

SITE INVESTIGATION

FREESTANDING BUILDING

REGION: Great Southern Region CITY/STATE: Memphis, TN
DATE: 6-Feb-13 ADDRESS: SE Corner Malco Way-Winchester Rd
PREPARED BY: Luke Niles-Adams Engineering L/C: 041-1135

Instruction for preparation of site investigation report:

1. Site investigation request must be accompanied by a copy of the real estate contract or ground lease, and a plat of property.
2. Photographs must be taken along each property line from each corner of property. In addition, it is suggested that a 180° panoramic view (composite) of site be taken. Any obstructions or appurtenances must be photographed and defined.
3. All owner or developer supplied bids for work to be done by McDonald's (demolition, excavation, off site work) **must** be verified by the Project Manager if they are to be included in the site check estimate. When work is to be done by others and money is to be escrowed, the amount held **must** be one and one half times the estimate for the cost of the work involved.
4. The total estimated cost must be continually updated to the Regional Manager in writing as changes arise. Under **all** circumstances, **all** costs must be **updated at least every six (6) months**.

NOTE: In the event an increase in costs would result in a change in rent, a new rent computation should be made on the Real Estate Data Form and submitted to the Regional Manager for approval.

ACM Initials: _____
ARM Initials: _____
RCM Initials: _____
RRM Initials: _____

Date: _____
Date: _____
Date: _____
Date: _____

REAL ESTATE ISSUES

Contingency Permits	
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Following special permits should be a contingency of the contract/lease:

Median cut: _____
High-rise : _____

Easements

The following off-site easements should be included in the Contract/Lease:

Dimensions	Location
Sanitary Sewer	
Septic	
Storm Sewer	
Water	
Drainage	
Slope	
Sign	
Access	
Parking	
Electric	
Telephone	
Gas	
Fire Hydrant	
Water Line (Fire)	
Propane	

Environmental

The following environmental information is relevant to this site:

Describe evidence of the following:

Soil contamination:	_____
Asbestos contamination:	_____
Contingencies for environmental work needed in contract/lease:	_____
Environmental work to be performed (by whom):	_____
Caps on costs:	_____

NOTE - EFFECTIVE NOVEMBER 1, 2006, THE QUESTIONS LISTED ON THE USER QUESTIONNAIRE ATTACHED AS EXHIBIT A TO THIS SITE CHECK MUST BE ANSWERED AND PROVIDED TO THE ENVIRONMENTAL PROFESSIONAL PERFORMING THE PHASE I ASSESSMENT.

Seller/Landlord's Work

This site check was completed based upon the understanding that the following work (other than identified above) is to be performed by Seller/Landlord (indicate) whether prior to or after closing and who pays for which items.

On-site work: _____
Off- site work: _____
Caps on cost: _____

<p>General Comments Relative to Contract/Lease Provisions:</p>

Excess property: ☐ Yes ☐ No

Comments: _____

Dimensions: _____

SECTION I - SITE DATA

(Information in this section to be provided by on-site inspection)

A. Site Inspection

1. Site dimensions:

Front: 131'
Rear: 132'

Left: 320'
Right: 320'

2. Height of existing land (in relationship to left front corner = 0'-0")

Left Rear: -1.5

Right front: -1

Right rear: -2

3. Direction of existing drainage flow:

southeast

4. General soil condition:

Evidence of rock: ☐ Yes ☒ No

Standing water: ☒ Yes ☐ No

5. Comment on the current use of the site and any improvements, signs, utility poles, etc. that need to be removed.

Site is flat field inundated with standing water. There are no signs or poles on the site

6. If building exist on proposed property, are they occupied?

☐ Yes ☒ No

7. Corner location:

☒ Yes ☐ No

☐ Stop Sign ☒ Light

8. Existing alley:

☐ Yes ☒ No

Condition: N/A

Type: N/A

9. Any obstructions which might hinder and/or visibility of building or sign:

10. Any obstructions which might hinder traffic flow onto or of the lot?

2. Roadways Information:

Number of lanes frontage road: 6
Number of lanes side road: 2
Number of lanes side road:
Number of lanes rear road:

Jurisdiction: City
Jurisdiction: City
Jurisdiction:
Jurisdiction:

Concrete or Asphalt: Asphalt
Concrete or Asphalt: Asphalt
Concrete or Asphalt:
Concrete or Asphalt:

11. Visual evidence of utilities on site:

- a. Sanitary sewer:
- b. Storm sewer:
- c. Water:
- d. Gas:
- e. Electric:
- f. Telephone:

Type
<u>Curb inlets</u>
<u>Fire Hydrant</u>
<u>Gas Valve</u>
<u>Overhead lines</u>
<u> </u>
<u> </u>

Location
<u>along Winchester & Malco Way</u>
<u>west side of Malco Way</u>
<u>sidewalk along west side of Malco way</u>
<u>along Winchester</u>
<u> </u>
<u> </u>

SECTION II - ZONING

1. Which direction should the building face?: North

2. ing setbacks: Front: 20' (8' parking setback) Rear: 10' (8' parking setback)
Left: 20' (8' parking setback) Right: 10' (8' parking setback)

3. Screen wall / guard rail required: ☒ Yes ☐ No Type: Screen Trash Enclosure, HVAC, 'S' Series Streetscape along both frontages, and a Class III Buffer along South Property Line

4. Recommended drive to alley: ☐ Yes ☒ No Dimension: N/A

5. Retaining wall require: ☐ Yes ☒ No Size: N/A Location: N/A

6. Fence or guard rail required: ☐ Yes ☒ No Size: N/A Location: N/A

7. Present zoning classification: CA-Conservation Agriculture
Rezoning required?: ☒ Yes ☐ No Rezoning to: PD (same requirements as CMU-2 Commercial Mixed Use)

Special Use approval req'd?: ☐ Yes ☒ No Variance required?: ☒ Yes ☐ No If yes, explain: Trash Enclosure and Storage are located in Building Setback

Replat/Subdivision req'd?: ☐ Yes ☒ No Annexation required?: ☐ Yes ☒ No
Special architectural limitation?: ☒ Yes ☐ No If Yes, Explain:

Drive-Thru window permitted: ☒ Yes ☐ No
Building Type suggested?: 45/114 Approximate number of seats?: 125
Special landscaping required: ☒ Yes ☐ No If yes, explain:
% landscape area required: Type?:

Parking requirements: 1 space per 100 SF
How is required parking calculated?: 5,177 SF/100 SF Number of stalls?: 57 provided (52 required)
Angle?: 60° Size?: 9' x 21'

Is consideration given for car overhand at curb line I the ordinance?: ☒ Yes ☐ No

8. Signage:

Pole sign permitted?: ☒ Yes ☐ No Maximum area and height?: 35' & 200 SF per frontage
Setback from property line?: Front: 10' Side: 10'
Wall sign permitted: ☒ Yes ☐ No Dimensions & size calculation: No limit to wall sign size, only allowed 5 total
(Directional signs are only included in sign permit calculations if it has a logo)
Directional sign permitted?: ☒ Yes ☐ No Type: ☒ 70-5 (3.75 sf) ☒ 70-5M (w/ Logo 3.75 sf) ☐ 70-5A (w/ Arched Top 10 sf)
Is a separate sign permit required?: ☐ Yes ☒ No or permitted?: ☒ Yes ☐ No
Sign permit prior to building permit?: ☐ Yes ☒ No Approximate permit fee?: \$24.75/sign (<21 SF) & \$0.75/SF +\$9 (>21 SF)
Is a High-rise sign allowed by ordinance?: ☐ Yes ☒ No Maximum size & height?: N/A
Per Regional Manager is high-rise sign a contingency of the contract?: ☐ Yes ☒ No
Issues w/ roof cap elements?: ☒ Yes ☐ No If Yes, Explain: All HVAC equipment on roof must be screened by an architectural feature or wall
Flag poles permitted: ☒ Yes Number of poles allowed?: up to 4 Max. pole height?: 35'
McDonald's flag allowed?: ☒ Yes ☐ No Flag size?: No limit (cannot have commercial message, just McD logo)
Is Menu Board Considered Signage? ☒ Yes ☐ No (Menu board must be included in signage permit if greater than 25 SF)
Is Pre-Sell Board Allowed? ☒ Yes ☐ No
List here any special variances or hearings necessary for signage: Submit variance application to Board of Adjustments. Board will review within 1 month depending on when the application is submitted. No appeal is available

9. Describe all reviews, hearings and variances required and their respective dates:

10. Is a noise/sound study required?: ☐ Yes ☒ No If yes, explain: N/A

11. Is a Traffic study required?: ☒ Yes ☐ No If yes, explain: Yes if you are re-zoning or platting

12. Is an environmental impact survey req? ☐ Yes ☒ No If yes, explain: N/A

13. Is an environmental mitigation study req? ☐ Yes ☒ No If yes, explain: N/A

Additional comments & notes:

There is a \$15/yr re-inspection fee for each sign under 150 SF. City requires 6 queuing spaces in drive-thru measured from pickup window (or 120' min). City requires 6 queuing spaces or 120' of stacking from presenter window. The stacking requirement will not be an issue per the concept plan

Contact person: Brian S. Bacchus-Principal Planner
Municipality: City of Memphis & Shelby County
Address: 125 N. Main Street
Memphis, TN 38103

Phone: 901-576-6619
Department: Division of Planning and Development

SECTION III - BUILDING/ENGINEERING

1. Current building code in effect: 2006 IBC, 2006 IFC
2. Permitting is permitted, any special requirements necessary?: ☒ Yes ☐ No
3. Restroom requirements: All restrooms must have floor drains and must be ADA Accessible
4. Approximate Cost of building permit: \$2,781.25 Permit payable to: City of Memphis
- How is building permit calculated?: \$100 + \$2.75 / \$1000 above \$25,000
5. Special fees or assessments: Plan review fee (>\$500,000 in value) is \$600
6. Are City walks required?: ☒ Yes ☐ No Width: 5' along street frontage ☒ Side ☒ Front
7. Demolition permit required: ☒ Yes ☐ No Approximate cost: \$8/25,000 SF, \$60 minimum
8. Should site plan be stamped and sealed by a professional engineer? ☒ Yes ☐ No
9. Engineering storm water disposal plan (runoff, retention) required?: ☒ Yes ☐ No
10. Is an engineering soil erosion control plan required?: ☒ Yes ☐ No
11. Is Site located in a fire zone?: ☐ Yes ☒ No If yes, explain: N/A
13. Are U.L. Labels required on equipment: ☒ Yes ☐ No
14. Energy study required for heating, air conditioning & lighting?: ☐ Yes ☒ No
15. Number of sealed sets of building plans for permits?: 4
16. Is a professionally prepared landscape plan required?: ☒ Yes ☐ No
17. How long is permit process to obtain a building permit?: 10-15 days
18. Is a letter of credit or performance bond required? ☒ Yes ☐ No
19. Are backflow preventers allowed to be placed inside the building for Domestic and Fire services? ☒ Yes ☐ No
- Additional Comments & Notes: Plan review fee can be reduced from \$600 if the value of the site is less than \$500,000

Contact person: Ted Illsley
Municipality: City of Memphis and Shelby County
Address: 6465 Mullins Station Rd
Memphis, TN 38134

Phone: 901-222-8365
Department: Division of Planning & Development

Fire Code Information

1. Fire sprinkler system required?: ☒ Yes ☐ No Entire building: ☒ Yes ☐ No
- Dining room: _____ Basement: _____
Kitchen: _____ Other: _____
- Approximate cost?: TBD
- Separate waterline required?: ☒ Yes ☐ No If Yes, what size?: 6" Approximate cost?: \$402
2. Is an Ansul system required? ☒ Yes ☐ No If Yes, in what areas?: Kitchen equipment (ovens, fryers, etc)
- Are remote pulls required? ☒ Yes ☐ No
- Working drawings required for ansul system? ☒ Yes ☐ No
- Are electronic sensors required for ansul system? ☒ Yes ☐ No
3. Any special fire department requirements in addition to standard plans: i.e. fire stops; fire rated walls; smoke or fire alarms; fire lanes, etc.?:
Site Plan is reviewed by Fire Marshall. A lane wide enough for a standard fire truck is required around the entire building. McDonald's is providing 18'
4. If basement, is second means of egress necessary?: ☐ Yes ☐ No ☒ N/A
5. Is emergency lighting package required: ☒ Yes ☐ No
6. Is fire hydrant required? ☒ Yes ☐ No
- If yes, what is required hose lay from building?: 500'
- If building is sprinklered distance of FH from FDC?: 100'
7. Is fire lane required? ☒ Yes ☐ No
- If yes, what is the required fire lane width, turning radius, etc? 12' min, concept plan uses 18'

Contact person: William Higgins
Municipality: City of Memphis
Address: 2668 Avery Avenue
Memphis, TN 38112

Phone: 901-320-5361
Department: Fire Services-Plan Review

SECTION IV - CONTAMINATION

1. Phase I environmental assessment report:

Ordered: ☐ Yes ☐ No

Date: _____

Attached: ☐ Yes ☐ No

2. Prior or current site uses:

Gas station	<input type="checkbox"/>	Landfill/dump	<input type="checkbox"/>
Gas/Oil storage	<input type="checkbox"/>	Home/business	<input type="checkbox"/>
Industrial/Chemical storage	<input type="checkbox"/>	Other suspicious uses	<input type="checkbox"/>

Explanation: _____

3. Visual signs of contamination:

above ground tanks:	<input type="checkbox"/>	sewer/sumps:	<input type="checkbox"/>
fill caps:	<input type="checkbox"/>	pipes/pipeline:	<input type="checkbox"/>
dumping:	<input type="checkbox"/>	closed wells:	<input type="checkbox"/>
drums/containers:	<input type="checkbox"/>	dead vegetation:	<input type="checkbox"/>
standing water:	<input type="checkbox"/>	stained soil:	<input type="checkbox"/>
odors:	<input type="checkbox"/>	other:	<input type="checkbox"/>

Explanation: _____

4. Existing buildings: Asbestos survey and notice to local/state agency required for any demolition of a building, even if survey is negative.

SECTION V - HEALTH DEPARTMENT

1. What type of waste disposal is permitted:

☐ Compaction ☐ Side Loader ☐ Bulk pick-up ☐ Rear Loader ☒ Front Loader

2. Must plans be submitted to health department for approval:

☒ Yes ☐ No

3. # of Sets of Plans required:

2

Estimated review & permit cost: \$0 for review and Approval

4. Name of dept. with jurisdiction:

City of Memphis & Shelby County Health Department

5. Special requirements:

☒ Yes ☐ No

Attachments: Floor drains in walkin freezer

6. Is drain required in trash area:

☒ Yes ☐ No

7. Is an outside freezer permitted?:

☒ Yes ☐ No

8. Additional floor drains required in kitchen?

☒ Yes ☐ No

If Yes, explain: Based on interior layout-TBD at time of review

9. Additional handsinks required in kitchen?

☒ Yes ☐ No

If Yes, explain: Based on interior layout-TBD at time of review

Contact person: Thomas Schachner
Health Department Name: City of Memphis and Shelby County
Address: 814 Jefferson 5th Floor
Memphis, TN 38105

Phone: 901-544-7757
Department: Health Department

SECTION VI - STREET AND HIGHWAY DATA

1. Who has roadway jurisdiction: City: ☒ County: ☐ State: ☒
Location of any roads private: Front: ☐ Rear: ☐ Side: ☐
2. Days Information: Number of lanes frontage road: 6+1 turn lane Speed limit: 45 Concrete or Asphalt: Asphalt
Number of lanes side road: 2 Speed limit: (None Posted) Concrete or Asphalt: Asphalt
Number of lanes rear road: N/A Speed limit: N/A Concrete or Asphalt: N/A
3. Driveway permit required?: ☒ Yes ☐ No Bond required: ☒ Yes ☐ No
4. Future highway changes anticipated?: ☐ Yes ☒ No Location & Timing of changes: N/A
5. Size of primary curb cuts: Maximum width: 24' Minimum radius: N/A Minimum width: 12' (one-way) 20' (two-way)
Minimum Offset from Property Line to Curb Cut permitted?: 65' or 20% of frontage (whichever is greater) Min. distance to Intersection or adj. road?: 300'
Median allowed?: ☐ Yes ☒ No
6. Number of curb cuts permitted: Front: 1 Concrete approach required: ☒ Yes ☐ No
Rear: N/A Concrete approach required: ☐ Yes ☐ No
Side: 1 Concrete approach required: ☒ Yes ☐ No
Reinforced?: ☒ Yes ☐ No Thickness?: 6" minimum
7. Declaration lane required: (If required, obtain specifications) Width?: N/A
8. Can median be cut: ☐ Yes ☐ No Who's expense to cut median?: (Existing along Winchester Road) Length?: N/A
9. Exterior curbs and gutters required: ☒ Yes ☐ No Type & Size: 6" curb with 2' gutter
10. Sidewalks required: ☒ Yes ☐ No Type & Size: 6' with 3' landscaping spacing from curb
11. Culverts and headwalls required: ☒ Yes ☐ No Type & Size: N/A
12. Offsite improvements required: ☒ Yes ☐ No Length: N/A
13. Traffic directional signals required for proper entrance and egress?: ☒ Yes ☐ No Type: (depends on Traffic Study)

Additional Comments: _____

Contact person: Ken Johnson Phone: 901-576-6710
Roadway Department Name: City of Memphis Department: Traffic Engineering
Address: 125 N. Main St Suite 476
Memphis, TN 38103

SECTION VII - SANITARY SEWER

1. Is sanitary sewer system tap permitted?: ☒ Yes ☐ No Type of sewer: ☒ Sanitary Only ☐ Combined
Who has jurisdiction of sewer system?: City of Memphis
2. Location of sanitary sewer system: Near southwest property corner flowing south
Size of line: 8" Depth: 14'
Gravity: ☒ Yes ☐ No Forced main: ☐ Yes ☒ No
Nearest manhole invert elevation: _____ Rim elev. _____
Is the size line adequate? ☒ Yes ☐ No
Minimum tap size allowed: 4"
Sewage system adequate for McDonald's use?: ☒ Yes ☐ No
3. Grease trap required: ☒ Yes ☐ No If no, explain: N/A
4. Sewer tap fee: ☒ Yes ☐ No if outside, number of gallons: 1,500
Are fees based on water usage?: ☒ Yes ☐ No Special assessments: N/A
5. Sanitary tap by city or local plumber?: Estimated cost: \$12/LF of largest frontage = \$3,840
City makes sanitary tap: ☒ Yes ☐ No Local plumber makes tap: ☐ Yes ☒ No
6. If sanitary sewer is not available, can we use a septic system? ☐ Yes ☒ No Required leach field area: N/A
Required system/tank capacity: N/A
Field location restrictions: ☐ Yes ☒ No
Final effluent treatment/disposal required? ☐ Yes ☒ No
7. Is there a present or proposed sanitary sewer moratorium? ☐ Yes ☒ No If yes, explain: N/A
8. What type of pipe material is required for the sanitary sewer service? SDR-35

Contact person: Gary Vaden / Nolan Coins Phone: 901-576-6725
Municipality: City of Memphis Department: Land Development
Address: 125 N. Main St
Memphis, TN 38103

SECTION VIII - STORM SEWER

1. Is a public storm sewer system available? ☒ Yes ☐ No Surface drainage to street? ☐ Yes ☒ No
Who has jurisdiction?: City of Memphis
Location of storm sewer: Site is part of a Planned Development with onsite detention

2. Is storm sewer tap permitted?: ☒ Yes ☐ No Tap fee: N/A

3. Size of Main Storm Sewer Line: (site is to be part of PD detention design) Depth: _____
Gravity: ☒ Yes ☐ No Forced: _____

4. Is the above described system adequate for McDonald's use? ☒ Yes ☐ No

5. Catch basins required: ☐ Yes ☒ No Approx. Number: N/A Type: N/A

6. Tap to be made by city: ☒ Yes ☐ No Local plumber: ☐ Yes ☒ No
Estimated cost \$ \$48.16/yr

7. Engineering study for storm water (retention or runoff) required? ☒ Yes ☐ No
7a. Will a retention/detention system be required? ☒ Yes ☐ No

8. Is an engineer's special plan required for drainage? ☒ Yes ☐ No

9. Is there a present or propose storm sewer moratorium? ☐ Yes ☒ No If yes, explain _____

10. FEMA FIRM Panel #47157C0465F (dated 9/28/07)

11. What flood zone does the site fall within? Zone X (outside 500 year flood plain)

12. Has BFE been established? ☐ Yes ☒ No If so what is it? N/A

Contact person: Nate Taylor Phone: 901-576-6951
Municipality: City of Memphis Department: Land Development
Address: 125 N. Main St
Memphis, TN 38103

SECTION IX - WATER

1. Is a public watermain available to site?: ☒ Yes ☐ No Location of watermain: Along Winchester and Malco
Who has jurisdiction of watermain?: MLGW Chemical makeup report? ☐ Yes ☐ No

2. Size of public watermain?: 20" (Winchester) / 12" (Malco) tap will be made off Malco Normal septic pressure: _____

2a. Is the above described system adequate for McDonald's use? ☒ Yes ☐ No
If no, explain: N/A

3. Cost of new 2" water service tap fee?: TBD-MLGW will do a site visit to determine connection route, and will base the connection fee off it (meter included) Cost of new 2" meter: _____

3a. Tap made by: local plumber: ☐ Yes ☒ No Water company: ☒ Yes ☐ No

4. Is a well permitted if no city water?: ☐ Yes ☒ No Has potability test been performed? ☐ Yes ☒ No
Approximate cost of well?: N/A Minimum distance from well to septic field?: N/A

6. Can a separate water meter be installed for; host bibbs, lawn sprinklers, kitchen equip., etc?: ☒ Yes ☐ No

7. Can backflow preventers be installed inside the building for both fire and domestic services? ☒ Yes ☐ No

8. What type of backflow preventer is required for:
2" domestic water line? Double Check Valve-if outdoors, it must be in a hot box
6" fire line? Double Check Valve-if outdoors, it must be in a hot box

9. What type of pipe material is required for:
2" domestic water line? SDR 21 or Copper
6" fire line? C-900 PVC

10. Can fire hydrant be tapped off 6" fire sprinkler line? ☒ Yes ☐ No ☐ N/A as long as the flow rate is above 1500 GPM

11. Is an easement required for the fire sprinkler line and/or fire hydrant lead? ☐ Yes ☒ No ☐ N/A

Contact person: Aaron Smith Phone: 901-528-4258
Municipality: Memphis Light, Gas, and Water (MLGW) Department: Engineering
Address: 220 S. Main St
Memphis, TN 38103

SECTION X - GAS

1. Is natural gas available for use near site?: ☒ Yes ☐ No
2. What is the cost for natural gas new service?: _____
3. What is the gas BTU/CF rating available?: _____
4. Is there a new meter fee?: ☐ Yes ☐ No
5. Can service be split for heating and cooking?: ☐ Yes ☐ No

Location of gas line?: N. side of Winchester/W side Malco
Exist'g gas main size?: 12" (Winchester), 2" (Malco)
Existing pressure available?: _____
Specific gravity available?: _____
Meter fee amount: \$150
Approximate additional cost?: _____

Contact person: Michael Avanzi
Gas Company Name: Memphis Light, Gas, and Water (MLGW)
Address: 220 S. Main St
Memphis, TN 38103

Phone: 901-321-6968
Department: Engineering

SECTION XI - ELECTRIC

(TOTAL CONNECTED LOAD APPROX. 250 KW) ALL GAS BUILDING (TOTAL CONNECTED LOAD APPROX. 560 KVA) ALL ELECTRICT BUILDING (VARIES WITH

1. Location of electrical supply lines?: Overhead lines along Winchester Rd
2. Overhead or underground available?: ☐ Under Ground ☒ OverHead
3. Type of electrical power available?:
Voltage (120/208): ✓ Phase (3): ✓
Wire (4): ✓
4. Is underground service required? ☐ Yes ☒ No
If yes, will power company bring conduit & wire or wire only to transformer?: ☒ Conduit & Wire ☐ Wire Only
Cost L.F.: TBD Transformer location: _____
Pad or pole mounted transformer?: ☐ Pad ☒ Pole
4. Are any utility pole relocations required?: ☐ Yes ☒ No
If yes, will power company relocate existing poles? ☐ Yes ☐ No
5. If electrical lines are added or relocated, is an easement required? ☐ Yes ☒ No
6. What plans are needed by electric company? Full set of Civil Plans & Electrical Load Sheet
7. Do known power cutbacks occur during certain periods of the year in this area?: ☐ Yes ☒ No
8. Are there any cash incentives offered for power efficiency units or energy saving programs? ☐ Yes ☒ No
If so explain: N/A

Contact person: Connie Douglas
Electric Company Name: Memphis Light, Gas, and Water (MLGW)
Address: 220 S. Main St
Memphis, TN 38103

Phone: 901-348-5121
Department: Engineering

SECTION XII - TELEPHONE

1. Is underground service required: ☐ Yes ☒ No
If yes, what size conduits?: N/A
Will phone company install: conduit & wire only or wire only?: Wire only
what size conduits required?: N/A

Contact person: Nat Young
Telephone Company Name: AT&T
(email) Address: ny9089@att.com

Phone: 901-797-3566
Department: Engineering

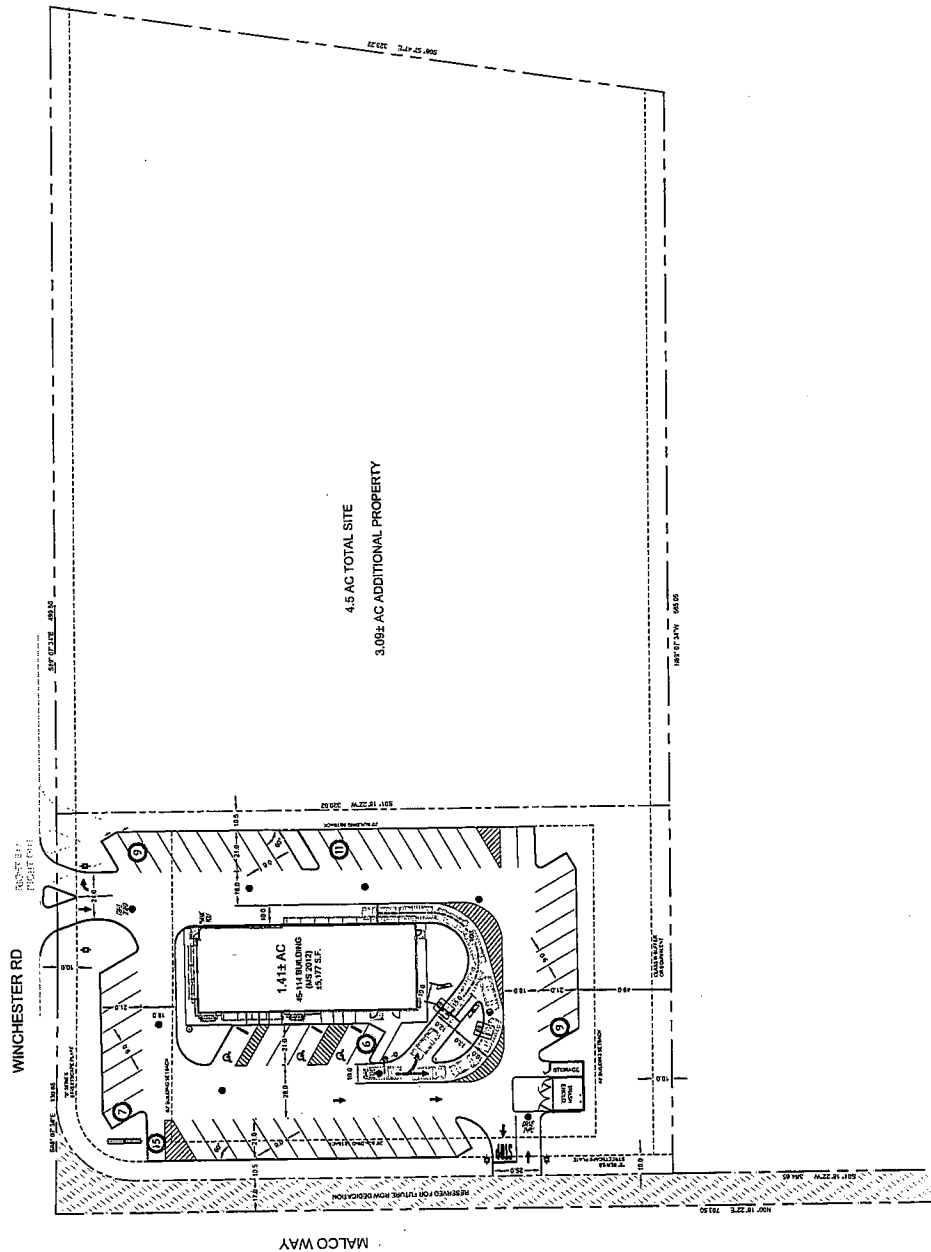
APPENDIX B

CONCEPTUAL SITE PLAN

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AIMER

THIS CONCEPTUAL LAYOUT IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS FINAL ENGINEERING DRAWINGS. WHILE ATTEMPTS HAVE BEEN MADE TO DETERMINE PERTINENT LOCAL CODES, NO GUARANTEES ARE MADE OR IMPLIED THAT ALL GOVERNING ORDINANCES ARE REFLECTED ON THIS LAYOUT. ADDITIONAL CODES AND REQUIREMENTS MAY BE UNCOVERED DURING THE SITE INVESTIGATION REPORT PREPARATION AND THE REVIEW PROCESS FOR FINAL ENGINEERING DRAWINGS.



GRAPHIC SCALE

 $1'' = 100'$

TOTAL LOT SIZE = 4.5 AC
PROPOSED LOT SIZE = 1.41± AC
ADDITIONAL PROPERTY = 3.09± AC
PARKING RATIO = 1 PER 100 SF
TOTAL PARKING REQUIRED = 52
TOTAL PARKING PROVIDED = 57
H.C. PARKING REQUIRED = 3
H.C. PARKING PROVIDED = 3
ZONING = CMU-2
LANDSCAPE SETBACK = 10'
BUILDING SETBACK = 60' 20'S. 40'TR

SE CORNER OF WINCHESTER & MALCO WAY
MCDONALD'S- OPTION A1 (OVERALL) 01/23/2013

2012.364

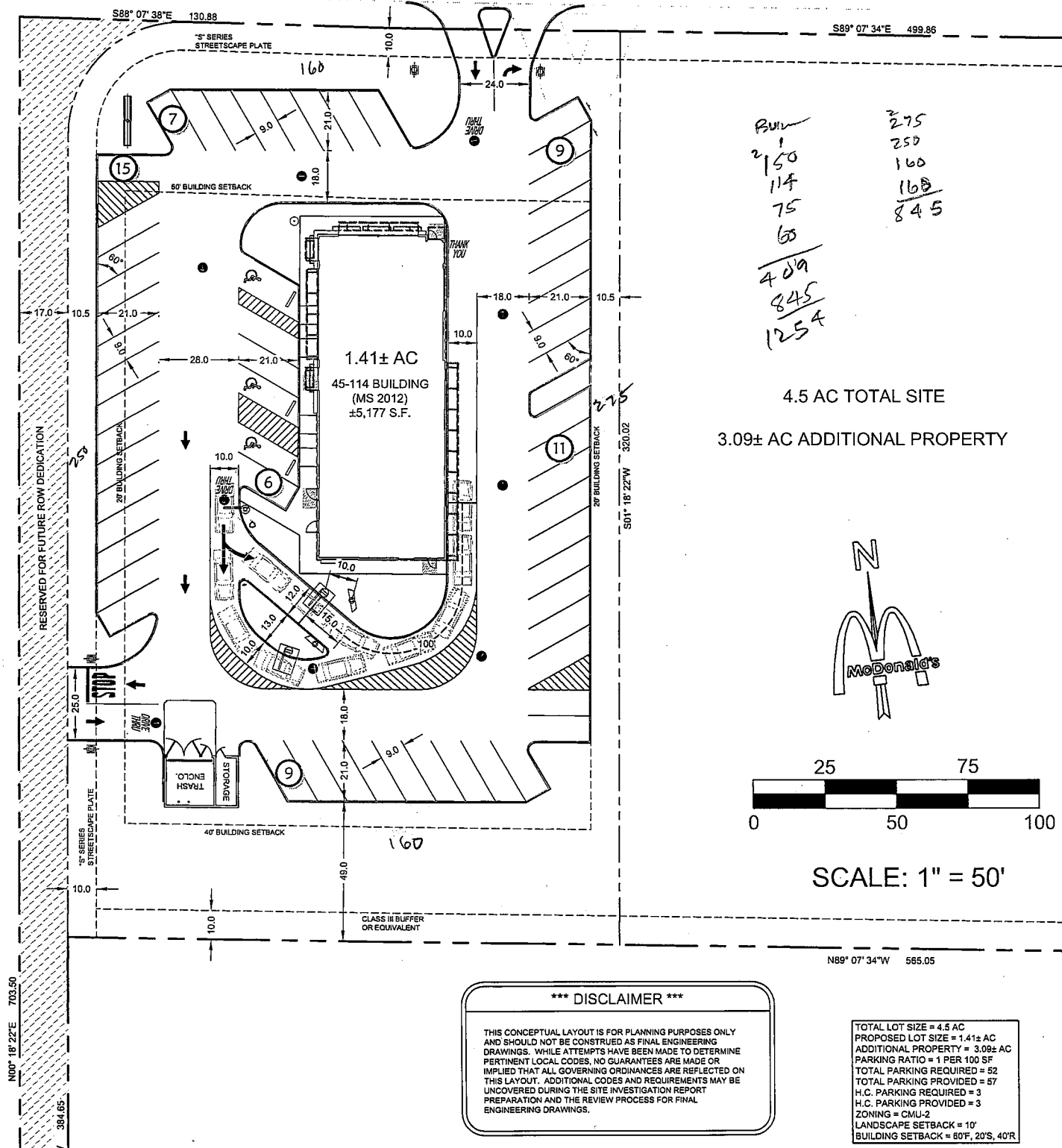


910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

MALCO WAY

WINCHESTER RD

RIGHT IN /
RIGHT OUT



SE CORNER OF WINCHESTER & MALCO WAY, MEMPHIS TN

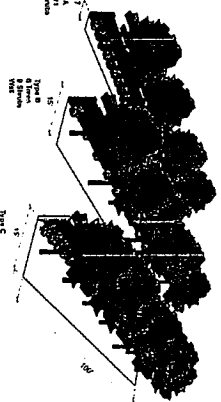
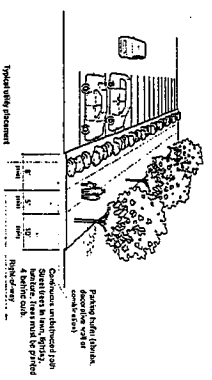
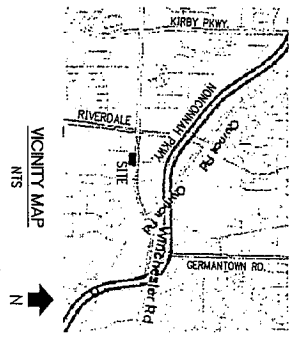
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MCDONALD'S - OPTION A1 2/6/2013



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LANDSCAPE PLATE S-9
(REFER TO UDC FOR OTHER 'S' SERIES PLATES)

CLASS III LANDSCAPE BUFFERS

10/10/2013 - 01:14 PM	7.78		
LIB: 001111-100003			
PLAT BOOK : 250			
PAGE : 26			
PROCESSED REC	15.00		
NO REC	2.10		
TOTAL AMOUNT	17.10		

TON LEATHERWOOD

1 COLVILLE RD BENDS LAMBERT COUNTY TENNESSEE



OUTLINE PLAN P.D. 11-307
WINCHESTER-RIVERDALE P.D.
 4.5 ACRES AT WINCHESTER ROAD and MALCO WAY
 OWNER/DEVELOPER:
 WINCHESTER-RIVERDALE HOLDINGS, LLC
 MEMPHIS, TENNESSEE
 SEPTEMBER 2011 SHEET 1 OF 3

SHEET 1 OF 3

It is hereby certified that this plot is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations, and the specific conditions imposed on this development, and takes into account all applicable federal, state and local building laws and regulations.



the Winchester-Everdale. The underground tunnel of the property shown, hereby adopt the plot as master plan of development. The certy that the owner of the said property in the simple, duly authorized to act, and that said property is not encumbered by any loans or easements which have become due and payable.

NOIARYS CERTIFICATE

to be secretary of the Winchester - Riverside the within named borough, did that he ~~fact~~ associated the foregoing defendant for the foregoing reasons set forth contained. In witness thereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 30th day of Sept. 20 11.

A circular notary seal for Elizabeth Kay Reeves. The outer ring contains the text "ELIZABETH KAY REEVES" at the top and "COUNTY OF SHELBY" at the bottom. The center of the seal contains the text "STATE OF TENNESSEE" and "NOTARY PUBLIC" stacked vertically.

No. Metropolitan Bank, the undersigned mortgagee of the property shown, hereby consent and agree to the plan of development as submitted by Winchester Riverside, owners of the property,

LIBRARY'S CERTIFICATE:

[illegible]

ELIZABETH W. REEVES
STATE OF TENNESSEE
NOTARY PUBLIC
COMITY OF SHELBY

This outline plan conforms with the planned development acted on by the Memphis and Shelby County Land Use Control Board on July 5, 2011. Approved by the Memphis City Council on July 5, 2011. 7

By John C. [Signature] Date: 10/6/11
Director, Office of Planning and Development

10/04/2011 01:46 PM
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PLANT BOOK : 250
PAGE : 26
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TOM LEATHERMOOD
TOM SPEARS TOWNSHIP

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OUTLINE PLAN
 F.D. 11-3-01
WINCHESTER-RIVERDALE P.D.
 4.5 ACRES at WINCHESTER ROAD and MALCO WAY
 OWNER/DEVELOPER:
 WINCHESTER-RIVERDALE HOLDINGS, LLC
 MEMPHIS, TENNESSEE
 SEPTEMBER, 2011
 SHEET 3 OF 3

APPENDIX C
SITE PHOTOS