ADS (OUT): 632.30	SINGLE CURB INLET
ST2-E2	638.44	18" ADS (IN): 633.10 18" ADS (OUT): 633.00	SINGLE CURB INLET
ST2-E3	641.66	18" ADS (IN): 636.10 18" ADS (IN): 636.10 18" ADS (OUT): 636.00	SINGLE CURB INLET
ST2-E4	646.85	18" ADS (IN): 642.60 18" ADS (OUT): 642.50	SINGLE CURB INLET
ST2-E5	646.85	18" ADS (OUT): 643.00	SINGLE CURB INLET
ST2-G1	640.27	18" ADS (IN): 635.30 18" ADS (OUT): 635.20	SINGLE CATCH BASIN
ST2-G2	646.26	18" ADS (IN): 640.80 18" ADS (OUT): 640.70	SINGLE CATCH BASIN
ST2-G3	649.71	18" ADS (OUT): 645.00	SINGLE CATCH BASIN
ST2-H1	643.50	18" ADS (OUT): 640.00	SINGLE CURB INLET
ST2-I1	645.17	18" ADS (OUT): 642.00	SINGLE CATCH BASIN
ST2-J1	649.99	24" ADS (IN): 646.00 24" ADS (OUT): 645.90	SINGLE CURB INLET
ST2-J2	654.14	24" ADS (IN): 649.50 24" ADS (OUT): 649.40	SINGLE CURB INLET
ST2-J3	654.10	24" ADS (IN): 649.80 24" ADS (OUT): 649.70	SINGLE CURB INLET
ST2-J4	654.68	18" ADS (IN): 650.50 24" ADS (IN): 650.10 24" ADS (OUT): 650.00	SINGLE CURB INLET
ST2-J5	656.82	24" ADS (IN): 651.50 18" ADS (IN): 653.30 24" ADS (OUT): 651.40	SINGLE CURB INLET
ST2-J6	659.34	18" ADS (IN): 655.30 18" ADS (OUT): 655.20	SINGLE CURB INLET
ST2-J7	659.21	18" ADS (OUT): 655.70	SINGLE CURB INLET
ST2-K1	654.68	18" ADS (OUT): 651.00	SINGLE CURB INLET
ST2-L1	655.39	18" ADS (IN): 652.20 24" ADS (OUT): 652.10	SINGLE CATCH BASIN
ST2-L2	661.32	18" ADS (OUT): 658.00	SINGLE CATCH BASIN
ST2-M1	659.22	18" ADS (OUT): 656.20	SINGLE CURB INLET
ST2-N1	641.66	18" ADS (OUT): 637.00	SINGLE CURB INLET
ST3-A1	626.09	36" ADS (IN): 622.87	30" - 36" CONCRETE HEADWALL
ST3-A2	627.75	36" ADS (OUT): 623.00	POND 3 OUTLET STRUCTURE
ST3-B1	626.21	36" ADS (IN): 623.00	30" - 36" CONCRETE HEADWALL
ST3-B3	630.48	24" ADS (IN): 625.40 30" ADS (IN): 625.70 36" ADS (OUT): 625.30	SINGLE CURB INLET
ST3-B4	634.42	24" ADS (IN): 630.60 18" ADS (IN): 630.60 24" ADS (OUT): 630.50	SINGLE CURB INLET
ST3-B5	638.66	24" ADS (IN): 634.50 18" ADS (IN): 635.20 24" ADS (OUT): 634.40	SINGLE CURB INLET
ST3-B5A	641.47	24" ADS (OUT): 637.42	SINGLE CURB INLET
ST3-D2	630.20	30" ADS (IN): 626.00 30" ADS (OUT): 625.90	SINGLE CURB INLET
ST3-D3	631.27	30" ADS (IN): 626.40 30" ADS (OUT): 626.30	SINGLE CURB INLET
ST3-D4	631.27	30" ADS (IN): 626.70 30" ADS (OUT): 626.60	SINGLE CURB INLET
ST3-D5	633.90	30" ADS (IN): 627.60 30" ADS (OUT): 627.50	SINGLE CURB INLET
ST3-D6	633.12	24" ADS (IN): 628.10 30" ADS (OUT): 628.00	SINGLE CATCH BASIN

STORM STRUCTURE TABLE

ID	RIM	INVERT	TYPE
ST3-D7	636.44	24" ADS (IN): 631.00 24" ADS (OUT): 630.90	SINGLE CATCH BASIN
ST3-D8	641.53	24" ADS (IN): 636.50 18" ADS (IN): 636.50 24" ADS (OUT): 636.40	SINGLE CATCH BASIN
ST3-D9	646.51	24" ADS (IN): 641.70 24" ADS (OUT): 641.60	JUNCTION MANHOLE
ST3-D10	647.97	18" ADS (IN): 644.30 24" ADS (OUT): 643.50	SINGLE CURB INLET
ST3-E1	647.97	18" ADS (IN): 644.70 18" ADS (OUT): 644.60	SINGLE CURB INLET
ST3-E2	648.81	18" ADS (IN): 645.60 18" ADS (OUT): 645.50	SINGLE CURB INLET
ST3-F1	649.13	18" ADS (OUT): 645.90	SINGLE CURB INLET
ST3-H1	634.42	18" ADS (OUT): 631.00	SINGLE CURB INLET
ST3-I1	638.66	18" ADS (OUT): 635.45	SINGLE CURB INLET
ST3-Z1	644.05	18" ADS (OUT): 640.00	SINGLE CATCH BASIN
ST5-A1	617.80	24" ADS (IN): 613.64	18" - 24" CONCRETE HEADWALL
ST5-A2	621.88	24" ADS (OUT): 617.00	POND 5 OUTLET STRUCTURE
ST5-C12	648.95	18" ADS (IN): 644.60 18" ADS (IN): 644.10 24" ADS (IN): 644.60 24" ADS (OUT): 644.00	SINGLE CURB INLET
ST5-C13	650.05	18" ADS (IN): 645.10 18" ADS (OUT): 645.00	JUNCTION MANHOLE
ST5-C14	651.04	18" ADS (IN): 645.80 18" ADS (IN): 645.80 18" ADS (OUT): 645.70	SINGLE CURB INLET
ST5-C15	658.77	18" ADS (IN): 653.80 18" ADS (IN): 653.80 18" ADS (OUT): 653.70	SINGLE CURB INLET
ST5-C16	664.61	18" ADS (IN): 661.10 18" ADS (OUT): 661.00	SINGLE CURB INLET
ST5-C17	664.61	18" ADS (OUT): 662.00	SINGLE CURB INLET
ST5-Q1	648.95	18" ADS (OUT): 645.00	SINGLE CURB INLET
ST5-R1	648.48	24" ADS (IN): 645.00 24" ADS (OUT): 644.90	SINGLE CATCH BASIN
ST5-R2	658.98	24" ADS (OUT): 656.20	SINGLE CATCH BASIN
ST5-S1	650.68	18" ADS (OUT): 646.20	SINGLE CURB INLET
ST5-T1	658.77	18" ADS (OUT): 654.50	SINGLE CURB INLET
ST6-A1	619.64	36" ADS (IN): 614.43	30" - 36" CONCRETE HEADWALL
ST6-A2	618.30	36" ADS (OUT): 615.00	POND 6 OUTLET STRUCTURE
ST6-L1	658.80	18" ADS (OUT): 652.60	SINGLE CATCH BASIN
ST6-M3	664.10	18" ADS (IN): 659.10	JUNCTION MANHOLE
ST6-M4	665.26	18" ADS (IN): 660.50 18" ADS (OUT): 660.40	SINGLE CURB INLET
ST6-M5	665.26	18" ADS (OUT): 660.80	SINGLE CURB INLET

STORM PIPE TABLE

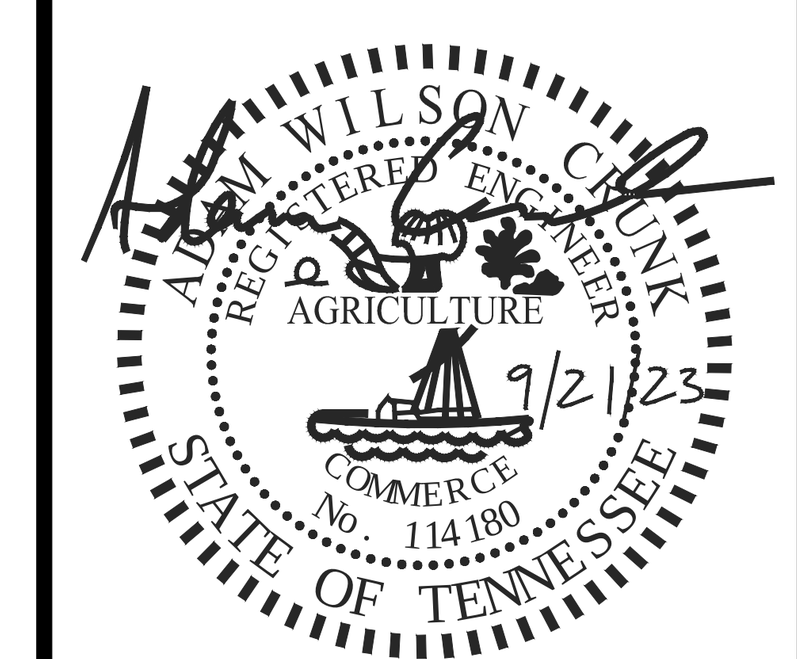
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
BYP-A2	611.00	BYP-A1	610.30	8	8.39%	CIRCULAR	18	ADS
BYP-A3	615.90	BYP-A2	614.00	95	1.99%	CIRCULAR	18	ADS
BYP-A4	617.45	BYP-A3	616.00	28	5.20%	CIRCULAR	18	ADS
BYP-A5	618.80	BYP-A4	617.45	66	2.05%	CIRCULAR	18	ADS
BYP-B1	618.50	BYP-A2	618.00	48	1.04%	CIRCULAR	18	ADS
BYP-C2	621.00	BYP-C1	612.00	25	35.97%	CIRCULAR	18	ADS
BYP-C3	621.25	BYP-C2	621.00	26	0.98%	CIRCULAR	18	ADS
BYP-D2	618.00	BYP-D1	616.82	131	0.90%	CIRCULAR	18	ADS
BYP-D3	619.25	BYP-D2	618.10	107	1.08%	CIRCULAR	18	ADS
BYP-D4	620.00	BYP-D3	619.35	128	0.51%	CIRCULAR	18	ADS
BYP-E1	618.40	BYP-A4	617.45	34	2.77%	CIRCULAR	18	ADS
BYP-E2	621.00	BYP-E1	618.50	43	5.77%	CIRCULAR	18	ADS
ST1-A2	620.00	ST1-A1	616.44	39	9.01%	CIRCULAR	18	ADS
ST1-B2	620.20	ST1-B3	622.00	240	0.75%	CIRCULAR	18	ADS
ST1-B2	620.15	ST1-B1	620.00	21	0.71%	CIRCULAR	18	ADS
ST1-B3	622.10	ST1-B4	622.40	25	1.20%	CIRCULAR	18	ADS
ST1-C1	620.20	ST1-B2	620.15	22	0.22%	CIRCULAR	18	ADS
ST1-C2	620.90	ST1-C1	620.30	162	0.37%	CIRCULAR	18	ADS
ST1-C3	622.79	ST1-C2	620.90	246	0.77%	CIRCULAR	18	ADS
ST1-C4	622.98	ST1-C3	622.73	25	1.00%	CIRCULAR	18	ADS
ST1-D1	620.26	ST1-C1	620.20	25	0.22%	CIRCULAR	18	ADS
ST1-E1	621.20	ST1-C2	620.90	25	1.20%	CIRCULAR	18	ADS
ST1-F2	622.90	ST1-F1	620.66	198	1.13%	CIRCULAR	18	ADS
ST2-A2	620.00	ST2-A1	619.79	14	1.47%	CIRCULAR	36	ADS
ST2-A2	620.00	ST2-A1	619.79	14	1.44%	CIRCULAR	36	ADS
ST2-B2	622.00	ST2-B1	621.59	57	0.72%	CIRCULAR	18	ADS
ST2-B3	623.20	ST2-B2	622.10	167	0.66%	CIRCULAR	18	ADS
ST2-B4	623.60	ST2-B3	623.30	25	1.20%	CIRCULAR	18	ADS
ST2-C2	625.00	ST2-C1	621.52	30	11.77%	CIRCULAR	30	ADS
ST2-C4	630.50	ST2-C5	631.10	32	1.90%	CIRCULAR	30	ADS
ST2-C4	630.40	ST2-C2	628.00	152	1.58%	CIRCULAR	30	ADS
ST2-C6	631.70	ST2-C5	631.10	39	1.52%	CIRCULAR	30	ADS
ST2-C7	633.87	ST2-C6	631.80	126	1.65%	CIRCULAR	30	ADS
ST2-C8	635.60	ST2-C7	634.00	167	0.96%	CIRCULAR	30	ADS
ST2-C9	635.90	ST2-C8	635.60	25	1.20%	CIRCULAR	30	ADS
ST2-C10	636.40	ST2-C9	636.00	43	0.93%	CIRCULAR	24	ADS
ST2-C11	637.70	ST2-C10	636.50	117	1.03%	CIRCULAR	24	ADS
ST2-C12	644.50	ST2-C11	642.00	138	1.82%	CIRCULAR	24	ADS
ST2-C13	645.00	ST2-C12	644.60	25	1.60%	CIRCULAR	24	ADS
ST2-C14	645.40	ST2-C13	645.10	37	0.80%	CIRCULAR	24	ADS
ST2-C15	649.90	ST2-C14	645.50	263	1.67%	CIRCULAR	18	ADS
ST2-C16	650.30	ST2-C15	650.00	30	1.01%	CIRCULAR	18	ADS
ST2-C17	654.70	ST2-C16	650.40	207	2.08%	CIRCULAR	18	ADS
ST2-C18	655.20	ST2-C17	654.80	43	0.92%	CIRCULAR	18	ADS
ST2-C19	655.70	ST2-C18	655.30	25	1.60%	CIRCULAR	18	ADS
ST2-D1	644.50	ST2-C2	628.00	459	3.60%	CIRCULAR	18	ADS
ST2-E1	632.30	ST2-C6	631.80	31	1.61%	CIRCULAR	18	ADS
ST2-E2	633.00	ST2-E1	632.40	48	1.24%	CIRCULAR	18	ADS
ST2-E3	636.00	ST2-E2	633.10	153	1.90%	CIRCULAR	18	ADS
ST2-E4	642.50	ST2-E3	636.10	252	2.54%	CIRCULAR	18	ADS
ST2-E5	643.00	ST2-E4	642.60	25	1.60%	CIRCULAR	18	ADS
ST2-G1	635.20	ST2-C7	634.00	61	1.96%	CIRCULAR	18	ADS
ST2-G2	640.70	ST2-G1	635.30	289	1.87%	CIRCULAR	18	ADS
ST2-G3	645.00	ST2-G2	640.80	201	2.09%	CIRCULAR	18	ADS
ST2-H1	640.00	ST2-C10	639.60	25	1.60%	CIRCULAR	18	ADS
ST2-I1	642.00	ST2-C11	640.70	73	1.79%	CIRCULAR	18	ADS
ST2-J1	645.90	ST2-C14	645.50	31	1.30%	CIRCULAR	24	ADS
ST2-J2	649.40	ST2-J1	646.00	172	1.98%	CIRCULAR	24	ADS
ST2-J3	649.70	ST2-J2	649.50	25	0.80%	CIRCULAR	24	ADS
ST2-J4	650.00	ST2-J3	649.80	42	0.48%	CIRCULAR	24	ADS
ST2-J5	651.40	ST2-J4	650.10	101	1.28%	CIRCULAR	24	ADS
ST2-J6	655.20	ST2-J5	653.30	116	1.64%	CIRCULAR	18	ADS
ST2-J7	655.70	ST2-J6	655.30	25	1.59%	CIRCULAR	18	ADS
ST2-K1	651.00	ST2-J4	650.50	25	2.00%	CIRCULAR	18	ADS
ST2-L1	652.10	ST2-J5	651.50	55	1.08%	CIRCULAR	24	ADS

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST2-L2	658.00	ST2-L1	652.20	260	2.23%	CIRCULAR	18	ADS
ST2-M1	656.20	ST2-C17	655.50	25	2.80%	CIRCULAR	18	ADS
ST2-N1	637.00	ST2-E3	636.10	25	3.60%	CIRCULAR	18	ADS
ST3-A2	623.00	ST3-A1	622.87	20	0.62%	CIRCULAR	36	ADS
ST3-B3	625.30	ST3-B1	623.00	231	1.00%	CIRCULAR	36	ADS
ST3-B4	630.50	ST3-B3	625.40	231	2.21%	CIRCULAR	24	ADS
ST3-B5	634.40	ST3-B4	630.60	249	1.52%	CIRCULAR	24	ADS
ST3-B5A	637.42	ST3-B5	634.50	166	1.76%	CIRCULAR	24	ADS
ST3-D2	625.90	ST3-B3	625.70	30	0.67%	CIRCULAR	30	ADS
ST3-D3	626.30	ST3-D2	626.00	43	0.70%	CIRCULAR	30	ADS
ST3-D4	626.60	ST3-D3	626.40	25	0.80%	CIRCULAR	30	ADS
ST3-D5	627.50	ST3-D4	626.70	126	0.64%	CIRCULAR	30	ADS
ST3-D6	628.00	ST3-D5	627.60	42	0.96%	CIRCULAR	30	ADS
ST3-D7	630.90	ST3-D6	628.10	213	1.32%	CIRCULAR	24	ADS
ST3-D8	636.40	ST3-D7	631.00	307	1.76%	CIRCULAR	24	ADS
ST3-D9	641.60	ST3-D8	636.50	149	3.41%	CIRCULAR	24	ADS
ST3-D10	643.50	ST3-D9	641.70	87	2.07%	CIRCULAR	24	ADS
ST3-E1	644.60	ST3-D10	644.30	25	1.20%	CIRCULAR	18	ADS
ST3-E2	645.50	ST3-E1	644.70	39	2.05%	CIRCULAR	18	ADS
ST3-F1	645.90	ST3-E2	645.60	30	1.01%	CIRCULAR	18	ADS
ST3-H1	631.00	ST3-B4	630.60	25	1.60%	CIRCULAR	18	ADS
ST3-I1	635.45	ST3-B5	635.20	25	1.00%	CIRCULAR	18	ADS
ST3-Z1	640.00	ST3-D8	636.50	149	2.35%	CIRCULAR	18	ADS
ST5-A2	617.00	ST5-A1	613.64	33	10.09%	CIRCULAR	24	ADS
ST5-C12	644.00		640.50	204	1.71%	CIRCULAR	24	ADS
ST5-C13	645.00	ST5-C12	644.10	117	0.77%	CIRCULAR	18	ADS
ST5-C14	645.70	ST5-C13	645.10	47	1.29%	CIRCULAR	18	ADS
ST5-C15	653.70	ST5-C14	645.80	232	3.41%	CIRCULAR	18	ADS
ST5-C16	661.00	ST5-C15	653.80	257	2.80%	CIRCULAR	18	ADS
ST5-C17	662.00	ST5-C16	661.10	25	3.60%	CIRCULAR	18	ADS
ST5-Q1	645.00	ST5-C12	644.60	25	1.60%	CIRCULAR	18	ADS
ST5-R1	644.90	ST5-C12	644.60	33	0.90%	CIRCULAR	24	ADS
ST5-R2	656.20	ST5-R1	645.00	304	3.68%	CIRCULAR	24	ADS
ST5-S1	646.20	ST5-C14	645.80	27	1.47%	CIRCULAR	18	ADS
ST5-T1	654.50	ST5-C15	653.80	25	2.80%	CIRCULAR	18	ADS
ST6-A2	615.00	ST6-A1	614.43	22	2.61%	CIRCULAR	36	ADS
ST6-L1	652.60		650.80	171	1.05%	CIRCULAR	18	ADS
ST6-M4	660.40	ST6-M3	659.10	126	1.03%	CIRCULAR	18	ADS
ST6-M5	660.80	ST6-M4	660.50	25	1.20%	CIRCULAR	18	ADS

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
FRANKLIN, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

CRUNK ENGINEERING



GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

09/21/23 17067

C6.8

STORM PIPE & STRUCTURE TABLES

Vulcan Materials Company

Vulcan Construction Materials, LLC
COLUMBIA
580 THETA PIKE
COLUMBIA, TN 38401
615-928-4750

DANGER

Do not handle until the safety information presented in the Safety Data Sheet (SDS) has been read and understood. Follow applicable local, state and federal health and safety standards. For further health and safety information regarding this product, please refer to the SDS. An electronic version of the SDS is available at http://www.vulcanmaterials.com/construction-materials/safety-data-sheets or by calling 1-866-401-5424

PELIGRO

No usar hasta que la información de seguridad presentada en la Ficha de Datos de Seguridad (SDS) haya sido completamente leída y entendida. Siga las reglas locales, estatales y federales de salud y seguridad. Para mayor información sobre la salud y seguridad de este producto, por favor referirse al documento de SDS. Una version de SDS electronica esta disponible en http://www.vulcanmaterials.com/construction-materials/safety-data-sheets o llamando al 1-866-401-5424

RECEIVED BY:	CUSTOMER/CONSIGNEE		
X DRIVER	Mike 8652324255	Ticket No	3291682
DATE 6/13/2024	TIME 9:54AM	PLANT 1222-111 COLUMBIA	

Tennessee Certified Weigher - Public weighmaster license TNWM23399
TIFFANY BRYANT

Tiffany Bryant

LIMITED WARRANTY AND WARRANTY DISCLAIMER: Seller warrants for a period of one (1) year from date of delivery only that the material sold hereunder substantially complies with Seller's specification for said material or the specifications set forth in the Seller's quotation. SELLER HEREBY EXCLUDES ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PURPOSE, AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF THE MATERIAL SOLD HEREUNDER, OTHER THAN THE EXPRESS WARRANTY STATED ABOVE. In addition, except to the extent otherwise set forth in the specification described above, Seller makes no warranty whatsoever with respect to specific gravity, absorption, whether the material is innocuous, non-deleterious, or non-reactive, or whether the material is in conformance with any plans, other specifications, regulations, ordinances, statutes, or other standards applicable to customer's job or to said material as used by customer. SELLER SHALL IN NO EVENT BE RESPONSIBLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGE CAUSED BY NON-COMPLIANCE OF THE MATERIAL WITH SPECIFICATION, OR FOR ANY DEFECTS IN THE MATERIALS SOLD HEREUNDER.

ALL SALES AND DELIVERS MADE SUBJECT TO SELLER'S GENERAL TERMS AND CONDITIONS.

AS EVIDENCED BY SIGNATURE, OR DEPARTURE FROM SELLER'S FACILITY, CARRIER ACKNOWLEDGES THAT CARRIER IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THIS VEHICLE'S TARE WEIGHT, AXLE WEIGHTS AND GROSS WEIGHT. CARRIER SHALL BE RESPONSIBLE FOR NOTIFYING SELLER WHEN ANY TRUCK OR TRAILER HAS BEEN OVERLOADED SO AS TO RENDER IT OUT OF COMPLIANCE WITH ANY APPLICABLE WEIGHT LIMITS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, CARRIER SHALL INDEMNIFY SELLER FOR ANY LOSS CAUSED BY OVERLOADING.

TRUCK TARE AND GROSS WEIGHTS ARE DETERMINED WITH THE DRIVER IN THE VEHICLE

CUSTOMER: 7428697 CK# SAFE HARBOR SITEWORK, LLC	CUSTOMER PURCHASE ORDER: NOPO	GOVT CONTRACT:
ORDER: 3941638	Greens Mill - NT - Storm Drainage & Erosion Control - CEN - 394 2558 Greens Mill Road	DELIVERED Dispatch: 516986
DESTINATION: PROOFROLL	Greens Mill - NT - Storm Drainage & Erosion Control 2558 Greens Mill Road	ZONE/MILES
PRODUCT: 15391	GRADE D BASE	

COMMENTS: Proof Roll... Please call dispatch after proof rol
I is complete and let them know how long it took
C all Mike (865)232-4255 when loaded

TRUCK	TRUX36366	DWKRIMINGER Inc	CARRIER CE001 TRUX, INC.
LICENSE	6621H10	TN Trixxle	TRAILER ID NO TRAILER ID NO
FREIGHT TYPE	A	AXLES 4	TARE DATE 06/13/2024 TARE EXPIRE 07/14/2024

GROSS LBS (Scale 1)	TARE LBS (Scale 0)	NET LBS	TONS	TONS TODAY	LOADS TODAY	GROSS LEGAL WT
73,640	28,660 *	44,980	22.49	22.49	1	74,000
GROSS KG	TARE KG	NET KG	NET Mtg	Mtg. TODAY	IN PLANT	OUT OF PLANT
33,403	13,000	20,403	20.40	20.40	12:00 am	9:54AM

CASH SALE PER TON	MATERIAL	HAUL	OTHER CHARGES			
TOTAL	MATERIAL	HAUL	TAX	OTHER CHARGES		COD TOTAL
FREIGHT TIME REPORT	ARRIVE JOB	START UNLOAD	FINISH UNLOAD	JOB TIME		DELAY TIME

* P. T.

We make deliveries inside the curb line at the customer's risk only and accept no responsibility whatsoever for damage resulting from such deliveries.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	2558 Greens Mill Rd., Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 55.00
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 33 build-able lots, 3 open space lots, dedication of Right of Way, and Easements.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Preliminary Plat ☒ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards with check list completed ❑ Columbia Water System Availability Letter **Plats/PUDs:** ❑ Project Name (include Sections & Phases) The Landing at Greens Mill Rd. - Phase 1A ❑ Total Number of Lots 33 Lots ❑ Total acreage 33 acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Crunk Engineering, LLC	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd., #201, Brentwood, TN 37027	EMAIL	alex@crunkeng.com

PROPERTY OWNER NAME	Safe Harbor Residential	PHONE	865-622-1774
ADDRESS	105 Westpark Dr., #365, Brentwood, TN 37027	EMAIL	taylor@safeharborresidential.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Adam Crunk, PE	Adam Crunk	12/18/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE

Kelsey DuMont		12/18/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

HONEY FARM STORPLACE RETAIL ADDITION

NASHVILLE HWY (HWY 31)
COLUMBIA, TN 38401
PRELIMINARY PLANNED UNIT DEVELOPMENT REVISION

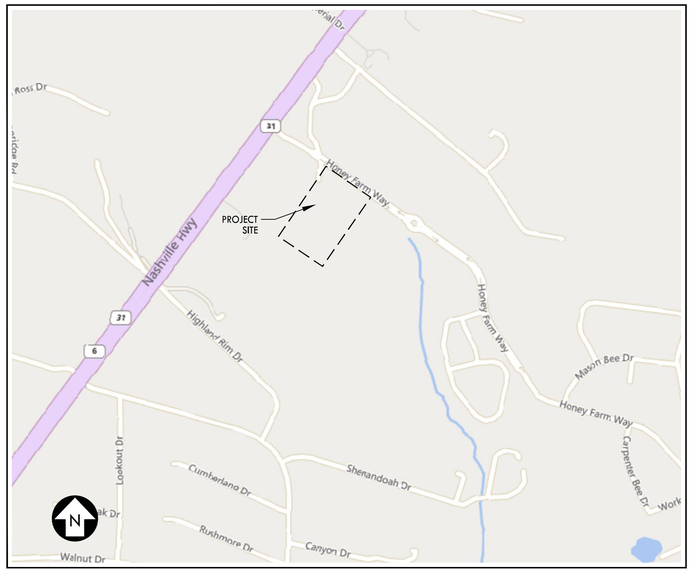
GENERAL INFORMATION

DEVELOPER

STORPLACE SELF STORAGE
109 MURPHY COURT
NASHVILLE, TN 37203-1005
Contact: J. EDMOND FREEMAN, JR.
Phone: 615-383-3111
Email: ed@storplace.com

CIVIL ENGINEER

Crunk Engineering LLC
7112 Crossroads Boulevard, Suite 201
Brentwood, TN 37027
Contact: Adam Crunk, PE
Phone: 615.873.1795
Email: adam@crunkeng.com



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	SITE LAYOUT PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

ADAM W. CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 114180
7/15/24
STATE OF TENNESSEE

HONEY FARM RETAIL
COLUMBIA, TN

REVISIONS

No.	DATE

07/15/2024 22132

C0.0
COVER

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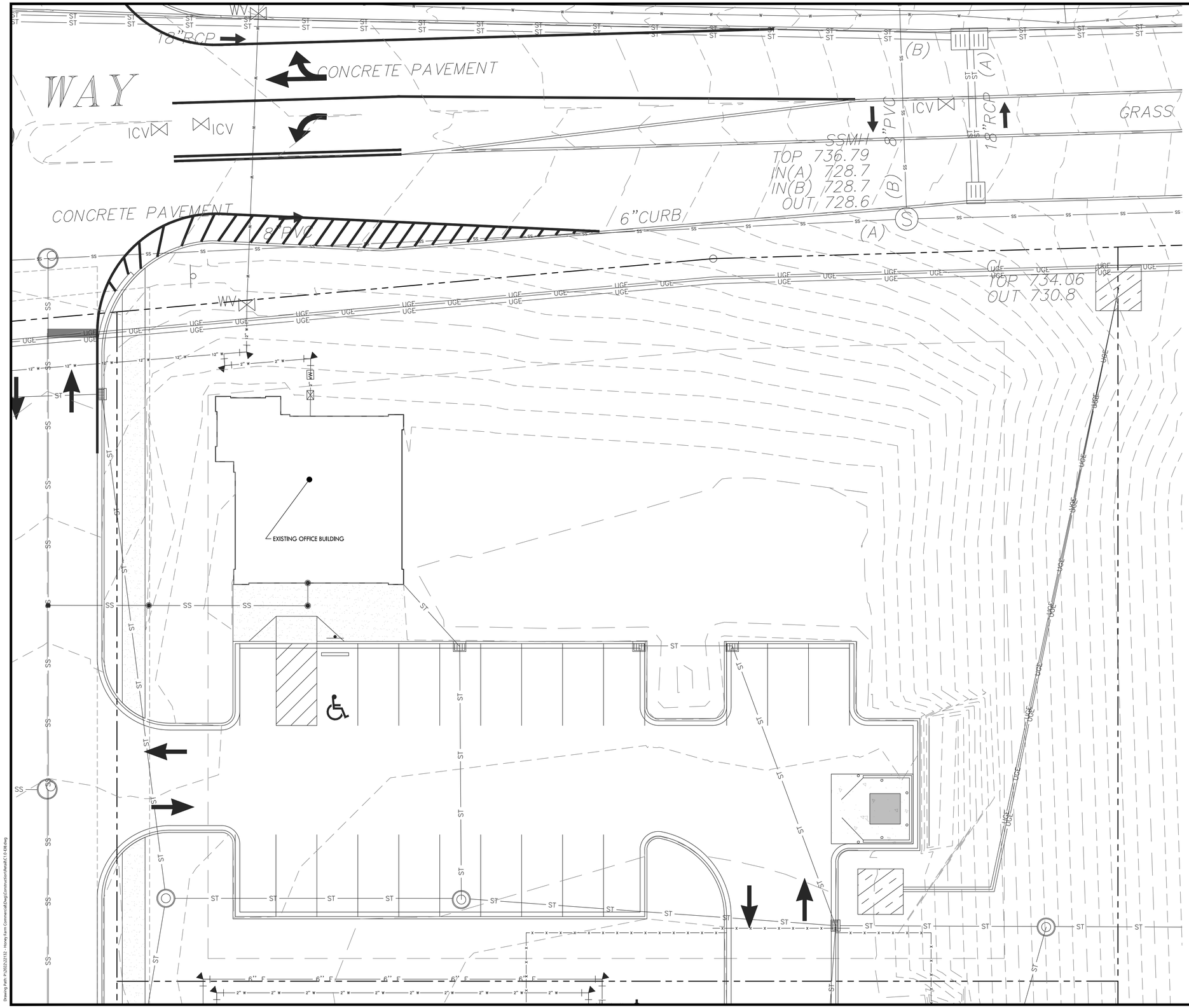

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SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

WILSON CRUNK
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE
7/15/24

HONEY FARM RETAIL

COLUMBIA, TN

REVISIONS	
No.	DATE

07/15/2024 22132

C1.0

EXISTING CONDITIONS

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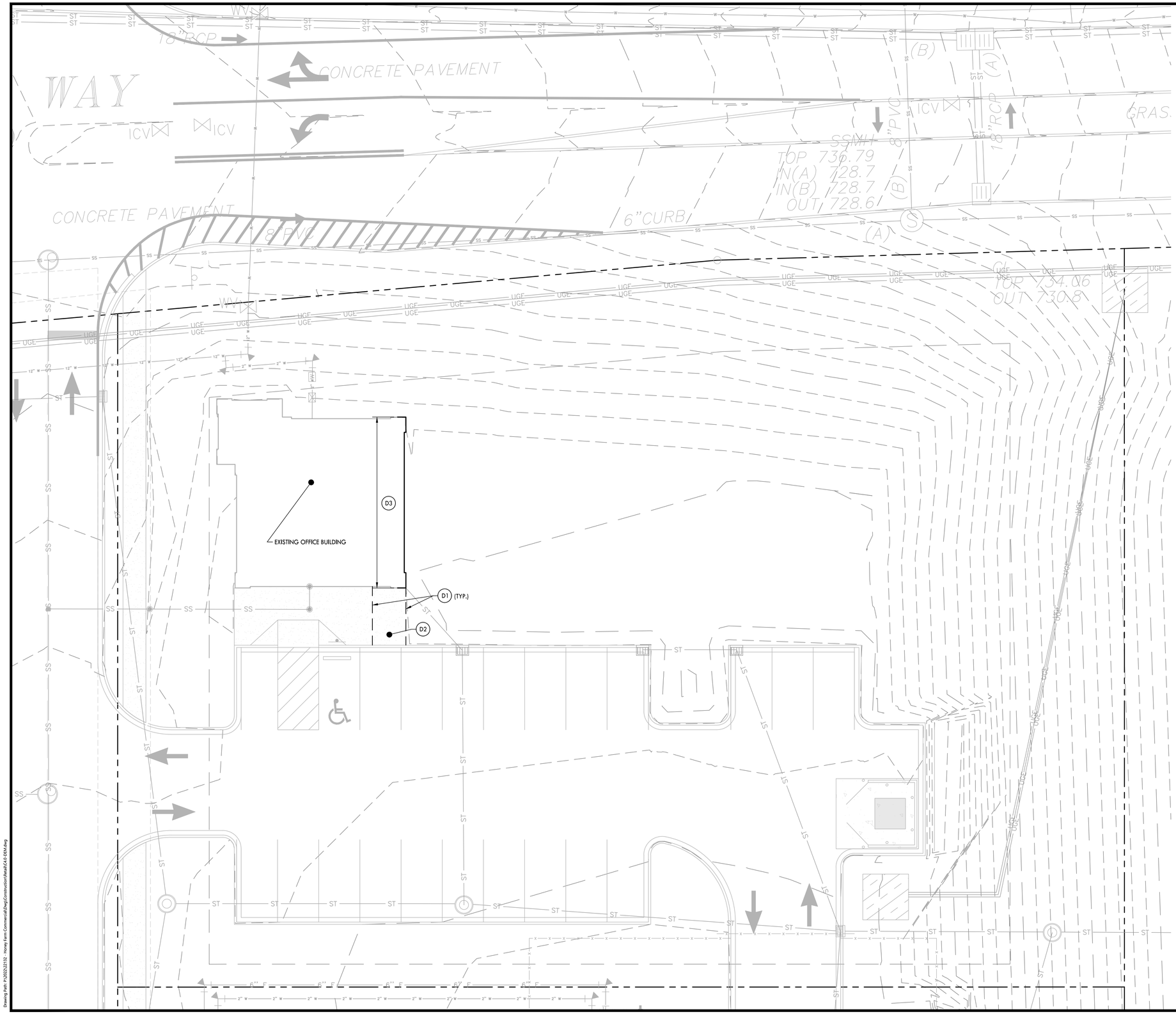

DEMOLITION PLAN KEYNOTES

CODE	DESCRIPTION
D1	SAWCUT EDGE OF PAVEMENT DEMOLITION
D2	SIDEWALK DEMOLITION
D3	EXISTING BUILDING WALL DEMOLITION

PROPOSED DEMOLITION LEGEND

EDGE OF PAVEMENT REMOVAL

0 5 10 20
GRAPHIC SCALE

CRUNK ENGINEERING LLC
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SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

BRADLEY L. CRUNK
REGISTERED
AGRICULTURE
5/24/2024
COMMERCE
TENNESSEE
STATE OF TENNESSEE

HONEY FARM RETAIL

COLUMBIA, TN

REVISIONS

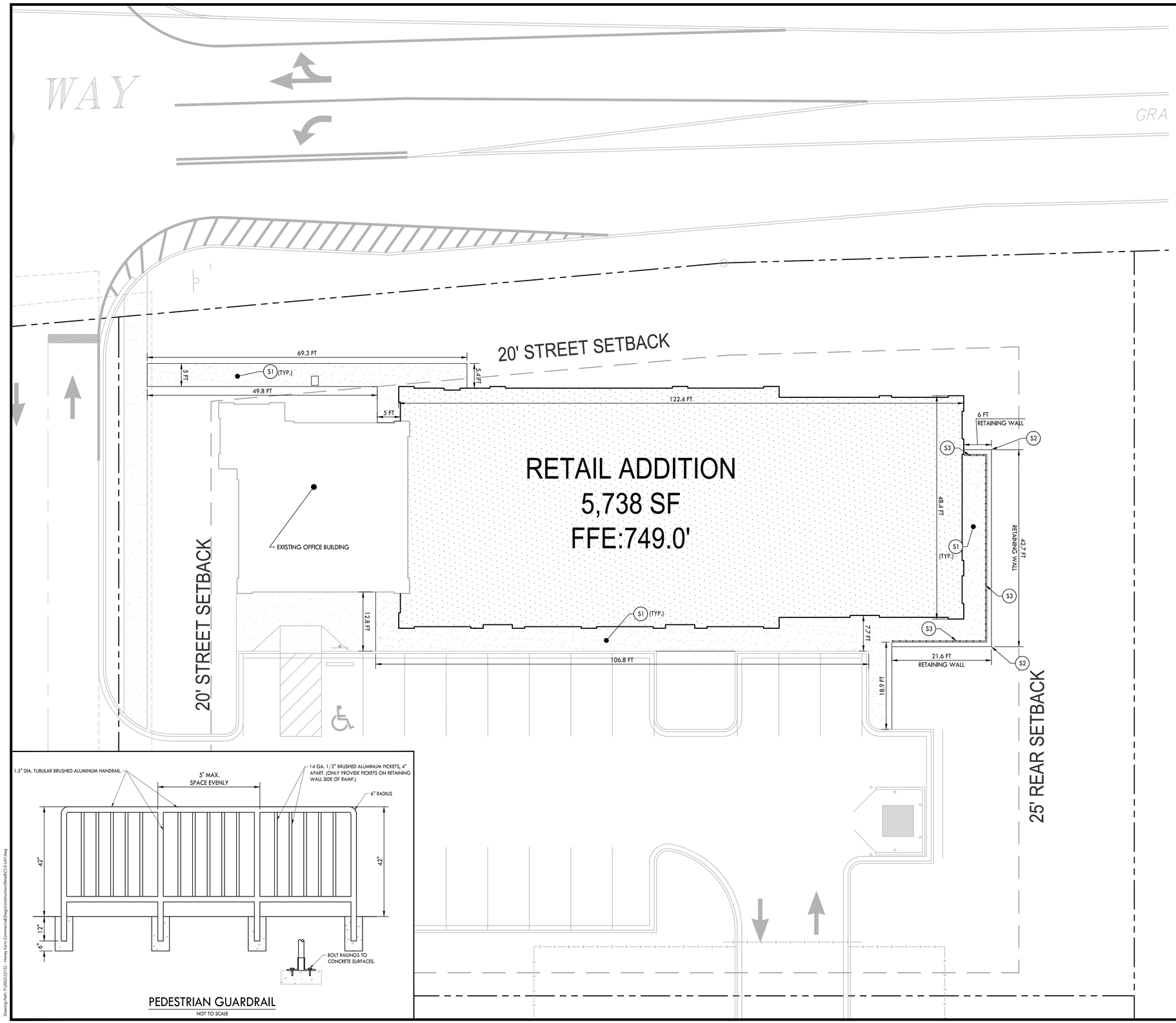
No.	DATE

07/15/2024 22132

C2.0

DEMOLITION PLAN

Drawing Path: P:\2022\2132 - Honey Farm Commercial\Dwg\Construction\Retail\C2.0 DEM.dwg



PEDESTRIAN GUARDRAIL

NOT TO SCALE

LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION
S1	CONCRETE SIDEWALK
S2	RETAINING WALL
S3	PEDESTRIAN GUARDRAIL

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PROPERTY LINE

SITE SUMMARY TABLE

ADDRESS	2301 LEAFCUTTER BEE ROAD, COLUMBIA, TN 38401
ZONING	PUD-MU
EXISTING PARCEL ID	PORTION OF 051 058.03
EXISTING PARCEL ACREAGE	132,858 SF (3.05 AC)
EXISTING PARKING REQUIREMENTS (OFFICE)	1 PER 300 SF = 5 SPACES
EXISTING PARKING PROVIDED	22 SPACES
PROPOSED SITE	34,285 SF (0.79 AC)
PROPOSED PARKING REQUIREMENT (RETAIL)	1 PER 500 SF = 12 SPACES
PARKING REQUIRED (TOTAL)	17 SPACES
PARKING PROVIDED	22 SPACES

LAND USE SUMMARY TABLE

LOT AREA	34,285 SF (0.79 AC)
EXISTING OFFICE BUILDING AREA	1,258 SF / 0.029 AC
EXISTING SIDEWALK AREA	1,070 SF / 0.025 AC
EXISTING PARKING AREA	9,179 SF / 0.21 AC
PROPOSED RETAIL BUILDING AREA	5,738 SF / 0.13 AC
PROPOSED SIDEWALK AREA	1,133 SF / 0.026 AC

0 5 10 20

GRAPHIC SCALE

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

REGISTERED ENGINEER AGRICULTURE COMMERCE No. 114180 STATE OF TENNESSEE 7/15/24

HONEY FARM RETAIL

COLUMBIA, TN

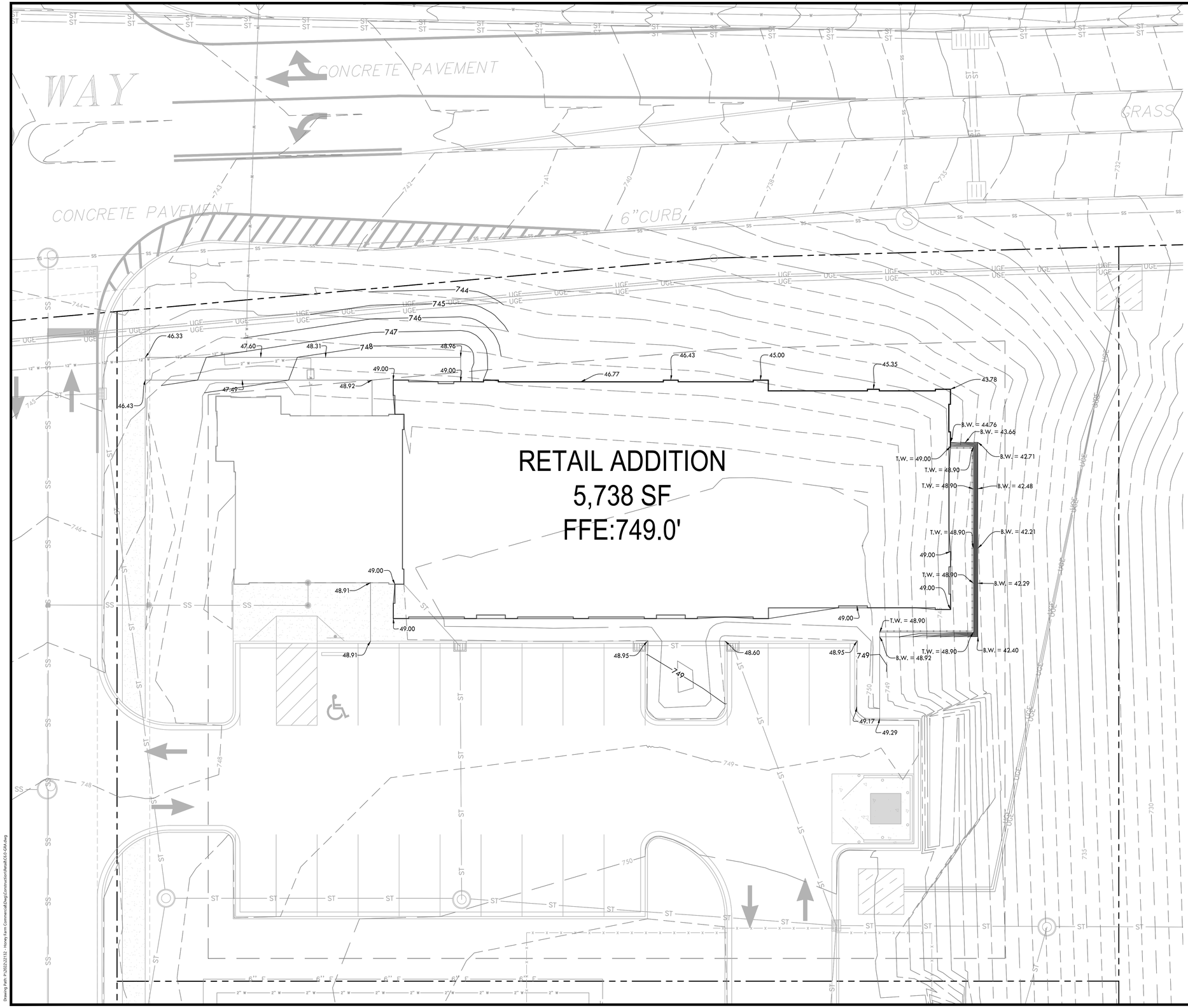
REVISIONS	
No.	DATE

07/15/2024 22132

C3.0

SITE LAYOUT PLAN

Drawing Path: P:\2022\2132 - Honey Farm Commercial\Dwg\Construction\Retail\C3.0 A1.dwg



GRADING PLAN KEYNOTES

CODE	DESCRIPTION
G1	RETAINING WALL

PROPOSED GRADING LEGEND

- 55 — PROPOSED CONTOUR
- + 55.10 — PROPOSED SPOT ELEVATION
- ST — EXISTING STORM PIPE
- EXISTING SINGLE CURB INLET
- EXISTING JUNCTION BOX

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

TENNESSEE WILLIAM SCOTT CRUNK REGISTERED ENGINEER AGRICULTURE COMMERCE No. 114180 STATE OF TENNESSEE 7/15/24

HONEY FARM RETAIL

COLUMBIA, TN

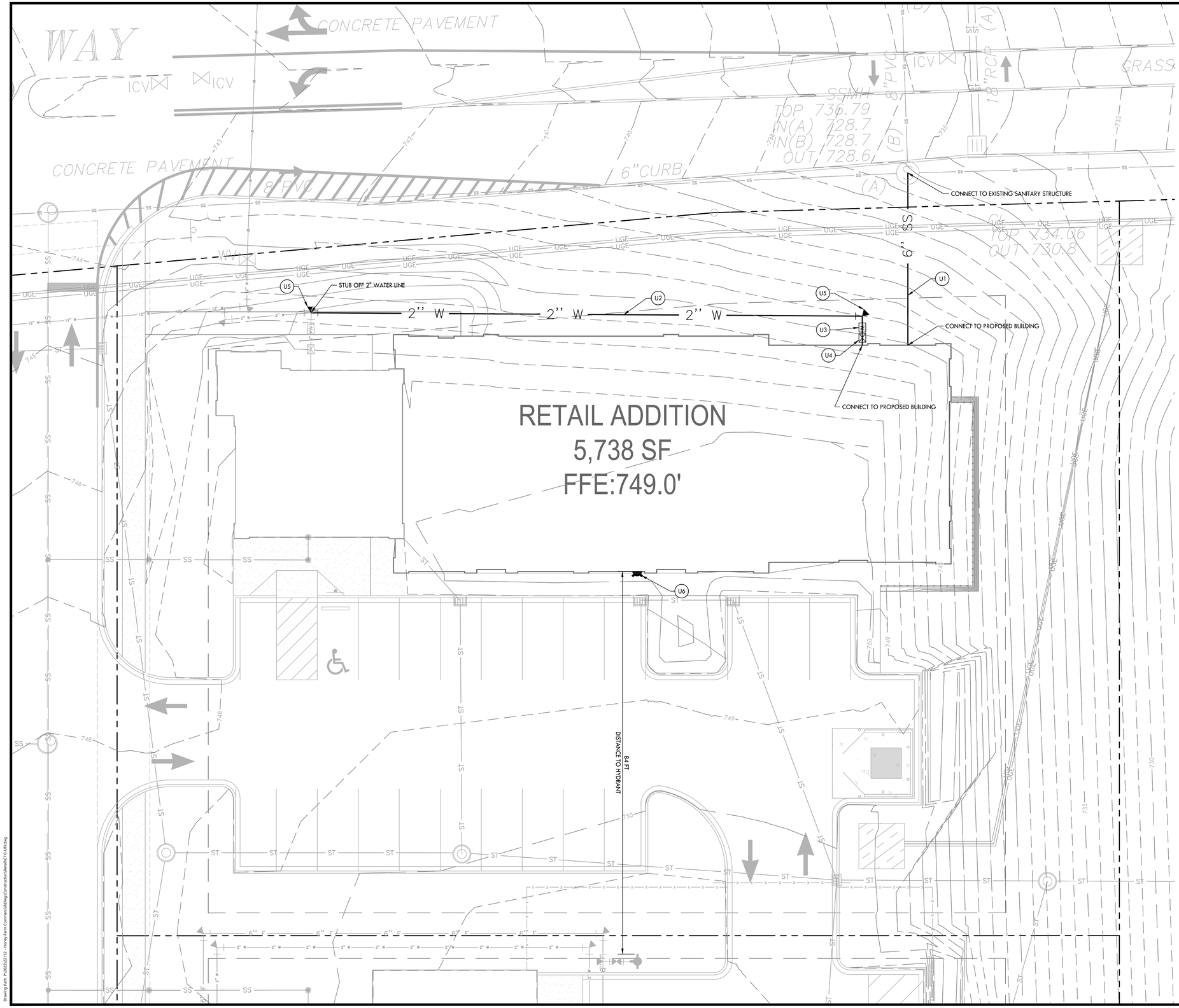
REVISIONS	
No.	DATE

07/15/2024 22132

C4.0

GRADING PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\Retail\C4.0-GRA.dwg



UTILITY PLAN KEYNOTES

CODE	DESCRIPTION
U1	SANITARY SEWER SERVICE LINE - 6"
U2	WATER SERVICE LINE - 2"
U3	WATER METER
U4	REDUCE PRESSURE BACKFLOW PREVENTER
U5	THRUST BLOCK
U6	FIRE DEPARTMENT CONNECTION

NOTES:
1. BUILDER TO INSTALL CLEANOUTS AT BUILDING, PROPERTY LINE, AND EVERY 50 FEET.

PROPOSED UTILITY LEGEND

SS — SANITARY SEWER LINE

W — WATER LINE

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

WILSON CRUNK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 114180 — STATE OF TENNESSEE — 7/15/24

HONEY FARM RETAIL

COLUMBIA, TN

REVISIONS

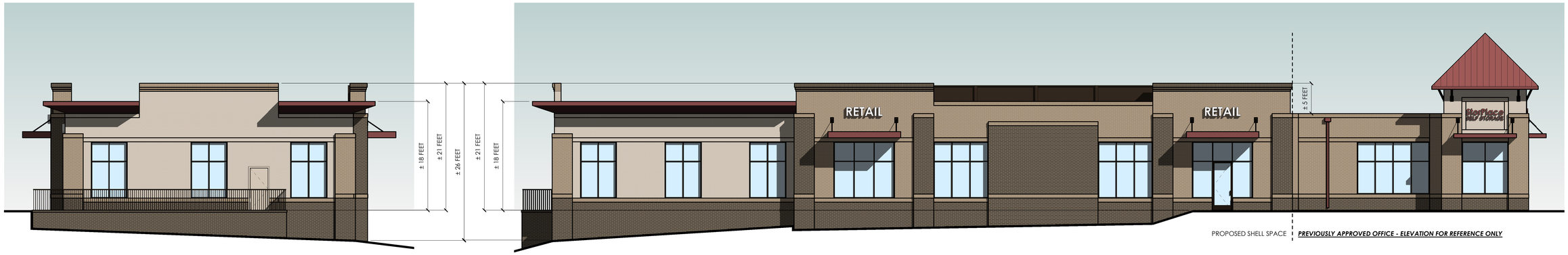
No.	DATE

07/15/2024 22132

C5.0

UTILITY PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\Retail\C27.0-UTL.dwg



SOUTHEAST ELEVATION - RETAIL ADDITION

SCALE: 1/8" = 1'-0"

NORTHEAST ELEVATION - RETAIL ADDITION (ALONG HONEY FARM WAY)

SCALE: 1/8" = 1'-0"



PREVIOUSLY APPROVED OFFICE - ELEVATION FOR REFERENCE ONLY

NORTHWEST ELEVATION - OFFICE (PREVIOUSLY APPROVED)

SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION - RETAIL ADDITION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- BRICK (LIGHT, MEDIUM, DARK)
- RETAINING WALL (MASONRY)
- GLASS
- STOREFRONT FRAME / RAIL / SCREEN WALL
- ROOF / AWNING

BUILDING STANDARDS NOTES

ZONING DISTRICT: PUD-MU

BUILDING HEIGHT:

THE BUILDING STANDARD GUIDELINES FOR THE PUD-MU ZONING DISTRICT CALL FOR A 2-STORY MINIMUM FOR BUILDINGS. THE PROPOSED PROJECT IS THE ADDITION TO AN EXISTING 1-STORY BUILDING AND SITE PLAN APPROVED UNDER THE PREVIOUS REGULATIONS.

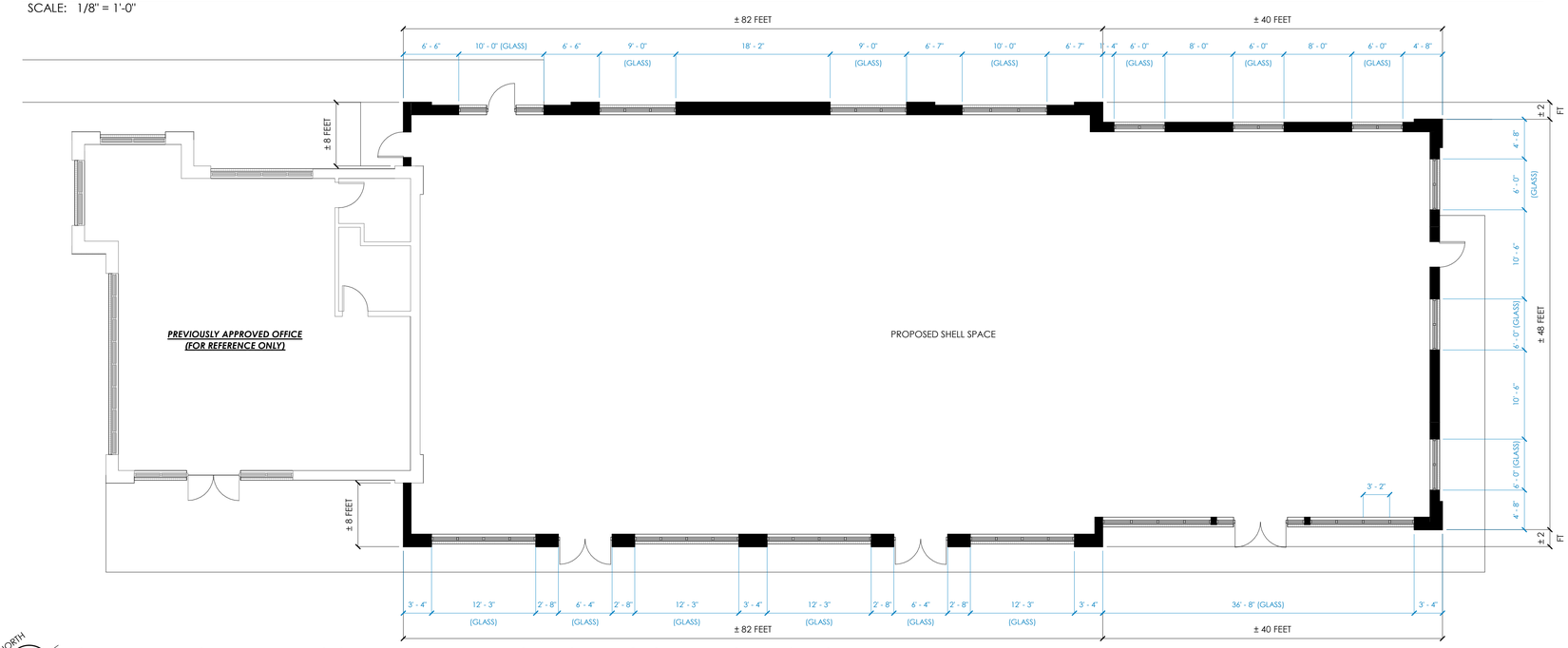
DUE TO THE EXISTING BUILDING AND SITE CONDITIONS, THE PROPOSED DESIGN FOR THE ADDITION IS FOR A 1-STORY BUILDING THAT INCLUDES FEATURES THAT ARE INTENDED TO ACHIEVE PROPORTIONS APPROACHING THAT OF A 2-STORY BUILDING.

FIRST, THE ADDITION HAS A TALLER ROOFLINE / PARAPET ADJACENT TO THE EXISITNG 1-STORY STRUCTURE TO CREATE THE PERCEPTION OF A TALLER (I.E. 2-STORY) BUILDING.

SECOND, THE GRADE ON THE FACADE FACING HONEY FARM WAY IS INCREASINGLY LOWER FROM WEST-TO-EAST WHICH ADDS ADDITIONAL HEIGHT AND THE PERCEPTION OF A TALLER BUILDING.

LASTLY, IT WAS DISCUSSED AT THE PRE-APPLICAITON MEETING THAT THE DESIGN GUIDELINES FOR THE CD-4C ZONING DISTRICT WOULD BE A GOOD REFERENCE POINT AND ARE VERY SIMILAR TO THAT OF PUD-MU WHILE ALLOWING FOR 1-STORY BUILDING.

WITH THE EXISTING CONDITIONS AND PROPOSED DESIGN FEATURES DESCRIBED ABOVE TO APPROXIMATE THE DESIGN GUIDELINES, THE DEVELOPER WOULD LIKE TO RESPECTFULLY REQUEST APPROVAL FOR THE 1-STORY ADDITION AS PRESENTED.



SHELL BUILDING PLAN DIMENSIONED - RETAIL ADDITION W/ PREVIOUSLY APPROVED OFFICE

SCALE: 1/8" = 1'-0"

24-403

noble architects
p.o. box 2008
brentwood
tennessee
37024
615.292.4017

CHRISTIAN A. NOBLE
REGISTERED ARCHITECT
No. 104224
STATE OF TENNESSEE
07/15/2024

STORPLACE - HONEY FARM RETAIL ADDITION

2301 LEAFCUTTER BEE ROAD - COLUMBIA, TN 38401

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revisions

issue date
07.15.2024

sheet title
BUILDING PLAN & ELEVATIONS

A-1



OFFICE + RETAIL - BIRD'S EYE VIEW OF ROOF TOP UNITS BEHIND PARAPET / SCREEN WALL



OFFICE + RETAIL - SOUTHWEST FACADE NEAR OFFICE (PREVIOUSLY APPROVED)



OFFICE + RETAIL - NORTHEAST FACADE ALONG HONEY FARM WAY (W/ APPROVED OFFICE)



OFFICE + RETAIL - SOUTHWEST + SOUTHEAST FACADES

24-403

noble
architects

p.o. box 2008
brentwood
tennessee
37024

615.292.4017

CHRISTIAN A. NOBLE
REGISTERED ARCHITECT
NUMBER
No. 104224
STATE OF TENNESSEE

07/15/2024

STORPLACE - HONEY FARM RETAIL ADDITION

2301 LEAFCUTTER BEE ROAD - COLUMBIA, TN 38401

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revisions

issue date
07.15.2024

sheet title
EXTERIOR 3D VIEWS

A-2

July 15, 2024

City of Columbia
Technical Review Committee
700 N Garden Street
Columbia, TN 38401

Honey Farm StorPlace Retail Addition

Below is the description of the proposed project we are submitting today, July 15, 2024.

This proposed project will include a building addition off the Honey Farm StorPlace Office Building. This addition will serve as a retail area. This Preliminary PUD Revision submission is being submitted to permit, approve, and construct the proposed building addition.

The building addition has a square footage of 5738 sf. The accompanying site plans show the building location along with necessary sidewalks, retaining walls, and utilities. The architectural elevations and floor plan shows the building dimensions and exterior styling of the building.

If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,



Adam Crunk, PE
Crunk Engineering LLC

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

28 June 2024

Richard Woodson
7112 Crossroads Blvd Suite 201
Brentwood, TN 37027

RE: 2301 Leafcutter Bee Road, Columbia, TN 38401; 051 058.03

Chase,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Sanitary sewer service for this property will be connected to the manhole near the site as shown in the availability letter schematic.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

July 31, 2024
Mr. Adam Crunk P.E.
Crunk Engineering, LLC
7112 Crossroads Blvd, Suite 201
Brentwood, TN 37027
Sent via email: adam@crunkeng.com
RE: Water Availability Letter
Honey Farm StorPlace / Leafcutter Bee Rd Commercial Developments
Tax Map 51, Parcel 58.03
Columbia, Maury County, TN

Dear Mr. Crunk:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development includes a self-storage facility in three buildings totaling 96,975 square feet, a 1300 square-foot office, and a 5,840 square-foot retail building. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow capacity of 2,250 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 12-inch stub-out located on Honey Farm Way.
- A minimum-size 12-inch water main will be required along Leafcutter Bee Road to meet fireflow requirements.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS

infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Provide revised drawings resolving the tee/tap and meter locations for the office and retail building per comments provided by CPWS.
- ***Prior to your preconstruction meeting***, remit to CPWS all new water service fees and impact fees:

New Water Service Fee Base Rate	$1,500.00
New Water Service Fee: $370 per SFU (7.3 SFUs, storage)	$2,701.00
New Water Service Fee: $370 per SFU (13.2 SFUs, retail)	$4,884.00
New Water Service Fee: $370 per SFU (1 SFU, office)	$370.00
Total New Service Fees Due =	**$9,455.00**

Meter Fee: TBD per 6" fire meter (1 meter, storage)	TBD
Meter Fee: TBD per 2" meter (1 meter, storage)	TBD
Meter Fee: TBD per 2" meter (1 meter, retail)	TBD
Meter Fee: $540 per 3/4" meter (1 meter, office)	$540.00
Impact Fee: $25,000 per 2" meter (1 meter, storage)	$25,000.00
Impact Fee: $25,000 per 2" meter (1 meter, retail)	$25,000.00
Impact Fee: $4,500 per 3/4" meter (1 meter, office)	$4,500.00
Total Meter and Impact Fees Due =	**$55,040.00**

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,



Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-045

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 2024-06-27
Name: Chase Kerr
Phone: 615-873-1795
Email: chase@crunkeng.com
Address/Parcel ID: 2301 Leafcutter Bee Road
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Timber Frame/Masor
Enclosed Area (ft²): 6086

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit
Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 2,250 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 2

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit
Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

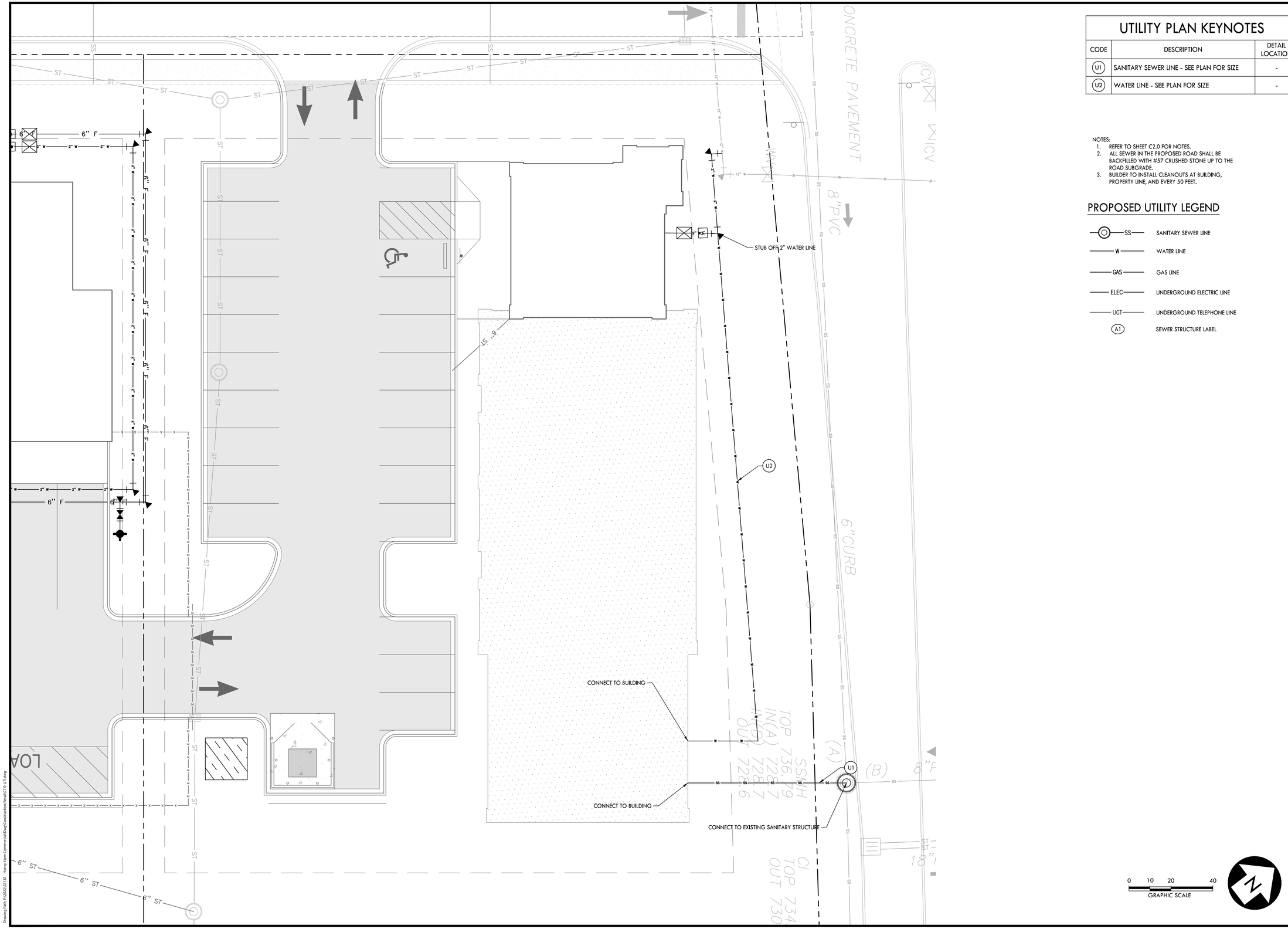
Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 7-1-2024



UTILITY PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
U1	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U2	WATER LINE - SEE PLAN FOR SIZE	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. ALL SEWER IN THE PROPOSED ROAD SHALL BE BACKFILLED WITH #57 CRUSHED STONE UP TO THE ROAD SUBGRADE.
3. BUILDER TO INSTALL CLEANOUTS AT BUILDING, PROPERTY LINE, AND EVERY 50 FEET.

PROPOSED UTILITY LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
GAS	GAS LINE
ELEC	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
A1	SEWER STRUCTURE LABEL

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

HONEY FARM RETAIL

COLUMBIA, TN

REVISIONS

No.	DATE

05/02/2023 22132

C7.0

UTILITY PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction Retail\C7.0 Util.dwg

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	2301Leafcutter Bee Road		
	TAX MAP: 051	GROUP: n/a	PARCEL: 058.03
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary PUD Revision for the Honey Farm StorPlace development to install a Retail addition on the Honey Farm StorPlace Office Building. Work will include construction of building addition along with needed utilities and sidewalks.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	07/03/2024	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ❑ Final Plat ☑ PUD Preliminary Master Plan + Checklist ❑ PUD Final Site Plan + Checklist ❑ Multi-Family Site Plan ❑ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) Preliminary PUD Revision Honey Farm StorPlace Retail Addition • Total Number of Lots 1 • Total acreage 0.79 AC

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Adam Crunk	PHONE	615-873-1795
ADDRESS	7112 Crossroads BLVD Suite 201 Brentwood, TN 37027	EMAIL	adam@crunkeng.com

PROPERTY OWNER NAME	FREEGARD PARTNERS	PHONE	615-383-3111
ADDRESS	109 MURPHY CT NASHVILLE, TN 37203	EMAIL	ed@storplace.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Adam Crunk		07/11/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Ed Freeman		July 11, 2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

REZONING / CONCEPT PLAN
FOR
SHEPARD PROPERTY

1201 CARMACK BLVD.
COLUMBIA, TN 38401

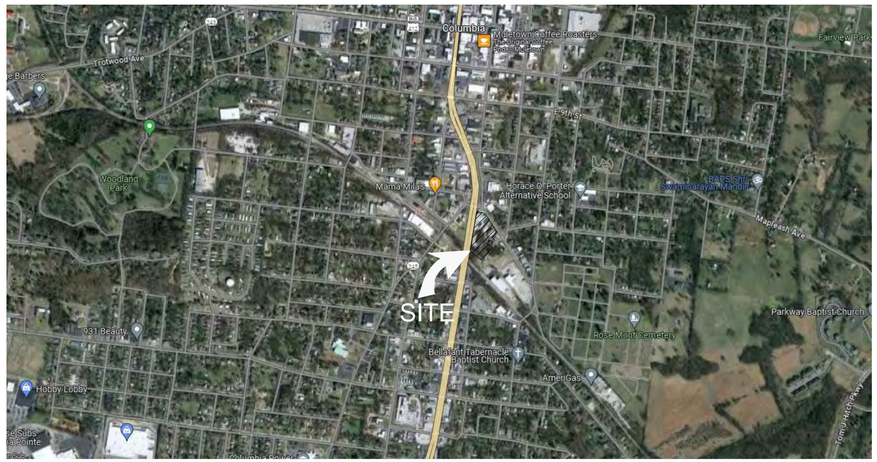
Property Information:
Developer: Burchell Properties LLC
Columbia, Tennessee 38401
Map 99D, Parcel Numbers 7.00, 7.01, 7.02, 7.04, & 3.00

Civil Engineer:
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton, PE, LEED AP
cole@tkc-ae.com
615.617.7477
www.tkc-ae.com

Surveyor:
CARROLL LAND SURVEYING
Kenneth Carroll
csurvey@bellsouth.net
931.796.1654

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the OWNER / CARROLL LAND SURVEYING. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



N.T.S.

LOCATION MAP

SITE DATA	
ACREAGE:	2.97 AC
EXISTING ZONING:	SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT)
PROPOSED ZONING:	CD-5 (URBAN CENTER)
EXISTING USE:	EXISTING BUILDING, GRASS, AND IMPERVIOUS AREAS
PROPOSED:	118,500 SQ FT OF MIXED USE BUILDINGS WITH 2-STORY PARKING GARAGE
SETBACKS: FRONT SIDE REAR	 0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE 0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE NOT REQUIRED
BUILDING HEIGHT:	2 STORY MIN.; 5 STORIES MAX.
PARKING REQUIRED:	1 PER 2,000 SQ FT OF USABLE FLOOR SPACE (60 SPACES)
PROPOSED:	165 SPACES (7 ADA SPACES)
PERCENT IMPERVIOUS:	82.9%

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Concept Plan
C-2.1	Overall City Plan
C-2.2	Overall City Zoning Map

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
818 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
SHEPARD PROPERTY
REZONING
1201 CARMACK BLVD
COLUMBIA, TN 38401
PORTION OF MAP 99, PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description

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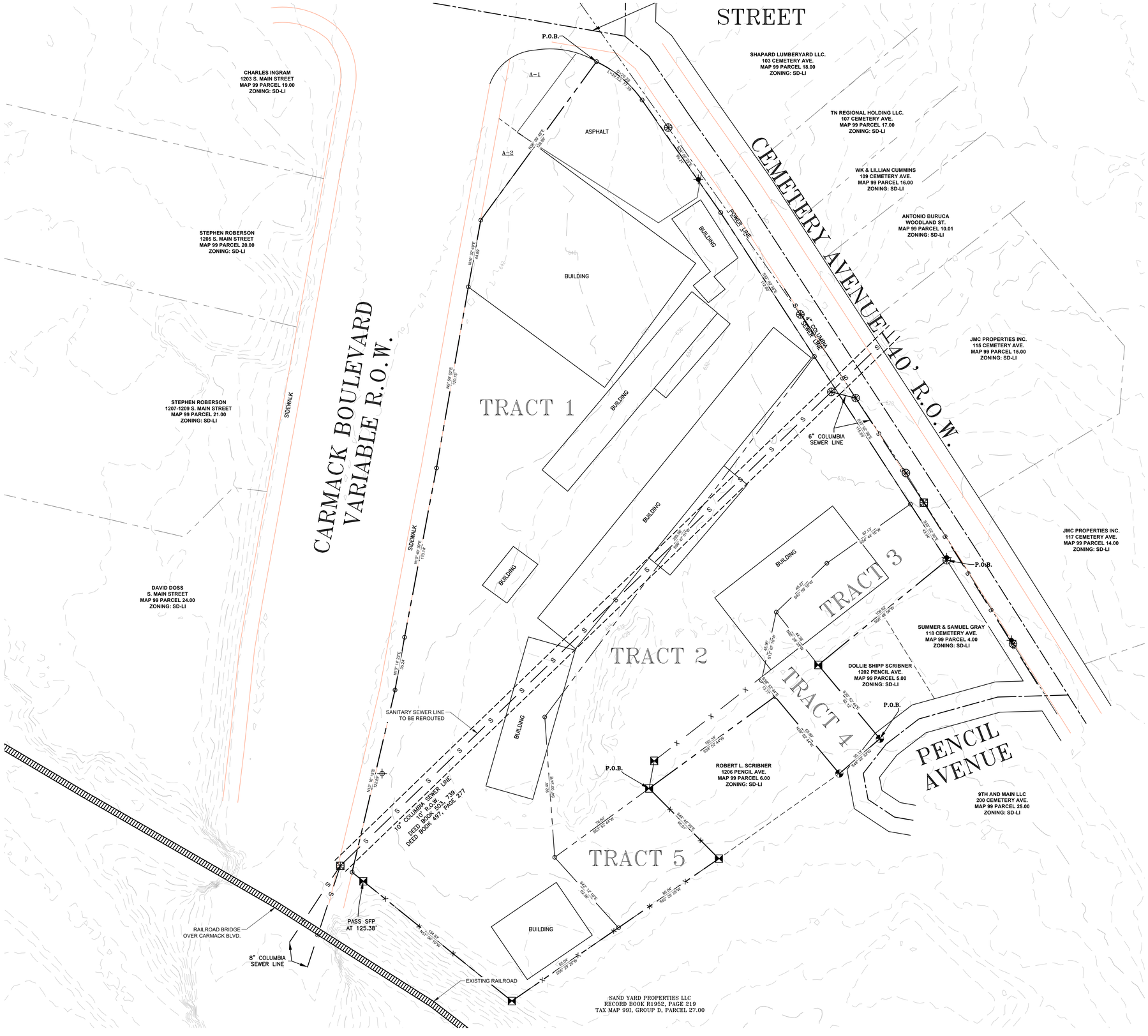
NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

Rezone
DATE: 12/1/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 0.0



N

GRAPHIC SCALE
(IN FEET)
0 30 60
SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

PROPERTY OWNER:
BURCHELL PROPERTIES LLC.
1201 CARMACK BLVD.
COLUMBIA, TN 38041
MAP 99I, GROUP D PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

CURRENT ZONING - SD-LI
PROPOSED ZONING - CD-5

NOT FOR CONSTRUCTION

TKC
ARCHITECTURE | INTERIORS | CIVIL SITE
816 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.417.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
SHEPARD PROPERTY REZONING
1201 CARMACK BLVD
COLUMBIA, TN 38401
PORTION OF MAP 99, PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description

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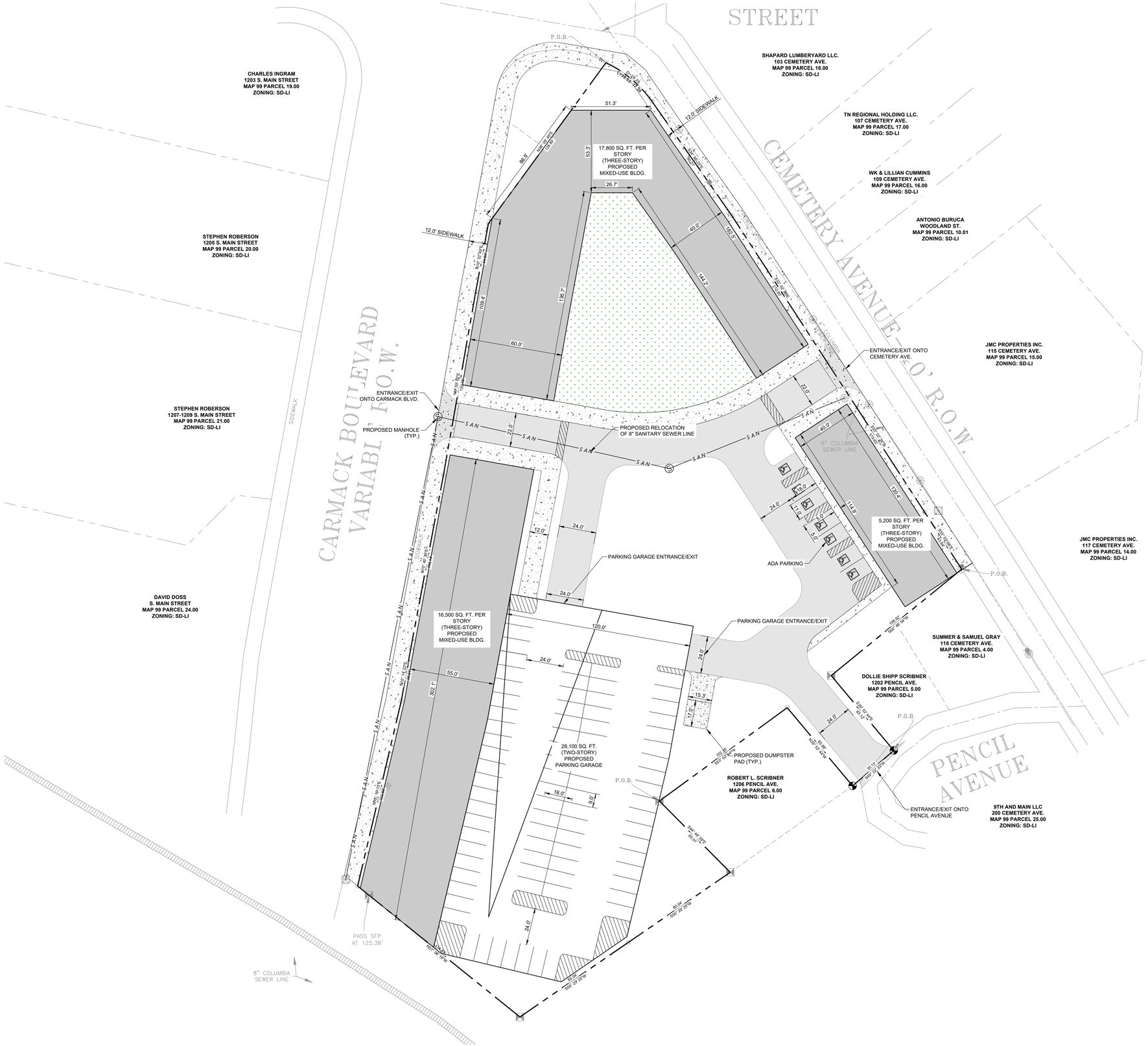
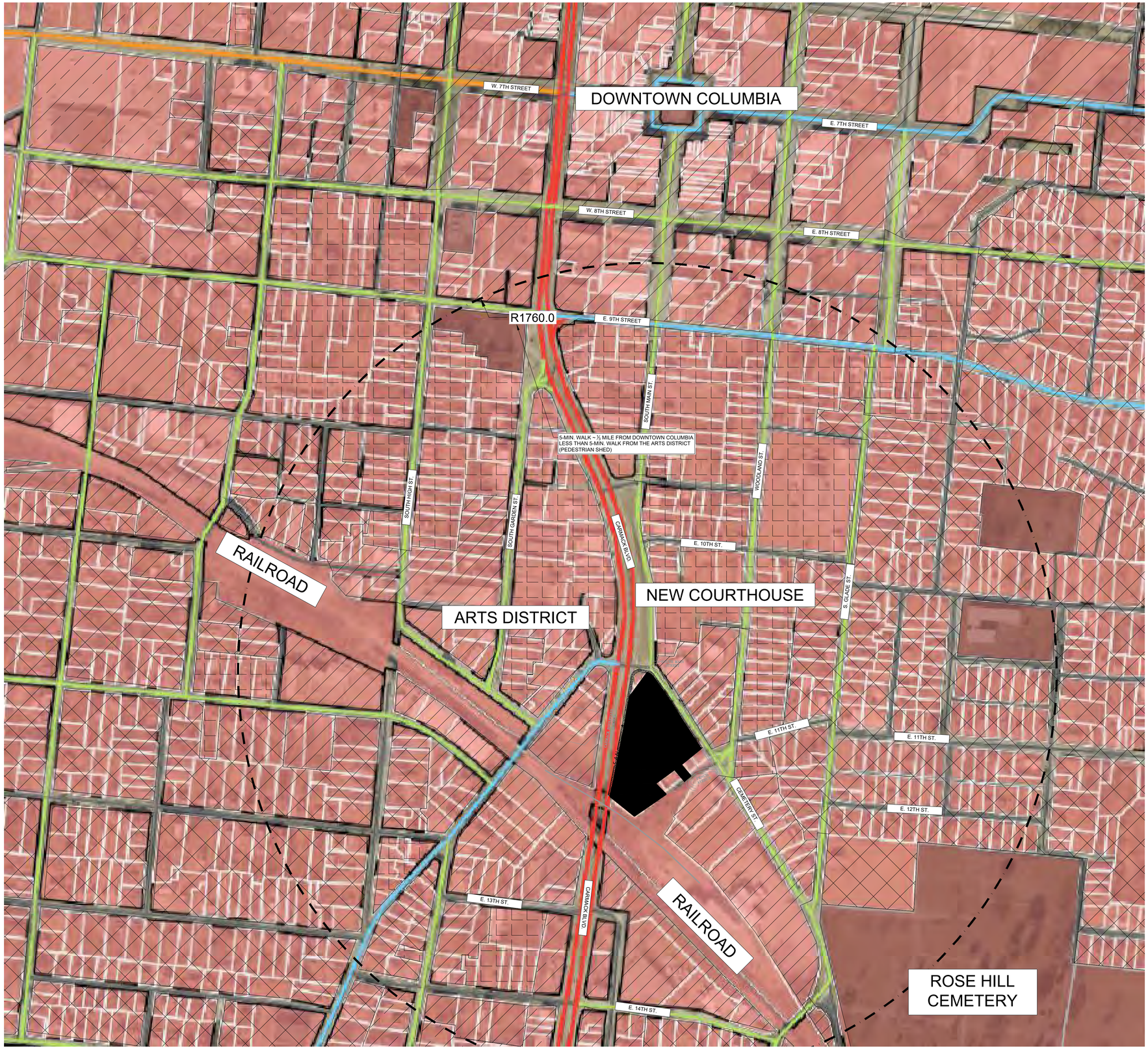
SHEET TITLE:
EXISTING CONDITIONS

Rezone
DATE: 12/1/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 1.0


STREET
P.O.B.
CHARLES INGRAM
1203 S. MAIN STREET
MAP 99 PARCEL 19.00
ZONING: SD-LI
SHAPARD LUMBERYARD LLC.
103 CEMETERY AVE.
MAP 99 PARCEL 18.00
ZONING: SD-LI
TN REGIONAL HOLDING LLC.
107 CEMETERY AVE.
MAP 99 PARCEL 17.00
ZONING: SD-LI
WK & LILLIAN CUMMINS
109 CEMETERY AVE.
MAP 99 PARCEL 16.00
ZONING: SD-LI
ANTONIO BURUCA
WOODLAND ST.
MAP 99 PARCEL 10.01
ZONING: SD-LI
JMC PROPERTIES INC.
115 CEMETERY AVE.
MAP 99 PARCEL 15.00
ZONING: SD-LI
STEPHEN ROBERSON
1205 S. MAIN STREET
MAP 99 PARCEL 20.00
ZONING: SD-LI
STEPHEN ROBERSON
1207-1209 S. MAIN STREET
MAP 99 PARCEL 21.00
ZONING: SD-LI
DAVID DOSS
S. MAIN STREET
MAP 99 PARCEL 24.00
ZONING: SD-LI
JMC PROPERTIES INC.
117 CEMETERY AVE.
MAP 99 PARCEL 14.00
ZONING: SD-LI
SUMMER & SAMUEL GRAY
118 CEMETERY AVE.
MAP 99 PARCEL 4.00
ZONING: SD-LI
DOLLIE SHIPP SCRIBNER
1202 PENCIL AVE.
MAP 99 PARCEL 5.00
ZONING: SD-LI
ROBERT L. SCRIBNER
1206 PENCIL AVE.
MAP 99 PARCEL 6.00
ZONING: SD-LI
9TH AND MAIN LLC
200 CEMETERY AVE.
MAP 99 PARCEL 25.00
ZONING: SD-LI
CEMETERY AVENUE - 'O' R.O.W.
CARMACK BOULEVARD
VARIABL R.O.W.
PENCIL AVENUE
SIDEWALK
12.0' SIDEWALK
17,800 SQ. FT. PER STORY (THREE-STORY) PROPOSED MIXED-USE BLDG.
16,500 SQ. FT. PER STORY (THREE-STORY) PROPOSED MIXED-USE BLDG.
5,200 SQ. FT. PER STORY (THREE-STORY) PROPOSED MIXED-USE BLDG.
28,100 SQ. FT. (TWO-STORY) PROPOSED PARKING GARAGE
ENTRANCE/EXIT ONTO CARMACK BLVD.
PROPOSED MANHOLE (TYP.)
PROPOSED RELOCATION OF 8" SANITARY SEWER LINE
ENTRANCE/EXIT ONTO CEMETERY AVE
PARKING GARAGE ENTRANCE/EXIT
ADA PARKING
PROPOSED DUMPSTER PAD (TYP.)
ENTRANCE/EXIT ONTO PENCIL AVENUE
6" COLUMBIA SEWER LINE
8" COLUMBIA SEWER LINE
PASS SFP AT 125.38'
S.A.N.
51.3'
53.3'
26.7'
40.0'
102.3'
144.2'
136.7'
109.4'
60.0'
22.0'
24.0'
12.0'
18.0'
9.0'
5.0'
17.0'
15.3'
120.0'
55.0'
302.1'
180.4'
114.6'
158.0'
88.6'
N66° 39' 46"E
69.39'
S23° 20' 14"E
71.38'
N66° 39' 46"E
S23° 20' 14"E
N66° 39' 46"E
S23° 20' 14"E
N66° 39' 46"E
S23° 20' 14"E



N

GRAPHIC SCALE
(IN FEET)
0 200 400
SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- SD-LI ZONING
- CD-5 ZONING
- CD-3 ZONING
- CD-4 ZONING
- CD-4C ZONING
- CIVIC AREAS
- PROJECT SITE AREA

NOT FOR CONSTRUCTION

TKC
ARCHITECTURE | INTERIORS | CIVIL SITE
816 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.417.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
SHEPARD PROPERTY REZONING

1201 CARMACK BLVD
COLUMBIA, TN 38401
PORTION OF MAP 99, PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY DRAWINGS

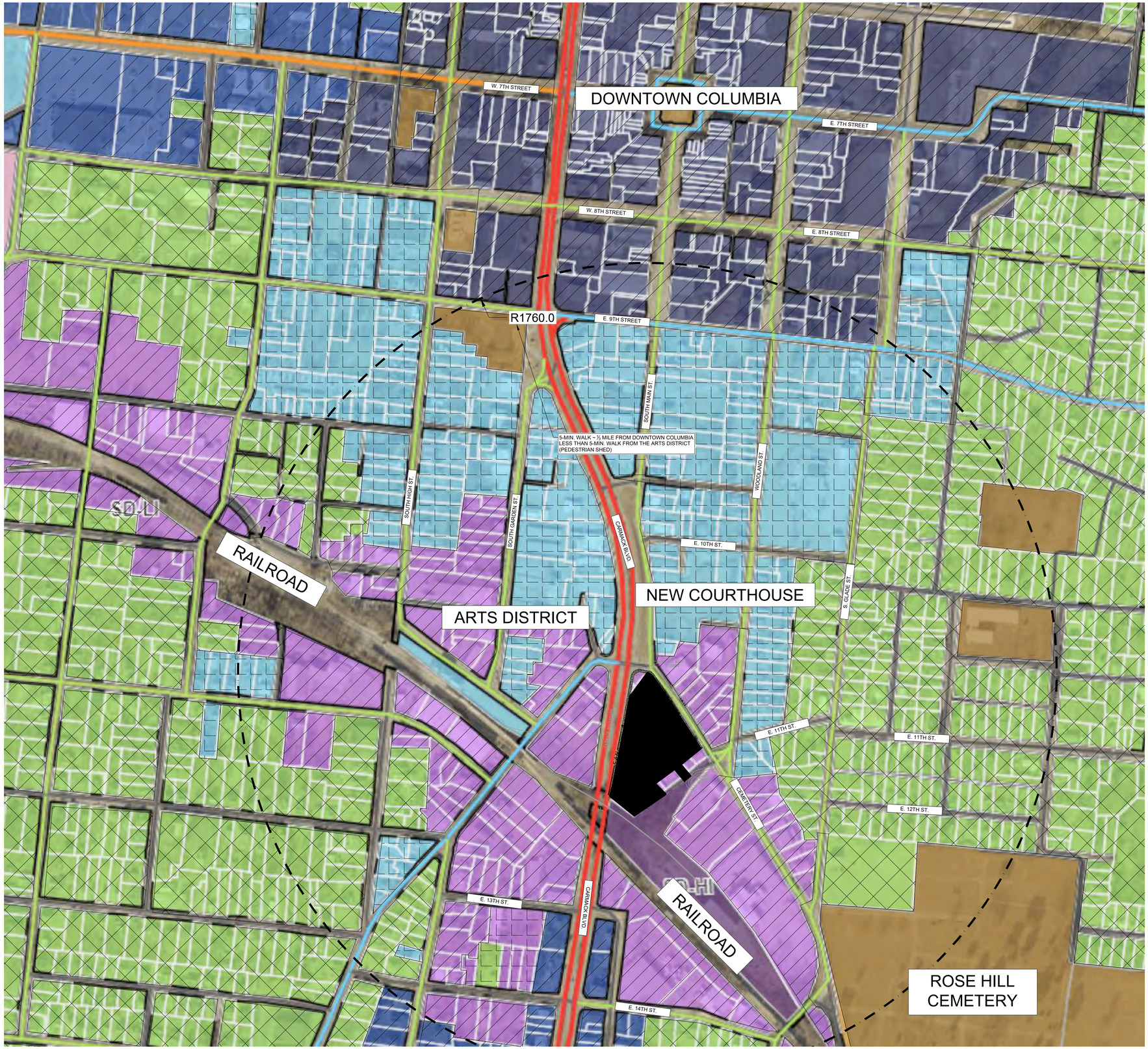
Revision		
No.	Date	Description

THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

SHEET TITLE:
OVERALL CITY PLAN

Rezone
DATE: 12/1/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 2.1



N

GRAPHIC SCALE
(IN FEET)
0 200 400
SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- SD-LI ZONING
- CD-5 ZONING
- CD-3 ZONING
- CD-4 ZONING
- CD-4C ZONING
- CIVIC AREAS
- PROJECT SITE AREA

NOT FOR CONSTRUCTION

SHEET TITLE:
OVERALL CITY ZONING MAP

Rezone
DATE: 12/1/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 2.2

PRELIMINARY DRAWINGS

PROJECT TITLE:
SHEPARD PROPERTY REZONING
1201 CARMACK BLVD
COLUMBIA, TN 38401
PORTION OF MAP 99, PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

CONSULTANTS:

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
816 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.417.7477 | WWW.TKC-AE.COM

Revision		
No.	Date	Description

THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

#9757-18

CARROLL LAND SURVEYING
495 EAST MAIN STREET, SUITE 1
HOHENWALD, TN 38462
PHONE: (931)796-1654
FAX: (931)796-1651
EMAIL: csurvey@bellsouth.net



VICINITY MAP
(NOT TO SCALE)

TRACT 1
1.99 ACRES

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND LYING EAST OF AND ADJACENT TO CARMACK BOULEVARD, AND WEST OF AND ADJACENT TO CEMETERY AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT IN THE INTERSECTION OF THE SOUTH R.O.W. OF SOUTH MAIN STREET AND THE WEST R.O.W OF CEMETERY AVENUE; SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF COLUMBIA NEON CO, INC; Thence LEAVING COLUMBIA NEON CO, INC AND SOUTH MAIN STREET WITH THE WEST R.O.W. OF CEMETERY AVENUE, With A Curve Turning To The Right With An Arc Length Of 39.52', With A Radius Of 77.39', With A Chord Bearing Of S 49°52'35" E, With A Chord Length Of 39.09'; Thence S 34°56'25" E For A Distance Of 90.21'; Thence S 33°02'36" E For A Distance Of 112.80' TO A POINT; SAID POINT BEING THE EASTERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTH EAST CORNER OF TRACT 2 (TAX MAP 991, GROUP D, PARCEL 3.00); Thence LEAVING SAID ROAD WITH TRACT 2, S 36°47'51" W For A Distance Of 295.66' TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF TRACT 2(TAX MAP 991, GROUP D, PARCEL 3.00); Thence CONTINUING WITH TRACT 2, S 04°03'24" E For A Distance Of 92.44' TO A POINT; SAID POINT BEING THE WESTERN MOST SOUTHWEST CORNER OF TRACT 2 (TAX MAP 991, GROUP D, PARCEL 3.00) AND THE NORTHWEST CORNER OF TRACT 5 (TAX MAP 991, GROUP D, PARCEL 7.04); Thence WITH TRACT 5, S 42°12'10" E For A Distance Of 62.36' TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF TRACT 5(TAX MAP 991, GROUP D, PARCEL 7.04) AND THE NORTH BOUNDARY OF SAND YARD PROPERTIES LLC; Thence WITH SAND YARD PROPERTIES LLC AND A FENCE, S 55°29'25" W For A Distance Of 85.04' To A STEEL FENCE POST; Thence N 51°06'19" W, PASSING A STEEL FENCE POST AT 125.38', IN ALL A Distance Of 134.83' TO A POINT ON THE EAST R.O.W OF CARMACK BOULEVARD; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHERN MOST NORTHWEST CORNER OF SAND YARD PROPERTIES LLC; Thence LEAVING SAND YARD PROPERTIES LLC WITH THE EAST R.O.W. OF SAID ROAD, N 13°16'15" E For A Distance Of 122.89'; Thence N 10°14'22" E For A Distance Of 35.24'; Thence N 10°40'39" E For A Distance Of 113.14'; Thence N 09°59'02" E For A Distance Of 120.75' To A POINT; Thence N 10°32'49" E For A Distance Of 44.69' To A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF JAMES CAMPBELL JR. ETAL; Thence LEAVING SAID ROAD WITH CAMPBELL JR., N 36°09'49" E, PASSING THE SOUTHWEST CORNER OF COLUMBIA NEON CO, INC, For A Distance Of 128.89' To The Point Of Beginning And Containing 1.99 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 23, 2018.

THE ABOVE TRACT IS SUBJECT TO AN EXISTING 10' EASEMENT FOR CITY OF COLUMBIA SEWER LINE AS RECORDED IN DEED BOOK 503, PAGE 739, AND DEED BOOK 497, PAGE 277, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED TO DAVID MCCLAIN ETAL, AS RECORDED IN RECORD BOOK R1444, PAGE 42, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

TRACT 2
0.67 ACRES

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE AND LYING WEST OF AND ADJACENT TO CEMETERY AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHEAST CORNER OF TRACT 5 (TAX MAP 991, GROUP D, PARCEL 7.04), AND THE NORTHWEST CORNER OF ROBERT SCRIBNER; THENCE WITH TRACT 5, S 53°52'44" W For A Distance Of 76.80' TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE NORTHWEST CORNER OF TRACT 5 (TAX MAP 991, GROUP D, PARCEL 7.04), AND THE EAST BOUNDARY OF TRACT 1 (TAX MAP 991, GROUP D, PARCEL 7.00); THENCE WITH TRACT 1, N 04°03'24" W For A Distance Of 92.44' TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH TRACT 1, N 36°47'51" E For A Distance Of 295.66' TO A POINT ON THE WEST R.O.W. OF CEMETERY AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE EASTERN MOST SOUTHEAST CORNER OF TRACT 1 (TAX MAP 991, GROUP D, PARCEL 7.00); THENCE LEAVING TRACT 1 WITH WEST R.O.W. OF SAID ROAD, S 33°02'36" E For A Distance Of 115.65' TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHEAST CORNER OF TRACT 3 (TAX MAP 991, GROUP D, PARCEL 7.01); THENCE LEAVING SAID ROAD WITH TRACT 3, S 54°44'10" W For A Distance Of 67.13'; THENCE S 45°59'10" W For A Distance Of 46.27' TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF TRACT 3 (TAX MAP 991, GROUP D, PARCEL 7.01), AND THE NORTHEAST CORNER OF TRACT 4 (TAX MAP 991, GROUP D, PARCEL 7.02); THENCE WITH TRACT 4, S 12°07'16" W For A Distance Of 45.96' TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF TRACT 4 (TAX MAP 991, GROUP D, PARCEL 7.02); THENCE CONTINUING WITH TRACT 2, S 39°52'44" E For A Distance Of 13.77' To A Point; SAID POINT BEING THE NORTHEAST CORNER OF ROBERT SCRIBNER; THENCE LEAVING TRACT 4 WITH SCRIBNER, S 53°52'44" W For A Distance Of 102.35' To The Point Of Beginning And Containing 0.67 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 22, 2018.

THE ABOVE TRACT IS SUBJECT TO AN EXISTING 10' EASEMENT FOR CITY OF COLUMBIA SEWER LINE AS RECORDED IN DEED BOOK 503, PAGE 739, AND DEED BOOK 497, PAGE 277, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED TO SHAPARD LUMBER COMPANY INC, AS RECORDED IN DEED BOOK 599, PAGE 690, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

TRACT 3
0.12 ACRES

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE AND LYING WEST OF AND ADJACENT TO CEMETERY AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At AN IRON PIN SET ON THE WEST R.O.W. OF CEMETERY AVENUE; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHEAST CORNER OF RICHARD HOLDER ETUX; Thence LEAVING SAID ROAD WITH HOLDER, S 50°48'54" W, PASSING THE NORTHEAST CORNER OF JOHNNY SCRIBNER, For A Distance Of 108.92' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHWEST CORNER OF JOHNNY SCRIBNER, THE EAST BOUNDARY OF TRACT 4((TAX MAP 991, GROUP D, PARCEL 7.02), AND THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH TRACT 4, N 38°28'38" W For A Distance Of 44.38' TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE NORTHEAST CORNER OF TRACT 4(TAX MAP 991, GROUP D, PARCEL 7.02), AND THE SOUTH BOUNDARY OF TRACT 2(TAX MAP 991, GROUP D, PARCEL 3.00); THENCE WITH TRACT 2, N 45°59'10" E For A Distance Of 46.27'; THENCE N 54°44'10" E For A Distance Of 67.13' TO A POINT ON THE WEST R.O.W. OF CEMETERY AVENUE; SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 2(TAX MAP 991, GROUP D, PARCEL 3.00), AND THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING TRACT 2 WITH WEST R.O.W. OF SAID ROAD, S 33°02'36" E For A Distance Of 43.94' To The Point Of Beginning And Containing 0.12 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 22, 2018.

BEING A PORTION OF THE SAME PROPERTY (ALL OF TRACT 1) AS CONVEYED TO SHAPARD LUMBER COMPANY INC, AS RECORDED IN DEED BOOK 457, PAGE 136, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

TRACT 4
0.08 ACRES

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND LYING NORTH OF AND ADJACENT TO PENCIL AVENUE, AND WEST OF CEMETERY AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At AN IRON PIPE FOUND IN THE NORTH R.OW. OF PENCIL AVENUE; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF JOHNNY SCRIBNER; Thence LEAVING SCRIBNER AND PENCIL AVENUE, S 49°22'33" W For A Distance Of 35.13' TO AN IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF ROBERT SCRIBNER, AND THE NORTH BOUNDARY OF SAND YARD PROPERTIES LLC; Thence WITH SCRIBNER, N 39°52'44" W, PASSING THE SOUTHERN MOST SOUTHEAST CORNER OF TRACT 2 (TAX MAP 991, GROUP D, PARCEL 3.00), For A Distance Of 79.66' TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH TRACT 2, N 12°07'16" E For A Distance Of 45.96' TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHWEST CORNER OF TRACT 3 (TAX MAP 991, GROUP D, PARCEL 7.01); THENCE WITH TRACT 3, S 38°28'38" E For A Distance Of 44.38' TO A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE SOUTHWEST CORNER OF TRACT 3(TAX MAP 991, GROUP D, PARCEL 7.01) AND THE NORTHWEST CORNER OF JOHNNY SCRIBNER; Thence WITH SCRIBNER, S 39°52'44" E For A Distance Of 63.12' To The Point Of Beginning And Containing 0.08 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 23, 2018.

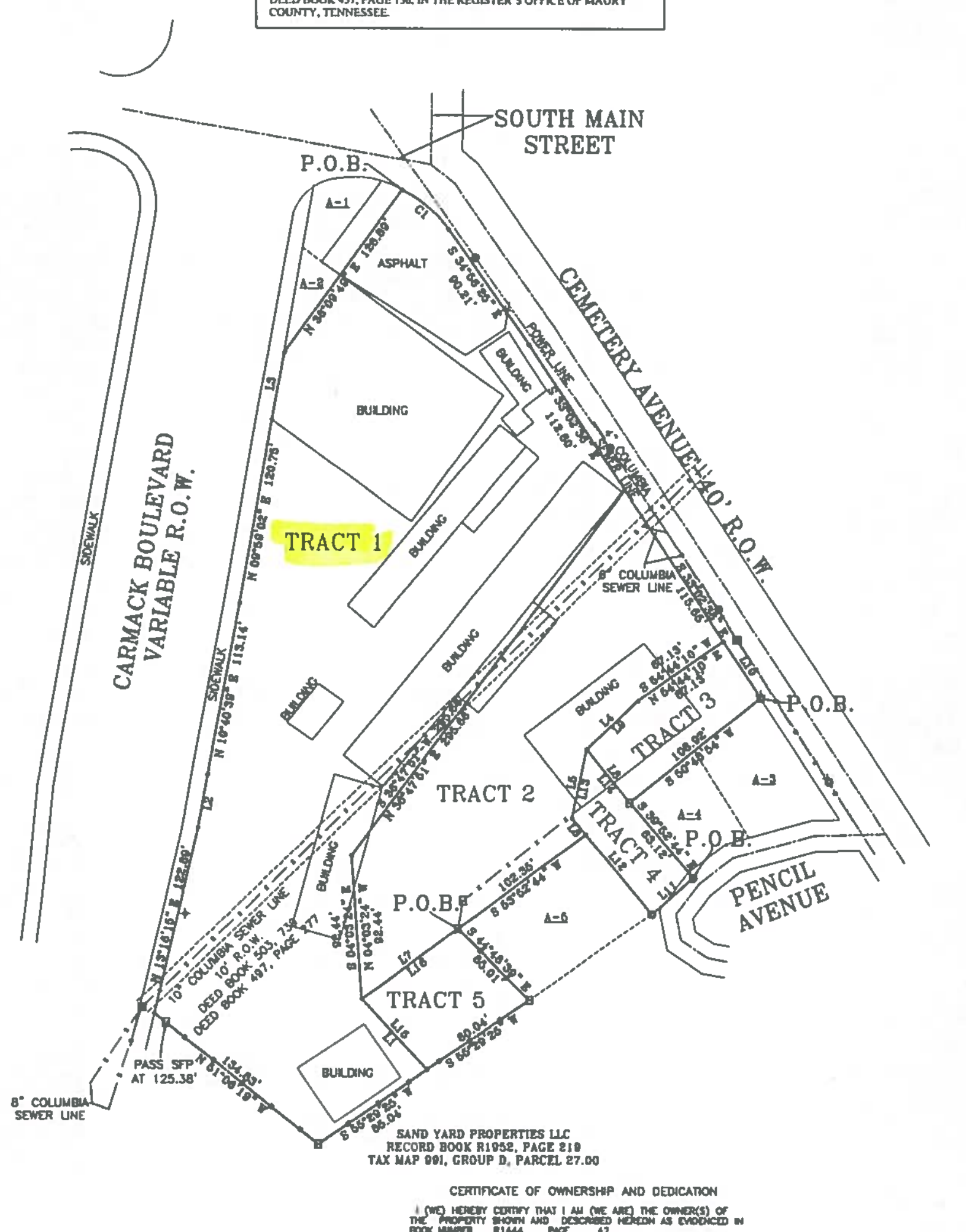
BEING A PORTION OF THE SAME PROPERTY (ALL OF TRACT 2) AS CONVEYED TO SHAPARD LUMBER COMPANY LLC, AS RECORDED IN DEED BOOK 457, PAGE 136, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

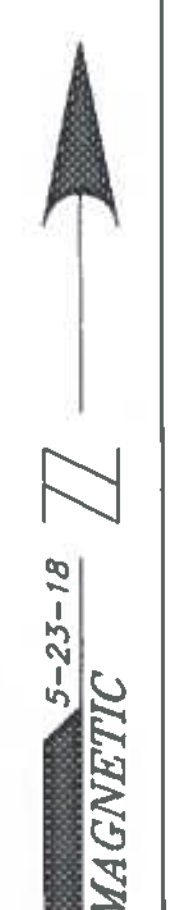
TRACT 5
0.11 ACRES

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE AND LYING WEST OF CEMETERY AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE NORTHWEST CORNER OF ROBERT SCRIBNER, AND THE SOUTH BOUNDARY OF TRACT 2(TAX MAP 991, GROUP D, PARCEL 3.00); THENCE WITH SCRIBNER AND A FENCE, S 44°48'39" E For A Distance Of 65.01' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHWEST CORNER OF SCRIBNER, AND THE NORTH BOUNDARY OF SAND YARD PROPERTIES LLC; THENCE WITH SAND YARD PROPERTIES LLC AND CONTINUING WITH A FENCE, S 55°29'25" W For A Distance Of 80.04' TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE EAST BOUNDARY OF TRACT 1(TAX MAP 991, GROUP D, PARCEL 7.00); THENCE LEAVING SAID FENCE WITH TRACT 1, N 42°12'10" W For A Distance Of 62.36' TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF TRACT 2(TAX MAP 991, GROUP D, PARCEL 3.00); THENCE WITH TRACT 2, N 53°52'44" E For A Distance Of 76.80' To The Point Of Beginning And Containing 0.11 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 22, 2018.

BEING A PORTION OF THE SAME PROPERTY (ALL OF TRACT 3) AS CONVEYED TO SHAPARD LUMBER COMPANY INC, AS RECORDED IN DEED BOOK 457, PAGE 136, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.





LEGEND

- ✚ = FIRE HYDRANT
- ■ = SEWER MAN HOLE
- ✚ = WATER METER
- ● = UTILITY POLE
- ⊟ = STEEL FENCE POST
- ⊙ = IRON PIPE FOUND
- ⊕ = IRON PIN SET

A-1
COLUMBIA NEON CO, INC
DEED BOOK 1113, PAGE 483
TAX MAP 991, GROUP D, PARCEL 2.00

A-2
JAMES CAMPBELL JR. ETAL
RECORD BOOK R2490, PAGE 365
TAX MAP 991, GROUP D, PARCEL 1.00

A-3
RICHARD HOLDER ETUX
RECORD BOOK R1916, PAGE 992
TAX MAP 991, GROUP D, PARCEL 4.00

A-4
JOHNNY SCRIBNER
DEED BOOK 451, PAGE 582
TAX MAP 991, GROUP D, PARCEL 5.00

A-5
ROBERT SCRIBNER
DEED BOOK 659, PAGE 460
TAX MAP 991, GROUP D, PARCEL 6.00

NOTE:
TRACT 1-1.99 ACRES
TRACT 2-0.67 ACRES
TRACT 3-0.12 ACRES
TRACT 4-0.08 ACRES
TRACT 5-0.11 ACRES
2.97 TOTAL ACRES

LINE	BEARING	DISTANCE
L1	S 42°12'10" E	62.36'
L2	N 10°14'22" E	35.24'
L3	N 10°32'49" E	44.69'
L4	S 45°59'10" W	46.27'
L5	S 12°07'16" W	45.96'
L6	S 39°52'44" E	13.77'
L7	S 53°52'44" W	76.80'
L8	N 38°28'38" W	44.38'
L9	N 45°59'10" E	46.27'
L10	S 33°02'36" E	43.94'
L11	S 49°22'33" W	35.13'
L12	N 39°52'44" W	79.66'
L13	N 12°07'16" E	45.96'
L14	S 38°28'38" E	44.38'
L15	N 42°12'10" W	62.36'
L16	N 53°52'44" E	76.80'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	77.39'	S 49°52'35" E	39.09'

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE POLICY, AS DATED APRIL 27, 2018.

SCHEDULE B PART II EXCEPTIONS:

4) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. SURVEY COMPLETED 5-22-18.

5) EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN ON PUBLIC RECORD.

7) EASEMENTS IN FAVOR OF CITY OF COLUMBIA/ STATE OF TENNESSEE FOR THE PURPOSE OF HIGHWAY RIGHT OF WAY OF RECORD IN BOOK 435, PAGE 385 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE. (PARCEL A) RIGHT OF WAY AS SHOWN ON PLAT.

8) EASEMENTS IN FAVOR OF CITY OF COLUMBIA/ STATE OF TENNESSEE FOR THE PURPOSE OF HIGHWAY RIGHT OF WAY AND DRAINAGE OF RECORD IN BOOK 443, PAGE 341 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE. (PARCEL A). RIGHT OF WAY AS SHOWN ON PLAT.

9) MATTERS APPEARING ON NEW SURVEY OF THE PROPERTY TO BE INSURED. SURVEYED 5-22-18.

10) RAILROAD RIGHT OF WAY AND THE RIGHT OF THE RAILROAD COMPANY TO EXPAND ITS RIGHTS OF WAY TO THE FULL CHARTER WIDTH. (PARCEL A & PARCEL B, TRACT 4). N/A

11) EASEMENT IN FAVOR OF CITY OF COLUMBIA, TENNESSEE FOR THE PURPOSE OF SEWER OF RECORD IN BOOK 503 AT PAGE 739 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE. (PARCELS A&B). AS SHOWN ON PLAT

12) EASEMENT IN FAVOR OF CITY OF COLUMBIA, TENNESSEE FOR THE PURPOSE OF SEWER OF RECORD IN BOOK 497 AT PAGE 277 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE. (PARCELS A&B). AS SHOWN ON PLAT.

13) MATTERS APPEARING ON NEW SURVEY OF THE PROPERTY TO BE INSURED.(PARCEL B).

14) RIGHTS OF OTHERS IN AND TO THE USE OF PENCIL ALLEY. PENCIL AVENUE

0 50 100 150

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R1444 PAGE 42, BOOK NUMBER 457 PAGE 136, BOOK NUMBER 599 PAGE 690 AND COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILLED.

DATE ____ J. DAVID MCCLAIN
DATE ____ HELEN SHAPARD MCEWEN
DATE ____ MARY DARLENE BAXTER
DATE ____ SHAPARD LUMBER CO., INC

CERTIFICATION

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY TO BURCHELL PROPERTIES, LLC THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335



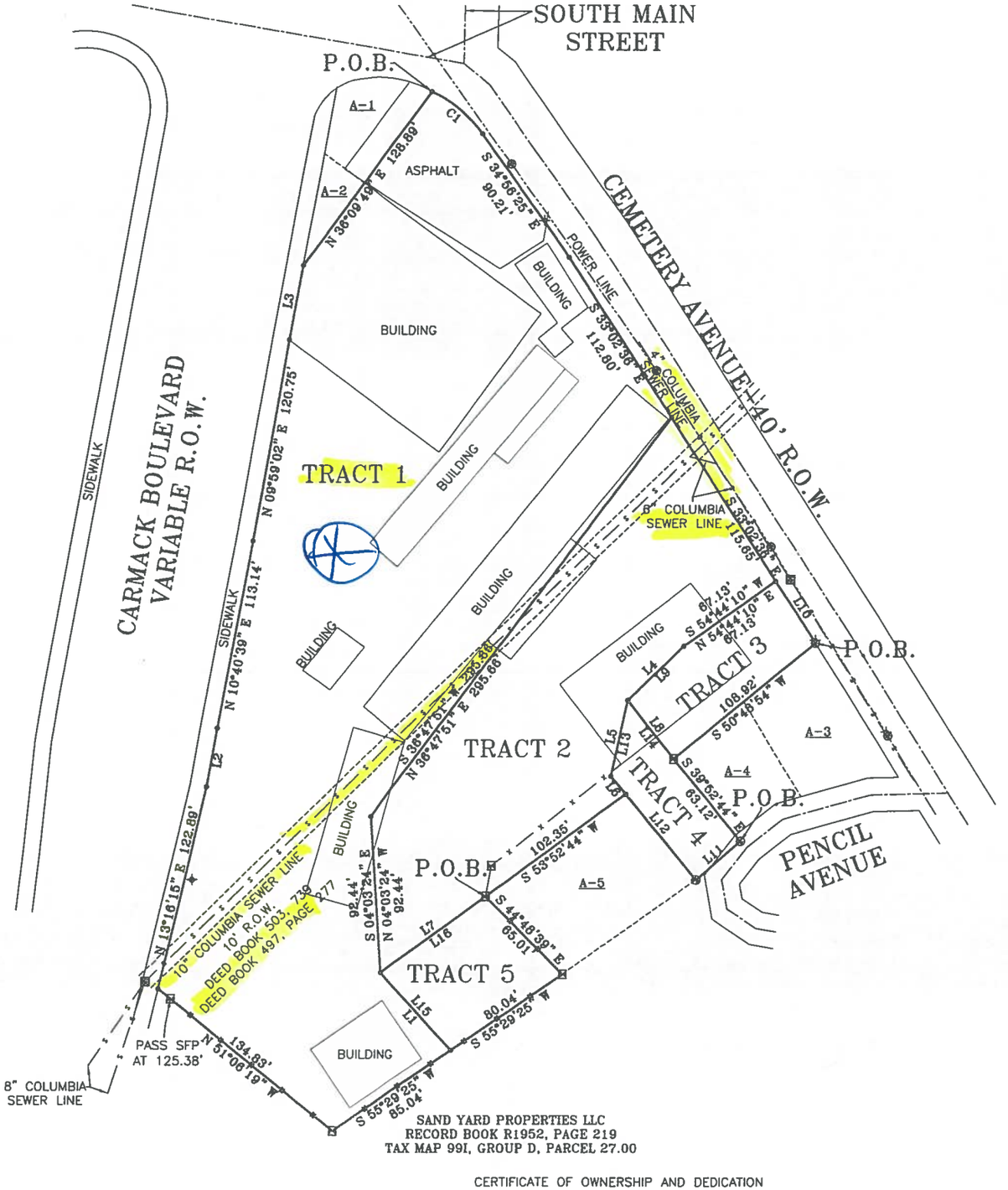
ALTA SURVEY FOR BURCHELL PROPERTIES, LLC

SCALE: 1" = 50'
DATE: 5-22-18
APPROVED BY: KENNETH CARROLL
DRAWN BY: BRITTANY RICHARDSON

9th CIVIL DISTRICT - MAURY COUNTY, TN

REF: DEED BOOK 599, PAGE 690
RECORD BOOK R1444, PAGE 42
DEED BOOK 457, PAGE 136
TAX MAP 991, GROUP D, PARCELS, 3, 7, 7.01, 7.02, & 7.04

JOB NAME: SHAP518 (TS)



SAND YARD PROPERTIES LLC
RECORD BOOK R1952, PAGE 219
TAX MAP 99I, GROUP D, PARCEL 27.00

CERTIFICATE OF OWNERSHIP AND DEDICATION

A-1
COLUMBIA NEON CO, INC
DEED BOOK 1113, PAGE 483
TAX MAP 99I, GROUP D, PARCEL 2.00

A-2
JAMES CAMPBELL JR. ETAL
RECORD BOOK R2490, PAGE 365
TAX MAP 99I, GROUP D, PARCEL 1.00

A-3
RICHARD HOLDER ETUX
RECORD BOOK R1916, PAGE 992
TAX MAP 99I, GROUP D, PARCEL 4.00

A-4
JOHNNY SCRIBNER
DEED BOOK 451, PAGE 582
TAX MAP 99I, GROUP D, PARCEL 5.00

A-5
ROBERT SCRIBNER
DEED BOOK 659, PAGE 460
TAX MAP 99I, GROUP D, PARCEL 6.00

NOTE:
TRACT 1–1.99 ACRES
TRACT 2–0.67 ACRES
TRACT 3–0.12 ACRES
TRACT 4–0.08 ACRES
TRACT 5–0.11 ACRES

2.97 TOTAL ACRES

LINE	BEARING	DISTANCE
L1	S 42°12'10" E	62.36'
L2	N 10°14'22" E	35.24'
L3	N 10°32'49" E	44.69'
L4	S 45°59'10" W	46.27'
L5	S 12°07'16" W	45.96'
L6	S 39°52'44" E	13.77'
L7	S 53°52'44" W	76.80'
L8	N 36°26'36" W	44.36'
L9	N 45°59'10" E	46.27'
L10	S 33°02'36" E	43.94'
L11	S 49°22'33" W	35.13'
L12	N 39°52'44" W	79.66'
L13	N 12°07'16" E	45.96'
L14	S 38°26'36" E	44.36'

LEGEND

- ✦ = FIRE HYDRANT
- ▣ = SEWER MAN HOLE
- ✦ = WATER METER
- ⊕ = UTILITY POLE
- ⊠ = STEEL FENCE POST
- ⊙ = IRON PIPE FOUND
- ⊕ = IRON PIN SET

5-23-18
MAGNETIC

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE POLICY, AS DATED APRIL 27, 2018.

SCHEDULE B PART II EXCEPTIONS:

4) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. SURVEY COMPLETED 5-22-18.

5) EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN ON PUBLIC RECORD.

7) EASEMENTS IN FAVOR OF CITY OF COLUMBIA/ STATE OF TENNESSEE FOR THE PURPOSE OF HIGHWAY RIGHT OF WAY OF RECORD IN BOOK 435, PAGE 385 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE. (PARCEL A) RIGHT OF WAY AS SHOWN ON PLAT.

8) EASEMENTS IN FAVOR OF CITY OF COLUMBIA/ STATE OF TENNESSEE FOR THE PURPOSE OF HIGHWAY RIGHT OF WAY AND DRAINAGE OF RECORD IN BOOK 443, PAGE 341 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE. (PARCEL A). RIGHT OF WAY AS SHOWN ON PLAT.

9) MATTERS APPEARING ON NEW SURVEY OF THE PROPERTY TO BE INSURED. SURVEYED 5-22-18.

10) RAILROAD RIGHT OF WAY AND THE RIGHT OF THE RAILROAD COMPANY TO EXPAND ITS RIGHTS OF WAY TO THE FULL CHARTER WIDTH. (PARCEL A & PARCEL B, TRACT 4). N/A

11) EASEMENT IN FAVOR OF CITY OF COLUMBIA, TENNESSEE FOR THE PURPOSE OF SEWER OF RECORD IN BOOK 503 AT PAGE 739 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE. (PARCELS A&B). AS SHOWN ON PLAT

12) EASEMENT IN FAVOR OF CITY OF COLUMBIA, TENNESSEE FOR THE PURPOSE OF SEWER OF RECORD IN BOOK 497 AT PAGE 277 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE. (PARCELS A&B). AS SHOWN ON PLAT.

5-23-18

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 May 2024

Ryan Turley
818 S Main St
Columbia, TN 38401

RE: 1201 Carmack Blvd, Columbia, TN 38401; 7.00, 7.01, 7.02, 7.04, 3.00

Cole,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

There is a sewer main running through the property that will probably have to be relocated prior to development. Included with this might be the relocation of some off-site sewer.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

July 10, 2024
Mr. Cole Newton
TKC Architecture and Engineering LLC
2004 Carmack Blvd Suite C
Columbia, TN 38401
Sent via email: cole@tkc-ae.com
RE: Water Availability Letter
Shepard Property Rezone
Tax Map 99, Parcel 7.00, 7.01, 7.02, 7.05, 3.00
Columbia, Maury County, TN

Dear Mr. Newton:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development includes 4 mixed-use buildings totaling 165,000 square feet. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model. **The existing infrastructure does not support a fireflow of 1,563 gpm at 20 psi** while maintaining the existing level of service and pressures in this portion of the distribution system. In order to provide the required fireflow:

- A new, minimum-size 10-inch water main must be installed from the existing 16-inch main on Highland Street to the development. Route to be determined.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (373.6 SFUs)	$139,732.00

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: TBD per 6" fire meter (4 meters)	TBD
Meter Fee: TBD per 4" domestic meter (4 meters)	TBD
Impact Fee: $150,000 per 4" domestic meter (4 meters)	$600,000.00
Total Meter and Impact Fees Due =	**$600,000.00**

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,



Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-043

TRACT 1 (PARCEL 7.00) LEGAL DESCRIPTION

BEGINNING at the northwest corner of Map 99I, Group D, Parcel 7.00 at the intersection of South Main Street and Carmack Blvd.;

THENCE BEGINNING OF A NON-TANGENT CURVER CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 77.39 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINTS BEARS SOUTH 49 DEGREES 52 MINUTES 35 SECONDS EAST – 39.09 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 25 SECONDS EAST – 90.21 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 112.80 FEET;

THENCE SOUTH 36 DEGREES 47 MINUTES 51 SECONDS WEST – 295.66 FEET;

THENCE SOUTH 4 DEGREES 03 MINUTES 24 SECONDS EAST – 92.44 FEET; THENCE SOUTH 42 DEGREES 12 MINUTES 10 SECONDS EAST – 62.36 FEET;

THENCE SOUTH 55 DEGREES 29 MINUTES 25 SECONDS WEST – 85.04 FEET;

THENCE NORTH 51 DEGREES 06 MINUTES 19 SECONDS WEST – 134.83 FEET;

THENCE NORTH 13 DEGREES 16 MINUTES 15 SECONDS EAST – 122.89 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 22 SECONDS EAST – 35.24 FEET; THENCE NORTH 10 DEGREES 40 MINUTES 39 SECONDS EAST – 113.14 FEET; THENCE NORTH 9 DEGREES 59 MINUTES 02 SECONDS EAST – 120.75 FEET; THENCE NORTH 10 DEGREES 32 MINUTS 49 SECONDS EAST – 44.69 FEET; THENCE NORTH 36 DEGREES 09 MINUTES 49 SECONDS EAST – 128.89 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 86,716.8 SQFT (1.99 AC).

TRACT 2 (PARCEL 3.00) LEGAL DESCRIPTION

BEGINNING at the northwest corner of Map 99I, Group D, Parcel 3.00 at the northeast corner of said tract on the Southwest side of Cemetery Ave.;

THENCE RUNNING SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 115.65 FEET;

THENCE SOUTH 54 DEGREES 44 MINUTES 10 SECONDS WEST- 67.13 FEET; THENCE SOUTH 45 DEGREES 59 MINUTES 10 SECONDS WEST – 46.27 FEET; THENCE SOUTH 12 DEGREES 07 MINUTES 16 SECONDS WEST – 45.96 FEET;

THENCE SOUTH 39 DEGREES 52 MINUTES 44 SECONDS EAST – 13.77 FEET;

THENCE SOUTH 53 DEGREES 52 MINUTES 44 SECONDS WEST – 102.35 FEET; THENCE SOUTH 53 DEGREES 52 MINUTES 44 SECONDS WEST – 76.80 FEET;

THENCE NORTH 4 DEGREES 03 MINUTES 24 SECONDS WEST – 92.44 FEET;

THENCE NORTH 36 DEGREES 47 MINUTES 51 SECONDS EAST – 295.66 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 29,129.7 SQFT (0.67 AC).

TRACT 3 (PARCEL 7.01) LEGAL DESCRIPTION

BEGINNING at the southeast corner of Map 99I, Group D, Parcel 7.01 at the POB;

THENCE SOUTH 50 DEGREES 48 MINUTS 54 SECONDS WEST – 108.92 FEET;

THENCE NORTH 38 DEGREES 28 MINUTES 38 SECONDS WEST – 44.38 FEET;

THENCE NORTH 45 DEGREES 59 MINUTES 10 SECONDS EAST – 46.27 FEET; THENCE NORTH 54 DEGREES 44 MINUTES 10 SECONDS EAST – 67.13 FEET

THENCE SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 43.94 FEET TO THE POINT OF BEGINNING (POB).

INCLUDES A TOTAL OF 5,124.9 SQFT (0.12 AC).

TRACT 4 (PARCEL 7.02) LEGAL DESCRIPTION

BEGINNING at the southeast corner of Map 99I, Group D, Parcel 7.02 at the POB;

THENCE SOUTH 49 DEGREES 22 MINUTES 33 SECONDS WEST – 35.13 FEET;

THENCE NORTH 39 DEGREES 52 MINUTES 44 SECONDS WEST – 65.89 FEET; THENCE NORTH 39 DEGREES 52 MINUTES 44 SECONDS WEST – 13.77 FEET;

THENCE NORTH 12 DEGREES 07 MINUTES 16 SECONDS EAST – 45.96 FEET;

THENCE SOUTH 38 DEGREES 28 MINUTES 38 SECONDS EAST – 44.38 FEET; THENCE SOUTH 39 DEGREES 52 MINUTES 44 SECONDS EAST – 63.12 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 3,295.9 SQFT (0.08 AC).

TRACT 5 (PARCEL 7.04) LEGAL DESCRIPTION

BEGINNING at the northeast corner of Map 99I, Group D, Parcel 7.04 at the POB;

THENCE SOUTH 44 DEGREES 48 MINUTES 39 SECONDS EAST – 65.01 FEET;

THENCE SOUTH 55 DEGREES 29 MINUTES 25 SECONDS WEST – 80.04 FEET;

THENCE NORTH 42 DEGREES 12 MINUTES 10 SECONDS WEST – 62.36 FEET;

THENCE NORTH 53 DEGREES 52 MINUTES 44 SECONDS EAST – 76.80 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 4,941.1 SQFT (0.11 AC).

TKC ARCHITECTURE INTERIORS CIVIL SITE

818 SOUTH MAIN ST.
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

July 15th, 2024

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: Shepard Property

Subject: Shepard Property Rezone

Staff,

We are requesting the acceptance of our rezone submittal of the properties located at the corner of Carmack Blvd. and Cemetery Ave. (Map 99, Parcels 3.00, 7.00, 7.01, 7.02, & 7.04). We are proposing to rezone these parcels from SD-LI (Light Industrial Special District) to CD-5 (Urban Center). This rezone request follows the City's Comprehensive plan and this submittal follows the City's zoning ordinance. The existing conditions consist of 8 industrial/warehouse type buildings, asphalt parking, gravel, and grass areas. With this rezone we have included a concept that proposes 3 mixed-use buildings with retail/office, upper story residential and a parking garage to meet the parking requirements.

The total site is +/- 2.97 acres.

With a Rezone approval we would submit for Preliminary Plat/Site Development Plan.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering.

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.97.3323 (c)
cole@tkc-ae.com

TKC ARCHITECTURE INTERIORS CIVIL SITE

818 South Main Street
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

July 15, 2024

Planning Staff
City of Columbia
700 N. Garden Street
Columbia TN 38401

Subject: Owner Consent Form –

Address: Map 99, Parcels 7.00, 3.00, 7.01, 7.02, & 7.04

As the property owner of the property located on Carmack Blvd. in Columbia, TN (Map 99, Parcel 7.00, 3.00, 7.01, 7.02, & 7.04), I hereby give consent for TKC Architecture and Engineering LLC to submit a rezoning application for approval on our property and represent that rezoning to the City at Boards and Commissions.

Sincerely,

A.T. Burchell
Owners Signature

Aubrey Todd Burchell
Owners Printed Name

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	1201 Carmack Blvd. Columbia, TN 38401		
	TAX MAP: 99	GROUP: D	PARCEL: 3.00, 7.00, 7.01, 7.02, & 7.04
SUMMARY OF NATURE OF REQUEST AND WORK	Rezoning from SD-LI to CD-5. The project proposes to build 3 mixed use buildings with upper story residential and parking garage to meet the parking requirements.		

DATE OF PRE-APPLICATION CONFERENCE	4/3/2024	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Comprehensive Plan Amendment ❑ Annexation ☑ Rezoning ❑ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Site Development Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations:** ❑ Annexation Permission Form **Annexations/Rezoning/Plan Amendments:** ❑ Requested Zone Listed ❑ Statement of Compliance with Comprehensive Plan ❑ Concept Plan **Preliminary Plats/Site Development Plans:** ❑ Plans and/or Plats conforming to City standards with signed and completed check list **All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:** ☑ Receipt of Payment for Pre-Application Meeting ☑ Written Legal Description copy ☑ Columbia Water System Availability Letter ☑ Columbia Waste Water Department Will Serve Letter

	Plats/PUDs: ❑ Project Name (include Sections & Phases) ❑ Total Number of Lots/Residential Units ❑ Square Footage of Non-Residential Floor Space ❑ Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

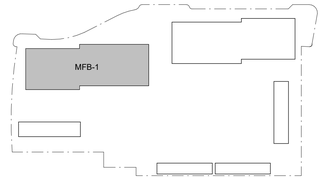
All communications go to the Applicant's email that is provided.

NAME	TKC Architecture & Engineering LLC	PHONE	615.617.7477
ADDRESS	818 S. Main St., Columbia, TN 38401	EMAIL	cole@tkc-ae.com

PROPERTY OWNER NAME	Noah Burchell	PHONE	931.698.1634
ADDRESS		EMAIL	noahburchell10@gmail.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Cole Newton	Cole Newton	7/15/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Aubrey Todd Burchell	A.T. Burchell	7/15/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE



*Sill Height Note: CD-5 Zoning Code requires the Residential Sill to be 5' min. above average grade at Façade. Applicant is requesting staff level allowable deviation to reduce the min. dimension to 4' (20%) min. above average grade at Façade for all buildings that are Parallel to straight Frontage Lines or Tangent of Curved Frontage Line.



WEST ELEVATION

FACADE GLAZING - 24%

NORTH ELEVATION

FACADE GLAZING - 26%

FACADE GLAZING - 26%



SOUTH ELEVATION

EAST ELEVATION

FACADE GLAZING - 28%

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WWW.OPENARCHITECTURE.COM
CINCINNATI, OH, USA

NOT FOR CONSTRUCTION

BARLOW BUILDERS

RIVER ROAD APARTMENTS

NO.	DATE	DESCRIPTION

PROJECT NO: 23037

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SHEET TITLE

BUILDING 1 - ELEVATIONS CURRENTLY APPROVED

SHEET NUMBER

1

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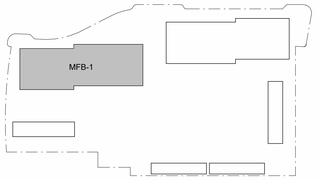



4 1-ALT WEST ELEVATION - ZONING
3/32" = 1'-0"



1 1-ALT NORTH ELEVATION
3/32" = 1'-0"



3 1-ALT SOUTH ELEVATION
3/32" = 1'-0"



2 1-ALT EAST ELEVATION
3/32" = 1'-0"

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NO. DATE DESCRIPTION

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SHEET TITLE

BUILDING 1 - ELEVATIONS PROPOSED CHANGES

SHEET NUMBER

1-ALT

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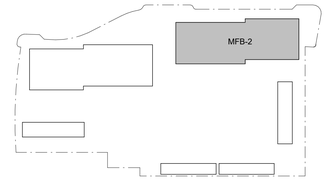

*Sill Height Note: CD-5 Zoning Code requires the Residential Sill to be 5' min. above average grade at Façade. Applicant is requesting staff level allowable deviation to reduce the min. dimension to 4' (20%) min. above average grade at Façade for all buildings that are Parallel to straight Frontage Lines or Tangent of Curved Frontage Line.



WEST ELEVATION

FACADE GLAZING - 28%

NORTH ELEVATION

BUILDING #3

FACADE GLAZING - 26%

BUILDING #4

FACADE GLAZING - 26%



SOUTH ELEVATION

BUILDING #4

BUILDING #3

EAST ELEVATION

FACADE GLAZING - 24%

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RIVER ROAD APARTMENTS

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SHEET TITLE

BUILDING 2 - ELEVATIONS CURRENTLY APPROVED

SHEET NUMBER

2

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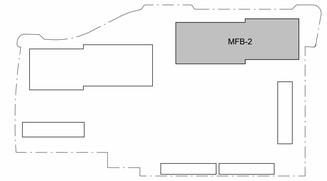





4 2-ALT WEST ELEVATION
3/32" = 1'-0"

1 2-ALT NORTH ELEVATION
3/32" = 1'-0"





3 2-ALT SOUTH ELEVATION
3/32" = 1'-0"

2 2-ALT EAST ELEVATION
3/32" = 1'-0"

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RIVER ROAD APARTMENTS

NO.	DATE	DESCRIPTION
	03.06.2024	OWNER REVIEW

PROJECT NO: 23037

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SHEET TITLE

BUILDING 2 - ELEVATIONS PROPOSED CHANGES

SHEET NUMBER

2-ALT

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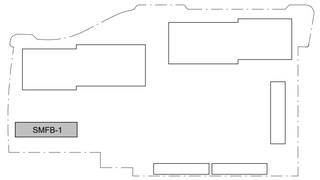


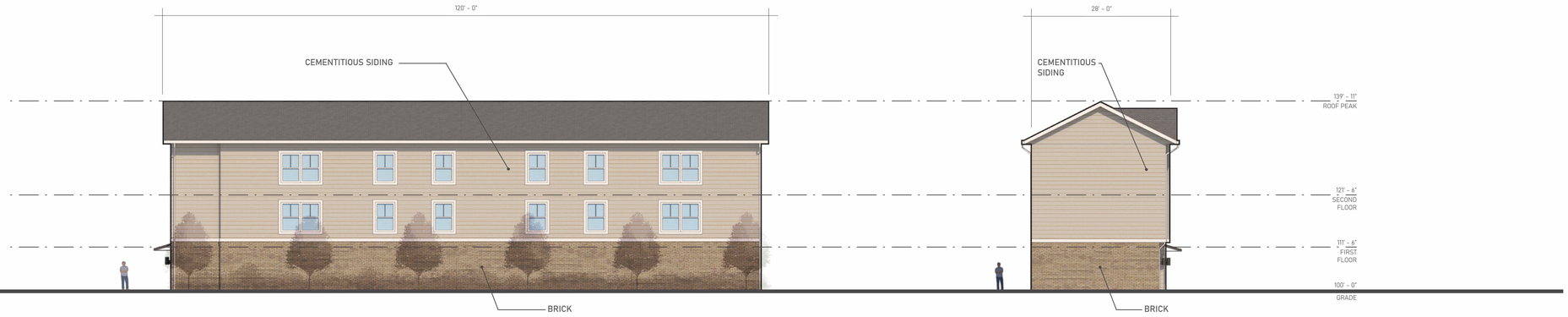
*Sill Height Note: CD-5 Zoning Code requires the Residential Sill to be 5' min. above average grade at Façade. Applicant is requesting staff level allowable deviation to reduce the min. dimension to 4' (20%) min. above average grade at Façade for all buildings that are Parallel to straight Frontage Lines or Tangent of Curved Frontage Line.



WEST ELEVATION

FACADE GLAZING - 25%

NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

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SHEET TITLE

BUILDING 3 - ELEVATIONS CURRENTLY APPROVED

SHEET NUMBER

3

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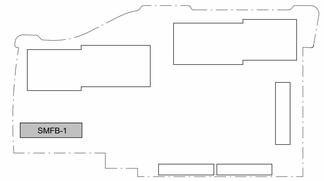




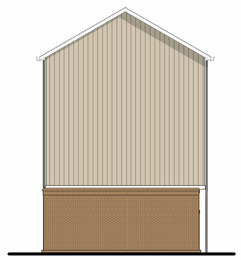
4 3-ALT WEST ELEVATION
3/32" = 1'-0"



1 3-ALT NORTH ELEVATION
3/32" = 1'-0"



2 3-ALT SOUTH ELEVATION
3/32" = 1'-0"



3 3-ALT EAST ELEVATION
3/32" = 1'-0"

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CINCINNATI, OH, USA

NOT FOR CONSTRUCTION

BARLOW BUILDERS

RIVER ROAD APARTMENTS

NO.	DATE	DESCRIPTION
	03.06.2024	OWNER REVIEW

PROJECT NO: 23037

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SHEET TITLE

BUILDING 3 - ELEVATIONS PROPOSED CHANGES

SHEET NUMBER

3-ALT

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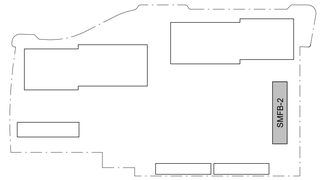
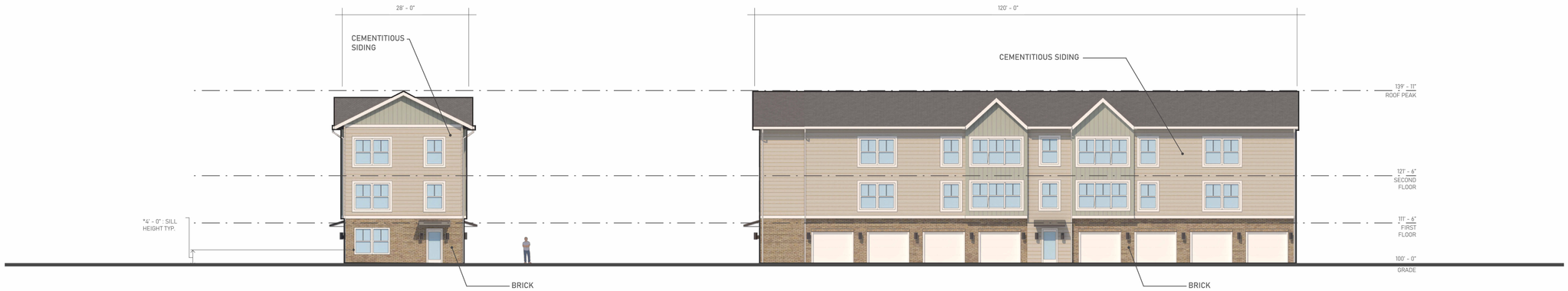
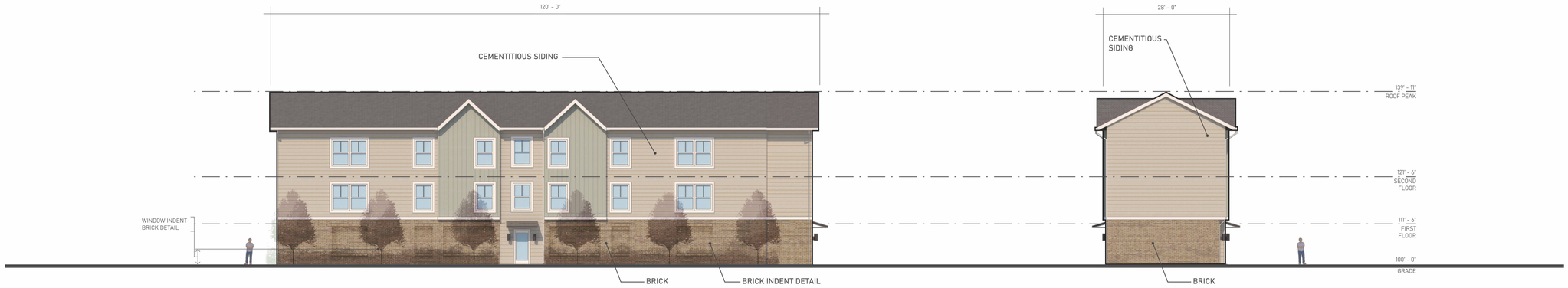


*Sill Height Note: CD-5 Zoning Code requires the Residential Sill to be 5' min. above average grade at Façade. Applicant is requesting staff level allowable deviation to reduce the min. dimension to 4' (20%) min. above average grade at Façade for all buildings that are Parallel to straight Frontage Lines or Tangent of Curved Frontage Line.



NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

FACADE GLAZING - 31%

SOUTH ELEVATION

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CINCINNATI, OH, USA

NOT FOR CONSTRUCTION

BARLOW BUILDERS

RIVER ROAD APARTMENTS

NO.	DATE	DESCRIPTION

PROJECT NO: 23037
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SHEET TITLE

BUILDING 4 - ELEVATIONS CURRENTLY APPROVED

SHEET NUMBER

4

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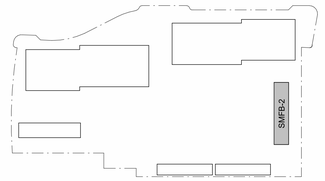




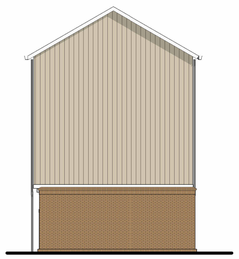
2 4-ALT NORTH ELEVATION
3/32" = 1'-0"



1 4-ALT WEST ELEVATION
3/32" = 1'-0"



3 4-ALT EAST ELEVATION
3/32" = 1'-0"



4 4-ALT SOUTH ELEVATION
3/32" = 1'-0"

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BARLOW BUILDERS

RIVER ROAD APARTMENTS

NO.	DATE	DESCRIPTION
	03.06.2024	OWNER REVIEW

PROJECT NO: 23037
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SHEET TITLE

BUILDING 4 - ELEVATIONS PROPOSED CHANGES

SHEET NUMBER

4-ALT

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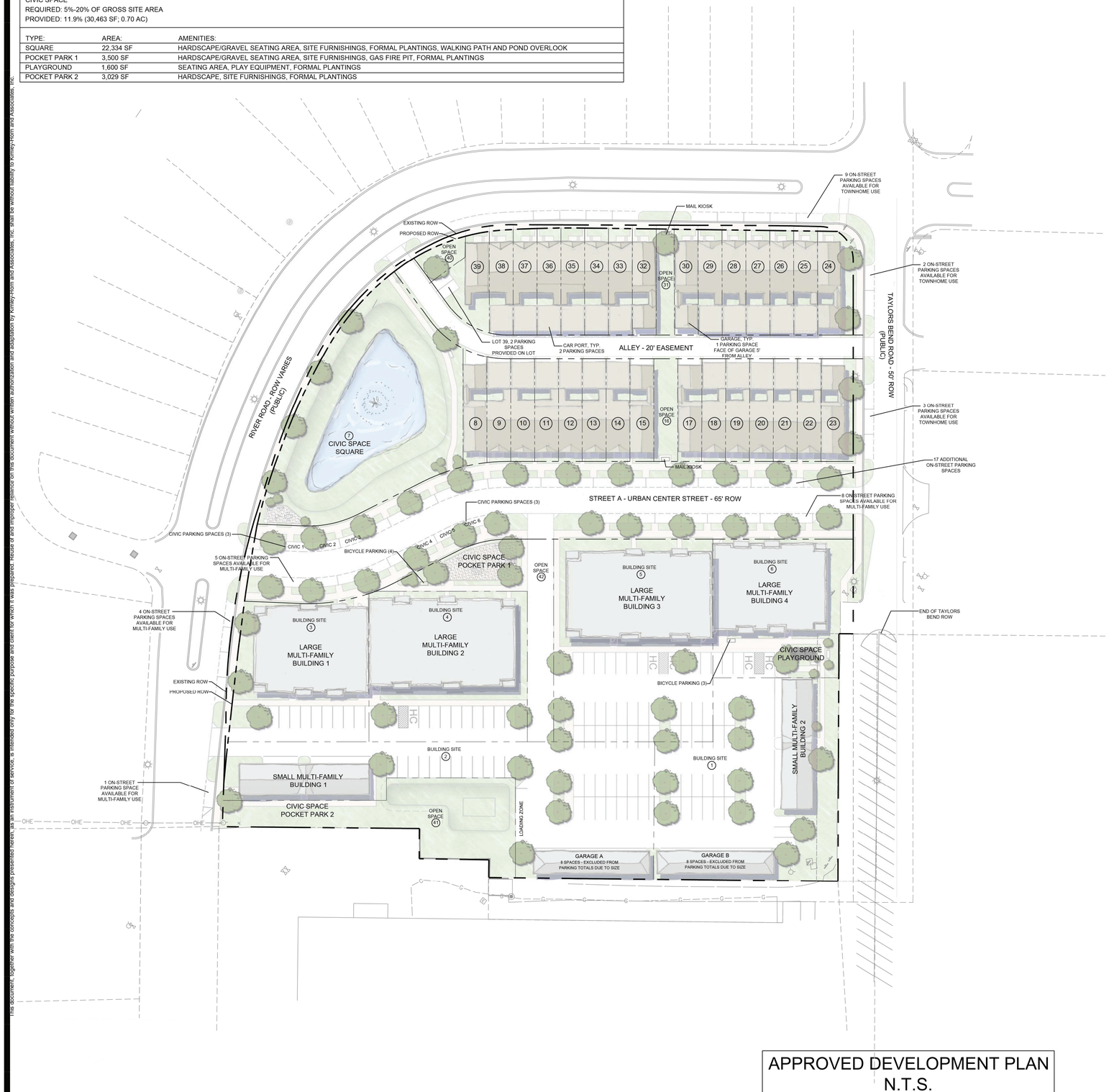
CIVIC SPACE		
REQUIRED: 5%-20% OF GROSS SITE AREA		
PROVIDED: 11.9% (30,463 SF; 0.70 AC)		
TYPE:	AREA:	AMENITIES:
SQUARE	22,334 SF	HARDSCAPE/GRAVEL SEATING AREA, SITE FURNISHINGS, FORMAL PLANTINGS, WALKING PATH AND POND OVERLOOK
POCKET PARK 1	3,500 SF	HARDSCAPE/GRAVEL SEATING AREA, SITE FURNISHINGS, GAS FIRE PIT, FORMAL PLANTINGS
PLAYGROUND	1,600 SF	SEATING AREA, PLAY EQUIPMENT, FORMAL PLANTINGS
POCKET PARK 2	3,029 SF	HARDSCAPE, SITE FURNISHINGS, FORMAL PLANTINGS



APPROVED DEVELOPMENT PLAN
N.T.S.

SITE DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: 255,800 SF; 5.87 AC
AREA OF ROW DEDICATION: 3,222 SF
ADJUSTED TOTAL SITE AREA: 5.80 AC
TOTAL DWELLING UNITS: 122 UNITS
TOTAL DENSITY: 21.03 DUA
TOTAL CIVIC SPACE: 30,463 SF; 0.70 AC (11.9%)
TOTAL SURFACE PARKING LOT: 43,905 SF; 1.01 AC
TOTAL ROW AND ALLEY EASEMENT: 42,199 SF; .97 AC

BUILDING BREAKDOWN:
TOTAL MULTI-FAMILY UNITS: 92 DWELLING UNITS
LARGE MULTI-FAMILY BLDG 1: 18 DU
LARGE MULTI-FAMILY BLDG 2: 24 DU
LARGE MULTI-FAMILY BLDG 3: 24 DU
LARGE MULTI-FAMILY BLDG 4: 18 DU
SMALL MULTI-FAMILY BLDG 1: 4 DU; 7-GARAGE PARKING SPACES
SMALL MULTI-FAMILY BLDG 2: 4 DU; 8-GARAGE PARKING SPACES

TOWNHOMES: 30 DWELLING UNITS

ACCESSORY BUILDINGS:
ACCESSORY BLDG 1: 8-CAR GARAGE
ACCESSORY BLDG 2: 8-CAR GARAGE

BUILDING SETBACKS:
PRINCIPAL STRUCTURES:
FRONT SETBACK: 0' MIN/MAX AT CORNERS; 15' MAXIMUM ELSEWHERE
PROVIDED SETBACK: 8'-14' TOWNHOMES; 0' LARGE MULTI-FAMILY; 12' SMALL MULTI-FAMILY

FRONT SETBACK SECONDARY: 0' MIN/MAX AT CORNERS; 15' MAXIMUM ELSEWHERE
PROVIDED SETBACK: 7'-10' TOWNHOMES; 16'-22' LARGE MULTI-FAMILY

SIDE SETBACK: 0' MIN. - 24' MAXIMUM
PROVIDED SETBACK: 0'; 15' MINIMUM BETWEEN TOWNHOME BUILDINGS

REAR SETBACK: NOT REGULATED
PROVIDED SETBACK: 24' TOWNHOME WITHOUT GARAGE; 5' TOWNHOME WHERE GARAGE FACES ALLEY

ACCESSORY STRUCTURES:
FRONT SETBACK: 40' MAX FROM REAR PROPERTY LINE
PROVIDED SETBACK: 23' FROM REAR PROPERTY LINE

SIDE SETBACK: 3' MAX.
PROVIDED SETBACK: 3' FROM BUILDING SITE LINE ON ONE SIDE

REAR SETBACK: 3' MIN.
PROVIDED SETBACK: 3'

*NOTE: PRIMARY BUILDING CORNER SETBACKS ARE AS CLOSE TO 0' FRONT/0' SIDE AS POSSIBLE. DUE TO THE UNIQUE PROPERTY LINE CONSTRAINTS, BUILDINGS ARE SET BACK TO ALLOW SIDEWALKS AND PLANTING AREAS AND TO AVOID EXISTING EASEMENTS/UTILITIES. ACCESSORY STRUCTURES ARE SET 3' FROM BUILDING SITE LINES ON ONE SIDE. BUILDING SITES ARE WIDER THAN THE ACCESSORY BUILDINGS, PREVENTING 3' SIDE SETBACKS ON BOTH SIDES. ADDITIONALLY, ROW HAS BEEN DEDICATED ALONG RIVER ROAD, WHICH PLACES THE NEW ROW LINE AT THE BACK OF SIDEWALK.

PARKING SUMMARY:
TOTAL DWELLING UNITS: 122 UNITS
REQUIRED MINIMUM PARKING RATIO: 1.5 SPACES PER UNIT
TOTAL PROVIDED PARKING SPACES: 228 PARKING SPACES PROVIDED

TOTAL REQUIRED RESIDENTIAL PARKING: 183 PARKING SPACES; 205 PARKING SPACES PROVIDED
TOWNHOMES: 30 UNITS, 45 REQUIRED PARKING SPACES
PROVIDED: 67 SPACES PROVIDED.
46 SURFACE ON LOT; 7 GARAGE SPACES, 14 ON-STREET SPACES CARPORT (INTERIOR) UNITS HAVE TWO SURFACE PARKING SPACES PROVIDED ON EACH LOT, FOR A TOTAL OF 46 SURFACE SPACES. GARAGE UNITS (EXTERIOR) HAVE ONE PARKING SPOT (10'X20' MIN) PROVIDED ON SITE, FOR A TOTAL OF 7 GARAGE SPACES.

MULTI-FAMILY: 92 UNITS, 138 REQUIRED PARKING SPACES
PROVIDED: 138 SPACES PROVIDED*
105 SURFACE PARKING; 15 GARAGE PARKING SPACES (10'X20' MIN.); 18 ON-STREET PARKING SPACES
ACCESSIBLE PARKING REQUIRED: 1 PER 25 REQUIRED SPACES. (138/25 = 6 ACCESSIBLE SPACES)
PROVIDED: 6 ACCESSIBLE SPACES IN SURFACE PARKING LOT

PROVIDED: ADDITIONAL 17 ON-STREET PARKING SPACES ON STREET A THAT ARE NOT A PART OF THE REQUIRED PARKING FOR TOWNHOMES, MULTI-FAMILY OR CIVIC SPACES.

TOTAL CIVIC SPACE: 30,463 SF; 0.70 AC
REQUIRED MINIMUM PARKING RATIO: 1 SPACE PER 5,000 SF GROSS LAND AREA
TOTAL REQUIRED CIVIC SPACE PARKING: 6 PARKING SPACES
PROVIDED: 6 ON-STREET PARKING SPACES

*NOTE: AN ADDITIONAL 16 GARAGE SPACES ARE PROVIDED IN ACCESSORY BUILDINGS FOR THE MULTI-FAMILY BUILDINGS, AND AN ADDITIONAL 7 TOWNHOME GARAGE SPACES ARE PROVIDED. THESE PARKING SPACES HAVE NOT BEEN INCLUDED IN THE PARKING TOTALS SINCE THEY ARE SMALLER THAN THE MINIMUM 10' X 20' GARAGE SPACE REQUIREMENT.

BIKE PARKING: REQUIRED 1 SPACE PER 20 REQUIRED PARKING SPACES
BIKE PARKING PROVIDED: 183 REQ. PARKING SPACES/20 = 7 BIKE SPACES

FRONTAGE BUILD-OUT: 80% MINIMUM REQUIRED; 92.6% AVERAGE FOR 36 BUILDING SITES
BUILDING SITE 1: NO FRONTAGE
BUILDING SITE 2: 89%
BUILDING SITE 3: 83%
BUILDING SITE 4: NO FRONTAGE
BUILDING SITE 5: 80%
BUILDING SITE 6: 82%
BUILDING SITES 8-15; 17-30; 32-39: 100%

LOT/BUILDING SITE ENFRONTMENT:
TOTAL NUMBER OF BUILDING SITES: 36
BUILDING SITES ENFRONTING PEDESTRIAN PATH: 2 (LARGE MULTI-FAMILY BLDG 2 & SMALL MULTI-FAMILY BLDG 2)
% BUILDING SITES ENFRONTING PEDESTRIAN PATH: 6%

PLEASE SEE ARCHITECTURE ELEVATIONS FOR ALL MULTI-FAMILY BUILDING DIMENSIONS AND ELEVATION COMPLIANCE TABULATIONS.

ARCHITECTURAL NOTES:
1. LARGE MULTI-FAMILY BUILDINGS 1 AND 2 WILL UTILIZE THE SAME ELEVATOR VIA COMMON INTERIOR CORRIDOR.
2. LARGE MULTI-FAMILY BUILDINGS 3 AND 4 WILL UTILIZE THE SAME ELEVATOR VIA COMMON INTERIOR CORRIDOR.
3. LARGE MULTI-FAMILY BUILDINGS: HVAC UNITS TO BE LOCATED ON ROOF.
4. SMALL MULTI-FAMILY BUILDINGS: HVAC LOCATED IN 3RD LAYER.
5. TOWNHOME DESIGN WILL ADHERE TO THE PRESCRIPTIVE STANDARDS OF CD-5 AT BUILDING PERMIT STAGE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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RIVER ROAD PROPERTY
SITE DEVELOPMENT PLAN & PRELIMINARY PLAT
RIVER ROAD, Columbia, Tennessee

RIVER ROAD PROPERTY
CPS LAND
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

GREGORY C. GAMBLE — 120144 — REGISTERED LANDSCAPE ARCHITECT

Date: NOV. 20, 2023
Revision Date
1 DEC. 18, 2023
2
3

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 04/04/2024
KIMLEY-HORN PROJECT NO. 118119002

SITE DEVELOPMENT PLAN
SHEET
C2.0

APPROVED DEVELOPMENT PLAN

SHEET NUMBER
C0.3

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OPEN
ARCHITECTURE

July 10, 2024

Mr. Austin Brass
City of Columbia, Tn
Planning Department
700 N Garden Street
Columbia, TN 38401

Re-submission of exterior elevations of the River Road project.

Mr. Brass,

On behalf of the ownership group, we are submitting revisions to the exterior elevations of the large multifamily and small multifamily projects. During the construction documentation phase of the project, we found that we needed to adjust the interior of a few units. This has led to the adjustment of the exterior façade of the buildings. In general, the facades are to remain the same as proposed in the original submission.

LMF Building 1 revision- The revision to LMF-1 is located on the west elevation. Bathrooms are now located on the exterior walls of this elevation. We have requested to keep windows in the bathrooms but allow for a smaller window that will be located above the toilet. We are also making the request to substitute brick on the 3rd floor for a Hardi type product. Due to structural engineering issues, we found that providing brick on the 3rd floor (especially at decks) was going to cause significant revisions to the structural design. The substitution will allow for the original decks to remain and will also add character to the façade facing River Rd.

LMF Building 2 revision- The revisions to LMF-2 reflect the same as LMF-1 as they are a mirrored copy of each other.

SMF Buildings revision- The revision to the SMF buildings is that we were able to offer a floor plan in these units that was not available in the LMF building with a large 2-bedroom unit with study. After completing the floor plans the adjustments on the exterior to the buildings moved windows from their original approved location. Generally, the facades are to remain the same as originally approved. SMF Building 4 East elevation does have the same intent with different appearance, which is the reason for the re-submission.

Sincerely,

Timothy Dwyer

Timothy Dwyer
Open Architecture, Inc.
513-702-0571
Tim.dwyer@openarchitecture.com

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	XXX River Road (No address)		
	TAX MAP: 090	GROUP: 7	PARCEL: 08
SUMMARY OF NATURE OF REQUEST AND WORK	Resubmission of Building Elevations for Large Multifamily & Small Multifamily Buildings.		

DATE OF PRE-APPLICATION CONFERENCE	May 2024	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☒ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations:** ☐ Annexation Permission Form **Annexations/Rezoning/Plan Amendments:** ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan **Preliminary Plats/Site Development Plans:** ☐ Plans and/or Plats conforming to City standards with signed and completed check list **All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:** ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

	Plats/PUDs: ☒ Project Name (include Sections & Phases) River Road Apartments ☒ Total Number of Lots/Residential Units (92 M.F.) 122 units total ☒ Square Footage of Non-Residential Floor Space (92 MF) 122 units total in Development ☒ Total acreage 5.87 Acres total Development

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Tim Dwyer	PHONE	513 702 0571
ADDRESS	1201 Harrison Ave Cincinnati, OH 45214	EMAIL	Tim.dwyer@openarchitecture.com

PROPERTY OWNER NAME	RIVER ROAD INVESTMENT PARTNERS	PHONE	615-642-2976
ADDRESS	1422 PLANTATION DR. BRENTWOOD, TN 37027	EMAIL	ROB.PEASE@CPSLAND.COM

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Tim Dwyer		7/10/24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
ROBERT S. PEASE FOR RIVER ROAD INVESTMENT PARTNERS	Robert S. Pease	7/10/24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE MANAGING PARTNER	DATE