



**PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for April 9, 2024**

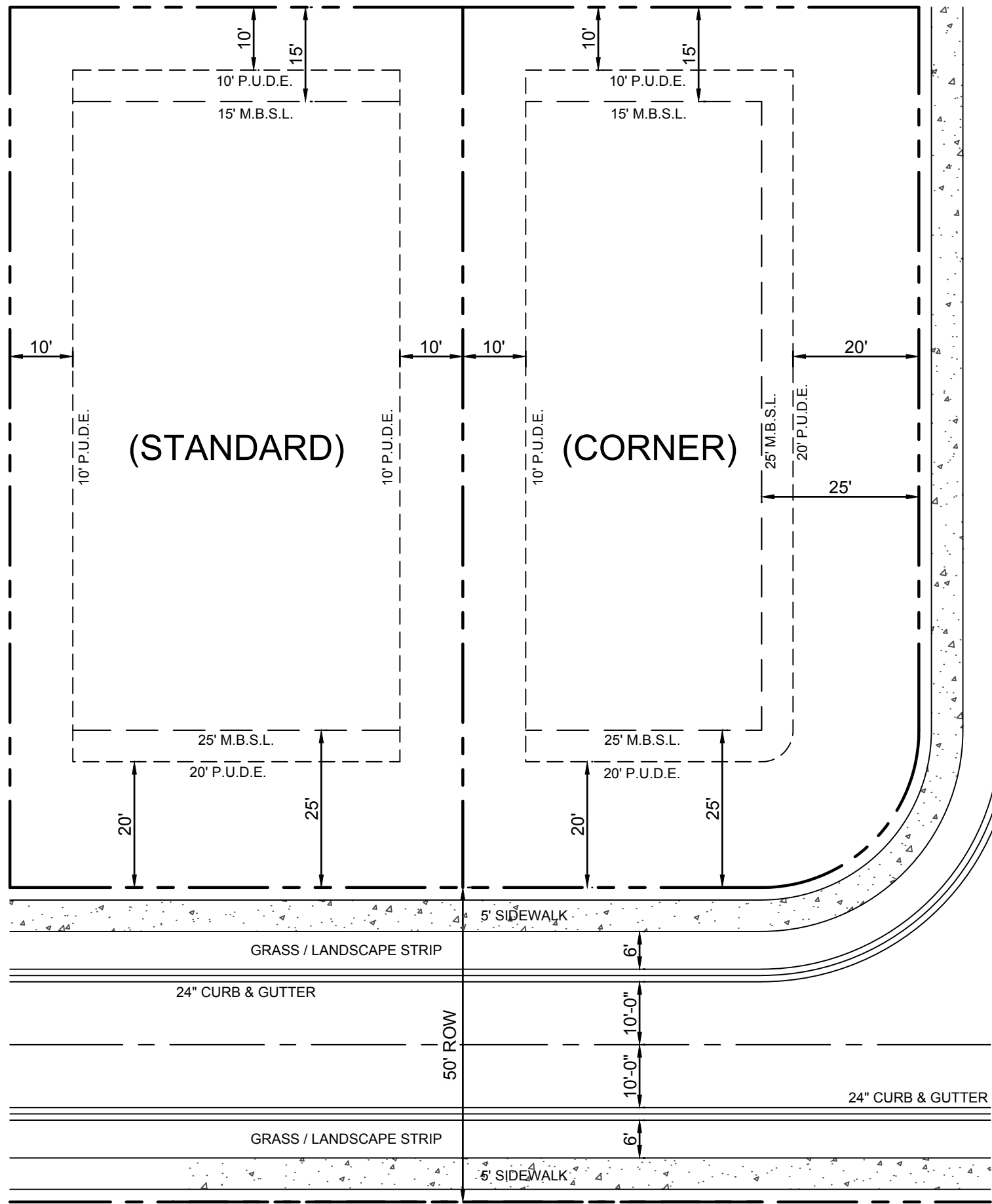
- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - A. Approval of Minutes: March 12, 2024**
- 5. Public Recognition**

Anyone wishing to speak for or against an item on the agenda will have 5 minutes to do so and must sign-in on the public comment sheet before the start of the meeting.

- 6. Public Hearing**
 - A. A request by Brain Holcombe (applicant) to approve the Preliminary Master Development Plan for Coventry Subdivision R-10 (PUD), location unaddressed Westland Street. Map 20P, Group B, Parcel 1.00, acres 26.12 +/- . Current zone R-15 (residential).**
- 7. New Business**
 - A. A request by Brain Holcombe (applicant) to approve the Preliminary Master Development Plan for Coventry Subdivision R-10 (PUD), location unaddressed Westland Street. Map 20P, Group B, Parcel 1.00, acres 26.12 +/- . Current zone R-15 (residential).**
 - B. A request by Zach Wilkinson (applicant) for approval of Re-subdivision of 2,3,4, &5 Market Street Plaza Final Subdivision Plat (8 lots with one green space). Location unaddressed Sandye Avenue and West Market Street. (Tax Map 034E, Group B, Parcels 014.02,014.03,014.04,014.05) Acres 1.65+/-, Zone RM-1.**
 - C. A request by Zach Wilkinson (applicant) for approval of Willow Tree Subdivision Final Plat location 328 Portland BLVD. Tax Map 033B, Group B, Parcel 013.00. Acres .62 +/- Zone R-10 (Residential).**
- 8. Old Business**
- 9. Presentation**
- 10. City Planner's Comments**
- 11. Planning Commission Members Comments**

Adjournment

23-076 - CP - COVER.DWG (Wednesday, April 3, 2024 11:45:39 AM)



LOT SIZES VARY, SEE LOT TABLE FOR DETAILS.

TYPICAL LOT LAYOUT

SCALE: 1" = 20'

CONTACT LIST

OWNER:
AMANDA J. MOORE
43 FERN COVE
SANTA ROSA BEACH, FL 32459
DEED BOOK 5481, PAGE 32

CITY PLANNER:
NATE HEISLER
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
615-325-6776 EXT. 227

DEVELOPER:
MIDDLE TENNESSEE DEVELOPERS, LLC
1611 JONES FRANKLIN ROAD
SUITE 101
RALEIGH, NC 27606
PHONE: (615) 480-8732
CONTACT: THOMAS STEFFEN
E-MAIL: thomas.steffen@midtenndev.com

CIVIL ENGINEER:
M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (615) 477-1379
CONTACT: KEVIN BOHMAN, P.E.
E-MAIL: kevin@m2grouppllc.com

UTILITY CONTACTS:

WATER SUPPLY:
CITY OF PORTLAND
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 323-1437

SANITARY SEWER
CITY OF PORTLAND
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 323-1437

ELECTRIC SERVICE
CUMBERLAND ELECTRIC
MEMBERSHIP CORP. (CEMC)
207 S BROADWAY
PORTLAND, TN 37148

GAS SERVICE
CITY OF PORTLAND
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 323-1437

PRELIMINARY DEVELOPMENT PLAN FOR: COVENTRY P.U.D. SUBDIVISION

0 WESTLAND STREET
TAX MAP 20P, GROUP B, PARCEL 1.00
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE
FEBRUARY 14, 2024



DEVELOPMENT MAP

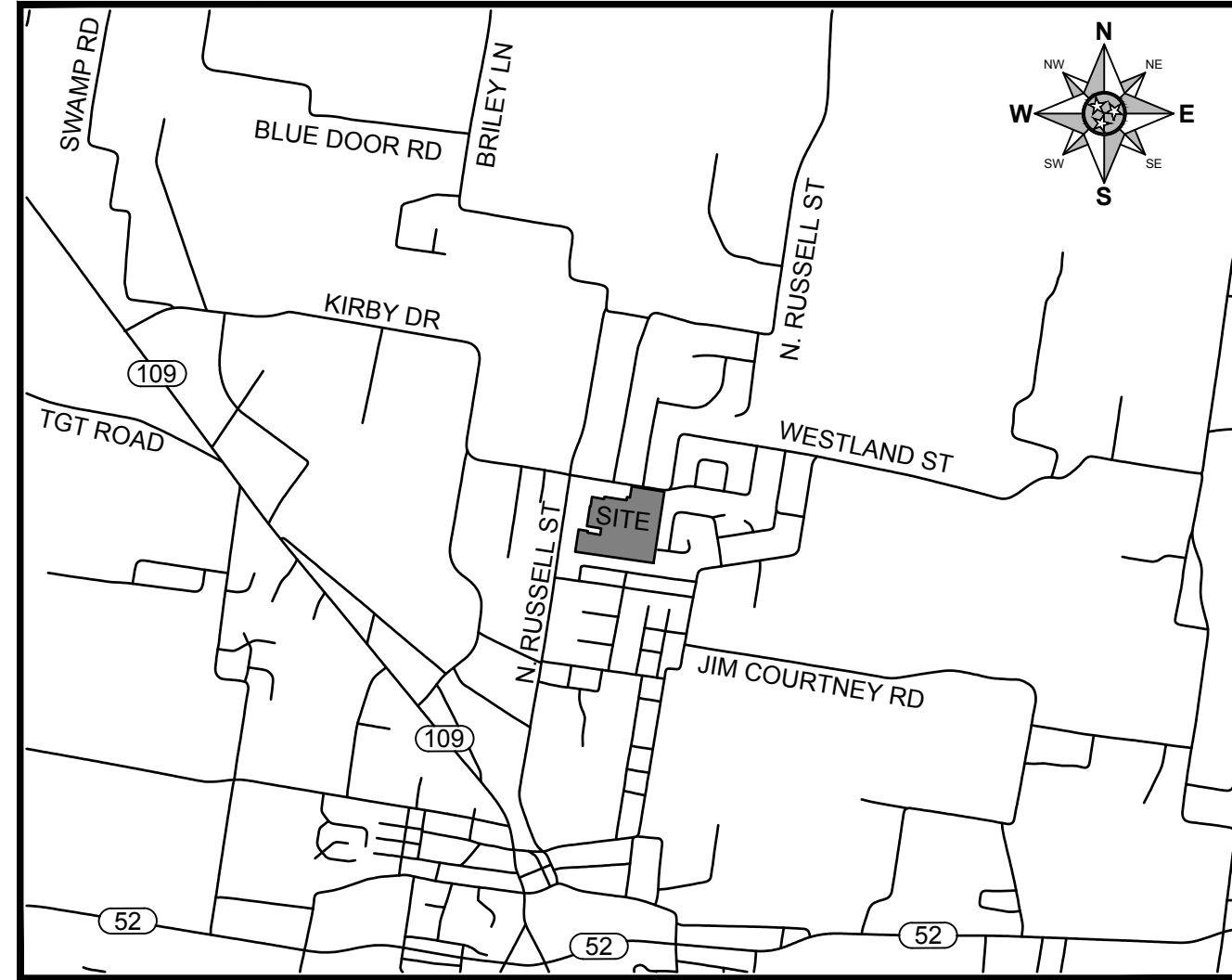
SCALE: 1" = 150'

PERMITTED DENSITY WITHIN EXISTING ZONING:

EXISTING ZONING:	R-15 (LOW DENSITY RESIDENTIAL)
GROSS ACREAGE:	1,136,916.00 S.F. / 26.1 AC.
ACREAGE WITHIN EASEMENTS:	55,247.35 S.F. / 1.27 AC.
ACREAGE WITHIN GENERAL FLOODPLAIN DISTRICT:	0.00 S.F. / 0.00 AC.
MINIMUM DEVELOPMENT AREA PER DWELLING UNIT:	11,500.00 S.F. / 0.26 AC.
CALCULATION: $\frac{GROSS\ ACREAGE - ACREAGE\ WITHIN\ EASEMENTS - ACREAGE\ WITHIN\ GFD}{MINIMUM\ DEVELOPMENT\ AREA\ PER\ DWELLING\ UNIT}$	
$\frac{26.1 - 1.27 - 0.00}{0.26} = 95.5$ MAXIMUM DWELLING UNITS	

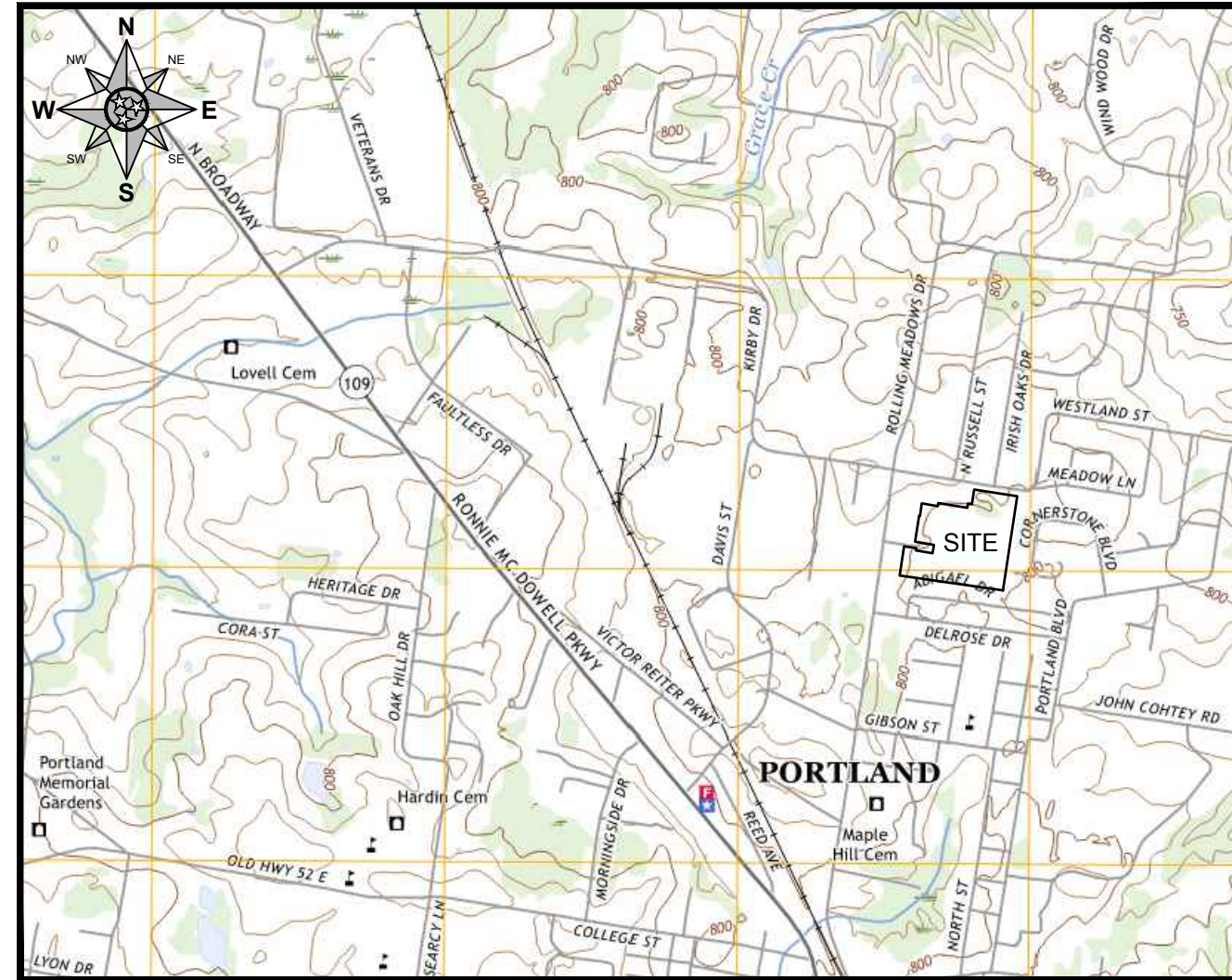
SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	PLOT PLAN
3	OVERALL LAYOUT
4	PRELIMINARY UTILITIES PLAN
5	LANDSCAPE PLAN
5A	LANDSCAPE NOTES
6	PRELIMINARY ROADWAY IMPROVEMENTS PLAN
7	PRELIMINARY GRADING PLAN
8	PRELIMINARY AMENITIES PLAN
8A	PHASING PLAN



VICINITY MAP

NTS



USGS MAP

SCALE: 1" = 2,000'

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47165C0132G, PANEL NUMBER 132 OF 477, EFFECTIVE DATE APRIL 17, 2012.

BULK STANDARDS / SITE DATA:

TAX MAP	20P
GROUP	B
PARCEL	1.00
DEED BOOK/PAGE	5481/32-35
PROPERTY ZONED	R-15 (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING	R-10 (PLANNED UNIT DEVELOPMENT)
SITE ADDRESS	0 WESTLAND STREET PORTLAND, TENNESSEE 37148
SITE ACREAGE	26.1± AC.
LOTS	60
MINIMUM LOT AREA	10,000 S.F.
MINIMUM LOT WIDTH	60 FEET
MINIMUM SETBACK	
FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	15 FEET
OPEN SPACE	6.52± AC. (24.95%)

PRELIMINARY DEVELOPMENT PLAN FOR:
COVENTRY P.U.D. SUBDIVISION

0 WESTLAND STREET
TAX MAP 20P, GROUP B, PARCEL 1.00
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

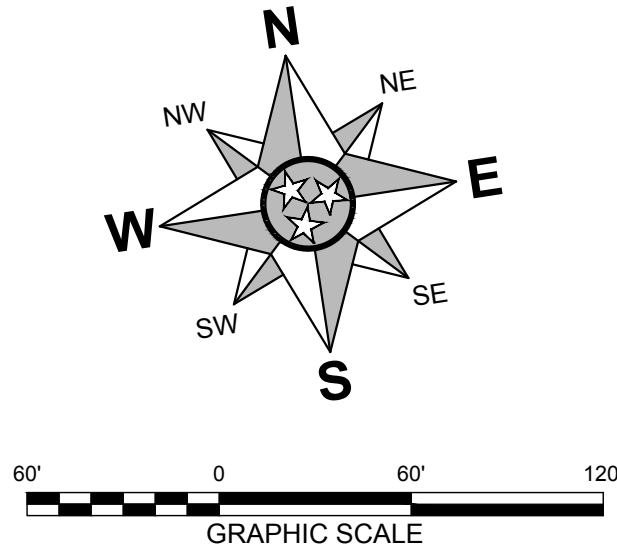
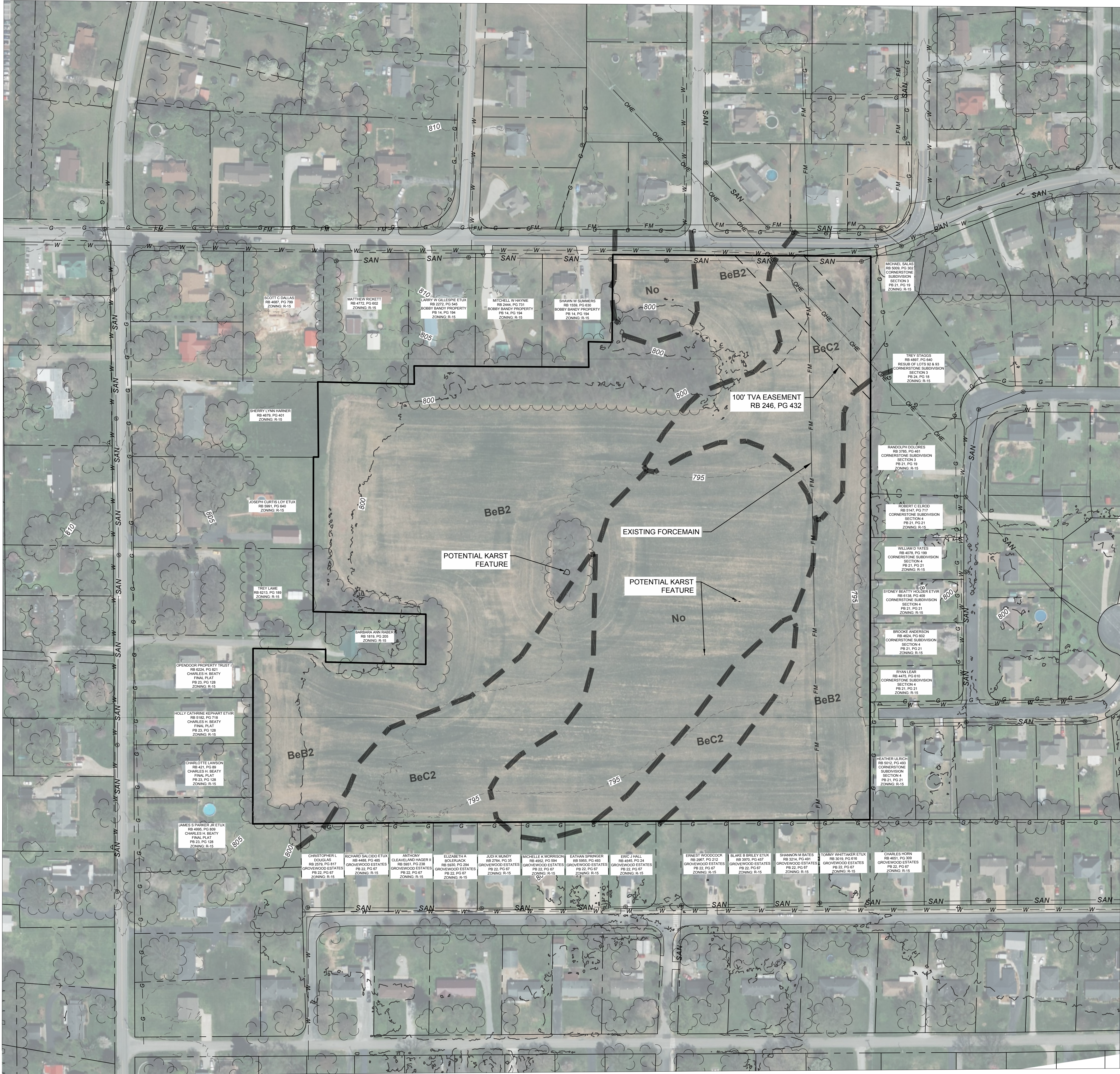
M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPPLLC.COM

TITLE SHEET

DATE: FEBRUARY, 2024
DRAWN BY: BPB
CHECKED BY: M2G
PROJECT NO.: 23-076

SHEET NUMBER:

1



LEGEND

- SUBJECT PROPERTY
- ADJOINING PROPERTY
- EASEMENT
- OHE EXISTING OVERHEAD ELECTRIC
- G EXISTING GAS
- SAN EXISTING SANITARY SEWER
- FM EXISTING SANITARY FORCEMAIN
- SOIL TYPE LIMIT
- SOIL TYPE NAME
- EXISTING TREE CANOPY

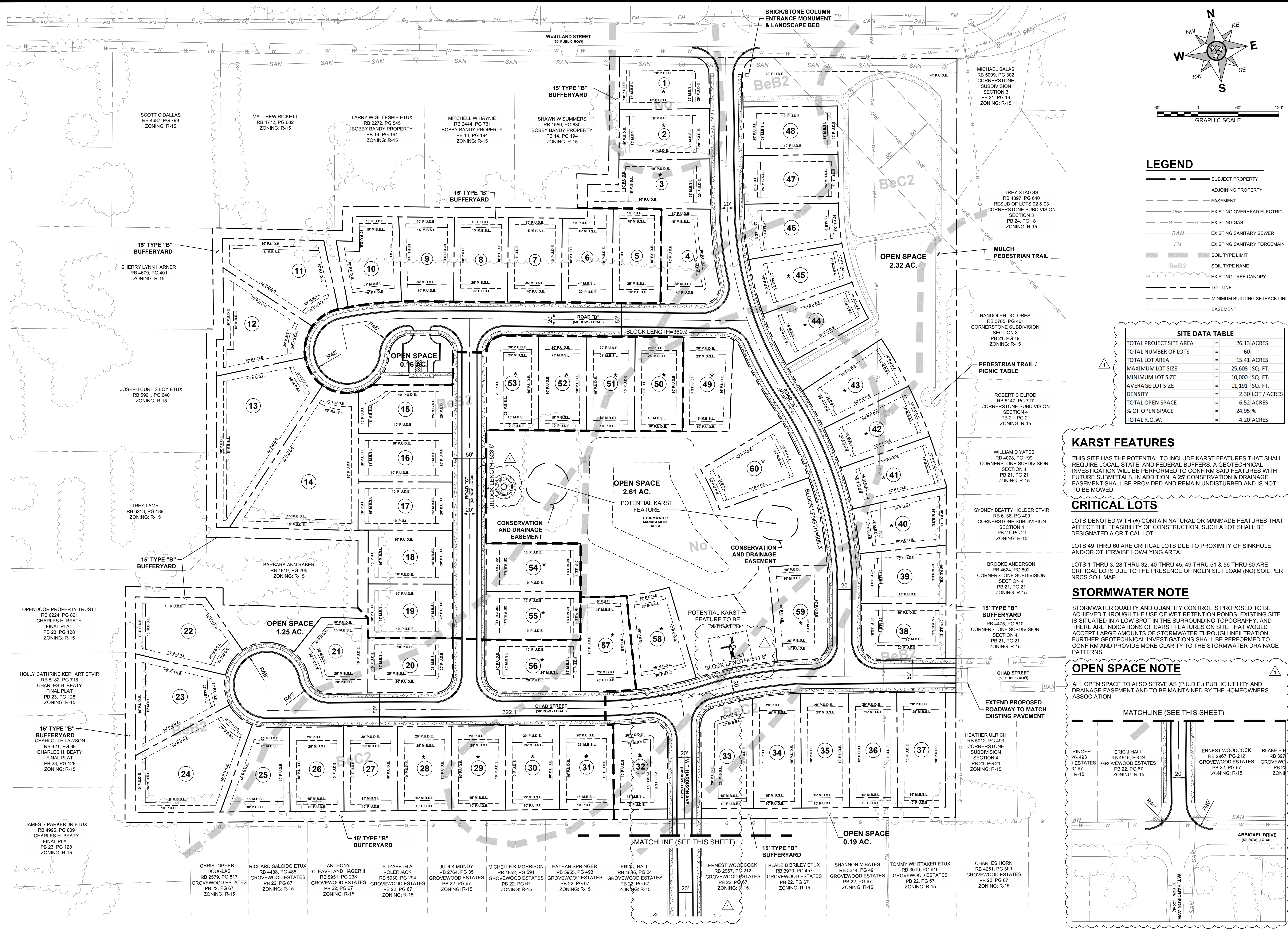
FLOODPLAIN NOTE:

THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47165C0132G, PANEL NUMBER 132 OF 477, EFFECTIVE DATE APRIL 17, 2012.

SLOPES NOTE:

SITE CONSISTS ENTIRELY OF SLOPES 15% OR LESS.

DESCRIPTION		REVISED PER CITY COMMENTS	
DATE	04/03/24		
REVISION #	1		
PRELIMINARY DEVELOPMENT PLAN FOR: COVENTRY P.U.D. SUBDIVISION 0 WESTLAND STREET TAX MAP 20P GROUP B, PARCEL 1.00 CITY OF PORTLAND SUMNER COUNTY, TENNESSEE			
PLOT PLAN			
DATE:	FEBRUARY, 2024	DRAWN BY:	BRH
PROJECT NO.:	23-076	CHECKED BY:	M2G
SHEET NUMBER: 2			



LEGEND

- SUBJECT PROPERTY
- ADJOINING PROPERTY
- EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCEMAIN
- SOIL TYPE LIMIT
- SOIL TYPE NAME
- EXISTING TREE CANOPY
- LOT LINE
- MINIMUM BUILDING SETBACK LINE
- EASEMENT

SITE DATA TABLE

TOTAL PROJECT SITE AREA	=	26.13 ACRES
TOTAL NUMBER OF LOTS	=	60
TOTAL LOT AREA	=	15.41 ACRES
MAXIMUM LOT SIZE	=	25,608 SQ. FT.
MINIMUM LOT SIZE	=	10,000 SQ. FT.
AVERAGE LOT SIZE	=	11,191 SQ. FT.
DENSITY	=	2.30 LOT / ACRES
TOTAL OPEN SPACE	=	6.52 ACRES
% OF OPEN SPACE	=	24.95 %
TOTAL R.O.W.	=	4.20 ACRES

KARST FEATURES

THIS SITE HAS THE POTENTIAL TO INCLUDE KARST FEATURES THAT SHALL REQUIRE LOCAL, STATE, AND FEDERAL BUFFERS. A GEOTECHNICAL INVESTIGATION WILL BE PERFORMED TO CONFIRM SAID FEATURES WITH FUTURE SUBMITTALS. IN ADDITION, A 25' CONSERVATION & DRAINAGE EASEMENT SHALL BE PROVIDED AND REMAIN UNDISTURBED AND IS NOT TO BE MOVED.

CRITICAL LOTS

LOTS DENOTED WITH (*) CONTAIN NATURAL OR MANMADE FEATURES THAT AFFECT THE FEASIBILITY OF CONSTRUCTION, SUCH A LOT SHALL BE DESIGNATED A CRITICAL LOT.

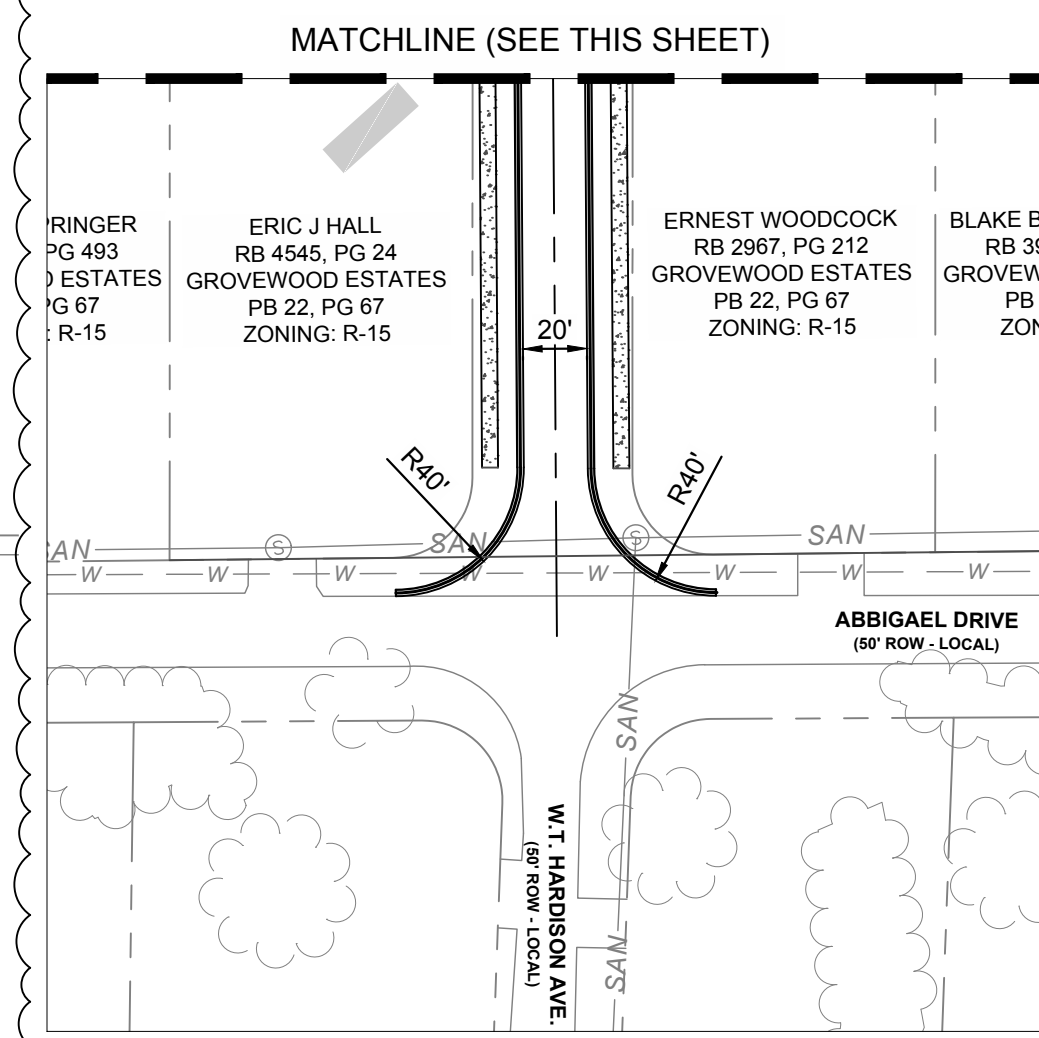
LOTS 49 THRU 60 ARE CRITICAL LOTS DUE TO PROXIMITY OF SINKHOLE, AND/OR OTHERWISE LOW-LYING AREA.

STORMWATER NOTE

STORMWATER QUALITY AND QUANTITY CONTROL IS PROPOSED TO BE ACHIEVED THROUGH THE USE OF WET RETENTION PONDS. EXISTING SITE IS SITUATED IN A LOW SPOT IN THE SURROUNDING TOPOGRAPHY, AND THERE ARE INDICATIONS OF KARST FEATURES ON SITE THAT WOULD ACCEPT LARGE AMOUNTS OF STORMWATER THROUGH INFILTRATION. FURTHER GEOTECHNICAL INVESTIGATIONS SHALL BE PERFORMED TO CONFIRM AND PROVIDE MORE CLARITY TO THE STORMWATER DRAINAGE PATTERNS.

OPEN SPACE NOTE

ALL OPEN SPACE TO ALSO SERVE AS (P.U.D.E.) PUBLIC UTILITY AND DRAINAGE EASEMENT AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



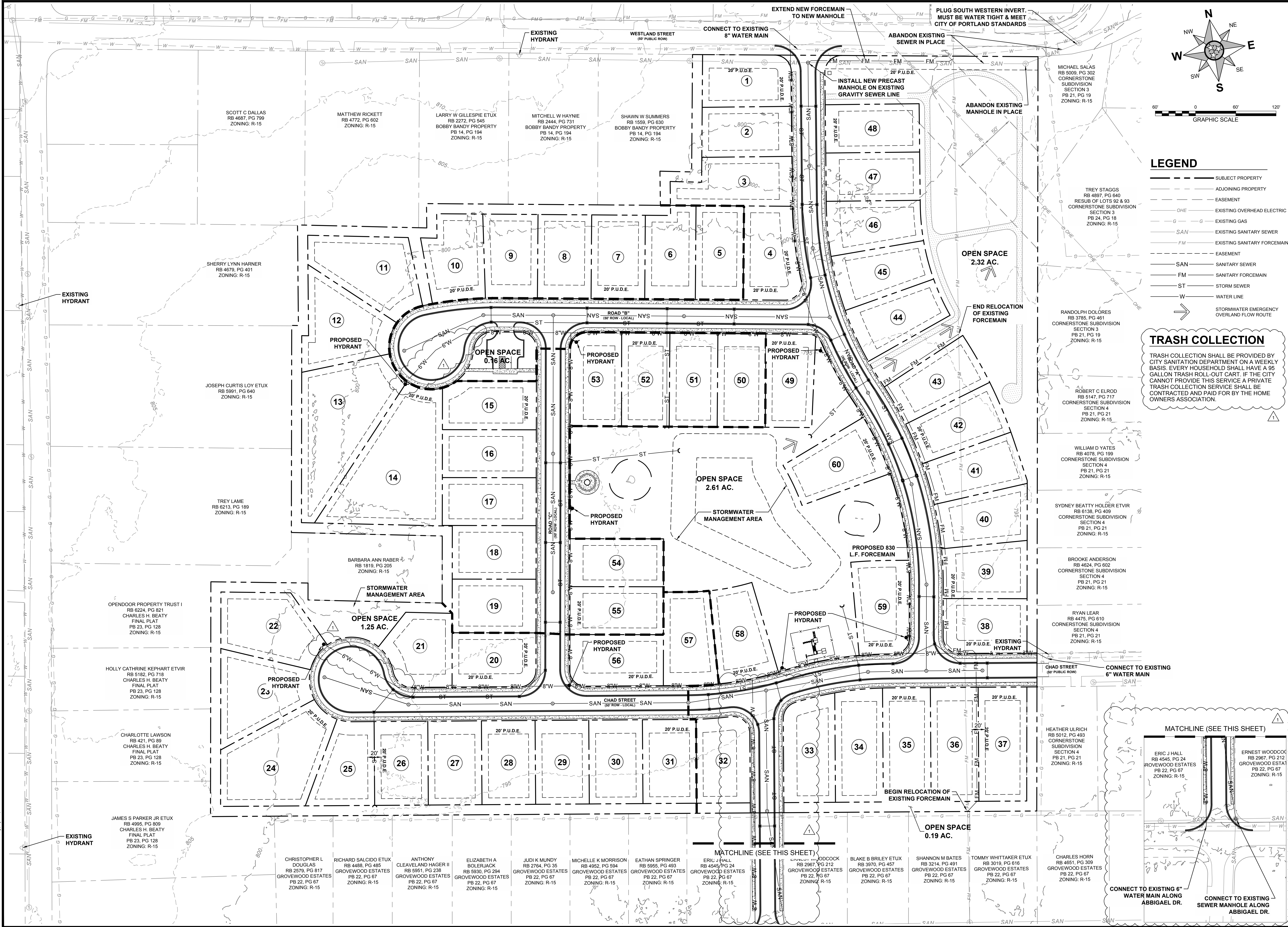
PRELIMINARY DEVELOPMENT PLAN FOR:
COVENTRY P.U.D. SUBDIVISION
0 WESTLAND STREET
TAX MAP 20P GROUP B, PARCEL 1.00
SUMNER COUNTY, TENNESSEE

OVERALL LAYOUT

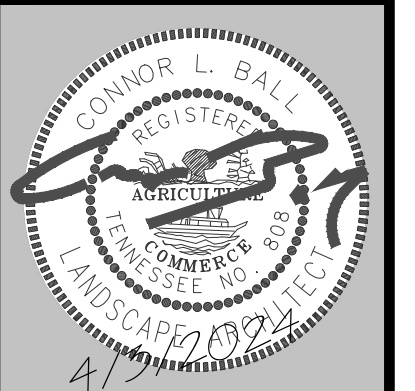
DATE: FEBRUARY, 2024 **DRAWN BY:** BPH **CHECKED BY:** M2G
PROJECT NO.: 23-076

REVISION # 1 **DATE** 04/03/24 **DESCRIPTION** REVISED PER CITY COMMENTS

SHEET NUMBER: 3



PROPOSED SITE FOR:
COVENTRY SUBDIVISION
PORTLAND, TENNESSEE



Job # - 24102

BY: cb

LANDSCAPE PLAN



- LANDSCAPING SPECIFICATIONS:
1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 10" - 12" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS.
 2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 3' BEHIND THE CURB LINE.
 3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE
 5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
 6. ALL AREAS TO BE LANDSCAPED OR AREAS COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
 7. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
 8. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5 1/2" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE ALUMINUM EDGING IS TO BE CLEANLINE 3/16" X 5 1/2" X 16" BY PERMALOC. (800-356-9660, //WWW.PERMALOC.COM.) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS
 9. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS "X" PATTERN SO TO ACCOMMODATE ROOT BALL
 10. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB. FROM THE CURB.
 11. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
 12. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, AND BACKFILL MIXTURE.
 13. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP \OF THE ROOT COLLAR MATCHES OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOURINCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
 14. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
 15. ALL PLANTING BEDS AND PITS SHALL BE MULCH AT A MINIMUM DEPTH OF 3"
 16. TURF SPECIFICATION AND SEEDBED PREPARATION TURF SPECIFICATION AND SEEDBED PREPARATION
 - A. UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF PREMISES IS TO BE SOD. WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOD SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4" OF TOPSOIL.
 - B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW-RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
 - C. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUL CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
 - D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
 17. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAD IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD ADJACENT TO MULCH BEDS TO BE SHOVEL CUT. ALL SOD TO BE DELIVERED IN LARGEST ROLLS AVAILABLE. THERE SHALL BE NO GAPS BETWEEN SOD JOINTS.
 - LAWNS SHALL BE SEEDD BY HYDROSEEDING METHOD; APPLICATION FERTILIZER SHALL BE PLACED AT A MINIMUM OF 80 POUNDS PER ACRE, HYDROMULCH AT 1,200 POUNDS PER ACRE, WATER AT 500 GALLONS PER ACRE AND SEED AT A MINIMUM OF 220 POUNDS PER ACRE. SLOPE PROTECTION SHALL BE PROVIDED IN SEEDD AREAS WITH SLOPES THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL (I.E. 3H:1V) OR GREATER.
 18. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
 19. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH, AS DETERMINED BY THE OWNERS REP, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO OWNER. WATER ALL PLANT MATERIAL THAT ARE NEWLY PLANTED THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
 20. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 21. UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'; Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
14. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

PLANT STANDARDS

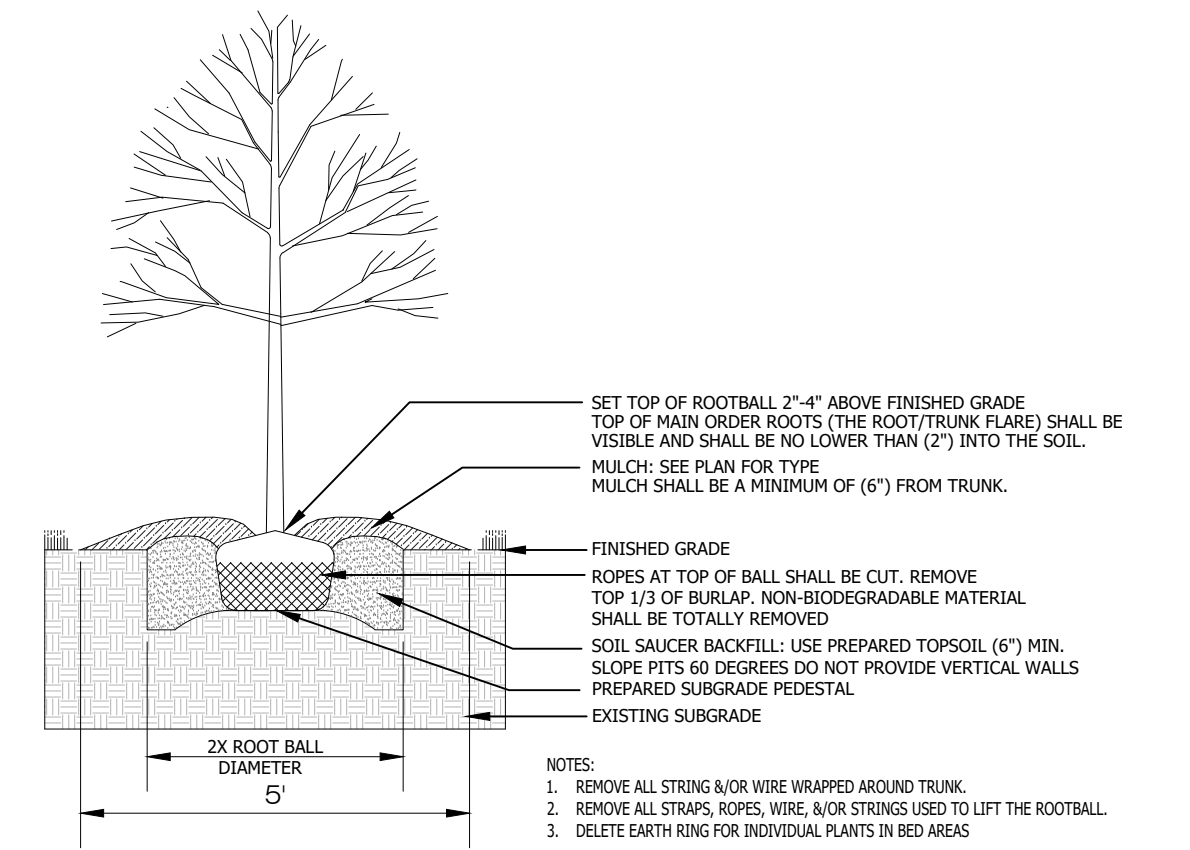
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
 2. Trees with forked trunks are acceptable if all the following conditions are met:
 - a. The fork occurs in the upper 1/3 of the tree.
 - b. One fork is less than 2/3 the diameter of the dominant fork.
 - c. The top 1/3 of the smaller fork is removed at the time of planting.
 3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
 4. The trunk and/or major branches shall not touch
 5. Several branches are larger in diameter and obviously more dominant.
 6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
 7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
 8. Crown spread shall look proportional to the tree.
 9. NO flush cuts or open trunk wounds or other bark injury
 10. Root ball meets all ANSI standards and is appropriately sized
- DEFICIENCIES NOT ACCEPTED:**
1. Tip dieback on 5% of branches
 2. Crown thin/sparsely foliated
 3. Included bark
 4. Major Branches touching
 5. Asymmetrical branching

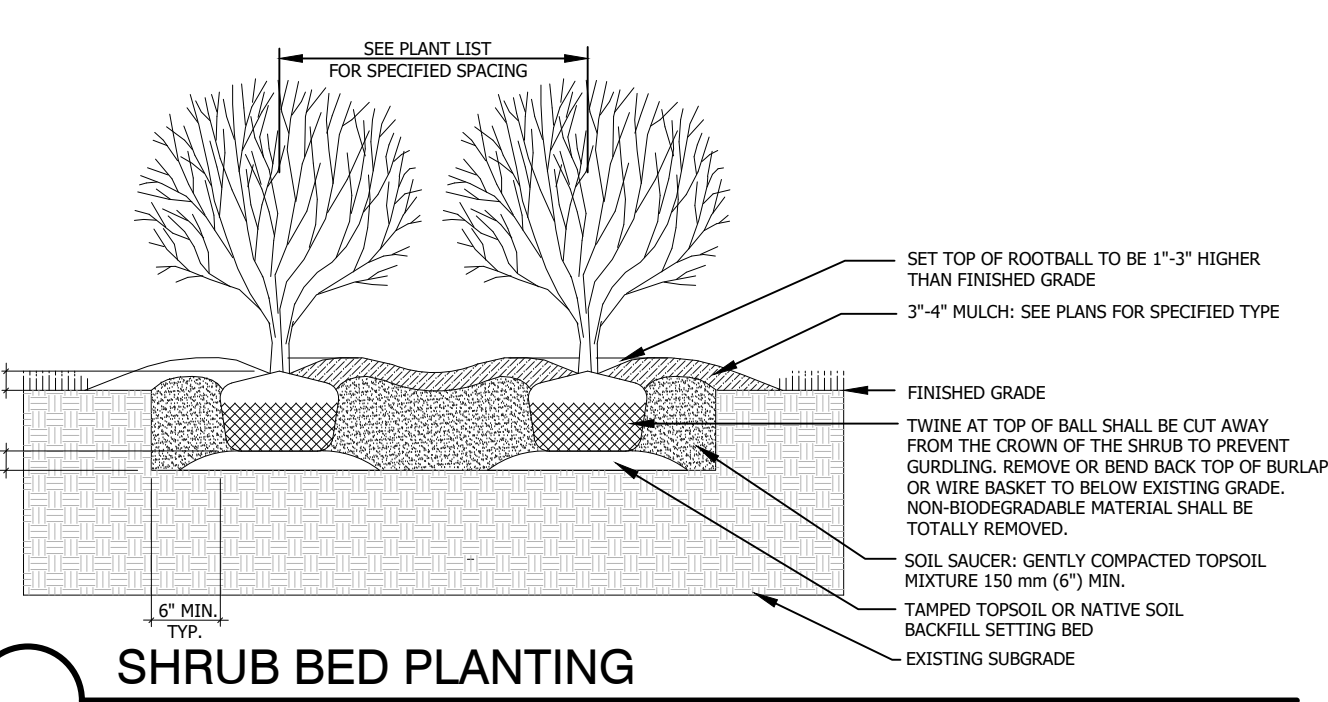
SUBSTITUTION NOTE:

1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design



DECIDUOUS TREE PLANTING

P-NO-12



SHRUB BED PLANTING



Know what's below.
Call before you dig.

PLANT SCHEDULE STREET TREES

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES					
	42	Tulip Poplar / Liriodendron tulipifera 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
	37	Willow Oak / Quercus phellos 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
	51	Green Vase Zelkova / Zelkova serrata 'Green Vase' 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI

PLANT SCHEDULE BUFFER

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
BUFFER CANOPY TREES					
	27	October Glory Maple / Acer rubrum 'October Glory' 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5" CAL	Per ANSI
	38	Virginia Pine / Pinus virginiana Full To Base. Full Dense Form. See Tree Specifications	B & B		6'-8' HT
	25	Linden / Tilia americana 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5"Cal	Per ANSI
BUFFER UNDERSTORY TREES					
	27	Duraheat River Birch / Betula nigra 'Duraheat' Multi Trunk. Full Rounded Head. See Tree Specifications	B & B	CLUMP	6'-8' HT
	52	Redbud / Cercis canadensis 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5" CAL	Per ANSI
	55	Foster No. 2 Holly / Ilex x attenuata 'Foster No. 2' Full To Base. Full, Dense Form	B & B		6'-8' HT
	54	Hollywood Juniper / Juniperus chinensis 'Torulosa' Full. Heavy. Perfect Matched	B & B		6'-8' HT
	54	Little Gem Magnolia / Magnolia grandiflora 'Little Gem' Full to Base. Full Dense Form. Matched. See Tree Specifications	B & B		6'-8' HT
	30	Thundercloud Plum / Prunus cerasifera 'Thundercloud' 4' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5"Cal	Per ANSI
SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS					
	56	Beautyberry / Callicarpa americana Full; Heavy; Well Rooted, Matching	#5 Container		
	114	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' Full, Dense Form	#5 Container		
	136	Diablo Ninebark / Physocarpus opulifolius 'Diabolo' Full, Dense Form	#5 Container		
	102	Prague Viburnum / Viburnum x pragnense Full; Dense Form. Matched	#5 Container		

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY.

THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION;" "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:

1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDD WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
5. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.

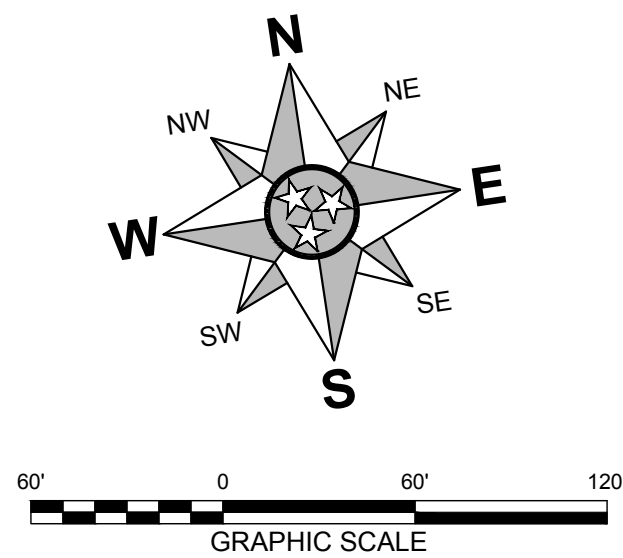
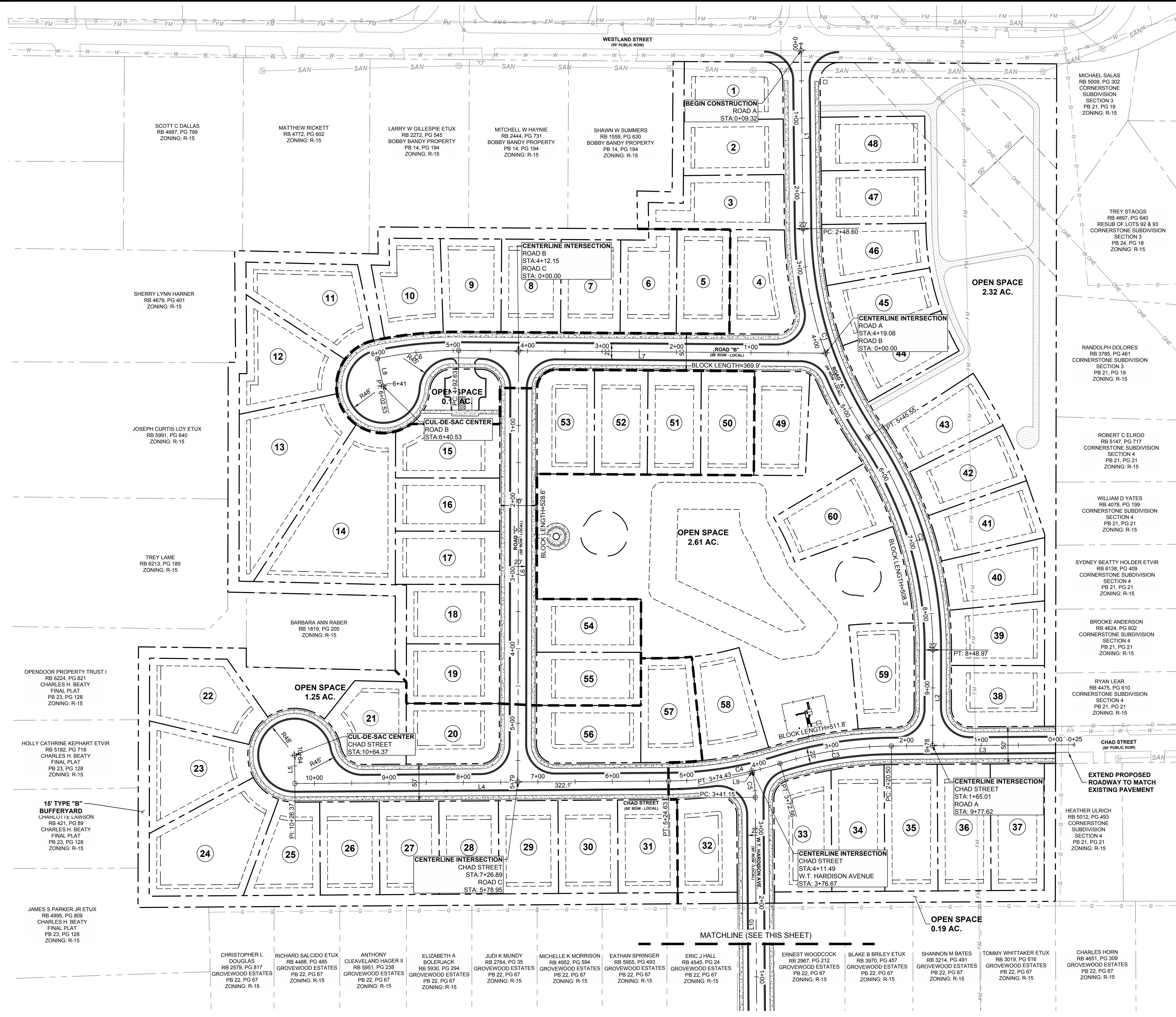
Job # - 24102

BY: cb

LANDSCAPE NOTES

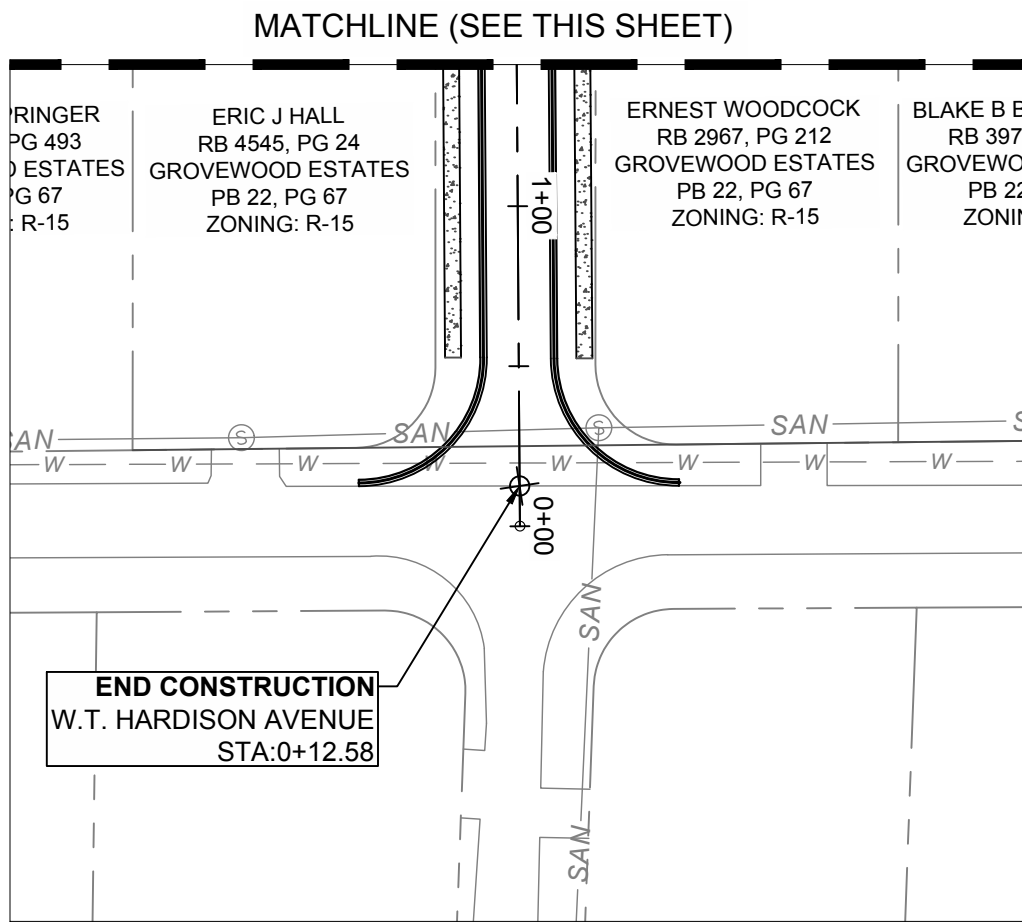
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23-076 - CP - ROADWAY IMPROVEMENT PLANNING (Wednesday, April 3, 2024, 11:47:20 AM)



HORIZONTAL CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD D.	CHORD L.
C1	510.00	296.95	S8° 43' 44"E	292.77
C2	510.00	303.42	S8° 21' 57"E	298.96
C3	510.00	152.06	S89° 39' 20"W	151.50
C4	510.00	152.06	S89° 39' 20"W	151.50
C5	150.00	33.28	N1° 50' 31"E	33.21
C6	510.00	109.90	N87° 09' 55"W	109.69

HORIZONTAL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S7° 57' 05"W	248.60
L2	S8° 40' 40"W	128.65
L3	N81° 48' 10"W	245.50
L4	N81° 48' 10"W	501.74
L5	N8° 11' 50"E	38.00
L6	S8° 40' 40"W	578.95
L7	N80° 59' 30"W	492.63
L8	S3° 20' 19"E	38.00
L9	N4° 30' 48"W	2.24
L10	N8° 11' 50"E	341.15



PRELIMINARY DEVELOPMENT PLAN FOR:
COVENTRY P.U.D. SUBDIVISION
TAX MAP 202, GROUP B, PARCEL 1.00
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

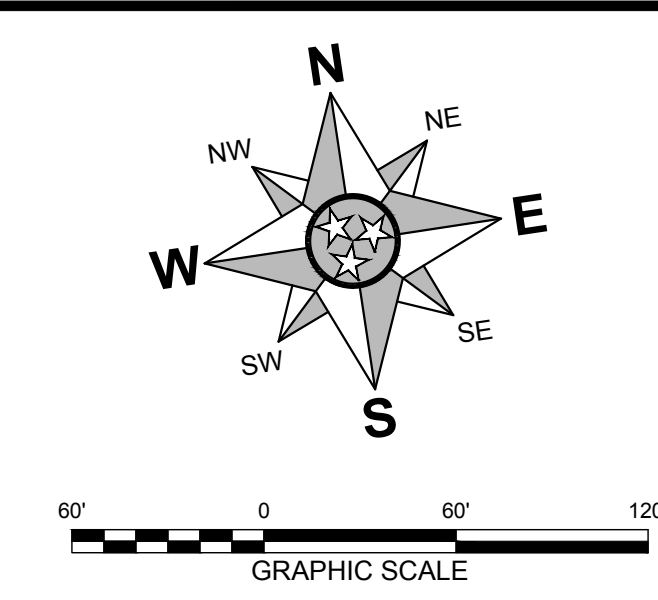
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.MZGROUP,LLC.COM

PRELIMINARY ROADWAY IMPROVEMENTS
PLAN

DATE: FEBRUARY, 2024
DRAWN BY: BPH
PROJECT NO.: 23-076
CHECKED BY: MZG

REVISION # 1
DATE 04/03/24
DESCRIPTION REVISED PER CITY COMMENTS

SHEET NUMBER 6



	SUBJECT PROPERTY
_____	ADJOINING PROPERTY
_____	EASEMENT
_____ <i>OHE</i> _____	EXISTING OVERHEAD ELECTRIC
_____ <i>G</i> _____ <i>G</i> _____	EXISTING GAS
_____ <i>SAN</i> _____	EXISTING SANITARY SEWER
_____ <i>FM</i> _____	EXISTING SANITARY FORCEMAIN
_____	SOIL TYPE LIMIT
_____	SOIL TYPE NAME
_____	EXISTING TREE CANOPY
_____	LOT LINE
_____	MINIMUM BUILDING SETBACK LINE
_____	EASEMENT
_____ <i>SAN</i> _____	SANITARY SEWER
_____ <i>FM</i> _____	SANITARY FORCEMAIN
_____ <i>ST</i> _____	STORM SEWER
_____ <i>W</i> _____	WATER LINE

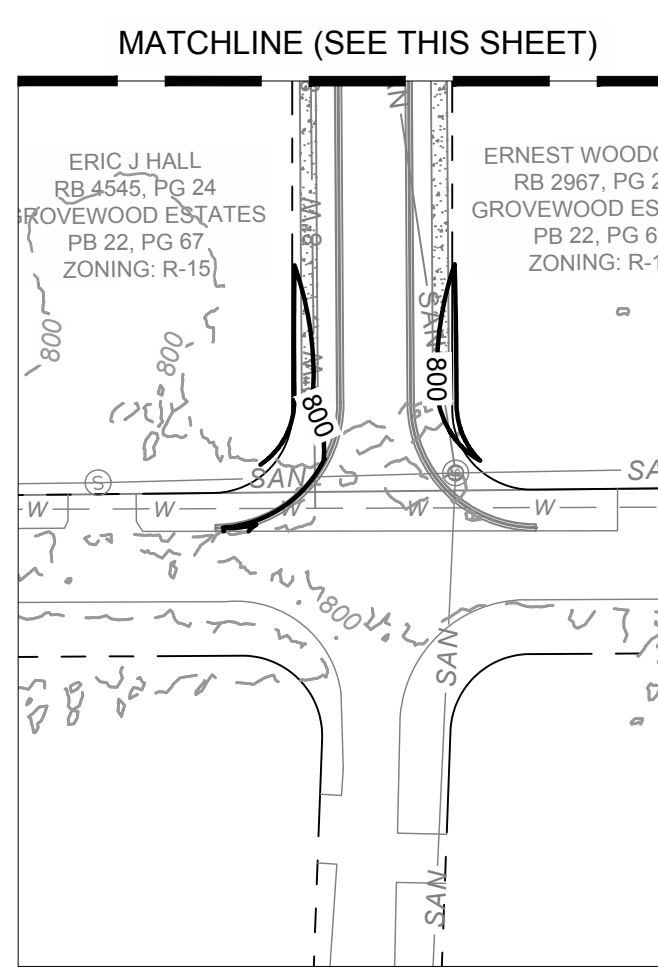
THIS SITE HAS THE POTENTIAL TO INCLUDE KARST FEATURES THAT SHALL REQUIRE LOCAL, STATE, AND FEDERAL BUFFERS. A GEOTECHNICAL INVESTIGATION WILL BE PERFORMED TO CONFIRM SAID FEATURES WITH FUTURE SUBMITTALS. IN ADDITION, A 25' CONSERVATION & DRAINAGE EASEMENT SHALL BE PROVIDED AND REMAIN UNDISTURBED AND IS NOT TO BE MOWED.

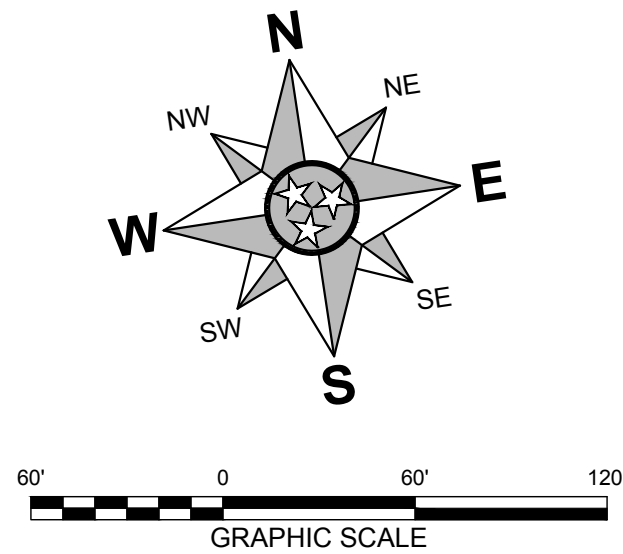
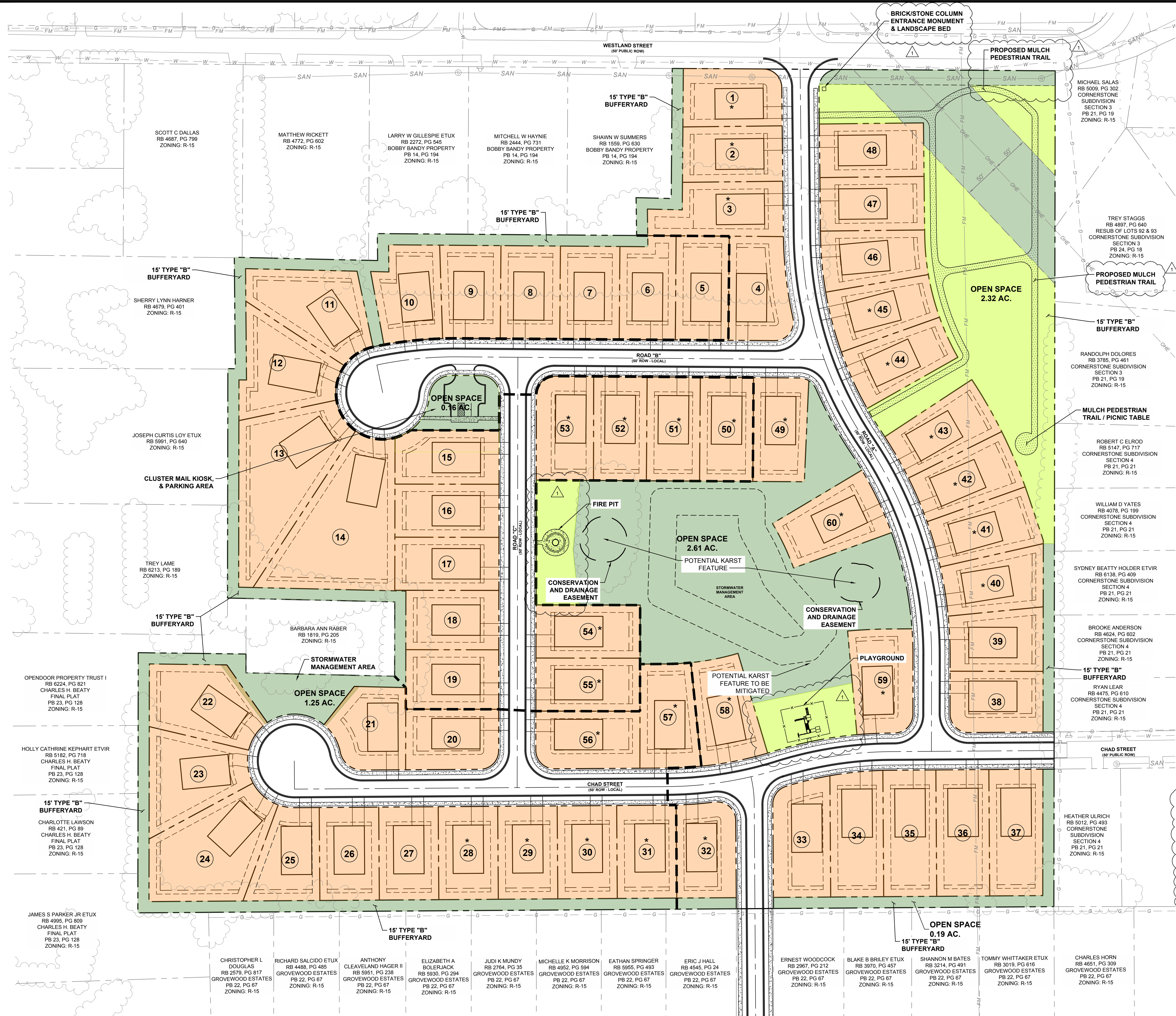
LOTS DENOTED WITH (*) CONTAIN NATURAL OR MANMADE FEATURES THAT AFFECT THE FEASIBILITY OF CONSTRUCTION, SUCH A LOT SHALL BE DESIGNATED A CRITICAL LOT.

LOTS 1 THRU 3, 28 THRU 32, 40 THRU 45, 49 THRU 51 & 56 THRU 60 ARE CRITICAL LOTS DUE TO THE PRESENCE OF NOLIN SILT LOAM (NO) SOIL PER NRCS SOIL MAP.

STORMWATER QUALITY AND QUANTITY CONTROL IS PROPOSED TO BE ACHIEVED THROUGH THE USE OF WET RETENTION PONDS. EXISTING SITE IS SITUATED IN A LOW SPOT IN THE SURROUNDING TOPOGRAPHY, AND THE PROPOSED LOCATIONS OF CURB FEATURES ON SITE THAT WOULD ACCEPT LARGE AMOUNTS OF STORMWATER THROUGH INFILTRATION. FURTHER GEOTECHNICAL INVESTIGATIONS SHALL BE PERFORMED TO CONFIRM AND PROVIDE MORE CLARITY TO THE STORMWATER DRAINAGE PATTERNS.

ALL OPEN SPACE TO ALSO SERVE AS (P.U.D.E.) PUBLIC UTILITY AND DRAINAGE EASEMENT AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

[illegible]



LEGEND

- SUBJECT PROPERTY
- ADJOINING PROPERTY
- EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCEMAIN
- SOIL TYPE LIMIT
- SOIL TYPE NAME
- EXISTING TREE CANOPY
- LOT LINE
- MINIMUM BUILDING SETBACK LINE
- EASEMENT

- PASSIVE OPEN SPACE
- USABLE OPEN SPACE
- SINGLE FAMILY LOT
- PROPOSED SIDEWALK

SITE DATA TABLE

TOTAL PROJECT SITE AREA	=	26.13 ACRES
TOTAL NUMBER OF LOTS	=	60
TOTAL LOT AREA	=	15.41 ACRES
MAXIMUM LOT SIZE	=	25,608 SQ. FT.
MINIMUM LOT SIZE	=	10,000 SQ. FT.
AVERAGE LOT SIZE	=	11,191 SQ. FT.
DENSITY	=	2.30 LOT / ACRES
TOTAL OPEN SPACE	=	6.52 ACRES
% OF OPEN SPACE	=	24.95 %
TOTAL R.O.W.	=	4.20 ACRES

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED = 20%
OPEN SPACE PROVIDED = 24.95%
USABLE OPEN SPACE REQUIRED
OPEN SPACE REQUIRED x 10% = REQUIRED USABLE OPEN SPACE
284,066.38 x 10% = 28,406.64 SF OR 0.65 AC.
USABLE OPEN SPACE PROVIDED = 82,319.26 OR 1.89 AC (28.98%)

KARST FEATURES

THIS SITE HAS THE POTENTIAL TO INCLUDE KARST FEATURES THAT SHALL REQUIRE LOCAL, STATE, AND FEDERAL BUFFERS. A GEOTECHNICAL INVESTIGATION WILL BE PERFORMED TO CONFIRM SAID FEATURES WITH FUTURE SUBMITTALS. IN ADDITION, A 25' CONSERVATION & DRAINAGE EASEMENT SHALL BE PROVIDED AND REMAIN UNDISTURBED AND IS NOT TO BE MOWED.

OPEN SPACE NOTE

ALL OPEN SPACE TO ALSO SERVE AS (P.U.D.E.) PUBLIC UTILITY AND DRAINAGE EASEMENT AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CRITICAL LOTS

LOTS DENOTED WITH (*) CONTAIN NATURAL OR MANMADE FEATURES THAT AFFECT THE FEASIBILITY OF CONSTRUCTION, SUCH A LOT SHALL BE DESIGNATED A CRITICAL LOT.

LOTS 49 THRU 60 ARE CRITICAL LOTS DUE TO PROXIMITY OF SINKHOLE, AND/OR OTHERWISE LOW-LYING AREA.

LOTS 1 THRU 3, 28 THRU 32, 40 THRU 45, 49 THRU 51 & 56 THRU 60 ARE CRITICAL LOTS DUE TO THE PRESENCE OF NOLIN SILT LOAM (NO) SOIL PER NRCS SOIL MAP.

PRELIMINARY DEVELOPMENT PLAN FOR:
COVENTRY P.U.D. SUBDIVISION

0 WESTLAND STREET
TAX MAP 20P GROUP B, PARCEL 1.00
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE



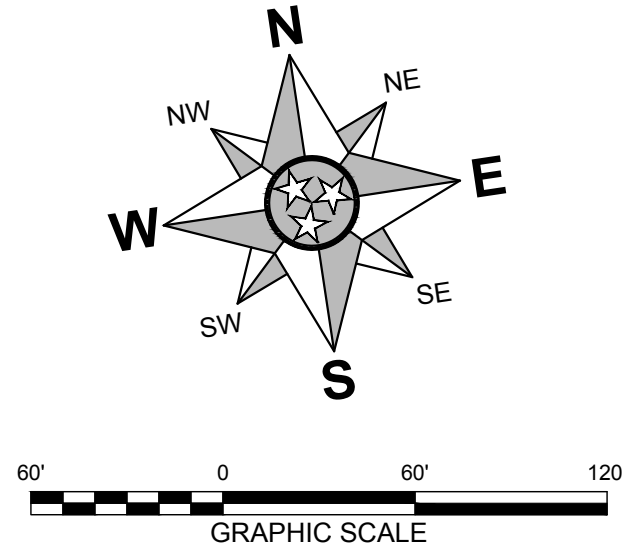
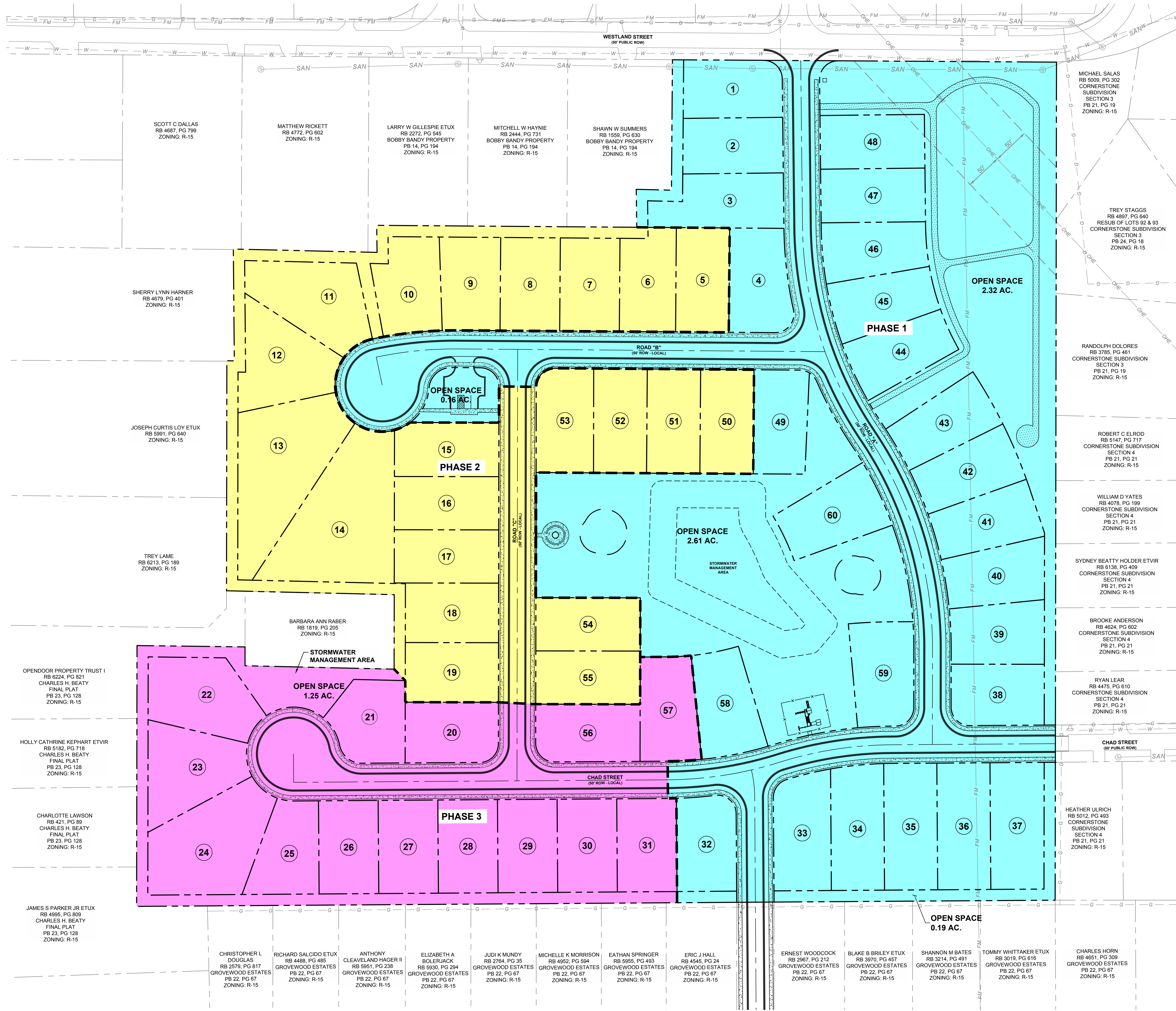
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.MZGROUPLLC.COM

PRELIMINARY AMENITIES PLAN

DATE: FEBRUARY, 2024
DRAWN BY: BPH
PROJECT NO.: 23-076
CHECKED BY: MZG

SHEET NUMBER:

23-076 - CP - PHASING PLANNING - Wednesday, April 3, 2024, 11:48:20 AM



- LEGEND**
- SUBJECT PROPERTY
 - ADJOINING PROPERTY
 - EASEMENT
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY FORCEMAIN

PHASING LEGEND	
PHASE 1	25
PHASE 2	25
PHASE 3	10
TOTAL	60

DESCRIPTION

REVISED PER CITY COMMENTS

DATE

04/03/24

REVISION #

1

PRELIMINARY DEVELOPMENT PLAN FOR:

COVENTRY P.U.D. SUBDIVISION

TAX MAP 20P GROUP B, PARCEL 1.00

CITY OF PORTLAND

SUMNER COUNTY, TENNESSEE

PHASING PLAN

DATE:

FEBRUARY, 2024

DRAWN BY :

BPH

CHECKED BY :

M2G

PROJECT NO. :

23-076

SHEET NUMBER

8A

