



**PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for August 13, 2024**

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes for July 9, 2024.

5. Public Comment

In accordance with Tennessee Public Chapter No. 300 and City Resolution #24-21, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited; and the number of individuals speaking may be limited to ensure opposing viewpoints are fairly represented. Comments are limited to 5 minutes per individual.

6. Public Hearing

7. Old Business - None

8. New Business

- A.** A request by Adam Cummings (applicant) for a TA Travel Center site plan approval: location 1055 Vaughn PKWY on about 7.58 acres +/- (Robertson County) Map 012, Parcel48.03. Zoned IG (Industrial General).
- B.** A request by Richard Graves (applicant) request approval of a 2 Lot Final Plat for WilliamH. Lindsey Estates Subdivision: location 603 & 607 Denning Ford Road, (Tax Map 20, P/O Parcel 016.01), on 1.86 acres +/- Zoned RS-40 (Residential).
- C.** A request by Zach Wilkinson (applicant) for Parkside Estates Phase 2 Final Subdivision Plat; location 112 Old Westmoreland Road, (Tax Map 033G, Group E, Parcels 026.00 &038.00. 9.45 acres +/-, Zoned R-10 PUD (Plan Unit Development).

9. Discussion

- A.** Portland Subdivision Amendment to Article IV: ASSURANCE FOR COMPLETION AND WARRANTY OF IMPROVEMENTS

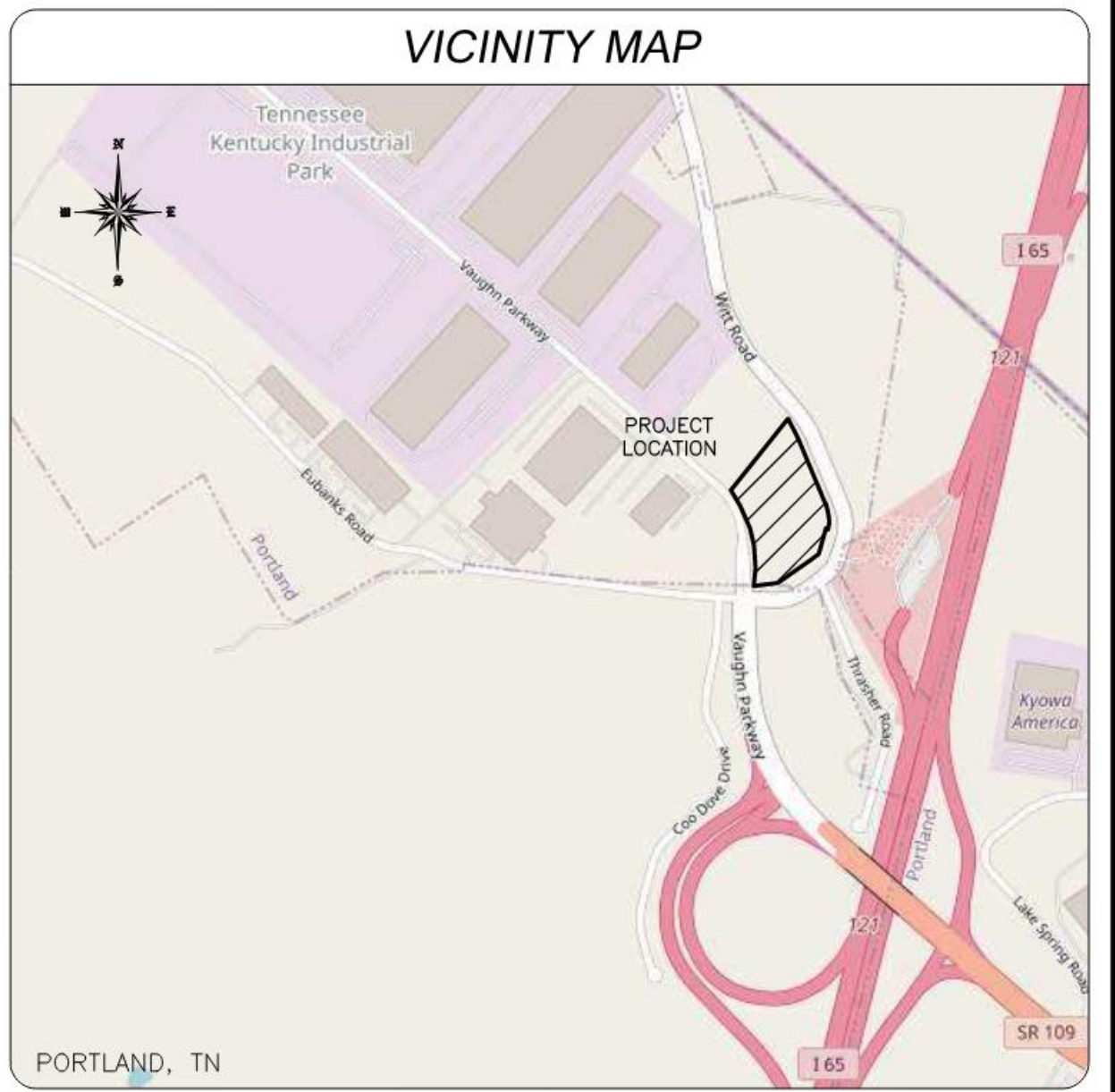
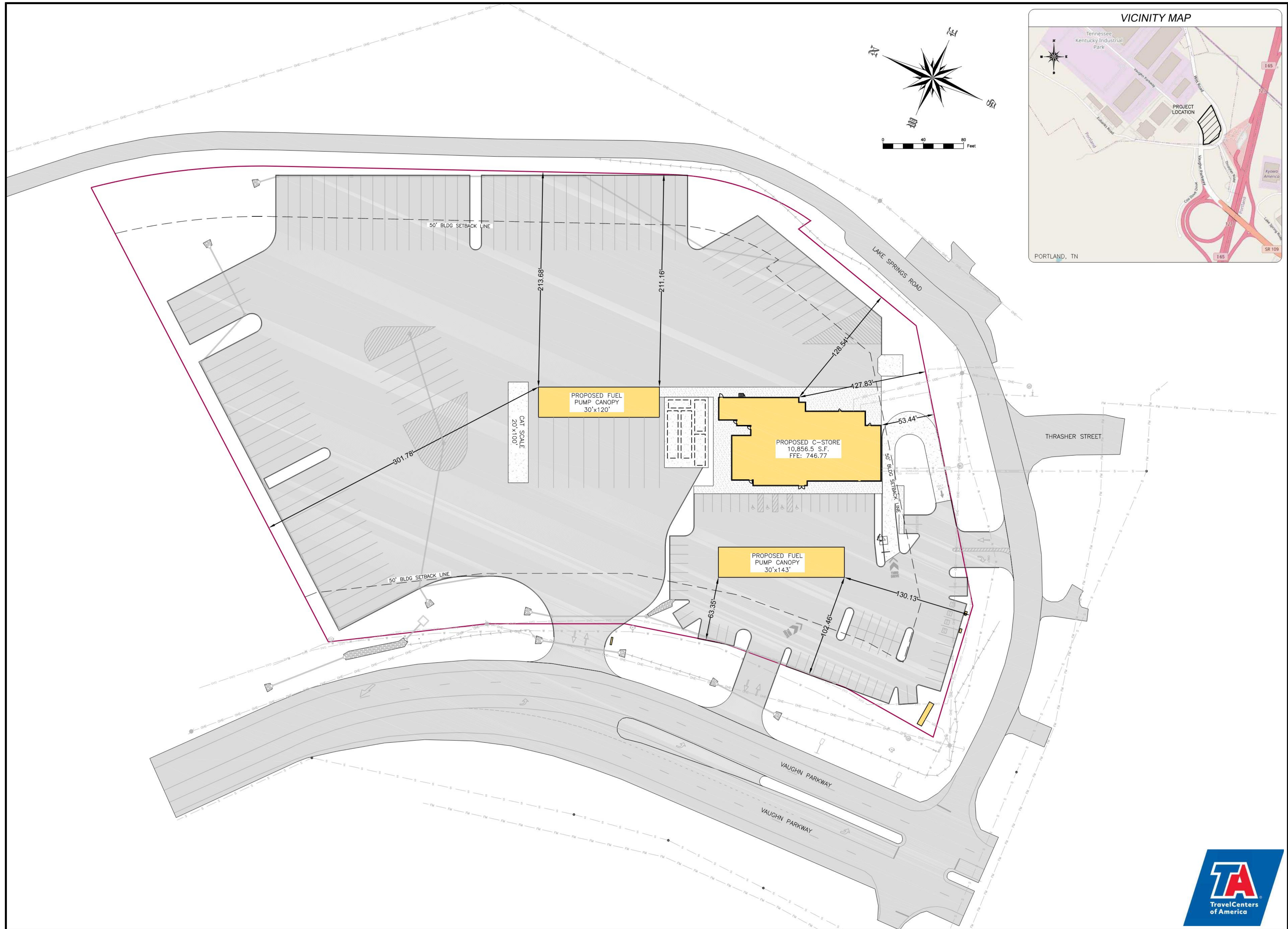
10. Presentation

- A.** Preserving Portland Workshop

11. City Planner's Comments

12. Planning Commission Members Comments

Adjournment



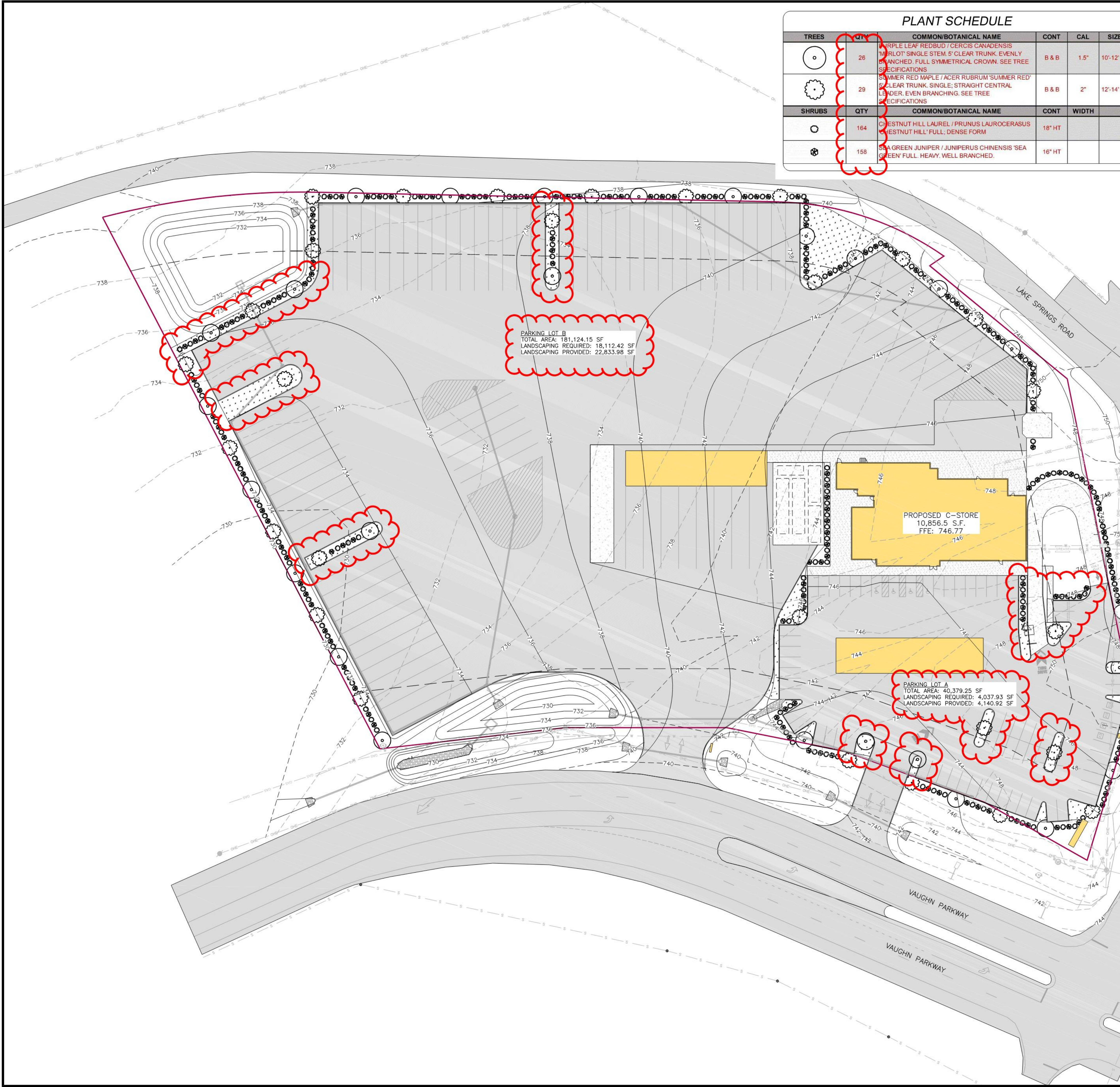
REVISIONS	DATE	DESCRIPTION

**TRAVELCENTERS OF AMERICA
PHASE I DEVELOPMENT**

DETAILED BY: TJB
 REVIEWED BY: SRH
 JOB NO: 23-01-027
 DATE: Aug 07, 2024
 SCALE: 1" = 40'



C2.1
BUILDING
PLACEMENT



PLANT SCHEDULE

TREES	QTY	COMMON/BOTANICAL NAME	CONT	CAL	SIZE
	26	PURPLE LEAF REDBUD / CERCIS CANADENSIS "MIRLOT" SINGLE STEM, 5' CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN. SEE TREE SPECIFICATIONS	B & B	1.5"	10'-12' HT
	29	SUMMER RED MAPLE / ACER RUBRUM 'SUMMER RED' "CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVEN BRANCHING. SEE TREE SPECIFICATIONS	B & B	2"	12'-14' HT
SHRUBS	QTY	COMMON/BOTANICAL NAME	CONT	WIDTH	
	164	CHESTNUT HILL LAUREL / PRUNUS LAUROCERASUS "CHESTNUT HILL" FULL, DENSE FORM	18" HT		
	158	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN' FULL, HEAVY, WELL BRANCHED.	16" HT		

- ### LANDSCAPING NOTES
- CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION AS SHOWN ON PLANS.
 - GENERAL CONTRACTOR TO INSTALL 6" MINIMUM DEPTH OF CLEAN, FRIABLE TOPSOIL AT ALL PLANTING BEDS AND LAWN AREAS PRIOR TO FINE GRADING.
 - ALL SHRUB BEDS TO BE MULCHED WITH A 4" MINIMUM LAYER OF HARDWOOD MULCH (BROWN).
 - EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE KILLED AND REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1" IN DIAMETER PRIOR TO PLANTING SHRUBS OR LAYING SOD. LANDSCAPE CONTRACTOR TO PROVIDE FINE GRADING.
 - ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED, AND REPLACED. ALL TIRE MARKS AND INDENTIONS TO BE REPAIRED. NO EXCEPTIONS.
 - SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOD AS DIRECTED LANDSCAPE ARCHITECT.
 - SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID 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.
 - ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT AND CONSTRUCTION PROJECT MANAGER.
 - ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY FLYING HORSE CONVENIENCE STORE. 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.
 - 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 LANDSCAPE ARCHITECT, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO FLYING HORSE CONVENIENCE STORE.
 - GENERAL CONTRACTOR TO MOUND ALL PARKING ISLANDS 6"-10" WITH CLEAN-SCREENED TOPSOIL.
 - PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR, AND CONSTRUCTION MANAGER.
 - WATER ALL PLANT MATERIAL THAT ARE NEWLY PLANTED THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MUCH IMMEDIATELY.
 - SITE TO BE 100% IRRIGATED IN ALL PLANTING BEDS AND GRASS AREA BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - ALL TREE PROTECTION DEVICES TO BE INSTALLED BY GENERAL CONTRACTOR PRIOR TO THE START OF LAND DISTURBANCES, AND MAINTAINED UNTIL FINAL LANDSCAPING.
 - ALL TREE PROTECTION AREAS TO BE PROTECTED FROM EROSION AND SEDIMENTATION.
 - ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED OR INSTRUCTED BY THE LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 YEAR MAINTENANCE PERIOD UNDER SEPARATE CONTRACT FOLLOWING ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER.
 - REQUIREMENTS SHOWN ARE PER CITY ZONING ORDINANCE. SUBSTITUTIONS ARE NOT ALLOW UNLESS APPROVED PRIOR TO SUBSTITUTION.
 - AFTER INSTALLATION, LANDSCAPING WILL BE MAINTAINED BY OWNER.

- ### TREE SPECIFICATIONS
- 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.
 - TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL OF 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 TRUNK.
 - C. THE TOP 1/3 OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
 - NO BRANCH IS GREATER THAN 2/3 THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
 - THE TRUNK AND/OR MAJOR BRANCHES SHALL NOT TOUCH.
 - SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
 - BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.
 - 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.
 - CROWN SPREAD SHALL LOOK PROPORTIONAL TO THE TREE.
 - NO FLUSH CUTS OR OPEN TRUNK WOUNDS OR OTHER BARK INJURY.
 - ROOT BALL MEETS ALL ANSI STANDARDS AND IS APPROPRIATELY SIZED.
- DEFICIENCIES NOT ACCEPTED:**
- TIP DIEBACK ON 5% OF BRANCHES.
 - CROWN THIN/SPARSELY FOLIATED.
 - INCLUDED BARK.
 - MAJOR BRANCHES TOUCHING.
 - ASYMMETRICAL BRANCHING.

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.

RMJE

CIVIL (GEOTECHNICAL) SURVEYING | MATERIAL TESTING

REVISIONS

DATE	DESCRIPTION

TRAVELCENTERS OF AMERICA

PHASE I DEVELOPMENT

PORTLAND, TN

DETAILED BY: TJB

REVIEWED BY: SRH

JOB NO: 23-01-027

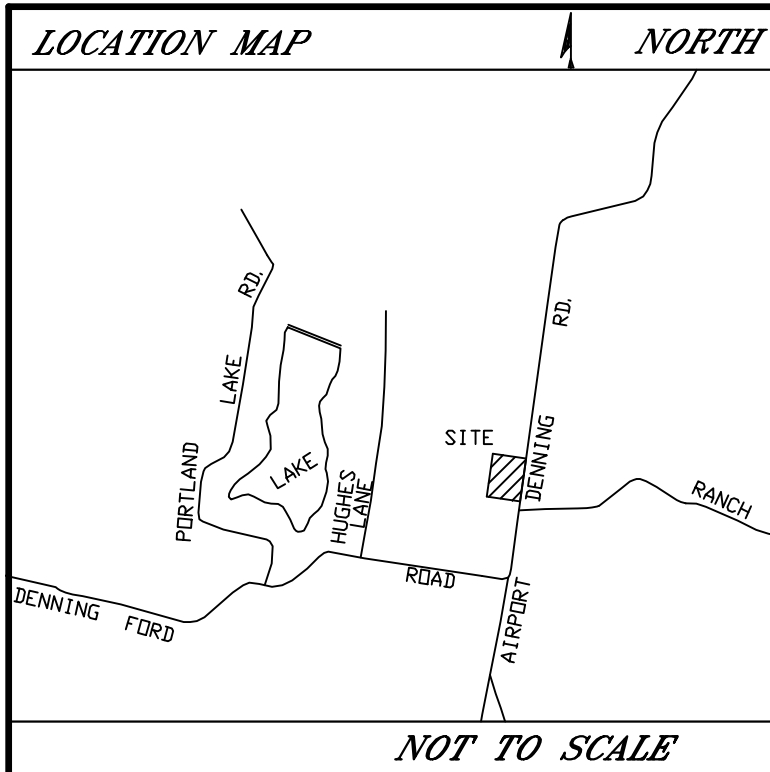
DATE: Aug 07, 2024

SCALE: 1" = 40'

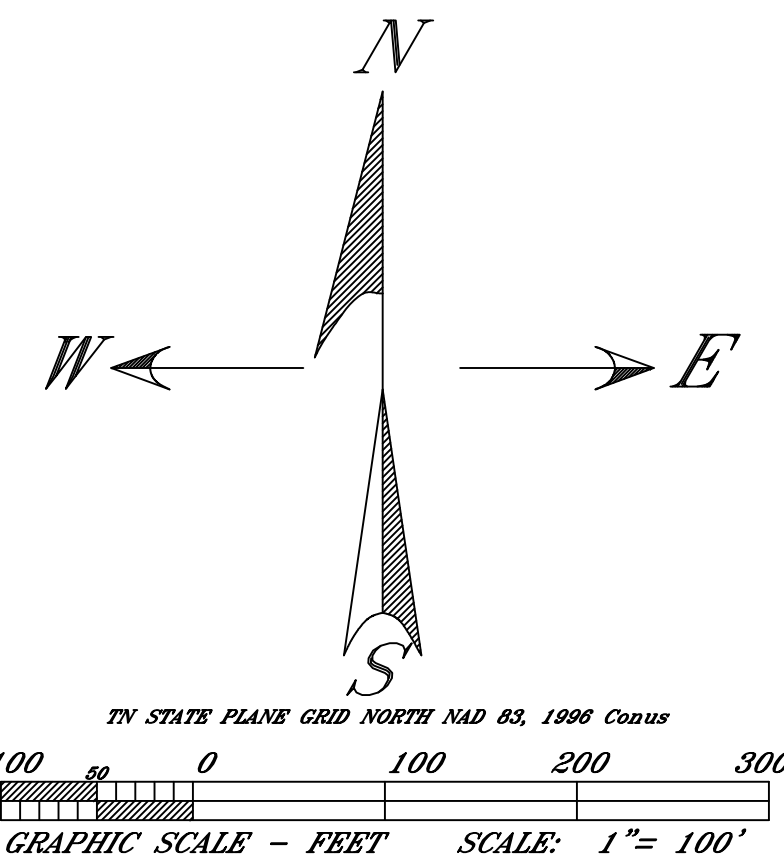
P&Z REVIEW SET 08-07-24

L1.0

LANDSCAPING PLAN



Final Plat for William H. Lindsey Estates 16th Civil District Sumner County, Tennessee (Inside Portland City Limits)



CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Date: _____

William H. Lindsey

Date: _____

Teresa Lindsey

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.

Date: _____

Registered Surveyor No. 1628

CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES
I hereby certify that the property numbers assigned herein conform to Sumner County Emergency Communications District (E-911) policies and the street name(s) conform to the inter-local agreement for non-duplication.

Date: _____

Sumner County Emergency Communications E-911 District

CERTIFICATE OF THE APPROVAL OF PUBLIC STREETS (CITY OF PORTLAND)
I hereby certify: (1) that the public streets have been installed in an acceptable manner and according to City specification in the subdivision entitled: _____ or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Department of Public Works to assure completion of all required improvements in case of default.

Date: _____

Name & Title

CERTIFICATE OF STORMWATER SYSTEM (CITY OF PORTLAND)
I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage Requirements. I hereby certify: (1) that the stormwater system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Public Works Department to assure completion of all required stormwater improvements in case of default.

Date: _____

Name & Title

CERTIFICATE OF APPROVAL BY DEPARTMENT OF ENVIRONMENT AND CONSERVATION
I hereby certify that sewage disposal system outlined for installation in the subdivision entitled Final Plat of William H. Lindsey fully meet the requirements of the Department of Environment and Conservation and are hereby approved.

Date: _____


State Environmentalist


CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Portland, Tennessee, except for Special Exceptions, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date: _____

Secretary of the Planning Commission

Void if not recorded by:
Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, TN 37186
Phone: (615) 644-2077
Email: rgl.s.planning@gmail.com


 BEFORE YOU DIG CALL
 811
 UTILITIES SHOWN ARE APPROXIMATE.
 ALL UTILITIES ARE NOT SHOWN.

- ENVIRONMENTAL NOTES:**
- 1: AREAS SHADED  ARE RESERVED FOR SEPTIC SYSTEMS AND SHALL REMAIN UNDISTURBED AND CANNOT BE CROSSSED BY DRIVEWAYS, WATER LINES, OR OTHER UNDERGROUND UTILITIES.
 - 2: LOT 1 SHOWN IS RESTRICTED UP TO A MAXIMUM 3 BEDROOM RESIDENCE UTILIZING A CONVENTIONAL SSD SYSTEM. LOT MAY BE EVALUATED FURTHER ON AN INDIVIDUAL BASIS.
 - 3: LOT 2 SHOWN IS RESTRICTED UP TO A MAXIMUM 3 BEDROOM RESIDENCE UTILIZING A CONVENTIONAL SSD SYSTEM WITH INTERCEPTOR DRAIN. LOT MAY BE EVALUATED FURTHER ON AN INDIVIDUAL BASIS.

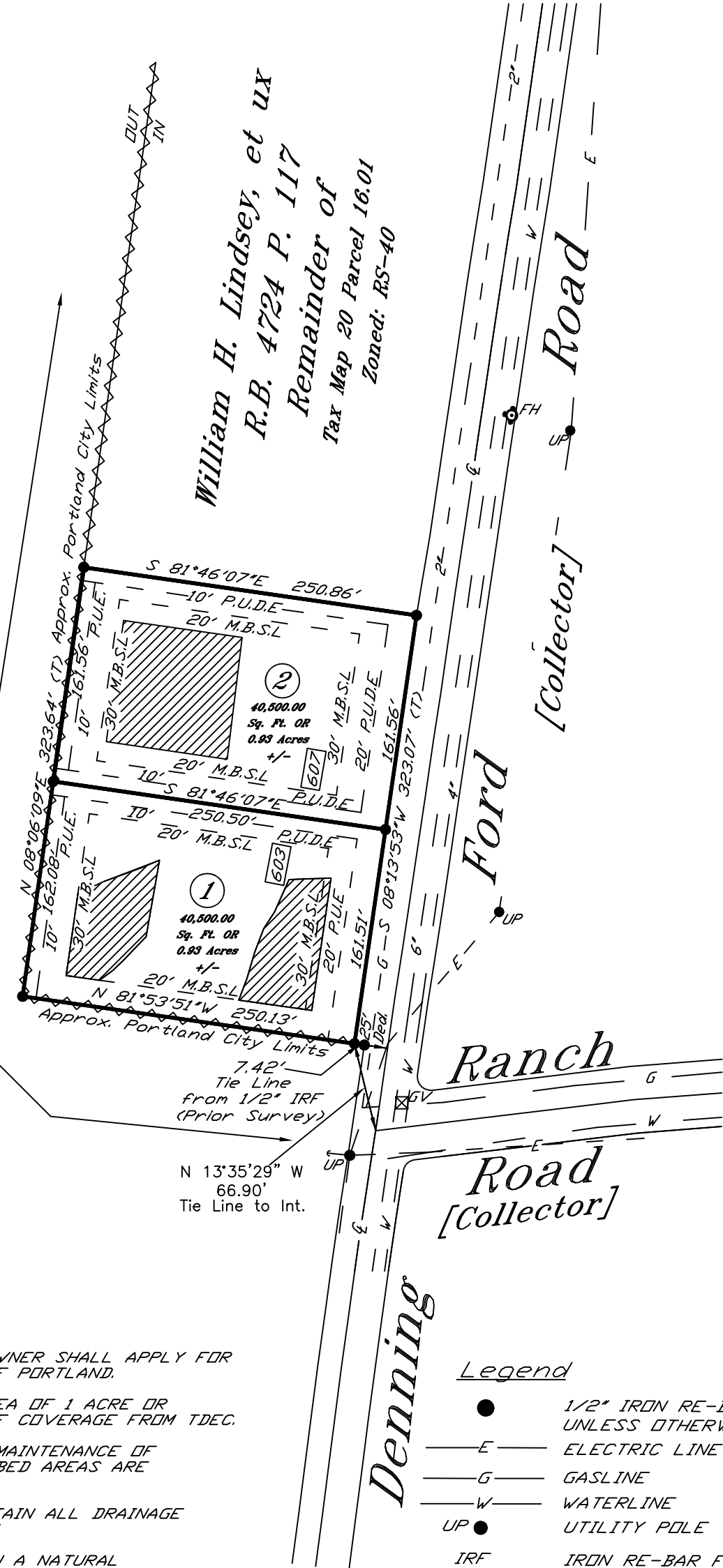
CERTIFICATE OF THE APPROVAL OF WATER SYSTEM (PORTLAND UTILITY DEPARTMENT)

I hereby certify: (1) that the water system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Utilities Department to assure completion of all required water improvements in case of default.

Date: _____

Authorized Signature

Vicki Lindsey Ellis
R.B. 4522 P. 182
Tax Map 20 Parcel 16.09
Zoned: R-40



William H. Lindsey, et ux
 R.B. 4724 P. 117
 Remainder of
 Tax Map 20 Parcel 16.01
 Zoned: RS-40

DEED REFERENCE: PART OF R.B. 4724 P. 117

TAX MAP REFERENCE: MAP 20 PART OF PARCEL 16.01

I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 23,793 AS SHOWN HEREON.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0 175G, EFFECTIVE DATE JUNE 4, 2019, THIS PROPERTY IS NOT IN A 020SPECIAL FLOOD HAZARD ZONE.

DATE: JUNE 4, 2019 Revised July 10, 2024

RICHARD D. GRAVES, Tenn. R.L.S. No. 1628

ZONE: RS-40











TOTAL AREA BEING SURVEYED: 1.86 + - Acres

OWNERS:
William H. Lindsey, and wife Teresa Lindsey
619 Denning Ford Rd.
Portland, TN 37148

- SURVEYOR'S NOTES:**
- 1: THE PURPOSE OF THIS PLAT IS TO CREATE 2 BUILDING LOTS FROM THE PARENT PARCEL AS SHOWN HEREON.
 - 2: ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.
 - 3: THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREIN WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
 - 4: ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
 - 5: SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
 - 6: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
 - 7: 15" MINIMUM DRIVEWAY CULVERT.
 - 8: ALL DRIVEWAYS TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF DIAGRAM PW STD. DW-01 FOR THE CITY OF PORTLAND.
 - 9: DRAINAGE EASEMENTS OUTSIDE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.
 - 10: FURTHER DEVELOPMENT OF PARCEL 16.01 WILL REQUIRE STORMWATER QUALITY/QUANTITY CONTROL MEASURES TO INCLUDE RUNOFF FROM THESE LOTS ALONG WITH FUTURE LOTS.

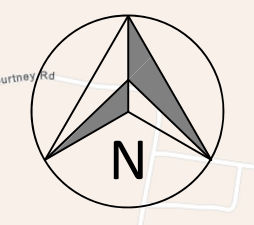
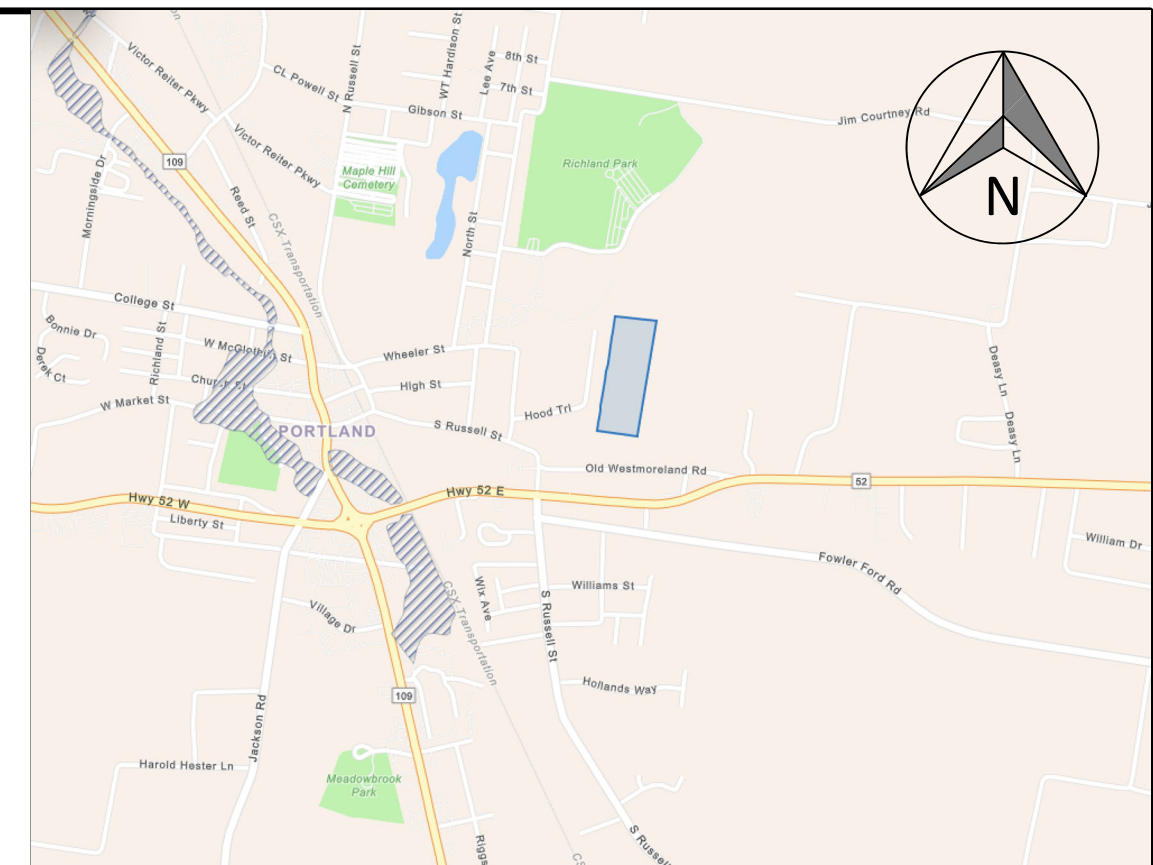


Legend

-  1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED.
-  ELECTRIC LINE
-  GASLINE
-  WATERLINE
-  UTILITY POLE
-  IRON RE-BAR FOUND
-  GAS VALVE
-  FIRE HYDRANT
-  911 ADDRESS
-  CITY LIMIT LINE

Job # 24078TML

PLAT CONTAINS
9.45 ACRES ±
(411,495 SF ±)



FINAL PLAT PARKSIDE ESTATES PHASE 2

PROPERTY SITUATED ALONG THE NORTHERN MARGIN OF OLD WESTMORELAND ROAD
SUMNER COUNTY, TENNESSEE

OWNER:
TRI-DASH LOCAL INVESTORS, LLC
178 MARTIN ROAD
PORTLAND, TN, 37148

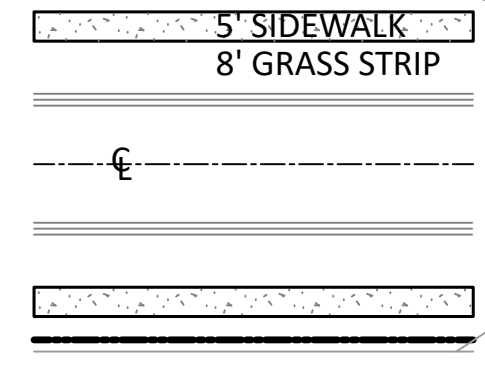
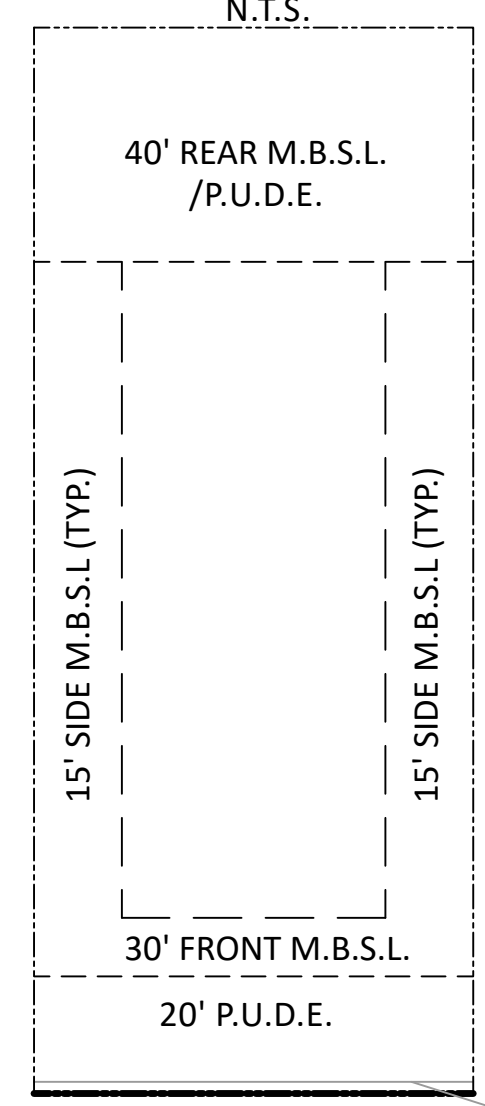
PROPERTY ADDRESS:
112 OLD WESTMORELAND ROAD
PORTLAND, TN, 37148

DATE: 7-8-2024

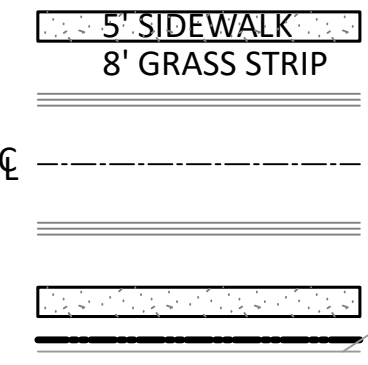
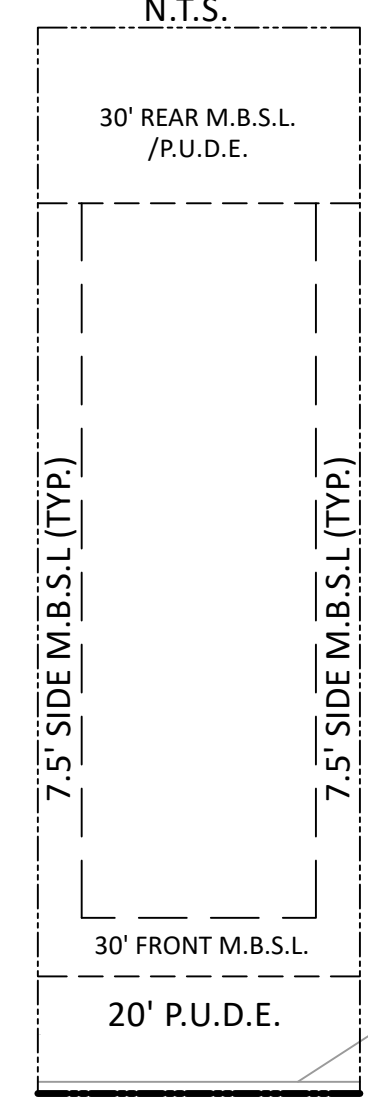
LEGEND

- CMF CONCRETE MONUMENT (FOUND)
- CMS CONCRETE MONUMENT (SET)
- IPF 1/2" IRON REBAR (FOUND)
- IPS 1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
- PKF PK NAIL (FOUND)
- PKS PK NAIL (SET)
- ⊕ BENCHMARK
- BOUNDARY LINE
- - - SETBACK / YARD
- - - EASEMENT
- - - E.O.P. EDGE OF PAVEMENT
- - - SAN SANITARY SEWER LINE
- - - WL WATER LINE
- - - S Storm Sewer
- - - GAS GAS LINE
- - - OHE OVERHEAD UTILITY LINE
- - - UGT UNDERGROUND UTILITY LINE
- - - FENCE
- ~ ~ ~ TREE LINE
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/ LIGHT
- GUY ANCHOR
- ⊙ LIGHT POLE
- ET ELECTRICAL TRANSFORMER
- EV ELECTRICAL VAULT
- CV COMMUNICATIONS VAULT
- ⊗ COMMUNICATIONS PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊗ WATER VALVE
- ⊙ BLOW OFF VALVE
- ⊙ FH FIRE HYDRANT
- ⊙ GAS METER
- ⊗ GAS VALVE
- ⊙ STORM MANHOLE

TYPICAL LOT LAYOUT (LOTS 10-18)



TYPICAL LOT LAYOUT (LOTS 19-32)



TYPICAL LOT LAYOUT *SEE SITE LAYOUT FOR ADDITIONAL SIDE LOT LINE P.U.D.E. LOCATIONS.

DEED REFERENCE
BEING PART OF THE PROPERTY RECORDED IN R.B. 5945, PG. 449 AS RECORDED IN THE REGISTER'S OFFICE, SUMNER COUNTY, TENNESSEE.

TAX ASSESSOR OFFICE REFERENCE
THIS PROPERTY CURRENTLY IDENTIFIED AS PARCELS 26.00 & 38.00 ON TAX MAP 33G GROUP E IN THE SUMNER COUNTY TAX ASSESSORS OFFICE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.00'	6.77'	6.27'	N 38°48'12" W	77°36'25"
C2	68.01'	224.63'	135.57'	N 14°30'25" E	189°15'27"
C3	5.00'	7.85'	7.07'	S 32°36'25" E	90°00'00"
C4	5.00'	7.85'	7.07'	S 57°23'35" W	90°00'00"

CERTIFICATE OF STORMWATER SYSTEM

I HEREBY CERTIFY GENERAL DRAINAGE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THIS SUBDIVISION AND THAT ALL REQUIRED TEMPORARY AND PERMANENT EROSION CONTROL, STABILIZATION, AND OTHER WATER QUALITY AND WATER RELATED REQUIREMENTS HAVE BEEN DESIGNED IN A MANNER WHICH MEETS THE CITY OF PORTLAND DRAINAGE REQUIREMENTS. I HEREBY CERTIFY: (1) THAT THE STORMWATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED STORMWATER IMPROVEMENTS IN CASE OF DEFAULT.

NAME AND TITLE _____

CERTIFICATE OF APPROVAL OF PUBLIC STREETS

I HEREBY CERTIFY: (1) THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATION IN THE SUBDIVISION ENTITLED: PARKSIDE ESTATES PHASE 2 _____ OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME (PUBLIC WORKS DIRECTOR) _____

CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES

I HEREBY CERTIFY THAT THE PROPERTY NUMBERS ASSIGNED HEREIN CONFORM TO SUMNER COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) POLICIES AND THE STREET NAME(S) CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-DUPLICATION.

DATE _____ SUMNER COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 5945, PAGE 449, SUMNER COUNTY REGISTERS OFFICE, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF PORTLAND SUBDIVISION REGULATIONS.

DATE _____ OWNER (TRI-DASH LOCAL INVESTORS, LLC)
ERIC HESTER - PARTNER
NAME - TITLE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF PORTLAND PLANNING COMMISSION IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE WITHIN THE TOLERANCE OF CLOSURE EXCEEDING 1:4000 AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF PORTLAND.

JOHN ZACHARY WILKINSON
TN RLS #210595
REGISTERED SURVEYOR
AGRICULTURE
COMMERCIAL
TENNESSEE NO. 2776

CERTIFICATE OF WATER SYSTEM

I HEREBY CERTIFY: (1) THAT THE WATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF PORTLAND UTILITIES DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED WATER IMPROVEMENTS IN CASE OF DEFAULT.

WATER SYSTEM
DATE _____ AGENCY _____
NAME & TITLE OF AUTHORIZED APPROVING AGENT _____

CERTIFICATE OF SEWER SYSTEM

I HEREBY CERTIFY: (1) THAT THE SEWER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF PORTLAND UTILITIES DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED SEWER IMPROVEMENTS IN CASE OF DEFAULT.

SEWER SYSTEM
DATE _____ AGENCY _____
NAME & TITLE OF AUTHORIZED APPROVING AGENT _____

CERTIFICATE FOR APPROVAL FOR RECORDING

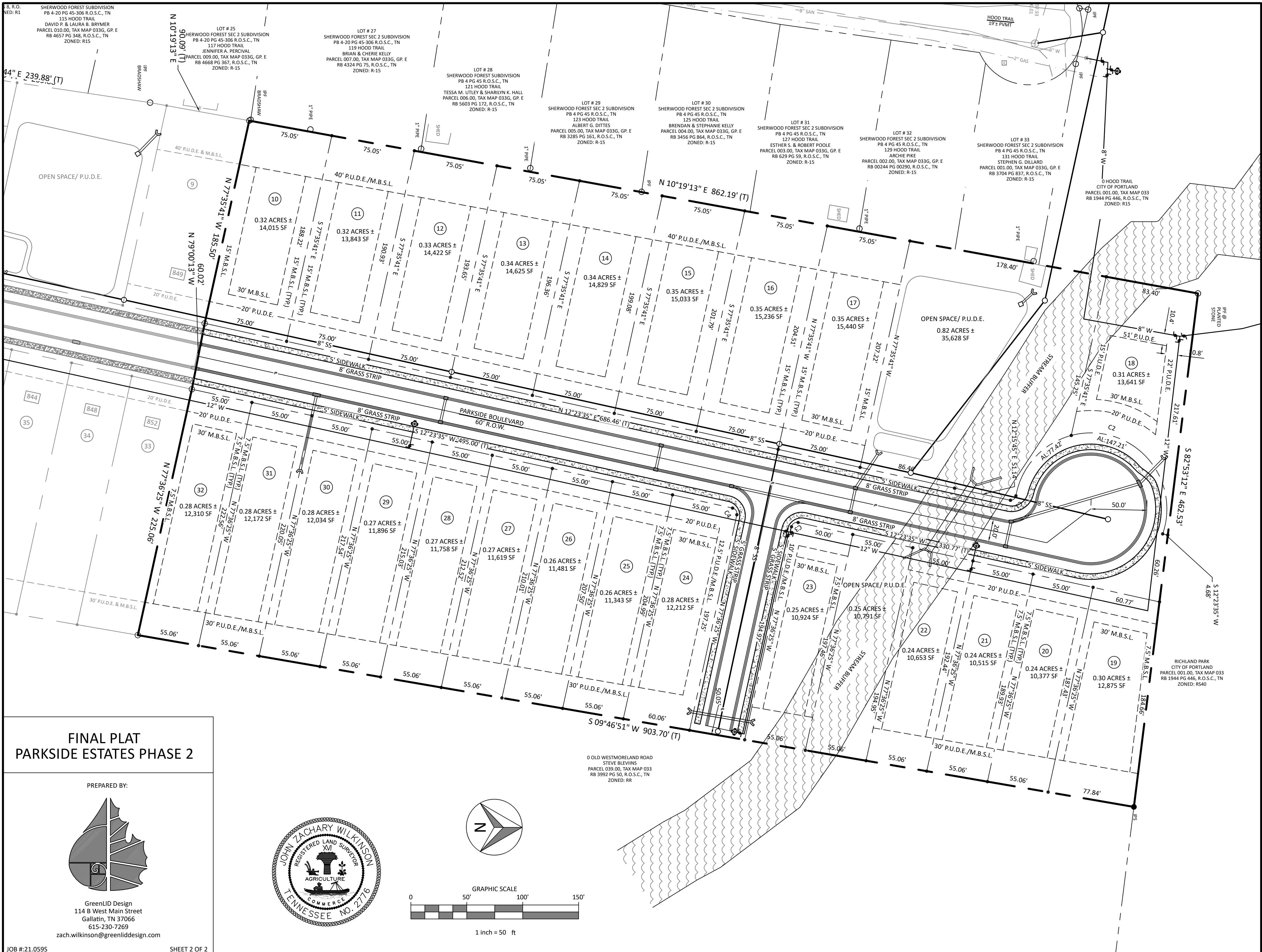
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PORTLAND, TENNESSEE, EXCEPT FOR SPECIAL EXCEPTION(S), IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE _____ SECRETARY, PLANNING COMMISSION

PREPARED BY:

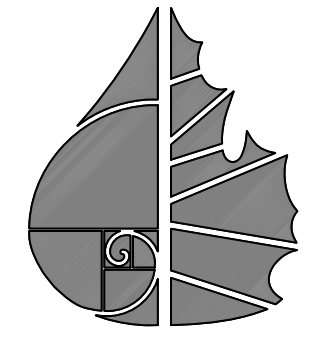
GreenLID Design
114 B West Main Street
Gallatin, TN 37066
615-230-7269
zach.wilkinson@greenliddesign.com

JOB #: 21.0595 SHEET 1 OF 2



**FINAL PLAT
PARKSIDE ESTATES PHASE 2**

PREPARED BY:



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