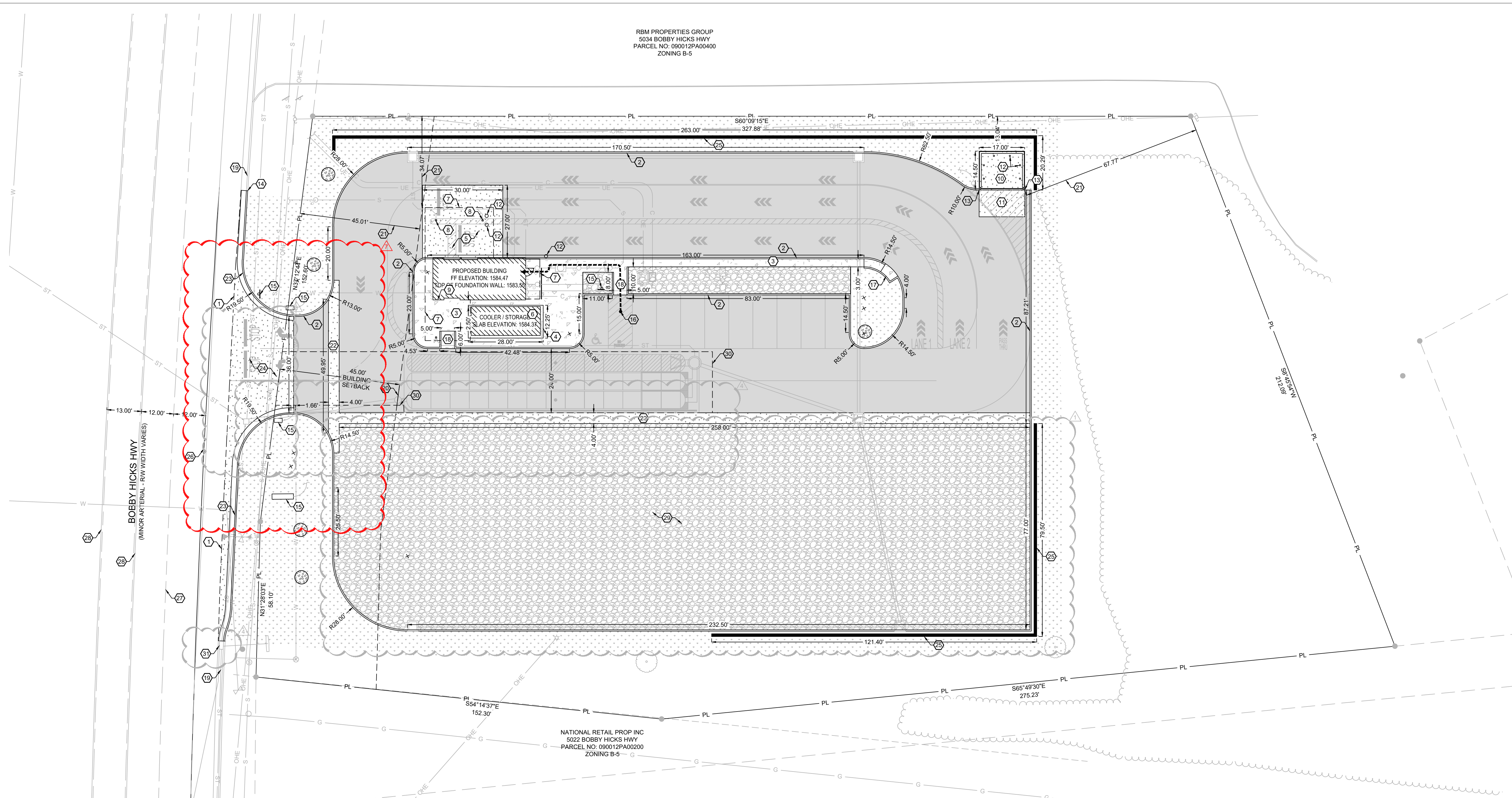


RBM PROPERTIES GROUP
5034 BOBBY HICKS HWY
PARCEL NO. 090012PA00400
ZONING B-5



ENGINEER OF RECORD:
NAME: MOISES LOZANO
LICENSE NO. TN #PE-129484

PROJECT NUMBER:
91.143

- REVISION:
- ▲ 07.28.2025 CITY REVIEW COMMENTS
 - ▲ 08.19.2025 TDOT REVIEW COMMENTS
 - ▲ 09.10.2025 CITY REVIEW COMMENTS
 - ▲ 11.07.2025 SITE REVISIONS

7 BREW COFFEE
GRAY, TN 01
5030 BOBBY HICKS HIGHWAY
GRAY, TN

HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.
- TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH. MATCH EXISTING COLOR.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.12 SHEET C7.1.

KEY NOTES:

- 1 MATCH EXISTING PAVEMENT.
- 2 CONCRETE CURB PER DETAIL 2.01, SHEET C7.1.
- 3 SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- 4 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK EDGE DETAIL 2.04, SHEET C7.1.
- 5 CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- 6 REMOTE COOLER LOCATION. COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
- 7 BUILDING CANOPY OUTLINE.
- 8 CANOPY COLUMNS LOCATIONS, TYPICAL.
- 9 BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- 10 CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- 11 TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 12 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- 13 INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
- 14 CONNECT TO EXISTING CURB.
- 15 SIGN, SEE SHEET C6.1.
- 16 ACCESSIBLE PATH FROM PARKING TO BUILDING.
- 17 TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
- 18 TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
- 19 EXISTING CURB AND GUTTER. DO NOT DISTURB.
- 20 45 FOOT BUILDING SETBACK LINE.
- 21 DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- 22 CONCRETE SWALE PER DETAIL 4.08 SHEET C7.2.
- 23 CONCRETE CURB AND GUTTER PER TDOT DETAIL RP-VC-11 SHEET C7.3
- 24 CONCRETE DRIVEWAY PER TDOT STANDARD DRIVEWAY PAVEMENT SECTION DETAIL 2.12 SHEET C7.1 DETAILS.
- 25 VARIABLE HEIGHT RETAINING WALL (3" MAX). SEGMENTAL BLOCK RETAINING WALL PER MANUFACTURER'S DESIGN INSTRUCTIONS. SEE DETAIL 4.04 SHEET C7.2. BASE FOOTING ELEVATION = 1577.50.
- 26 EXISTING PAVEMENT MARKING TDOT SSWL.
- 27 EXISTING PAVEMENT MARKING TDOT DSWL.
- 28 EXISTING PAVEMENT MARKING TDOT SSWL.
- 29 FUTURE DEVELOPMENT. PROVIDE AGGREGATE BASE AS TEMPORARY SURFACE.
- 30 PROPOSED DRAINAGE ACCESS EASEMENT.
- 31 PROTECT EXISTING CURB INLET.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-5 PLANNED COMMUNITY BUSINESS DISTRICT.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE = 10 STALLS.
PROVIDED = 10 STALLS, 9 STANDARD AND 1 ADA.

DRIVE-THRU QUEUE:

STACKING SPACES REQUIRED PER WINDOW: = 3 SPACES
STACKING SPACES PROVIDED: = 17 SPACES

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 41,586 S. F.
PRE-PROJECT PERVIOUS AREA = 39,925 S. F.
TOTAL = 81,511 S. F.
POST-PROJECT IMPERVIOUS AREA = 48,165 S. F.
POST-PROJECT PERVIOUS AREA = 35,346 S. F.
TOTAL = 81,511 S. F.

NOTE: CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

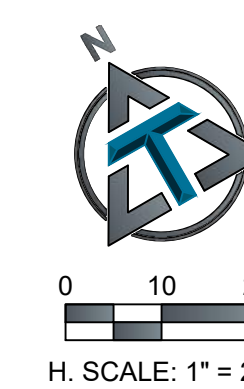
PROJECT FOOTPRINT 56,368 S.F. = 1.29 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER CONSTRUCTION TYPE: V-B = 280 S.F.

QUANTITIES

CURB & GUTTER: 1,295 L.F.
ASPHALT PAVEMENT: 20,532 S.F.
8" CONCRETE PAVEMENT: 1,230 S.F.
4" CONCRETE SIDEWALK: 1,410 S.F.
COOLER/STORAGE SLAB: 345 S.F.
TURF GRASS SOD: 9,295 S.F.
LANDSCAPING ROCK: 920 S.F.
LANDSCAPE MULCH: 100 S.F.

TDOT NOTES:

- ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
- ALL STRIPING IN TDOT ROW SHALL BE THERMO PLASTIC.
- ADT 20505 (2024).
- POSTED SPEED 40 MPH.
- THERE WILL BE NO INCREASE IN THE Q50 RUN-OFF TO TDOT ROW.



C2.1
SITE PLAN

DATE: MAY 29, 2025