CITY OF COLUMBIA

TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, September 11, 2024 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes
6. Review of Bonds and Letters of Credit

II. Consent

1. Request from Allison Corolla for Final Plat approval with surety in the amount of $175,000 for Quail Run Meadows Subdivision Phase 5 consisting of 27 lots at Tax Map 73 Parcel 17.03 off Quail Run Way.
2. Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of $130,000 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.
3. Request from Allen O'Leary for Final Plat approval with surety in the amount of $1,900,000 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.

III. Discussion Items

1. Request from Emily Zeller for a Mixed Use Preliminary PUD Master Plan with Architectural Design Review approval to revise 3.97 acres of the Villages at Carters Creek PUD located at 2425 Nashville Highway being Tax Map 51 Parcel 22.03.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

2. Request from WES Engineers and Surveyors for a Final PUD Master Plan revision of the single family architectural elevations for the McClure Farms PUD located at 2504 Nashville Highway being Tax Map 51 Parcel 6.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

3. Request from Louis Sloyan for Preliminary Plat and Site Development Plan for Oakwood Subdivision consisting 104 lots at 200 Oakwood Drive being Tax Map 89 Parcel 21.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

4. Request from Crunk Engineering for Final Plat approval with surety in the amount of $1,040,000 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.

5. 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.

6. 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.

7. 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.

8. 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.

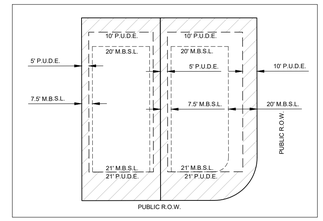
9. Request from Patrick Carroll for Final PUD Master Plan and Preliminary Plat approval of the multifamily portion of Bear Springs PUD consisting of 336 units and an amenity center at 1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02.

IV. Other Business

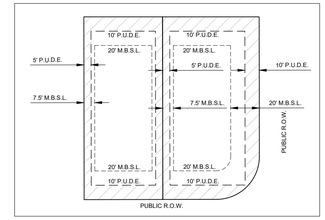
V. Adjourn

The Planning Commission of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address the Commission regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before the Commission votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodation due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.

VICINITY MAP (NOT TO SCALE)



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

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

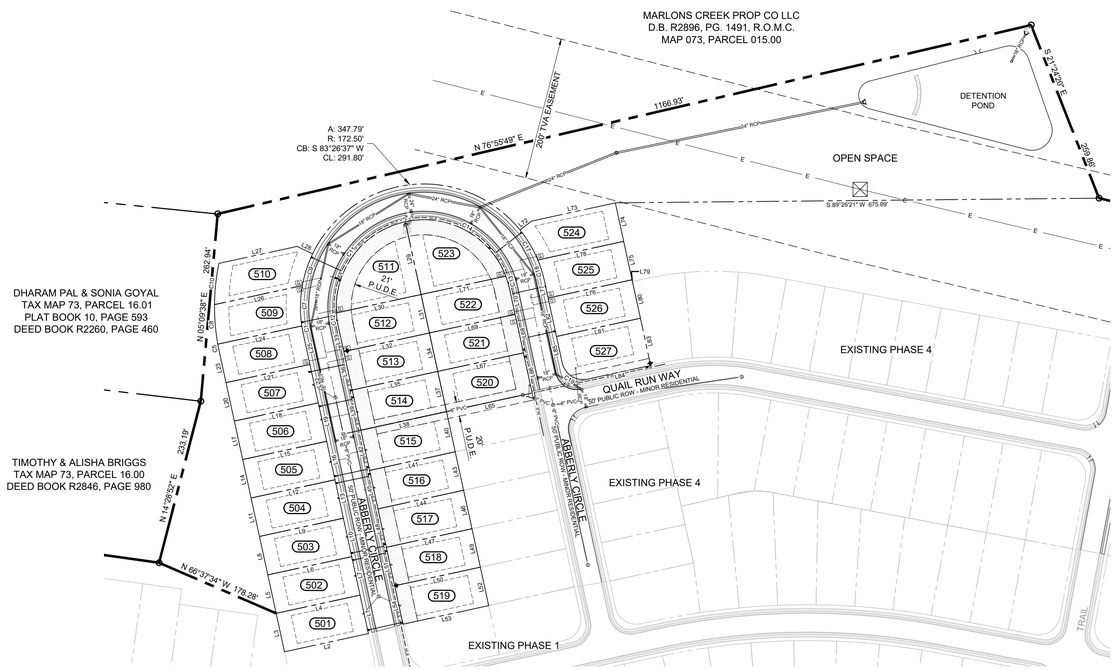
Parcel Line Table		
Line #	Length	Direction
L71	121.12	S77° 44' 32.65"W
L72	20.19	N51° 56' 58.88"E
L73	120.00	N77° 44' 32.65"E
L74	55.00	S12° 15' 27.35"E
L75	55.00	S12° 15' 27.35"E
L76	120.00	S77° 44' 32.65"W
L77	24.14	N12° 15' 27.35"W
L78	122.78	S77° 44' 32.65"W
L79	2.50	S12° 15' 27.35"E
L80	52.50	S12° 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



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

- 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
- STORMWATER MANHOLE
- SANITARY SEWER MANHOLE
- HEADWALL

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 APPURTENANCASEAT 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 EVIDENCED 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
XVI
PROFESSIONAL LAND SURVEYOR
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

NO.	DATE	REVISIONS
1	6-14-24	REVISED PER CITY COMMENTS

DATE: 6-14-2024
SCALE: 1" = 100'
DRAWN BY: DSW
REVIEWER:

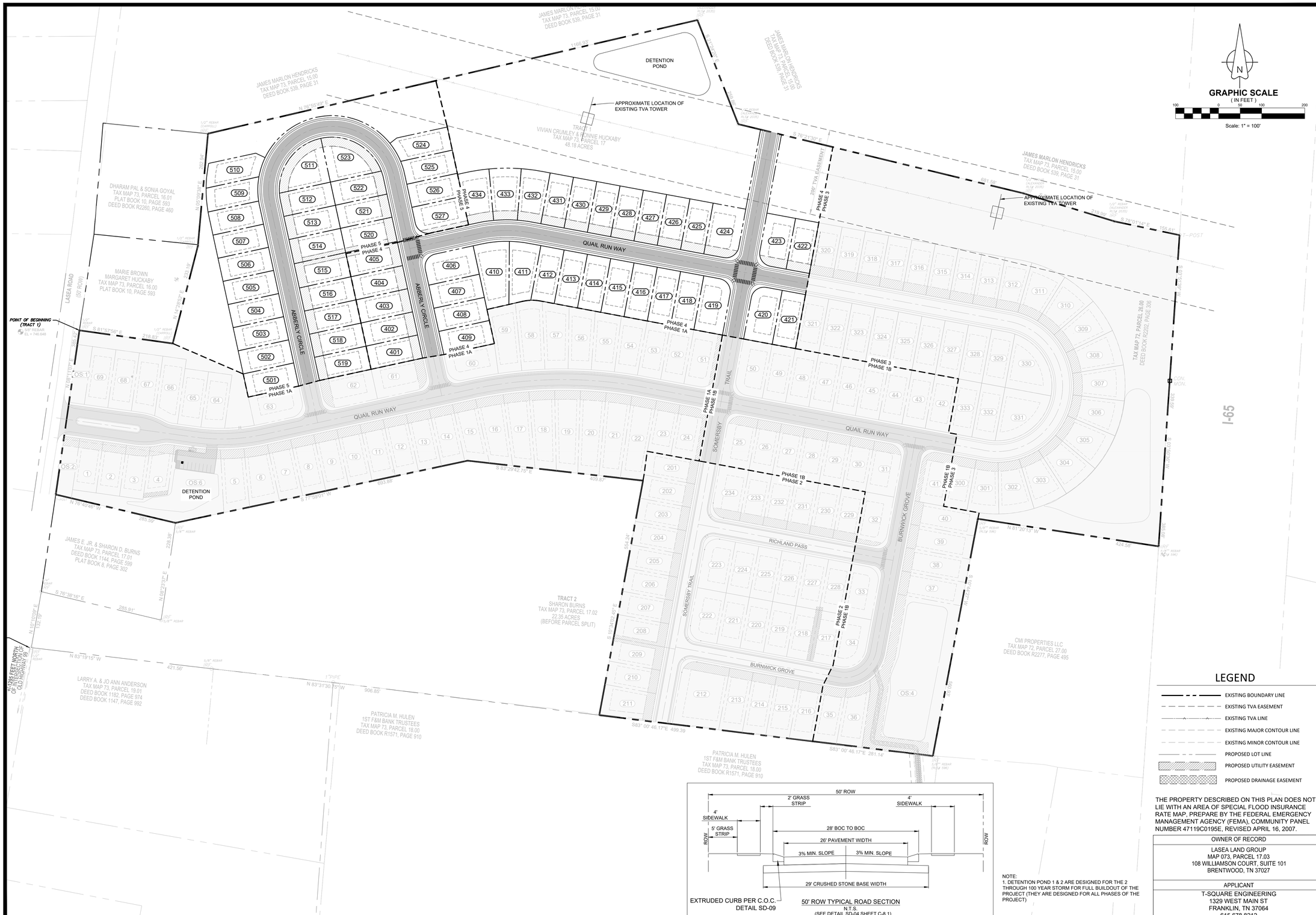
PHASE 5 FINAL PLAT
LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION

PROJECT
17-0707

SHEET
1 OF 1

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.

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

REVISIONS

NO.	DATE	
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

OVERALL SITE PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

NATHAN S. MCLEY
REGISTERED ENGINEER
NO. 122343
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:_____

Rev. 1/17/2017

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

NO.	DATE	REVISIONS

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

COVER SHEET
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

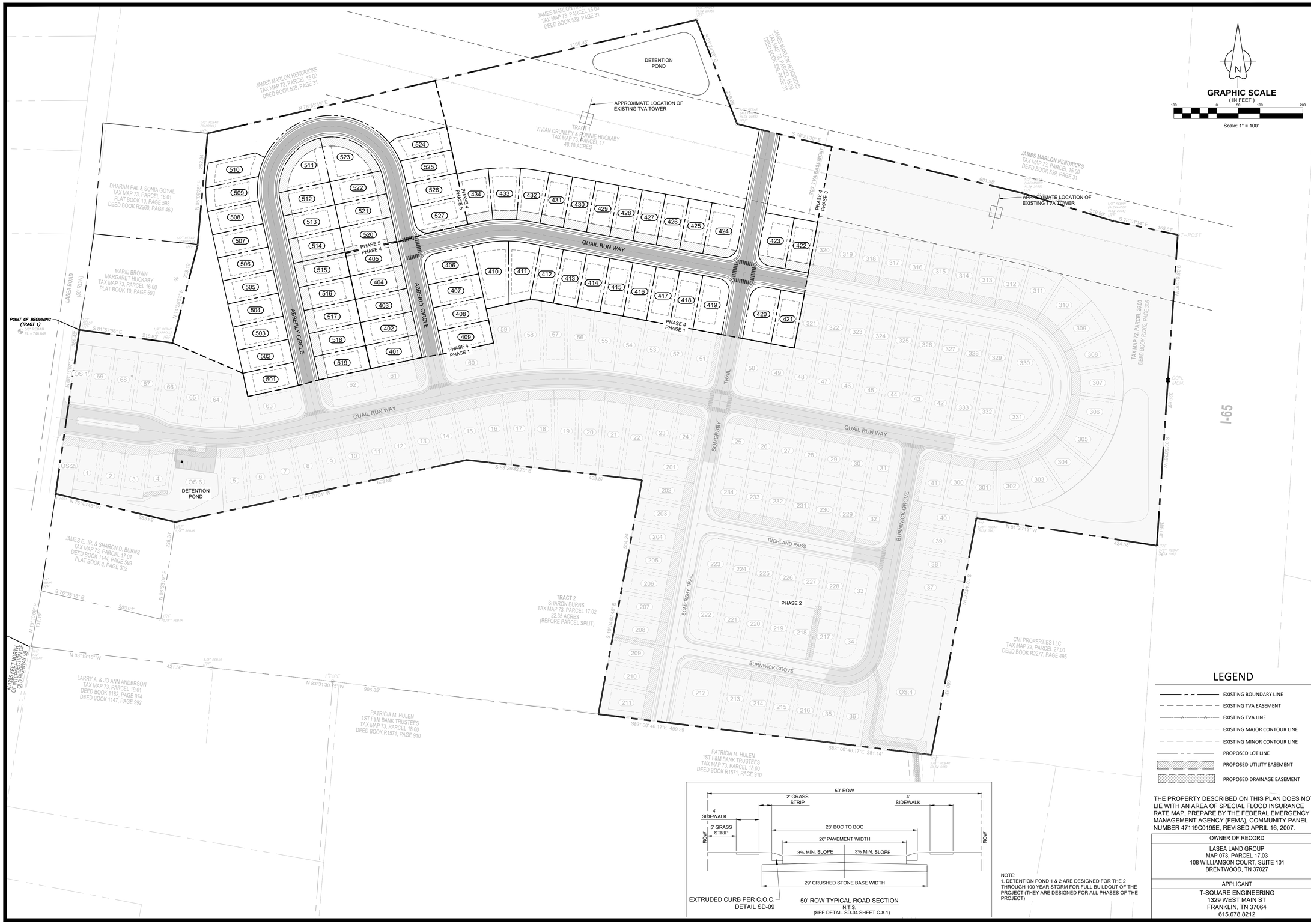
QUAIL RUN MEADOWS SUBDIVISION
PHASE 4 & 5

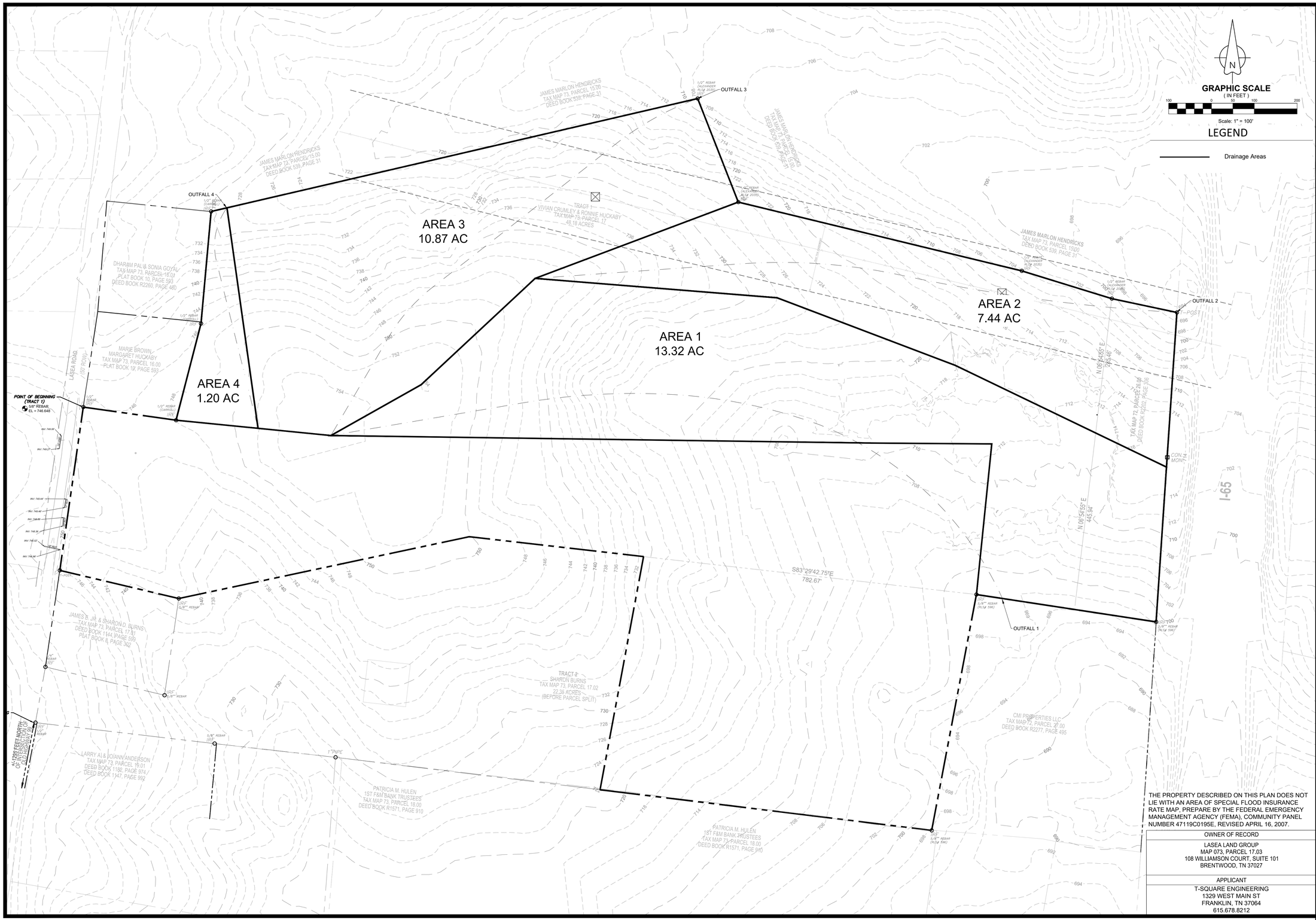
NATHAN S. MCKEE
REGISTERED ENGINEER
No. 122169
STATE OF TENNESSEE
12/01/2023

17-0707

SHEET
C-0.0

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM


GRAPHIC SCALE
(IN FEET)
Scale: 1" = 100'
DETENTION POND
APPROXIMATE LOCATION OF EXISTING TVA TOWER
TRACT 1
VIVIAN CRUMLEY & BONNIE HUCKABY
TAX MAP 73, PARCEL 17
48.18 ACRES
JAMES MARLON HENDRICKS
TAX MAP 73, PARCEL 15.00
DEED BOOK 539, PAGE 31
DHARAM PAL & SONIA GOYAL
TAX MAP 73, PARCEL 16.01
PLAT BOOK 10, PAGE 593
DEED BOOK R2260, PAGE 460
MARIE BROWN
MARGARET HUCKABY
TAX MAP 73, PARCEL 16.00
PLAT BOOK 10, PAGE 593
LASEA ROAD
(50' ROW)
POINT OF BEGINNING (TRACT 1)
QUAIL RUN WAY
ABBERLY CIRCLE
PHASE 5
PHASE 4
PHASE 1
TRAIL
SOMERSBY
BURNWICK GROVE
RICHLAND PASS
PHASE 2
TAX MAP 72, PARCEL 26.00
DEED BOOK R2202, PAGE 306
I-65
JAMES E. JR. & SHARON D. BURNS
TAX MAP 73, PARCEL 17.01
DEED BOOK 1144, PAGE 599
PLAT BOOK 8, PAGE 302
TRACT 2
SHARON BURNS
TAX MAP 73, PARCEL 17.02
22.35 ACRES
(BEFORE PARCEL SPLIT)
CMI PROPERTIES LLC
TAX MAP 72, PARCEL 27.00
DEED BOOK R2277, PAGE 495
LARRY A. & JO ANN ANDERSON
TAX MAP 73, PARCEL 19.01
DEED BOOK 1182, 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
OS:1
OS:2
OS:4
OS:6
DETENTION POND
S 83°00'46.17"E 499.39'
S83° 00' 46.17"E 281.14'
N 83°19'15" W
421.56'
N 83°31'30.75" W
906.85'
S 76°36'16" E
285.91'
N 08°26'37" E
228.38'
S 11°34'01" W
693.66'
S 89°26'45" E
829.67'
N 76°45'45" W
596.50'
N 81°44'19" W
424.50'
N 08°26'37" W
N 08°26'37" E
S 08°26'37" E
S 10°34'01" E
N 10°34'01" E
N 08°26'37" W
S 08°26'37" E
N 08°26'37" W
S 08°26'37" E
N 08°26'37" W
S 08°26'37



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

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

NO.	DATE	REVISIONS

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

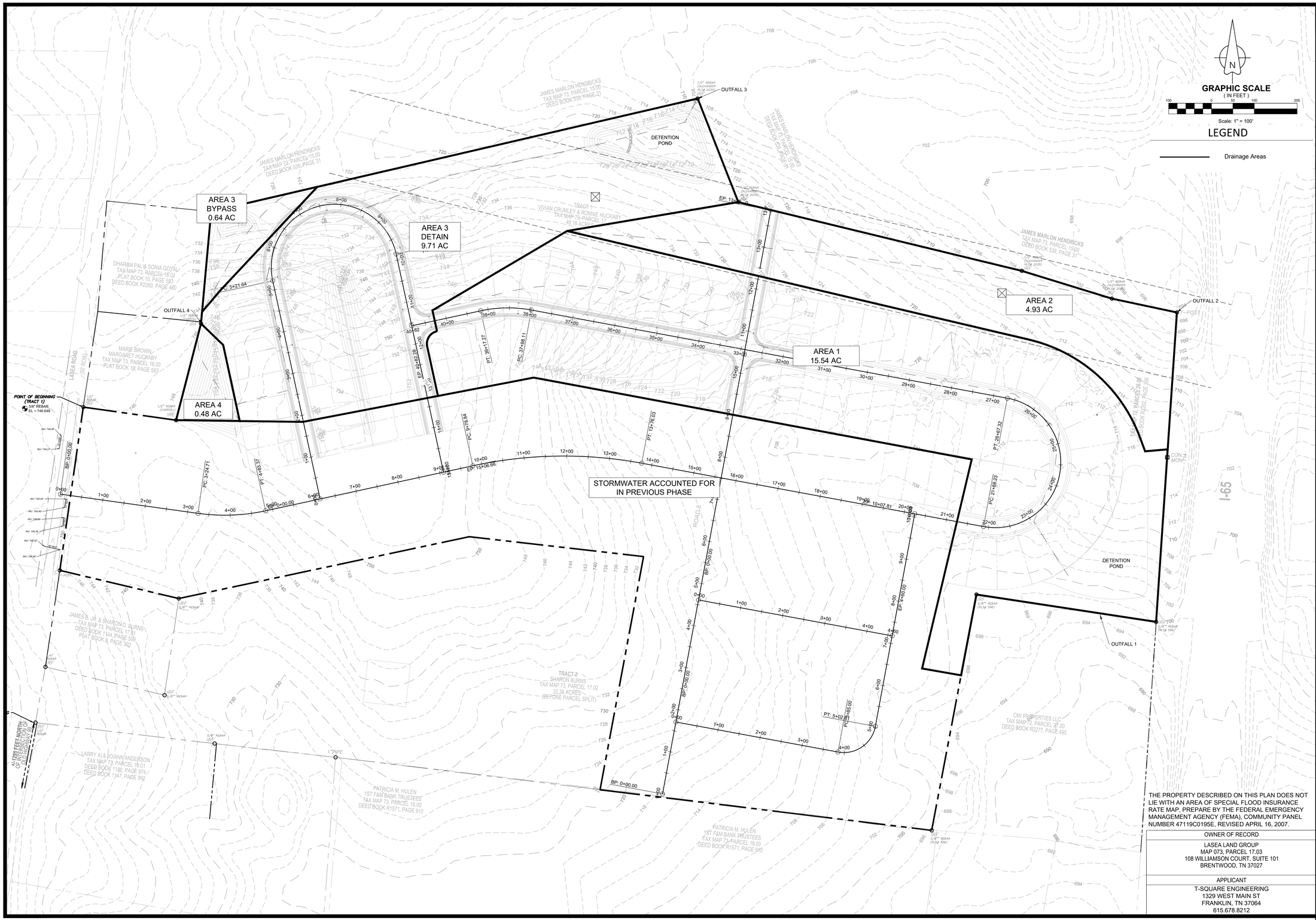
PRE-DEVELOPMENT STORMWATER PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

NATHAN S. MCVEY
REGISTERED ENGINEER
No. 122159
STATE OF TENNESSEE
12/01/2023

17-0707

SHEET
C-4.0



NO.	DATE	REVISIONS

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. MCVEY
REGISTERED ENGINEER
NO. 122400
STATE OF TENNESSEE
12/01/2023

17-0707

SHEET
C-4.1

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LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED LOT LINE

NOTE:
1. LOT LINE SWALES TO BE CONSTRUCTED BY BUILDER. ALL FLOW MUST BE DIRECTED AWAY FROM STRUCTURE.

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
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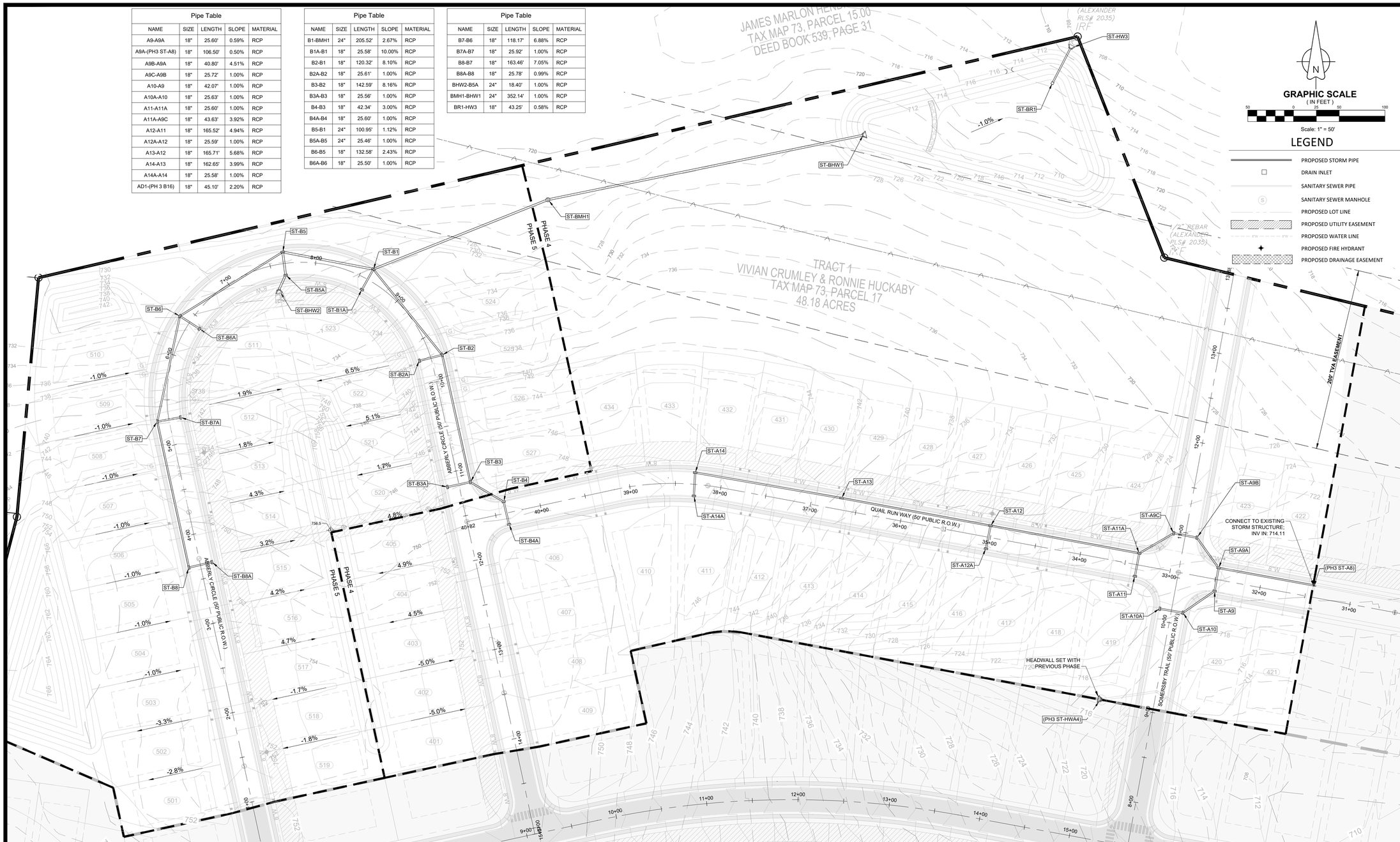
Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A9-A9A	18"	25.60'	0.59%	RCP
A9A-(PH3 ST-A8)	18"	106.50'	0.50%	RCP
A9B-A9A	18"	40.80'	4.51%	RCP
A9C-A9B	18"	25.72'	1.00%	RCP
A10-A9	18"	42.07'	1.00%	RCP
A10A-A10	18"	25.63'	1.00%	RCP
A11-A11A	18"	25.60'	1.00%	RCP
A11A-A9C	18"	43.63'	3.92%	RCP
A12-A11	18"	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



GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
Scale: 1" = 50'

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

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

NO.	DATE	REVISIONS

DATE: 12-01-2023
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: NSM

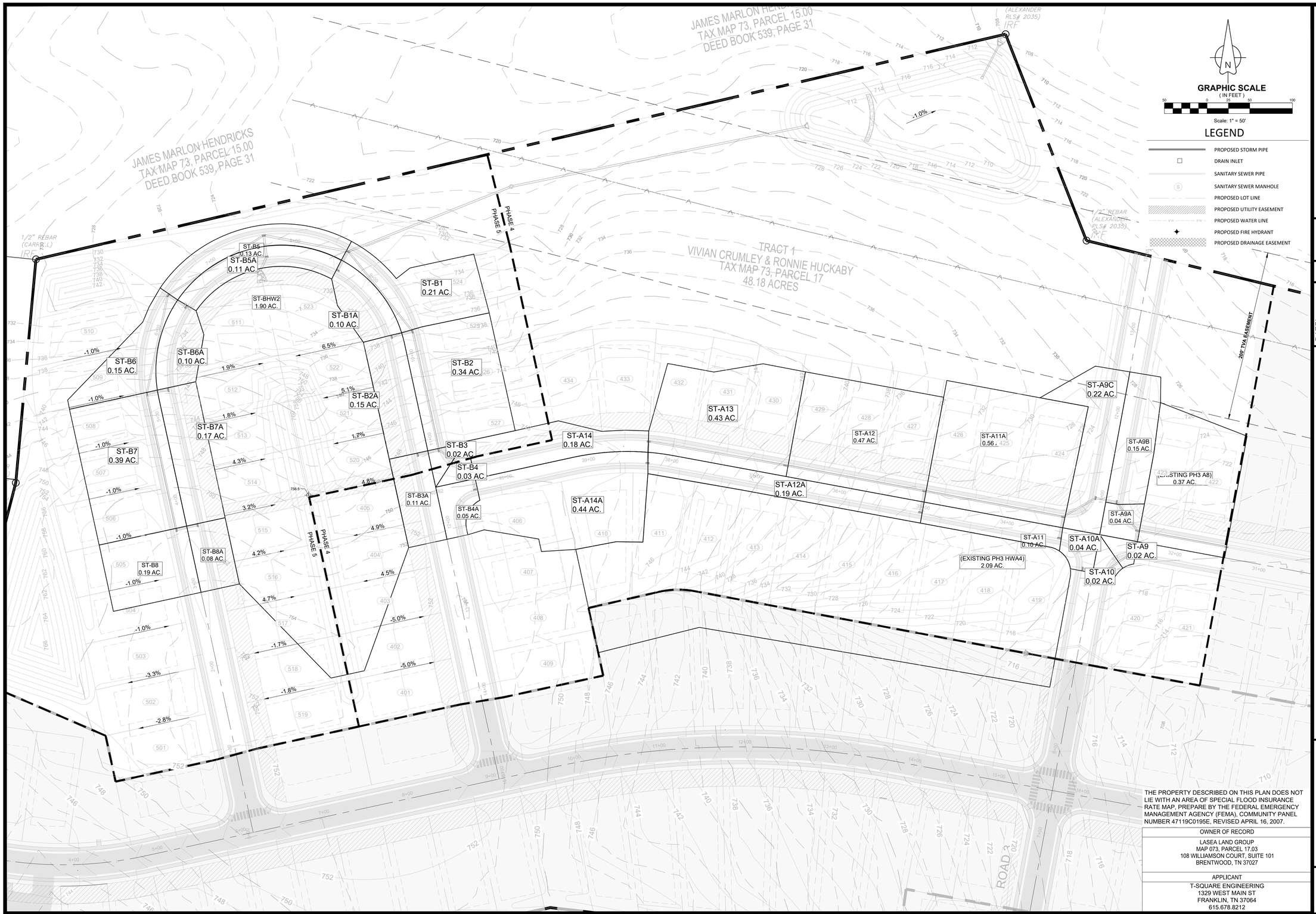
DRAINAGE PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

NATHAN S. MCKEY
REGISTERED ENGINEER
No. 122459
STATE OF TENNESSEE
12/01/2023

17-0707

SHEET
C-5.1



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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

INLET AREAS
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION PHASE 4 & 5

NATHAN S. MCVEY
REGISTERED ENGINEER
No. 122159
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.

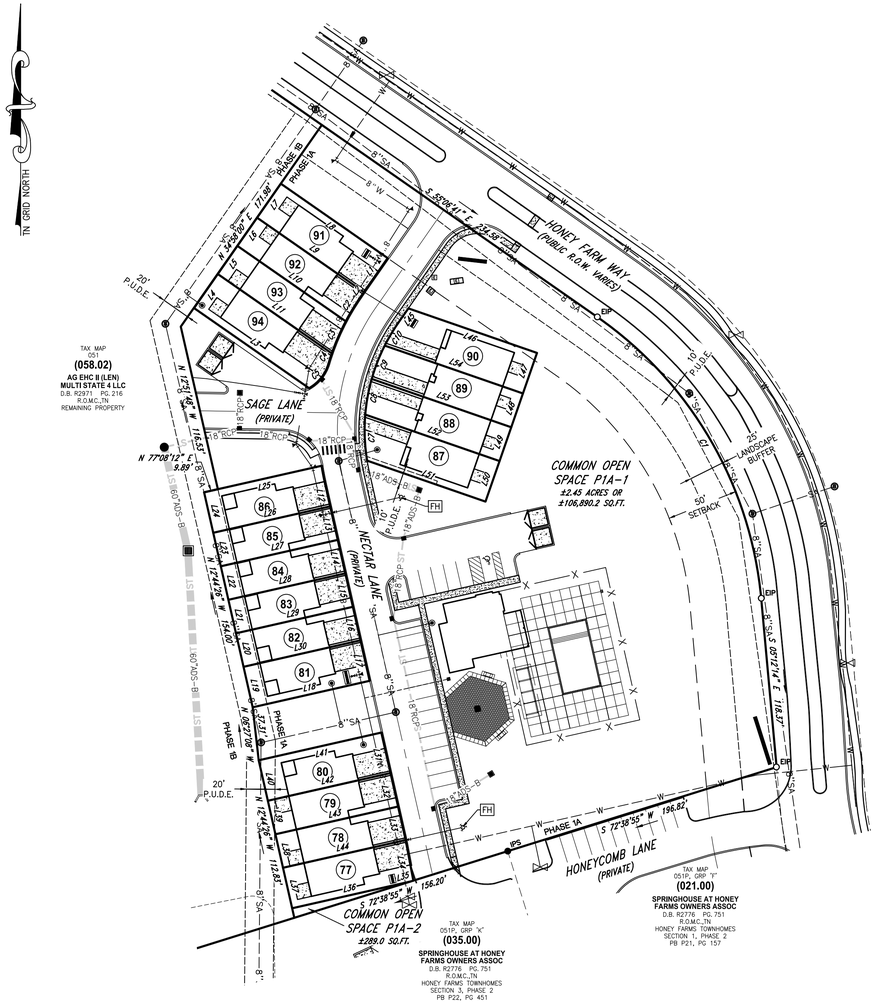
Allison Corolla	Allison Corolla	4/4/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
JOEL A SMITH	Joel A Smith	4-4-24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

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	

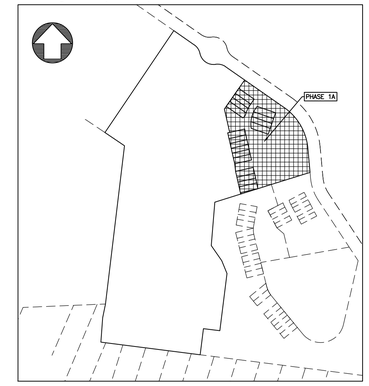


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°51'51" W	29.00'
L2	S 34°51'51" W	3.93'
L3	N 55°08'09" W	97.87'
L4	N 34°51'51" E	29.00'
L5	N 34°51'51" E	24.00'
L6	N 34°51'51" E	24.00'
L7	N 34°51'51" E	29.00'
L8	S 55°08'09" E	90.94'
L9	S 55°08'09" E	90.94'
L10	S 55°08'09" E	92.18'
L11	S 55°08'09" E	97.01'
L12	S 12°44'26" E	17.84'
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'

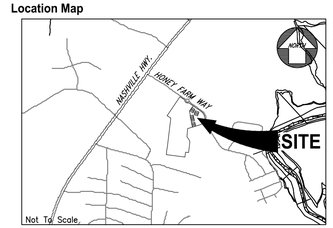
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.42'	234.99'	227.67'	S 30°12'59" E	49°47'23"
C2	163.00'	20.12'	20.10'	S 31°19'43" W	7°04'16"
C3	163.00'	24.50'	24.48'	S 23°29'11" W	8°36'48"
C4	163.00'	7.65'	7.65'	S 17°50'06" W	2°41'21"
C5	29.00'	22.27'	21.73'	S 38°29'34" 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

Drumwright Development Map



Location Map



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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 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.

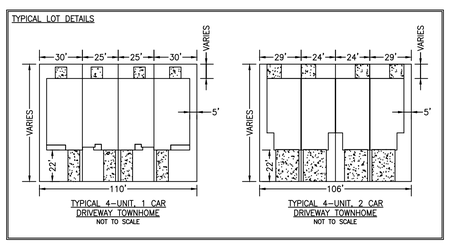
7/15/24 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

ALLEN B. O'LEARY, REGISTERED LAND SURVEYOR, AGRICULTURE, TENNESSEE NO. 1987

allenwesengineers.com

Register of Deed Recording Stamp

TYPICAL LOT DETAILS



TYPICAL 4-UNIT, 1 CAR DRIVEWAY TOWNHOME
NOT TO SCALE

TYPICAL 4-UNIT, 2 CAR DRIVEWAY TOWNHOME
NOT TO SCALE

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.

Legend

EIP, IPS, I.P.F., AXLE, ECM, P.K.F., P.K.S., R.R.S.-F, R.R.S.-S, Iron Rod Found, Iron Rod Set, Iron Pipe Found, Axle Found, Fence Post, Concrete Monument Existing, PK Nail Found, PK Nail Set, Railroad Spike Found, 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

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.weseng.com

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

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:

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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.

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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.

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.

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.

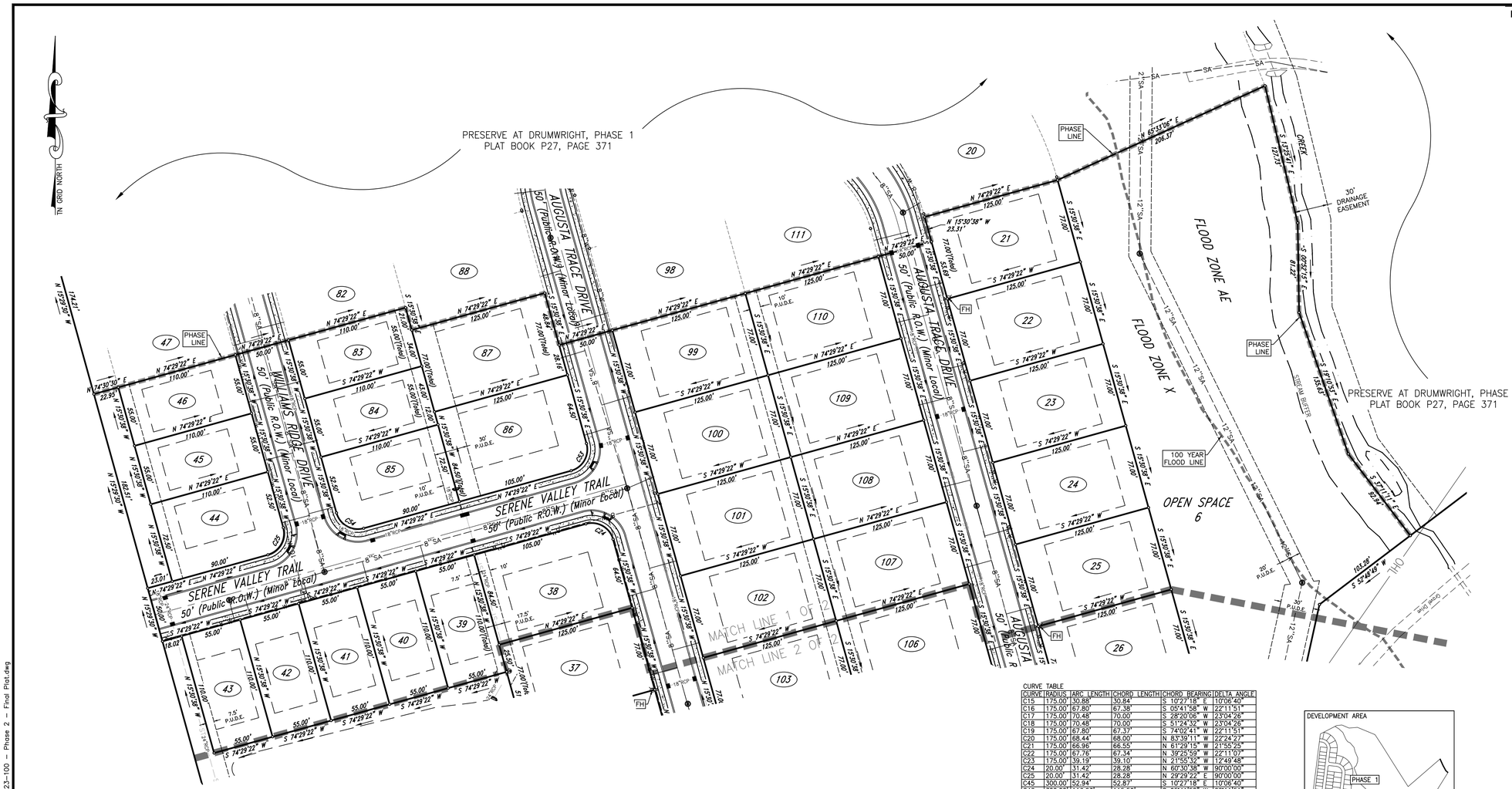
Allen O'Leary	Allen B O'Leary	7/15/24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Dylan Ray	DocuSigned by: Dylan Ray 2D244E2EDACA438	7/15/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

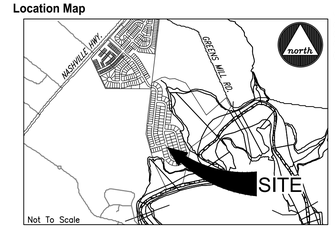
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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:
2556 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 "1" 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 Date _____ Allen B. O'Leary _____ Allen B. O'Leary _____ TN RLS #1987 Number

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1987

allen@wesengineers.com

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

Client
LENNAR HOMES
381 MALLORY STATION ROAD
SUITE 200
FRANKLIN, TN 37067

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:

1 of 2

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"
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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"
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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
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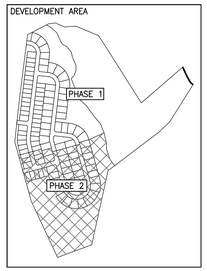
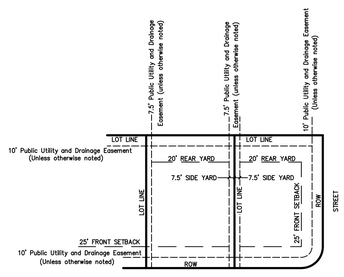
87	9,625.0	0.22
99	9,625.0	0.22
100	9,625.0	0.22
101	9,625.0	0.22
102	9,625.0	0.22
107	9,625.0	0.22
108	9,625.0	0.22
109	9,625.0	0.22
110	9,625.0	0.22
OS-4	29,172.6	0.67
OS-6	291,488.3	6.69

DEVELOPMENT AREA



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.



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

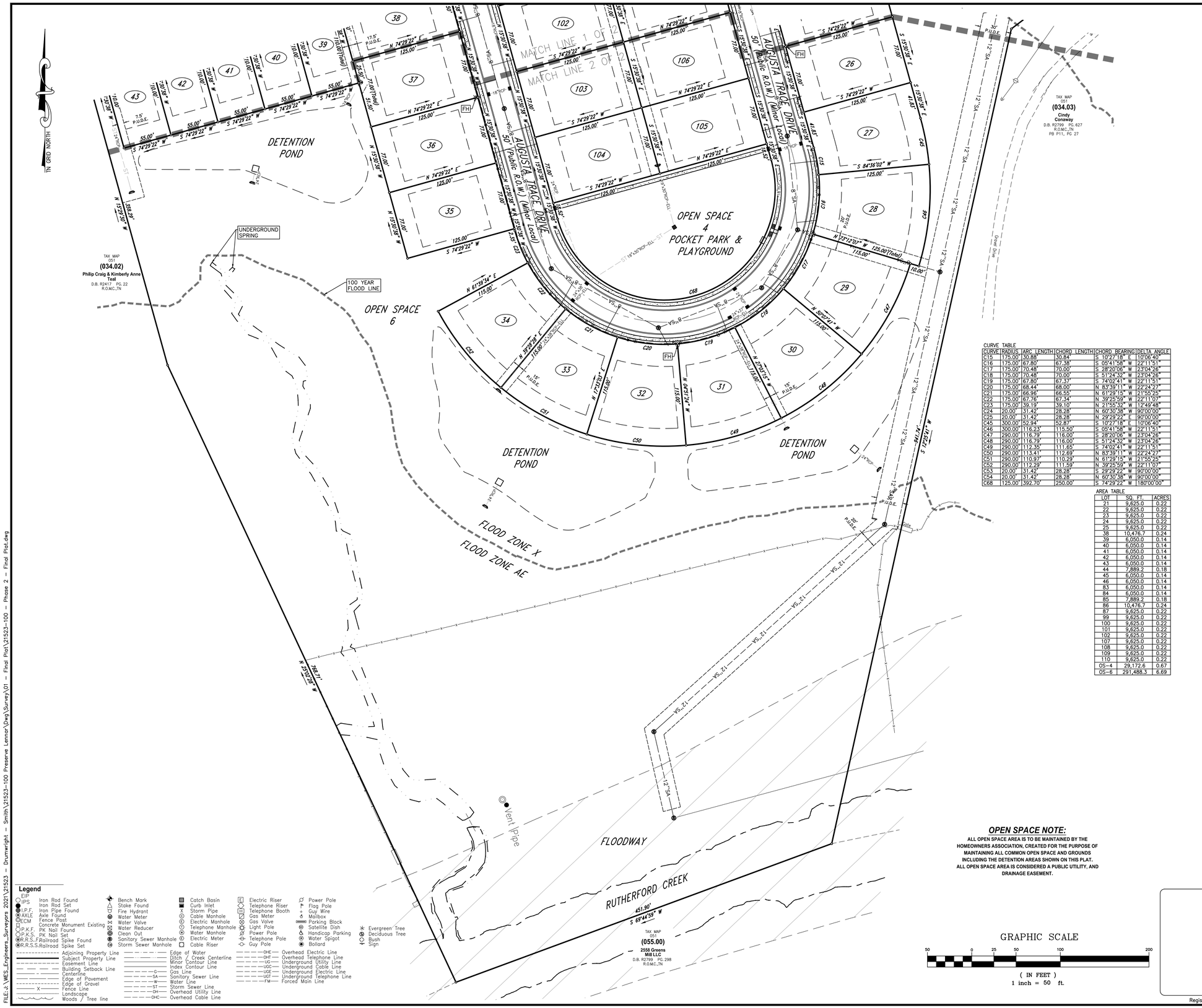
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

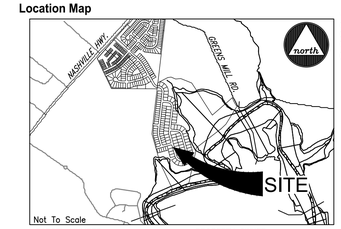
Legend

EIP, IPS, I.P.F., AXLE, ECM, P.K.F., P.K.S., R.R.S.-F, R.R.S.-S — Iron Rod Found, Iron Rod Set, Iron Pipe Found, Axle Found, Fence Post, Concrete Monument Existing, PK Nail Found, PK Nail Set, Railroad Spike Found, 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
OHE, OHT, UG, UGC, UGE, UGT, FM — Overhead Electric Line, Overhead Telephone Line, Underground Utility Line, Underground Cable Line, Underground Electric Line, Underground Telephone Line, Forced Main Line

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



Location Map



©2024

PARCEL NUMBER:
TAX MAP 051, PARCEL 034.00

DEED BOOK:
R2871, PAGE 1405

PLAT BOOK:
P11, PAGE 27

PARCEL ADDRESS:
2556 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'

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

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

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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 Date — Allen B. O'Leary — TN RLS #1987 Number

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
AGRICULTURE
NO. 1987
TENNESSEE
allen@wesengineers.com

Register of Deed Recording Stamp

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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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

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.

Legend

- EIP / IPS — Iron Rod Found / Iron Rod Set
- I.P.F. — Iron Pipe Found
- AXLE — Axle Found
- ECM — Fence Post
- 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

FINAL PLAT
PRESERVE AT DRUMWRIGHT, PHASE 2
COLUMBIA, TN

Client
LENNAR HOMES
381 MALLORY STATION ROAD
SUITE 200
FRANKLIN, TN 37067

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:J:\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

	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

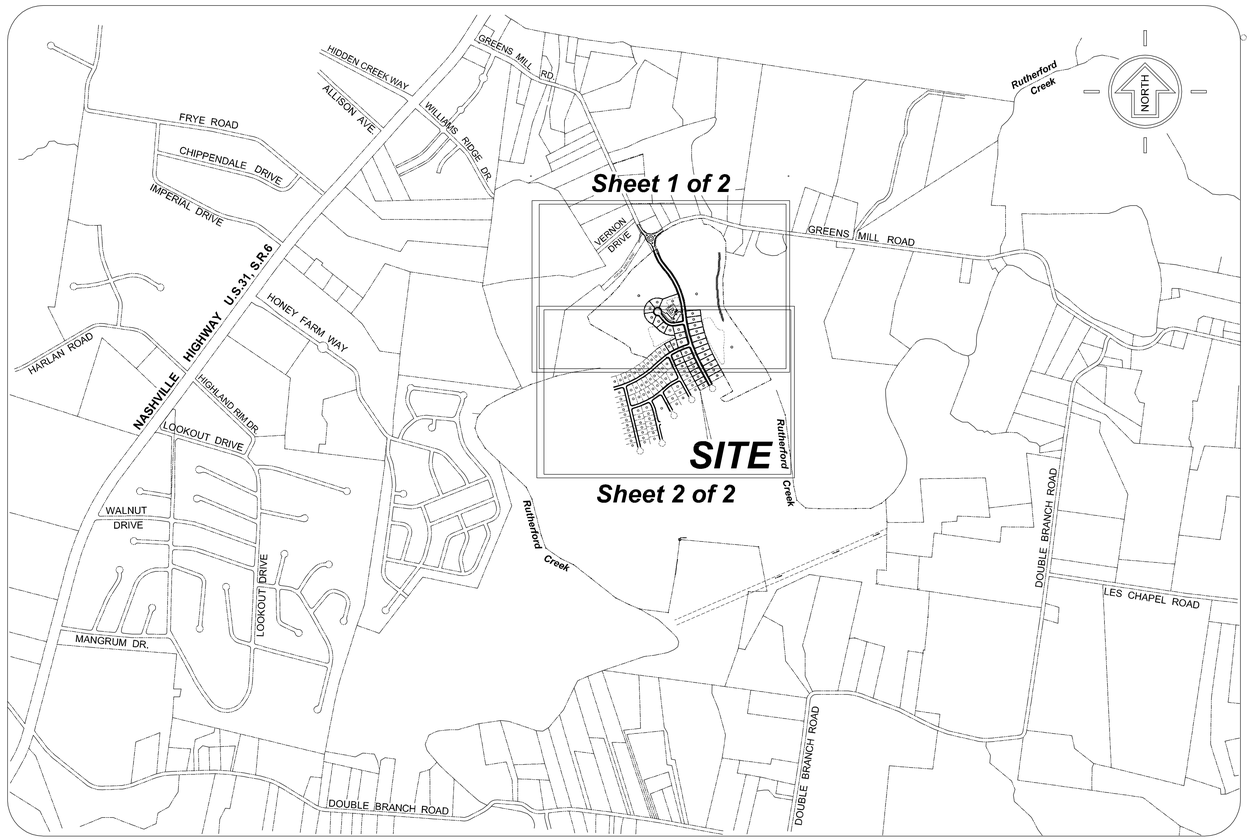
If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of 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	N H Branum	4/11/24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
LENNAR HOMES OF TENNESSEE, LLC	N H Branum	4/11/24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

TOTAL AREA: 3,160,654 SQUARE FEET OR 72.56 ACRES ±

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.



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

ZONING: RS10

Dwg.Name: Landing-At-Greens-Mill-Ph1-COVER.dwg

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

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.

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

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 survey shown hereon shown subdivision plat represents a Category "A" survey having an unadjusted ration 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 perpendicular to the street unless otherwise noted.

Last Revised: 7-16-2024
~~12-15-2023~~

(Date) M. Trevor Gammon, 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 surety has been filed to guarantee said installation.

(Date) Name, Title, and Agency or Authorized Approving Agent

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 ±

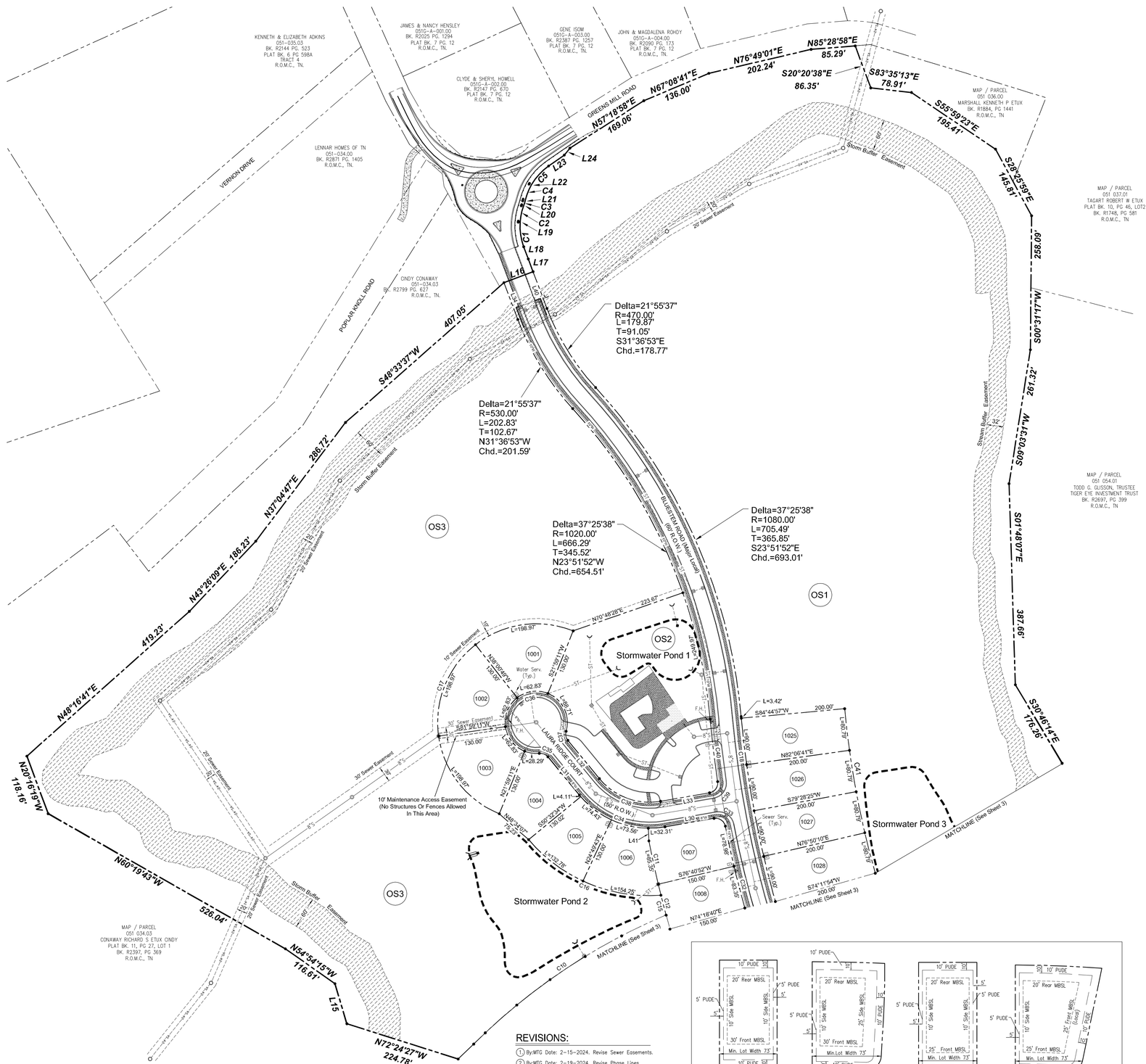
NORTH

(NAD83)

1" = 100'

0' 50' 100' 200'

GRAPHIC SCALE



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°55'14"	2165.00'	55.19'	110.35'	S11°51'31"E	110.34'
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°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'
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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'

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

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	N55°12'21"E	36.94'
L24	N39°03'31"E	17.26'
L25	N70°49'12"E	52.74'
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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'

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.

2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-890-0920

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.
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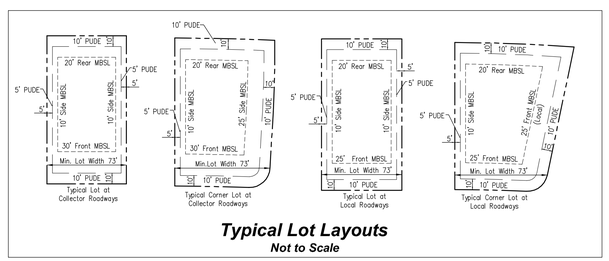

Typical Lot Layouts
Not to Scale

MICHAEL TREVOR GORMAN
REGISTERED LAND SURVEYOR
No. 2101.01CLR2
STATE OF TENNESSEE
7-16-24

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 2 OF 3

TOTAL AREA THIS RECORDING = 3,160,654 S.F. or 72.56 Acres ±

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0' 50' 100' 200'

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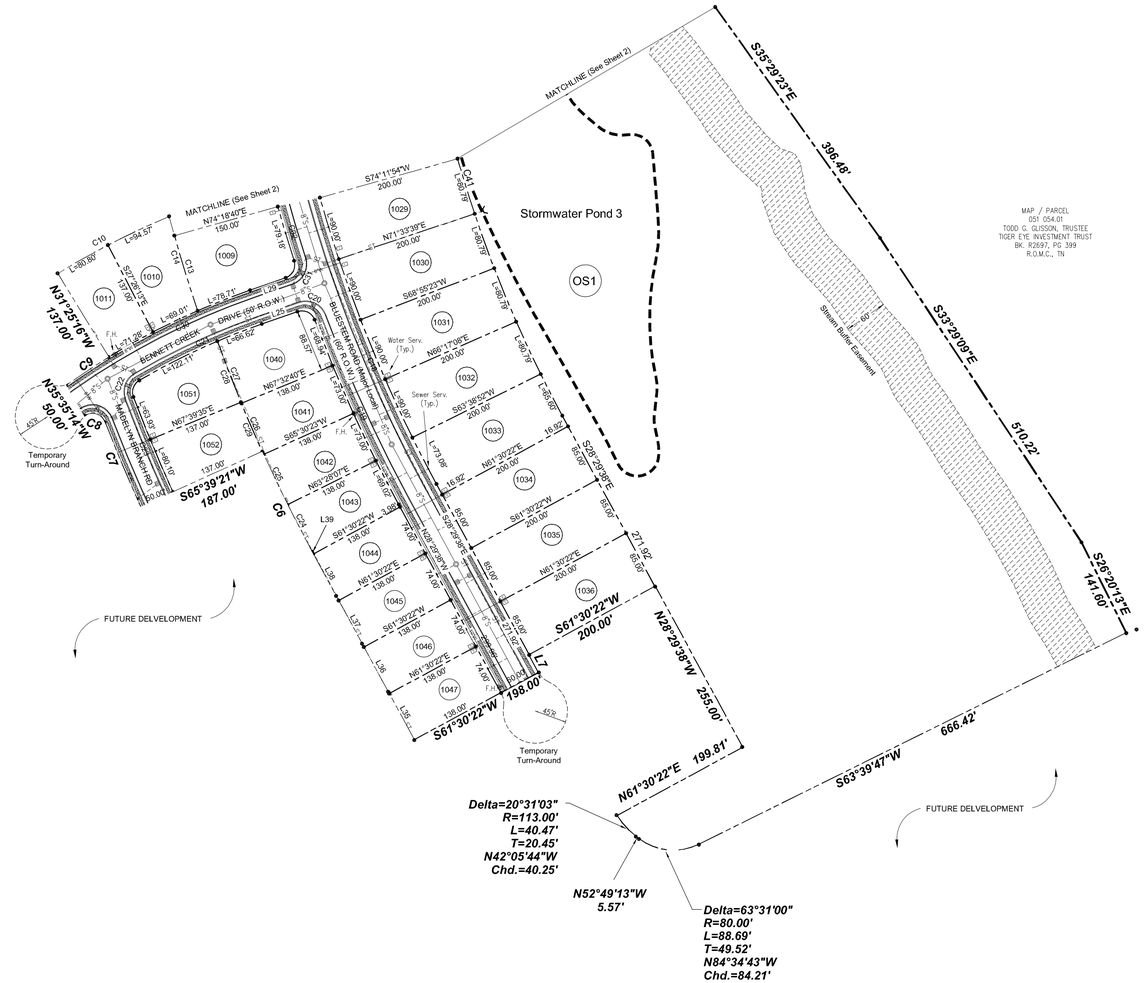

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Prepared By:
JTA
LAND SURVEYING, INC.
2003 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-890-9920

MICHAEL TREVOR GORMAN
REGISTERED LAND SURVEYOR
No. 2136
LICENSE
7-16-24
TENNESSEE U.S.A.

REVISIONS:

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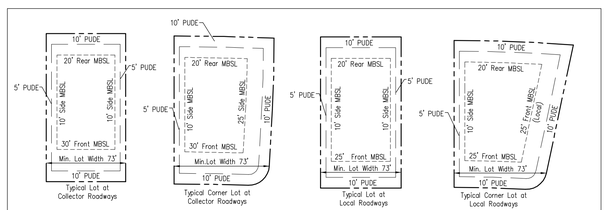


Typical Lot Layouts
Not to Scale

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

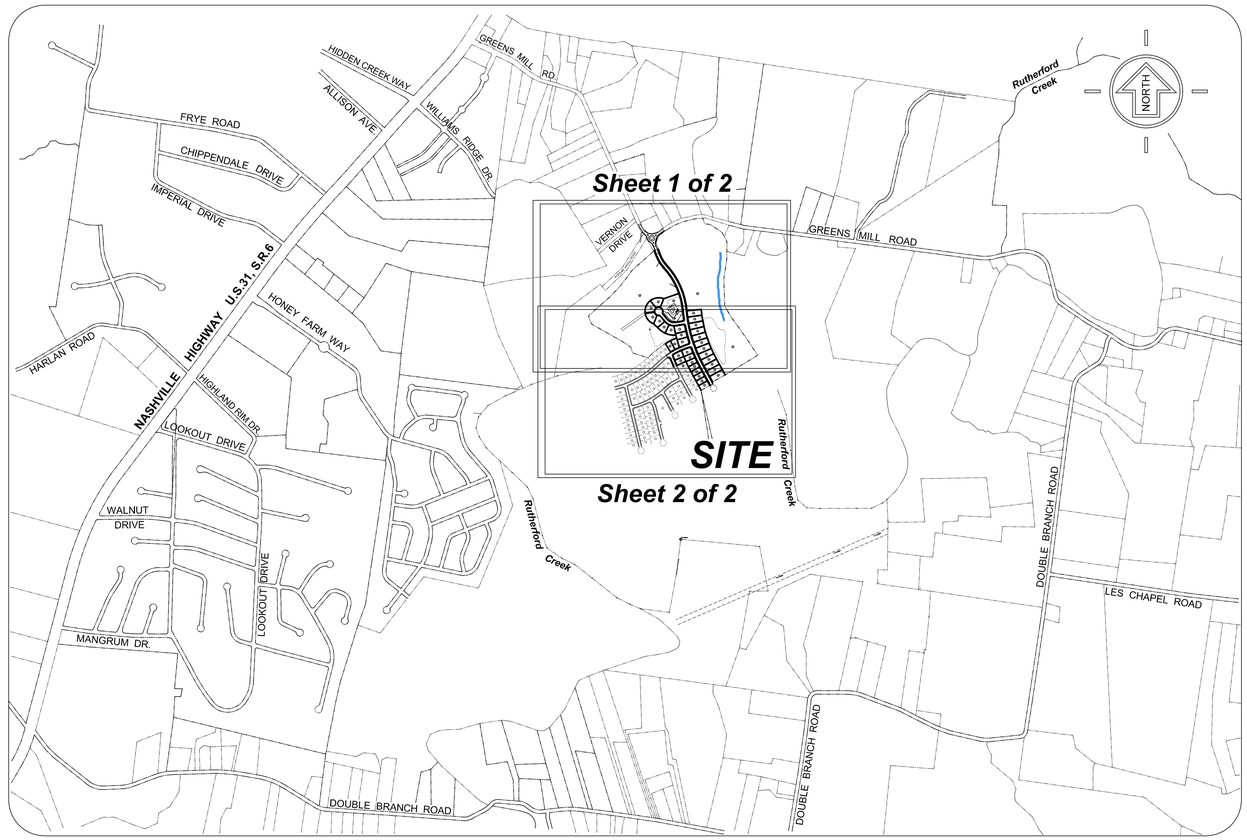
DRAWN BY: MTG, TMF, RR Scale : 1" = 100' (See Revisions) DATE: ~~DECEMBER 15, 2023~~ Job No. 2023-507

SHEET 3 OF 3

TOTAL AREA: 2,940,359.84 SQUARE FEET OR 67.50 ACRES ±

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.



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

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: 615-890-6920

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 and the ratio of precision is 1:10,000 and is true and correct. All monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Last Revised: 5-17-2024
~~12-15-2023~~
(Date) James C. Terry, R.L.S. #1997

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

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 ±

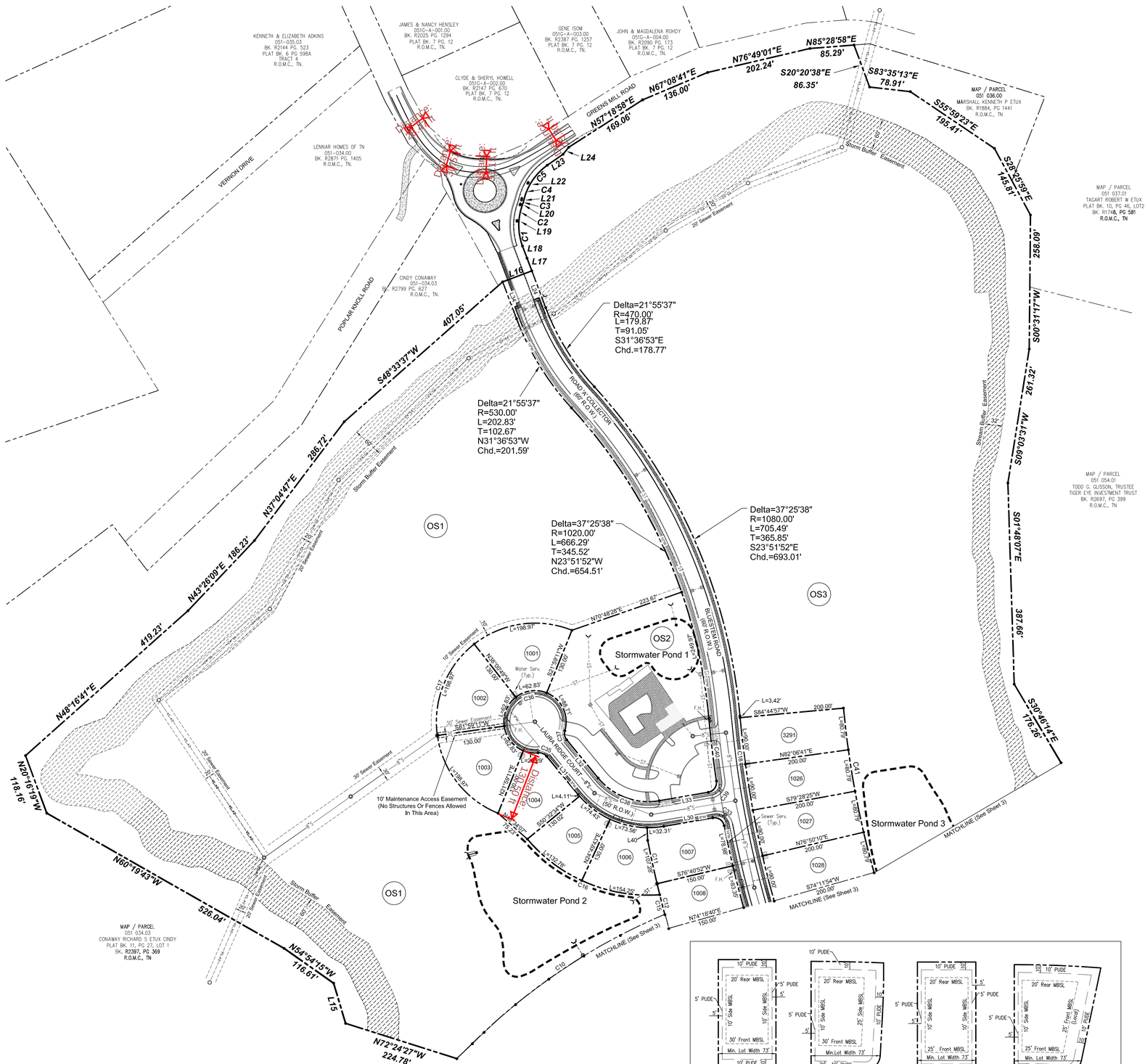
NORTH

(NAD83)

1" = 100'

0' 50' 100' 200'

GRAPHIC SCALE



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°55'14"	2165.00'	55.19'	110.35'	S11°51'31"E	110.34'
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'	N84°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'

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
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	12,511	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
3291	17,079	0.39
OS1	883,083	20.27
OS2	93,107	2.14
OS3	1,313,084	30.14

LINE TABLE		
LINE	BEARING	LENGTH
L16	N69°20'56"E	60.00'
L17	N20°39'04"W	26.69'
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'

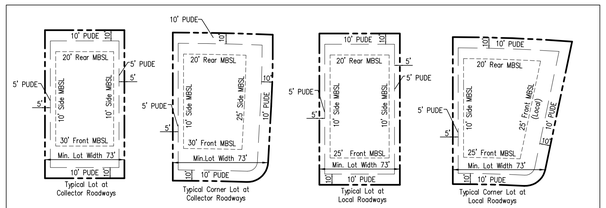
LEGEND:

- 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.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone 615-889-0025

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



Typical Lot Layouts
Not to Scale

JAMES G. TERRY
REGISTERED LAND SURVEYOR
No. 2397
AGRICULTURE
COMMERCE
TENNESSEE, NO. 2397
5-17-24

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 2 OF 3

TOTAL AREA THIS RECORDING = 2,940,359.84 S.F. or 67.50 Acres ±

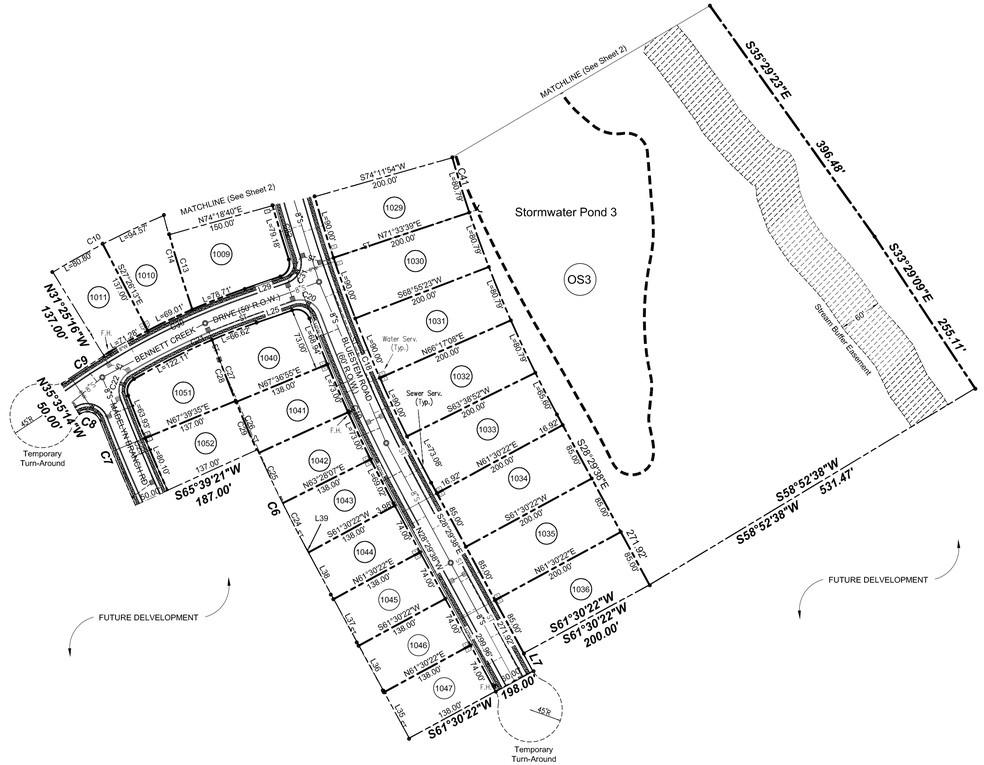
NORTH

(NAD83)

1" = 100'

0' 50' 100' 200'

GRAPHIC SCALE



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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'
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LINE TABLE		
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L18	N20°38'34"W	25.14'
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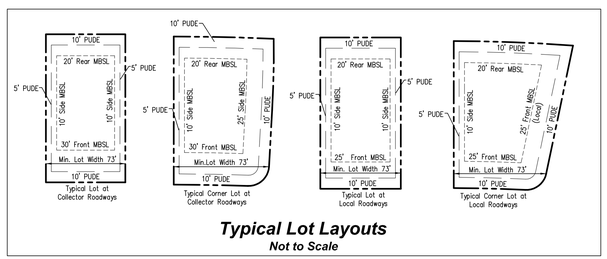
L20	N19°53'25"E	2.30'
L21	N13°50'52"E	3.22'
L22	N30°05'40"E	1.85'
L23	N55°12'21"E	36.94'
L24	N39°03'31"E	17.26'
L25	N70°49'12"E	52.74'
L29	S70°49'12"W	52.74'
L30	S80°10'00"W	95.81'
L31	N39°27'26"W	95.39'
L32	S39°27'26"E	95.39'
L33	N80°10'00"E	95.81'
L34	N20°39'04"W	75.86'
L35	N28°29'38"W	74.00'
L36	N28°29'38"W	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.
2603 Elm Hill Pike, Suite K - Nashville, TN 37214
Phone: 615-490-0920

JAMES G. TERRY
REGISTERED LAND SURVEYOR
No. 2236
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
5-17-24
TENNESSEE NO. 2236

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.

   <u>Response:</u> 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.

   <u>Response:</u> 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.

   <u>Response:</u> 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.

   <u>Response:</u> 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.

   <u>Response:</u> 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.

    <u>Response:</u> 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.

    <u>Response:</u> Noted.

12. Correct phase lines in the final PUD master plan to reflect this final plat that is dividing phase 1 and phase 2.

    <u>Response:</u> 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?

    <u>Response:</u> Yes, current roadways have been installed.

14. Provide FEMA panel note indicating what zone this subject plat lies within.

    <u>Response:</u> This note has been added to the plan set.

15. Provide specific Road names on Plat.

    <u>Response:</u> 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 10:32:43 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 ZCB Greens Mill LLC

Address 105 West Park Suite 365

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.

LISA DZIEZGOWSKI NOTARY PUBLIC My Comm Exp. August 18, 2026 COUNTY OF ROBERTSON

Witness my hand this the 18 day of December 2023.

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.

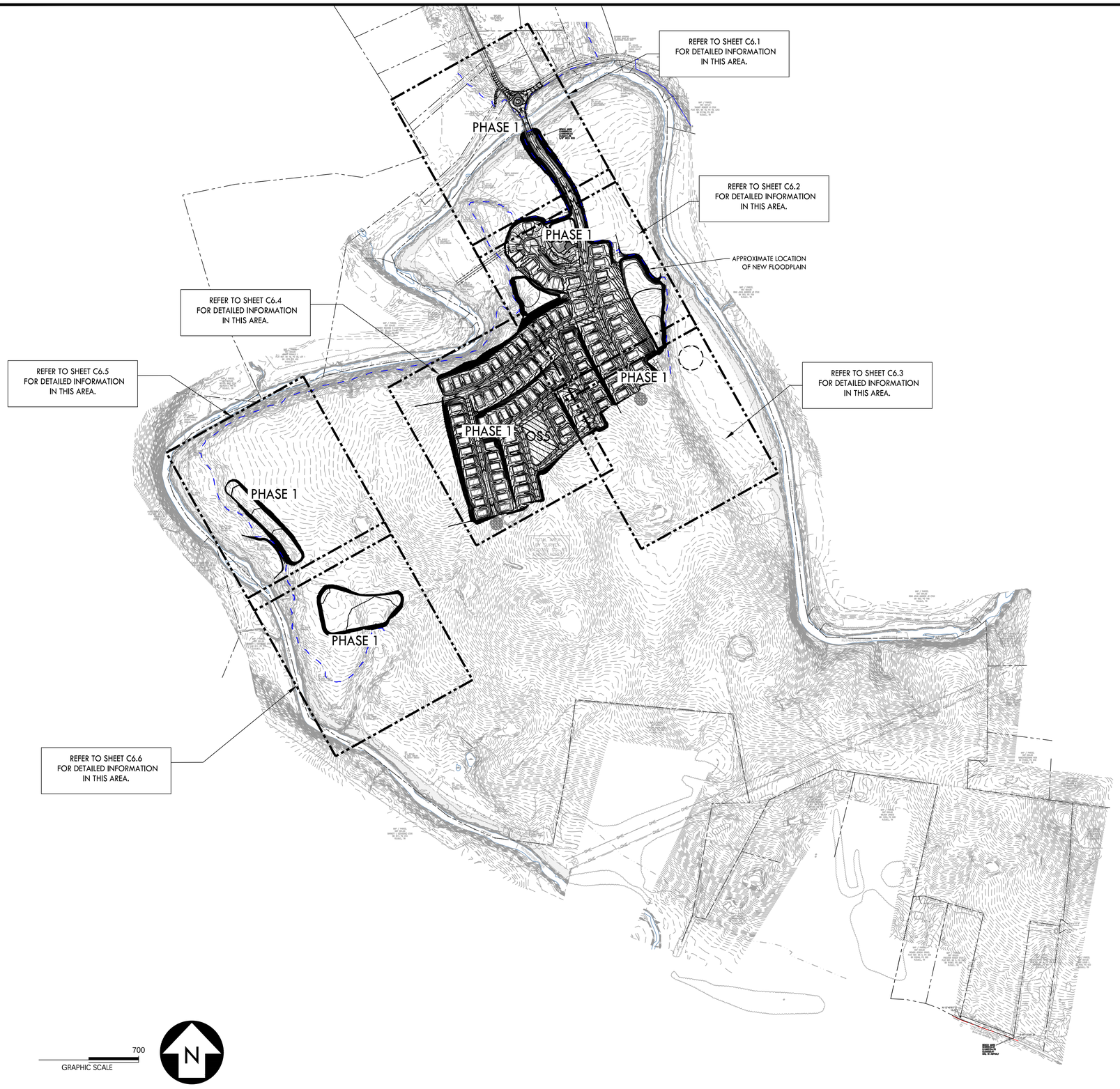
- There are 5 stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 2,907 feet of grass lined open channel.
- 306 feet of 36 in ADS pipe, 834 feet 30 in ADS pipe, 2,763 feet of 24 in ADS pipe, 6,048 feet 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.



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FRANKLIN, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

CRUNK ENGINEERING

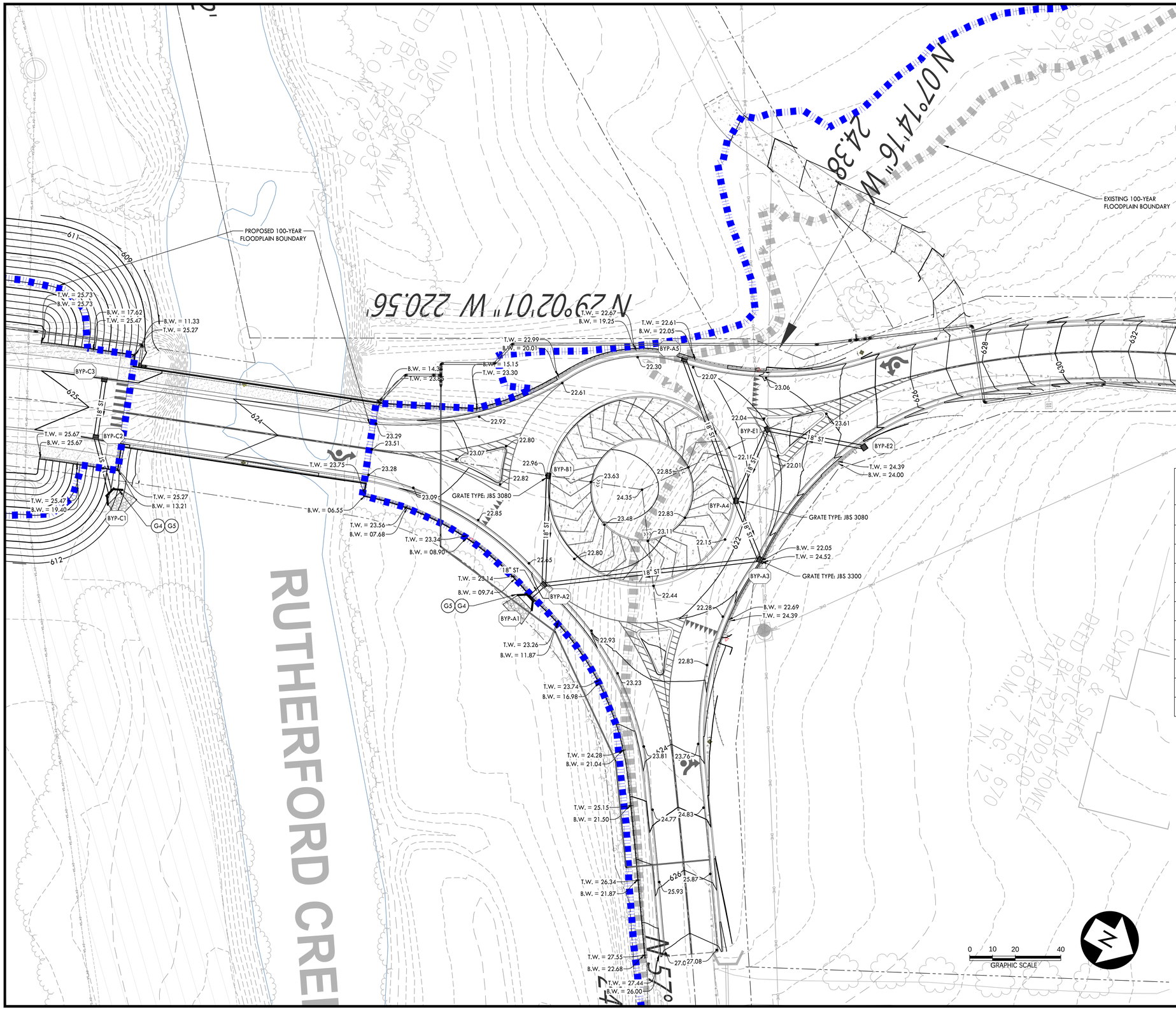
AGRICULTURE
9/21/23
STATE OF TENNESSEE

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

- 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

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GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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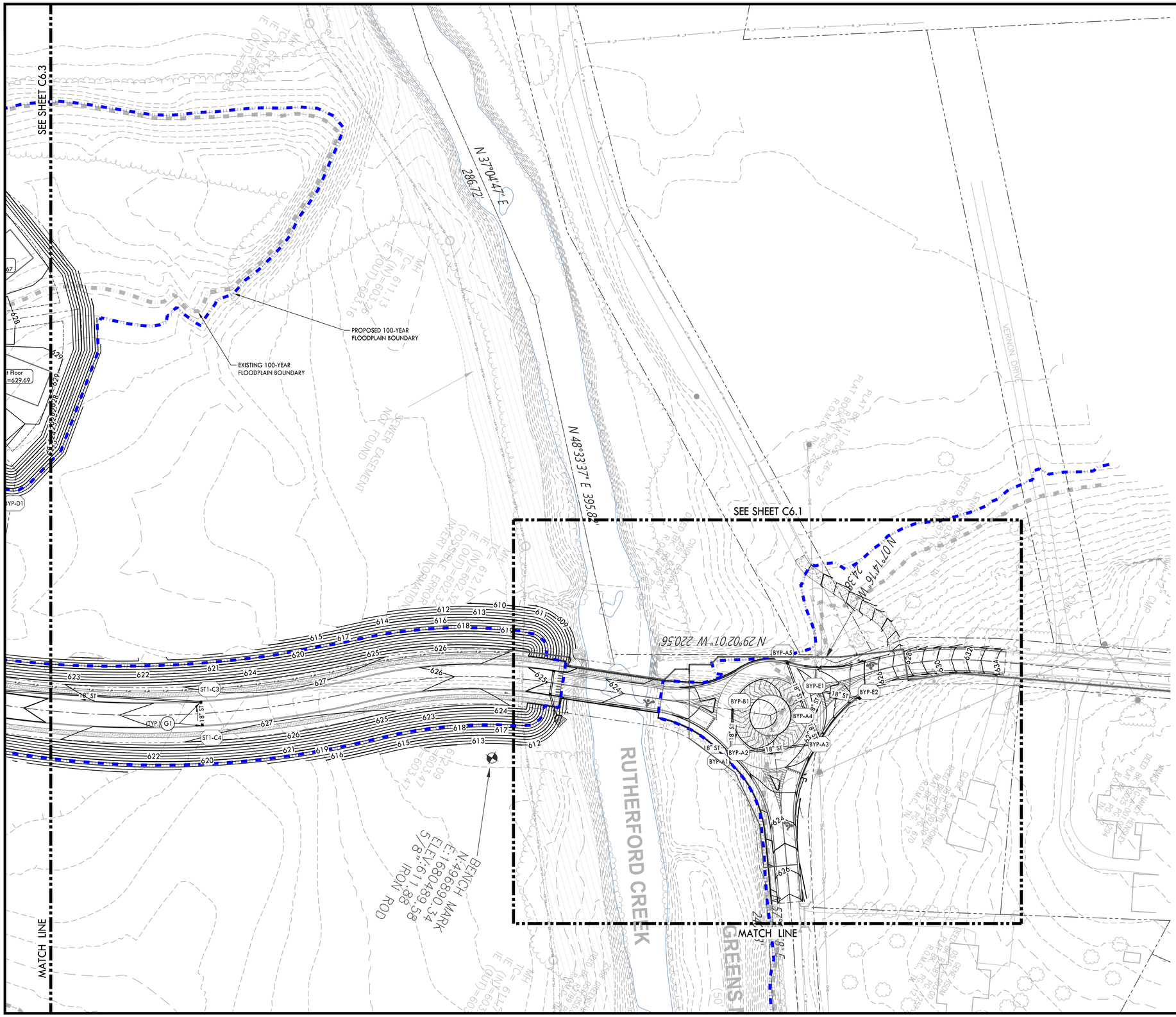
No.	DATE

09/21/23 17067

C6.1
ROUNDABOUT GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

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G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
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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
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0 10 20 30 40 50 100
GRAPHIC SCALE

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ENGINEERING CRUNK

ADAM WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114180
9/21/23
STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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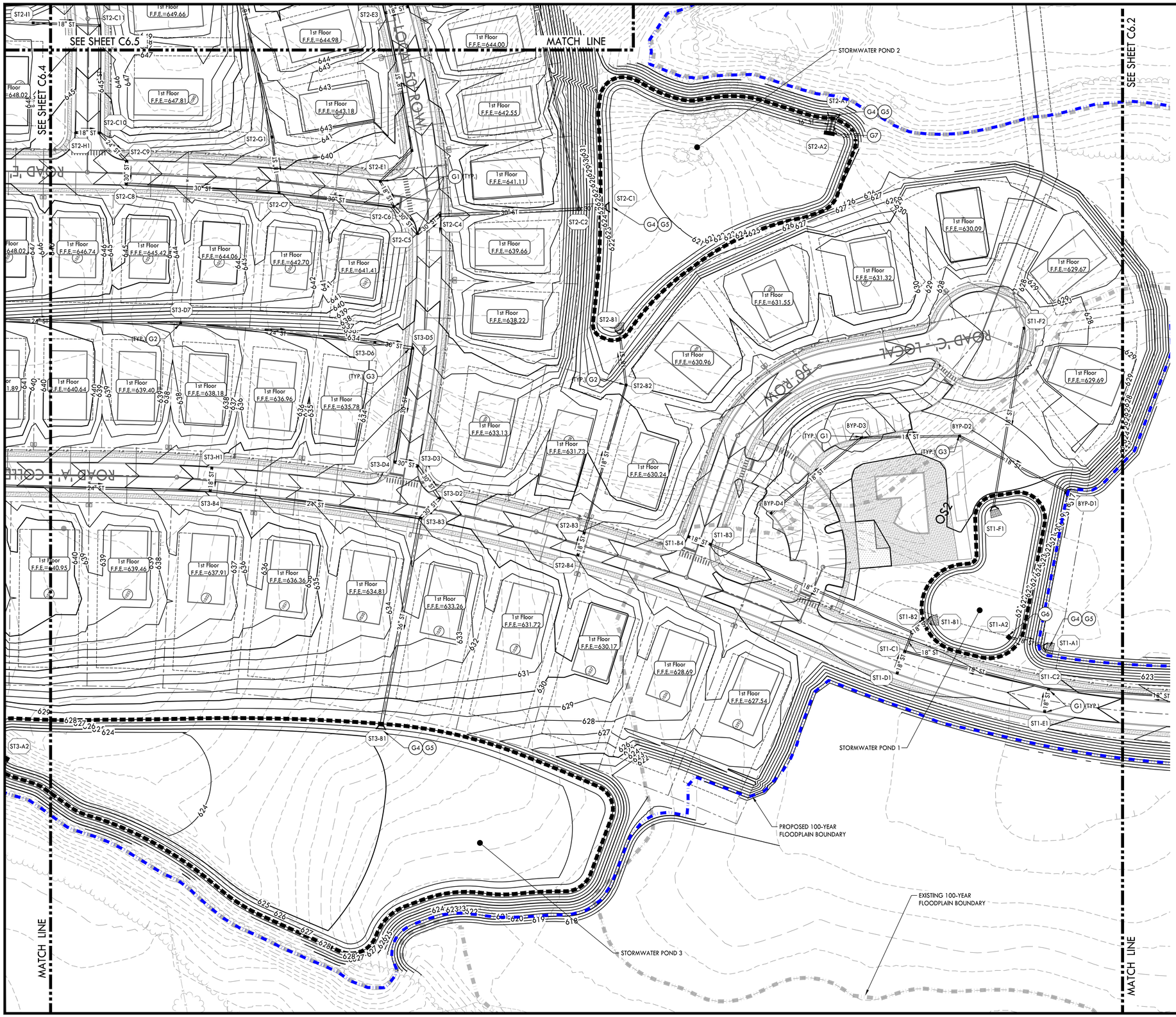
No.	DATE

09/21/23 17067

C6.2
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

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G1	SINGLE CURB INLET	C6.9 - 4
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G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- 65 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
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NOTES:
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0 10 20 30 40 50 100
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ENGINEERING CRUNK

ANDREW WILSON CRAIG
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
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9/21/23
STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

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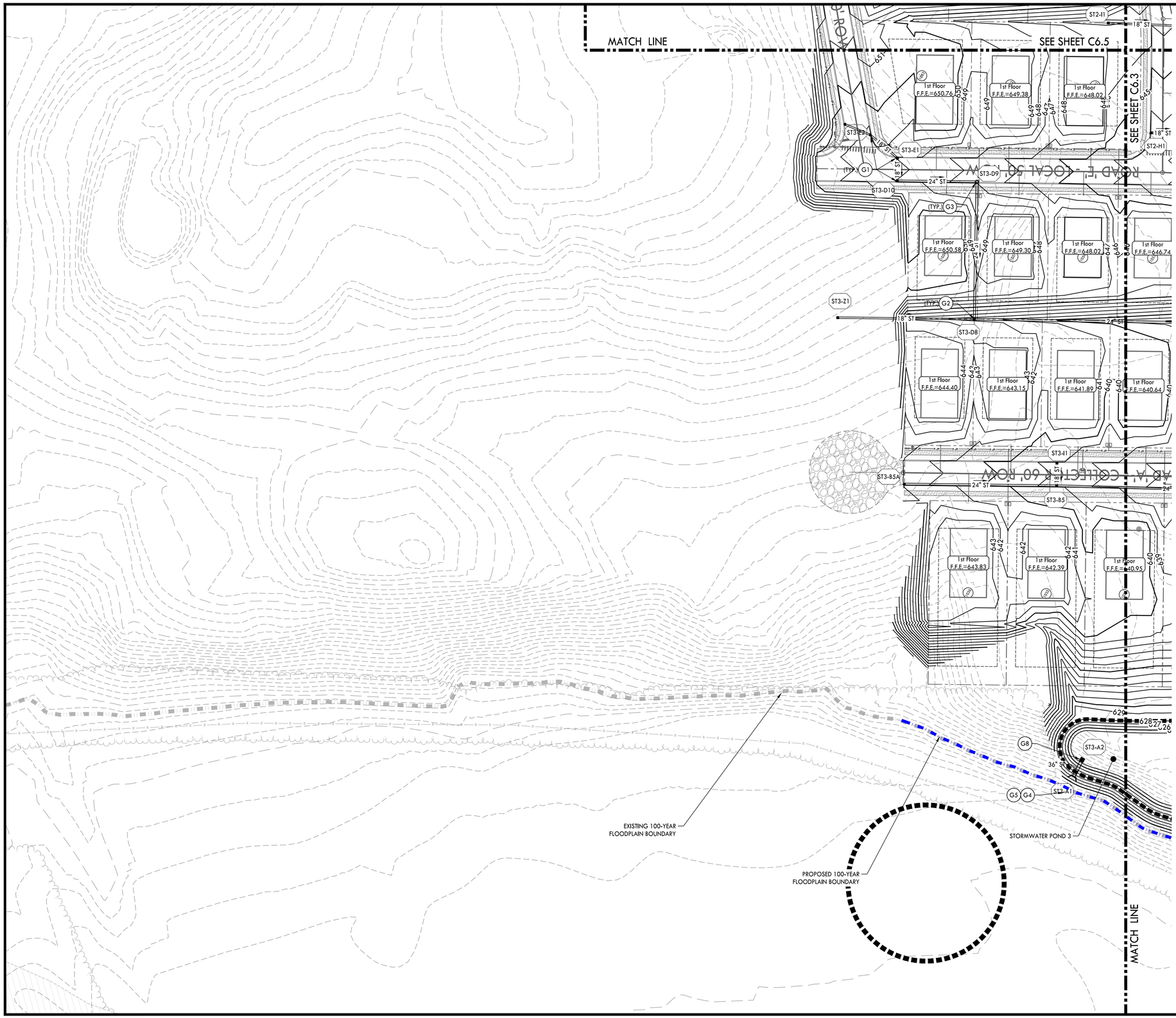
09/21/23 17067

C6.3
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

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No. 114180
9/21/23
STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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09/21/23 17067

C6.4
GRADING & DRAINAGE PLAN

GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
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PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
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- 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

CRUNK ENGINEERING

ANDREW WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
No. 134180
9/21/23
STATE OF TENNESSEE

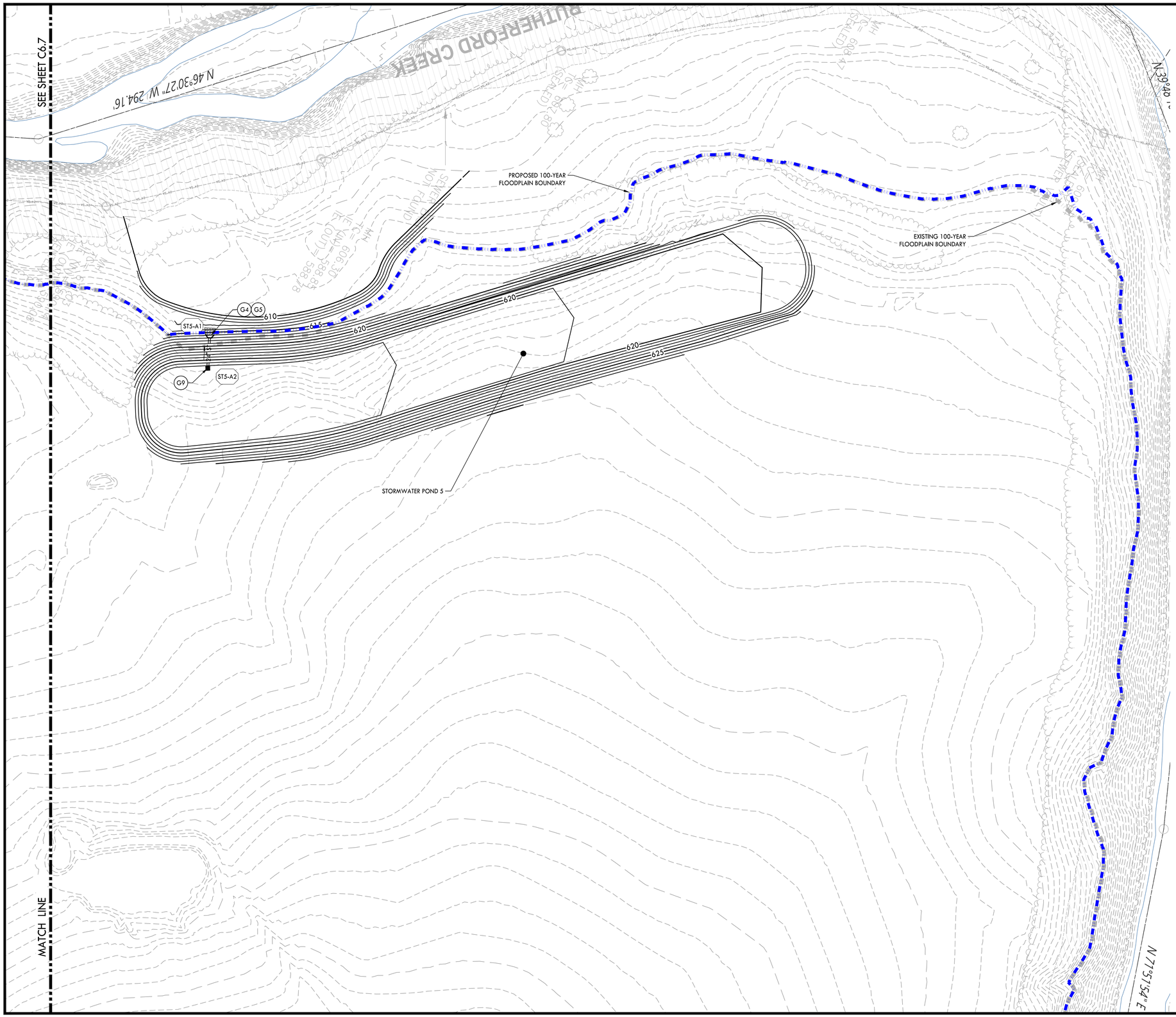
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

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:
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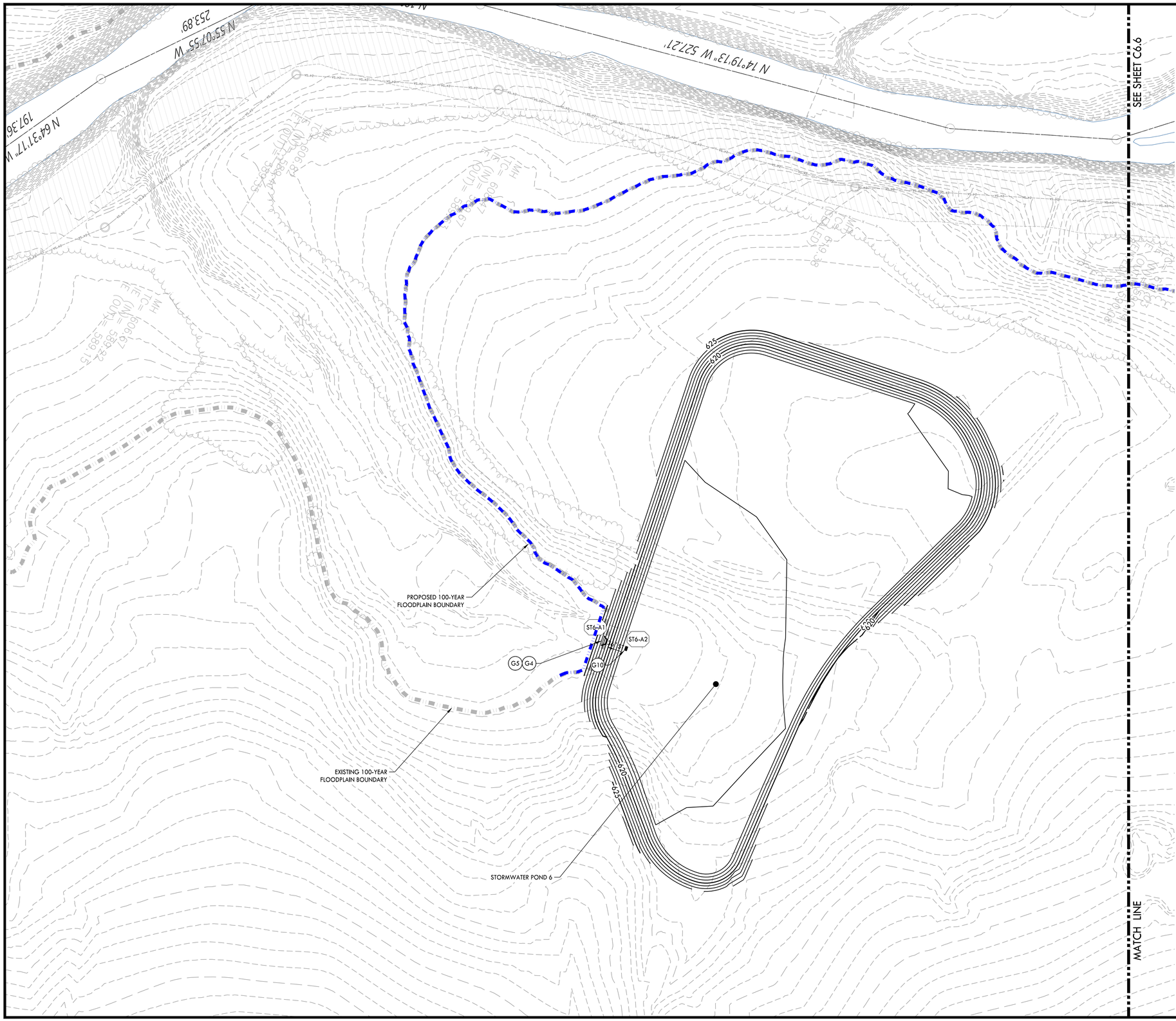
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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.

0 10 20 30 40 50 100
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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

REVISIONS

No.	DATE

09/21/23 17067

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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 informacion de seguridad presentada en la Ficha de Datos de Seguridad (SDS) haya sido completamente leida y entendida. Siga las reglas locales, estatales y federales de salud y seguridad. Para mayor informacion 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
l 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 Triaxle	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 2)	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 MG	MG 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	DISPATCH COMMENTS		
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.

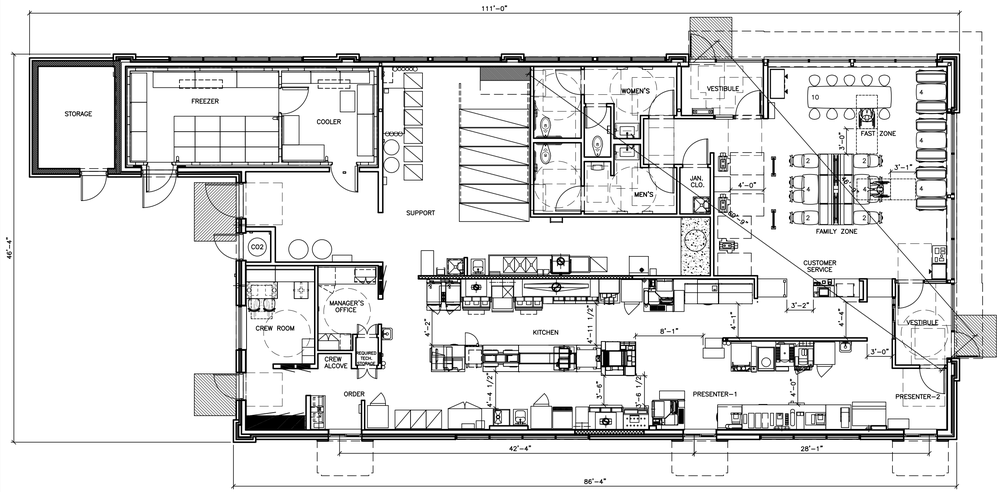
Adam Crunk, PE	Adam Crunk	12/18/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Kelly DuMont	[illegible]	12/18/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

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	

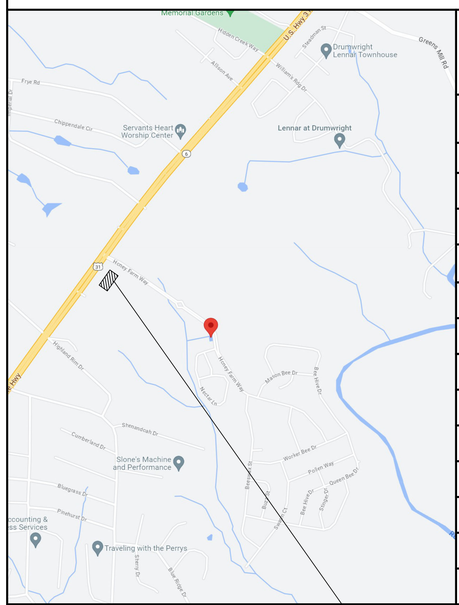
BOARD ACTION	



4584-WW PLAN CUSTOM DESIGN

34 SEATS (2 ACCESSIBLE SEATS)

NORTH



VICINITY MAP: NORTH

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

REVISIONS

DRAWING INDEX

GN1.0 Cover Sheet
GN1.1 General Notes

REFERENCE

DT1.0 Drive-Thru Plan & Details

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A1.2 Reflected Ceiling Plan
A1.3 Roof Plan – Low
A1.4 Roof Plan – High
A2.0 Elevations
A2.1 Elevations
A3.1 Service Pod Details
A4.0 Enlarged Restroom Plan & Details
A4.1 Enlarged Plan Details
A5.0 Wall Sections & Details
A5.1 Wall Sections & Details
A5.2 Wall Sections & Details
A5.3 Wall Sections & Details
A5.4 Wall Sections & Details
A6.0 Door & Hardware Schedules
A6.1 Finish Schedules

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S1.1 Foundation Plan – Partial
S1.2 Roof Framing Plan – Partial
S1.3 Roof Framing Plan – Partial
S2.0 Foundation Sections
S2.1 Foundation Sections
S3.0 Framing Sections
S3.1 Steel Details
S3.2 Framing Details
S3.3 Framing Details
S3.4 Framing Details
S4.0 General Notes

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M1.0 Mechanical Roof Plan
M1.2 Ductwork Plan
M1.4 Refrigerant & Gas Piping Plan
M2.0 Exhaust Hoods
M3.0 Mechanical Details
M4.0 General Notes
M4.1 Mechanical Schedules

PLUMBING

P1.0 Domestic Water Piping
P1.2 Waste Vent & Storm Piping Plan
P1.3 Underground Plumbing Plan
P1.4 Underground Rough-in
P1.6 Overhead Rough-in
P2.0 Domestic Water Isometric
P2.1 Waste & Vent Isometric
P2.2 Storm Isometric
P3.0 Details
P4.0 General Notes
P4.1 Schedules

ELECTRICAL

E1.0 POS Electrical Riser Diagram
E1.1 Rough In Floor Plan
E2.0 Lighting Plan & Schedule
E2.1 Electrical Roof Plan
E3.0 Electrical Schedule
E3.1 Electrical & Lighting Notes
E3.2 Interlock Diagrams
E4.0 Wiring Details
E4.1 Lighting Controls
E4.2 Utilities Distribution

KITCHEN EQUIPMENT

K1.0 Kitchen Cover Sheet
K2.0 Kitchen Equipment Plan
K2.1 Kitchen Equipment Schedule

TRASH ENCLOSURE

TE1.0 See Civil Drawings

REV	DATE	DESCRIPTION	BY
–	–	–	–

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
ARKANSAS
No. 10318
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
210 CENTRAL AVE, STE 2A
HOT SPRINGS, AR 71901
FAX: 501.624.5679 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 METAL PANEL/BRICK EXTERIOR FINISH WOOD ROOF TRUSS FRAMING

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

041-1210.00.0

SHEET NO. 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	INSUL	INSULATION
AC	AIR CONDITIONING	MAX	MAXIMUM
ACT	ACOUSTIC CEILING TILE	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AHU	AIR HANDLING UNIT	MIN	MINIMUM
AL	ALUMINUM	MO	MASONRY OPENING
ASPH	ASPHALT	MR	MOISTURE RESISTANT
CJ	CONTROL JOINT	MTL	METAL
CLNG	CEILING	NA	NOT APPLICABLE
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CP	CONCRETE PAD	OPP	OPPOSITE
CT	CERAMIC TILE	OPT	OPTIONAL
CL	CENTERLINE	PAR	PARTIAL
DBL	DOUBLE	PF	PRE-FABRICATED
DF	DRINKING FOUNTAIN	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PT	PRESSURE TREATED
DIM	DIMENSION	PTD	PAINTED
DN	DOWN	QT	QUARRY TILE
DS	DOWNSPOUT	R	RADIUS
EA	EACH	REBAR	REINFORCING BAR
EJ	EXPANSION JOINT	REF	REFERENCE
ELEC	ELECTRICAL	REQD.	REQUIRED
ELEV	ELEVATION	RO	ROUGH OPENING
EQ	EQUAL	SB	SPLASHBLOCK
EXIST	EXISTING	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FE	FIRE EXTINGUISHER	SS	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FR	FIRE RATED	SUSP	SUSPENDED
FRP	FIBERGLASS REINFORCED PLASTIC	T	TEMPERED
GALV	GALVANIZED	TYP	TYPICAL
GYP BD	GYPSUM BOARD	UNO	UNLESS NOTED OTHERWISE
HC	HANDICAP	VCT	VINYL COMPOSITION TILE
HDW	HARDWARE	VERT	VERTICAL
HM	HOLLOW METAL	WD	WOOD
HT	HEIGHT	WP	WATERPROOF
HVAC	HEATING, VENTILATION, AIR CONDITIONING	WWF	WELDED WIRE FABRIC

McDONALD'S ABBREVIATIONS

AP	ALPOLIC METAL PANEL	L	LIGHT FIXTURE
BM	BRAKE METAL	LAM	LAMINATE
C	ALUMINUM CANOPY	LE	ACCENT LIGHTING
CG	CORNER GUARD	LP	LOW POINT
CT	WALL TILE	LL	LEVEL LANDING
DE	DECOR ELEMENT	MACHINE	
DF	DECOR FINISH	MANAGER	
DEVICE		MF	METAL FASCIA
DMB	DIGITAL MENU BOARD	MS	MOP SINK
DS	DROP SOFFIT	PB	PIPE BOLLARD
D/T	DRIVE-THRU	PT	RMHC COIN COLLECTOR
FB	FILL BOX	RL	ROOF LADDER
F/C	FREEZER/COOLER	ROOM	
GC	GENERAL CONTRACTOR	S	McDONALD'S SIGNAGE
HP	HIGH POINT	SCH	SCHLUTER
KIOSK		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"	DETAIL NUMBER — DRAWING TITLE
7	DOOR TAG
DINING ROOM 103	ROOM NAME & NUMBER
A	PARTITION TAG

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
No. 102128
STATE OF TENNESSEE
07-10-2024

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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

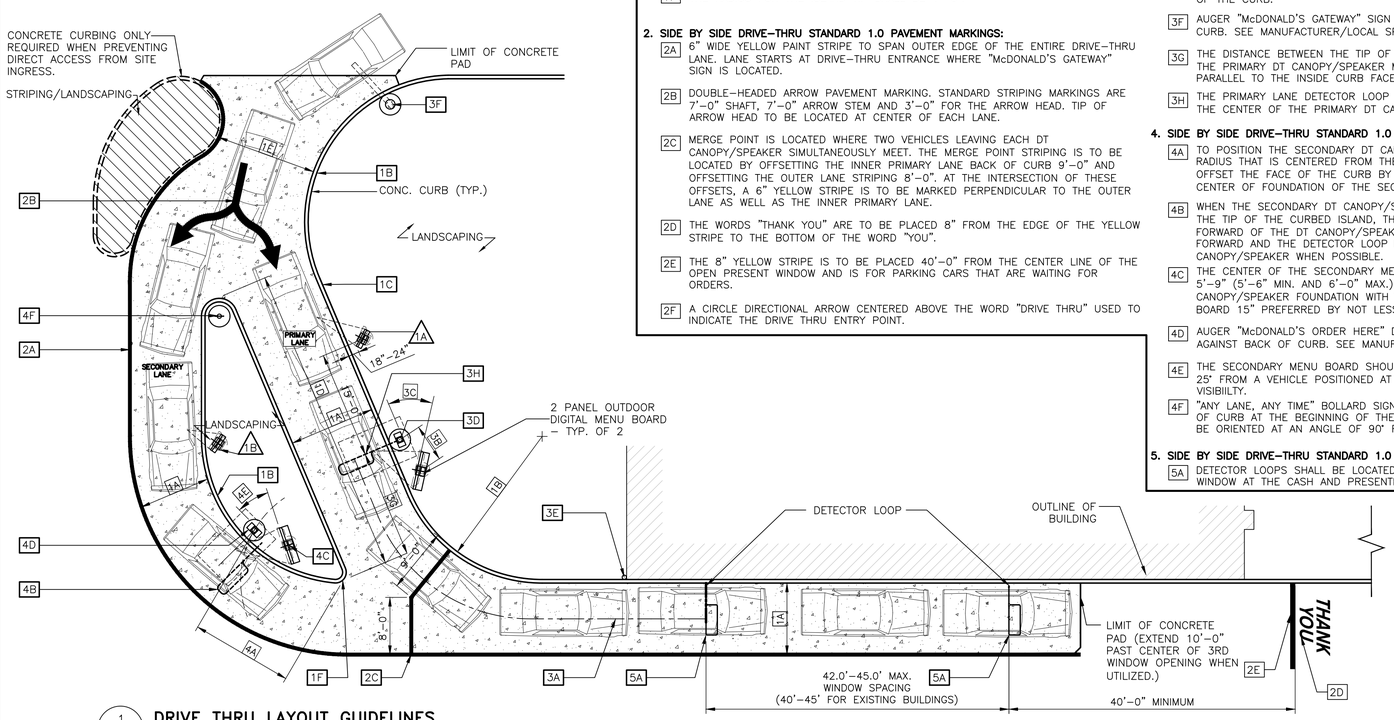
DESCRIPTION
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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.

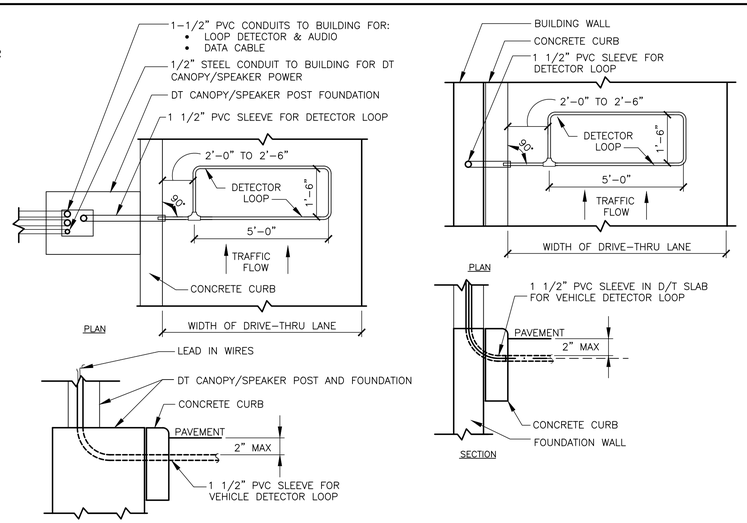
1B PRE–BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB. THE DISTANCE BETWEEN THE SECONDARY DT CANOPY/SPEAKER AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR 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 CERTIFICATE NO. 101318 STATE OF TENNESSEE 07-10-2024

PREPARED BY:
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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

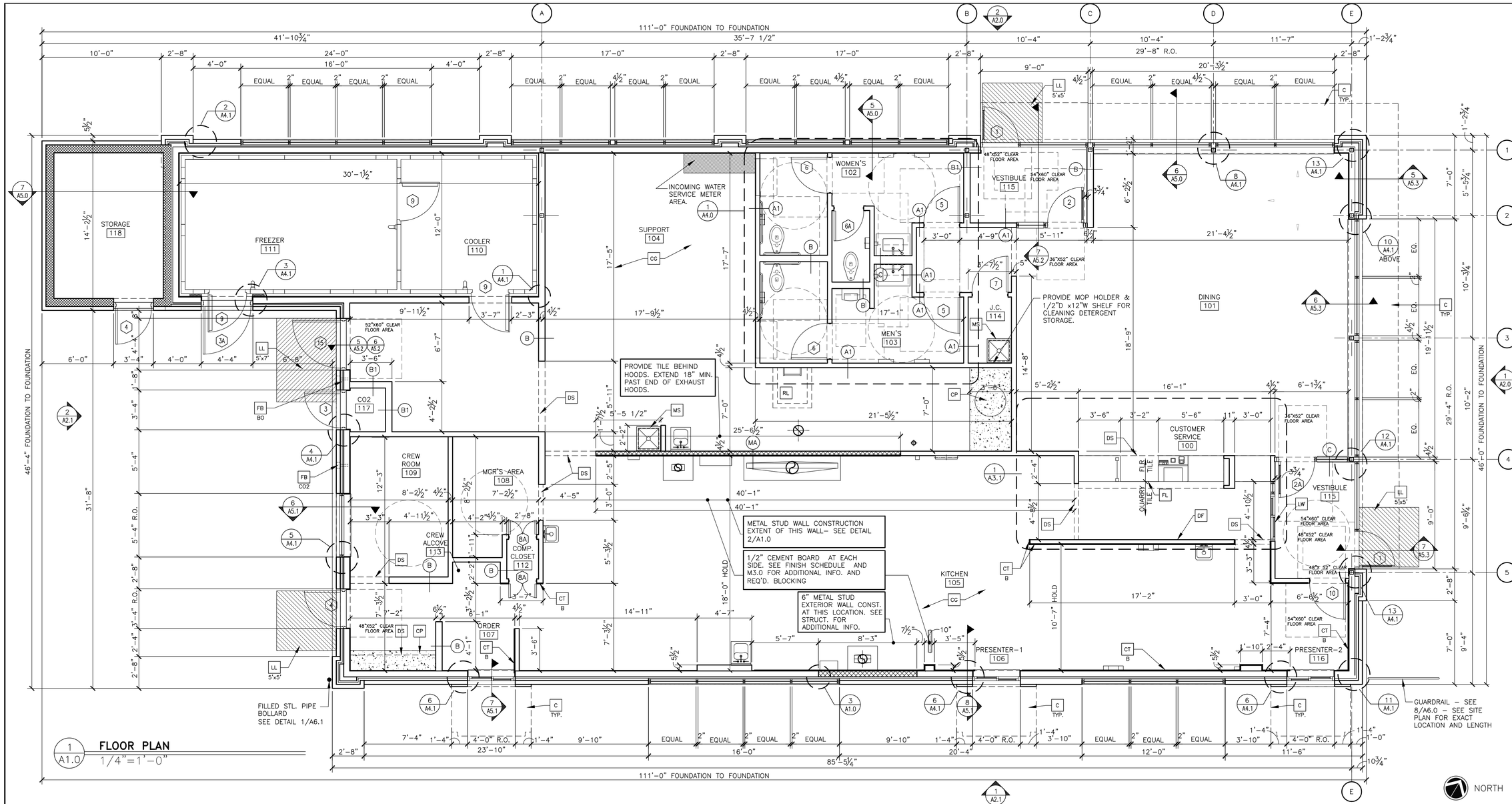
TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN

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

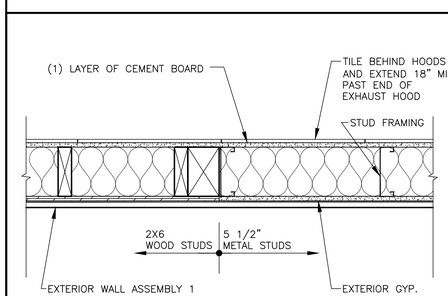
SITE ID: 041–1210 | SITE ADDRESS: 2248 Nashville HWY | Columbia, TN

041–1210.00.0

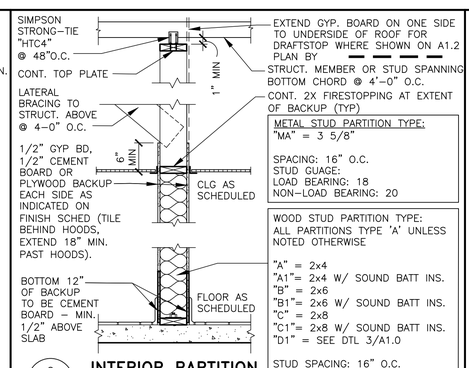
SHEET NO. DT1.0
DRIVE–THRU DETAILS



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



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



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.

REV	DATE	DESCRIPTION	BY
–	–	–	–

ROBERT DAVID KEMPKES REGISTERED ARCHITECT NO. 101581 STATE OF TENNESSEE 07-10-2024

PREPARED BY: Robert Kempkes ARCHITECT 2415 INTERSTATE AVE, STE 2A BOZE SPRING, AR 72653 FAX 8663366 PHONE 866-925-4379

PREPARED FOR: McDonald's USA, LLC

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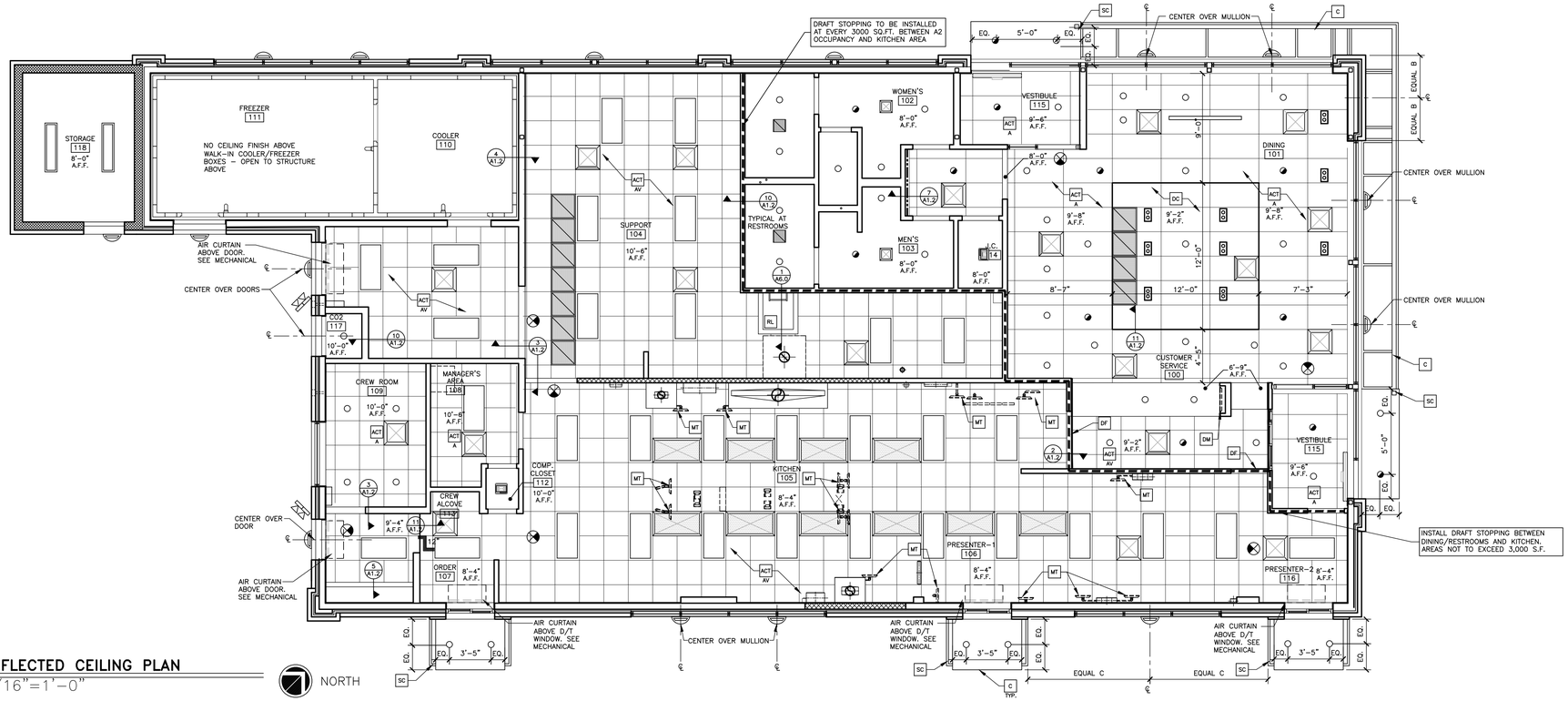
DRAWN BY: SO | STD ISSUE DATE: 2023_12 | REVIEWED BY: RK | DATE ISSUED: 05–10–2024

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 **A1.0** FLOOR PLAN



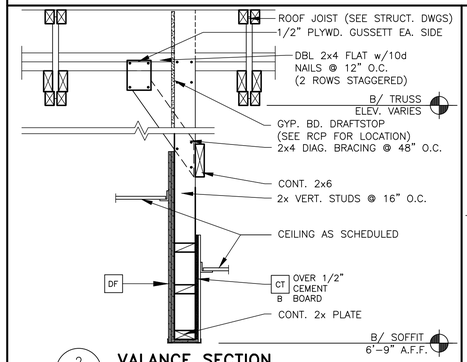
1 / A1.2 **REFLECTED CEILING PLAN**
3/16"=1'-0"

KEY NOTES

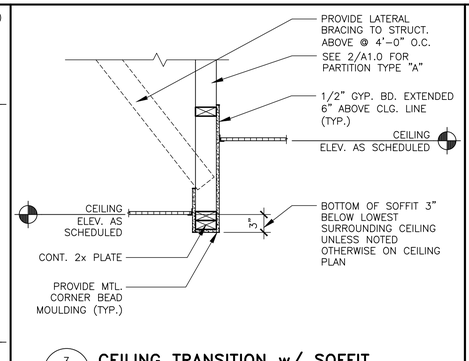
- ACT A — ACOUSTICAL CEILING TILE – 24"X48". SEE FINISH SCHEDULE.
- ACT AV — ACOUSTICAL CEILING TILE: VINYL FACED USG 24"X24" CLEAN ROOM CLIMA-PLUS. UNPERFORATED. SMOOTH TEXTURE
  COLOR: WHITE
  GRID:USG 15/16" DX/DXL COLOR: WHITE
- C — ALUMINUM CANOPY WITH INTEGRAL GUTTER AND SCUPPER – SEE 4/A5.0 FOR 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 1/16" 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
- 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

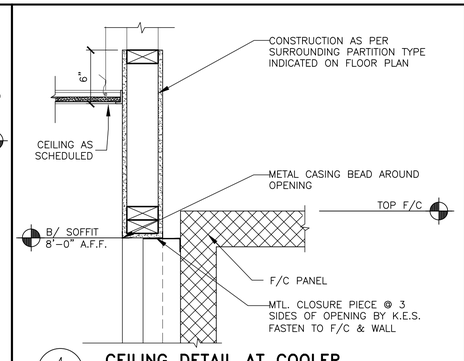
1. SEE SHT A6.1 FOR CEILING FINISHES.
2. SEE SHT A1.0 FOR MENU BOARD DROPPED SOFFIT LOCATION DIMENSIONS
3. GENERAL CONTRACTOR SHALL COORDINATE HVAC DIFFUSER LOCATION WITH DECOR & MECHANICAL PLANS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
4. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIFFUSER AND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



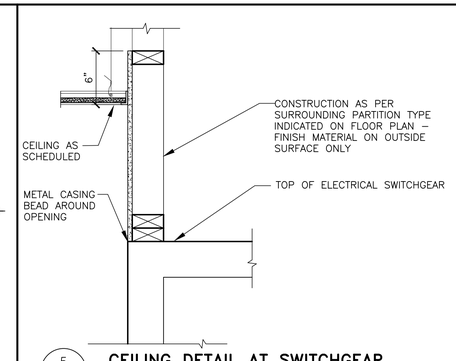
2 / A1.2 **VALANCE SECTION**
1"=1'-0"



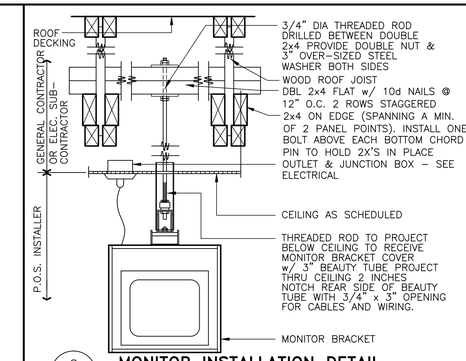
3 / A1.2 **CEILING TRANSITION w/ SOFFIT**
1"=1'-0"



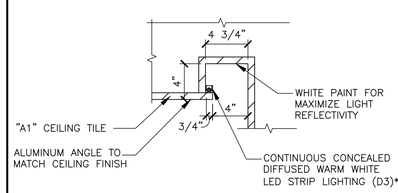
4 / A1.2 **CEILING DETAIL AT COOLER**
1 1/2"=1'-0"



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

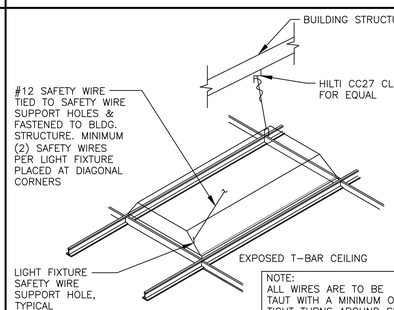


6 / A1.2 **MONITOR INSTALLATION DETAIL**
N.T.S.



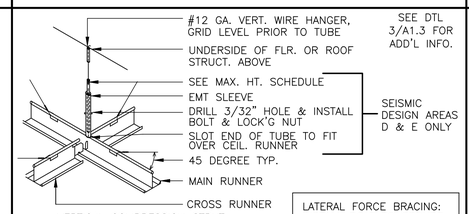
NOTES:
CONTRACTOR TO ENSURE EVEN DISTRIBUTION OF LIGHT WITH NO HOT SPOTS OR SHADOWING.

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

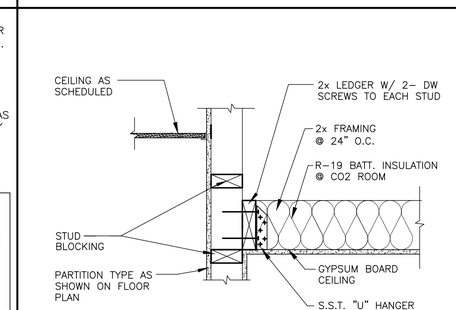


VERTICAL COMPRESSION STRUT	
ELECTRICAL METALLIC TUBING (EMT)	
SIZE (DIAMETER)	(MAX. HEIGHT)
1/2"	4'-0"
3/4"	5'-2"
1"	6'-6"
1 1/4"	8'-6"
1 1/2"	9'-10"
2"	12'-7"
2 1/2"	16'-6"
3"	20'-2"
4"	26'-0"

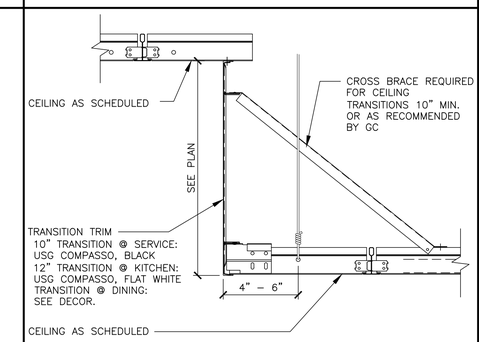
LATERAL FORCE BRACING: INSTALL BOLT TO SECURE ONE TUBE TO THE OTHER. TUBES SHALL LAP TO ONE ANOTHER AT LEAST 4" IN FULLY EXTENDED POSITION

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

REV	DATE	DESCRIPTION	BY

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

PREPARED BY:
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ARCHITECT
2 INDUSTRIAL CTR, STE 2A
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PREPARED FOR:
McDonald's USA, LLC

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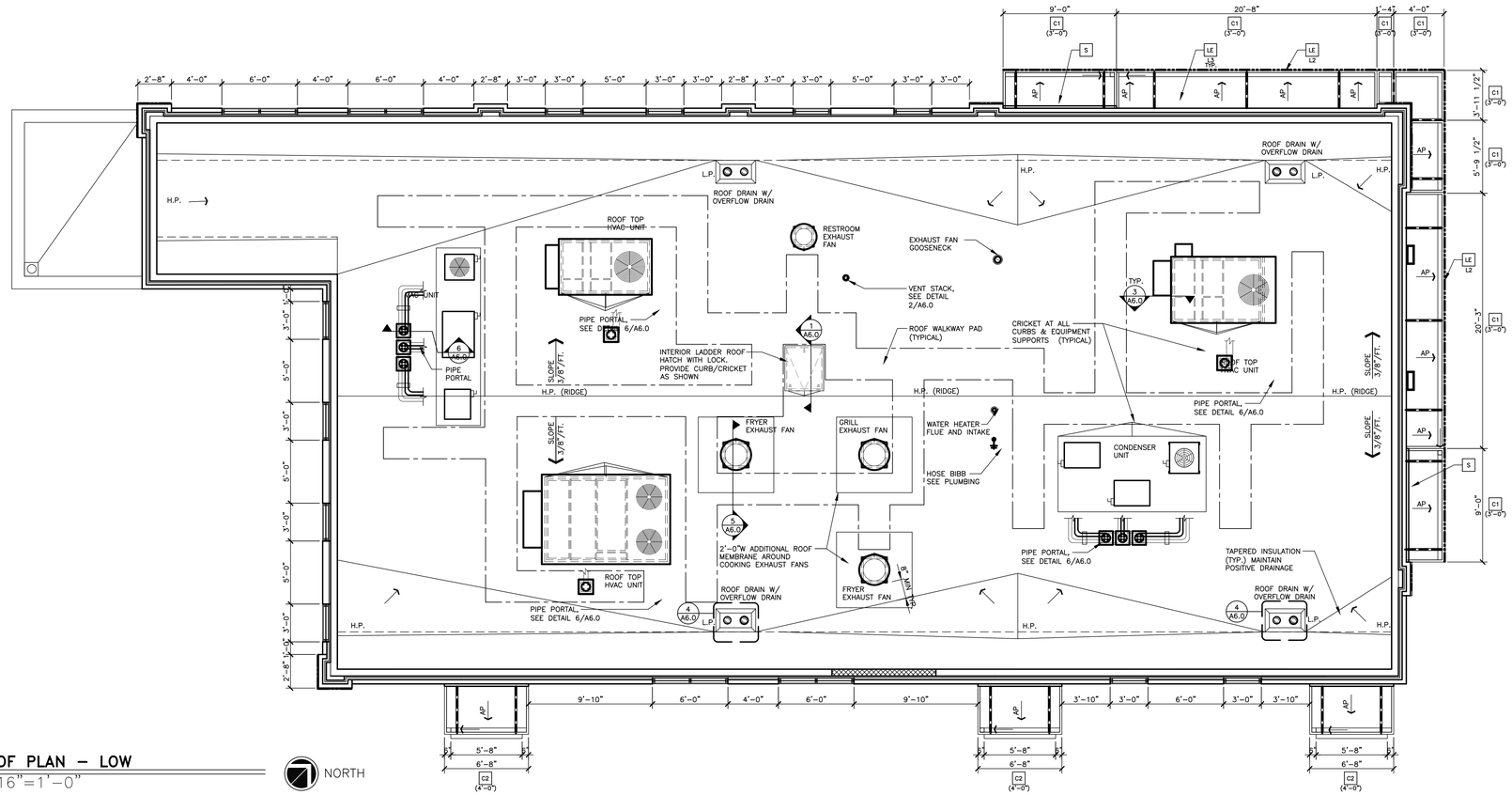
DRAWN BY: SO
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

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	SITE ADDRESS
041-1210	2248 Nashville HWY

Columbia, TN

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



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

NORTH

LEGEND

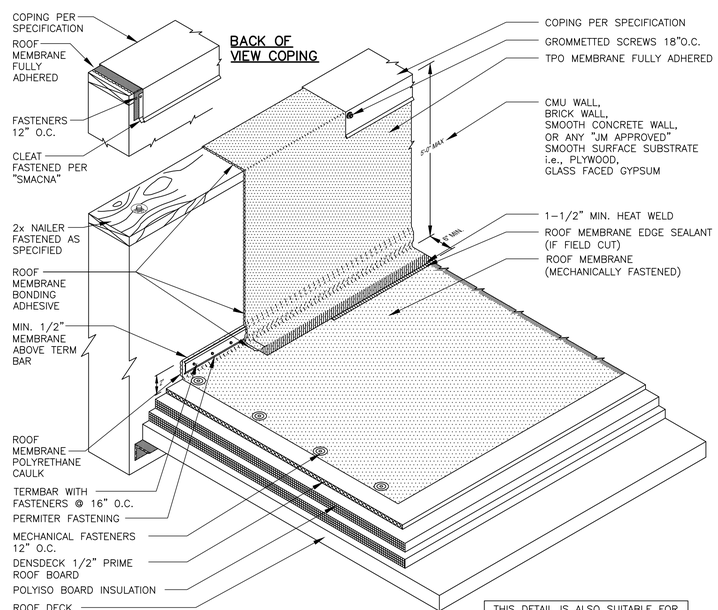
L.P.	LOW POINT
H.P.	HIGH POINT
←	DIRECTION OF DRAINAGE
← AP	TRELLIS SYSTEM WITH ALUMINUM INFILL PANELS. SLOPE TO EDGE @1/4"PER FT.

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.

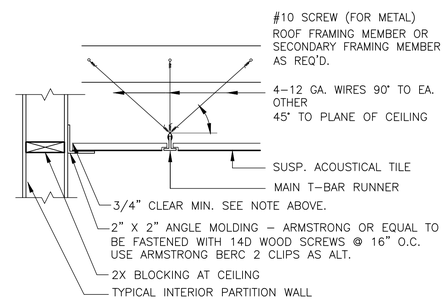
ROOFING SYSTEM

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.

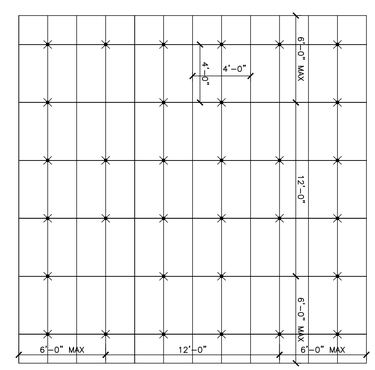
SEISMIC CATEGORY D AND E CEILING GRID DETAIL

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.

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT NO. 101789 STATE OF TENNESSEE 07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2615 INTERSTATE AVE, STE 2A
BELL SPRING, AR 72703
FAX 8662330600/PHONE 5104264679

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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

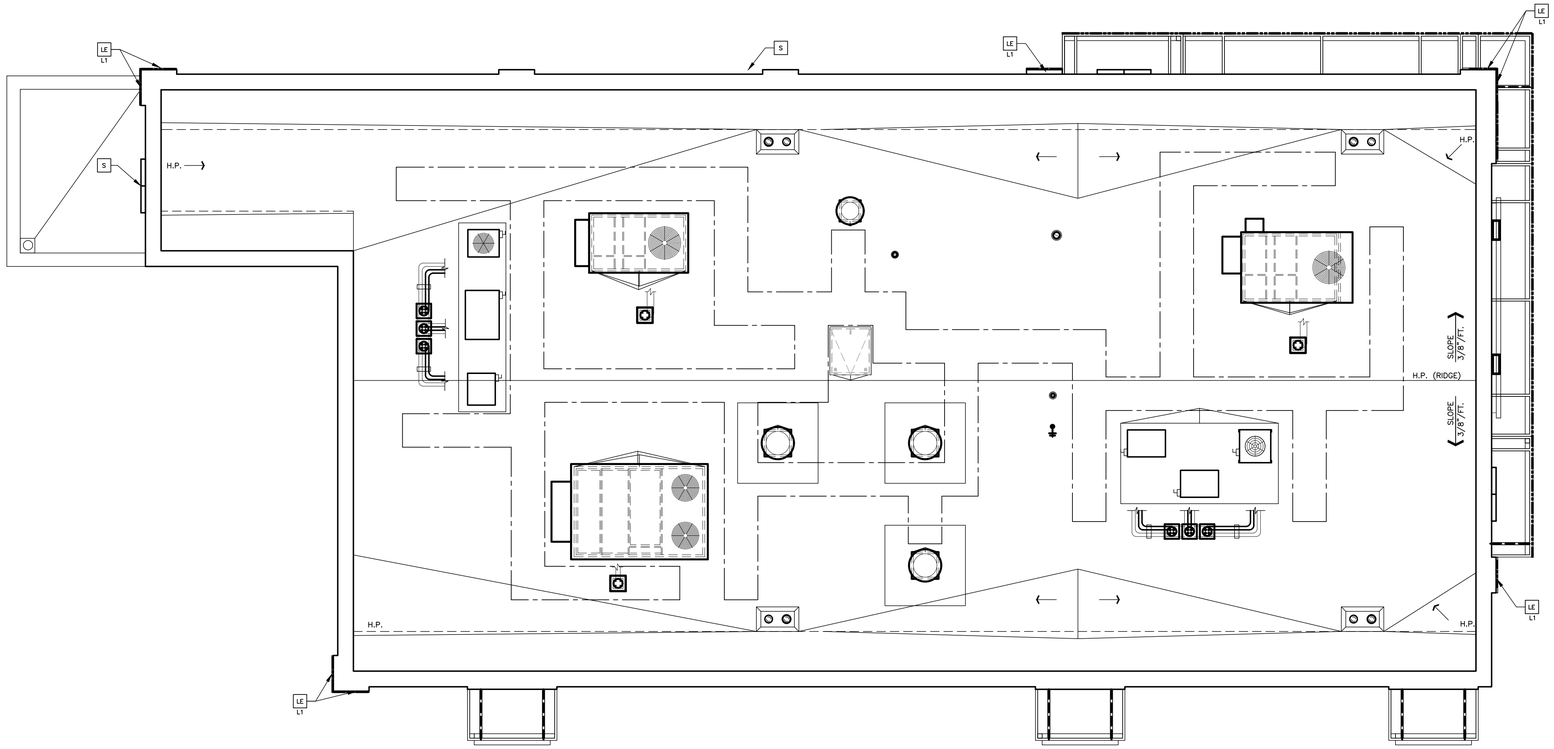
TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

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

Columbia, TN

041–1210.00.0

SHEET NO. 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 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.

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
ARCHITECT
NO. 101078
COMMISSION EXPIRES: 6/30/24
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2415 INDUSTRIAL AVE, STE 2A
BOLD SPRINGS, AR 71601
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McDonald's USA, LLC

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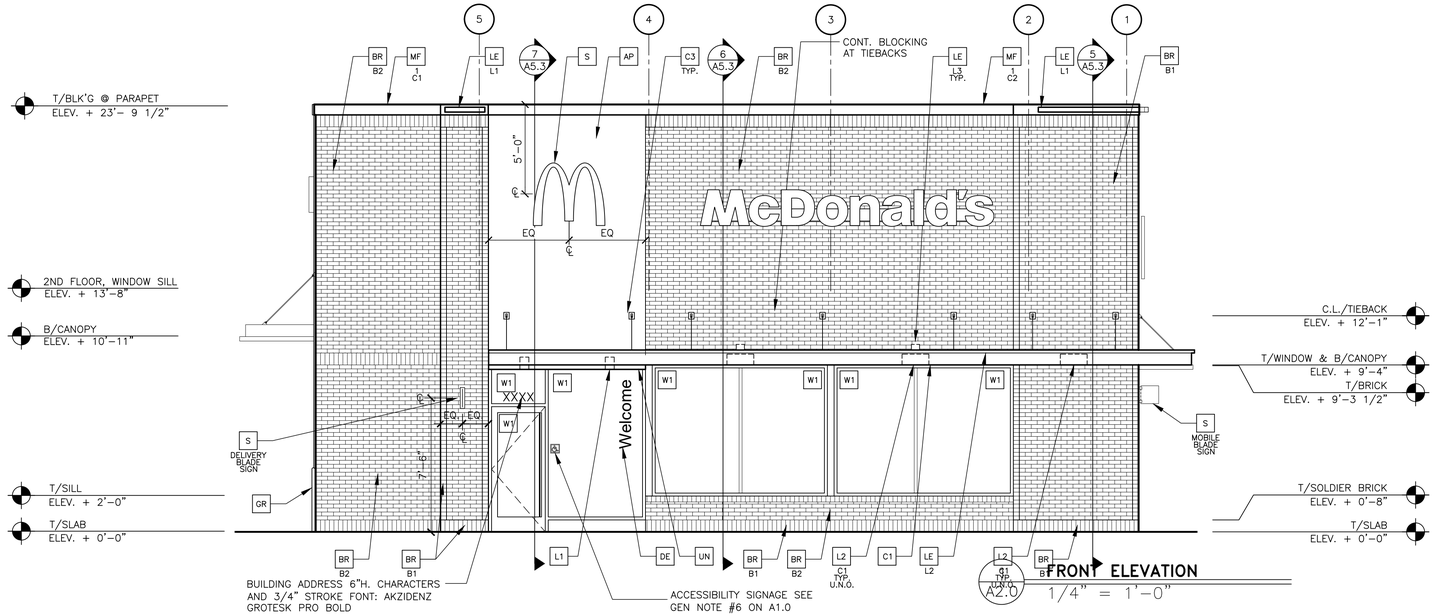
DRAWN BY SO
STD ISSUE DATE 2023_12
REVIEWED BY RK
DATE ISSUED 05-10-2024

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

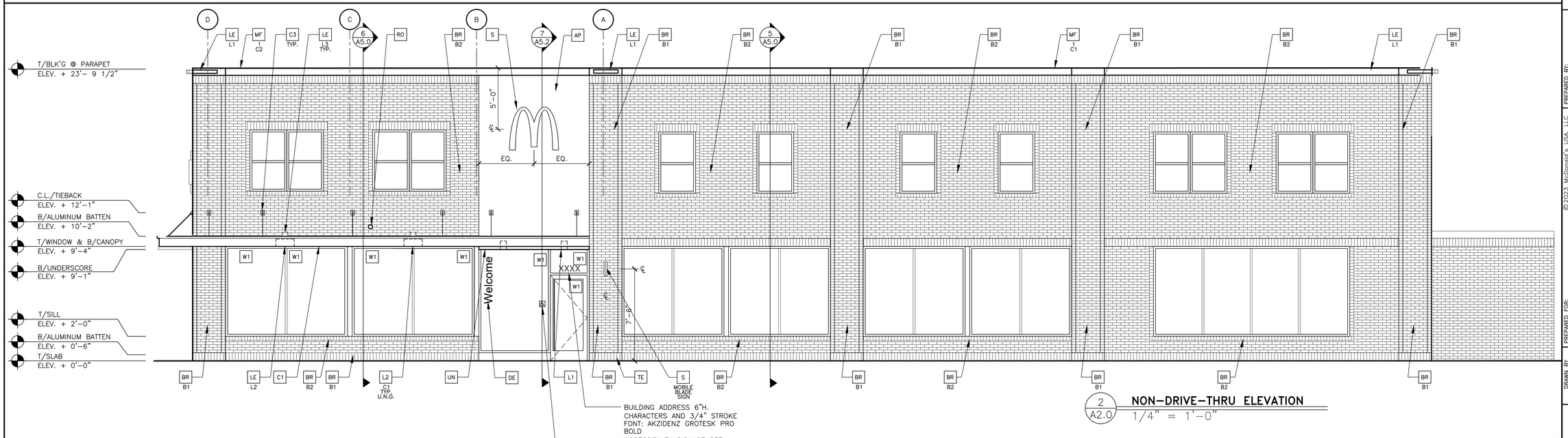
DESCRIPTION
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

SHEET NO.
041-1210.00.0
A1.4
ROOF PLAN



FRONT ELEVATION
1/4" = 1'–0"



NON–DRIVE–THRU ELEVATION
1/4" = 1'–0"

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 — CO2 — CO2 = BULK CO2 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 — COLOR:
    - 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 — CO2 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
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  - 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 CERTIFICATE NO. 102158 STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2005 CENTENNIAL AVE. STE.A
HOT SPRINGS, AR 71913
(501) 623-8000 FAX 623-8000 FAX 501-624-6679

PREPARED FOR:
McDonald's USA, LLC

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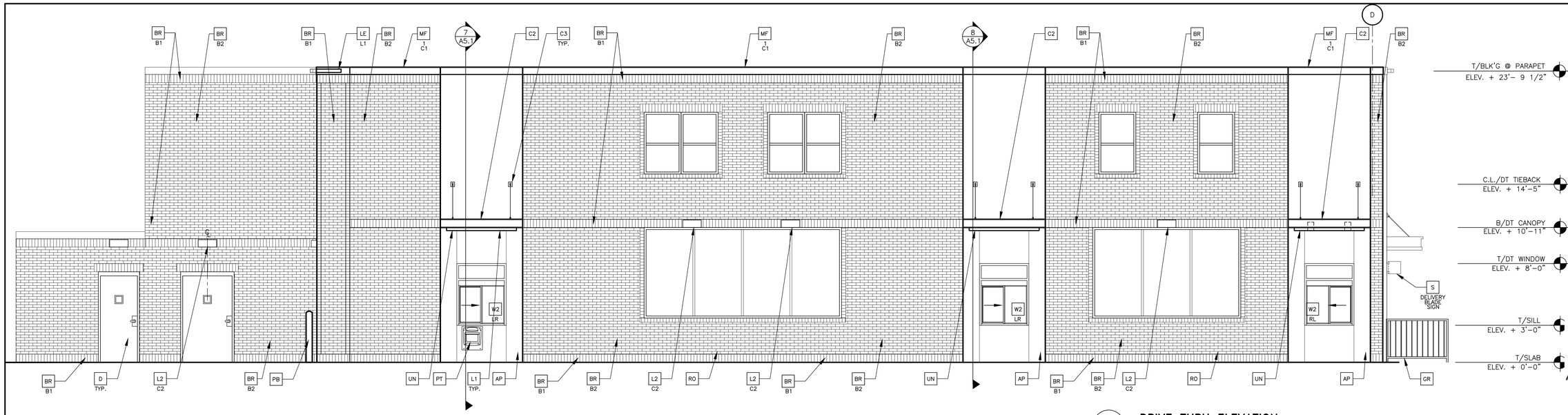
DRAWN BY	REVIEWED BY	DATE ISSUED
SO	RK	05–10–2024
STD ISSUE DATE 2023_12		

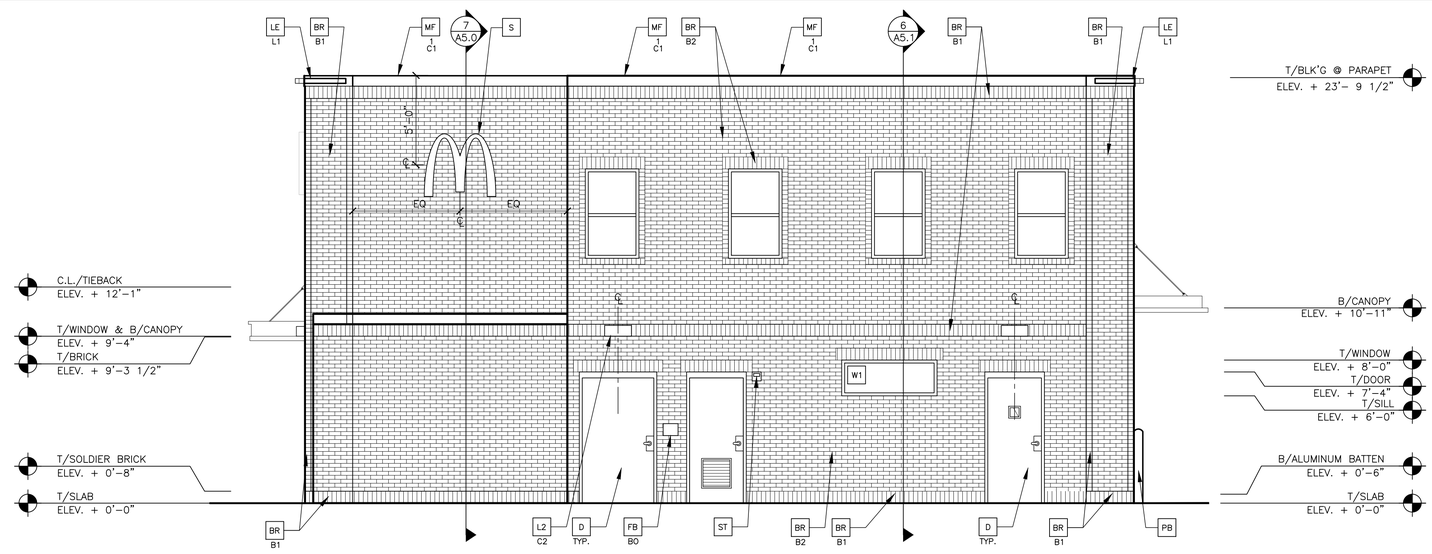
TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

DESCRIPTION	SITE ADDRESS	
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
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):

- **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**
  - CO2— CO2 = BULK CO2 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:
    - 1 = PRE–FAB ANCHOR–TITE FASCIA
    - 2 = BOTTOM TRIM AT METAL REVEAL PANEL
    - 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  - C1— 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** CO2 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
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  - 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
No. 103126
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
3945 CENTRAL AVE, STE 2A
HOT SPRINGS, AR 71913
FAX 501.623.0000 PHONE 501.624.4679

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PREPARED FOR:
McDonald's USA, LLC

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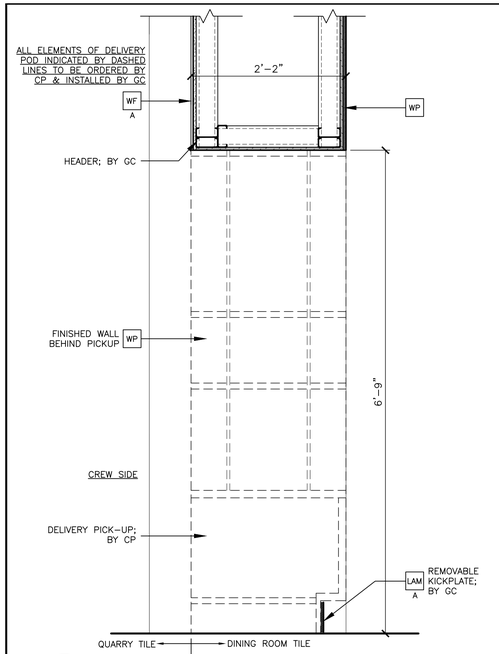
TITLE
2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

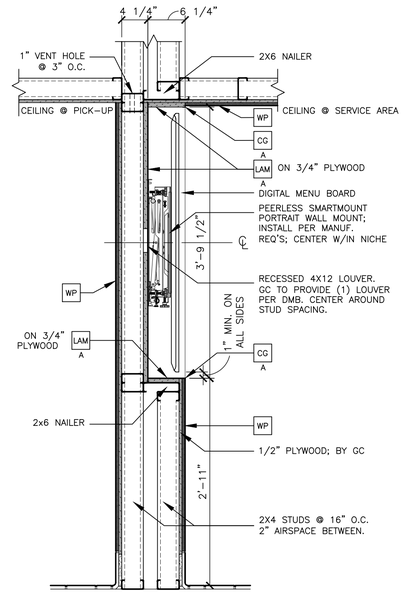
DESCRIPTION
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

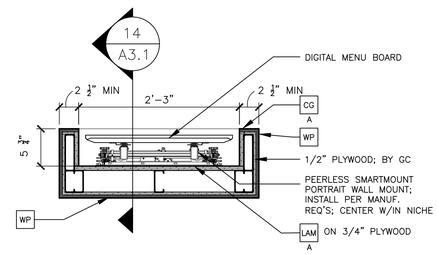
SHEET NO. 041–1210.00.0
A2.1
ELEVATIONS



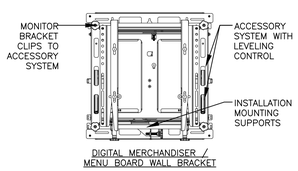
15 A3.1 **SECTION @ DELIVERY POD**
1" = 1'-0"



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

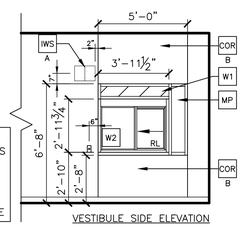
10 A3.1 **DIGITAL BOARD BRACKET DETAIL**
1"=1'-0"

OPTIONAL LATE NIGHT WINDOW, FOR HIGH DELIVERY RESTAURANTS

W1 STOREFRONT WINDOW ASSEMBLY – TEMPERED GLASS COLOR: DARK BRONZE

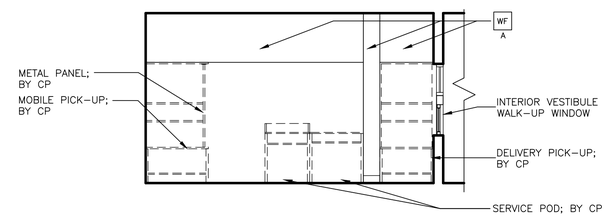
W2 LATE NIGHT WINDOW COLOR: DARK BRONZE

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

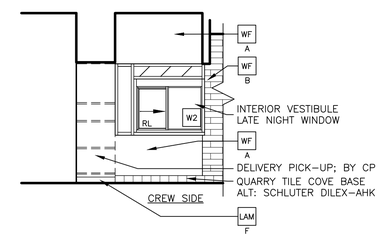


VESTIBULE SIDE ELEVATION

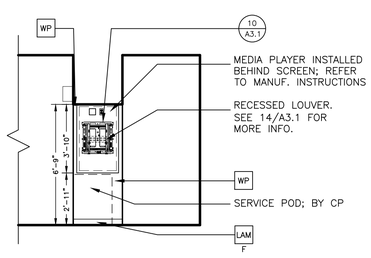
9 A3.1 **LATE NIGHT WINDOW – VESTIBULE SIDE**
1/4" = 1'-0"



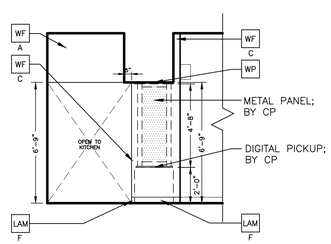
8 A3.1 **SERVICE AREA ELEVATION – CREW SIDE**
1/4" = 1'-0"



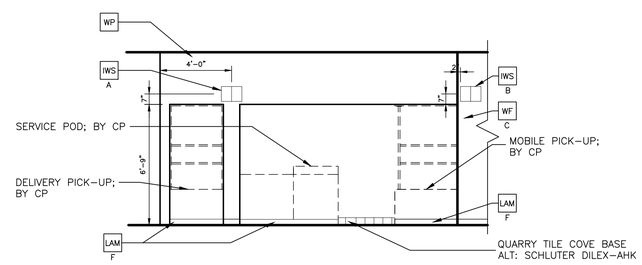
6 A3.1 **LATE NIGHT WINDOW – CREW SIDE**
1/4" = 1'-0"



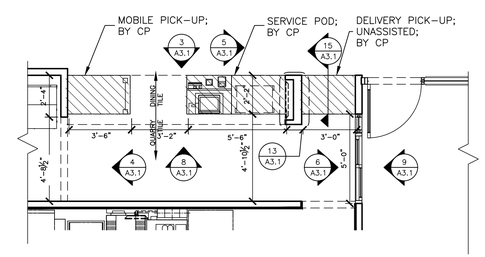
5 A3.1 **SERVICE AREA ELEVATION**
1/4" = 1'-0"



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.
X—
A = TILE GROUT: MAPEI 02 PEWTER – JOINT TO BE 1/16" MAX. (UNO)
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 CERTIFICATE NO. 101358 STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2 INTERNATIONAL STE 2A
HOT SPRINGS, AR 71913
FAX 866.266.0962 501.624.6679

PREPARED FOR:
McDonald's USA, LLC

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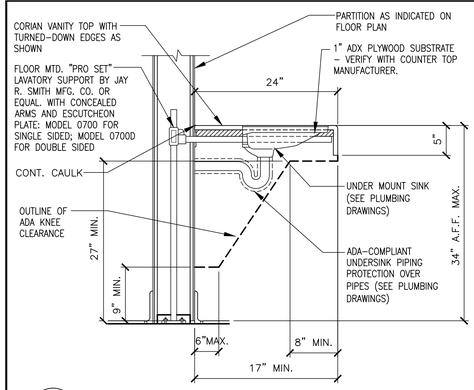
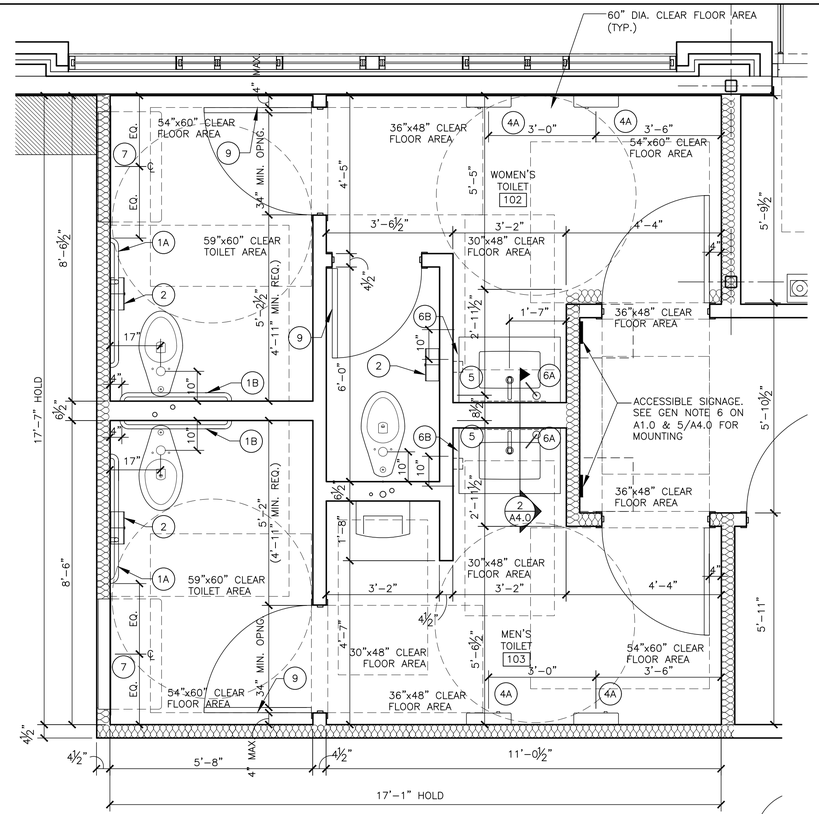
TITLE 2023 STANDARD BUILDING – BB20 4584-W/W – CUSTOM DESIGN
DESCRIPTION WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH
SITE ID 041-1210
SITE ADDRESS 2248 Nashville HWY Columbia, TN

041-1210.00.0
SHEET NO. A3.1
SERVICE AREA DETAILS



2 / A4.0 **SECTION @ LAVATORY**

1"=1'-0" A1540_A4



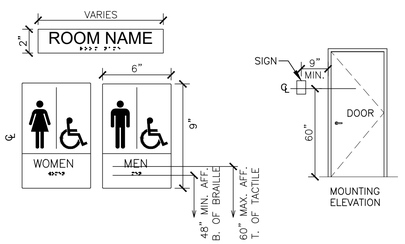
1 / A4.0 **ENLARGED RESTROOM PLAN**

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:

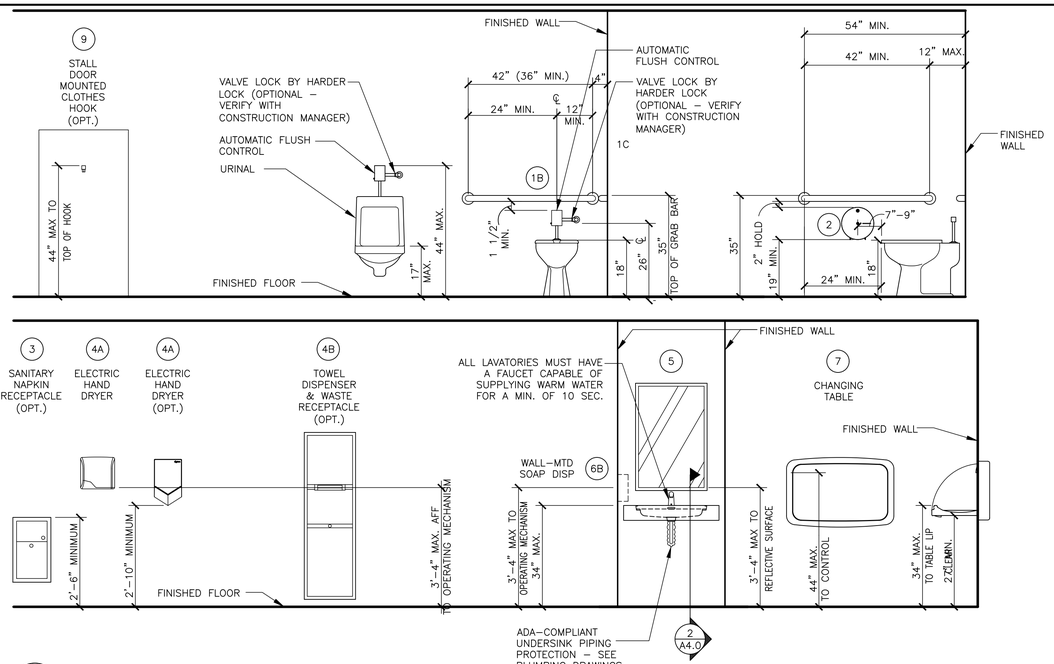
FRANKE/S2K
1-800-423-5247
www.frankesupply.com
email: fs-frankesupply.us@franke.com

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 Q-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**

REV	DATE	DESCRIPTION	BY

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

PREPARED BY:
Robert Kempkes
ARCHITECT
2010 INTERSTATE AVE, STE 2A
HOT SPRINGS, AR 71913
FAX 501.623.7500 PHONE 501.624.4679

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PREPARED FOR: McDonald's USA, LLC

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

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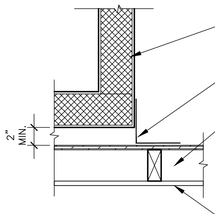
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

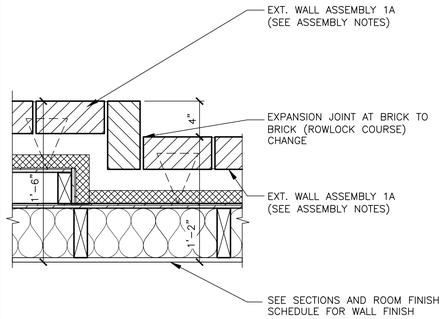
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SITE ID: 041-1210

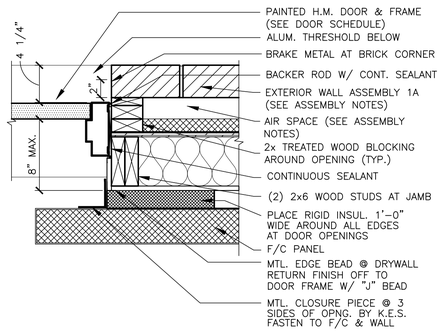
SHEET NO. 041-1210.00.0
A4.0
RESTROOM PLAN



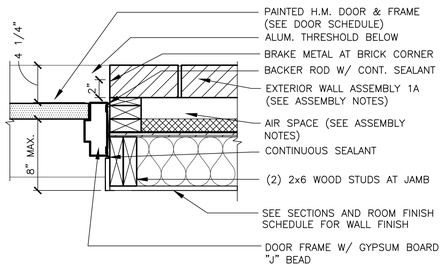
1 A4.1 **CLOSURE DETAIL @ COOLER**
1 1/2"=1'-0"



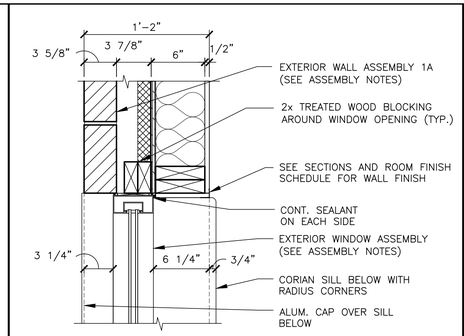
2 A4.1 **BRICK DETAIL**
1 1/2"=1'-0"



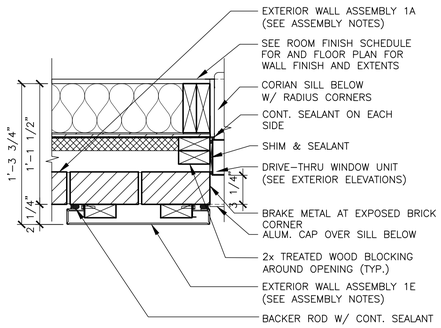
3 A4.1 **DOOR JAMB @ F/C DOOR**
1 1/2"=1'-0"



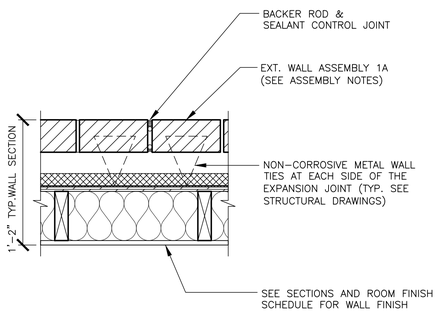
4 A4.1 **EXT.DOOR JAMB DETAIL**
1 1/2"=1'-0"



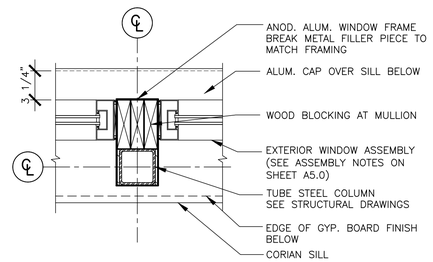
5 A4.1 **CREW WINDOW JAMB DETAIL**
1 1/2"=1'-0"



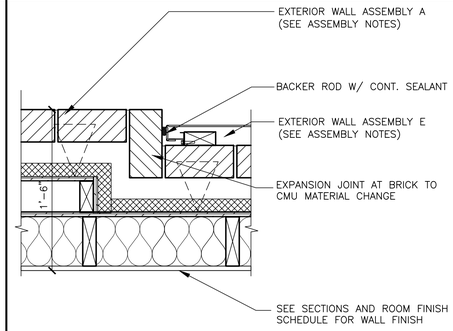
6 A4.1 **ORDER WINDOW JAMB DETAIL**
1 1/2"=1'-0"



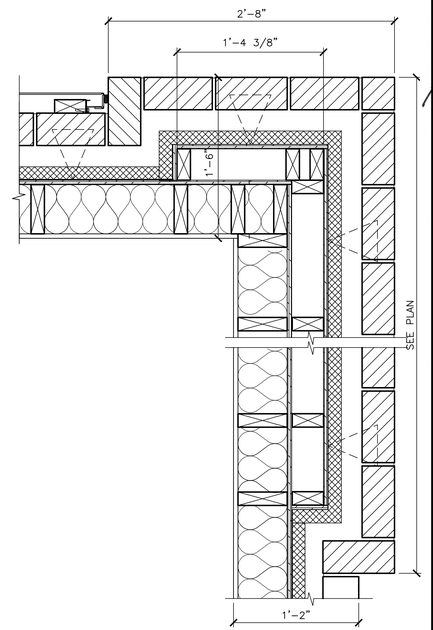
7 A4.1 **EXPANSION JOINT DETAILS**
1 1/2"=1'-0"



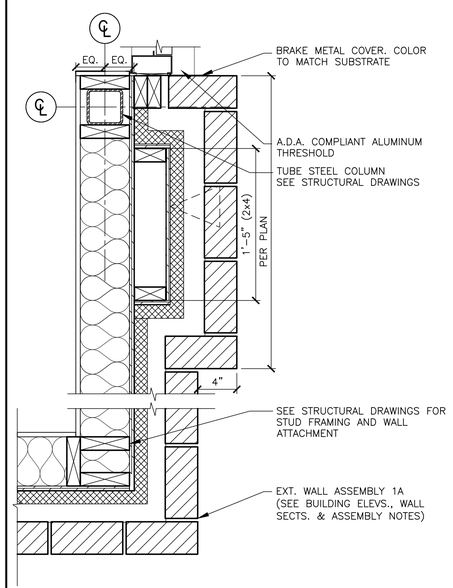
8 A4.1 **DETAIL @ COLUMN**
1 1/2"=1'-0"



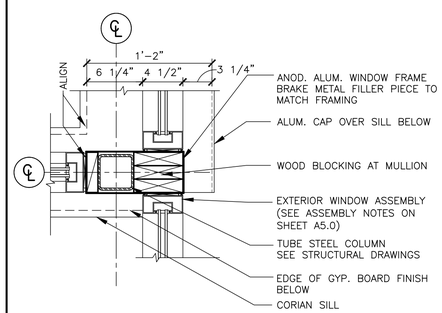
9 A4.1 **BRICK TO METAL PANEL TRANSITION**
1 1/2"=1'-0"



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 **–**
–

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT NEW MEXICO 10128 STATE OF TENNESSEE 07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2615 INDUSTRIAL AVE, STE 2A
HOT SPRINGS, AR 71913
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PREPARED FOR:
McDonald's USA, LLC

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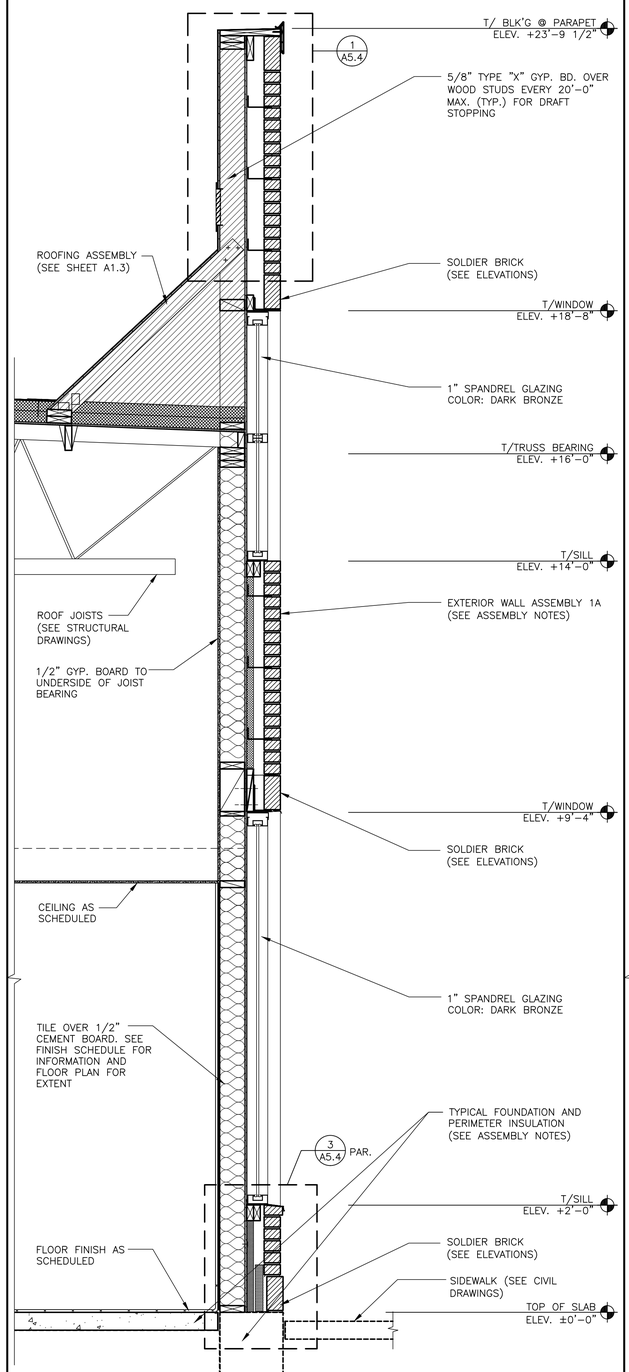
DRAWN BY: SO
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

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

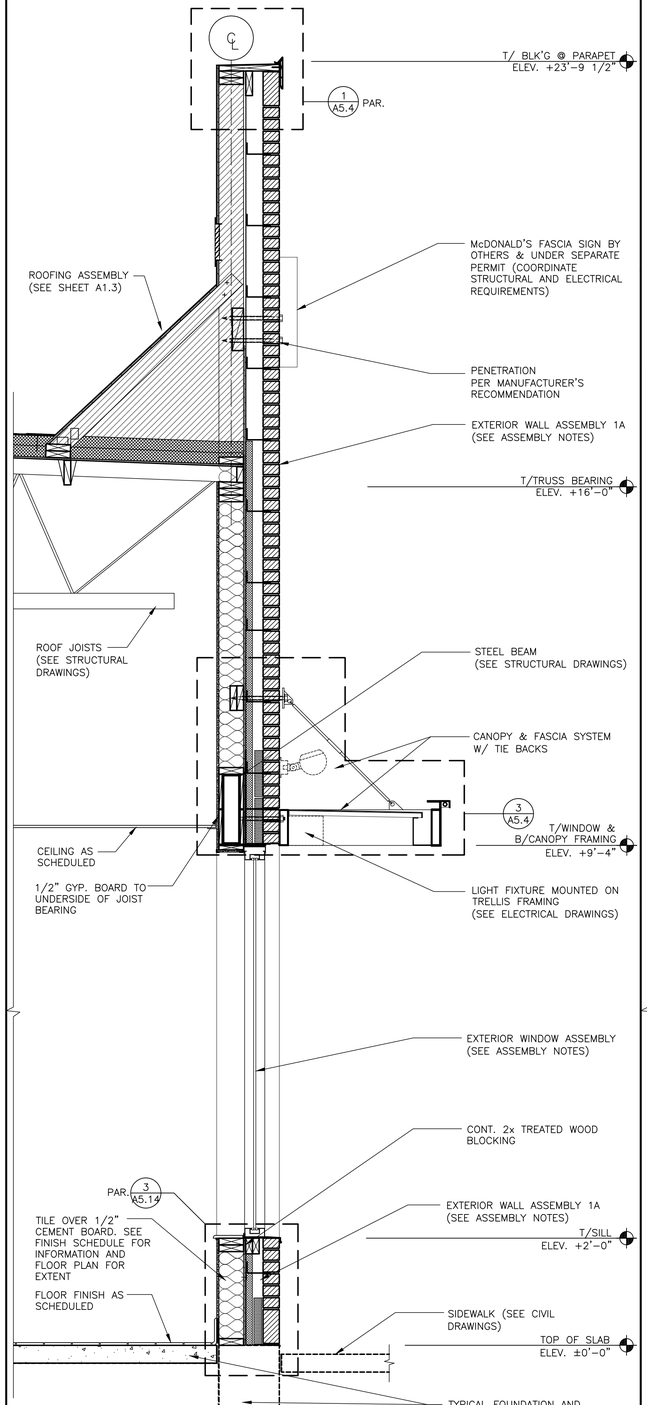
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

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

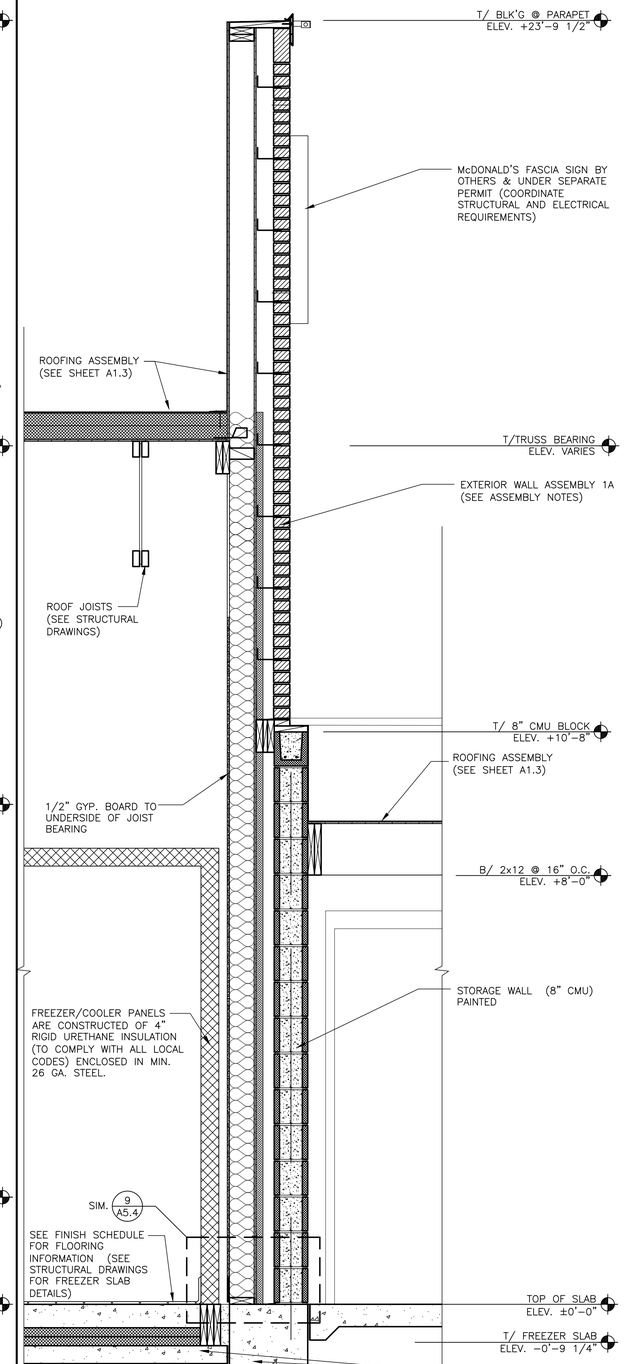
SHEET NO. 041-1210.00.0
A4.1
PLAN DETAILS



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**

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
No. 101358
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2 INDUSTRIAL AVE, STE 2A
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FAX 866.233.0000 PHONE 501.624.6579

PREPARED FOR:
McDonald's USA, LLC

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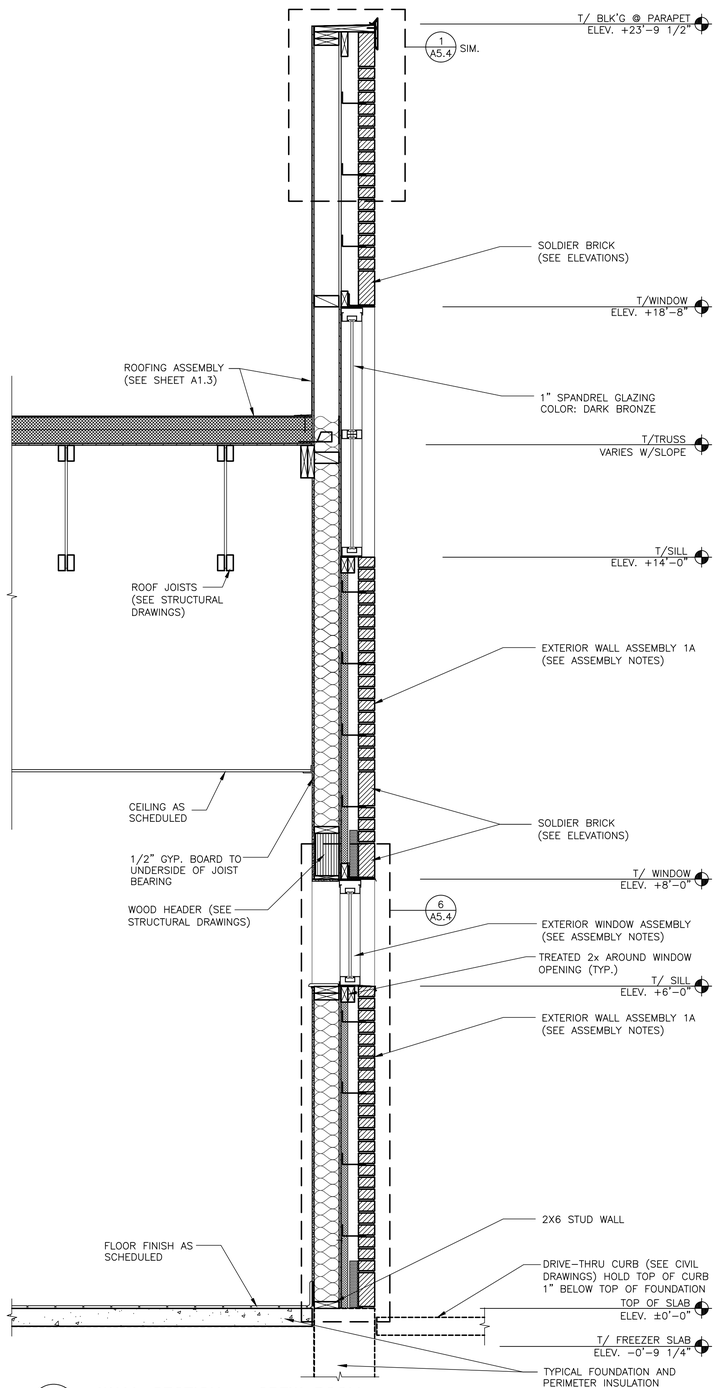
DRAWN BY	REVIEWED BY	DATE ISSUED
SO	RK	05-10-2024
STD ISSUE DATE 2023_12		

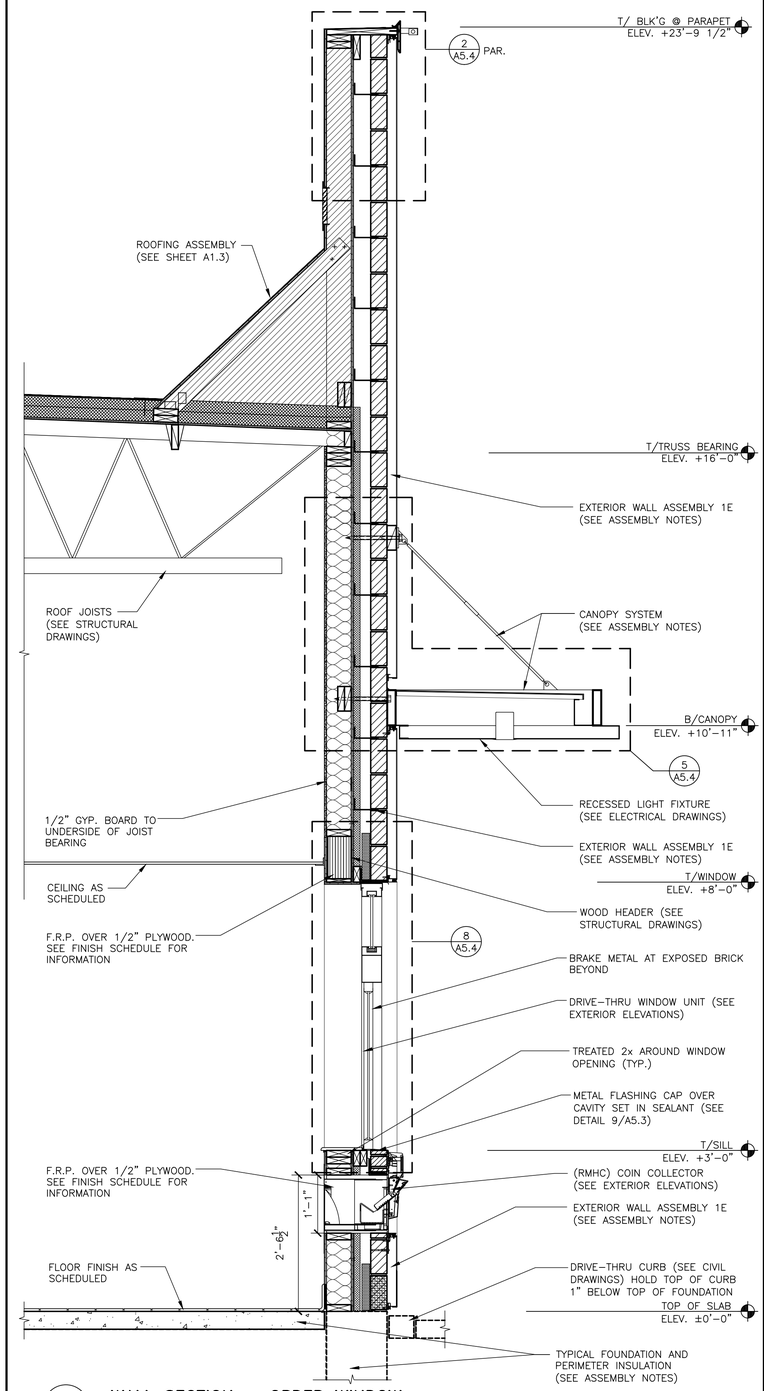
TITLE: 2023 STANDARD BUILDING – BB20 4584-W/ – CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

041-1210.00.0

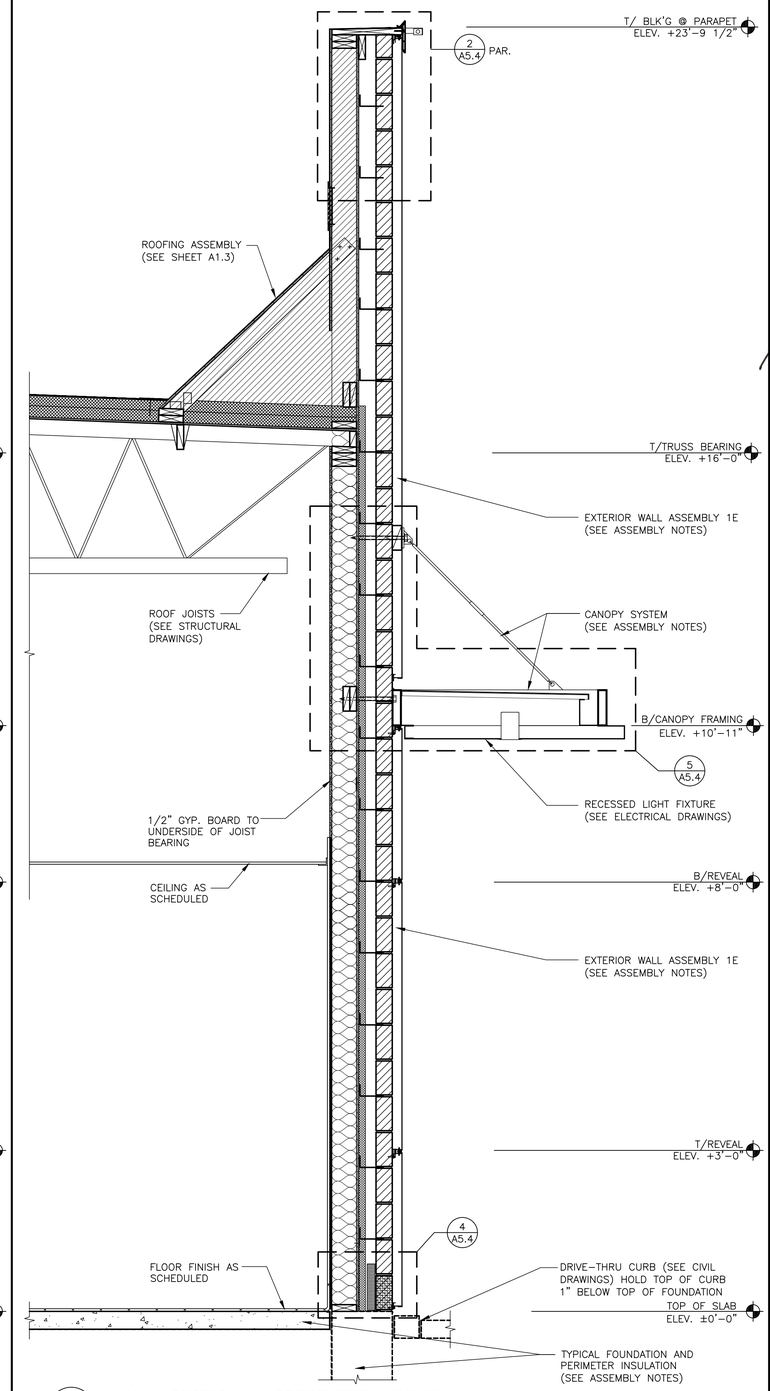
SHEET NO. A5.0
WALL SECTIONS



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"

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
No. 101358
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
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2918 INTERSTATE BLVD., STE 2A
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McDonald's USA, LLC

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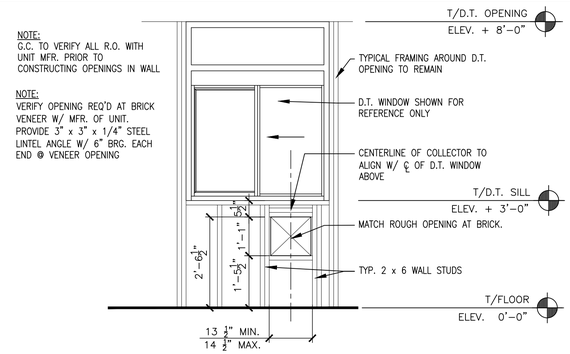
DRAWN BY: SO
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

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

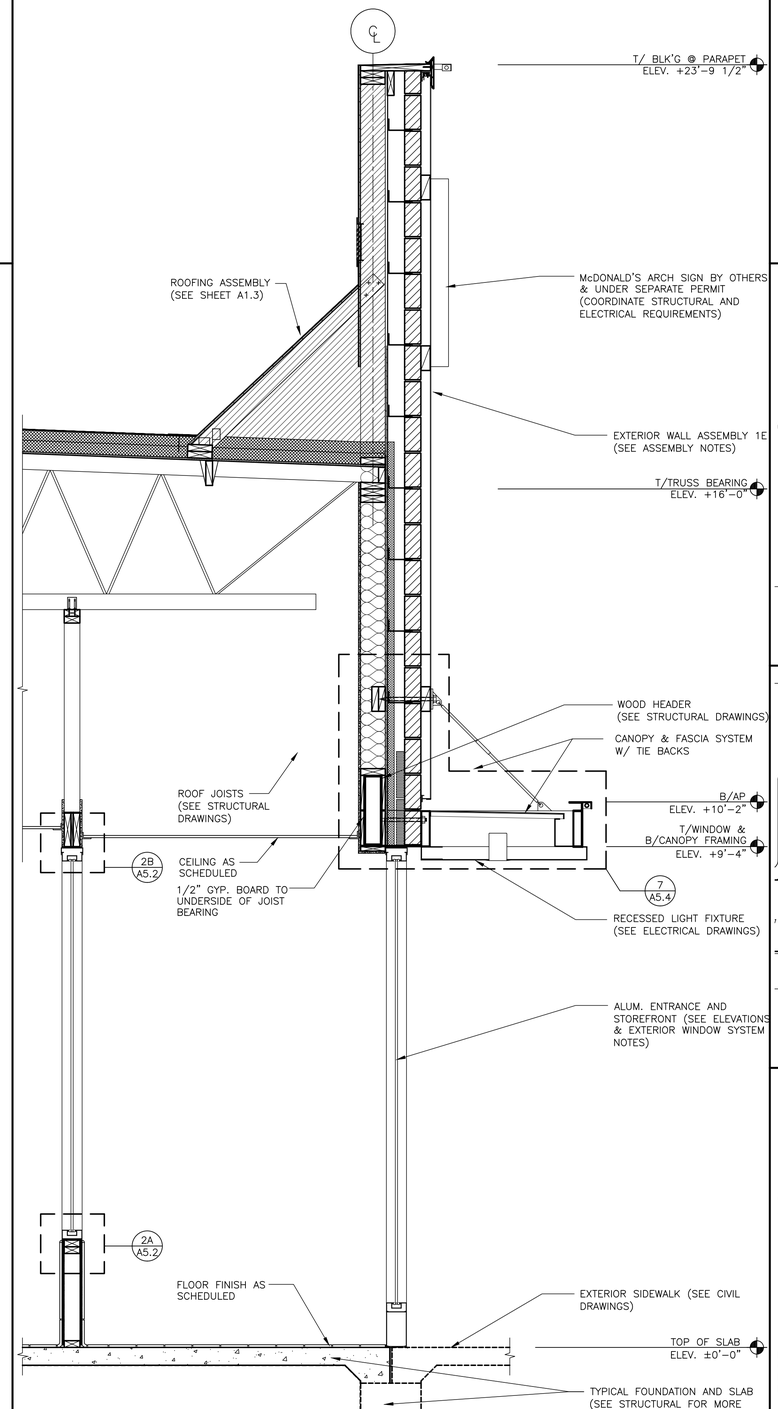
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

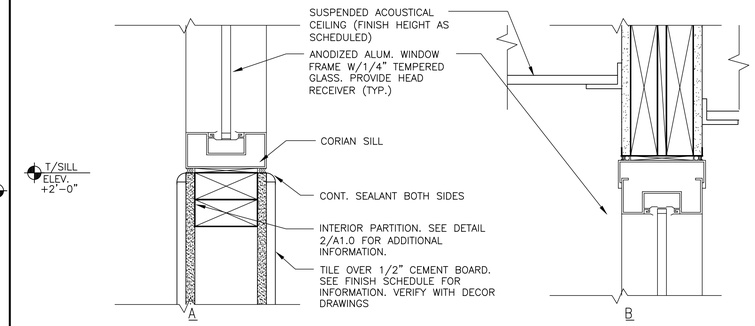
SHEET NO. 041-1210.00.0
A5.1
WALL SECTIONS



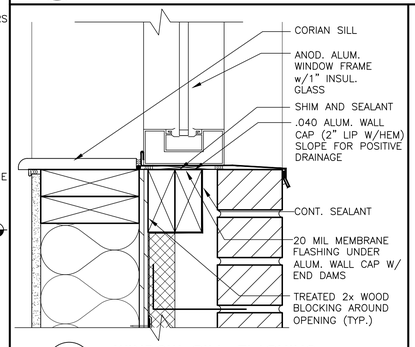
1 A5.2 **(RMHC) COIN COLLECTOR @ FRAMED WALL**
1/2" = 1'-0" INTERIOR ELEVATON



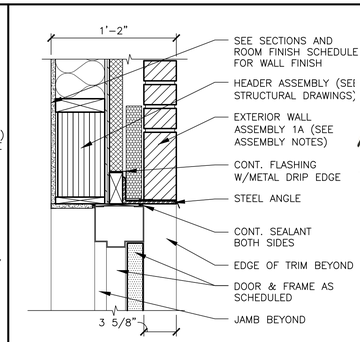
7 A5.2 **WALL SECTION – VESTIBULE/ENTRY**
–



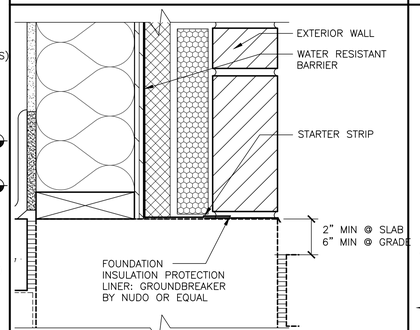
2 A5.2 **HEAD & SILL INTERIOR VESTIBULE WALL**
3" = 1'-0"



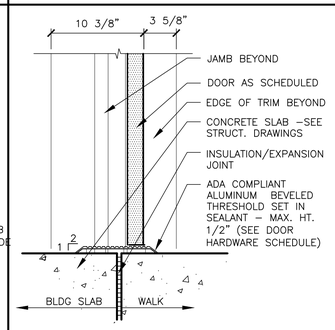
3 A5.2 **WINDOW SILL FLASHING**
3" = 1'-0"



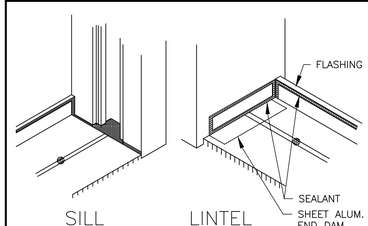
5 A5.2 **SECTION @ DOOR HEAD**
1 1/2" = 1'-0"



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.

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT No. 101758 STATE OF TENNESSEE 07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2915 INDUSTRIAL AVE, STE 2A
HOT SPRINGS, AR 71909
FAX 501.623.0000 PHONE 501.624.4679

PREPARED FOR:
McDonald's USA, LLC

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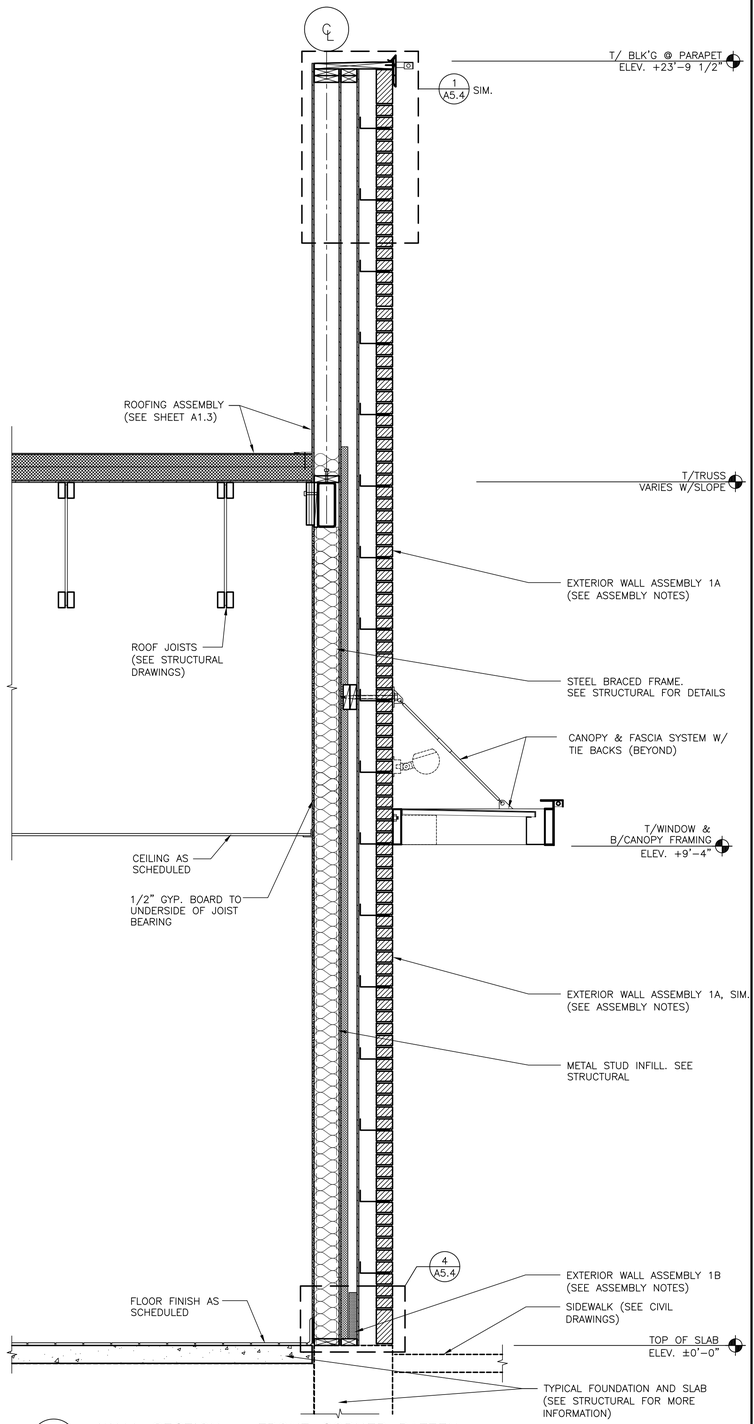
DRAWN BY: SO
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

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

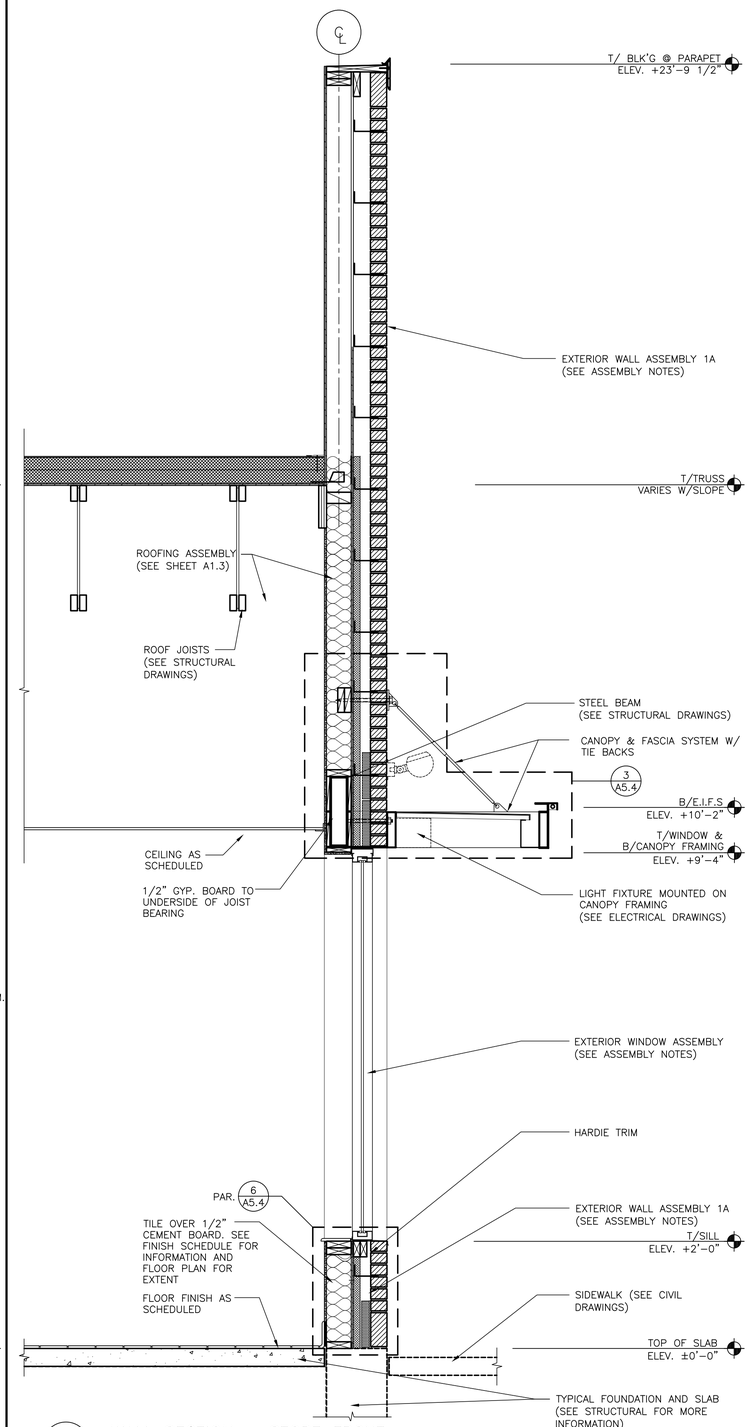
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

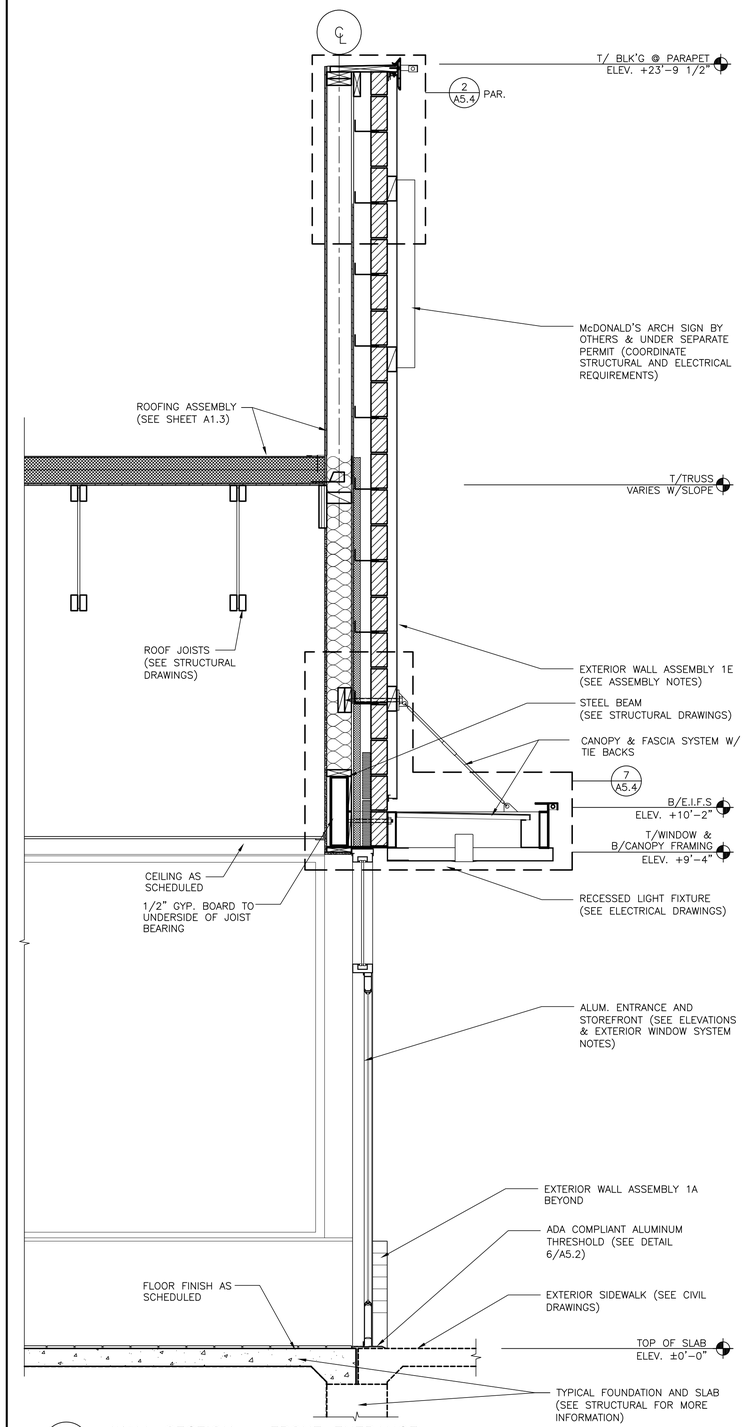
SHEET NO. 041-1210.00.0
A5.2
WALL SECTIONS



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"

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES
REGISTERED ARCHITECT
No. 101158
STATE OF TENNESSEE
07-10-2024

PREPARED BY:
Robert Kempkes
A R C H I T E C T
2915 INDUSTRIAL AVE, STE 2A
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PREPARED FOR:
McDonald's USA, LLC

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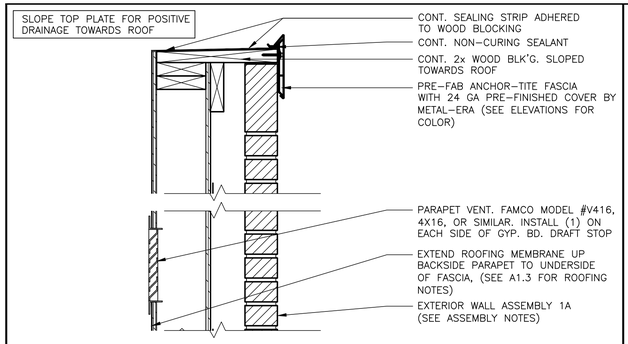
DRAWN BY: SO
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

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

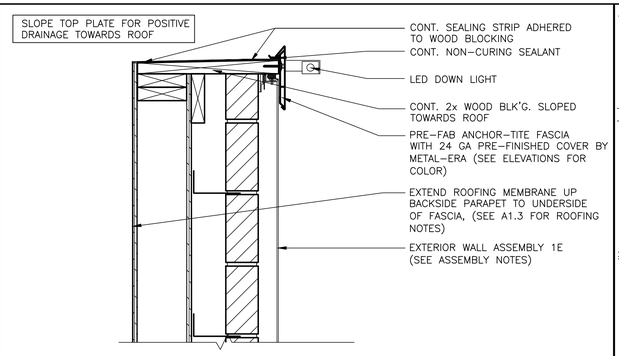
DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID	SITE ADDRESS
041-1210	2248 Nashville HWY

Columbia, TN

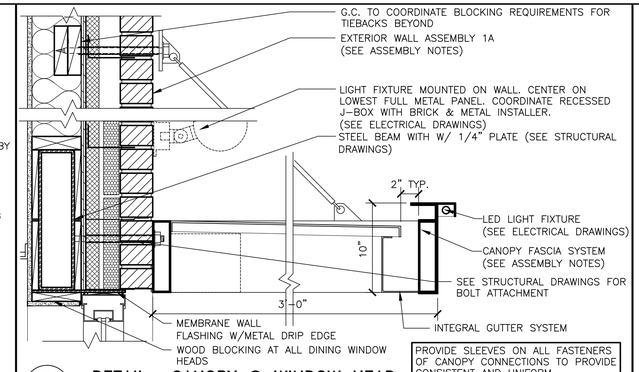
SHEET NO.
041-1210.00.0
A5.3
WALL SECTIONS



1 A5.4 **DETAIL– FASCIA @ PARAPET**
1 1/2" = 1'-0"

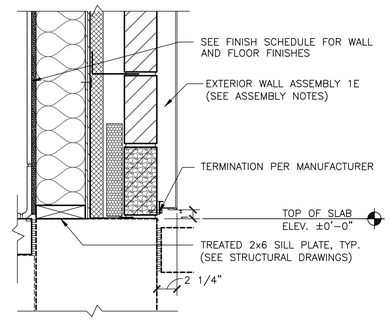


2 A5.4 **DETAIL– FASCIA @ AL PARAPET**
1 1/2" = 1'-0"

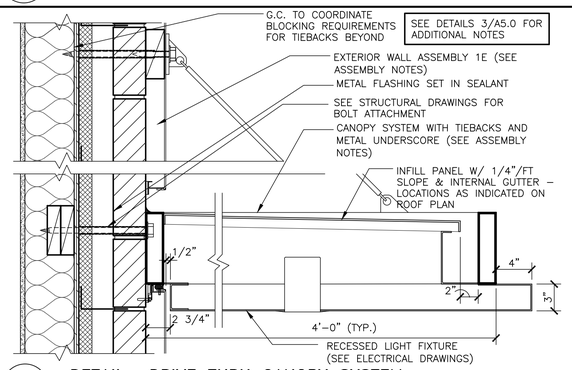


PROVIDE SLEEVES ON ALL FASTENERS OF CANOPY CONNECTIONS TO PROVIDE CONSISTENT AND UNIFORM ATTACHMENT THROUGH BUILDING EXTERIOR WALL FINISH.

3 A5.4 **DETAIL– CANOPY @ WINDOW HEAD**
1 1/2" = 1'-0"

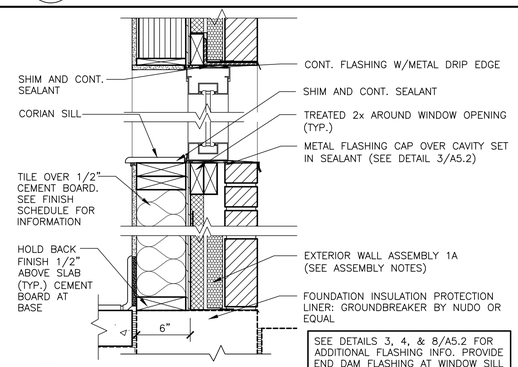


4 A5.4 **DETAIL– APOLIC TERMINATION**
1 1/2" = 1'-0"



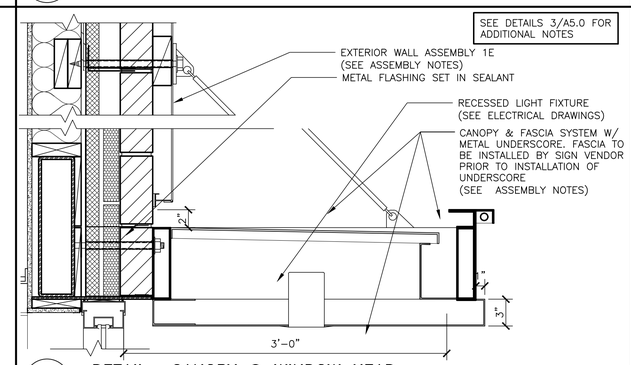
SEE DETAILS 3/A5.0 FOR ADDITIONAL NOTES

5 A5.4 **DETAIL– DRIVE THRU CANOPY SYSTEM**
1 1/2" = 1'-0"



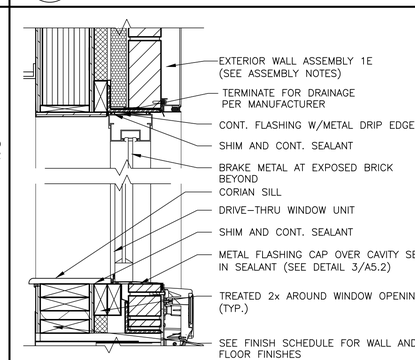
SEE DETAILS 3, 4, & 8/A5.2 FOR ADDITIONAL FLASHING INFO. PROVIDE END DAM FLASHING AT WINDOW SILL AND HEAD

6 A5.4 **SECTION @ WINDOW**
1 1/2" = 1'-0"

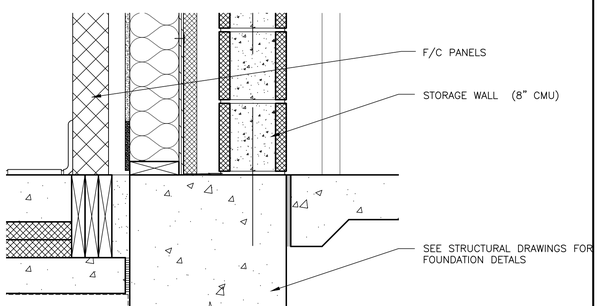


SEE DETAILS 3/A5.0 FOR ADDITIONAL NOTES

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"

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT NO. 101758 STATE OF TENNESSEE 07-10-2024

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

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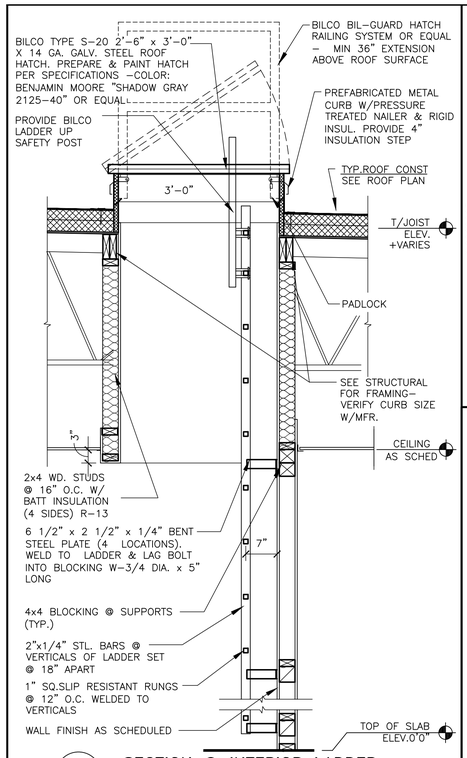
DRAWN BY SO
STD ISSUE DATE 2023_12
REVIEWED BY RK
DATE ISSUED 05-10-2024

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

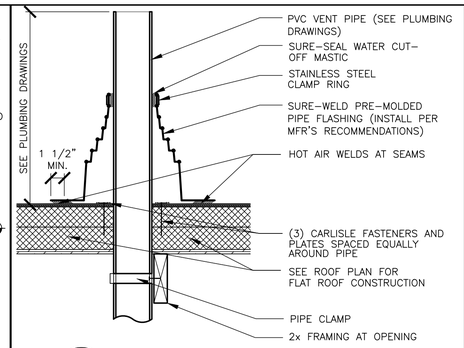
DESCRIPTION
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

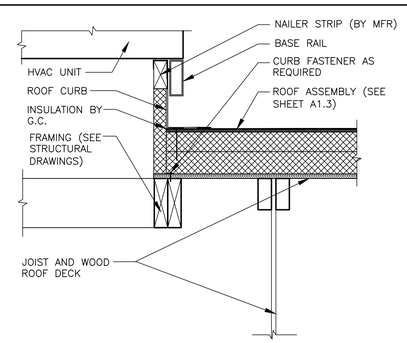
SHEET NO. 041-1210.00.0
A5.4
WALL SECTIONS



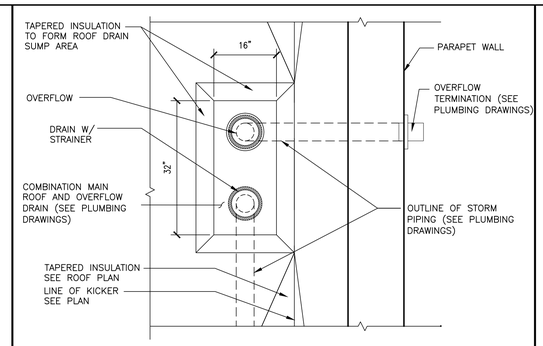
1 A6.0 **SECTION @ INTERIOR LADDER**
3/4"=1'-0"



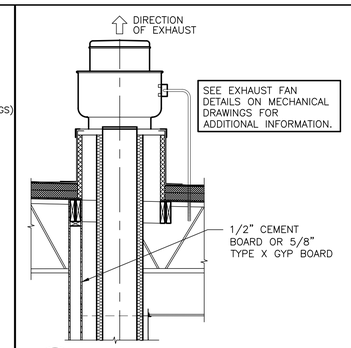
2 A6.0 **TYPICAL VENT PENETRATION**
1 1/2"=1'-0"



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

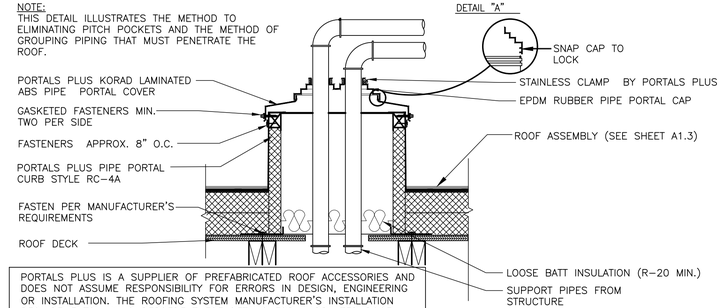


4 A6.0 **ROOF DRAIN DETAIL**
3/4"=1'-0"



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

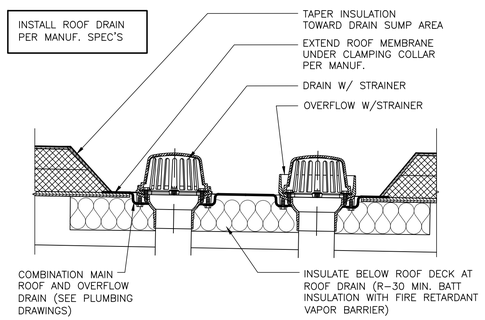
NOTE:
THIS DETAIL ILLUSTRATES THE METHOD TO ELIMINATING PITCH POCKETS AND THE METHOD OF GROUPING PIPING THAT MUST PENETRATE THE ROOF.



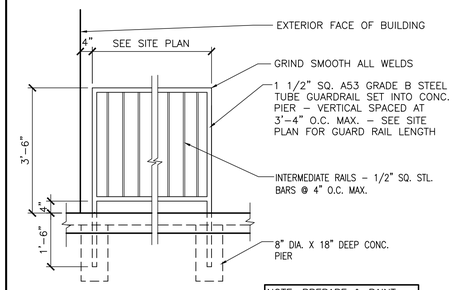
PORTALS PLUS IS A SUPPLIER OF PREFABRICATED ROOF ACCESSORIES AND DOES NOT ASSUME RESPONSIBILITY FOR ERRORS IN DESIGN, ENGINEERING OR INSTALLATION. THE ROOFING SYSTEM MANUFACTURER'S INSTALLATION REQUIREMENTS MAY SUPERSEDE THESE DETAILS FOR WARRANTED ROOF SYSTEMS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL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

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

INSTALL ROOF DRAIN PER MANUF. SPEC'S



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



NOTE: PREPARE & PAINT METAL RAIL PER SPECIFICATIONS

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 8661P 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

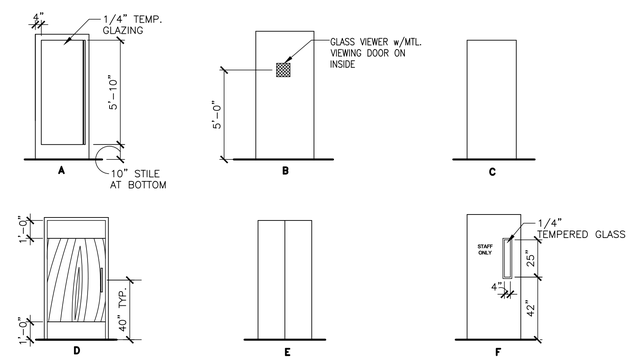
DOOR #15 CO2
1. 1 EA HINGE 780-112HD 83" ALUM HAGER
2. 1 EA LOCK ND80PD RHO 626 SCHLAGE
3. 1 EA LOCK GUARD CLP110 US32D DON JO
4. 1 EA WTH/STP 160V 36 X 84 N.GUARD
5. 1 EA THRESHOLD 425E 36" N.GUARD
6. 1 EA SWEEP 101VA 36" N.GUARD
7. 1 EA SEC. LOUVER LVRSG-3 DKB 18 X 18 N.GUARD

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

DOOR SCHEDULE

REV	DATE	DESCRIPTION	BY

ROBERT DAVID KEMPKES REGISTERED ARCHITECT No. 101358 COMMISSIONED ARCHITECT STATE OF TENNESSEE 07-10-2024

PREPARED BY: Robert Kempkes ARCHITECT 2625 INDUSTRIAL AVE, STE 2A HOT SPRINGS, AR 71913 FAX 501.623.0000 PHONE 501.623.4679

PREPARED FOR: McDonald's USA, LLC

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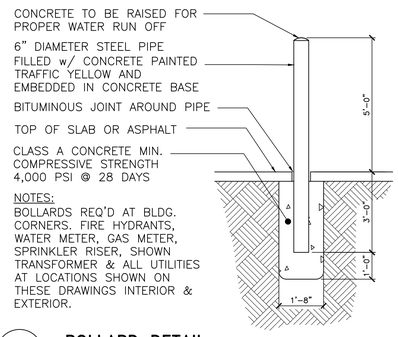
DRAWN BY: SO | STD ISSUE DATE 2023_12 | REVIEWED BY RK | DATE ISSUED 05-10-2024

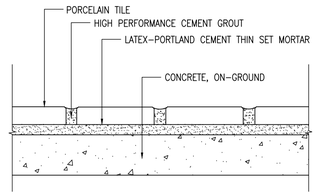
TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

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

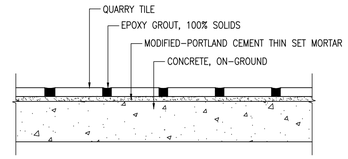
SHEET NO. 041-1210.00.0 **A6.0** DOOR & HARDWARE



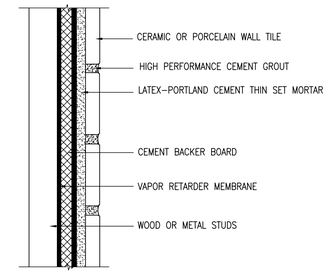
1 / A6.1 **BOLLARD DETAIL**
N.T.S.



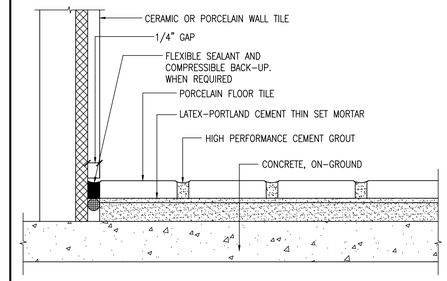
2 / A6.1 **RESTROOM AND DINING ROOM FLOORS OVER CONCRETE**
N.T.S.



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:

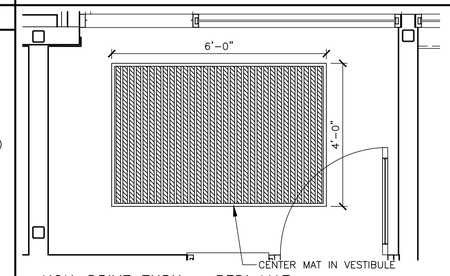
1. REFERENCE: McDONALD'S PROJECT MANUAL - SECTION 093000
2. KITCHEN FLOOR TILE:
   TILE: CROSSVILLE 6"x6" 'METROPOLITAN QUARRY BASICS ABRASIVE'
   GROUT: CHARCOAL #47 BY MAPEI
   KERAPOXY IEG BLACK #10 BY MAPEI (FOR OPTIONAL GREY TILE)
   COLOR: PURITAN GRAY EXTRA ABRASIVE 57XA (STANDARD)
   MAYFLOWER 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.

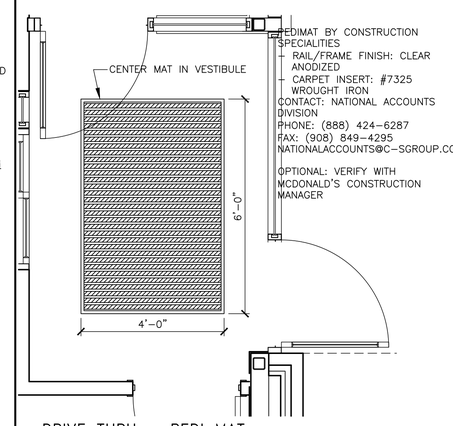
   APPLY CLEANER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
   REFERENCE: McDONDALDS PROJECT MANUAL - SECTION 09300 TILING INTERIOR.
6. GROUT COLOR AND MANUFACTURER AS INDICATED ON SHEET A1.0 AND INTERIOR DECOR DRAWINGS.

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				



NON-DRIVE THRU - PEDI MAT



DRIVE THRU - PEDI MAT

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

ROOM FINISH SCHEDULE

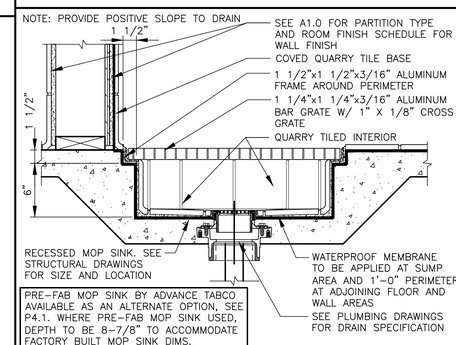
MARK	ROOM NAME	WALLS: SUBSTRATE	WALLS: FINISH		CEILING *	REMARKS
100	CUSTOMER SERVICE	CEMENT BOARD	TILE **	SEE DECOR DRAWINGS, TILE AS NOTED ON A1.0	2'x2' ACOUST., PAINTED GYP. BD	VERIFY FINISHES WITH DECOR COMPANY
101	DINING	CEM BD/GYP BD	TILE/V.W.C. **	SEE DECOR DRAWINGS FOR EXTENT	2'x2' ACOUST., PAINTED 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 · NO. 101758 · STATE OF TENNESSEE · 07-10-2024

PREPARED BY:
Robert Kempkes
ARCHITECT
2101 CENTRAL AVE, STE 2A
BOZ SPRINGS, AR 71901
(501) 922-5000 FAX 501-922-5009

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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

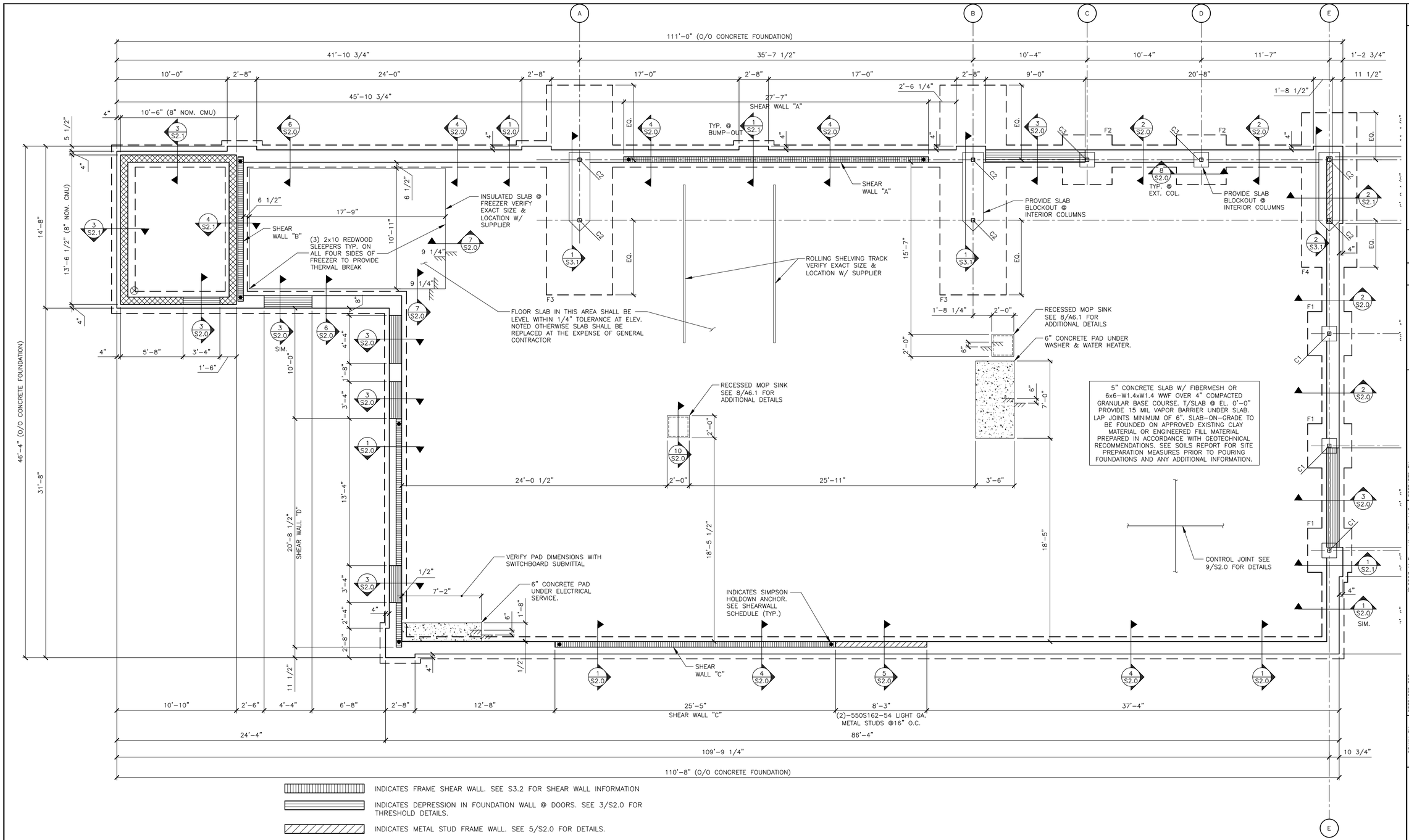
TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN

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
A6.1
FINISH SCHEDULES



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

REV	DATE	DESCRIPTION	BY
-	-	-	-

DAVID ALAN BALMA, REGISTERED ENGINEER, No. 113848, STATE OF TENNESSEE, COMMISSION EXPIRES 6/30/2024, 5/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
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Philadelphia, PA 19107
215-732-3000
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PREPARED FOR:
McDonald's USA, LLC

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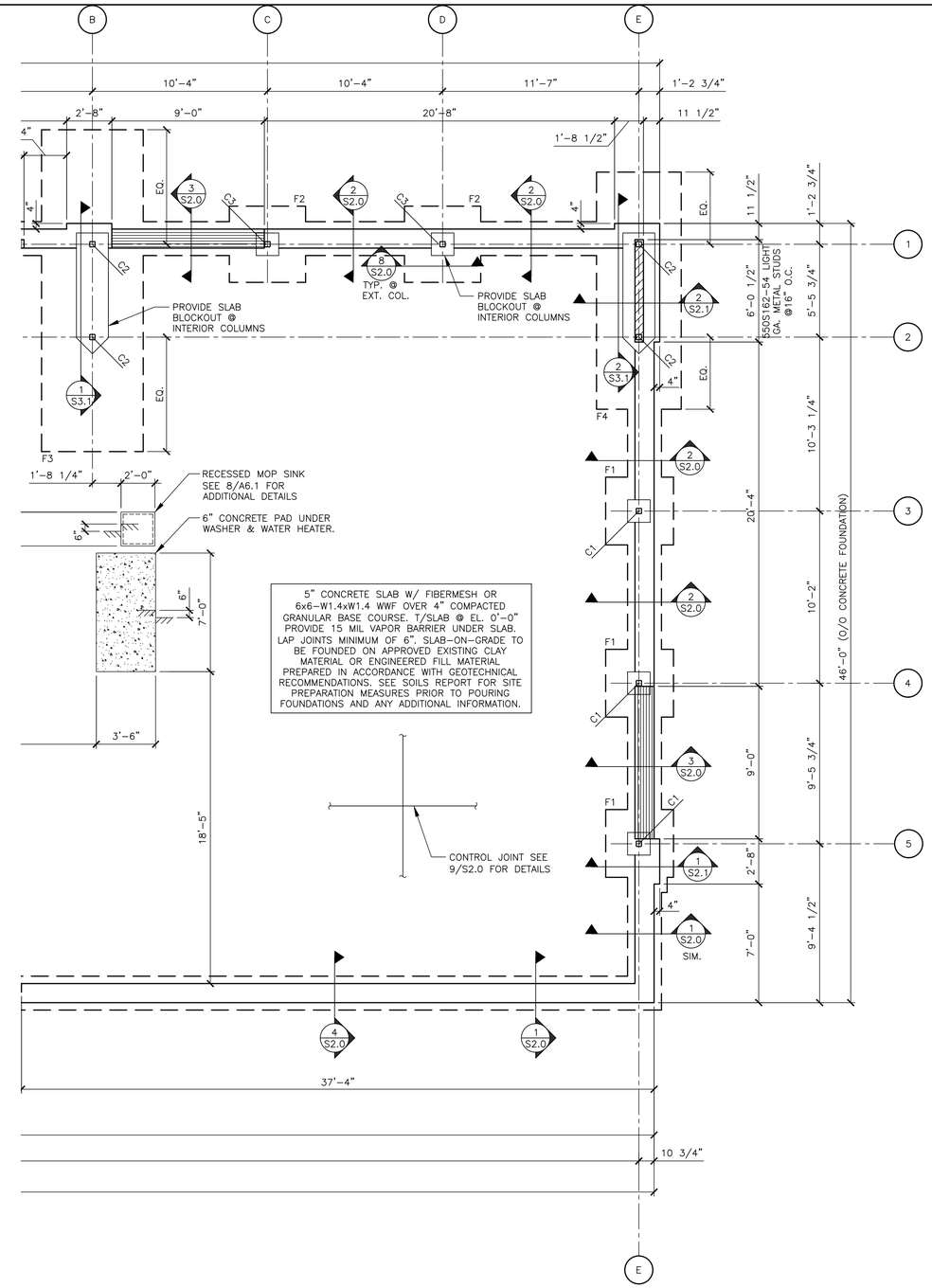
DRAWN BY: J.CARRAS
STD ISSUE DATE: 2023_12
REVIEWED BY: J.PERRY
DATE ISSUED: 05-10-2024
C.S.G. PROJECT #: TKA.37341

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
S1.0
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

REV	DATE	DESCRIPTION	BY
-	-	-	-

DAVID ALAN BALMA, REGISTERED ENGINEER, No. 113448, STATE OF TENNESSEE, 5/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
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PREPARED FOR:
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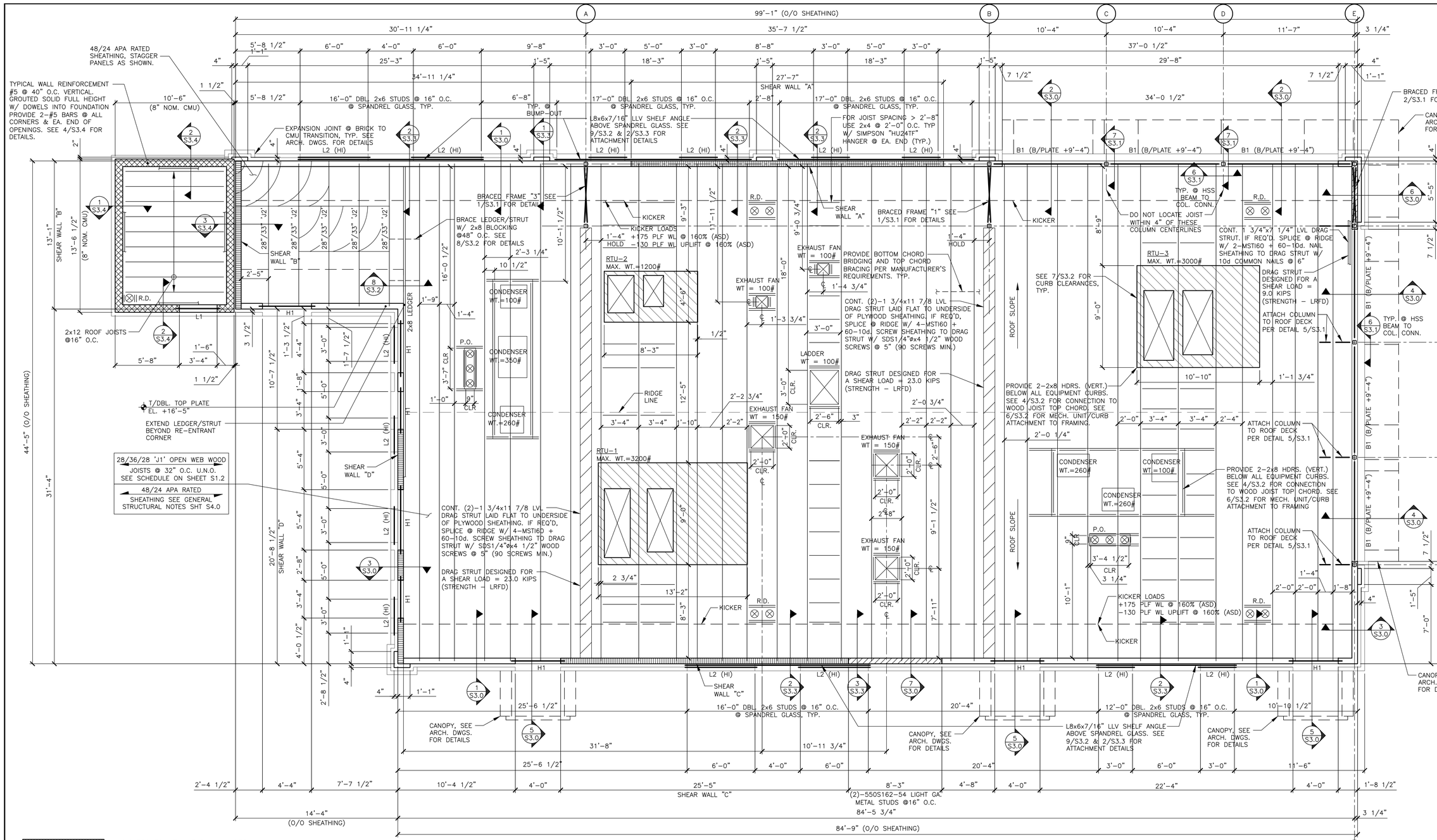
DRAWN BY: J.CARRAS
STD ISSUE DATE: 2023_12
REVIEWED BY: J.PERRY
DATE ISSUED: 05-10-2024
C.S.G. PROJECT #: TKA.37341

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		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. 113848, STATE OF TENNESSEE, 7/10/2024

PREPARED BY: CORE STATES GROUP CORESTATES, INC. 1315 Walnut St Suite 1000 Philadelphia, PA 19107 267-519-7070 www.core-eng.com

PREPARED FOR: McDonald's USA, LLC

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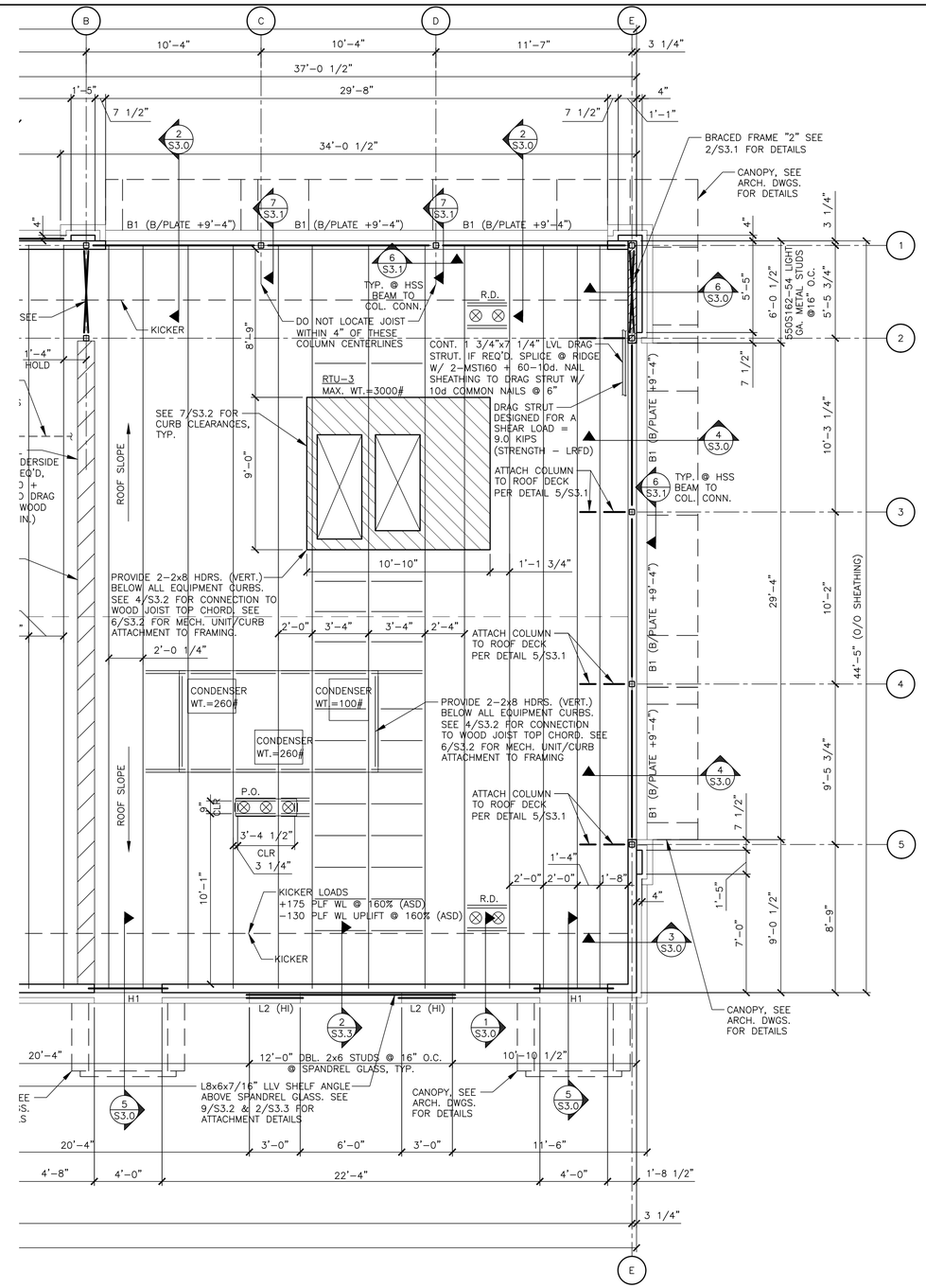
DRAWN BY	STD ISSUE DATE
J.CARRAS	2023_12
REVIEWED BY	DATE ISSUED
J.PERRY	05-10-2024
SITE ID	SITE ADDRESS
041-1210	2248 Nashville HWY
C.S.G. PROJECT #	Columbia, TN
TKA.37341	

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

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. 113448, STATE OF TENNESSEE, COMMONWEALTH OF PENNSYLVANIA
7/10/2024

PREPARED BY:
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CORESTATES, INC.
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Suite 1000
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215-732-6700
www.core-eng.com

PREPARED FOR:
McDonald's USA, LLC

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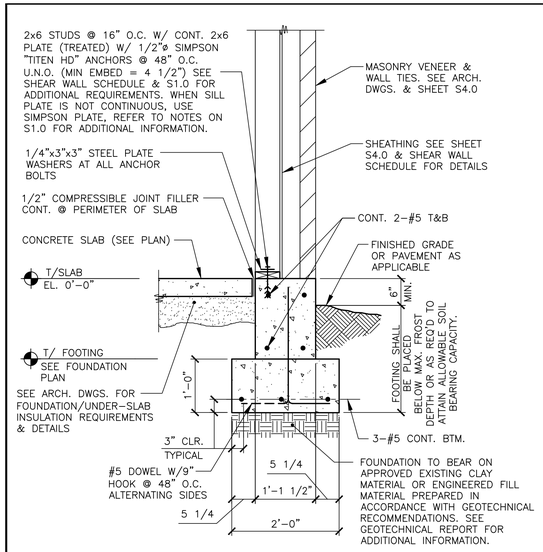
DRAWN BY: J.CARRAS
STD ISSUE DATE: 2023_12
REVIEWED BY: J.PERRY
DATE ISSUED: 05-10-2024
C.S.G. PROJECT #: TKA.37341

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

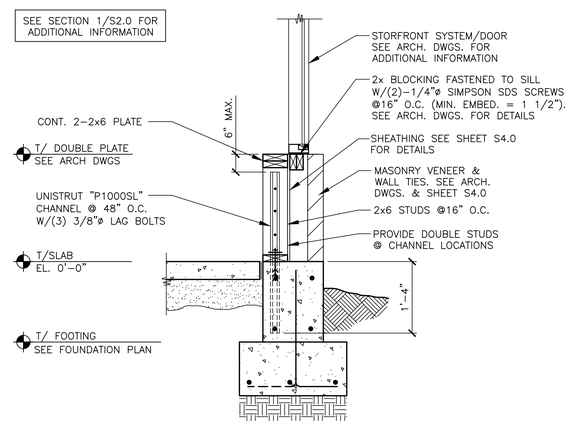
DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci	
WOOD ROOF TRUSS FRAMING	
METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID	SITE ADDRESS
041-1210	2248 Nashville HWY

Columbia, TN

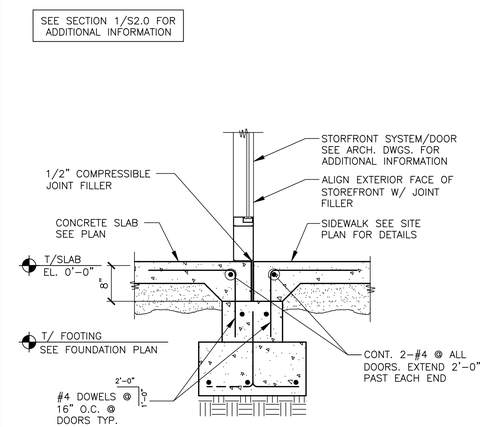
SHEET NO.: 041-1210.00.0
S1.3
PARTAIL FRAMING PLAN



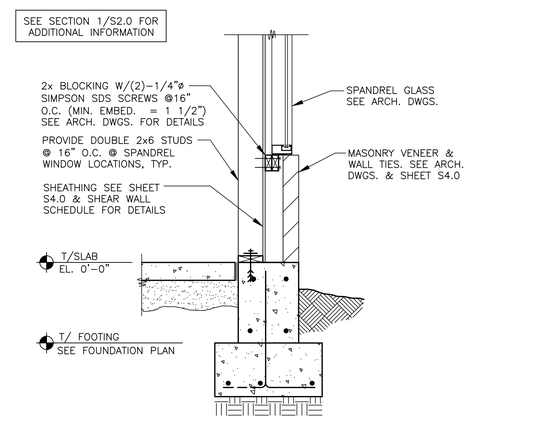
1 S2.0 **SECTION**
3/4" = 1'-0"



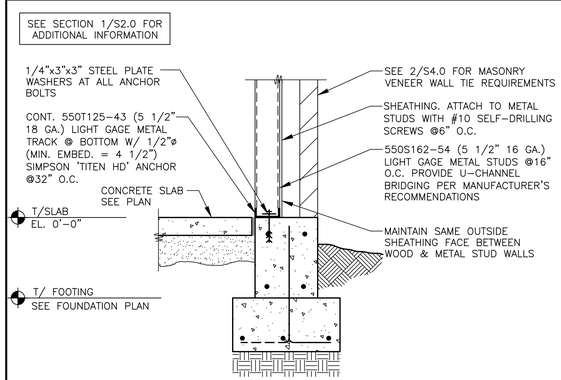
2 S2.0 **SECTION**
3/4" = 1'-0"



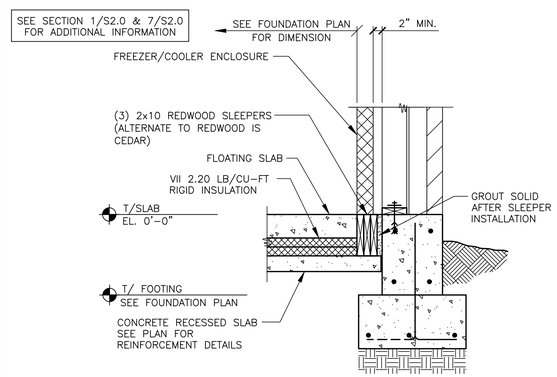
3 S2.0 **SECTION**
3/4" = 1'-0"



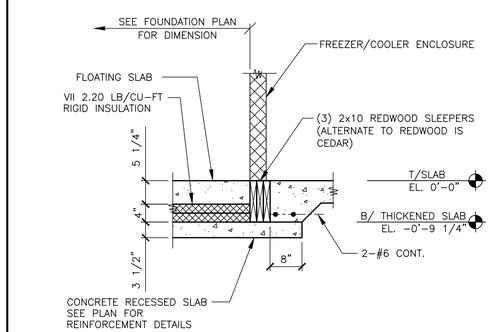
4 S2.0 **SECTION**
3/4" = 1'-0"



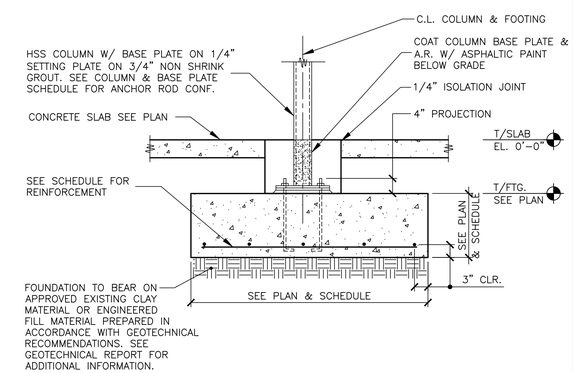
5 S2.0 **SECTION**
3/4" = 1'-0"



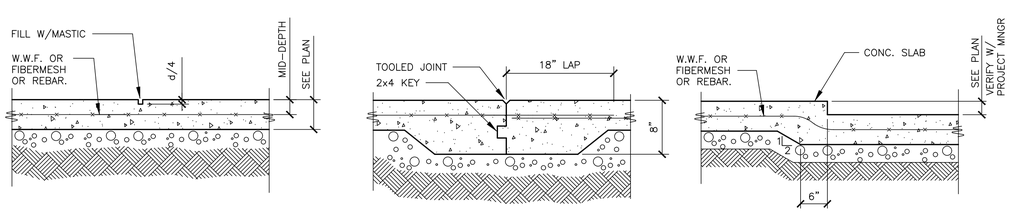
6 S2.0 **SECTION**
3/4" = 1'-0"



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



8 S2.0 **ISOLATED COLUMN FOOTING DETAIL**
3/4" = 1'-0"



CONTROL JOINT
SAWCUT MAX. NEXT MORNING AFTER SLAB IS CAST

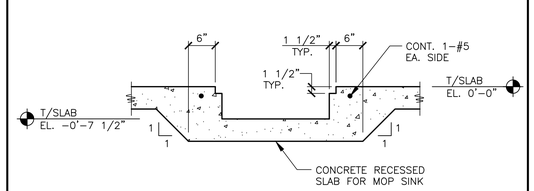
CONTROL JOINTS SHALL BE IN A SQUARE PATTERN OF 400 SQ. FT. AND/OR THE LENGTH SHALL NOT BE MORE THAN 2x WIDTH. ALIGN WITH COLUMN CENTER LINES.

CONSTRUCTION JOINT

SLAB DEPRESSION

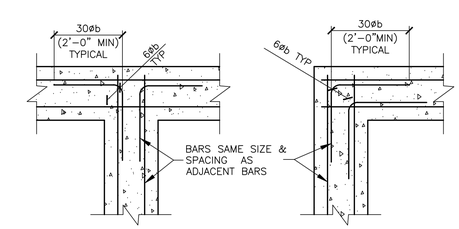
SLAB-ON-GRADE TO BEAR ON ON APPROVED EXISTING CLAY MATERIAL OR ENGINEERED FILL MATERIAL PREPARED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

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



NOTE:
WHERE PREFAB MOP SINK IS USED, DEPTH TO BE 8 7/8" TO ACCOMMODATE FACTORY-BUILT MOP SINK DIMENSION

10 S2.0 **RECESSED SLAB DETAIL**
3/4" = 1'-0"



TYPICAL CORNER BAR DETAIL

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

REV	DATE	DESCRIPTION	BY

DAVID ALAN BALMA REGISTERED ENGINEER No. 115848 STATE OF TENNESSEE 5/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
Suite 1000
Philadelphia, PA 19107
215.735.5555
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PREPARED FOR:
McDonald's USA, LLC

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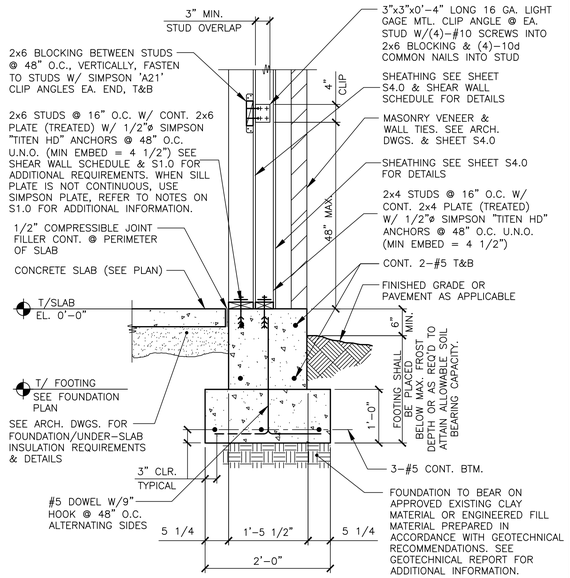
DRAWN BY: J.CARRAS
STD ISSUE DATE 2023_12
REVIEWED BY: J.PERRY
DATE ISSUED 05-10-2024
C.S.C. PROJECT # TKA.37341

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

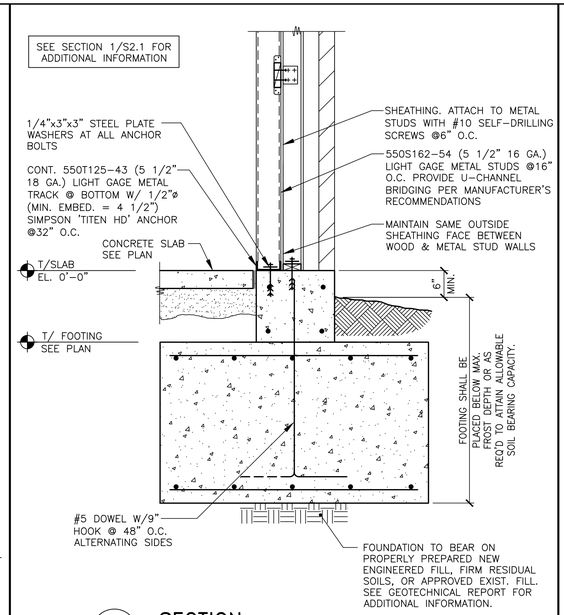
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

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

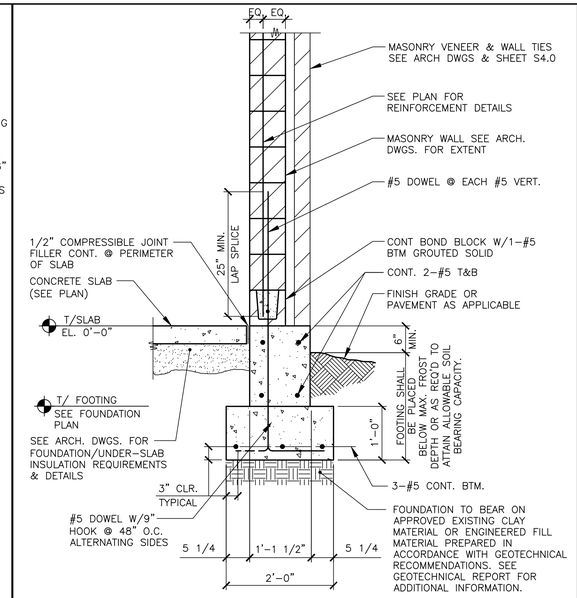
SHEET NO. 041-1210.00.0
S2.0
FOUNDATION SECTIONS



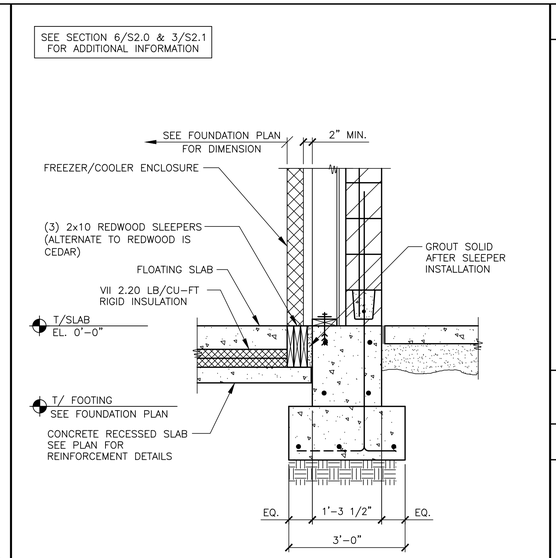
1 / S2.1 **SECTION**
3/4" = 1'-0"



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"

REV	DATE	DESCRIPTION	BY
-	-	-	-

DAVID ALAN BALMA
REGISTERED ENGINEER
No. 113848
STATE OF TENNESSEE
7/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
Suite 1000
Philadelphia, PA 19107
215-735-1555
www.core-eng.com

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PREPARED FOR:
McDonald's USA, LLC

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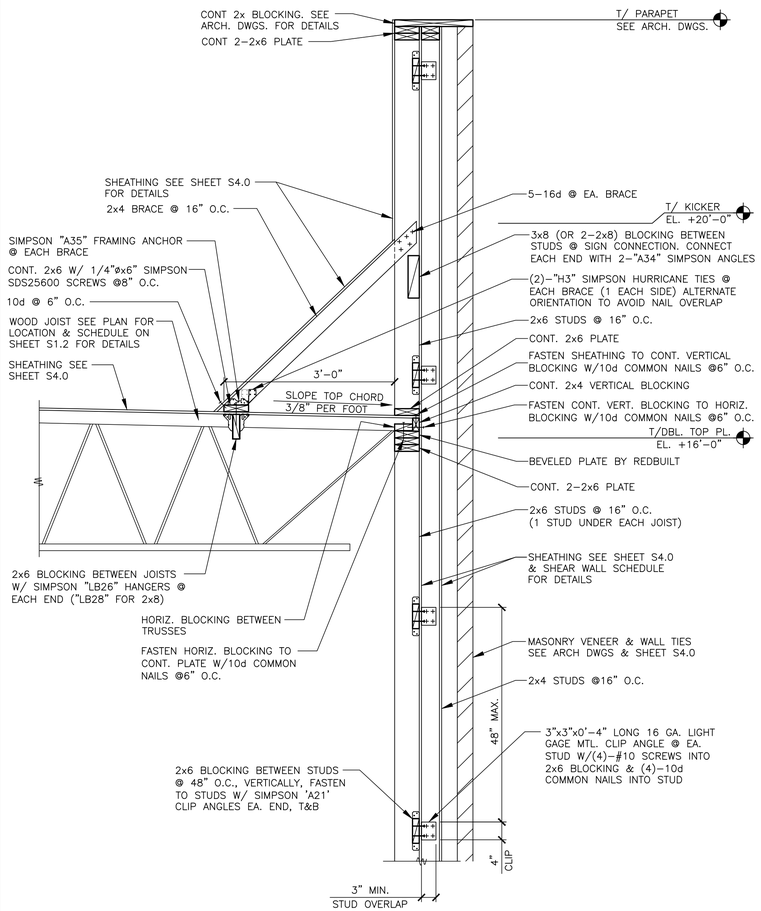
DRAWN BY: J.CARRAS
STD ISSUE DATE: 2023_12
REVIEWED BY: J.PERRY
DATE ISSUED: 05-10-2024
C.S.G. PROJECT #: TKA.37341

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

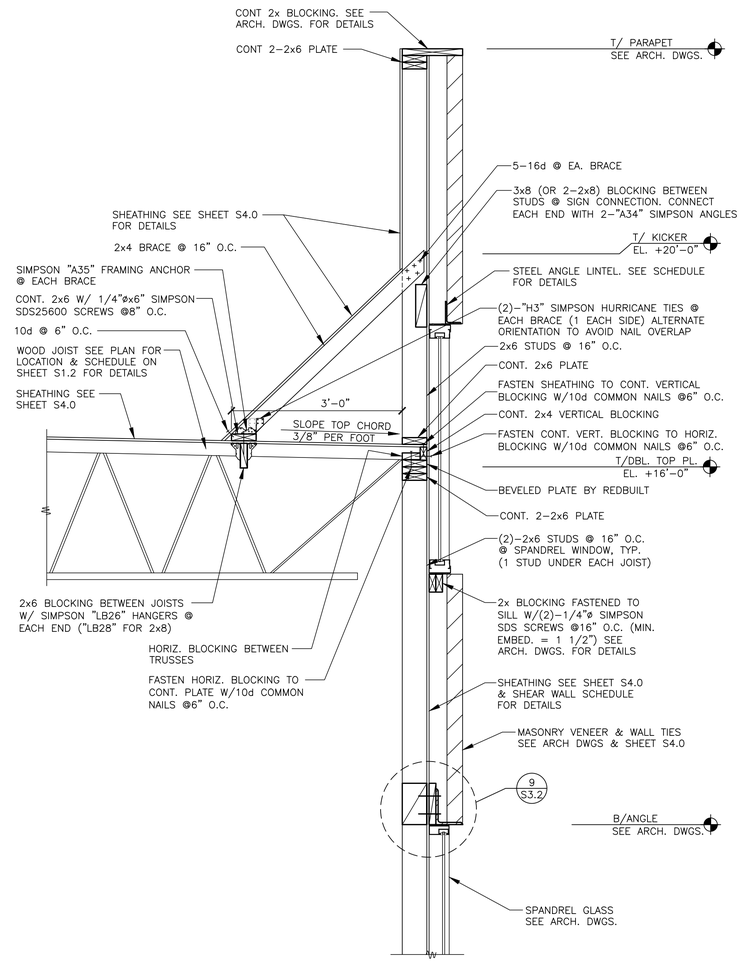
DESCRIPTION
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

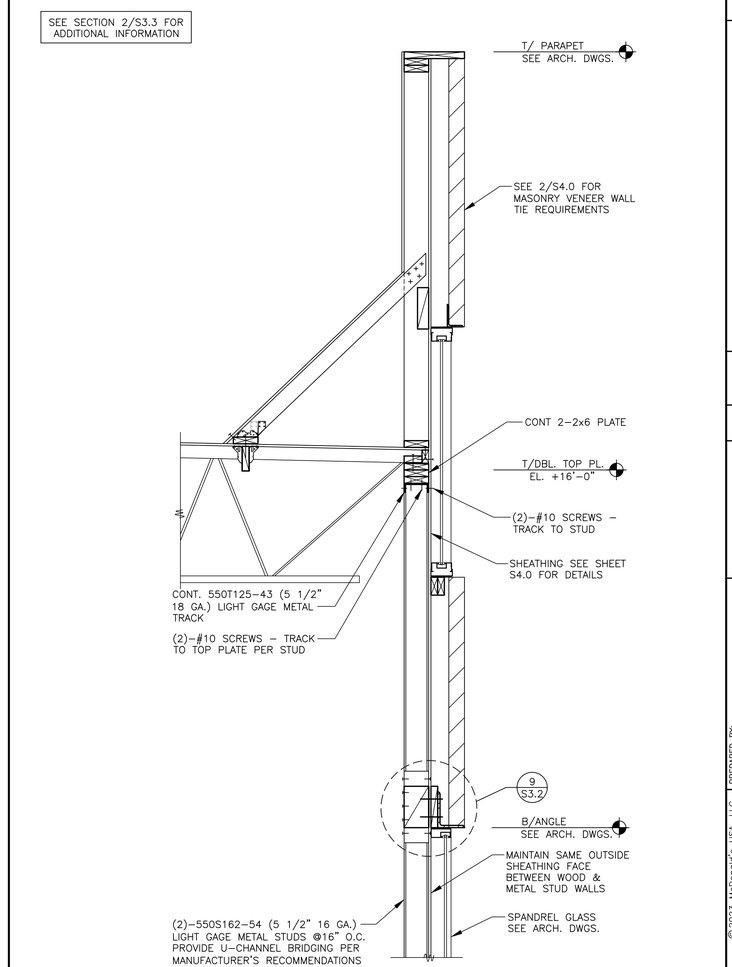
SHEET NO. 041-1210.00.0
S2.1
FOUNDATION SECTIONS



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



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



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"

REV	DATE	DESCRIPTION	BY

DAVID ALAN BALMA REGISTERED ENGINEER No. 113848 STATE OF TENNESSEE 2/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
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Philadelphia, PA 19107
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PREPARED FOR:
McDonald's USA, LLC

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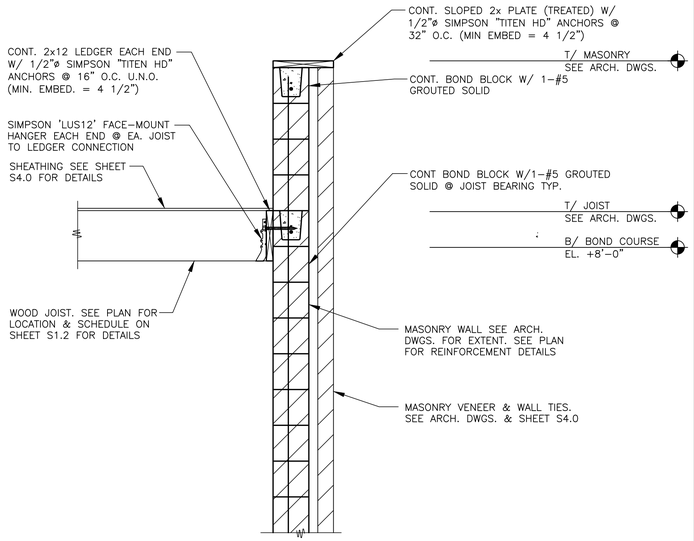
DRAWN BY: J.CARRAS
STD ISSUE DATE: 2023_12
REVIEWED BY: J.PERRY
DATE ISSUED: 05-10-2024
C.S.G. PROJECT #: TKA.37341

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

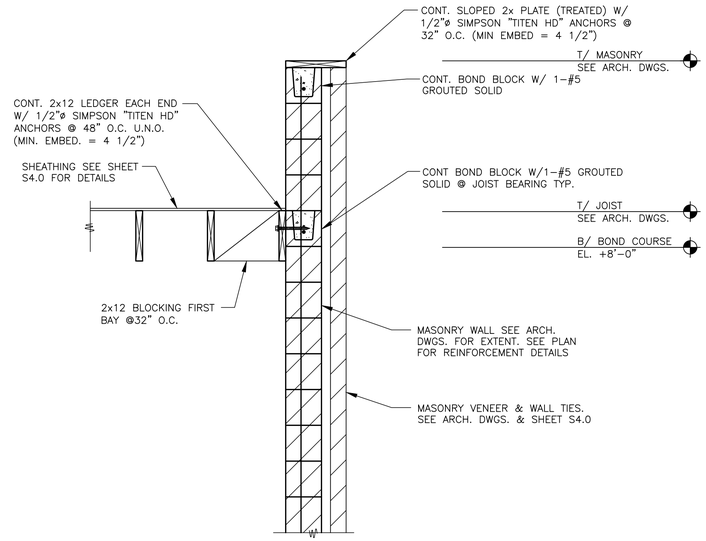
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

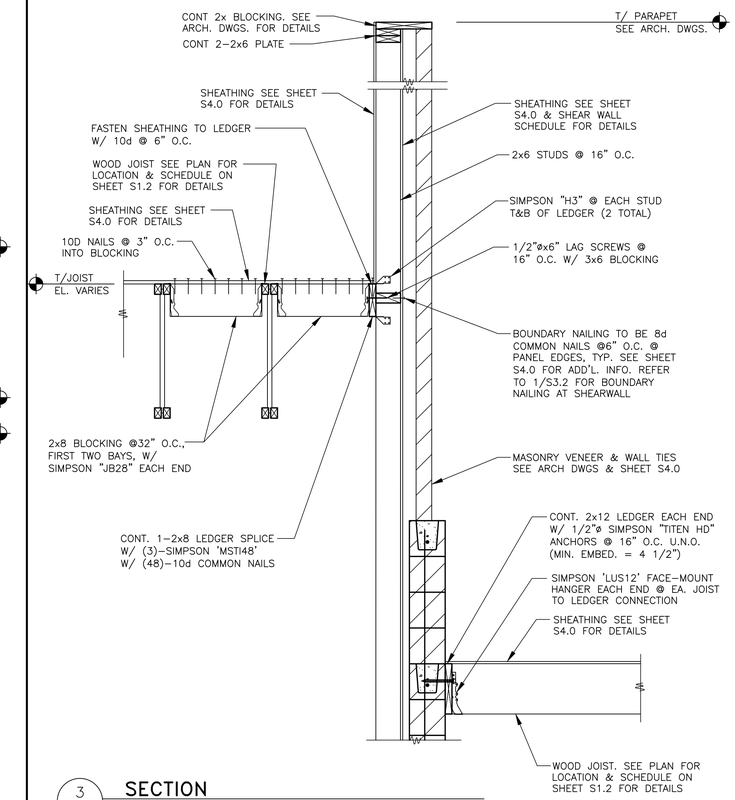
SHEET NO. 041-1210.00.0
S3.3
FRAMING SECTIONS



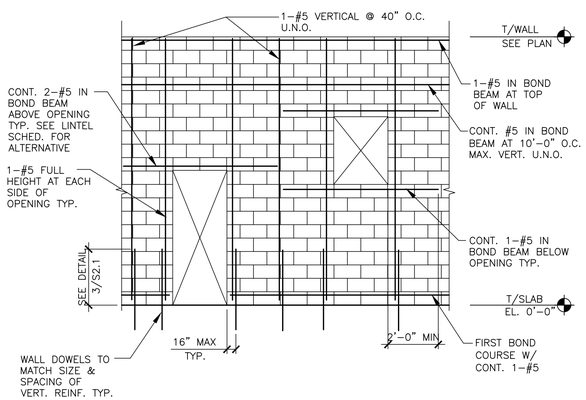
1 / S3.4 SECTION
3/4" = 1'-0"



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



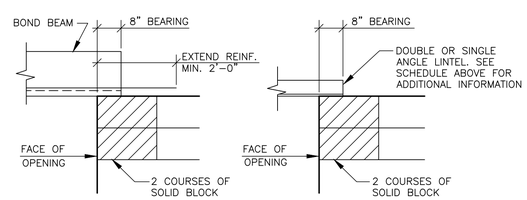
3 / S3.4 SECTION
3/4" = 1'-0"



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. 113448
STATE OF TENNESSEE
2/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
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PREPARED FOR:
McDonald's USA, LLC

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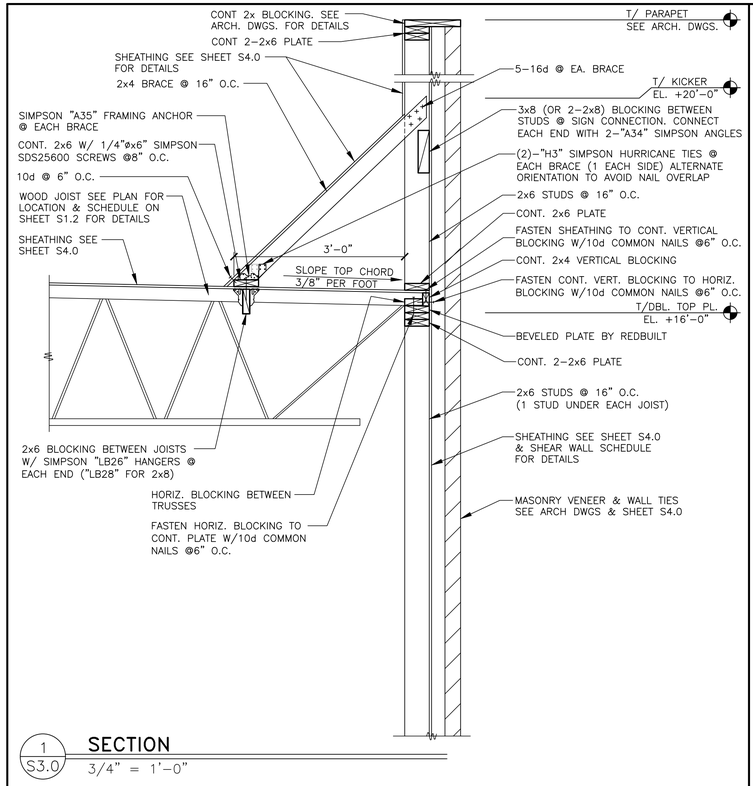
DRAWN BY: J.CARRAS
STD ISSUE DATE: 2023_12
REVIEWED BY: J.PERRY
DATE ISSUED: 05-10-2024
C.S.G. PROJECT #: TKA.37341

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

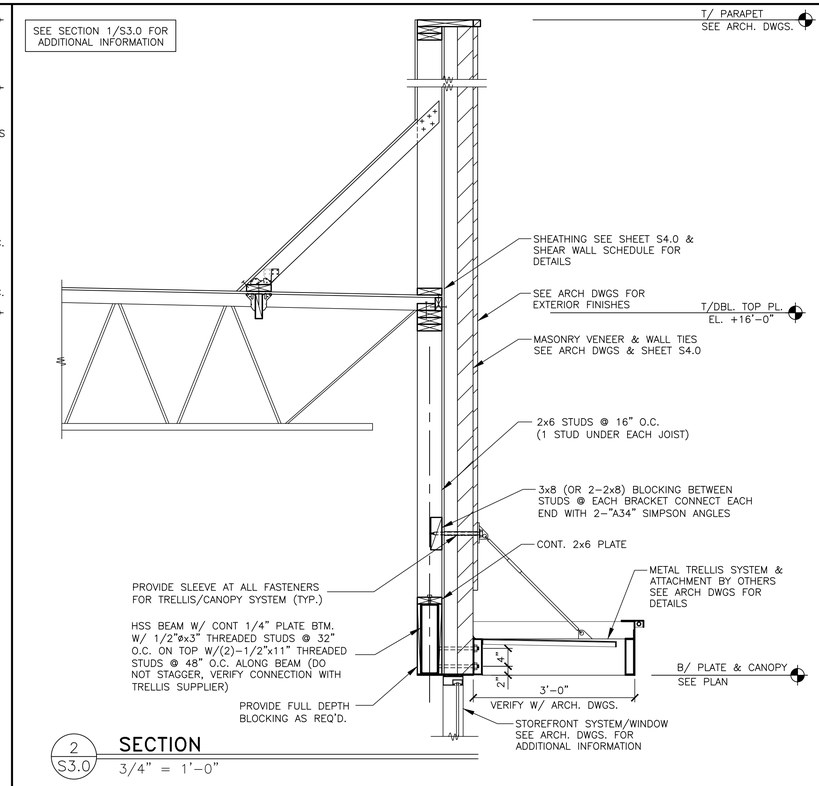
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

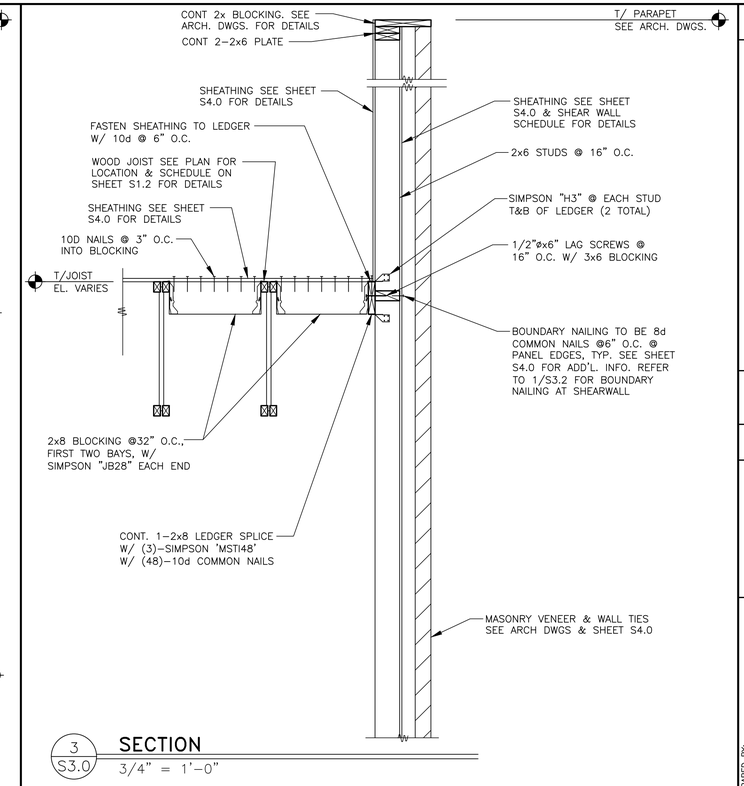
SHEET NO. 041-1210.00.0
S3.4
FRAMING SECTIONS



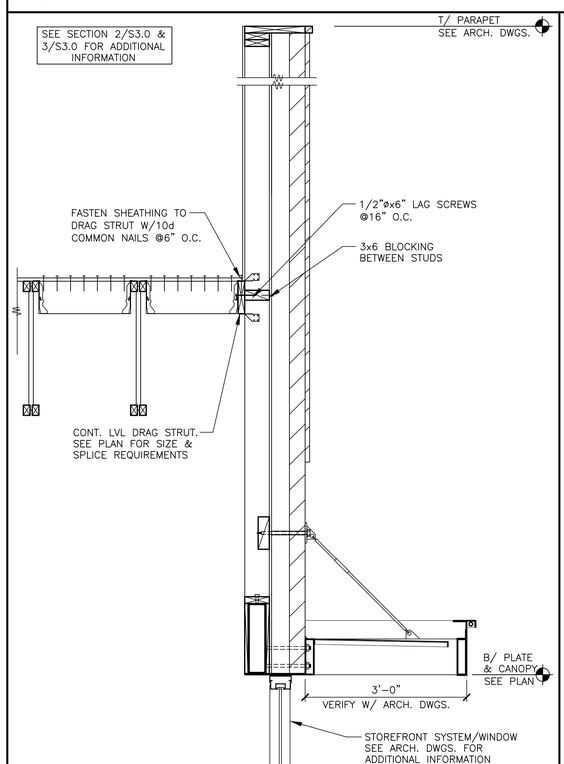
1 S3.0 SECTION
3/4" = 1'–0"



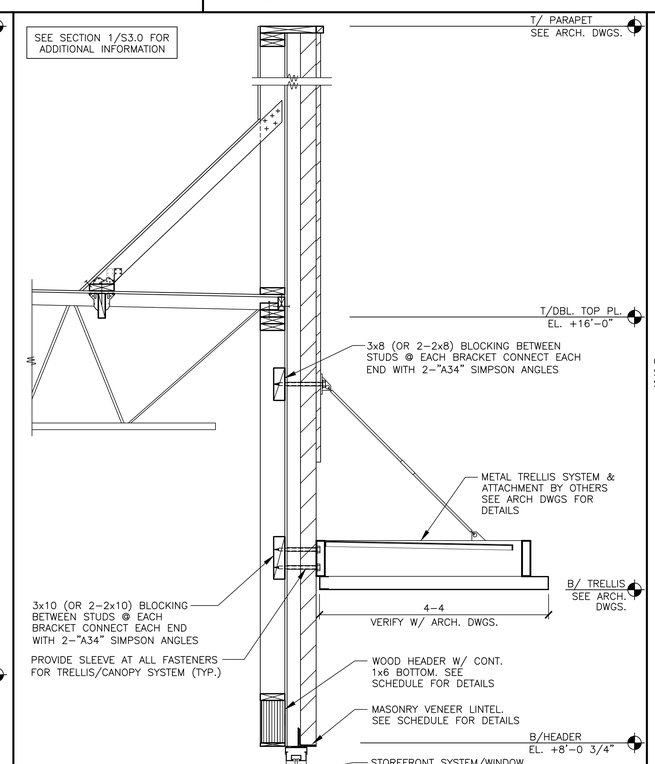
2 S3.0 SECTION
3/4" = 1'–0"



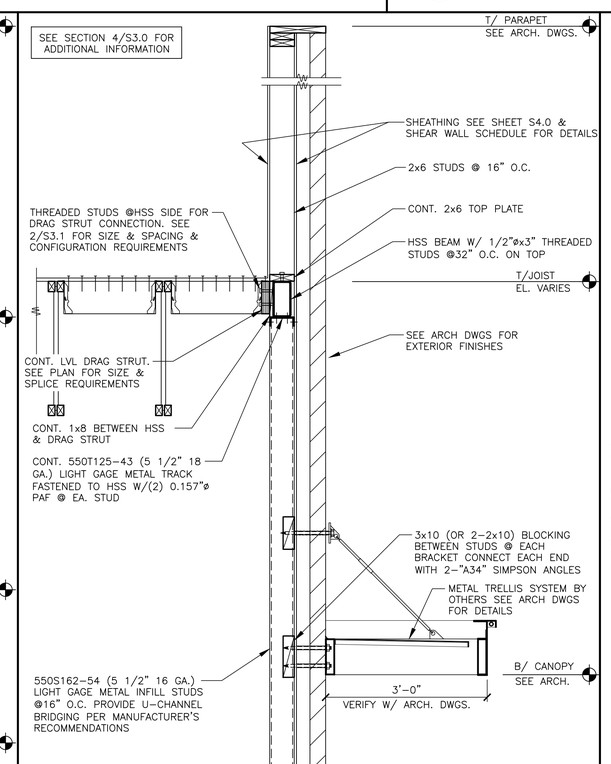
3 S3.0 SECTION
3/4" = 1'–0"



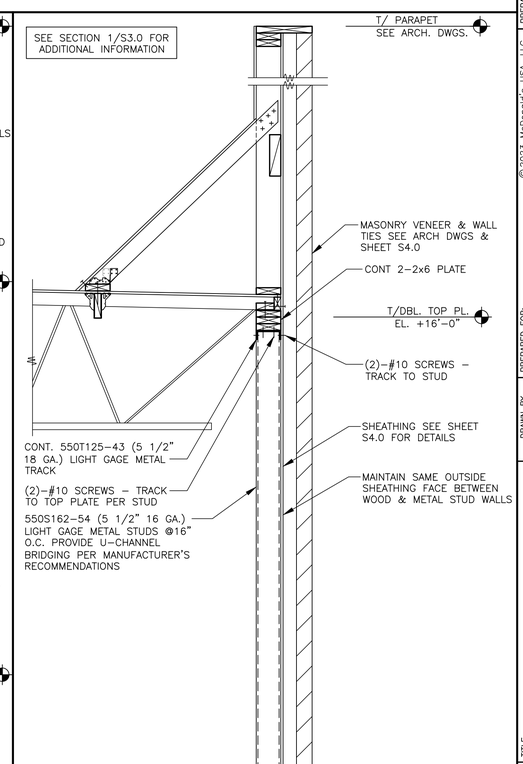
4 S3.0 SECTION
3/4" = 1'–0"



5 S3.0 SECTION
3/4" = 1'–0"



6 S3.0 SECTION
3/4" = 1'–0"



7 S3.0 SECTION
3/4" = 1'–0"

REV	DATE	DESCRIPTION	BY
–	–	–	–

DAVID ALAN BALKA, REGISTERED ENGINEER, No. 115648, STATE OF TENNESSEE, 5/10/2024

PREPARED BY:
CORE STATES GROUP
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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			

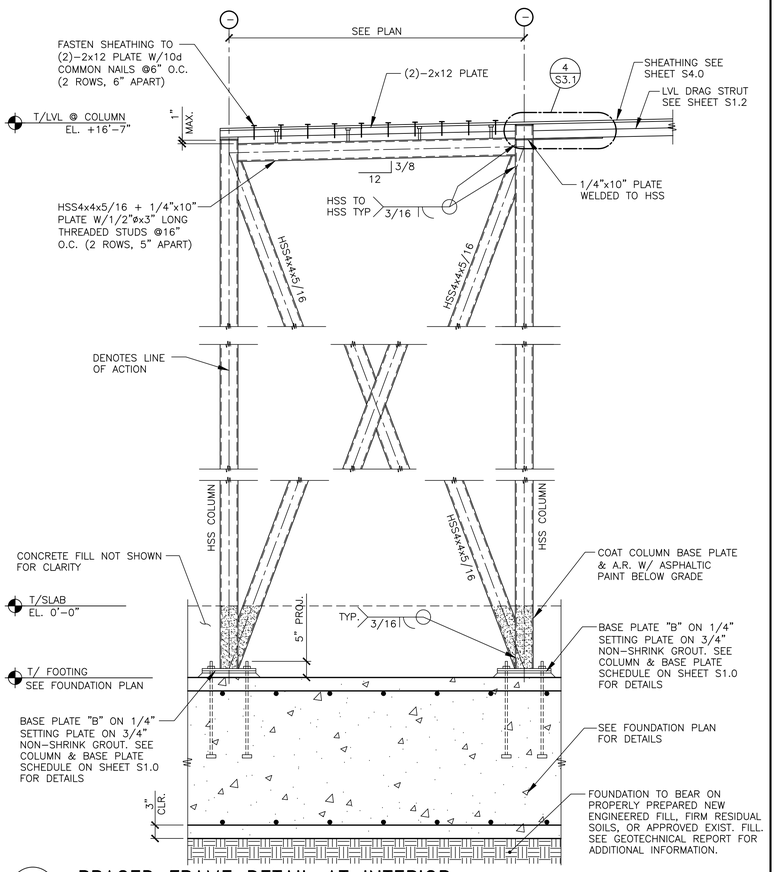
TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN

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

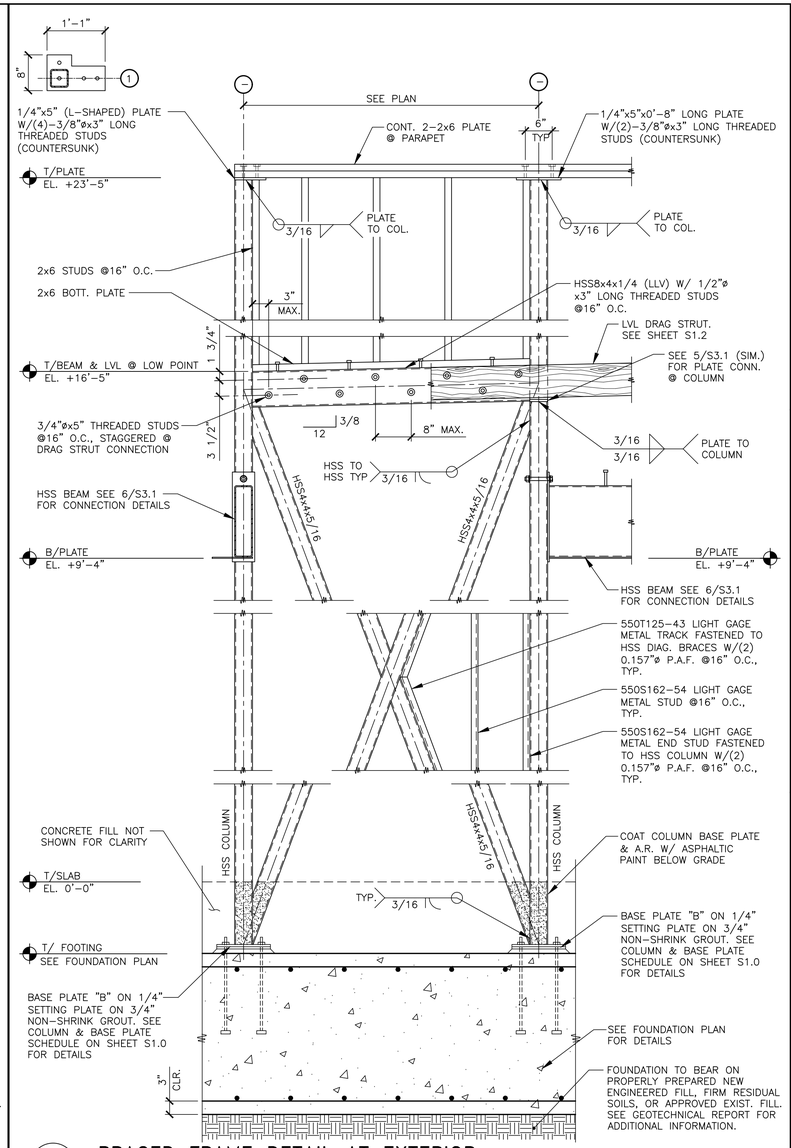
SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

041–1210.00.0

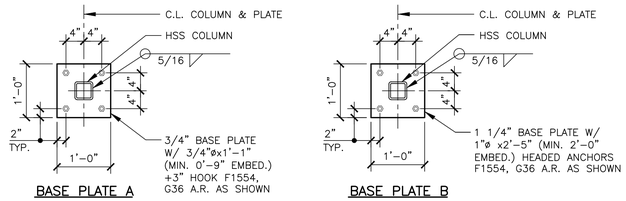
SHEET NO. S3.0
FRAMING SECTIONS



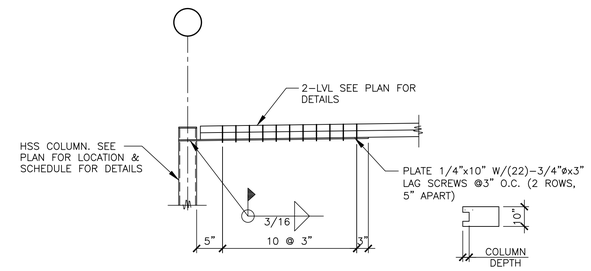
1 S3.1 **BRACED FRAME DETAIL AT INTERIOR**
3/4" = 1'–0"



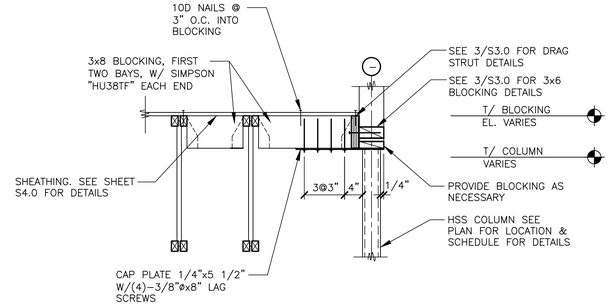
2 S3.1 **BRACED FRAME DETAIL AT EXTERIOR**
3/4" = 1'–0"



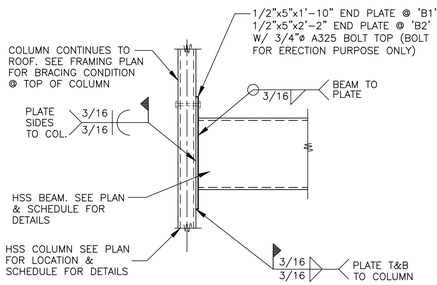
3 S3.1 **BASE PLATE DETAILS**
N.T.S.



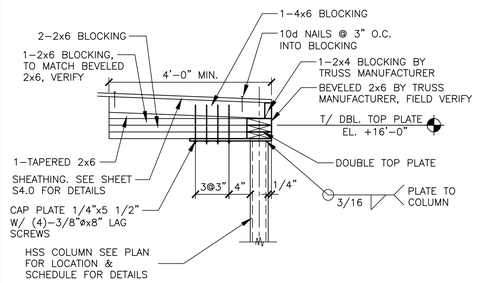
4 S3.1 **DRAG STRUT CONNECTION DETAIL**
3/4" = 1'–0"



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"

REV	DATE	DESCRIPTION	BY
–	–	–	–

DAVID ALAN BALMA REGISTERED ENGINEER No. 113848 STATE OF TENNESSEE 5/10/2024

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
1315 Walnut St
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Philadelphia, PA 19107
215-732-2000
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PREPARED FOR:
McDonald's USA, LLC

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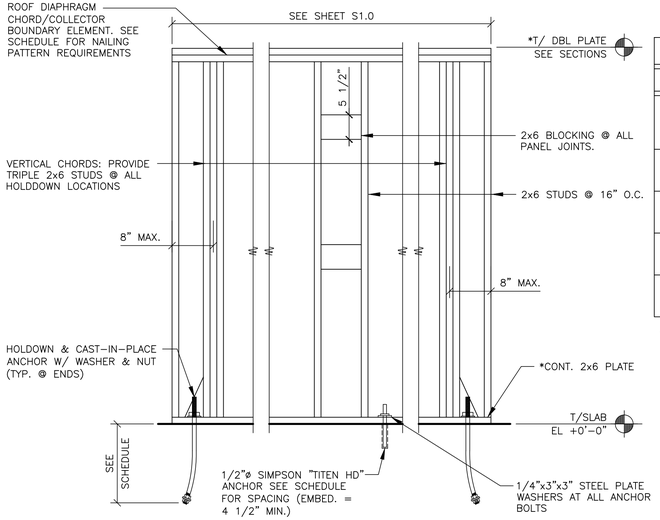
DRAWN BY J.CARRAS	STD ISSUE DATE 2023_12
REVIEWED BY J.PERRY	DATE ISSUED 05–10–2024
C.S.G. PROJECT # TKA.37341	

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 ADDRESS	Columbia, TN
2248 Nashville HWY	

SITE ID: 041–1210

SHEET NO. 041–1210.00.0
S3.1
STEEL DETAILS



SHEAR WALL SCHEDULE

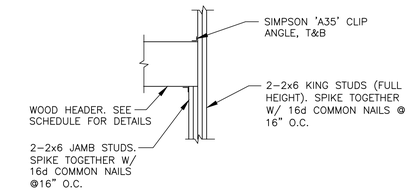
WIND: 105 MPH (EXPOSURE C) SEISMIC: Sds = 30.8%, Sd1 = 22.1%

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.

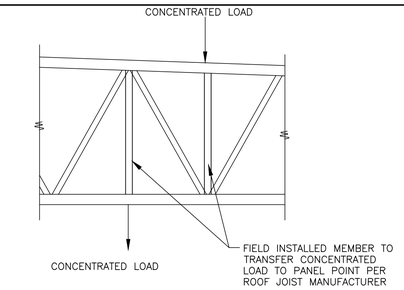
NOTES:
1. SHEATHING PANELS MAY BE LAID UP HORIZONTALLY OR VERTICALLY. NO VERTICAL PANEL EDGES ON VERTICAL CHORDS (HOLDDOWN LOCATION).
2. WIND LOADS GOVERN OVER SEISMIC LOADS UNLESS AS NOTED IN THE REMARKS COLUMN.
3. NAIL ALL SHEATHING TO INTERMEDIATE SUPPORTS @ 12" O.C.
4. SCREW HOLDOWN ANCHORS TO VERTICAL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

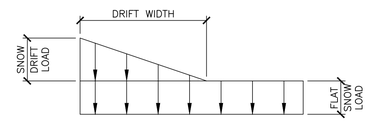
1 S3.2 SHEAR WALL SCHEDULE
N.T.S.



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



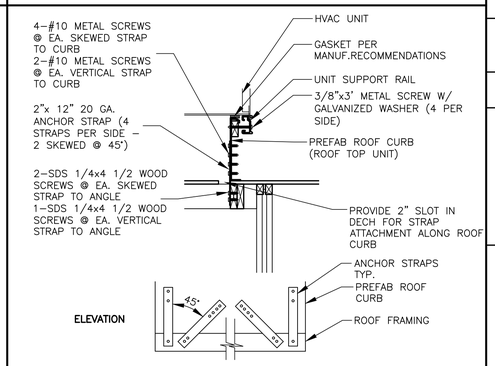
3 S3.2 JOIST DETAIL @ POINT LOADS
N.T.S.



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"

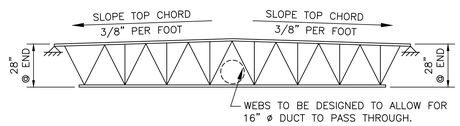
1. FOR NATIONAL ACCOUNT PACKAGE & PRICING CONTACT REDBUILT @ 1-866-859-6757
2. JOIST MFGR. TO VERIFY SIZE AT HVAC ROOF TOP UNITS.

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

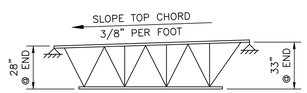
FOR OPENINGS < 1'-4" USE 1-2x6
FOR OPENINGS > 1'-4" AND < 4'-0" USE 2-2x8
FOR OPENINGS > 4'-0" AND < 6'-0" USE 2-2x10

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.

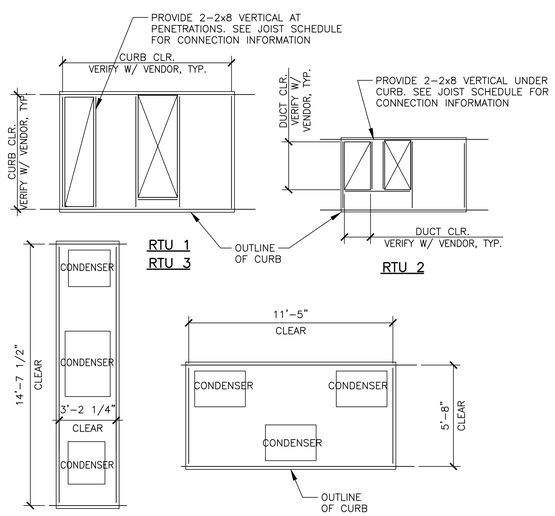


JOIST J1 PROFILE

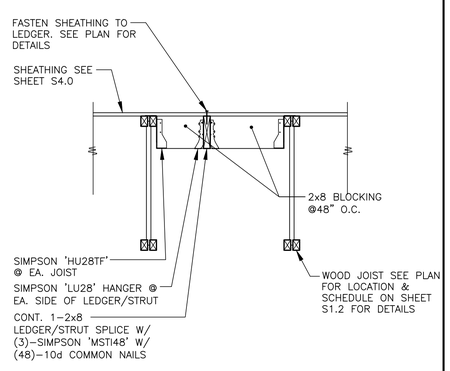


JOIST J2 PROFILE

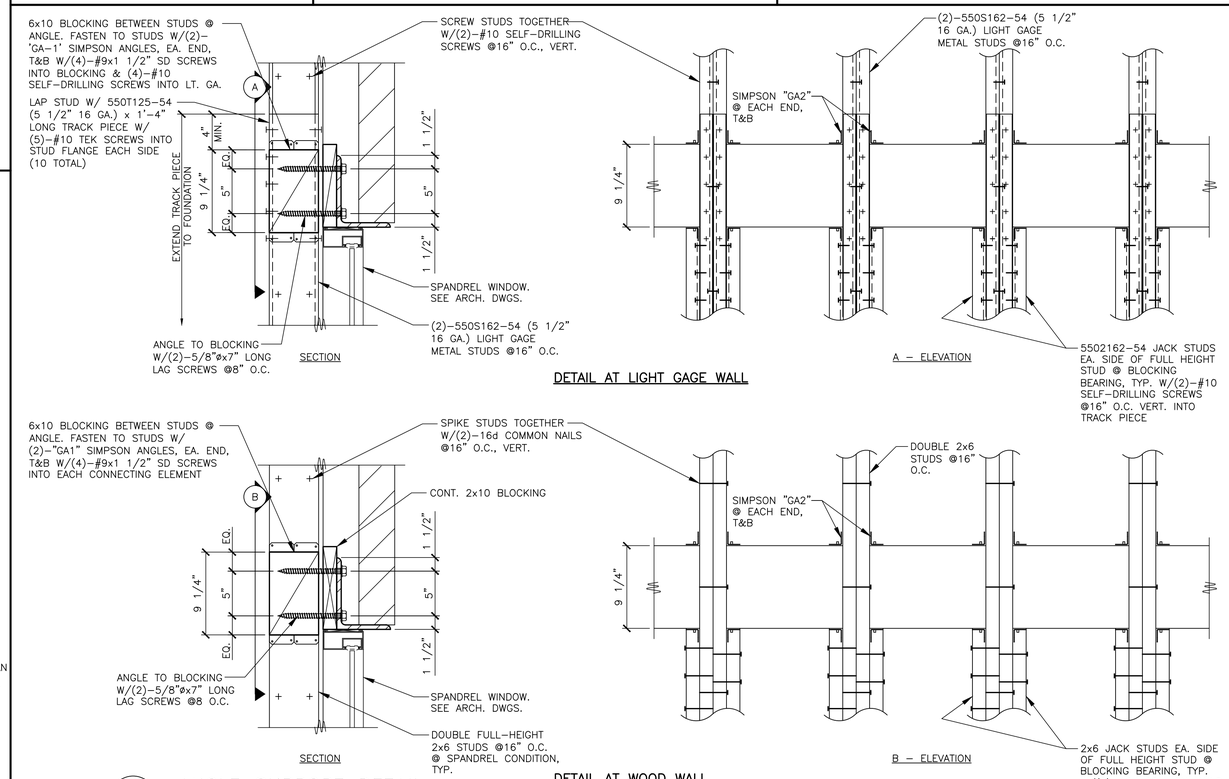
NOTE: RTU VENDOR/SUPPLIER AND MODEL SHALL BE VERIFIED PRIOR TO INSTALLATION. G.C. TO PROVIDE (2)-2x8 HDRS. BELOW RTU CURBS AND AT PERIMETER OF ALL PENETRATIONS/OPENINGS PER DETAIL 4/S3.2. COORDINATE LOCATIONS AND EXTENT WITH MANUFACTURER CURB SPECIFICATIONS.



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



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



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

	DATE	DESCRIPTION	BY
REV			

DAVID ALAN BALMA REGISTERED ENGINEER 3/10/2024

PREPARED BY: CORE STATES GROUP CORESTATES, INC. 1315 Walnut St Suite 1000 Philadelphia, PA 19107 267-519-2000 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: 041-1210 | SITE ADDRESS: 2248 Nashville HWY | Columbia, TN

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
-	-	-	-

DAVID ALAN BALMA — REGISTERED ENGINEER — No. 115648 — STATE OF TENNESSEE — 2/10/2024

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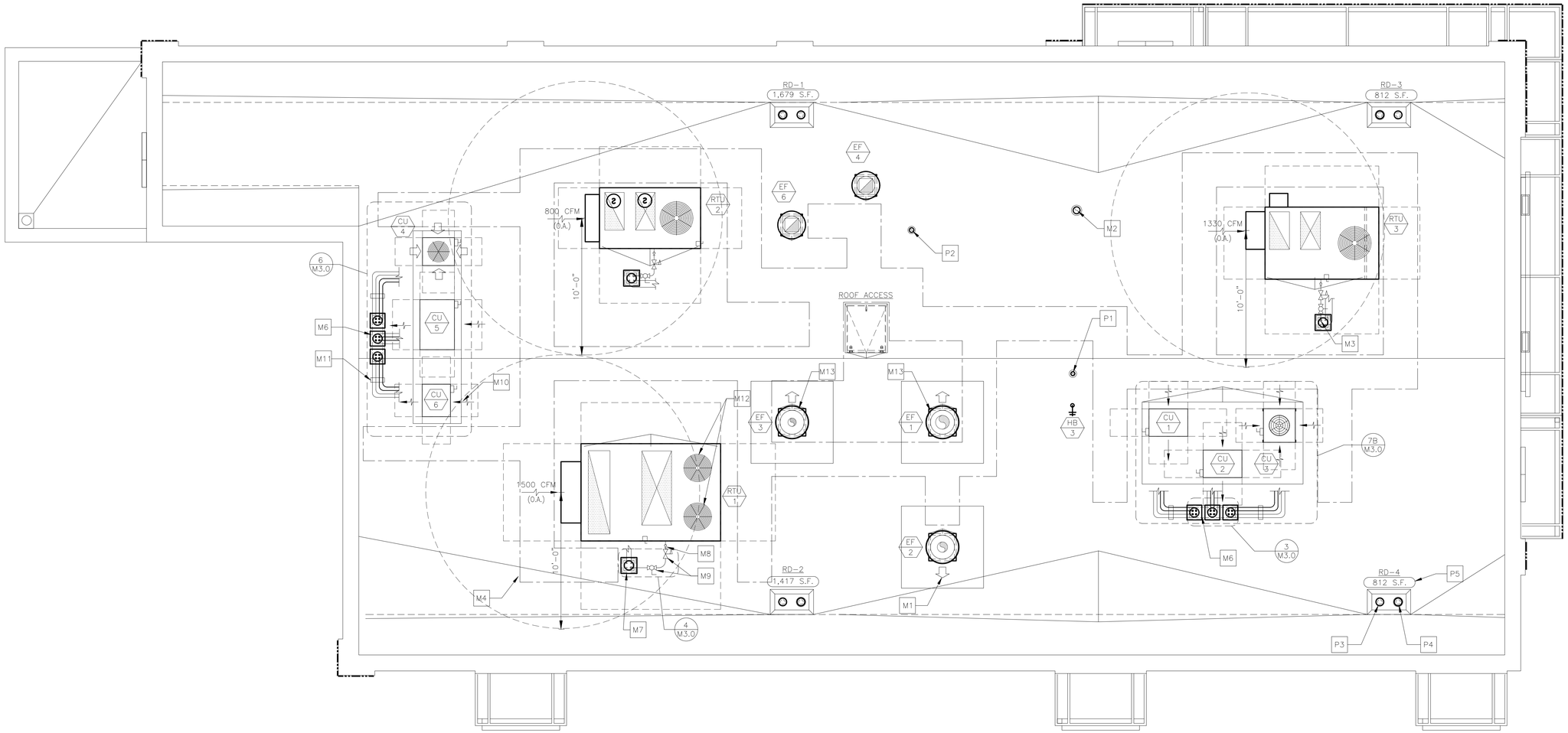
DRAWN BY J.CARRAS	STD ISSUE DATE 2023_12
REVIEWED BY J.PERRY	DATE ISSUED 05-10-2024
C.S.G. PROJECT # TKA.37341	

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

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

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.

REV	DATE	DESCRIPTION	BY

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

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

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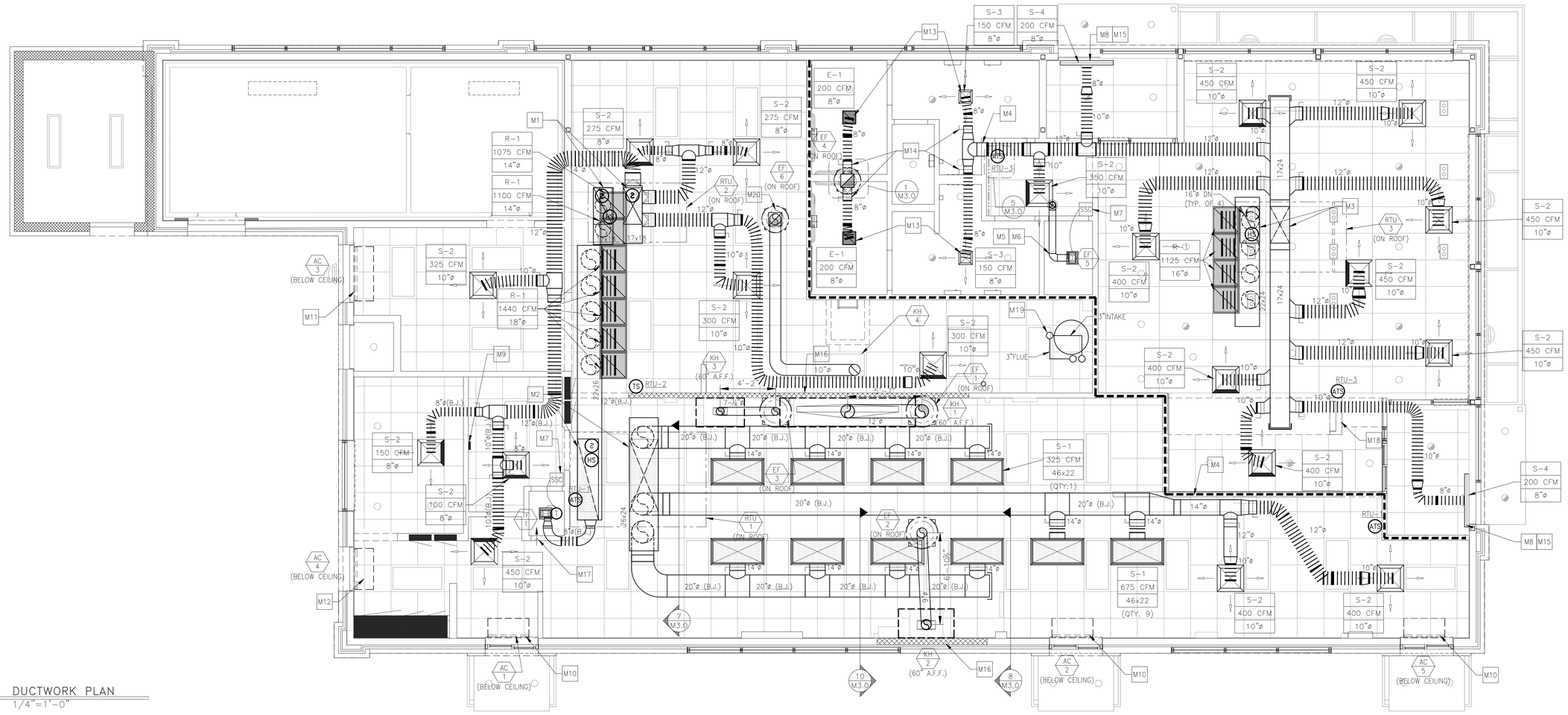
TITLE: 2023 STANDARD BUILDING - BB20
4584-W/W - CUSTOM DESIGN

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

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

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)	E_z*	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

REV	DATE	DESCRIPTION	BY
-	-	-	-

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

PREPARED BY:
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core-states.com

PREPARED FOR:
McDonald's USA, LLC

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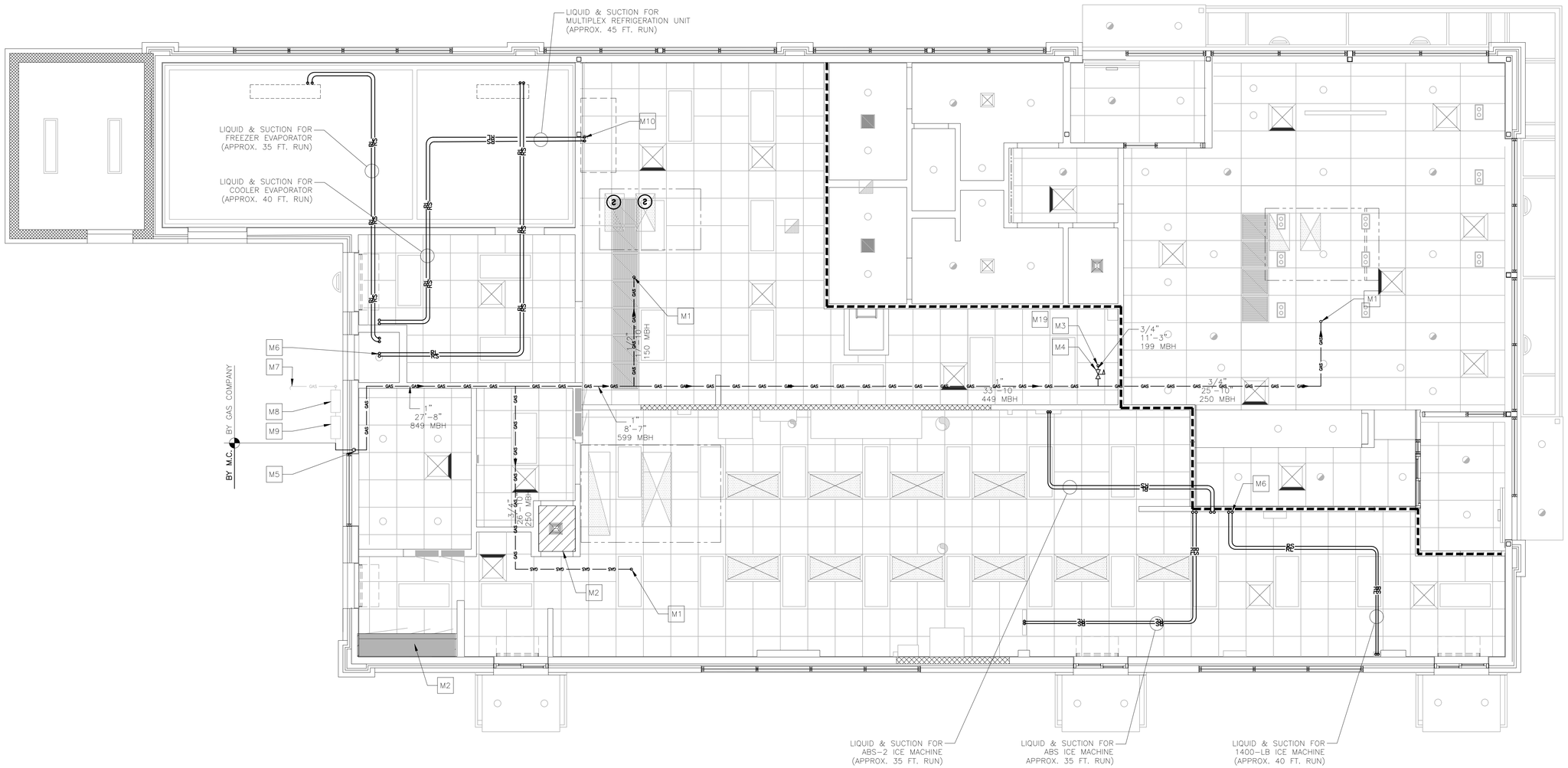
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

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

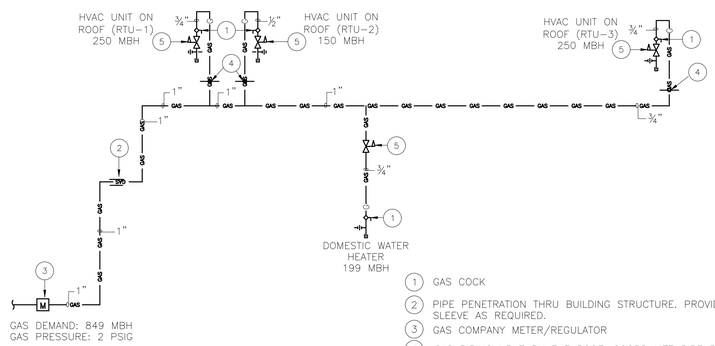
- M1 GAS PIPE UP THROUGH ROOF TO RTU.
- M2 UTILITIES SHALL NOT BE ROUTED ABOVE TECH. CLOSET. OR SWITCHGEAR.
- M3 GAS PIPE DOWN TO WATER HEATER – APPROX. 10 FT. DROP
- M4 SIZE REGULATOR PROPERLY FOR APPLICATION – SET GAS PRESSURE REGULATOR OUTLET PRESSURE TO 10" W.C. AND PROVIDE VENT THROUGH ROOF AS REQUIRED
- 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 1/2" — PIPE SIZE
SVG — PIPE LENGTH
10'-11" — LOADING ON PIPE LENGTH
1010 MBH



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)

REV	DATE	DESCRIPTION	BY
-	-	-	-

ENGINEER OF RECORD:
DAVID M. LEIFFER
REGISTERED ENGINEER
No. 112470
STATE OF TENNESSEE
06/27/2024

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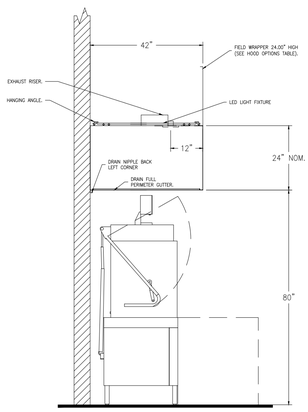
SHEET NO. 041-1210.00.0
M1.4
MECH. PIPING PLAN

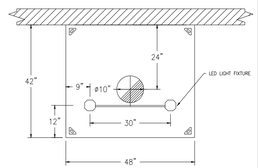
HOOD INFORMATION

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

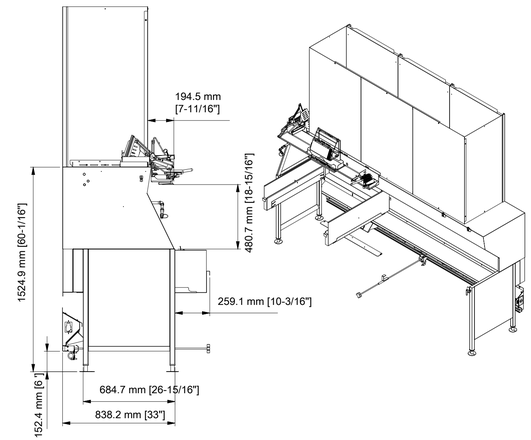
HOOD NO.	TAG	OPTION
1	DISH	FASCIA PANEL 14.00" HIGH FRONT, LEFT, RIGHT (FASCIA HEIGHT INCREASES FOR TALLER CEILING)

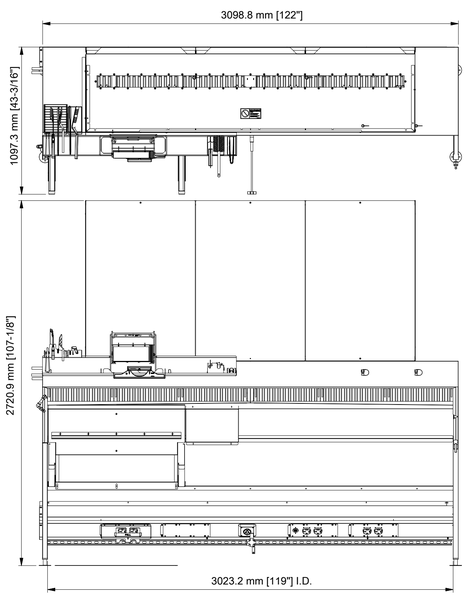




KITCHEN EXHAUST HOOD (TYPE II)

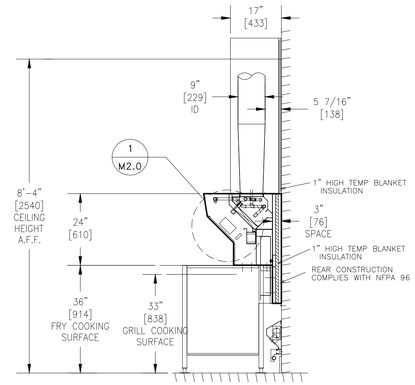
TAG: KH-4 (SEE KITCHEN EXHAUST HOOD SCHEDULE)
N.T.S.

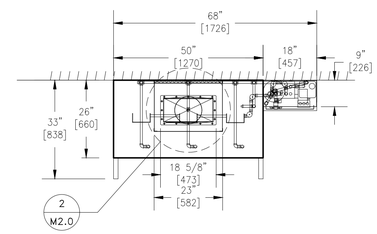


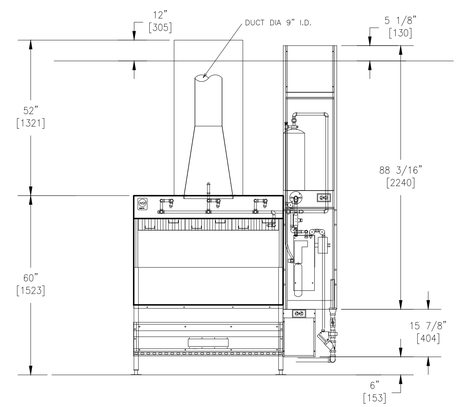


KITCHEN EXHAUST HOOD (TYPE I)

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

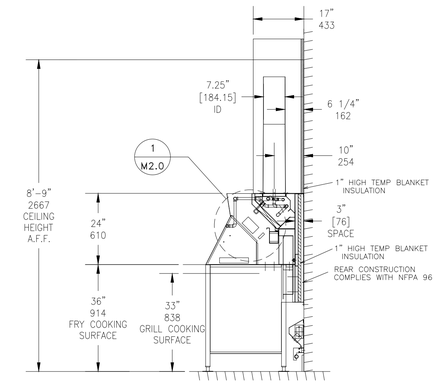


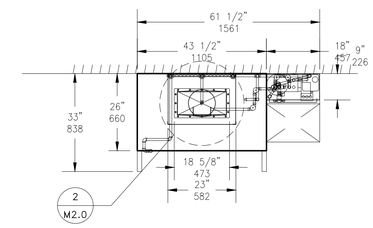


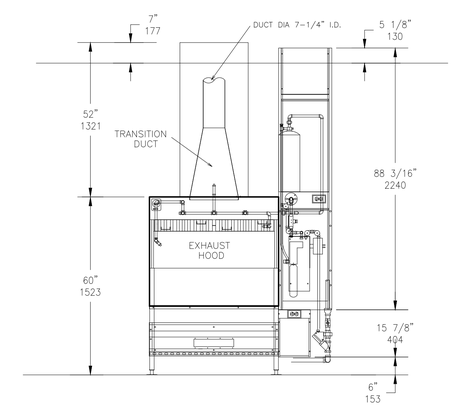


KITCHEN EXHAUST HOOD (TYPE I)

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 DEPTH EXHAUST FAN'S ON. (FROM EDGE OF HOOD LENGTH WITHOUT	MIN HOOD DEPTH EXHAUST FAN'S ON (CENTER OF HOOD LENGTH WITH
20" (50)	120 (12)	128 (13)
34.5" (88)	140 (13.3)	137 (13.6)
35-120" (89-310)	188 (18.5)	151 (14.0)
121.75" (309.7)	132 (12.3)	122 (12.3)

FOR USE OVER COMMERCIAL GAS OR ELECTRIC COOKING EQUIPMENT (UP TO 480V 25A (EXCEPT UPPER PLATEN OF 2-SIDED COOKER MAY BE UP TO 43V 0 (PW"C)).

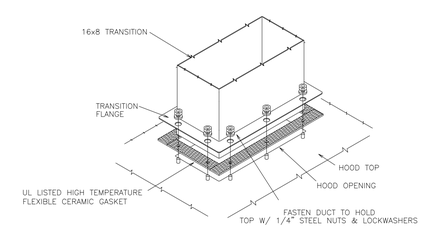
-22" (559.3mm) MINIMUM CLEARANCE FROM COOKING SURFACE TO FRONT LOWER EDGE OF HOOD
-13"(330.4mm) MINIMUM CLEARANCE FROM COOKING SURFACE TO FRONT LOWER EDGE OF HOOD
-6" (152.4mm) MINIMUM SIDE HOOD OVERHANG FROM EDGE OF COOKING SURFACE
-18 1/4" (463.7mm) MAXIM JM FRONT HOOD SETBACK FROM EDGE OF COOKING SURFACE

-THESE HOODS ARE LISTED FOR DIRECT REAR MOUNTING ON A COMBUSTIBLE WALL
-HOODS MAY BE INSTALLED WITH CURTS ON EQP DIRECTLY ON TOP OF HOOD ASSEMBLY
-WHEN A DRILL IS OPERATED UNDER THE HOOD, AN EXTENSION SIDE PANEL (REMOVABLE OR INTEGRAL) MUST BE MOUNTED UP
-FOR USE WITH DRILL MODEL MEWE DRILL OR TO THE DRILLER
-FILTERS SHALL ONLY BE REPLACED WITH FILTERS TESTED TO UL 1046 S"ANDARDS
-FOR USE WIGARLAND MODEL MEWE DRILL OR FOR USE WITAYLOR MODEL OM3 GRILL
-ONLY THE REMOVABLE SIDESHRTS WILL BE INDIVIDUALLY MARKED AS FOLLOWS: UH SERIESRSIDELAMN or UH
-THESE HOODS ARE LISTED FOR COMPLIANCE WITH IC80, IC0CA, AND S3C0C PER NFPA 96
-THESE HOODS MUST BE INSTALLED PER NFPA96

Intertek
4001085

EXHAUST HOOD WITHOUT
EXHAUST DAMPERS (CCA #5535)

DETAIL 1 / M2.0
UL LABEL
SCALE: NONE



DETAIL 2 / M2.0
HOOD CONNECTION
SCALE: NONE

REV.	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:
DAVID M. LEIFFER
REGISTERED ENGINEER
AGENCY/FIRM
No. 112-00
STATE OF TENNESSEE
06/27/2024

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PREPARED FOR:
McDonald's USA, LLC

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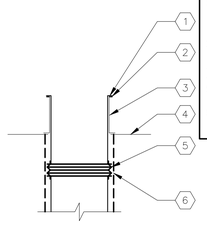
DRAWN BY: ES
STD ISSUE DATE: 2023_12
REVIEWED BY: D. LEIFFER
DATE ISSUED: 05-10-2024

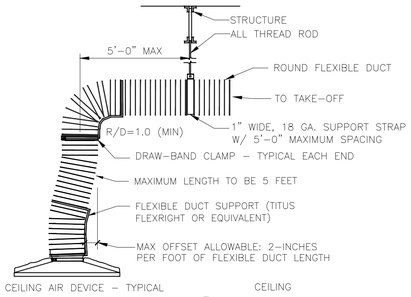
TITLE: 2023 STANDARD BUILDING - BB20 4584-W/W - CUSTOM DESIGN
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH
SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

041-1210.00.0
SHEET NO. M2.0
EXHAUST HOODS

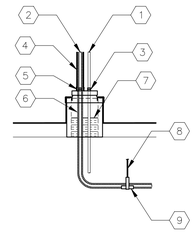


KEYED NOTES:
1. SHEET METAL DUCT DROP (SUPPLY, RETURN OR EXHAUST)
2. FOAM GASKET BETWEEN DUCT AND CURB
3. ROOF CURB
4. ROOF LINE
5. 6" FACE–TO–FACE CANVAS FLEXIBLE CONNECTION
6. 2" EXTERIOR INSULATION (SUPPLY AND RETURN)

DETAIL 1 / M3.0
DUCT DROP INSTALLATION
SCALE: NONE

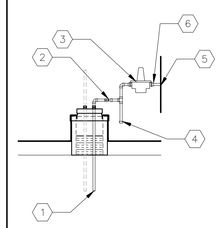


DETAIL 2 / M3.0
DIFFUSER/GRILLE CONNECTION
SCALE: NONE



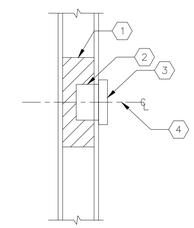
KEYED NOTES:
1. REFRIGERANT LIQUID LINE
2. REFRIGERANT SUCTION LINE WITH 1" THICK EXTERNAL FOAM INSULATION (ARMAFLEX BY ARMACELL OR EQUAL)
3. STAINLESS STEEL CLAMP
4. APPLY WEATHERPROOFING OVER FOAM INSULATION (ALUMAGUARD BY POLYGUARD OR EQUAL)
5. WRAP FOAM INSULATION OVER PIPE PORTAL NIPPLE AND STAINLESS 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



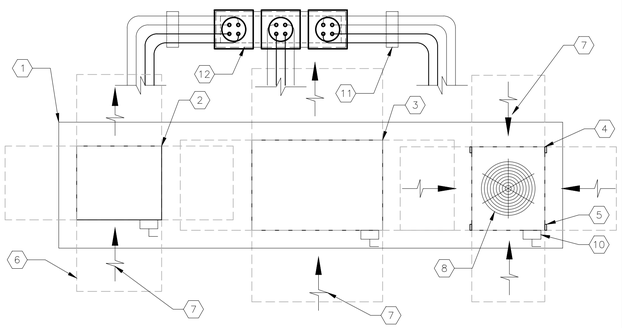
KEYED NOTES:
1. GAS PIPING
2. SHUT–OFF VALVE
3. PRESSURE REGULATOR (PROPERLY SIZED FOR APPLICATION)
4. DIRT LEG
5. ROOFTOP UNIT ENTRY
6. UNION (TYP.)

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

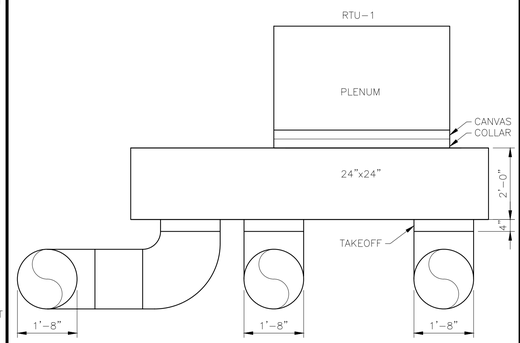


KEYED NOTES:
1. 180"Lx43"Wx14"H EQUIPMENT PLATFORM MANUFACTURED BY RPS OR EQUAL
2. 28½"Lx24¾"Wx19¾"H CONDENSING UNIT (COOLER).
3. 43⅞"Lx30½"Wx29¾"H CONDENSING UNIT (FREEZER).
4. 29"Lx24½"Wx34"H CONDENSING UNIT (MULTIPLEX).
5. FASTEN CONDENSING UNIT TO TOP OF PLATFORM AND SEAL FASTENER PENETRATIONS WITH 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

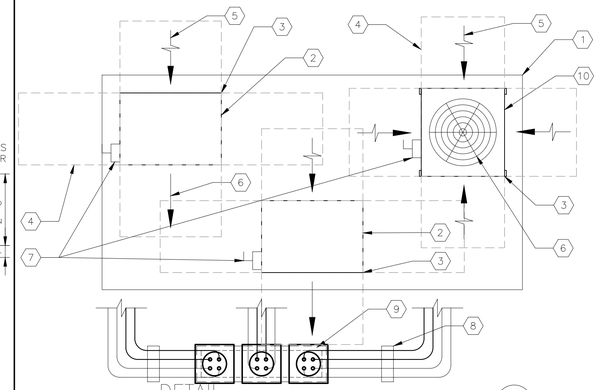
CONDUIT SIZES: (PER CONDENSING UNIT)
(1) ¾" POWER
(1) ¾" CONTROL

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"

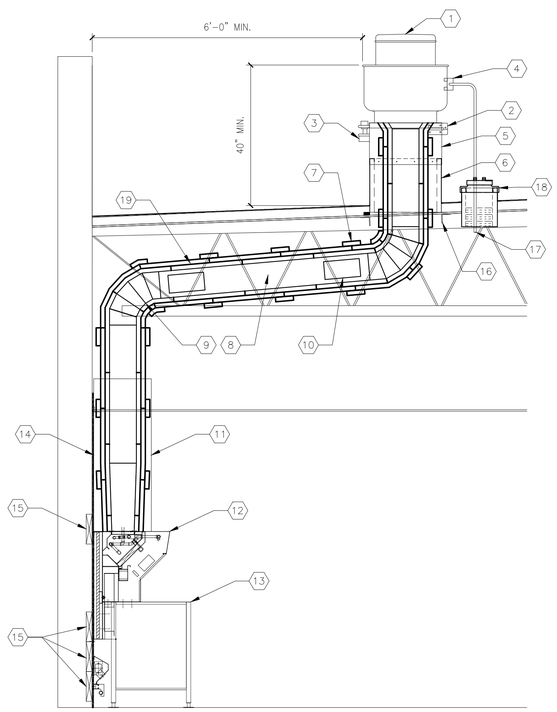


DETAIL 7B / M3.0
REMOTE CONDENSER UNIT (CU–1, CU–2 & CU–3)
SCALE: ½"=1'–0"

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

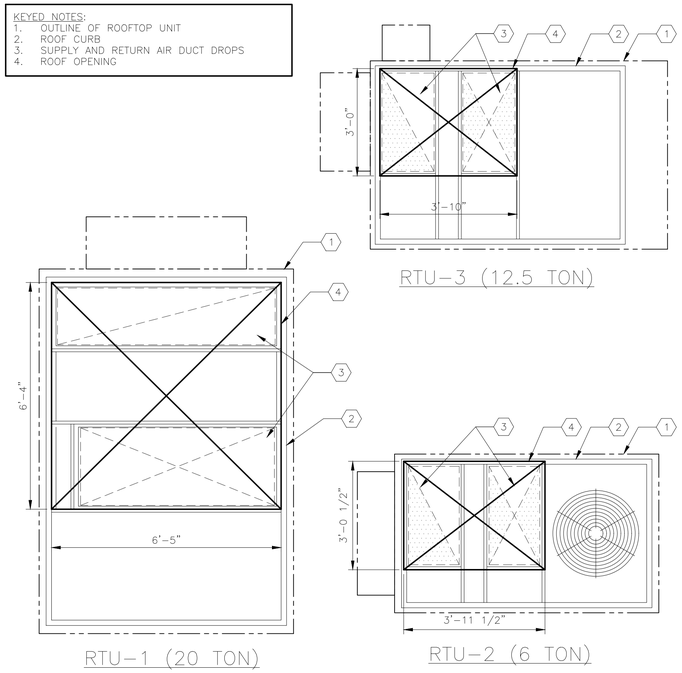
REFRIGERANT PIPING SIZES:
(PER CONDENSING UNIT)
ICE MACHINE – ½" LIQUID, ¾" SUCTION
(CU–3 CONDENSING UNIT)
ICE MACHINE – ⅜" LIQUID, ½" SUCTION



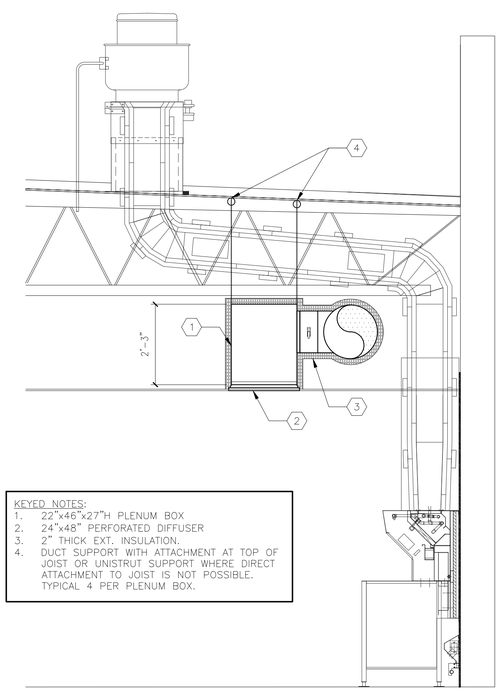
KEYED NOTES:
1. UPBLAST EXHAUST FAN (SEE EXHAUST FAN SCHEDULE)
2. HINGED CURB CAP FOR CLEANING ACCESS (FURNISHED WITH FAN)
3. GREASE TRAP (FURNISHED WITH FAN)
4. NEMA 3R DISCONNECT SWITCH (FURNISHED WITH FAN)
5. 12" HIGH CURB EXTENSION (FURNISHED WITH FAN)
6. 18" HIGH CURB (FURNISHED WITH FAN)
7. TWO (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"

REV.	DATE	DESCRIPTION	BY
–	–	–	–

ENGINEER OF RECORD:
DAVID M. LEIFFER
REGISTERED ENGINEER
AGENCY NO. 12-02-0000
STATE OF TENNESSEE
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

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

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:
DAVID M. LEIFFER
REGISTERED ENGINEER
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06/27/2024

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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

041-1210.00.0
SHEET NO. 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	PDR	LAY–IN	48x24	WHITE	7	1,2,8
	PRICE	PDDRE					
S–2	TITUS	OMNI	LAY–IN	24x24	VARIES	4,6,7	1,6,7,8
	PRICE	SPD					
S–3	TITUS	OMNI	LAY–IN	12x12	VARIES	1,2,7	1,3,6,8
	PRICE	SPD					
S–4	TITUS	TBDI–80	LAY–IN	48" (2) ¾" SLOTS	VARIES	7	1,5,6,8
	PRICE	TBDI4					
R–1	TITUS	PAR	LAY–IN	24x24	VARIES	7	1,6,8
	PRICE	10					
R–2	TITUS	355RL	SURFACE MOUNT	4x12	WHITE	–	8
	PRICE	530					
E–1	TITUS	355RL	LAY–IN	12x12	WHITE	1,7	1,8
	PRICE	530					

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 ⅓ HP	2–4	1,2
AC 2	POWERED AIRE	MP 1–30	PRESENTER'S BOOTH	VARIABLE	MCA: 5.5 MOCP: 20 ⅓ 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 ⅓ 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)	–	–
	120V THERMOSTAT (COMPUTER CLOSET)	HONEYWELL	T651A3018
TS	REMOTE TEMPERATURE SENSOR	–	–
ATS	REMOTE AVERAGING TEMPERATURE SENSOR	–	–
HS	REMOTE HUMIDITY SENSOR	–	–
	BULK CO2 DETECTION SYSTEM	LOGIC02	–

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	UH–122	1–4	1350	166	(5)10x20	263
		H&K						
KH 2	EXHAUST FAN (EF–2)	FRANKE	UH–50	1–4	575	173	(3)10x16	255
		H&K						
KH 3	EXHAUST FAN (EF–3)	FRANKE	UH–43	1–4	480	166	(2)10x20	255
		H&K						
KH 4	EXHAUST FAN (EF–6)	FRANKE	TYPE II	1–2, 5	600	150	–	–
		H&K						

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	COOLING COIL (DX): ENTERING AIR WB °F	COOLING COIL (DX): LEAVING AIR DB °F	COOLING COIL (DX): LEAVING AIR WB °F	COOLING COIL (DX): COOLING CAPACITY (MBH) SENSIBLE	COOLING COIL (DX): COOLING CAPACITY (MBH) TOTAL	HEAT EXCHANGER (GAS): ENTERING AIR (DB °F)	HEAT EXCHANGER (GAS): LEAVING AIR (DB °F)	HEAT EXCHANGER (GAS): TOTAL CAPACITY (MBH) INPUT	HEAT EXCHANGER (GAS): TOTAL CAPACITY (MBH) OUTPUT	HEAT EXCHANGER (GAS): # 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, STATE OF TENNESSEE, 06/27/2024

PREPARED BY: CORE STATES GROUP CONSULTING, INC. 212 SE 16th Street, Suite 2, Bentonville, AR 72712, 479.786.4400, core-states.com

PREPARED FOR: McDonald's USA, LLC

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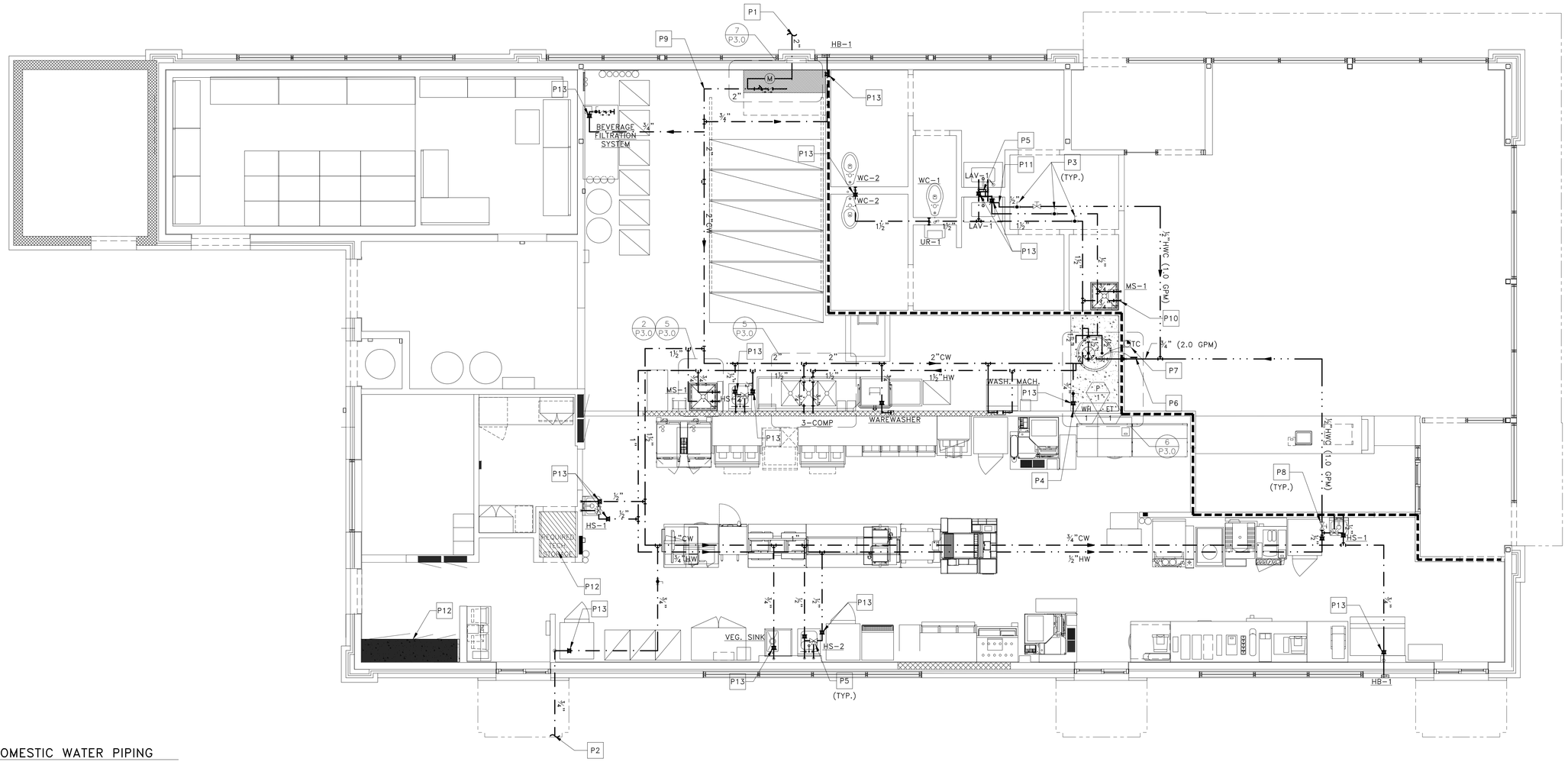
DRAWN BY: TP/ES | STD ISSUE DATE: 2023_12 | REVIEWED BY: D. LEIFFER | DATE ISSUED: 05–10–2024

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

SHEET NO.: 041–1210.00.0 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	WSFU	SUPPLY CONNECTIONS COLD	SUPPLY CONNECTIONS HOT	SUPPLY 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)

REV.	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:

DAVID M. LEIFFER — REGISTERED AGRICULTURAL ENGINEER — STATE OF TENNESSEE — 06/27/2024

PREPARED BY: CORE STATES GROUP CONSULTING, INC.
212 SE 16th Street
Bentonville, AR 72712
479.786.4400
corestates.com

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PREPARED FOR: McDonald's USA, LLC

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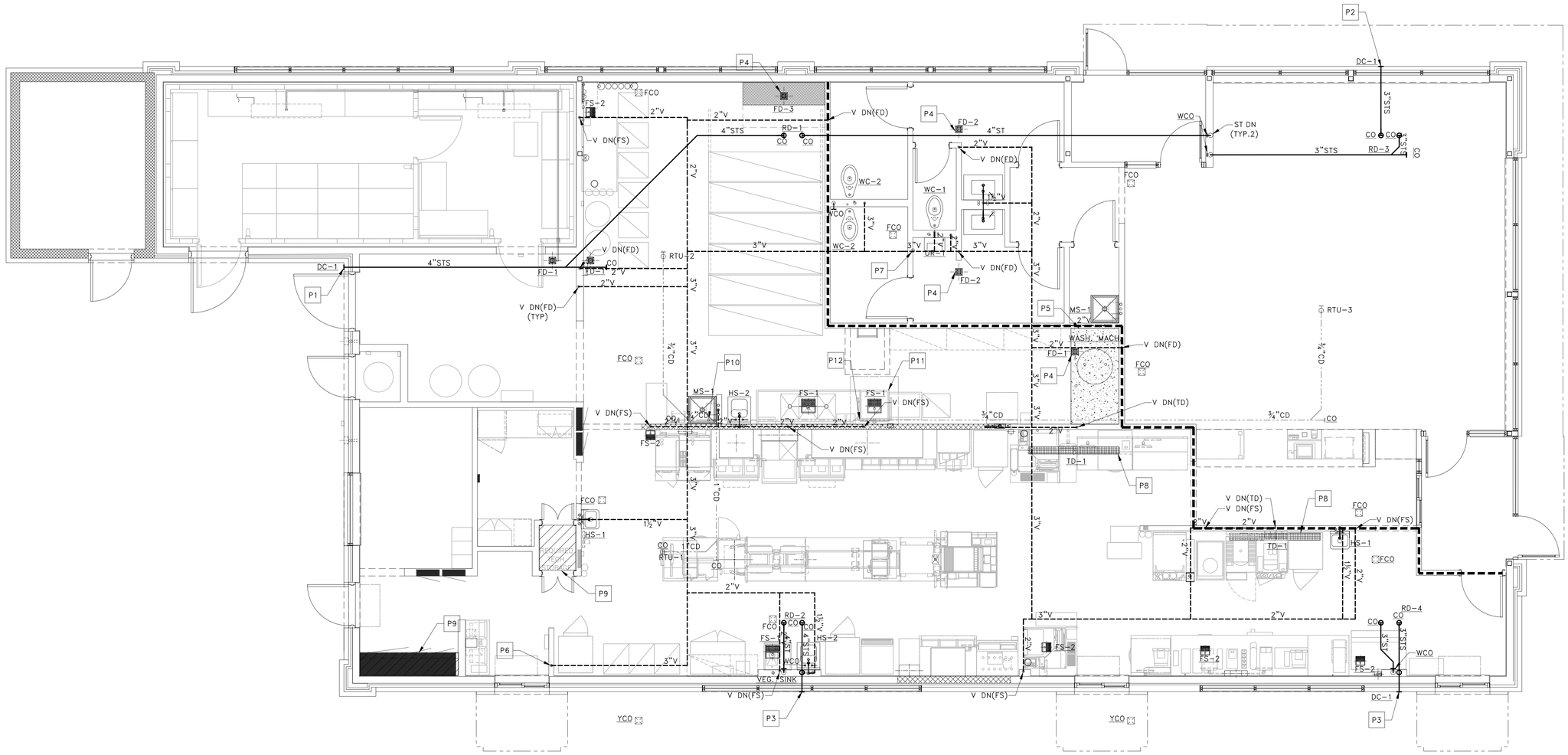
DRAWN BY: ES | STD ISSUE DATE: 2023_12 | REVIEWED BY: D. LEIFFER | DATE ISSUED: 05-10-2024

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 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

REV	DATE	DESCRIPTION	BY

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

PREPARED BY: CORE STATES GROUP CONSULTING, INC. 212 SE 16th Street, Suite 2, Bentonville, AR 72712, 479.764.4400, 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 ID: 041-1210

SITE ADDRESS: 2248 Nashville HWY Columbia, TN

DRAWN BY: ES

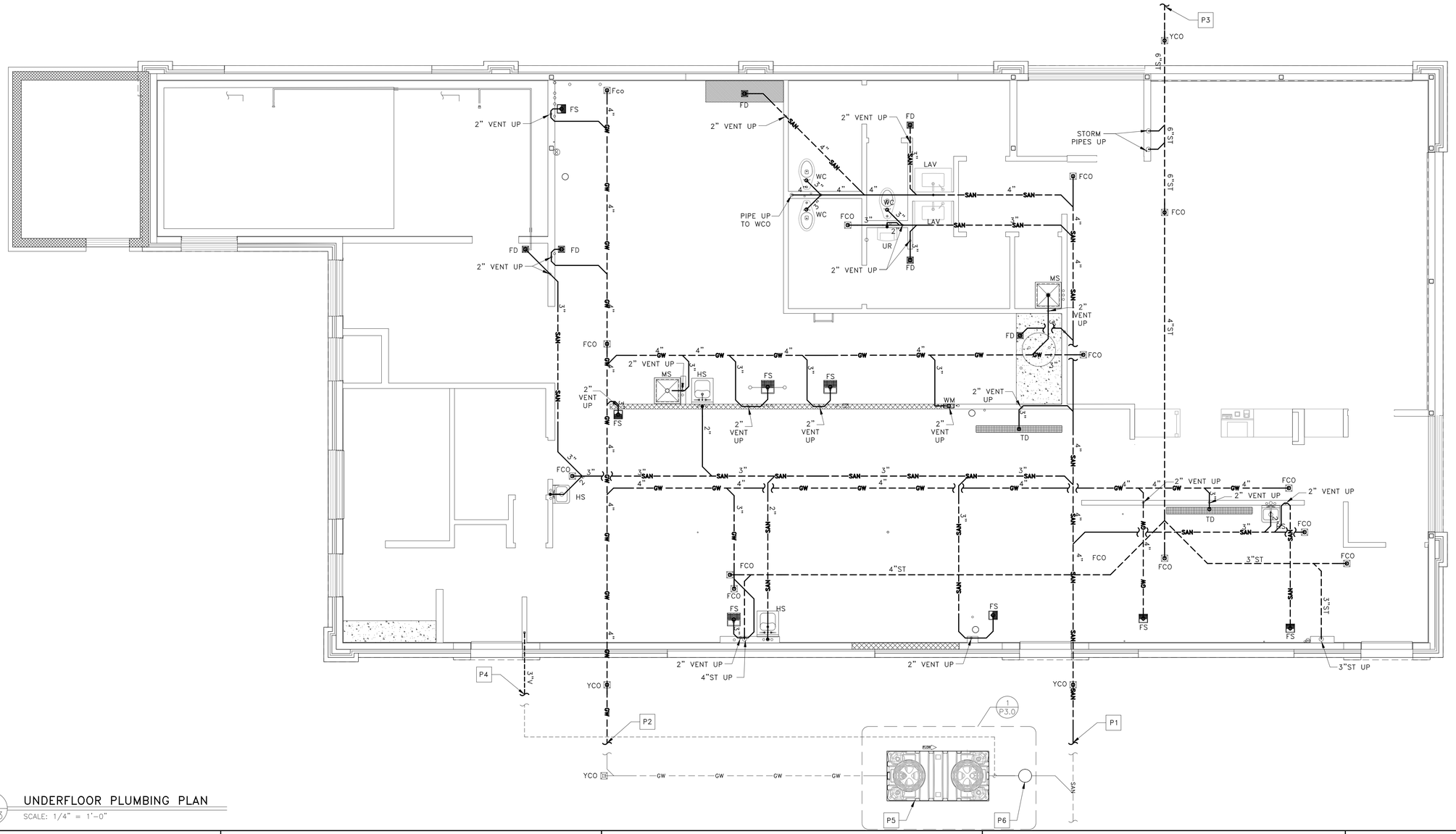
STD ISSUE DATE: 2023_12

REVIEWED BY: D. LEIFFER

DATE ISSUED: 05-10-2024

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

REV.	DATE	DESCRIPTION	BY

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

PREPARED BY: CORE STATES GROUP ARCHITECTS, INC. 212 SE 16th Street, Suite 2, Bentonville, AR 72712, 479.786.4400, 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

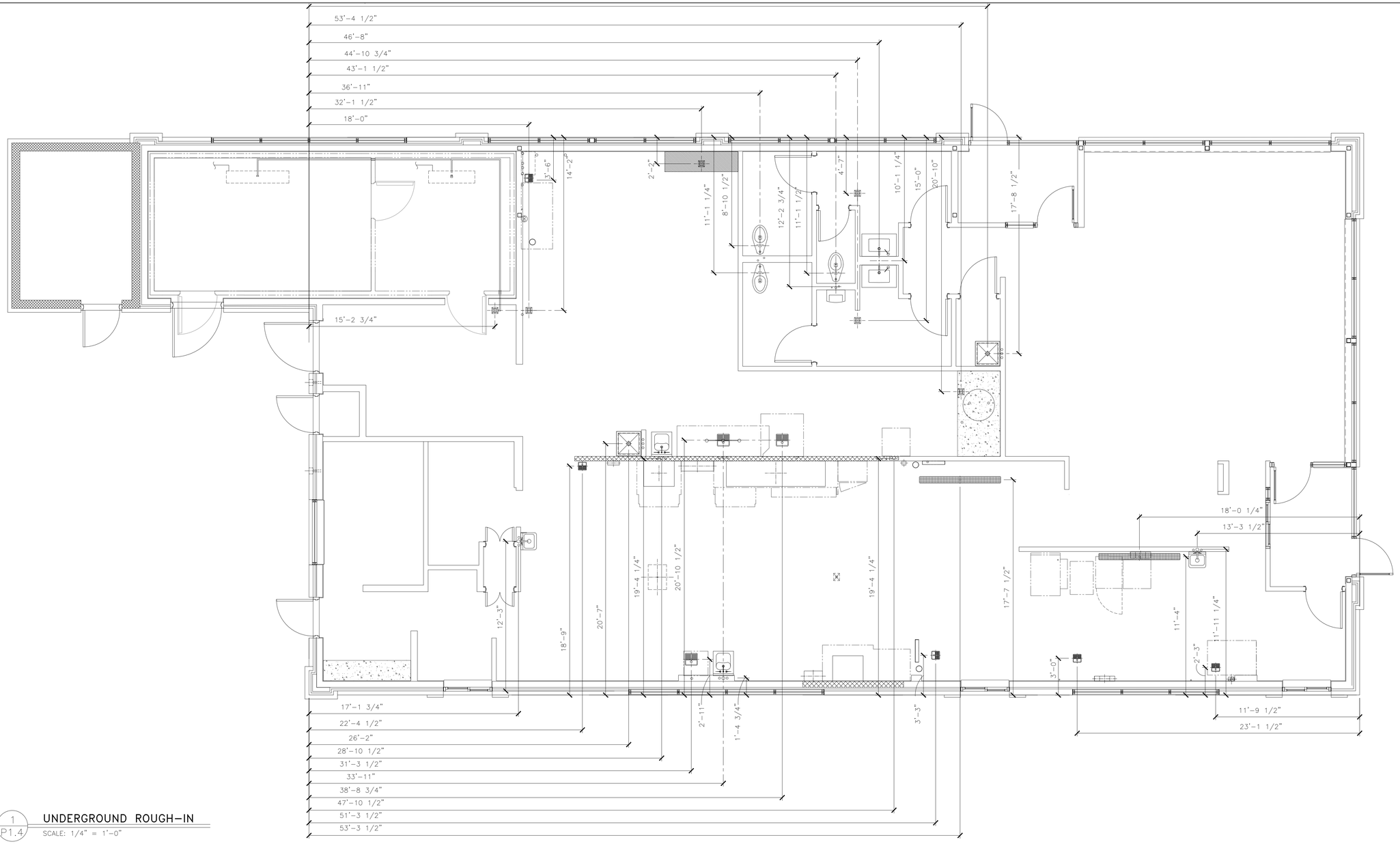
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & C: WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

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.

REV	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:

DAVID M. LEIFFER, REGISTERED ARCHITECT, STATE OF TENNESSEE

06/27/2024

PREPARED BY:

CORE STATES GROUP CONSULTING, INC.

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PREPARED FOR:

McDonald's USA, LLC

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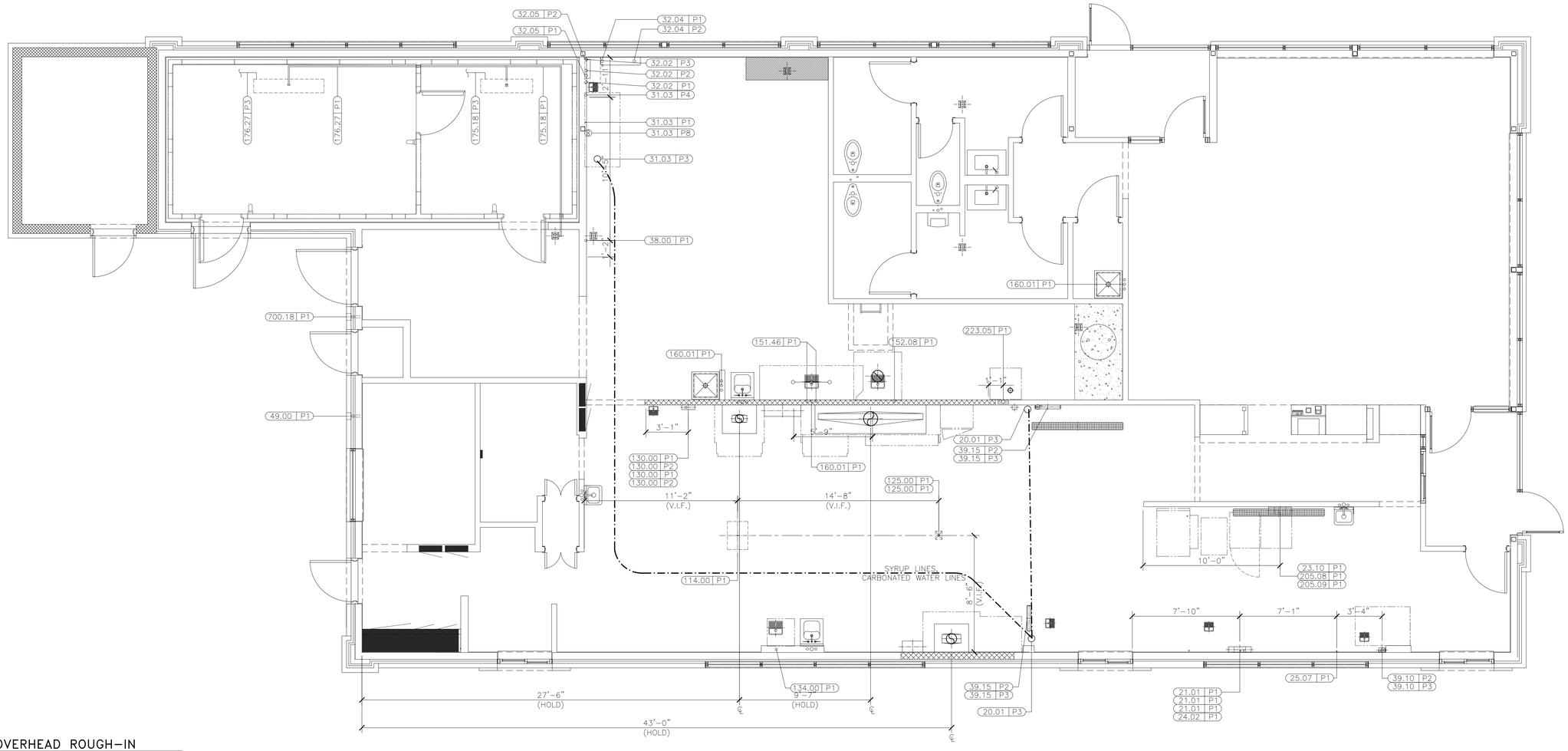
DRAWN BY: MZ/ES
STD ISSUE DATE: 2023_12
REVIEWED BY: D. LEIFFER
DATE ISSUED: 05-10-2024

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
P1.4
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.

REV	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:

DAVID M. LEIFFER REGISTERED PROFESSIONAL ENGINEER ARCHITECTURAL No. 112-0001 STATE OF TENNESSEE

06/27/2024

PREPARED BY:

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McDonald's USA, LLC

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DRAWN BY: MZ/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

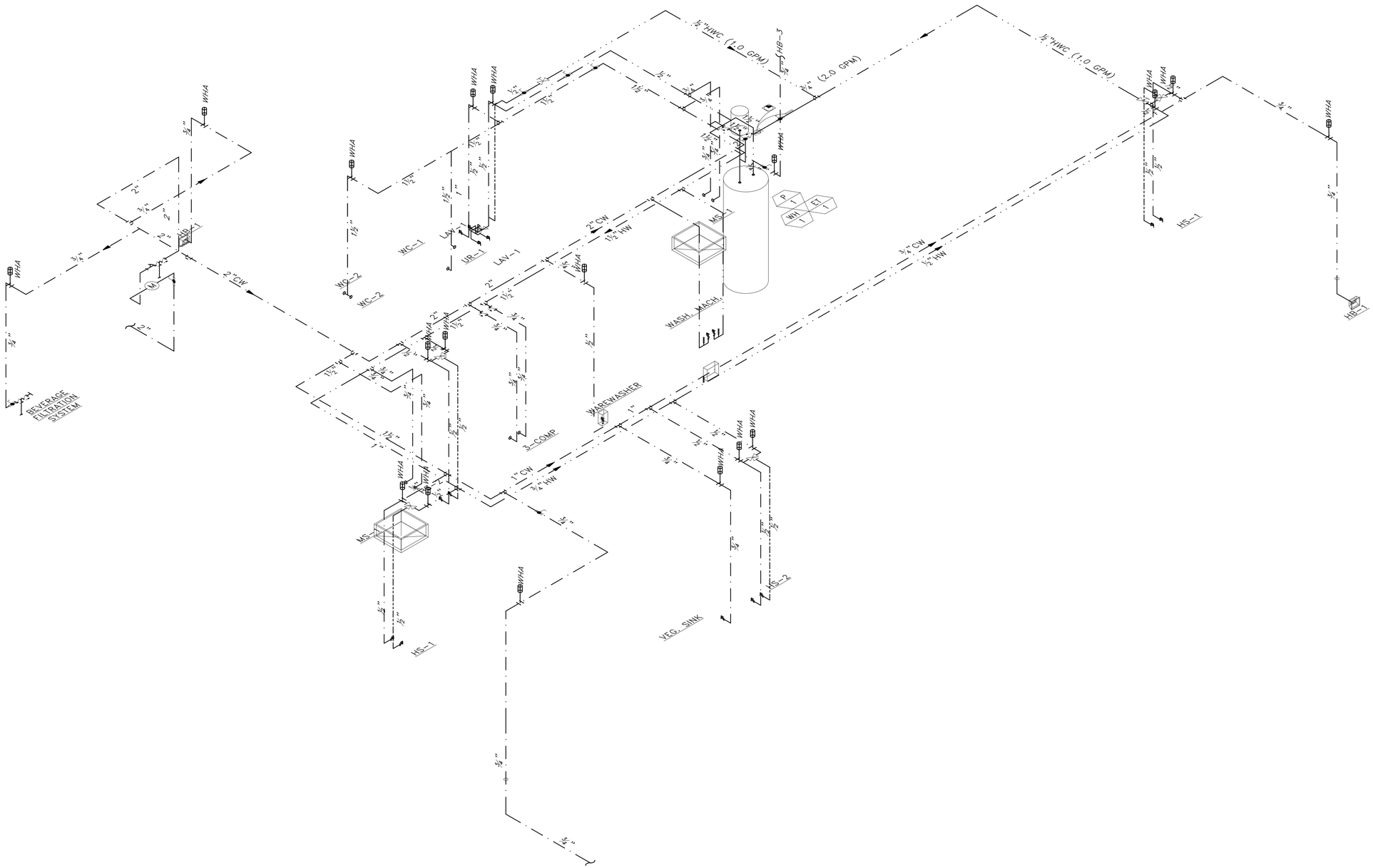
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

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

SHEET NO. 041-1210.00.0

P1.6

OVERHEAD ROUGH-IN



1 P2.0 DOMESTIC WATER PIPING ISOMETRIC

SCALE: NONE

REV	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:

DAVID M. LEIFFER
REGISTERED ENGINEER
No. 112670
STATE OF TENNESSEE
06/27/2024

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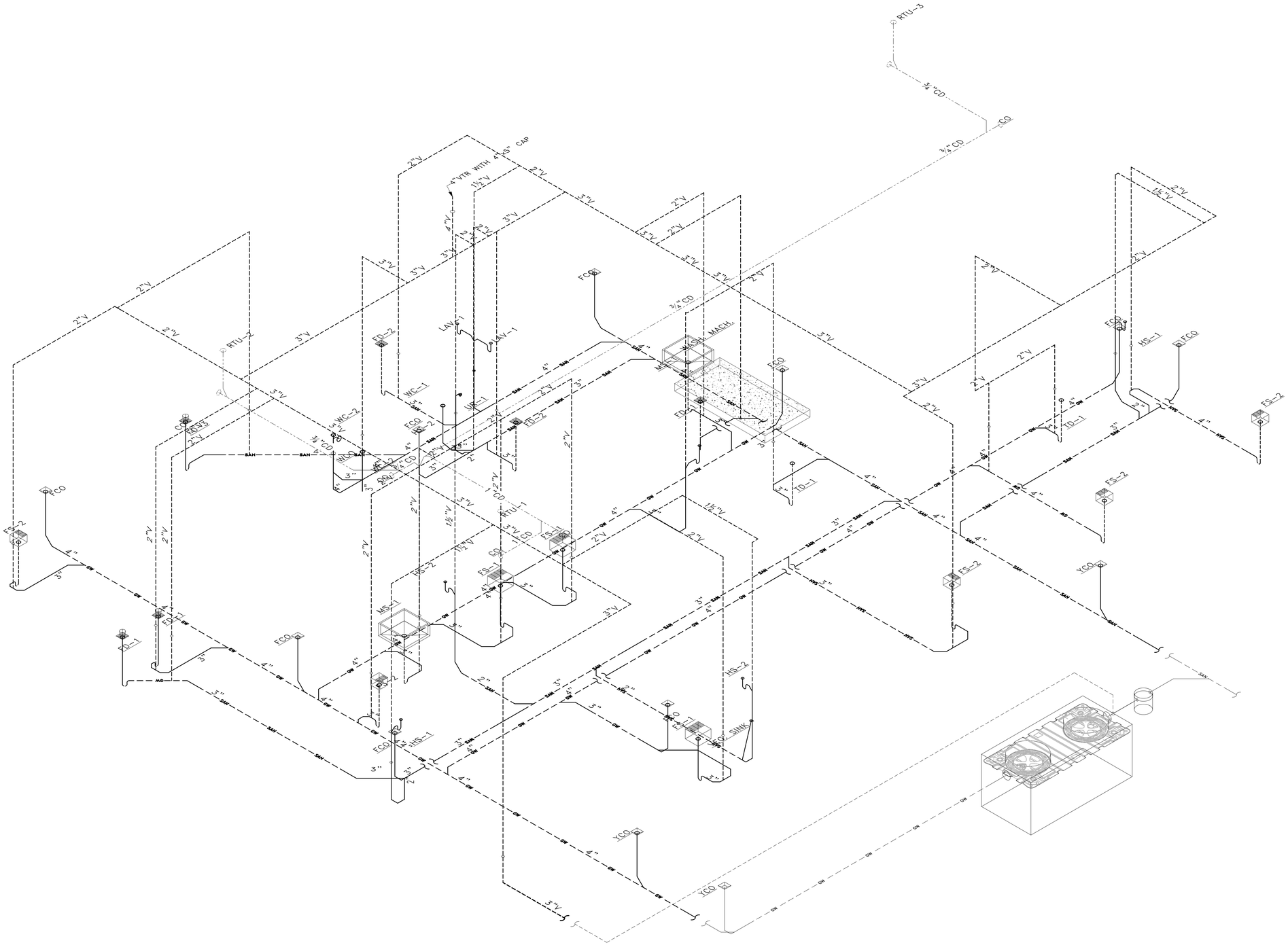
SITE ID: 041-1210

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

REV	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:

DAVID M. LEIFFER
REGISTERED ENGINEER
No. 112126
STATE OF TENNESSEE
06/27/2024

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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

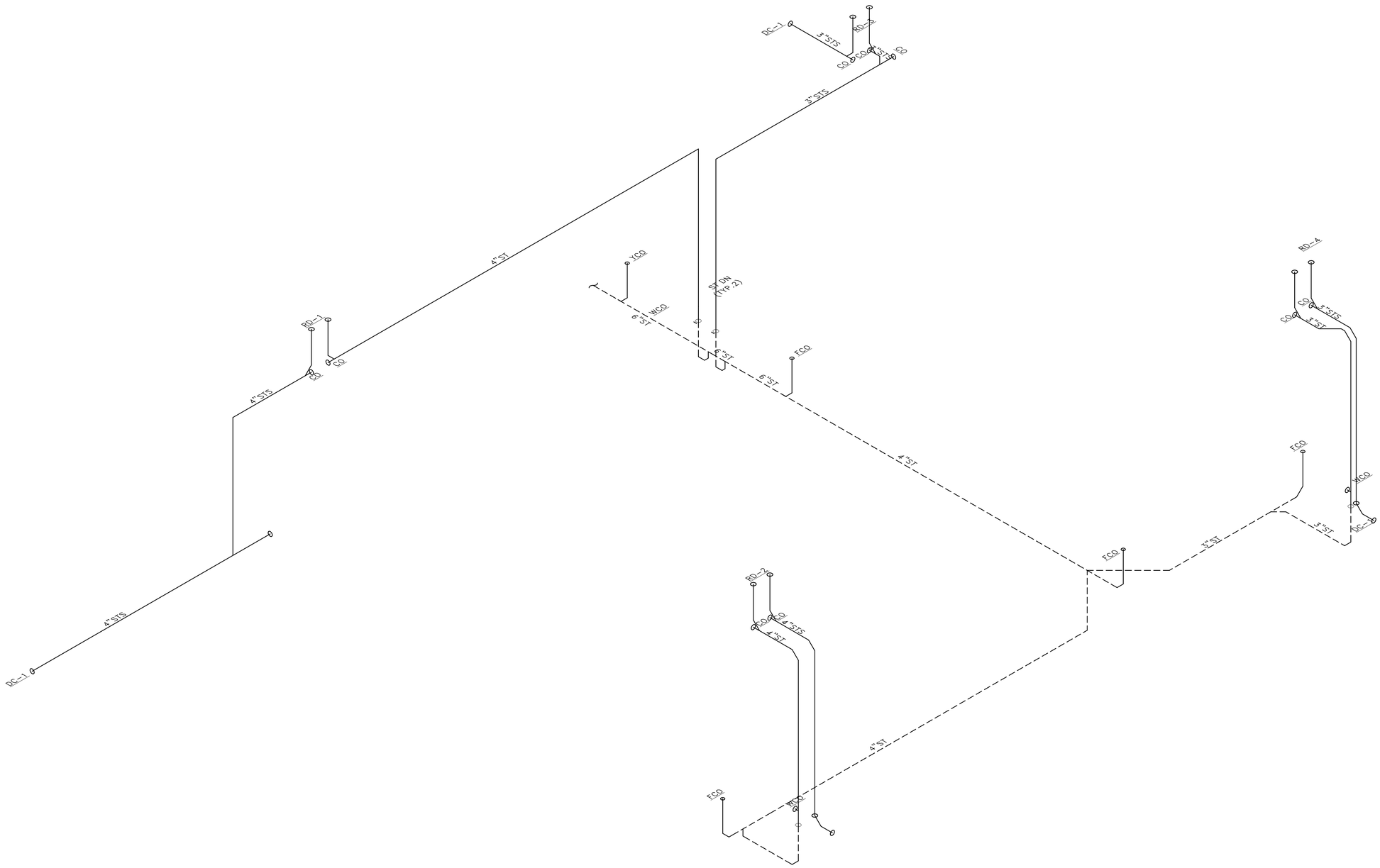
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
METAL PANEL/BRICK EXTERIOR FINISH

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

041-1210.00.0

SHEET NO. P2.1

WASTE & VENT ISOMETRIC



1 P2.2 STORM PIPING ISOMETRIC

SCALE: NONE

REV.	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:

DAVID M. LEIFFER
REGISTERED ENGINEER
No. 112190
STATE OF TENNESSEE
06/27/2024

PREPARED BY:

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McDonald's USA, LLC

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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
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.

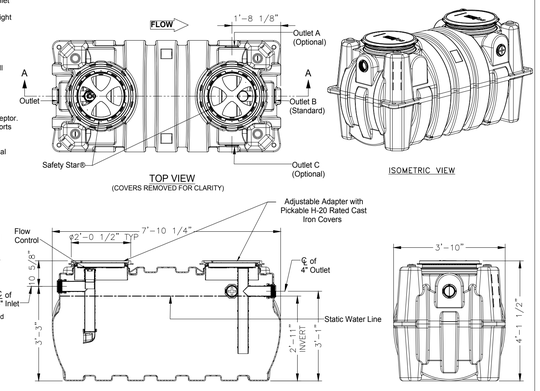
CALCULATION:
GREASE OUTPUT=(NUMBER OF SEATS)x4(AVERAGE TURNS PER SEAT PER 24 HOURS)x(GREASE PRODUCTION VALUE)x(DAYS BETWEEN PUMP–OUT).

DETAIL 1 P3.0
GREASE INTERCEPTOR
SCALE: NONE

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: 150° 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: -

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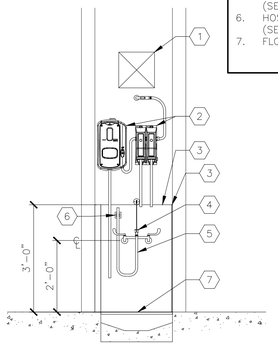
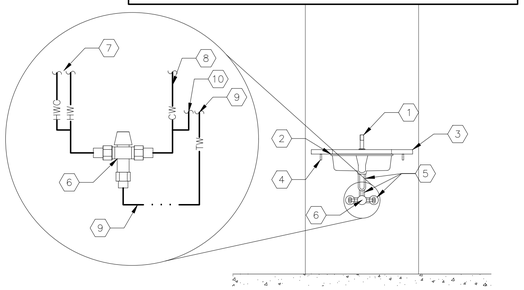
SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

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

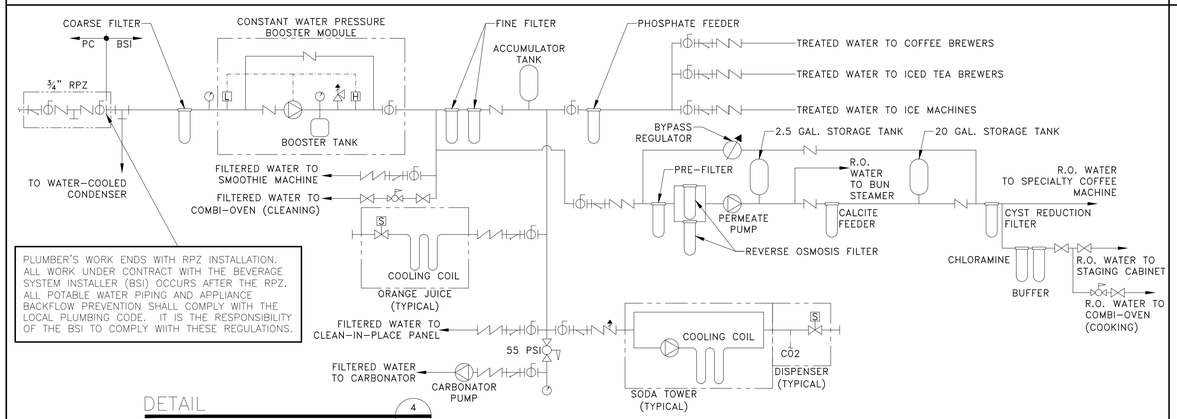


DETAIL 2 P3.0
RECESSED MOP SINK
SCALE: ½"=1'-0"

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.

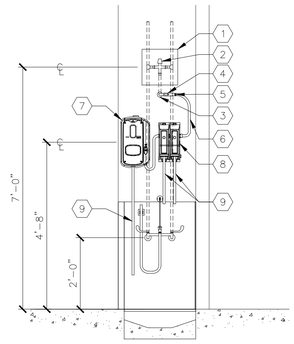


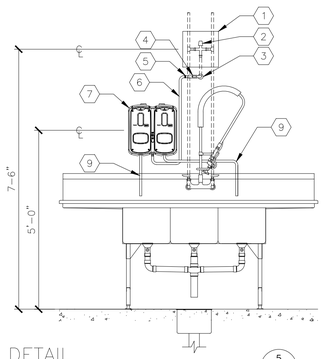
DETAIL 3 P3.0
LAVATORY (PUBLIC)
SCALE: ½"=1'-0"



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 WITH THESE REGULATIONS.

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



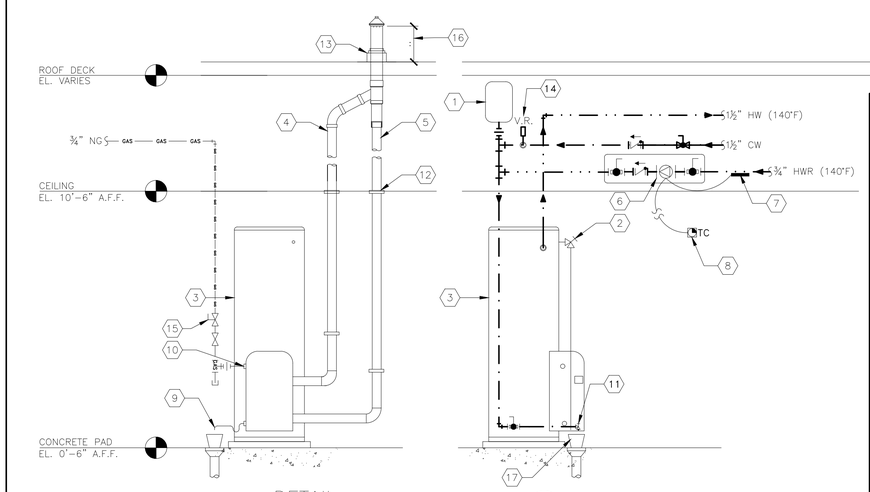


DETAIL 5 P3.0
CHEMICAL SYSTEM INSTALLATION
SCALE: ½"=1'-0"

KEYED NOTES:
1. 12"×12" 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

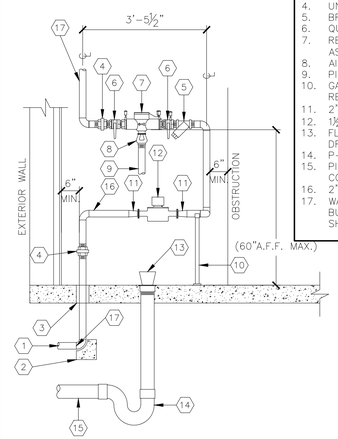
PLUMBER'S WORK ENDS AT MHT CONNECTION

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



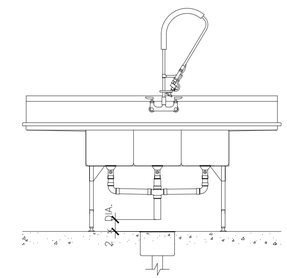
KEYED NOTES:
1. THERMAL EXPANSION TANK (SEE EXPANSION TANK SCHEDULE)
2. WATER HEATER PRESSURE/TEMPERATURE RELIEF VALVE (EXTEND TO FLOOR DRAIN)
3. WATER HEATER (SEE WATER HEATER SCHEDULE)
4. 3" PVC INTAKE. (SIZE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS)
5. 3" ABS MIN. 84" REQ'D. (SIZE PER MANUFACTURER'S 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

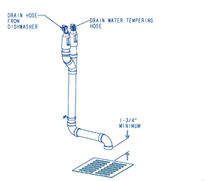


KEYED NOTES:
1. INCOMING UNDERGROUND WATER SERVICE SIZED PER DOMESTIC WATER CALCULATIONS. (MIN. 2")
2. BLOCKING AT CHANGES IN DIRECTION
3. MINIMUM ½" ANNULAR CLEARANCE
4. UNION
5. BRONZE STRAINER
6. QUARTER–TURN BALL VALVE
7. REDUCED PRESSURE ZONE (RPZ) ASSEMBLY
8. AIR GAP FOR RELIEF VALVE
9. PIPING FROM AIR GAP TO FLOOR DRAIN
10. GALVANIZED STEEL PIPE SUPPORTS AS REQUIRED
11. 2"×1½" 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

SHEET NO.	TITLE	DRAWN BY ES	STD ISSUE DATE 2023_12
041–1210.00.0	2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN	REVIEWED BY D. LEIFFER	DATE ISSUED 05–10–2024
P3.0 DETAILS	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		

PREPARED FOR: McDonald's USA, LLC

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ENGINEER OF RECORD:
DAVID M. LEIFFER
REGISTERED ENGINEER
AGENCY NO. 1212
STATE OF TENNESSEE
06/27/2024

REV.	DATE	DESCRIPTION	BY

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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LICENSED PROFESSIONAL ENGINEER
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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

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	Ø	Hz	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	SF–2150	0.5 GPM (0.08 GAL/10 SEC CYCLE)	FAUCET OPERATION: SENSOR	
		ZURN	Z6950–XL–S–N–10S			
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	Z1400–SZ		SEE DRAWINGS FOR PIPE SIZES SEE NOTE 8	
		JAY R. SMITH	4040			
FD–1	6x6 FLOOR DRAIN WITH FUNNEL	ZURN	Z415–SZ1		PIPE SIZE: 3" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: ZURN Z329 SEE NOTE 8
		JAY R. SMITH	3510–F25			
FD–2	6x6 FLOOR DRAIN	ZURN	Z415–SZ1		PIPE SIZE: 3" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: NONE SEE NOTE 8
		JAY R. SMITH	2005			
FD–3	6x6 FLOOR DRAIN WITH FUNNEL	ZURN	Z415–SZ1		PIPE SIZE: 4" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: ZURN Z329 SEE NOTE 8
		JAY R. SMITH	3510–F25			
FD–4	6x6 FLOOR DRAIN	ZURN	Z415–SZ1		PIPE SIZE: 4" STRAINER SIZE: 6" NICKEL BRONZE	FUNNEL: NONE SEE NOTE 8
		JAY R. SMITH	2005			
FS–1	12x12 FLOOR SINK WITH HALF–GRATE	ZURN	ZN1901		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: HALF – NICKEL–BRONZE SEE NOTE 8
		JAY R. SMITH	3435			
FS–2	8x8 FLOOR SINK WITH HALF–GRATE	ZURN	ZN1910		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: HALF – NICKEL–BRONZE SEE NOTE 8
		JAY R. SMITH	3415			
FS–3	8x8 FLOOR SINK	ZURN	ZN1910		PIPE SIZE: 3" DOME STRAINER: ALUMINUM	GRATE: FULL – NICKEL–BRONZE SEE NOTE 8
		JAY R. SMITH	3415			
HB–1	WALL HYDRANT	WOODFORD	B65		WALL CLAMP: ADJUSTABLE WALL THICKNESS: M/S = 9½" W/W = 13¾"	SEE NOTE 3
		ZURN	Z1320–EZ			
		JAY R. SMITH	5519			
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	K–2882–0		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
		SLOAN	SS3021			
MS–1	MOP SINK	FIELD FABRICATED	RECESSED – FLOOR (24x24x12)		FAUCET: F–2 INCLUDES HOSE, HOSE BRACKET AND TWO (2) 24"Wx36"H WALL GUARDS SEE DETAIL 2 ON P3.0	
		ADVANCE TABCO	9–OP–24FM			
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	SU–1009	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
		ZURN	Z5755			
		–	–			
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	ST–2009	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
		ZURN	Z5655			
		–	–			
WC–2	ADA WATER CLOSET	SLOAN	ST–2029 ADA	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
		ZURN	Z5665			
		–	–			
–	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	Z199–SS		SEE DRAWINGS FOR PIPE SIZES BIRD SCREEN	SEE NOTE 8
		JAY R. SMITH	1770–BS			
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 ¾" 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
No. 112706
STATE OF TENNESSEE
06/27/2024

PREPARED BY:
CORE STATES GROUP
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DRAWN BY ES
STD ISSUE DATE 2023_12
REVIEWED BY D. LEIFFER
DATE ISSUED 05–10–2024

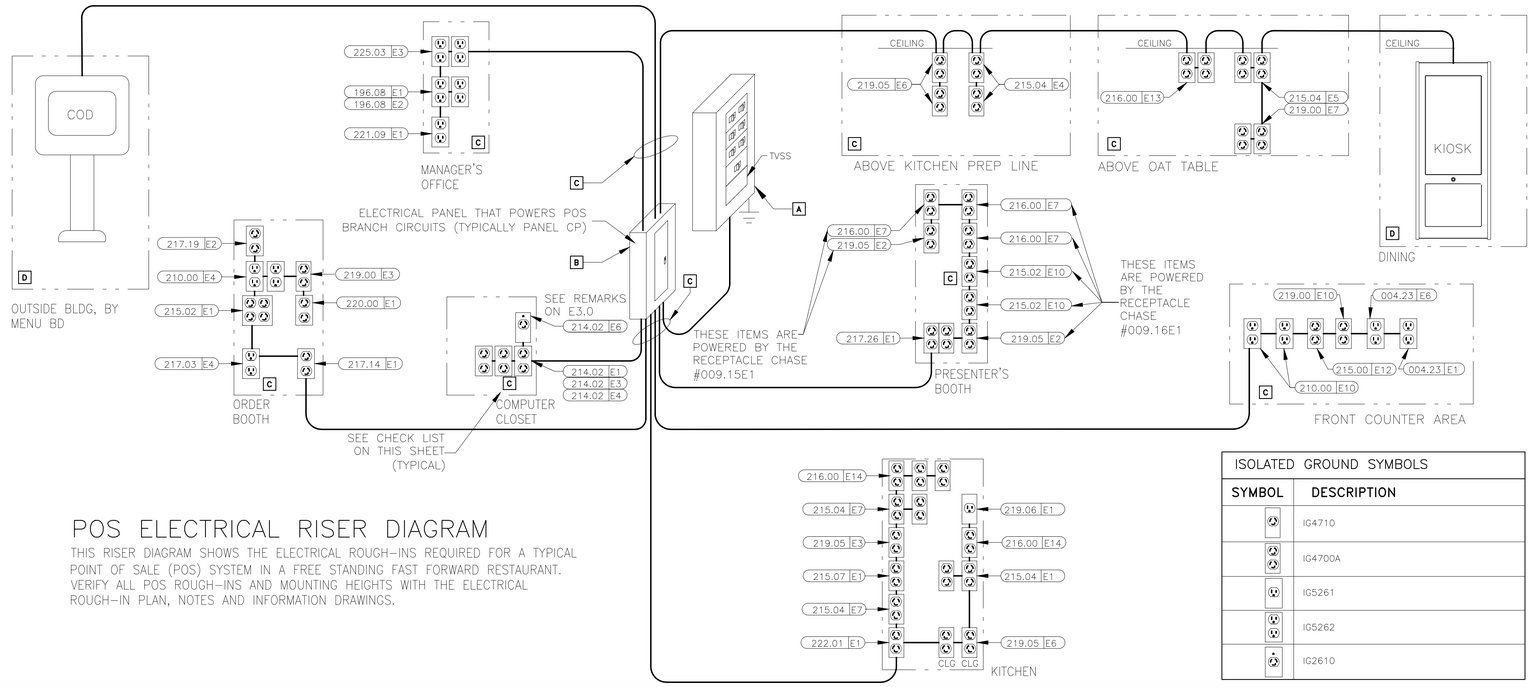
TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – CUSTOM DESIGN

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
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: _____

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?

ARE **ALL** BOXES CHECKED "YES"?

YES → FINISHED

NO → REWORK ELECTRICAL SYSTEM TO BRING INTO COMPLIANCE WITH MCDONALD'S SPECIFICATIONS

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.

REV	DATE	DESCRIPTION	BY

JOHN FERGUSON ELECTRICAL COMMENCE No. 112169 STATE OF TENNESSEE
06/25/2024

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PREPARED FOR:
McDonald's USA, LLC

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

SITE ID: 041-1210

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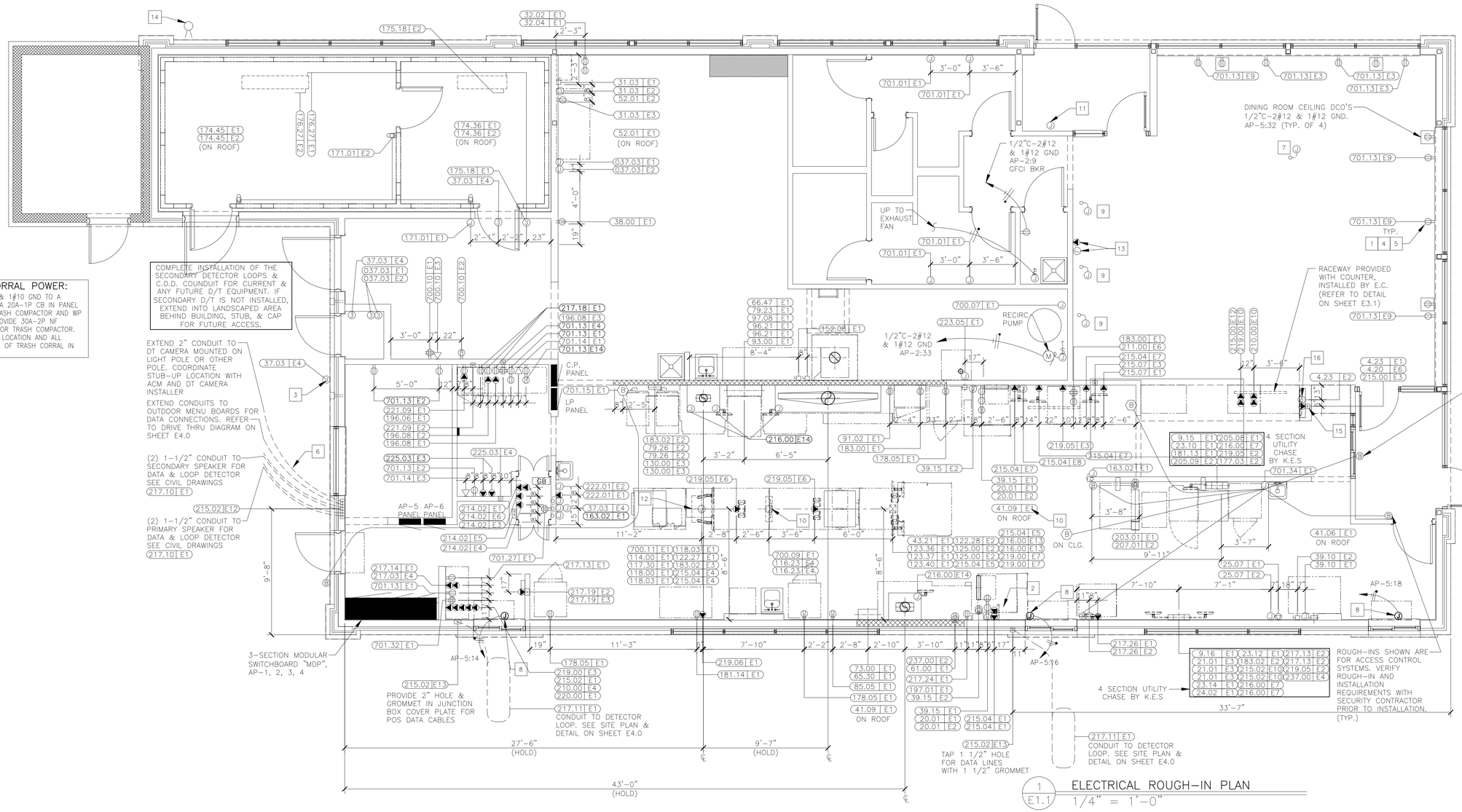
SHEET NO. 041-1210.00.0
E1.0
POS RISER DIAGRAM



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)
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.
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.

REV	DATE	DESCRIPTION	BY

JOHN FERGUSON ARCHITECT LICENSED PROFESSIONAL ARCHITECT No. 112189 STATE OF TENNESSEE
06/25/2024

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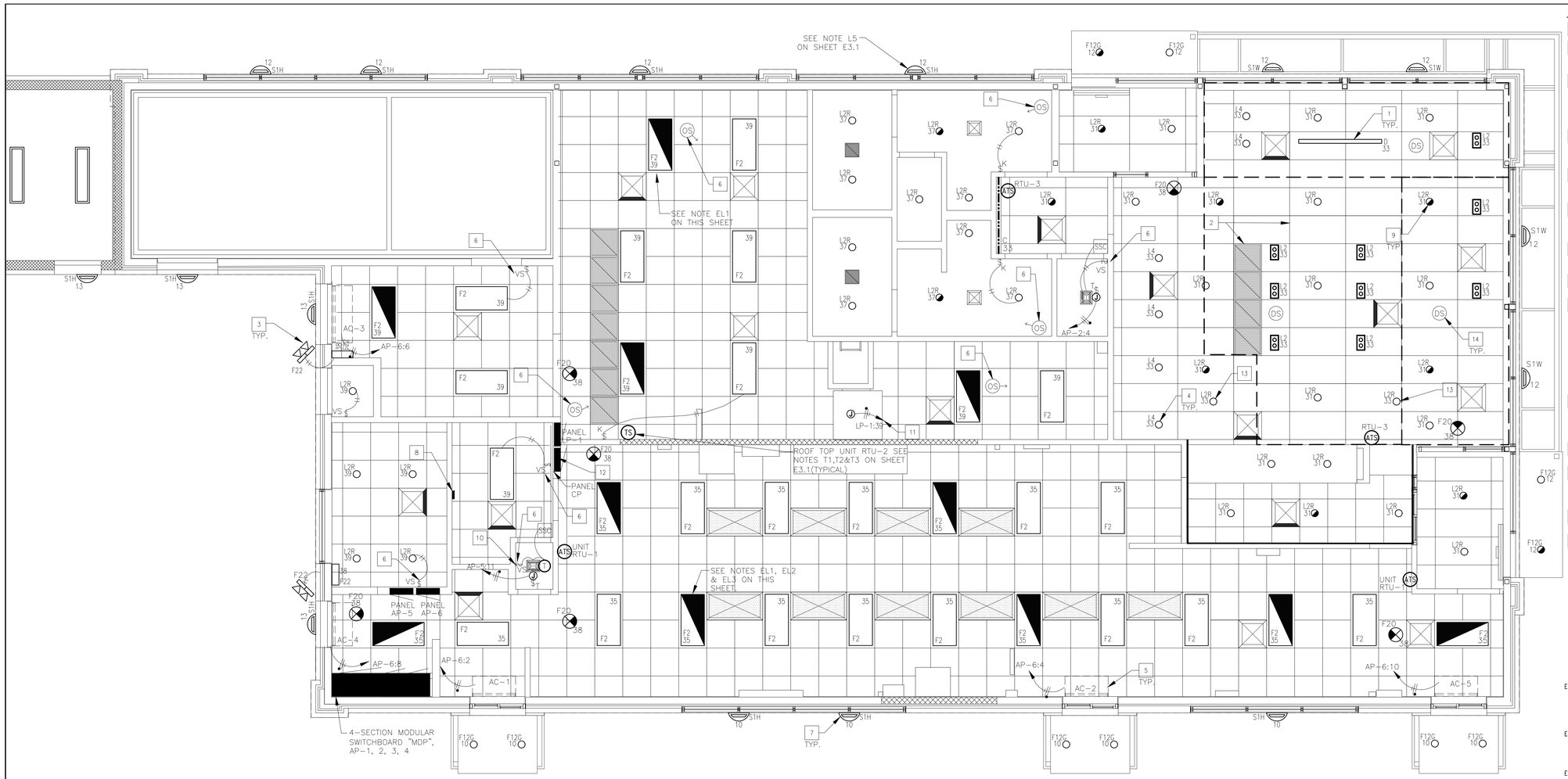
ROUGH–IN PLAN



1 E2.0 LIGHTING FLOOR PLAN
1/4"=1'-0"

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 #LG125T 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 — F2
DENOTES CIRCUIT NUMBER — 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 — F2
DENOTES CIRCUIT NUMBER — 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.

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

REV.	DATE	DESCRIPTION	BY

JOHN FERGUSON ELECTRICAL ENGINEER No. 112169 STATE OF TENNESSEE
06/25/2024

PREPARED BY: CORE STATES GROUP
212 S.E. 34th Street, Suite 2, Bentonville, AR 72712, 479.966.4400, www.corestatesgroup.com

PREPARED FOR: McDonald's USA, LLC

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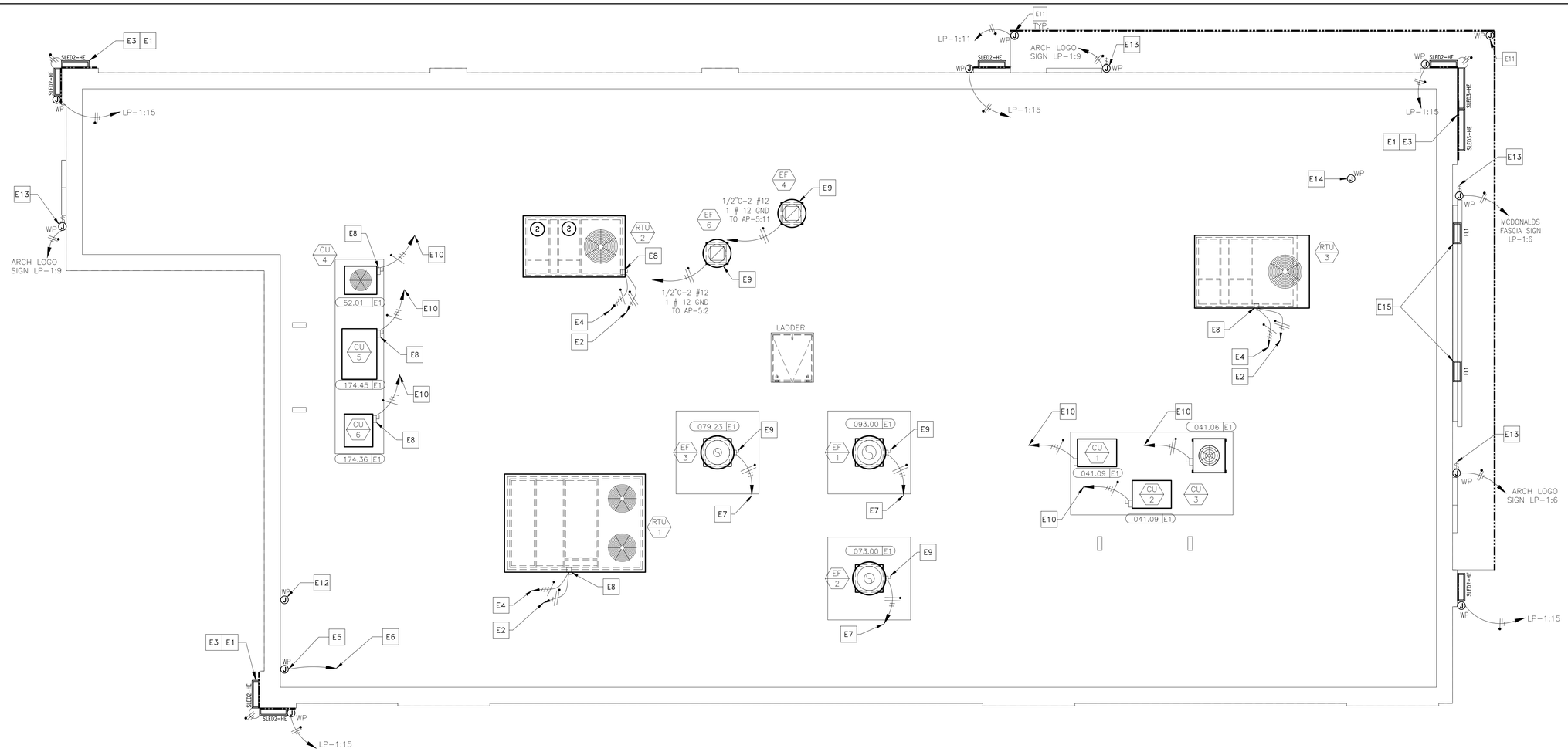
DRAWN BY: SH — STD ISSUE DATE: 2023_12
REVIEWED BY: RK — DATE ISSUED: 05-10-2024

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, Columbia, TN
SITE ID: 041-1210

SHEET NO. 041-1210.00.0
E2.0
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 WATTS	LAMPS TYPE	BALLAST	MOUNTING	MANUFACTURER AND CATALOG NUMBER
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

REV.	DATE	DESCRIPTION	BY

JOHN FERGUSON ELECTRICAL ENGINEER No. 112169 STATE OF TENNESSEE
06/25/2024

PREPARED BY:
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McDonald's USA, LLC

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DRAWN BY: SH
STD ISSUE DATE: 2023_12
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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
E2.1
ELEC. ROOF PLAN

PB = Pullbox
JB = Junction Box
EC = Electrical Contractor
VIF = Verify in Field

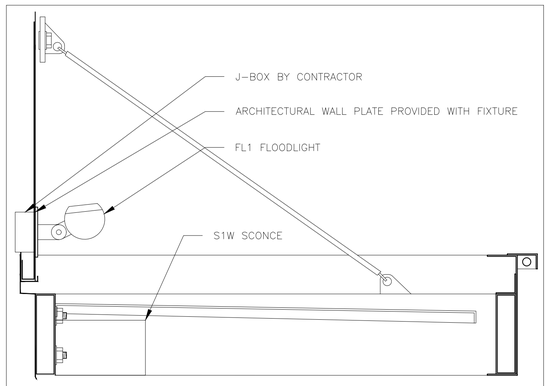
ELECTRICAL SCHEDULE

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"	–

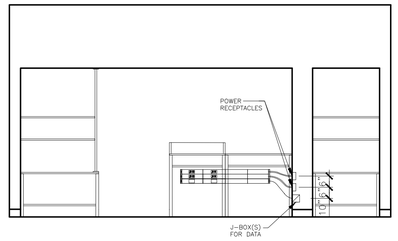
PB = Pullbox
JB = Junction Box
EC = Electrical Contractor
VIF = Verify in Field

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/DESK



2 FLOODLIGHT MOUNTING DETAIL
E-3.1 NOT TO SCALE



SYMBOL	CATALOG #	DESCRIPTION
	HBLAU5TDR & IG4700	RECEPTACLE COVERPLATE WITH ORANGE, TWIST LOCK, ISOLATED GROUND DUPLEX RECEPTACLE.
	HBLAU5TDR & 5-20R FOR BAKED GOODS AND IG5262 FOR CASH	RECEPTACLE COVERPLATE WITH STRAIGHT BLADE RECEPTACLE.
	HBLAU5TLPB	COMMUNICATIONS COVERPLATE
	HBLAU762080ZM290	2" SECTION OF RACEWAY, INCLUDES COUPLERS
	HBLAU762080ZM290	3" SECTION OF RACEWAY, INCLUDES COUPLERS
	HBLAU761082N2	SERVICE ENTRANCE FITTING & BUSHING FOR DATA CABLES
	HBLAU7610B	BLANK END FITTING
N/A	HBLAU5701	COUPLER (INCLUDED WITH RACEWAY SECTION)
N/A	HBLAU5709	GROUND ADAPTER

NOTES:
1. REFER TO SERVICE POD MANUFACTURER INSTRUCTIONS FOR EXACT PLACEMENT OF RACEWAY

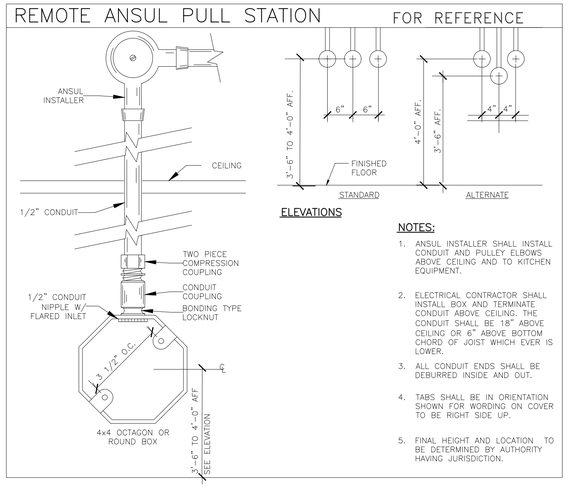
2. RACEWAY AND RECEPTACLES TO BE PROVIDED WITH SERVICE POD, INSTALLED BY CONTRACTOR.

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 SERVICE POD RACEWAY DETAIL
E-3.1 NOT TO SCALE

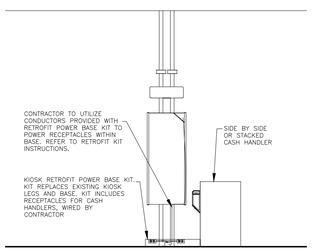
REMOTE ANSUL PULL STATION FOR REFERENCE



ELEVATIONS

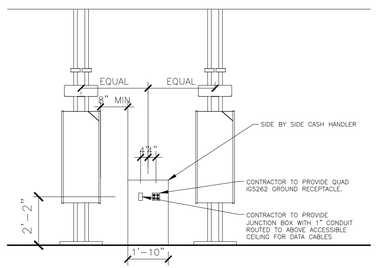
NOTES:

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.



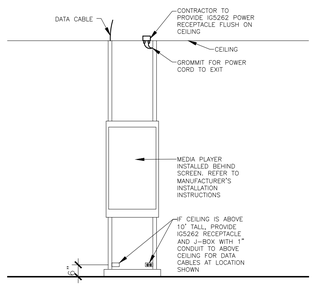
NOTES:
1. THIS EXAMPLE IS FOR A SIDE BY SIDE CASH HANDLER THAT DOES NOT HAVE A GC WALL BEHIND IT AND IS NEXT TO A KIOSK. IT IS ALSO INTENDED FOR ALL STACKED CASH HANDLERS.
2. EACH SIDE BY SIDE CASH HANDLER UTILIZES 3 PLUGS AND ADDS 4.4 AMPS OF LOAD TO THE KIOSK CIRCUIT.
3. EACH STACKED CASH HANDLER UTILIZED 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 TYP. CASH HANDLER POWER DETAIL
E-3.1 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 CASH HANDLER POWER DETAIL W/REAR TO WALL
E-3.1 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 FREESTANDING MERC POWER DETAIL
E-3.1 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 SHALL NOT 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 SHALL NOT 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 FIRST METHOD 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 SECOND METHOD PROVIDES EQUIPMENT GROUNDING VIA METALLIC CONDUIT THAT IS CONNECTED AND TERMINATED IN FITTINGS LISTED FOR GROUNDING PER NEC SECTION 250 REQUIREMENTS. BOTH GROUNDING METHODS ARE REQUIRED IN A MCDONALD'S RESTAURANT. 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. THE EC SHALL PROVIDE A BUILDING GROUNDING SYSTEM MEETING NEC SECTION 250 REQUIREMENTS AS WELL AS MCDONALD'S STANDARDS.

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

STATE OF TENNESSEE
JOHN FERGUSON
ELECTRICAL
LICENSE
No. 112169
COMMERCE
06/25/2024

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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

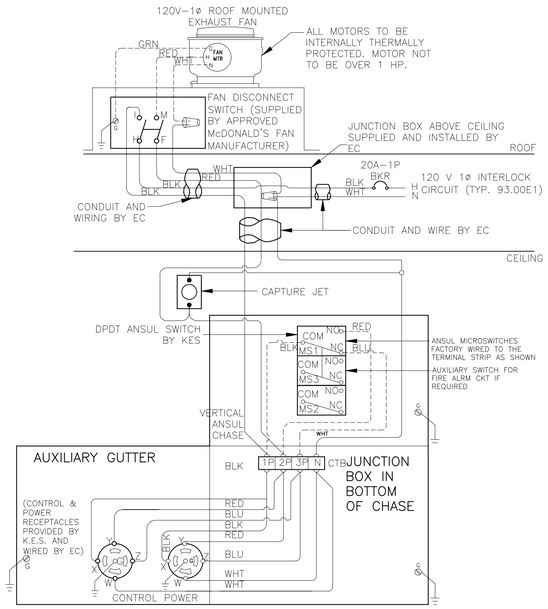
- ● TERMINAL BLOCK IN CHASE
- CTB – CHASE TERMINAL BLOCK, PROVIDED AND INSTALLED BY KITCHEN EQUIPMENT SUPPLIER
- ETB – EQUIPMENT TERMINAL BLOCK
- EFCR – EXHAUST FAN CONTROL RELAY. PROVIDED BY CONTRACTOR.
- IGR – INTERNAL GRILL RELAY PROVIDED WITHIN GARLAND GRILLS
- MS – ANSUL MICROSWITCH PROVIDED BY 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.

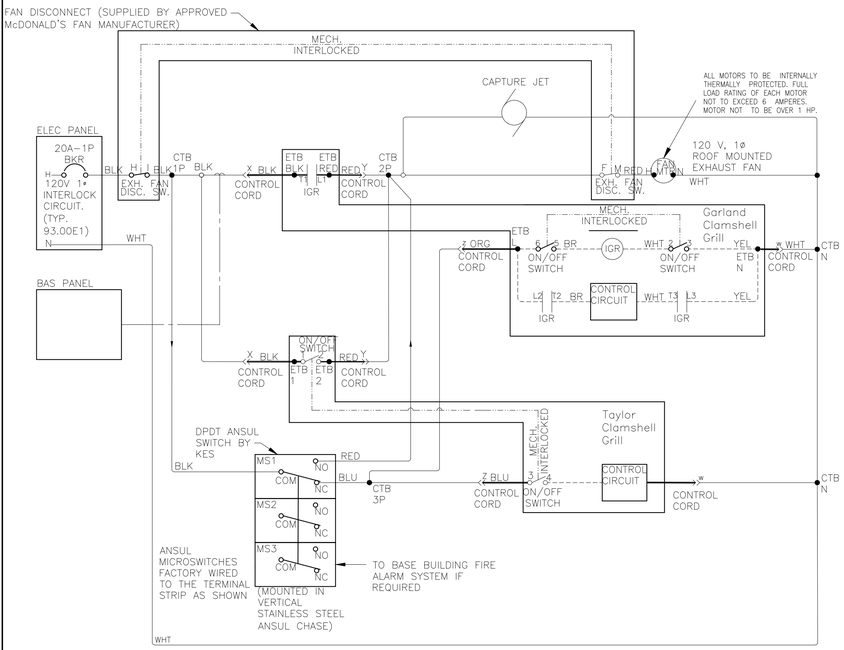
1 / E-3.2 **TYPICAL MAKEUP AIR RTU EXHAUST FAN SCHEDULE**
FOR REFERENCE ONLY

REVISED: 6/18



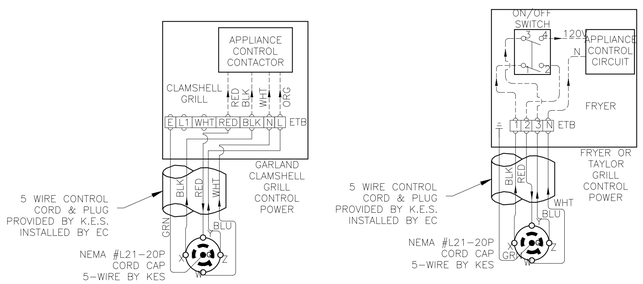
2 / E-3.2 **INTERLOCK WIRING DIAGRAM FOR EXHAUST FAN AND COOKING EQUIPMENT**
FOR REFERENCE ONLY

REVISED: 6/18



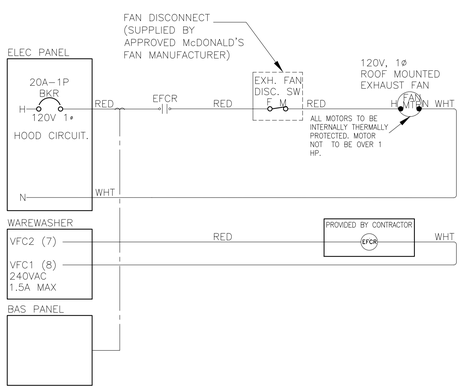
3 / E-3.2 **INTERLOCK LADDER DIAGRAM**
FOR REFERENCE ONLY

REVISED: 6/18



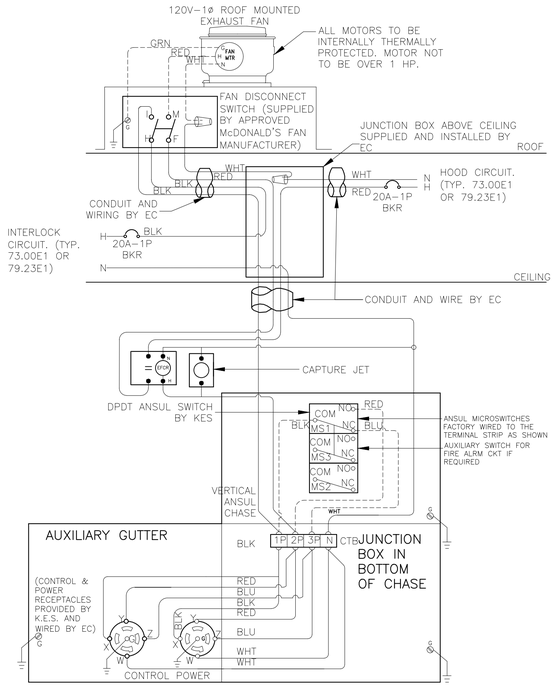
4 / E-3.2 **CONTROL CORD CONNECTION**
FOR REFERENCE ONLY

REVISED: 6/18



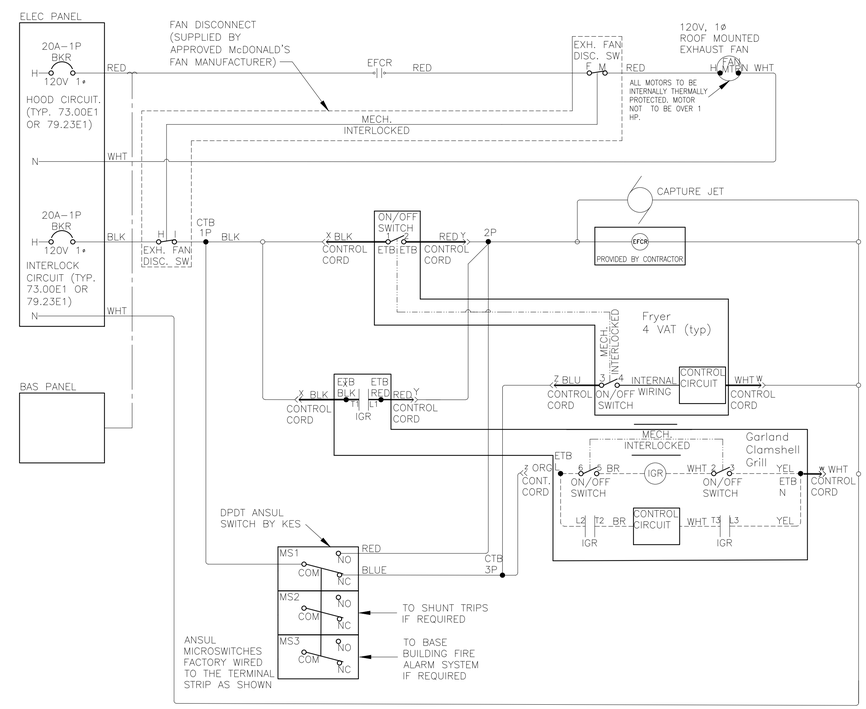
7 / E-3.2 **INTERLOCK LADDER DIAGRAM FOR EXHAUST FAN AND WAREWASHER**
FOR REFERENCE ONLY

REVISED: 02/24



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

REV.	DATE	DESCRIPTION	BY

JOHN FERGUSON ELECTRICAL ENGINEER No. 112168 COMMERCE STATE OF TENNESSEE
06/25/2024

PREPARED BY: CORE STATES GROUP
212 S. 34th Street, Suite 2, Rogers, AR 72772, 479.986.4400, www.corestatesgroup.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

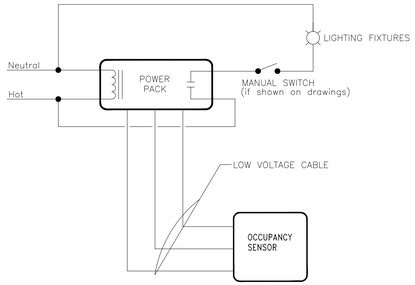
TITLE: 2023 STANDARD BUILDING – BB20 4584–W/W – CUSTOM DESIGN

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

SITE ADDRESS: 2248 Nashville HWY, Columbia, TN

SITE ID: 041–1210

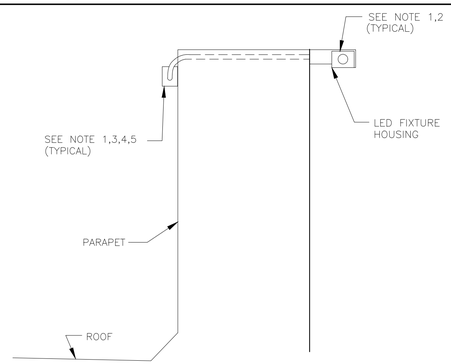
SHEET NO.: 041–1210.00.0
E3.2
INTERLOCK DIAGRAMS



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

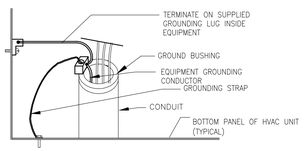
GENERAL NOTES

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.

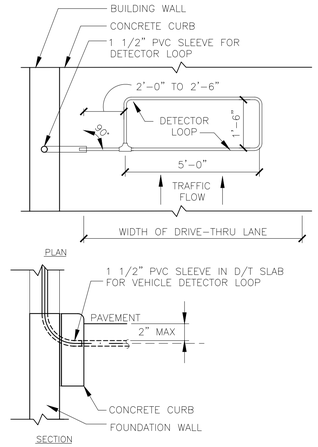
CONDUIT, WIRE SIZE AND GROUNDING FOR HVAC UNITS

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

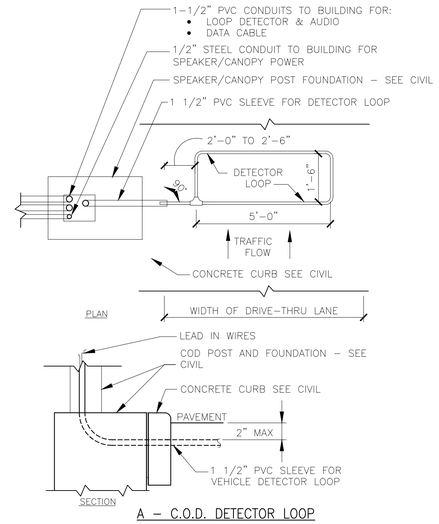
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL COORDINATION OF ALL ELECTRICAL FEEDERS AND CIRCUIT BREAKERS WITH THE MANUFACTURER'S WRITTEN DATA FOR EACH MECHANICAL DEVICE PRIOR TO SUBMITTAL OF ANY ELECTRICAL EQUIPMENT FOR REVIEW. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY CHANGES TO ELECTRICAL FEEDERS OR CIRCUIT BREAKERS REQUIRED FOR ANY MECHANICAL DEVICES.



4 / E-4.0 **HVAC GROUNDING DETAIL**
NOT TO SCALE



B – DT WINDOW DETECTOR LOOP



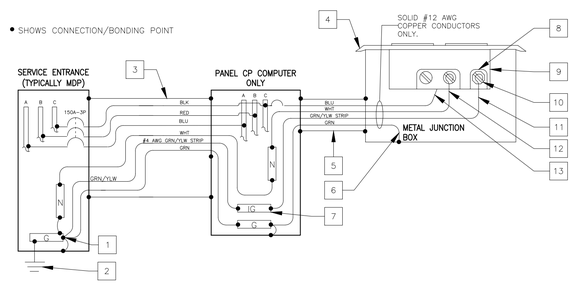
A – C.O.D. DETECTOR LOOP

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

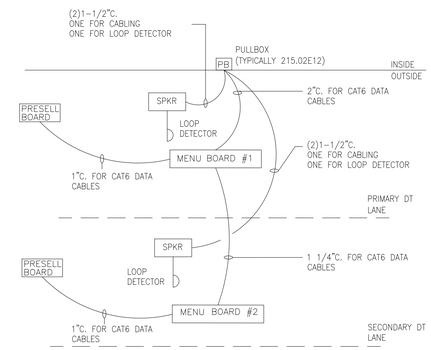
1. ALL P.O.S. EQUIPMENT (COMPUTERS,PRINTERS,MONITORS KVS, MODEM, HUB & COD) SHALL BE POWERED FROM THE COMPUTER PANEL.

   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.

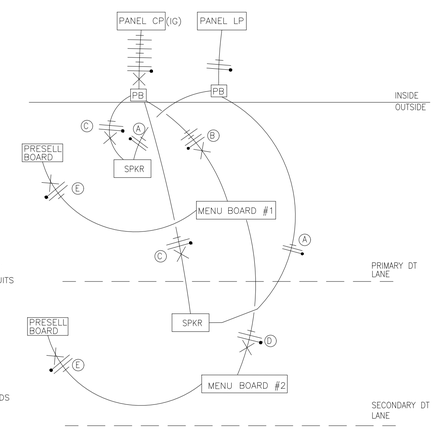
(A) 2#12 & 1#12 GND. TO LP–1 FOR COD CANOPY LIGHTING.

(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

REV	DATE	DESCRIPTION	BY

JOHN FERGUSON ELECTRICAL ENGINEER 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.corestatesgroup.com

PREPARED FOR: McDonald's USA, LLC

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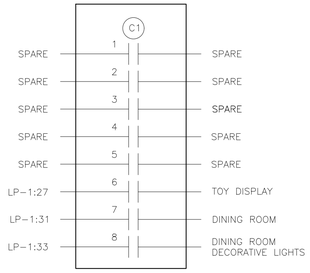
DRAWN BY: SH | STD ISSUE DATE: 2023_12
REVIEWED BY: RK | DATE ISSUED: 05–10–2024

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

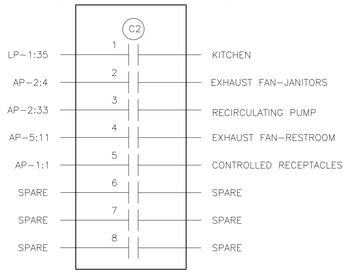
SHEET NO.: 041–1210.00.0
E4.0
WIRING DETAILS

LIGHTING CONTROL SYSTEM

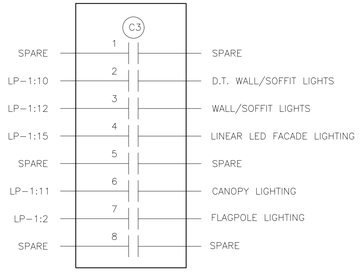
INTERIOR CUSTOMER LIGHTING



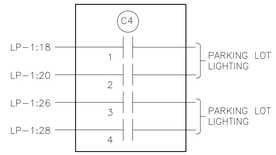
INTERIOR CREW LIGHTING



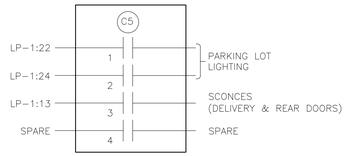
BUILDING FACADE



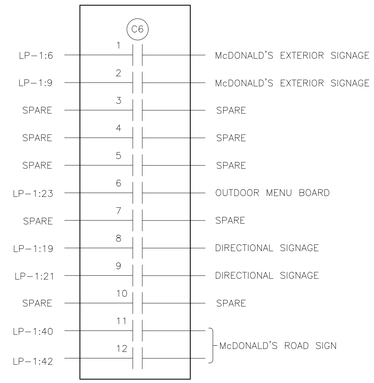
EXTERIOR LIGHTING



EXTERIOR LIGHTING



EXTERIOR SIGNAGE



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

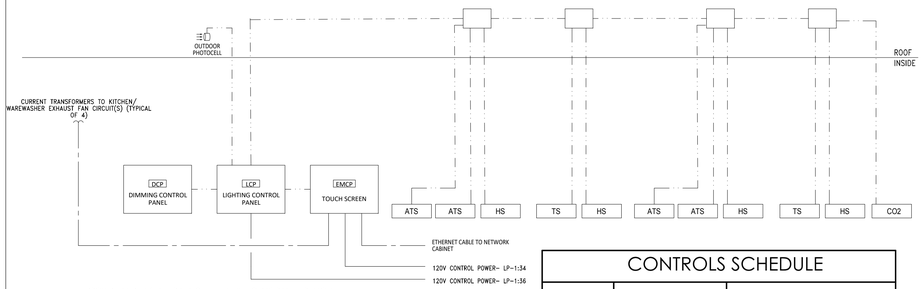
BAS1. THE DIAGRAM SHOWN ABOVE IS SCHEMATIC IN NATURE AND SHOWS THE GENERAL REQUIREMENTS FOR THE INSTALLATION OF THE BUILDING AUTOMATION SYSTEM. EXACT EQUIPMENT REQUIREMENTS AND QUANTITIES WILL VARY PER SITE. G.C., M.C., T.C.C. AND E.C. SHALL COORDINATE ALL EXACT EQUIPMENT AND INSTALLATION REQUIREMENTS 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.

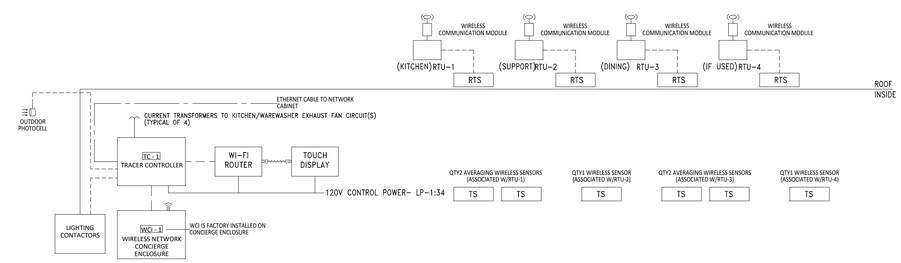
INSTALLATION NOTES:
1. PROVIDE, INSTALL AND SECURE ALL NECESSARY CABLE & CONDUIT PER BAS DRAWINGS AND SPECIFICATIONS.
2. MOUNT ALL BAS CONTROL ENCLOSURES.
3. PERFORM ALL LOW VOLTAGE TERMINATIONS.
4. ROUGH-IN, INSTALLATION AND WIRING FOR TEMPERATURE SENSORS AND TOUCHSCREEN PER PLAN LOCATIONS.
5. PROVIDE 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



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.
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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	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	BY
			TPF

JOHN FERGUSON ELECTRICAL LICENSE No. 112169 STATE OF TENNESSEE
06/25/2024

PREPARED BY:
CORE STATES GROUP
212 S.E. 34th Street
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www.corestatesgroup.com

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY
SH	RK
STD ISSUE DATE 2023_12	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. 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	DESCRIPTION	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-4** — 225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP 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

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	TRP PLS	CCT NO.	CCT NO.	TRIP- PLS	BRKR REQ	DESCRIPTION	WATTS A	WATTS B	WATTS C
1656			Spare	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		BOOA	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

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	TRP 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: 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	TRP 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	Univeral 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			|	|	|	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	|	|	|	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: 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	TRP 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	Clng oven - P& S			1550
840			Meat freezer DW (grill 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	Clng 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	Infusiion Tea Brewer	1352		
	120		Recirc pump		20A-1	33	34	|	|	|		1352	
		1632	Soda syst pack (support area)		20A-1	35	36	20A-1		Spare			0
3120			Soda syst pack (support area)		30A-3	37	38	20A-2	G	Clng 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-6** — 225A, 208Y/120 VAC, 3PH, 4W, CB TYPE: BL or BLH

WATTS A	WATTS B	WATTS C	DESCRIPTION	BRKR REQ	TRP 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	30A-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	TRP 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			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	TRP PLS	CCT NO.	CCT NO.	TRP 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

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 LUG SHALL NOT BE ACCEPTABLE.

D4. THE SURGE PROTECTIVE DEVICE (SPD) UNIT SHALL BE AN INTEGRAL UNIT PROVIDED AND INSTALLED BY THE SWITCHBOARD MANUFACTURER. ORDER APPROVED UNITS AS SHOWN IN D5.

D5. APPROVED SWITCHBOARDS, PANEL, & SPD SUPPLIER (IN ADDITION TO ORDERING SWITCHBOARD & PANELS ALSO ORDER SPD) SUPPLIERS:

SQUARE D VIA GRAYBAR
900 REGENCY DRIVE
GLENDALE HEIGHTS, IL 60139
TEL: (800)784-6059 OR (630) 671.6304

SPD INTEGRAL: I-LINE SERIES,
(208Y/120V, 3Ø)

D6. MAIN INCOMING METER / CURRENT TRANSFORMER CABINET, MAIN DISTRIBUTION PANEL MDP, SERVICE CABINET AND SWITCH SHALL BE BRACED FOR THE HIGHEST AVAILABLE FAULT CURRENT BUT NOT LESS THAN NEMA SYMMETRICAL RMS OF 65,000 AMPERES. CONTACT UTILITY/PM/GC/EC AS REQUIRED.

D7. BRANCH BREAKERS IN ALL LP, AP AND (CP IF USED) PANELS SHALL HAVE A NEMA SYMMETRICAL RMS RATING OF 10,000 AMPS. ALL CIRCUIT BREAKERS IN AP, LP AND CP PANELS SHALL BE SERIES RATED WITH THE CIRCUIT BREAKERS IN PANEL MDP SO THAT ALL CIRCUIT BREAKERS IN ALL BRANCH PANELBOARDS ARE PROTECTED AGAINST THE MAXIMUM FAULT CURRENT AVAILABLE AT THE MAIN SERVICE DISCONNECT. NO DESIGN CHANGES SHALL BE MADE TO THE DISTRIBUTION SYSTEM WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL ELECTRICAL ENGINEER OF RECORD. FOR A SERIES RATED SYSTEM USING PANEL BOARDS MANUFACTURED BY SQUARE-D USE A FULLY RATED MAIN BREAKER (SM-RGC) AS WELL AS OTHER FULLY RATED BREAKERS IN THE MDP (QG, FH, RGC) AND SERIES RATED BREAKERS (QO (B), QO (B) VH) IN THE SUB-BREAKERS.

D8. PANELBOARD SUPPLIER SHALL MARK CLEARLY & LEGIBLY ON THE DOORS OF ALL PANELS. DOORS OF ALL PANELS "CAUTION - SERIES RATED SYSTEM _____A AVAILABLE. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED."

D9. ALL BREAKERS SHALL BE THE BOLT-ON TYPE. ALL CIRCUIT BREAKERS SHALL BE CAPABLE OF BEING LOCKED OUT TO COMPLY WITH OSHA REGULATION 1910.147 LOCKOUT/TAGOUT PROCEDURES.

D10. BRANCH BREAKERS OF 2P AND 3P CONFIGURATION SHALL HAVE A COMMON TRIP.

D11. ALL CIRCUIT BREAKERS USED TO SWITCH LIGHT FIXTURES SHALL BE APPROVED FOR THE PURPOSE AND MARKED "SWD".

D12. ALL HVAC CIRCUIT BREAKERS SHALL BE HACR TYPE. SEE TABLE ON SHEET E4.0 FOR CONDUIT AND WIRE SIZE REQUIREMENTS.

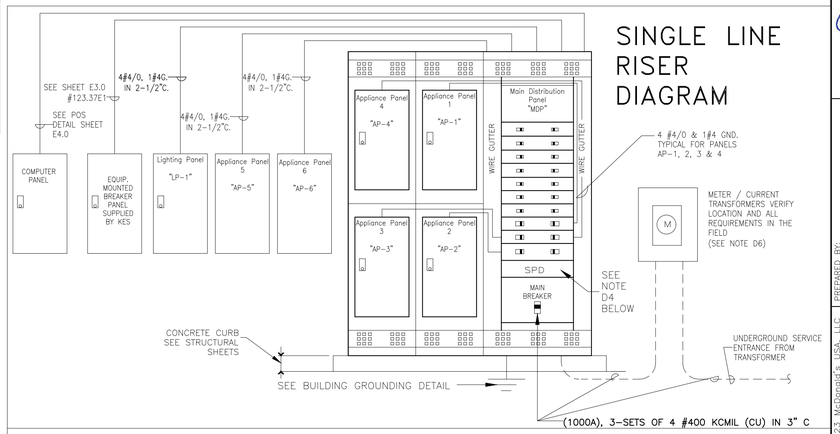
D13. PANELBOARD SUPPLIER SHALL PROVIDE ENGRAVED PLASTIC LAMINATED LABELS TO IDENTIFY ALL PANELS. LABEL FOR COMPUTER PANEL SHALL READ "COMPUTER ONLY PANEL".

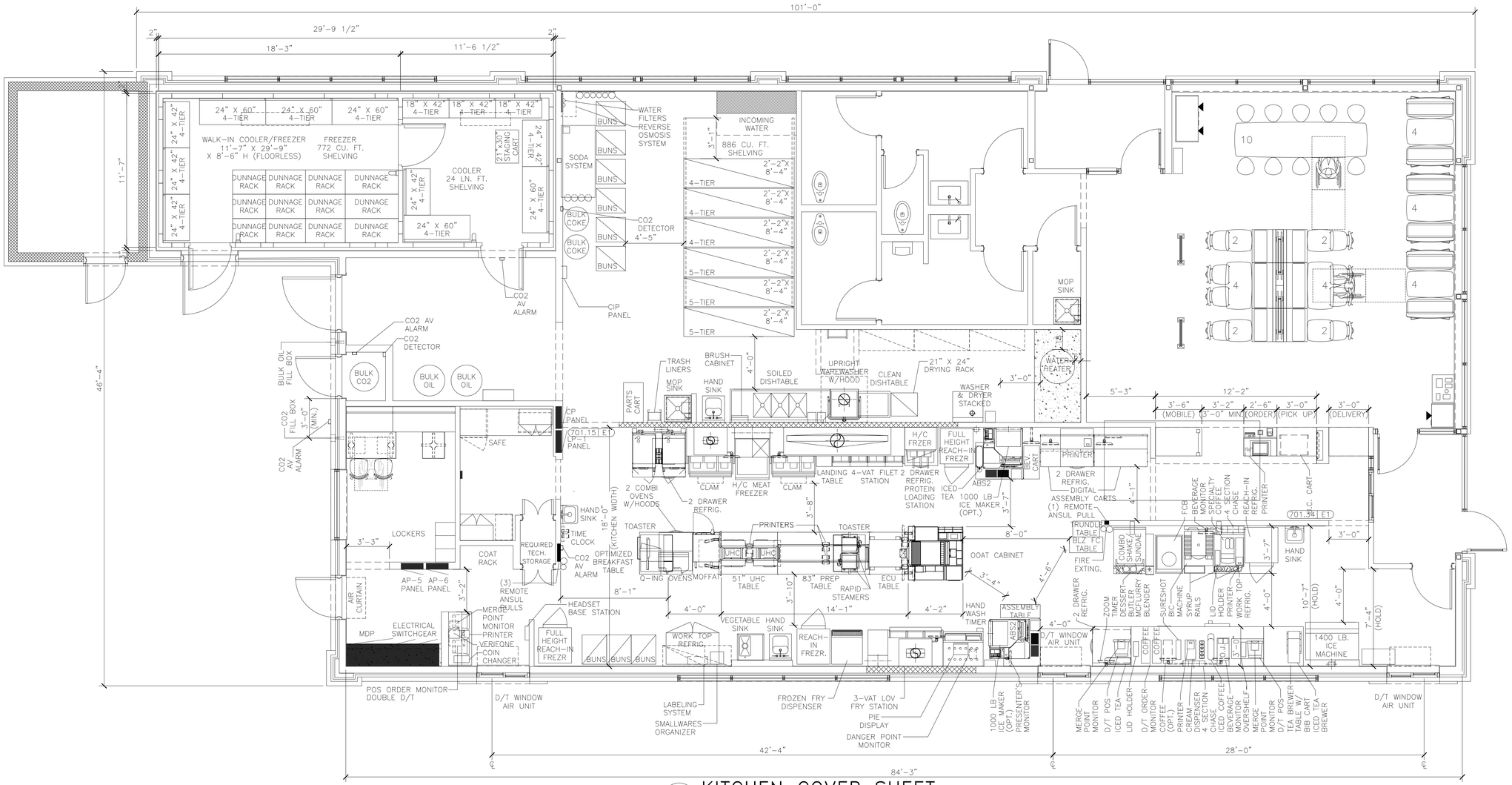
D14. ALL PANELS SHALL BE PROVIDED WITH A KEY LOCK AND LATCH. EACH PANEL SHALL HAVE TWO KEYS WITH ALL PANELS KEYED ALIKE.

D15. PANELBOARD MANUFACTURER SHALL PROVIDE ARC-FLASH WARNING LABELS FOR MDP AND ALL BRANCH PANELBOARDS IN ACCORDANCE WITH NEC110.

D16. ALL RECEPTACLES IN THE KITCHEN AREA MUST HAVE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION PER NEC 210.8 (B) (2).

D17. ON PROJECTS RATED 1200 AMPS OR MORE, AND FOLLOWING NEC 2017 OR NEWER, ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR DATA COLLECTION INCLUDING BUT NOT LIMITED TO UTILITY TRANSFORMER DATA, CABLE LENGTHS, ETC AND COORDINATING WITH THE SWITCHBOARD SUPPLIER OR ELECTRICAL ENGINEER SO THAT AN ARC FLASH STUDY CAN BE PREFORMED. SUPPLIER SHALL SHARE THE RESULTS OF THE STUDY WITH THE ENGINEER OF RECORD SO THAT THE APPROPRIATE ARC ENERGY REDUCTION METHOD MEETING THE REQUIREMENTS ON NEC 240.87 CAN BE APPLIED. CONTRACTOR SHALL ALSO BE RESPONSIBLE TO AFFIX THE LABELS ON THE DESIGNATED EQUIPMENT PROVIDED BY THE SUPPLIER.


SEE SHEET E3.0 #123.37E1
SEE POS DETAIL SHEET E4.0
4#4/0, 1#4G. IN 2-1/2"C.
4#4/0, 1#4G. IN 2-1/2"C.
4#4/0, 1#4G. IN 2-1/2"C.
COMPUTER PANEL
EQUIP. MOUNTED BREAKER PANEL SUPPLIED BY KES
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

REV	DATE	DESCRIPTION	BY

JOHN FERGUSON ELECTRICAL LICENSE No. 112169 STATE OF TENNESSEE

06/25/2024

PREPARED BY: CORE STATES GROUP
212 S. 34th Street Suite 2 Fayetteville, AR 72712 479.966.4400 www.corestatesgroup.com

PREPARED FOR: McDonald's USA, LLC

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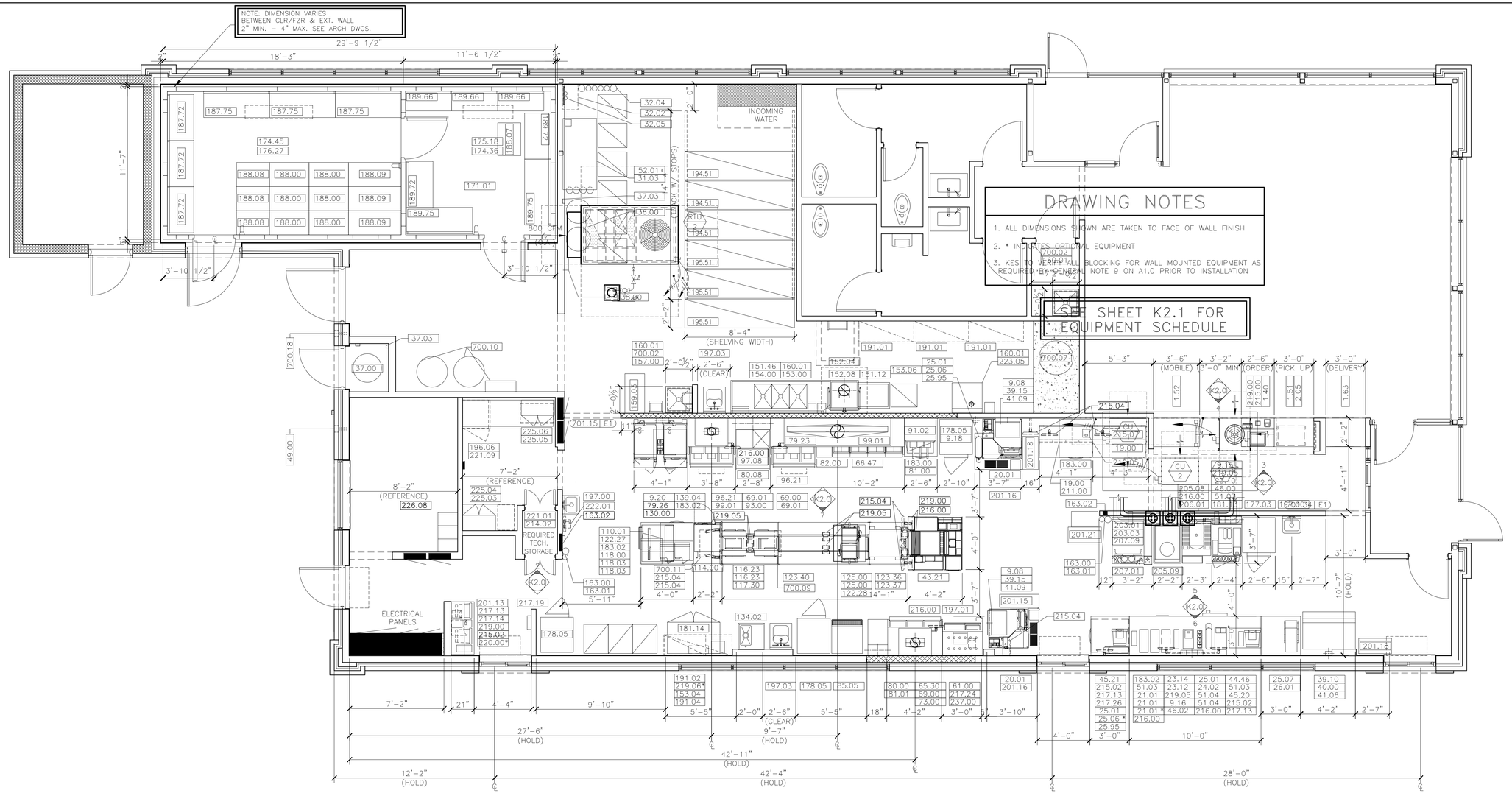
DRAWN BY: SH
STD ISSUE DATE: 2023_12
REVIEWED BY: RK
DATE ISSUED: 05-10-2024

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

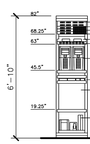
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING METAL PANEL/BRICK EXTERIOR FINISH

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

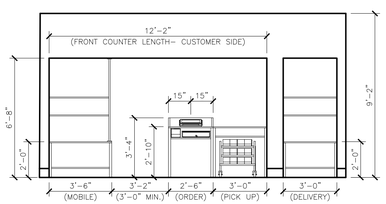
SHEET NO.: 041-1210.00.0 K1.0 KITCHEN COVER SHT



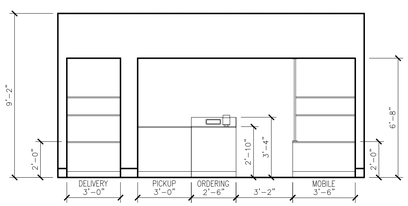
1 K2.0 KITCHEN EQUIPMENT PLAN



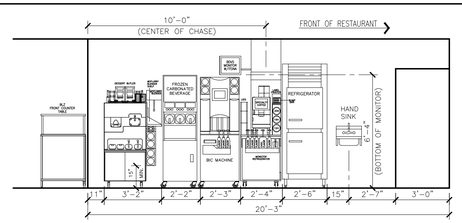
2 K2.0 COMPUTER CLOSET RACK
1/4" = 1'-0"



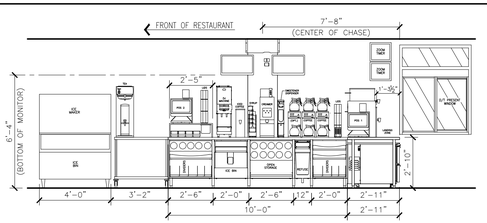
3 K2.0 FRONT COUNTER
1/4" = 1'-0"



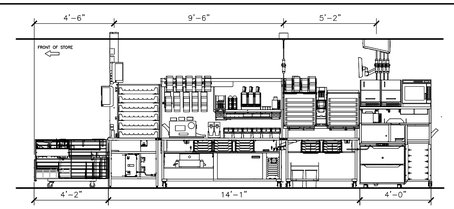
4 K2.0 FRONT COUNTER ELEVATION
1/4" = 1'-0"



5 K2.0 BEVERAGE CELL (INTERIOR WALL)
1/4" = 1'-0"



6 K2.0 BEVERAGE CELL (EXTERIOR WALL)
1/4" = 1'-0"



7 K2.0 COMPACT OPTIMIZED PREP LINE
1/4" = 1'-0"

REV.	DATE	DESCRIPTION	BY

JOHN FERGUSON ARCHITECTURAL LICENSE No. 112169 STATE OF TENNESSEE
06/25/2024

PREPARED BY: CORE STATES GROUP
212 S.E. 34th Street Suite 2 Bentonville, AR 72712 479.984.4400 www.corestatesgroup.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
K2.0
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	SHS3-4	–	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	BEL0095BS6AMA00096	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	MULTIPLEX	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 TECHNICAL COMMENCE No. 112169 STATE OF TENNESSEE
06/25/2024

PREPARED BY:
CORE STATES GROUP
212 S.E. 34th Street
Suite 2
Bentonville, AR 72712
479.984.4400
www.corestatesgroup.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
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ENGINEER
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(270) 651-7220

SURVEYOR
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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 ¼" 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.

Tennessee811

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
an SVV Company

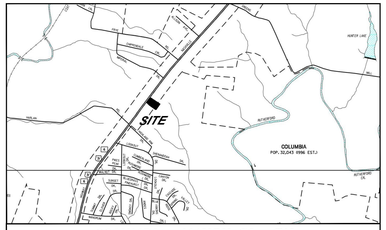
PREPARED FOR:
McDonald's USA, LLC®

These drawings and specifications are the confidential and proprietary property of American Engineers, Inc. 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 project status. Use of these documents for any other purpose requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

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. PEDICO, 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. PEDICO, 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 OPP 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

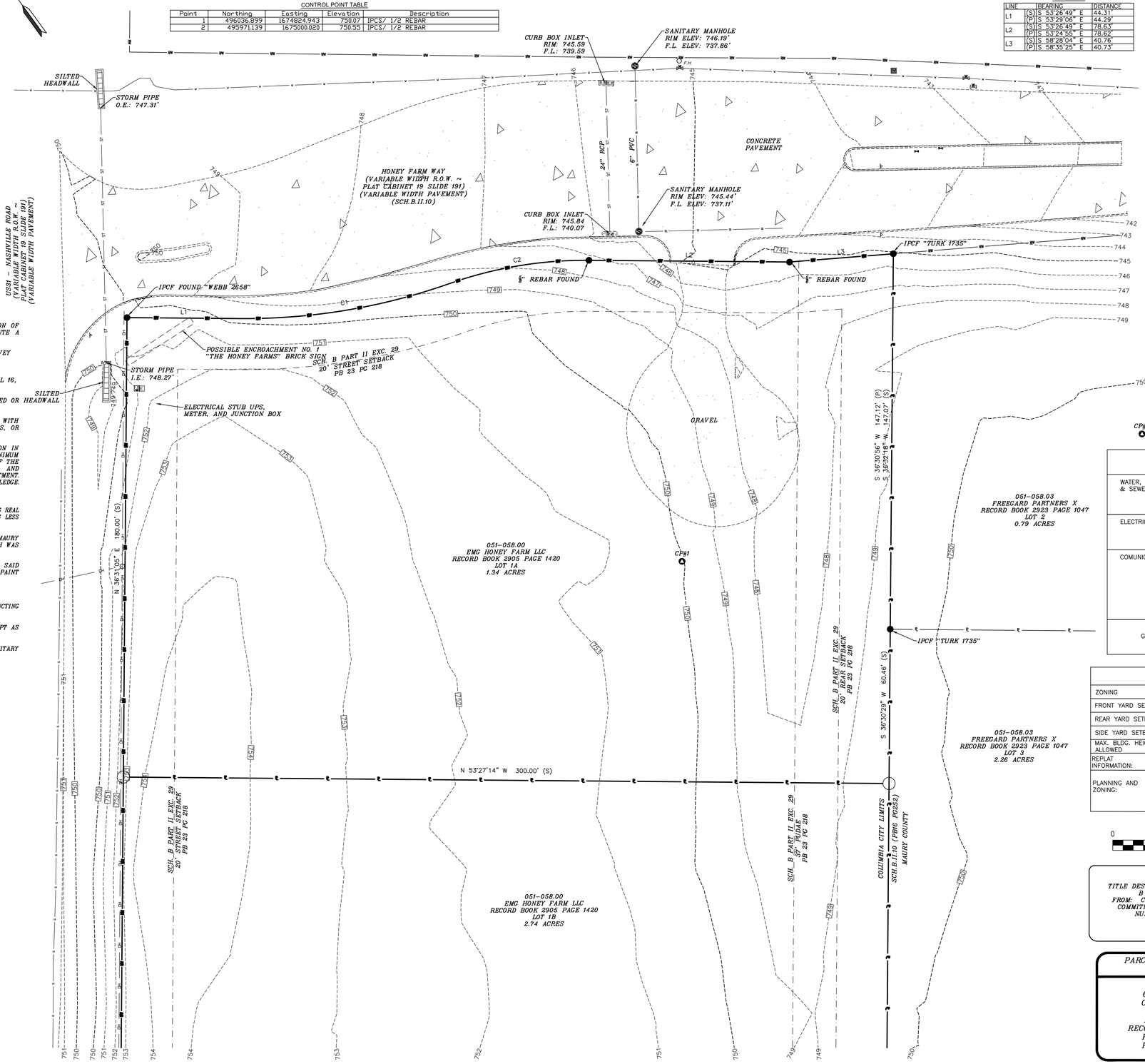
Point	Northing	Easting	Elevation	Description
1	496036.899	1674824.943	750.07	IPCS/ 1/2 REBAR
2	495971.139	1675000.020	750.55	IPCS/ 1/2 REBAR

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'



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. PEDICO 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 73421

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

PREPARED FOR:

McDonald's USA, LLC®

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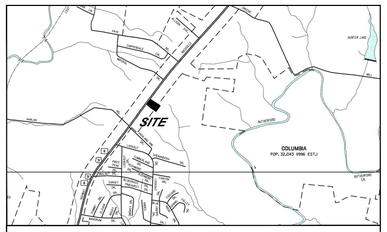
SCALE: 1" = 80'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

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. 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:

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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.

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SEE SHEET 2 FOR BOUNDARY AND EASEMENT BREAKDOWN

(D) = DEED DISTANCE
(P) = PLAT DISTANCE
(S) = SURVEYED DISTANCE

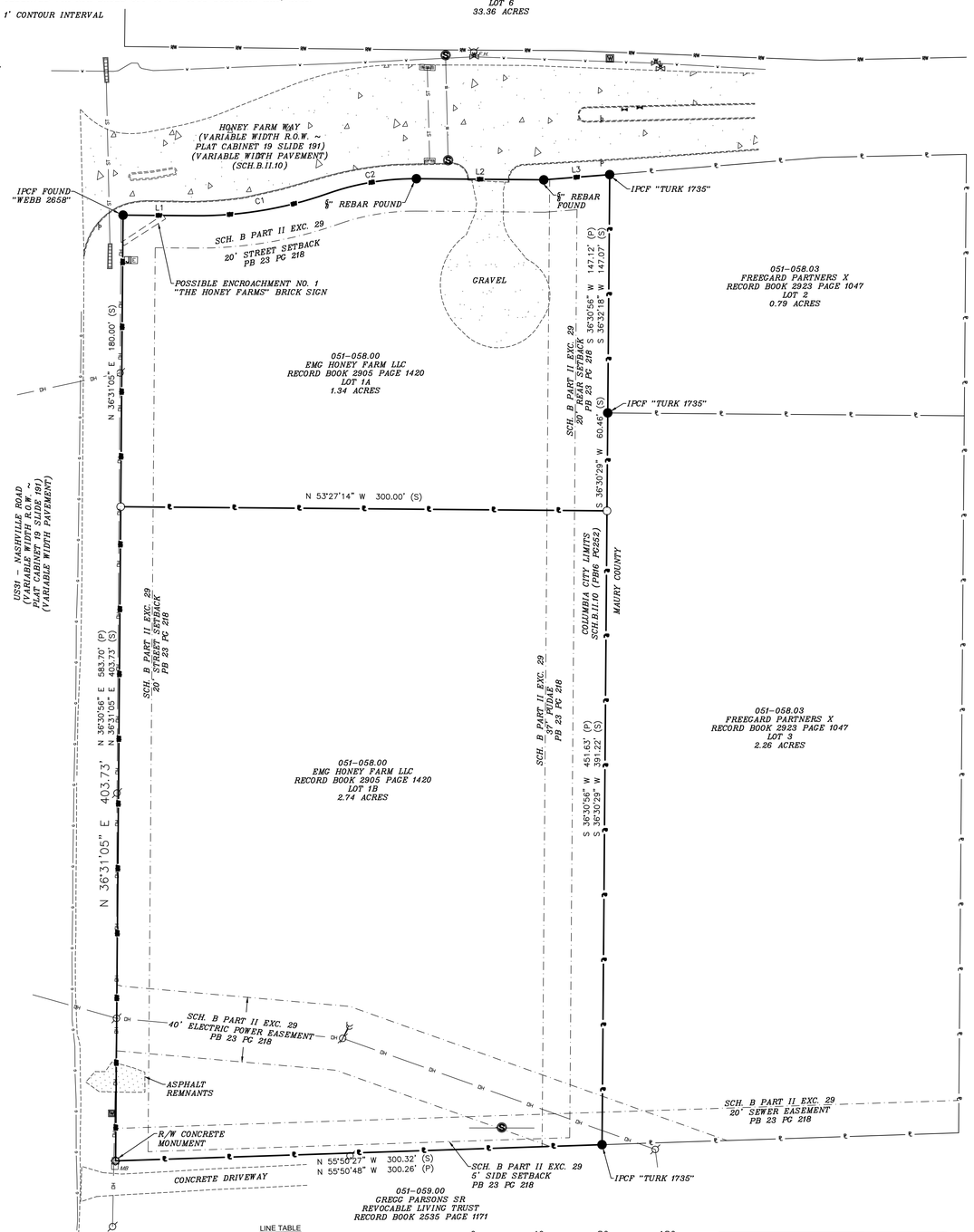
RECORDED LEGAL DESCRIPTION
LAND IN MAURY COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE PLAN OF HONEY FARM CROSSING FOR EMC HONEY FARM, LLC, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK P23, PAGE 218, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO EMC 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'
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	(P)	240.00'	83.53'	83.11'	S 63°25'16" E	19°56'56"
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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

EMC 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

EMC 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 EMC 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.

EMC 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 EMC 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 EMC 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:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220

PREPARED FOR:
McDonald's USA, LLC ©

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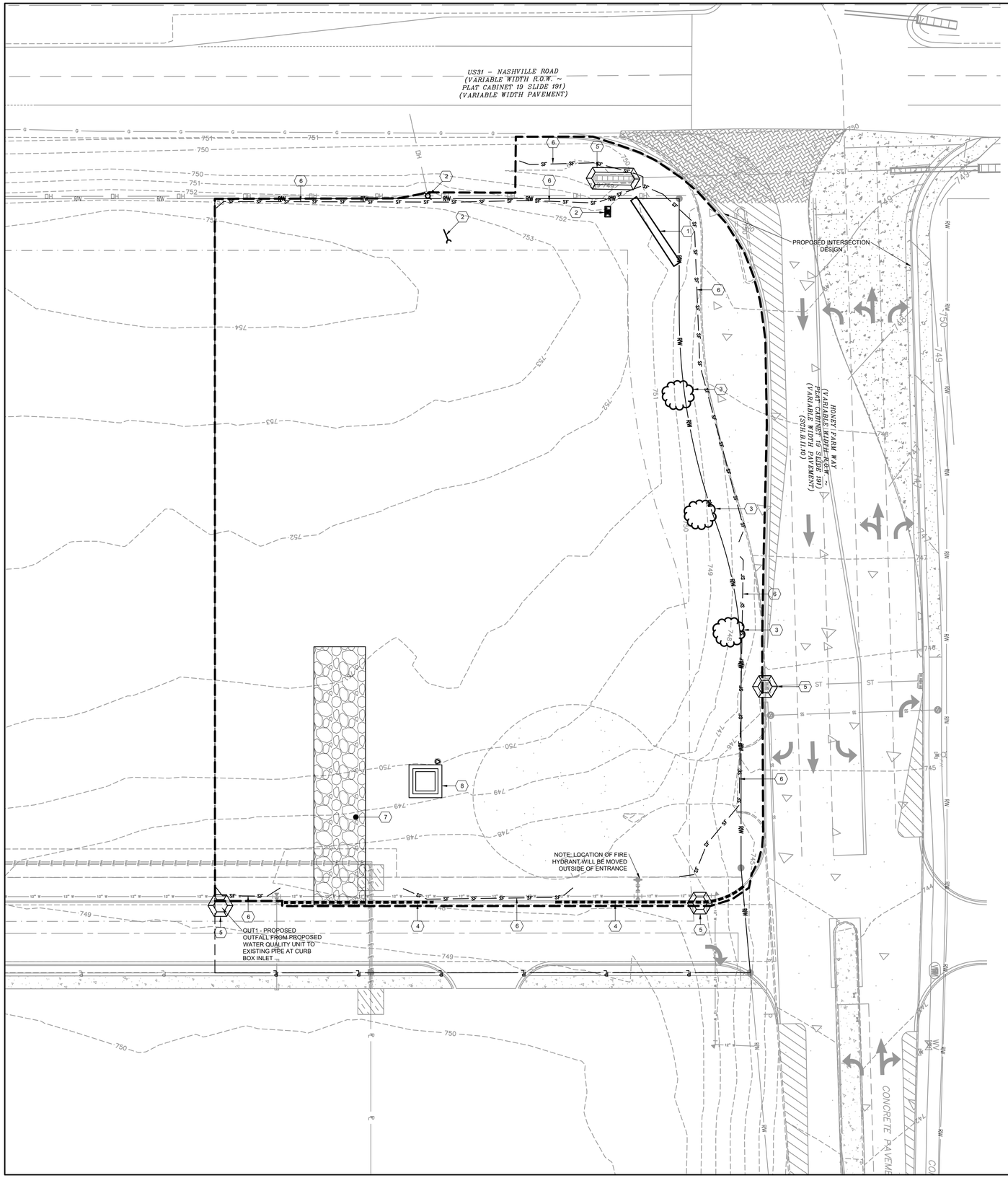
SCALE: 1" = 80'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

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

Tennessee811

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 SVV Company

PREPARED FOR:

McDonald's USA, LLC

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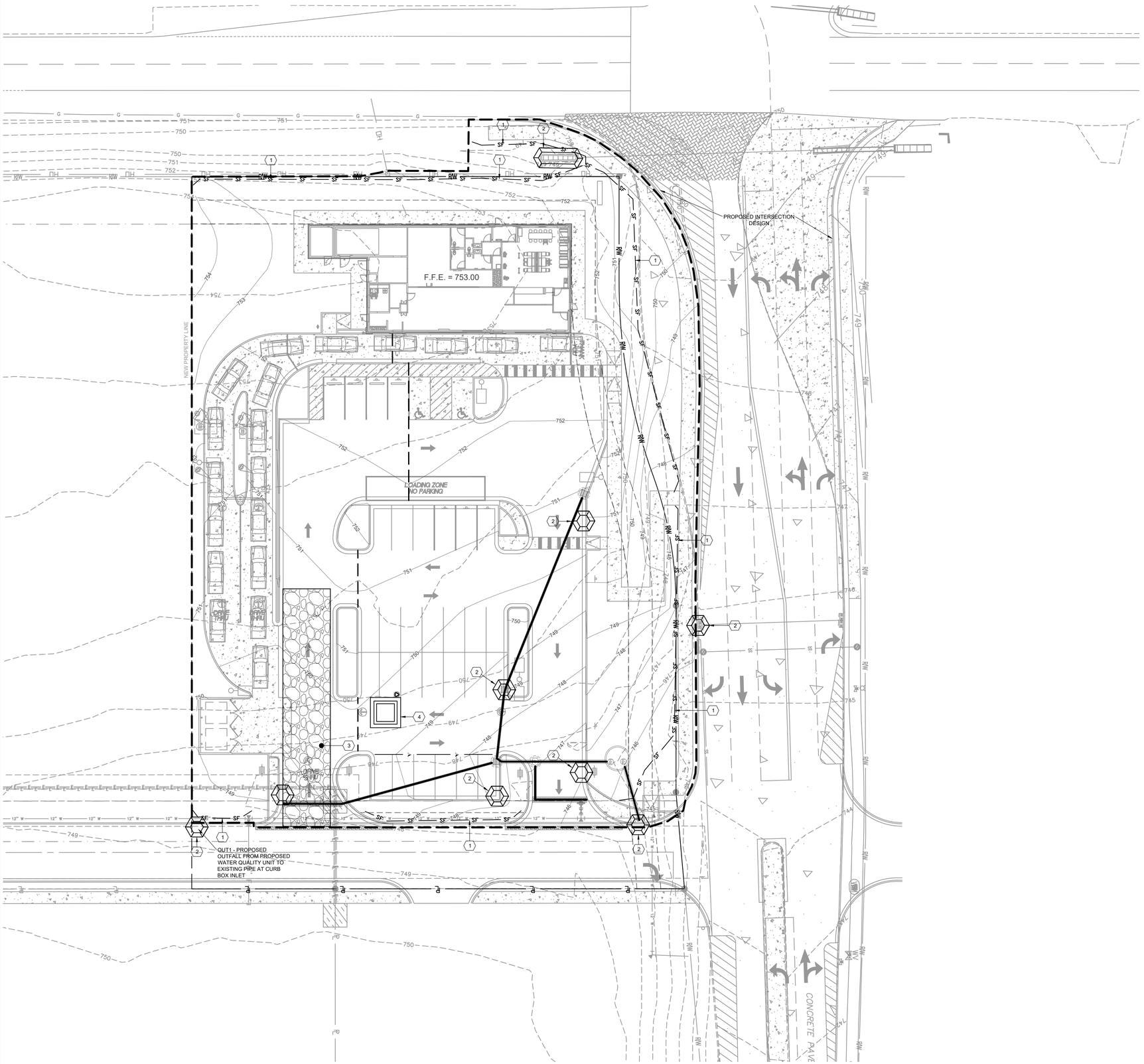
SCALE: 1" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

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.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI
an SVV Company

PREPARED FOR:

McDonald's USA, LLC®

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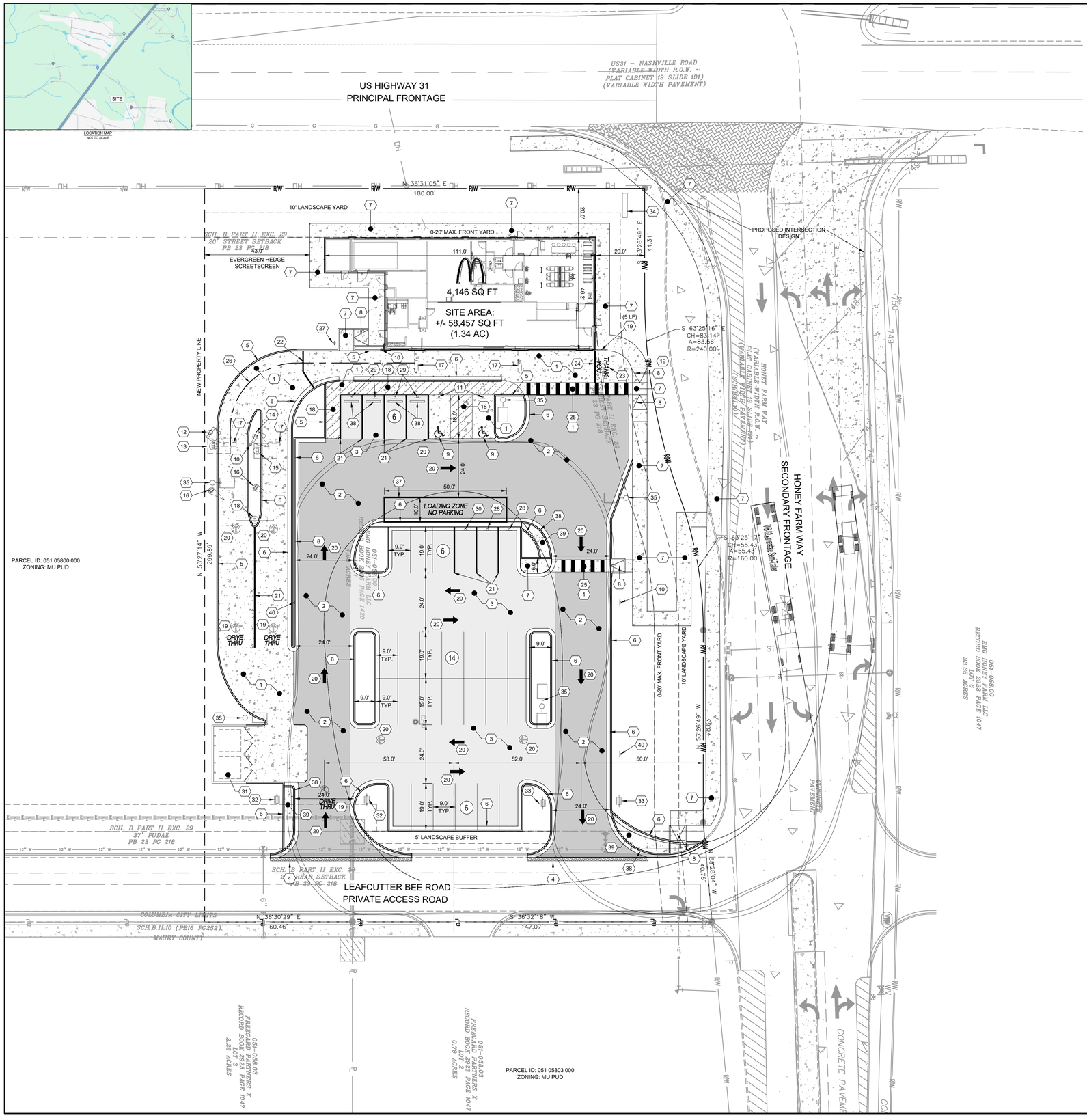
SCALE: 1" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

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

Tennessee811

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI
an SVV 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: 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

THANK YOU

IPCF FOUND "WEBB 2658"

5" REBAR FOUND

MATCHLINE - RE: C-3.2

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

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REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.
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65 Aberdeen Drive Glasgow KY 270.651.7220
a SIX Company

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC®

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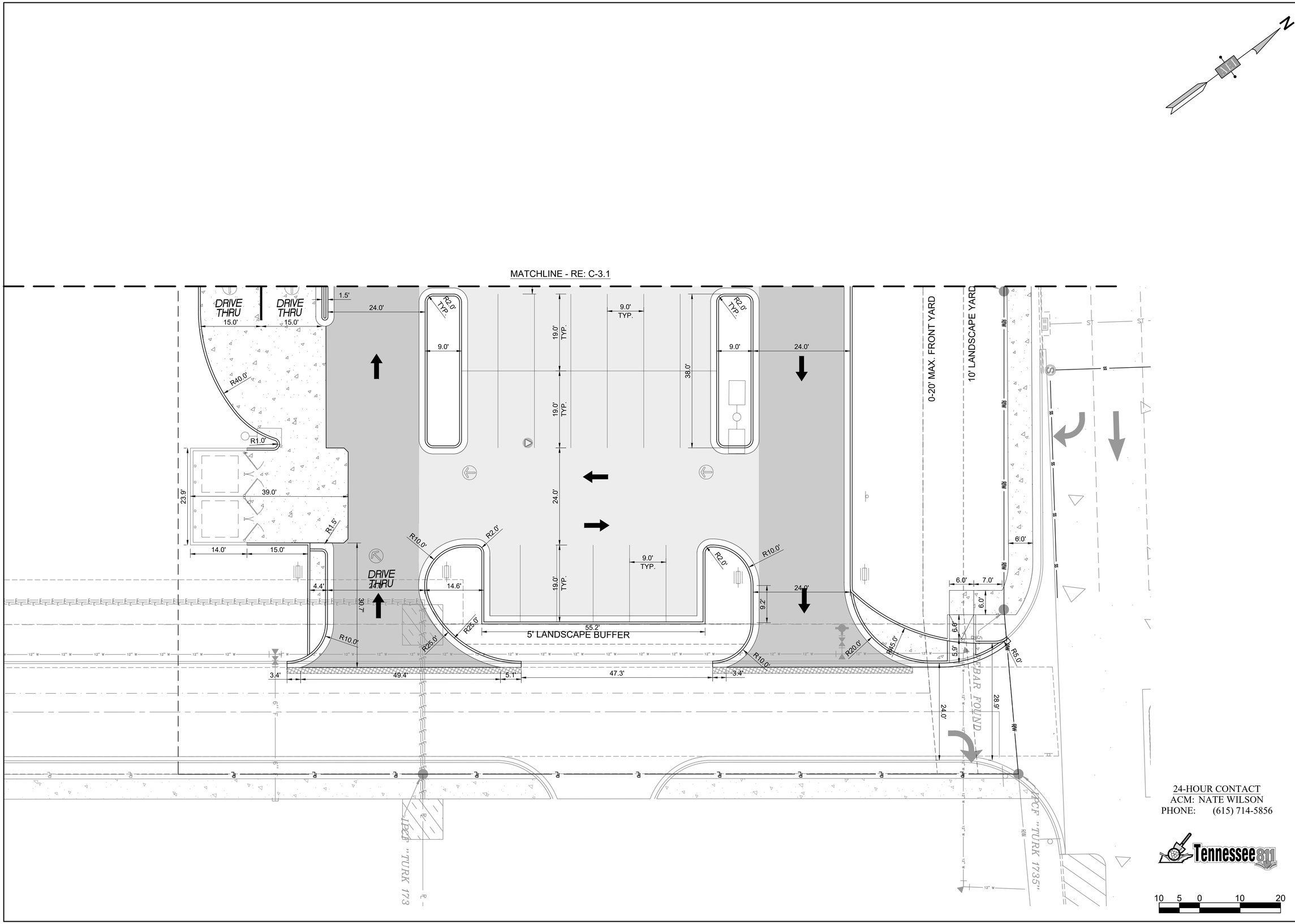
SCALE: 1" =10'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

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



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PREPARED BY:

AMERICAN ENGINEERS, INC.
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65 Aberdeen Drive Glasgow KY 270.651.7220
SVV Company

PREPARED FOR:

McDonald's USA, LLC®

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DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: ENLARGED DIMENSIONAL SITE LAYOUT PLAN

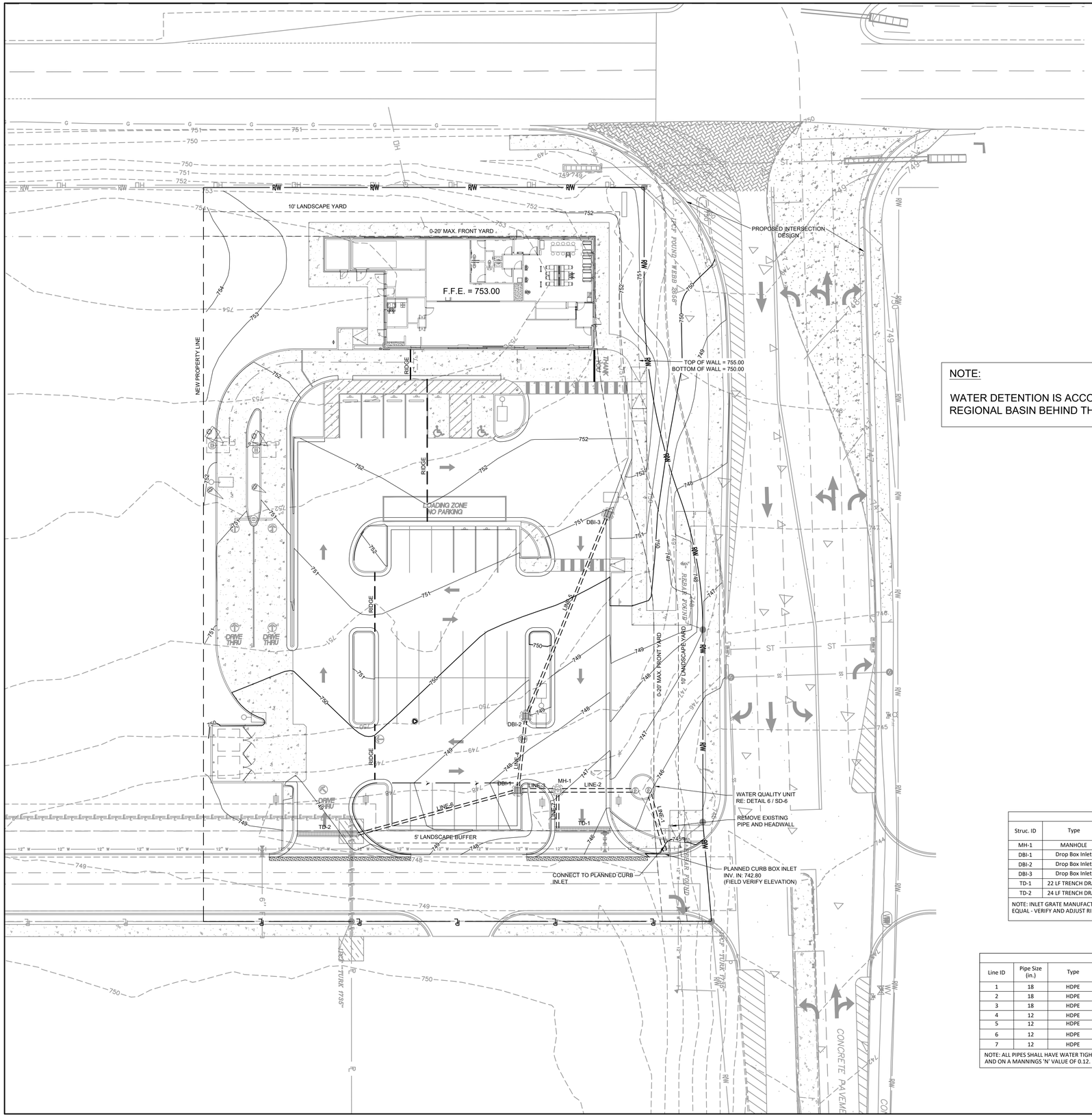
DESCRIPTION: NEW RESTAURANT

AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-3.2



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

N

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

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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
AEI
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PREPARED FOR:

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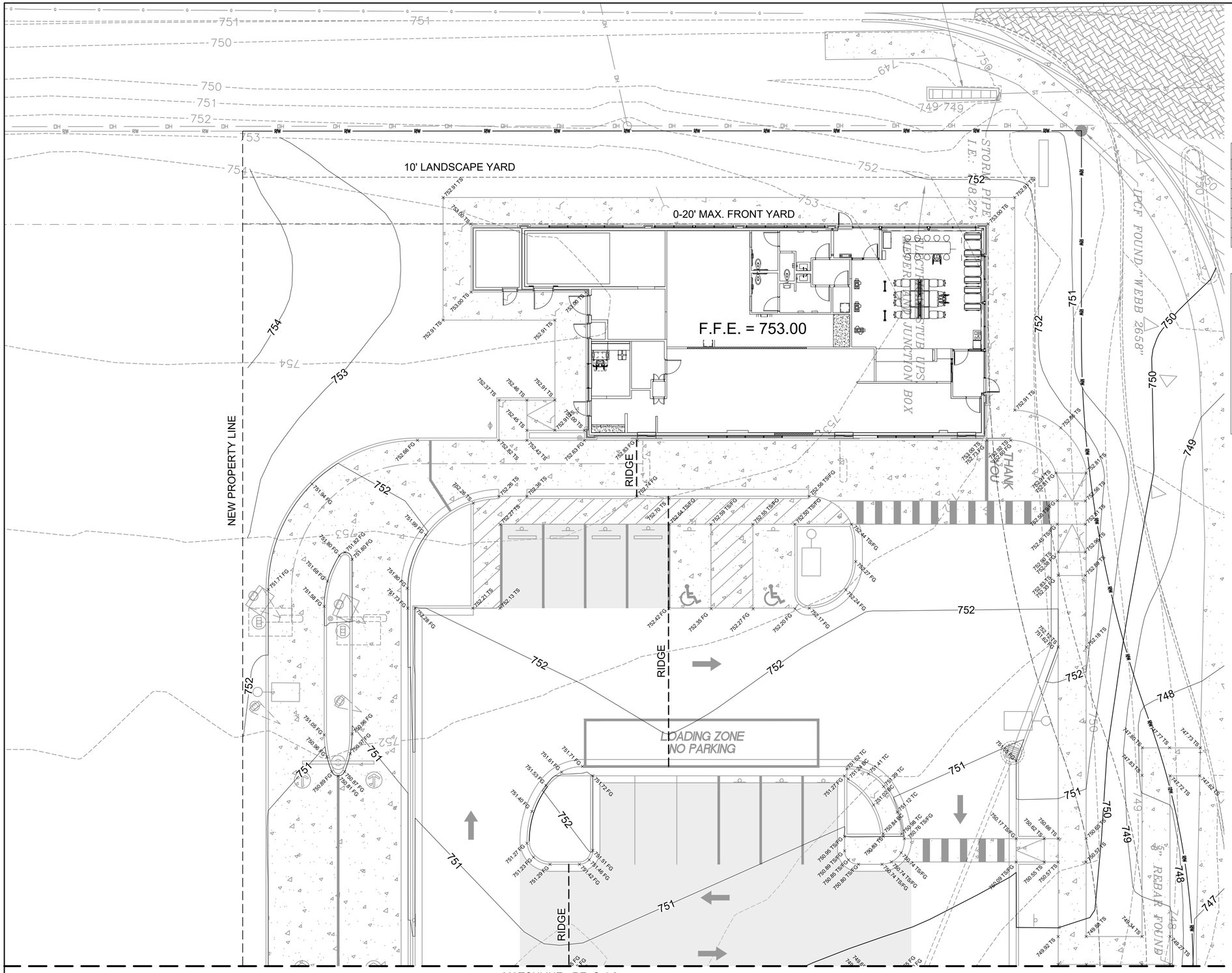
SCALE: 1" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

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:
   - MAXIMUM RUNNING SLOPE 8.33%
   - DESIGNED MAX. RUNNING SLOPE 7.5%-8.0%
2. ACCESSIBLE PARKING PAD:
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10 5 0 10 20

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PREPARED FOR:

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REVIEWED BY: R. TUTT

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

SHEET NO. C-4.1

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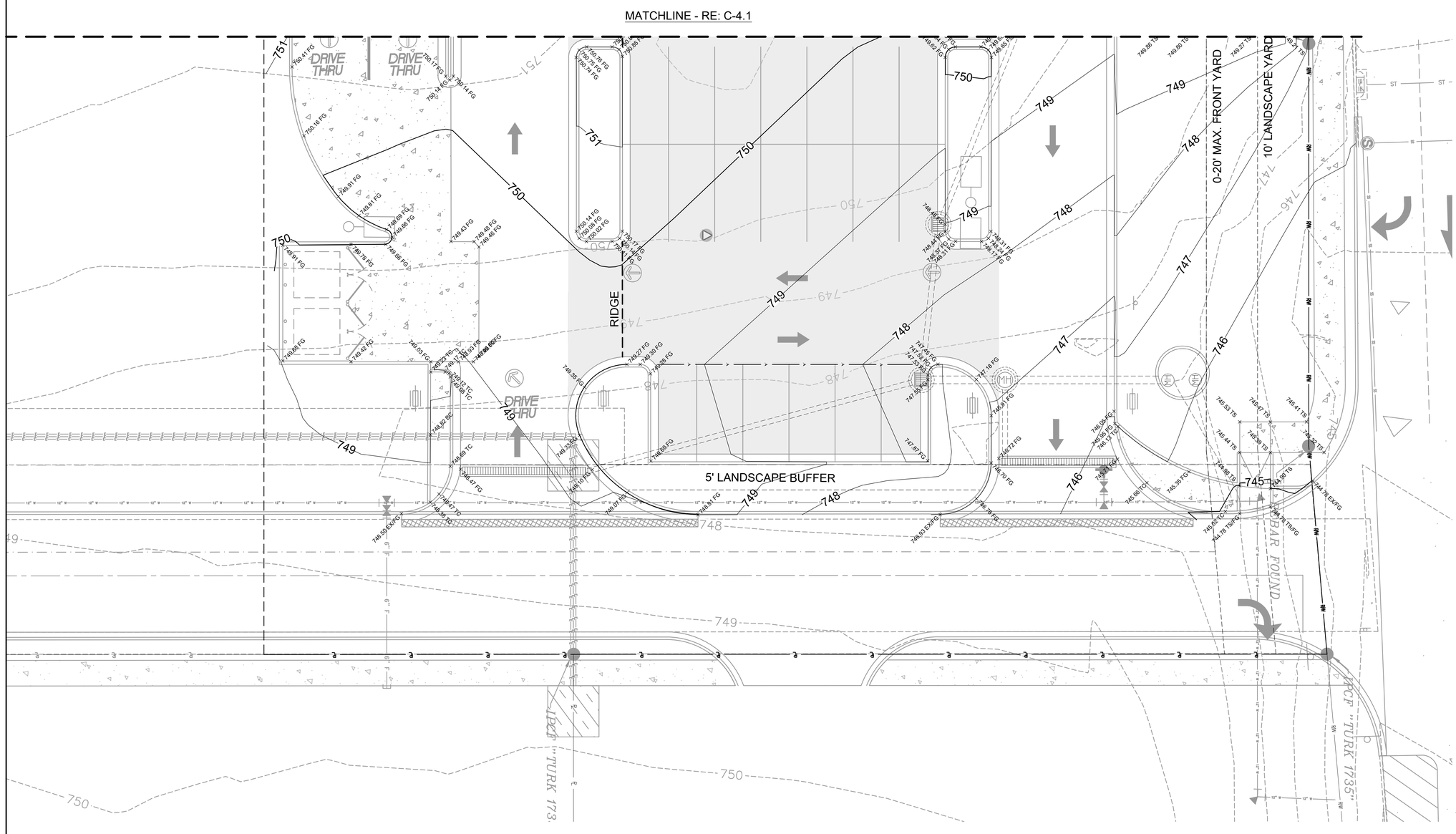

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
SBE SVE Certified

PREPARED FOR:

McDonald's USA, LLC.

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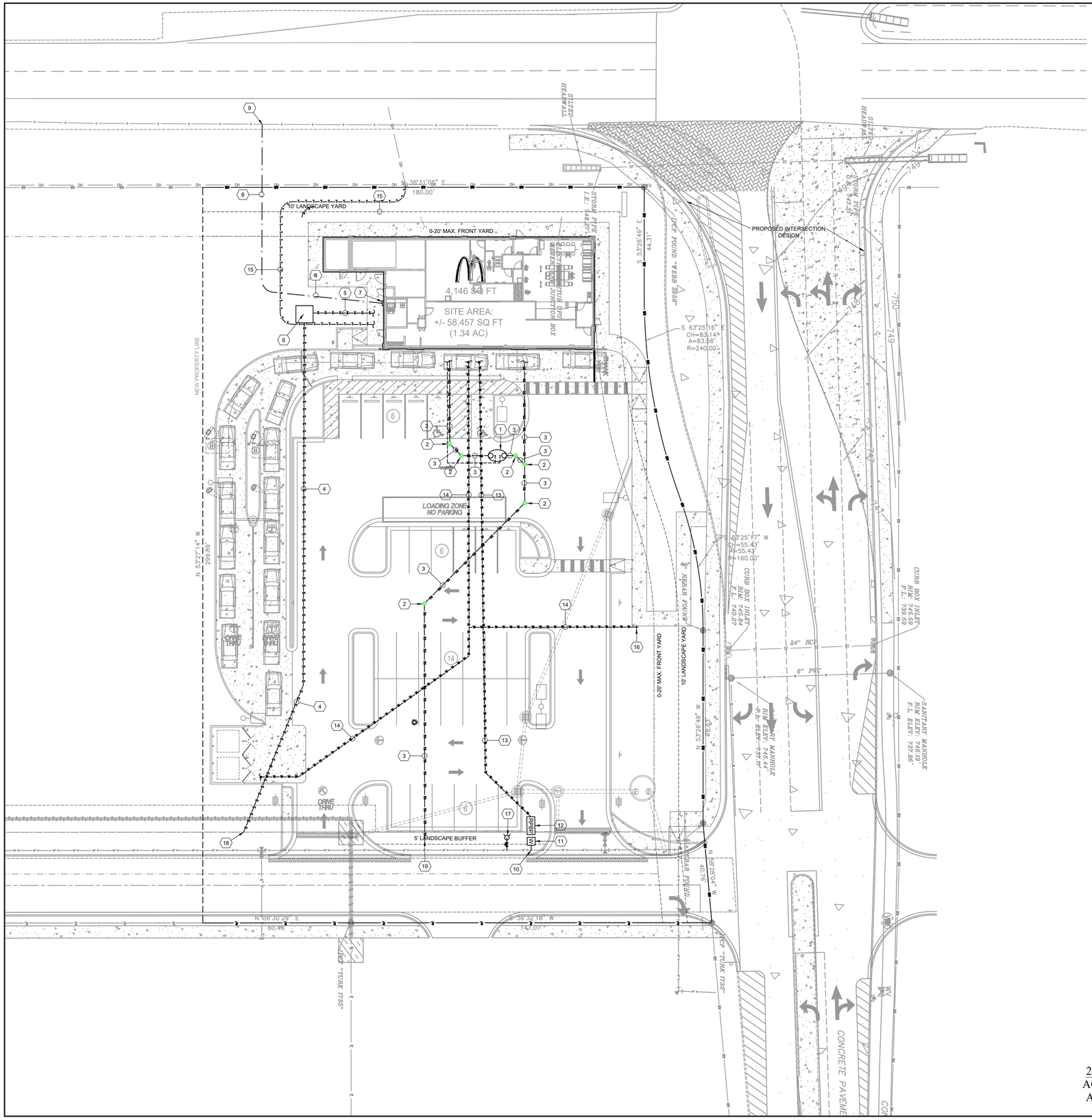
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-4.2



PROPOSED UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND GAS
- PROPOSED COMMUNICATIONS

UTILITY NOTES

1. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND , WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATED UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL ON-SITE SANITARY, STORM AND WATER LATERALS SHALL BE OWNED AND MAINTAINED BY THE OWNER, EXCEPT WHERE EASEMENTS ARE SHOWN.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES ARE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
5. PRIOR TO THE EXCAVATING NEAR GAS OR ELECTRIC LINES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY.
6. ALL NEW CONDUITS SHALL BE PUSHED UNDER EXISTING CURB UNLESS OTHERWISE SPECIFIED.
7. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
9. PROPOSED TELEPHONE SERVICE SHALL BE INSTALLED WITH NO 90° BENDS, ONLY 90° SWEEPS (MAX. OF 2 SWEEPS).
10. THE CONTRACTOR, AFTER COORDINATING WITH ALL UTILITY COMPANIES, SHALL INCLUDE ALL WORK EVEN IF NOT SHOWN ON PLANS TO PROVIDE ALL UTILITY SERVICES TO BUILDING.
11. ALL UTILITIES TO BE CONSTRUCTED TO PROVIDE SERVICE.
12. BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
13. CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
14. DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 30".
15. INSPECTION FEES TO BE PAID BY CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE WATER SERVICES CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY CO.
17. ALL TRENCHING, PIPE LAYING AND BACK FILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
18. CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
19. ALL GATE VALVES SHALL BE PROVIDED WITH VALVE BOX IN ACCORDANCE WITH WATER UTILITY STANDARDS.
20. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS AND SHALL BE CONSTRUCTED ACCORDING TO WATER DEPARTMENT STANDARDS.
21. THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE STATE DIVISION OF WATER OR LOCAL WATER CO. STANDARDS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
23. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
24. BEFORE YOU DIG: CONTRACTOR SHALL NOTIFY BUD, 1-800-892-0123 48 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED RIGHT OF WAY.

UTILITY KEY NOTES

1. INSTALL 1,500 GALLON (MIN.) ZURN (GREEN TURTLE) GREASE TRAP/OIL INTERCEPTOR OR APPROVED EQUAL. REFER TO PLUMBING PLANS FOR DETAIL
2. INSTALL SANITARY SEWER CLEANOUT. (REFER TO DETAIL 10 / SD-6)
3. INSTALL 4" PVC SDR-35 SANITARY SEWER LINE AT 1.2% MINIMUM
4. INSTALL (3) 2" PVC PRIMARY ELECTRICAL CONDUIT TO TRANSFORMER. REFER TO ELECTRICAL PLANS
5. INSTALL SECONDARY ELECTRICAL SERVICE. REFER TO ELECTRICAL PLANS
6. PAD MOUNTED TRANSFORMER. REFER TO UTILITY COMPANY STANDARD DETAILS FOR CONCRETE PAD REQUIREMENTS. REFER TO ELECTRICAL PLANS FOR CONTINUATION. COORDINATE WITH UTILITY COMPANY FOR ADEQUACY.
7. GAS METER. REFER TO MECHANICAL PLANS
8. GAS SERVICE LINE TO BE INSTALLED BY UTILITY COMPANY. TAP FEE TO BE PAID BY CONTRACTOR
9. GAS TIE-IN TO EXISTING GAS MAIN (APPROXIMATE LOCATION). COORDINATE WITH GAS COMPANY
10. TAPPING SADDLE FOR WET TAP. COORDINATE WITH UTILITY COMPANY
11. NEW WATER 2" WATER METER. COORDINATE WITH UTILITY COMPANY
12. INSTALL REDUCED PRESSURE BACKFLOW PREVENTOR IN HOTBOX.
13. INSTALL 2" TYPE K COPPER DOMESTIC WATER SERVICE
14. INSTALL 3/4" DIA. TYPE K COPPER WATER DOMESTIC SERVICE LINE TO DUMPSTER ENCLOSURE HOSE BIBB
15. INSTALL 2" FIBER CONDUIT FROM THE VAULT INTO THE DESIGNATED AREA INSIDE THE BUILDING. REFER TO ELECTRICAL PLANS FOR CONTINUATION
16. POST HYDRANT. (REFER TO DETAIL 9 / SD-7)
17. FIRE HYDRANT RELOCATION BY DEVELOPER.
18. ELECTRICAL SWITCH BY DEVELOPER.
19. CONNECT SEWER TO 6" PVC SANITARY SEWER STUB OUT PROVIDED BY DEVELOPER.

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

Tennessee811

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 SVC 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

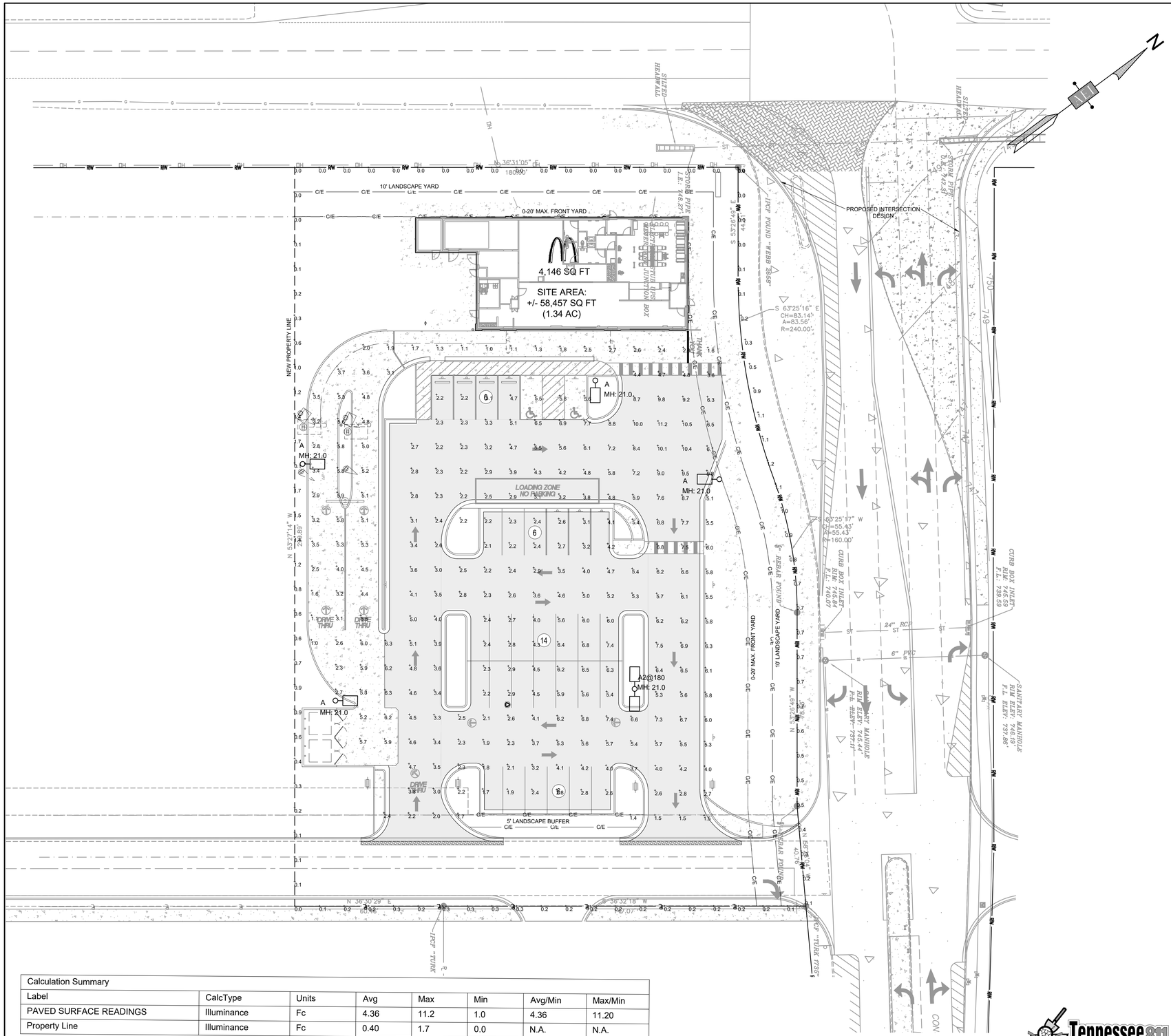
TITLE: UTILITY PLAN

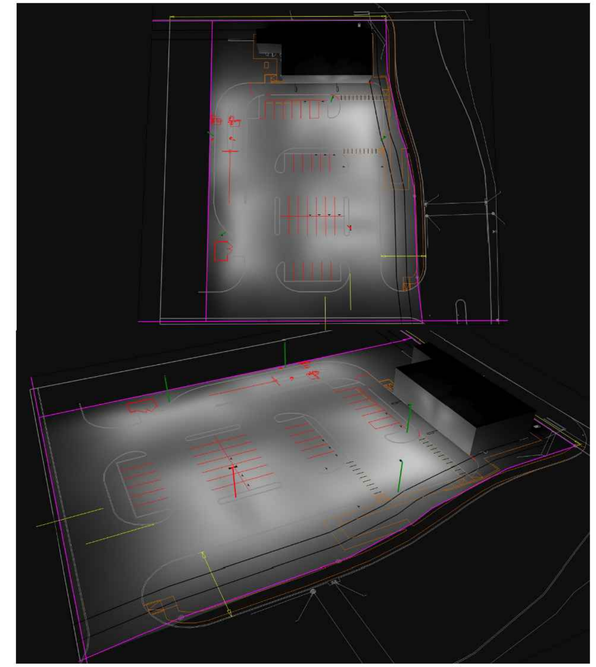
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-5.0





Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	4.36	11.2	1.0	4.36	11.20
Property Line	Illuminance	Fc	0.40	1.7	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	4	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
	1	A2@180	BACK-BACK	0.900	RAR2-480L-240-5K7-4W	226.9	1.214	21	SES-18-40-1-TA-GL-xx (4")

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

Tennessee811

20 10 0 20 40

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

Regional Drawing
41-1210

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
SCALE 1"=20' 0"
DRAWN BY CLB
POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
2248 NASHVILLE HWY
COLUMBIA, TN 38401
NATIONAL STORE NUMBER 40957
DATE 3/6/2024
DRAWING NUMBER A240459C.AGI

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an SVV Company

PREPARED FOR:
McDonald's USA, LLC®

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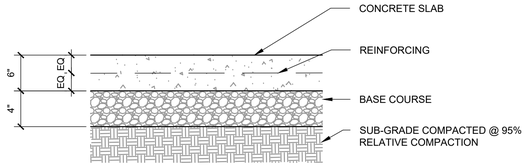
SCALE: 1" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: MN, HOLLANIBS
REVIEWED BY: V. HOLLAND

TITLE: PHOTOMETRIC 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-5.1

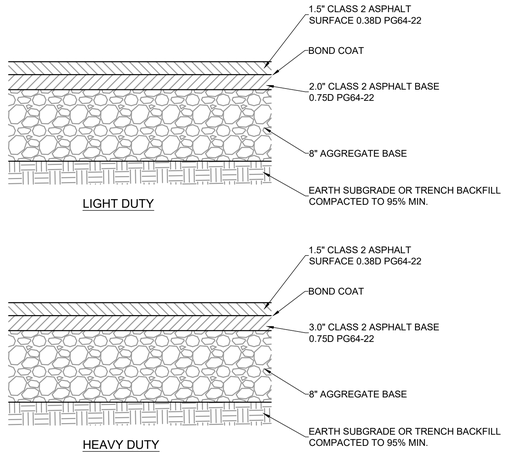


*MATCH DEPTH OF EXISTING ADJACENT AGGREGATE BASE UNDER CONCRETE DRIVE SLAB.

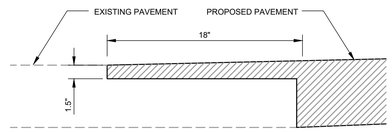
*CONCRETE TO BE A MIN. OF 4000 PSI AT 28 DAYS. 4-6% ENTRAINED AIR. PROVIDE EXPANSION JOINTS EVERY 100' LENGTH AND SAW CUT CONTROL JOINTS IN CONCRETE SLAB NOT TO EXCEED 10' IN LENGTH.

*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, $\frac{3}{4}$" LONG OR ASTM A820, DEFORMED MINIMUM 1.5 INCHES LONG AND ASPECT RATIO OF 45 TO 50.

CONCRETE PAVEMENT DETAIL N.T.S. (1)

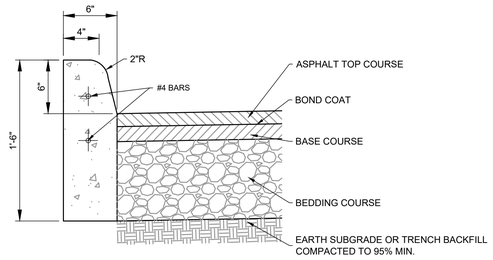


ASPHALT PAVEMENT DETAIL N.T.S. (2)

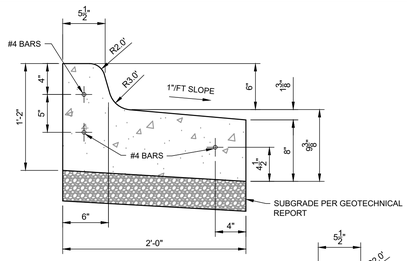


NOTE:
WORK UNDER THIS ITEM SHALL INCLUDE CUTTING OUT THE EXISTING BITUMINOUS SURFACE TO A MINIMUM DEPTH OF 1.5" AND WIDTH AS SHOWN, SO THE NEW SURFACE WILL KEY INTO THE EXISTING SURFACE.

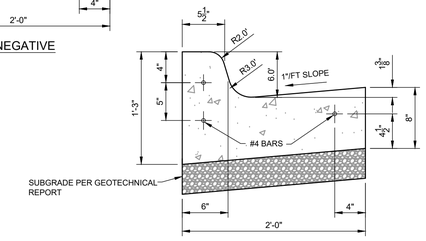
EDGE KEY DETAIL N.T.S. (3)



6" HEADER CURB DETAIL N.T.S. (4)

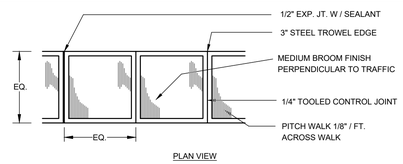


NEGATIVE

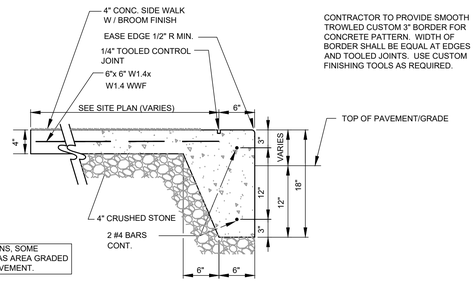


POSITIVE

CURB AND GUTTER DETAIL N.T.S. (5)



PLAN VIEW

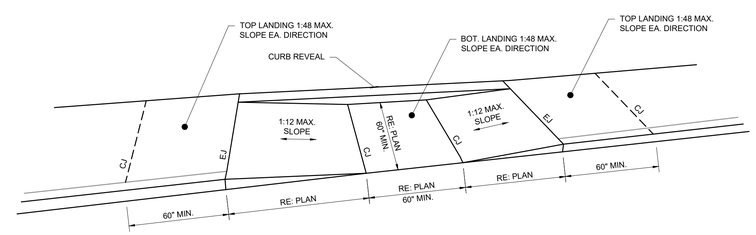


CONTRACTOR TO PROVIDE SMOOTH TROWLED CUSTOM 3" BORDER FOR CONCRETE PATTERN. WIDTH OF BORDER SHALL BE EQUAL AT EDGES AND TOOLED JOINTS. USE CUSTOM FINISHING TOOLS AS REQUIRED.

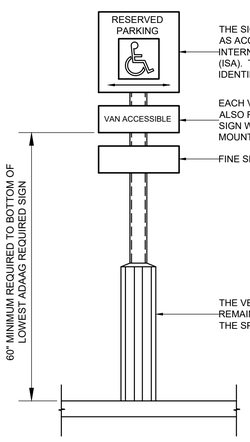
NOTE: SEE PLANS, SOME SIDEWALK AREAS AREA GRADED FLUSH WITH PAVEMENT.

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)



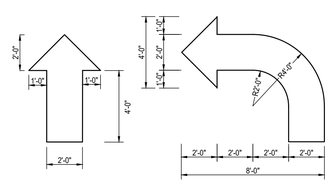
THE SIGN DESIGNATING THE PARKING SPACE AS ACCESSIBLE MUST DEPICT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA). THE SIGN MUST ALSO USE TEXT TO IDENTIFY THE SPACE AS RESERVED.

EACH VAN ACCESSIBLE PARKING AISLE IS ALSO REQUIRED TO BE IDENTIFIED WITH A SIGN WITH THE TEXT, "VAN ACCESSIBLE" MOUNTED BELOW THE ISA.

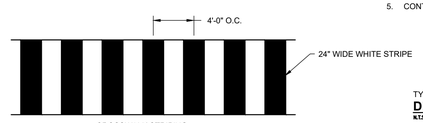
FINE SIGNAGE PER LOCAL ORDINANCE

THE VERTICAL SIGNAGE IS REQUIRED TO REMAIN VISIBLE WITH A VEHICLE PARKED IN THE SPACE.

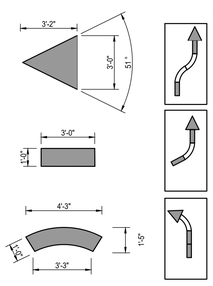
HANDICAP SIGN DETAIL N.T.S. (8)



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.

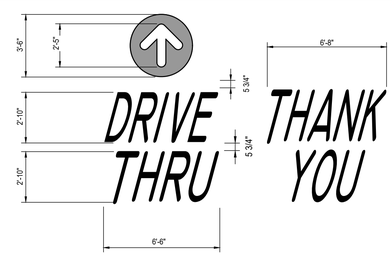


CROSSWALK STRIPING

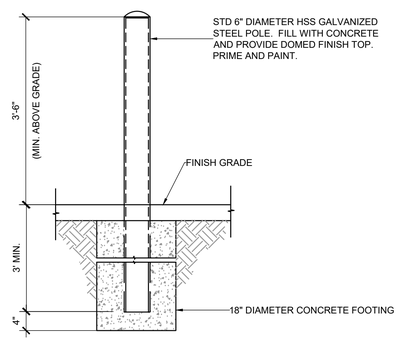


NOTES:
1. ALL PAINT MARKINGS TO BE APPLIED TO ASPHALT WHEN OUTDOOR TEMPERATURE EXCEEDS +8° MINIMUM.
2. ALL PARKING STALL MARKINGS SHALL BE PAINTED WHITE.
3. ALL DRIVE-THRU MARKINGS SHALL BE PAINTED YELLOW (PMS123), INCLUDING 'DRIVE THRU,' 'THANK YOU,' ALL DIRECTIONAL ARROWS AND DRIVE THRU LANE MARKINGS.
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

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI
an SVV Company

PREPARED FOR:
McDonald's USA, LLC®

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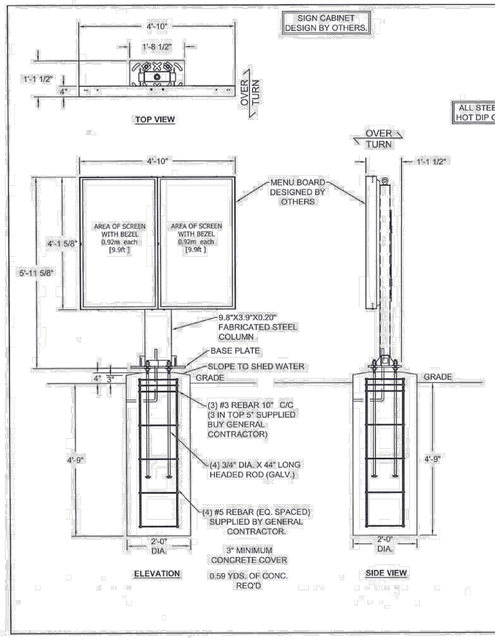
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 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



ALL STEEL SHALL BE HOT DIP GALVANIZED.

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.

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McDONALD'S DOUBLE FACE MENU BOARD
PROTOTYPICAL 150 MPH-INSTALL

CLIENT: COATES
COATES
1142 W. MADISON STREET, SUITE 304
CHICAGO, IL 60607

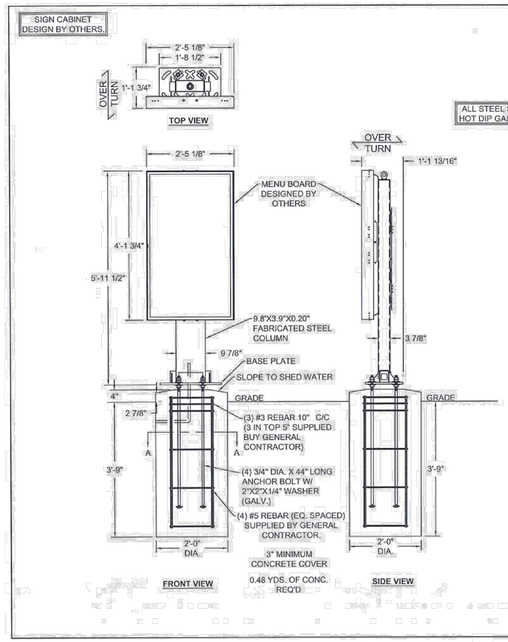
CAMPBELL CONSULTING ENGINEERING, LLC
382 HIGH STREET
MARYVILLE, TN 37804
865-980-8881
CCENGINEER.COM

SHEET	BY	PROJECT NO.
1	RDG	17-0140-D
OF 2	DATE 11/2/2017	DRAWING NO. B101017-B

11-2-17

DIGITAL MENU BOARD
DETAIL 1
N.T.S.

COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION



ALL STEEL SHALL BE HOT DIP GALVANIZED.

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.

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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

11-2-17

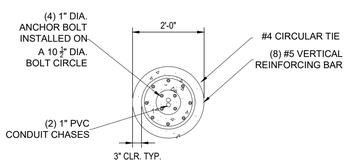
DIGITAL PRE-BROWSE BOARD
DETAIL 2
N.T.S.

COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION

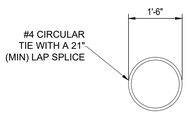
DESIGN CRITERIA
AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009

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.

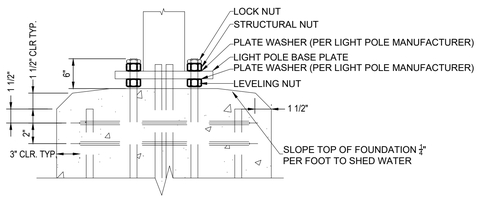
GENERAL NOTES:
1. CONCRETE COMPRESSIVE STRENGTH (F'C) SHALL BE A MINIMUM OF 3000PSI.
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329. THEY SHALL BE STRAIGHT AND NOT "I" SHAPED.
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE 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.



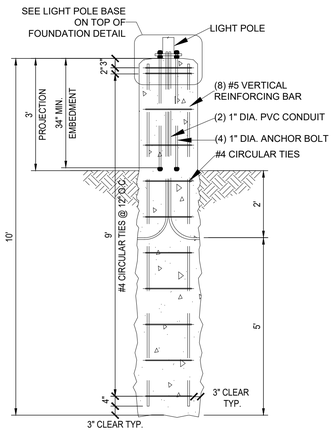
POLE BASE PLAN VIEW
SCALE NTS



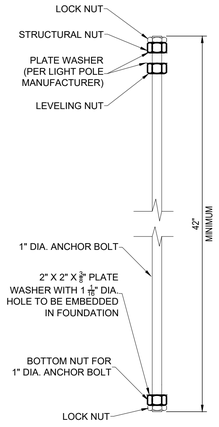
CIRCULAR TIE DETAIL
SCALE NTS



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:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an SVV Company

PREPARED FOR:
McDonald's USA, LLC®

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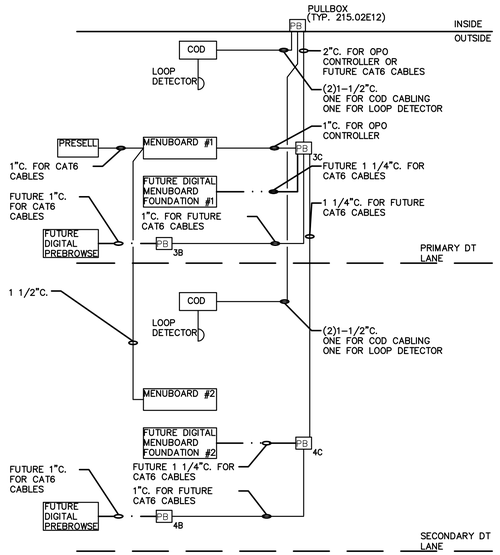
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 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



CONDUIT

CONDUIT TO PULLED IN FUTURE (ONCE FOUNDATIONS ARE INSTALLED)

PB — PULLBOX

PB XX — 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).

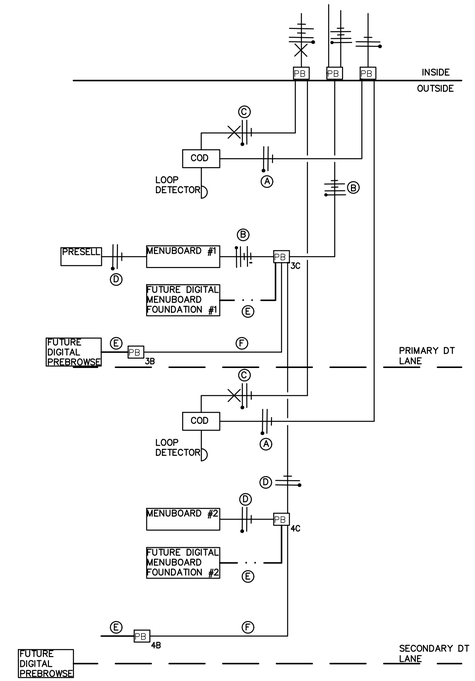
(C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT (TYP. CP:14,18).

(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 POWER.

(F) 3/4" CONDUIT WITH PULL STRINGS FOR FUTURE MENUBOARD OR PRESELL BOARD POWER.

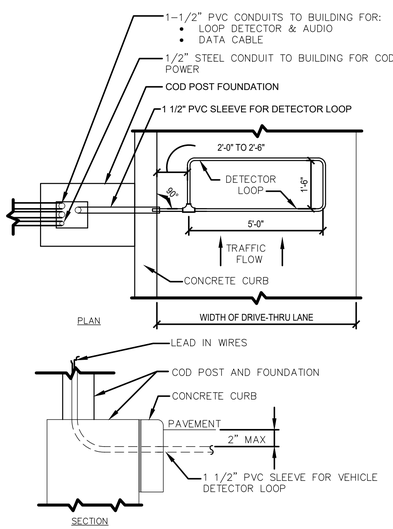
DT LOW VOLTAGE CONDUIT DIAGRAM
DETAIL 1
N.T.S.



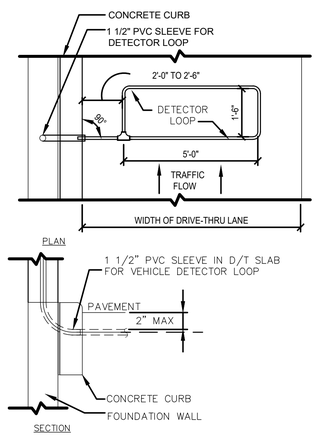
DT POWER DIAGRAM
DETAIL 2
N.T.S.

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.

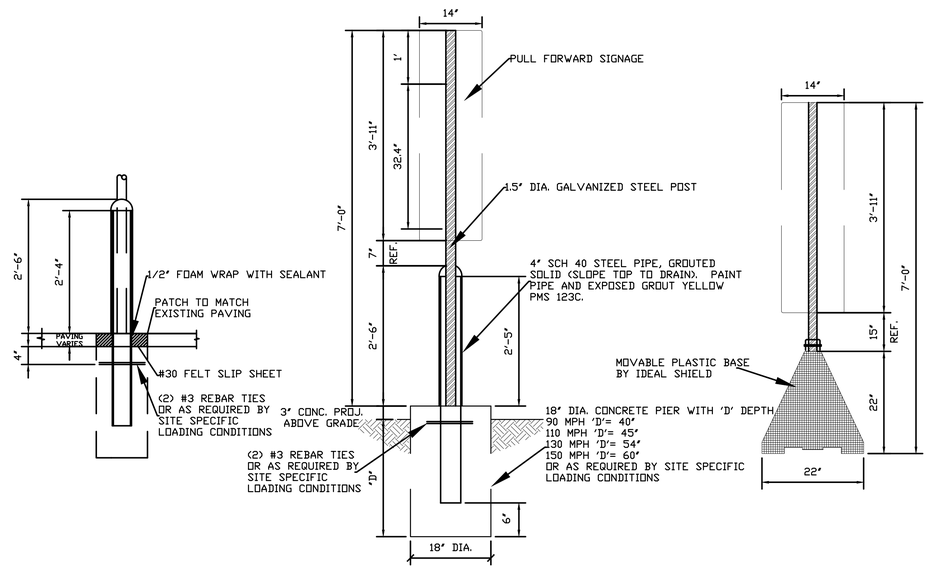


A – C.O.D. DETECTOR LOOP



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

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.

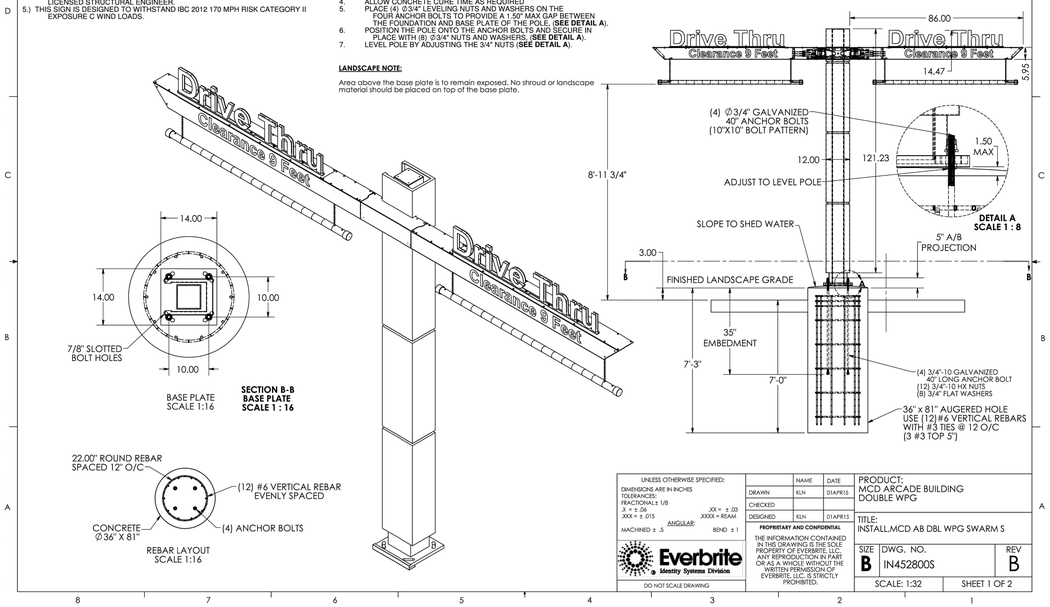
POLE INSTALLATION INSTRUCTIONS:

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 (Ø.96" x 81" DEPTH) INSERT (4) Ø3/4 x 40" ANCHOR BOLTS (**PER FIGURE** 1).
4. ALLOW CONCRETE CURE TIME AS REQUIRED
5. PLACE (4) Ø.3/4" 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) Ø.3/4" 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 .XX = ± .03
.XXX = ± .015 XXXX = REAM
ANGULAR: MACHINED ± .5 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

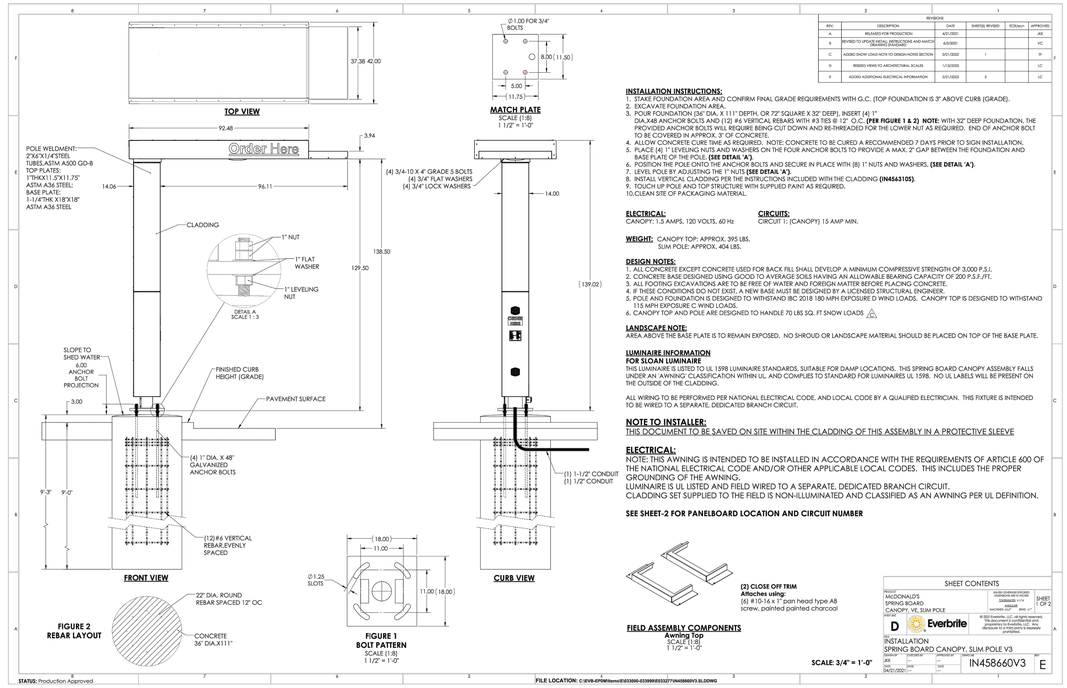
SIZE B | DWG. NO. IN452800S | REV B
SCALE: 1:32 | SHEET 1 OF 2

1/9/2019 S:\SECURE\SD\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

REVISIONS					
REV.	DESCRIPTION	DATE	SHEET(S) REVISED	ECN/Item	APPROVED
A	RELEASED FOR PRODUCTION	4/21/2021			JKR
B	REVISED TO UPDATE MEDAL INTERCLOSE AND MOUNT (REARWING DISENGAGE)	8/5/2021			VC
C	ADDED SHOW LOAD NOTE TO DESIGN NOTES SECTION	3/21/2022	1	19	JKR
D	RESIZED WIRES TO ARCHITECTURAL SCALES	1/13/2023			LC
E	ADDED ADDITIONAL ELECTRICAL INFORMATION	3/27/2023	2		LC



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: 1.3 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 WITH-STAND 115 MPH EXPOSURE C WIND LOADS.
6. CANOPY TOP AND POLE ARE DESIGNED TO HANDLE 70 LBS SQ. FT SNOW LOADS 4

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"

SHEET CONTENTS
PROJECT: McDONALD'S SPRING BOARD CANOPY, VE, SLIM POLE
SHEET 1 OF 2
DRAWN BY: D. MARTIN 4/19 | DESIGNED BY: D. MARTIN 4/19 | CHECKED BY: MAP 4/21 | DATE: WEDNESDAY, APRIL 21, 2021
Everbrite
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INSTALLATION
SPRING BOARD CANOPY, SLIM POLE V3
PRODUCT: JKR | DRAWN BY: JKR | DATE: 04/21/2021 | SIZE: E | DWG NO: IN458660V3 | REV: E

STATUS: Production Approved
FILE LOCATION: C:\EVB-EPDM\Temp\{E0320000-0339BF8E0332D7D9A0000001\}.SLDDWG

DRIVE-THRU CANOPY
DETAIL
N.T.S. 2

COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION

ALL PAVEMENT PAINTING-STRIPPING, LETTERING DIRECTIONAL ARROWS ARE TO BE WHITE IN COLOR.

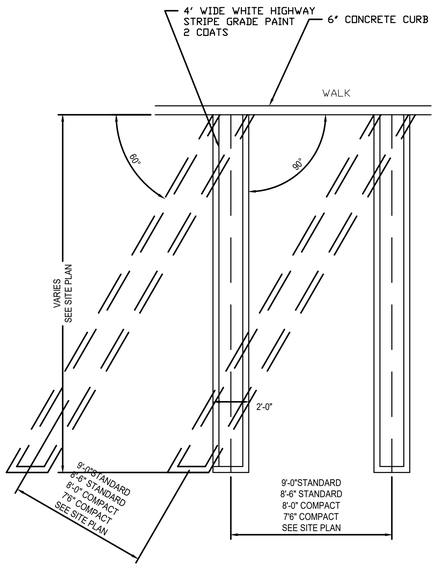
PAVEMENT AREAS TO BE STRIPPED MUST BE SOUND, AND FREE OF DUST, DIRT, OIL, GREASE AND ANY OTHER FOREIGN MATTER. REMOVE LOOSE AND DIRT BY BRUSHING AND/OR BLOWING CLEAR WITH AIR OR WATER PRESSURE CARE SHOULD BE TAKEN NOT TO SPREAD SURFACE DEPOSITS OF OIL OR GREASE OVER TRADITIONAL AREAS IN THE CLEANING 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

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220

REV	DATE	DESCRIPTION	BY

PREPARED FOR:
McDonald's USA, LLC®

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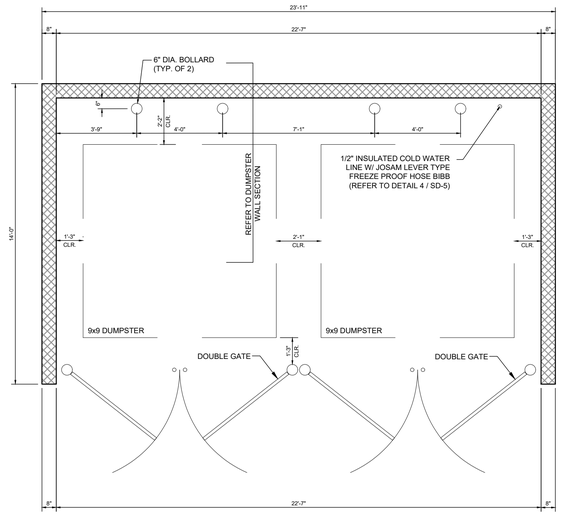
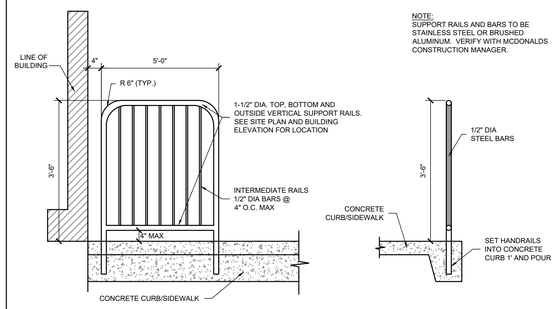
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 4
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-4



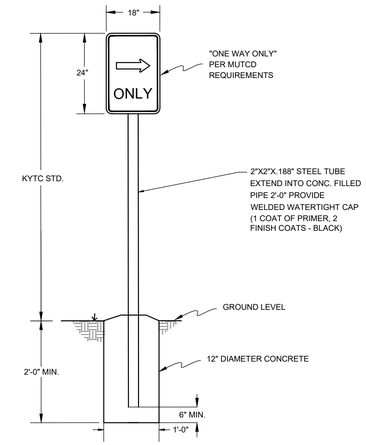


NOTE:
SUPPORT RAILS AND BARS TO BE STAINLESS STEEL OR BRUSHED ALUMINUM. VERIFY WITH MCDONALDS CONSTRUCTION MANAGER.

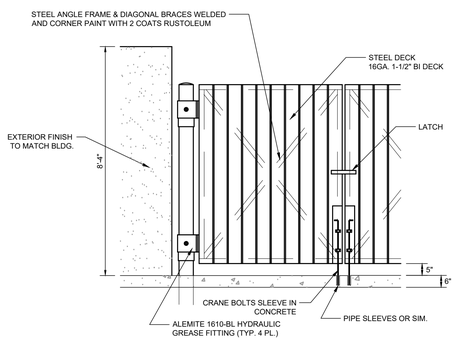
ELEVATION

SECTION

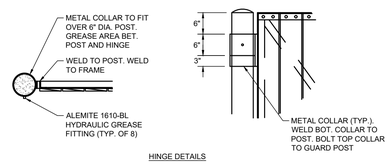
GUARDRAIL
DETAIL 2
N.T.S.



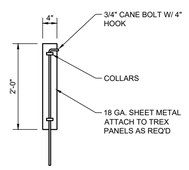
ONE WAY ONLY SIGN
DETAIL 3
N.T.S.



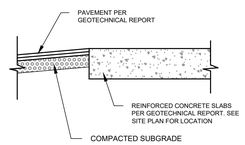
FRONT ELEVATION



HINGE DETAILS

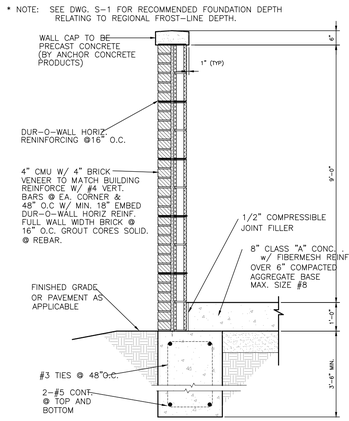


CANE BOLT DETAIL



NOTE: SLOPE PAVEMENT TO FOLLOW LOT FLOW FOR DRAINAGE (SEE SITE PLAN)

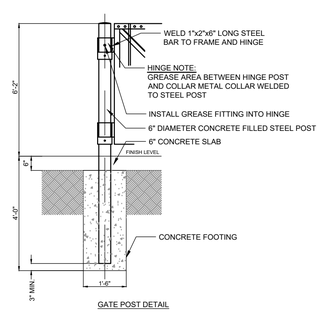
D/T AND TRASH CORRAL PAD DETAILS



DUMPSTER WALL SECTION

NOTE: COMPRESSIVE STRENGTH OF CONCRETE = 3,500 PSI
SOIL BEARING = 1,500 PSF

DUMPSTER ENCLOSURE W/ STORAGE SHED
DETAIL 1
N.T.S.



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.

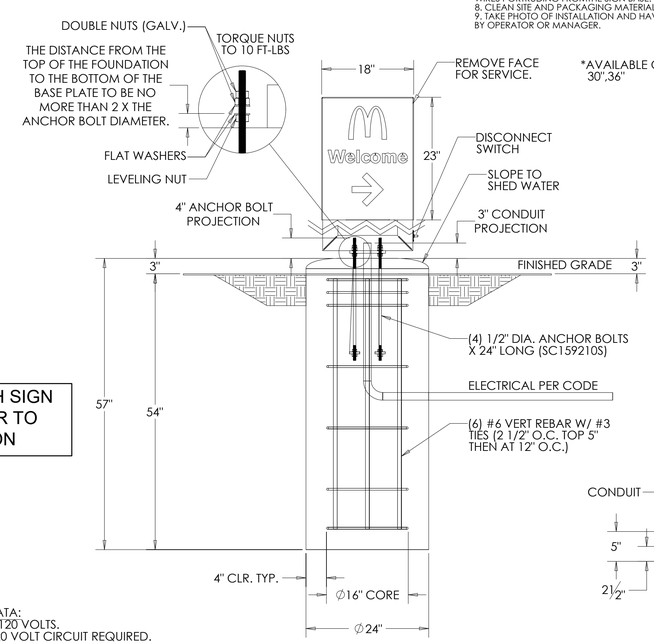
GENERAL CONTRACTOR TO FURNISH:
1. CONCRETE BASE.
2. ALL ELECTRICAL COMPONENTS REQUIRED.
3. PRIMARY WIRES FROM BUILDING (OR SOURCE) TO AND INCLUDING THE CONNECTION TO THE BREAKER BOX.

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.

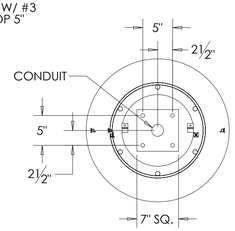


COORDINATE WITH SIGN INSTALLER PRIOR TO CONSTRUCTION

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

PREPARED BY:

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65 Aberdeen Drive Glasgow KY 270.651.7220
AEI
an SVC Company

PREPARED FOR:

McDonald's USA, LLC

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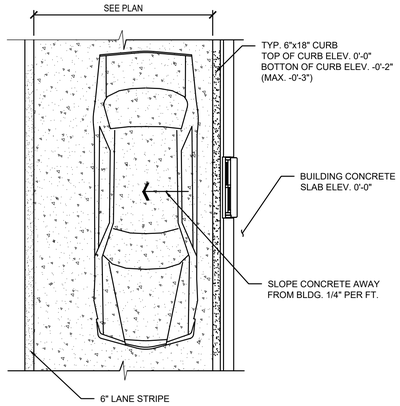
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 5

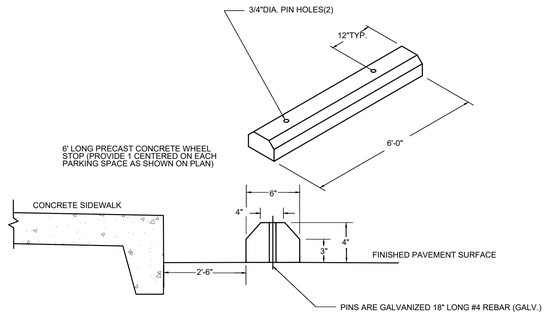
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

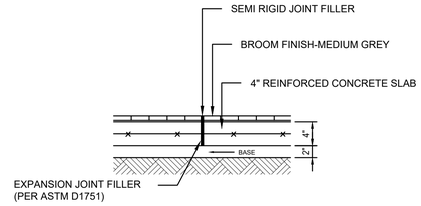
SHEET NO. SD-5



D/T CONCRETE PAD
DETAIL 1
N.T.S.

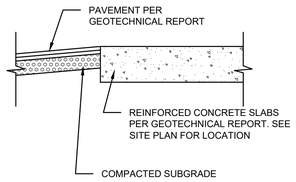


WHEEL STOP
DETAIL 2
N.T.S.

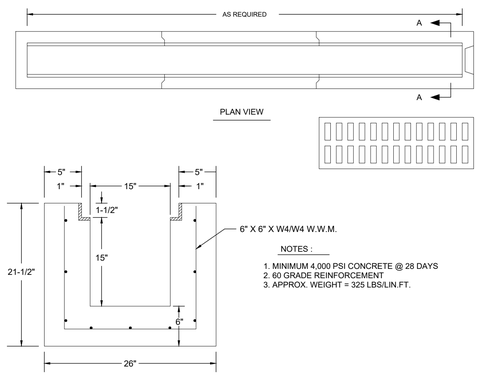


CONCRETE PAVEMENT
DETAIL 3
N.T.S.

NOTE: SLOPE PAVEMENT TO FOLLOW LOT FLOW
FOR DRAINAGE (SEE SITE PLAN)



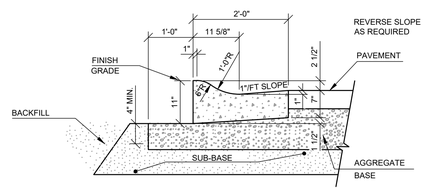
D/T AND TRASH CORRAL PAD DETAIL
DETAIL 8
N.T.S.



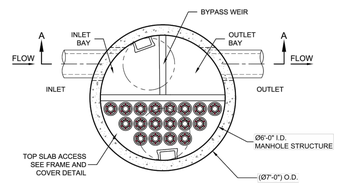
NOTES :

1. MINIMUM 4,000 PSI CONCRETE @ 28 DAYS
2. 60 GRADE REINFORCEMENT
3. APPROX. WEIGHT = 325 LBS/LIN.FT.

TRENCH DRAIN
DETAIL 5
N.T.S.



ROLLED CURB
DETAIL 6
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

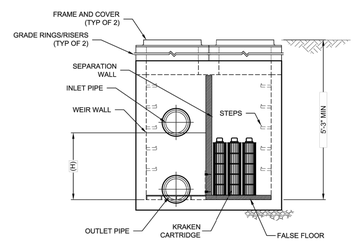
CARTRIDGE HEIGHT	30"	20"	10"
RECOMMENDED HYDRAULIC DROP (H)	38.5"	28.5"	18.5"
SPECIFIC FLOW RATE (gpm/sf)	0.10	0.10	0.10
CARTRIDGE FLOW RATE (gpm)	17	10.6	4.9

FRAME AND GRATE
(SIZE MAY VARY)
(NOT TO SCALE)

FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

SITE SPECIFIC DATA REQUIREMENTS

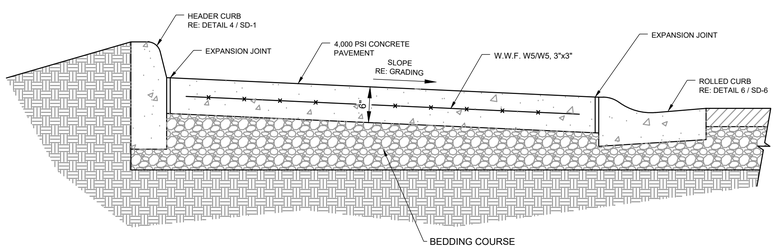
STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)			*
NUMBER OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
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.



MOUNTABLE CONCRETE MEDIAN
DETAIL 7
N.T.S.

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
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

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
AEI
an SVV 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

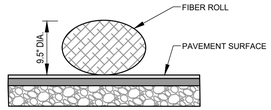
TITLE
STANDARD DETAILS - 6

DESCRIPTION
NEW RESTAURANT
AEI PROJECT NO. 222-281

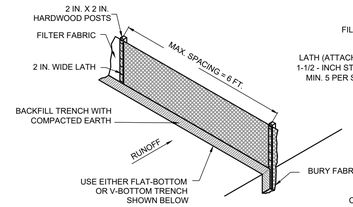
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.
SD-6

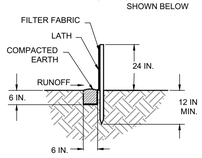
NOTE: FIBER ROLL PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE FIBER ROLL DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.



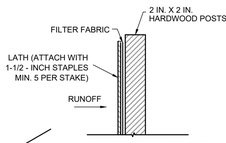
FIBER ROLL PROTECTION DETAIL 1
N.T.S.



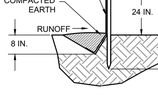
SILT FENCE INSTALLATION



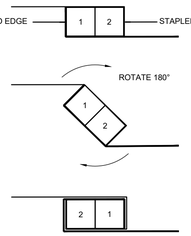
FLAT BOTTOM TRENCH SECTION



FABRIC ATTACHMENT DETAIL



V-SHAPED TRENCH SECTION

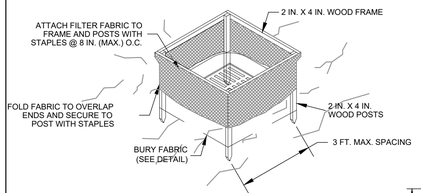


MATERIAL SPECIFICATION

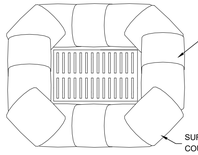
SPECIFICATION	LIGHT DUTY SILT FENCE (SF-LD)
MIN. TENSEL STRENGTH (LBS) ASTM D-4632	WARP - 120 FILL - 100
MAX. ELONGATION (%) ASTM D-4632	40
APPARENT OPENING SIZE MAX. SIEVE SIZE (ASTM D-4751)	#30
MAX. FLOW RATE (GAL/MIN/SF) GDT - 87	25
ULTRAVIOLET STABILITY ASTM D-4632 AFTER 300 HOURS PER ASTM D-4355	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.

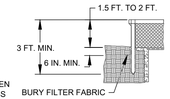
CONSTRUCT DOWNSTREAM DIKE WHEN REQUIRED TO PREVENT BY-PASS FLOW.

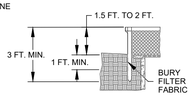


FILTER FABRIC INSTALLATION DETAIL



PAVED AREAS

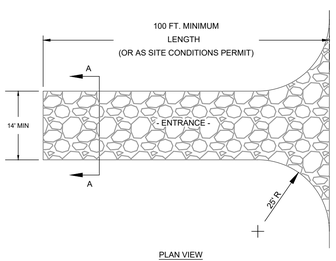




FILTER FABRIC BURIAL OPTIONS

THIS STRUCTURE IS FOR USE IN UNPAVED AREAS ONLY. MAXIMUM CONTRIBUTING DRAINAGE AREA = 1 ACRE

INLET PROTECTION DETAIL 3
N.T.S.



PLAN VIEW

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.

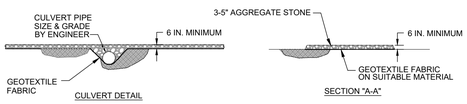
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

4. CLEANING OF ROADWAY IS REQUIRED IF MUD AND SEDIMENT ENTERS ROADWAY.

SIZING NOTES:

(1) WIDTH: AS DETAILED IN CITY OF CLARKSVILLE TRAFFIC MANUAL

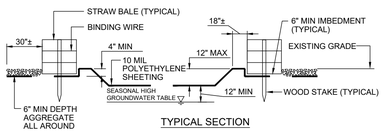
(2) LENGTH:
(A) RESIDENTUAL LOTS 25' OR LESS WITH APPROVAL OF PUBLIC WORKS
(B) COMERICIAL 100'
(C) SUBDIVISION 100'



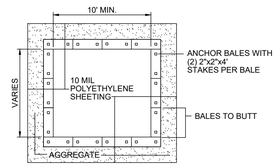
CULVERT DETAIL

SECTION "A-A"

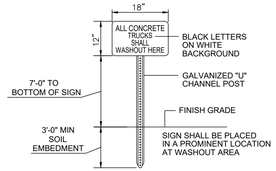
CONSTRUCTION ENTRANCE DETAIL 4
N.T.S.



TYPICAL SECTION



PLAN

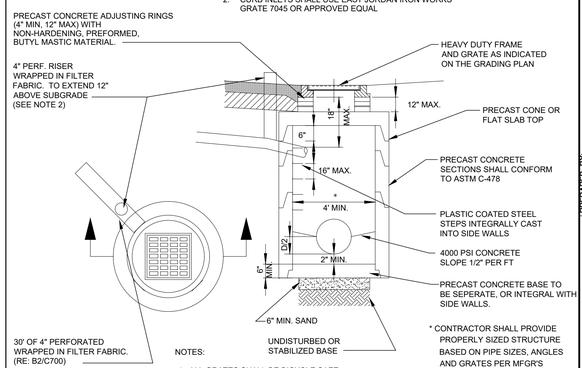


WASHOUT SIGN

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

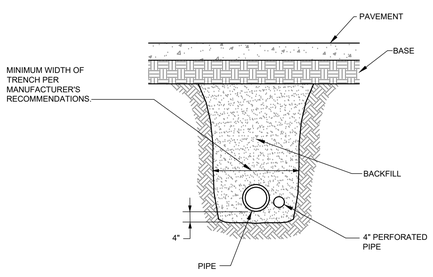


NOTES:
1. ALL GRATES SHALL BE BICYCLE SAFE.
2. THE PERFORATED RISER SHALL BE CUT DOWN TO THE ELEVATION OF THE BASE COURSE PAVEMENT AT THE TIME OF BASE COURSE PAVING. THE TOP 6" OF THE PIPE SHALL THEN BE PLUGGED WITH CEMENT PRIOR TO TOP COURSE PAVING.

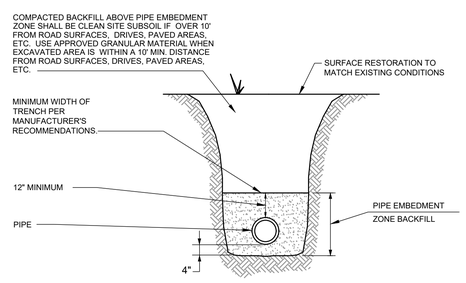
* CONTRACTOR SHALL PROVIDE PROPERLY SIZED STRUCTURE BASED ON PIPE SIZES, ANGLES AND GRATES PER MF'GR'S RECOMMENDATIONS.

STORM SEWER INLET DETAIL 6
N.T.S.

MAXIMUM TRENCH WIDTH	
PIPE SIZE	TRENCH WIDTH
6" - 12"	30"
15" - 30"	O.D. +16"
36" - 60"	O.D. +24"

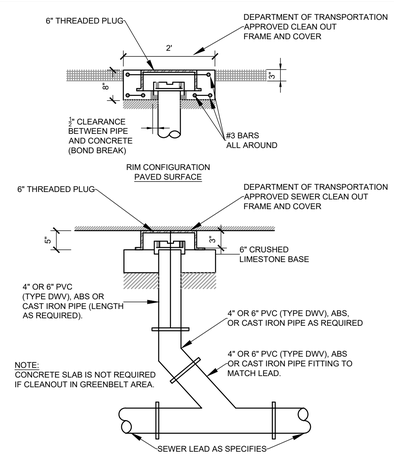


PAVED AREAS

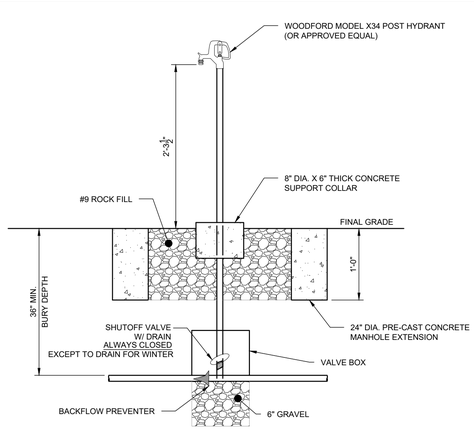


UNPAVED AREAS

PIPE BEDDING DETAIL 7
N.T.S.



CLEANOUT DETAIL 8
N.T.S.



POST HYDRANT DETAIL 9
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an SVV Company

PREPARED FOR:
McDonald's USA, LLC

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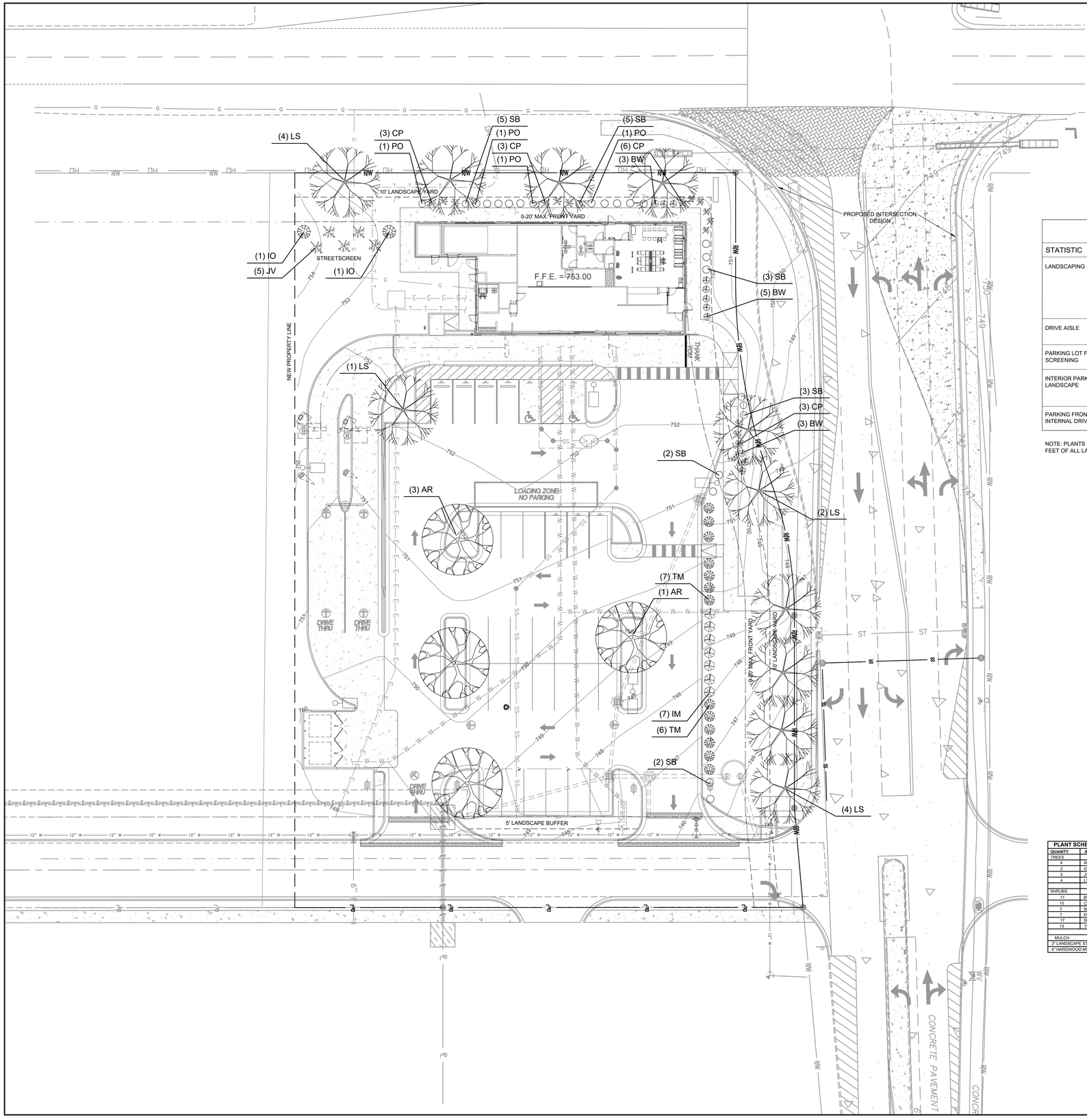
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 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

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
SVV 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: 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:

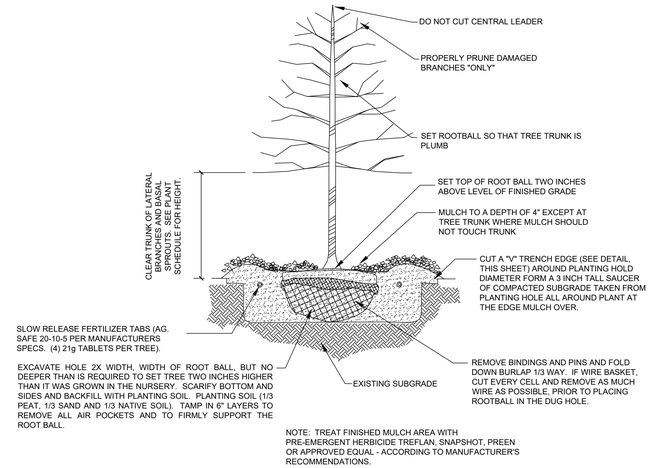
1. ALL DISTURBED AREAS, INCLUDING OUT LOTS AND WASTE AREAS TO BE SEEDED OR SODDED (IF NOT NOTED TO BE RIP-RAPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEEDED SHALL BE SPREAD w/ 4" MINIMUM OF TOP SOIL. ALL AREAS TO BE DISKED, LEVELED, AND RAKED. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS 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.

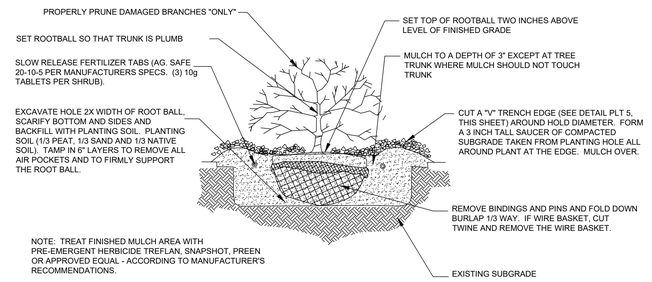
THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND COORDINATE WORK WITH OTHER CONTRACTORS TO ASSURE AN EFFICIENT COMPLETION OF WORK.

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.



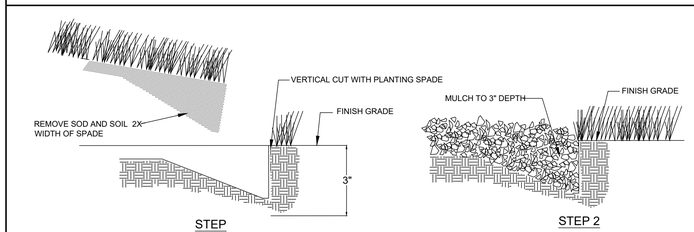
TREE INSTALLATION DETAIL L1

N.T.S.



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 SVV Company

PREPARED FOR:

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall be used only for the project specified herein. Reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and revision date shown on the cover sheet. 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.

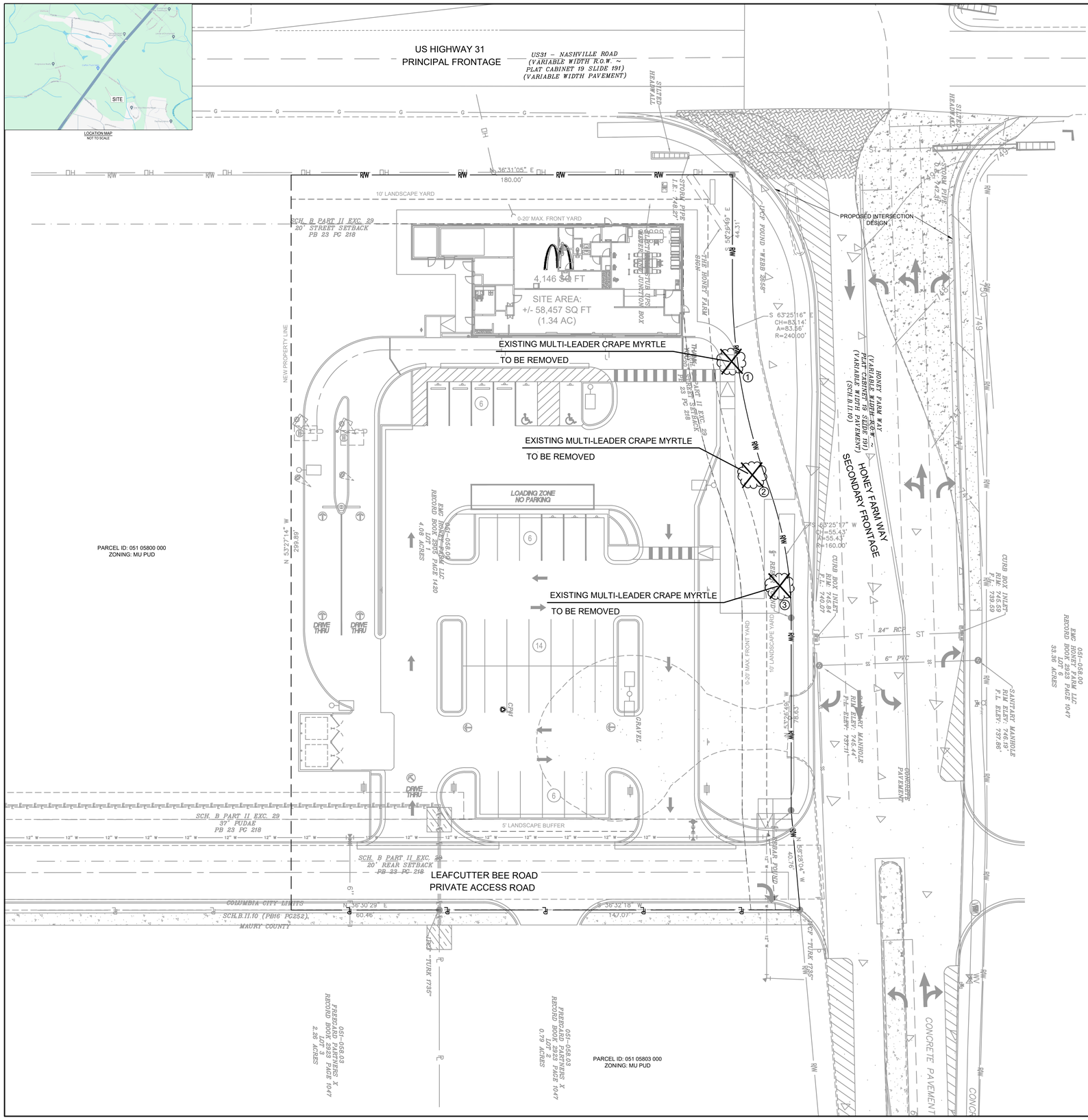
SCALE: NTS
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: M. GONSALVES

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



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

Tennessee811

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
SBE SVC Company

PREPARED FOR:

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site and at a different time. 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" = 20'
DATE ISSUED: 06-19-24
DRAWN BY: M. GONSALVES
REVIEWED BY: M. GONSALVES

TITLE: TREE PRESERVATION PLAN

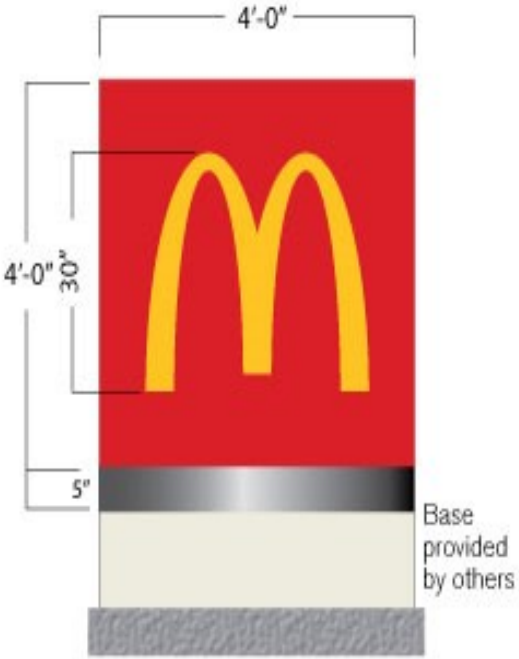
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. T-1.0

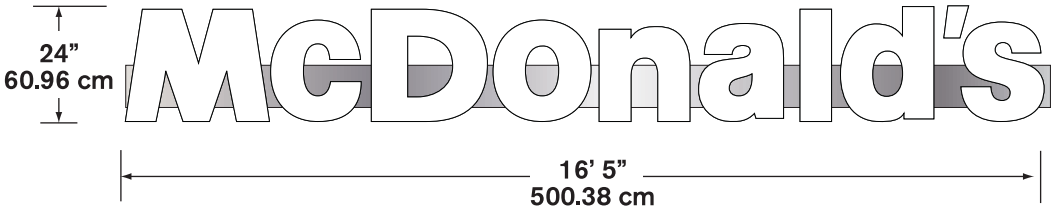
Next Gen Monument Sign

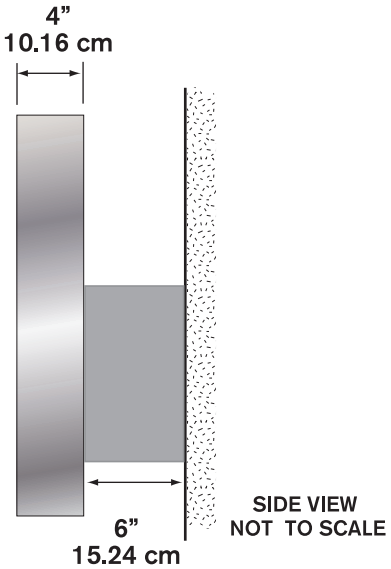
Everbrite



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





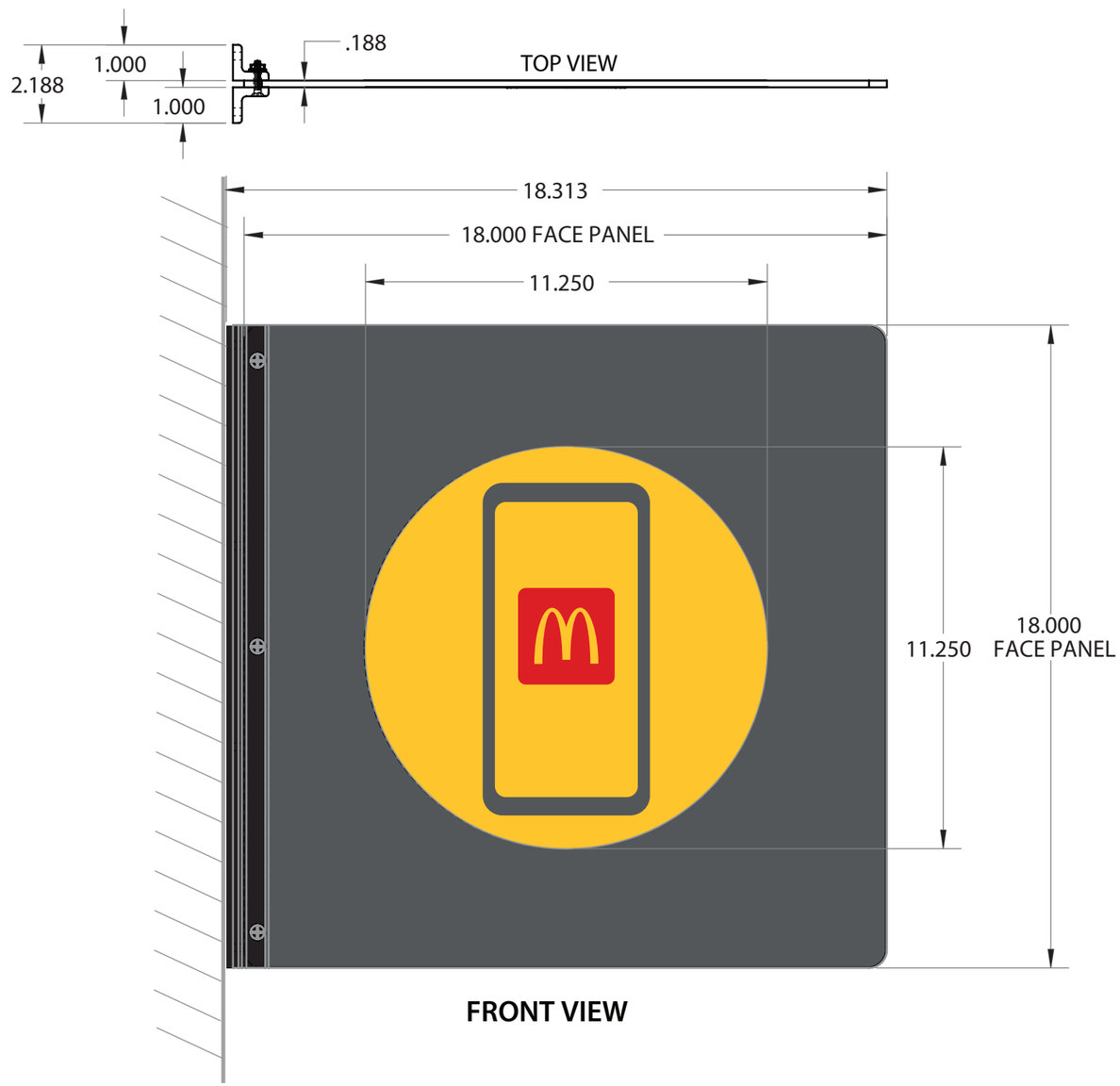
Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

Next Gen 18” x 18” Non-Illuminated Mobile Order Blade Sign



GENERAL SPECIFICATIONS:

FACE: Painted aluminum face w/ vinyl graphics on both sides

ILLUMINATION: Non-illuminated

AREA: 2.25 SQ. FT.

Everbrite

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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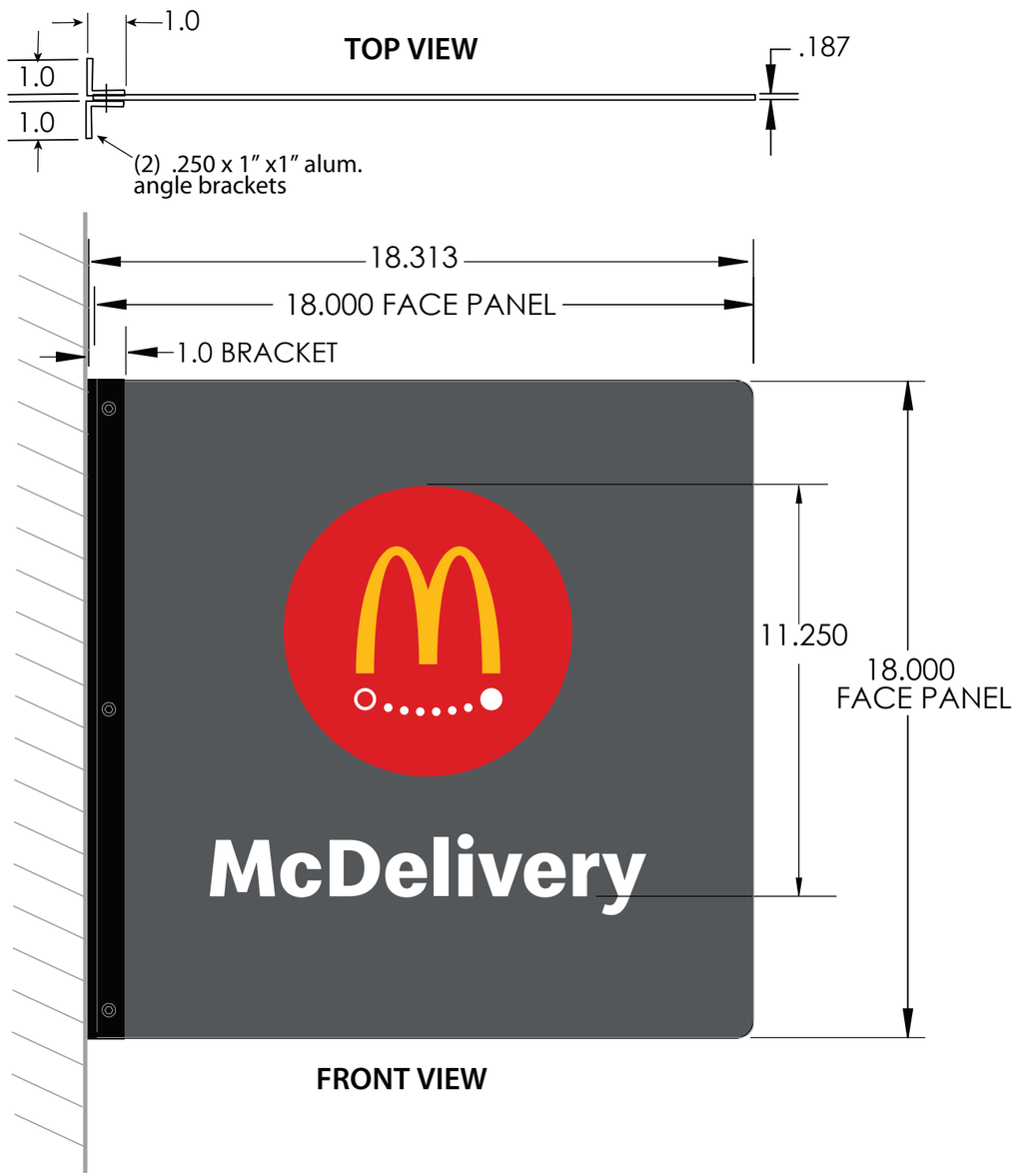
Next Gen 18” x 18” Non-Illuminated McDelivery Blade Sign



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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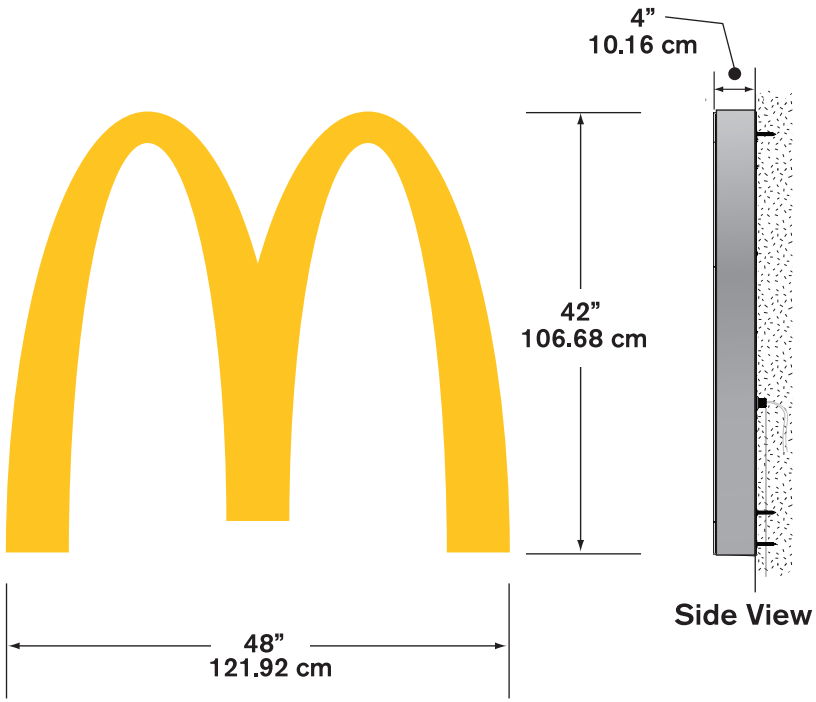
42” NextGen Illuminated Building Arch - LED



Illumination: LED

Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

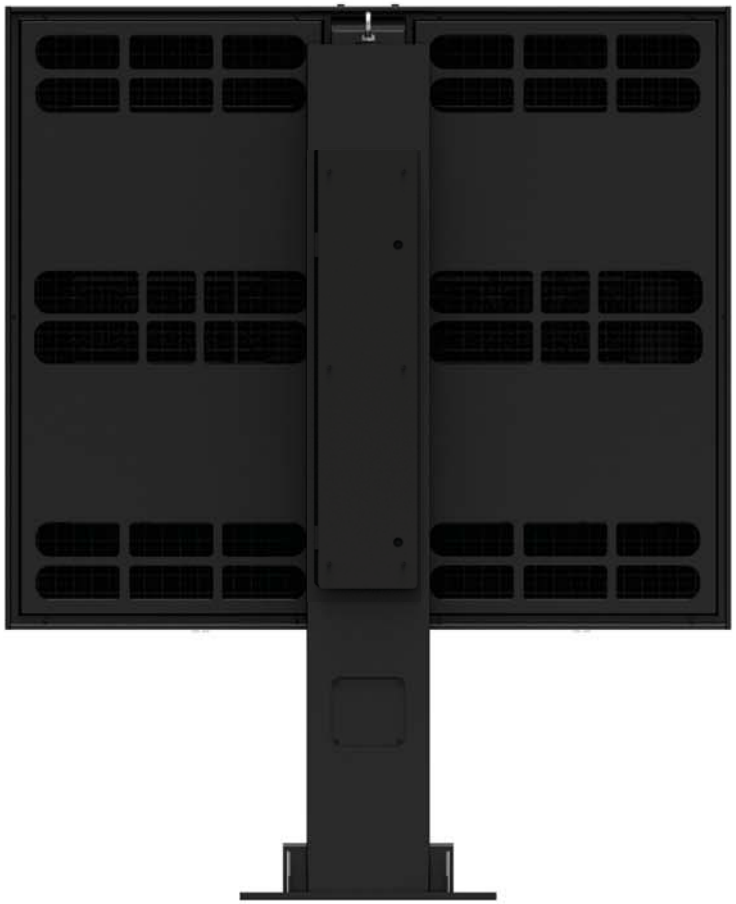
Coates ODMB

Double screen unit

MENU BOARD

Area of display

Area of display

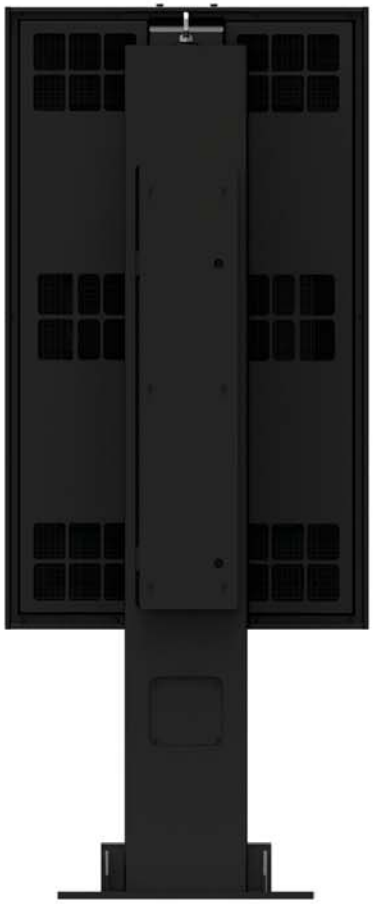


Coates ODMB

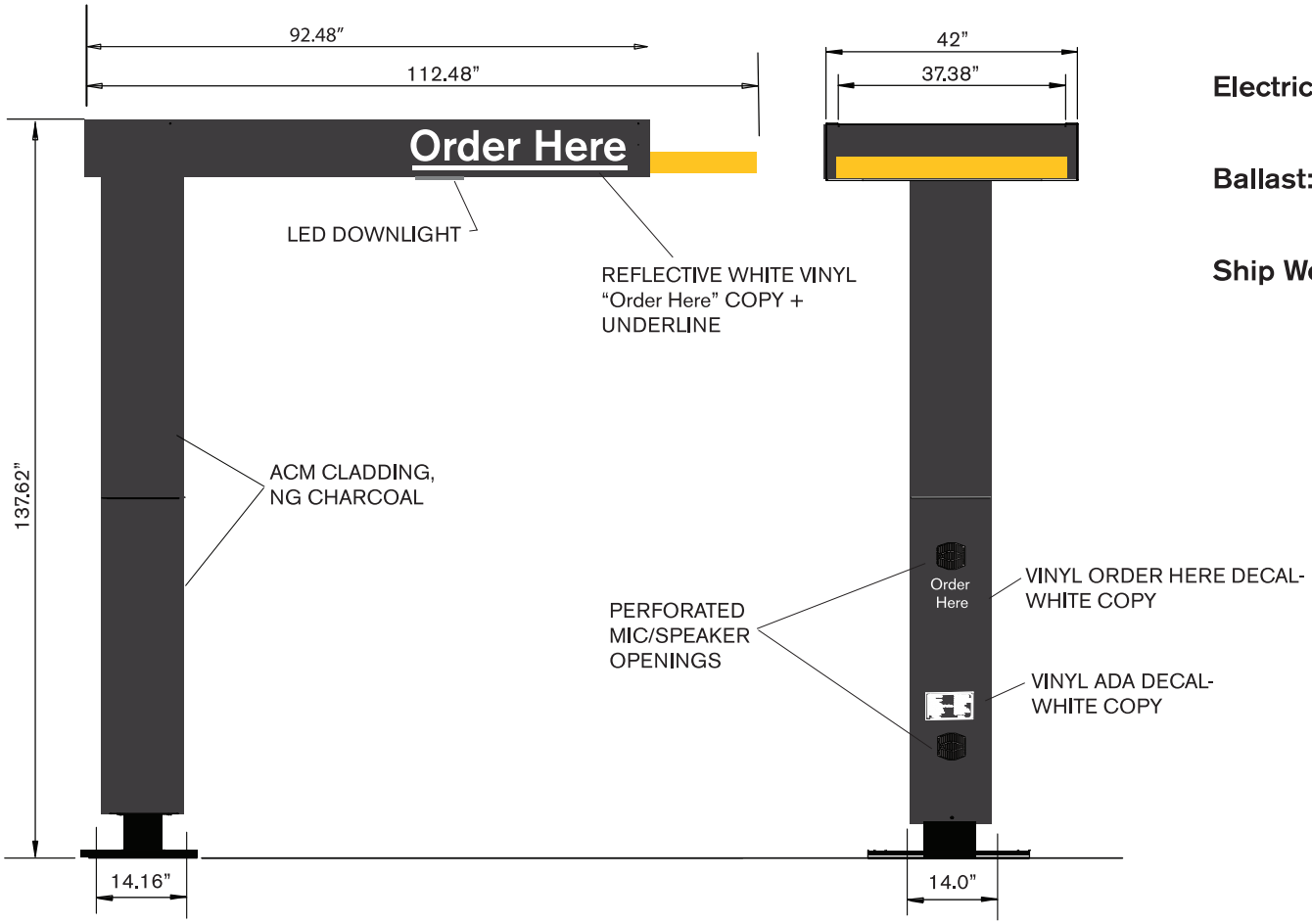
Single screen unit

PRE-BROWSE BOARD

Area of display



Slim Springboard Canopy w/Audio Only - Yellow



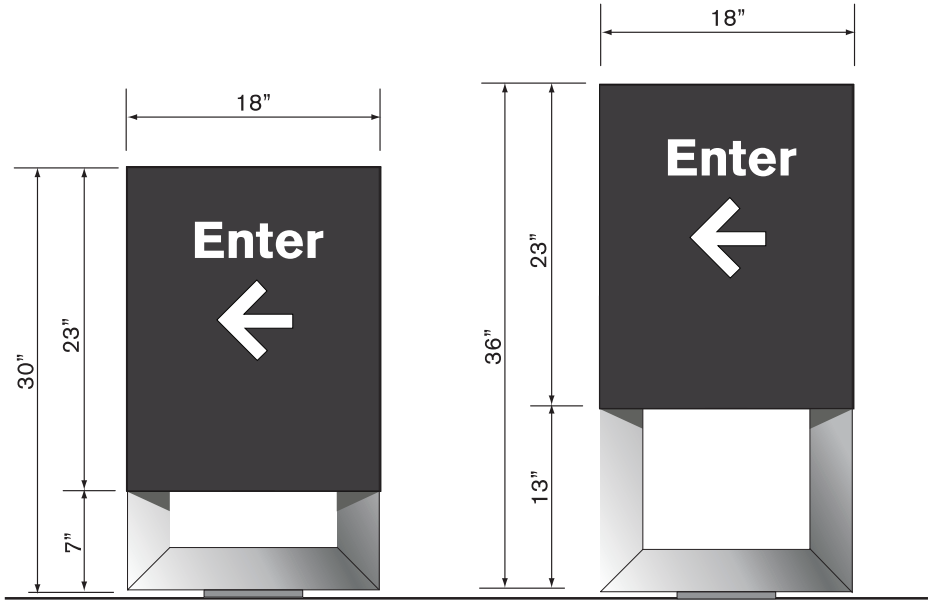
Illumination: LED Downlighting

Electrical: 1.5 Amps 120 volt, 60 Hz

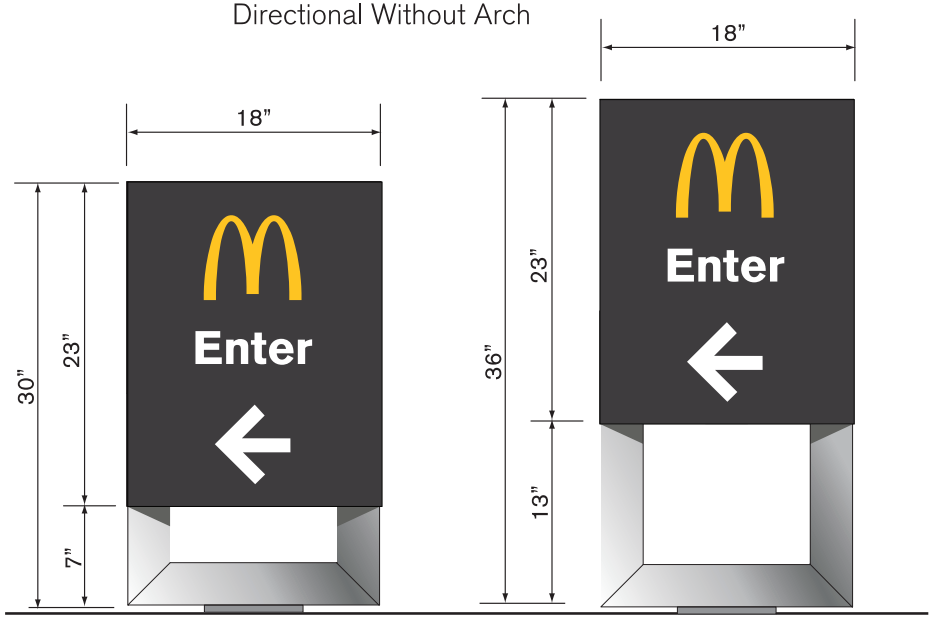
Ballast:

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:

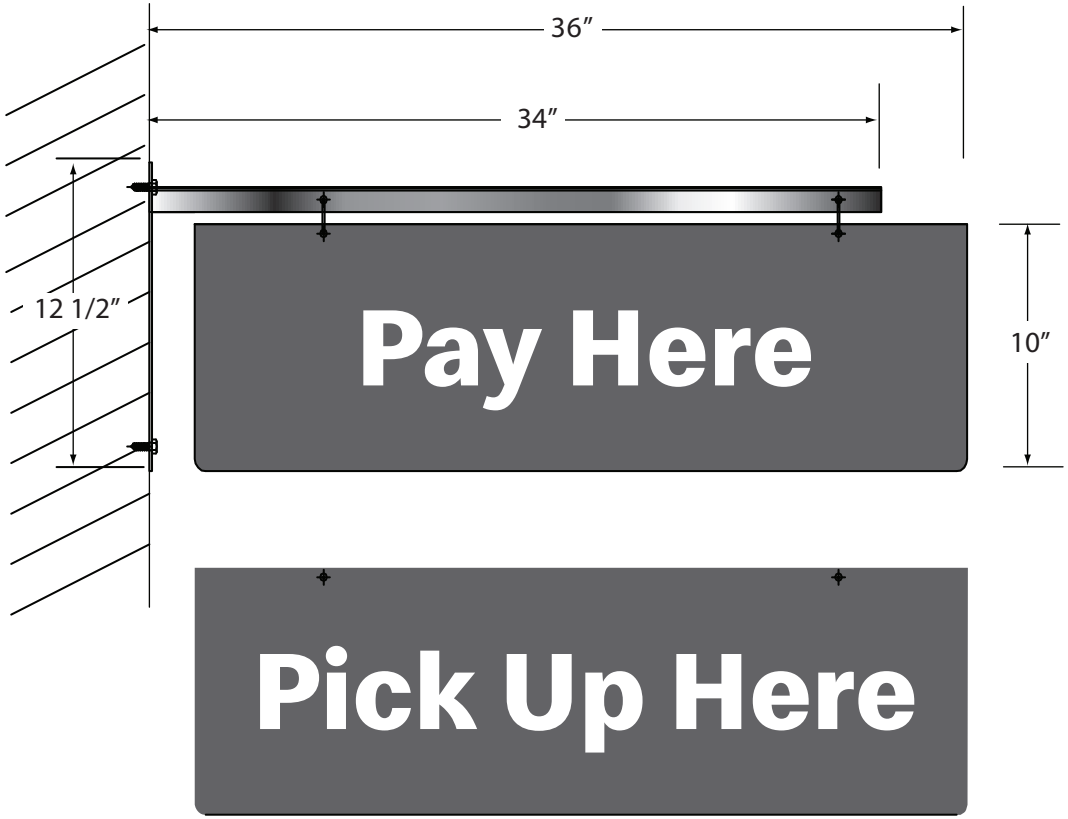
Face Details: Laser cut aluminum faces painted charcoal, white illuminated copy and arrow. Optional illuminated gold arch.

Available Copy:
Enter
Exit
Welcome
Thank You
Drive Thru

Available Height Options:
36”
30”

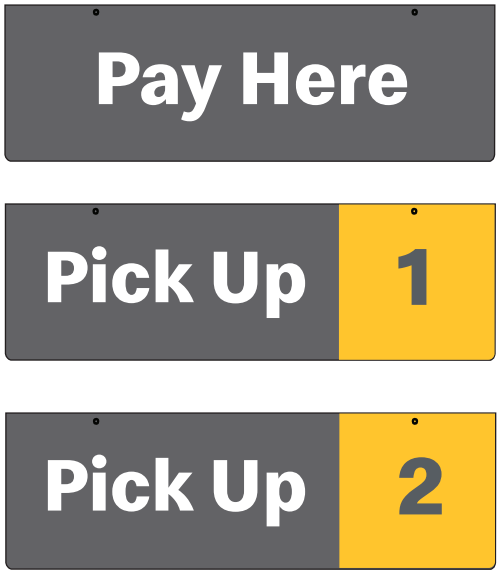
NextGen Window Position Signs

Window Kit for Single Window



Illumination: N/A

Custom 3 Window Kit Option



Everbrite

Everbrite, LLC.
4949 S. 110th Street, Greenfield, WI 53228
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No:	Project No: 480741	
Description: Window Position Signs (WPS)	Drawn By: CMH	
	Date: 02/08/2023	

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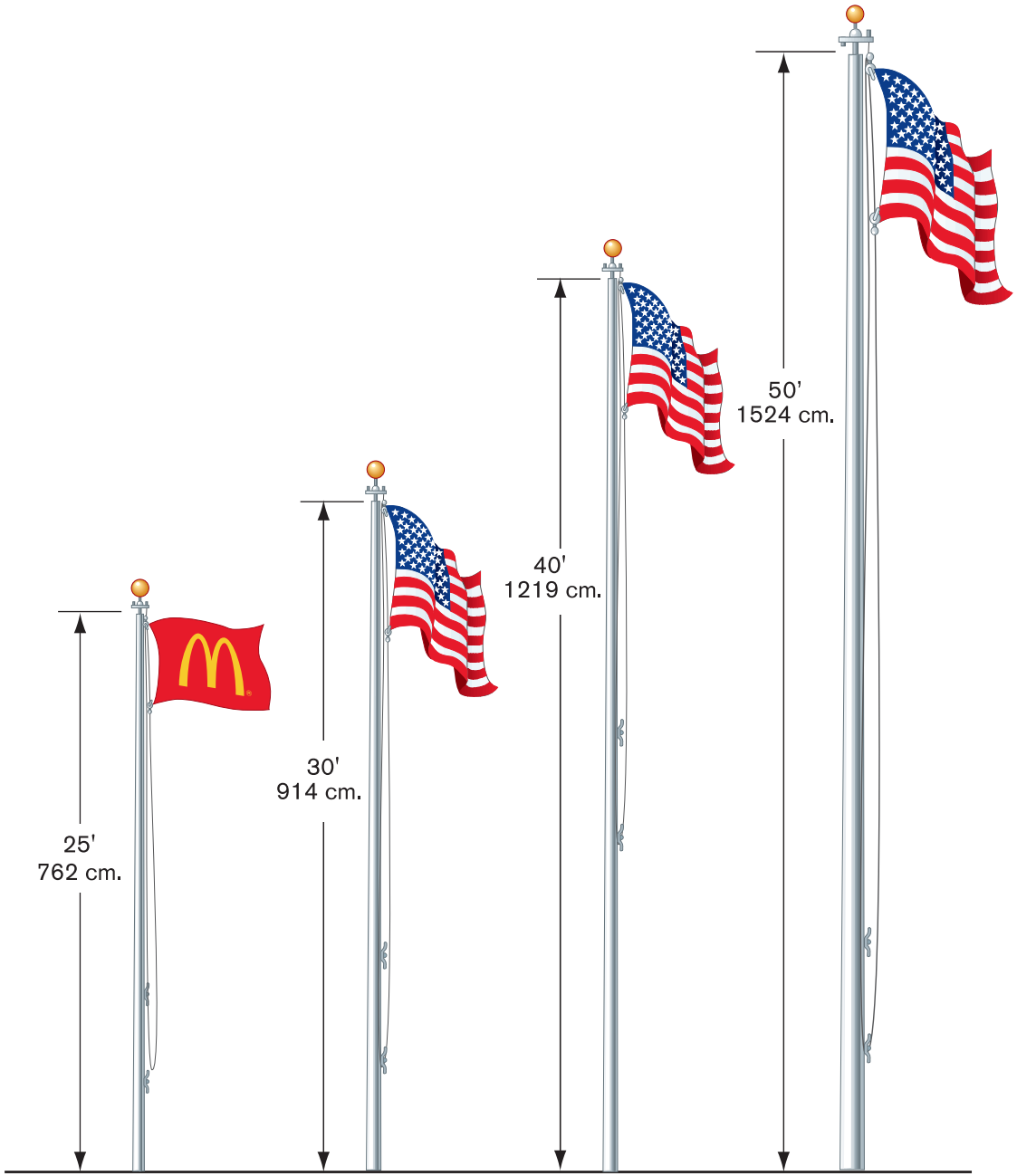
Flag Poles

Everbrite
Identity Systems Division



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

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

CPWS

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

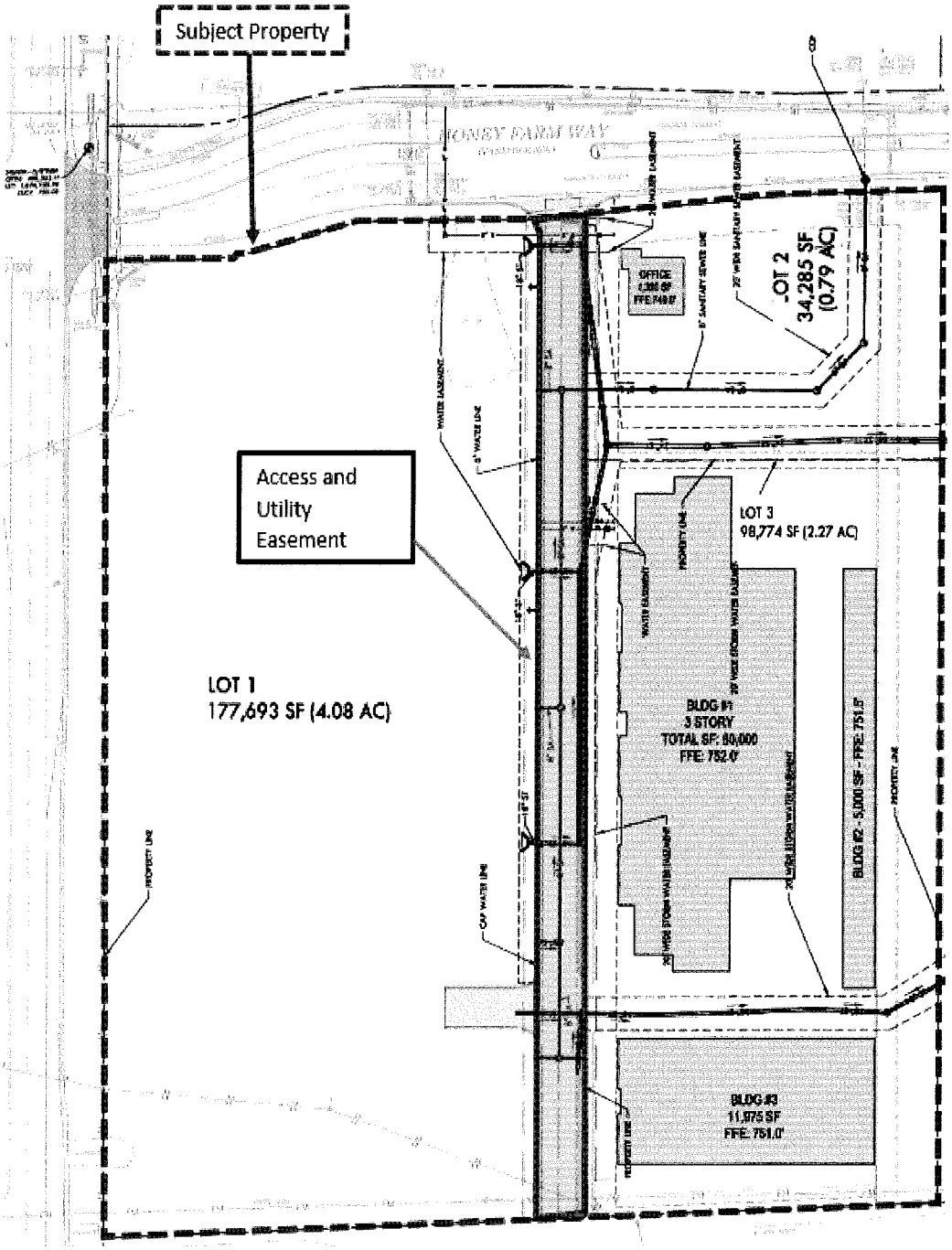
All those tracts or parcels of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

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



BK/PG:R2923/1009-1023
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 Rogers, 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

Brina Mathis
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

CPWS

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

Gmail

Cathy Stephens <cstephens@permitsolutionsohio.com>

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

Powered By InvoiceCloud™

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
> INFLO DESIGN GROUP

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

SEWER ACKNOWLEDGEMENT

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.

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

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 inBook 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.

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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.

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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.

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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

ADJOINING PROPERTY

Tennessee Property Assessment Data - Parcel Details Report - https://assessment.cot.tn.gov/

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

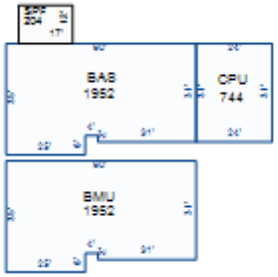
Land Code	Soil Class	Units
04 - IMP SITE		1.10

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		-	-

ADJOINING PROPERTY

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: COLUMBIA
City #: 156
Special Service District 2: 000
Special Service District 1: 000
Neighborhood: Z22
District: 03
Number of Mobile Homes:
Number of Buildings: 0
Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

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.

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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.

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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 heron; 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

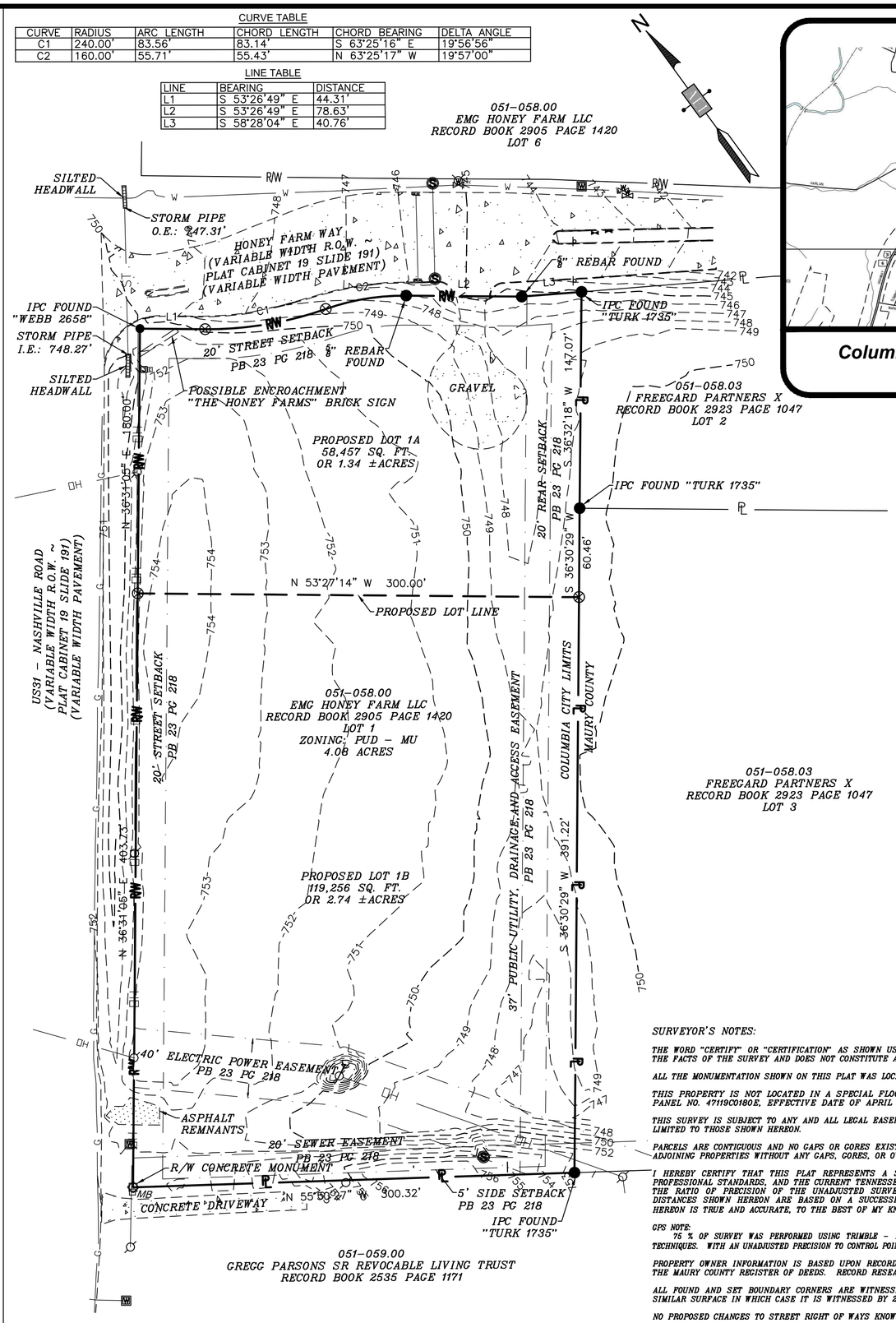
JAMES D. PEDIGO II
REGISTERED LAND SURVEYOR
NO. 2022
STATE OF
TENNESSEE
NO. 1611

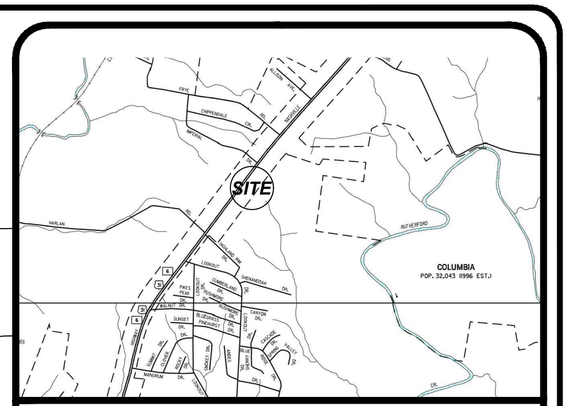
CURVE TABLE

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
- EXISTING WATER METER
- EXISTING SANITARY MANHOLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CURB BOX INLET
- EXISTING ELECTRIC METER
- 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 CORES EXIST. PARCELS ARE CONTIGUOUS WITH ABUTTING RIGHT OF WAYS, ALLEYS, AND ADJOINING PROPERTIES WITHOUT ANY GAPS, CORES, 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.

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

0 60 120 180

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 ETV 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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COLUMBIA, TN 38401
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FAX: (931) 560-1541

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
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 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

REZONING / CONCEPT PLAN
FOR
SHEPARD PROPERTY

1201 CARMACK BLVD.
COLUMBIA, TN 38401

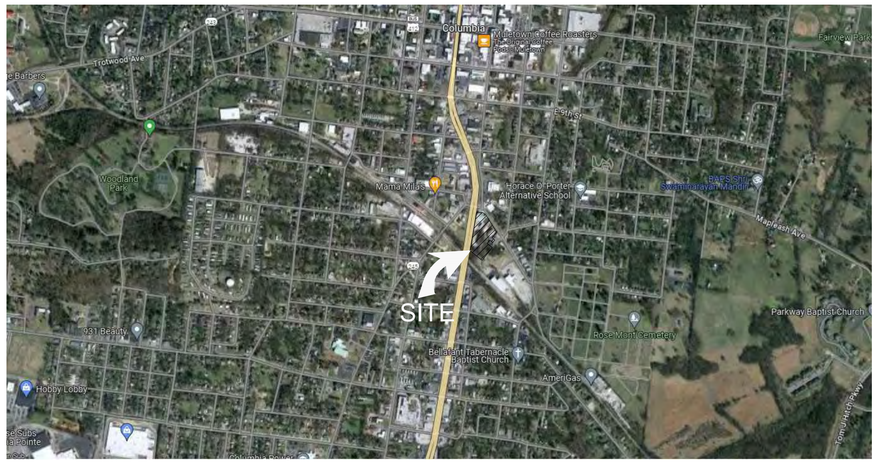
Property Information:
Developer: Burchell Properties LLC
Columbia, Tennessee 38401
Map 99D, Parcel Numbers 7.00, 7.01, 7.02, 7.04, & 3.00

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

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.

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

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ARCHITECTURE
INTERIORS
CIVIL SITE
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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

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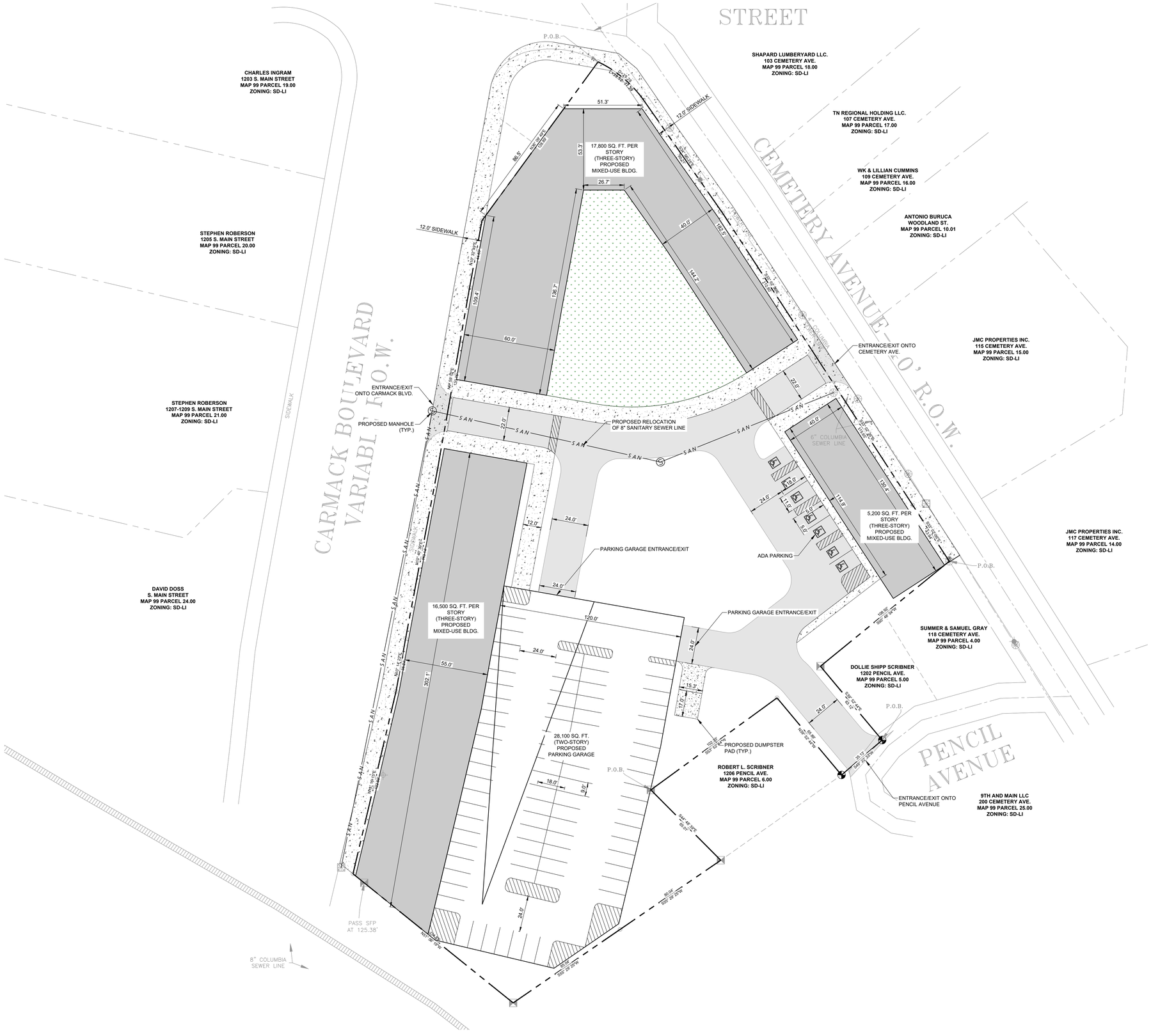
SHEET TITLE:
EXISTING CONDITIONS

Rezone

DATE: 12/1/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 1.0



GRAPHIC SCALE

(IN FEET)

0 30 60

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ASPHALT PAVING
- CONCRETE PAVING
- GRASS AREA

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	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
SIDE	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
REAR	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%

NOTES:

1. UNDER 10 ACRES - NO CIVIC SPACE REQUIRED
2. NO EXISTING TREE CANOPY
3. OFF-STREET PARKING SURFACE SHALL BE ASPHALT OR CONCRETE.

NOT FOR CONSTRUCTION

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
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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:

CONCEPT PLAN

Rezone

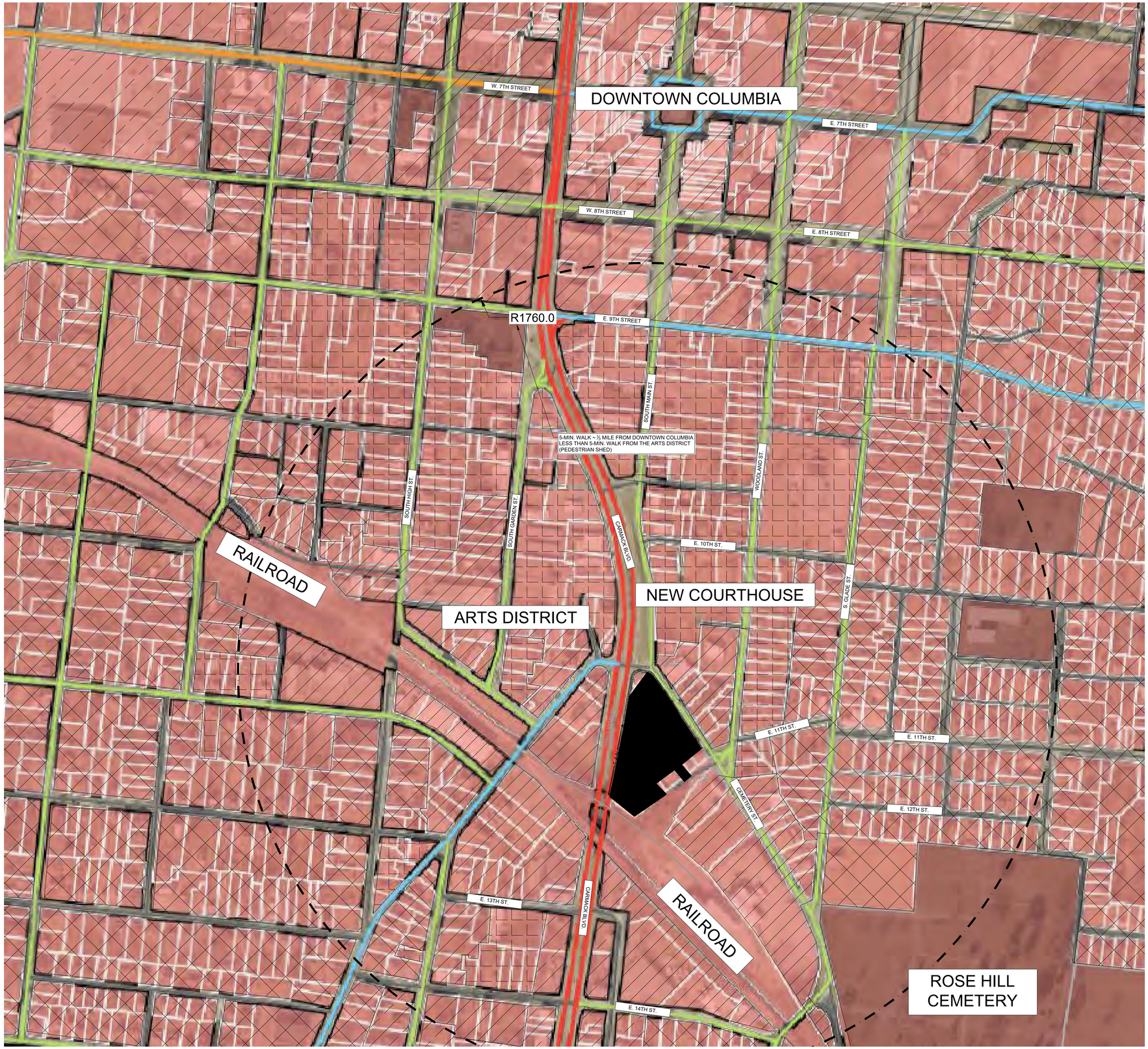
DATE: 12/1/2023

DRAWN BY: TKC

PROJECT NO.: 2352

SHEET NO.:

C - 2.0



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

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ARCHITECTURE
INTERIORS
CIVIL SITE
818 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.872.7477 | 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:

OVERALL CITY PLAN

Rezone

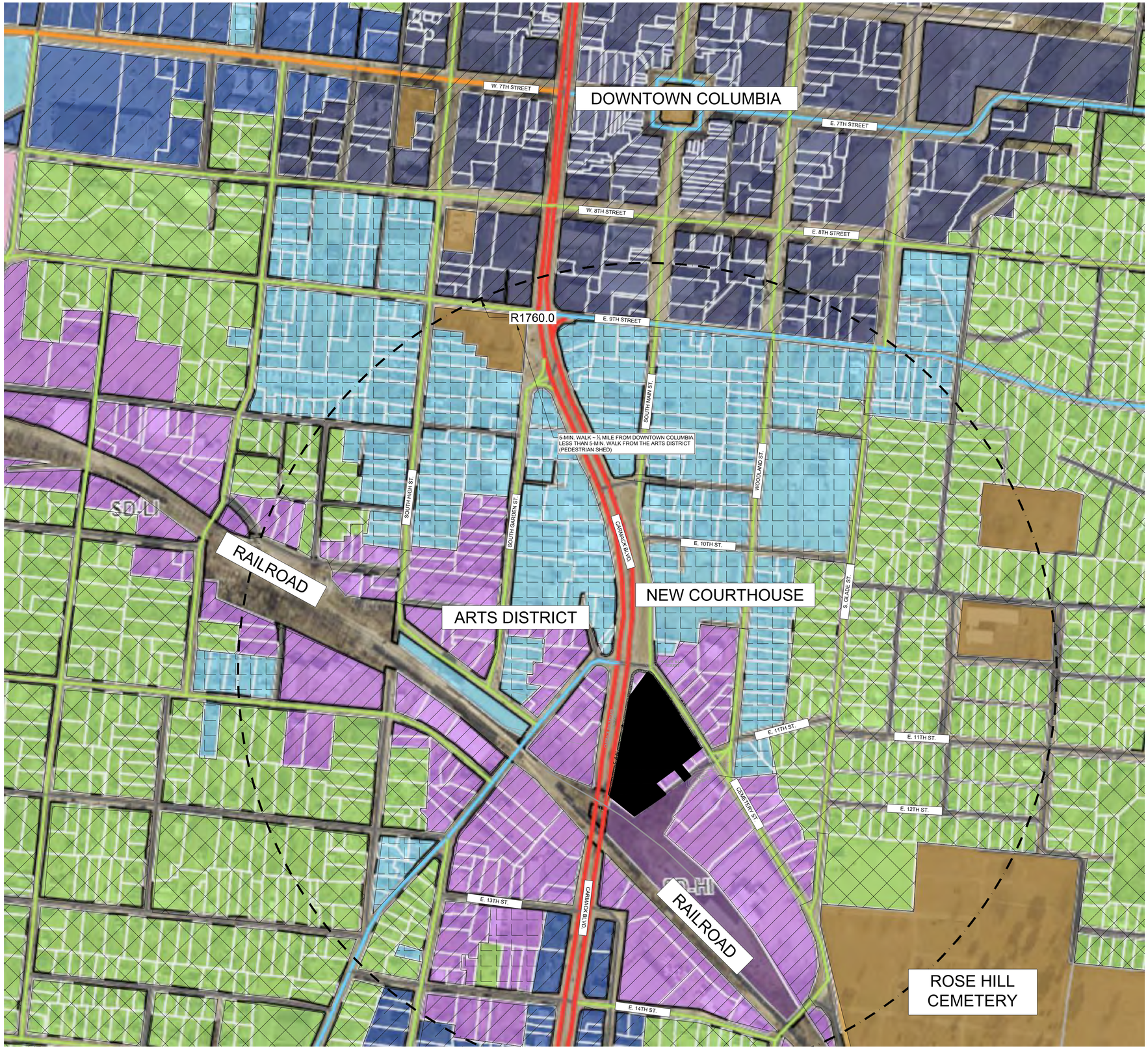
DATE: 12/1/2023

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

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
818 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.872.7477 | 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:

OVERALL CITY ZONING MAP

Rezone

DATE: 12/1/2023

DRAWN BY: TKC

PROJECT NO.: 2352

SHEET NO.:

C - 2.2

#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 3(TAX MAP 991, GROUP D, PARCEL 3.00); Thence CONTINUING WITH TRACT 2, S 84°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 134.82' 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°33'49" 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 3 (TAX MAP 991, GROUP D, PARCEL 7.04), AND THE NORTHWEST CORNER OF ROBERT SCRIBNER; THENCE WITH TRACT 3, S 53°52'44" W For A Distance Of 76.82' TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE NORTHWEST CORNER OF TRACT 3 (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 45.90' 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, WEST OF CEMETERY AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At AN IRON PIPE FOUND IN THE NORTH R.O.W. 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 45.90' 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 63.13' To The Point Of Beginning And Containing 0.08 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 23, 2018.

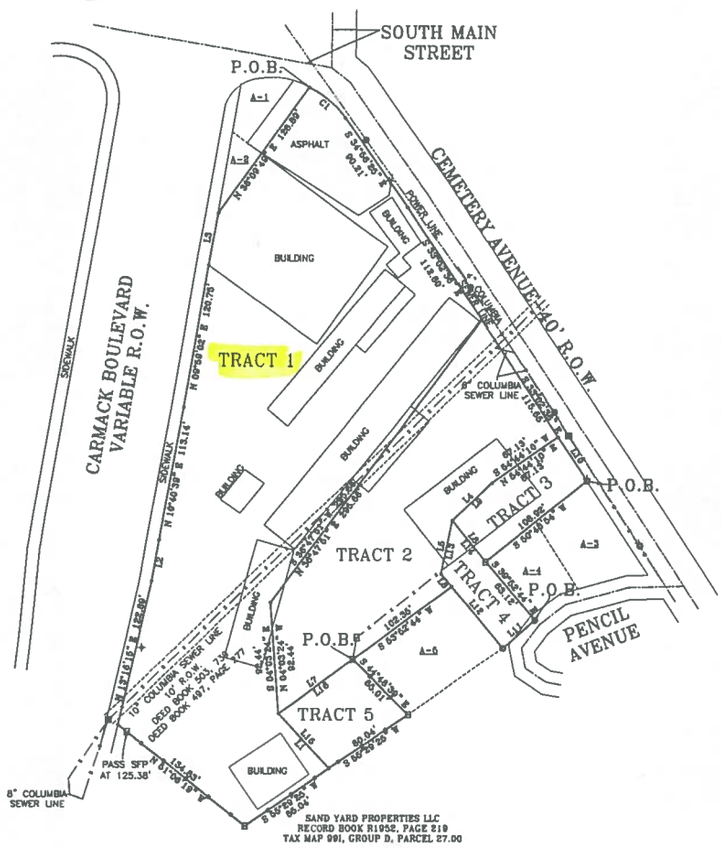
BEING A PORTION OF THE SAME PROPERTY (ALL OF TRACT 2) AS CONVEYED TO SHAPARD LUMBER COMPANY LLC, AS RECORDED IN DEED BOOK 457, PAGE 136, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

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 76.82' 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.



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 R1918, 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 650, 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 48°18'19" E	68.59'
L2	N 10°14'22" E	35.24'
L3	N 10°38'49" E	44.69'
L4	S 40°59'10" W	46.27'
L5	S 12°07'16" W	45.90'
L6	S 39°52'44" E	13.77'
L7	S 04°03'24" W	70.66'
L8	N 39°28'38" W	44.38'
L9	N 45°59'10" E	46.27'
L10	S 39°28'38" E	43.94'
L11	S 45°59'10" W	46.27'
L12	N 39°28'38" W	50.13'
L13	N 12°07'16" E	45.90'
L14	S 39°28'38" E	44.38'
L15	N 45°59'10" E	80.59'
L16	N 53°52'44" E	76.80'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	77.39'	S 49°52'35" E	39.09'

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.

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 AND BOOK NUMBER 599 PAGE 690 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 BARKER
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

KENNETH CARROLL 1335 LICENSED LAND SURVEYOR TENNESSEE

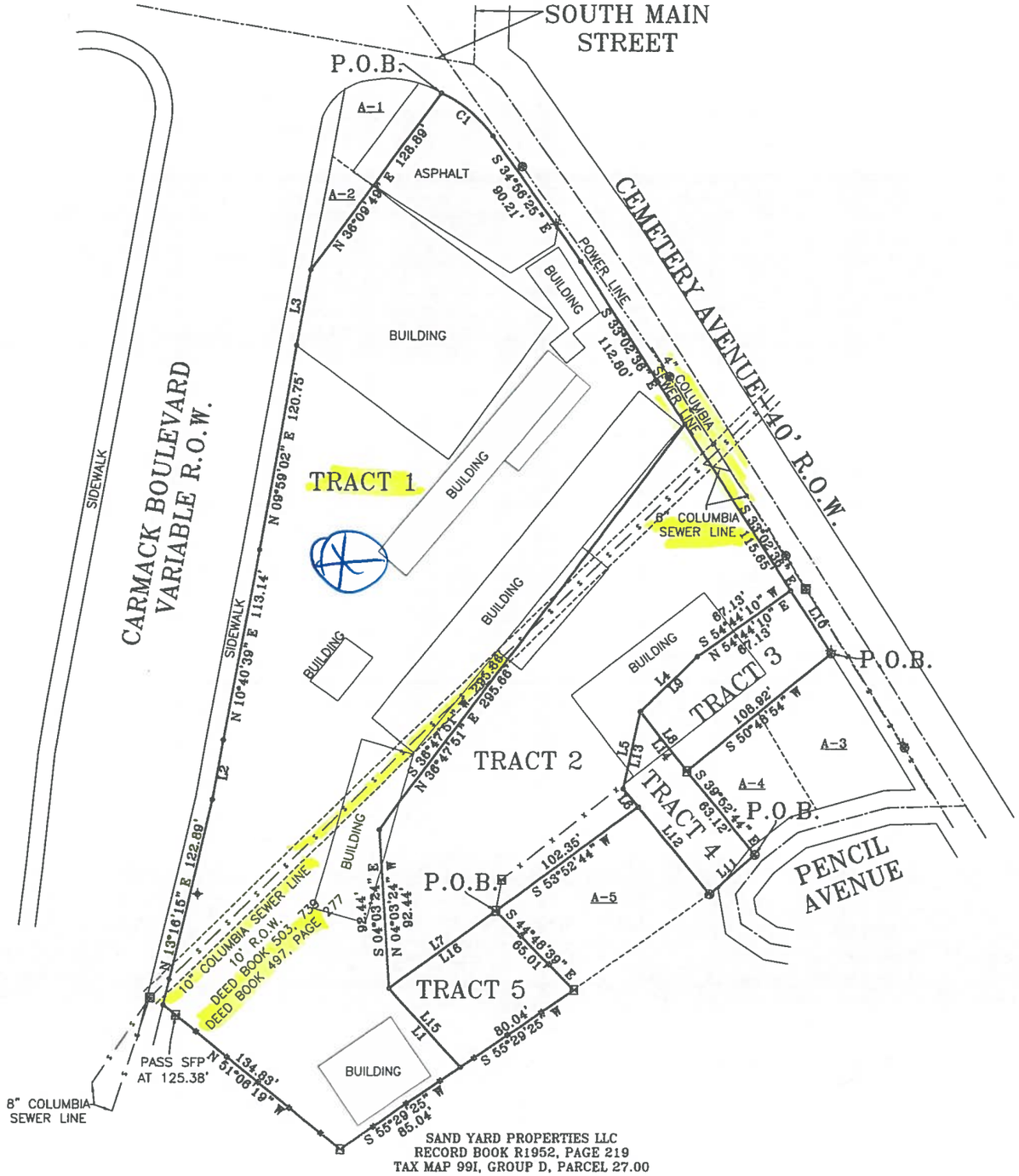
ALTA SURVEY FOR
BURCHELL PROPERTIES, LLC

SCALE: 1" = 50'	APPROVED BY: KENNETH CARROLL	DRAWN BY: BRITTANY RICHARDSON
DATE: 5-22-18		

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 (1)



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	76.60'
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 36°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:

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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

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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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

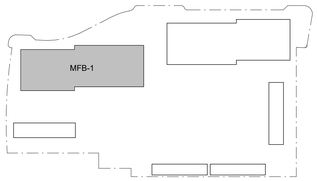
All communications go to the Applicant's email that is provided.

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



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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 - 24%

NORTH ELEVATION

BUILDING #2

FACADE GLAZING - 26%

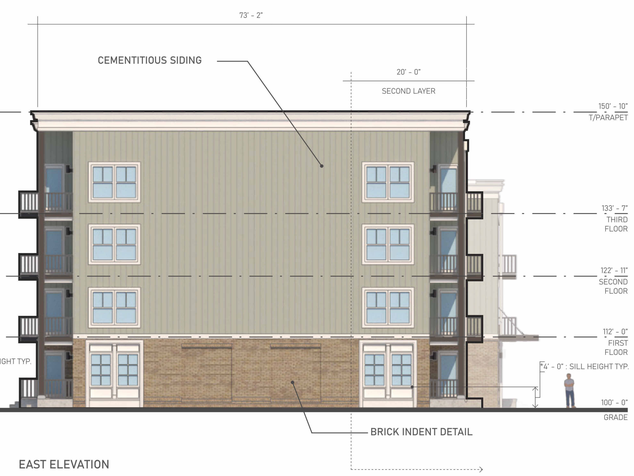
BUILDING #1

FACADE GLAZING - 26%

SOUTH ELEVATION

BUILDING #1

BUILDING #2



EAST ELEVATION

FACADE GLAZING - 28%

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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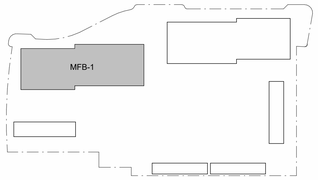

4 1-ALT WEST ELEVATION - ZONING
3/32" = 1'-0"

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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BARLOW BUILDERS

RIVER ROAD APARTMENTS

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SHEET TITLE

BUILDING 1 - ELEVATIONS PROPOSED CHANGES

SHEET NUMBER

1-ALT

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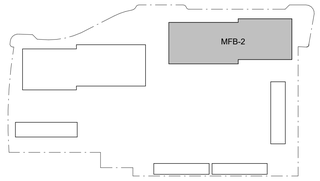

*Sill Height Note: CD-5 Zoning Code requires the Residential Sill to be 5' min. above average grade at Façade. Applicant is requesting staff level allowable deviation to reduce the min. dimension to 4' (20%) min. above average grade at Façade for all buildings that are Parallel to straight Frontage Lines 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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BARLOW BUILDERS

RIVER ROAD APARTMENTS

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SHEET TITLE

BUILDING 2 - ELEVATIONS CURRENTLY APPROVED

SHEET NUMBER

2

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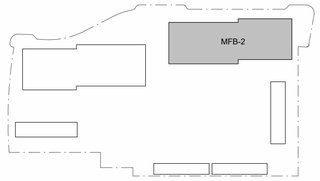

4 2-ALT WEST ELEVATION
3/32" = 1'-0"

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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BARLOW BUILDERS

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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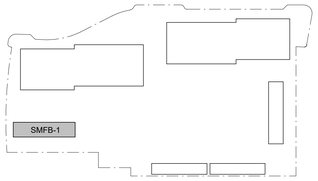

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*Sill Height Note: CD-5 Zoning Code requires the Residential Sill to be 5' min. above average grade at Façade. Applicant is requesting staff level allowable deviation to reduce the min. dimension to 4' (20%) min. above average grade at Façade for all 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

BARLOW BUILDERS

RIVER ROAD APARTMENTS

NO.	DATE	DESCRIPTION

PROJECT NO: 23037

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SHEET TITLE

BUILDING 3 - ELEVATIONS CURRENTLY APPROVED

SHEET NUMBER

3

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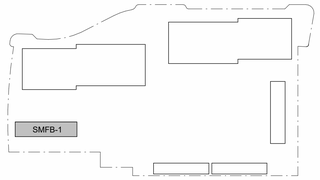
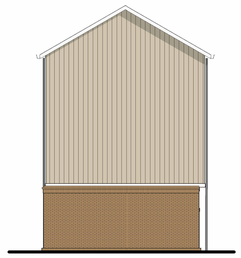


4 / 3-ALT WEST ELEVATION
3/32" = 1'-0"

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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BARLOW BUILDERS

RIVER ROAD APARTMENTS

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	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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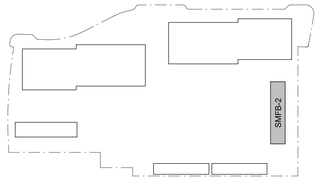

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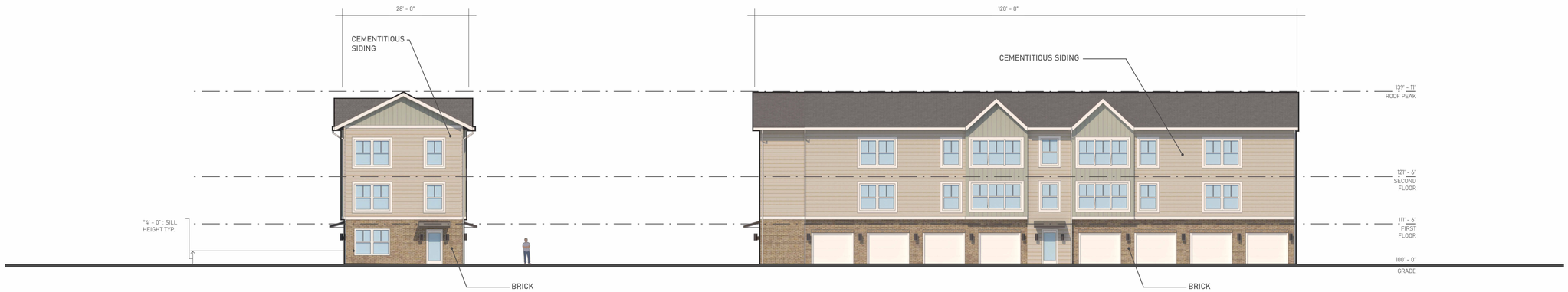
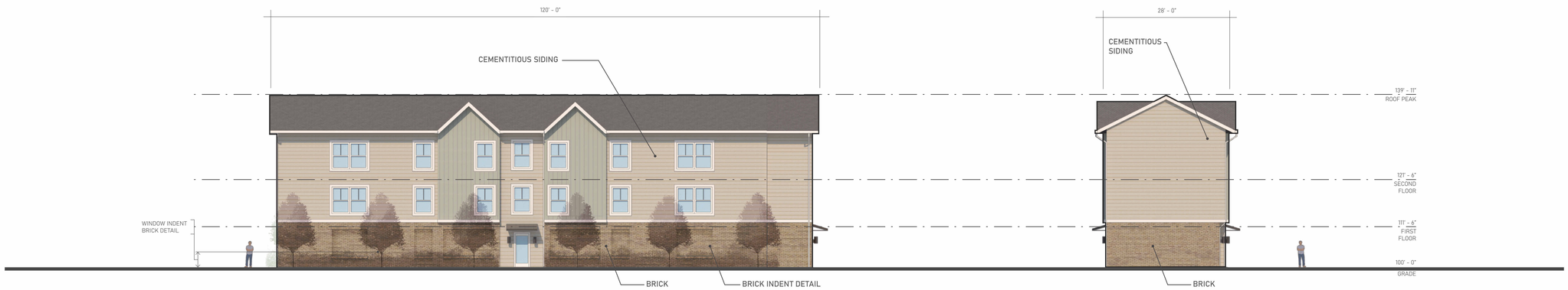


NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

FACADE GLAZING - 31%

SOUTH ELEVATION

BARLOW BUILDERS

RIVER ROAD APARTMENTS

NO.	DATE	DESCRIPTION

PROJECT NO: 23037

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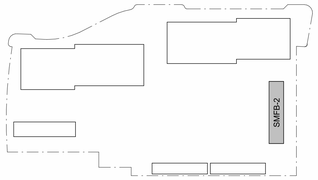
SHEET TITLE

BUILDING 4 - ELEVATIONS CURRENTLY APPROVED

SHEET NUMBER

4

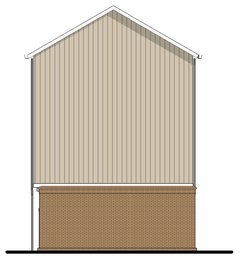
6/18/2024 5:29:30 PM



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

GREGORY C. GAMBLE
TENNESSEE
LICENSED
LANDSCAPE ARCHITECT
NO. 101011-24

Date: NOV. 20, 2023

Revision Date
1 DEC. 18, 2023
2
3

SITE DEVELOPMENT PLAN
SHEET
C2.0

REVISIONS		
No.	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 04/04/2024
KIMLEY-HORN PROJECT NO. 118119002

APPROVED DEVELOPMENT PLAN

SHEET NUMBER
C0.3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\FRA_LDEV\118119002 - River Road\4-CADD\PlanSheets\C0.3 APPROVED DEVELOPMENT PLAN.dwg C0.3 APPROVED DEVELOPMENT PLAN Apr 04, 2024 1:43pm by: sophia.close

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		7/10/24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE MANAGING PARTNER	DATE

JMB BEAR SPRINGS

1449 ROCK SPRINGS RD, COLUMBIA, TN, 38401

FINAL PUD MASTER DEVELOPMENT PLAN

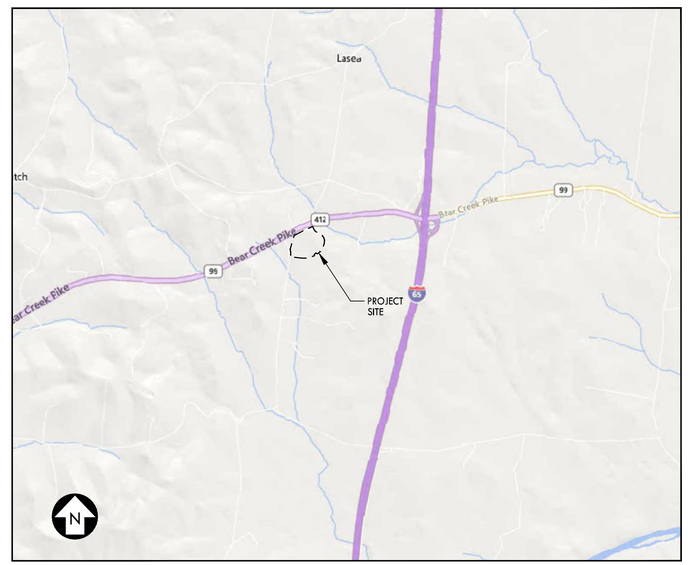
GENERAL INFORMATION

DEVELOPER

John Maher Builders, Inc.
P.O. Box 681727
Contact: John Maher
Phone: 931.489.1981

CIVIL ENGINEER

Crunk Engineering LLC
7112 Crossroads Boulevard, Suite 201
Brentwood, TN 37027
Contact: Patrick Carroll, PE
Phone: 615.873.1795
Email: patrick@crunkeng.com



LOCATION MAP
NOT TO SCALE

SITE DATA TABLE

PROJECT: JMB BEAR SPRINGS
ADDRESS: 1449 ROCK SPRINGS ROAD
PARCEL ID: 092 01200 000
SITE ACREAGE: 16.56 ACRES
LAND USE: MULTI-FAMILY

ZONING DISTRICT: PUD
AREA: 16.56 AC
AREA: 721,353.6 SQ-FT

20' SETBACK (10' COLLECTOR STREET BUFFER)
30' SETBACK (0.1 TYPE 6' STREET BUFFER)
100' SETBACK (10' ARTERIAL STREET BUFFER)

24-UNITS PER BUILDING
14 PROPOSED RESIDENTIAL BUILDINGS
336 TOTAL UNITS

REQUIRED PARKING:
0.75 PARKING SPACES / BEDROOM * 576 BEDROOMS = 432 SPACES

PROVIDED PARKING:
649 PARKING SPACES PROVIDED
1.93 SPACES PER UNIT

THE FLOOD INSURANCE RATE MAP PANEL NUMBER IS 47119C0195E, EFFECTIVE ON 4/16/2007.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	NOTES
C3.0	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1	INTERIM EROSION & SEDIMENT CONTROL PLAN
C3.2	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3	EROSION & SEDIMENT CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	OVERALL SITE LAYOUT PLAN
C5.1	SITE LAYOUT PLAN
C5.2	SITE LAYOUT PLAN
C5.3	SITE LAYOUT PLAN
C5.4	SITE LAYOUT PLAN
C6.0	OVERALL GRADING & DRAINAGE PLAN
C6.1	GRADING & DRAINAGE PLAN
C6.2	GRADING & DRAINAGE PLAN
C6.3	GRADING & DRAINAGE PLAN
C6.4	GRADING & DRAINAGE PLAN
C7.0	OVERALL UTILITY PLAN
C7.1	UTILITY PLAN
C7.2	UTILITY PLAN
C7.3	UTILITY PLAN
C7.4	UTILITY PLAN
C8.0	DETAILS
C8.1	DETAILS
C8.2	DETAILS

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WWW.CRUNKENG.COM

CRUNK ENGINEERING

PATRICK JOSEPH CARROLL
REGISTERED ENGINEER
AGREE TO FURNISH
No. 124895
6/17/24
STATE OF TENNESSEE

JMB BEAR SPRINGS
1449 ROCK SPRINGS ROAD

REVISIONS

No.	DATE

06/17/24 24013

C0.0
COVER SHEET

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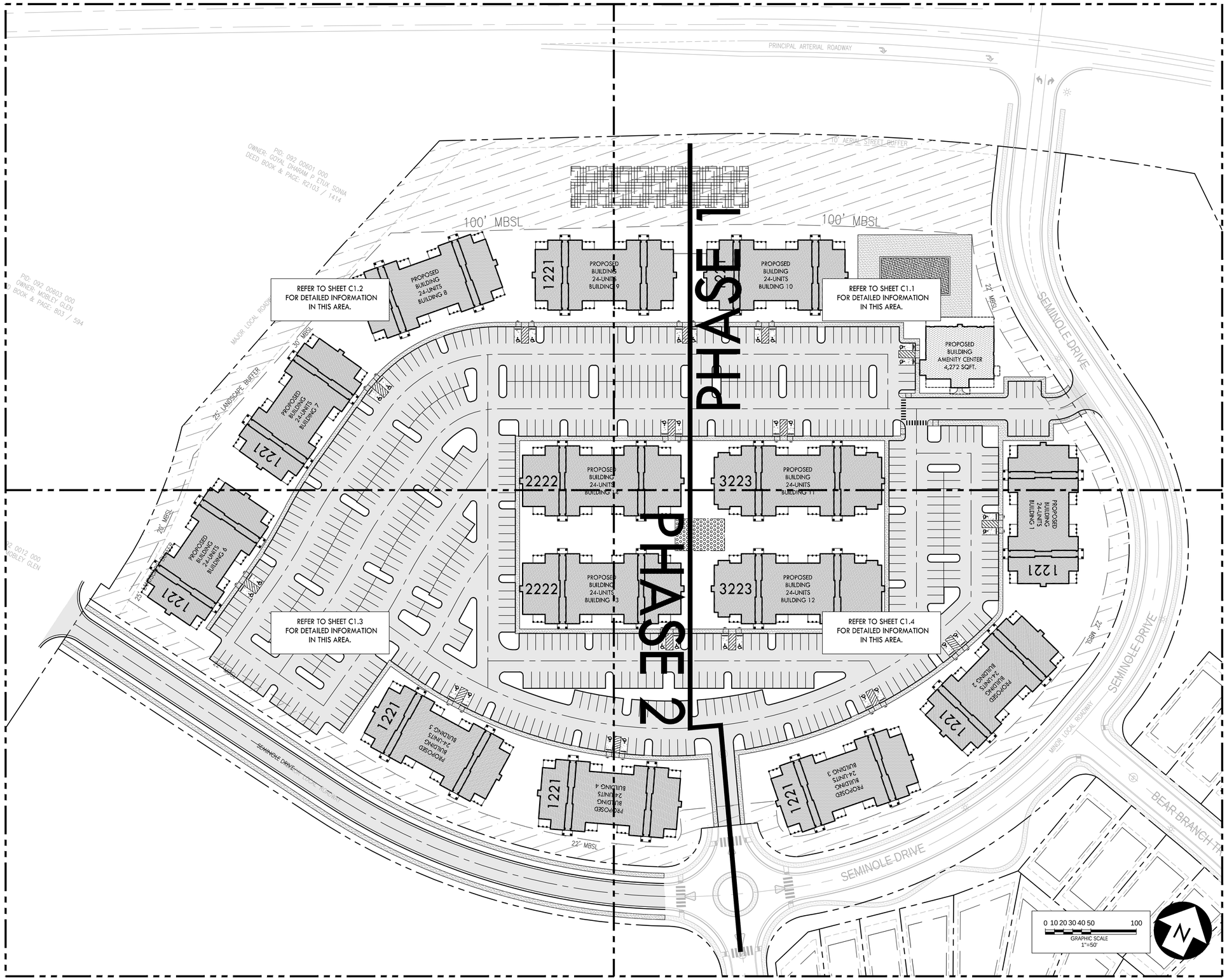

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ENGINEERING CRUNK

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STATE OF TENNESSEE

JMB BEAR SPRINGS

1449 ROCK SPRINGS ROAD

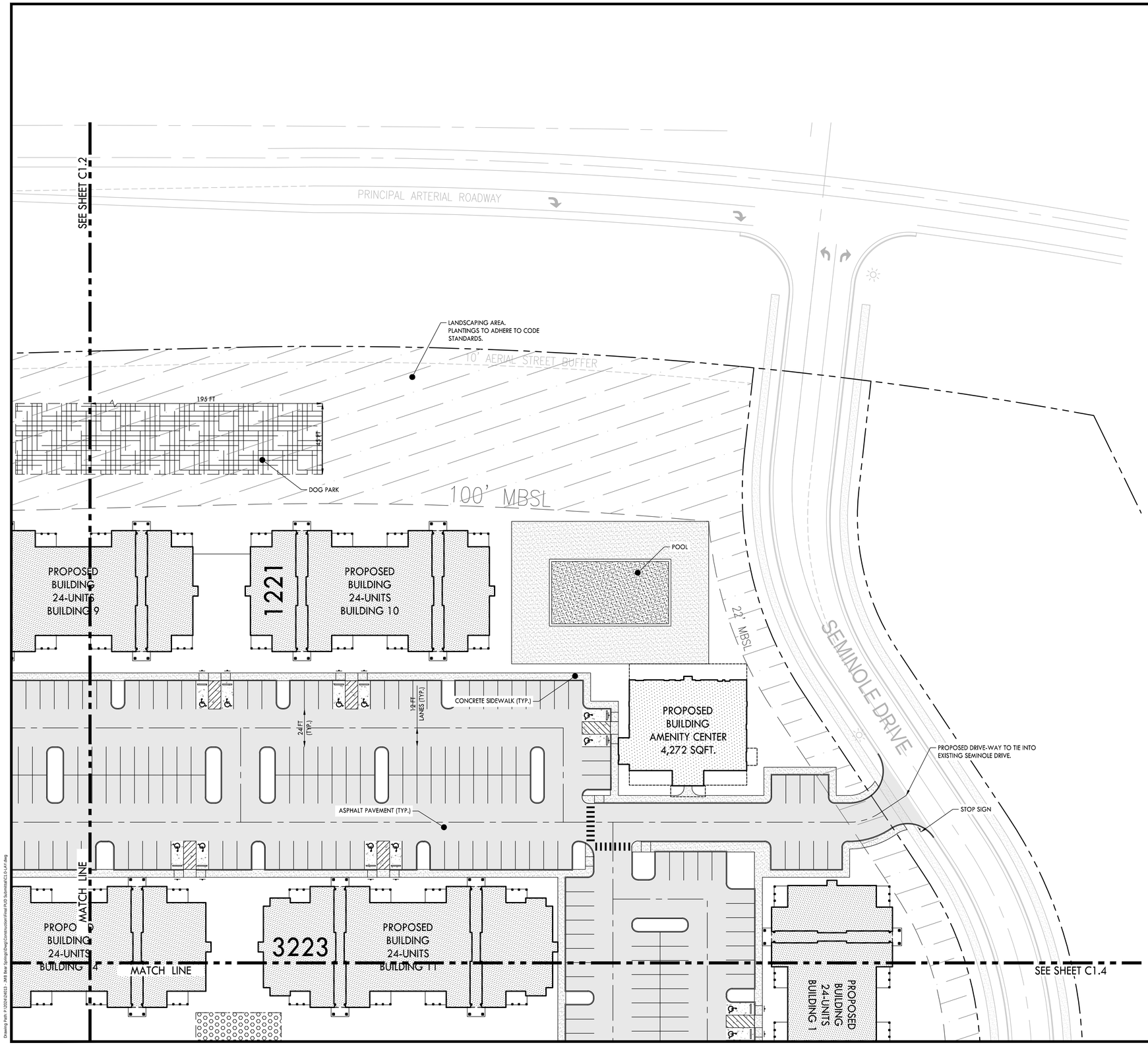
REVISIONS	
No.	DATE

06/17/24 24013

C1.0

OVERALL SITE LAYOUT PLAN

Drawing Path: P:\2024\24013 - JMB Bear Springs\Drawings\Construction\Final PUD Submittal\C1.0-LAY.dwg



PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

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NOTES:
1. COORDINATES BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
2. PUBLIC STREET TO BE DEDICATED.

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1449 ROCK SPRINGS ROAD

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No.	DATE

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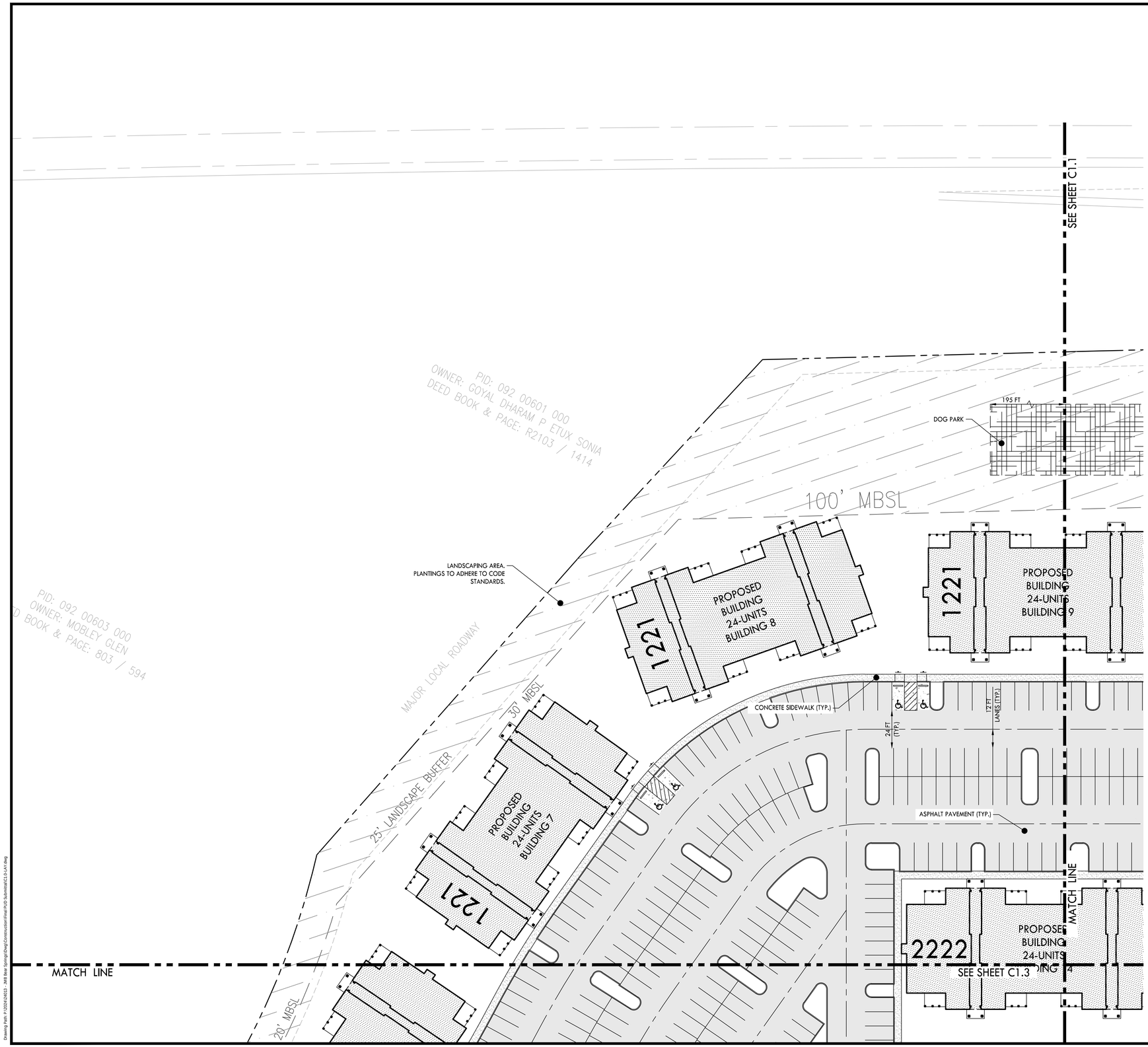
C1.1

SITE LAYOUT PLAN



PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

NOTES:
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0 10 20 30 60
GRAPHIC SCALE
1"=30'

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STATE OF TENNESSEE

JMB BEAR SPRINGS

1449 ROCK SPRINGS ROAD

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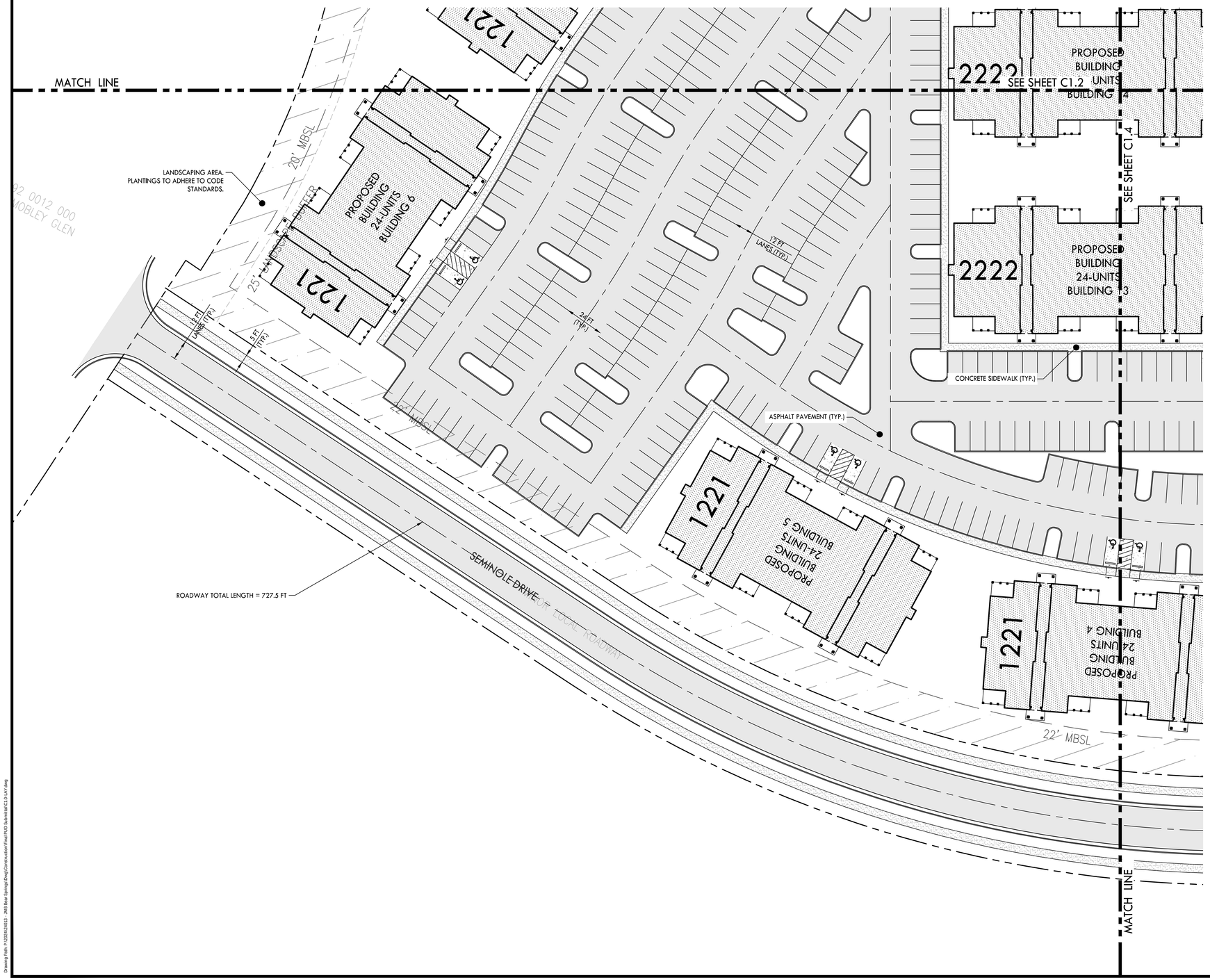
No.	DATE

06/17/24 24013

C1.2

SITE LAYOUT PLAN

Drawing Date: P:\2024\24013 - JMB Bear Springs\Dwg\Construction\Final PUD Submittal\C1.0-LAY.dwg



PROPOSED LAYOUT LEGEND

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NOTES:
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GRAPHIC SCALE
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No.	DATE

06/17/24 24013

C1.3

SITE LAYOUT PLAN

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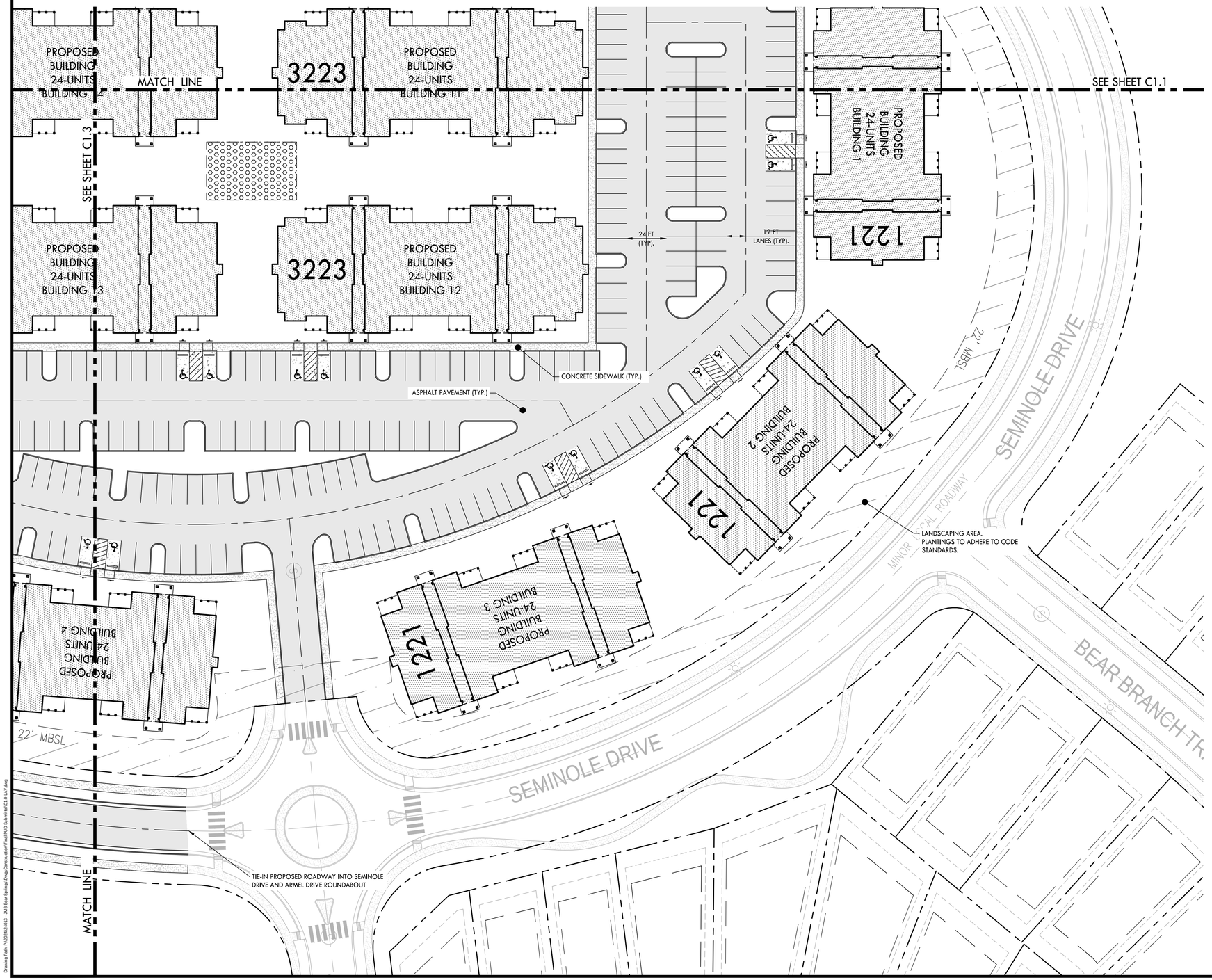

PROPOSED LAYOUT LEGEND

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NOTES:
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GRAPHIC SCALE
1"=30'

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1449 ROCK SPRINGS ROAD

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06/17/24 24013

C1.4

SITE LAYOUT PLAN

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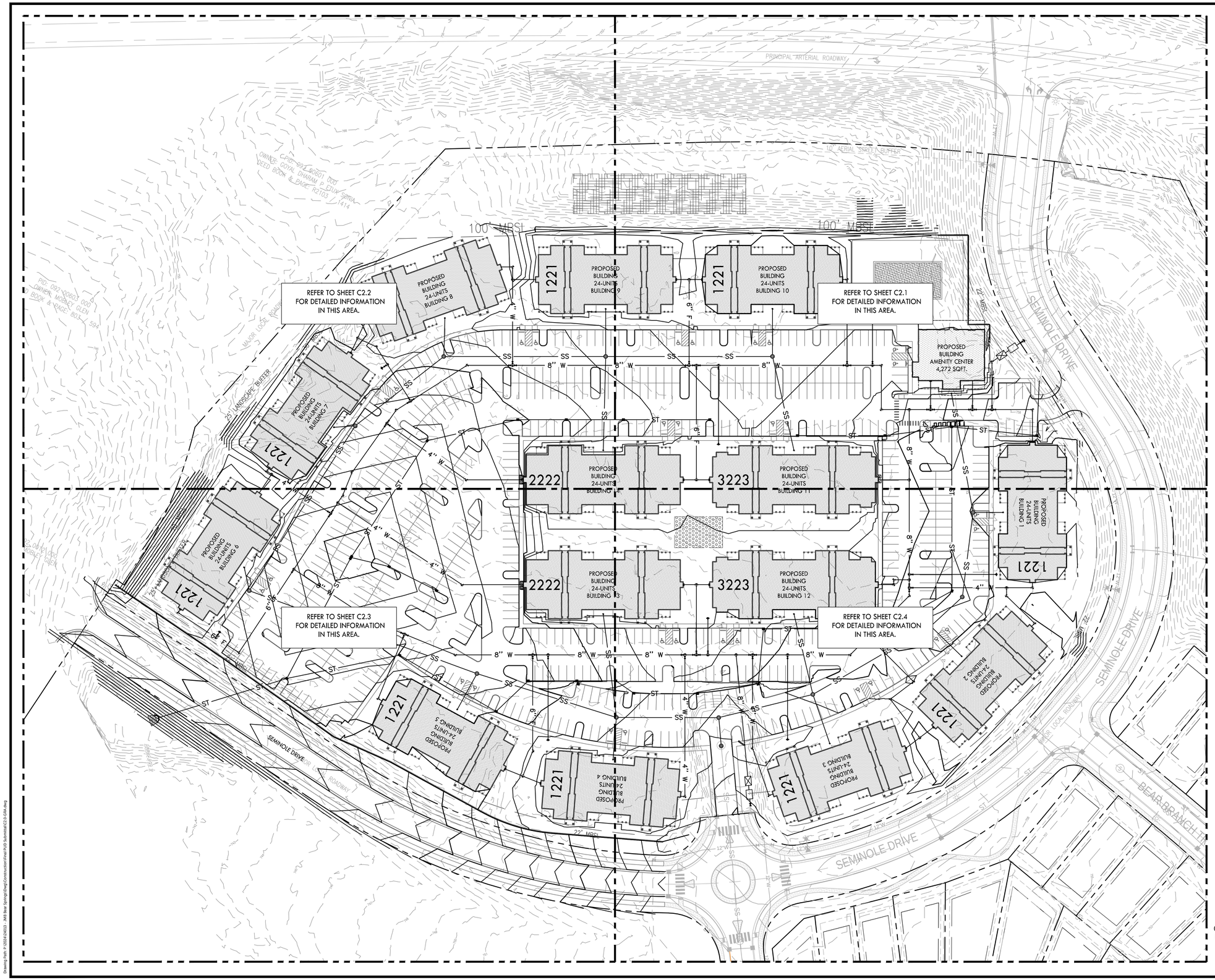

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C2.0

OVERALL GRADING, DRAINAGE, & UTILITY PLAN

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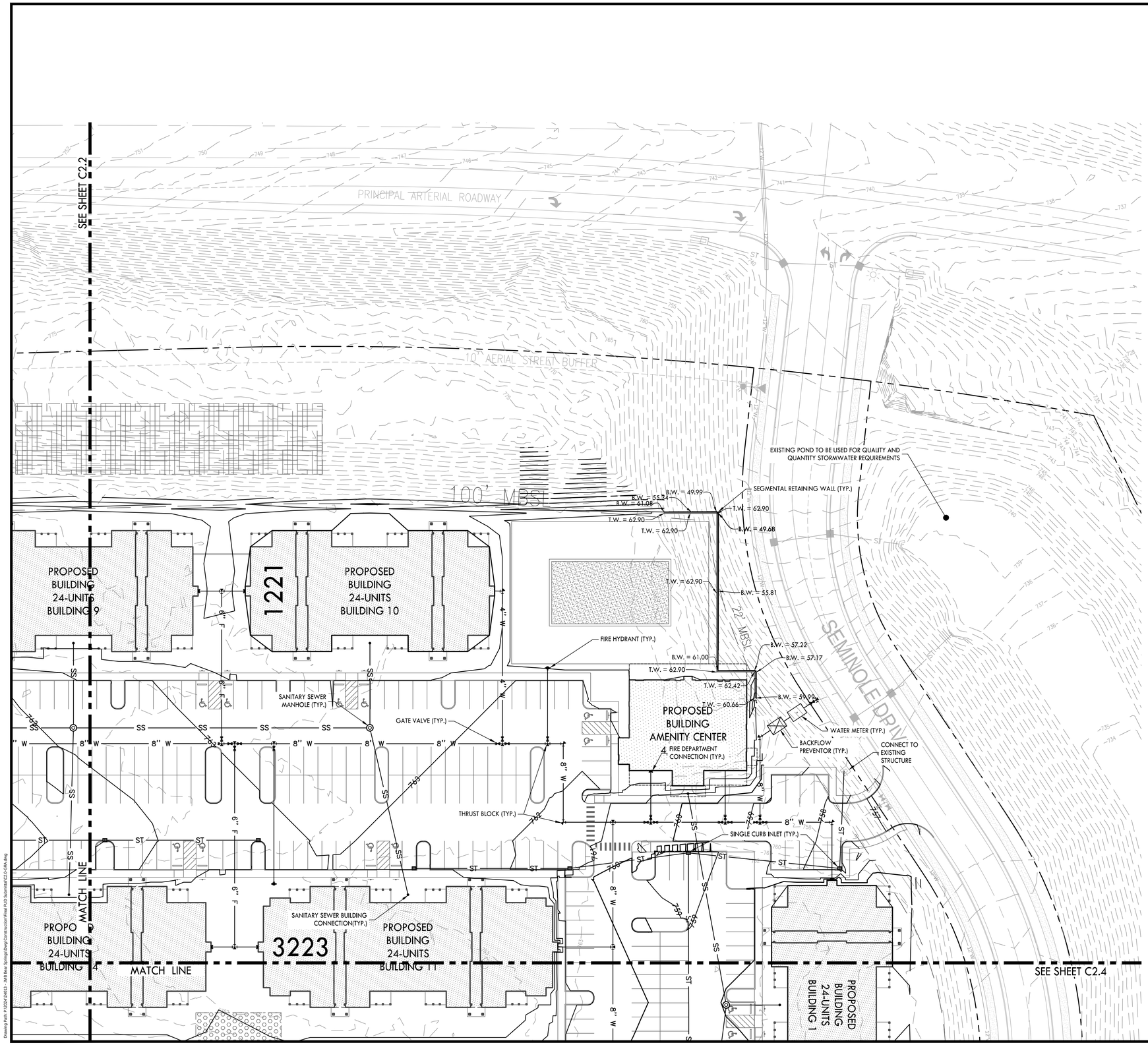

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

55	PROPOSED CONTOUR
+ 55.10	PROPOSED SPOT ELEVATION
A1	STORM STRUCTURE LABEL
ST	STORM PIPE
	SINGLE CURB INLET
	SINGLE CATCH BASIN
	JUNCTION BOX

0 10 20 30 60
GRAPHIC SCALE
1"=30'

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REVISIONS	
No.	DATE

06/17/24 24013

C2.1

GRADING, DRAINAGE, & UTILITY PLAN

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NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

55	PROPOSED CONTOUR
+ 55.10	PROPOSED SPOT ELEVATION
A1	STORM STRUCTURE LABEL
ST	STORM PIPE
	SINGLE CURB INLET
	SINGLE CATCH BASIN
	JUNCTION BOX

0 10 20 30 60
GRAPHIC SCALE
1"=30'

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JMB BEAR SPRINGS

1449 ROCK SPRINGS ROAD

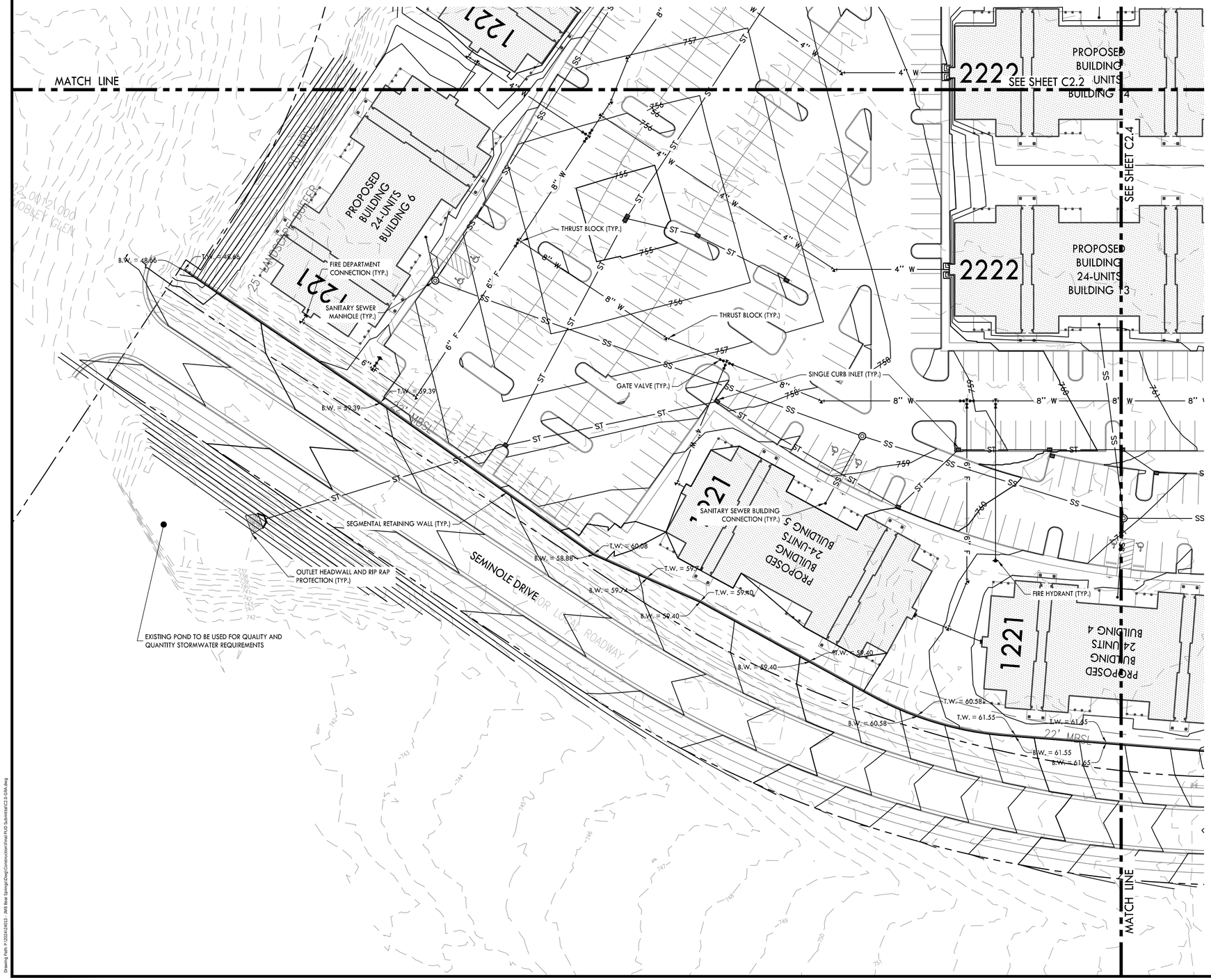
REVISIONS	
No.	DATE

06/17/24 24013

C2.2

GRADING, DRAINAGE, & UTILITY PLAN

Drawing Path: P:\2024\24013 - JMB Bear Springs\Dwgs\Construction\Grad PUD Submittal\C2.0-G0A.dwg



NOTES:
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PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- + 55.10 — PROPOSED SPOT ELEVATION
- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 60
GRAPHIC SCALE
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1449 ROCK SPRINGS ROAD

REVISIONS	
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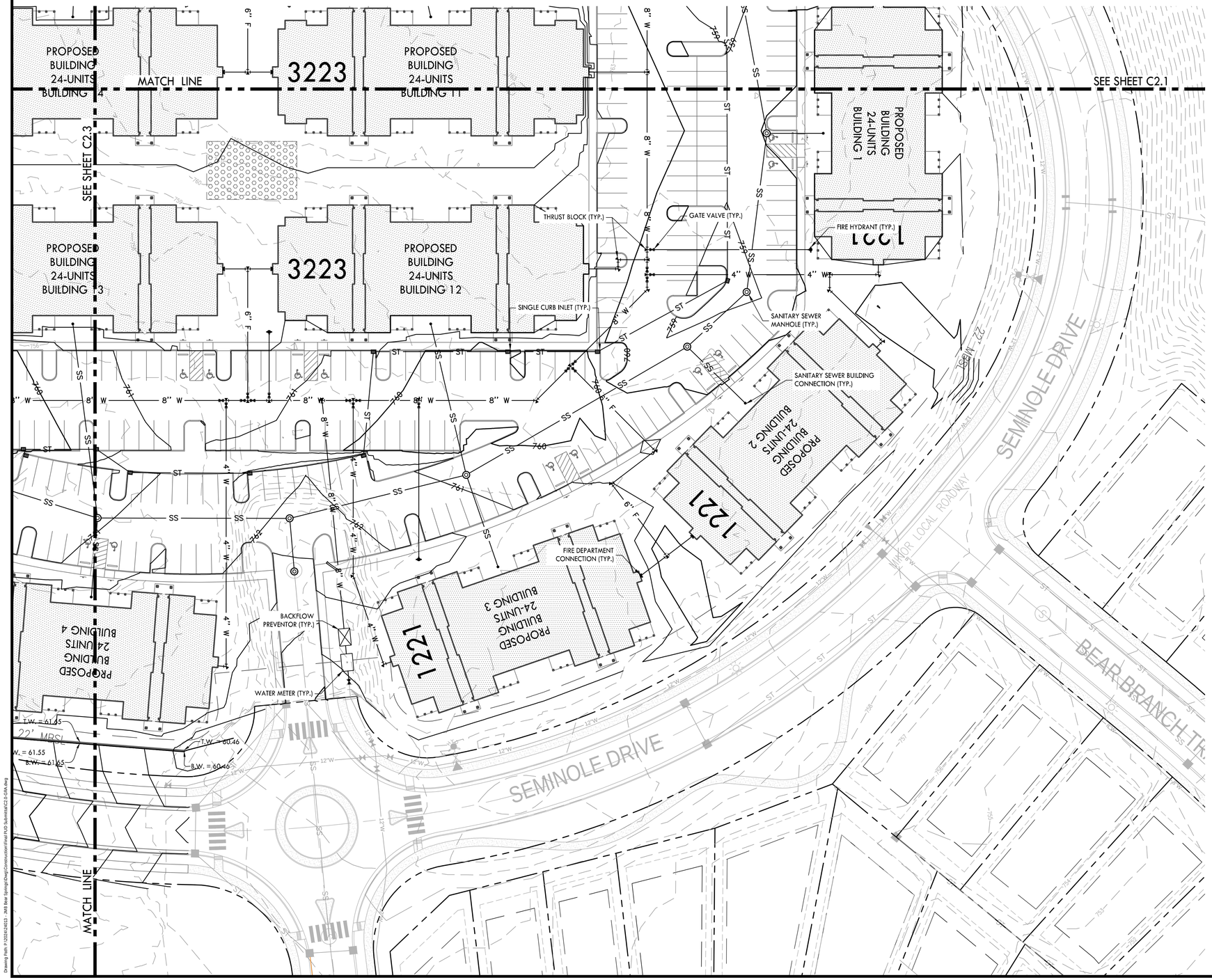
06/17/24 24013

C2.3

GRADING, DRAINAGE, & UTILITY PLAN

Drawing Path: P:\2024\24013 - JMB Bear Springs\Civil\Construction\Final PUD Submittal\C2.0-C2.6.dwg



NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

55	PROPOSED CONTOUR
+ 55.10	PROPOSED SPOT ELEVATION
A1	STORM STRUCTURE LABEL
ST	STORM PIPE
	SINGLE CURB INLET
	SINGLE CATCH BASIN
	JUNCTION BOX

0 10 20 30 60
GRAPHIC SCALE
1"=30'

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

PATRICK JOSEPH CRUNK
REGISTERED ENGINEER
AGREEMENT NUMBER
No. 124895
6/17/24
STATE OF TENNESSEE

JMB BEAR SPRINGS

1449 ROCK SPRINGS ROAD

REVISIONS

No.	DATE

06/17/24 24013

C2.4

GRADING, DRAINAGE, & UTILITY PLAN

Drawing Path: P:\2024\24013 - JMB Bear Springs\Civil\Construction\Final\PUD Submittal\C2.0-GDA.dwg

May 17, 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
Multi-Family Bear Springs – 336 Units
1449 Rock Springs Rd.
Tax Map 92, Parcel 12
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 consists of 336 multi-family 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 1,500 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 water main installed in Phase 1 of the Bear Springs development.
- An additional 12-inch connection to the existing main on Bear Creek Pike is required, in the vicinity of Rock Springs road and located in a 15-foot easement along the West property boundary. See attached figure.
- The development will be served via redundant master meters. Separate fire and domestic meters will be located at each of the two entrances.

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 (336 SFUs)	$125,820.00

- 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 4" domestic meter (2 meters)	TBD
Meter Fee: TBD per 6" fire meter (2 meters)	TBD
Impact Fee: $150,000 per 4" domestic meter (1 meter)	$150,000.00
Total Meter and Impact Fees Due =	**$150,000.00**

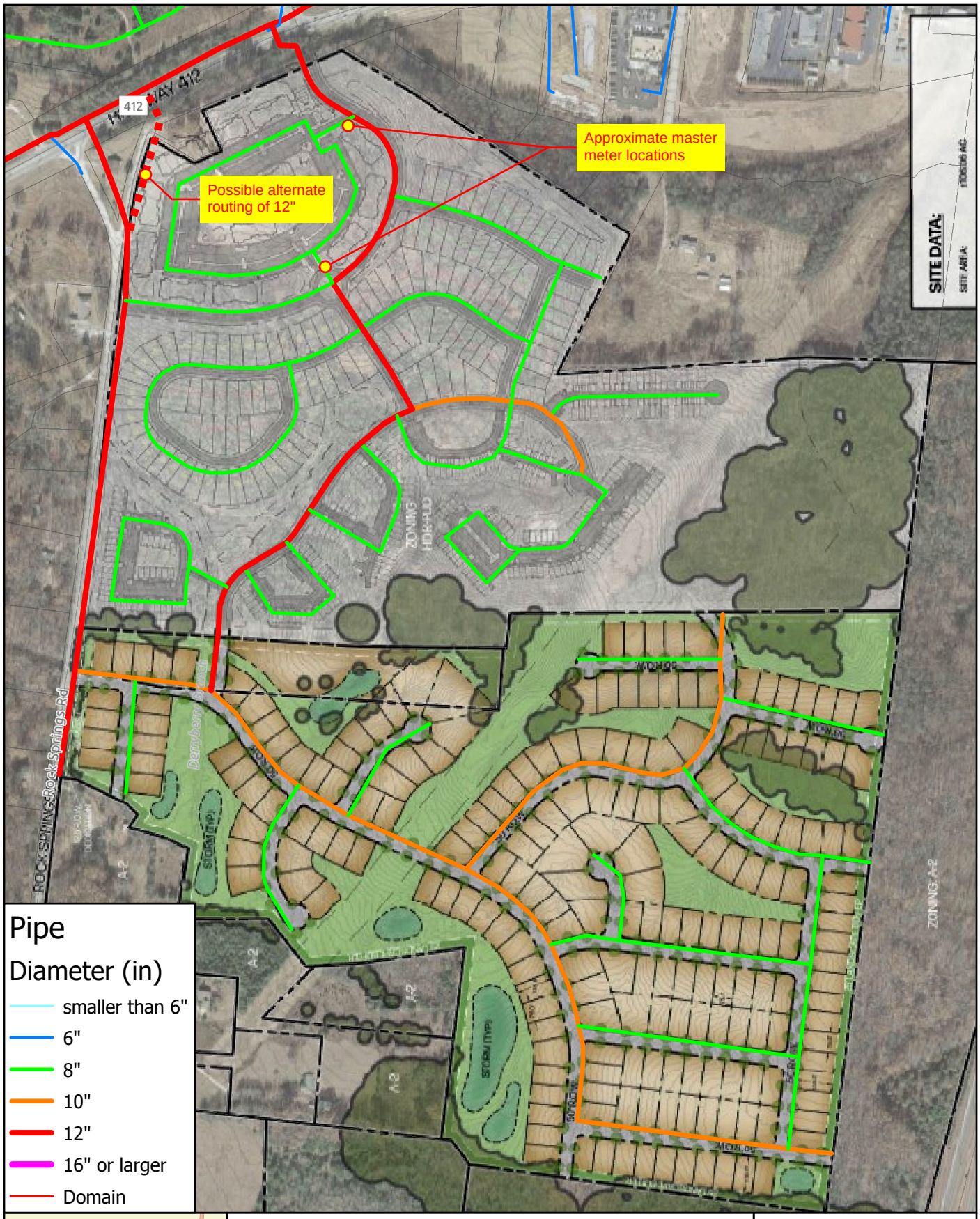
- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS 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 24-031



Required Line Sizes

Bear Springs & Rock Springs

...

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

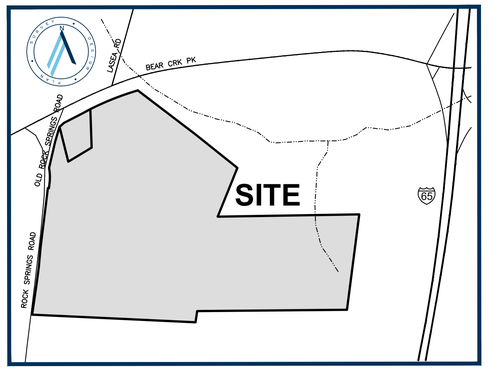
2023

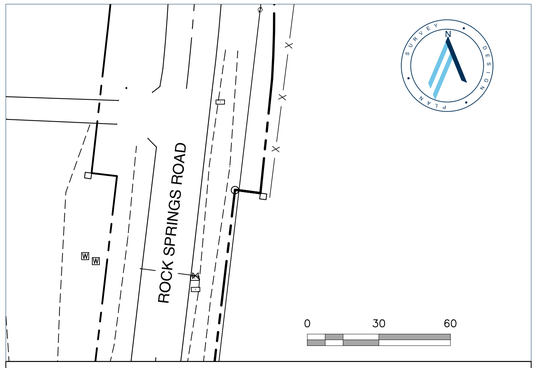
Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

N

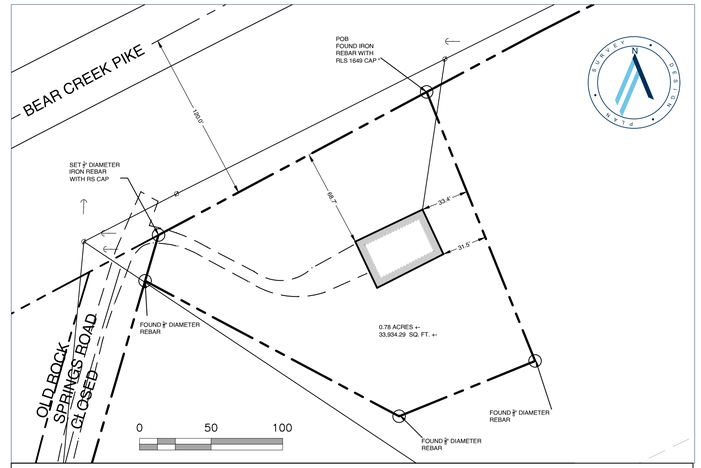
0 0.05 0.1 Mi

0 312.5 625 Feet



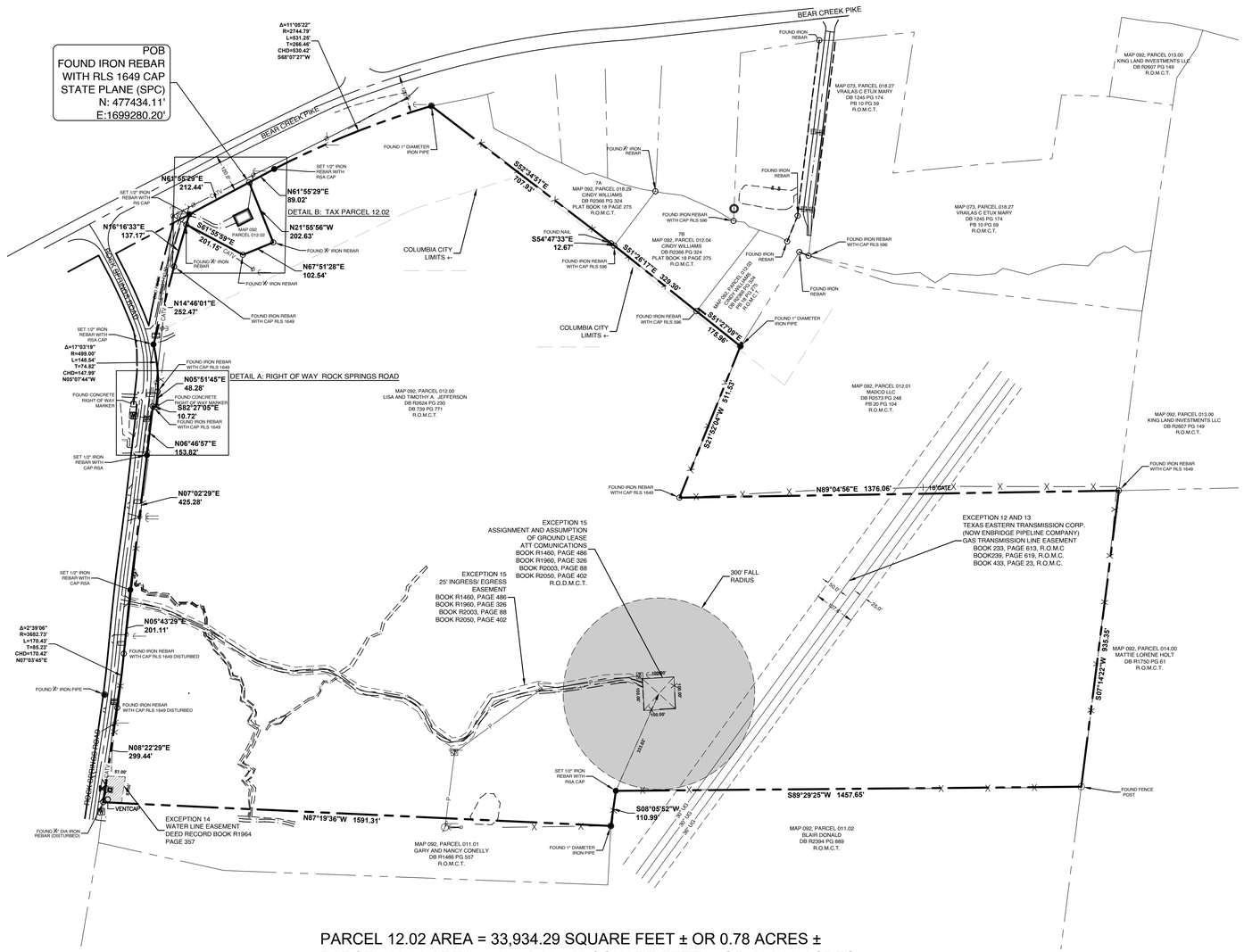


DETAIL A: RIGHT OF WAY ROCK SPRINGS ROAD
SCALE: 1" = 30'



DETAIL B: TAX PARCEL 12.02
SCALE: 1" = 50'

0 200 400



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS H .04' V 0.03'.

2. 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 REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 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 AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.

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4. THE DEPICTION OF ANY IMPROVEMENTS ON THIS PLAT DOES NOT CREATE ANY EASEMENT, SETBACK, BUILDING PAD, OR OTHER MATTER AND IS FOR INFORMATIONAL PURPOSES ONLY.

5. TABLE A OPTION 1: MONUMENTS SHOWN ON SURVEY

6. TABLE A OPTION 2: 1449 ROCK SPRING ROAD

7. TABLE A OPTION 4: GROSS LAND AREA SHOWN ON SURVEY-4,571,095.43 SQUARE FEET +- OR 104.93 ACRES +-.

8. TABLE A OPTION 6(a) 6(b): ZONING CODE: RESIDENTIAL CASE NUMBER NO ZONING REPORT PROVIDED.

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17. THE PARCEL CONTAINED IN THE LAND DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

18. THE PROPERTY SHOWN HEREON IS THE SAME AS IS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 6-9292-RL DATED 12/15/2020 AT 8:00 AM.

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 DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, 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) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

811 Know what's below. Call before you dig.

SURVEYOR'S STATEMENT

TO: Bear Spring, LLC, Old Republic Title Insurance Company and Tune, Entrekin & White, P.C.

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 , 6(a), 6(b), 7(a), 8, 9,11(b) 14, 16, 17, AND 18 OF TABLE A THERE OF.

THE FIELD WORK WAS COMPLETED ON 10-14-2021.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS

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RAGAN-SMITH ASSOCIATES, INC.

Kenneth D. Church
BY: _____ TN. R.L.S. NO.
SURVEYOR'S PRINTED NAME:

KENNETH D. CHURCH REGISTERED LAND SURVEYOR XVI STATE OF TENNESSEE AGRICULTURE COMMERCE NO. 1004
Kenneth D. Church
12/09/2021

DATE: ISSUED

LAND SURVEYOR
KENNETH D. CHURCH TN RLS 1004
RAGAN-SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
CELL PHONE: 615-332-2651
EMAIL: kchurch@ragansmith.com

PARCEL 12.02 AREA = 33,934.29 SQUARE FEET ± OR 0.78 ACRES ±
PARCEL 12.00 AREA = 4,571,095.43 SQUARE FEET ± OR 104.93 ACRES ±

TOTAL AREA 4,605.029.33 SQUARE FEET ± OR 105.71 ACRES ±

LEGEND

—P&T—	OVERHEAD POWER AND TELEPHONE LINES
	UTILITY POLE W/ ANCHOR
	UTILITY POLE W/ LIGHT
	SANITARY SEWER MANHOLE
	CATCH BASIN
INV	INVERT
—SA—	SANITARY SEWER LINE
—W—	WATER LINE
RCP	REINFORCED CONCRETE PIPE
—X—X—	FENCE
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
	PROPERTY CORNERS AS LABELED

NOTE SHEET 2 OF 2
LAND DESCRIPTIONS
TITLE COMMITMENT

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

1449 ROCK SPRINGS ROAD
LISA ANN AND TIMOTHY JEFFERSON PROPERTY
TAX MAP 92, PARCELS 012.00 AND 012.02
DEED BOOK R2624, PAGE 230 (WILL)
DEED BOOK 739, PAGE 771, R.O.M.C.T.
FOR
ENCOMPASS LAND GROUP
4TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE

Scale: 1:200

Date: 10-29-2021

Drawn By: DGC

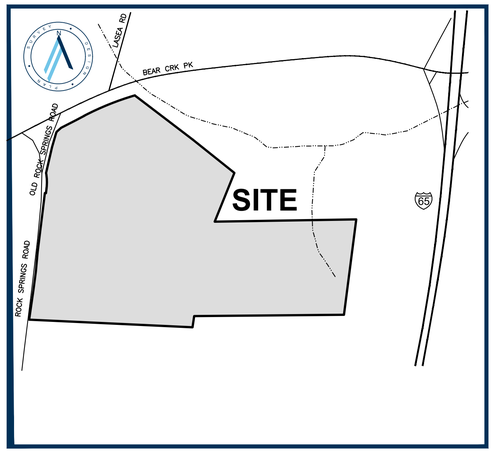
Approved By: KDC

Revisions:

Drawing Title:
ALTA/NSPS SURVEY

Drawing No.
SHEET 1 OF 2

Project No.
21-0311



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KENNETH D. CHURCH REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1004

Kenneth D. Church
12/09/2021

RAGAN-SMITH ASSOCIATES, INC.

Kenneth D. Church
BY: _____ TN. R.L.S. NO.
SURVEYOR'S PRINTED NAME:

DATE: ISSUED

LAND SURVEYOR
KENNETH D. CHURCH TN RLS 1004
RAGAN-SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
CELL PHONE: 615-332-2651
EMAIL: kchurch@ragansmith.com

LAND DESCRIPTION PER SURVEY

TAX MAP 092, PARCEL 012.00

Beginning at a found iron rebar with cap RLS cap 1649 (TN SPC N: 477,434.11, E: 1,699,280.20) the common northeast corner for Tax Map 092 Parcel 12.02 in the southern right of way of Bear Creek Pike;

Thence with said line the following three (2) calls and distances:

1. North 61 Degrees 55 Minutes 29 Seconds East, 89.02 feet to a new ½" iron rebar with a RS cap.

2. A curve radius of 2744.79 feet, a chord bearing of South 68 Degrees 07 Minutes 27 Seconds West, 530.42 feet to a found 1" diameter iron pipe corner with property of Cindy Williams (Tract 7 recorded in "Minor Plat of Survey, 3 Tracts" recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, Maury County Register of Deeds, Tennessee (R.O.M.C.T.) (Map 092, Parcel 018.29);

Thence with said line the following two (2) calls and distances:

1. South 62 Degrees 34 Minutes 51 Seconds East, 707.93 to a found nail in a Hackberry Snag;

2. South 54 Degrees 47 Minutes 33 Seconds East, 12.67 feet to a found iron rebar with a RLS cap 596 corner with property of Cindy Williams (Tract 7B recorded in "Minor Plat of Survey, 3 Tracts" recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, R.O.M.C.T. (Map 092, Parcel 018.29);

Thence with said line in South 51 Degrees 26 Minutes 17 Seconds East, 329.30 feet to a found iron rebar with a RLS cap 596 property of Cindy Williams (Tract 7C recorded in "Minor Plat of Survey, 3 Tracts" recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, R.O.M.C.T. (Map 092, Parcel 018.29);

Thence with said line in South 51 Degrees 27 Minutes 09 Seconds East, 175.96 feet to a found 1" diameter iron pipe corner with property of Madco LLC., a Delaware Limited Liability Company (Plat of Survey 20.69 Acres recorded in plat Book 20 Page 104) recorded in Deed Book R2573, Page 248, R.O.M.C.T. (Map 092, Parcel 012.01);

Thence with said line the following two (2) calls and distances;

1. South 21 Degrees 52 Minutes 04 Seconds West, 511.53 feet to a found iron rebar with a RLS cap 1649;

2. North 89 Degrees 04 Minutes 56 Seconds East, 1376.06 feet to a found iron rebar with a RLS cap 1649 common corner with King Land Investments, LLC recorded in Deed Book R2607, Page 149, R.O.M.C.T. (Map 092, Parcel 013.00) and Mattie Lorene Holt recorded in Deed Book R1750, Page 61 R.O.M.C.T. (Map 092, Parcel 014.00);

Thence with said line South 07 Degrees 14 Minutes 22 Seconds West, 935.35 feet to a found fence post common corner with Blair Donald recorded in Deed Book R2394, Page 889 R.O.M.C.T (Map 092 Parcel 11.02)

Thence with said line the following two (2) calls and distances:

1. South 89 Degrees 29 Minutes 25 Seconds West, 1457.65 feet to a set ½" diameter iron rebar with RS cap;

2. South 08 Degrees 05 Minutes 52 Seconds West, 110.99 feet to a found 1" diameter iron pipe old corner with Gary and Nancy Connelly recorded in Deed Book R1486, Page 557 R.O.M.C.T (Map 092 Parcel 011.01);

Thence with said line North 87 Degrees 19 Minutes 36 Seconds West, 1591.31 feet to a found 5/8" diameter iron rebar (disturbed) in eastern right of way of Rock Springs Road;

Thence with said line the following eight (8) calls and distances:

1. North 08 Degrees 22 Minutes 29 Seconds East, 299.44 feet to a found iron rebar with a RLS cap 1649 (disturbed);

2. A curve radius of 3682.73 feet, a chord bearing of North 07 Degrees 03 Minutes 45 Seconds West, 170.42 feet to a found iron rebar with a RLS cap 1649 (disturbed);

3. North 05 Degrees 43 Minutes 29 Seconds East 201.11 to a set ½" diameter iron rebar with a RS cap;

4. North 07 Degrees 02 Minutes 29 seconds East 425.28 to a set ½" diameter iron rebar with a RS cap;

5. North 06 Degrees 46 Seconds 57 Seconds East 153.82 to a found iron rebar with a RLS cap 1649 (disturbed);

6. South 82 Degrees 27 Minutes 05 Seconds East 10.72 feet to a found concrete Right of Way Marker;

7. North 05 Degrees 51 Minutes 45 Seconds East 48.28 feet to a found rebar with a RLS cap 1649;

8. A curve radius of 499.00 feet, a chord bearing of North 05 Degrees 07 Minutes 44 Seconds West, 147.99 feet to a set ½" diameter iron rebar with a RS cap corner with the eastern right of way Old Rock Springs Road;

Thence with said line the following two (2) calls and distances:

1. North 14 Degrees 46 Minutes 01 Seconds East, 252.47 feet to a found iron rebar with a RLS cap 1649;

2. North 16 Degrees 16 Minutes 33 Seconds East, 137.17 feet to a found 5/8" diameter iron rebar with no cap corner with Timothy A. Jefferson and Gerrie Lynn Jefferson recorded in Record Book R2624, Page 230 R.O.M.C.T (Map 092 Parcel 012.02);

Thence with said line the following three (3) calls and distances

1. South 61 Degrees 55 Minutes 59 Seconds East, 201.15 feet to a found 5/8" diameter iron rebar with no cap;

2. North 67 Degrees 50 Minutes 55 Seconds East, 102 feet to a found 5/8" diameter iron rebar with no cap;

3. North 21 Degrees 56 Minutes 03 Seconds West, 202.61 feet to a to the Point Beginning;

Said parcel containing 4,571,095.43 square feet, more or less or 104.93 acres, more or less

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated November 4, 2021.

LAND DESCRIPTION PER SURVEY

TAX MAP 092, PARCEL 012.02

Beginning at a found iron rebar with cap RLS cap 1649 (TN SPC N: 477,434.11, E: 1,699,280.20) the common in the southern right of way of Bear Creek Pike corner with Tax Map 092 Parcel 12.00;

Thence with said line the following three (3) calls and distances

1. South 21 Degrees 56 Minutes 03 Seconds East, 202.61 feet to a found 5/8" diameter iron rebar;
2. South 67 Degrees 50 Minutes 55 Seconds West, 102.54 feet to a found 5/8" diameter iron rebar;
3. North 61 Degrees 55 Minutes 59 Seconds West, 201.15 feet to a found 5/8" diameter iron rebar in the eastern right of way of Old Rock Springs;

Thence with said line North 16 Degrees 16 Minutes 33 seconds East, 33.33 feet a set $\frac{3}{8}$" diameter iron rebar with RS cap in the southern right of way of Bear Creek Pike;

Thence with said line North 61 Degrees 55 Minutes 29 seconds East, 212.44 feet the point beginning;

Said parcel containing 33,934.29 square feet, more or less or 0.78 acres, more or less

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated November 4, 2021.

TITLE INSURANCE CO: COMMONWEALTH
FILE NO:6-9292-RL
COMMITMENT DATE: 08-01-2016

LAND DESCRIPTION PER TITLE COMMITMENT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MAURY, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:
THE FOLLOWING DESCRIBED TRACTS OR PARCELS OF LAND, LOCATED IN THE FOURTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, TO-WIT:

TRACT I:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEGINNING AT A SET ROCK FORMERLY MRS. ELIZABETH LOFTIN'S LINE, THENCE E. 100 POLES, THENCE N. 54 POLES, THENCE E. 6 POLES, THENCE N. 7 POLES, THENCE W. 6 POLES, THENCE N. 18 1/2 DEG. E. 31 POLES AND 23 LINKS, THENCE N. 55 1/4 DEG. W. 53 POLES 19 LINKS; THENCE N. 57 3/4 DEG. W. 40 POLES, THENCE N. 60 DEG. W. 12 LINKS TO A BEECH, THENCE S. 75 DEG. W. 10 POLES 15 LINKS, THENCE S. 33 DEG. W. 28 POLES 6 LINKS, THENCE N. 86 DEG. W. 12 POLES 15 LINKS, THENCE S. 27 POLES 11 LINKS, THENCE E. 19 POLES, THENCE S. 96 POLES TO THE BEGINNING, CONTAINING 80 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LENIS ANN HARDISON DUVALL BY QUITCLAIM DEED FROM MARSHALL HARDISON AND EMMA LEE HARDISON OF RECORD IN DEED BOOK 739, PAGE 769, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, DATED OCTOBER 8, 1985, AND RECORDED ON OCTOBER 9, 1985.
LENIS ANN HARDISON DUVALL DIED ON FEBRUARY 22, 2003, AND DEVISED ALL OF HER PROPERTY TO HER HUSBAND, WILLIAM GERALD DUVALL, BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-50-03.
WILLIAM GERALD DUVALL DIED ON MAY 6, 2007, AND DEVISED ALL OF HIS PROPERTY TO HIS TWO CHILDREN GERRIE JEFFERSON AND LISA A. DUVALL BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-093-07.
GERRIE L. JEFFERSON DIED ON FEBRUARY 7, 2020, AND DEVISED ALL OF HER PROPERTY TO HER HUSBAND, TIMOTHY JEFFERSON BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-083-20.

TRACT II:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BOUNDED ON THE NORTH BY BARKER; ON THE EAST BY GALBREATH; ON THE SOUTH BY JOHNNY JONES AND ON THE WEST BY A. P. HARDISON, CONTAINING 30 ACRES MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO A.P. HARDISON BY WARRANTY DEED FROM W. O. CONNELLY AND WIFE, MAGGIE CONNELLY, OF RECORD IN DEED BOOK 237, PAGE 572, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, DATED MARCH 18, 1944, AND RECORDED ON MARCH 25, 1944.
A.P. HARDISON IS ALSO KNOWN AS ARTHUR P. HARDISON. A.P. HARDISON DIED IN 1946 LEAVING A LAST WILL AND TESTAMENT ADMITTED TO PROBATE IN MAURY COUNTY ON DECEMBER 7, 1946, WHEREIN HE DEVISED THE SUBJECT PROPERTY TO HIS DAUGHTER, LENIS ANN HARDISON.
LENIS ANN HARDISON LATER MARRIED WILLIAM GERALD DUVALL IN 1953.
LENIS ANN HARDISON DUVALL DIED ON FEBRUARY 22, 2003, AND DEVISED ALL OF HER PROPERTY TO HER HUSBAND, WILLIAM GERALD DUVALL, BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-50-03.
PAGE 11 OF 11 ALTA COMMITMENT FOR TITLE INSURANCE (6-1-16)
TENNESSEE - CHAIN OF TITLE
WILLIAM GERALD DUVALL DIED ON MAY 6, 2007, AND DEVISED ALL OF HIS PROPERTY TO HIS TWO CHILDREN GERRIE JEFFERSON AND LISA A. DUVALL BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-093-07.
GERRIE L. JEFFERSON DIED ON FEBRUARY 7, 2020, AND DEVISED ALL OF HER PROPERTY TO HER HUSBAND, TIMOTHY JEFFERSON BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-083-20.

TRACT III:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE FOURTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
THIS IS A TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY NEW STATE HWY. #99; EAST, SOUTH AND WEST BY LENIS ANN HARDISON DUVALL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN A FENCE ALONG THE SOUTH MARGIN OF STATE HWY. #99, AT THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING APPROXIMATELY 600 FEET IN SOUTHWESTERN DIRECTION FROM BARKER'S SOUTHWEST CORNER; THENCE WITH DUVALL AS FOLLOWS: SOUTH 25 DEG. 51 MIN. EAST, 202.82 FEET TO AN IRON PIN BY A 14" HACKBERRY TREE; SOUTH 63 DEG. 54 MIN. WEST, 102.49 FEET TO AN IRON PIN IN A FENCE; NORTH 65 DEG. 51 MIN. WEST, 201.26 FEET TO AN IRON PIN IN A FENCE CORNER; THENCE WITH THE MARGIN OF OLD ROCK SPRINGS ROAD NORTH 14 DEG. 26 MIN. EAST, 17.57 FEET TO AN IRON PIN; THENCE WITH THE MARGIN OF STATE HWY. #99 AND GENERALLY FOLLOWING A FENCE AS FOLLOWS: NORTH 44 DEG. 46 MIN. EAST, 58.80 FEET TO AN IRON PIN; NORTH 58 DEG. 33 MIN. EAST, 165.85 FEET TO THE POINT OF BEGINNING; CONTAINING BY SURVEY 0.78 ACRES MORE OR LESS, ACCORDING TO SURVEY BY JAMES H. BINGHAM, JR., L.S. CERTIFICATE #1251, JULY 1985.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY A. JEFFERSON AND WIFE, GERRIE LYNN JEFFERSON, BY WARRANTY DEED FROM LENIS ANN HARDISON DUVALL AND HUSBAND, WILLIAM G. DUVALL, OF RECORD IN DEED BOOK 739, PAGE 771, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, DATED OCTOBER 8, 1985, AND RECORDED ON OCTOBER 10, 1985. GERRIE LYNN JEFFERSON DIED ON FEBRUARY 7, 2020, LEAVING TIMOTHY A. JEFFERSON AS HER SURVIVING TENANT BY THE ENTIRETY.

TITLE INSURANCE CO: COMMONWEALTH
FILE NO:6-9292-RL
COMMITMENT DATE: 08-01-2016
EXCEPTIONS

12. EASEMENT FOR PIPELINES RECORDED IN BOOK 233, PAGE 613.
    SHOWN ON SURVEY
13. EASEMENT FOR PIPELINES RECORDED IN BOOK 433, PAGE 23.
    SHOWN ON SURVEY
14. EASEMENT FOR WATER LINE RECORDED IN BOOK R1964, PAGE 1357.
    SHOWN ON SURVEY
15. ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE BETWEEN LENIS ANN HARDISON DUVALL, LESSOR, AND SIGNAL ONE, LLC, LESSEE, RECORDED IN BOOK R1460, PAGE 486, AS AMENDED IN BOOK R1690, PAGE 326, AND ASSIGNED IN BOOK R1810, PAGE 954, AND ASSIGNED IN BOOK R2003, PAGE 88, AND FURTHER ASSIGNED TO TELECOM TOWER GROUP, LLC, IN BOOK R2050, PAGE 402.
    SHOWN ON SURVEY
16. RIGHTS OR CLAIMS OF TENANTS UNDER UNRECORDED LEASES.
    NOT SURVEY RELATED
17. NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.
    ACREAGE SHOWN AS MORE OR LESS

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

1449 ROCK SPRINGS ROAD
LISA ANN AND TIMOTHY JEFFERSON PROPERTY
TAX MAP 92, PARCELS 012.00 AND 012.02
DEED BOOK R2624, PAGE 230 (WILL)
DEED BOOK 739, PAGE 771, R.O.M.C.T.
FOR
ENCOMPASS LAND GROUP
4TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE

Scale: 1:200

Date: 10-29-2021

Drawn By: DGC

Approved By: KDC

Revisions:

Drawing Title:

ALTA/NSPS SURVEY

Drawing No.

SHEET 2 OF 2

Project No.

21-0311

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	1449 Rock Springs Road, Columbia, TN		
	TAX MAP: 92	GROUP: Tax Map 92	PARCEL: 012.00 and 012.02
SUMMARY OF NATURE OF REQUEST AND WORK	Development of the property into 14 multi-family residential buildings with a total of 336 units as well as an amenity center.		

DATE OF PRE-APPLICATION CONFERENCE	05/01/2024	*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	Patrick Carroll	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd, Suite 201, Brentwood, TN 37067	EMAIL	Patrick@crunkeng.com

PROPERTY OWNER NAME	Bear Springs LLC	PHONE	
ADDRESS		EMAIL	

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.

Patrick Carroll		6/17/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Bear Springs LLC	owner affidavit will be provided at a later date	6/17/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

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DEVELOPMENT SERVICES
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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)

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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	Patrick Carroll	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd, Suite 201, Brentwood, TN 37067	EMAIL	Patrick@crunkeng.com

PROPERTY OWNER NAME	Bear Springs LLC	PHONE	615-499-9887
ADDRESS	121 1st Ave. S., Ste 220 Franklin, TN 37064	EMAIL	greg@willowbrandpartners.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.

Patrick Carroll		6/17/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Bear Springs LLC		6/17/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

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: JMB Bear Springs

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
- 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
- n/a ☐ 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
- 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

- ☒ 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
- n/a ☐ 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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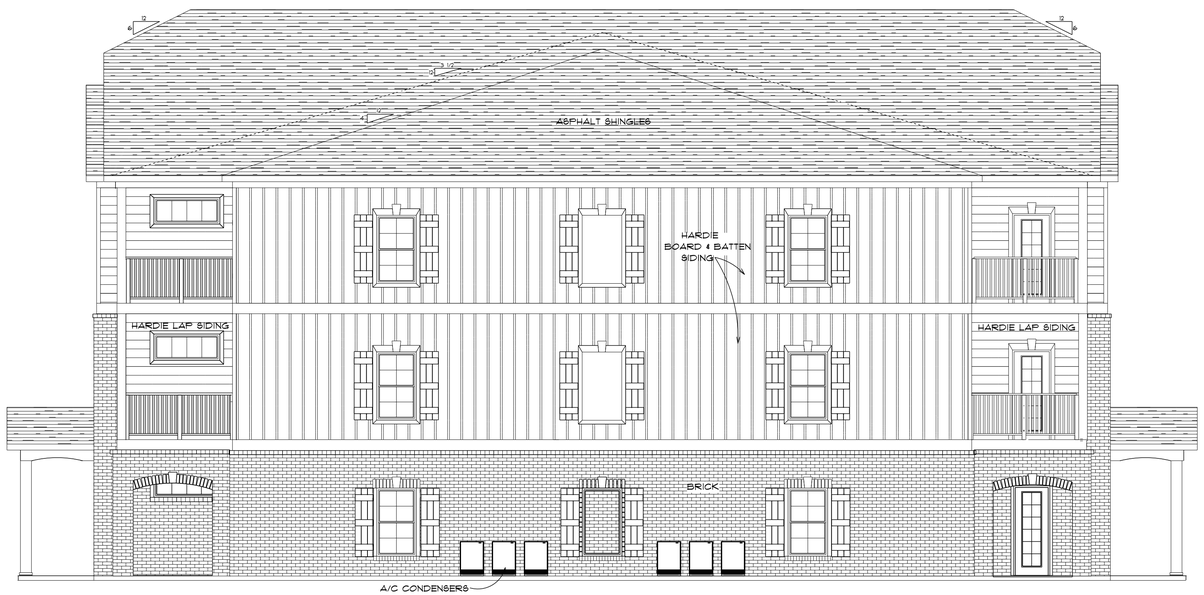
PUD Specific Items

- ☒ 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:

Patrick Carroll		6/17/2024
Print Name	Signature	Date

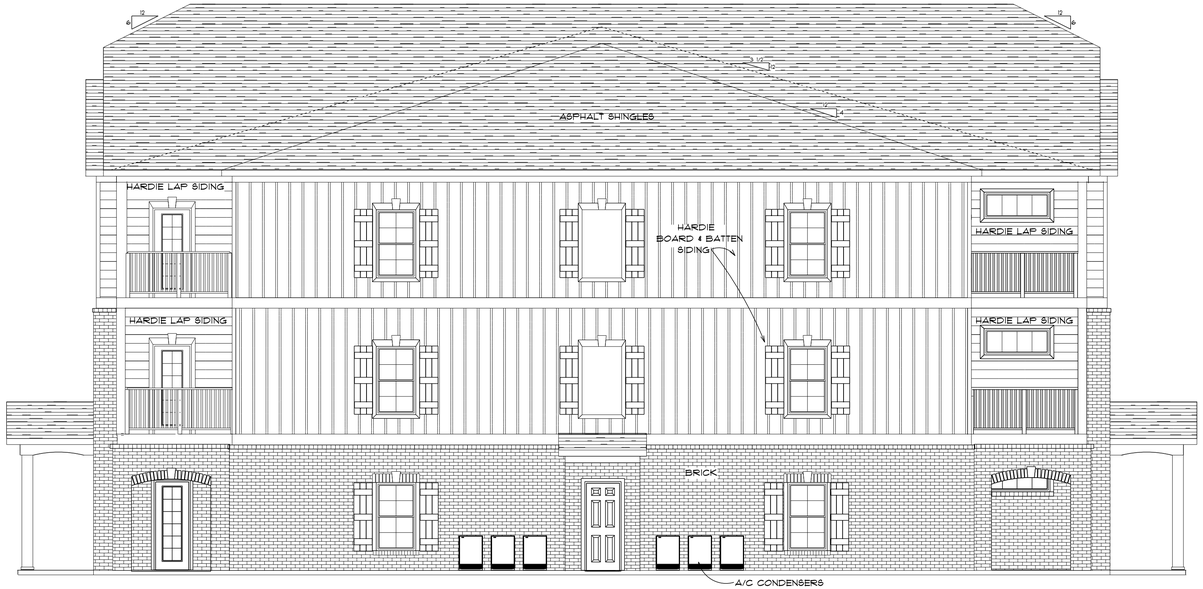


RIGHT ELEVATION

SCALE: 3/16"=1'-0"

REAR ELEVATION - 12 UNIT BUILDING

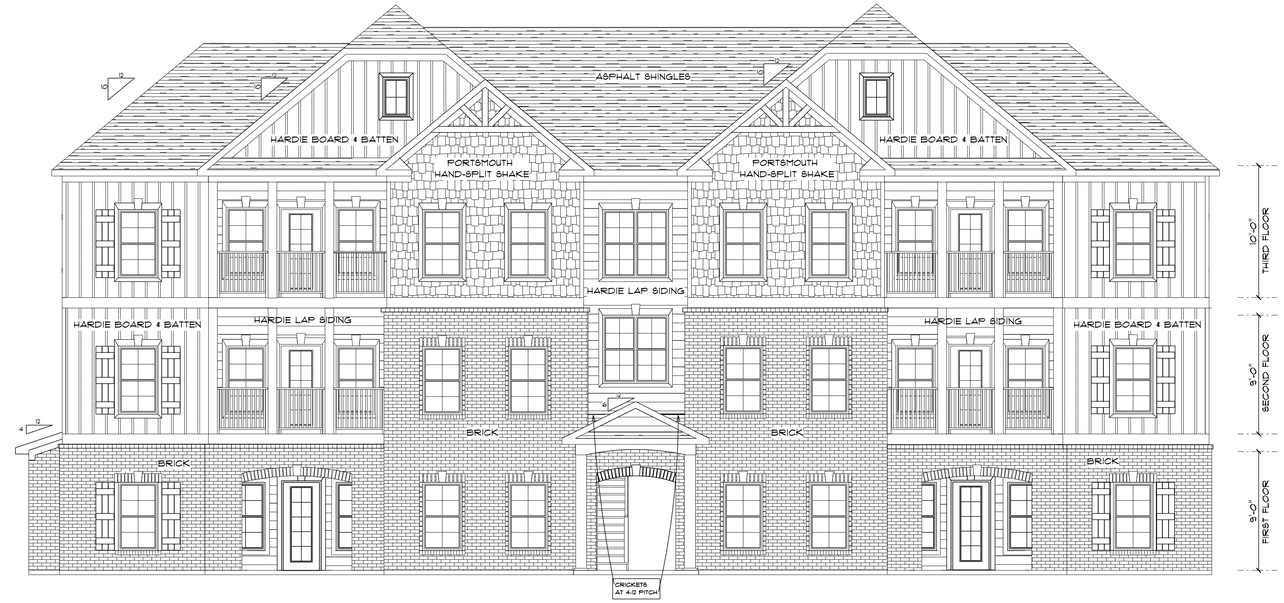
SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"

37% BRICK
55% FIBER CEMENT BOARD, HARDIE, OR EQUIVALENT
8% PORTSMOUTH HAND-SPLIT SHAKE



FRONT ELEVATION - 12 UNIT BUILDING

SCALE: 3/16"=1'-0"

FRONT ELEVATION - 12 UNIT BUILDING

SCALE: 3/16"=1'-0"

Don Johnson

FRONT ELEVATION - 24 UNIT BUILDING

SCALE: 1"=5'-0"

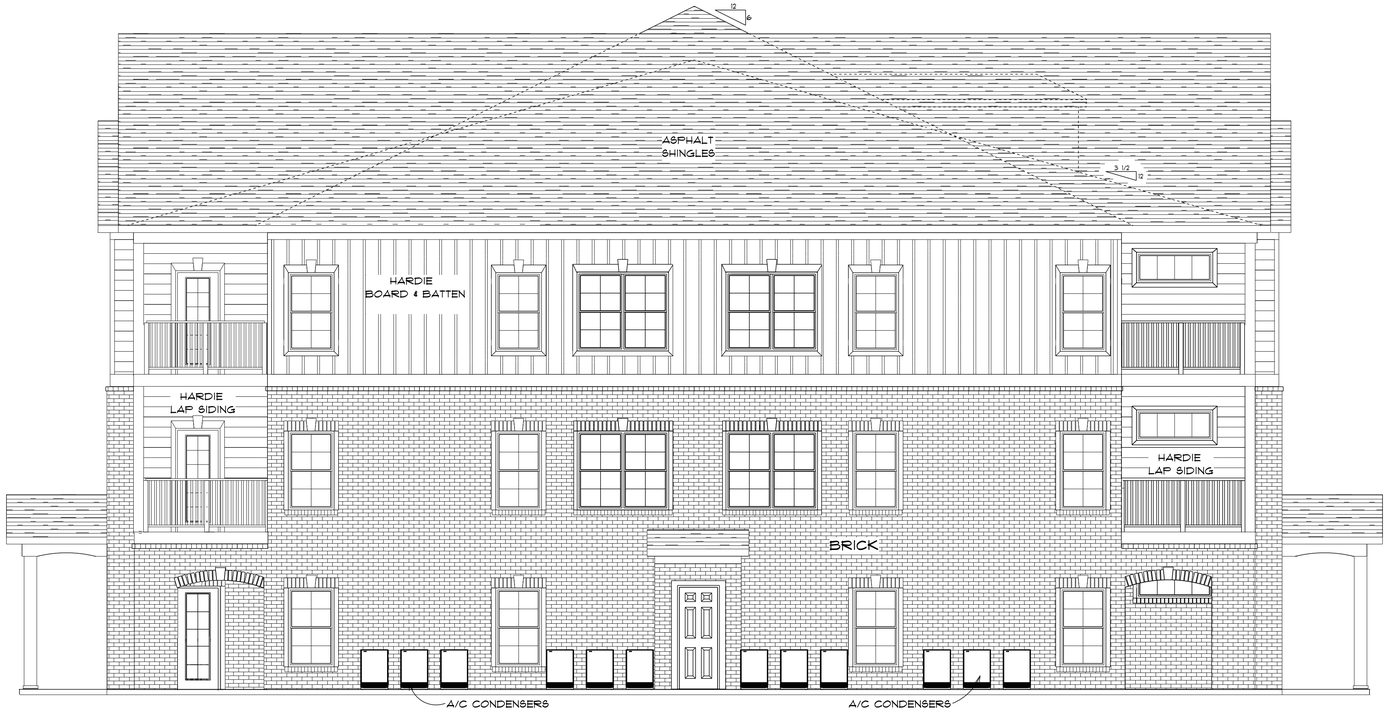
REAR ELEVATION - 24 UNIT BUILDING

SCALE: 1"=5'-0"

53% BRICK
42% FIBER CEMENT BOARD, HARDIE, OR EQUIVALENT
5% PORTSMOUTH HAND-SPLIT SHAKE

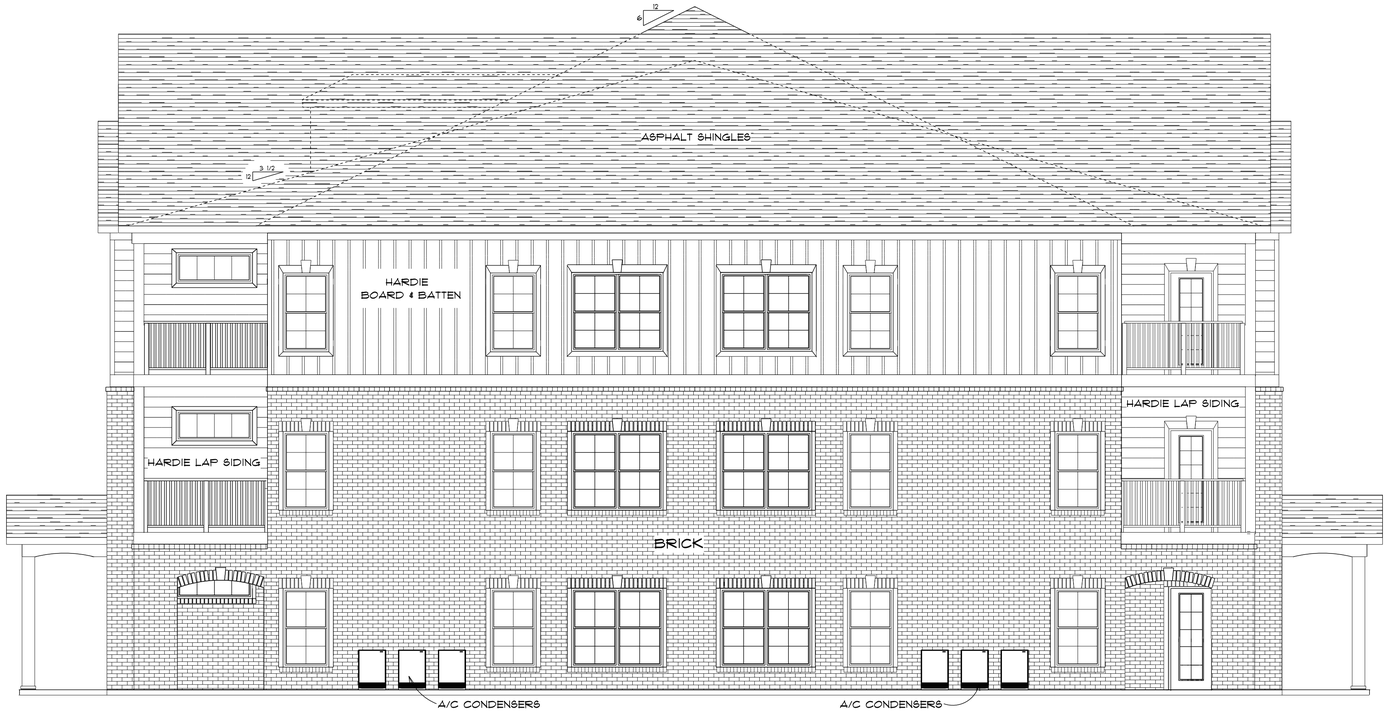
FRONT ELEVATION - 24 UNIT BUILDING

SCALE: 1"=5'-0"



LEFT ELEVATION - 24 UNIT BUILDING

SCALE: 1"=5'-0"



RIGHT ELEVATION - 24 UNIT BUILDING

SCALE: 1"=5'-0"

Ben Johnson

Bob Johnson

CITY OF COLUMBIA

TENNESSEE

WASTEWATER DEPARTMENT

24 April 2024

Adam Crunk
7112 Crossroads Blvd
Brentwood, TN 37027

RE: Multi-family Bear Springs, Columbia, TN 38401; 092 01200 000

Adam,

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.

All sanitary sewer for multi-family apartments shall remain private except at the tie-in point in Public ROW, or as determined by our Department.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department