



Commission Hearing Date: 9/14/2026

Design Review Board Meeting: _____

Application Type:

- | | |
|---|--|
| ☒ Conditional Use | ☐ Certificate of Appropriateness - DRB |
| ☐ Variance | ☐ Certificate of Appropriateness - Comm |
| ☐ Manufactured Home | ☐ Interpretation |
| ☐ Sign | ☐ Request for Rehearing |
| ☐ Text Amendment | ☐ Violation |
| ☐ Rezoning | ☐ Appeal |

Is this item on the consent agenda? ☐ Yes
☐ No

Parcel # J005-0081
Address 5890 Zebulon Rd
Applicant 610 Properties LLC
Zoning District A (Agriculture)
Application Description to allow for a restaurant, without alcohol sales
with a drive-through

Items & Approvals required:

- ☐ None, issue once approved
- ☐ Macon-Bibb Engineer
- ☐ Health Department
- ☐ Macon Water Authority
- ☐ Fire Department
- ☐ Traffic Engineer
- ☐ GDOT
- ☐ Variance
- ☐ Landscape plan
- ☐ Certificate of Appropriateness
- ☐ Additional applications: _____

Application Accepted by Will Finkelstein

Staff Report by _____

Sign provided to Inspectors

Items & Approvals obtained:

- ☐ None, issue once approved
- ☐ Macon-Bibb Engineer
- ☐ Health Department
- ☐ Macon Water Authority
- ☐ Fire Department
- ☐ Traffic Engineer
- ☐ GDOT
- ☐ Variance
- ☐ Landscape plan
- ☐ Certificate of Appropriateness
- ☐ Additional applications: _____

Hearing Results:

- ☐ Approved
- ☐ Denied
- ☐ Deferred to _____ agenda

Feature	Description
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Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend
- See Survey For Existing Features Legend
- See Cover Sheet For Abbreviation List

PROPERTY INFORMATION

ZONING REGULATIONS
Zoning: C-1 - Neighborhood Commercial

Zoning: A - Agricultural	
Front Setback:	60 ft
Side Setback:	

SITE INFORMATION
APN #J0050081

APN #J0050254		
Total Paved Area:	812 55 sf	0 02 acres
Total Sidewalk Area:	478 66 sf	0 01 acres
Total Impervious Area:	1,291 21 sf	2 7%
Total Pervious Area:	45,858 79 sf	97 3%

SUBSTITUTION TO COLORS MUST BE

WHITE	
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Y:	0%
K:	0%

HEX: FFFFFFFF

R:	0	
G:	58	
B:	159	

C: 2%
M: 100%
Y: 92%
K: 0%

RED

A solid red square, representing the color RED in the CMYK model.

HEX: EA0029

PAINT TYPE:
SHERWIN- WILLIAMS PRO PARK SET

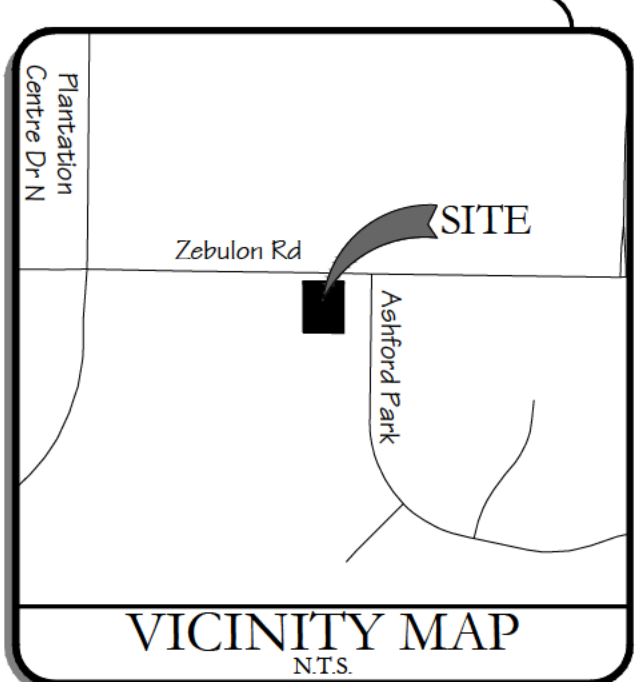
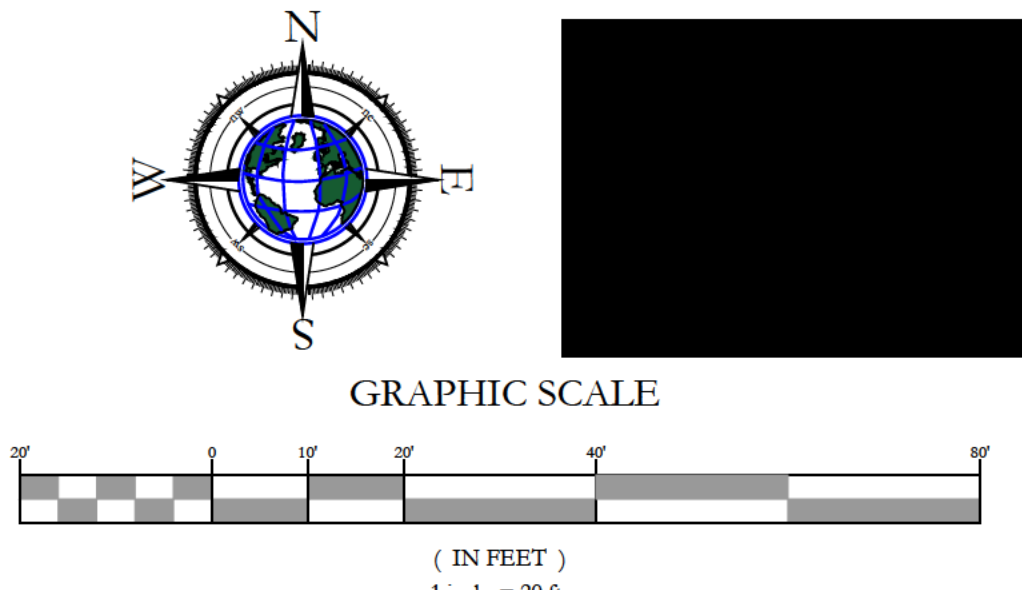
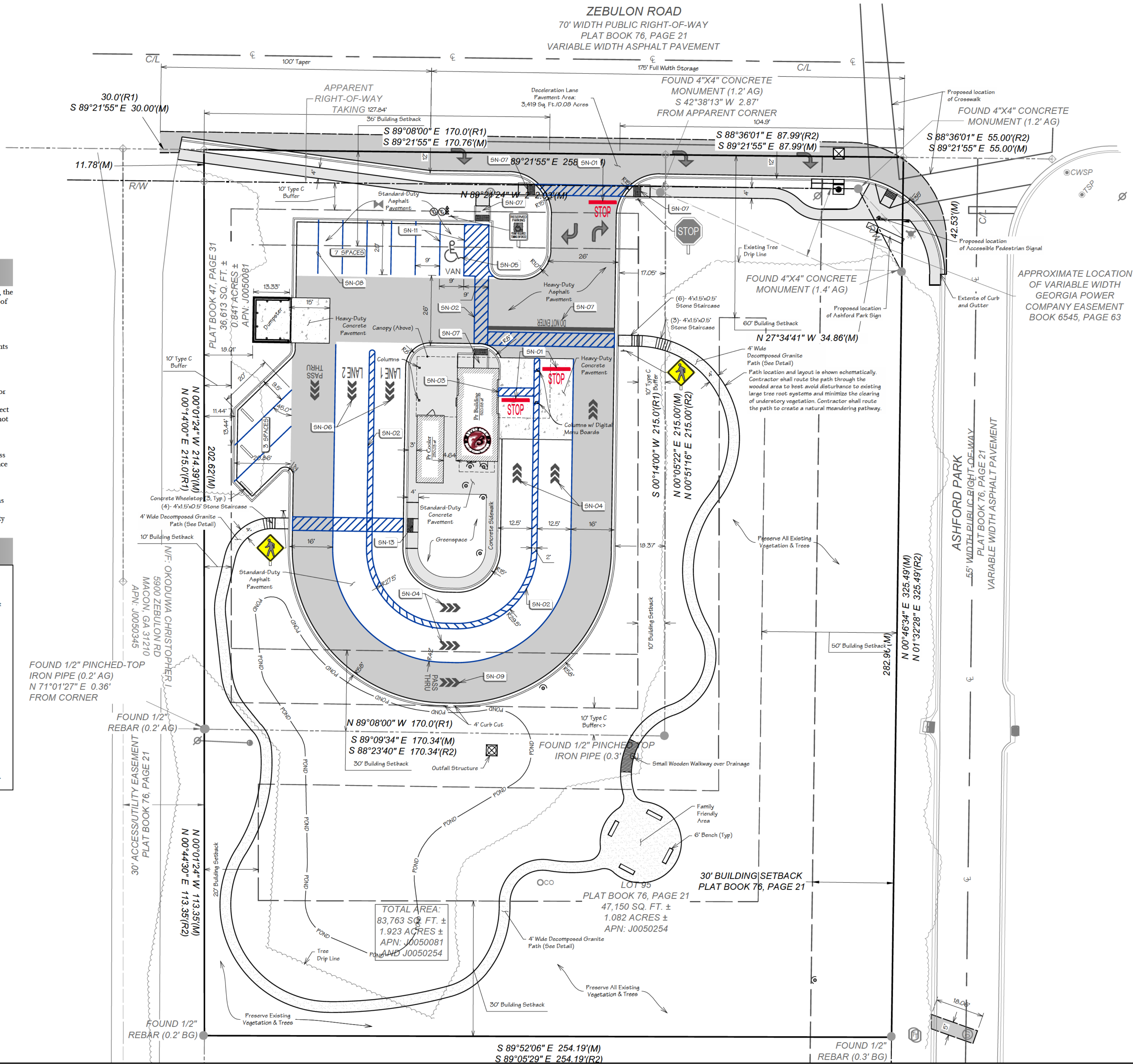
SHERWIN- WILLIAMS PRO PARK, SETFAST,
HOTLINE OR AN APPROVED EQUAL
(OIL-BASED PAINT, NOT LATEX)

✕ Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face / Corner of the Building(s) or the Center / End of

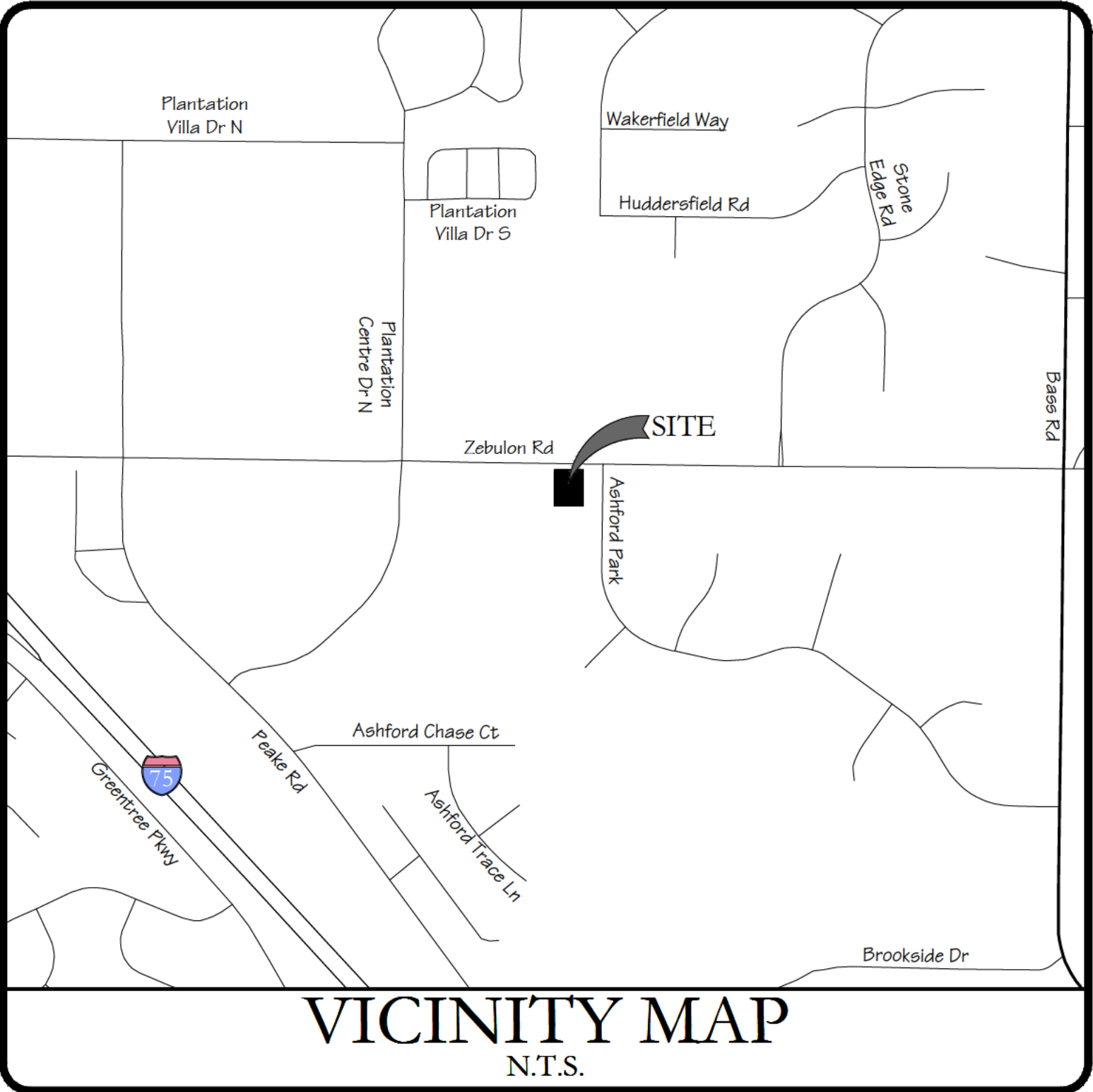
- Site Plan Notes:

9N-01	12" Solid Red Stop Bar with 48-Inch Tall "STOP" Text Painted in Red
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Symbol	Code	Description	Size	Post Type
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[illegible]

NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY!!!



DEVELOPMENT PLANS For:

7 Brew of Macon

5890 Zebulon Road

Macon, Georgia 31210

General Notes:

- ✕ A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811 to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- ✕ The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- ✕ Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- ✕ It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- ✕ The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- ✕ This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- ✕ The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- ✕ The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- ✕ The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- ✕ This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

All that tract or parcel of land situate, lying and being in Land Lot 242, 13th District, Bibb County, Georgia, containing 0.84 acres, according to a plat of property of Georgia Timberlands, Inc., prepared by Tamplin & Sherrill, Inc., dated July 20, 1970 and recorded in Plat Book 47, Page 31, Clerk's Office, Bibb Superior Court to which reference is made for the purpose of a more complete and detailed description. Said property has situate thereon a dwelling known as 5890 Zebulon Road Macon 31210.

Also,
All that tract or parcel of land situate, lying and being in Land Lot 242, 13th District, Bibb County, Georgia, and shown as Lot 95 of Ashford Park Subdivision, Phase 1, Section 2, upon plat recorded in Plat Book 76, Page 21, Clerk's Office, Bibb Superior Court to which reference is made for the purpose of a more complete and detailed description. Said property is conveyed subject to the restrictive covenants recorded in Book 1594, Page 190, amended in Book 1662, Page 245, and made applicable in Book 1698, Page 648, said Clerk's Office; and, subject to a 30-foot building setback line as shown on said subdivision plat.

Sheet Index

Sheet №	Title	Date
CIVIL PLANS		
C1	Cover Sheet	08/06/2026
C2	Site Plan	08/06/2026
C2-1	Tree Preservation Plan	08/06/2026
C2-2	Landscape Plan	08/06/2026
C3	Demolition and Erosion Control Plan Ph 1	08/06/2026
C3-1	Erosion Control Plan Ph 2	08/06/2026
C3-2	Erosion Control Details	08/06/2026
C4	Grading and Drainage Plan	08/06/2026
C4-1 - C4-2	Storm Sewer Plan & Profile	08/06/2026
C5	Utility Plan	08/06/2026
C6	Details	08/06/2026
C6-1	Macon Water Authority Details	08/06/2026
C6-2 - C6-3	GDOT Details	08/06/2026
C6-4 - C6-5	7 Brew Details	08/06/2026
ALTA SURVEY		
1	Survey (by Blew & Associates, P.A.)	05/14/2026

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

* Engineers Notice *

The existence and location of any underground utility pipes or structures shown on these drawings are obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these drawings. We assume no responsibility for the existence or location of any utilities not shown on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown, and all other lines not of record or not shown on these drawings by verification of their location in the field prior to the initiation of the actual portion of the their work.

* Document Ownership *

This document, and the ideas and designs incorporated herein as and instrument of professional services, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

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Feature	Description
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Note:

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- See Survey For Existing Features Legend
- See Cover Sheet For Abbreviation List

PROPERTY INFORMATION	
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ZONING REGULATIONS
Zoning: C-1 - Neighborhood Commercial

Zoning: A - Agricultural	
Front Setback:	60 ft

SITE INFORMATION
APN #J0050081

APN #J0050254		
Total Paved Area:	812 55 sf	0 02 acres

PARKING REGULATIONS	
Required Spaces Ratio:	1 space per 75 sf GFA

Provided Spaces (Total):	10
Provided Accessible Spaces:	1

SUBSTITUTION TO COLORS MUST BE

WHITE	WHITE
C: 0%	
M: 0%	
Y: 0%	
K: 0%	

HEX: FFFFFFFF

R:	0
G:	58
B:	159

PMS 185 C
C: 2%
M: 100%

RED



HEX: EA0029

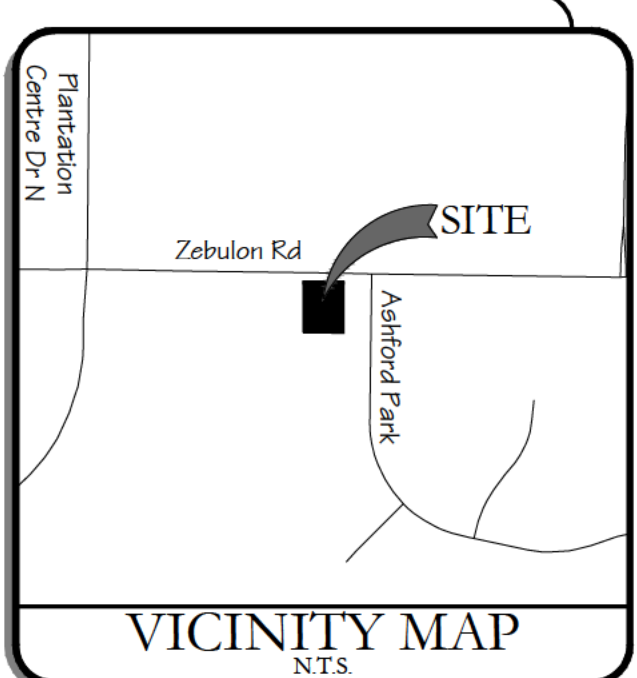
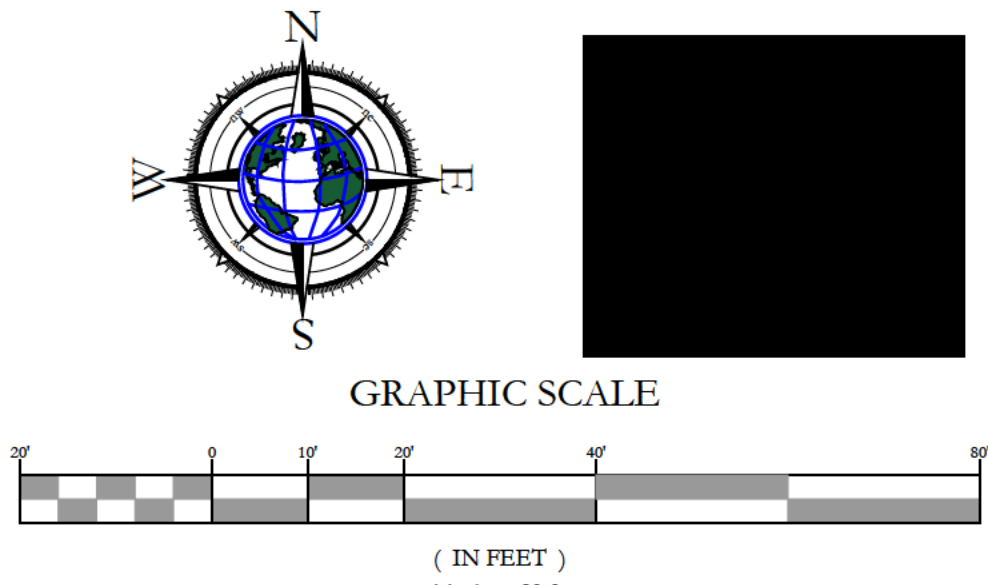
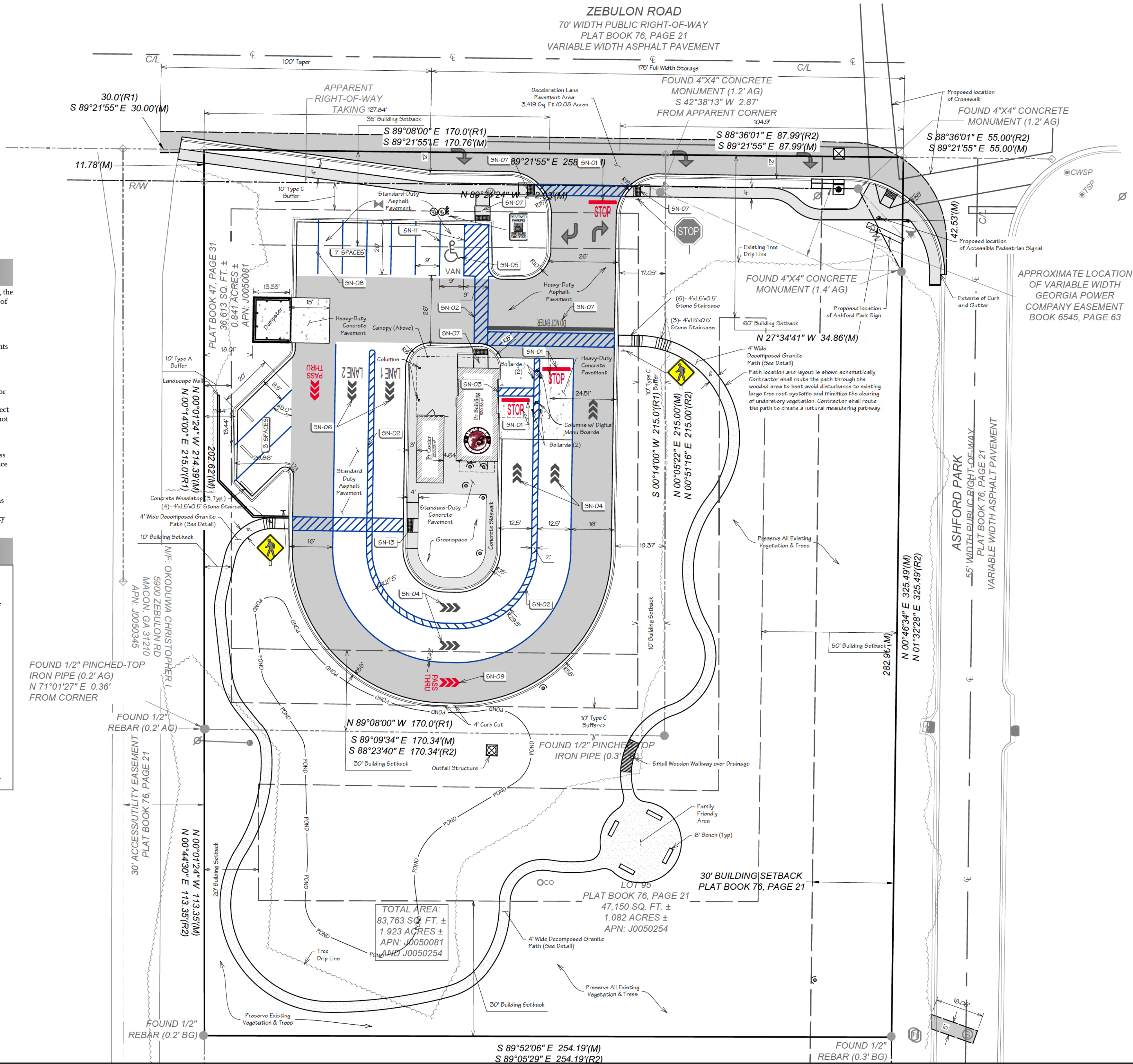
SHERWIN-WILLIAMS PRO PARK, SETFAST,
HOTLINE OR AN APPROVED EQUAL
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- #### Site Plan Notes:

9N-01	12" Solid Red Stop Bar with 48-Inch Tall "STOP" Text Painted in Red
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Symbol	Code	Description	Size	Post Type
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REVISIONS:  HEAD		DATE:
NO.	DESCRIPTION	
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2		2
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APPROXIMATE LOCATION
OF VARIABLE WIDTH
GEORGIA POWER
COMPANY EASEMENT
BOOK 6545, PAGE 63

Proposed Features:

Feature	Description
-----	Property Line
-----	Onsite Property Line
-----	Offsite Property Line
-----	Right-Of-Way Line
-----	Setback Line
-----	Easement Line
-----	Zoning Limits
-----	Street / Drive Centerline
-----	Curb And Gutter
-----	(See Site Plan For Size)
-----	Thickened Edge Of Pavement
-----	Edge Of Gravel
-----	Firelane Striping
-----	Asphalt Pavement (See Detail Sheet For Pavement Sections)
-----	Concrete Pavement (See Detail Sheet For Pavement Sections)
-----	Concrete Sidewalk
-----	(See Site Plan For Dimensions)
-----	General Fence Line
-----	(See Plan For Type)
-----	Chain Link Fence Line
-----	Board Fence Line
-----	Storm Catch Basin(s)
-----	Storm Pipe (See Grading Plan For Type and Size)
-----	Retaining Wall
-----	See Utility Plan For Line Sizes
-----	Water Line
-----	Tee, Cross, Bends, Gate Valve & Reducer
-----	Fire Hydrant & Assembly
-----	Water Meter - Single
-----	Water Meter - Double
-----	Sanitary Sewer Force Main
-----	Sanitary Sewer Line
-----	Sanitary Sewer Service
-----	Sanitary Sewer Manhole
-----	Gas Line
-----	Overhead Electric Line
-----	Underground Electric Line
-----	Cable Television Line
-----	Fiber Optic Line
-----	Overhead Telephone Line
-----	Underground Telephone Line
-----	Utility Pole
-----	Light Pole

Note:

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Tree Protection Notes:

Development Phase Tree Protection must be adhered to by the contractors and subcontractors or tree retention efforts may fail

- Where existing ground levels are raised, drainage tiles will be placed at the old soil level and will open into a well built around the base of the tree. This well can be left open or can be filled with coarse stones or gravel. Tiles may be installed in a radiating pattern or laid in parallel lines.
- Prior to any clearing, grading, or construction, protective barriers (Tree Protection Fencing) shall be placed around all trees to be retained on the site to prevent the destruction or damaging of trees. The protective barriers shall be laid out on site as shown on the plan. Materials will not be stockpiled within this defined area and vehicles and other equipment are to be excluded to avoid soil compaction.
- Boards or wires of a non-protective nature will not be nailed nor attached to trees during building operations.
- Heavy equipment operators should be cautioned to avoid damage to existing tree trunks and roots during land leveling operations. Feeder roots should not be cut in an area equal to twice the tree circumference (measured 4 1/2 feet above ground level in inches) expressed in feet. (Example: A Tree Trunk Circumference of 10 inches would have a "no cut" zone of 20 feet in all directions from the tree.) This should apply to ditching for all utilities services, if feasible.
- Tree roots that are within the limits of disturbance shall be exposed and pruned cleanly, so not to cause further damage to the trees health. Immediately following the pruning, backfill the trench with native soil, so the remaining roots do not dry out. Spread a 2 to 3 inch layer of mulch over the root area to hold in moisture. Water deeply to settle the soil and hydrate the tree's root zone. Do not use root sealant or fertilizers while the tree is healing. Monitor the tree's stability and stress throughout construction and keep up a regular watering schedule during dry times.
- Tree trunks and exposed roots damaged during equipment operations will be traced. Care for serious injury should be prescribed by an arborist.
- All tree limbs damaged during building or land leveling, or removed for any other reason, will be cut back to the tree branch collars.
- Broad leaf trees should receive a heavy application of complete fertilizer to aid their recovery from possible damage caused by construction operations. Fertilization should be done during winter and/or spring following completion of construction. It should be applied at the following rate: two or four pounds of 10-6-4 for each diameter inch of trunk measured at 4 1/2 feet above ground level.
- During the first two summers following construction, it is desirable that the trees receive adequate amounts of water. Do not over water.
- Use extreme caution when removing existing conditions so not to disturb root systems. Every effort shall be made to minimize disturbance. Utilize Tunneling or Root Pruning only as necessary to install proposed structures and utilities.

Tree Inventory:

Tree Canopy/Drip Lines have been established by survey and consists of a healthy mix of mature deciduous hardwood, evergreen trees, and dense understory vegetation that extends beyond the former residence to the property lines

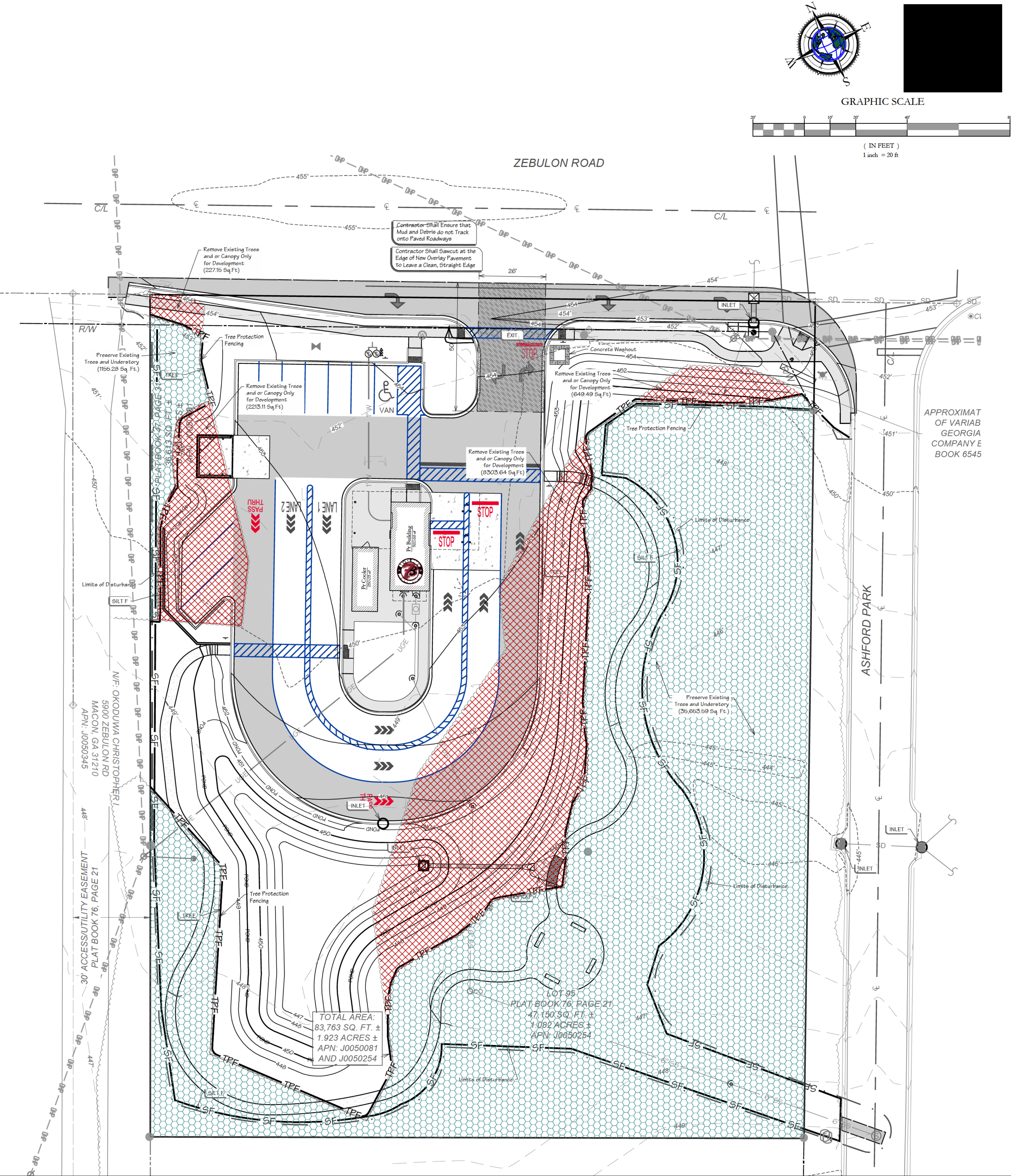
TREE CANOPY CALCULATIONS:

Tree Canopy Total:	48,202.27 Sq. Ft.	100%
Tree Canopy Preserved:	36,808.87 Sq. Ft.	76.36%
Tree Canopy Removed:	11,393.40 Sq. Ft.	23.64%

Tree Canopy Legend

-----	Tree Canopy to be Preserved
-----	Tree Protection / Undisturbed Area
-----	Tree Canopy to be Removed

Prior to any construction activity, the Contractor shall have a tree removal permit and approval from the City Forester



NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

Feature	Description
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Note:

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- * See Cover Sheet For Abbreviation List

X Dimensions are measured from the Face of Curb, the Face/Corner of the Building(s) or the Center of Stripe

- _____

PROPERTY INFORMATION

Key	Symbol	Qty	Botanical	Common	Size	Comments
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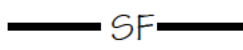
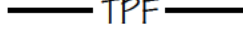
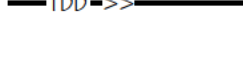


Feature	Description
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Note:

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× Contractor shall be responsible for removal of the Existing Structures Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.

- | Feature | Key | Description |
|---|---|---|
|  |  | Temporary Gravel Construction Entrance / Exit |
|  |  | Silt Fence |
|  |  | Existing Grass
(See Plan For Width) |
|  |  | Tree Preservation And Protection |
|  |  | Temporary Diversion Dike |
|  |  | Wattle |
|  |  | Rock Check Dams |
|  |  | Rip-rap (see Plan For Size) |
|  |  | Inlet Protection |
|  |  | Anti-vortex Device |

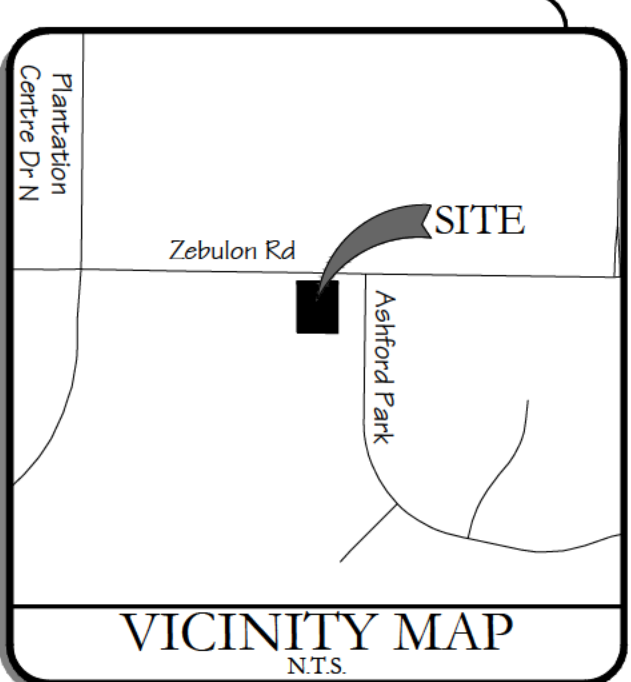
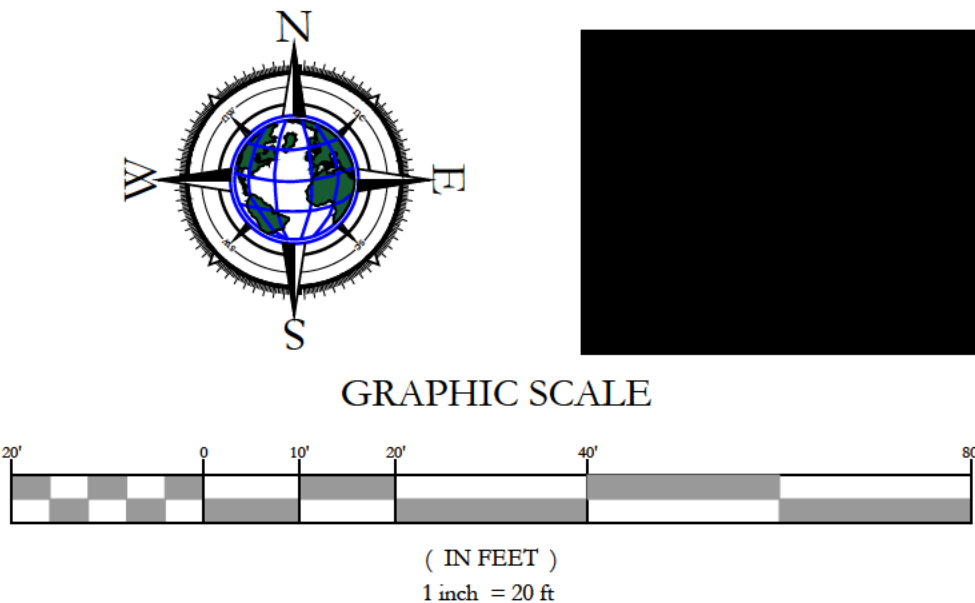
Sequence of Construction:

- ## SWPPP Phase II
- 1 Temporarily seed denuded areas
 - 2 Install utilities, underdrains, storm sewers, curbs and gutters
 - 3 Install rip rap around outlet structures where noted on plans
 - 4 Install inlet protection around all storm sewer structures
 - 5 Prepare site for paving
 - 6 Pave site
 - 7 Install inlet protection devices
 - 8 Complete grading and install permanent seeding and planting
 - 9 Remove all temporary erosion and sediment control devices (only if site is stabilized)

[illegible]

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.

- 1 All measures stipulated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:
- 2 1. Erosion protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
- 3 2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
- 4 3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
- 5 4. The construction entrances shall be maintained in a condition which will protect the traffic lanes and flows of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
- 6 5. The temporary parking and storage areas shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
- 7 6. Outlet structures in the sedimentation basins shall be maintained in operational condition at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.



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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk
	General Fence Line
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type And Size)
	Retaining Wall
	See Utility Plan For Line Sizes
	Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

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- See Survey For Existing Features Legend
- See Cover Sheet For Abbreviation List

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
	TREE	Tree Preservation And Protection
	DWOKE	Temporary Diversion Dike
	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:

- Only symbols that appear on this sheet are shown in this legend

Sequence of Construction:

- SWPPP Phase I:**
- 1 Pre-construction meeting
 - 2 Install stabilized construction exit(s) and concrete wash area(s)
 - 3 Prepare temporary parking and storage area Upon implementation and installation of the following areas:
 - a Trailer
 - b Parking & storage areas
 - c Lay down
 - d Porta potty
 - e Wheel wash &/or concrete washout
 - f Masons area
 - g Fuel and material storage containers
 - h Solid waste containers, etcdenote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process
 - 4 The following shall be shown on the erosion control site map upon implementation and installation:
 - a Construction trailer(s)
 - b Parking & storage areas
 - c Lay down
 - d Porta potty
 - e Wheel wash &/or concrete washout
 - f Fuel and material storage containers
 - g Solid waste containers, etc
 - 5 Construct the silt fences on the site
 - 6 Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction
 - 7 Construct the sediment basin(s) with outfall structure as shown on plan
 - 8 Clear and grub the site
 - 9 Start construction of building pad and structures, if any
 - 10 Begin grading the site

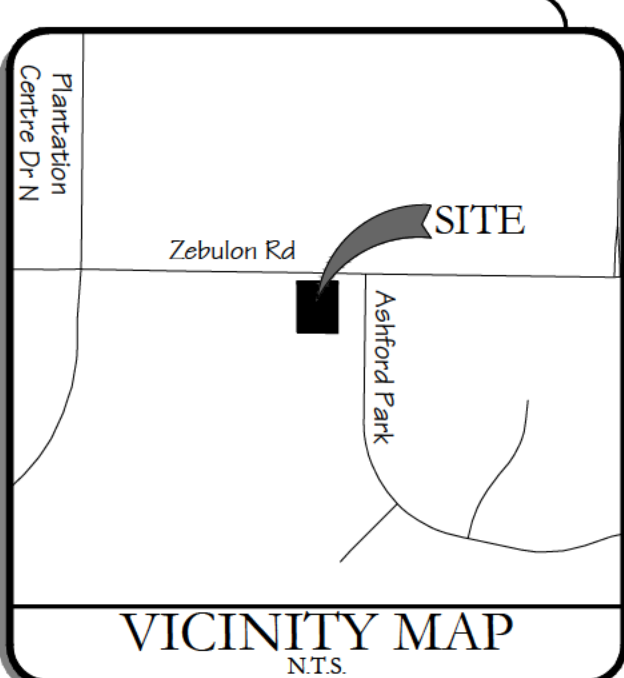
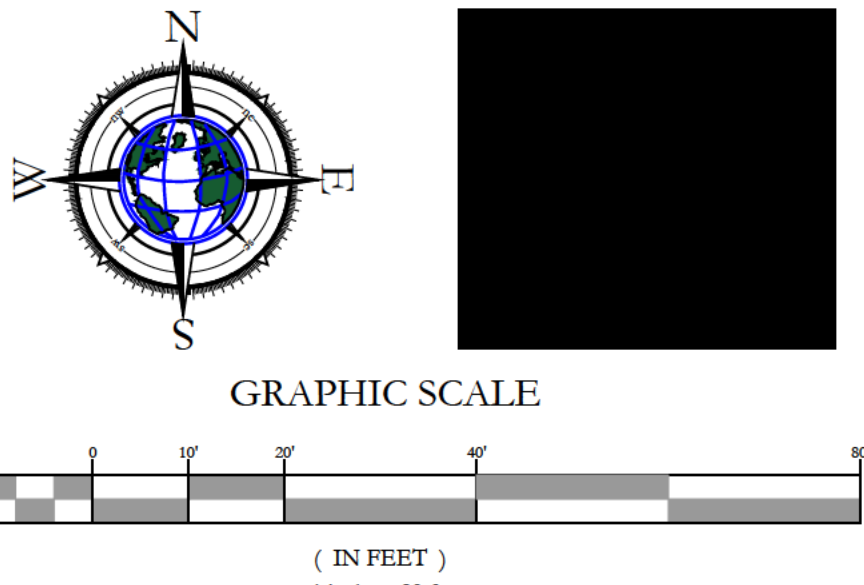
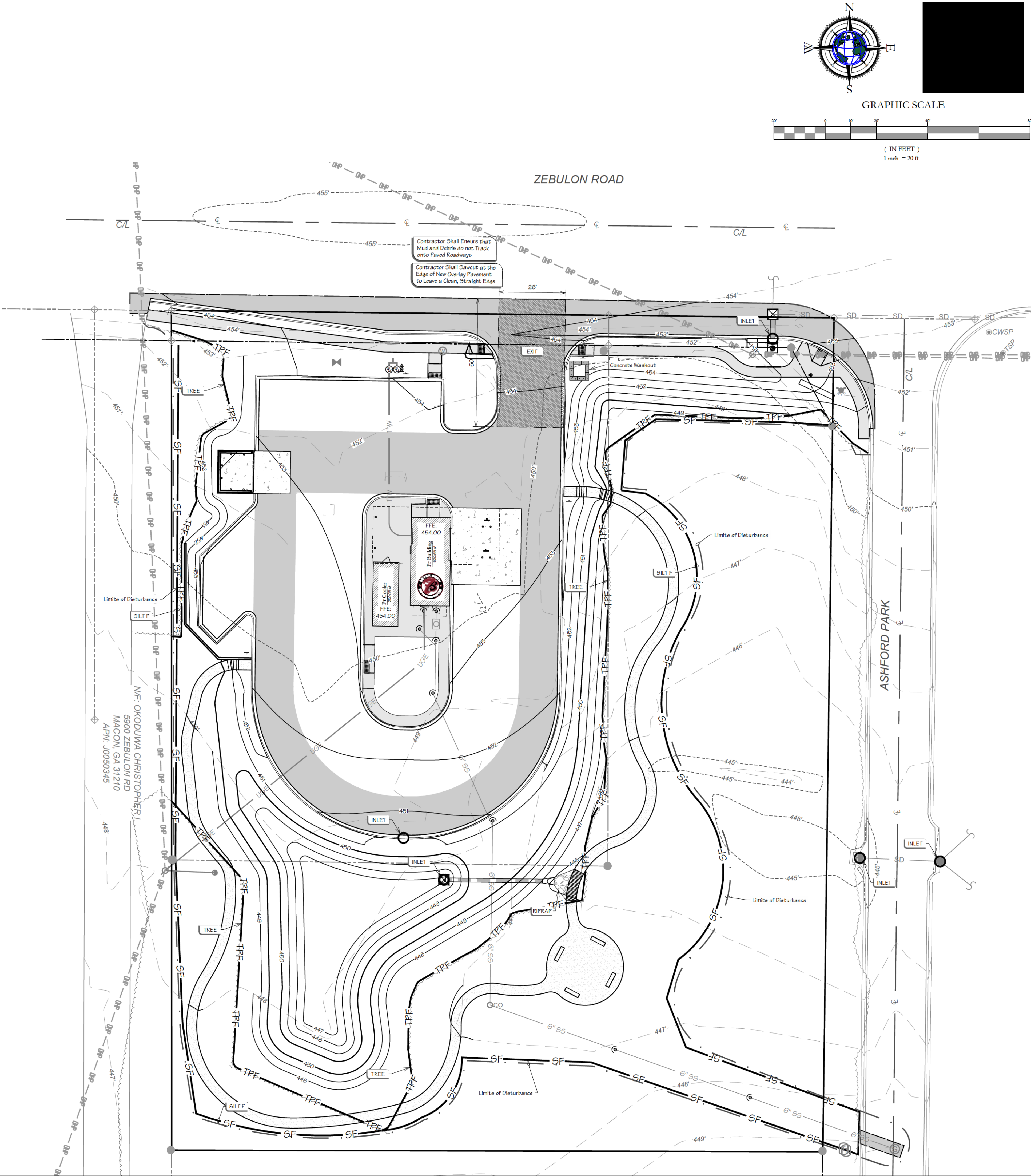
- SWPPP Phase II**
- 1 Temporarily seed denuded areas
 - 2 Install utilities, underdrains, storm sewers, curbs and gutters
 - 3 Install rip rap around outlet structures where noted on plans
 - 4 Install inlet protection around all storm sewer structures
 - 5 Prepare site for paving
 - 6 Pave site
 - 7 Install inlet protection devices
 - 8 Complete grading and install permanent seeding and planting
 - 9 Remove all temporary erosion and sediment control devices (only if site is stabilized)

Erosion General Notes:

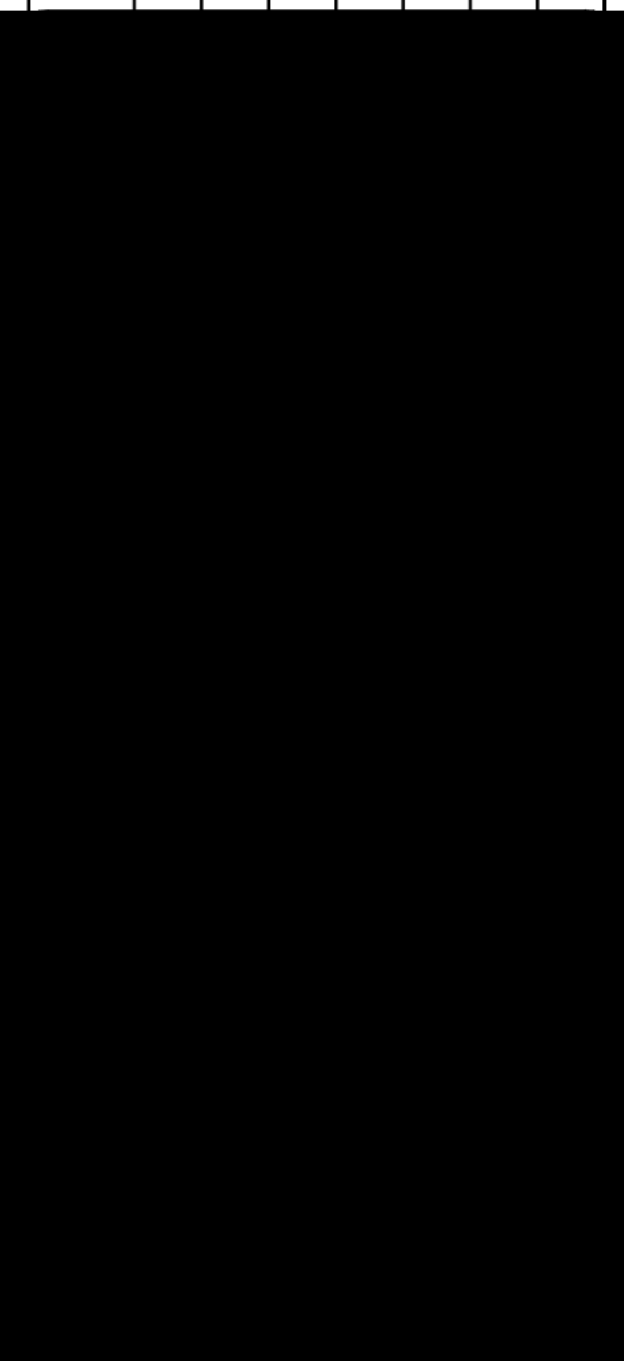
- ✖ The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- ✖ Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- ✖ Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- ✖ Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- ✖ Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- ✖ General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- ✖ All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- ✖ Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- ✖ Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- ✖ Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- ✖ All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- ✖ Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- ✖ Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- ✖ If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- ✖ All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- ✖ Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- ✖ On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- ✖ Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- ✖ Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- ✖ All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Maintenance:

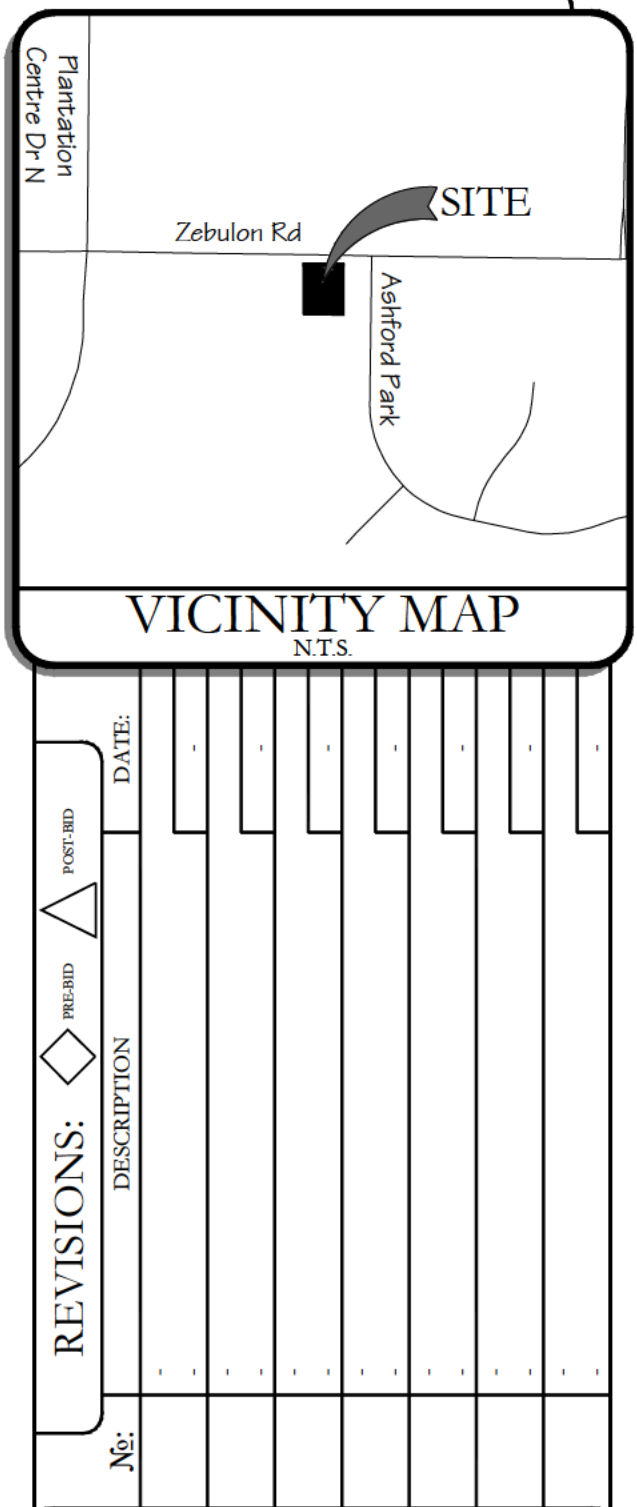
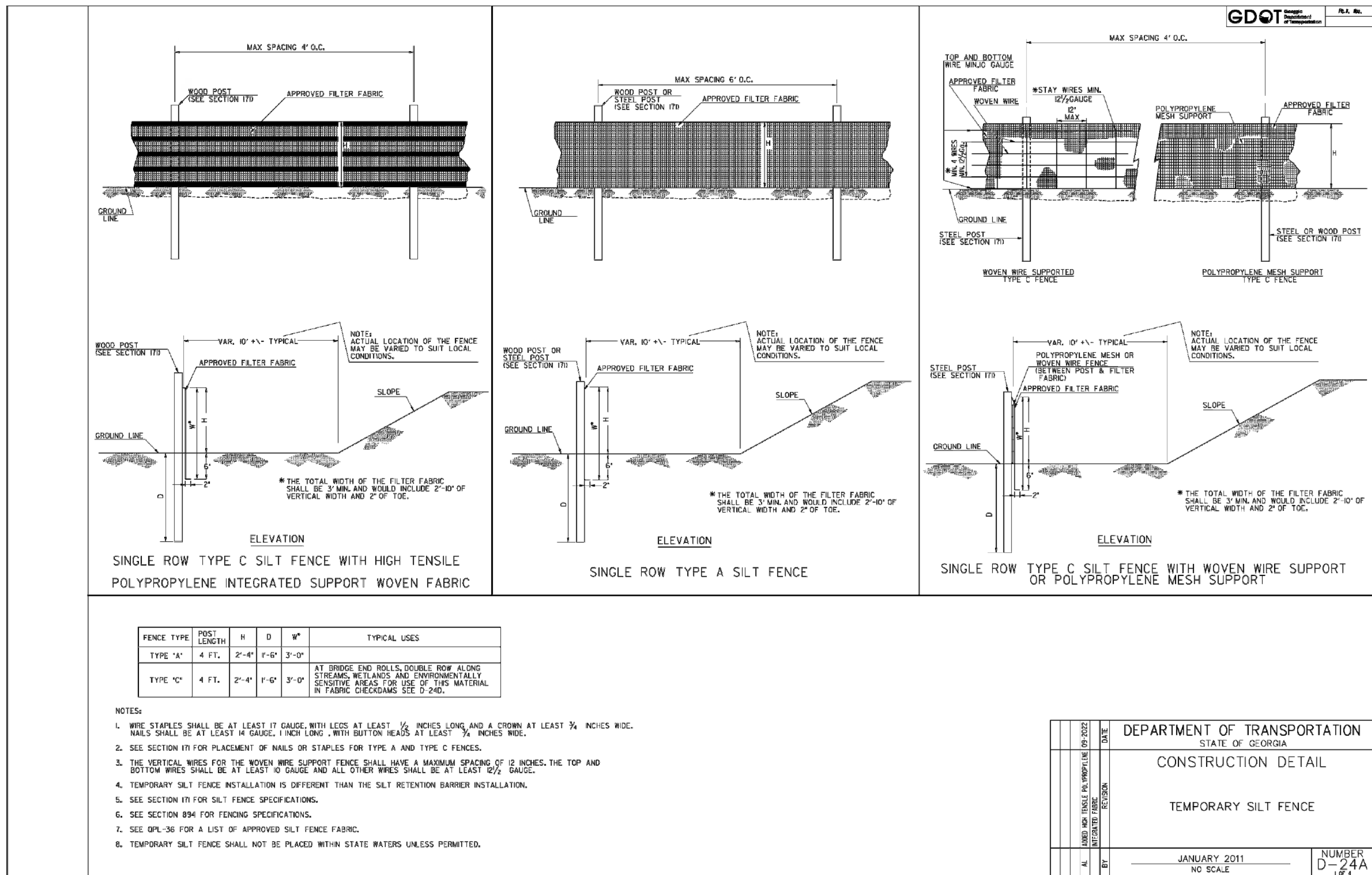
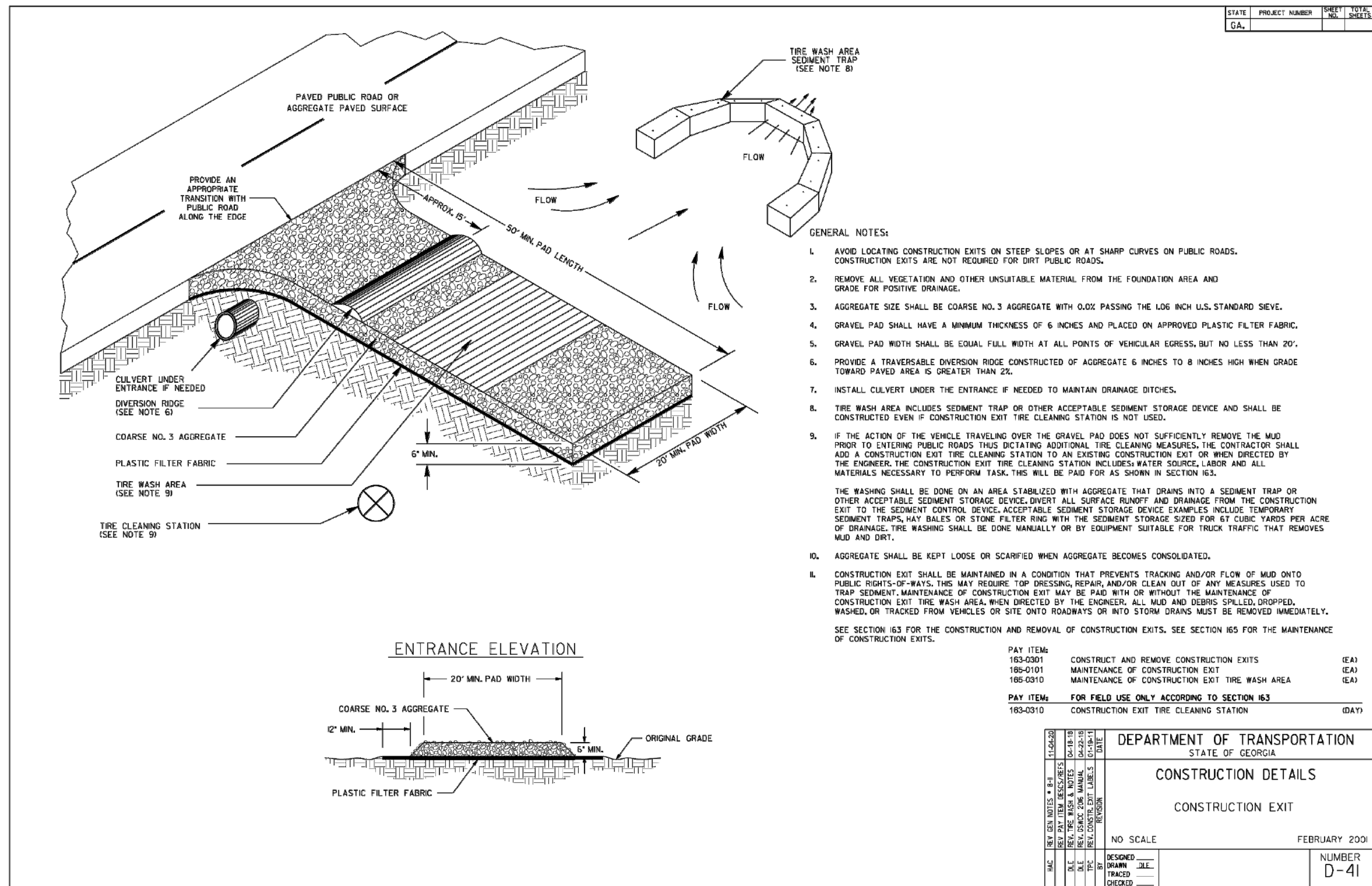
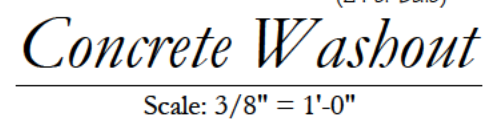
- All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:
- 1 Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration
 - 2 All seeded areas shall be checked regularly to see that a good stand is maintained Areas should be fertilized, watered, and reseeded as needed
 - 3 Silt fences shall be repaired to their original conditions if damaged Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence
 - 4 The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way This may require periodic top dressing of the construction entrances as conditions demand
 - 5 The temporary parking and storage area shall be kept in good condition (suitable for parking and storage) This may require periodic top dressing of the temporary parking as conditions demand
 - 6 Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%



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Note:

- * Only Symbols That Appear On This Sheet Are Shown In This Legend
- * See Survey For Existing Features Legend
- * See Cover Sheet For Abbreviation List

PRE-CONSTRUCTION:

GENERAL:

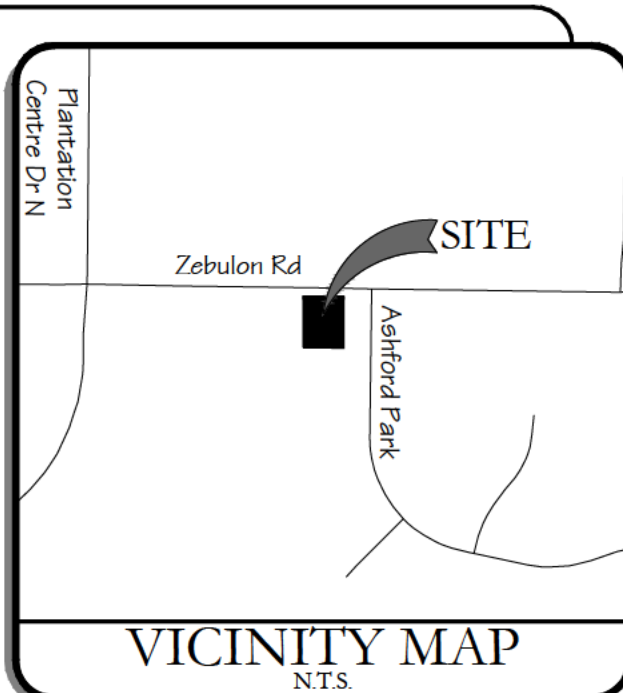
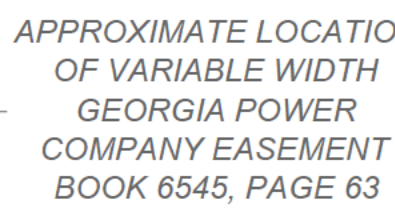
- ✗ Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations
- ✗ Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill
- ✗ Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination
- ✗ Contractor shall ensure that the fill material be free of organic materials, frozen materials, mud, highly compressible materials, rocks, rubbish, tree stumps, brush, stumps, building debris, and other materials that would negatively affect the fill material
- ✗ Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas
- ✗ Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet
- ✗ Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor)

- ✕ All drainage structures under paved areas and / or areas expecting heavy traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading
- ✕ Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at <http://www.ASTM.org>)
- ✕ Storm system is measured from the center of the box and from the end of the barrel sections
- ✕ Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy
- ✕ All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency

- ✗ Contractor shall scarify any area to receive top soil to a min depth of 3"
- ✗ All unpaired disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and the site has been stabilized in accordance with Georgia EPD's Construction General Permit (GAR100001)
- ✗ Once the site has reached final stabilization in accordance to the requirements set forth in Georgia EPD's Construction General Permit, the contractor shall file a notice of termination

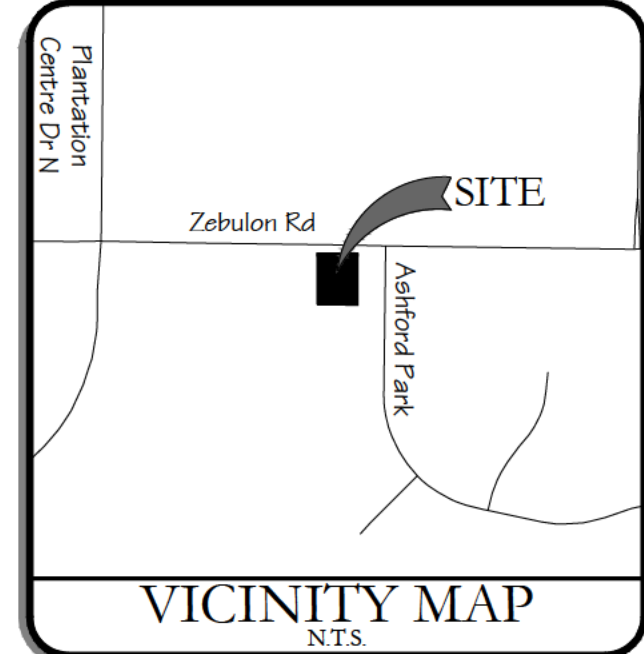
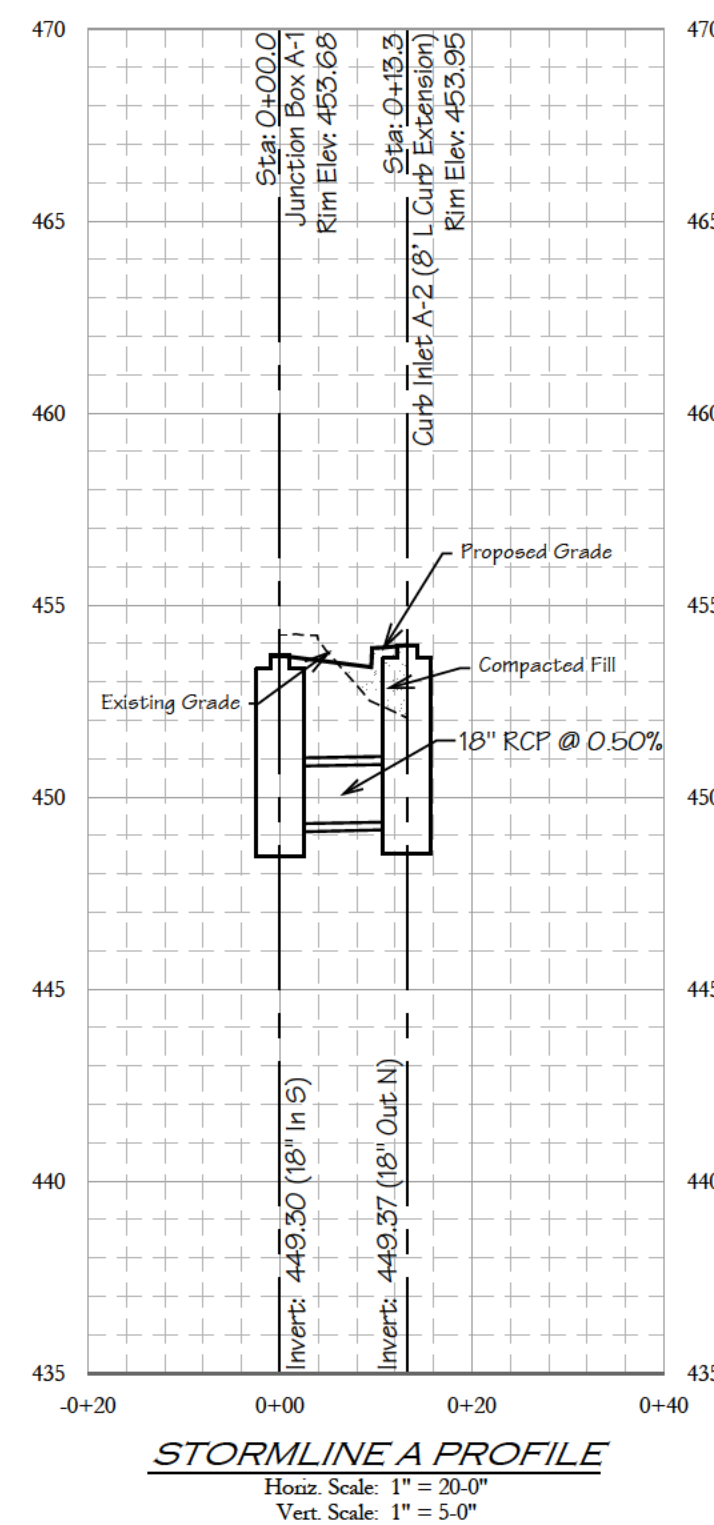
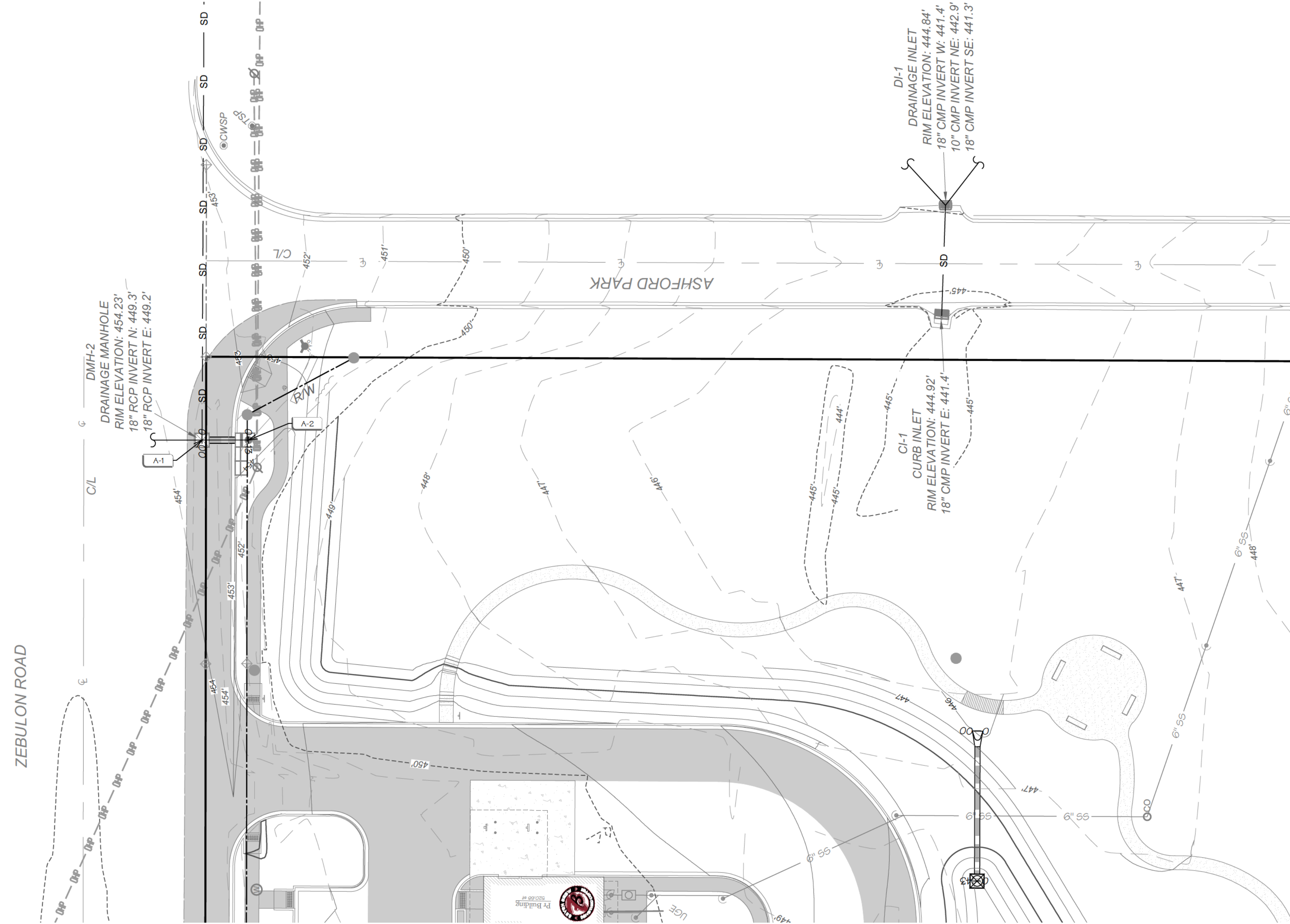
Inlet Up	Top Elev	Inv Up	Length	Size	Type	Slope	Inv Dn	Inlet Dn
STORM LINE "A"								
A-2	453.95	449.37	13 LF	18 in	RCP	@ 0.50%	449.30	A-1
STORM LINE "B"								
B-2	449.00	446.01	43 LF	18 in	RCP	@ 0.50%	445.79	B-1

² - Pipes not located under pavement areas or in public Right-of-Way are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.013 to be verified by the Engineer of Record.



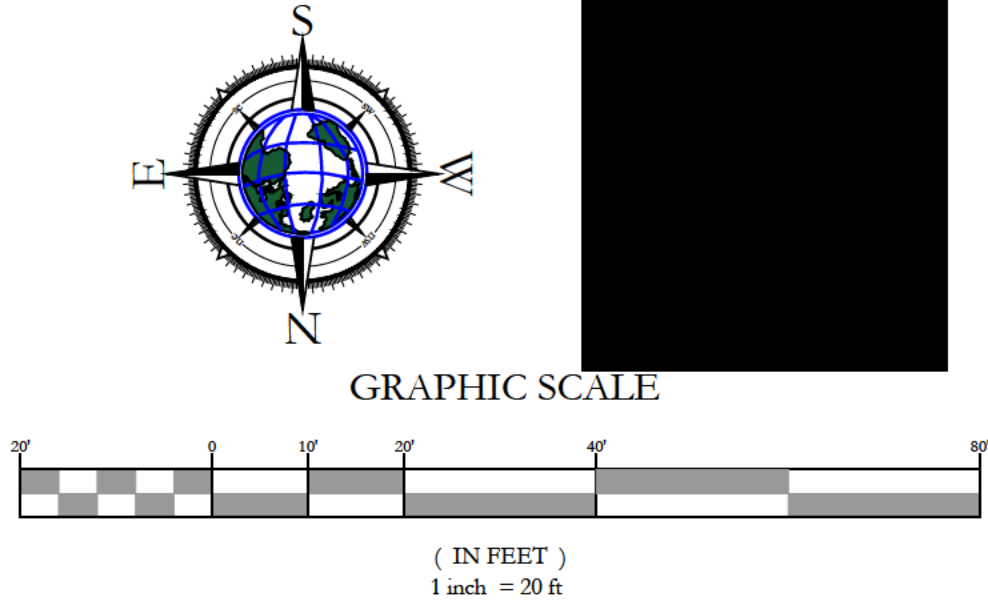
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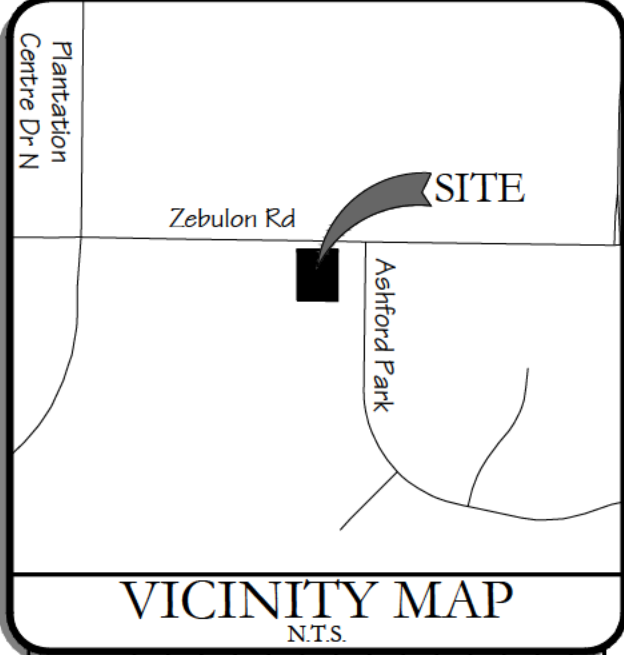
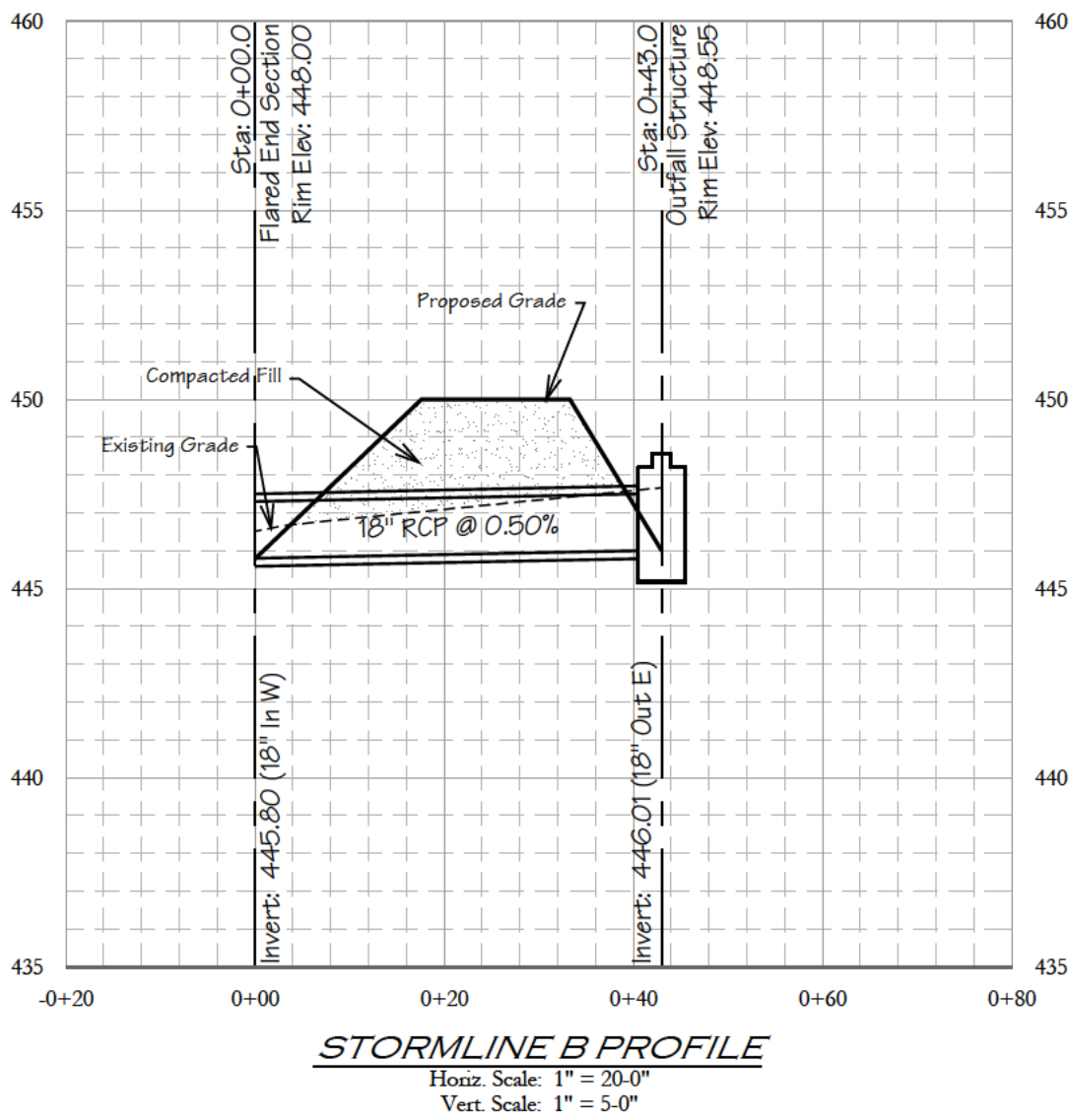
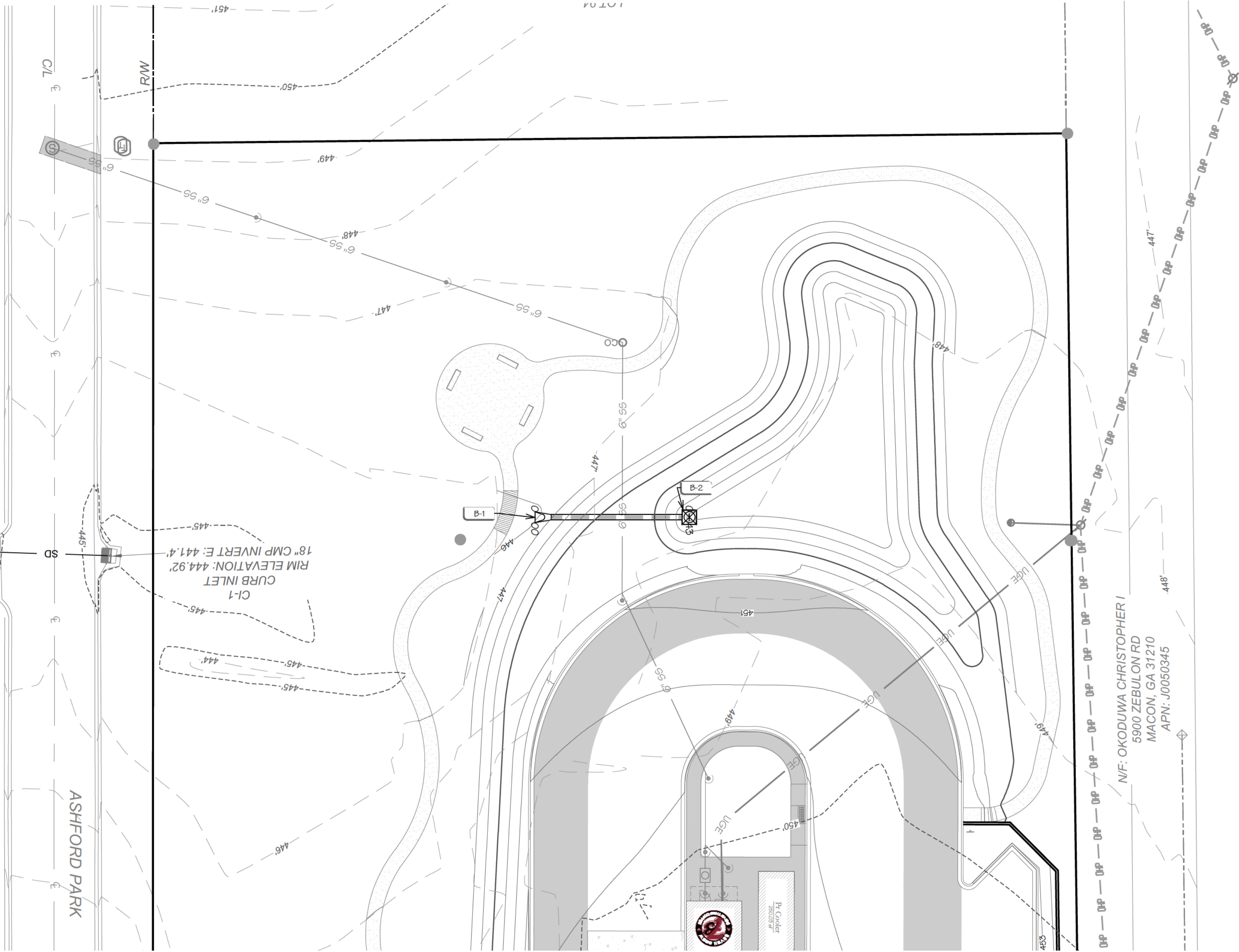


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DRAINAGE INLET
RIM ELEVATION: 444.84'
18" CMP INVERT W: 441.4'
10" CMP INVERT NE: 442.9'
18" CMP INVERT SE: 441.3'



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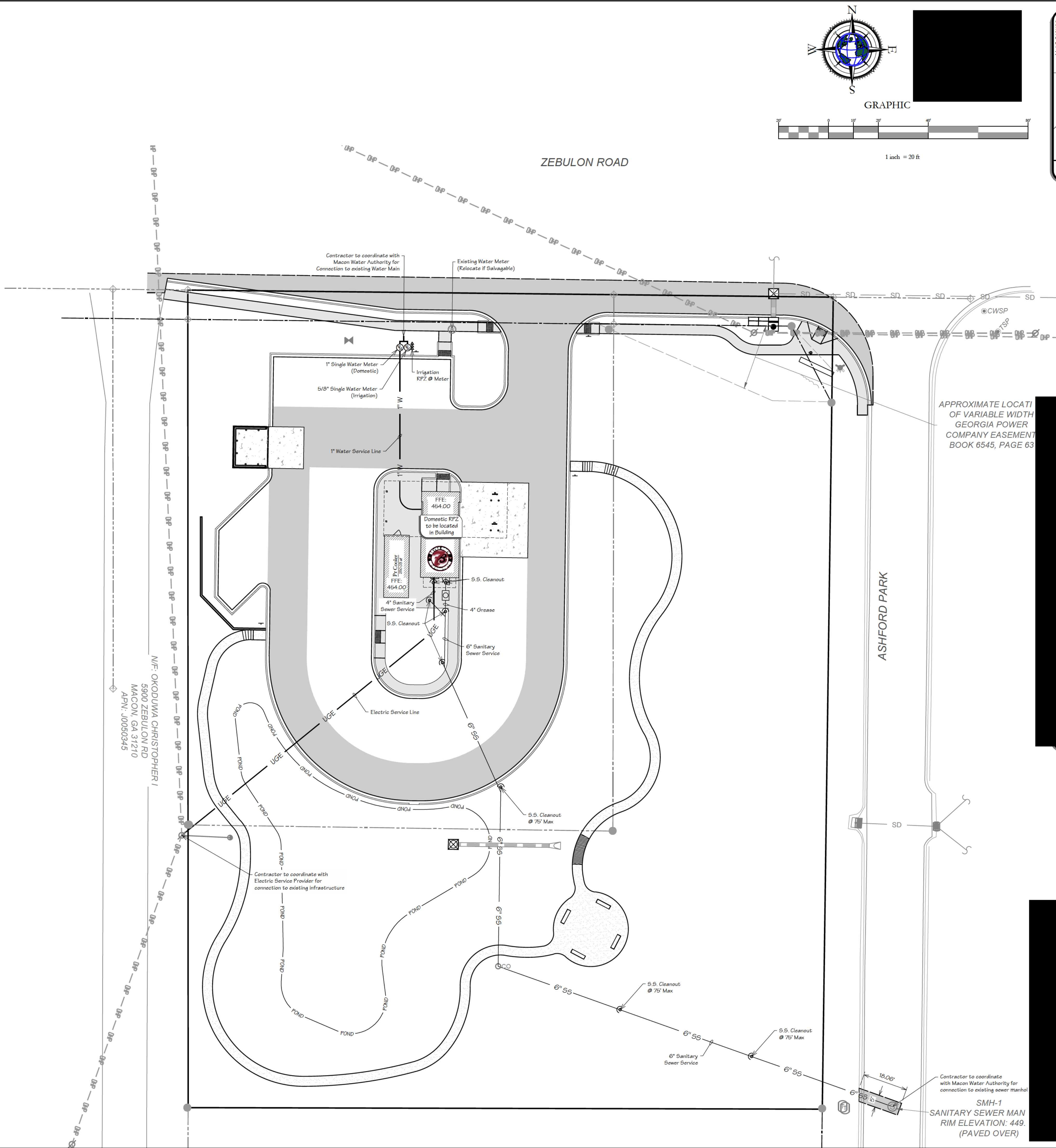
Note:

- * Only Symbols That Appear On This Sheet Are Shown In This Legend
- * See Survey For Existing Features Legend
- * See Cover Sheet For Abbreviation List

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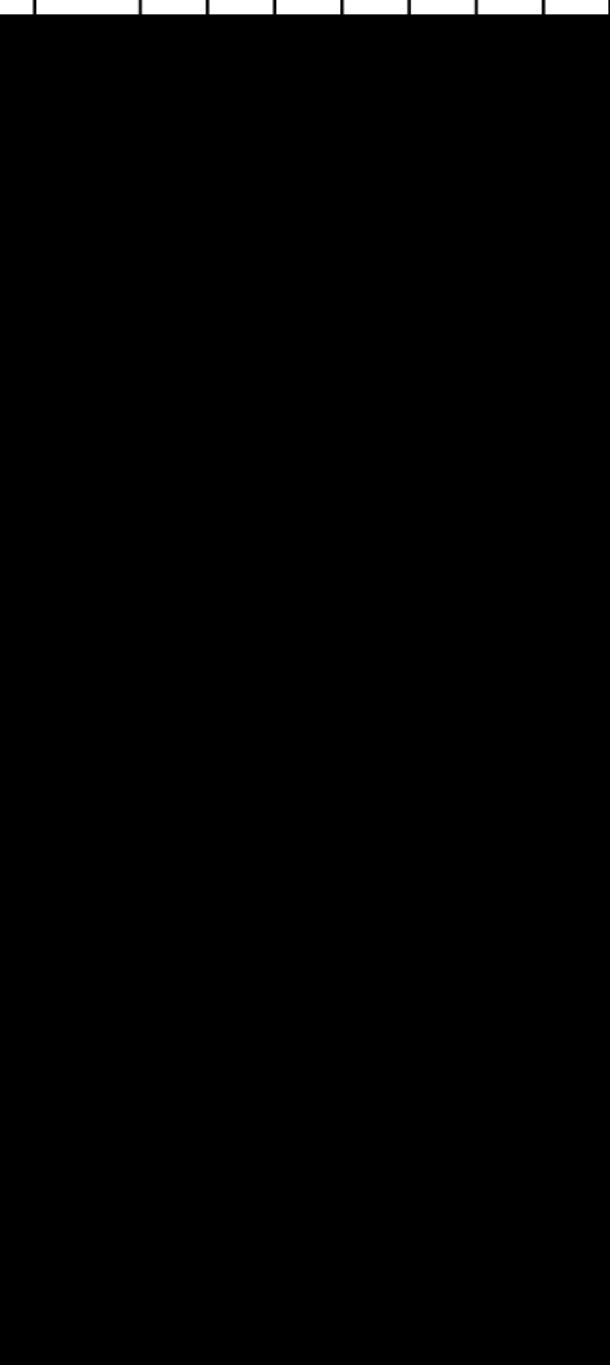
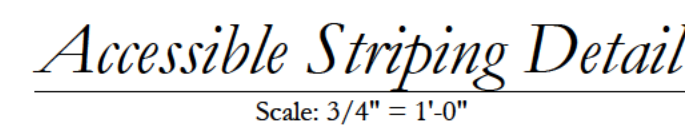
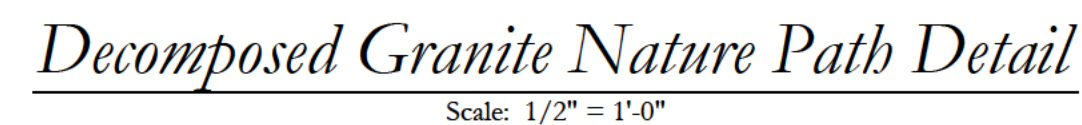
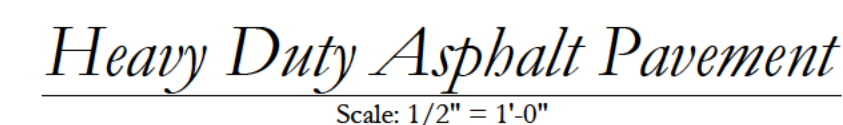
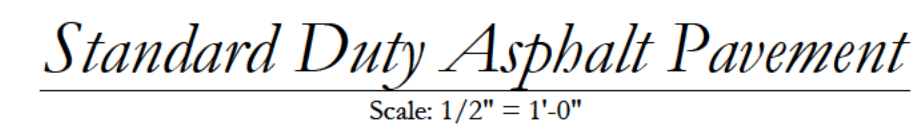
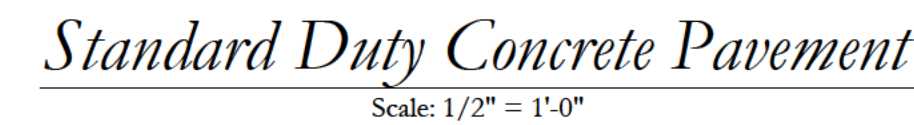
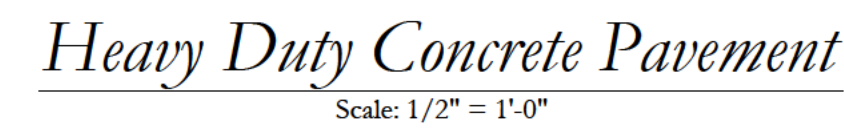
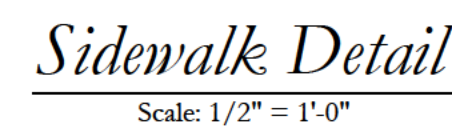
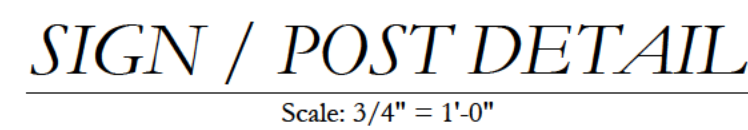
- WATER:**
- ✗ All water lines shall have 3'-0" min. cover above top of pipe
 - ✗ All water lines shall be bedded in accordance with Governing Agencies' standards and bedding detail, see detail sheet(s)
 - ✗ All water lines shall be hydrostatically tested and disinfected in accordance with Governing Agencies' standards and with the Governing Agencies' inspector present
 - ✗ All fire hydrants shall have a Governing Agencies' approved gate valve installed within 5'-0" max. of the hydrant
 - ✗ Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet
 - ✗ Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality

X All sanitary sewer lines shall have 3'-0" min cover above top of pipe

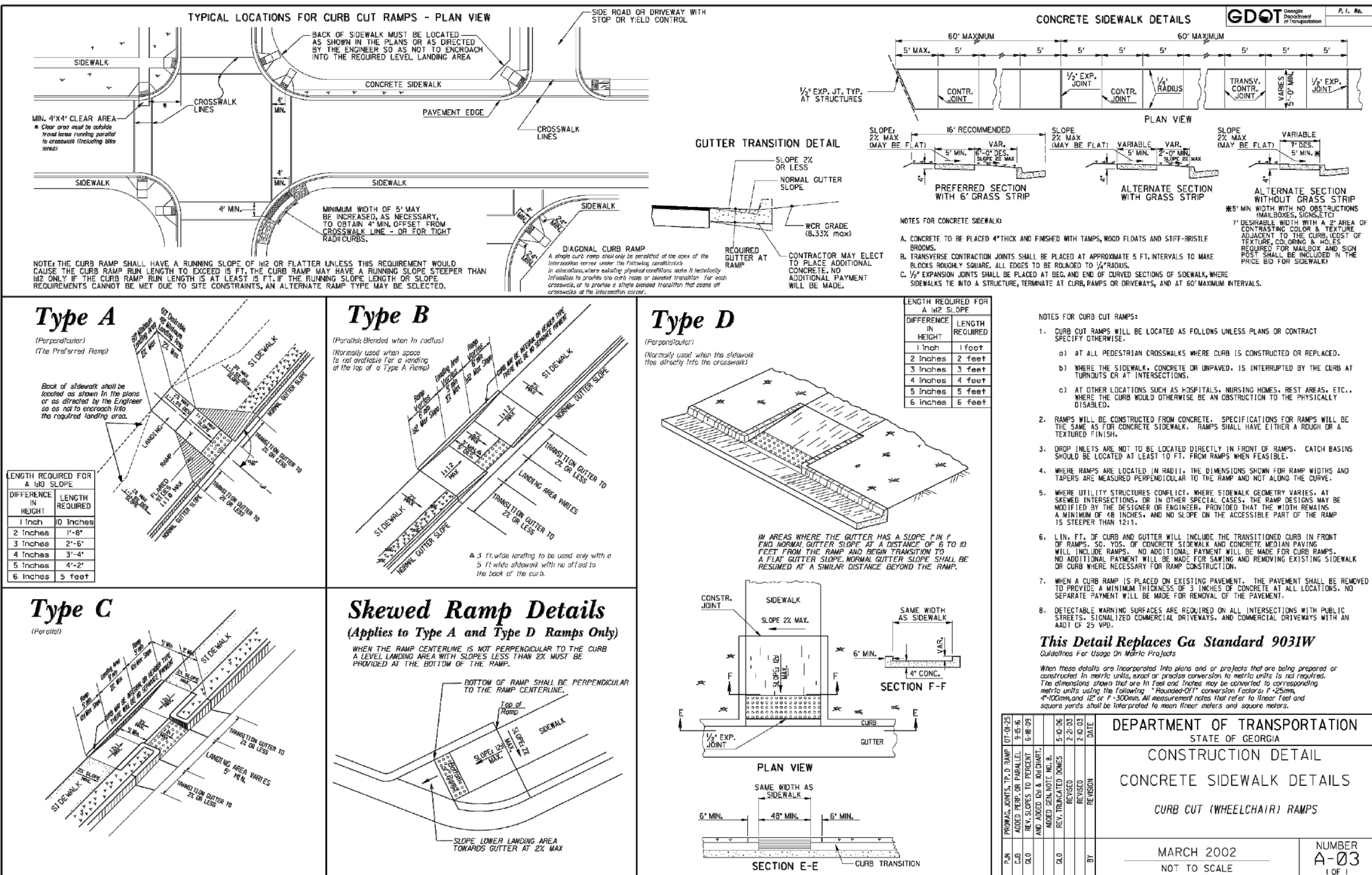
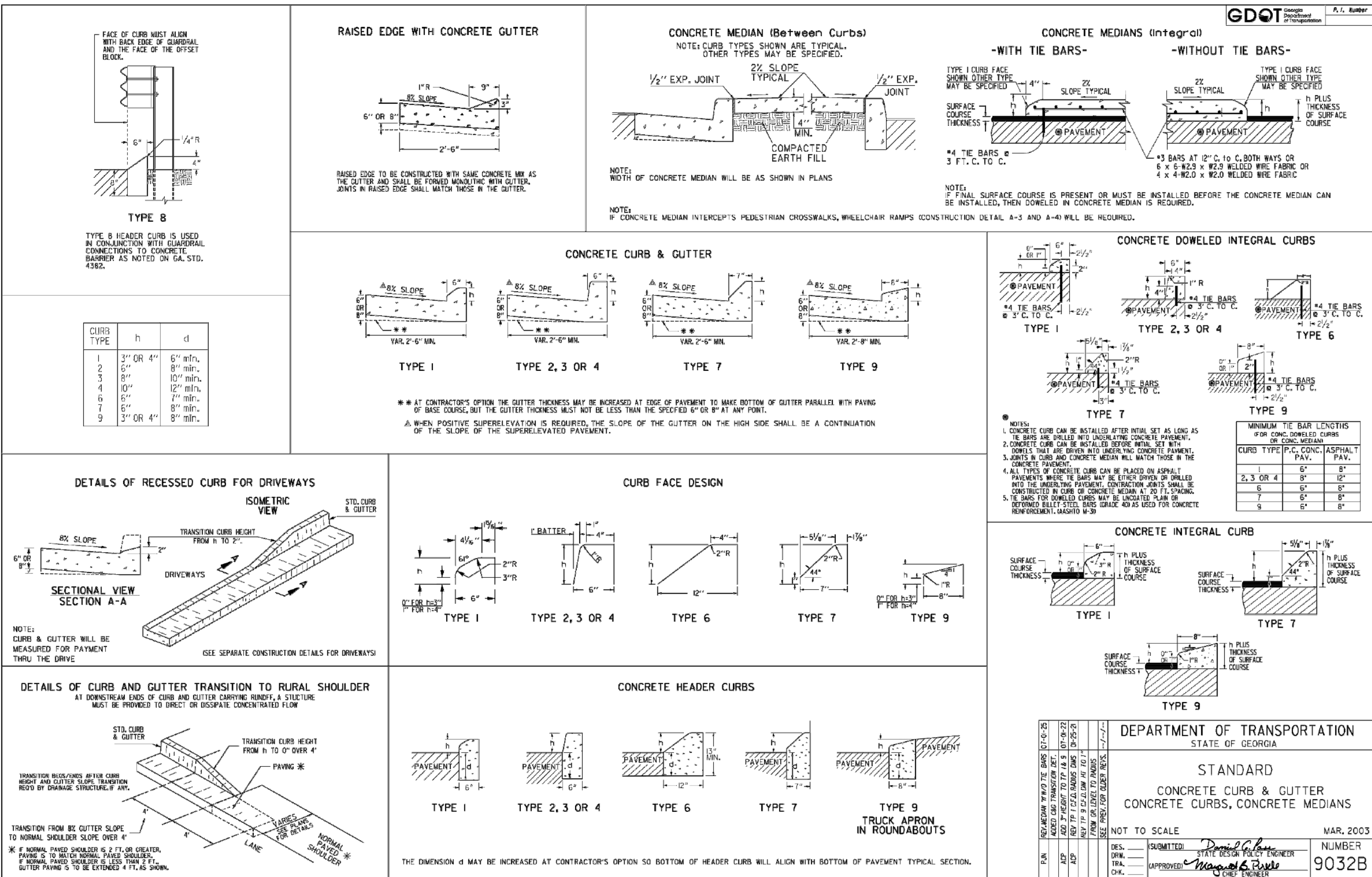


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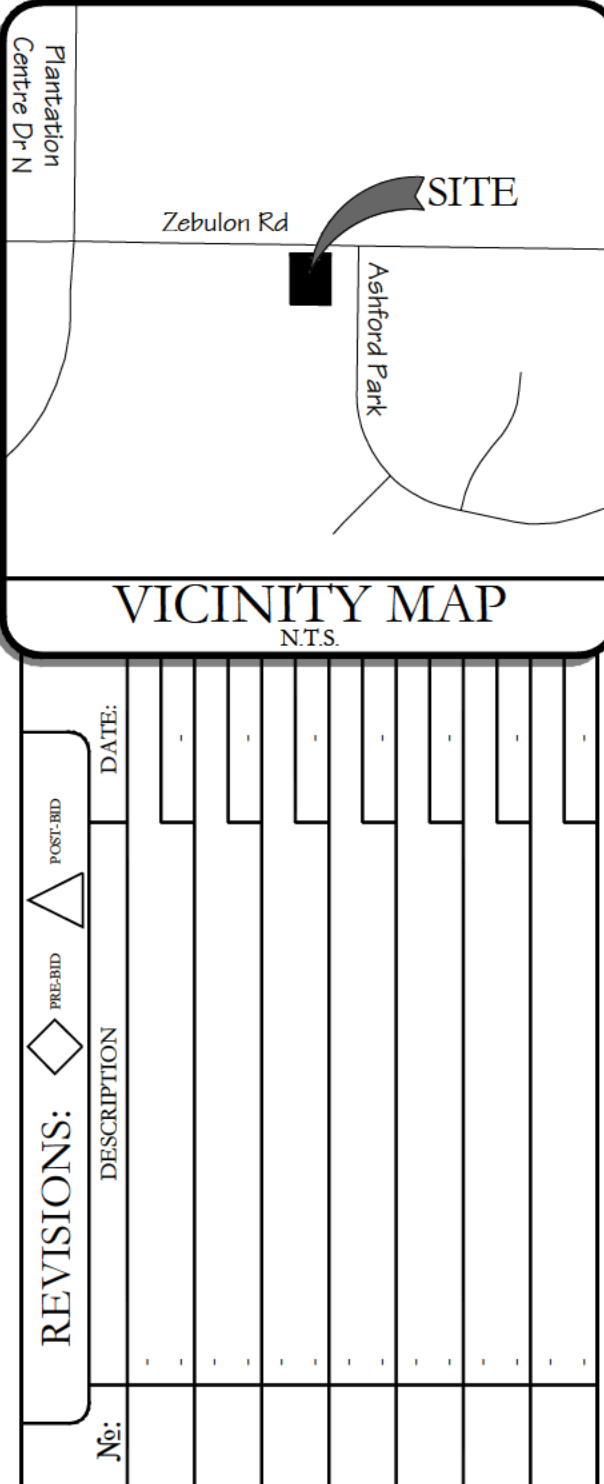
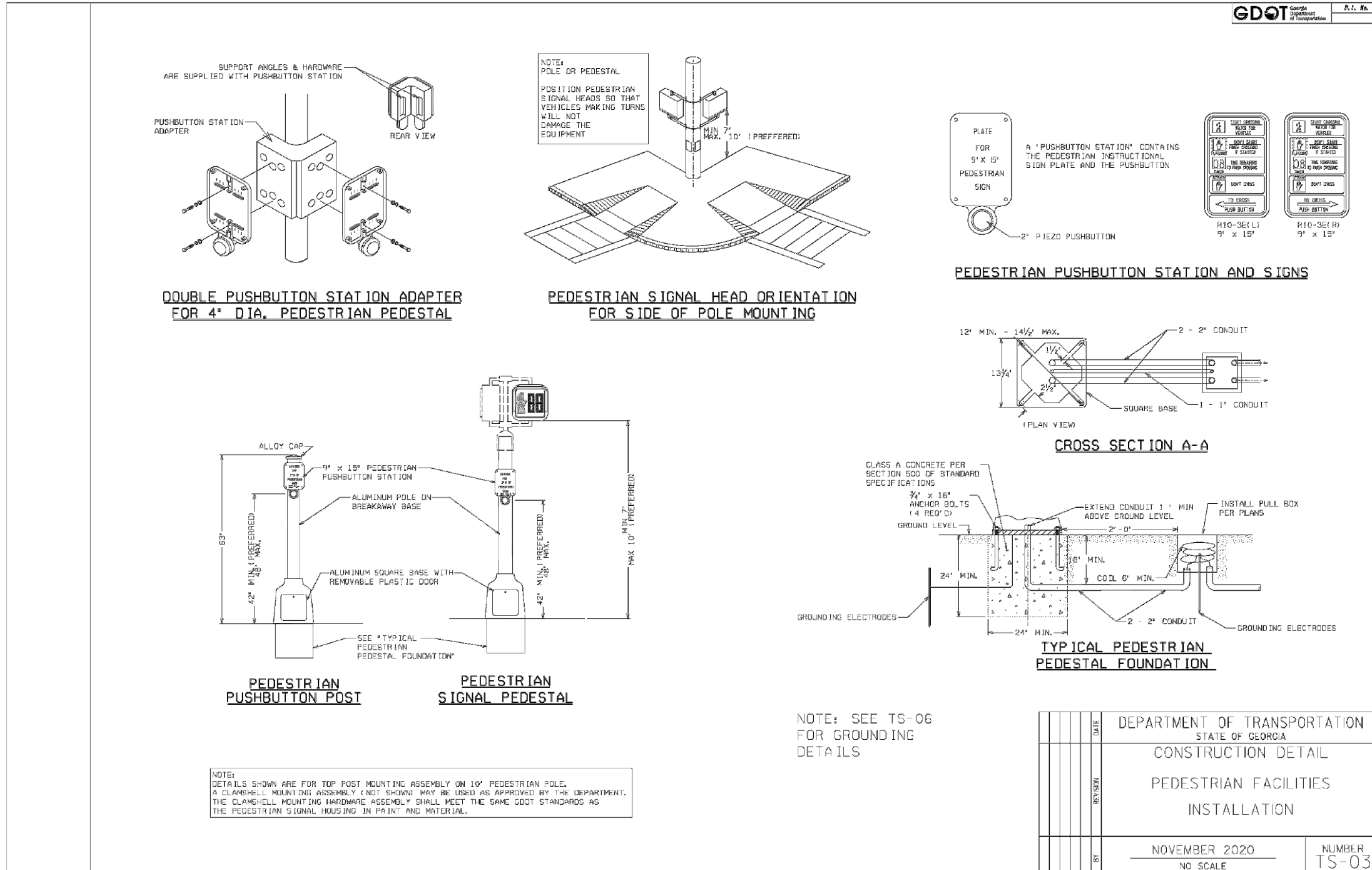
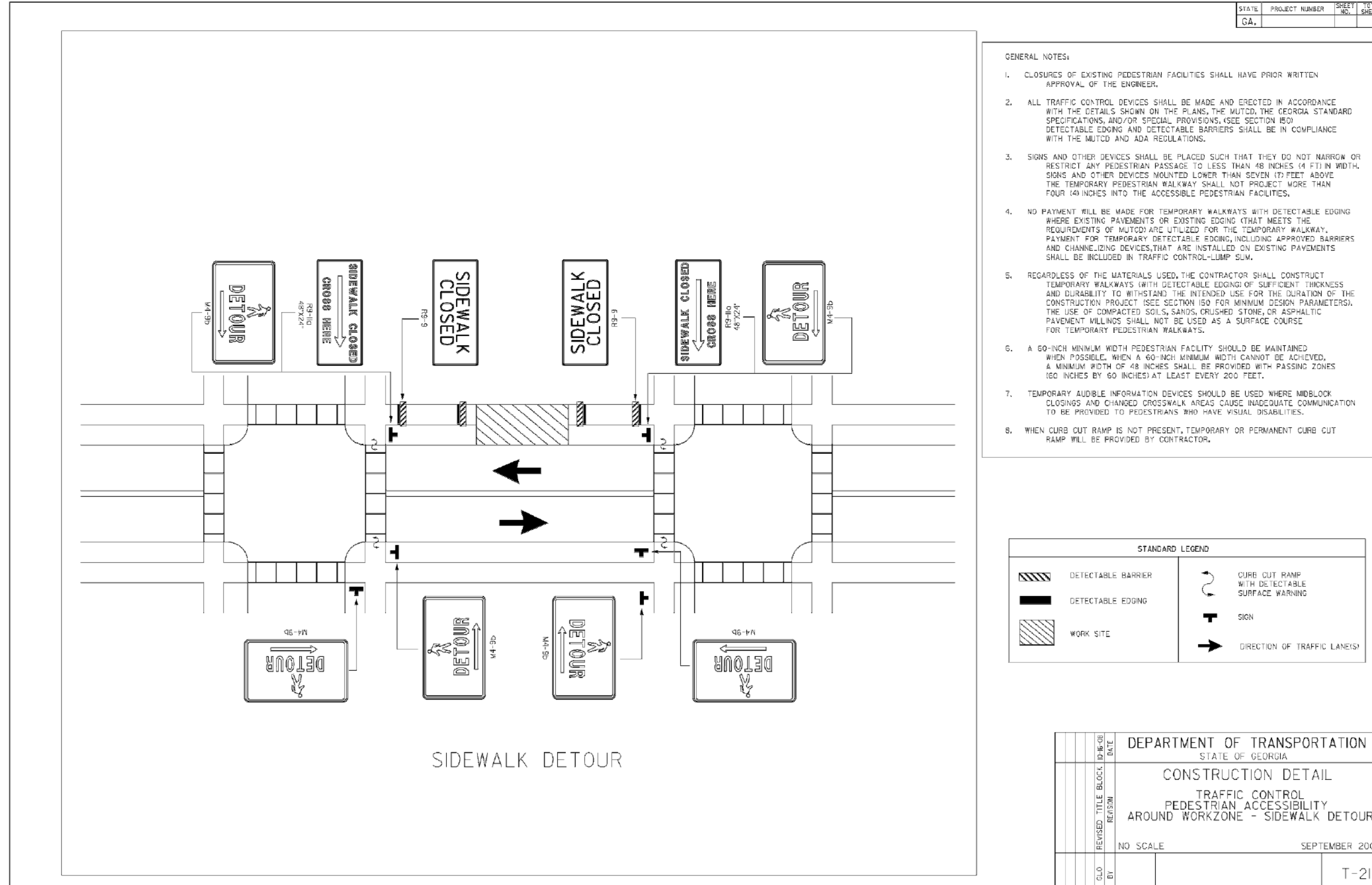
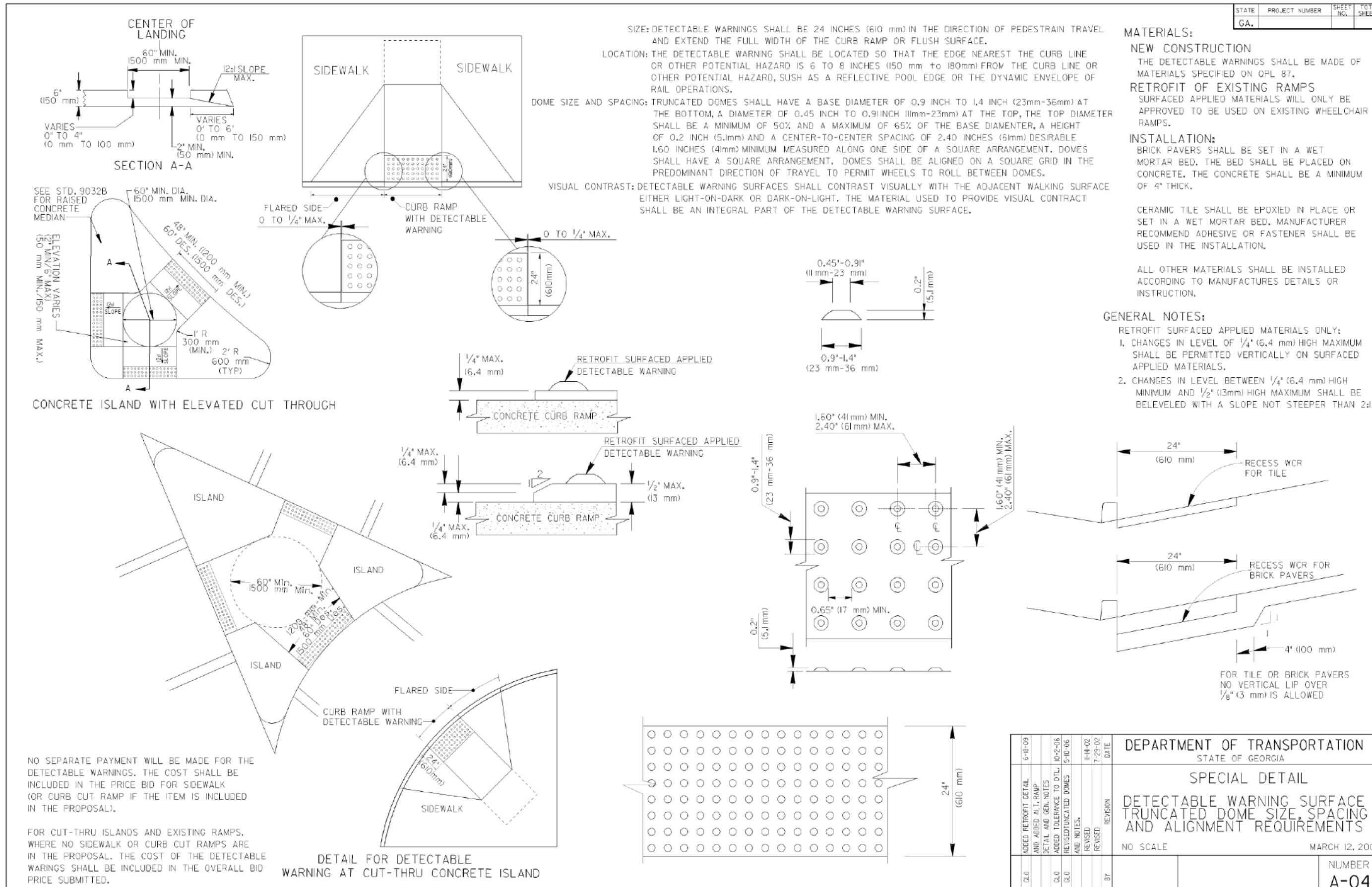
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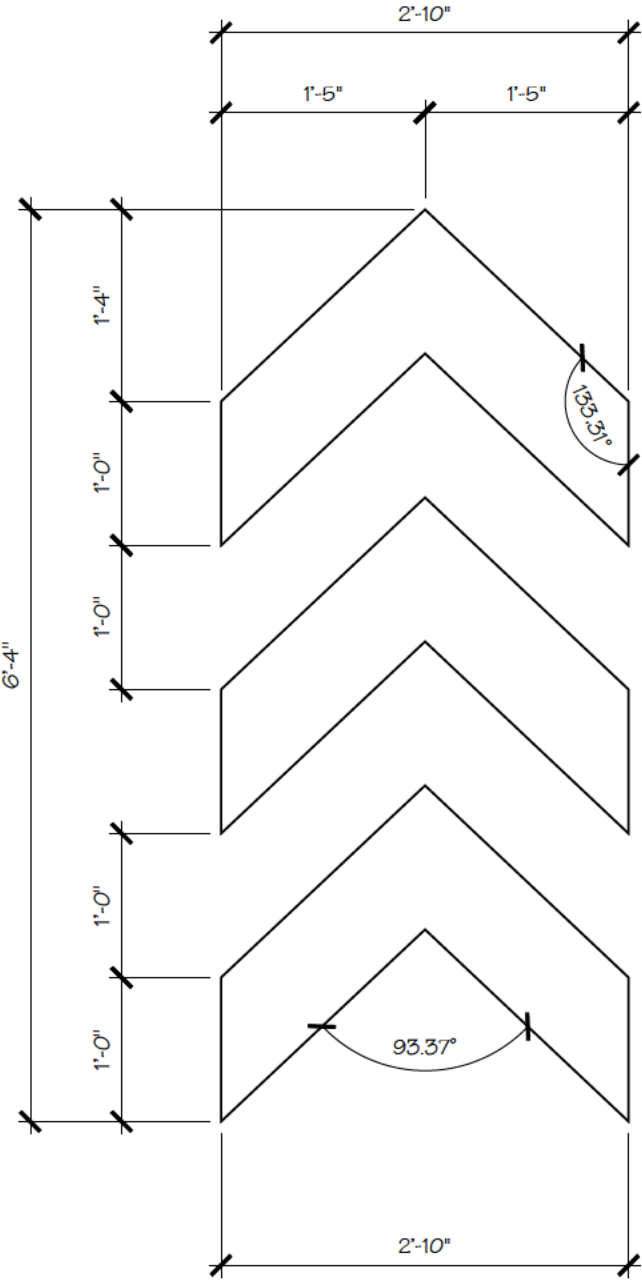


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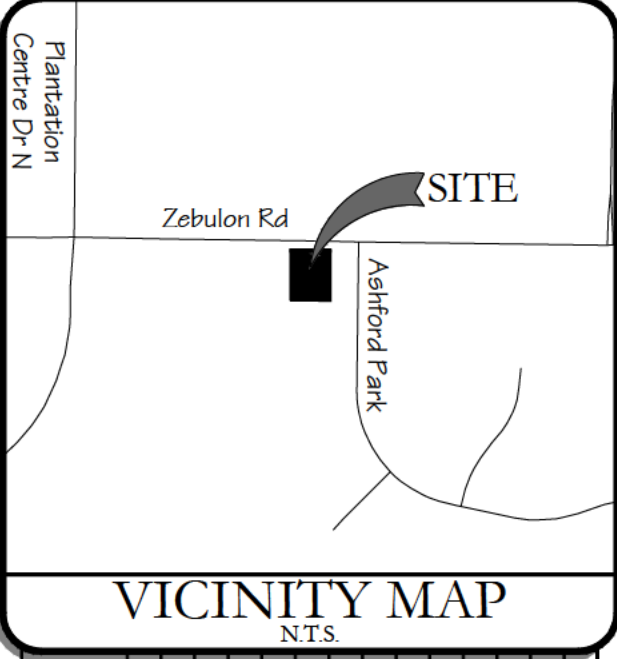
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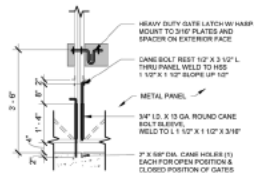


7 Brew Arrow Detail
Scale: 3/4" = 1'-0"

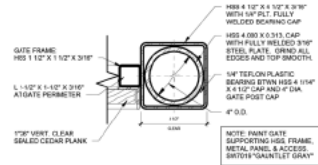
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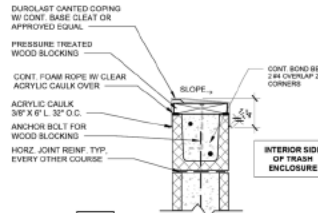
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10 GATE DETAIL
1/2" = 1'-0"



9 POST SECTION
3" = 1'-0"



8 CMU COPING DETAIL
1 1/2" = 1'-0"

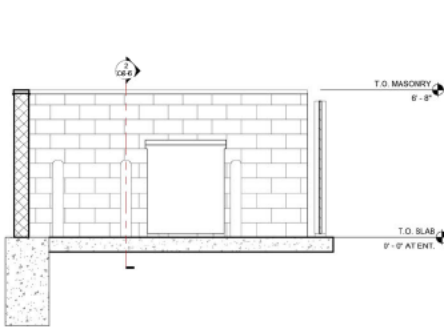
GENERAL NOTES:
1. SITE WORK AND PREPARATION TO BE PERFORMED BY SITE CONTRACTOR.

TRASH ENCLOSURE KEYNOTES

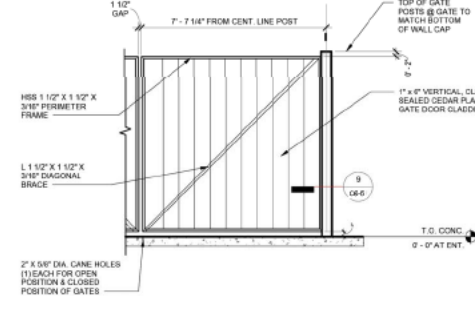
Note Number	Note Text
A	PAINT SMOOTH FACE CMU TO MATCH SIDING ON BUILDING (TYP ALL SIDES OF TRASH ENCLOSURE)
B	PAINT ALL EXPOSED STEEL WITH PT-10-SHERWIN WILLIAMS SW-9177 "SALT DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11-SHERWIN WILLIAMS SW-6258 "TRICORN BLACK"
D	SERRIGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING
SF1	SURFACE MOUNTED LIGHTED SIGN BOX
SF2	SURFACE MOUNTED LIGHTED SIGN BOX
SF3	SURFACE MOUNTED LIGHTED SIGN BOX

CMU PART SPEC:
LOW ENDS FROM
PRIMER: LOXON BLOCK SURFACE, ADVANCE
1ST COAT: A-98 EXTERIOR LATEX LOW SHEEN, A-12 SERIES
2ND COAT: A-98 EXTERIOR LATEX LOW SHEEN, A-12 SERIES

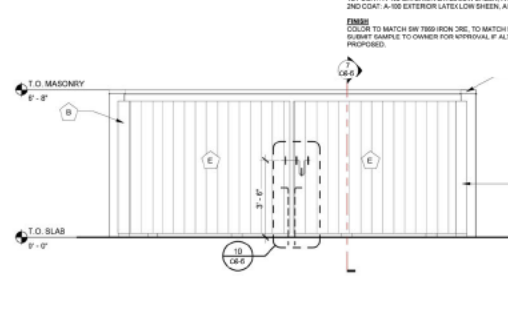
CMU:
COLOR TO MATCH SW 7888-00N 20E, TO MATCH NICHIA WENIGHT BLACK. SUBMIT SAMPLE TO OWNER FOR APPROVAL. IF ALTERNATE COLOR IS PROVIDED.



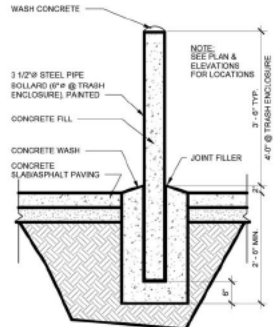
7 TRASH ENCLOSURE - SECTION
3/8" = 1'-0"



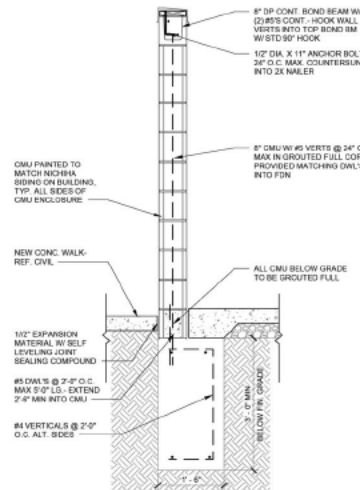
6 GATE ELEVATION - INSIDE FACE
1/2" = 1'-0"



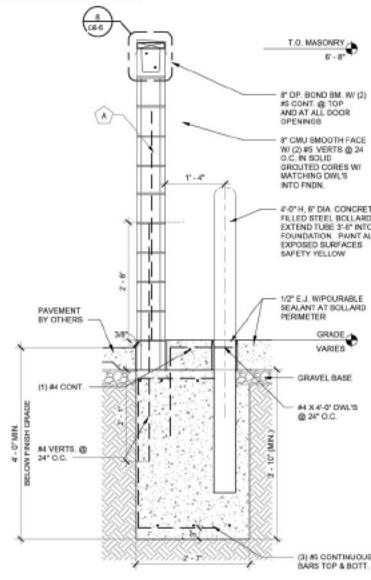
5 TRASH ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0"



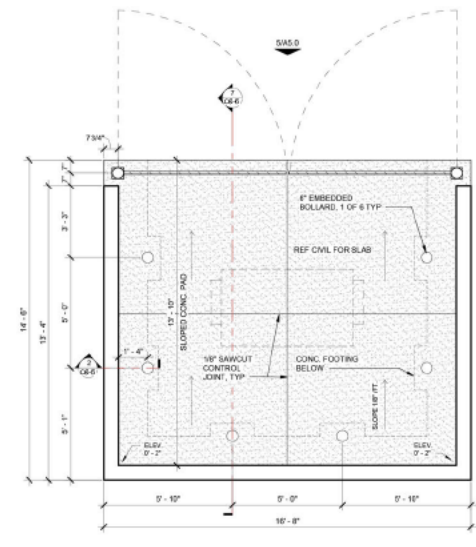
4 BOLLARD DETAIL
3/4" = 1'-0"



3 DUMPSTER WALL
3/4" = 1'-0"



2 WALL SECTION AT BOLLARD
3/4" = 1'-0"

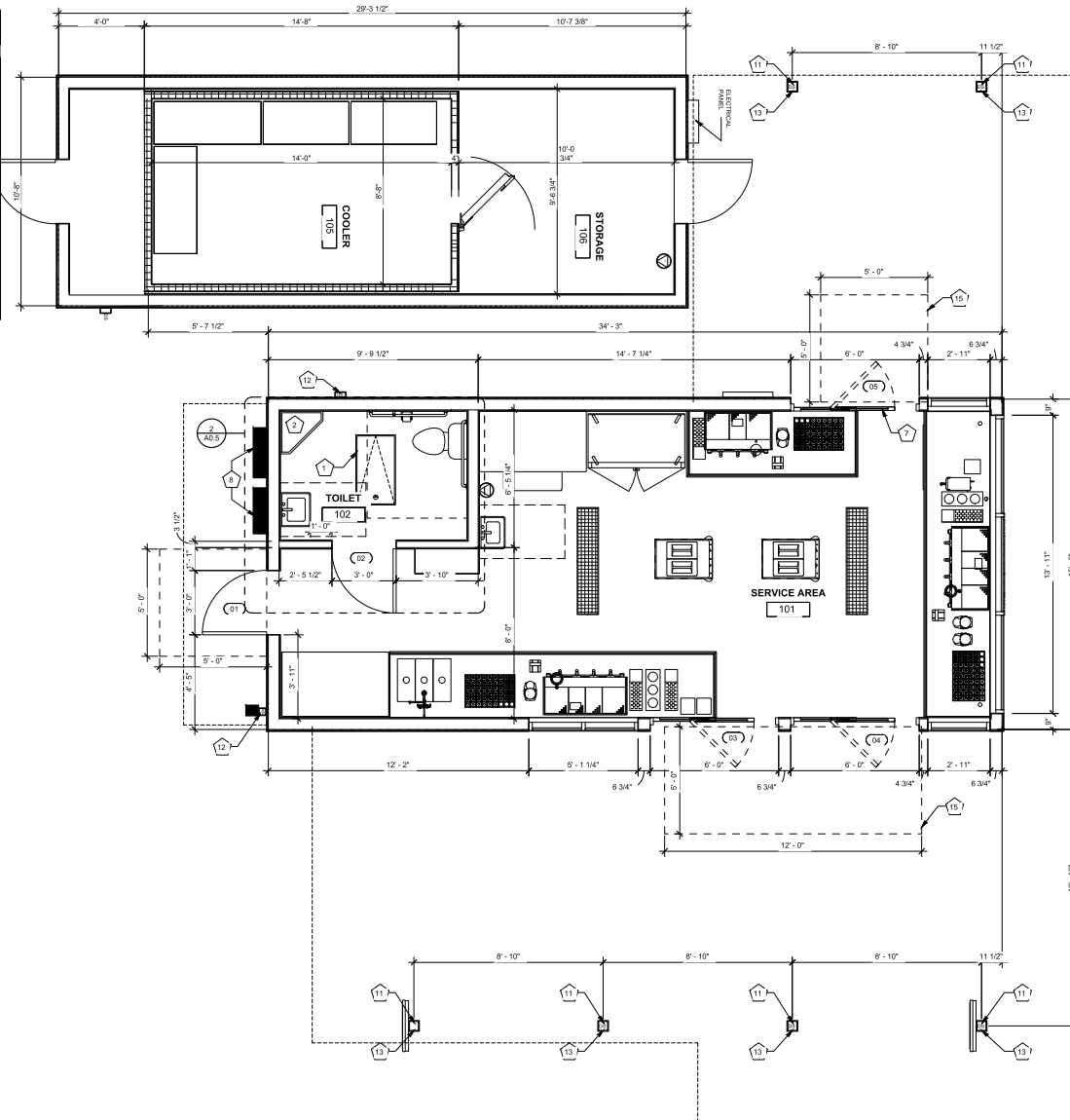


1 TRASH ENCLOSURE FLOOR PLAN
3/8" = 1'-0"



REVISIONS:	DATE	DESCRIPTION
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FLOOR PLAN KEYNOTES	
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK RE: PLUMBING DRAWINGS
3	MECH. ACCESS DOOR AND LADDER
4	STEP, CENTER ON DOOR
5	HAND RAIL - EACH SIDE- 34" MIN HEIGHT, CONNECTED TO 2" TUBE POSTS. WELD POSTS TO 4" SQUARE PLATES. CONNECTED TO THE FLOOR. PROVIDE BLOCKING AS REQUIRED.
6	3RD PARTY PREFABRICATED REMOTE WALK-IN COOLER/STORAGE PROVIDED BY OWNER; COORDINATE LOCATION & SPECIFICATIONS WITH CIVIL AND STRUCTURAL
7	ADA AUTOMATICAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT - SEE ELECTRICAL
9	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
10	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
11	DOWNSPOUT CONNECTION TO GRADE; REF CIVIL
12	DOWNSPOUT DRAIN TO GRADE; REF CIVIL
13	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT COMPLETES THEIR CONNECTIONS COMPLETELY BELOW GRADE, TYP.
15	FROST-PROTECTED LANDING; STRUT; FLUSH WITH SURROUNDING PAVEMENT; PROVIDE EXPANSION JOINT AT EDGE



2 MECH ACCESS RM
3/8" = 1'-0"

1 FLOOR PLAN
3/8" = 1'-0"

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WILL BE ENFORCED AND PROSECUTED.

7 BREW DRIVE-THRU

LOT 13 COVENANT CROSSING
BATESVILLE, MS 38606

[illegible]

Project No:	MJA000005.30
Drawn By:	JDL
Checked By:	KM

FLOOR PLAN

A1.2

BLEW

Surveying | Engineering
Environmental

August 6, 2026

Macon-Bibb County Planning & Zoning Commission
3661 Eisenhower Pkwy
Ste MB104
Macon, GA 31206

SUBJECT: 7Brew of Macon – Project Overview

To Whom It May Concern:

A 7Brew Drive-Thru Coffee Shop is proposed at 5890 Zebulon Road. This site consists of two parcels (APN #J0050081) and (APN#J0050254). For APN#J0050081, the existing house will be demolished and the Commercial Buildings, 10 Required/Provided Parking Spaces, Sidewalk, 2 Drive-Thru Lanes, and 1 Pass Thru Lane are proposed. This Parcel is proposed to be Rezoned from Agricultural to Commercial (C-1). For APN#J0050254, the Detention Pond for the Commercial Site and a Walking Trail/Family-Friendly Area are proposed. This Parcel is not proposed to be Rezoned.

Conditional Use Application has also been submitted for this project for the Drive-Thru.

Buildings:

Demolition of the Existing House (2,592 sqft) is proposed. Construction of new buildings is proposed with this project with a 520.68 sqft Main Building & 250.03 sqft Cooler. The Total Building Footprint Area is 770.71 sqft.

Water:

New Water Service is proposed with this development. One Water Tap with Gangmeter Assembly to a 1" Single Water Meter (Domestic) and a 5/8" Single Water Meter (Irrigation). The Irrigation RPZ will be located at the meter and the Domestic RPZ will be located inside the Main Building.

Sanitary Sewer:

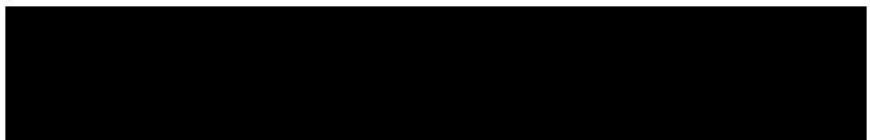
New Sanitary Sewer Service is proposed with this development. A 4" Sanitary Sewer Line and 4" Grease Line will exit the building. The Grease Line will go through a Grease Interceptor. The Two Lines will combine into a 6" Sanitary Sewer Service Line at the SS Cleanout and continue to tie-in to an Existing Sanitary Sewer Manhole on the West Side of Ashford Park, just beyond the Southeast corner of the property.

Franchise Utilities:

Single Phase Underground Electric Service is proposed with this development.

Storm Water:

Stormwater will comply with the Macon-Bibb Stormwater Management Ordinance and Macon Water Authority. A detention pond is proposed to handle the different storm events in the site's developed condition.



Streets:

Proposed access points to the site will remain generally in the same location on Zebulon Road as existing. Upgrades are proposed for a commercial entrance in compliance with GDOT and City requirements. In addition to the driveway, a Deceleration Lane is proposed on Zebulon Road as required by Macon-Bibb Traffic. A 3-foot greenspace and 4-foot sidewalk has also been proposed beyond back of curb.

With the Deceleration Lane Addition, existing infrastructure is also affected and has been shown to be relocated per the Civil Plans.

For drainage, the existing curb inlet will be converted to a junction box and the proposed curb inlet & extensions will flow to that converted junction box with a proposed stormwater pipe.

The existing Transmission Pole on the NE corner of the site has been coordinated with GA Transmission and determined to be earthwork costs only, with no relocation of the pole required by GA Transmission with the added deceleration lane.

For the Ashford Park Neighborhood Sign, this is shown to be relocated beyond the new sidewalk.

The Accessible Pedestrian Signal (Crosswalk Signal Pole, CWSP) is also shown to be relocated on the new sidewalk.

New Crosswalk Striping is proposed to route to the new location of the handicap curb ramp.

The existing Fire Hydrant will remain as is on the NE corner of the site.

The Dual-Arm Traffic Signal Pole (TSP) is located on the East side of Ashford Park and will remain unaffected.

Fire Access:

Fire Access has been given on the commercial site with 26-foot drive aisle widths and 24'-6" wide access between the canopy and face of curb to allow for fire trucks to adequately access the site.

Parkland:

Not Applicable

Tree Preservation:

Tree preservation will be conducted as shown in the attached tree preservation plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron Long".

Aaron Long, P.E.
Blew & Associates, PA

4 Agenda Date

5 Use Type

Application Information

1 Applicant Signature

Aaron Long

2 Describe your project/ proposal

7 Brew Drive-Thru Coffee Shop of Macon. Proposed Parking Lot, Two Buildings (Main Building & Cooler), Detention, Decel Lane (req'd by Macon-Bibb Traffic). Open 7 Days a Week: Sun - Thu 5:30AM-10:00PM Fri - Sat 5:30AM-11:00PM 8 Employees On Site at One Time. 4 Employees (Texters) Outside Taking Orders. 2-4 Employees Brewistas Inside Making Drinks. 50 Employees Hired at the Location in Total

3 Business Applicant's Name

610 Properties LLC

4 Applicant Email

[REDACTED]

5 Applicant Address

3825 N Shiloh Dr, Fayetteville, AR 72703

6 Owner Phone Number

[REDACTED]

7 Owner Address

5300 ZEBULON RD UNIT 30 MACON GA 31210-9122

8 Owner Name

SOLOMON NAN M

9 Will there be a face change on any existing sign?

No

10 Has the signage change already occurred?

No

11 Will signage be added or changed on this property?

Yes

12 Business Name

7 Brew

13 Church or Restaurant

The proposed use is not a church or restaurant

14 Number of off-street parking spaces provided

10.0

15 New Structure Height (ft)

19.786

16 Square footage of the existing / proposed structure

770.71

17 Is this new construction?

Yes

18 Interior or Exterior?

Both Interior and Exterior

19 Existing Structure

No

20 Is the property, or portion of it, located in an established 100-year flood plain?

No

21 Is there a creek, stream, or major drainage way on the property?

No

22 What is the size of the property?

0.84

23 Public Sewer or Septic Tank

Public Sewer

24 Applicant's Daytime Phone Number

██████████

25 Has this face change on existing signs already occurred?

No