



PORTLAND MUNICIPAL PLANNING COMMISSION

Portland City Hall - Council Chambers

100 South Russell St. Room 111

AGENDA for January 13, 2026

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. December 9, 2025 Minutes

5. Public Comment Period

In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited. The number of individuals speaking and/or the allotted time to speak may be limited by the presiding officer to ensure opposing viewpoints are fairly represented. Each speaker is limited to a maximum of 5 minutes for public comment and must sign-up to speak in person before the start of the meeting. Sign-up sheets will be available just before the start of each meeting in the same room where the meeting is being held.

6. Public Hearing-No Public Hearing

7. New Business

A. Andy Leath (applicant) request Preliminary Plat approval for Ruby Springs: location: 780 College Street, Portland, TN. (Tax Map 034 Parcels 072.07, 072.09 and Parcel 072.10) Sumner County, 30.85+/- acres. Zoned R-15 PUD (Residential Planned Unit Development)

B. Ben Patton (applicant) request a Site Plan Minor Amendment approval for Fred White Blvd Boat and RV Storage, Location: 0 Fred White Blvd. (Tax Map 026, Parcel 001.00), Robertson County, 6.15 +/- acres. Zoned IG (Industrial General).

C. Jessica Hood (applicant) request a Site Plan approval for Zaxby's: location 409 Hwy 52W, Portland TN. (Tax Map 034E Parcel 018.10) Sumner County, 2.489 +/- acres. Zoned GCS (General Commercial Services)

D. Zach Wilkinson (applicant) request Final Master Development Plan (FMDP) approval for Grandview Estates: Location 304-310 Fowler Ford Road, Portland TN (Tax Map 033J Parcels 001.00, 011.00 and 012.00) Sumner County, 3.37 +/- acres Zoned RM-1 PUD (Planned Unit Development)

E. Zach Wilkinson (applicant) request Gateview Drive Concept approval: Location 1035 Gateview Drive and 1041 Gateview Drive, Portland TN (Tax Map 034 Parcels 131.00 and 132.00) Sumner County, 5.18 +/- acres Zoned RM-1 (High Density Residential)

8. Old Business-No Old Business

9. City Planner's Comments

10. Planning Commission Members Comments

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
December 9, 2025

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland City Hall
100 South Russell Street- Room 111
Portland TN 37148

Call To Order

Roll Call

Ann Blackburn asks for roll call at 5:00 pm.

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Vice Mayor Megann Thompson
Jim DiPiazza
Robert Tooker
Luther Bratton- Vice Chairman
Ted Jernigan
Gail Gentry
Jessica Hunter

MEMBERS ABSENT:

Ty Crowder

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley- Utilities Department
Corbin Keen- Assistant Public Works Director

Other Interested Parties:

Richard Graves, Jason Taber, Drew Ferguson, Tyler Stam, Josh Lyon

Approval of Agenda

Motion to Approve: Jessica Hunter

Second Motion: Robert Tooker. All were in favor, motion carried. 8-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker, Jim DiPiazza, Gail Gentry, Chairwoman Ann Blackburn

Absent: Ty Crowder

Approval of Minutes: November 11, 2025

Motion to Approve: Gail Gentry

Second Motion: Jessica Hunter. All were in favor, motion carried. 7-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker, Jim DiPiazza, Jessica Hunter, Gail Gentry

Abstained: Chairwoman Ann Blackburn, due to being absent that meeting.

Absent: Ty Crowder

Public Comments

In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited. The number of individuals speaking and/or the allotted time to speak may be limited by the presiding officer to ensure opposing viewpoints are fairly represented. Each speaker is limited to a maximum of 5 minutes for public comment and must sign-up to speak in person before the start of the meeting. Sign-up sheets will be available just before the start of each meeting in the same room where the meeting is being held.

Public Comments:

No One Spoke.

Public Hearings:

No Public Hearing

New Business

- A. Richard Graves (applicant) request Preliminary Plat approval for Deer Run: location 384 A & B Three Brothers Way, Portland TN. (Tax Map 33K P/O Parcels 014.00, 015.00 and Map 33 P/O Parcel 073.00) .98 +/- acres. Zoned R-7.5 (Medium Density Residential)

B.

Nate Heisler: This is over on 3 Brothers Way, a little history, this property had come before Planning Commission for a rezone of R7.5, earlier in the year. The goal for this property is to create Lot 20A a new lot for a new duplex. We have gone through review at the City level and there are 3 open comments. I got with Utilities and we are ok at staff level as long as we have approval contingent to meeting the utility comments and the majority is based on fees and getting them taken care of.

Motion to approve with contingencies staff has recommended: Luther Bratton

Second Motion: Gail Gentry- All were in favor, motion carried.8-0.

Yes: Megann Thompson, Chairwoman Ann Blackburn, Ted Jernigan, Luther Bratton, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Jessica Hunter, Gail Gentry

Absent: Ty Crowder

Motion Passed: (Voice Vote)

- C. Josh Lyon (applicant) request a Site Plan approval for Project Aqua: location 0 Vaughn Parkway, Portland TN. (Tax Map 12 Parcel 038.01) Robertson County, 56.7 +/- acres. Zoned IG (General Industrial)

Nate Heilser: The property is zoned IG (Industrial General) the use for this site plan is warehousing the acreage for the entire development is 56.7 acres. Parking for a warehousing development is 151 parking stalls and they have supplied 200, well over our requirement. Total building square footage is 701625, building coverage for the lot is 28.41%. The impervious surface percentage is 29.5 acres at 52%, both of those meet our industrial zoning regulations. There are 2 access points to the North. We have gone through staff comments with this, we do have open comments and with this being such a large site plan, we have comments we are still working through, with Klobber, me and Josh have been in communication, we both feel like can work through the comments, there is nothing outstanding that should hold this project up. I've met with all city staff, and they agree with the open comments and their comfortable with a contingent review, as long as the comments are addressed after Planning Commission approval.

Josh Lyon: This is the second or third site plan on this site, this site has been pretty active over the past couple of years. Originally this started with a 1.2 million sq ft facility back in 2022 that was approved, the markets changed, things changed, they were kind of gearing toward EV at the time, all that changed. Folding Guard, which is next to it, this is the remainder of the site, and we are reserving 700,000 in the middle, basically taking the footprint of the original 1.2 million and shrinking down the ends down to what we have at 700,000 with the goal of leaving some land on the Dorman side might be able to do something with in the future, not sure where that might go, so this is just adjusting to the market at the time in reducing the size of the building. The comments, we have no issues and we are happy to work with the city and get all of those addressed.

Robert Tooker: Is this all warehousing or is some of it manufacturing?

Josh Lyon: Some will be manufacturing, they don't give me a lot of information of who they are wanting to bring in, that's why we have a code name for this as well. I can't speak to how much exactly or what's going to be manufactured or warehouse. We do have some architectural renderings as well, that matches the type of construction that's out there. I guess I would call Tilt up panel type of construction.

Nate Heilser: On the design review portion, these are the elevation and the material call out was concrete paneling, is that correct?

Josh Lyon: Yes, it would be the tilt up panel, that is prominent out there.

Nate Heilser: Concrete paneling is, as far as our checklist in design review, is permitted in Industrial Districts. It meets the requirements for that; the facade elements meet the requirements for the design review.

Josh Lyon: They will break it up with different colors, so its not one just solid sheet of color.

Luther Bratton: It's my understanding that IG doesn't have to adhere to the design review Standards.

Nate Heilser: Yes, It does.

Chairwoman Ann Blackburn: Within the design review, on the parking, are they going to have to have the medians, so many parking spots?

Nate Heilser: Yes. We have the landscaping isles there.

Josh Lyon: I think we are 14 stalls and then an island. I think we have some landscaping comments that we can work through and make sure the front Vaughn side is well dressed. The ends of the building are not going to be as visible as the Vaughn side.

Robert Tooker: Do you have a timeline for the project?

Josh Lyon: Probably after Christmas, if they get everything moving.

Nate Heilser: They move pretty quick once we approve, the Folding Guard, they were moving on it. Once the site plan wrapped up, we usually have the Pre Con pretty quickly.

Josh Lyon: With this being a previously approved active site, they have a lot of the mass grading pretty much already done, so they stand in a good position, once this is approved and we have addressed the staff comments and all of that approved, they can go vertical with the building pretty quick.

Motion to approve on contingent that comments are addressed after Planning Commission:

Luther Bratton

Second Motion: Jessica Hunter - All were in favor, motion carried.8-0

Yes: Megann Thompson, Chairwoman Ann Blackburn, Ted Jernigan, Luther Bratton, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Jessica Hunter, Gail Gentry

Absent: Ty Crowder

Motion Passed: (Voice Vote)

- D. Drew Ferguson(applicant) request a minor amendment approval for Ruby Springs Final Master Development Plan (PUD) a parcel of about 30.85 acres +/- at 780,782,784 College Street (Tax Map 034, Parcel 072.07,072.09) with a base zoning R-15 PUD (Residential Planned Unit Development).

Nate Heisler: This is a request for a minor PUD amendment for a PUD that has already come to Planning Commission and City Council. The Planning Commission approval was 4/11/2023. The request is to change the orientation of the internal lots, and this is based off the builder floor plans and what they want the residential structures to look like. They will be losing one lot with this amendment request, all setbacks and lot dimensions as far as square footages are all the same, they are just changing the orientation of the lots.

Robert Tooker: What drives the changes?

Drew Ferguson with Green LID Design: Constructions and the floor plans for the builder's, they want a little bit deeper lot instead of those. The original plans the lot was a little wider and not as deep. This will help them to let everything look uniform instead of houses on one side of the street set further back than the other side.

Ann Blackburn: On the original PUD, what was the design on the houses within the PUD?

Nate Heisler: This was before we implemented our new PUD regulations. We did have material callouts as masonry for all of these homes and the applicants agree that's not a problem, they will keep the masonry as the building materials on them.

Ted Jernigan: The exterior lots aren't changing.

Drew Ferguson: No, just the interior.

Ted Jernigan: The floor plans and the pattern book still apply to the exterior lots.

Nate Heisler: We didn't have floor plans,

Ann Blackburn: This was before the new language.

Ted Jernigan: My first initial, looking at this, from the road on the right, now you will be looking into the back yard, you will see the back of all of these.

Drew Ferguson: The grading is going to work out; the back yards are going to be sitting up a few feet above that road. The client has instructed me to pad grade, the center lots are going to sit, depending on elevation 5 to 10 feet higher than the right-side road, so it won't be looking dead into the backyard, there's going to be a 3 to 1 slope off the backyard.

Ted Jernigan: Are you putting any screen or anything?

Drew Ferguson: We weren't planning on it.

Jason Taber with Forestar: Part of it is due to the grade, and that steep grade across there we are just trying to get it where the driveways are more level. If your driving on the right, you won't be looking into the back of a house, you will be looking more at their backyard. It will be more grass and sloped down.

Tyler Stamm with Forstar: We are a lot building company we're not the home builder; we sell these lots to our builder. The home builder will have the option to add fencing or screening as an option for the potential buyers if they want to.

Ann Blackburn: If the lots on the back are going to be sloped, how will that affect the people on the other side if there is a heavy rain?

Drew Ferguson: It won't get to the road and if it gets to the road, it will then come down the road. We have a pond down there on the bottom right corner of the new lots. Originally the pond on the first design had to be tweaked to fit the new lot layout, the big storm events shouldn't get into the neighbors on the other side of the street. Anything that makes it to the road will funnel down to the pond on the top right or to the bottom of those lots.

Nate Heisler: We've had a comprehensive throughout this entire process with this development. At the beginning, you can see all this hatched area on the east side of the development, we've gone through an engineered flood study with FEMA on this and we have a full-blown flood study attached to this development. I feel like on the engineering side of this, we can use that to kind of reference on our side of it, and also, I have agreed to meet with the applicants and go through, with this being a PUD amendment, we will have to see a new preliminary plat and construction plans come through. Our engineers will be able to look at stormwater and the calculations to figure out if there will be any drainage issues. We will bring it to the Planning Commission as a Preliminary Plat and Construction Plans

Ted Jernigan: Is there still sidewalks on both sides of the road?

Jason Taber: Yes.

Ted Jernigan: I'm not a fan of it being wide open to the back of the houses.

Jason Taber: This is just a reorientation, it's not packed in since we are losing density, it feels a little more open as your driving on that road looking at the homes. There was already a pretty steep grade, so the homes that were going to be there were going to have steep driveways. There were really shallow lots with really poor back yards, so this creates a much more useful space for the people living there. If fencing is needed or screening the people can do that or the builder may decide to do that as well.

Jessica Hunter: Are you going to build this all at once or at certain times?

Drew Ferguson: On the original plan, all the lots facing College Street being built in phase 1, then phase 2 was the left side road up to about the high point where it makes the bend and then phase 3 would be the rest of the product. Now it's all going to be in one phase, Nate that's a thing Portland wants it split up in phases.

Nate Heisler: The final plat, it's 25 lot phases.

Drew Ferguson: That is the way we have it broken up now.

Tyler Stamm: They can be built concurrently?

Drew Ferguson: Yes, they just have to be plated in 3 phases.

Nate Heisler: Right.

Jessica Hunter: This was originally approved when?

Nate Heisler: 2023, April 11th

Jessica Hunter: So, it still falls in the timeline, since they haven't started developing, we have to abide by that approval.

Nate Heisler: Yes, they are vested with the old regulations, but they have agreed to the homes being 100% masonry. We won't see vinyl or anything like that, it will be masonry.

Ted Jernigan: This being a PUD, does it still have to be approved through the Council?

Nate Heisler: No, this is a minor change, a minor amendment which is Planning Commission only. If this was a major change, Density being added City Council would be involved.

Luther Bratton: No density or no additional streets.

Nate Heisler: That is correct.

Jessica Hunter: Are you going to sell lots and then the builder will build?

Tyler Stamm: Yes

Jessica Hunter: Do you have a builder?

Tyler Stamm: We don't have a builder picked out, but our plan is to start as soon as we have utility and grading approvals, and our hope would be to start as soon as next summer on the full development.

Jessica Hunter: House sizes?

Tyler Stamm: I believe there was a restriction.

Jason Taber: We are definitely above that minimum.

Luther Bratton: This is a really difficult site, and I applaud you guys for actually developing it. You utilized it the best possible way so with that I make a

Motion to approve Luther Bratton

Second Motion: Gail Gentry- All were in favor, but Ted Jernigan motion carried. 7-0.

Yes: Megann Thompson, Chairwoman Ann Blackburn, Luther Bratton, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Jessica Hunter, Gail Gentry

No: Ted Jernigan

Absent: Ty Crowder

Motion Passed: (Voice Vote)

City Planner's Comments:

Nate Heisler: I have received the Final Copy of Subdivision Regulations from Josh, and I will be sending those to you. We are looking to have that on the Agenda for January. We will have to do the advertising for that, so I wasn't able to get it on this meeting.

Planning Commission Member Comments:

Chairwoman Ann Blackburn: we have a new Planning Commissioner, Jim DiPiazza, welcome. Jim DiPoazza: Thank you, it's a pleasure to be here.

Adjournment 5:30PM

Motion to approve: Gail Gentry

Second Motion: Jessica Hunter -All were in favor, motion carried. 8-0.

Yes: Ann Blackburn, Megann Thompson, Ted Jernigan, Luther Bratton, Robert Tooker, Jessica Hunter, Gail Gentry, Jim DiPiazza

Absent: Ty Crowder

Motion Passed: (Voice Vote)

Chairwoman Ann Blackburn

Date

Recording Secretary

Date

City of Portland Public Comment Sign-In Sheet

- In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items (*this includes public hearings*), except where otherwise prohibited.
- Comments are limited to a maximum of 5 minutes per individual, and the number of speakers and/or allotted time may be limited by the presiding officer to ensure opposing views are heard.

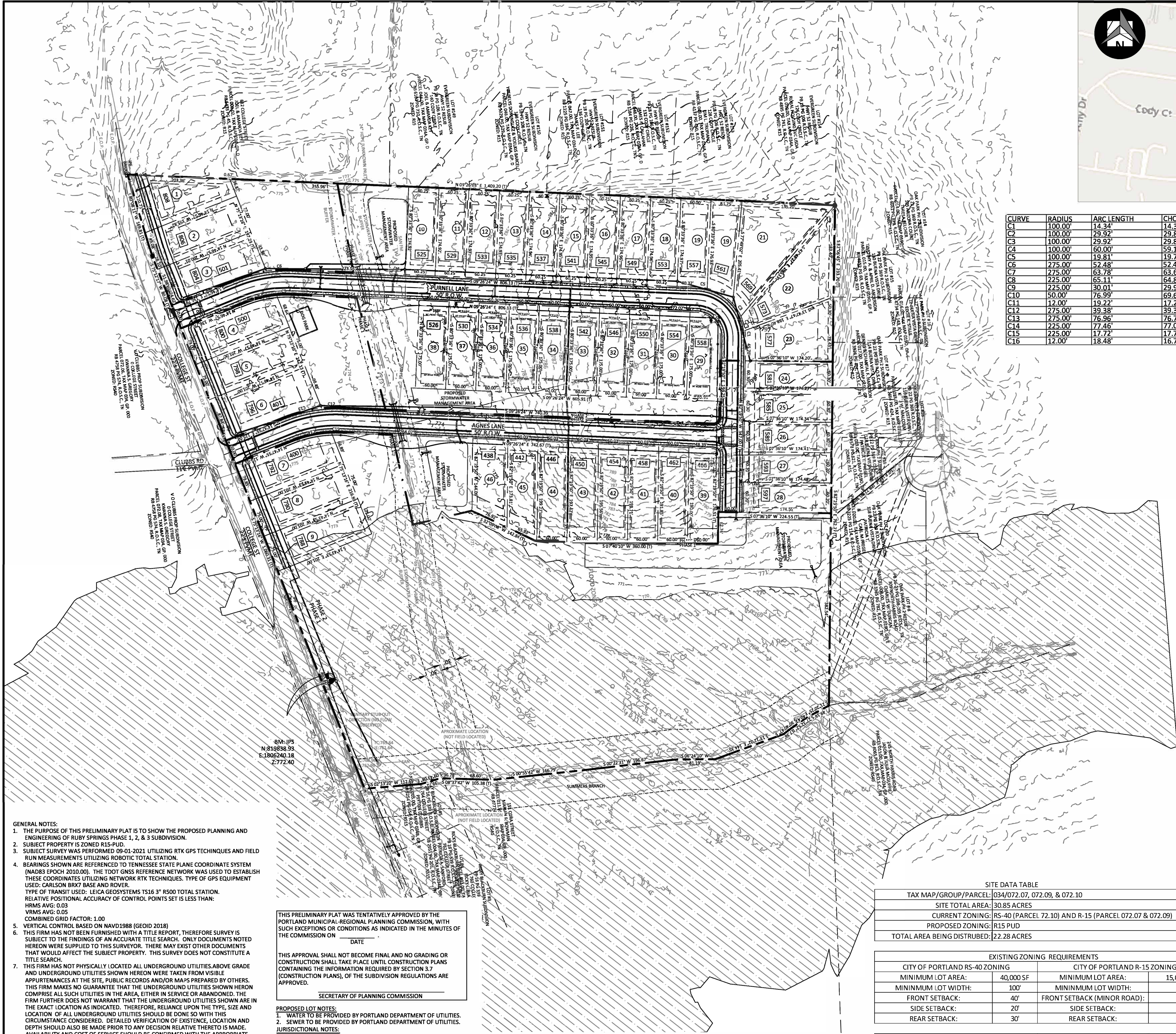
Sign up before the start of the meeting to speak on public hearings and other agenda items.

Speaker Information		List which public hearing and/or agenda item you would like to speak on.
Print Name		
Address		
Print Name		
Address		
Print Name		
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Print Name		
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Address		

The Following Is To Be Filled Out By The Presiding Meeting Clerk

Board/Committee Planning Commission Meeting Date: 12/9/25 Page Number: 1

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- GENERAL NOTES:
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED PLANNING AND ENGINEERING OF RUBY SPRINGS PHASE 1, 2, & 3 SUBDIVISION.
 - SUBJECT PROPERTY IS ZONED R15-PUD.
 - SUBJECT SURVEY WAS PERFORMED 09-01-2021 UTILIZING RTK GPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTTIC TOTAL STATION.
 - BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE TDDT GNS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RTK TECHNIQUES. TYPE OF GPS EQUIPMENT USED: CARLSON BRX7 BASE AND ROVER. TYPE OF TRANSIT USED: LEICA GEOSYSTEMS TS16 3" R5000 TOTAL STATION. RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN: HRMS AVG: 0.03 VRMS AVG: 0.05 COMBINED GRID FACTOR: 1.00
 - VERTICAL CONTROL BASED ON NAVD1988 (GEOID 2018)
 - THIS FIRM HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
 - THIS FIRM HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS FIRM MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE FIRM FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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. ALWAYS CALL TNE811 BEFORE YOU DIG.
 - ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON.
 - INSURANCE RATE MAPS, COMMUNITY PANEL NO. 4716SC0133G, EFFECTIVE DATE APRIL 17, 2012, SHOWS A PORTION OF THIS PROPERTY TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA A. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION. BASED ON THE INFORMATION ABOVE, THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
 - CONTOURS SHOWN WERE GENERATED WITH FIELD RUN MEASUREMENTS IN COMBINATION WITH UTILIZATION OF LIDAR DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM.
 - MAINTENANCE OF DRAINAGE EASEMENTS OUTSIDE OF DEDICATED RIGHT-OF-WAY IS NOT THE RESPONSIBILITY OF THE CITY OF PORTLAND OR SUMNER COUNTY.

THIS PRELIMINARY PLAT WAS TENTATIVELY APPROVED BY THE PORTLAND MUNICIPAL-REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS INDICATED IN THE MINUTES OF THE COMMISSION ON _____ DATE _____

THIS APPROVAL SHALL NOT BECOME FINAL AND NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS CONTAINING THE INFORMATION REQUIRED BY SECTION 3.7 (CONSTRUCTION PLANS), OF THE SUBDIVISION REGULATIONS ARE APPROVED.

SECRETARY OF PLANNING COMMISSION _____

- PROPOSED LOT NOTES:
- WATER TO BE PROVIDED BY PORTLAND DEPARTMENT OF UTILITIES.
 - SEWER TO BE PROVIDED BY PORTLAND DEPARTMENT OF UTILITIES.
- JURISDICTIONAL NOTES:
- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 - ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
 - SEE GENERAL NOTE #10 FOR FEMA SPECIAL FLOOD HAZARD AREA DESIGNATION.
 - NO ALTERATIONS OF USGS IDENTIFIED STREAM SHALL OCCUR PRIOR TO WRITTEN APPROVAL GRANTED FROM APPROPRIATE AUTHORITIES.
 - LOTS DESIGNATED WITH * ARE DESIGNATED CRITICAL LOTS BY CITY OF PORTLAND AND SUBJECT TO APPLICABLE REGULATIONS.
 - FUNCTIONAL CLASSIFICATION OF ALL ROADS IS "LOCAL".
- SURVEY NOTES:
- THE PURPOSE OF THIS PLAT IS CONCEPTUAL IN NATURE ONLY AND DOES NOT MEET THE STANDARDS OF A BOUNDARY SURVEY PLAT AS OUTLINED IN THE TN STANDARDS FOR SURVEYORS. IT IS BASED ON A SURVEY PERFORMED TO SAID STANDARDS.

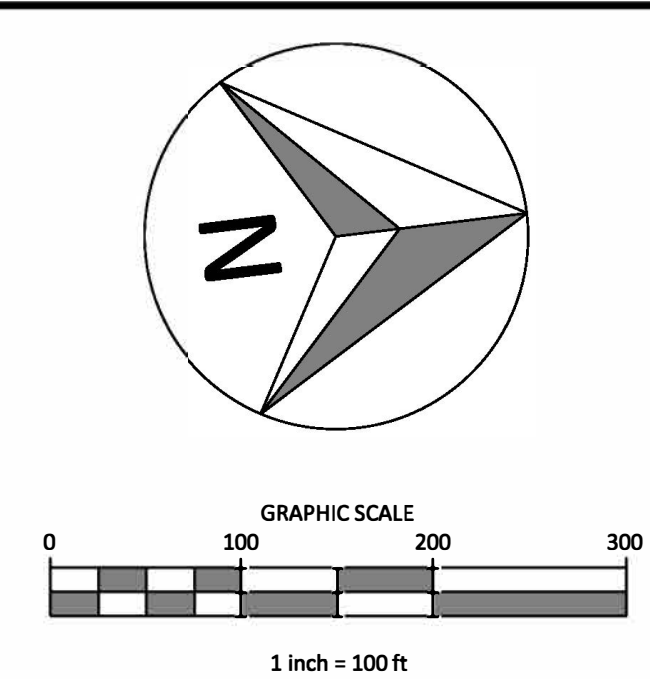
SITE DATA TABLE - PHASE 1	
OWNER / DEVELOPER	OWNER/DEVELOPER: STEVE STAGGS 894 COCKER FORD ROAD PORTLAND, TN 37148
SITE LOCATION	780 COLLEGE STREET PORTLAND, TN 37148
TAX MAP	PARCEL 072.09
PARCEL	R.B. S321, PG. 729, R.O.S.C., TN
ACREAGE	30.851 ACRES
CURRENT ZONE	RS-40
REQUESTED ZONE	R15
EXISTING LAND USE	VACANT
PROPOSED LAND USE	DETACHED SINGLE FAMILY HOMES

SITE DATA TABLE	
TAX MAP/GROUP/PARCEL:	034/072.07, 072.09, & 072.10
SITE TOTAL AREA:	30.85 ACRES
CURRENT ZONING:	RS-40 (PARCEL 72.10) AND R-15 (PARCEL 072.07 & 072.09)
PROPOSED ZONING:	R15 PUD
TOTAL AREA BEING DISTURBED:	22.28 ACRES

EXISTING ZONING REQUIREMENTS	
CITY OF PORTLAND RS-40 ZONING	CITY OF PORTLAND R-15 ZONING
MINIMUM LOT AREA:	40,000 SF
MINIMUM LOT WIDTH:	100'
FRONT SETBACK:	40'
SIDE SETBACK:	20'
REAR SETBACK:	30'

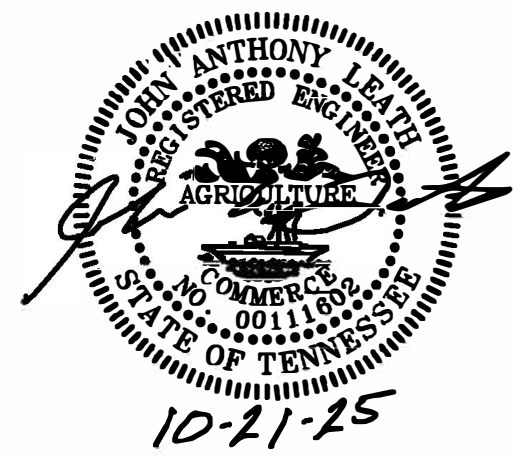
PROPOSED ZONING REQUIREMENTS/REQUEST		R15 PUD ZONING REQUEST LOTS (1-9)		R10 PUD ZONING REQUEST LOTS (9-47)	
R15 BASE ZONING REQUIREMENTS		R15 PUD ZONING REQUEST LOTS (1-9)		MINIMUM LOT AREA:	
MINIMUM LOT AREA:	15,000 SF	MINIMUM LOT AREA:	15,000 SF	MINIMUM LOT AREA:	10,500 SF
MINIMUM LOT WIDTH:	75'	MINIMUM LOT WIDTH:	75'	MINIMUM LOT WIDTH:	60'
FRONT SETBACK (COLLECTOR ROAD):	40'	FRONT SETBACK:	40'	FRONT SETBACK:	30'
SIDE SETBACK:	15'	SIDE SETBACK:	15'	SIDE SETBACK:	7.5'
REAR SETBACK:	30'	REAR SETBACK:	30'	REAR SETBACK:	30'

PROPOSED RIGHT OF WAY AREA:	2.89 ACRES
% OPEN SPACE:	47.03%
OPEN SPACE AREA:	14.51 ACRES
PROPOSED # OF LOTS:	46



- LEGEND
- CONCRETE MONUMENT (OLD)
 - CONCRETE MONUMENT (NEW)
 - IRON ROD (OLD)
 - IRON ROD (NEW)
 - BENCHMARK
 - BOUNDARY LINE
 - BUFFER
 - SETBACK / YARD
 - PUDE
 - EXTRUDED CURB
 - 5S
 - W
 - G
 - OHE
 - UGT
 - FENCE
 - TREE LINE
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - GUY ANCHOR
 - TELEPHONE MANHOLE
 - ELECTRIC JUNCTION BOX
 - CABLE PEDESTAL
 - SANITARY SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - BLOW OFF VALVE
 - AIR RELEASE ASSEMBLY
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - A/C PAD

PLAT CONTAINS:
30.85 ACRES ±
(1,343,818 SF ±)



C&C MUNDAY - COLLEGE STREET
PRELIMINARY PLAT
405 COLLEGE STREET
PORTLAND, DISTRICT 3
SUMNER COUNTY, TENNESSEE

PRELIMINARY PLAT

REVISION											
NO.	DATE	1	2	3							
SHEET NO. C 1.0											
SHEET 1 OF 1											
24-0506 15 OCTOBER, 2024											





kreff@kitadesign.biz

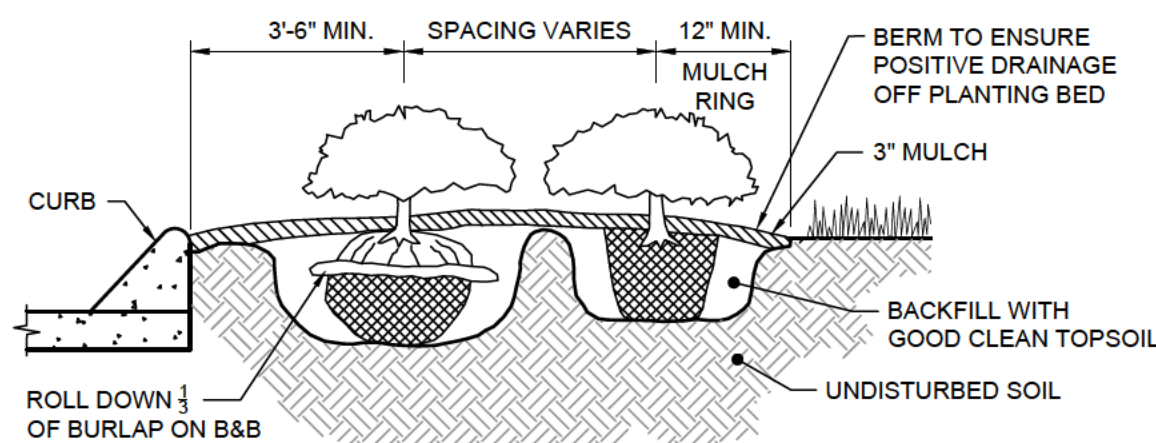


LANDSCAPE CALCULATIONS		
SITE AREA:	267,836 SF	(6.15 AC)
EXISTING ZONING:		IG
	REQUIRED	PROVIDED
PARKING SPACES:	-	0
1 TREE / 15 SPACES:	0	
STREET FRONTAGE: (FRED WHITE BLVD.)		485'
1 TREE / 40'	12	3 EX.
SHRUBS 5' O.C. TO SCREEN PARKING	97	99
TOTAL ASPHALT AREA:	-	198,123 SF
LANDSCAPE AREA: (FIRST 20,000 SF)	1,500 SF	1,500 SF
7.5% MINIMUM OVER FIRST 20,000 SF	7.5%	38.3%
LANDSCAPE AREA: (SQ. FT.)	13,359 SF	68,165 SF

3. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN, NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - A. SAND SHALL BE CLEAN MASONRY SAND.
 - B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BED HALL HAVE A MIN MUM OF 3" DEEP MULCH MULCH HALL BE HREDDED HARDWOOD
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES, IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLAN LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING WHEN THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS, PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

PLANT SCHEDULE						
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS	
CANOPY TREES						
0						
0	TOTAL - CANOPY TREES					
UNDERSTORY/COLUMNAR TREES						
0						
0	TOTAL - UNDERSTORY TREES					
0	TOTAL - ALL TREES					
SHRUBS						
91	China Girl' Holly	Ilex x meserveae 'Mesog'	24" Min.		Container	
91	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
TURF						
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				



SHRUB / GROUND COVER PLANTING
NOT TO SCALE



KLOBBER
ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES

[illegible]

NOT FOR
CONSTRUCTION

FRED WHITE BOULEVARD
BOAT AND RV STORAGE

FRED WHITE BOULEVARD
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	CJN
CHECKED BY:	JML
PROJECT NO.:	C08224

LANDSCAPE
PLAN

SHEET NUMBER

L-1.1

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT



PROJECT LOCATION

409 HWY 52
PORTLAND, TN 37148

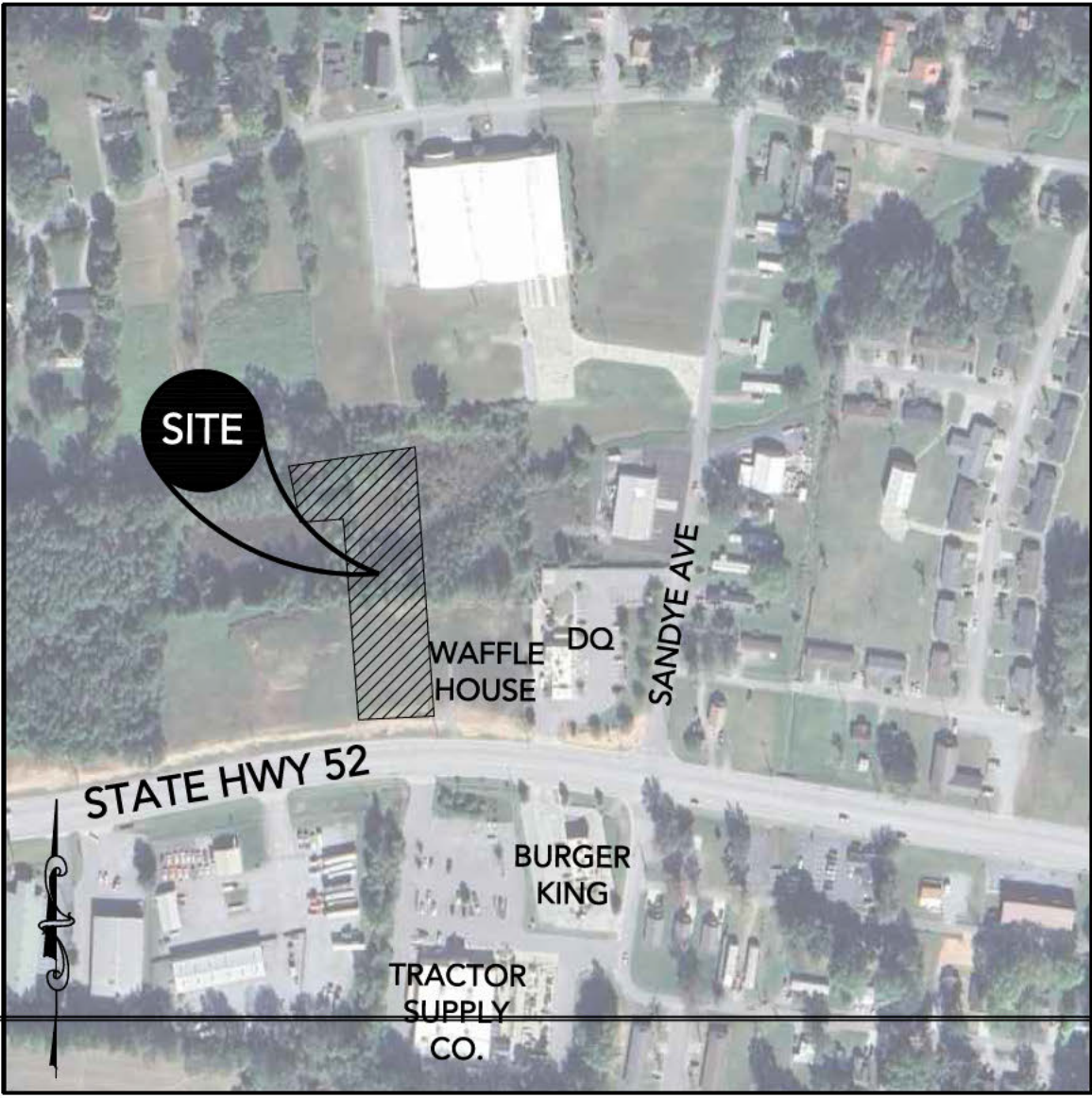
CONSTRUCTION ENTRANCE

36.577609 NORTH
-86.523482 WEST

PARCEL ID NUMBER

034E B 01810 000

PROJECT TRACT 2.489 ACRES | DISTURBED AREA 0.92 ACRES



SITE LOCATION MAP
NOT TO SCALE

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER

HRG PORTLAND LLC
10 POCAHONTAS LANE
MONTAUK, NY, 111954-5222
CONTACT: 608.772.7008
24-HOUR CONTACT: JOSH BLUMENSTEIN
VENDORS@HUDSONRESTAURANTGROUP.COM

CIVIL ENGINEER

CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DRIVE
BOGART, GA 30622
CONTACT: 770.725.1200
JEFF CARTER, P.E.
JEFF@CARTERENGINEERING.COM

SURVEYOR

YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
CONTACT: 931.645.2524
KENNETH A. BAU, GA RLS #2019

SITE DESIGN & ENGINEERING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C 1.0	COVER SHEET
C 1.1	GENERAL NOTES
C 2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C 3.0	SITE PLAN
C 4.0	UTILITY PLAN
C 5.0	GRADING & DRAINAGE PLAN
C 6.0	EROSION & SEDIMENT CONTROL NOTES
C 6.1	INITIAL EROSION & SEDIMENT CONTROL PLAN
C 6.2	FINAL EROSION & SEDIMENT CONTROL PLAN
C 6.3	EROSION & SEDIMENT CONTROL PLAN PHASE III
C 6.4	EROSION & SEDIMENT CONTROL DETAILS
C 7.0	STANDARD DETAILS
C 8.0	ZAXBY'S MENU BOARD DETAILS
C 9.0	ADA ACCESS PLAN
C 10.0	LIGHTING PLAN
L 1.0	LANDSCAPE PLAN
L 1.1	LANDSCAPE DETAILS

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	12/09/2025 - INITIAL SUBMITTAL
ISSUE 2	----
ISSUE 3	----
ISSUE 4	----
ISSUE 5	----
ISSUE 6	----
ISSUE 7	----
ISSUE 8	----
ISSUE 9	----
ISSUE 10	----

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GENERAL PLAN SET NOTES

- THE ENGINEER IS NOT RESPONSIBLE FOR COST CHANGES DURING CONCEPTUAL, PRELIMINARY, OR DESIGN PHASE.
- BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID" ON THE REVISION BLOCK.
- BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION" ON THE REVISION BLOCK.
- IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE DEVIATION FROM THIS PLAN SET, THE ENGINEER SHOULD BE NOTIFIED FOR UPDATED PLANS AND/ OR FIELD CHANGES.
- THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR CONSTRUCTION COST ASSOCIATED WITH FIELD CHANGES OR DEVIATION FROM THIS PLAN SET DUE TO UNFORESEEN SITE CONDITIONS, CLIENT MODIFICATION REQUEST AND/ OR CONTRACTOR CHANGES.
- THE ENGINEER IS NOT RESPONSIBLE FOR THE EFFICACY OF FIELD CHANGES OR DEVIATION FROM THIS PLAN SET IN ANYWAY, UNLESS CHANGES ARE DIRECTED BY THE ENGINEER.



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SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C 1.0

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025

CONSTRUCTION NOTES

- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR HIS REPRESENTATIVE.
- NOTIFY THE INSPECTOR OF THE LOCAL GOVERNING AUTHORITY 24 HOURS BEFORE EVERY PHASE OF CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS ALREADY OBTAINED BY THE OWNER.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
- THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE ENGINEER AND THE MUNICIPALITY MAY CAUSE FOR THE WORK TO BE UNACCEPTABLE.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA GUIDELINES.
- ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
- PIPES (STORM AND SANITARY SEWER) SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIRED FOR RELATIVELY DRY STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES TO PROVIDE SUCH ADDITIONAL BEDDING AS REQUIRED TO PROPERLY CONSTRUCT WORK.
- ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
- ALL ANGLES SHOWN ARE 90 DEGREES UNLESS SHOWN OTHERWISE.
- ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
- CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
- ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF FOUR (4) INCHES, UNLESS SPECIFIED OTHERWISE.
- ALL EXPOSED CONCRETE SHALL HAVE A FINE HAIR BROOMED FINISH.
- PARKING AND DRIVEWAY BASE COURSE AND ASPHALTIC CONCRETE SURFACE AND PRIME MATERIALS, EQUIPMENT, METHODS FOR CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
- CONTRACTOR TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. NOTIFY ENGINEER PRIOR TO PROCEEDING WITH ANY WORK IF DISCREPANCIES FOUND.
- THE USE OF CONCRETE THURST BLOCKS FOR THE INSTALLATION OF WATER MAINS IS STRICTLY PROHIBITED. PRESSURE PIPE FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT SHALL BE RESTRAINED USING METHODS SPECIFIED AND APPROVED BY COUNTY/CITY TECHNICAL STANDARDS, SPECIFICATIONS AND REGULATIONS. THE PREFERRED METHOD OF RESTRAINT IS THROUGH THE USE OF "MEGA-LUGS" OR "MUR" DEVICES.
- ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

EARTHWORK SPECIFICATIONS

CLEARING AND GRUBBING

- CLEARING AND GRUBBING SHALL CONSIST OF CLEARING THE SURFACE OF THE GROUND OF THE DESIGNATED AREAS OF ALL TREES, LOGS, SNAGS, BRUSH, UNDERGROWTH, HEAVY GROWTH OF GRASS, WEEDS, FENCE STRUCTURES, DEBRIS AND RUBBISH OF ANY NATURE, NATURAL OBSTRUCTIONS SUCH AS OBJECTIONABLE SOIL MATERIAL UNSATISFACTORY FOR FOUNDATIONS. IT SHALL ALSO CONSIST OF GRUBBING OF STUMPS, ROOTS FOUNDATIONS AND DISPOSAL OF ALL SUCH MATERIAL. ALL HOLES REMAINING AFTER THE GRUBBING OPERATION IN EMBANKMENT AREAS AND IN EXCAVATION AREAS LESS THAN TWO (2) FEET IN DEPTH, SHALL HAVE SIDES BROKEN DOWN AND LEVELLED IF NECESSARY TO FLATTEN OUT SLOPES, REFILLED WITH ACCEPTABLE MATERIAL THAT IS PROPERLY COMPACTED IN LAYERS BY TAMPERS, ROLLERS OR CONSTRUCTION EQUIPMENT.
- BURNING ON SITE IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION.

EXISTING TREES OUTSIDE OF GRADING LIMITS LINE:

- TREES AND VEGETATION TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY A FENCE BARRICADE PRIOR TO, OR DURING, CLEARING OPERATIONS. TREES TO BE REMOVED FROM THE AREA OUTSIDE THE LIMITS OF GRADING OR FROM SPECIFICALLY DESIGNATED AREAS WITHIN THE CONSTRUCTION AREAS. IF, IN THE OPINION OF THE ENGINEER, A CONTRACTOR DAMAGES A TREE NOT TO BE REMOVED, THE CONTRACTOR WILL BE FINED A PREDETERMINED AMOUNT FOR EACH DAMAGED TREE. THE CONTRACT SHALL ALSO BE RESPONSIBLE FOR ALL COSTS ASSOCIATED IN REMOVING THE DAMAGED TREE FROM THE SITE.

FILL:

- ALL VEGETATION SUCH AS ROOTS, BRUSH, HEAVY GROWTH OF GRASS, TOPSOIL, ALL DECAYED VEGETABLE MATTER, RUBBISH, AND OTHER UNSUITABLE MATERIAL WITHIN THE AREA UPON WHICH FILL IS TO BE PLACED SHALL BE STRIPPED OR BE OTHERWISE REMOVED BEFORE THE FILL OPERATION IS STARTED. IN NO CASE SHALL UNSUITABLE MATERIAL REMAIN IN OR UNDER THE FILL AREA. SLOPED GROUND SURFACE STEEPER THAN ON VERTICAL TO FOUR HORIZONTAL, ON WHICH FILL IS TO BE PLACED, SHALL BE PLACED, STEPPED OR BENCHED IN SUCH A MANNER THAT THE FILL TO BE PLACED SHALL BE 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (AASHTO T99, ASTM D-698). MOISTURE CONTENT SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. PROOF ROLL THE AREAS TO BE FILLED OR ON WHICH STRUCTURES ARE TO BE PLACED. A LOADED DUMP TRUCK OR OTHER RUBBER Tired EQUIPMENT SHALL BE USED FOR PROOF ROLLING. OVERLAPPING PASSES OF A VEHICLES SHOULD BE MADE ACROSS THE SITE IN ONE DIRECTION AND THEN PERPENDICULAR TO THE ORIGINAL DIRECTION OF ROLLING.
- ANY YIELDING, PUMPING OR SOFT AREAS SHOULD BE CUT OUT AND REPLACED WITH FILL COMPACTED AS DESCRIBED HEREIN.
- THE PROPOSED FILL SHOULD BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D-2487 AS GM, GC, SW, SM, SC, ML AND CL. SOIL CLASSIFIED AS PT, OH, CL, CH AND MH ARE NOT SATISFACTORY AS COMPACTED FILL.
- FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED AT THE LACTATIONS AND TO THE LINES AND GRADES INDICATED ON CONSTRUCTION PLANS. THE SLOPE SHALL NOT EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2 FOOT HORIZONTAL TO 1 FOOT VERTICAL IN THE PUBLIC RIGHT OF WAY). THE COMPLETED FILL SHALL CORRESPOND TO THE SHAPE OF THE TYPICAL SECTIONS INDICATED ON THE CONSTRUCTION PLANS. MATERIAL REMOVED FROM THE EXCAVATION SHALL BE USED IN FORMING THE FILL. FILL MATERIAL SHALL BE REASONABLY FREE FROM ROOTS, OTHER ORGANIC MATERIAL, TRASH AND STONES HAVING MAXIMUM DIMENSIONS GREATER THAN 6 INCHES (6 INCHES IN TRENCHES FOR UTILITIES). NO FROZEN MATERIAL WILL BE PERMITTED IN THE FILL. STONES HAVING A MAXIMUM DIMENSION OF 4 INCHES WILL NOT BE PERMITTED IN THE UPPER SIX INCHES OF FILL OR EMBANKMENT OR UTILITY TRENCH. THE MATERIAL SHALL BE PLACED IN SIX INCHES HORIZONTAL LAYERS NOT MORE THAN 8 INCHES THICK, UNLESS OTHERWISE NOTED, IN LOOSE DEPTH FOR THE WIDTH OF THE CROSS-SECTION AND SHALL BE COMPACTED TO AT LEAST 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (ASTM D-698, AASHTO T-99). MOISTURE SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF THE PAVING, PARKING AND/OR ROADWAY SUB-GRADE SHALL BE COMPACTED TO 97 PERCENT OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR). EACH LIFT SHALL BE ROLLED WITH A VIBRATORY ROLLER, A SHEEPSFOOT ROLLER, OR A LOADED RUBBER Tired DUMP TRUCK, SCRAPER OR LOADER. IF THE SOIL IS TOO DRY, A WATER TRUCK WITH SPREADER BAR OR SPRAY HOSE SHALL BE USED TO BRING THE SOIL TO THE PROPER MOISTURE RANGE. THE WATER SHALL BE THOROUGHLY AND PROPERLY MIXED WITH THE SOIL PRIOR TO COMPACTION.
- STORM DRAIN PIPES SHALL BE PLACED ON FIRM BOTTOM AND HAND TAMPED TO SAFE UP THE PIPE. A CUSHION OF SOIL SHALL BE TAMPED ABOVE THE CROWN OF THE PIPE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS SO THAT THE HEAVIER COMPACTION EQUIPMENT CAN THEN BE USED TO BRING THE SOIL TO A DENSITY AS DESCRIBED ABOVE FOR FILL AREAS.
- IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

TOPSOIL:

- UNLESS OTHERWISE SPECIFIED, AREAS DESIGNATED FOR GRADING OPERATIONS THAT CONTAIN A BLANKET OF TOPSOIL SHALL BE STRIPPED AND PLACED IN CONVENIENT STOCKPILES FOR LATER USE AS A TOPSOIL BLANKET ON THE NEW GRADED AREAS SPECIFIED HEREIN, OR AS DESIGNATED. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS DESIGNATED TO RECEIVE FILL. THE STRIPPING OF MATERIAL FOR TOPSOIL SHALL BE CAREFULLY DETERMINED AND ONLY THE QUANTITY REQUIRED SHALL BE STOCKPILED. MATERIAL STOCKPILED SHALL BE STORED IN A SATISFACTORY MANNER TO AFFORD PROPER DRAINAGE WHEN GRADING OPERATIONS PERMIT, INSTEAD OF STOCKPILING, THE TOPSOIL SHALL BE HAULED AND SPREAD DIRECTLY ON THE AREAS DESIGNATED TO RECEIVE TOPSOIL.

ROCK EXCAVATION:

- IF ROCK IS ENCOUNTERED, CLEAR AWAY EARTH TO EXPOSE MATERIAL. NOTIFY OWNER AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO EXCAVATION. REMOVE ROCK TO A DEPTH OF 6 INCHES BELOW AND 8 INCHES ON EACH SIDE OF PIPES IN TRENCHES. A MEASUREMENT OF EXTENT OF ROCK TO BE REMOVED SHALL BE MADE. ROCK EXCAVATION SHALL BE PAID FOR IN ACCORDANCE WITH AGREEMENT WITH THE OWNER.

DEMOLITION NOTES

EXISTING STRUCTURES & FACILITIES:

- THE LOCATIONS OF ALL EXISTING FACILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER / LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT, AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
- THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIM/HERSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES PROPOSED TO BE INSTALLED AND DEMOLISHED ARE INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
- THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF THE DEMOLITION WHERE DEMOLITION IS REQUIRED (SEE CORRESPONDING PLANS):
 - DEMOLITION AND REMOVAL OF EXISTING ON-SITE ASPHALT, CONCRETE, PAVING, AND CURBING TO LIMITS OF DISTURBANCE/DEMOLITION AS SHOWN ON THE CORRESPONDING PLANS. CONTRACTOR TO VERIFY AND COORDINATE ANY DISCREPANCIES AND/OR CONCERNS WITH ENGINEER/LANDSCAPE ARCHITECT ACCORDINGLY.
- ALL ON-SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVER-EXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE CLEAN WITH LESS THAN 50% PASSING THE #200 SIEVE, PLASTICITY INDEX LESS THAN 10, WITH MAXIMUM PARTICLE SIZE OF 1.25 INCHES, AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T99).
- ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETELY ON THE PREMISES.
- ALL EXISTING SEWERS, PIPING, UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR PERSON AND PROPERTY AT ALL TIMES. HE OR SHE SHALL EXECUTE THE WORK IN A MANNER THAT AVOIDS HAZARDS TO PERSONS AND PROPERTY AND THAT PREVENTS INTERFERENCE WITH THE USE AND ACCESS TO ADJACENT PROPERTIES, BUILDINGS, AND ADJACENT STREETS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
- CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION AND/OR EXCAVATION PROCESS.

DISPOSAL:

- REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. ALL REFUSE AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DIPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH ANY AND ALL APPLICABLE LAWS, STANDARDS, AND REGULATIONS SET FORTH BY LOCAL, STATE, AND FEDERAL OFFICIALS THAT GOVERN THE DISPOSAL OF WASTE AND DEBRIS.

PAVEMENT REMOVAL:

- WHERE EXISTING PAVEMENT IS TO BE REMOVED, CONTRACTOR SHALL SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH THE MINIMAL DISTURBANCE POSSIBLE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
- WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY OR VALLEY GUTTER IS TO BE REMOVED FOR THE PURPOSE OF CONSTRUCTION OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., THE SAID OR PROPOSED STRUCTURE SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND ANY OTHER NECESSARY EQUIPMENT AS REQUIRED BY PROJECT AND SITE REQUIREMENTS.

ACCESS:

- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE DEMOLITION PROCESS OF THE EXISTING FACILITIES AND SITE.

PERMITTING:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM THE RESPONSIBLE AUTHORITIES AND REGULATIONS AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING OF DEMOTION WORK.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LEAD ENGINEER/ARCHITECT PRIOR TO BID SUBMITTAL.
- CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING AND APPROVED BY OFFICIALS.
- ALL OTHER EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND WATER & SEWER SHALL BE PRESERVED AND PROTECTED AT ALL TIMES AS NEEDED AND AS REQUIRED.

STAKING AND SURVEYING NOTES

STAKING:

- THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION STAKING AND CONSTRUCTION ACTIVITIES BASED ON THE LATEST APPROVED DESIGN PLANS AND/OR DESIGN FILE(S) AS PROVIDED AND AS WARRANTED BY CLIENT AND PROJECT NEEDS.
- PRIOR TO COMMENCING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR AND/OR STAKING SURVEYOR SHALL CONFIRM WITH THE PROJECT LEAD ENGINEER/ARCHITECT, WHO'S RESPONSIBLE FOR THIS PROJECT, THAT THE LATEST PLANS AND/OR DESIGN FILE(S) ARE BEING UTILIZED.
- THE ENGINEER/LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR OWNERS, CONTRACTORS OR SURVEYORS STAKING OR PERFORMING CONSTRUCTION ACTIVITIES BASED ON OUT-OF-DATE DESIGN PLANS AND/OR DESIGN FILES.
- CONSTRUCTION STAKING SHALL ADHERE TO THE HORIZONTAL AND VERTICAL DATUM LISTED IN THIS CONSTRUCTION SET AND AS PROVIDED IN THE CORRESPONDING FILES, NOTES, AND/OR DRAWINGS.

TOLERANCES & DISCREPANCIES:

- IF, DURING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, SURVEY DISCREPANCIES ARE ENCOUNTERED WITH REGARD TO THE DESIGN PLANS OR DESIGN FILE, WORK SHOULD CEASE AND THE LEAD ENGINEER/LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY TO RESOLVE THE ISSUE OR ISSUES. THE ENGINEER / LANDSCAPE ARCHITECT CAN NOT BE HELD RESPONSIBLE OR LIABLE FOR ISSUES THAT THEY HAVE NOT RECEIVED NOTIFICATION.
- THE CONSTRUCTION TOLERANCES SHOWN IN THE CORRESPONDING DRAWINGS, NOTES, AND/OR FILES, IN GENERAL, REPRESENT INDUSTRY STANDARDS. HOWEVER, EXCEPTIONS CAN BE MADE IF IT IS DETERMINED THAT CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO NOT ADVERSELY AFFECT THE DESIGN REQUIREMENTS OR FUNCTIONALITY. THE LEAD ENGINEER/LANDSCAPE ARCHITECT WILL EVALUATE CONSTRUCTION ACTIVITIES THAT DEVIATE FROM THE DESIGN PLANS ON A CASE-BY-CASE BASIS. IF IT IS DETERMINED THAT THE CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO ADVERSELY AFFECT THE DESIGN REQUIREMENTS, FUNCTIONALITY, AND INTENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ALL ITEMS TO THE PLANS AND SPECIFICATIONS AS DETERMINED AND REQUIRED BY DESIGN PROFESSIONAL, AT THE CONTRACTOR'S EXPENSE.

CIVIL ENGINEERING DESIGN TOLERANCES FOR PROJECT:

GENERAL GRADING:	±0.10 FEET	RETAINING WALLS:	±0.05 FEET
ALL PIPE/CONDUITS:	±0.05 FEET	SITE FEATURES (SPOT ELEV., ETC.)	±0.05 FEET
DRAINAGE STRUCTURES:	±0.05 FEET	UTILITY ELEVATIONS:	±0.10 FEET
SANITARY SEWER STRUCTURES:	±0.05 FEET	EROSION CONTROL BMPs:	±0.05 FEET
STORMWATER POND FEATURES:	±0.05 FEET		

AS-BUILT & SPECIFICATIONS:

- THE ENGINEER/LANDSCAPE ARCHITECT SHOULD BE PROVIDED WITH AN AS-BUILT SURVEY OF THE PROJECT FOR REVIEW AND APPROVAL AFTER THE PROJECT IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EFFORTS WITH DESIGN PROFESSIONAL.
- SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL SITE SPECIFIC REQUIREMENTS REGARDING CONSTRUCTION, MATERIALS, TESTING, AND CERTIFICATIONS.

PROJECT GEOGRAPHICAL INFORMATION

PROJECT PROJECTION & DATUM:

HORIZONTAL DATUM:	NAD83 TENNESSEE STATE PLANES, US FOOT
VERTICAL DATUM:	NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BOUNDARY SURVEY:

SURVEYOR NAME:	KENNETH A. BAU, GA RLS #2019
DATE OF SURVEY:	11/11/2025
TRACT OR PARCEL:	034E B 01810 000
HORIZONTAL DATUM:	NAD83 TENNESSEE STATE PLANES, US FOOT
VERTICAL DATUM:	NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88)

TOPOGRAPHIC SURVEY:

SURVEYOR NAME:	KENNETH A. BAU, GA RLS #2019
DATE OF SURVEY:	11/11/2025
TRACT OR PARCEL:	034E B 01810 000
HORIZONTAL DATUM:	NAD83 TENNESSEE STATE PLANES, US FOOT
VERTICAL DATUM:	NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GEOGRAPHICAL INFORMATION SYSTEMS (GIS) DATA UTILIZED:

TOPOGRAPHIC DATA:	---
PARCEL DATA:	---
ADDITIONAL DATA:	---

GEORGIA COMP. R. & REGS. R. 180-6-.09:

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM TOPOGRAPHIC DATA UTILIZED FOR DESIGN AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.



CARTER
ENGINEERING



SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:

GENERAL NOTES

PROJECT NAME:



SHEET NUMBER:

C 1.1

PROJECT NUMBER:

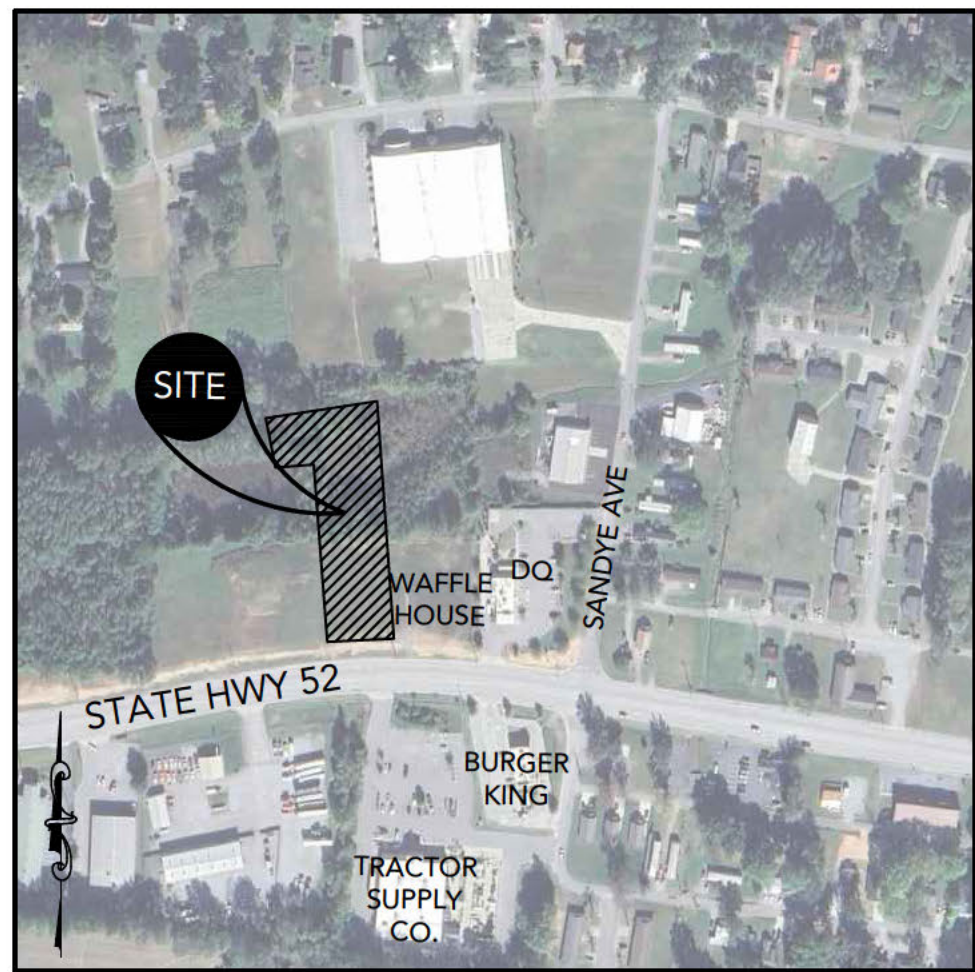
25124ZAX

DATE:

12/09/2025

REVISION BLOCK
ISSUE
12/09/2025 - INITIAL SUBMITTAL

1	2	3	4	5	6	7	8
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LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: HRG PORTLAND LLC 10 POCAHONTAS LANE MONTAUK, NY, 11954-5222 CONTACT: JOSH BLUMENSTEIN 608.772.7008 VENDORS@HUDSONRESTAURANTGROUP.COM
SITE INFORMATION	
JURISDICTION	CITY OF PORTLAND
PROPERTY LOCATION	409 HWY 52 PORTLAND, TN 37148
PARCEL NUMBER	034E B 01810 000
CURRENT ZONING	GCS (GENERAL COMMERCIAL SERVICE)
PROPOSED ZONING	GCS (GENERAL COMMERCIAL SERVICE)
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL RESTAURANT
REQUIRED BUILDING SETBACKS	FRONT: 50-FEET SIDE: 10-FEET REAR: 20-FEET
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE	20%
MAXIMUM BUILDING HEIGHT	65-FEET
SANITARY SEWER SERVICE	CITY OF PORTLAND
WATER SERVICE	CITY OF PORTLAND
FEMA FLOOD INSURANCE RATE MAP NO.	47165C0134G
FEMA FIRM DATE	04/17/2012
FEMA SFHA ZONE	X
UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.	



CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

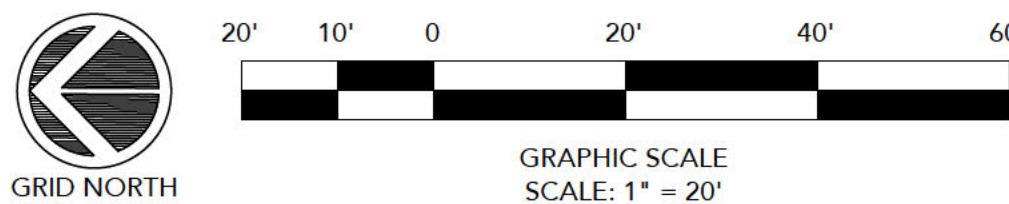
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EXISTING CONDITIONS
& DEMOLITION PLAN

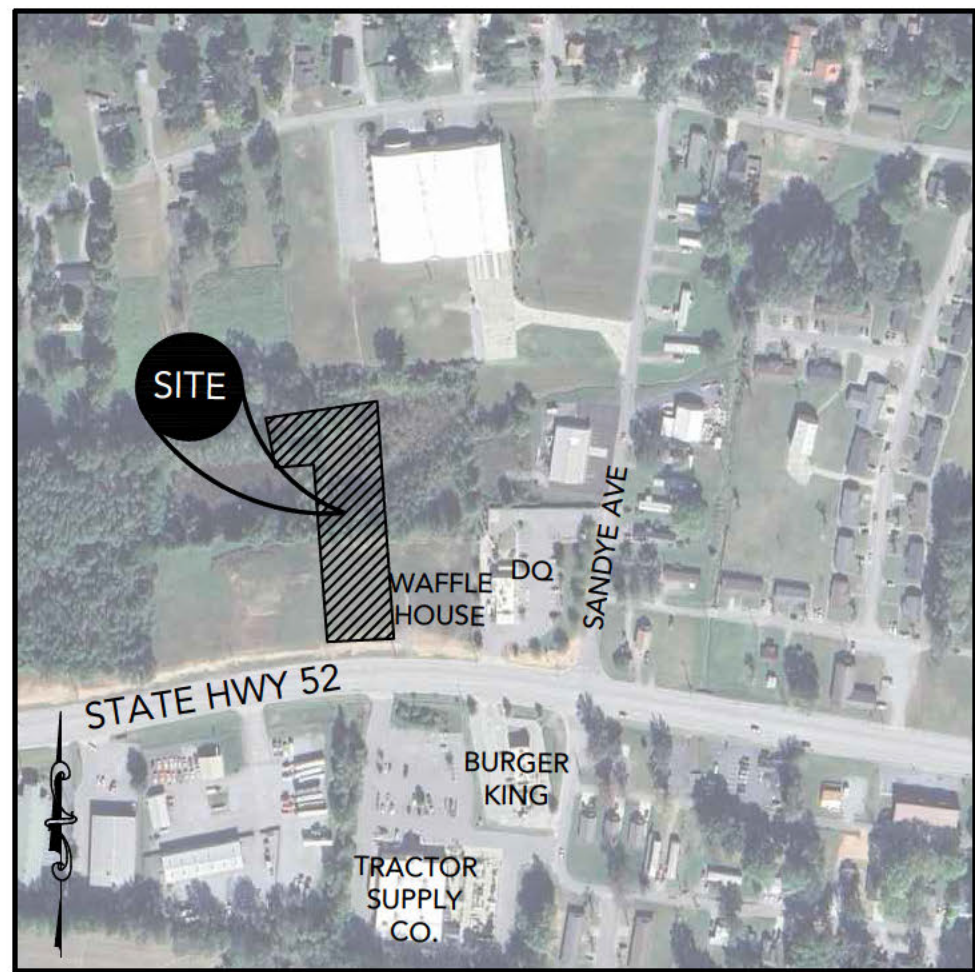
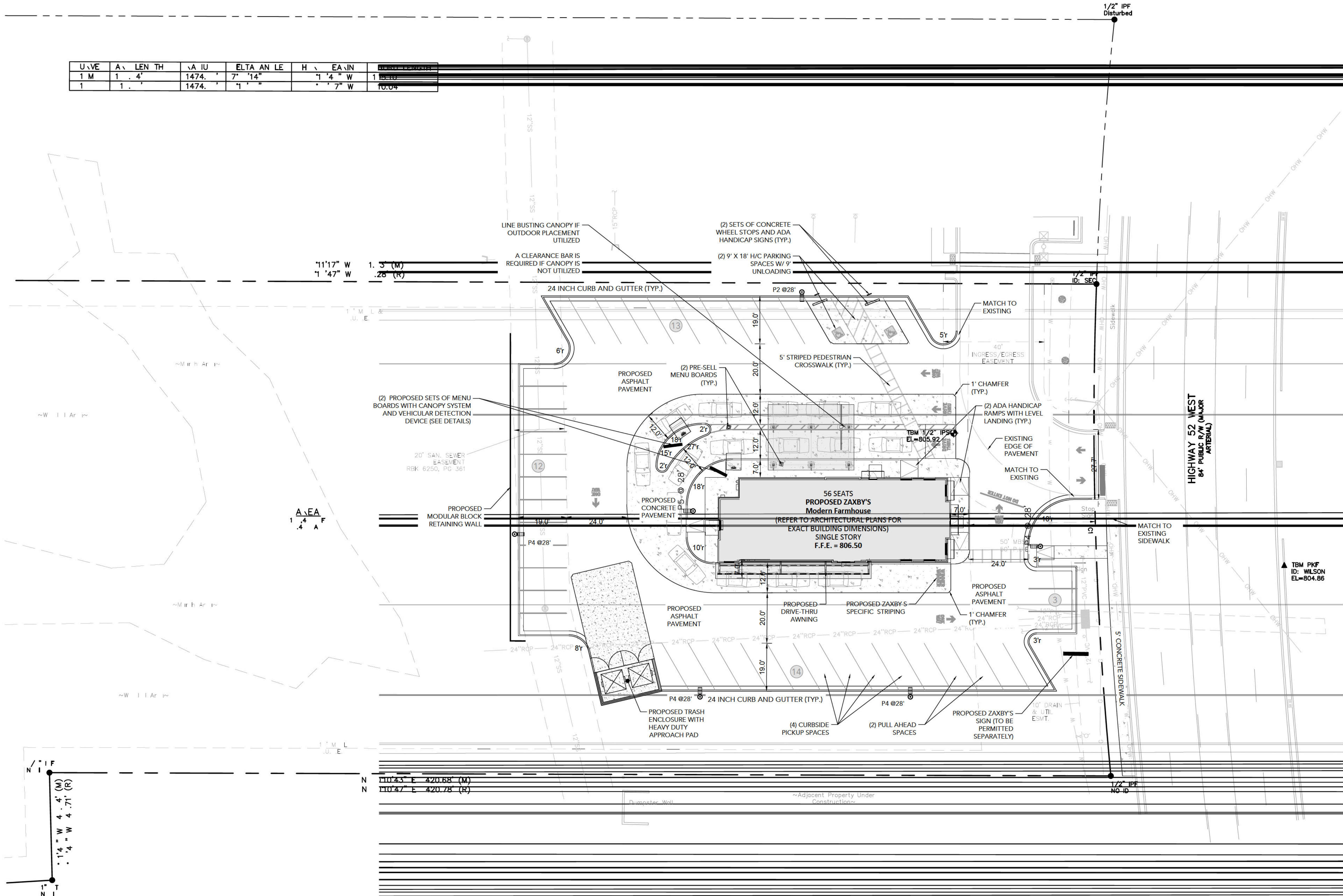
PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
C 2.0

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025





LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: HRG PORTLAND LLC 10 POCAHONTAS LANE MONTAUK, NY, 11195-4522 CONTACT: JOSH BLUMENSTEIN 608.772.7008 VENDORS@HUDSONRESTAURANTGROUP.COM
SITE INFORMATION	
JURISDICTION	CITY OF PORTLAND
PROPERTY LOCATION	409 HWY 52 PORTLAND, TN 37148
PARCEL NUMBER	034E B 01810 000
CURRENT ZONING	GCS (GENERAL COMMERCIAL SERVICE)
PROPOSED ZONING	GCS (GENERAL COMMERCIAL SERVICE)
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL RESTAURANT
REQUIRED BUILDING SETBACKS	FRONT: 50-FEET SIDE: 10-FEET REAR: 20-FEET
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE	20%
MAXIMUM BUILDING HEIGHT	65-FEET
SANITARY SEWER SERVICE	CITY OF PORTLAND
WATER SERVICE	CITY OF PORTLAND
FEMA FLOOD INSURANCE RATE MAP NO.	47165C0134G
FEMA FIRM DATE	04/17/2012
FEMA SFHA ZONE	X
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PARKING DATA	
USE:	FULL SERVICE RESTAURANT WITH DRIVE THRU
PARKING SPACES:	1 PARKING SPACE PER 150 SQFT OF BUILDING AREA
REQUIRED PARKING SPACES:	BUILDING AREA = 2,904 sf 2,904/150 = 20 spaces required
Handicap Parking	= 2 Provided (2 Required)
Provided Parking	= 39 Parking Spaces Provided



SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

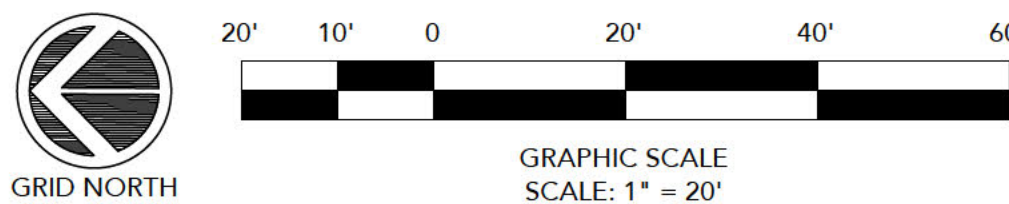
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SITE PLAN

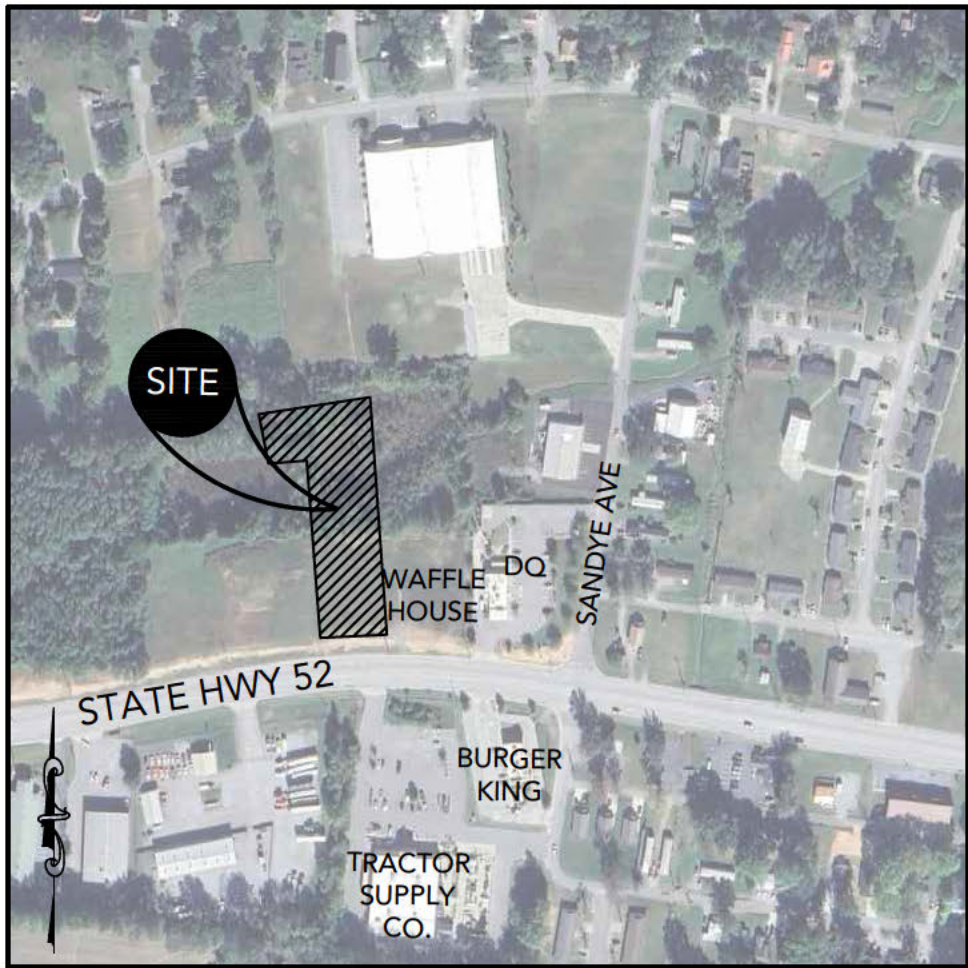
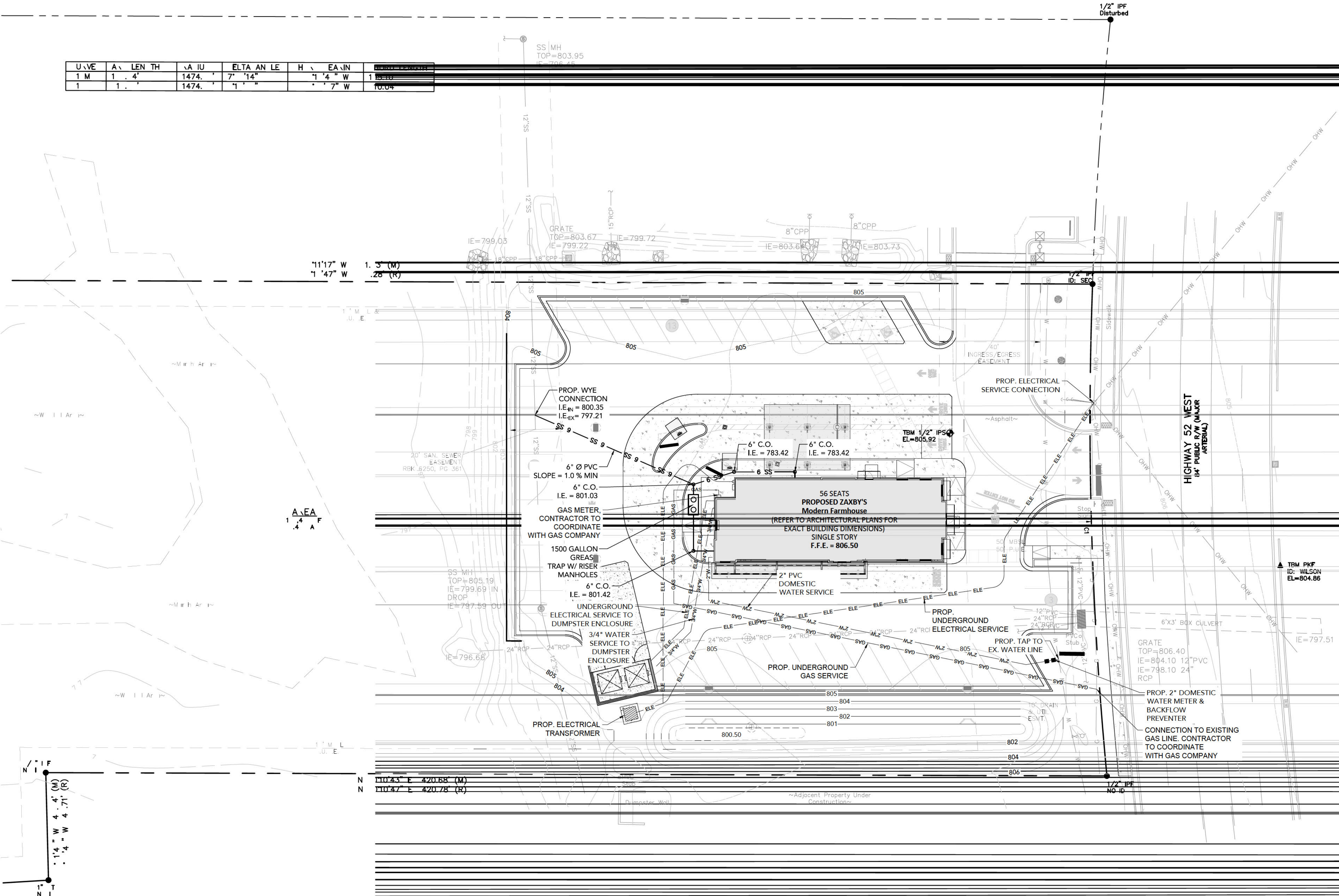
PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C 3.0

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025





LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: HRG PORTLAND LLC 10 POCAHONTAS LANE MONTAUK, NY, 11195-4522 CONTACT: JOSH BLUMENSTEIN 608.772.7008 VENDORS@HUDSONRESTAURANTGROUP.COM
SITE INFORMATION	
JURISDICTION	CITY OF PORTLAND
PROPERTY LOCATION	409 HWY 52 PORTLAND, TN 37148
PARCEL NUMBER	034E B 01810 000
CURRENT ZONING	GCS (GENERAL COMMERCIAL SERVICE)
PROPOSED ZONING	GCS (GENERAL COMMERCIAL SERVICE)
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL RESTAURANT
REQUIRED BUILDING SETBACKS	FRONT: 50-FEET SIDE: 10-FEET REAR: 20-FEET
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE	20%
MAXIMUM BUILDING HEIGHT	65-FEET
SANITARY SEWER SERVICE	CITY OF PORTLAND
WATER SERVICE	CITY OF PORTLAND
FEMA FLOOD INSURANCE RATE MAP NO.	47165C0134G
FEMA FIRM DATE	04/17/2012
FEMA SFHA ZONE	X
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SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

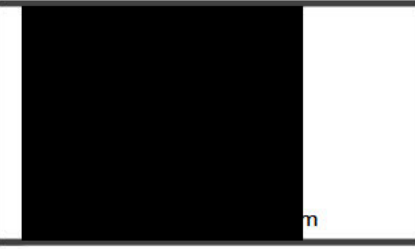
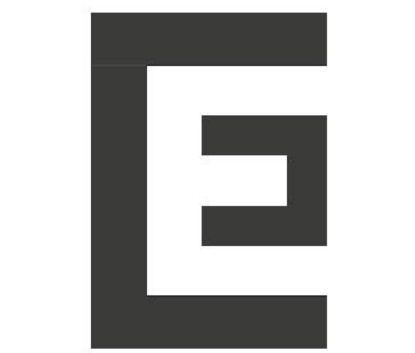
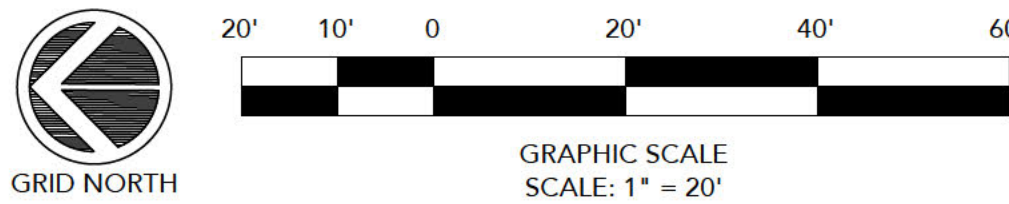
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UTILITY PLAN

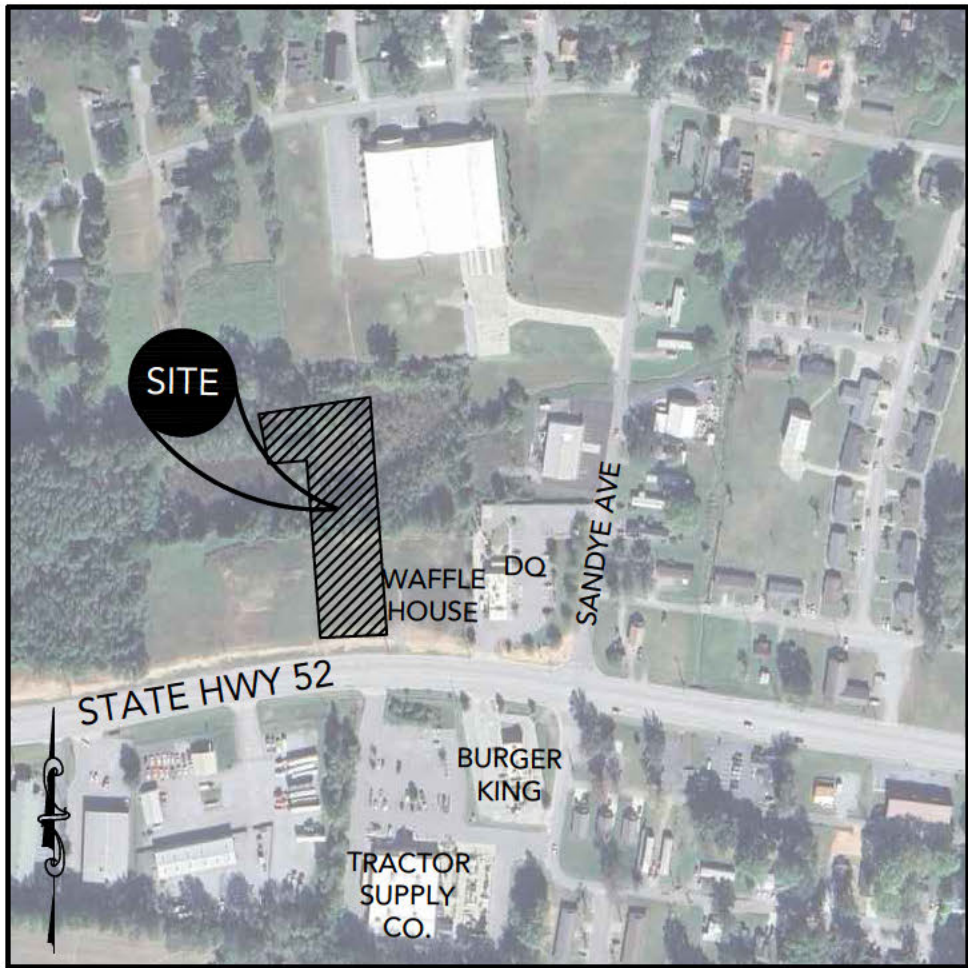
PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
C 4.0

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025





LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DRIVE
BOGART, GA 30622

OWNER/DEVELOPER:
HRG PORTLAND LLC
10 POCAHONTAS LANE
MONTAUK, NY, 11195-5222

SITE INFORMATION

JURISDICTION	CITY OF PORTLAND
PROPERTY LOCATION	409 HWY 52 PORTLAND, TN 37148
PARCEL NUMBER	034E B 01810 000
CURRENT ZONING	GCS (GENERAL COMMERCIAL SERVICE)
PROPOSED ZONING	GCS (GENERAL COMMERCIAL SERVICE)
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL RESTAURANT
REQUIRED BUILDING SETBACKS	FRONT: 50-FEET SIDE: 10-FEET REAR: 20-FEET
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE	20%
MAXIMUM BUILDING HEIGHT	65-FEET
SANITARY SEWER SERVICE	CITY OF PORTLAND
WATER SERVICE	CITY OF PORTLAND
FEMA FLOOD INSURANCE RATE MAP NO.	47165C0134G
FEMA FIRM DATE	04/17/2012
FEMA SFHA ZONE	X

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1010 COMMERCE DRIVE
BOGART, GA 30622

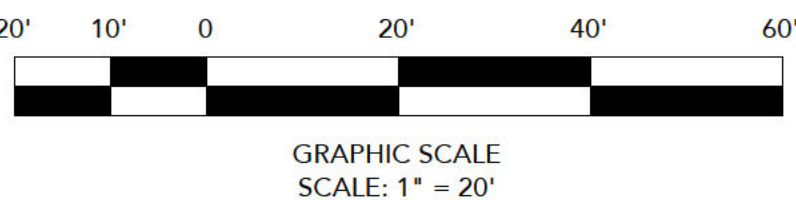
SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
GRADING &
DRAINAGE PLAN

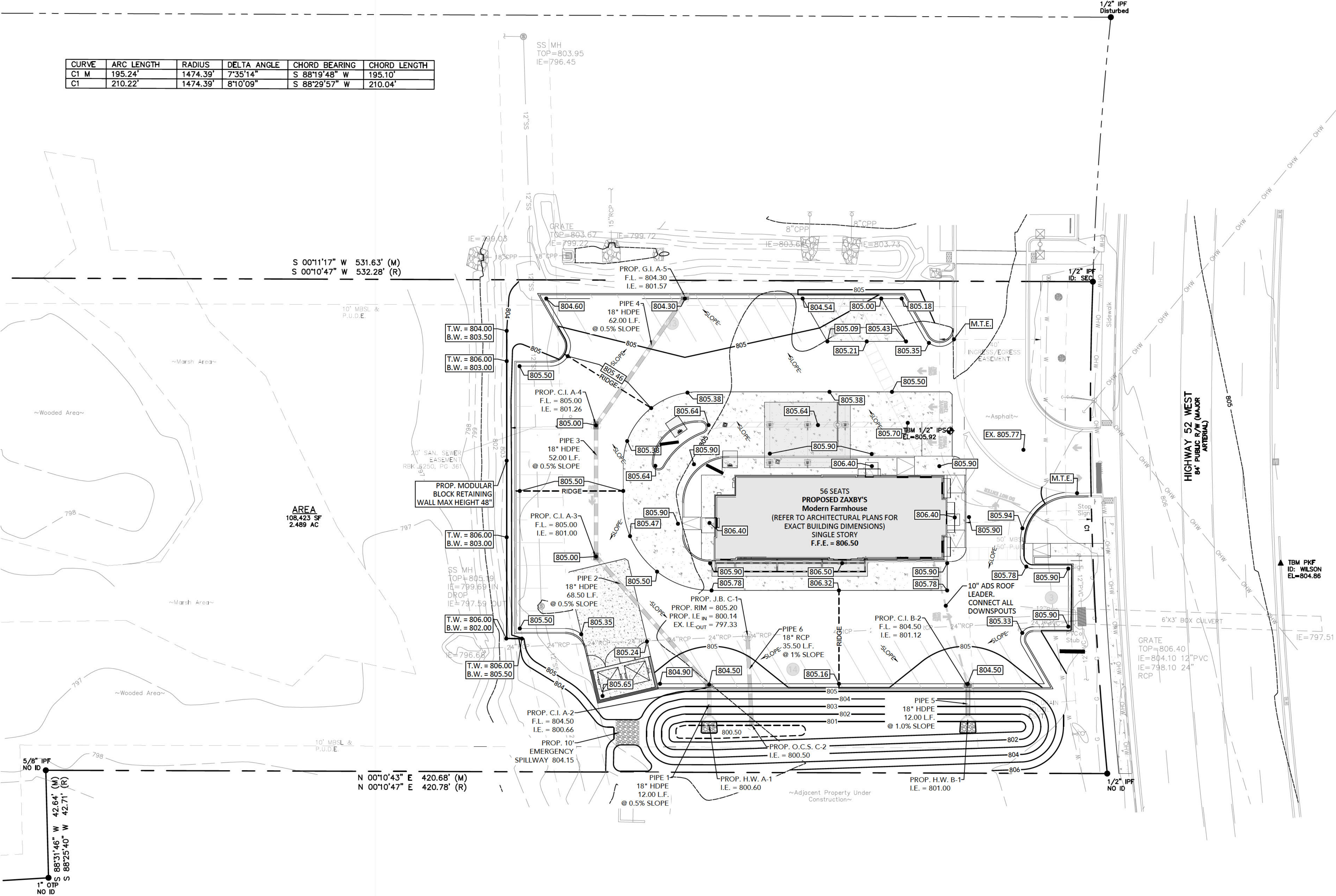
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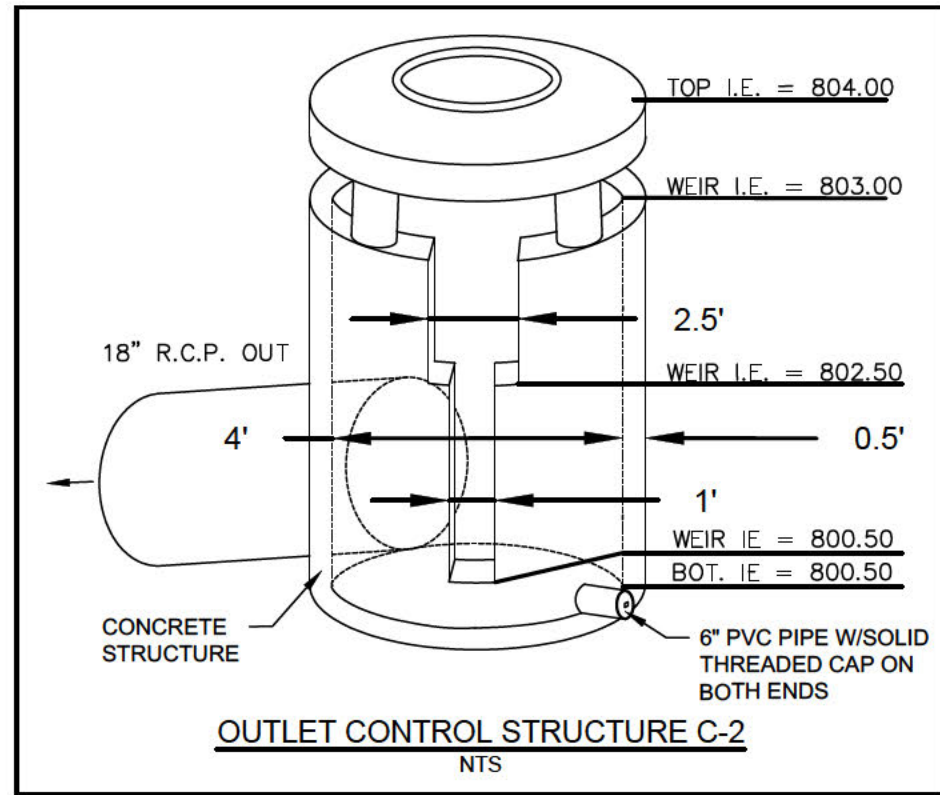
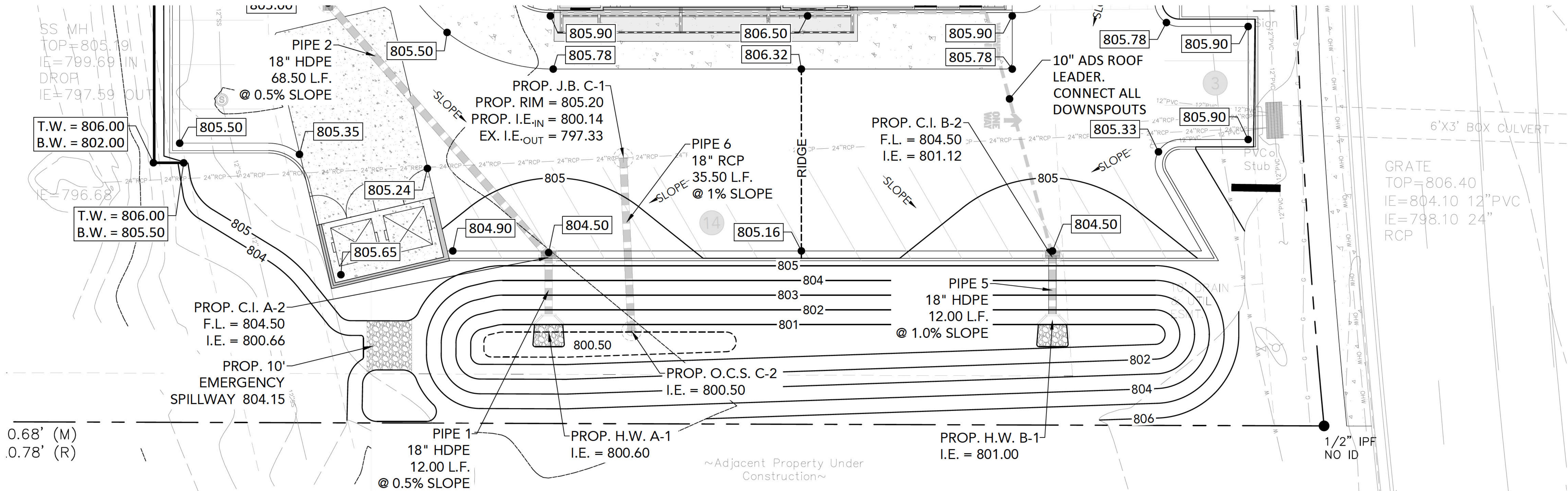
SHEET NUMBER:
C 5.0

PROJECT NUMBER:
25124ZAX
DATE:
12/09/2025



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	195.24'	1474.39'	7°35'14"	S 88°19'48" W	195.10'
C1	210.22'	1474.39'	8°10'09"	S 88°29'57" W	210.04'

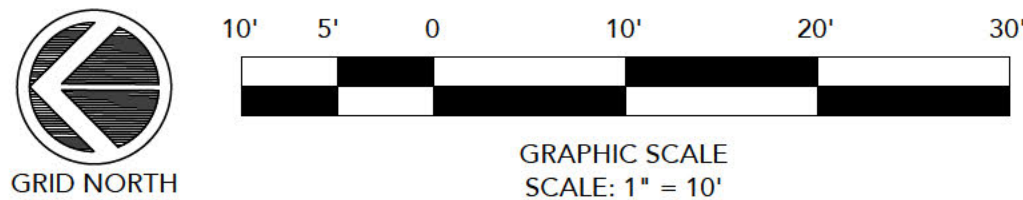




POST-DEVELOPED DRAINAGE CONDITIONS (CLASS D SOILS)	
ON SITE DRAINAGE AREA = 2.489 ACRES (108,423 FT ²)	
WOODS (GOOD CONDITION) = 1.43 ACRES (62,247 FT ²) CURVE NUMBER = 77	
MEADOWS (GOOD CONDITION) = 1.00 ACRES (43,587 FT ²) CURVE NUMBER = 78	
IMPERVIOUS AREA = 0.06 ACRES (2,589 FT ²) CURVE NUMBER = 98	
0.059 ACRES = 2.4% IMP. 2.489 ACRES	
ON SITE COMPOSITE CURVE NUMBER = (0.06 Ac)(98)+(1.43 Ac)(78)+(1.00 Ac)(77) = 78 2.489 ACRES	
TIME OF CONCENTRATION = 11.0 MINUTES	

PRE-DEVELOPED DRAINAGE CONDITIONS (CLASS D SOILS)	
ON SITE DRAINAGE AREA = 2.489 ACRES (108,423 FT ²)	
WOODS (GOOD CONDITION) = 1.43 ACRES (62,247 FT ²) CURVE NUMBER = 77	
OPEN SPACE (GOOD CONDITION) = 0.257 ACRES (11,195 FT ²) CURVE NUMBER = 61	
IMPERVIOUS AREA = 0.743 ACRES (32,363 FT ²) CURVE NUMBER = 98	
0.743 ACRES = 30% IMP. 2.489 ACRES	
ON SITE COMPOSITE CURVE NUMBER = (0.743 Ac)(98)+(0.257 Ac)(61)+(1.43)(77) = 80 2.489 ACRES	
TIME OF CONCENTRATION = 5.0 MINUTES	

STORMWATER DISCHARGE TABLE			
STORM EVENT (YR.)	PRE-DEVELOPED CONDITIONS DISCHARGE RATE (FT ³ /SEC)	POST-DEVELOPED CONDITIONS DISCHARGE RATE (FT ³ /SEC)	ROUTED DISCHARGE RATE (FT ³ /SEC)
1 YR.	3.403	4.574	3.352
2 YR.	4.816	6.262	4.454
5 YR.	6.878	8.696	6.26
10 YR.	8.567	10.67	8.383
25 YR.	10.97	13.46	10.95
50 YR.	12.92	15.71	12.15
100 YR.	14.95	18.04	12.97



REVISION BLOCK	
REVISION	DATE & DESCRIPTION
1	12/09/2025 - INITIAL SUBMITTAL
2	
3	
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5	
6	
7	
8	



CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622



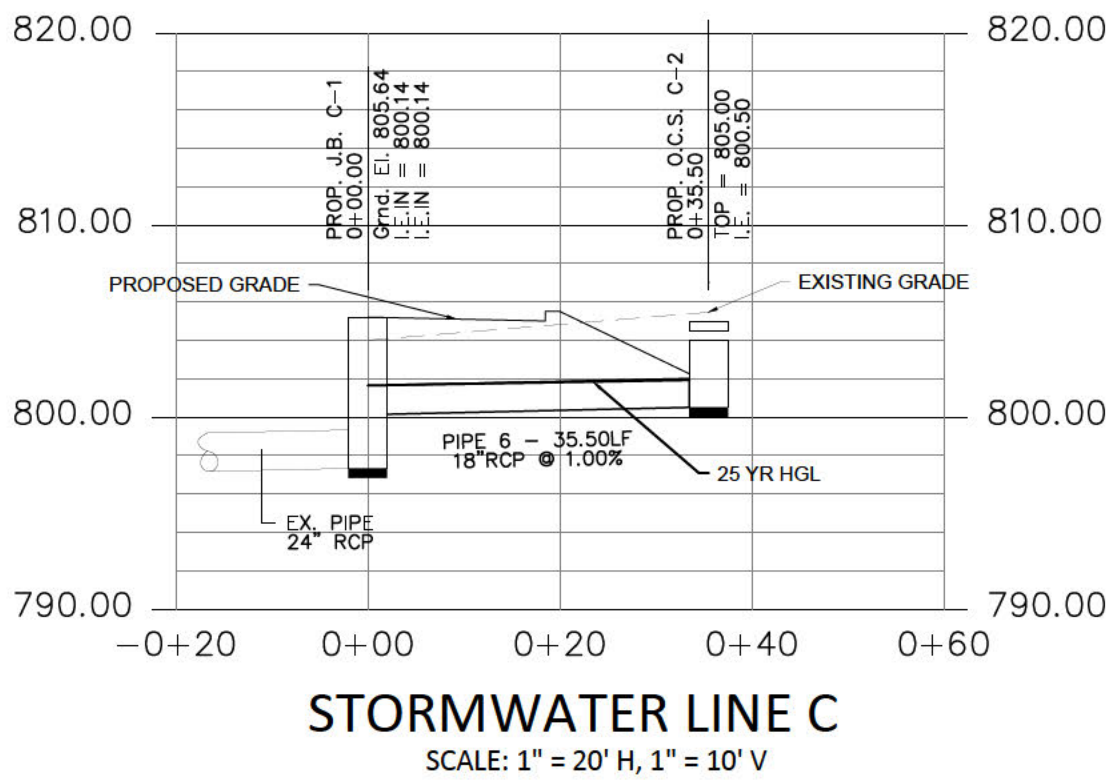
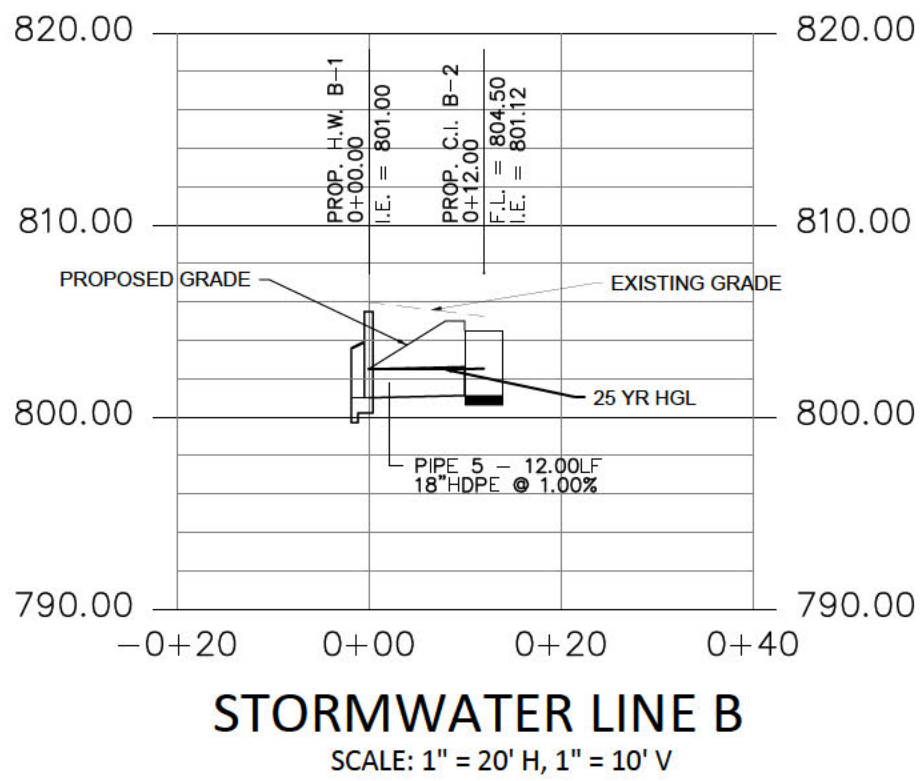
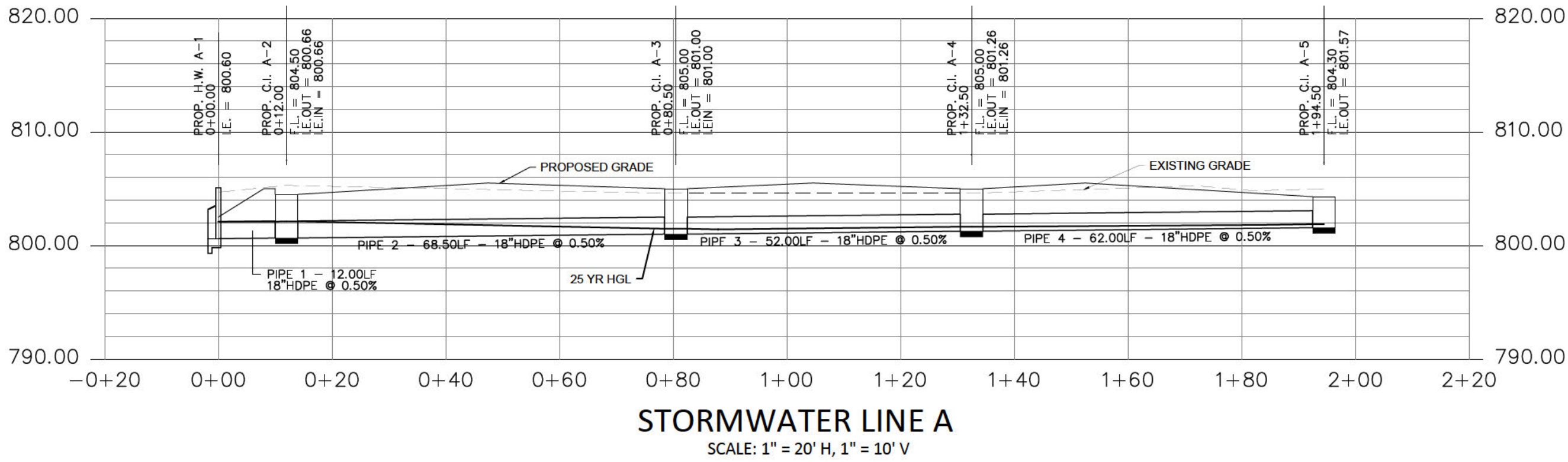
SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
STORMWATER
MANAGEMENT POND
& CONDITIONS

PROJECT NAME:
ZAXBYS

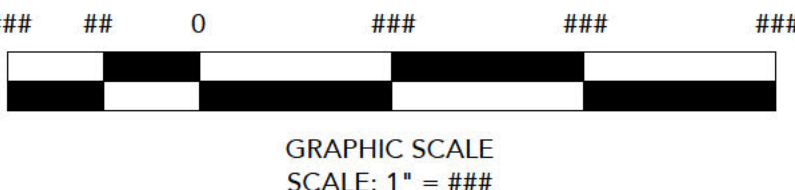
SHEET NUMBER:
C 5.1

PROJECT NUMBER:
25124ZAX
DATE:
12/09/2025



Line	To Line	Line Length (ft)	Incr. Area (ac)	Total Area (ac)	Runoff Coeff. (C)	Incr C x A	Total C x A	Inlet Time (min)	Time Conc. (min)	Rvrf Int. (in/hr)	Total Runoff (cfs)	Adm Flow (cfs)	Total Flow (cfs)	Capac Full (cfs)	Veloc (ft/s)	Pipe Size (in)	Pipe Slope (%)	Inv Elev Dn (ft)	Inv Elev Up (ft)	HGL Dn (ft)	HGL Up (ft)	Grnd Rim Dn (ft)	Grnd Rim Up (ft)
1	Outfall	12.000	0.11	0.33	0.98	0.11	0.32	5.0	9.9	7.2	2.32	0.00	2.32	8.04	1.32	18	0.50	800.60	800.66	802.10	802.10	0.00	804.50
2	1	68.500	0.08	0.22	0.98	0.08	0.22	5.0	8.9	7.6	1.63	0.00	1.63	8.02	2.14	18	0.50	800.66	801.00	802.13	801.48	804.50	805.00
3	2	52.000	0.07	0.14	0.98	0.07	0.14	5.0	7.7	8.1	1.11	0.00	1.11	8.04	2.64	18	0.50	801.00	801.26	801.48	801.65	805.00	805.00
4	3	62.000	0.07	0.07	0.98	0.07	0.07	5.0	5.0	9.9	0.68	0.00	0.68	8.04	2.23	18	0.50	801.26	801.57	801.65	801.88	805.00	804.30
5	Outfall	12.000	0.18	0.18	0.98	0.18	0.18	5.0	5.0	9.9	1.74	0.00	1.74	11.38	1.01	18	1.00	801.00	801.12	802.50	802.50	0.00	804.50
6	Outfall	35.500	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	0.00	10.95	10.95	11.46	6.26	18	1.00	800.14	800.50	801.64	801.92	0.00	804.00

25 YR. HGL PIPE CHART



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CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622



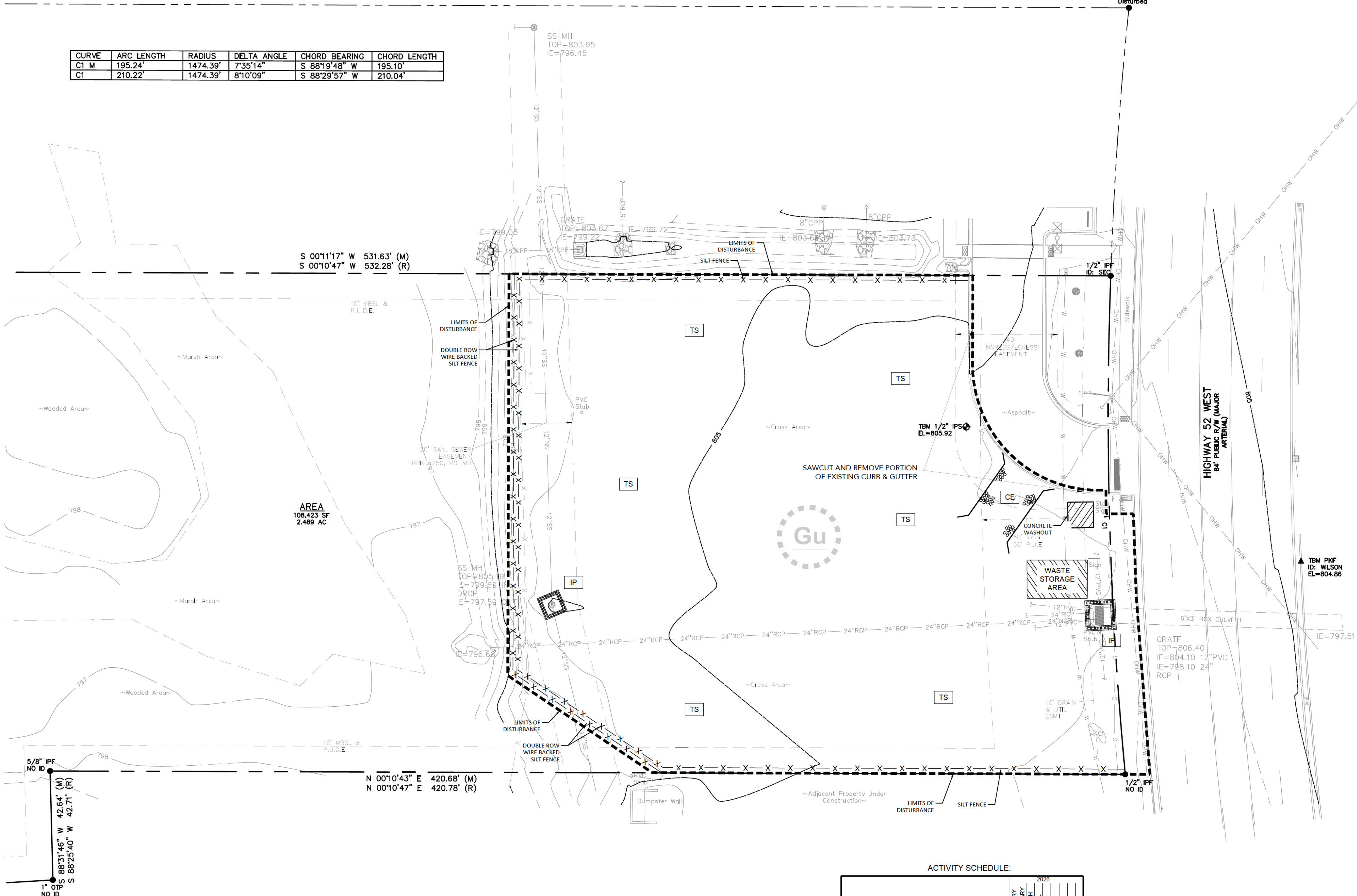
SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
STORMWATER
PROFILES

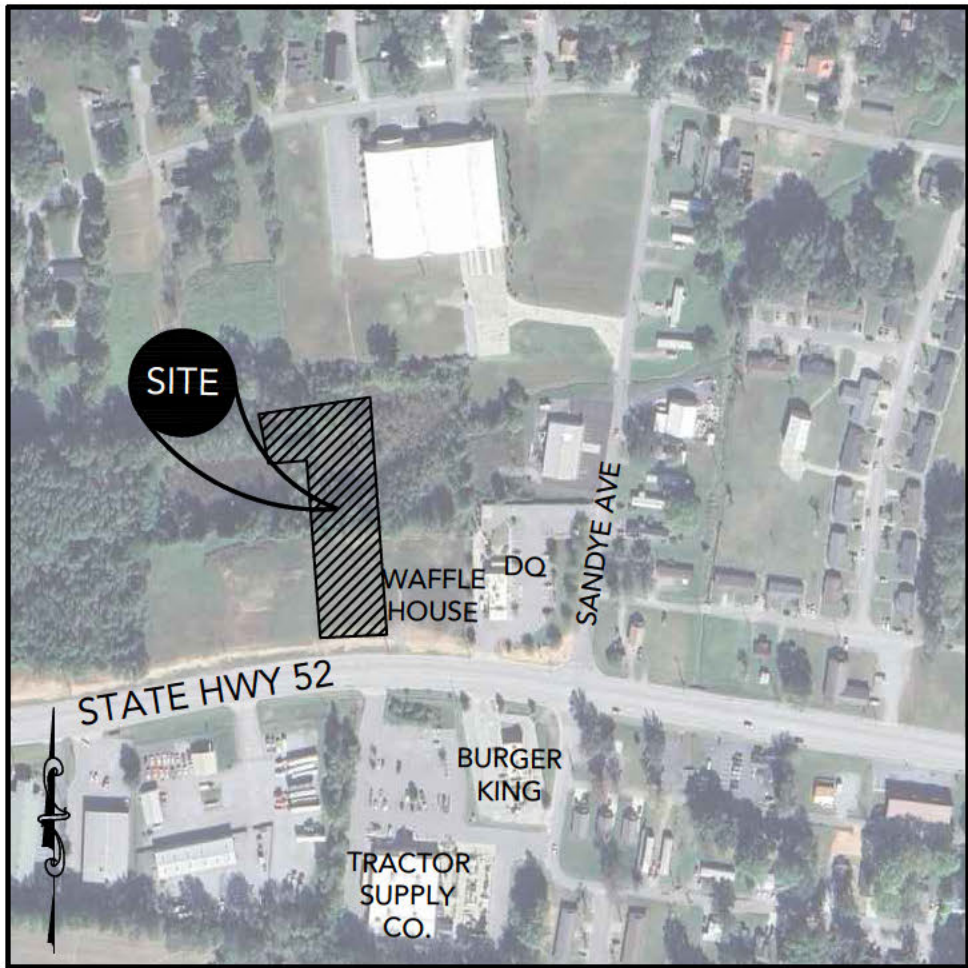
PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C 5.2

PROJECT NUMBER:
25124ZAX
DATE:
12/09/2025



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	195.24'	1474.39'	7°35'14"	S 88°19'48" W	195.10'
C1	210.22'	1474.39'	8°10'09"	S 88°29'57" W	210.04'



LOCATION MAP
SCALE: N.T.S.

SOIL AND EROSION CONTROL NOTES

DEVELOPER/OWNER: HRG PORTLAND LLC
10 POCAHONTAS LANE
MONTAUK, NY, 111954-5222

24-HOUR CONTACT: [REDACTED]

PROJECT DESCRIPTION:
THE PROJECT INCLUDES THE CONSTRUCTION AND INSTALLATION OF A COMMERCIAL RESTAURANT WITH ALL ASSOCIATED AND WARRANTED PARKING, UTILITIES, AND SITE ENHANCEMENTS.

EXISTING CONDITIONS:
EXISTING LAND IS COMPRISED OF A VACANT COMMERCIAL PROPERTY WITH AN EXISTING SHARED ENTRANCE. THE LOT SLOPES TO THE NORTH WITH STORMWATER LEAVING THE SITE PRIMARILY BY SHEET FLOW.

TOTAL TRACT: 2.489 AC.
DISTURBED AREA: 0.92 AC.

CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON SITE. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE EROSION CONTROL MATTING INSTALLED. THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE PROJECT SITE. THERE ARE NO WETLANDS LOCATED ON OR WITHIN THE PROJECT LIMITS.

- ADDITIONAL MEASURES WILL BE ADDED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. 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. PRACTICES WILL BE CHECKED DAILY.
- STANDARD AND SPECIFICATIONS: ALL DESIGN WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE STATE APPROVED EROSION CONTROL DESIGN MANUAL.
- THE CONTRACTOR SHALL OBSERVE THE PROJECT SCHEDULE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL TIME PERIODS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, AND/OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION AND NO LAND DISTURBANCE SHALL OCCUR OUTSIDE APPROVED LIMITS.
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REVISION BLOCK	REVISION DATE & DESCRIPTION
1	12/09/2025 - INITIAL SUBMITTAL
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1010 COMMERCE DRIVE
BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
INITIAL EROSION & SEDIMENT CONTROL PLAN

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C 6.0

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025

DOWNSTEAM STRUCTURES FROM SITE:
EX. 35" RCP @ 0.52 UNDER SANDY AVE.
I.E. IN = 792.60
I.E. OUT = 792.44
EX. 60" CMP @ 1.07% UNDER W. MARKET ST.
I.E. IN = 789.92
I.E. OUT = 789.63

TASK DESCRIPTION:		2026				
		JANUARY	FEBRUARY	MARCH	APRIL	MAY
INITIAL EROSION CONTROL BMP'S INSTALLATION		X				
INTERMEDIATE EROSION CONTROL BMP'S INSTALLATION		X	X			
FINAL PHASE E&SC BMP'S INSTALLATION				X	X	X
MAINTENANCE OF E&SC PRACTICES		X	X	X	X	X
DEMOLITION		X	X			
CLEARING AND GRUBBING		X				
GRADING		X	X			
STORM SEWER INSTALLATION			X			
SANITARY SEWER INSTALLATION			X			
PAVING				X	X	
BUILDING CONSTRUCTION				X	X	X
TEMPORARY GRASSING @ 45 DAYS			X	X	X	
PERMANENT GRASSING @ 30 DAY INTERVALS					X	X
FINAL CLEAN UP						X

LEGEND

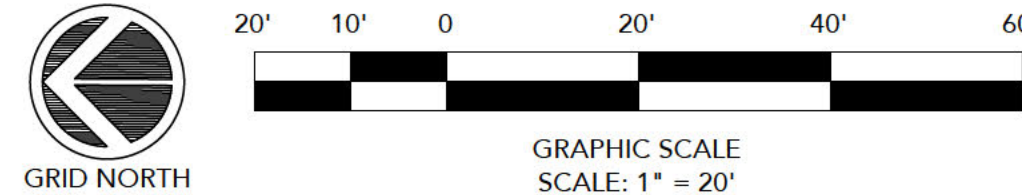
TS DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

CE CONSTRUCTION EXIT

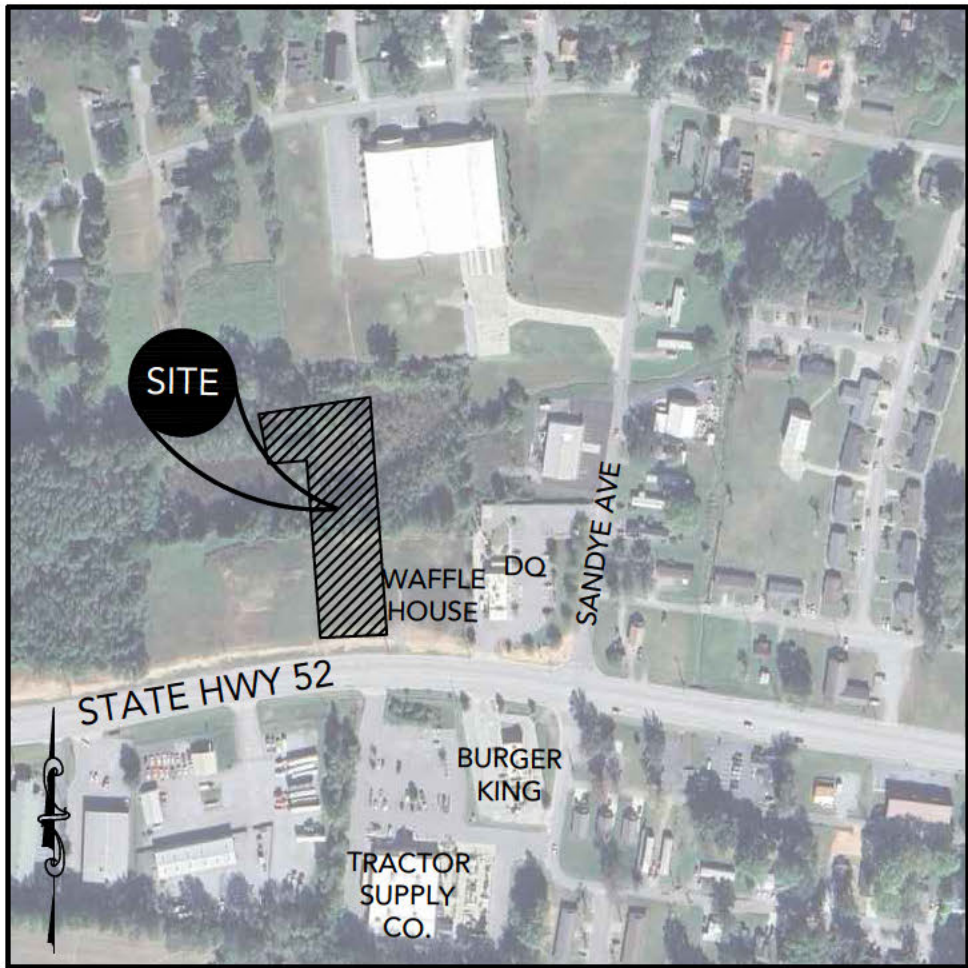
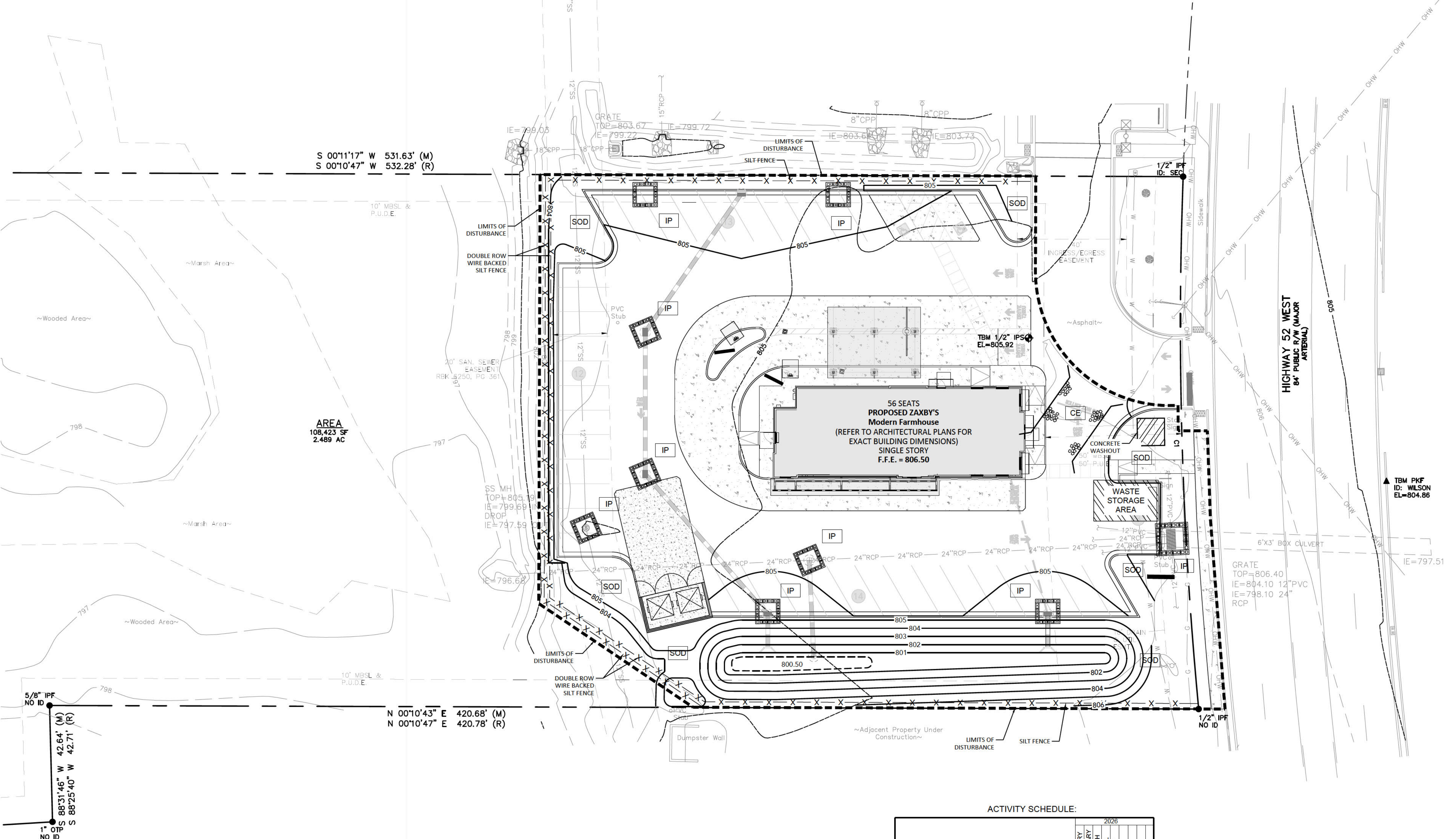
SF SILT FENCE — X — X — X —

IP HARDWARE CLOTH AND GRAVEL INLET PROTECTION

LIMITS OF DISTURBANCE — — — — —



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	195.24'	1474.39'	7°35'14"	S 88°19'48" W	195.10'
C1	210.22'	1474.39'	8°10'09"	S 88°29'57" W	210.04'



LOCATION MAP
SCALE: N.T.S.

SOIL AND EROSION CONTROL NOTES

DEVELOPER/OWNER: HRG PORTLAND LLC
10 POCAHONTAS LANE
MONTAUK, NY, 11954-5222

24-HOUR CONTACT: [REDACTED]

PROJECT DESCRIPTION:
THE PROJECT INCLUDES THE CONSTRUCTION AND INSTALLATION OF A COMMERCIAL RESTAURANT WITH ALL ASSOCIATED AND WARRANTED PARKING, UTILITIES, AND SITE ENHANCEMENTS.

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1	12/09/2025 - INITIAL SUBMITTAL
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1010 COMMERCE DRIVE
BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
FINAL EROSION & SEDIMENT CONTROL PLAN

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C 6.1

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025

ACTIVITY SCHEDULE:		2026				
TASK DESCRIPTION:		JANUARY	FEBRUARY	MARCH	APRIL	MAY
INITIAL EROSION CONTROL BMP'S INSTALLATION		X				
INTERMEDIATE EROSION CONTROL BMP'S INSTALLATION		X	X			
FINAL PHASE E&S BMP'S INSTALLATION				X	X	X
MAINTENANCE OF E&S PRACTICES		X	X	X	X	X
DEMOLITION		X	X			
CLEARING AND GRUBBING		X				
GRADING		X	X			
STORM SEWER INSTALLATION			X			
SANITARY SEWER INSTALLATION			X			
PAVING				X	X	
BUILDING CONSTRUCTION				X	X	X
TEMPORARY GRASSING @ 45 DAYS			X	X	X	
PERMANENT GRASSING @ 30 DAY INTERVALS					X	X
FINAL CLEAN UP						X

LEGEND

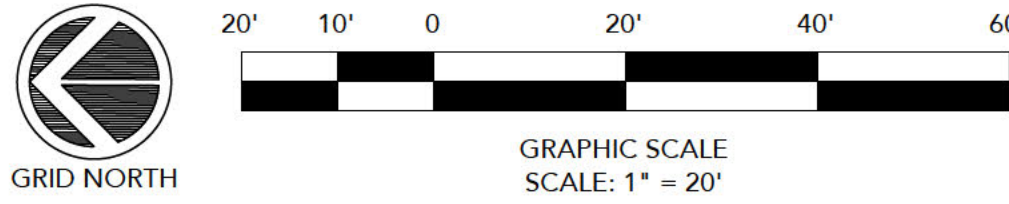
TS DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

CE CONSTRUCTION EXIT

SF SILT FENCE — X — X — X —

IP HARDWARE CLOTH AND GRAVEL INLET PROTECTION

LIMITS OF DISTURBANCE — — — — —



Seeding: Select a grass or grass-legume mixture suitable to the area and season of the year. See Table 1 for suggestions of temporary seeding species. Seed shall be applied uniformly by hand, cyclone seeder, drill, outpacker seeder, or hydraulic seeder (slurry including seed and mulch). Drill or outpacker seeders should normally place seed one quarter to one half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "rikked" lightly to cover seed with soil if seeded by hand.

Mulching: Temporary vegetation may be established without the use of mulch. Mulch without seeding may be considered for short-term protection. Refer to **Disturbed Area Stabilization (With Mulch) - MU**.

Irrigation: During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made as needed. Newly seeded areas require more water than more mature plants.

Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

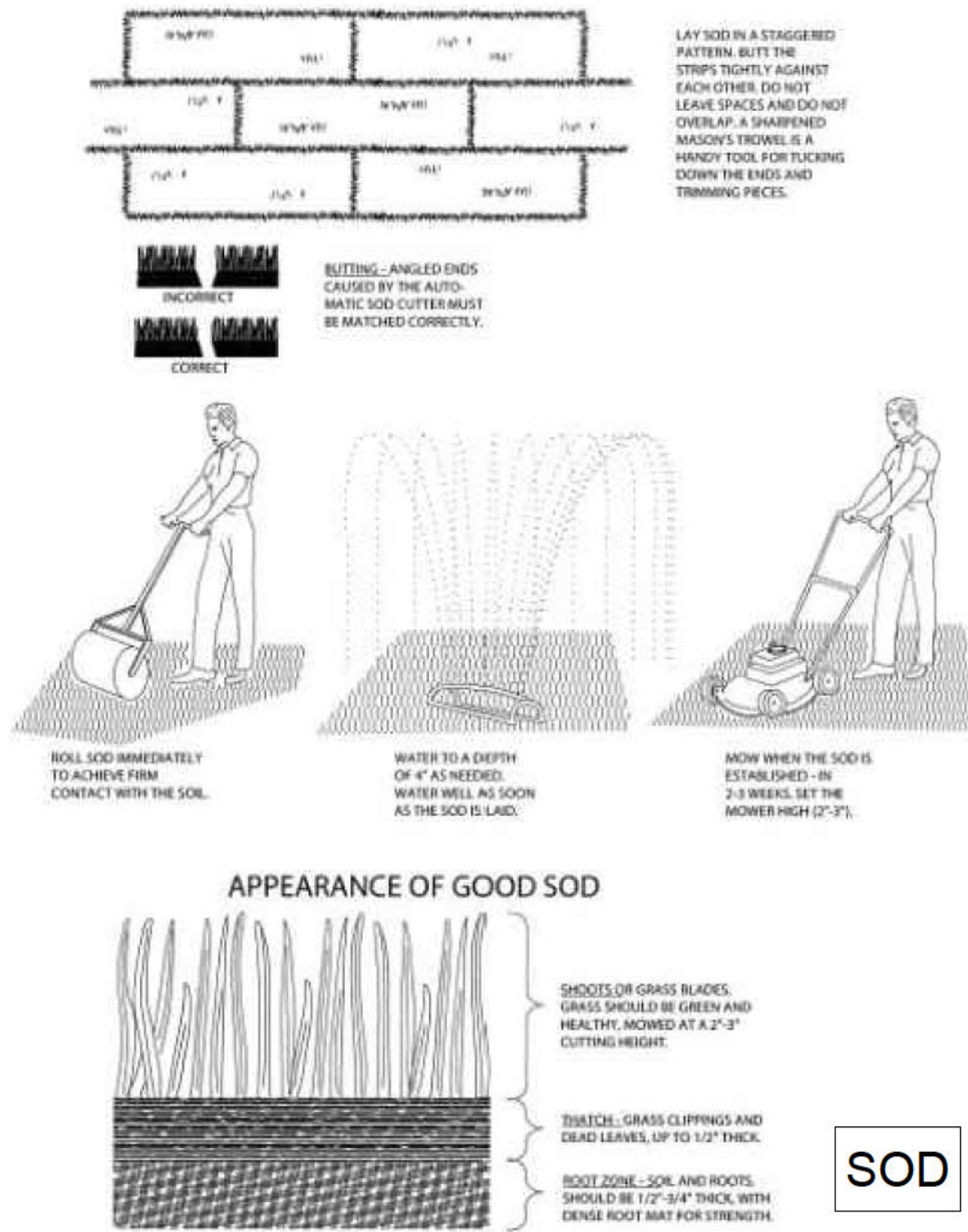
Table 1

Source: TDOT Standard Specifications

TS

NOTE: A 1" LAYER OF STRAW MULCH IS REQUIRED WITH TEMPORARY SEEDING.

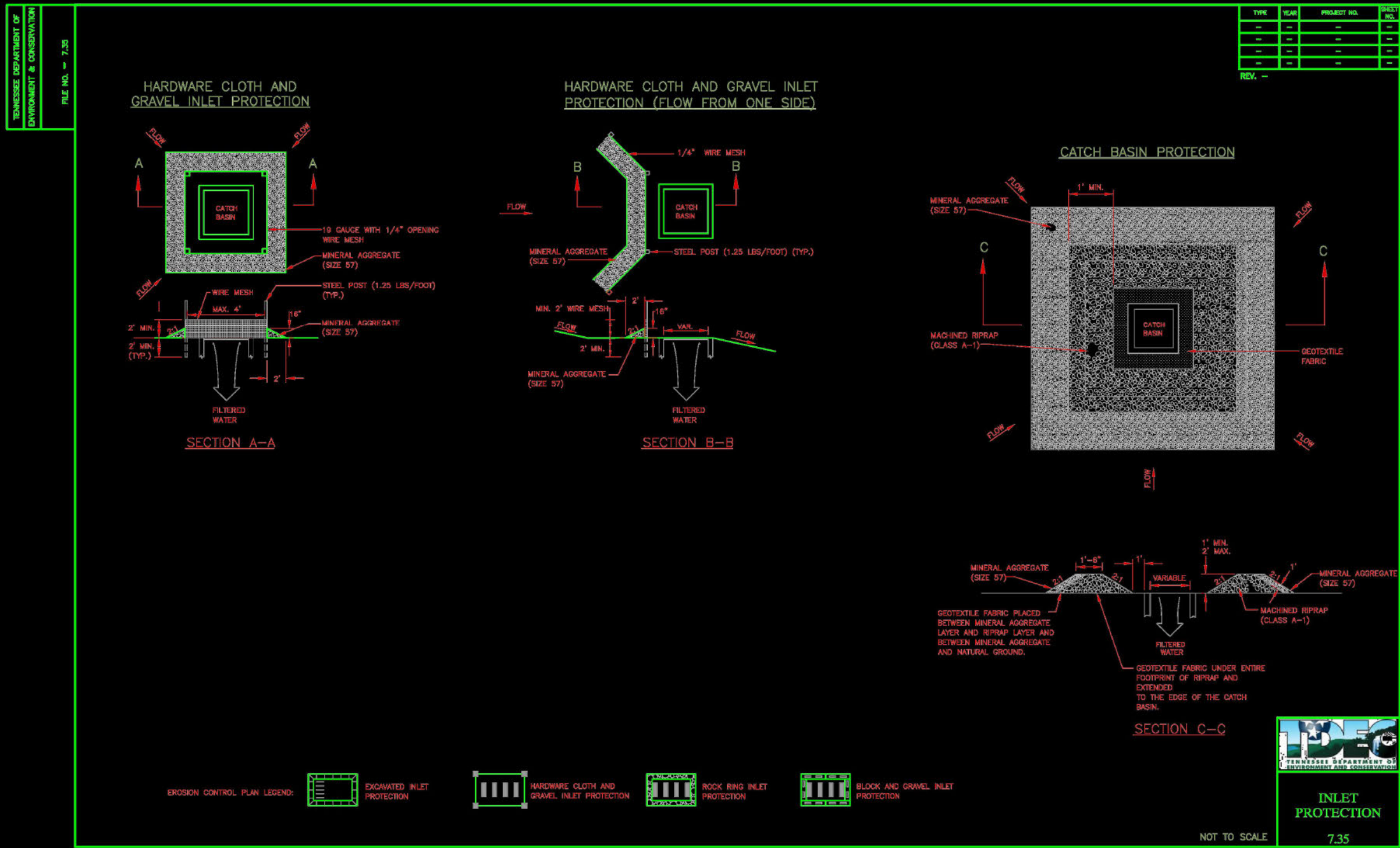
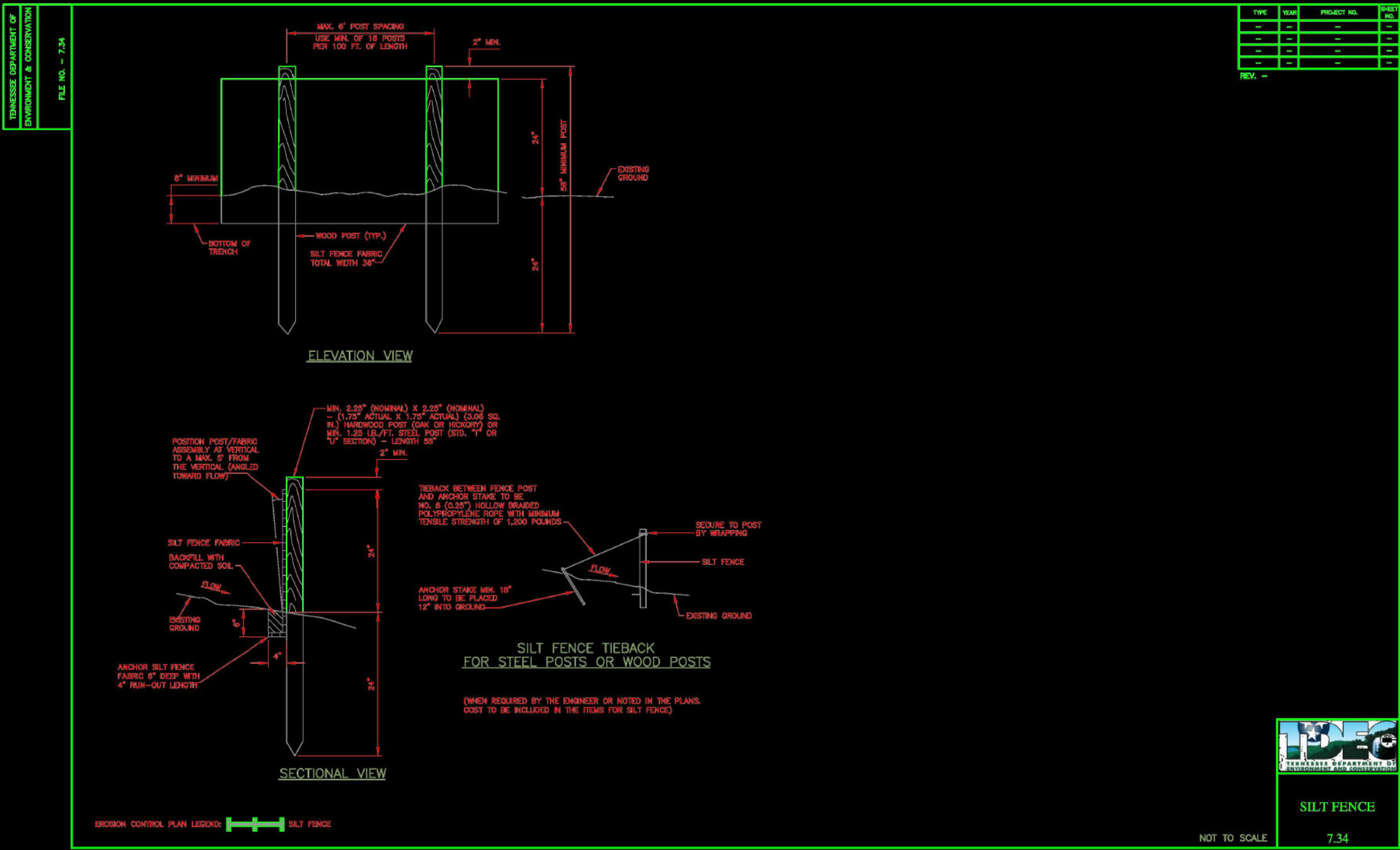
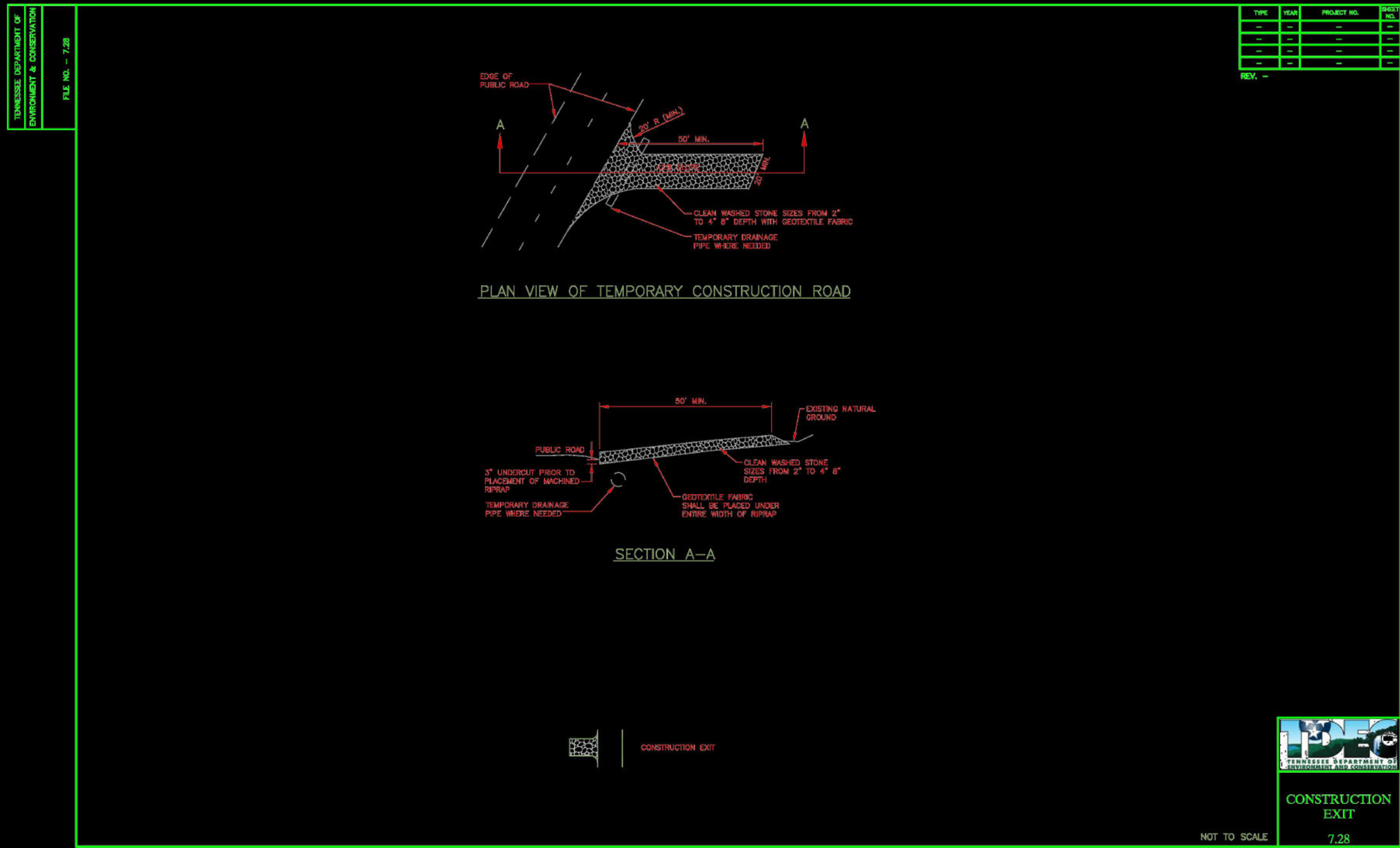
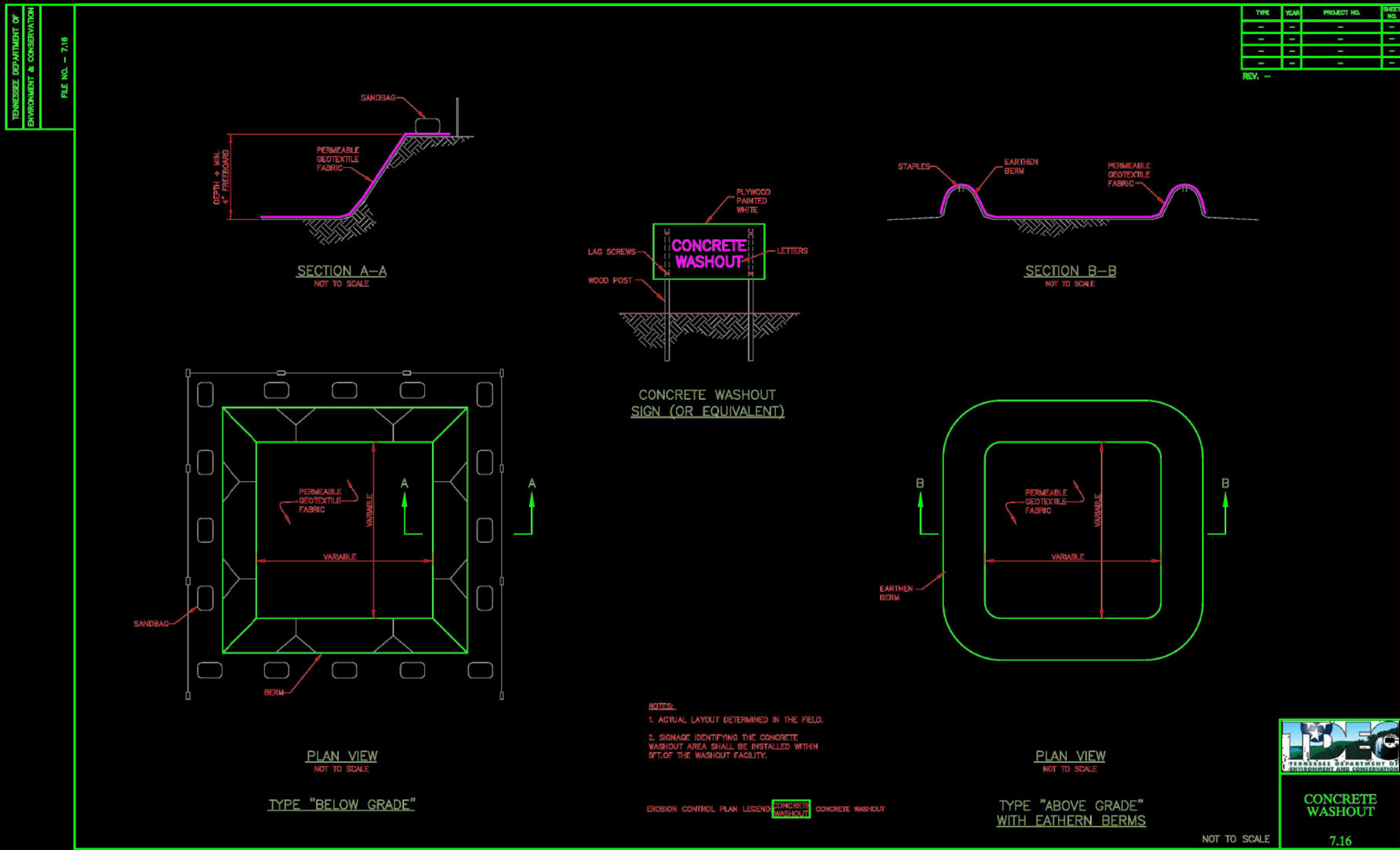
SODDING



SOD

MAINTENANCE

Inspections of temporarily seeded areas should be made before anticipated storm events (or series of storm events such as intermittent showers over one or more days) and within 24 hours after the end of a storm event of 0.5 inches or greater, and at least once every fourteen calendar days. Inspections should identify any areas that need reseeding or need additional BMP's. Maintenance needs identified in inspections or by other means shall be accomplished before the next storm event if possible, but in no case more than seven days after the need is identified.



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BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
EROSION & SEDIMENT
CONTROL DETAILS

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
C 6.2

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025

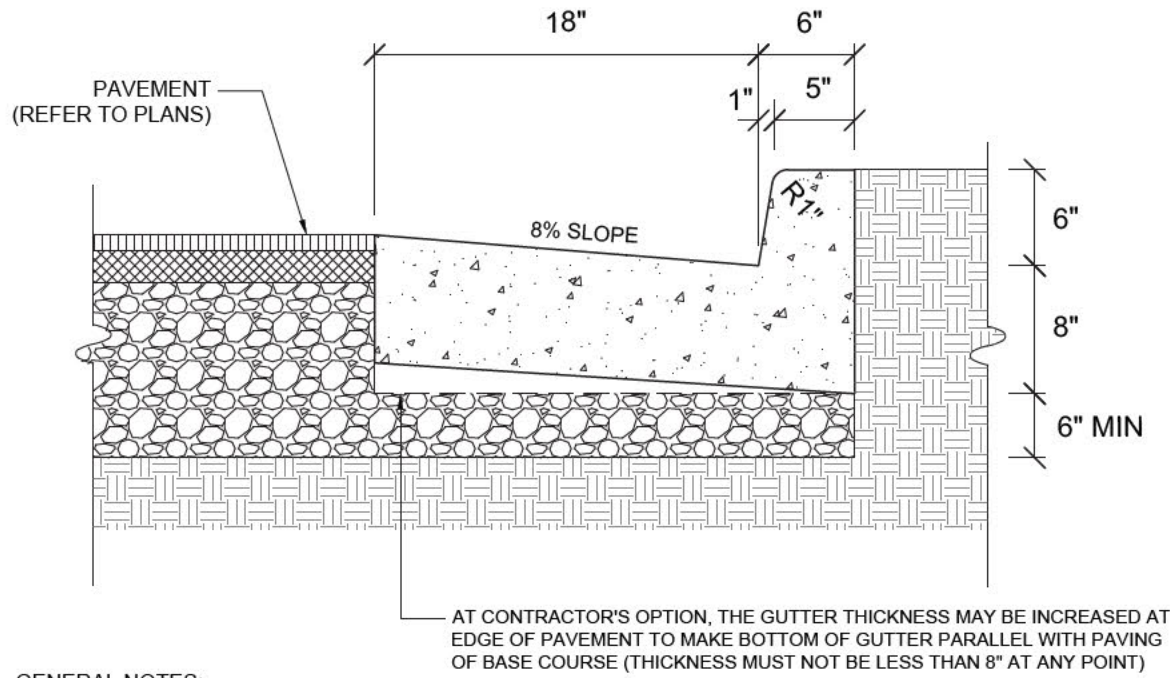
Table 4-2 Flexible Pavement Sections

Material	Light Duty Thickness (inches)	Heavy Duty Thickness (inches)	State Highway Reference
Asphalt Surface Course	1 ½	1 ½	TDOT Section 411, Grading D or E
Asphalt Binder Course	2 ½	3	TDOT Section 307, Grading B or BM
Mineral Aggregate Base	6	6	TDOT Section 903, Class A, Grading D

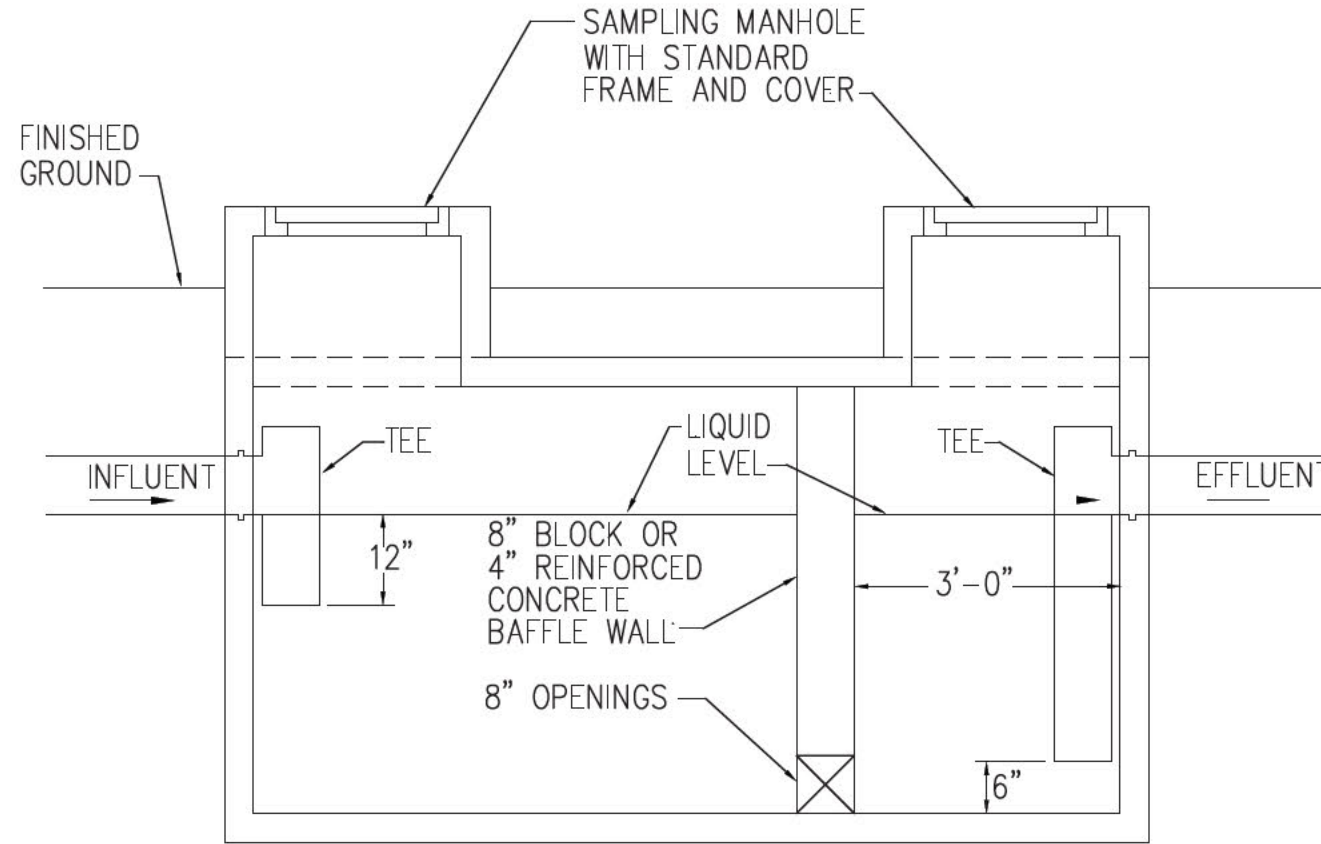
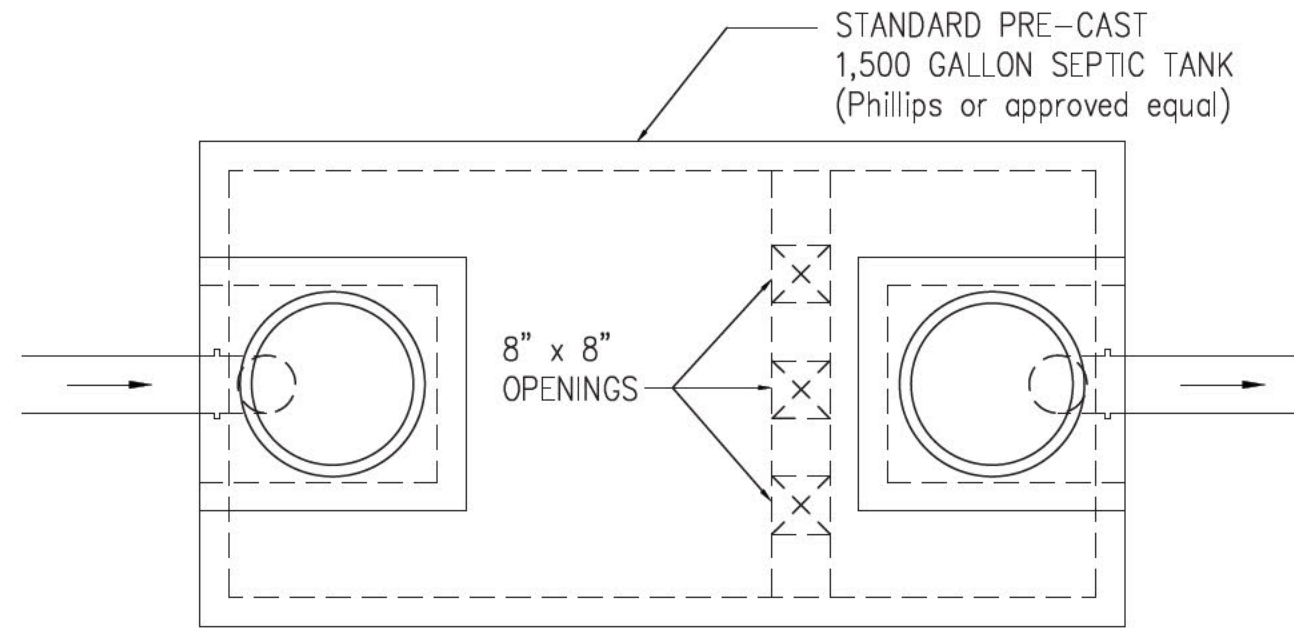
Table 4-3 Rigid Pavement Section –Heavy Duty

Material	Section Thickness (inches)	State Highway Reference
Portland Cement Concrete	6	TDOT Section 501
Mineral Aggregate Base	6	TDOT Section 903, Class A, Grading D

1. Refer to the geotechnical report for further details.



- GENERAL NOTES:
- Minimum design standards shall meet Alabama Department of Transportation (ALDOT) standard specifications and details.
 - Concrete curb and apron shall have a minimum 28-day compressive strength of 3,000 pounds per square inch (P.S.I.).
 - 1/2" Expansion Joints or premolded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 100' in the remainder of the curb and gutter.
 - Aggregate material used as base course must comply with the gradation requirements established by the ALDOT. Aggregate material should be compacted to at least 100 percent of the maximum dry density obtained in accordance with ASTM D-1557, Modified Proctor Method.
 - A minimum 4 inches of compacted graded aggregate base should be placed beneath all rigid concrete pavements.
 - Refer to geotechnical report for further details.



PLAN

SECTION

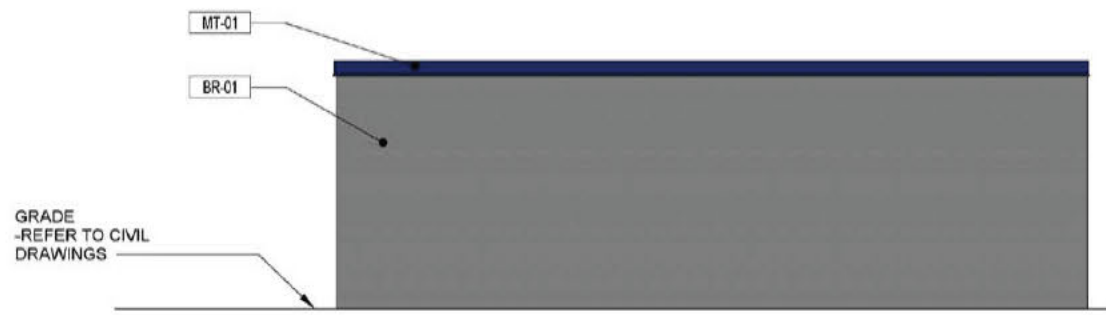
PAVEMENT SPECIFICATIONS
NTS

24" CURB & GUTTER
NTS

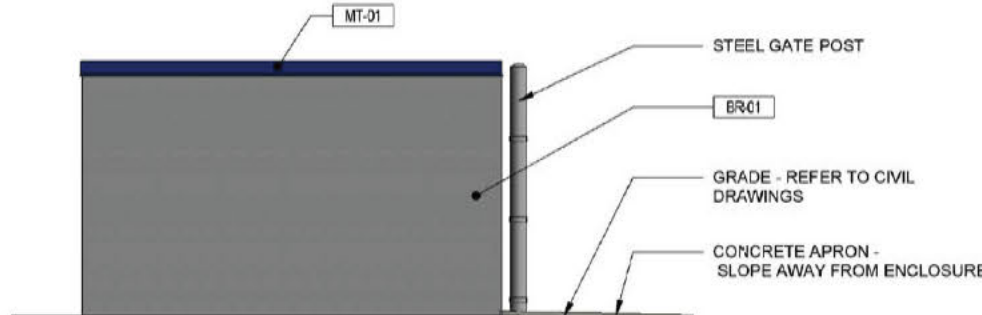
1500 GALLON GREASE TRAP
NTS

EXTERIOR FINISH SCHEDULE

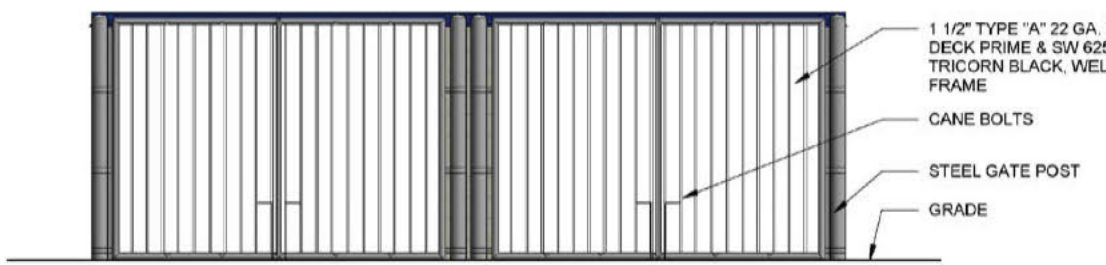
KEY	DESCRIPTION	MANUFACTURER	SPECIFICATIONS	NOTES	CONTACT
EXTERIOR WALL FINISH					
BR-01	BRICK	GLEN GERY	#967 COAL BRINDLE SMOOTH THIN BRICK	BRICK MORTAR TO BE GLEN GERY C-602	CONTACT: JONATHAN TAYLOR - PHONE: (332) 400-7228 EMAIL: jonathan.taylor@jggregory.com
BR-02	BRICK LEDGE	GLEN GERY		GC TO SOURCE AND MATCH BRICK FINISH ACCORDINGLY	CONTACT: JONATHAN TAYLOR - PHONE: (332) 400-7228 EMAIL: jonathan.taylor@jggregory.com
EFS-01	EFS	PAREX	STANDARD WATER MASTER CLO OR EQUIVALENT	PAINTED PT-12	
EFS-02	EFS	PAREX	STANDARD WATER MASTER CLO OR EQUIVALENT	PAINTED PT-10	
FC-01	FIBER CEMENT SIDING	HARDIE PLANK		PAINTED PT-10	
FC-01a	FIBER CEMENT TRIM	HARDIE PLANK		PAINTED PT-10	
FC-02	FIBER CEMENT SIDING	HARDIE PLANK		PAINTED PT-12	
FC-02a	FIBER CEMENT TRIM	HARDIE PLANK		PAINTED PT-12	
FC-03	BOARD & BATTEN SIDING	HARDIE PLANK		PAINTED PT-11	
ROOFING					
MP-01	METAL PANEL	CMP	SNAP CLAD - METAL WALL PANELS AND ACCESSORIES - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: msnoble@compmetalsystems.com
PT-10	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS FOUNDERS BLUE - MATTE FINISH	PRIMER: PREPARE PROBLOCK INTERIOREXTERIOR	CONTACT: KATRINA PARTEE - PHONE: (404) 323-2263 EMAIL: katrina.d.partee@shelving.com
PT-11	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS TONGUE TORCH RED - SATIN FINISH	PRIMER: PREPARE PROBLOCK INTERIOREXTERIOR	CONTACT: KATRINA PARTEE - PHONE: (404) 323-2263 EMAIL: katrina.d.partee@shelving.com
PT-12	PAINT	SHERWIN WILLIAMS	SW7069 PURE WHITE - SATIN FINISH	PRIMER: PREPARE PROBLOCK INTERIOREXTERIOR	CONTACT: KATRINA PARTEE - PHONE: (404) 323-2263 EMAIL: katrina.d.partee@shelving.com
PT-13	PAINT	SHERWIN WILLIAMS	SW7069 IRON ORE - SATIN FINISH	PRIMER: PREPARE PROBLOCK INTERIOREXTERIOR	CONTACT: KATRINA PARTEE - PHONE: (404) 323-2263 EMAIL: katrina.d.partee@shelving.com
ROOFING					
MP-02	METAL PANEL	CMP	SNAP CLAD - METAL ROOFING PANELS AND ACCESSORIES - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: msnoble@compmetalsystems.com
MT-01	COPIING	CMP	METAL COPING AND TRIM - PERMA TITE - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: msnoble@compmetalsystems.com
MT-02	GUTTER	CMP	METAL SCUPPERS AND DOWNSPOUTS - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: msnoble@compmetalsystems.com
MT-03	METAL TRIM	CMP	METAL AWANINGS/EYEBROW - ANCHOR TITE 8.5' - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: msnoble@compmetalsystems.com
MT-04	METAL TRIM	CMP	METAL COPING AND TRIM - PERMA TITE - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: msnoble@compmetalsystems.com
MT-05	GUTTER/DOWNSPOUT	CMP	METAL GUTTERS AND DOWNSPOUTS - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: msnoble@compmetalsystems.com
ROOF-1	ROOFING MEMBRANE	VERSICO	50 MIL WHITE VERSIFLEX PVC		CONTACT: COREY BLANK - PHONE: (205) 215-7859 corey.blank@versico.com
STOREFRONT					
SF-01	STOREFRONT	KAWNEER	TRIFAB 451 - ALUMINUM DARK BRONZE ANODIZED		QUALITY GLASS - PHONE: (708) 548-4481



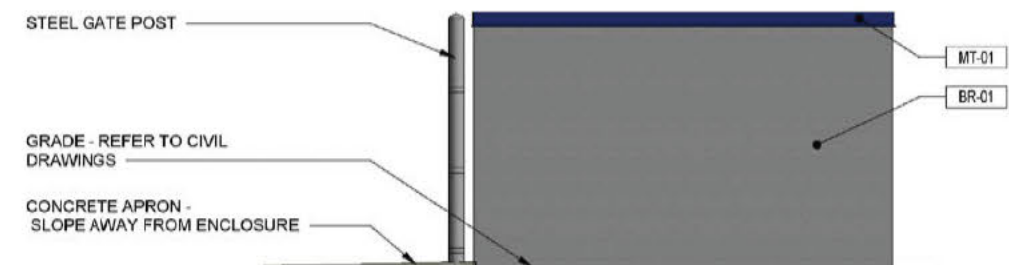
5 TRASH ENCLOSURE NORTH
NTS



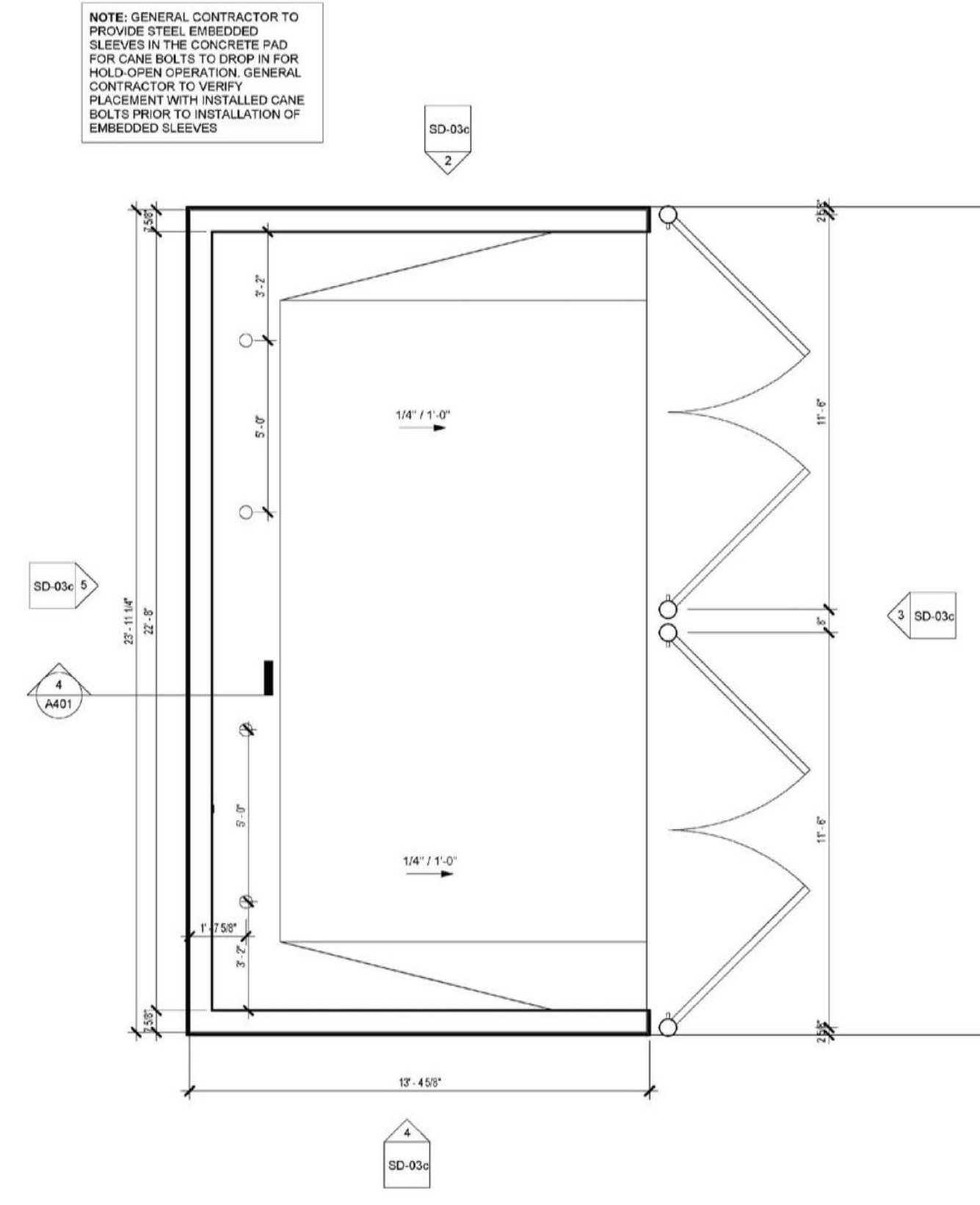
4 TRASH ENCLOSURE WEST
NTS



3 TRASH ENCLOSURE SOUTH 1
NTS



2 TRASH ENCLOSURE EAST
NTS



1 CONCEPT TRASH ENCLOSURE
NTS

NOT FOR
CONSTRUCTION

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Drawing Information
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ZAXBYS
ENGINEERING
ARCHITECTURE
409 HWY 52, PORTLAND, TN 37148
903.742.2222 - www.zaxbys.com

Issued:
12/09/25 - Issued for Client Use

Revisions:
1. 12/11/25 - PROPOSED REVISION
2. 12/11/25 - PROPOSED REVISION
3. 12/11/25 - PROPOSED REVISION
4. 12/11/25 - PROPOSED REVISION
5. 12/11/25 - PROPOSED REVISION

DRAWN BY: Author
CHKD BY: Checker

ZAXBYS
TN Highway 52
Portland, TN 37148

SHEET TITLE
CONCEPT DUMPSTER
ENCLOSURE

PROJECT NO: 25-0546a

SD-03c



CARTER
ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
STANDARD
DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C 7.0

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025

ENGINEER/DRAWN NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR CONSTRUCTION". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

REVISION BLOCK		REVISION DATE & DESCRIPTION
ISSUE	1	12/09/2025 - INITIAL SUBMITTAL
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...



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1010 COMMERCE DRIVE
BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
**STANDARD
DETAILS**

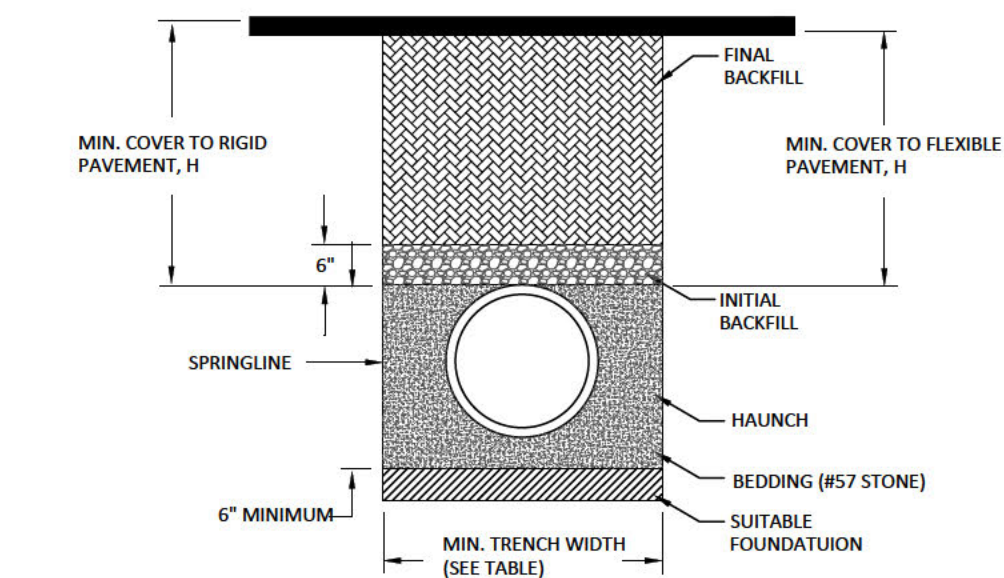
PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
C 7.1

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025

ENGINEER/DRAWN NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLANS SETS LABELED "ISSUE FOR CONSTRUCTION".



- *NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSUITABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III (#57 STONE). THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR THE MATERIAL SPECIFICATION TO THE ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 6" (150mm).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF THE PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION, FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NTS
TYPICAL HDPE BEDDING DETAIL

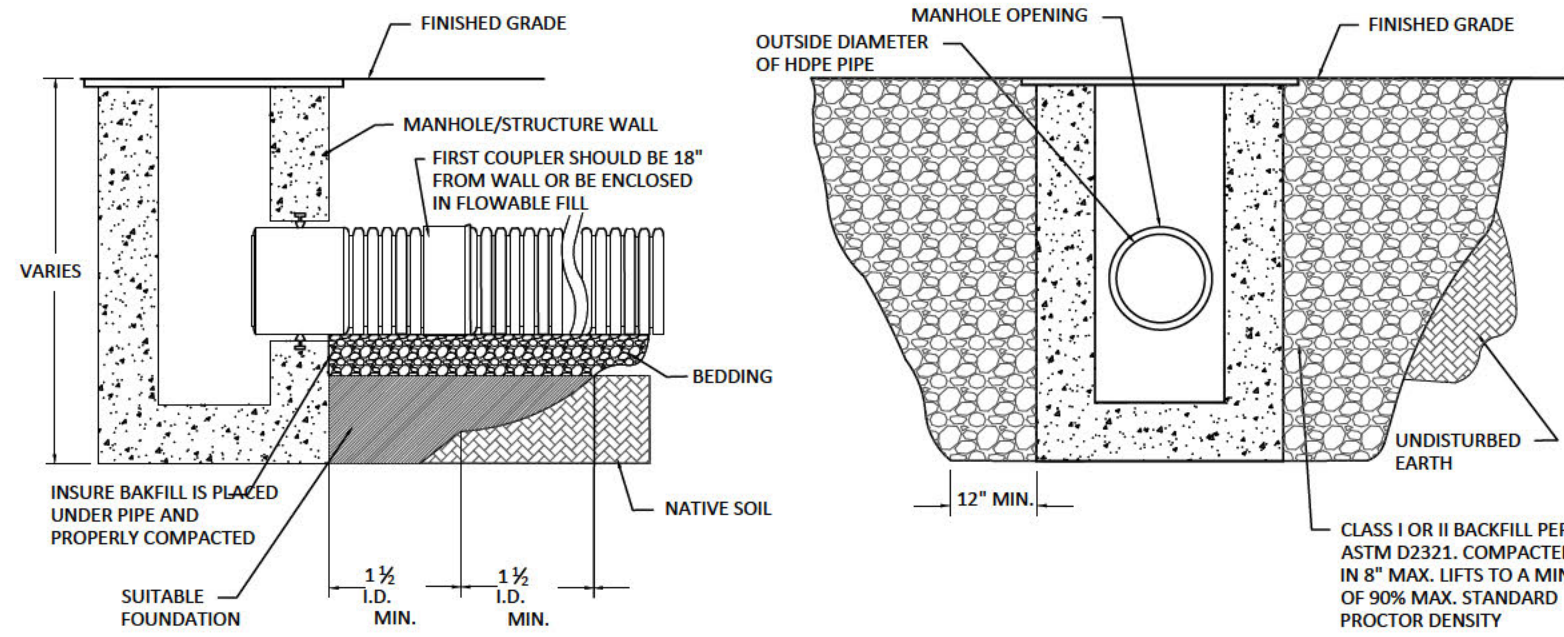
RECOMMENDED MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS		
SURFACE LIVE LOADING CONDITION		
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

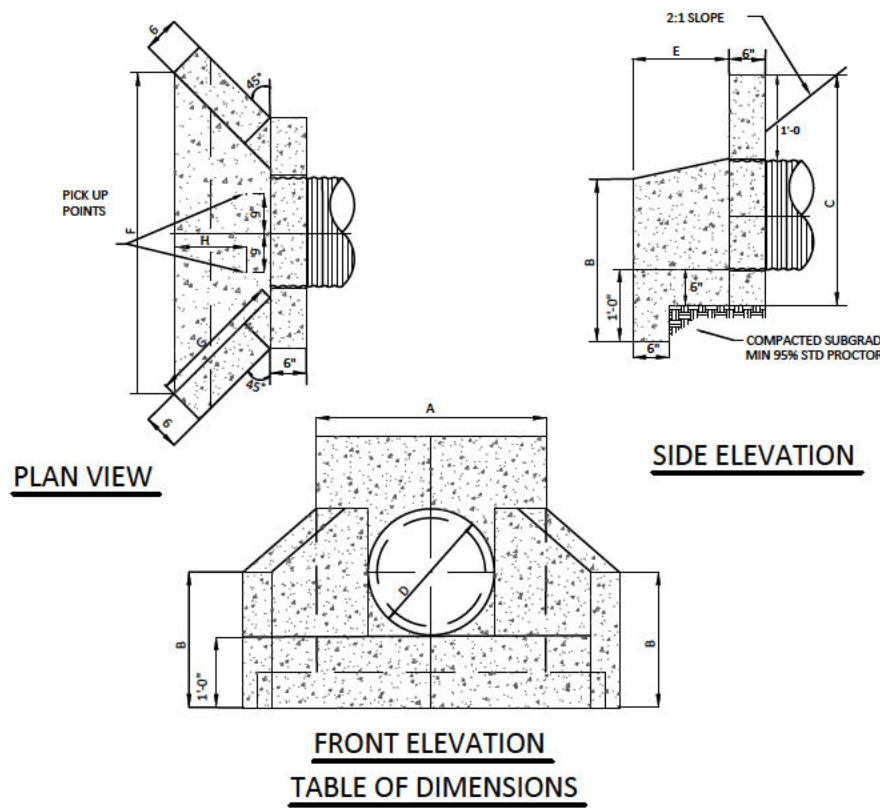
MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS	
PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30" - 36"	24"
42" - 60"	24"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.



- NOTES:**
1. MAXIMUM INSERTION ANGLE SHALL NOT EXCEED REQUIREMENTS AS SPECIFIED BY THE MANUFACTURER.
 2. PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST INSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTION MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

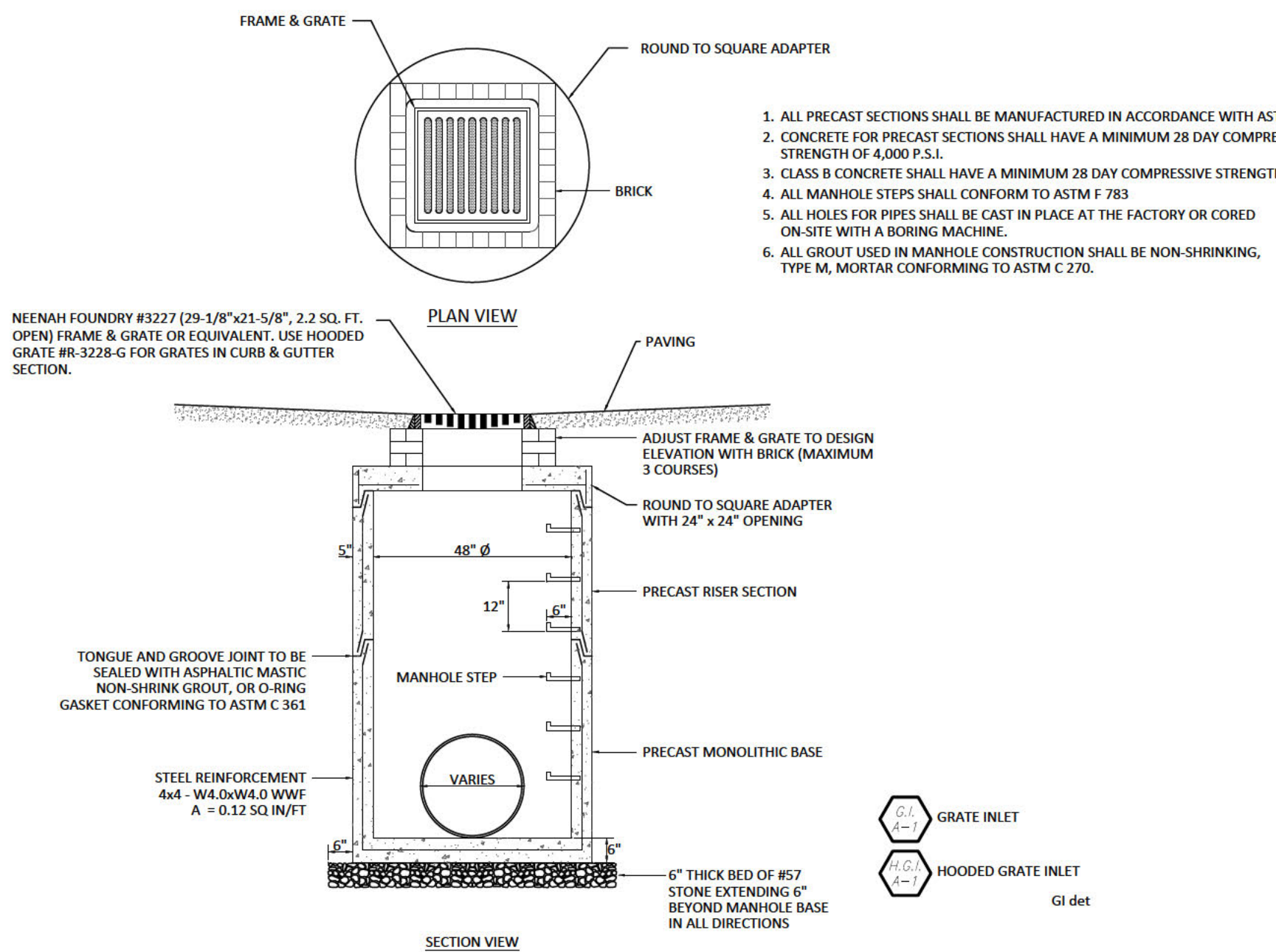
NTS
HDPE MANHOLE PIPE CONNECTION



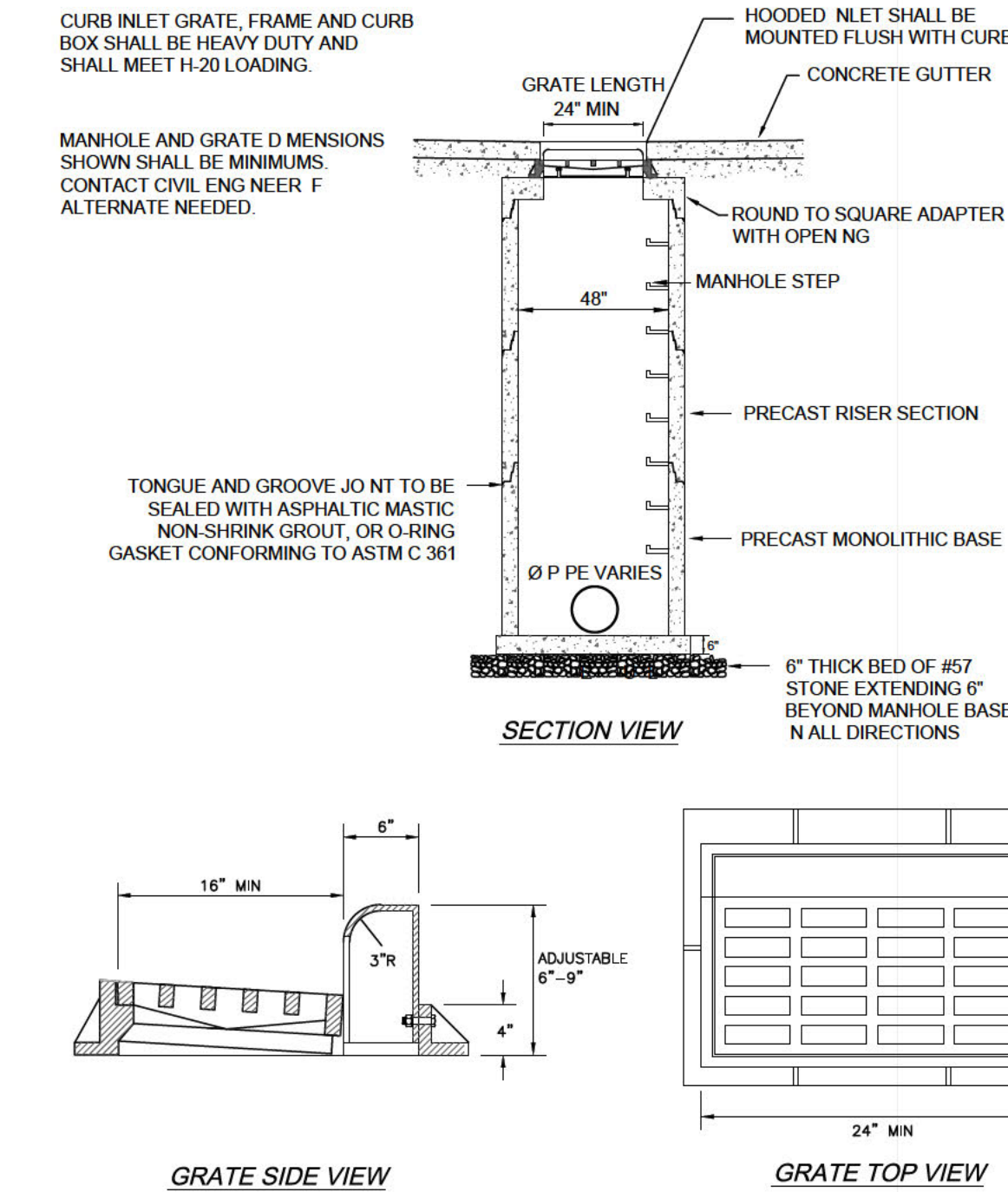
A-H														NOT TO SCALE	
VARIABLE DIMENSIONS (CONCRETE PIPE)															
CU. YDS. CONC.	INSIDE DIA. PIPE	AREA PIPE OPENING	A	B	C	D	E	F	G	H	WT.	BASE AREA			
43	18"	1.76	3'-0"	2'-4"	3'-4.5"	2'-0"	1'-0"	4'-10"	2'-0"	1'-1.25"	1776	8.3			
50	22"	2.40	3'-4"	2'-8"	3'-4"	2'-3.5"	1'-4"	5'-1.5"	2'-1.5"	1'-1.88"	2000	9.4			
51	24"	3.14	4'-0"	2'-8"	3'-11"	2'-7"	1'-8"	5'-1.5"	2'-4.5"	1'-1.75"	2083	11.8			
79	30"	4.91	4'-6.5"	3'-1"	4'-5.5"	3'-1.5"	2'-4"	7'-1.5"	2'-10"	1'-8.89"	3182	15.1			
1.0	36"	7.07	5'-1"	3'-5"	5'-0"	3'-8"	2'-4"	8'-0"	3'-3.5"	1'-4"	4089	18.6			

VARIABLE DIMENSIONS (METAL PIPE)															
CU. YDS. CONC.	INSIDE DIA. PIPE	AREA PIPE OPENING	A	B	C	D	E	F	G	H	WT.	BASE AREA			
38	18"	1.76	3'-2"	2'-5"	3'-2"	1'-9"	1'-0"	4'-5"	1'-10.5"	1'-0"	1549	7.34			
44	22"	2.40	3'-5"	2'-5"	3'-5"	2'-0"	1'-5"	4'-10"	2'-4"	1'-1.25"	1776	8.3			
52	24"	3.14	3'-4"	2'-7"	3'-8"	2'-0"	1'-7"	5'-0"	2'-3"	1'-1.25"	2108	9.90			
70	30"	4.91	4'-2"	2'-11"	4'-2"	2'-8"	1'-11"	6'-7"	2'-8.5"	1'-3.25"	2834	13.5			
95	36"	7.07	4'-8"	3'-9"	4'-8"	3'-0"	2'-3"	7'-8"	3'-1.25"	1'-6.89"	3678	17.65			

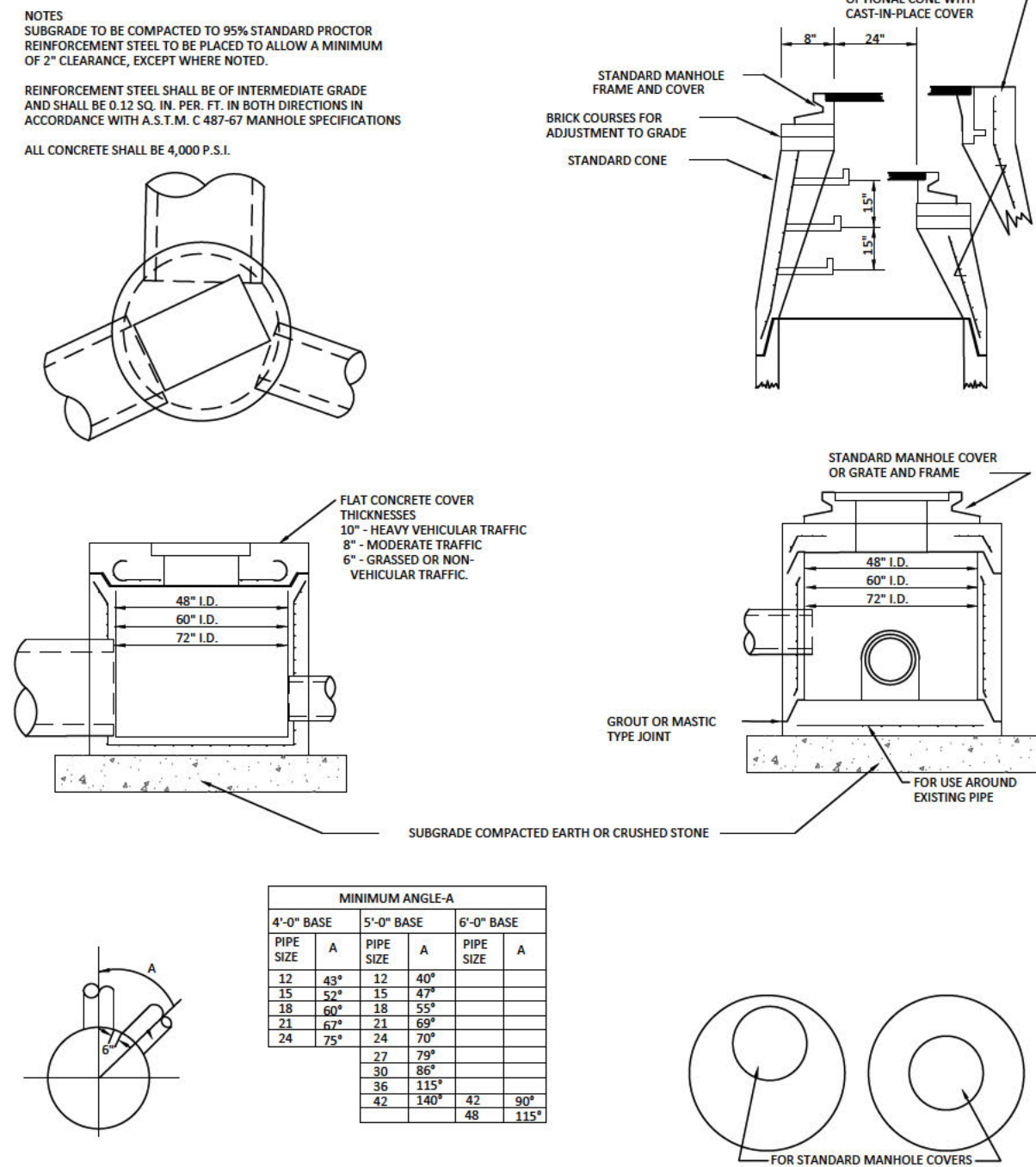
NTS
HEADWALL DETAIL



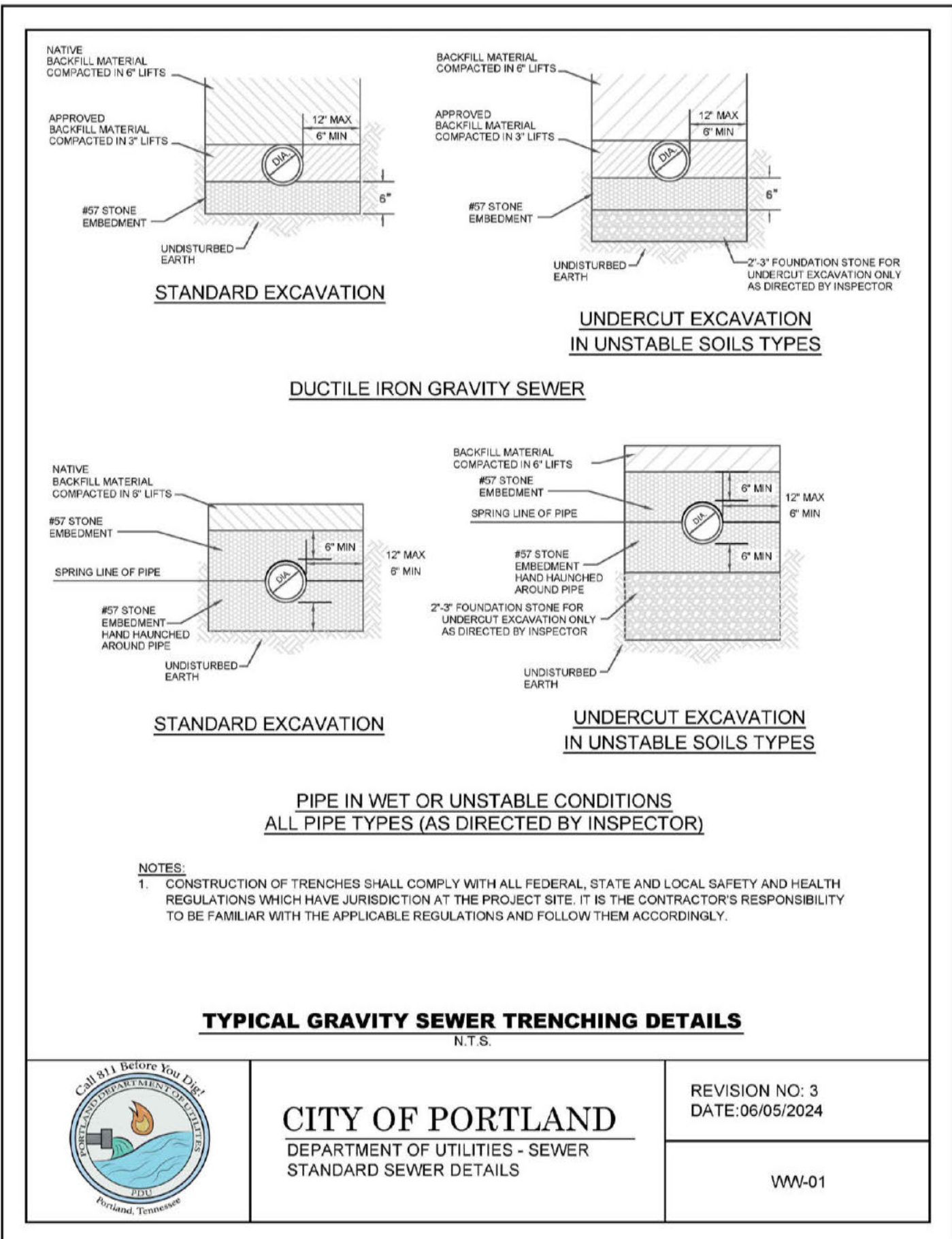
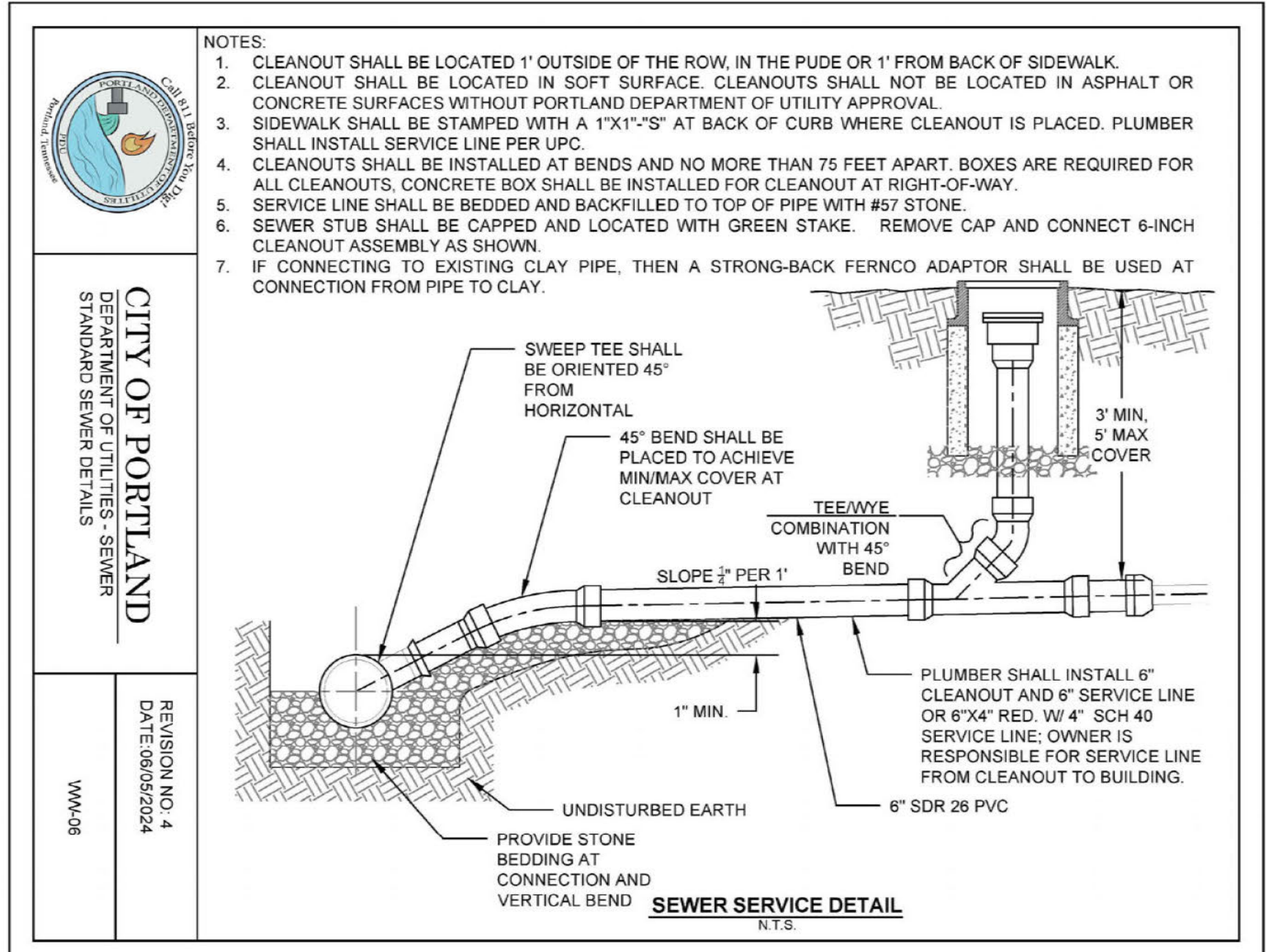
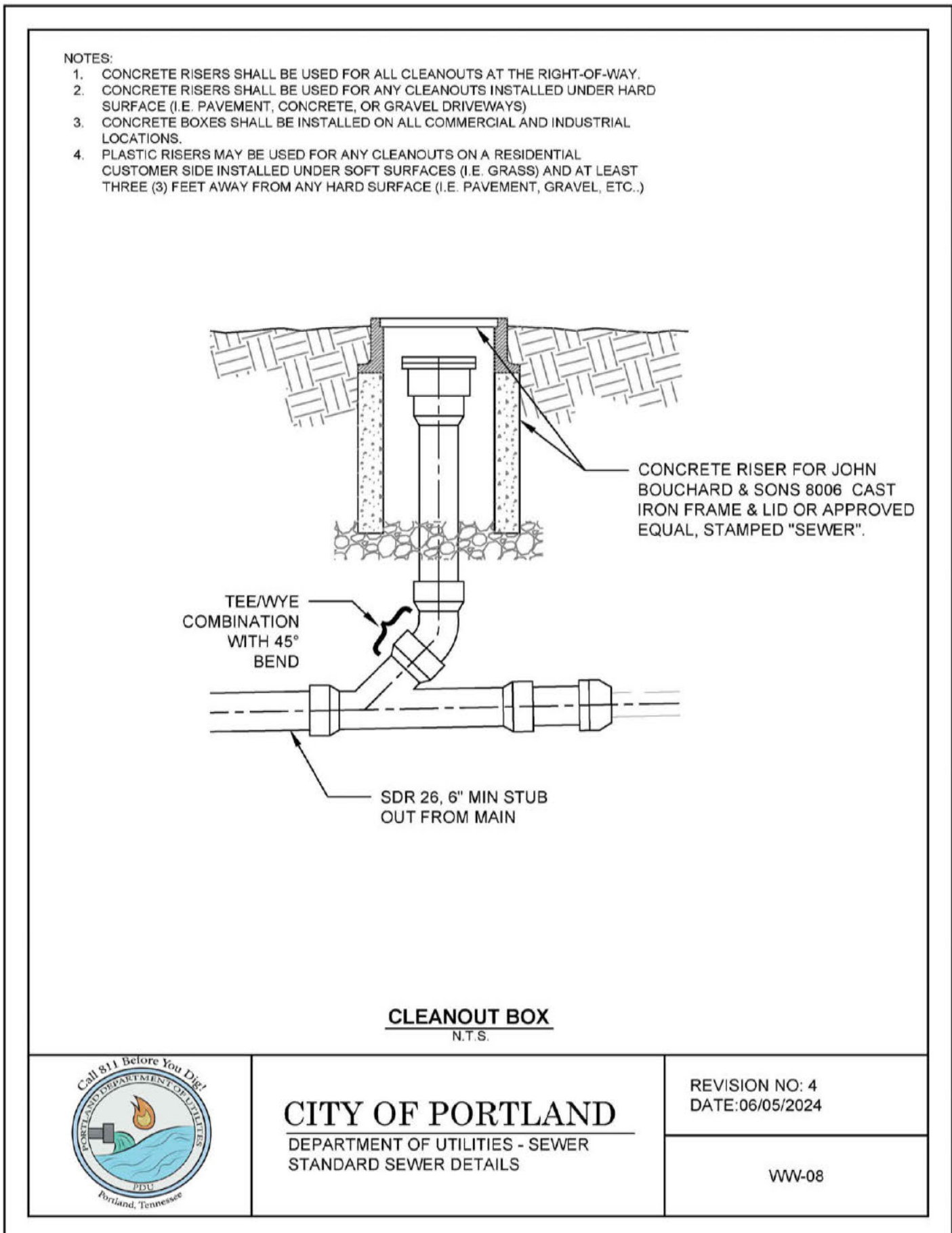
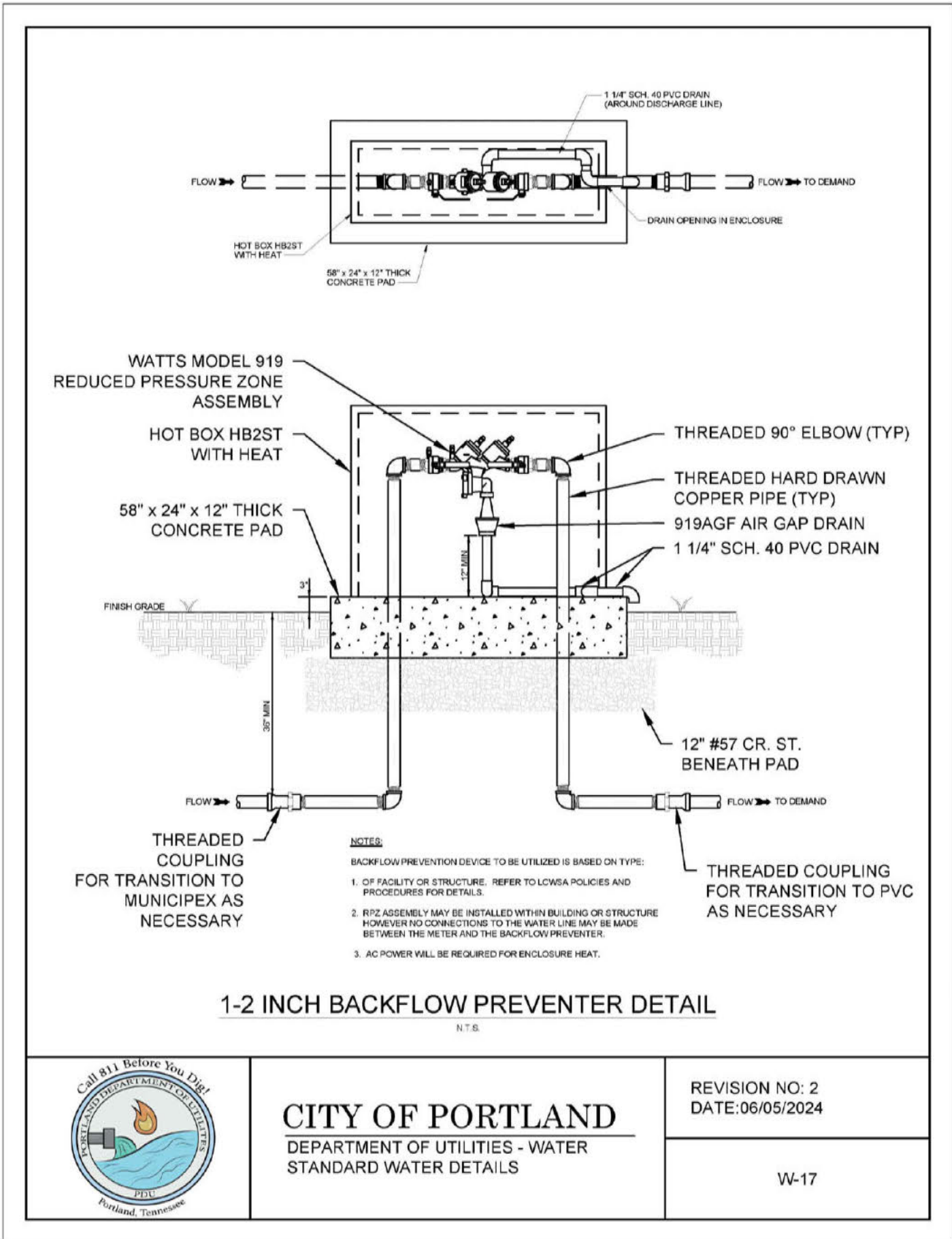
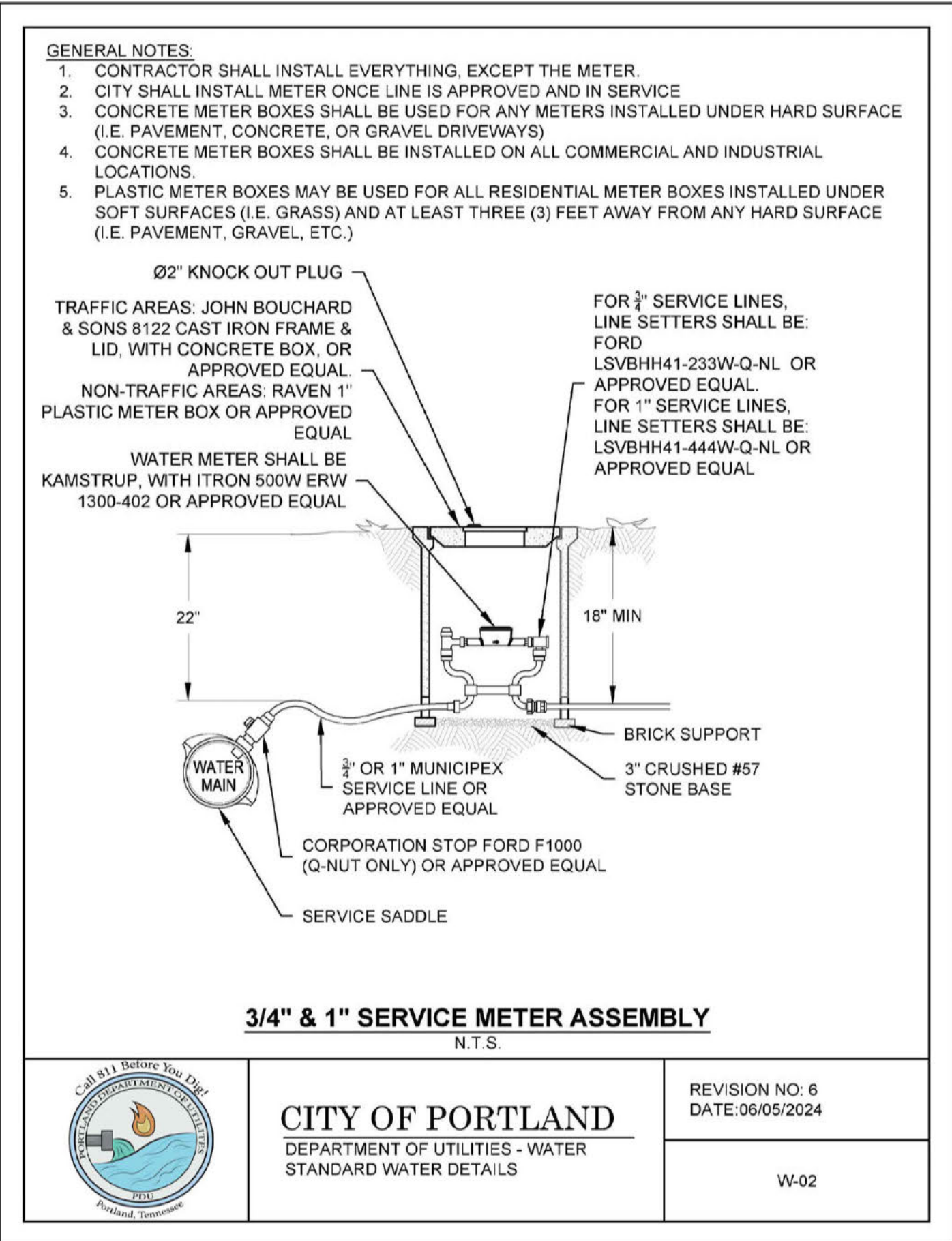
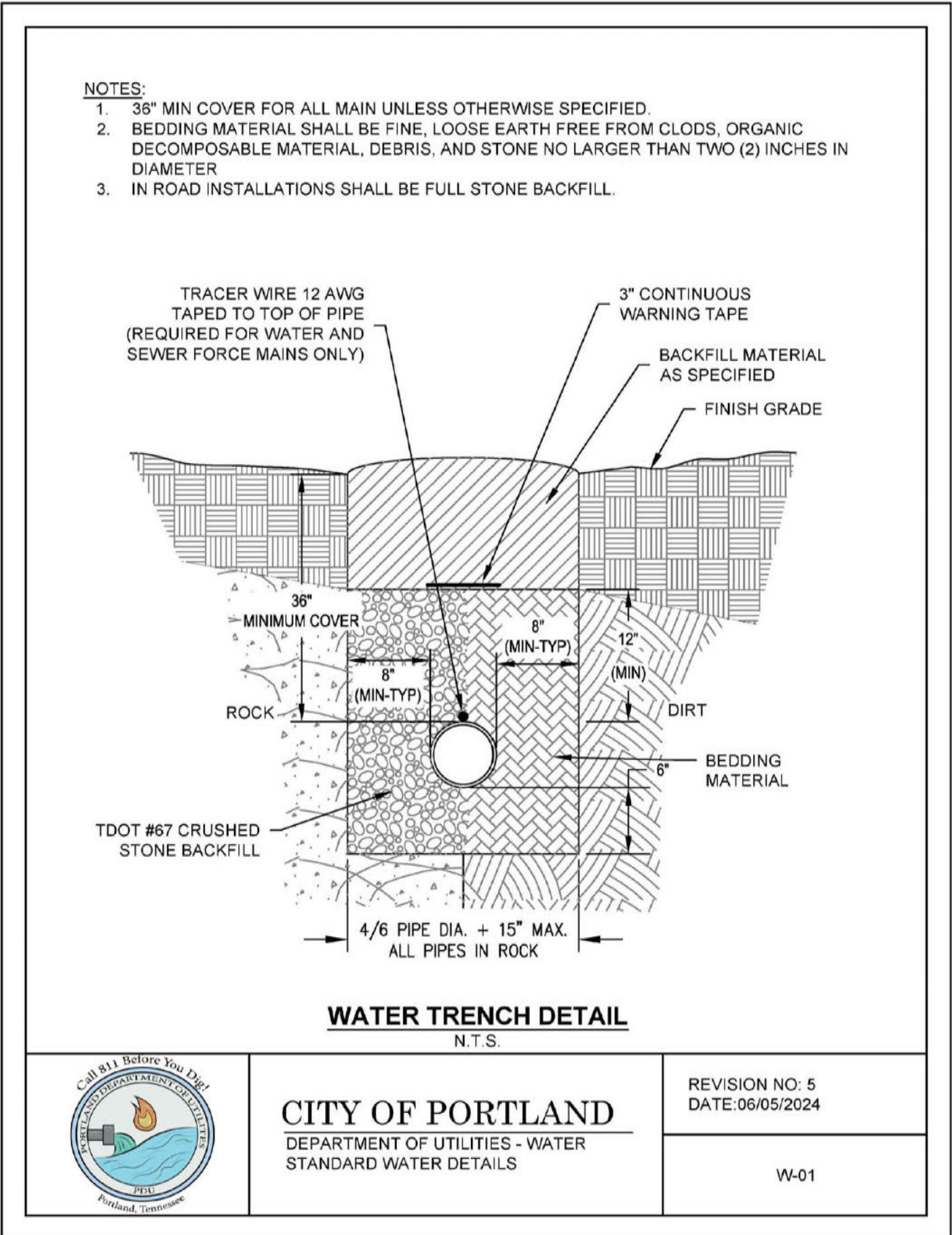
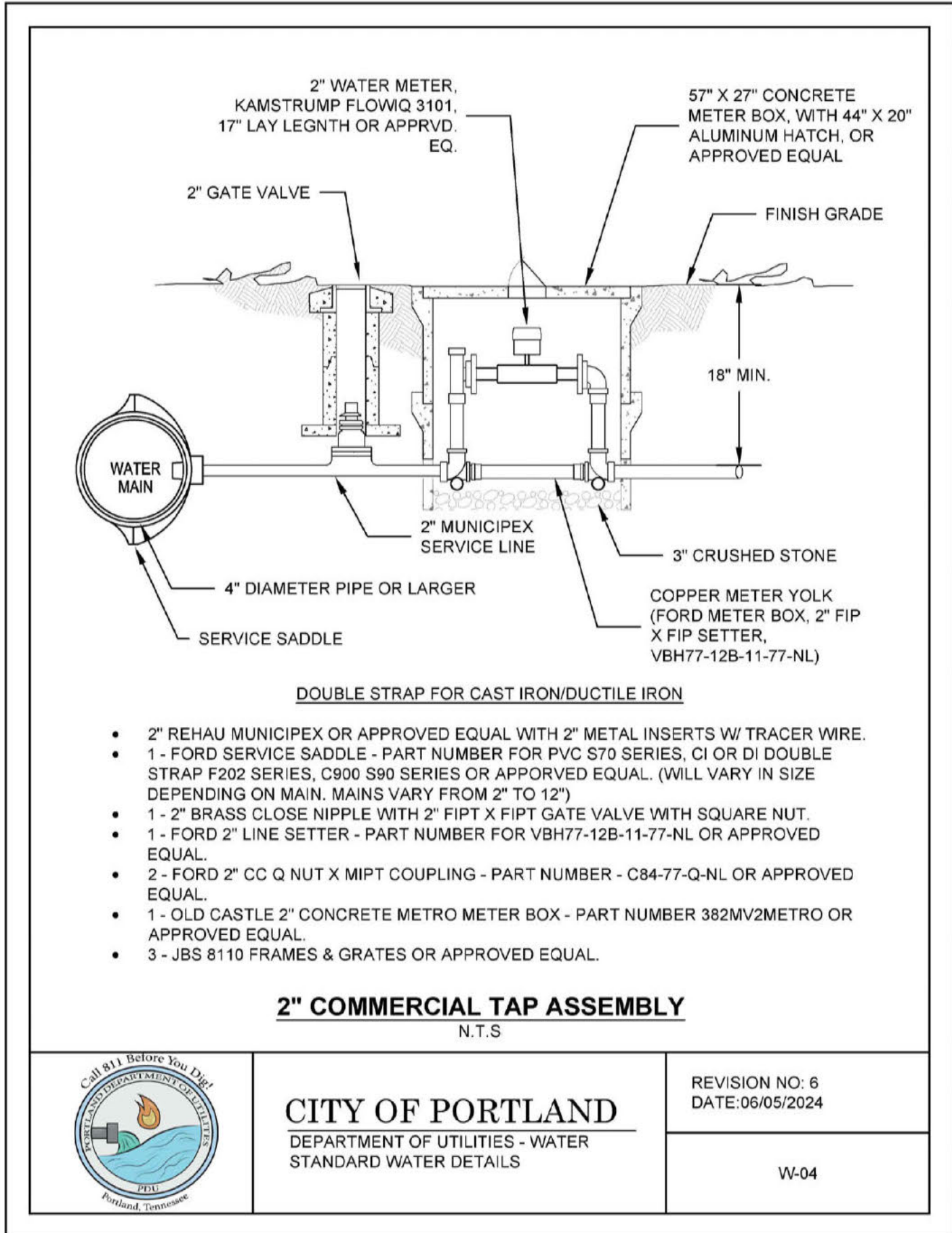
NTS
GRATE INLET



NTS
HOODED GRATE INLET



NTS
JUNCTION BOX



REVISION BLOCK	REVISION DATE & DESCRIPTION
1	12/09/2025 - INITIAL SUBMITTAL
2	
3	
4	
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6	
7	
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1010 COMMERCE DRIVE
BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

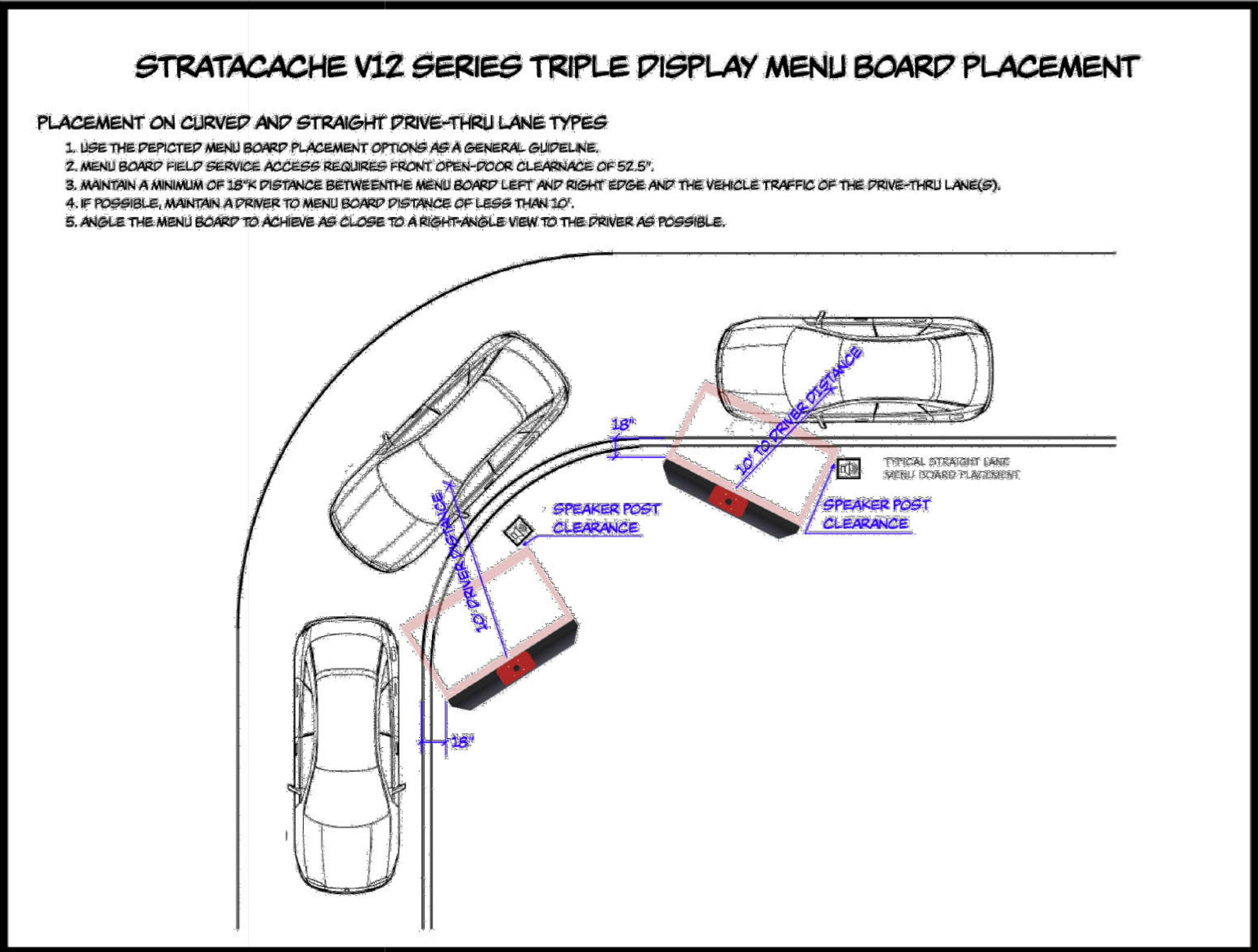
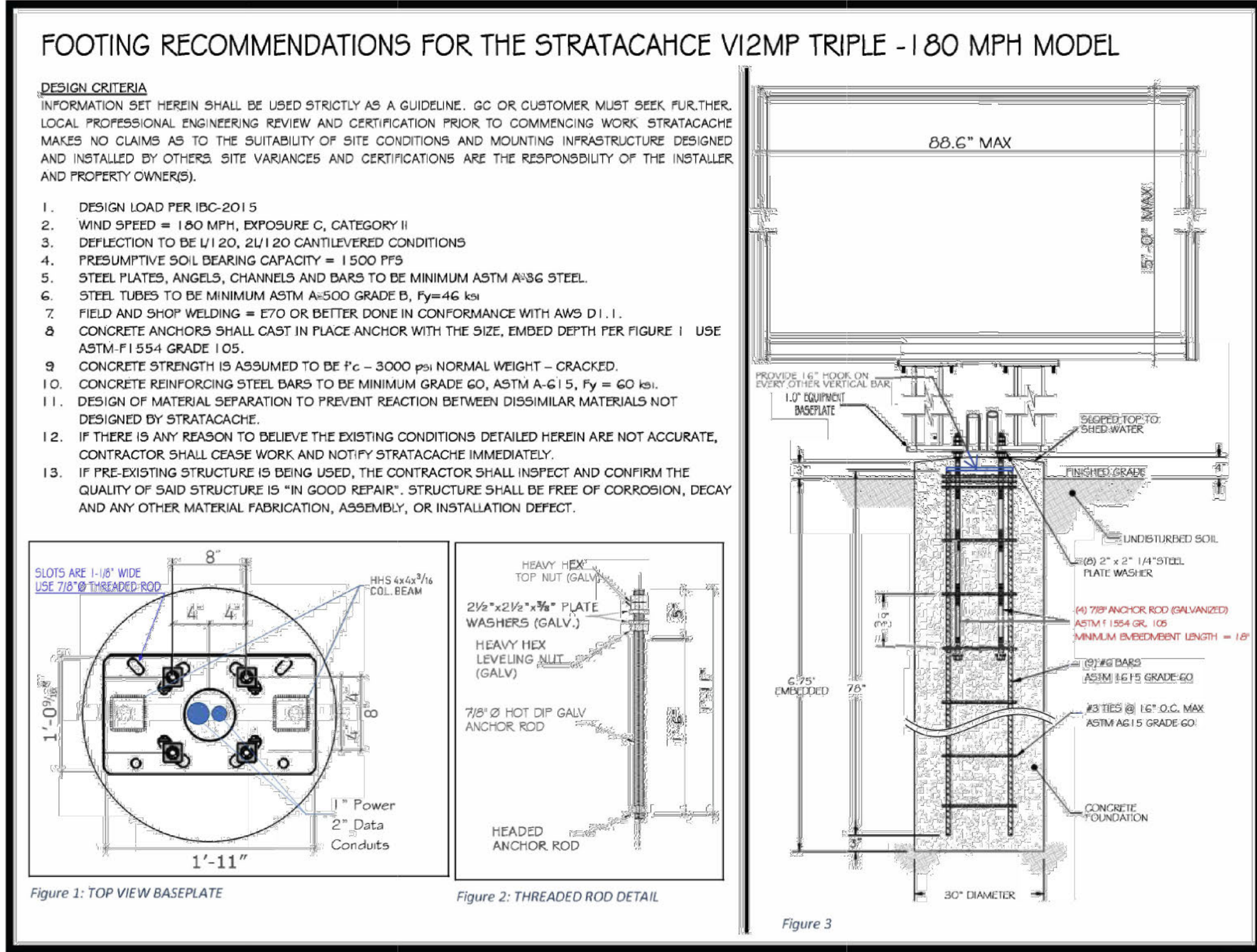
SHEET TITLE:
**STANDARD
DETAILS**

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C 7.2

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025



STRATACACHE

OUTDOOR DIGITAL DISPLAY

High quality and manufactured in the USA, STRATACACHE outdoor digital displays are designed to handle any weather condition and delivers maximum visibility even in direct sunlight. Integrated hardware and software provides streamlined content management with remote monitoring and control 24/7, making it easy to reboot a media player or troubleshoot. Our advanced display technology has a sensor-rich design that delivers personalization and predictive maintenance, ensuring the delivery of the best customer experience. A partnership with STRATACACHE for your outdoor digital signage needs means confident deployment and network management, at scale, regardless of your project's complexity or size. Discuss your outdoor digital display goals with us today, and we can create a custom solution for your business.

Modular Design
All components are field serviceable in 15 mins or less

24/7 Monitoring and Control
Easy to reboot a media player or troubleshoot remotely

Content Management
Streamlined using integrated hardware and software

Sensor-Rich Capabilities
Gives deeper understanding of operations and customer behavior ensuring the delivery of the best customer experience

Visibility at All Angles
A brightness of 3,000 nits and vandal resistant tempered glass delivers clear views even in direct sunlight through polarized sunglasses

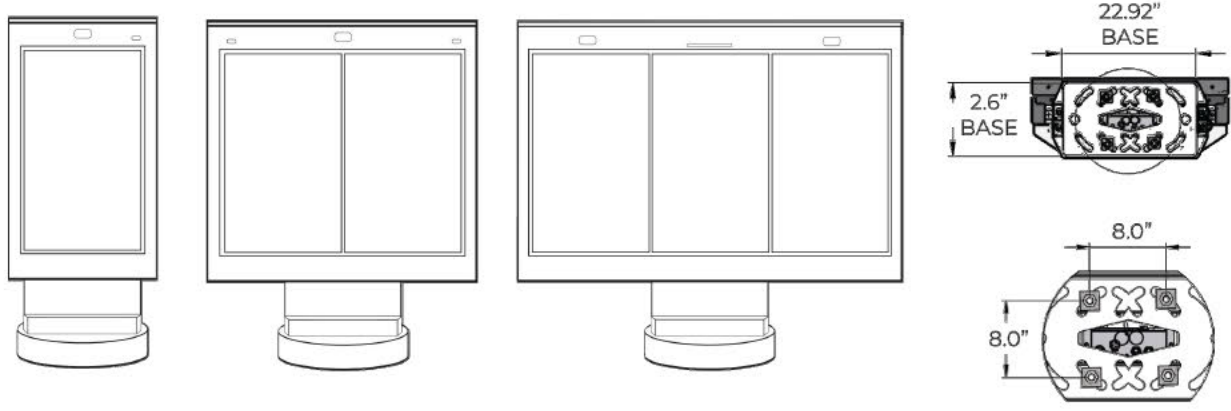
Maximum Reliability
Able to withstand all harsh weather conditions with an operating temperature range of -25 F to +125 F, patented direct airflow cooling, and IP66 certification

www.stratacache.com/outdoor-digital-displays

OUTDOOR DIGITAL DISPLAY

STRATACACHE

Description	SS5TB-V125	SS5TB-V120	SS5TB-V121
Configuration	1 x 1 Single Panel	1 x 2 Double Panel	1 x 3 Double Panel
Panel Size	52" Diagonal LCD	2 x 55" Diagonal LCD	3 x 55" Diagonal LCD
Orientation	Portrait	Portrait	Portrait
Native Resolution (W x H)	1080 x 1920	2160 x 1920	3240 x 1920
Brightness (nits/Max)	3800/3,500 cd/m²	3800/3,500 cd/m²	3800/3,500 cd/m²
Contrast Ratio	1300:1	1300:1	1300:1
LCD Technology	IPS RGB-M with QLED - polarized lensless compatible	IPS RGB-M with QLED - polarized lensless compatible	IPS RGB-M with QLED - polarized lensless compatible
Viewing Angle	178° x 178°	178° x 178°	178° x 178°
External Control	Yes - RS232C	Yes - RS232C	Yes - RS232C
Connectivity	Content: Audio for Media 4.0	Content: Audio for Media 4.0	Content: Audio for Media 4.0
Data Access	CAT 6 Wi-Fi 4G LTE	CAT 6 Wi-Fi 4G LTE	CAT 6 Wi-Fi 4G LTE
Speakers	Optional - Side or Bottom Mounted	Optional - Side or Bottom Mounted	Optional - Side or Bottom Mounted
Microphone	Optional - Side or Bottom Mounted	Optional - Side or Bottom Mounted	Optional - Side or Bottom Mounted
Thermal Management	Direct Air Cooling System (DACS) US Patent# 8,722,714 B2	Direct Air Cooling System (DACS) US Patent# 8,722,714 B2	Direct Air Cooling System (DACS) US Patent# 8,722,714 B2
Cover Glass	Proprietary AR treated tempered safety glass (AG48 Ultra)	Proprietary AR treated tempered safety glass (AG48 Ultra)	Proprietary AR treated tempered safety glass (AG48 Ultra)
Ingress Protection	Water and Dust Protection to IP66 - NEMA 4X - Certified IEC-60950	Water and Dust Protection to IP66 - NEMA 4X - Certified IEC-60950	Water and Dust Protection to IP66 - NEMA 4X - Certified IEC-60950
Mount Design	8" x 8" Universal Base Plate	8" x 8" Universal Base Plate	8" x 8" Universal Base Plate
Enclosure	Accessories: Remote power lock with hinge-less front door access	Accessories: Remote power lock with hinge-less front door access	Accessories: Remote power lock with hinge-less front door access
Dimensions (mm)	1849.2 x 850.9 x 330.2	1849.2 x 1553.0 x 330.2	1849.2 x 2250.4 x 368.3
Weight (kg)	22.8" x 33.5" x 13"	22.8" x 61.1" x 13"	22.8" x 88.8" x 14.5"
Overall Height (options)	1.8 m / 72" standard - Optional 1.8 m / 66" and 1.98 m / 78"	1.8 m / 72" standard - Optional 1.8 m / 66" and 1.98 m / 78"	1.8 m / 72" standard - Optional 1.8 m / 66" and 1.98 m / 78"
Net Weight	215 kg / 474 lbs	330 kg / 705 lbs	500 kg / 1,100 lbs
Special Features	Ambient Light Sensor: Automatically adjusts backlight brightness based on ambient light conditions (night day compliance ready).	Ambient Light Sensor: Automatically adjusts backlight brightness based on ambient light conditions (night day compliance ready).	Ambient Light Sensor: Automatically adjusts backlight brightness based on ambient light conditions (night day compliance ready).
Field Serviceability	Easy Access Module: All components are on-site serviceable in under 15 min. (avg).	Easy Access Module: All components are on-site serviceable in under 15 min. (avg).	Easy Access Module: All components are on-site serviceable in under 15 min. (avg).
Swapp	Remote diagnostics, control and monitoring of system health	Remote diagnostics, control and monitoring of system health	Remote diagnostics, control and monitoring of system health
Power	Input Power: 450W/800W	Input Power: 850W/1150W	Input Power: 920/1450W
Consumption	Bottom via isolated junction box in base area	Bottom via isolated junction box in base area	Bottom via isolated junction box in base area
Termination	Embedded circuit breaker, surge suppression protection and EMI filter	Embedded circuit breaker, surge suppression protection and EMI filter	Embedded circuit breaker, surge suppression protection and EMI filter
Approval	UL, cUL, UL48, UL49, CR Report, IEC-60950	UL, cUL, UL48, UL49, CR Report, IEC-60950	UL, cUL, UL48, UL49, CR Report, IEC-60950
EMC	FCC Class "A" CE Mark CE Mark CE Mark	FCC Class "A" CE Mark CE Mark CE Mark	FCC Class "A" CE Mark CE Mark CE Mark
Operating Temperature	-30°C to +50°C under full solar exposed conditions	-30°C to +50°C under full solar exposed conditions	-30°C to +50°C under full solar exposed conditions
Wind Load Rating	Up to 250 km/h 180 mph	Up to 250 km/h 180 mph	Up to 250 km/h 180 mph
Operating Humidity	10% to 90% RH (non-condensing)	10% to 90% RH (non-condensing)	10% to 90% RH (non-condensing)



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CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
ZAXBY'S MENU BOARD DETAILS



SHEET NUMBER:
C 8.0

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025

Pick ups Required!

Available for DTO, MFS30, MFL5 configurations

Drive Thru OCU - Swing Away

Approach View
Scale: 1/2"=1'-0"

Engineering Required Per Site

General Specifications

Canopy: 2" alum. angle frame // .080" alum skin painted Founder's Blue PMS282 // w/ internal 30" gravity return swing away; white vinyl graphics, font: Pax Casual Bold

Lighting: Under Canopy surface mount Sq. LED fixture / optional red/green light panel on approach

Body: .080" alum. brake formed front/sides & back access panels // painted White Sw9433 / mounted to alum. mounting brackets

Support: 6" square steel // 1/2" steel base plate to poured footing & 4 3/4" x 33" hooked anchor bolts, ship separately

Electrical: 120V 20AMP #12AWG service

Quantity: (1) ONE REQUIRED FOR EXTERIOR ELEVATION

Alien Industries
© FILE NUMBER E2183 Electric Sign Complies with UL48 GROUNDING AND BONDING OF THE SIGN THIS INCLUDES PROPER GROUNDING CONNECTIONS

Note: Ship anchor bolts separately

Ordering View
Scale: 1/2"=1'-0"

Color Specifications

- Founder's Blue - PMS 282 (Vinyl - 3M-3630-36)
- Pallet Ice - PMS 299 (Vinyl - 3M-3630-57)
- White (Vinyl - 3M-3630-20)
- Tongue Torch - PMS 165 (Vinyl - 3M-3630-33)

All paint finishes to be Satin unless otherwise specified

Product View

PRODUCT ID: 10893
Outdoor Blank-out LED Direct-view Sign

MODEL
T3.71R01220102-07VAC

DIMENSIONS
7'11" x 1'10" x 2'3" D (net 3.35 lbs)

CLASS
CLASS 10, 5000
Class 100000, 5000 (not included or installed)

CONSTRUCTION
Back Construction: 100% 3M-3630-36
Front: 100% 3M-3630-36
Frame: 100% 3M-3630-36
Mounting: 100% 3M-3630-36

ELECTRICAL
Power: 120V AC
Wiring: 120V AC
Wiring: 120V AC

MESSAGE
Blank-out, 100% 3M-3630-36 LED. Message starts and ends with 100% 3M-3630-36 LED.

Signal-1000
Signal-1000
Signal-1000
Signal-1000

Alien Industries
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Client: Zaxby 2025 Drive Thru Elem 301

Address: 301 TT

City: Chicago, IL

State: IL

Zip: 60611

Date: 04/23/24

Estimate #: 2 of 14

Page #: 2 of 14

**Date** **Description**

1 05/14/25 put sample footing on 100 page

2 - - -

3 - - -

4 - - -

5 - - -

6 - - -

Initial **AB**

Client Review Status
Alien Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: **Approval Date:**

[illegible]

CONTRACTOR NOTE: FOOTING DETAIL IS SPECIFIC TO DT ORDER CANOPY VENDOR SELECTION. THE DT ORDER CANOPY VENDOR WILL SUPPLY THE CORRESPONDING FOOTING DETAIL/INFORMATION

CANOPY DETAILS

LINE BUSTING CANOPY IS AVAILABLE TO PLACE ON THE SITE AT THE DRIVE-THRU ENTRY. THERE ARE STANDARD SIZES AVAILABLE DEPENDANT UPON SIGHT LAYOUT AND THROUGHPUT PROJECTION. TEAM MEMBERS WILL BE ABLE TO INTERACT WITH GUESTS AT THE ORDER POINT, ALLOWING FOR EFFICIENT FLOW

CANOPY ELEMENTS:

- A METAL FAUX I-BEAM FASCIA IN TONGUE TORCH RED WITH SCUPPERS
- B RECESSED LIGHTING
- C ELECTRIC EXTERIOR HEATER
- D MOUNTED FAN
- E ROOF DECKING
- F COLUMNS WITH EXTERIOR PAINT IN COLESLAW WHITE

BEST PRACTICES:

- LOCATION PLACEMENT - CANOPY TO AVOID BLOCKING PARKING ACCESS AND BUILDING TOWER ENTRY, AS WELL AS MAJOR SIGNAGE . CANOPY SHOULD NOT IMPEDE ON PASS-THROUGH LANES, CLEARANCES OR LOCAL REQUIREMENTS.
- INTEGRATED DRAINAGE IN COLUMNS IS STANDARD TO DRAIN BELOW GRADE WHERE POSSIBLE
- REQUIRES PERMITTING.

CANOPY IMAGES ARE CONCEPTUAL ONLY. SPECIFIC DETAILS WILL VARY PER SITE AND PROJECT.

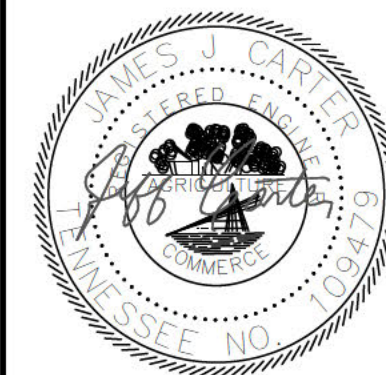
ZAXBYS

SINGLE LANE LINE BUSTING CANOPY:
THREE CAR: 12' X 51'

DUAL LANE LINE BUSTING CANOPY:
TWO CAR: 26' X 34' | THREE CAR: 26' X 51'

SAWCUT AND REMOVE PORTION OF EXISTING CURB & GUTTER

56 SEATS
PROPOSED ZAXBY'S
Modern Farmhouse
 (REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS)
 SINGLE STORY
F.F.E. = 806.50



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1010 COMMERCE DRIVE
BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

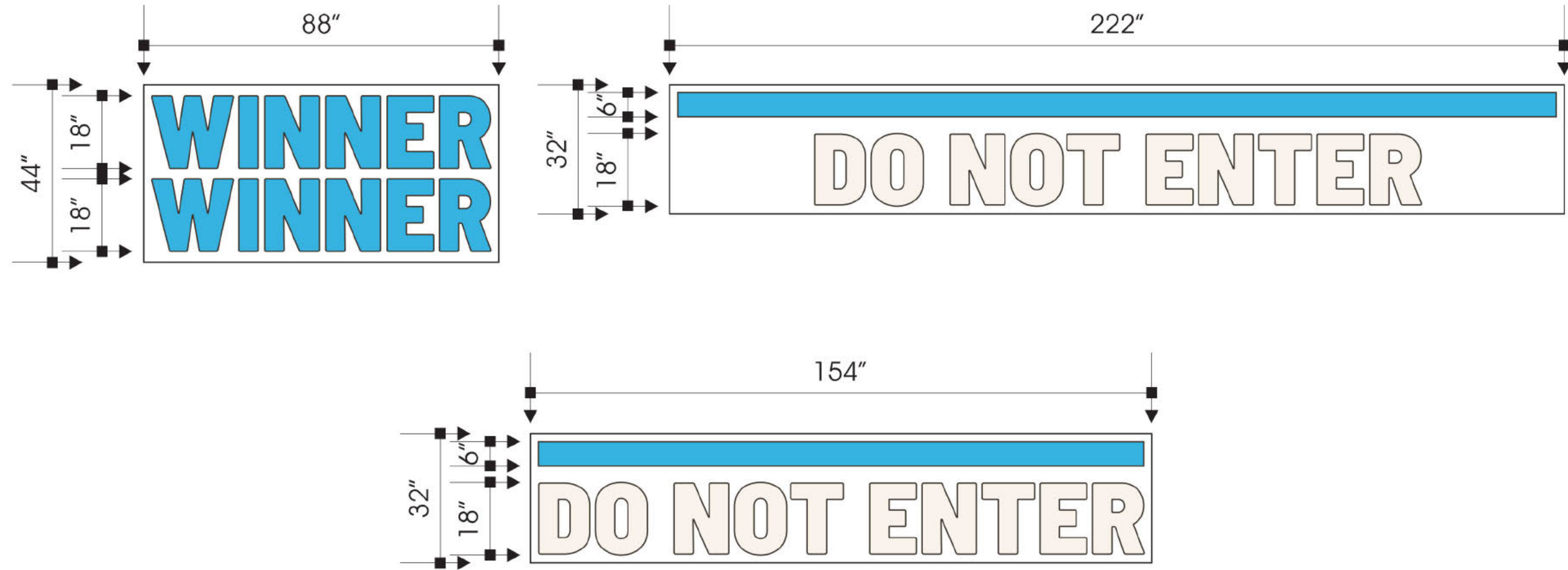
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ZAXBY'S CANOPY
DETAILS

PROJECT NAME:
ZAXBYS

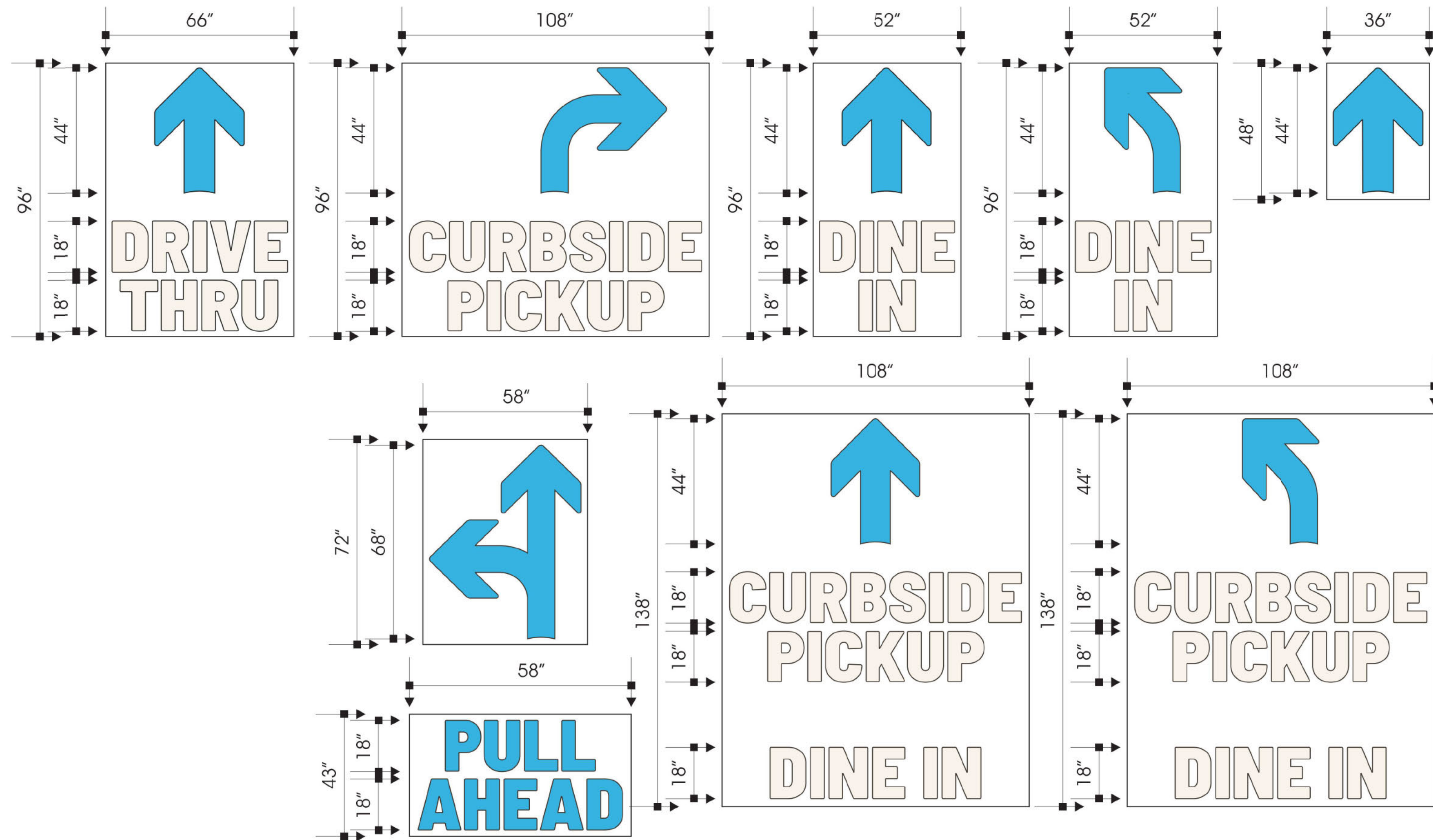

SHEET NUMBER:
C 8.1

PROJECT NUMBER:
25124ZAX

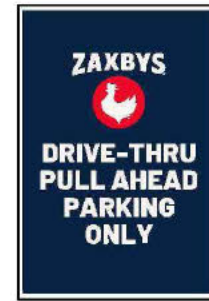
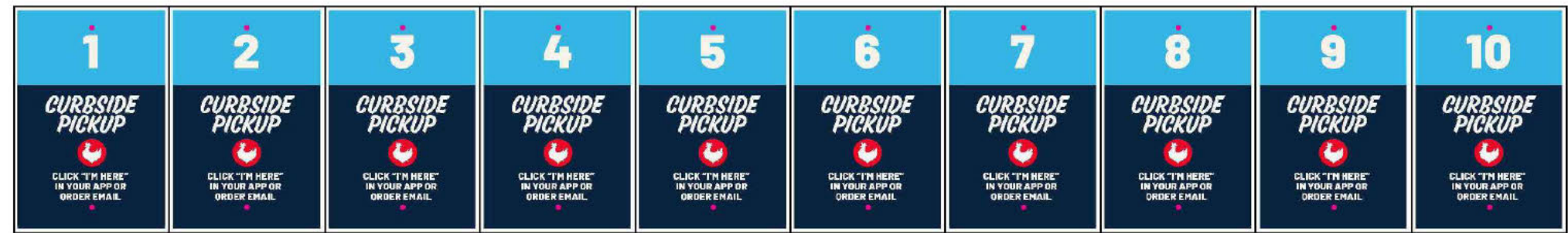
DATE:
12/09/2025



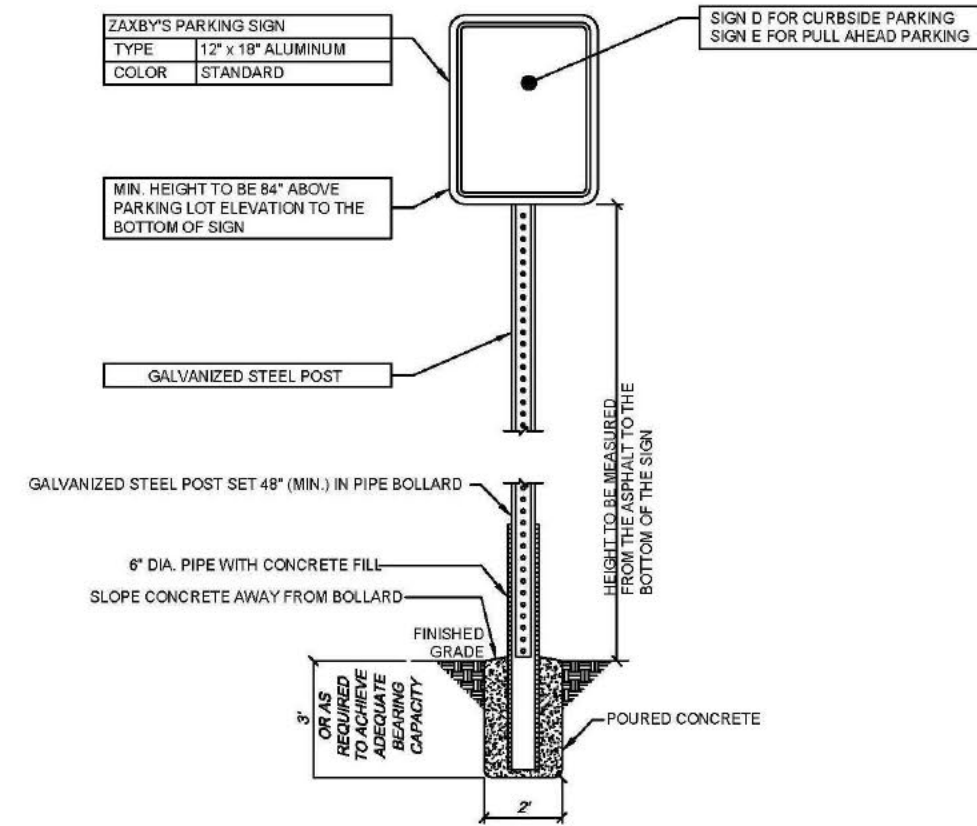
SPECIFICATIONS: NOT TO SCALE
ROUTED 1/8" LOW DENSITY WHITE POLYETHYLENE. COLORS SHOWN ARE PAINT COLORS FOR THE PARKING LOT, COLESLAW WHITE & PMS 298C BLUE



SPECIFICATIONS: NOT TO SCALE
ROUTED 1/8" LOW DENSITY WHITE POLYETHYLENE. COLORS SHOWN ARE PAINT COLORS FOR THE PARKING LOT, COLESLAW WHITE & PMS 298C BLUE



Note: Sign design may be different than depicted above. Signage vendor to provide curbside and pull ahead signage. GC to install steel post and signage provided by the signage vendor at designated curbside and pull ahead parking stalls.



ZAXBY'S SIGN POST DETAIL
NOT TO SCALE

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SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

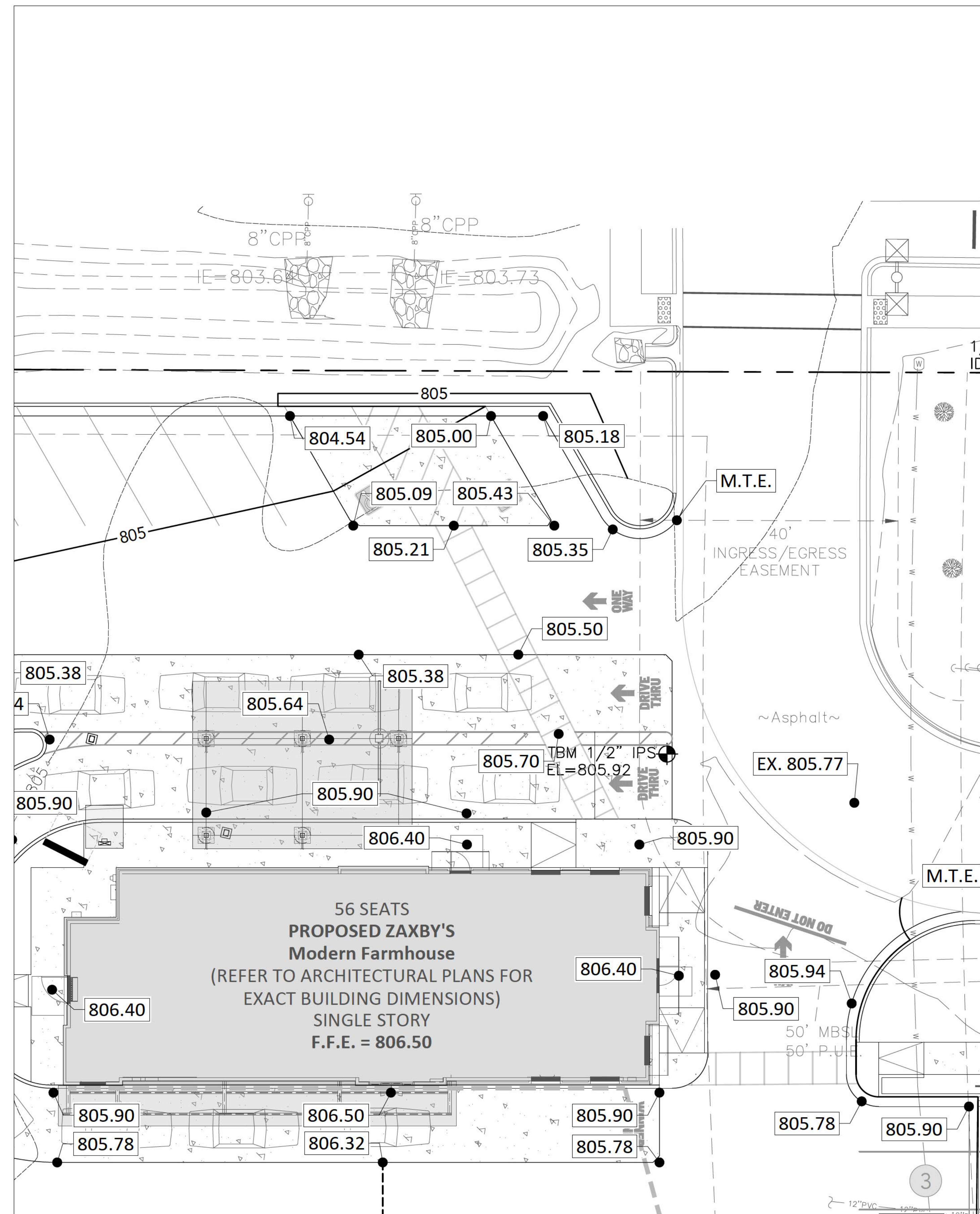
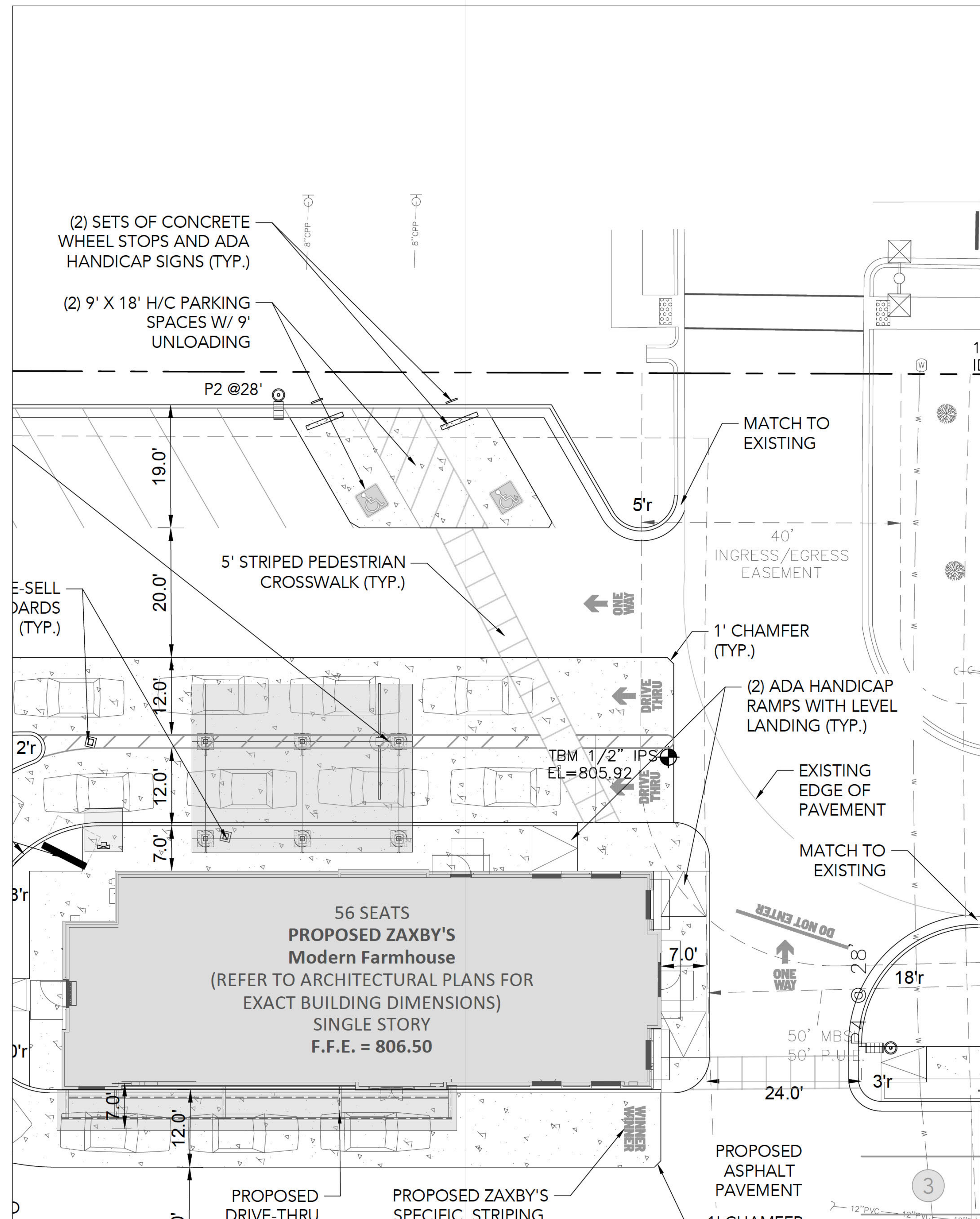
SHEET TITLE:
ZAXBY'S STRIPING
DETAILS

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
C 8.2

PROJECT NUMBER:
25124ZAX

DATE:
12/09/2025



REVISION BLOCK		REVISION DATE & DESCRIPTION
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ARTER ENGINEERING
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GART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

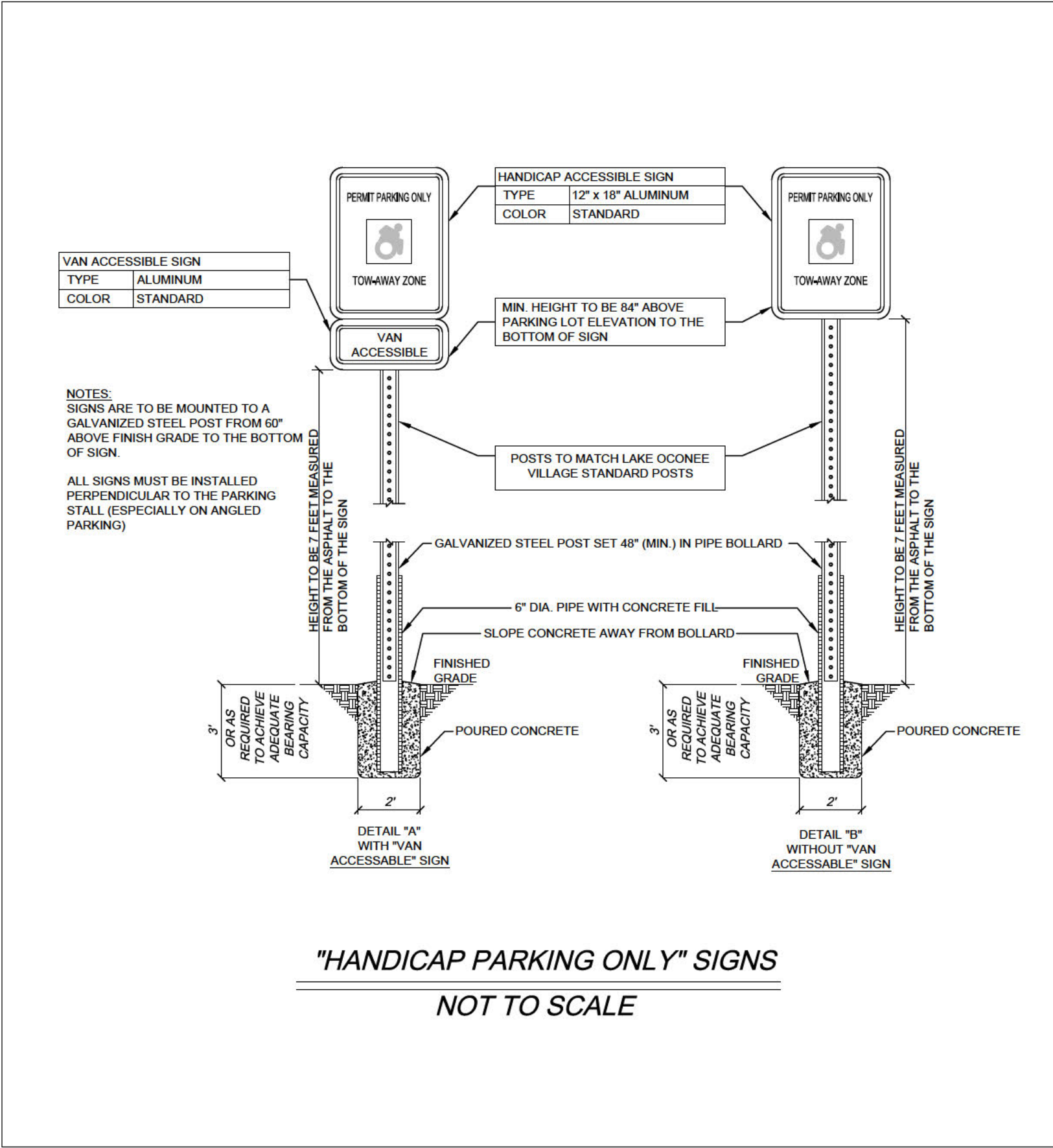
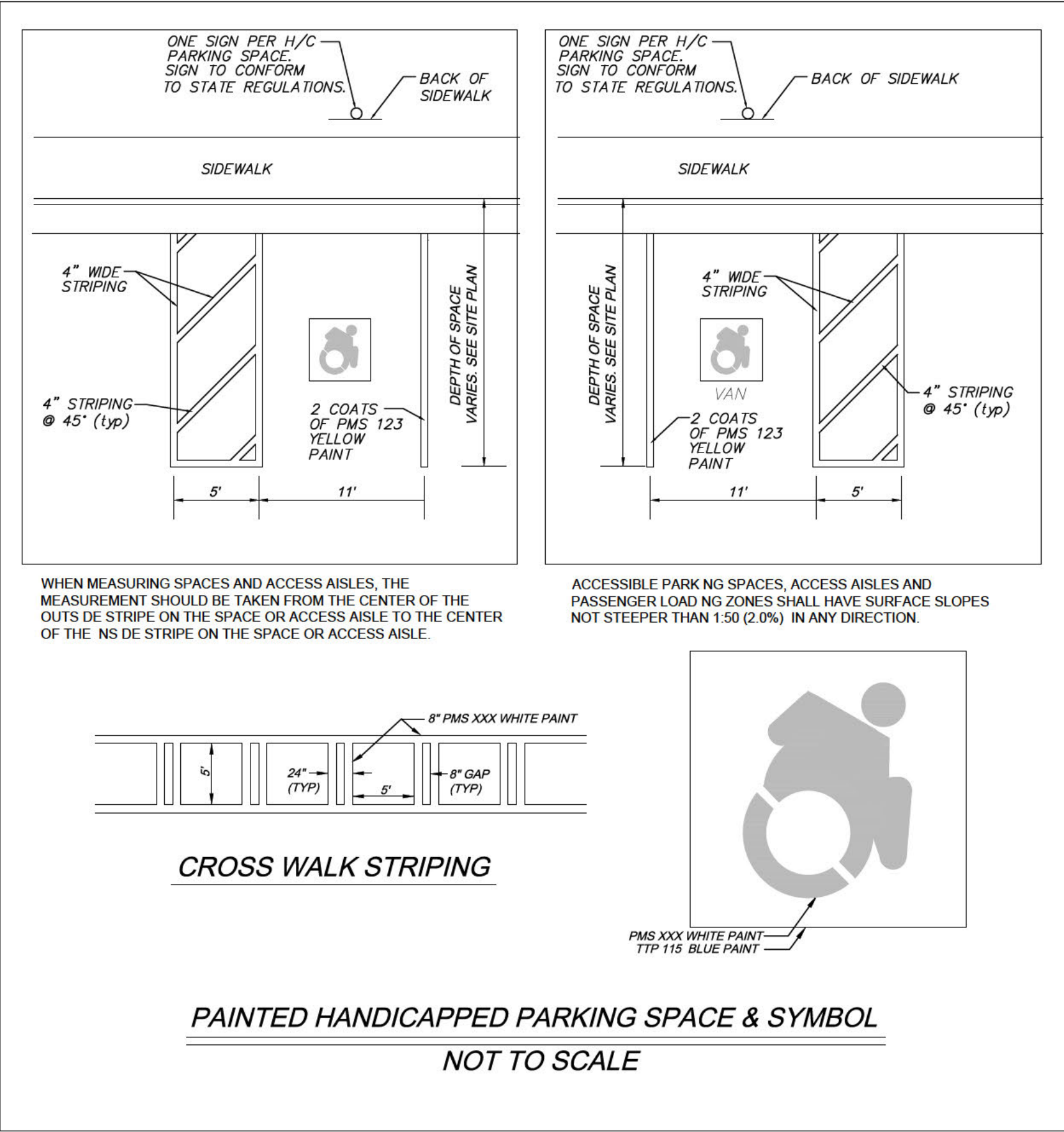
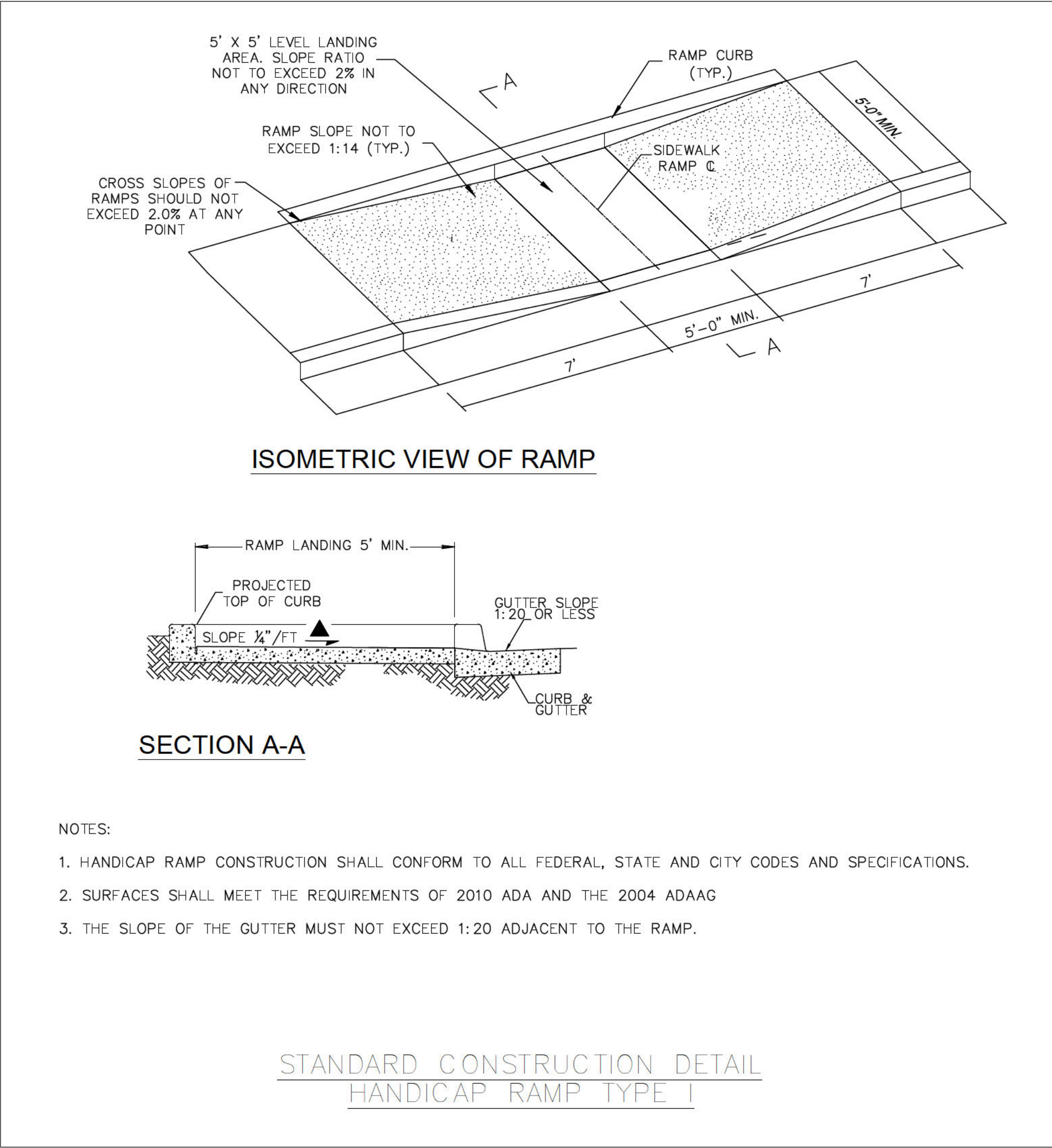
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ADA ACCESS
PLAN

PROJECT NAME:
ZAXBYS

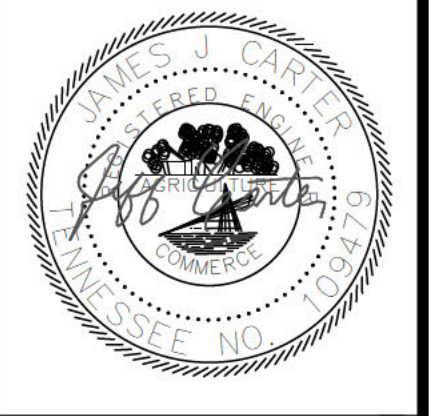
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OBJECT NUMBER:
25124ZAX

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12/09/2025



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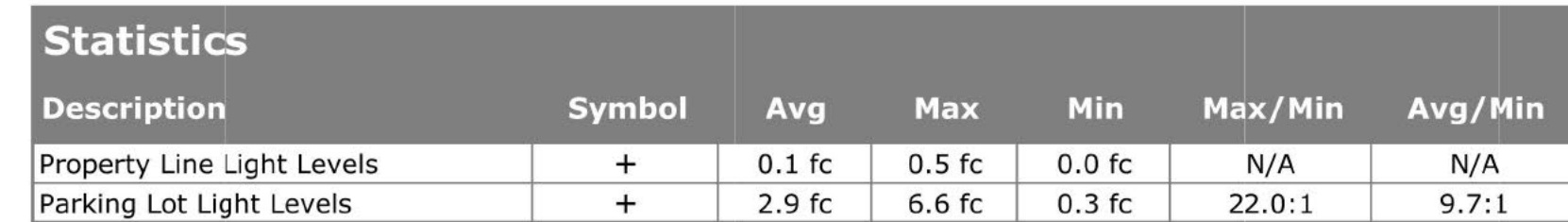


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1010 COMMERCE DRIVE
BOGART, GA 30622

SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:	ADA ACCESS DETAILS
PROJECT NAME:	ZAXBYS
SHEET NUMBER:	C 9.1
PROJECT NUMBER:	25124ZAX
DATE:	12/09/2025



Schedule									
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P2	1	PRV-XL-C75-D-UNV-T2-BK-7030	Single Head Cooper Lighting Solutions Lumark Prevail XL Series LED Area Unit w/Type T2 Distribution (25ft. Pole Height w/3ft. Base)	LED/3000K (FULL CUTOFF DESIGN)	4	6447	0.9	176
	P4	4	PRV-XL-C75-D-UNV-T4-BK-7030-HSS	Single Head Cooper Lighting Solutions Lumark Prevail XL Series LED Area Unit w/Type T4 Distribution (25ft. Pole Height w/3ft. Base) House Side Shielding	LED/3000K (FULL CUTOFF DESIGN & HOUSE SIDE SHIELDING)	4	5812	0.9	176
	P5	1	PRV-XL-C75-D-UNV-T5-BK-7030	Single Head Cooper Lighting Solutions Lumark Prevail XL Series LED Area Unit w/Type T5 Distribution (25ft. Pole Height w/3ft. Base)	LED/3000K (FULL CUTOFF DESIGN)	4	6906	0.9	176



1 of 1



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SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:

LIGHTING PLAN

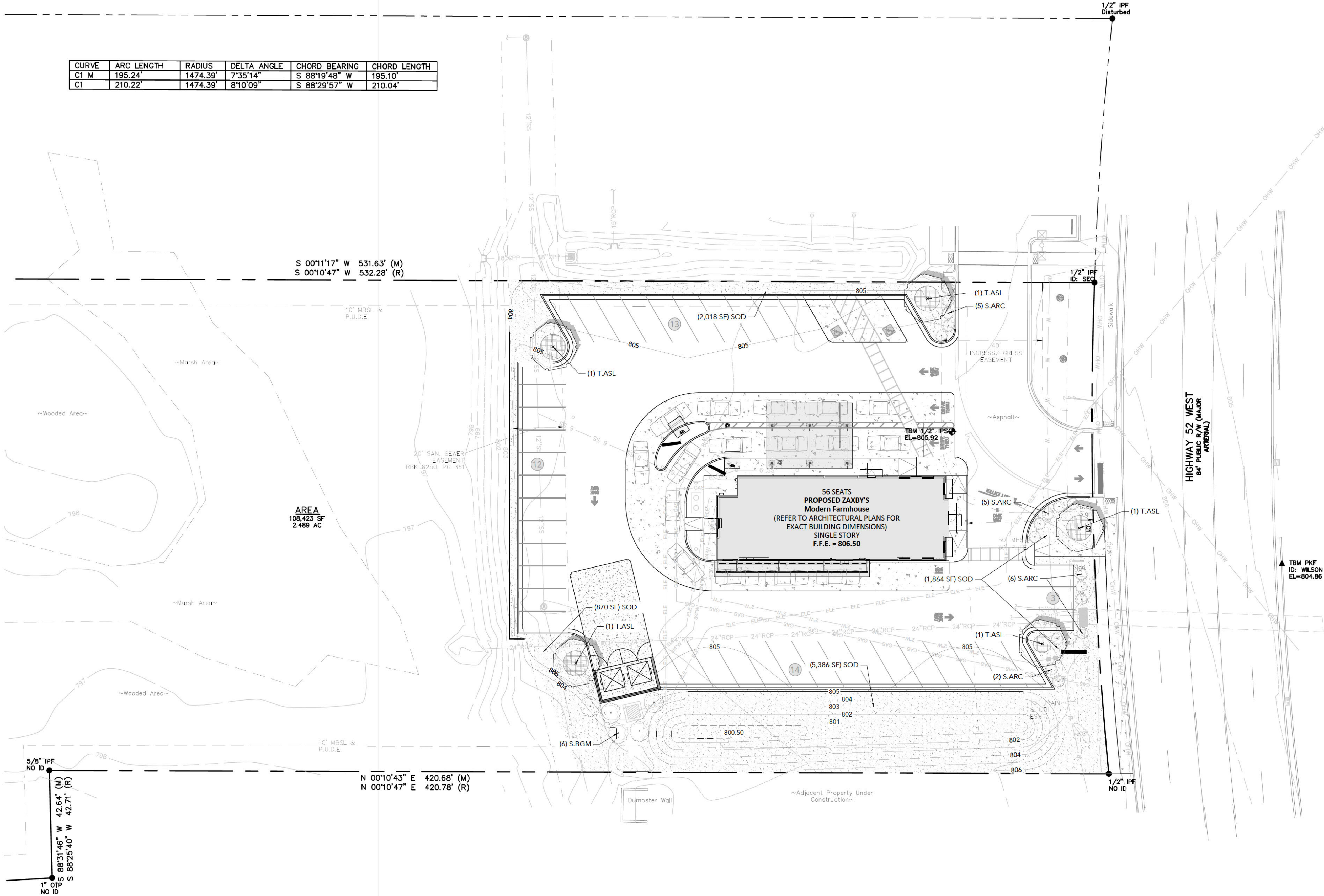
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ZAXBYS

SHEET NUMBER:
C 10.0

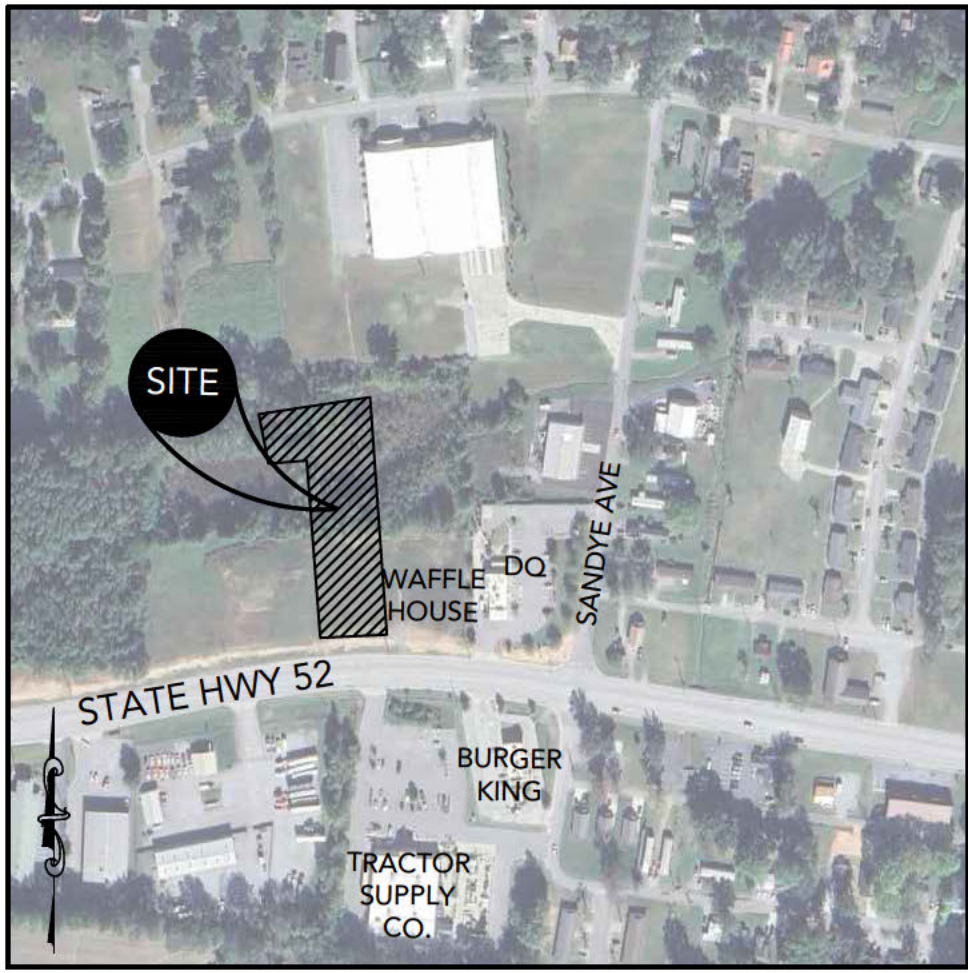
PROJECT NUMBER:
25124ZAX

DATE: 12/09/2025

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	195.24'	1474.39'	7°35'14"	S 88°19'48" W	195.10'
C1	210.22'	1474.39'	8°10'09"	S 88°29'57" W	210.04'



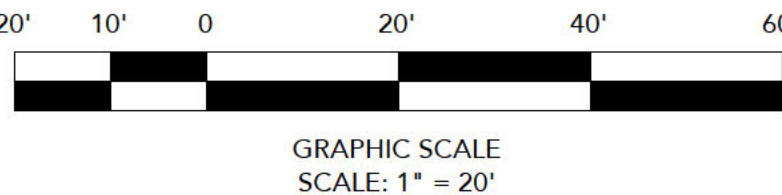
PLANT SCHEDULE								
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT. / SPR. MINIMUM	REMARKS
LARGE TREES								
6	T.ASL	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2.0" Cal.	As Shown	8 & 8	12' / 6'	Straight Central Leader to min 6' HT., well spaces branches, symmetrical crown
DECIDUOUS & EVERGREEN SHRUBS								
7	S.BGM	BUXUS X 'GREEN MOUNTAIN'	BOXWOOD	3 Gal.	As Shown	Container	24" High	Full Pot, Well Shaped
12	S.ARC	ABELIA X 'ROSE CREEK'	ROSE CREEK ABELIA	3 Gal.	As Shown	Container	24" High	Full Pot, Well Shaped
Seed/Straw (in SQUARE FEET)								
352	MULCH	MULCH	Owner to specify	---	---	---	---	---
10239	SOD	SOD	Owner to specify	---	---	---	---	---



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: HRG PORTLAND LLC 10 POCAHONTAS LANE MONTAUK, NY, 11195-4522 CONTACT: JOSH BLUMENSTEIN 608.772.7008 VENDORS@HUDSONRESTAURANTGROUP.COM
SITE INFORMATION	
JURISDICTION	CITY OF PORTLAND
PROPERTY LOCATION	409 HWY 52 PORTLAND, TN 37148
PARCEL NUMBER	034E B 01810 000
CURRENT ZONING	GCS (GENERAL COMMERCIAL SERVICE)
PROPOSED ZONING	GCS (GENERAL COMMERCIAL SERVICE)
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL RESTAURANT
REQUIRED BUILDING SETBACKS	FRONT: 50-FEET SIDE: 10-FEET REAR: 20-FEET
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE	20%
MAXIMUM BUILDING HEIGHT	65-FEET
SANITARY SEWER SERVICE	CITY OF PORTLAND
WATER SERVICE	CITY OF PORTLAND
FEMA FLOOD INSURANCE RATE MAP NO.	47165C0134G
FEMA FIRM DATE	04/17/2012
FEMA SFHA ZONE	'X'
UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.	

LANDSCAPE REQUIREMENTS	
LANDSCAPE REQUIREMENTS 1,500 SF MIN LANDSCAPE AREA FOR 20,000 SF OF PAVED PARKING AREA (21,900 SF) REQUIRED : 1,643 SF PROVIDED : 4,657 SF	
OPEN SPACE REQUIREMENTS REQUIRED : 20% = 0.49 ACRES PROVIDED : 70% = 1.746 ACRES	



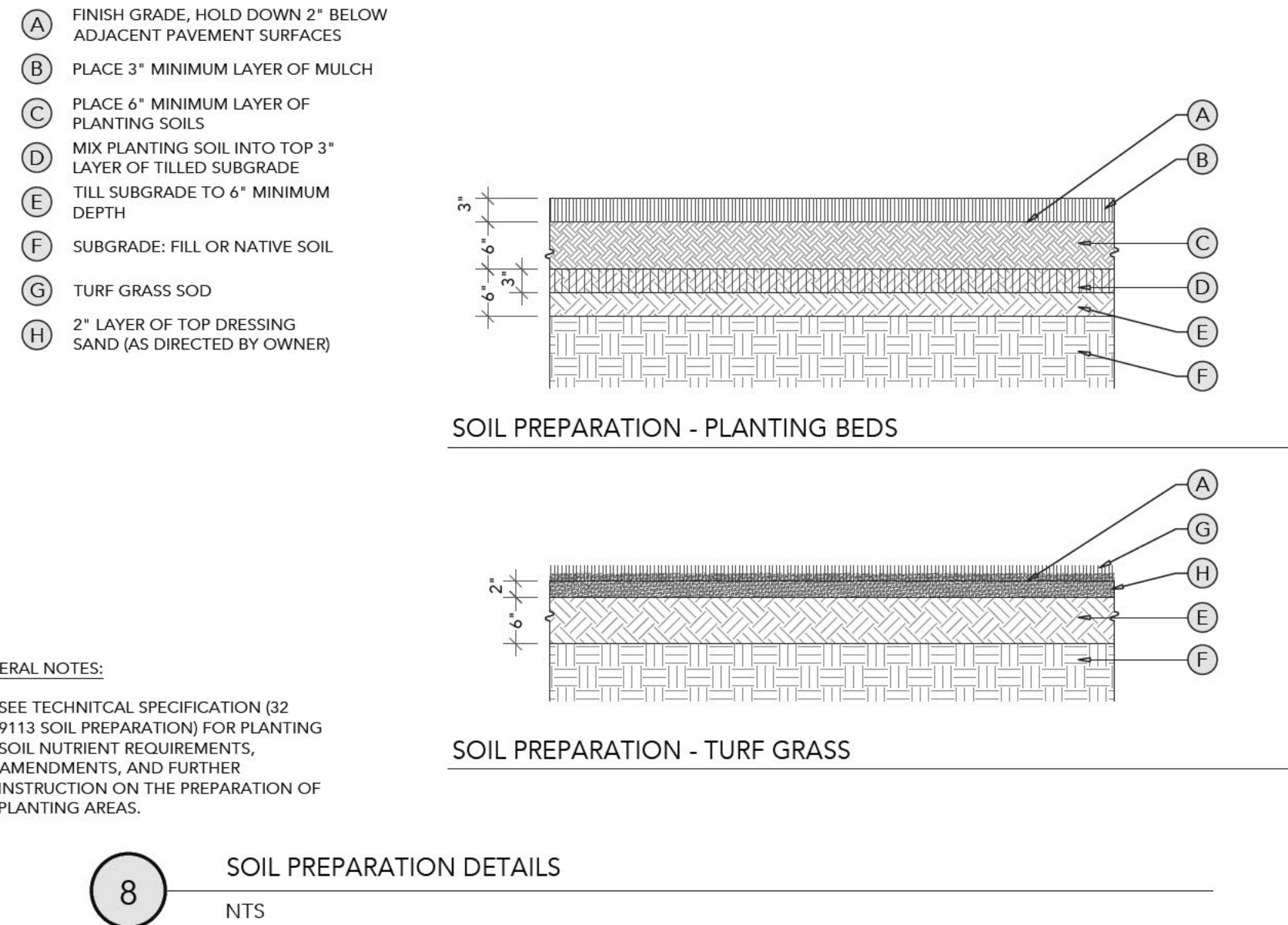
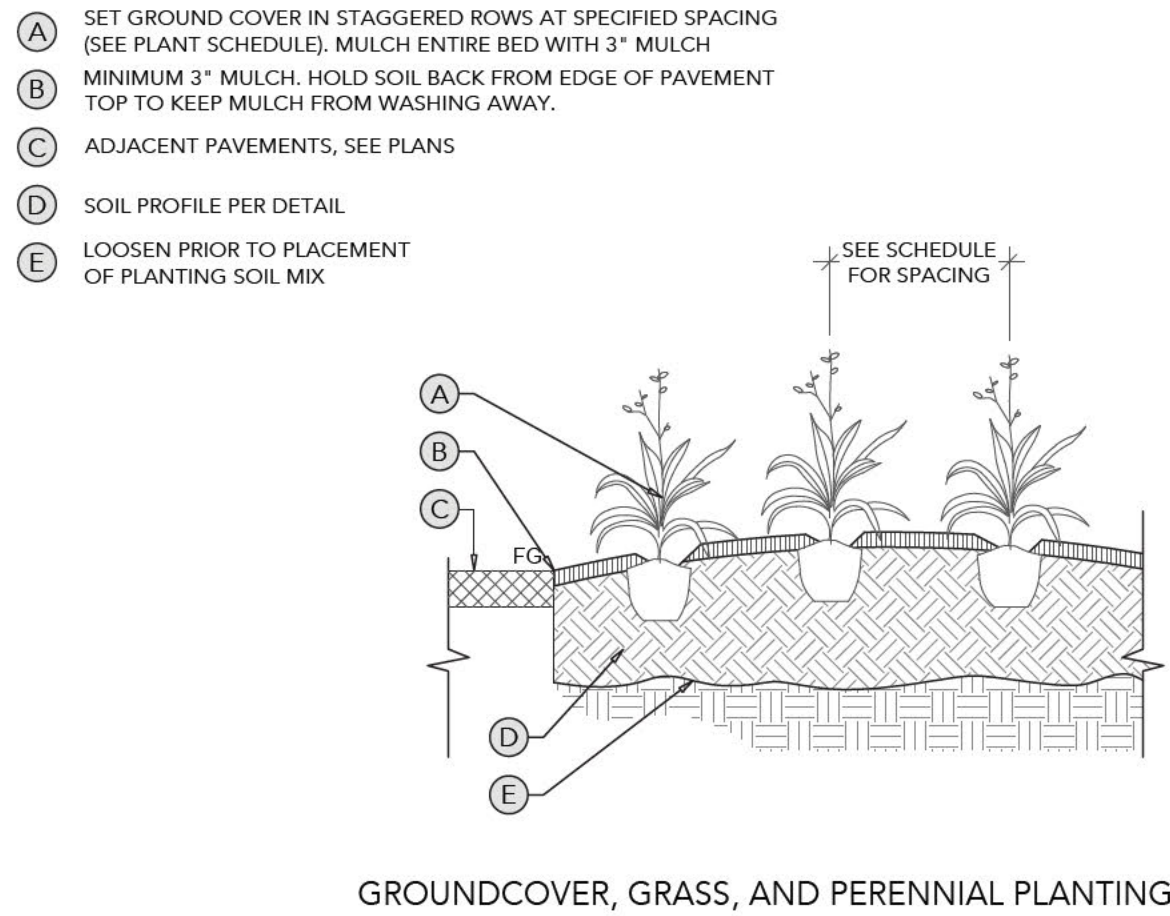
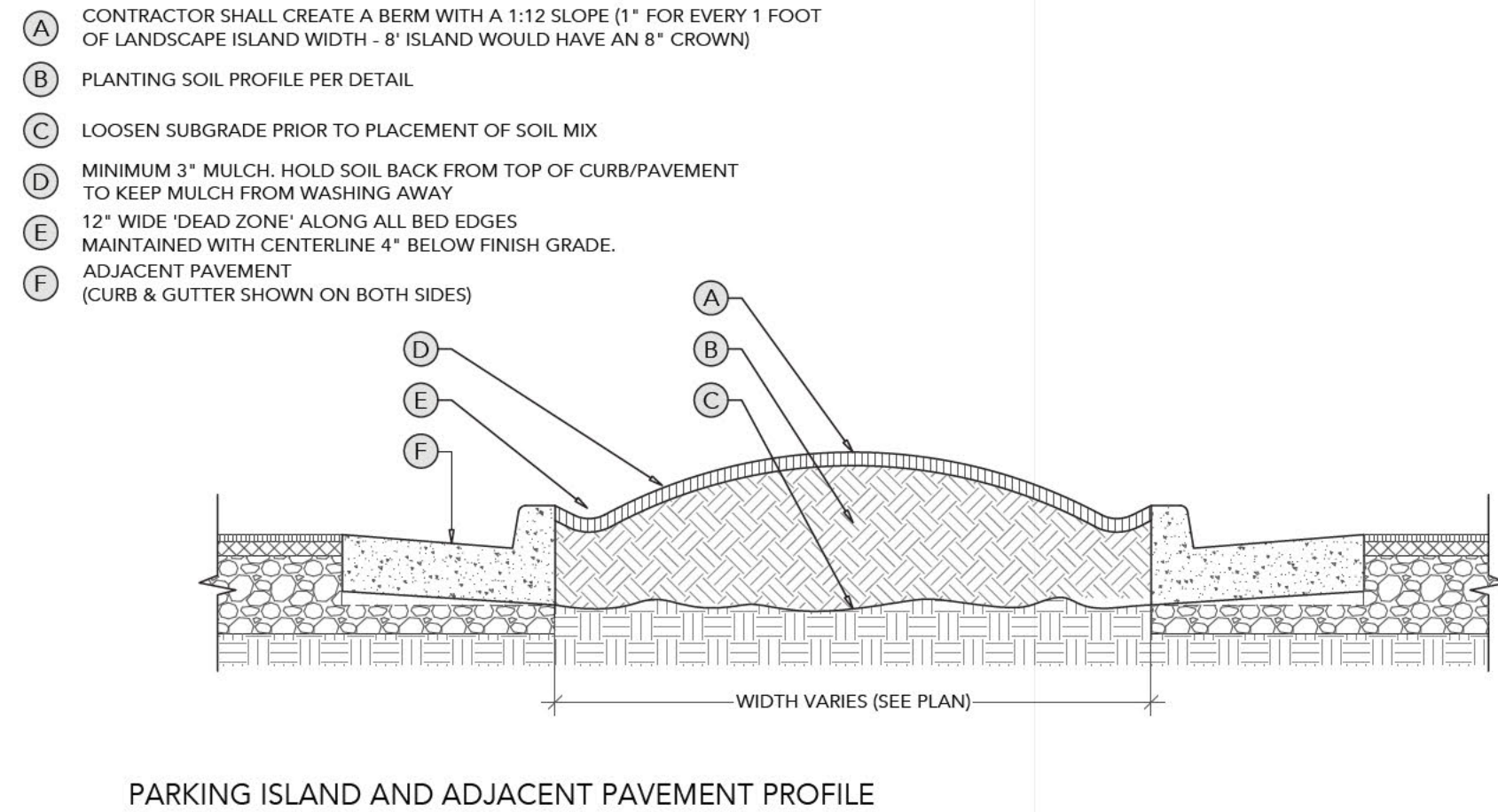
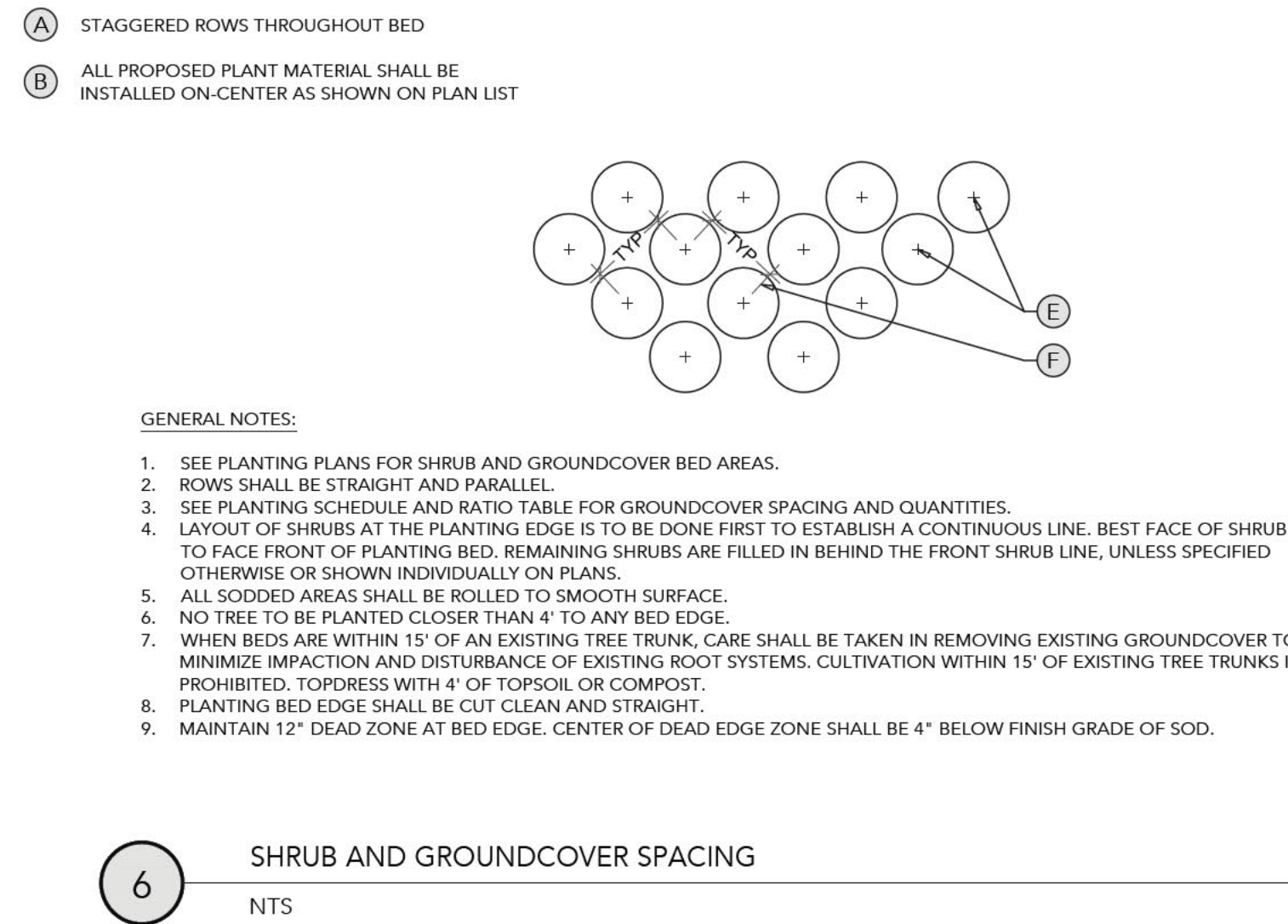
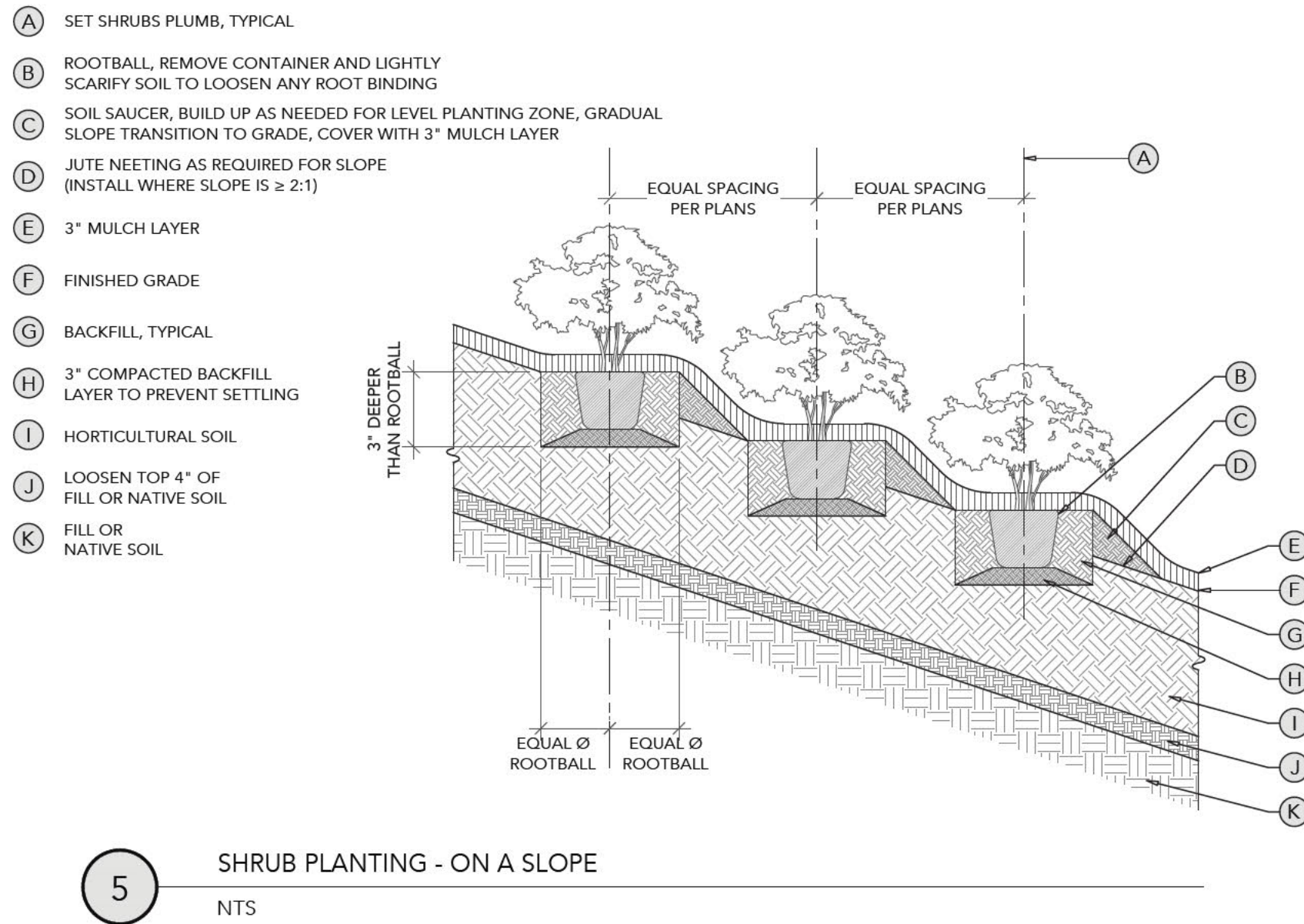
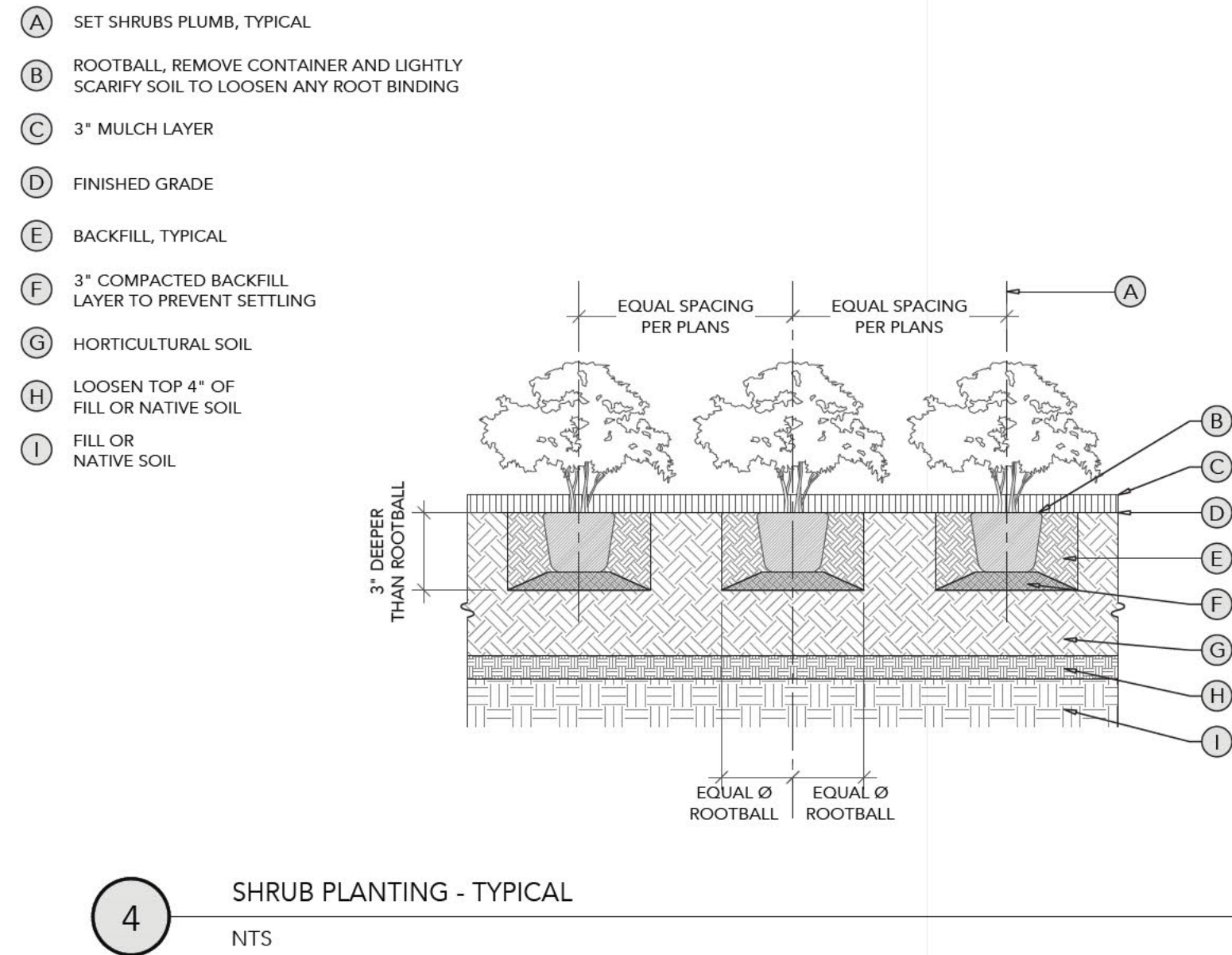
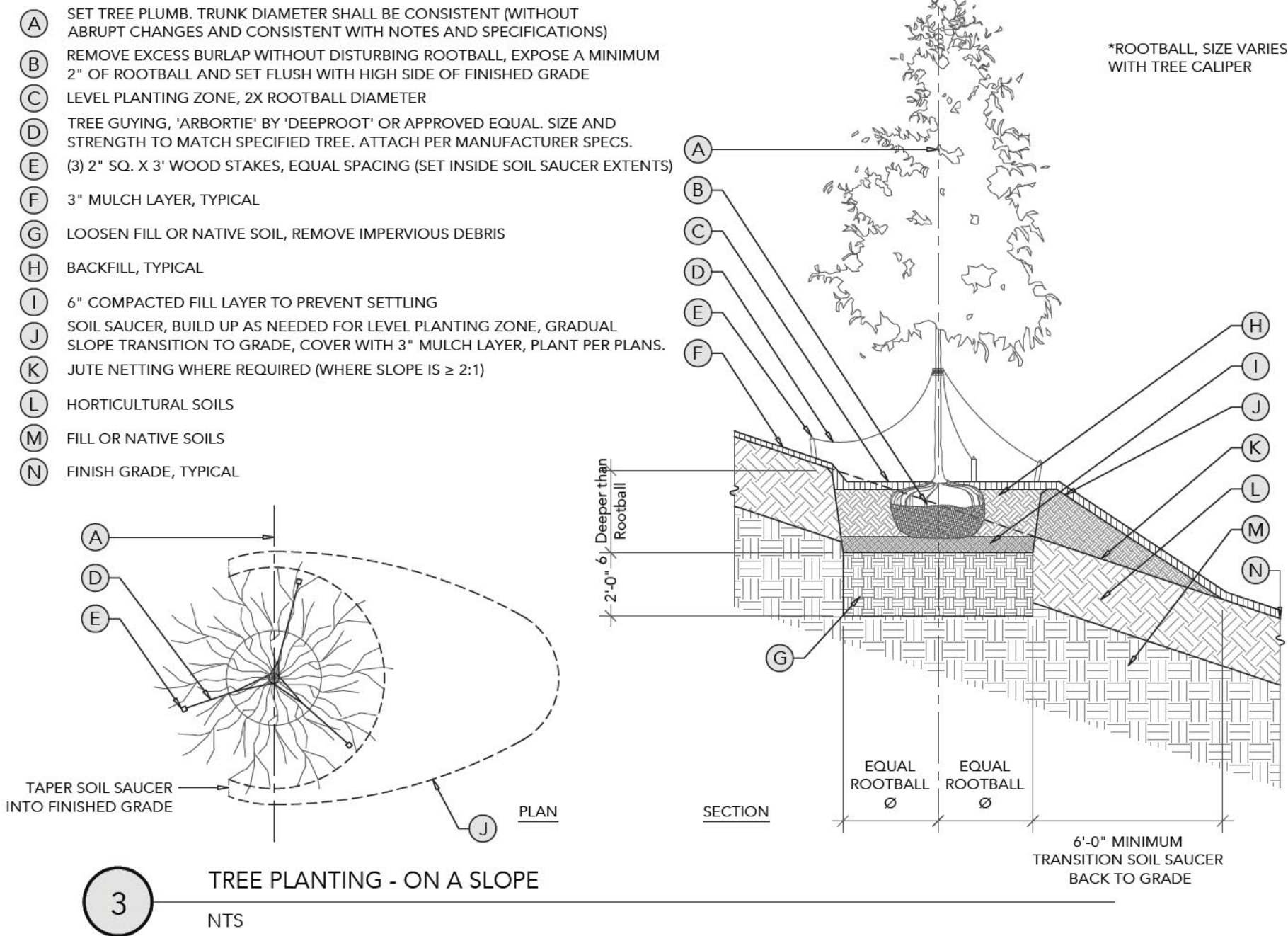
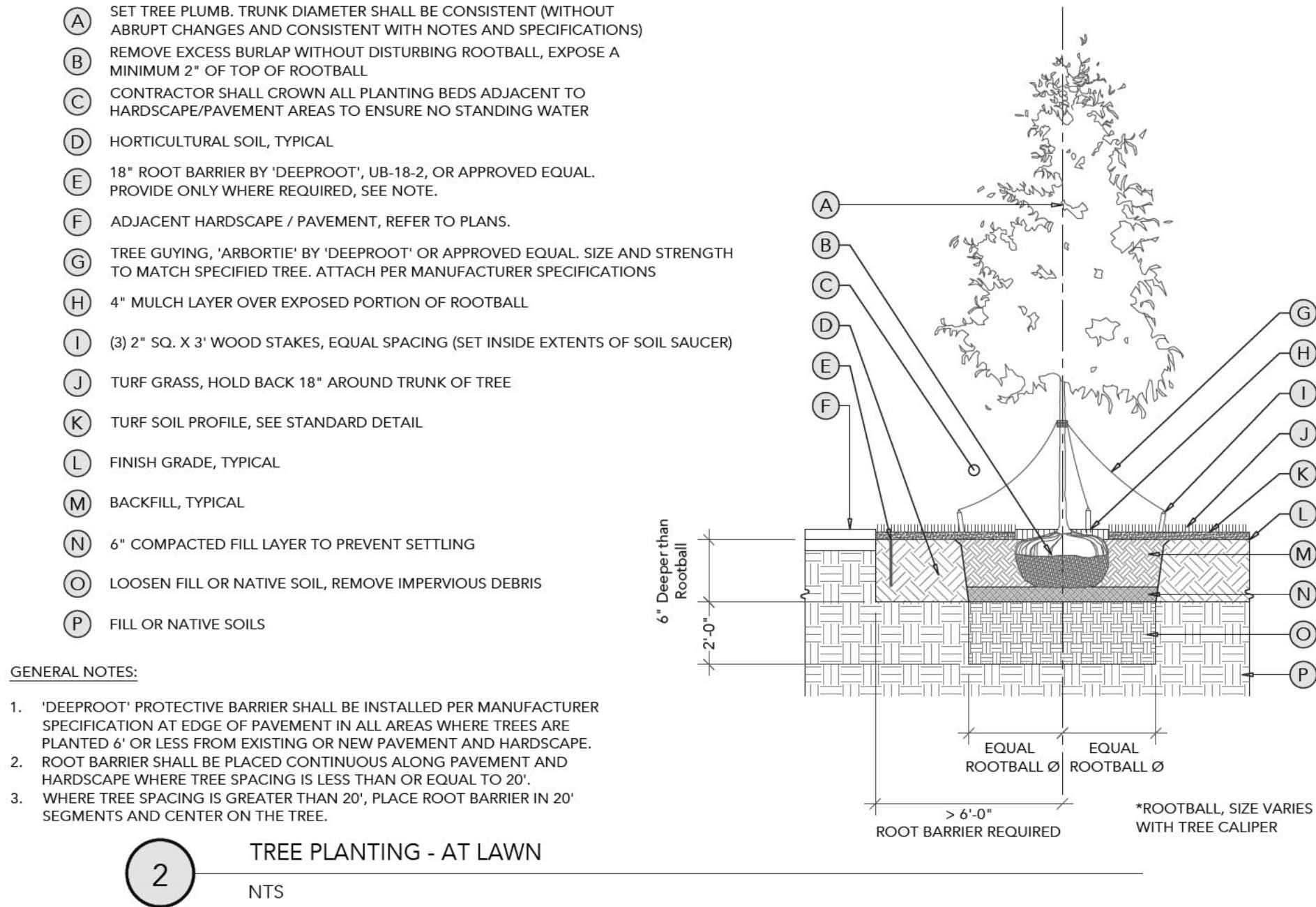
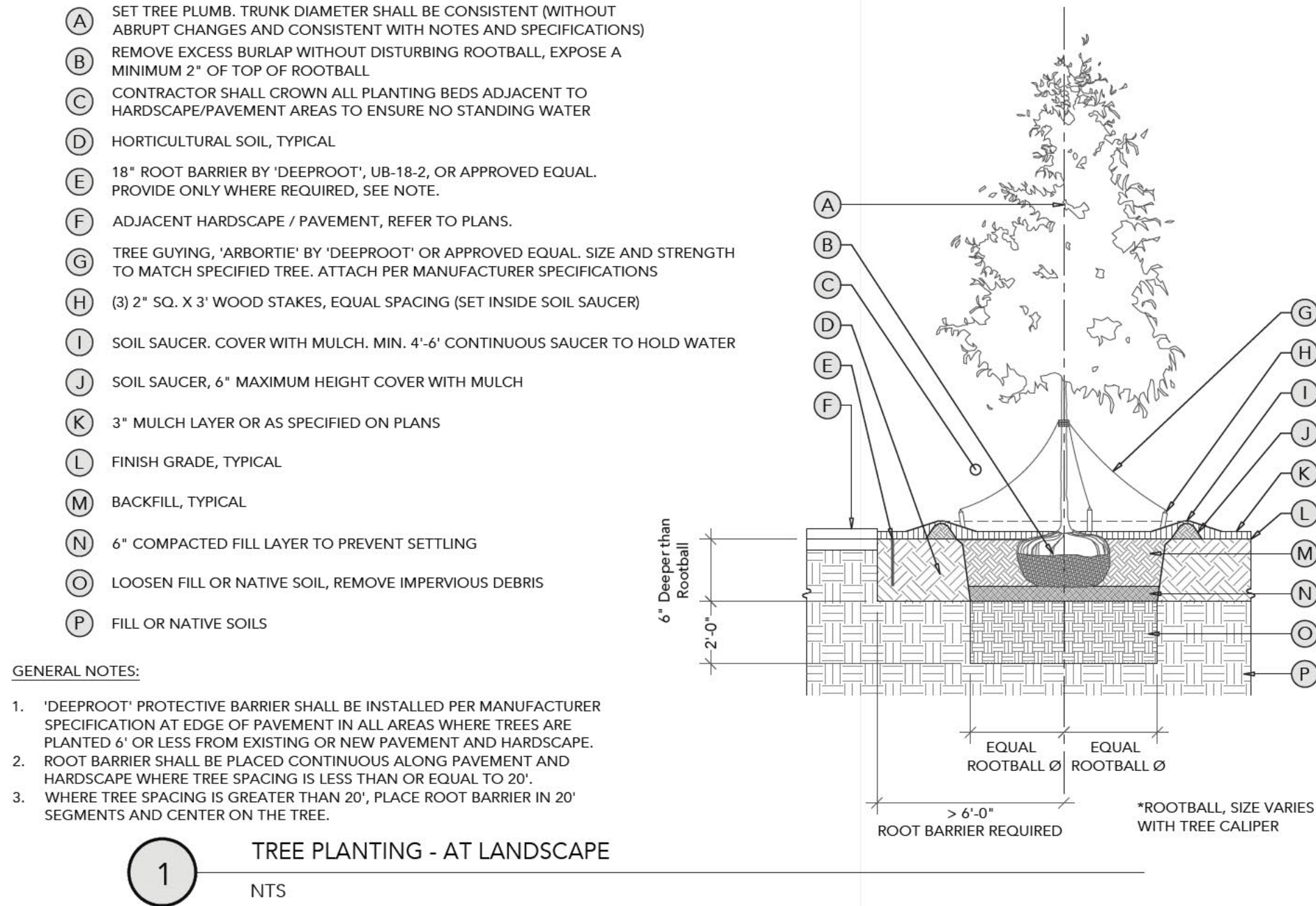
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SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE: LANDSCAPE PLAN
PROJECT NAME: ZAXBY'S
SHEET NUMBER: L 1.0
PROJECT NUMBER: 25124ZAX
DATE: 12/09/2025



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BOGART, GA 30622

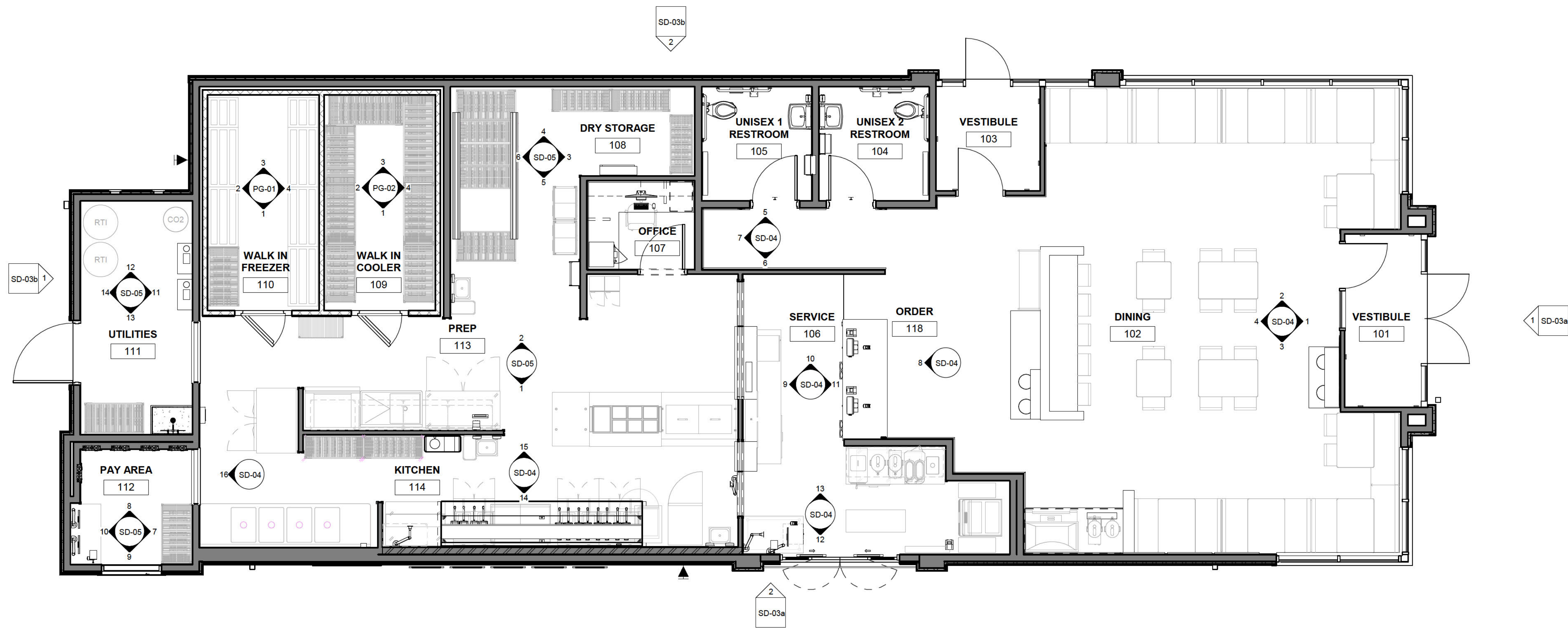
SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTUARANT
409 HWY 52 - PORTLAND, TN 37148

SHEET TITLE:
LANDSCAPE DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
L 1.1

PROJECT NUMBER:
25124ZAX
DATE:
12/09/2025



1 CONCEPT FLOOR PLAN
SCALE: 1/4" = 1'-0"

Seal

NOT FOR
CONSTRUCTION

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APD Engineering Architecture
Drawing Attention
DO NOT SCALE PLANS
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615 Fishers Run Victor NY 14554
585.742.2222 - www.apd.com

Issued:
12/09/25 Issued for Client Use

Revisions:

DRAWN BY: Author
CHK'D BY: Checker

ZAXBYS



TN Highway 52
Portland, TN 37148

SHEET TITLE

CONCEPT FLOOR
PLAN

PROJECT NO: 25-0546a

SD-01



This architectural elevation drawing shows the front facade of a building. The facade is divided into several sections with different materials and finishes. On the left, there is a red vertical section with a window (FC-01a) and a door (FC-03). The main section is dark blue with horizontal siding (FC-01) and a large red circular logo featuring a white rooster. To the right of the logo is a white section with horizontal siding (FC-02) and a door (FC-02a). Further right is a white section with horizontal siding (FC-02a) and a door (SF-01). The roof is dark blue with various materials (MT-01, MT-02, MT-05) and a central gable with a white finish (EIFS-01). The drawing includes numerous callouts for materials (MT), finishes (FC), and structural elements (EIFS, BR, SF). A legend on the right side of the drawing defines the callouts and provides dimensions for various elements.

BEARING 20' - 0"

T.O. PARAPET 18' - 0"

ROOF BEARING 15' - 0"

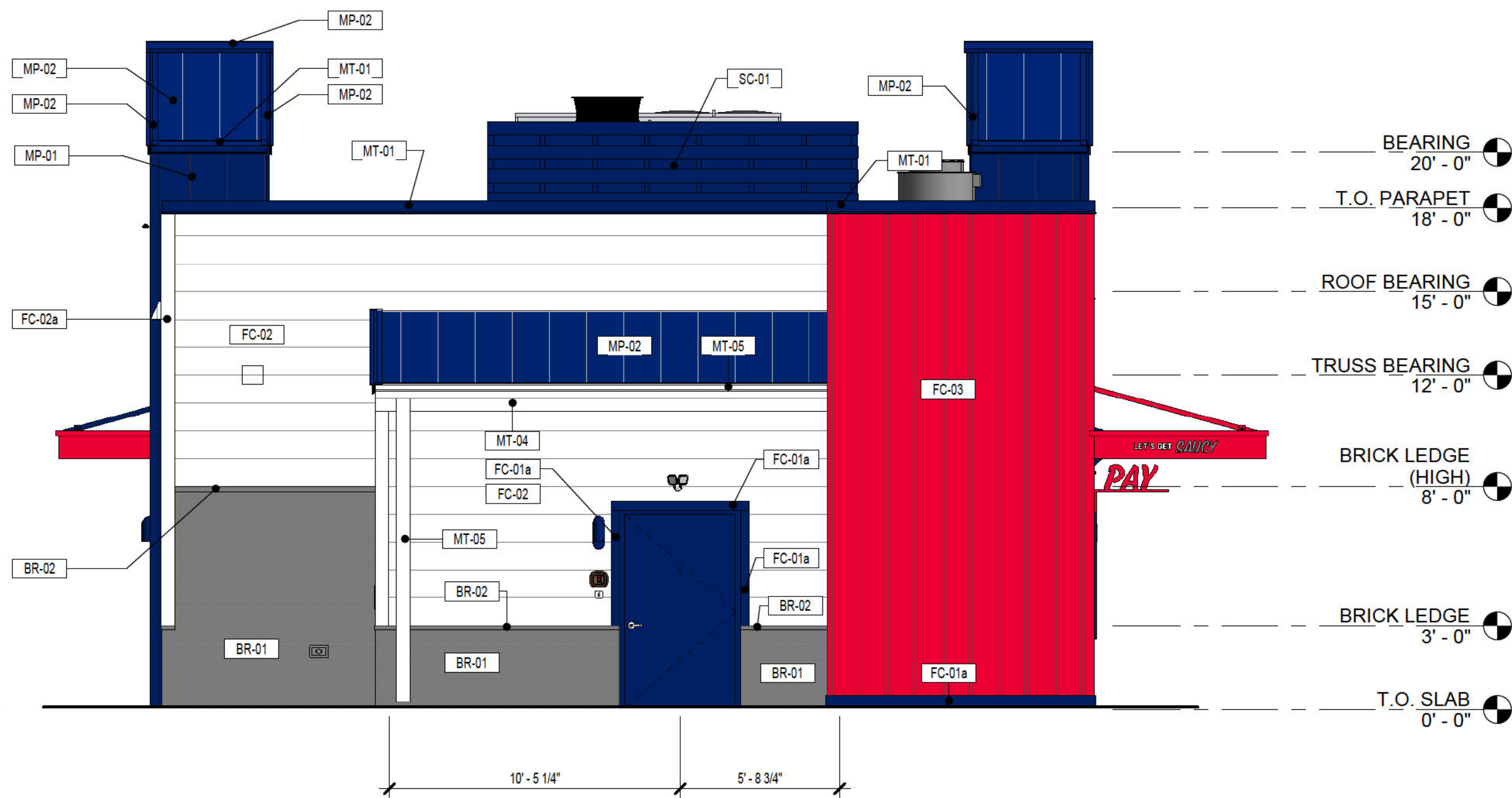
T.O. STOREFRONT 9' - 0"

BRICK LEDGE 3' - 0"

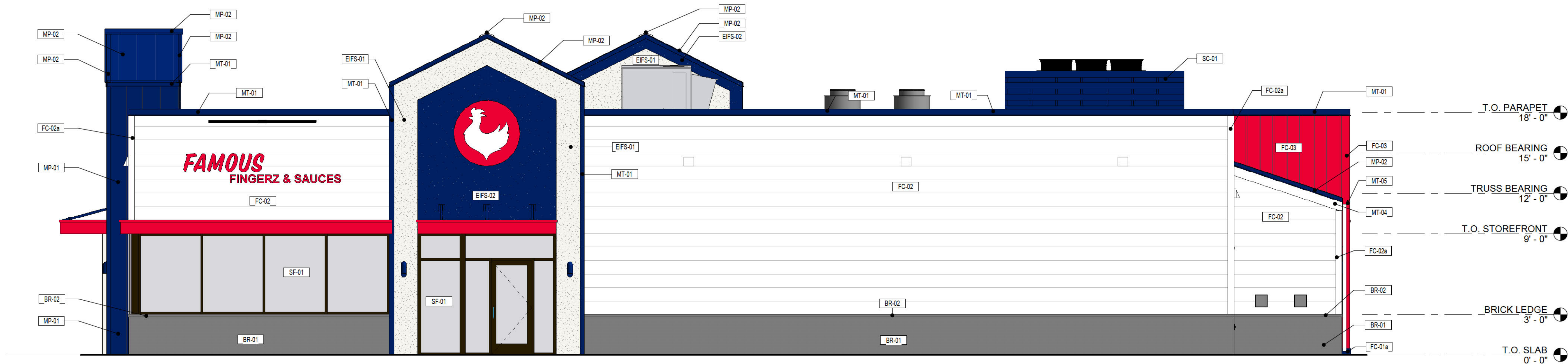
T.O. SLAB 0' - 0"

2 CONCEPT WEST ELEVATION
SCALE: 1/4" = 1'-0"

SHEET TITLE
CONCEPT EXTERIOR ELEVATIONS
PROJECT NO: 25-0546a
SD-03a



1 CONCEPT NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 CONCEPT EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE					
KEY	DESCRIPTION	MANUFACTURER	SPECIFICATIONS	NOTES	CONTACT
EXTERIOR WALL FINISH					
BR-01	BRICK	GLEN GERY	#567 COAL BRINDLE SMOOTH THIN BRICK	BRICK MORTAR TO BE GLEN GERY G-602	CONTACT: JONATHAN TAYLOR - PHONE: (332) 400-7226 EMAIL: jonathan.taylor@glengery.com
BR-02	BRICK LEDGE	GLEN GERY		GC TO SOURCE AND MATCH BRICK FINISH ACCORDINGLY	CONTACT: JONATHAN TAYLOR - PHONE: (332) 400-7226 EMAIL: jonathan.taylor@glengery.com
EIFS-01	EIFS	PAREX	STANDARD WATER MASTER CI OR EQUIVALENT	PAINTED PT-12	
EIFS-02	EIFS	PAREX	STANDARD WATER MASTER CI OR EQUIVALENT	PAINTED PT-10	
FC-01	FIBER CEMENT SIDING	HARDIE PLANK		PAINTED PT-10	
FC-01a	FIBER CEMENT TRIM	HARDIE PLANK		PAINTED PT-10	
FC-02	FIBER CEMENT SIDING	HARDIE PLANK		PAINTED PT-12	
FC-02a	FIBER CEMENT TRIM	HARDIE PLANK		PAINTED PT-12	
FC-03	BOARD & BATTEN SIDING	HARDIE PLANK		PAINTED PT-11	
MP-01	METAL PANEL	CMP	SNAP CLAD - METAL WALL PANELS AND ACCESSORIES - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
PT-10	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS FOUNDERS BLUE - MATTE FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR.	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwin.com
PT-11	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS TONGUE TORCH RED - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR.	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwin.com
PT-12	PAINT	SHERWIN WILLIAMS	SW7005 PURE WHITE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR.	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwin.com
PT-13	PAINT	SHERWIN WILLIAMS	SW7069 IRON ORE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR.	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@sherwin.com
ROOFING					
MP-02	METAL PANEL	CMP	SNAP CLAD - METAL ROOFING PANELS AND ACCESSORIES - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-01	COPING	CMP	METAL COPING AND TR M - PERMA TITE - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-02	GUTTER	CMP	METAL SCUPPERS AND DOWNSPOUTS - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-03	METAL TRIM	CMP	METAL AWNINGS/EYEBROW - ANCHOR TITE 8.5"	PAINTED PT-11	CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-04	METAL TRIM	CMP	METAL COPING AND TR M - PERMA TITE - FACTORY PAINTED PT-12		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-05	GUTTER/DOWNSPOUT S	CMP	METAL GUTTERS AND DOWNSPOUTS - FACTORY PAINTED PT-12		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
ROOF-1	ROOFING MEMBRANE	VERSICO	60 MIL WHITE VERSIFLEX PVC		CONTACT: COREY BLANK - PHONE: (203) 215-7859 corey.blank@versico.com
STOREFRONT					
SF-01	STOREFRONT	KAWNEER	TRIFAB 451 - ALUMINUM DARK BRONZE ANODIZED		QUALITY GLASS - PHONE (706) 548-4481

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Revisions:
DRAWN BY: Author
CHK'D BY: Checker

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TN Highway 52
Portland, TN 37148

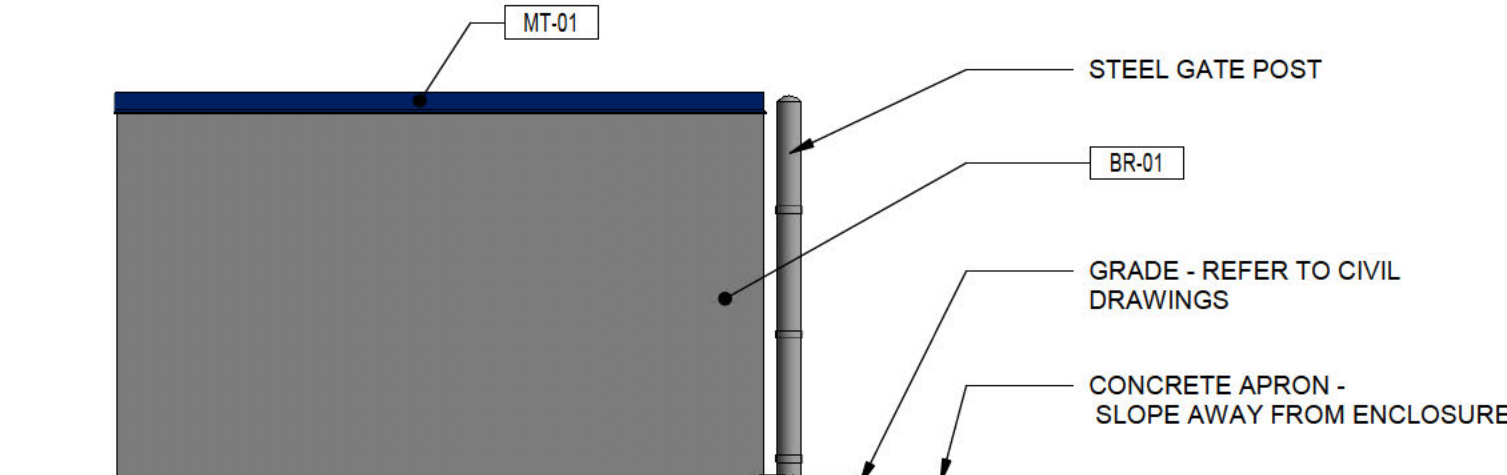
SHEET TITLE
CONCEPT EXTERIOR
ELEVATIONS
PROJECT NO: 25-0546a

SD-03b

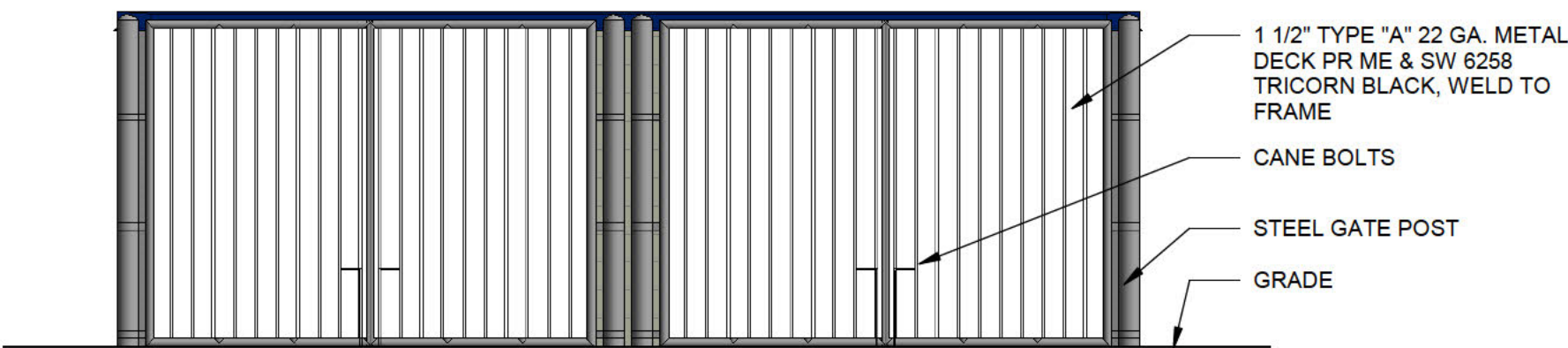
EXTERIOR FINISH SCHEDULE					
KEY	DESCRIPTION	MANUFACTURER	SPECIFICATIONS	NOTES	CONTACT
EXTERIOR WALL FINISH					
BR-01	BRICK	GLEN GERY	#567 COAL BRINDLE SMOOTH THIN BRICK	BRICK MORTAR TO BE GLEN GERY G-802	CONTACT: JONATHAN TAYLOR - PHONE: (332) 400-7226 EMAIL: jonathan.taylor@gengery.com
BR-02	BRICK LEDGE	GLEN GERY		GC TO SOURCE AND MATCH BRICK FINISH ACCORDINGLY	CONTACT: JONATHAN TAYLOR - PHONE: (332) 400-7226 EMAIL: jonathan.taylor@gengery.com
EIFS-01	EIFS	PAREX	STANDARD WATER MASTER CI OR EQUIVALENT	PAINTED PT-12	
EIFS-02	EIFS	PAREX	STANDARD WATER MASTER CI OR EQUIVALENT	PAINTED PT-10	
FC-01	FIBER CEMENT SIDING	HARDIE PLANK		PAINTED PT-10	
FC-01a	FIBER CEMENT TRIM	HARDIE PLANK		PAINTED PT-10	
FC-02	FIBER CEMENT SIDING	HARDIE PLANK		PAINTED PT-12	
FC-02a	FIBER CEMENT TRIM	HARDIE PLANK		PAINTED PT-12	
FC-03	BOARD & BATTEN SIDING	HARDIE PLANK		PAINTED PT-11	
MP-01	METAL PANEL	CMP	SNAP CLAD - METAL WALL PANELS AND ACCESSORIES - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
PT-10	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS FOUNDERS BLUE - MATTE FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR.	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@shervng.com
PT-11	PAINT	SHERWIN WILLIAMS	CUSTOM PAINT COLOR - ZAXBYS TONGUE TORCH RED - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR.	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@shervng.com
PT-12	PAINT	SHERWIN WILLIAMS	SW7005 PURE WHITE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR.	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@shervng.com
PT-13	PAINT	SHERWIN WILLIAMS	SW7069 IRON ORE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR.	CONTACT: KATRINA PARTEE - PHONE (404) 323 2263 EMAIL: katrina.d.partee@shervng.com
ROOFING					
IMP-02	METAL PANEL	CMP	SNAP CLAD - METAL ROOFING PANELS AND ACCESSORIES - FACOTRY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-01	COPING	CMP	METAL COPING AND TRIM - PERMA TITE - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-02	GUTTER	CMP	METAL SCUPPERS AND DOWNSPOUTS - FACTORY PAINTED PT-10		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-03	METAL TRIM	CMP	METAL AWNINGS/EYEBROW - ANCHOR TITE 8 5'	PAINTED PT-11	CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-04	METAL TRIM	CMP	METAL COPING AND TRIM - PERMA TITE - FACTORY PAINTED PT-12		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
MT-05	GUTTER/DOWNSPOUTS	CMP	METAL GUTTERS AND DOWNSPOUTS - FACTORY PAINTED PT-12		CONTACT: CONSTRUCTION METAL PRODUCTS - MIKE NOBLE - PHONE: (704) 871-8704 EMAIL: mnoble@cmpmetalsystems.com
ROOF-1	ROOFING MEMBRANE	VERSICO	60 MIL WHITE VERSIFLEX PVC		CONTACT: COREY BLANK - PHONE: (203) 215-7859 corey.blank@versico.com
STOREFRONT					
SF-01	STOREFRONT	KAWNEER	TRIFAB 451 - ALUMINUM DARK BRONZE ANODIZED		QUALITY GLASS - PHONE (708) 548-4481



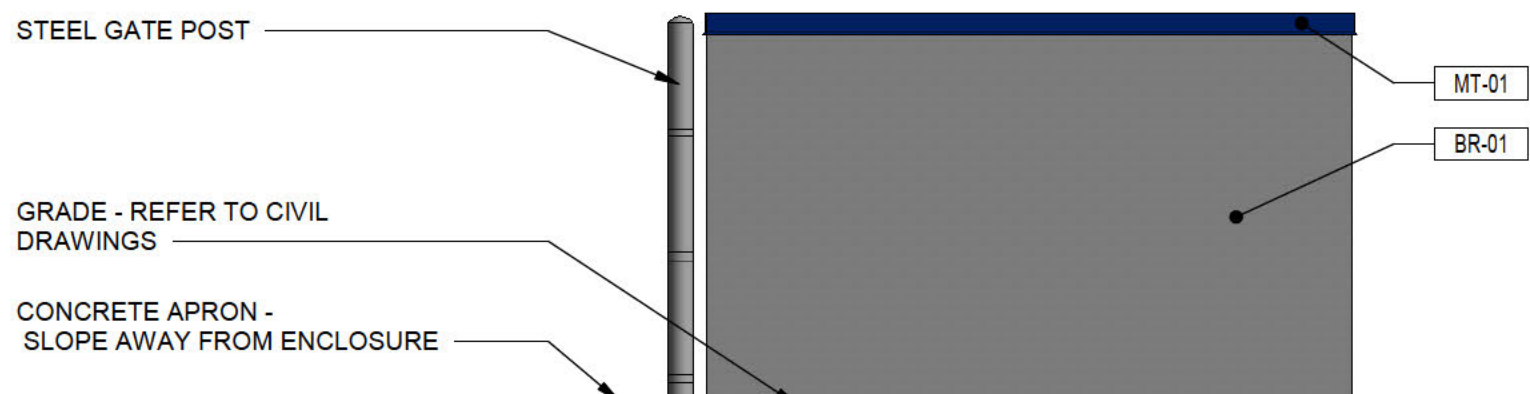
5 TRASH ENCLOSURE NORTH
SCALE: 1/4" = 1'-0"



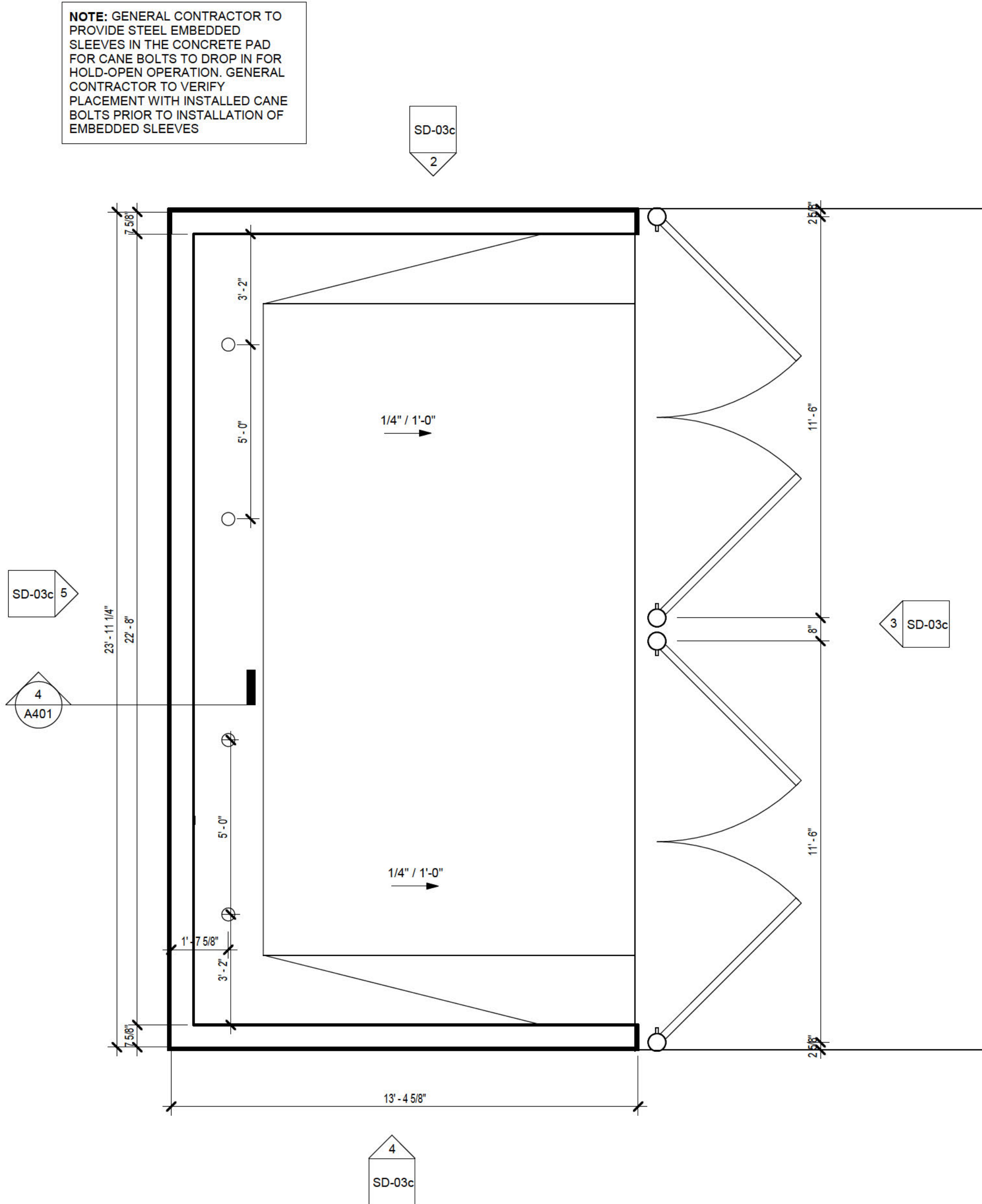
4 TRASH ENCLOSURE WEST
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE SOUTH 1
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE EAST
SCALE: 1/4" = 1'-0"



1 CONCEPT TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

Seal

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Revisions:
1 12/11/2024 PROTOTYPE RE-ISSUANCE
2 03/10/2025 PROTOTYPE REVISIONS
3 04/23/2025 PROTOTYPE REVISIONS
4 04/30/2025 PROTOTYPE REVISIONS
5 09/22/2025 PROTOTYPE REVISIONS

DRAWN BY: Author
CHK'D BY: Checker

ZAXBYS
TN Highway 52
Portland, TN 37148

SHEET TITLE

CONCEPT DUMPSTER
ENCLOSURE

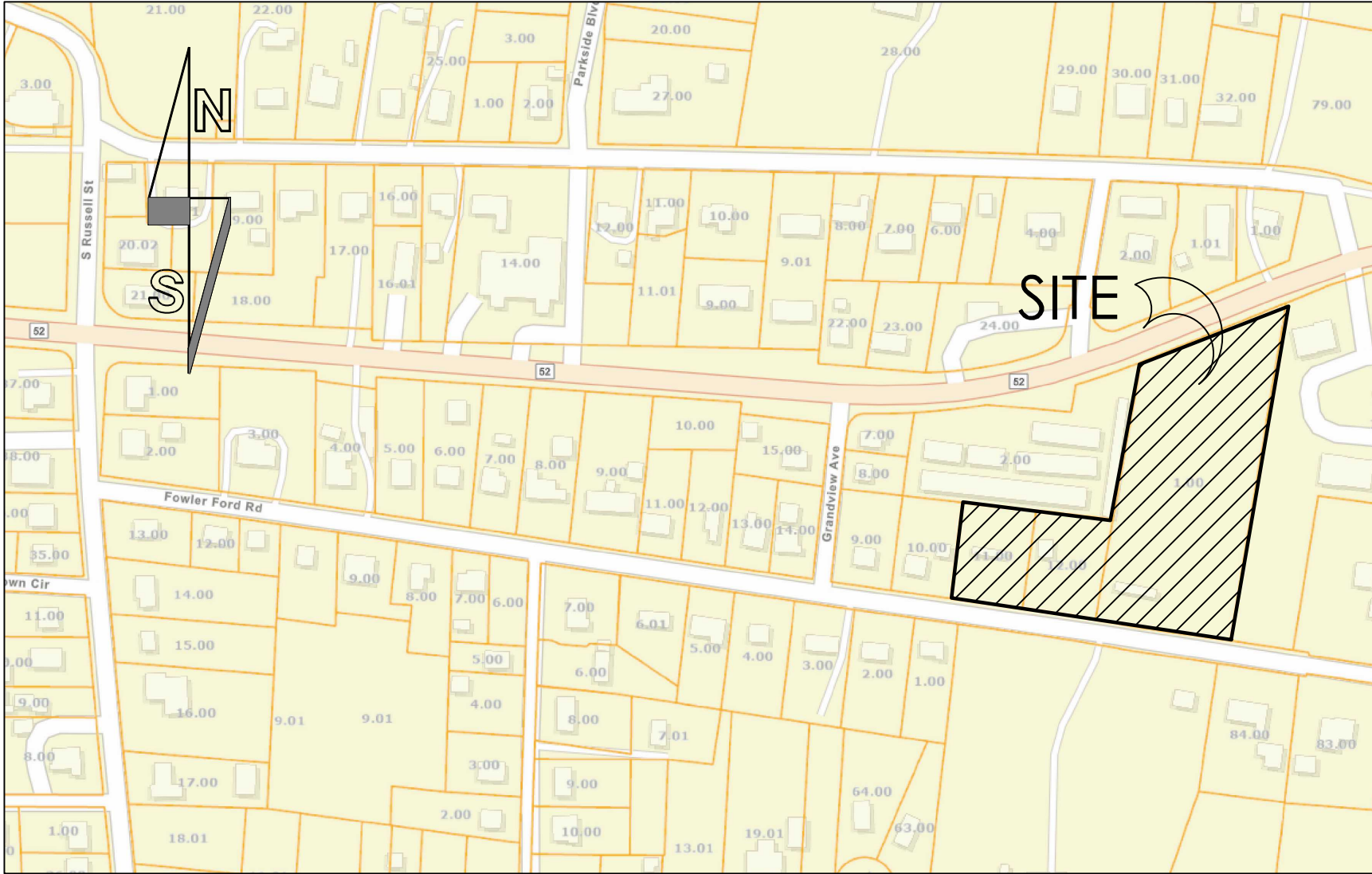
PROJECT NO: 25-0546a

SD-03c

EMAIL: ZWILKINSON@CORNERSTONEDEVELOPS.COM

AND **GRANDVIEW ESTATES PHASE 1 SUBDIVISION**

FINAL MASTER DEVELOPMENT PLAN FOR RM-1 PUD INCLUDING PRIVATE DRIVE, AMENITIES, AND INFRASTRUCTURE IMPROVEMENTS
AS SHOWN FOR 15 LOTS TO BE SUBDIVIDED (13 DUPLEX LOTS PART OF THE PUD AND 2 SINGLE FAMILY LOTS).



LOCATION MAP
NOT TO SCALE

PLAN SHEET INDEX:

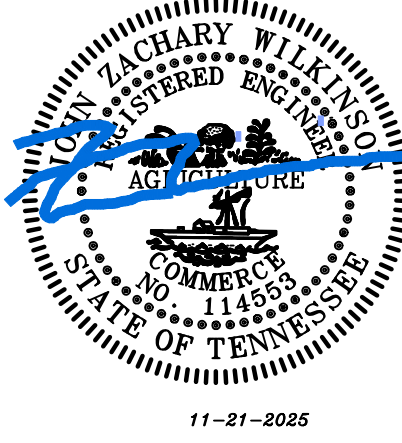
DESCRIPTION	SHEET
COVER SHEET	CS0.0
EXISTING CONDITIONS	S 1.0
SITE PLAN	C 2.1
SITE LAYOUT	C 2.1
GRADING AND DRAINAGE PLAN	C 2.2
ROAD PROFILE	C 2.3
SITE DETAILS	C 2.4
UTILITY PLAN (OVERALL)	C 3.0
UTILITY PLAN (WATER)	C 3.1
UTILITY PLAN (SEWER)	C 3.2
UTILITY PLAN (SEWER PROFILE A-B)	C 3.3
UTILITY PLAN (SEWER PROFILE C)	C 3.4
UTILITY PLAN DETAILS/NOTES	C 3.5
UTILITY PLAN DETAILS/NOTES	C 3.6
LANDSCAPE / AMENITIES PLAN	L 4.0
AMENITIES PLAN	L 5.0
EPSC P1	C 4.1
EPSC P2	C 4.2
EPSC DETAILS	C 4.3

TAX ASSESSORS REFERENCE
BEING SHOWN ON TAX MAP 033J, GROUP C, PARCEL 001.00, 011.00 & 012.00 OF THE TAX ASSESSORS
OFFICE OF SUMNER COUNTY, TENNESSEE.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO MICHAEL JONE BY DEED OF RECORD IN RECORD BOOK 6577,
PAGE 383, (PARCEL 001.00), TO DOT WILKINSON BY DEED OF RECORD IN RB 529 PG 626 (PARCEL 011.00), AND
TO THE JAMES L. AND DOROTHY D. WILKINSON REVOCABLE LIVING TRUST BY DEED OF RECORD IN RB 677 PG 675
(PARCEL 012.00) REGISTERS OFFICE OF SUMNER COUNTY, TN.

PLAT REFERENCE
PART OF PROPERTY BEING LOTS 27-36 OF GRANDVIEW SUBDIVISION PLAT OF RECORD IN PLAT BOOK 1, PAGE 23 OF THE
REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.

ZONING BULK REGULATIONS							
	CURRENT ZONING		BASE ZONING	PUD MINIMUM REQUIREMENTS	REQUESTED RM-1 PUD		
	R15 REDEVELOPMENT OVERLAY(CURRENT ZONING)	GCS (CURRENT ZONING)	RM-1 REDEVELOPMENT OVERLAY	RM-1 PUD	LOTS 1, 2,5,10-12	3-5, 7-9, 13	
SINGLE FAMILY/DUPLEXES ALLOWED	YES	NO	YES	YES	DUPLEXES	DUPLEXES	
MINIMUM AREA	12,000 SF	N/A	4,800 SF/LOT	5,000 SF/LOT	5,000 SF/LOT	5,000 SF/LOT	
MINIMUM AREA/UNIT	9,200 SF	N/A	2,880 SF/UNIT	N/A	2,500 SF/UNIT	2,500 SF/UNIT	
MINIMUM LOT WIDTH	75'	0	37.500000	N/A	63'	63'	
FRONT BUILDING SETBACK	50'/40'	50'	50'/40'	20'	28'-42'	30'-44'	
SIDE BUILDING SETBACK	15'	10'	7.5'	5'	5'-10'	5'-10'	
REAR BUILDING SETBACK	30'	20'	20'	15'	5'	5'	
BUFFERYARD (R15/GCS/RM-1)	NONE/15' TYPE B/10' TYPE A	15' TYPE B/NONE/15' TYPE B	10' TYPE A/15' TYPE B/10' TYPE A	20' TYPE C (ALONG ALL)	20' TYPE C (ALONG ALL) AND ALTERNATIVE (3-512 Z.O.)	20' TYPE C (ALONG ALL) AND ALTERNATIVE (3-512 Z.O.)	
MAXIMUM LOT COVERAGE BY ALL BUILDINGS	25%	65%	50%	N/A	19%		
PARKING			1.5 SPOTS /UNIT=39		60		
SITE DATA/OPEN SPACE TABLE							
TOTAL ACREAGE:	2.61 ACRES						
CURRENT ZONING:	R15 REDEVELOPMENT OVERLAY/GCS						
REQUESTED ZONING:	RM-1 REDEVELOPMENT OVERLAY PUD						
REQUIRED OPEN SPACE TOTAL 20%:	0.56 ACRES						
REQUIRED OPEN SPACE USABLE 10%:	0.28 ACRES						
OPEN SPACE PASSIVE PROVIDED:	0.65 ACRES						
OPEN SPACE USABLE PROVIDED:	0.39 ACRES						
OPEN SPACE TOTAL PROVIDED:	1.04 ACRES						
TABLE OF EXCEPTIONS REQUESTED							
	RM-1 REDEVELOPMENT OVERLAY BASE ZONING REQUIREMENT	PUD MINIMUM REQUIREMENT	RM-1 PUD REQUEST	REASON			
MINIMUM AREA/UNIT	2,880 SF/UNIT	2,500 SF/UNIT	2,500 SF/UNIT	BECAUSE OF THE PERIMETER OPEN SPACE DEDICATION REQUIREMENT OF ALL PUD'S, AND RELATIVELY SMALL SIZE OF PROPERTY, OVERALL DENSITY IS STILL SIGNIFICANTLY LESS THAN BASE ZONING ALLOWANCE			
FRONT BUILDING SETBACK	40'	20'	20'	BUILDING WILL BE LOCATED ON PRIVATE SHARED DRIVE WITHIN THE PROPOSED PUD			
SIDE BUILDING SETBACK	7.5'	5'	5'	PLANNING COMMISSION REQUEST FOR ADDITIONAL DISTANCE BETWEEN DRIVE ISLE AND BUILDING.			
REAR BUILDING SETBACK	20'	15'	5'				
BUFFERYARDS	10' TYPE A/15' TYPE B/10' TYPE A	20' TYPE C	AS SHOWN ON LANDSCAPE PLAN	PRESERVE EXISTING BUFFER, PROVIDE OPAQUE BARRIER AROUND POND			
PRIVATE STREETS	WAIVER OF 5.4.8.3 OF SUBDIVISION REGULATIONS AS IT RELATES TO PRIVATE STREETS, TO ALLOW FOR PROPOSED LOT LAYOUT.						
DENSITY TABLE							
ZONING	MAX DENSITY ALLOWED/PROVIDED (SF/UNIT)		MAX DENSITY ALLOWED/PROVIDED (DWELLING UNITS/ACRE)				
R-15 REDEVELOPMENT OVERLAY	9,200 SF/UNIT		4.700000				
RM-1 REDEVELOPMENT OVERLAY	2,880 SF/UNIT		15.100000				
PROPOSED RM-1 PUD DENSITY	4,707 SF/UNIT		9.200000				



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or (800) 351-1111 or (615) 366-1982
TENNESSEE ONE CALL IT'S THE LAW

GRANDVIEW ESTATES PUD
FINAL MASTER DEVELOPMENT PLAN
304-310 FOWLER FORD ROAD
PORTLAND
SUMMER COUNTY, TENNESSEE

COVER SHEET

[illegible]

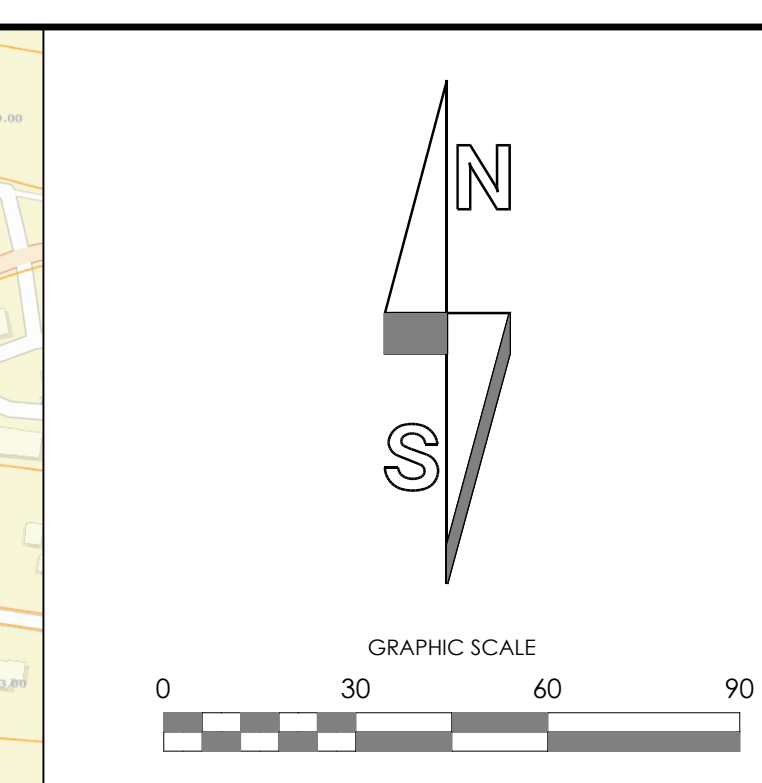
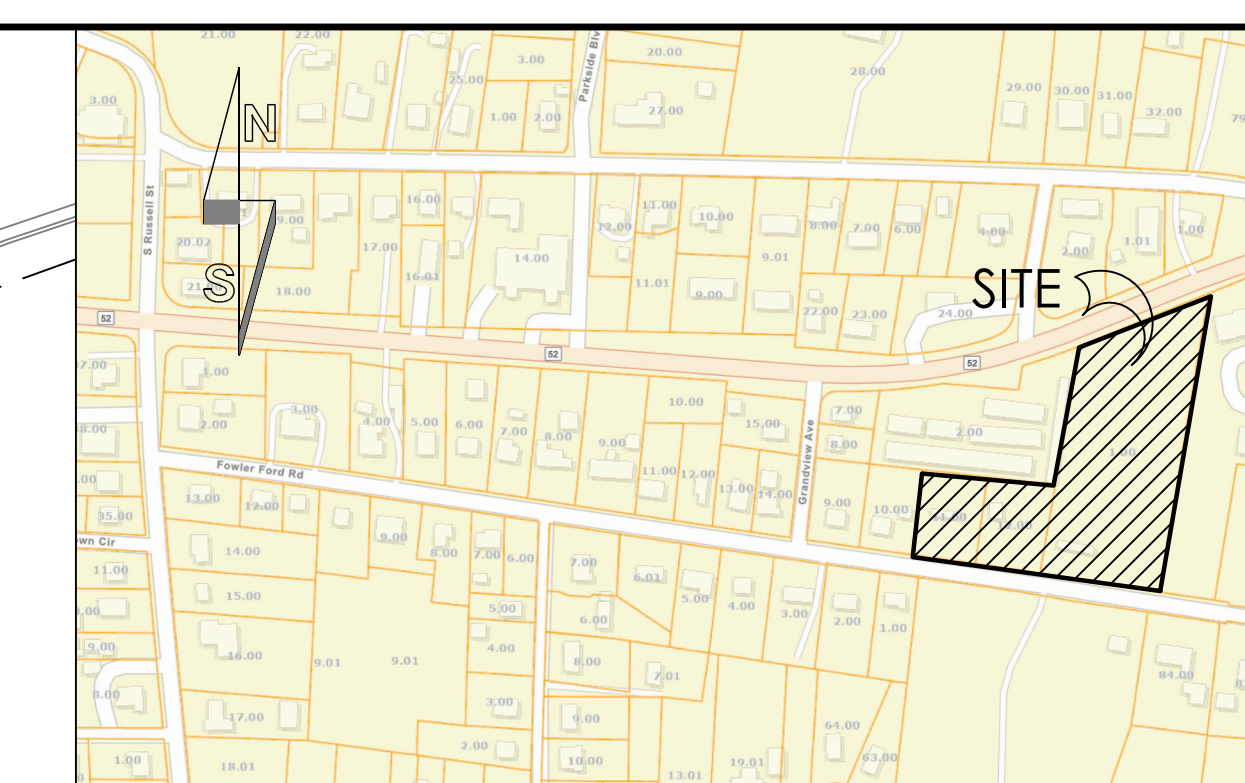
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CS0.0

SHEET 1 OF 18

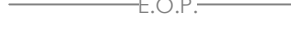
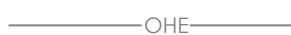
PROJECT #: 25061CDS DATE: 11-21-20

PLAT REFERENCE
PART OF PROPERTY BEING LOTS 27-36 OF GRANDVIEW SUBDIVISION PLAT OF RECORD IN PLAT BOOK 1, PAGE 23 OF THE
REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.



GRANDVIEW EAST TUD
BOUNDARY AND TOPOGRAPHICAL SURVEY
304-310 FOWLER FORD ROAD
PORTLAND
SUMNER COUNTY, TENNESSEE

EXISTING CONDITIONS

<u>LEGEND</u>	
	CONCRETE MONUMENT (FOUND)
	CMS
	CONCRETE MONUMENT (SET)
	1/2" IRON REBAR (FOUND)
	IPS
	1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
	PKF
	PK NAIL (SET)
	BENCHMARK
	BOUNDARY LINE
	SETBACK / YARD
	EASEMENT
	EDGE OF PAVEMENT
	SANITARY SEWER LINE
	WATER LINE
	STORM SEWER
	GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	FENCE
	TREE LINE
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	GUY ANCHOR
	LIGHT POLE
	ELECTRICAL TRANSFORMER
	ELECTRICAL VAULT
	COMMUNICATIONS VAULT
	COMMUNICATIONS PEDESTAL
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	BLOW OFF VALVE
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	STORM MANHOLE

I HEREBY CERTIFY THAT THIS IS AN ACCURATE SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE AND IN ADEQUATE PROPORTION AS REQUIRED EXCEED 1:10,000.



TN: DLS - 60372/

DATE : _____

811

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TENNESSEE ONE CALL IT'S THE LAW

SHEET NO.
S1.0
SHEET 1 OF 7
PROJECT #: 25.061CDS DATE: 5-7-2025

LEGEND

- USABLE OPEN SPACE
- PASSIVE OPEN SPACE
- PROPOSED DRIVE/PARKING
(NOT INCLUDED IN OPEN SPACE CALCULATIONS)

403 HWY 52E
CAPTAIN RON HOLDINGS, LLC
MAP 033J GROUP C PARCEL 002.00
RB 6311 PG 549
ZONED: GCS

302 FOWLER FORD ROAD
JOHN & GLENDA PERRY
MAP 033J GROUP C PARCEL 010.00
RB 3313 PG 846
GRANDVIEW SUBDIVISION
PB 1 PG 23
ZONE: R15

501 HWY 52E
DRAKEWOOD ASSOCIATES, LP &
JCH PROPERTY MANAGEMENT CO.
MAP 033 PARCEL 078.03
RB 129 PG 700
TRACT 1 OF JCH DEVELOPMENT CO., INC
SUBDIVISION PLAT
PB 13 PG 115

UNIT DIMENSIONS AND BEARINGS:

- UNIT 1: 11' 5.5" S.S.L. 84.00'
- UNIT 2: 11' 5.5" S.S.L. 84.00'
- UNIT 3: 11' 5.5" S.S.L. 84.00'
- UNIT 4: 11' 5.5" S.S.L. 84.00'
- UNIT 5: 11' 5.5" S.S.L. 84.00'
- UNIT 6: 11' 5.5" S.S.L. 84.00'
- UNIT 7: 11' 5.5" S.S.L. 84.00'
- UNIT 8: 11' 5.5" S.S.L. 84.00'
- UNIT 9: 11' 5.5" S.S.L. 84.00'
- UNIT 10: 11' 5.5" S.S.L. 84.00'
- UNIT 11: 11' 5.5" S.S.L. 84.00'
- UNIT 12: 11' 5.5" S.S.L. 84.00'
- UNIT 13: 11' 5.5" S.S.L. 84.00'

COMMON AREA DIMENSIONS AND BEARINGS:

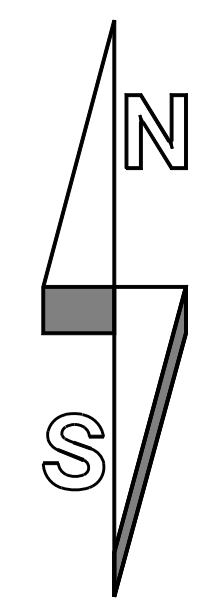
- GRILL STATION: 11' 5.5" S.S.L. 84.00'
- FIRE PIT: 11' 5.5" S.S.L. 84.00'
- GAZEBO: 11' 5.5" S.S.L. 84.00'
- MAIL KIOSK: 11' 5.5" S.S.L. 84.00'
- TURN DOWN SIDEWALK: 11' 5.5" S.S.L. 84.00'

ADDITIONAL DIMENSIONS AND BEARINGS:

- 403 HWY 52E: N 07°57'55" E 212.12'
- 302 FOWLER FORD ROAD: N 81°24'45" W 89.50'
- 501 HWY 52E: S 10°13'39" W 545.30'
- 403 HWY 52E: S 83°08'54" E 99.59'
- 302 FOWLER FORD ROAD: N 06°25'21" E 165.79'

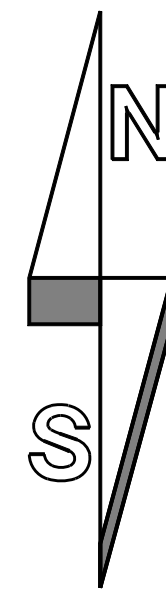
OTHER FEATURES:

- STOP BAR/SIGN (SHEET C2.4)
- TURN DOWN SIDEWALK TO POST CURB TRANSITION (TYP.)
- POST CURB (TYP.)
- TURN DOWN SIDEWALK
- GRILL STATION
- FIRE PIT
- GAZEBO
- MAIL KIOSK
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- POST CURB (TYP.)
- TURN DOWN SIDEWALK
- GRILL STATION
- FIRE PIT
- GAZEBO
- MAIL KIOSK
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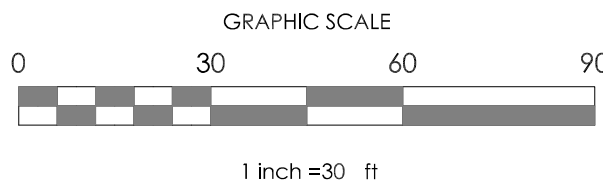
LOT #	ACRES	SF
1	0.12	5,341
2	0.12	5,317
3	0.14	6,174
4	0.14	6,150
5	0.14	6,125
6	0.12	5,093
7	0.13	5,611
8	0.14	5,922
9	0.14	5,922
10	0.12	5,400
11	0.13	5,480
12	0.12	5,180
13	0.13	5,781

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1,175.92'	9.12'	9.12'	N 68° 50' 00" E
C2	1,486.71'	21.71'	21.71'	N 67° 00' 00" E
C3	85.83'	31.54'	31.37'	S 00° 00' 00" E

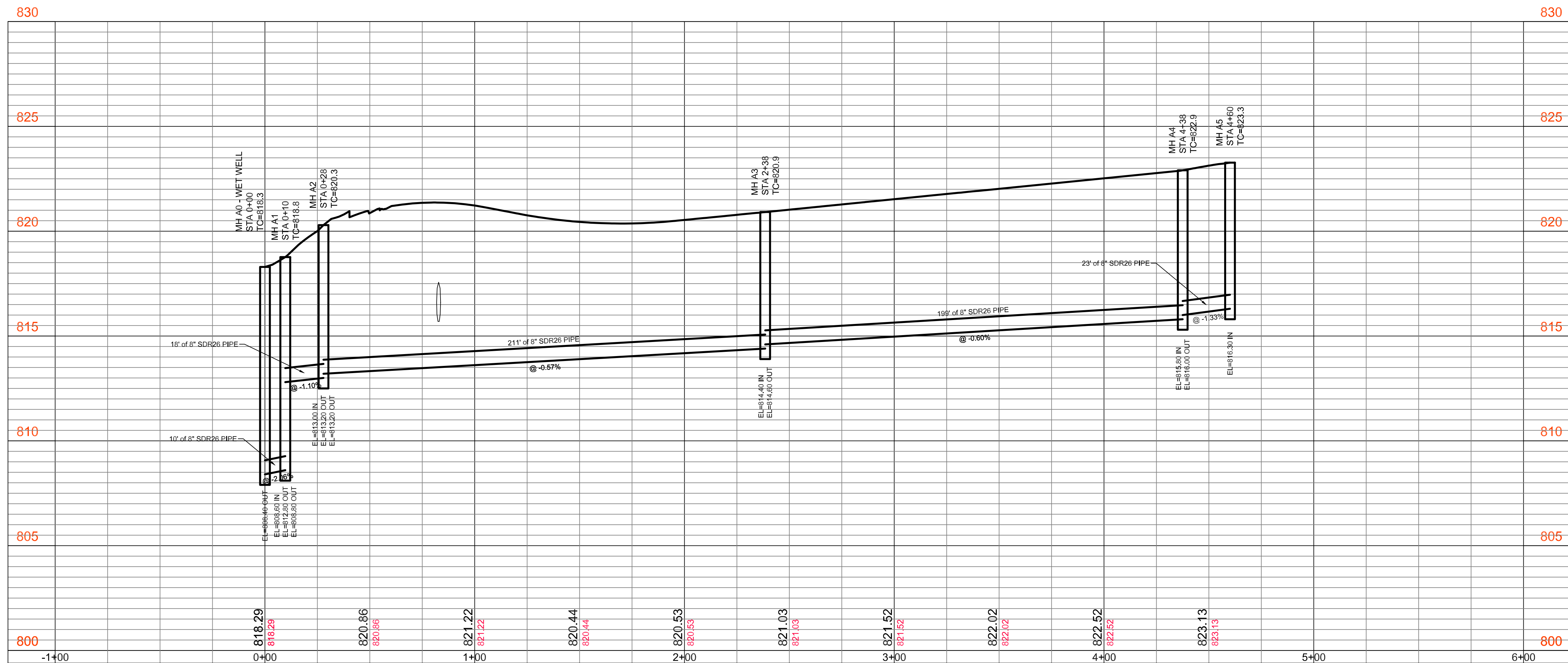


*USE HEADWALL INVERT FOR PLACEMENT

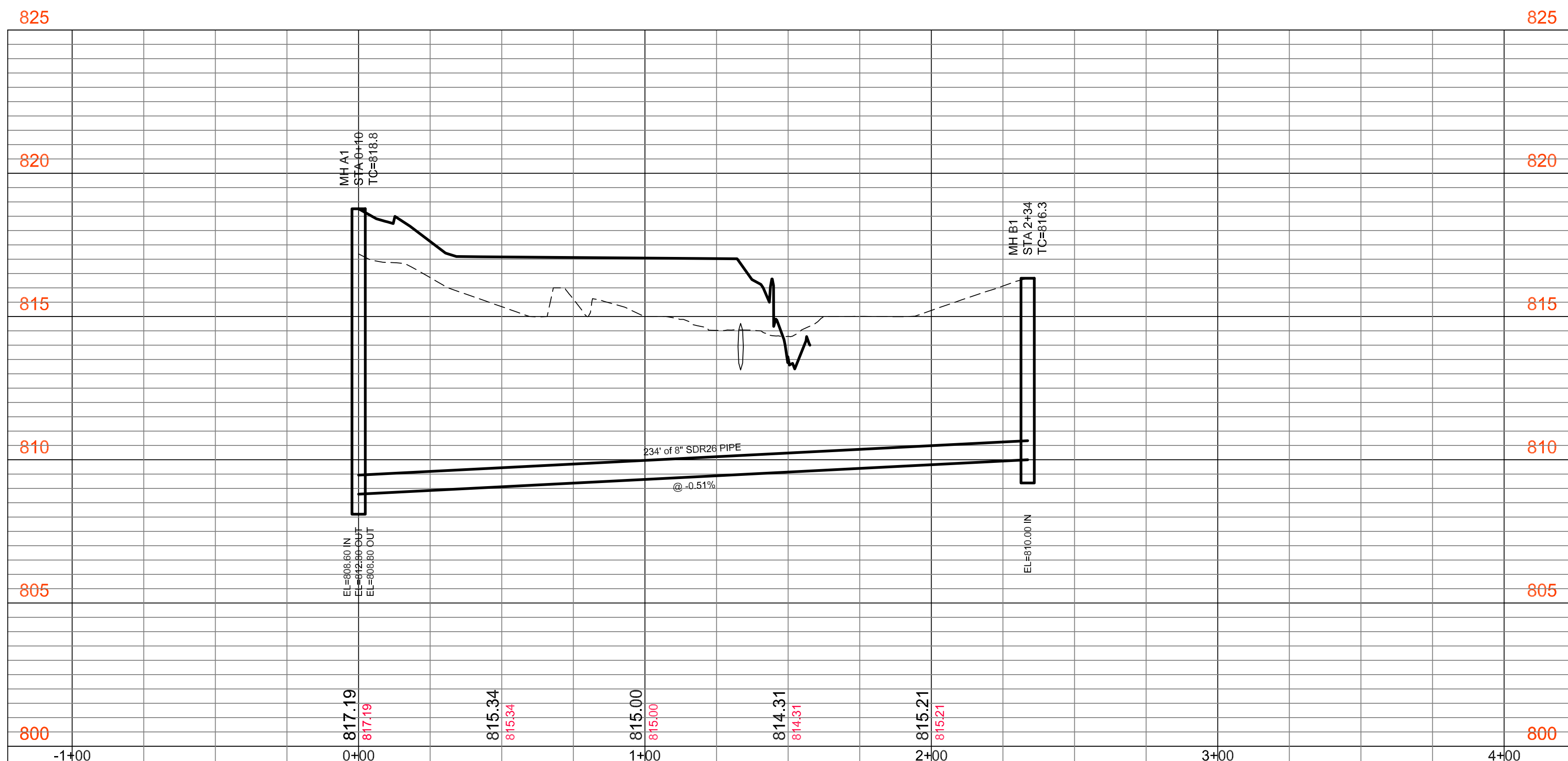
PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
1-2	15" RCP	28'	-0.72%
10-11	12" HDPE	63'	-0.79%
11-12	12" HDPE	63'	-0.63%
13-14	24" RCP	63'	-0.79%
14-15	18" RCP	84'	-1.18%
18-19	19"X30"	5'	-0.97%
3-4	18" RCP	90'	-0.56%
4-17	18" RCP	52'	-0.95%
4-5	18" RCP	87'	-0.57%
5-6	18" RCP	93'	-0.54%
5-7	18" RCP	145'	-0.34%
8-9	12" HDPE	40'	-0.75%
9-10	12" HDPE	63'	-0.63%



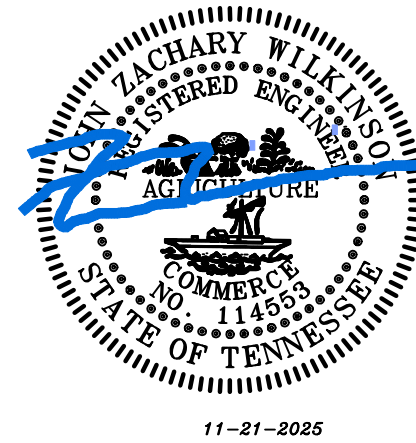
SHEET NO.
C2.3
SHEET 6 OF 18
PROJECT #: 25.061CDS DATE: 11-21-2025



SANITARY LINE A
1"=30' HORIZONTAL
1"=3' VERTICAL



SANITARY LINE B
1"=30' HORIZONTAL
1"=3' VERTICAL



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PORTLAND
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UTILITY PLAN-SEWER PROFILE LINE A & B

[illegible]

SHEET NO.

C3.3

SHEET 11 OF 18

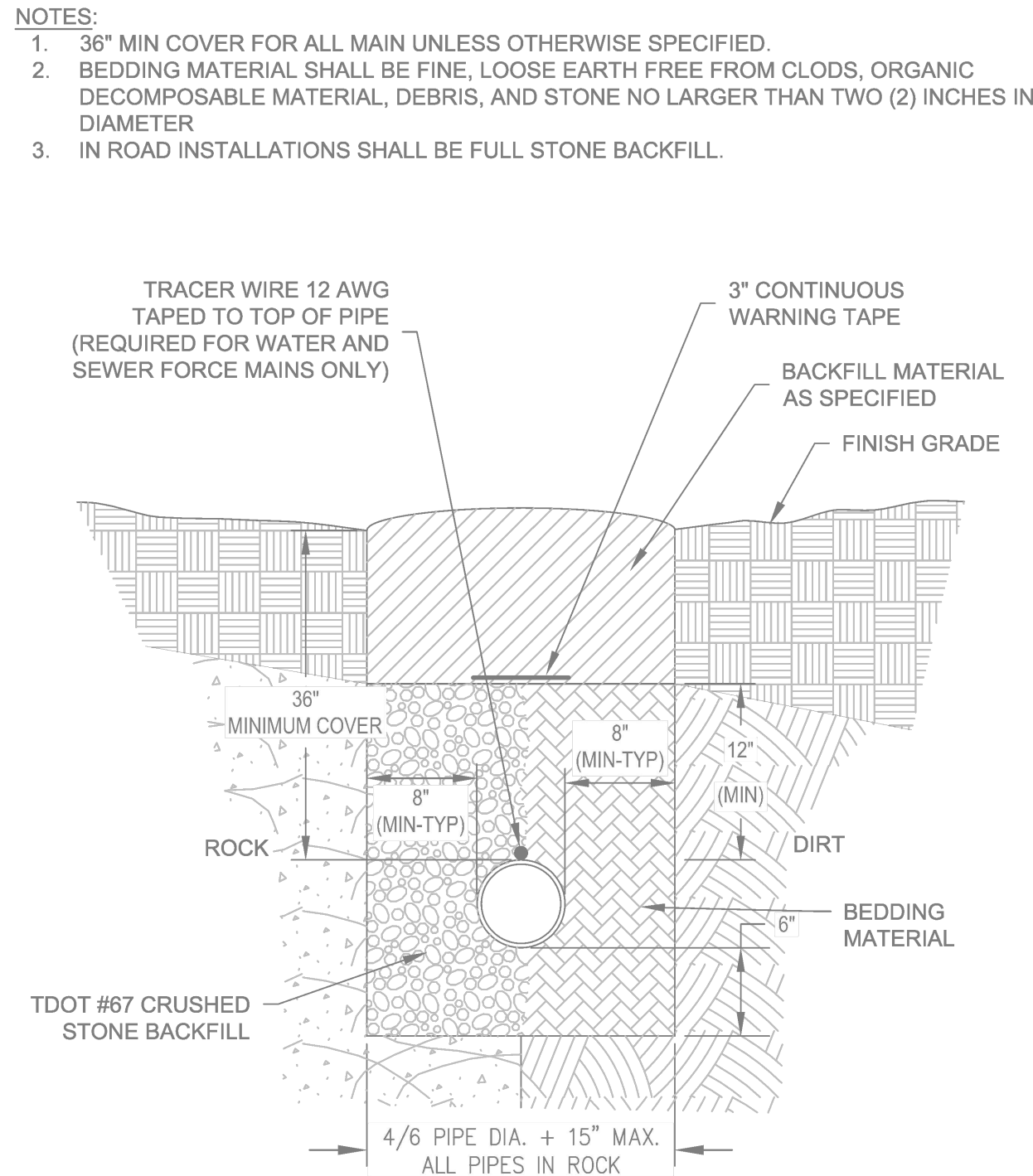
PROJECT #: 25.061CDS DATE: 11-21-2025



CITY OF PORTLAND
DEPARTMENT OF UTILITIES
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
Telephone 615-323-1437

1. All water and sewer lines shall be installed and tested as per the City of Portland Standard Specifications.
2. All existing services along the existing sewer & water mains shall be connected to the new main. For water, the new service shall include the replacement of the service line from the main to the existing meter. For sewer, the new service shall include the replacement of the service line from the main to the edge of right-of-way, a new six (6) inch cleanout assembly, and new concrete cleanout cut with Cast Iron frame and lid.
3. All waterlines shall be blue DR 14 C900 PVC or Ductile Iron Pipe
4. All Gravity Sewer lines and fittings shall be green SDR 26 PVC or Protecto 401 lined Ductile Iron Pipe. All Force mains shall be green SDR 21 PVC.
5. Where new mains are installed parallel to existing mains, the existing mains shall be cut, capped, and abandoned in place as per PDU requirements.
6. All Valves abandoned in place shall have the valve box removed and the ground returned to its previous condition. If valve was in pavement or concrete, the contractor is responsible for repairing to the previous or better condition.
7. All manholes abandoned in place shall be abandoned as per detail WW-12.
8. Construction shall not begin until these plans have been approved by the City of Portland and by the Tennessee Department of Environment and Conservation. A copy of the TDEC approved plans shall be maintained on site during construction at all times.
9. Construction shall not begin until all Submittals have been submitted to PDU and approved. Once the Submittals are approved, a Pre-Construction Meeting will be scheduled.
10. Contractor shall have the project staged prior to scheduling the Pre-Construction meeting. If not staged, meeting will not be scheduled. Staking shall include the following back-of-curb, edge of right-of-way, centerline of utility every 50 ft, manholes, valves, fittings, hydrants, back of easement, and lot lines. Contact PDU to verify staging requirements prior to scheduling Pre-Construction Meeting.
11. An As-Built survey of the sewer and water mains and all associated appurtenances to the Portland Department of Utilities standard must be submitted and approved prior to the city accepting ownership of utility. For water lines, all fittings, valves, hydrants, air release, taps, etc. shall be surveyed. For gravity sewer mains, all manholes, tap tees, services, cleanouts, etc. shall be surveyed. For force mains, all fittings, valves, air release, taps, etc. shall be surveyed.
12. Prior to scheduling a Pre-Construction Meeting, a Surety in the form of a Letter of Credit (LOC) for the complete project, as calculated per the City of Portland Surety Calculator must be submitted to PDU. LOC is required before signing of any Final Plats. After utility is accepted by the City, LOC will be reduced to 15% of the original LOC and shall be held for twelve (12) months from date of acceptance to ensure repair of any warranty item during the 12-month period.
13. All existing utilities shown on the survey are assumed locations. PDU shall not be responsible for location, size, material, diameter, or any other details on existing underground utilities. For confirmation of existing underground utility's true conditions, nothing must be done. Please reach out to PDU when requesting to expose an existing utility's location.
14. PDU requires close-circuit television (CCTV) inspection of the interior of all sewer mains and service laterals prior to final acceptance. CCTV footage shall utilize the laser profile, without water in the sewer mains, and the wet ruler (external measuring device in front of camera to detect sags), with settled water in the sewer mains. The Developer will be financially responsible for all CCTV inspections.
15. All road cuts shall be compacted in six (6) to eight (8) inch lifts. Temporary cut patches shall be used until the final surface coat is installed. (i.e. hot mix asphalt or concrete) Repair shall be completed as per Detail C-01 to C-03.

REVISED JANUARY 2025
1 | Page

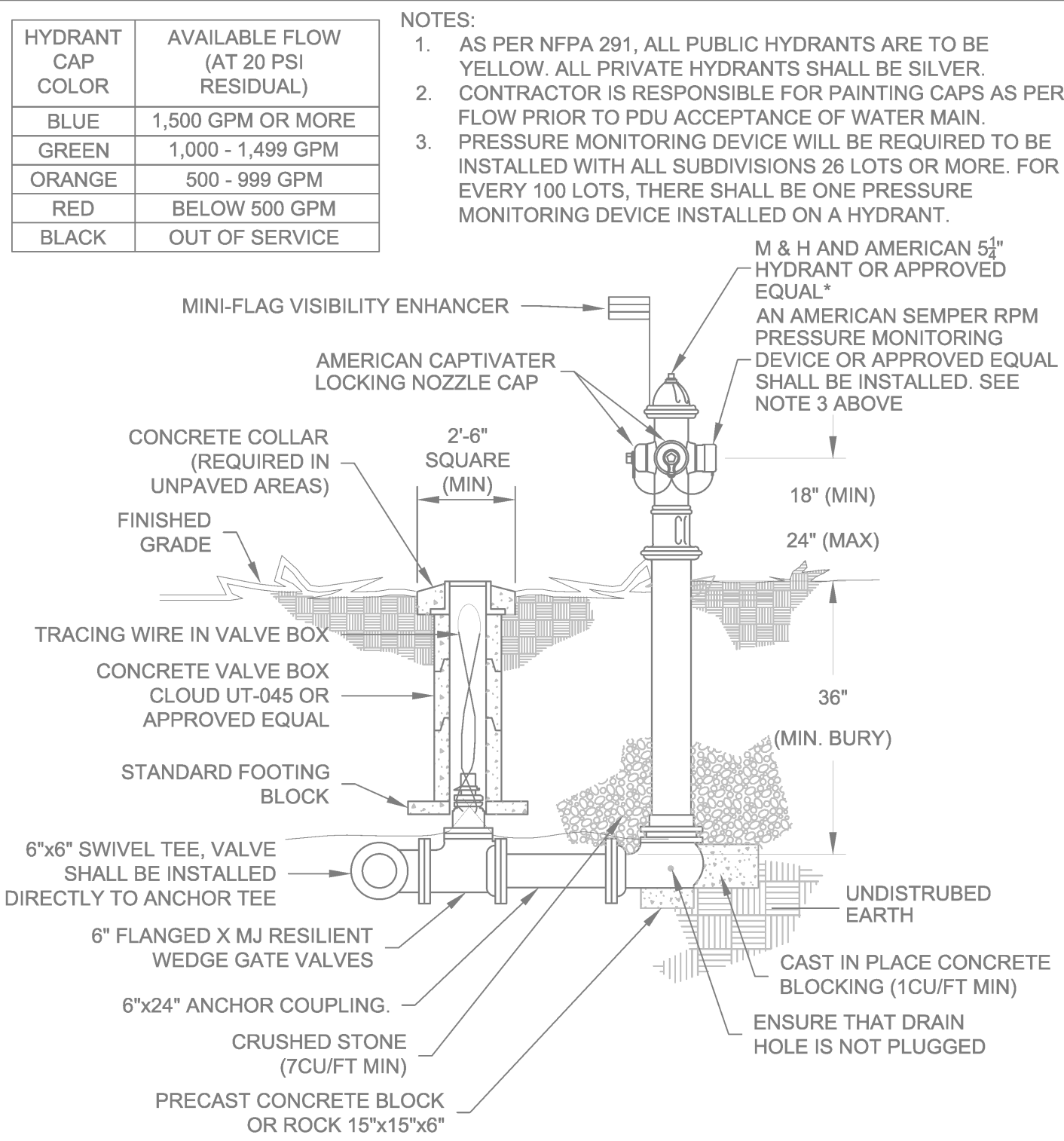


WATER TRENCH DETAIL
N.T.S.



REVISION NO: 5
DATE:06/05/2024

W-01



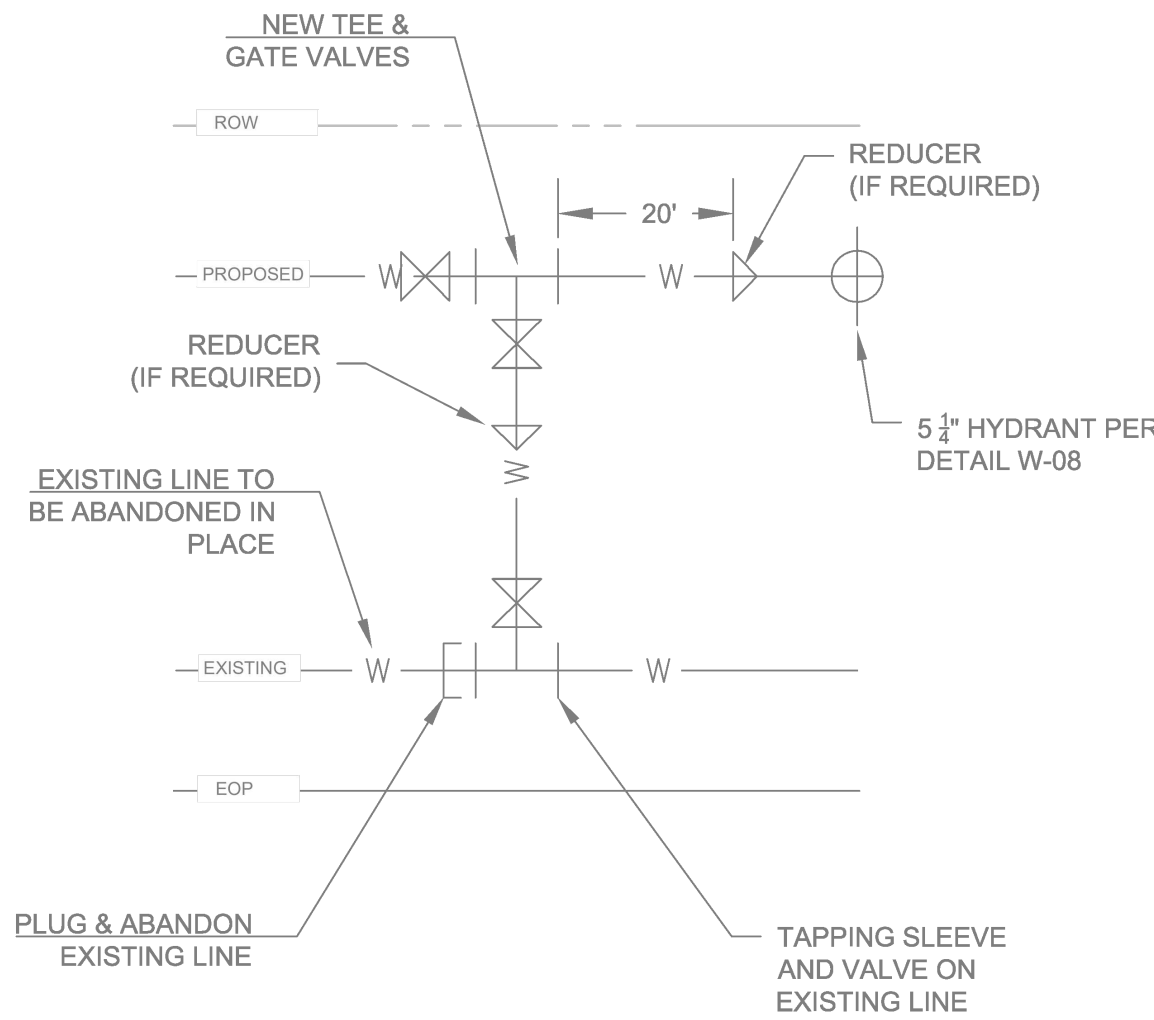
FIRE HYDRANT ASSEMBLY
N.T.S.



REVISION NO: 9
DATE:09/20/2024

W-08

1. REDUCER MAY BE REQUIRED TO CONNECT NEW WATERLINE TO THE EXISTING.
2. NEW TEE & GATE VALVES SHALL MATCH PROPOSED WATERLINE SIZE.
3. MAINTAIN 20' FROM THE FACE OF THE VALVE TO THE FACE OF THE REDUCER BEFORE HYDRANT.



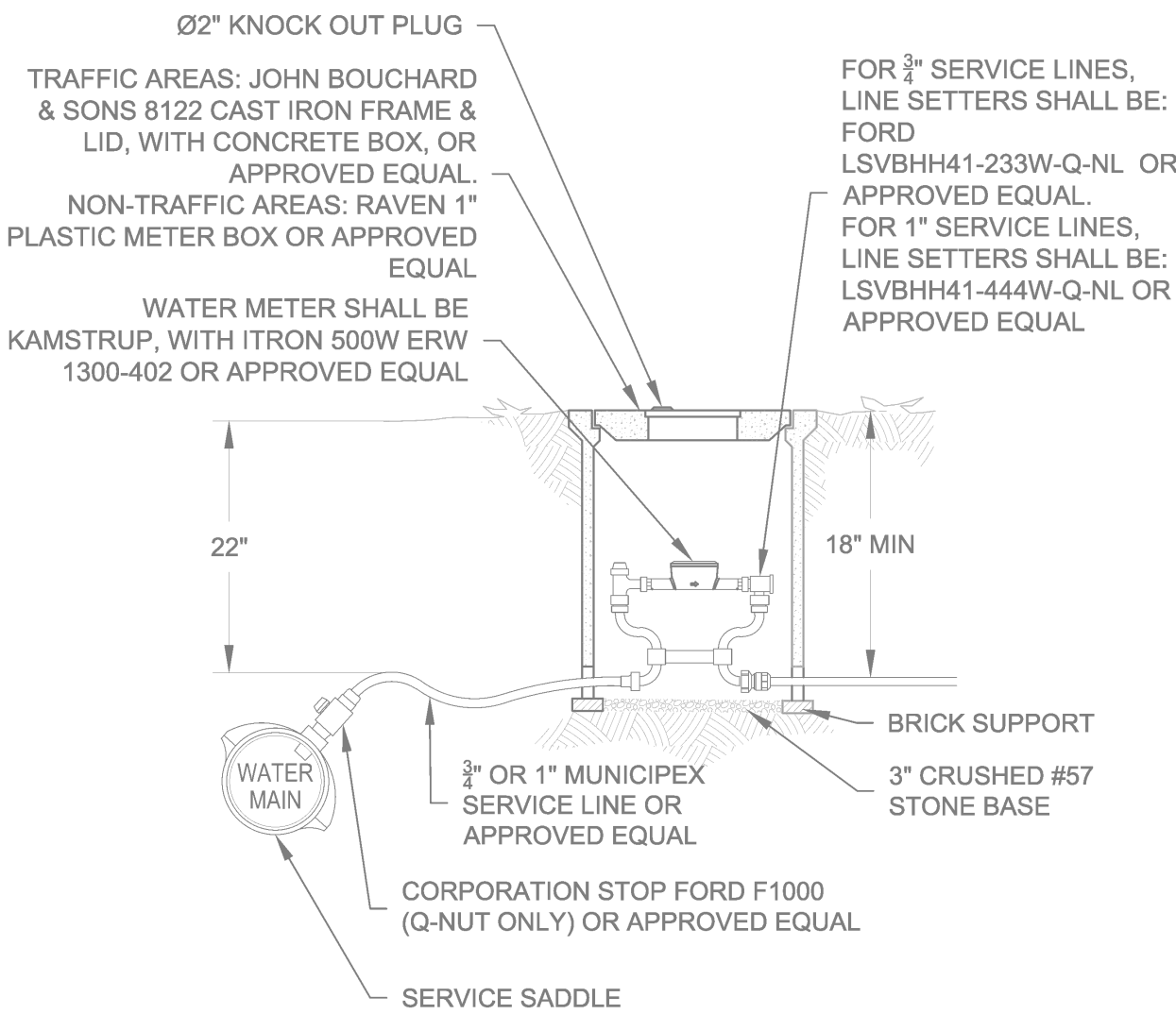
END OF LINE CONNECTION DETAIL (NO EASEMENT)
N.T.S.



REVISION NO: 3
DATE:06/05/2024

W-15

1. CONTRACTOR SHALL INSTALL EVERYTHING, EXCEPT THE METER.
2. CITY SHALL INSTALL METER ONCE LINE IS APPROVED AND IN SERVICE
3. CONCRETE METER BOXES SHALL BE USED FOR ANY METERS INSTALLED UNDER HARD SURFACE (I.E. PAVEMENT, CONCRETE, OR GRAVEL DRIVEWAYS)
4. CONCRETE METER BOXES SHALL BE INSTALLED ON ALL COMMERCIAL AND INDUSTRIAL LOCATIONS.
5. PLASTIC METER BOXES MAY BE USED FOR ALL RESIDENTIAL METER BOXES INSTALLED UNDER SOFT SURFACES (I.E. GRASS) AND AT LEAST THREE (3) FEET AWAY FROM ANY HARD SURFACE (I.E. PAVEMENT, GRAVEL, ETC.)

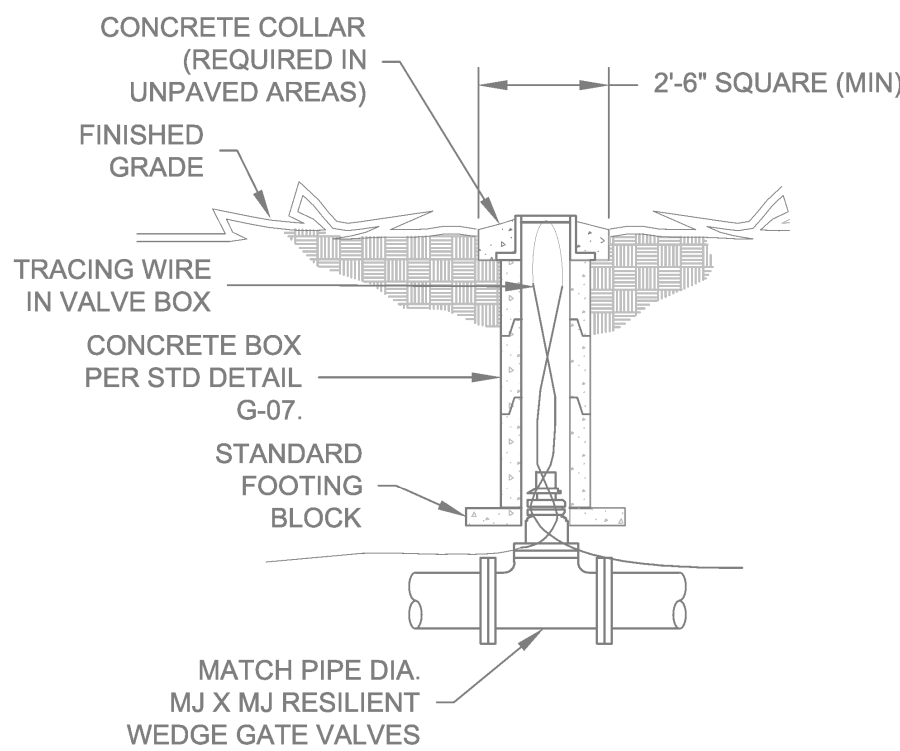


3/4" & 1" SERVICE METER ASSEMBLY
N.T.S.



REVISION NO: 6
DATE:06/05/2024

W-02



NOTES:

1. TRACING WIRE SHALL BE CONNECTED TO VALVE BOX FRAME FOR ACCESSIBILITY.

GATE VALVE INSTALLATION



REVISION NO: 3
DATE:06/05/2024

W-09

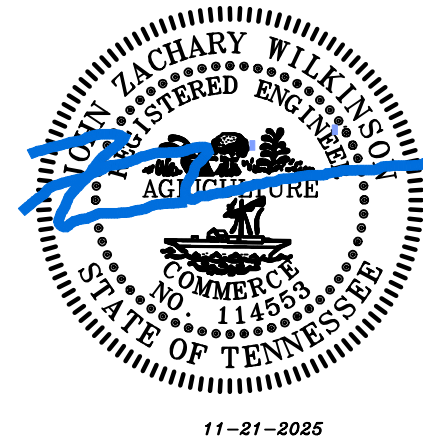
PREPARED BY



CORNERSTONE

DEVELOPMENT SERVICES

SURVEYING



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TENNESSEE ONE CALL IT'S THE LAW

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304-310 FOWLER FORD ROAD
PORTLAND
SUMNER COUNTY, TENNESSEE

UTILITY PLAN NOTES-NOTES/DETAILS 1

[illegible]

SHEET NO.

C3.5

SHEET 13 OF 18

PROJECT #: 25.061CDS DATE: 11-21-2025

