



PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for September 10, 2024

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. August 13, 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

- A.** Portland Subdivision Amendment to Appendix D: Street Construction: D.4.4.4. Culverts and Storm Drains
- B.** Brian Harbin (applicant) request rezone approval: location 817 South Broadway, Portland TN. (Tax Map 039B Group A, Parcel 016.00) 0.67 +/-acres. Rezoned from RS-20 (Residential) to OPS (Office Professional Services).

7. Old Business

- A.** None

8. New Business

- A.** Brian Harbin (applicant) request rezone approval: location 817 South Broadway, Portland TN. (Tax Map 039B, Group A, Parcel 016) 0.67 +/-acres. Rezoned from RS-20 (Residential) to OPS (Office Professional Services).
- B.** A request by Zach Ziemba (applicant) for Scooters Coffee site plan approval: location 413 HWY 52-W on about 1.48 acres +/- Tax Map 034B, Parcel 018.11. zoned GCS (General Commercial Services).
- C.** A request by Kyle Schneider (applicant) for Gateway 65 site plan approval: location unaddressed Vaughn PKWY, on about 83.24 acres +/- Robertson Tax Map 012, Parcel 038.01. Zoned IG (Industrial General).
- D.** A request by Richard Graves (applicant) for Bracken Estates Phase 1 Final Plat approval: location unaddressed North Harris Road, Tax Map 019, Parcels 92.00&92.01 on 0.96 acres +/- Zoned R-10 Residential.
- E.** A request by Richard Graves (applicant) for Goins Estates Final Plat approval: location 119 & 123 North Harris Lane, Tax Map 019, Parcels 086.00 on 0.92 acres +/- Zoned R-10 Residential.
- F.** A request by Anthony Bollinger (applicant) for Replat Tract 3 Tennessee, Kentucky Industrial Park Final Plat approval: location unaddressed Vaughn PKWY, Robertson Tax Map 12, Parcel 48.03 on 7.58 acres +/- Zoned IG (Industrial General).
- G.** Portland Subdivision Regulations Amendment to Appendix D: Street Construction: D.4.4.4. Culverts and Storm Drains.

9. Discussion

- A.** Portland Subdivision Regulations Amendment to Article 4: Assurances for Completion and Maintenance of Improvements, Terms, and definitions.
- B.** RM-1 zoning

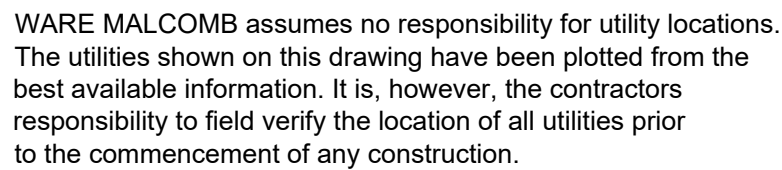
10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment







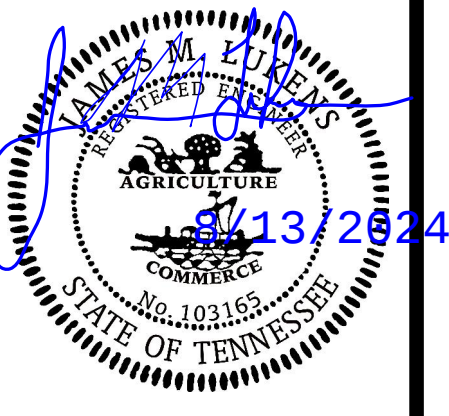
SITE DATA TABLE	
STORMWATER MANAGEMENT	ON-SITE STORMWATER DETENTION TO ADHERE TO EXISTING CONDITIONS WITH 80% WATER QUALITY UNIT
CURRENT PROPERTY ZONING	GSC - GENERAL COMMERCIAL SERVICES DISTRICT
TOTAL PROJECT SITE AREA	0.85 AC.
PROPOSED SITE IMPERVIOUS AREA	0.42 AC
MAXIMUM IMPERVIOUS COVERAGE	80% (49.4%)
PROPOSED SITE DISTURBANCE	±0.70 AC.
PROPOSED BUILDING SF / # OF BUILDINGS	664 SF / ONE BUILDING
FINISHED FLOOR ELEVATION	807.60 (NAVD88)
MAXIMUM BUILDING HEIGHT	65 FEET (19'-0")
NUMBER OF FLOORS	1 STORY
MINIMUM SETBACKS	FRONT YARD - 50 FEET (65.8') SIDE YARD - 10 FEET (37.3') REAR YARD - 20 FEET (> 20 FEET)
PROPOSED BUILDING USE	RESTAURANT
LAND USE	COMMERCIAL
FEMA PANEL NUMBER	ZONE X - 47165C0134G, DATED 04/17/12
TOTAL PARKING PROVIDED	1 / 100 SQ.FT. - 7 REQUIRED (7)
REGULAR	6 SPACES
ACCESSIBLE	1 VAN ACCESSIBLE REQUIRED (1)

NOTE:
ANY PIRARIAN BUFFER IS SUBJECT TO PROTECTIVE COVENANTS RECORDED IN THE REGISTER OF DEEDS (SUMNER OR ROBERTSON COUNTY). DISTURBANCE AND USE OF THESE AREAS IS RESTRICTED; SEVERE PENALTIES APPLY.

TDOT NOTES:

1. ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS
2. ALL STRIPING IN TDOT R.O.W. SHALL BE THERMOPLASTIC.
3. DRIVEWAY PAVEMENT MUST BE CONSTRUCTED PER THE TDOT PAVEMENT DETAIL ON SHEET C7.3

1315 22nd street
suite 410
oak brook, il 60523
p 630.218.0063
waremalcomb.com



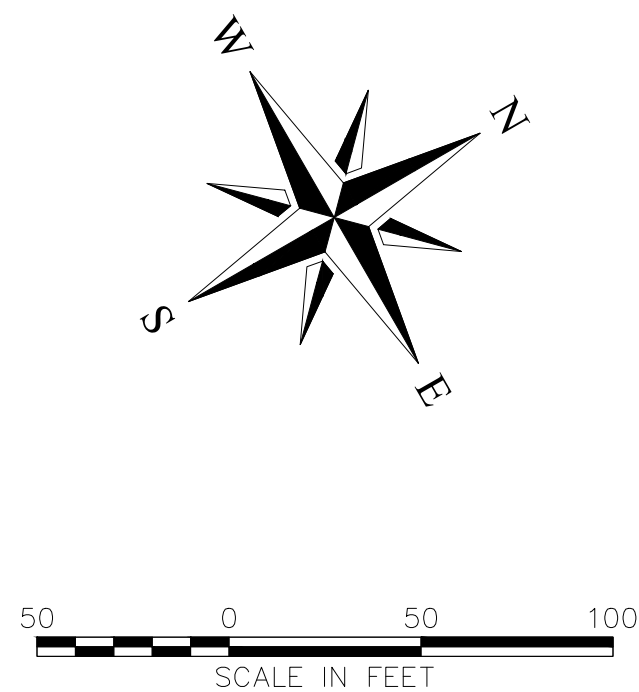
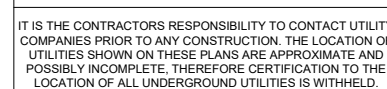
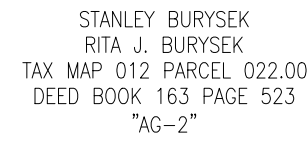
SCOOTER'S COFFEE
PARCEL ID: 034E B 018.11 000
413 TN 52
PORTLAND, TN 37148

[illegible]

JOB NO.:	CHI23-4033
PA / PM:	JG
DESIGNED:	DW
DATE:	
PLOT DATE:	08/13/24

SHEET
C3.0

Sheet 4 of 12



L&W PROPERTIES
TAX MAP 012 PARCEL 015.00
DEED BOOK 1166 PAGE 456
"1/2"

ARROWHEAD ENGINEERED
PRODUCTS INC
TAX MAP 012 PARCEL 018.01
PLAT BOOK 33 PAGE 33
"16"

SANITARY SEWER
MANHOLE B8480
TOP CAST: 716.32'
INV IN (N): 709.24' TO STU
INV IN (E): 709.14'
INV IN (S): 709.22' TO STU
INV OUT (W): 708.86'

TERMINATE CURB AT
MIDPOINT OF RADIUS

- SANITARY SEWER
MANHOLE BB481
TOP CAST: 721.35'
INV IN (N): 715.55' TO STUB
INV IN (E): 715.42'
INV IN (S): 715.59' TO STUB
INV OUT (W): 715.15'

KLOBER
ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3556 TON AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.kbeireng.com

REVISIONS		
NO.	BY	DATE
		DESCRIPTION



JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

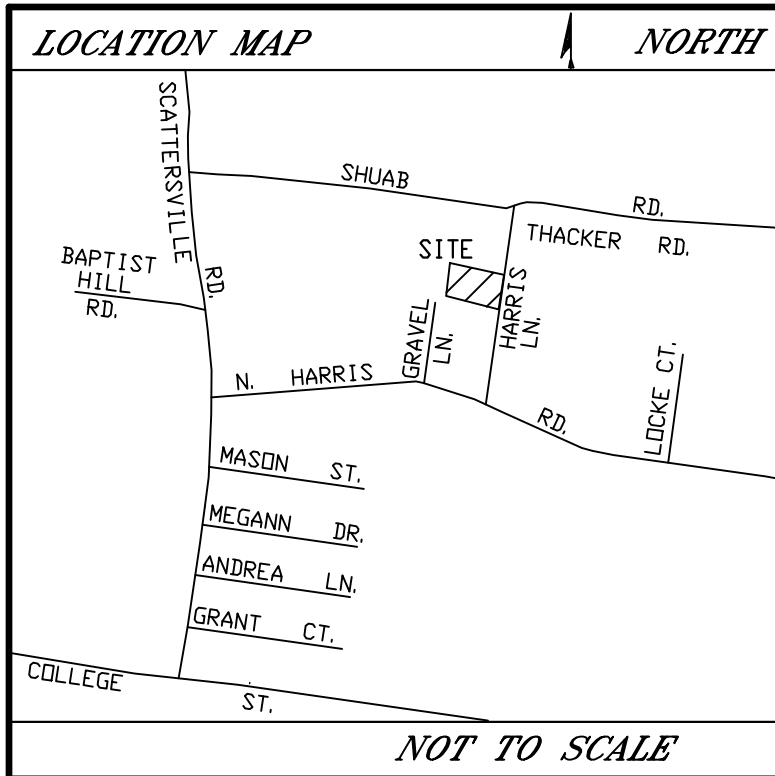
GATEWAY SIXTY-FIVE

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	8/14/24
PROJECT NO.:	C05524

SITE LAYOUT

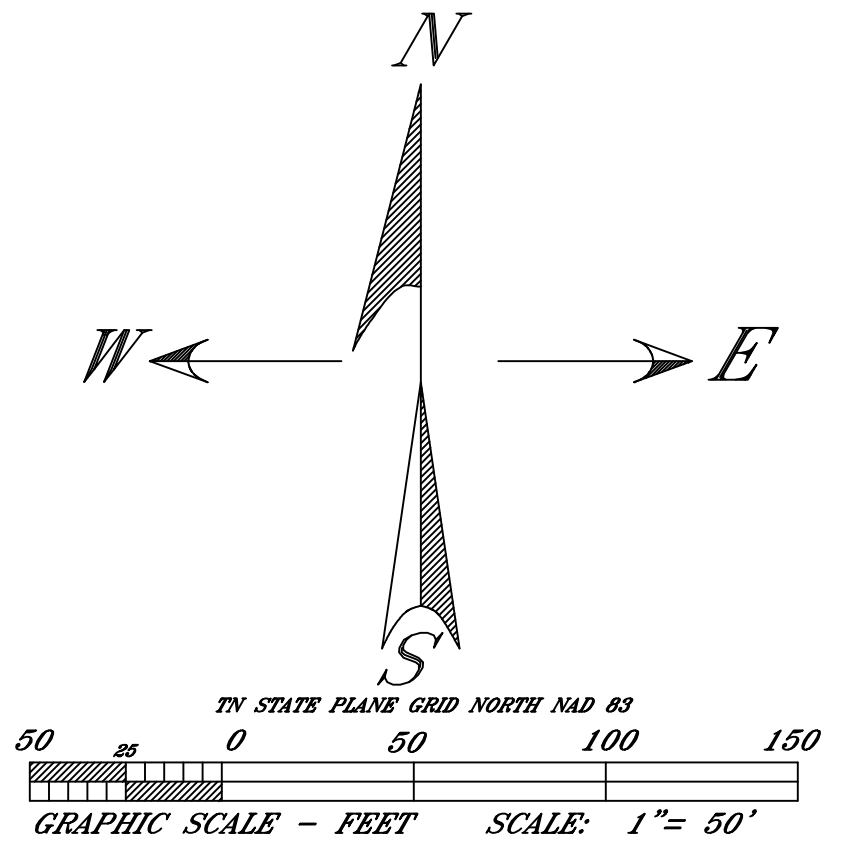
C1.02



Legend

●	1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
—E—	ELECTRIC LINE
—G—	GASLINE
—W—	WATERLINE
WV ⊗	WATER VALVE
UP ●	UTILITY POLE
FH ⊕	FIRE HYDRANT
Fd.	FOUND
MFP ⊕	METAL FENCE POST
○	AXLE
SMH ⊕	SEWER MANHOLE
000	911 ADDRESS

Final Plat of Goins 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: _____ Heritage Investments, LLC-Representative

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 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.

Date: _____ Name & Title

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.

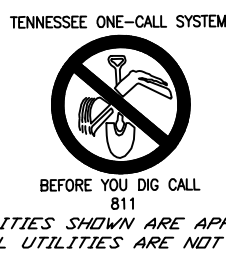
Date: _____ Authorized Signature

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 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

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Email: rgl@planning@gmail.com

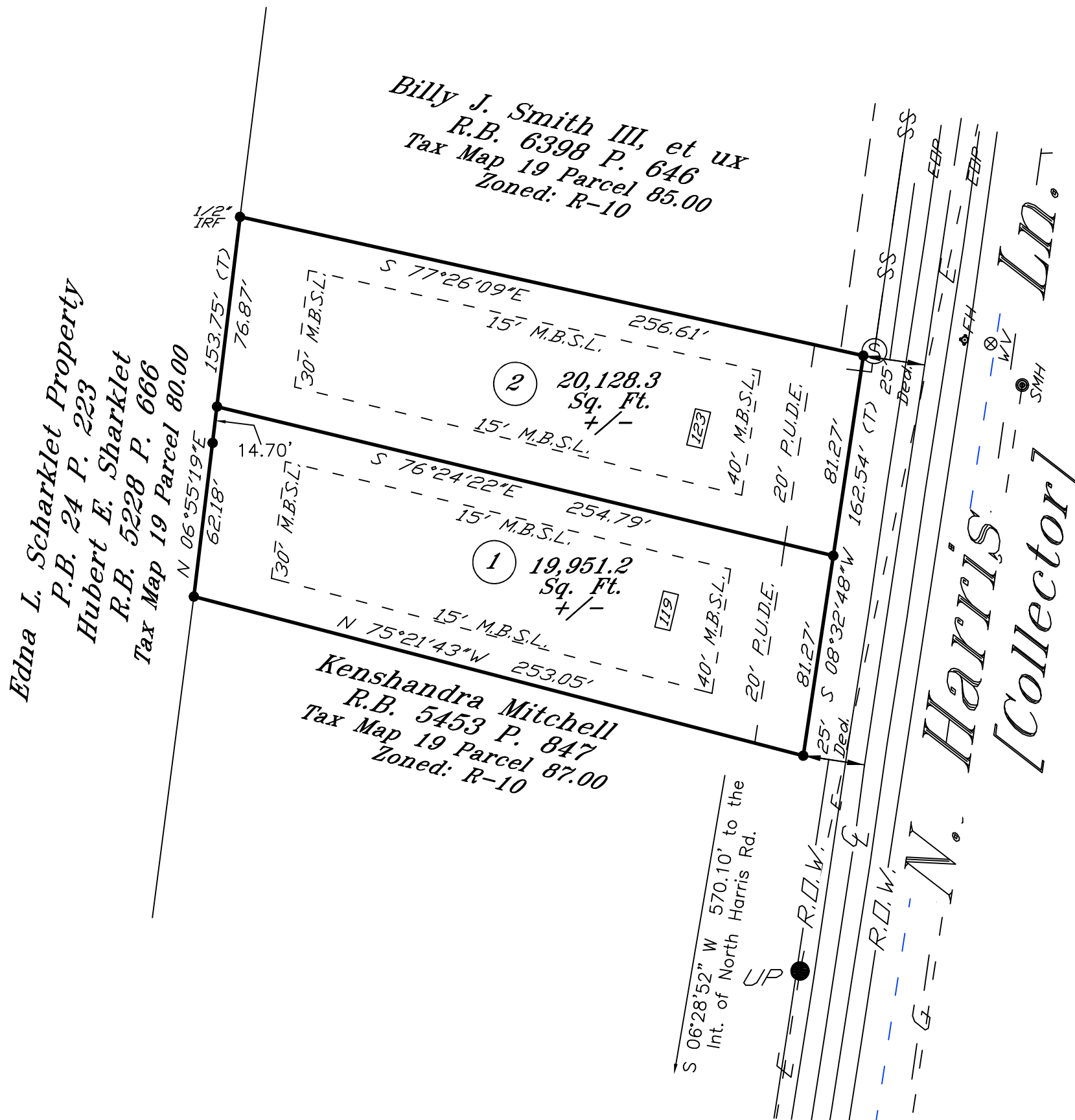


CERTIFICATE OF APPROVAL FOR RECORDING

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: _____



MS4 Storm Water Notes:

- PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.
- ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE FROM TDEC.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE DITCHES AND KEEP THEM FREE OF OBSTRUCTION.
- STREAM BUFFER, IF ANY, ARE TO BE KEPT IN A NATURAL VEGETATIVE STATE, NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF THE CITY OF PORTLAND MS4 MANAGER.
- POSITIVE DRAINAGE SHALL BE REQUIRED FOR A MINIMUM OF 10 FEET FROM THE DWELLING, INCLUDING GARAGE DOORS, AS REQUIRED BY THE PORTLAND BUILDING CODES OFFICE.

DEED REFERENCE: R.B. 6381 P. 662

TAX MAP REFERENCE: MAP 19 PARCEL 86.00

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7+ DUAL FREQUENCY, REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM ROVER AND LOCAL BASE STATION: H/W D214870400119 ROVER: H/W D2207704003101 FOR REDUNDANT AND REPETITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING AT LEAST 1:10,000 OR BETTER.

ALL COORDINATES AND BEARING DATA IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD 83 NAVD 88, GEDD 03. MULTIPLE REDUNDANT MEASUREMENTS WERE TAKEN ON EACH PROPERTY CORNER, EACH MEASUREMENT EXCEEDING A TOLERANCE OF 0.07" PLUS 50 PARTS PER MILLION FOR POSITIONAL ACCURACY.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0 XXXG, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

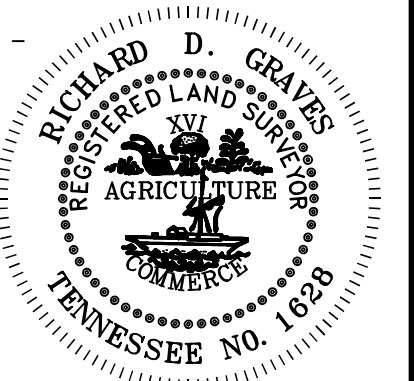
DATE: August 13, 2024

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

ZONED: RR

TOTAL AREA BEING SURVEYED: 40,079.6 Sq. Ft. + -

OWNERS:
Heritage Investments, LLC.
P.O. Box 276
Portland, TN 37148



SURVEYOR'S NOTES:

- THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PARCEL INTO 2 LOTS AS SHOWN HEREON.
- ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.
- 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 HEREON 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.
- ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
- SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
- SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
- 15' MINIMUM DRIVEWAY CULVERT.
- ALL DRIVEWAYS TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF DIAGRAM PW STD. DW-01 FOR THE CITY OF PORTLAND.

Job #21179TML86

PLAT CONTAINS 7.584 ACRES

1) NOTE:
THE PURPOSE OF THIS PLAT IS TO VOID AND VACATE SOME OLD EASEMENT THAT ARE NO LONGER IN USE.

2) NOTE:
ALL BEARINGS ARE REFERENCED TO THE TENNESSEE STATE PLANE SYSTEM.

3) NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

4) NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES ANY PLAT OF RECORDS OR PREVIOUS EASEMENT A TITLE SEARCH MAY REVEAL.

5) NOTE:
VOIDS AND VACATES
THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORD OF LOT(S) NO. TRACT 3 ON THE MAP OF TN & KY INDUST. PARK, AS OF RECORD IN PB 23, PG 27, R.O.R.C.T.

NOTE:
A. STREETS WILL BE BUILT TO THE ROAD SPECICIATIONS IN AT THE TIME OF CONSTRUCTION.
B. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND. DEPARTMENT OF PUBLIC WORK.
C. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47147C PANEL NUMBER 0140C EFFECTIVE DATE 04/16/08.
D. IF A STREAM APPEARS AS A BLUE LINE ON USGS 7 1/2' QUADRANGLE MAP. THE FOLLOWING NOTE SHALL APPEAR: "NO ALTERATION OF THIS (THESE) STREAM(S) SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITES."
E. DRAINAGE EASEMENTS OUTSIDE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND."
F. ADDITIONAL NOTES MAY BE REQUIRED BY THE ENFORCING OFFICER TO ENSURE COMPLIANCE WITH THESE REGULATIONS OR OTHER DEVELOPMENT REGULATIONS.

NOTE:
ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 15" IN DIA. AND 20' LENGTH.

- 1) PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.
2) ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE FROM TDEC.
3) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROLL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
4) THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE DITCHES AND KEEP THEM FREE OF OBSTRUCTION.
5) STREAM BUFFER, IF ANY, ATE TO BE KEPT IN A NATURAL VEGETATIVE STATE. NO BUILDINGS OR STRUCTERS ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF SUMNER COUNTY MS4.
6) POSITIVE DRAINAGE SHALL BE REQUIRED FOR A MINIMUM OF 10 FEET FROM THE DWELLING, INCLUDING GARAGE DOORS AS REQUIRED BY THE PORTLAND BUILDING CODES OFFICE.
- LOT(S) FRONTAGE WILL REQUIRE SIDEWALKS AND CURB & GUTTERING AS PER THE PORTLAND SUBDIVISION REGULATIONS.

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) 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 RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE ROAD.

DATE _____ SIGNATURE OF OWNER _____

CERTIFICATE APPROVAL FOR WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR SUFFICIENT BOND OR OTHER SECURITY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.
AS PER PORTLAND SUBDIVISION REGULATIONS.

AUTHORIZED APPROVING AGENT _____ DATE _____

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HERE-ON IS A TRUE AND ACCURATE SURVEY AND MEETS THE ACCURACY REQUIRED BY THE CITY OF PORTLAND, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PORTLAND SUBDIVISION REGULATIONS AS APPROVED BY CITY ENGINEER.

ANTHONY T. BOLLINGER R.L.S. TN LIC.NO. 2095

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPT-ABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CITY OF PORTLAND SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

APPROPRIATE GOVERNMENTAL REPRESENTATIVE _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH PORTLAND SUBDIVISION REGULATIONS. FOR THE CITY OF PORTLAND TN, WITH THE EXCEPTION OF SUCH VAR-iances IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY PLANNING COMMISSION _____ DATE _____

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 OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH THE 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 _____

NOTE:
VOID UNLESS RECORDED BY _____.

VAUGHN PARKWAY
R.O.W. VARIES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

CURVE DATA TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	673.32'	93.04'	184.91'	15°44'06"	184.33'	S 30°32'41"E
C-2	254.76'	76.82'	149.23'	33°33'41"	147.11'	S 05°44'49"E

LEGEND
IRON BAR MONUMENT OLD I.B.M. (O)
HIGHWAY MONUMENT OLD HWY MON. (O)
IRON PIN NEW I.P.(N)

PROPERTY REFERENCE

TC PROPERTIES PORTLAND, LLC
MAP 12, PCL 48.03 T.A.O.R.C.T.
RB 2242, PG 650 R.O.R.C.T.
ZONED IG

DEVELOPER

TC PROPERTIES PORTLAND, LLC
452 FANNIS CIRCLE
GALLATIN, TN 37066

REPLAT OF			
PART OF TRACT 3 TENNESSEE, KENTUCKY INDUSTRIAL PARK SECTION ONE			
SCALE 1" = 100'	DRAWN BY A.T.B.	APPROVED A.T.B.	DATE 08/04/24
1ST CIVIL DISTRICT			
ROBERTSON COUNTY TENNESSEE			DRAWING NO. CHARLIEH