



PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for December 10, 2024

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. November 12, 2024

5. Presentation

A. Broad North PUD Concept

B. Lake Springs Commons Robertson County PUD

6. Public Comments

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.

7. Public Hearing

8. Old Business

A. 2025-2026 Planning Commission Meeting Calendar Revision

9. New Business

A. A request by Richard Graves (applicant) Re-subdivision of Lots 11-13 of McGlothlin Estates Final Plat Re-Sub/ Sidewalk Exception approval: location 11A, 12A, and 13A Church Street, on about .43 acres +/- Tax Map 33H, Parcel 25.00, 25.01, 25.02. Zoned R-7.5(Medium Density Residential)

B. A request by Richard Graves (applicant) for 817 South Broadway Final Plat approval: location 817 South Broadway, on about .65 acres +/- Tax Map 39B, Parcel 16.00 and 16.01. Zoned RS-20(Low Density Single Family Residential)

C. A request by Chase Kilgore (applicant) Parkside Point Phase 1 Final Plat approval: location 0 Jim Courtney Road, on about 6.85 acres +/- Tax Map 20, Parcel 47.04. Zoned R-10(Low Density Residential)

D. A request by Michael Dewey (applicant) Twin Lakes Phase 2 Final Plat: location 925 North Broadway, on about 33.2 acres +/- Tax Map 16 Parcel 85.04. Zoned CMU (Corridor Mixed Use)

E. Portland Subdivision Regulations Amendment to Article 4: Assurances for Completion and Maintenance of Improvements, Terms, and definitions.

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment

CITY OF PORTLAND

PORTLAND MUNICIPAL PLANNING COMMISSION MEETING MINUTES

November 12, 2024

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland
City Hall
100 South Russell Street
Portland TN 37148

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Robert Tooker
Vince Ellis
Gail Gentry
Luther Bratton- Vice Chairman
Ald. Megann Thompson
Jessica Hunter
Ted Jernigan
Ty Crowder

MEMBERS ABSENT:

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley -Utilities Engineer
Megan Heisler- Utilities Engineer
Carlton Cobb-Public Works Director

Other Interested Parties:

Nick Goodrich- Dewey Engineering

Roll Call

Chairwoman Blackburn asks for a roll call at 5:00 pm.

Ann Blackburn- present

Ty Crowder- present

Jessica Hunter-present

Robert Tooker-resent

Gail Gentry – present

Ald. Megann Thompson –present

Vince Ellis-present

Luther Bratton- present

Ted Jernigan – present

A quorum was established.

Approval of Agenda

Chairwoman Blackburn asks if there are any changes to this agenda, if not, can I get a motion to approve.

Gail Gentry made a motion to approve the agenda, Jessica Hunter gave a second. All were in favor, motion carried. 9-0.

Approval of Minutes: October 8, 2024

Chairwoman Blackburn asked for the approval of the October 8, 2024, meeting minutes.

Gail Gentry made a motion to approve, Vince Ellis gave a second.

All were in favor, motion passed. 9-0.

PUBLIC COMMENTS

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.

PUBLIC HEARINGS -NONE

OLD BUSINESS - NONE

NEW BUSINESS

1. A request by Michael Dewey (applicant) for Twin Lakes Final Plat Phase 1 approval: location 925 North Broadway, on about 33.14 acres +/- Tax Map 016, Parcel 85.04. Zoned CMU. (Corridor Mixed Use)

Nate Heisler: This is the Final plat for Twin Lakes Subdivision off Hwy 109, its split into 2 styles of development. Yellow is the residential, which is what this plat is for and the blue, we've had a commercial concept come through in 2023. In total this subdivision will be 55 lots. This plat is for 29 lots and phase, later on we will see phase 2 final plat and it will be 26 lots. Total acres for development is 33.2, the residential side is 22.3 acres and future commercial development area is 10.9 acres.

We do have a couple of open comments from utilities based on fees and letters of credit. We recently had a developer's agreement go through the council, revised in the last 2 meetings and passed. I am working on getting signatures from the city attorney and the mayor for the developer's agreement and once we get that we will be able to put the letter of credit into place for the final plat. That's the open comments.

It's located off Hwy 52, this is phase one that you're looking at and you can kind of see in the front of the development Hwy 109, that is where the commercial development will be.

We have gone through the review and staff recommends approval based on addressing the open comments. There are three of them.

Jessica Hunter: Are all of these single-family homes going to be built?

Nate Heisler: Yes mam'

Nick Goodrich: Hi, I'm Nicholas Goodrich with Dewey Engineering, here to answer any of your questions.

Luthe Bratton: is this straight zoning?

Nick Goodrich: Yes

Luther Bratton: Do you have any restrictions or any idea of house sizes? We can't require it, but just wondering.

Nick Goodrich: I did ask the developer that before I came, we don't have any restrictions but most likely the house sizes will be 2000 sq ft and the smallest footprint will be 1400 sq ft, nothing any smaller than that.

Luther Bratton: I want to make it aware, you're not required, but you can provide if you choose to, and I appreciate you doing that.

Ann Blackburn: Anyone else have any questions?

Luther Bratton: Motion to approve.

Rober Tooker: Second.

Motion Passed 9-0

2. 2025-2026 Planning Commission Meeting Calendar

Robert Tooker: Motion to Approve

Jessica Hunter: Second

Motion Passed 9-0

Discussion

City Sidewalks

Nate Heisler: Discussion for sidewalks was brought to our attention during a pre-app meeting. The discussion is for when we have plats that come through in its current form. Any final plat that comes through we require sidewalks for it, whether its sidewalks on the property or in lieu of. So, the question has come about and that's what the discussion is about. When we have a final plat come through and no new lots are being created, so the lots are there and the lot lines are being moved, should we require sidewalks for that? I would love to hear from the Planning Commission. At this time, we are requiring sidewalks and that is what this discussion is about. I would love to hear from the members.

Jessica Hunter: I feel if its lots of record already, and we're not adding more lots, I don't feel we should make them put sidewalks.

Ted Jernigan: So, all they are doing is moving lot lines?

Nate Heisler: Yes

Ted Jernigan: And because of moving the lot lines they are having to meet the new subdivision regs?

Nate Heisler: So, when lot lines move, we require a new plat to come through and we will do a review on it and with the sub regulations currently we are requiring sidewalks. They will get hit with an in lieu of sidewalk fee or have to put in sidewalks on the plat and show that. So, I guess the question is, if there are no new lots being created and they are moving lot lines, and I have brought in Mr. Harbin, we have had discussions. He has a development on Market Street, no new lots being created, but he has to move the lot lines, and a plat is required for that. So, that's the discussion and question for the Planning Commission.

Vince Ellis: If you're moving lot lines, it's for a reason, I don't think it should apply.

Ted Jernigan: Is the remainder of the subdivision already built out or we talking just a couple of lots or is the entire subdivision yet to be built out?

Nate Heisler: So, talking about in this particular case, the lots on record and he has already developed homes for the majority of those lots, but we ran into an issue where he has to move the lot line in order to match the description. He has to make a plat match the current

description and that triggers sidewalk. No new lots are being created, they are already there but during the pre-app meeting we have to have this discussion, and we have to put in lieu of sidewalks. It's a substantial amount of money with no lots being created. If the Planning Commission agrees with not requiring sidewalks for plats that don't create any new lots, we can add that language into our subdivision regulations and make that part of our pre-app meeting in the future.

Ann Blackburn: I have a question, does that set a precedence where in the future we move a lot line and it's the same situation, it has to come up to codes, what if its infrastructure. Are we going to wave that to?

Zech Rowley: We're talking with Mr. Harbin and in his specific case, he isn't adding a lot so he won't be charged any improvement fees.

Jessica Hunter: So, is this one that there was an error many many years ago?

Nate Heisler: The plats are from the 20's and the legal description was ion the 30's. A plat wasn't required in the 30's and that's where the mess up was.

Megann Thompson: Have there been talks with Josh Suddarth about going over our sub regs step by step? Is that planned for next year? To start picking through those?

Nate Heisler: Yes, I will be getting with him and getting that set up for next year.

Megann Thompson: I think that would be important for all of us to get a good grounding and if we are going to change anything, look at the language word for word.

Luther Bratton: This process you are talking about is a lengthy process, to amend the sub regs. There is a provision that allows him to appeal to the Planning Commission and the Planning Commission could grant that and he could move forward rather than taking 6 months to approve the sub regs.

Brian Harbin: I would like to do the appeal. The current situation, I bought 3 lots, and they are platted lots. The city issues building permits based on plats not the legal description. Megan Heisler needed the properties surveyed because there is a water tap, and a sewer tap on 2 of them already and she needed to know where those were so she would know which one to charge me the water and sewer taps on. I had the surveyor go out and he said that he could survey them because of the backlines. There were 8 feet sold off the back of the lots in the 30's to somebody else behind them. Well, that plat is now void.

Jessica Hunter: He's correcting an old error.

Brian Harbin: I don't want to have to pay for sidewalks, I am going to pay for the plat to be fixed but any other fees I don't feel like it's necessary my responsibility to fix it. Because I bought it based on the plat that was approved. These were done before my grandfather was born so nobody here did it.

Luther Bratton: What I'm hearing is the Planning Commission is in agreement that maybe we should not require these fees but to correctly do it, we would have to amend the subdivision regulations which is a lengthy process, so I think if you can present that plat tomorrow so we can look at it next month, if the will of the body then they can approve provision next month on appeal.

Brian: Nate, I will call you tomorrow and you can tell me how to do all of that.

Nate Heisler: Yes

Luther Bratton: When we address this in the subdivision regs I hear a lot of conversation about the in lieu of sidewalks and if it's a case where the city does not feel they are needed, maybe that will be a conversation when amending the sub regs.

City Planner Comments: I have been working with GNRC on our Comprehensive Plan and we have already gone through several public meetings. We have been meeting with the Steering Committee and creating a vision statement for the comprehensive plan. We have a

draft schedule and are looking from May to June to bring the comprehensive plan to the Planning Commission and July for the City Council. Currently from now to the beginning of the year we are in map making mode. I have been working with GNRC and they are going to get some future land maps ready and those will go through staff review. We are coming around the corner of this thing and I wanted the Planning Commission to know to be expecting that towards the middle of next year. I will be bringing that to show you what the comprehensive plan looks like.

Ann Blackburn Great!

Planning Commission Members Comments

Ann Blackburn: Did anyone go to the Community Meeting last week on TGT and 109? I was out of town and couldn't make it.

Nate: For the Broad North Property PUD, I did, and Mr. Tooker was there. We had a lot of neighbors come through. I love going just to hear what they have to say. One of the bigger concerns from one of the neighbors was traffic. Last week after that meeting I was able to get with our engineer, we have already had a traffic scoping meeting for this PUD and have scoped out where we want them to study. We don't have a traffic study yet, but we are working on it. Going into that meeting and hearing the neighbors talk about traffic helped me in getting with the engineer and where we can focus on certain points on the traffic study. That was one of the biggest take aways for me, was traffic.

Ann Blackburn: It's a big concern, traffic is bad.

Vince Ellis: The preliminary I saw a roundabout and a red light, which is good but, for the tractors and semi's and all the stuff that comes down that road for the gas plant and others, it's going to have to be a wide-wide round about. They will have stuff coming through there that isn't suited for a development like that. I just wonder if they could leave the roads how they are or figure something out. I know it takes time and money, it's early, but that's what people are concerned about, not necessarily the development but the traffic situation. That's what I'm hearing.

Luther Bratton: Actually, I was excited about the new pattern and with the new 109 bypass, by the time this is developed the new bypass will be crossing and anything going to TGT 18 wheelers or whatever can actually go down and get on rather than TGT. I think it's going to help the residents of TGT, the new bypass.

Robert Tooker: My takeaway is very similar to Nates, with traffic the primary concern. A very unique concept, I think. Bringing Oakhill and TGT through a roundabout. Some people don't like the roundabouts just in general and some love them, you will have a little mixture there, but everybody seemed to be generally excepting that this area is going to be developed. Even town homes and single-family residents. They talked about Portland needs some more affordable housing, so generally pretty accepting.

Vince Ellis: Whatever they do they need to get with the state and put a red light there.

Robert Tooker: I think it will require some kind of light.

Jessica Hunter: I think it will need some kind of improvement.

Luther Bratton: The development that joins it, has it been submitted and approved of the final plat?

Nate: The preliminary plan was approved but last week it expired so if they wanted to come back through, they would have to bring another preliminary plat through Planning Commission.

Luther Bratton: My thinking is the signalization will be expensive but if both developments share the cost, since it has expired might take that into consideration. I think that signalization on 109 is needed.

Vince Ellis: It's a busy area.

Ann Blackburn: Anybody have anything to comment on?

ADJOURNMENT

Ty Crowder made a motion to adjourn at 5:26 pm, Jessica Hunter gave a second. All were in favor, motion passed 9/0.

Chairwoman

Date

Recording Secretary

Date



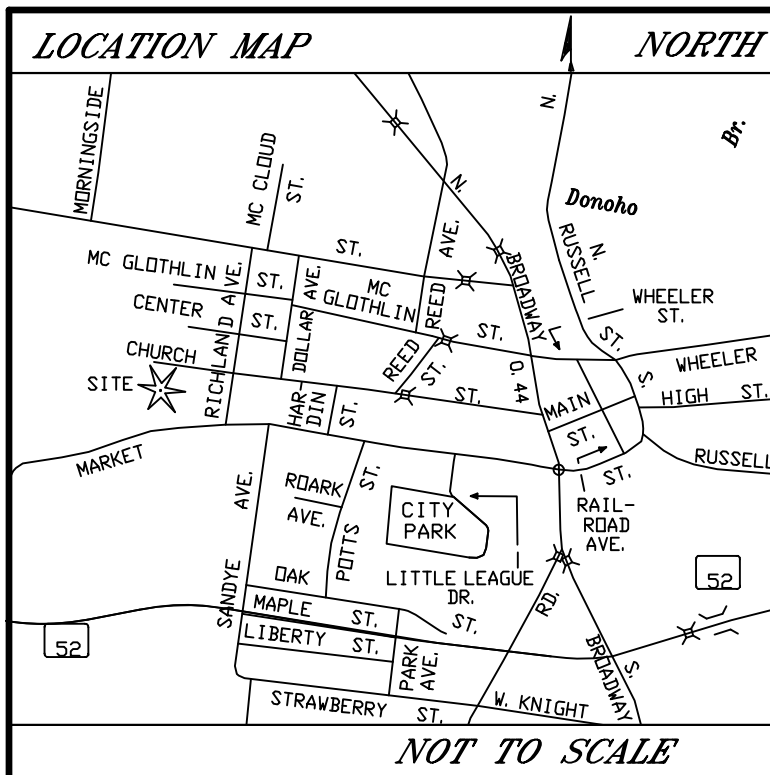
Portland Municipal-Regional Planning Commission
JANUARY 2025 - JANUARY 2026 Revised 11/13/24

	Submittal Deadline	Initial Comments to Developers	Re-Submittal Deadline	Regular Meeting
	NOON (12:00PM)	4:30 PM	NOON (12:00PM)	5:00PM
January 2025	December 11, 2024	December 24, 2024	January 8, 2025	January 14, 2025
February 2025	January 15, 2025	January 29, 2025	February 5, 2025	February 11, 2025
March 2025	February 12, 2025	February 26, 2025	March 5, 2025	March 11, 2025
April 2025	March 12, 2025	March 26, 2025	April 2, 2025	April 8, 2025
May 2025	April 9, 2025	April 23, 2025	May 7, 2025	May 13, 2025
June 2025	May 14, 2025	May 28, 2025	June 4, 2025	June 10, 2025
July 2025	June 11, 2025	June 25, 2025	July 2, 2025	July 8, 2025
August 2025	July 9, 2025	July 23, 2025	August 6, 2025	August 12, 2025
September 2025	August 13, 2025	August 27, 2025	September 3, 2025	September 9, 2025
October 2025	September 10, 2025	September 24, 2025	October 8, 2025	October 14, 2025
November 2025	October 15, 2025	October 29, 2025	November 5, 2025	*November 12, 2025*
December 2025	November 13, 2025	November 26, 2025	December 3, 2025	December 9, 2025
January 2026	December 10, 2025	December 23, 2025	January 7, 2026	January 13, 2026

Planning Commission reserves the right to alter this schedule with at least two (2) months' notice except where circumstances do not allow.

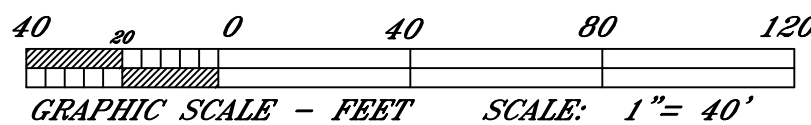
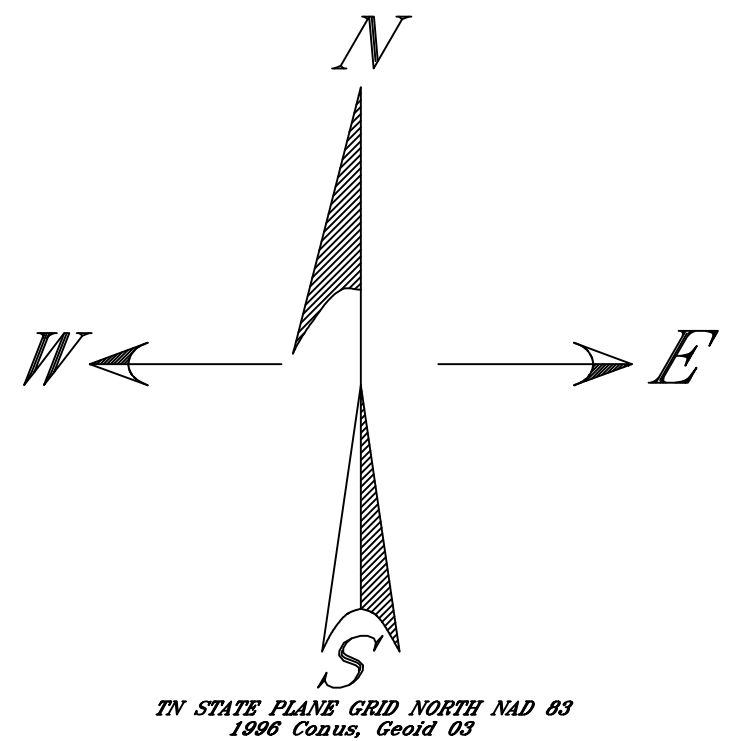
ALL PLANNING COMMISSION MEETINGS ARE HELD IN COUNCIL CHAMBERS OF PORTLAND CITY HALL, 100 SOUTH RUSSELL STREET, PORTLAND TN 37148 AT 5:00P.M.

*** Tuesday November 11th is Veteran's Day***



- Legend
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
 - IRON RE-BAR FOUND
 - ELECTRIC LINE
 - WATERLINE
 - GENERAL FENCE LINE
 - TYPICAL PAVEMENT WIDTH
 - UTILITY POLE
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - MINIMUM BUILDING SETBACK LINE
 - PUBLIC UTILITY DRAINAGE EASEMENT
 - 911 ADDRESS
 - WOODEN FENCE POST
 - CHAIN LINK CORNER POST

Re-Subdivision of Lots 11-13 of McGlothlin Estates 16th Civil District Sumner County, Tennessee (Inside Portland City Limits)



DEED REFERENCES:
PARCEL 25.01-R.B. 6043 P. 448
PARCELS 29.00 & 29.00-R.B. 5637 P. 715
PLAT REFERENCE: D.B. 99 P. 554

TAX MAP REFERENCES: MAP 33H GROUP "F"
PARCELS 25.00, 25.02 & 25.01

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, GEOID 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 134G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: November 12, 2024

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

ZONED: R-7.5

TOTAL AREA BEING SURVEYED:
51,485.2 Square Feet OR 1.18 Acre + -

OWNERS:
Edward Alan Brady, LLC.
4015 Collista Road
Cross Plains, TN 37049

SURVEYORS NOTES:

1: THE PURPOSE OF THIS PLAT IS TO REESTABLISH LOT LINES OF PREVIOUSLY PLATTED SUBDIVISION.

2: 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.

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 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 EASEMENTS 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: THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOTS 11, 12, & 13 IN BLOCK "D" OF RECORD IN DEED BOOK 99 P. 554 OF MCGLOTHLIN ESTATE IN THE SUMNER COUNTY, TENNESSEE OFFICE OF THE REGISTER.

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: _____ Edward Alan Brady, LLC. Rep.

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey in accordance with 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: _____ Richard D. Graves
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 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 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 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

Prepared by:

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

TENNESSEE ONE-CALL SYSTEM



UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN.

MS4 Storm Water Notes:

1: PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.

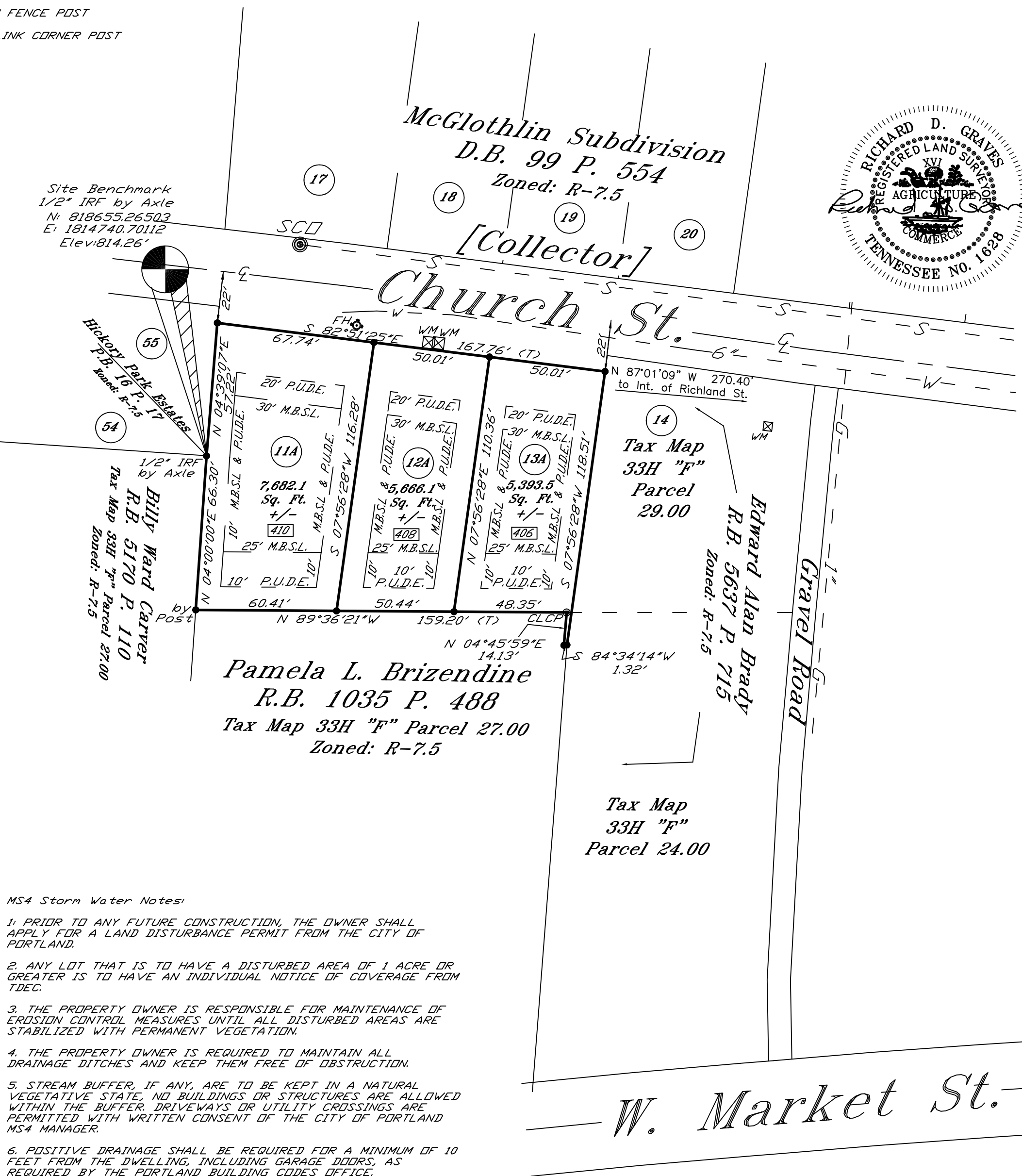
2: ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE FROM TDEC.

3: THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL 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.

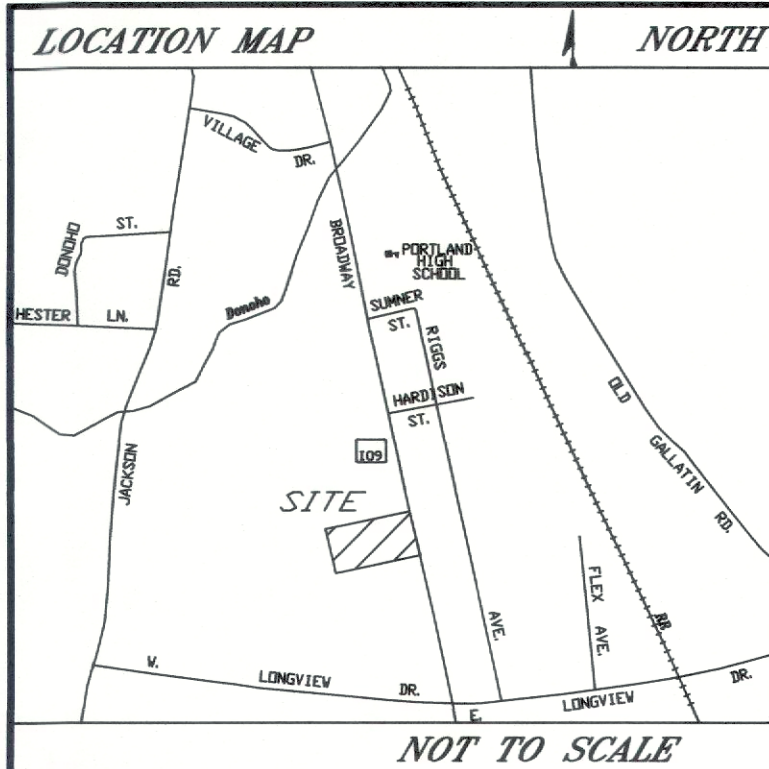
5: STREAM BUFFER, IF ANY, ARE TO BE KEPT IN A NATURAL VEGETATIVE STATE. NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF THE CITY OF PORTLAND MS4 MANAGER.

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.



W. Market St.

Job # 24151TML



MS4 Storm Water Notes:

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 IDEC.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL 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, 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.
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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: _____ Edward Alan Brady, LLC, Rep.

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: 11/12/2024 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 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 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

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

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

TENNESSEE ONE-CALL SYSTEM



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

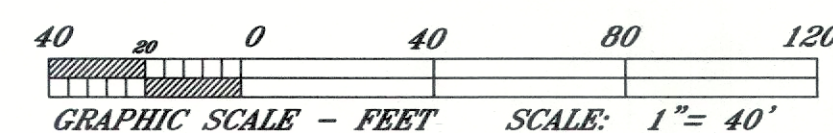
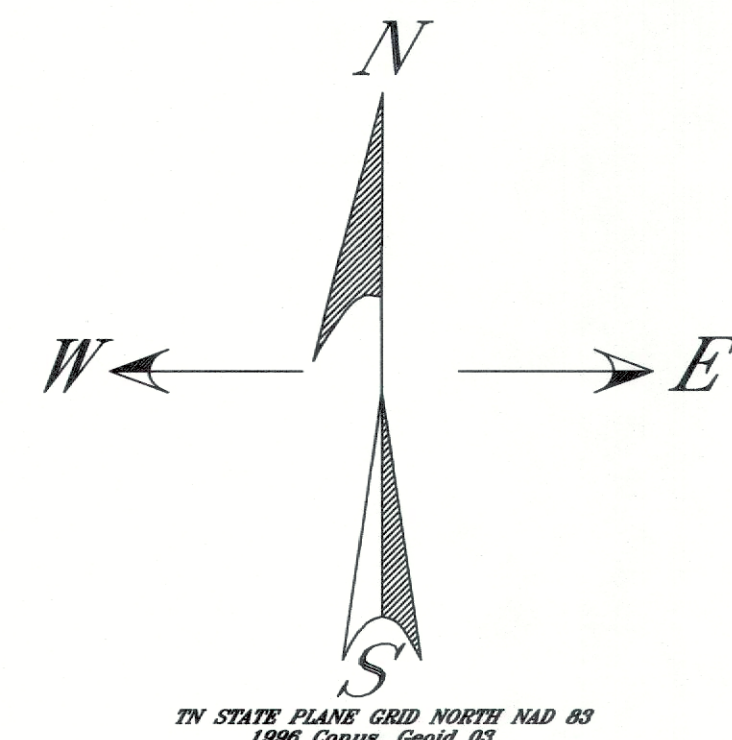
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plot 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: _____

Final Plat of
817 South Broadway Property
16th Civil District
Sumner County, Tennessee
(Inside Portland City Limits)



DEED REFERENCE: R.B. 6402 P. 381-Parcel No. 1

TAX MAP REFERENCE: MAP 39B GROUP "A" ALL OF PARCEL 16.00 & PART OF PARCEL 16.01

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, GEOID 03. MULTIPLE REDUNDANT MEASUREMENTS WERE TAKEN ON EACH PROPERTY CORNER. EACH MEASUREMENT EXCEEDED 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 134G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: November 12, 2024

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

ZONED: RS-20

TOTAL AREA BEING SURVEYED: 28,392.1 Square Feet OR 0.65 Acre + -

OWNERS:
Edward Alan Brady, LLC.
4015 Calista Road
Cross Plains, TN 37049

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE A LOT LINE AND GET PLANNING APPROVAL.
2. 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.
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.

Jonathan Schuessler, et ux
R.B. 4104 P. 689
Tax Map 39B "A" Parcel 15.00
Zoned: RS-20

The Ronald Monroe McManus
Community Property Trust
R.B. 4107 P. 684
Tax Map 39B "A" Parcel 15.00
Zoned: RR

Legend

- DEMOTES 1/2 INCH IRON RE-BAR SET (NEW) UNLESS OTHERWISE INDICATED
- W — 6" WATER LINE
- S — SEWER LINE
- G — GAS LINE
- WM ⊗ WATER METER
- SMH ⊗ SEWER MANHOLE
- SCD ⊗ SEWER CLEAN OUT
- SFR SET FOR REFERENCE (ON LINE)
- LAND HOOK (PROPERTIES GO TOGETHER)
- FH ⊗ FIRE HYDRANT

Job # 24135TML

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 25 LOTS, 3 OPEN SPACES, AND DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDDT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS H0.02, V0.05.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0175G WITH AN EFFECTIVE DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470349, PANEL NO. 0175, SUFFIX G, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED R10 - (SINGLE FAMILY HIGH DENSITY RESIDENTIAL). MINIMUM BUILDING SETBACKS ARE AS FOLLOWS (UNLESS SHOWN OTHERWISE):
FRONT - 40'
SIDE - 5'
REAR - 20'
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
6. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
7. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
8. ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
9. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:22,390.

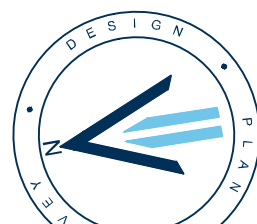
BY: *Kelly C. Kilgore* DATE: 11/13/2024
KELLY C. KILGORE, TN, RLS NO. 3439

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	25.00	39.27	89°59'50"	25.00	35.35	N35°58'13"W
C2	25.00	39.27	90°00'10"	25.00	35.36	N54°01'47"E
C3	105.00	164.93	89°59'50"	105.00	148.49	S35°58'13"E
C4	275.00	24.30	5°03'46"	12.16	24.29	S69°53'18"W
C5	264.00	31.88	6°55'09"	15.96	31.88	S04°28'29"E
C6	325.00	69.72	12°17'28"	34.99	69.59	N01°47'19"W
C7	325.00	48.02	8°27'56"	24.05	47.97	N03°42'06"W
C8	325.00	21.70	3°49'33"	10.85	21.70	N02°26'38"E
C9	325.00	118.67	20°55'13"	60.00	118.01	N14°49'01"E
C10	325.00	38.55	6°47'47"	19.30	38.53	N07°45'18"E
C11	325.00	44.56	7°51'18"	22.31	44.52	N15°04'50"E
C12	325.00	35.56	6°16'08"	17.80	35.54	N22°08'33"E
C13	25.00	35.08	80°24'21"	21.13	32.27	N14°55'33"W
C14	275.00	307.93	64°09'26"	172.36	292.10	N23°03'01"W
C15	275.00	94.19	19°37'24"	47.56	93.73	N45°19'02"W
C16	275.00	47.02	9°47'49"	23.57	46.96	N30°36'25"W
C17	275.00	43.04	8°58'05"	21.57	43.00	N21°13'28"W
C18	275.00	50.07	10°25'55"	25.10	50.00	N11°31'29"W
C19	275.00	50.07	10°25'55"	25.10	50.00	N01°05'44"W
C20	275.00	23.54	4°54'19"	11.78	23.54	N06°34'33"E
C21	25.00	39.27	89°59'50"	25.00	35.35	N35°58'13"W
C22	25.00	39.27	90°00'10"	25.00	35.36	N54°01'47"E
C23	225.00	353.42	89°59'50"	224.99	318.19	N35°58'13"W
C24	225.00	6.50	1°39'21"	3.25	6.50	N08°12'02"E
C25	225.00	77.80	19°48'45"	39.29	77.42	N02°32'01"W
C26	225.00	90.61	23°04'26"	45.93	90.00	N23°58'37"W
C27	225.00	90.61	23°04'26"	45.93	90.00	N47°03'03"W
C28	225.00	87.89	22°22'52"	44.51	87.33	N69°46'42"W
C29	105.00	6.51	3°33'11"	3.26	6.51	S07°15'07"W
C30	105.00	32.83	17°54'55"	16.55	32.70	S03°28'56"E
C31	105.00	42.29	23°04'26"	21.43	42.00	S23°58'37"E
C32	105.00	42.29	23°04'26"	21.43	42.00	S47°03'03"E
C33	105.00	41.02	22°22'52"	20.77	40.76	S69°46'42"E
C34	275.00	31.93	6°39'07"	15.98	31.91	N77°38'35"W
C35	25.00	35.08	80°24'21"	21.13	32.27	S65°28'48"W
C36	275.00	76.11	15°51'27"	38.30	75.87	S17°20'54"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°01'42"E	50.00
L2	N09°01'52"E	40.00
L3	S80°58'08"E	40.00
L4	S09°01'52"W	40.00
L5	S80°58'08"E	49.18
L6	S09°01'52"W	50.00
L7	N80°58'08"W	30.61
L8	S20°05'51"W	45.40
L9	S04°21'25"W	26.41
L10	S07°20'08"E	60.00
L11	N04°21'25"E	60.45
L12	N25°16'37"E	41.50
L13	N09°01'42"E	28.50
L14	S25°16'37"W	41.50
L15	N80°58'08"W	40.00
L16	N09°01'42"E	40.00

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
1	8,203	0.19
2	8,917	0.20
3	6,000	0.14
4	6,333	0.15
5	6,416	0.15
6	6,258	0.14
7	7,766	0.18
8	9,544	0.22
9	6,795	0.16
10	7,472	0.17
11	7,194	0.17
12	6,438	0.15
13	6,000	0.14
14	6,000	0.14
15	6,000	0.14
16	7,666	0.18
28	7,066	0.16
30	6,638	0.15
31	7,974	0.18
32	7,974	0.18
33	7,916	0.18
34	6,000	0.14
35	6,000	0.14
107	8,485	0.19
108	7,343	0.17

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT. ±	ACRES ±
1	29,123	0.67
2	3,540	0.08
4	1,600	0.04



0 50 100

LEGEND

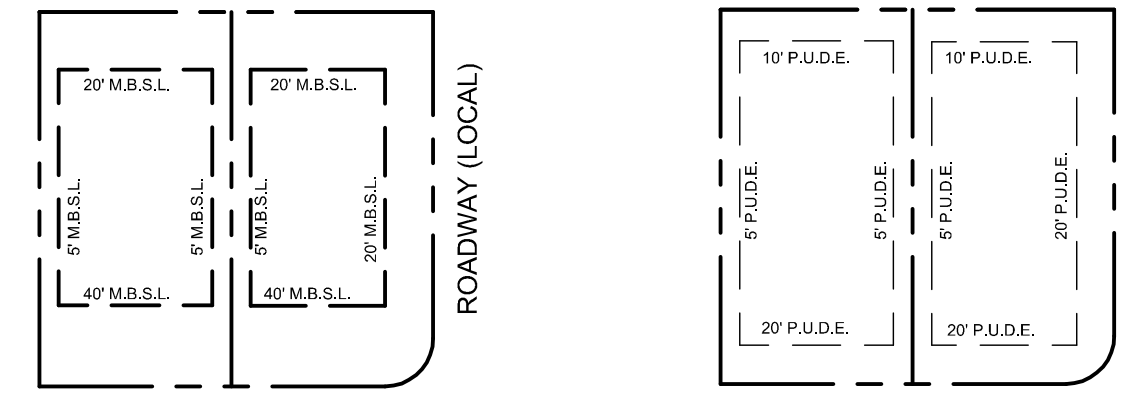
○(R/O)	IRON ROD (OLD)	—S—	SANITARY SEWER LINE
●	IRON ROD (NEW)	—FM—	SEWER FORCEMAIN LINE
—X—X—	(1/2" X 18" W/ CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
—X—X—	FENCE	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
■	CATCH BASIN/CURB INLET	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
RCP	REINFORCED CONCRETE PIPE	Ø	UTILITY POLE
⊕	FIRE HYDRANT	⊞	TELEPHONE RISER
⊙	SANITARY SEWER MANHOLE	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
⌒	HEADWALL	—UGE—	UNDERGROUND ELECTRIC LINE
⊙	LOT NUMBER		
■	PROPOSED 6" CONCRETE SIDEWALK	R.O.S.C.T.	REGISTER'S OFFICE FOR SUMNER COUNTY, TN

LOCATION MAP

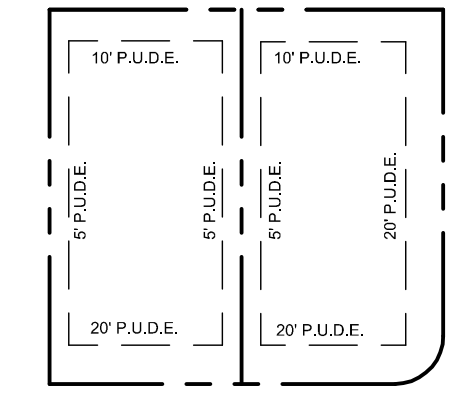
NOT TO SCALE

SITE DATA TABLE

TOTAL LOT AREA (PHASE 1) -	4.11 ACRES±
RIGHT-OF-WAY AREA (PHASE 1) -	1.95 ACRES±
OPEN SPACE AREA (PHASE 1) -	0.79 ACRES±
TOTAL SITE AREA (PHASE 1) -	6.85 ACRES±
TOTAL LINEAR FEET OF NEW ROADS (PHASE 1) -	1,742 FEET±
TOTAL SITE AREA (ENTIRE DEVELOPMENT) -	67.42 ACRES±



R10 CONSERVATION
TYPICAL LOT SETBACK LINES
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)



R10 CONSERVATION
TYPICAL LOT P.U.D.E. LINES
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

OWNER/DEVELOPER

SCOTLYNN PARTNERS
ATTN: CALEB FUQUA
P.O. BOX 1545
SPRINGFIELD, TENNESSEE 37172
615-881-3856
fuqua.square1construction@gmail.com

SURVEYOR

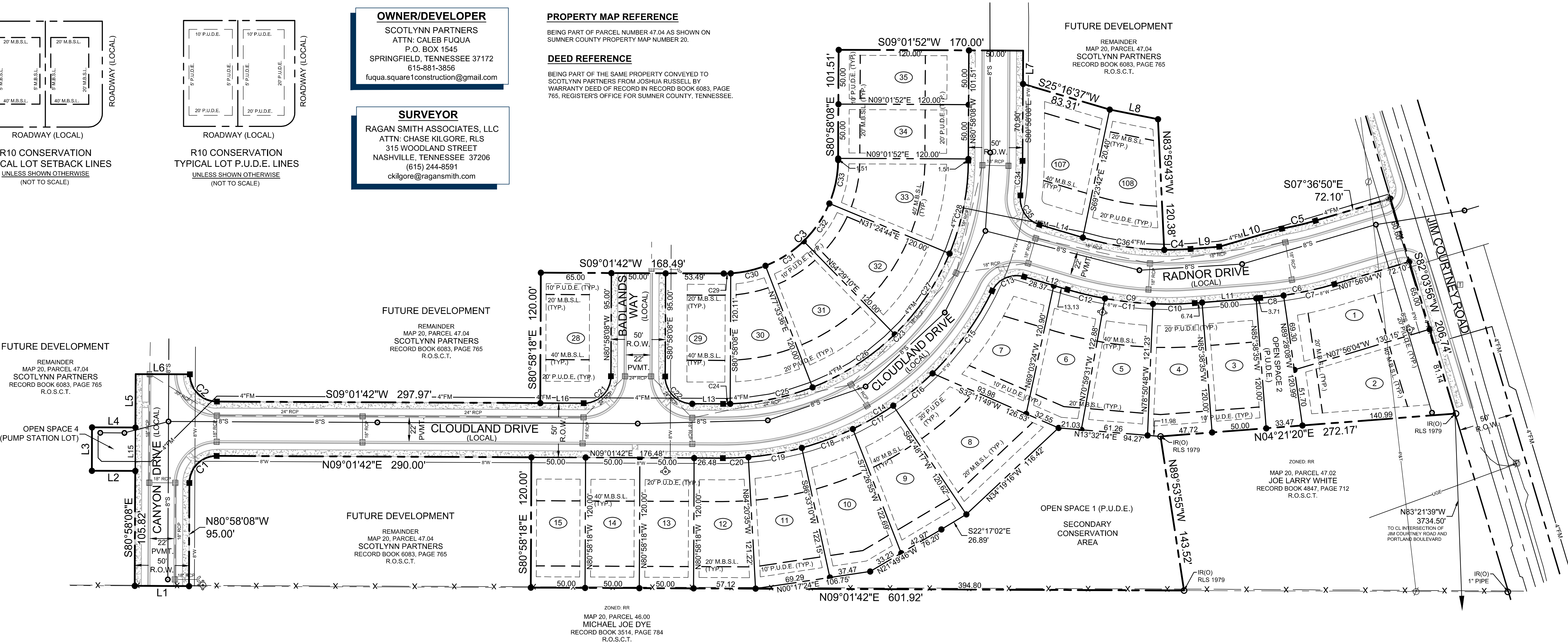
RAGAN SMITH ASSOCIATES, LLC
ATTN: CHASE KILGORE, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
ckilgore@ragansmith.com

PROPERTY MAP REFERENCE

BEING PART OF PARCEL NUMBER 47.04 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 20.

DEED REFERENCE

BEING PART OF THE SAME PROPERTY CONVEYED TO SCOTLYNN PARTNERS FROM JOSHUA RUSSELL BY WARRANTY DEED OF RECORD IN RECORD BOOK 6083, PAGE 765, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.



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. I (WE) 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 _____ SIGNATURE OF OWNER _____

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.



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) POLICES 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 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 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 _____ NAME & TITLE _____

CERTIFICATE FOR APPROVAL OF 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 OF THE PLANNING COMMISSION _____

VOID UNLESS RECORDED BY: _____

FINAL PLAT

PARKSIDE POINT PHASE 1

LOTS 1-15, 28-35, 107-108, AND OPEN SPACES 1, 2, AND 4

JIM COURTNEY ROAD, CITY OF PORTLAND, 2ND

CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE: NOVEMBER 13, 2024 SCALE: 1" = 50'

JOB NUMBER: 22-0177



RaganSmith
a Pape-Dawson Company

Nashville - Murfreesboro - Chattanooga

ragansmith.com

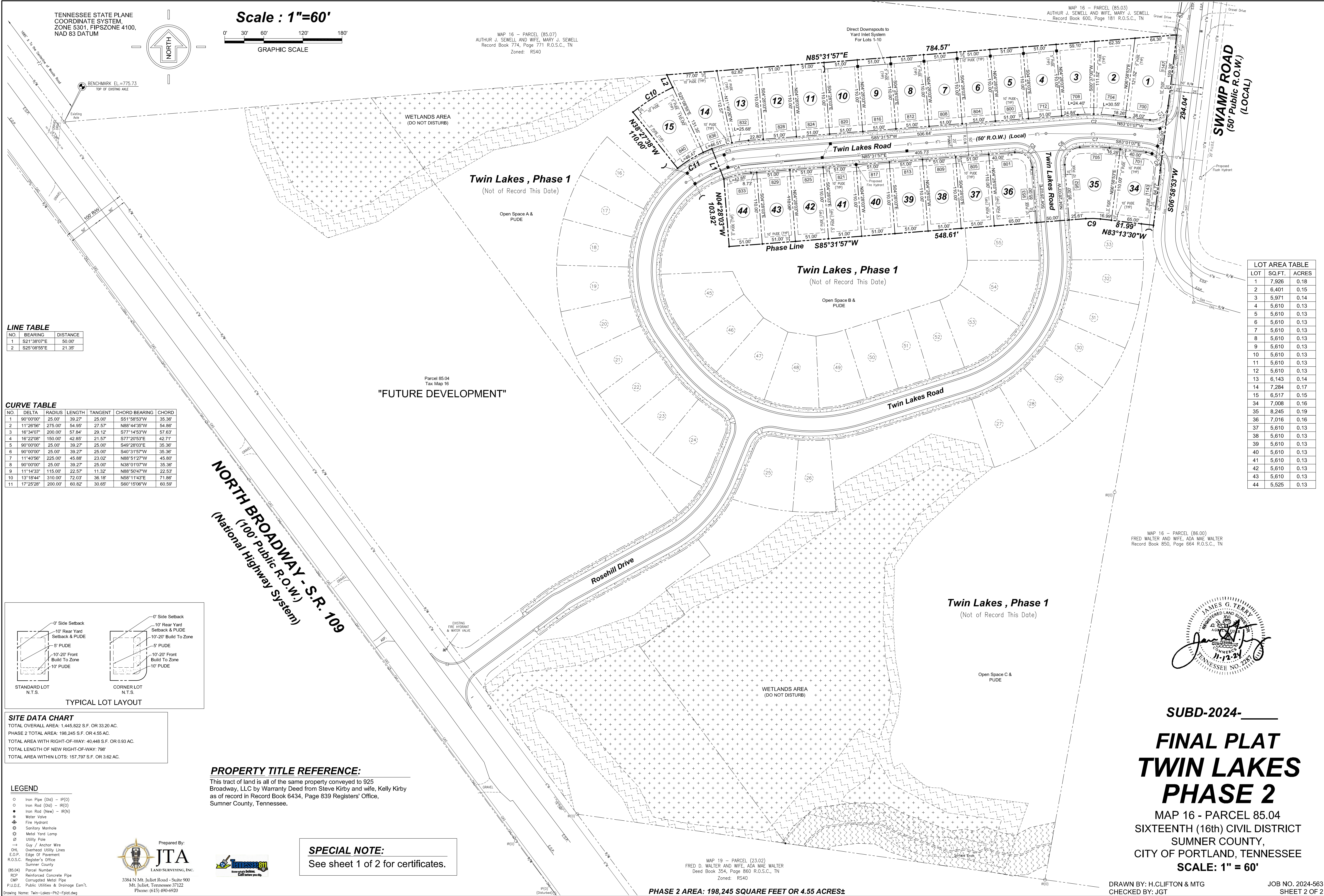
CHASE KILGORE, RLS

315 Woodland Street Nashville, TENNESSEE 37206

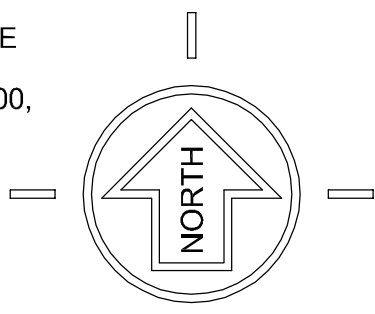
615.244.8591 ckilgore@ragansmith.com

SHEET 1 of 12

Page 11 of 12



TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM



Scale : 1"=60'



MAP 16 - PARCEL (85.07)
AUTHUR J. SEWELL AND WIFE, MARY J. SEWELL
Record Book 774, Page 771 R.O.S.C., TN
Zoned: RS40

MAP 16 - PARCEL (85.03)
AUTHUR J. SEWELL AND WIFE, MARY J. SEWELL
Record Book 600, Page 181 R.O.S.C., TN

SWAMP ROAD
(50' Public R.O.W.)
(LOCAL)

Twin Lakes , Phase 1
(Not of Record This Date)

Twin Lakes , Phase 1
(Not of Record This Date)

"FUTURE DEVELOPMENT"

Twin Lakes , Phase 1
(Not of Record This Date)

LINE TABLE

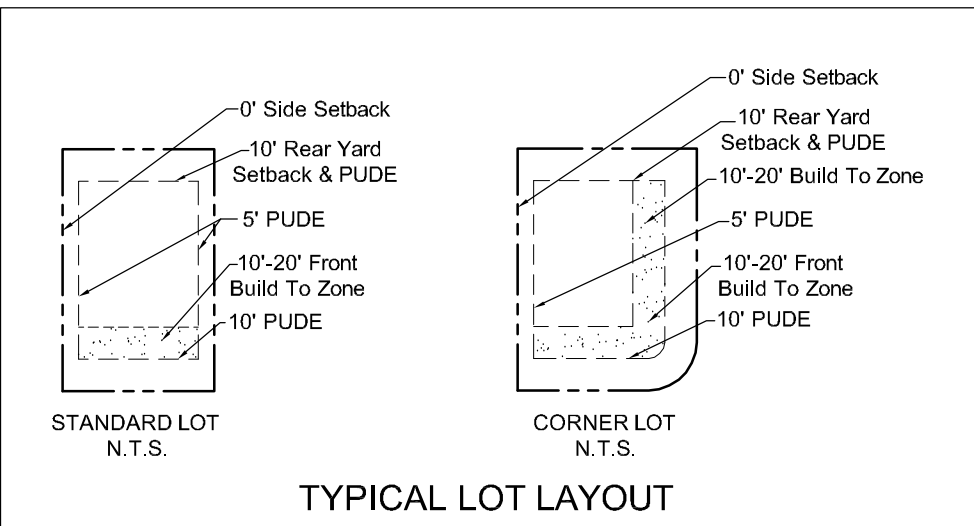
NO.	BEARING	DISTANCE
1	S21°38'07"E	90.00'
2	S25°08'55"E	21.39'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
1	90°00'00"	25.00'	39.27'	25.00'	S51°58'53"W	35.36'
2	11°26'56"	275.00'	54.95'	27.57'	N88°44'35"W	54.86'
3	16°34'07"	200.00'	57.84'	29.12'	S77°14'53"W	57.63'
4	16°22'08"	150.00'	42.85'	21.57'	S77°20'53"E	42.71'
5	90°00'00"	25.00'	39.27'	25.00'	S49°28'03"E	35.36'
6	90°00'00"	25.00'	39.27'	25.00'	S40°31'57"W	35.36'
7	11°40'56"	225.00'	45.88'	23.02'	N88°51'27"W	45.80'
8	90°00'00"	25.00'	39.27'	25.00'	N38°01'07"W	35.36'
9	11°14'33"	115.00'	22.57'	11.32'	N88°50'47"W	22.53'
10	13°18'44"	310.00'	72.03'	36.18'	N58°11'43"E	71.86'
11	17°25'28"	200.00'	60.82'	30.65'	S60°15'06"W	60.59'

LOT AREA TABLE

LOT	SQ.FT.	ACRES
1	7,926	0.18
2	6,401	0.15
3	5,971	0.14
4	5,610	0.13
5	5,610	0.13
6	5,610	0.13
7	5,610	0.13
8	5,610	0.13
9	5,610	0.13
10	5,610	0.13
11	5,610	0.13
12	5,610	0.13
13	6,143	0.14
14	7,284	0.17
15	6,517	0.15
34	7,008	0.16
35	8,245	0.19
36	7,016	0.16
37	5,610	0.13
38	5,610	0.13
39	5,610	0.13
40	5,610	0.13
41	5,610	0.13
42	5,610	0.13
43	5,610	0.13
44	5,525	0.13



SITE DATA CHART

TOTAL OVERALL AREA: 1,445,822 S.F. OR 33.20 AC.
PHASE 2 TOTAL AREA: 198,245 S.F. OR 4.55 AC.
TOTAL AREA WITH RIGHT-OF-WAY: 40,448 S.F. OR 0.93 AC.
TOTAL LENGTH OF NEW RIGHT-OF-WAY: 798'
TOTAL AREA WITHIN LOTS: 157,797 S.F. OR 3.62 AC.

LEGEND

- Iron Pipe (Old) - IP(O)
- Iron Rod (Old) - IR(O)
- Iron Rod (New) - IR(N)
- Water Valve
- Fire Hydrant
- Sanitary Manhole
- Metal Yard Lamp
- Utility Pole
- Guy / Anchor Wire
- Overhead Utility Lines
- E.O.P. Edge of Pavement
- R.O.S.C. Register's Office
- Sumner County
- (85.04) Parcel Number
- RCP Reinforced Concrete Pipe
- CMP Corrugated Metal Pipe
- P.U.D.E. Public Utilities & Drainage Esm't.



3384 N Mt. Juliet Road - Suite 900
Mt. Juliet, Tennessee 37122
Phone: (615) 490-6920



SPECIAL NOTE:

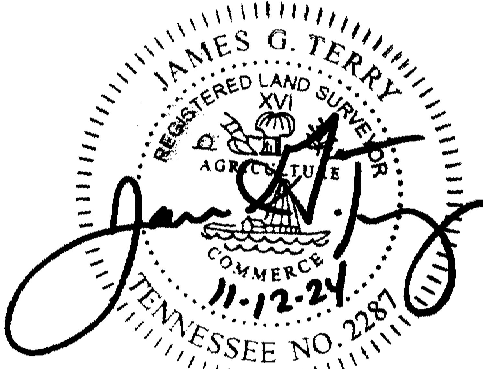
See sheet 1 of 2 for certificates.

PROPERTY TITLE REFERENCE:

This tract of land is all of the same property conveyed to 925 Broadway, LLC by Warranty Deed from Steve Kirby and wife, Kelly Kirby as of record in Record Book 6434, Page 839 Registers' Office, Sumner County, Tennessee.

MAP 19 - PARCEL (23.02)
FRED D. WALTER AND WIFE, ADA MAE WALTER
Deed Book 354, Page 860 R.O.S.C., TN
Zoned: RS40

MAP 16 - PARCEL (86.00)
FRED WALTER AND WIFE, ADA MAE WALTER
Record Book 850, Page 664 R.O.S.C., TN



SUBD-2024-_____

FINAL PLAT
TWIN LAKES
PHASE 2

MAP 16 - PARCEL 85.04
SIXTEENTH (16th) CIVIL DISTRICT
SUMNER COUNTY,
CITY OF PORTLAND, TENNESSEE
SCALE: 1" = 60'

DRAWN BY: H.CLIFFTON & MTG
CHECKED BY: JGT

JOB NO. 2024-563
SHEET 2 OF 2

PHASE 2 AREA: 198,245 SQUARE FEET OR 4.55 ACRES±