



REVISED
PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for January 14, 2025

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes
December 10, 2024

5. 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.

6. Public Hearing

- A.** A request by Andy Leath (applicant) for rezone approval: location Riggs Avenue, Portland TN. (Tax Map 033 and 039 Parcels 107.01 and 012.00) 34.97 +/- acres. Rezoned from RS-20 (Residential) to PUD (Residential Planned Unit Development)
- B.** A request by Troy Gardner (applicant) for Annexation approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.01 and 40.01) 27.8 +/- acres.
- C.** A request by Troy Gardner (applicant) for rezone approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.00, 40.01) 38.7 +/- acres. Rezoned from RS-20 (Residential), RS-40, RR (County) to PUD (Planned Unit Development)
- D.** A request by Brian Hamilton (applicant) request annexation approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres.
- E.** A request by Brian Hamilton (applicant) request rezone approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres. Rezoned from RS-40 (Residential) to GCS (General Commercial Services)

7. New Business

- A.** Officer Election
- B.** Andy Leath (applicant) requested Riggs Avenue PUD Preliminary Master Development Plan approval: location Riggs Avenue, Portland TN. (Tax Maps 033 and 039 Parcels 107.01 and 012.00) 34.97 +/- acres. Rezoned from RS-20 (Residential) to PUD (Residential Planned Unit Development)
- C.** A request by Troy Gardner (applicant) for Annexation approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.01 and 40.01) 27.8 +/- acres.
- D.** Troy Gardner (applicant) request PUD Preliminary Master Development Plan approval at location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.00, 40.01) 38.7 +/- acres. Rezoned from RS20/RS40/RR(Residential) to PUD (Residential Planned Unit Development).

- E.** A request by Andy Leath for Clayton Sales site plan approval: location 764 Hwy 52 West Portland, TN (Tax Map 33 Parcel 59.01) 5.09 +/- acres. Zoned GCS (General Commercial Services)
- F.** A request by Brian Holcombe(applicant) for Coventry preliminary plat approval: Location 0 Westland Street Portland, TN (Tax Map20P Parcel 1.00) 26.10 +/- acres. Zoned R-15(Residential)
- G.** A request by Richard Graves (applicant) for Stargel Way final plat approval: location 1031 Parkers Chapel Road Portland TN (Tax Map 32 Parcel 2.01) 2 +/- acres. Zoned RS-40(Residential)
- H.** A request by Richard Graves (applicant) for Wanda Gale Harris final plat approval: location 621(LOT 1A) and 619A (LOT 2A) Payne Road Portland TN (Tax Map 34 Parcel 31.00 and 31.02) 1.71 +/- acres. Zoned R-7.5 and 7.5/R-40 split Zoned (Residential)
- I.** A request by Michael Dewey (applicant) Twin Lakes Phase 2 Final Plat approval: location 925 North Broadway, on about 33.2 acres +/- Tax Map 16 Parcel 85.04. Zoned CMU (Corridor Mixed Use)
- J.** A request by Brian Hamilton (applicant) request annexation approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres.
- K.** A request by Brian Hamilton (applicant) request rezone approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres. Rezoned from RS-40 (Residential) to GCS (General Commercial Services)

8. Old Business- None

9. City Planner's Comments

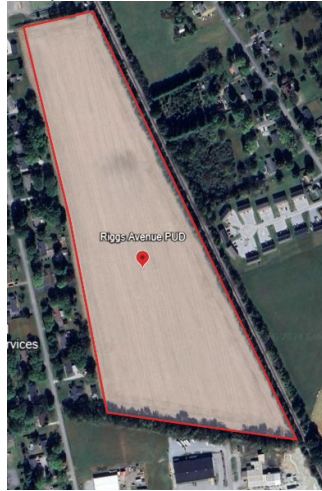
10. Planning Commission Members Comments

Adjournment

**PUBLIC NOTICE
THE CITY OF PORTLAND
MUNICIPAL PLANNING COMMISSION MEETING**

WILL HOLD A PUBLIC HEARING ON **Tuesday January 14, 2024 @ 5:00 PM**, HELD IN COUNCIL CHAMBERS (CITY HALL), 100 SOUTH RUSSELL STREET, PORTLAND TN 37148.

Andy Leath (applicant) requested rezone approval: location Riggs Avenue, Portland TN. (Tax Map 033 and 039 Parcels 107.01 and 012.00) 34.97 +/- acres. Rezoned from RS-20 (Residential) to PUD (Residential Planned Unit Development)



A COPY OF THIS NOTICE IS ON FILE AT THE PLANNING OFFICE IN PORTLAND CITY HALL LOCATED AT 100 SOUTH RUSSELL STREET PORTLAND TN 37148. ANYONE HAVING AN INTEREST OR DESIRING TO ASK QUESTIONS CONCERNING THIS REQUEST CAN CONTACT Nate Heisler (CITY PLANNER) AT 615-325-6776 Ext 239.

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1. **Ragan Smith (applicant) request rezone approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.00, 40.01) 38.7 +/- acres. Rezoned from RS-20 (Residential), RS-40, RR (County) to PUD (Planned Unit Development)**

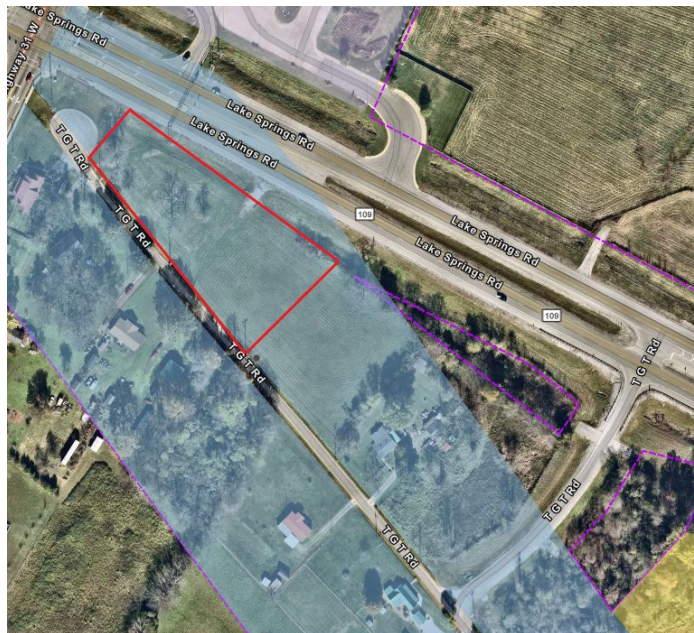


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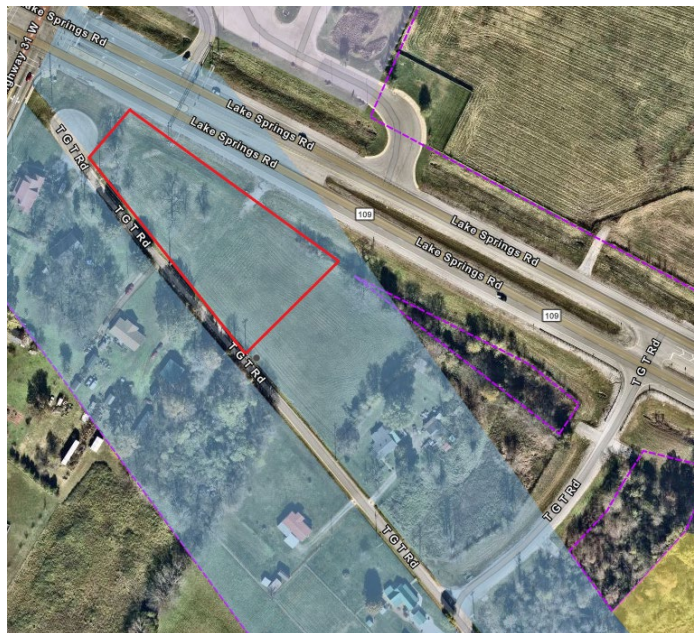


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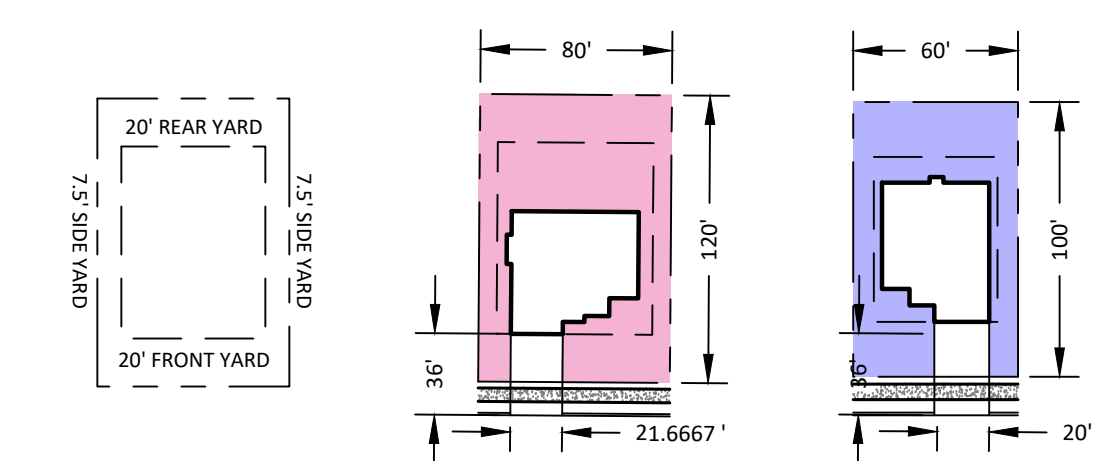
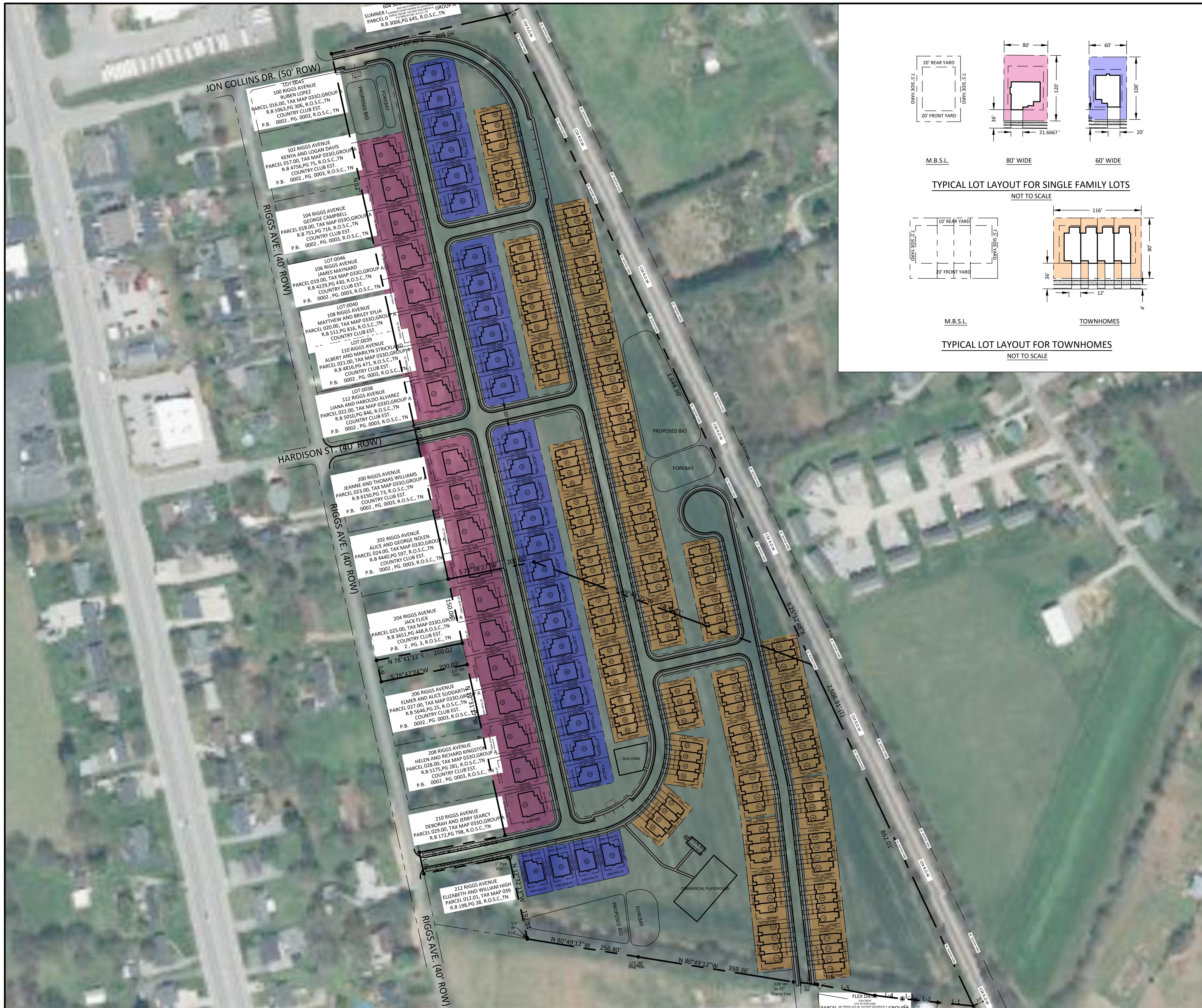
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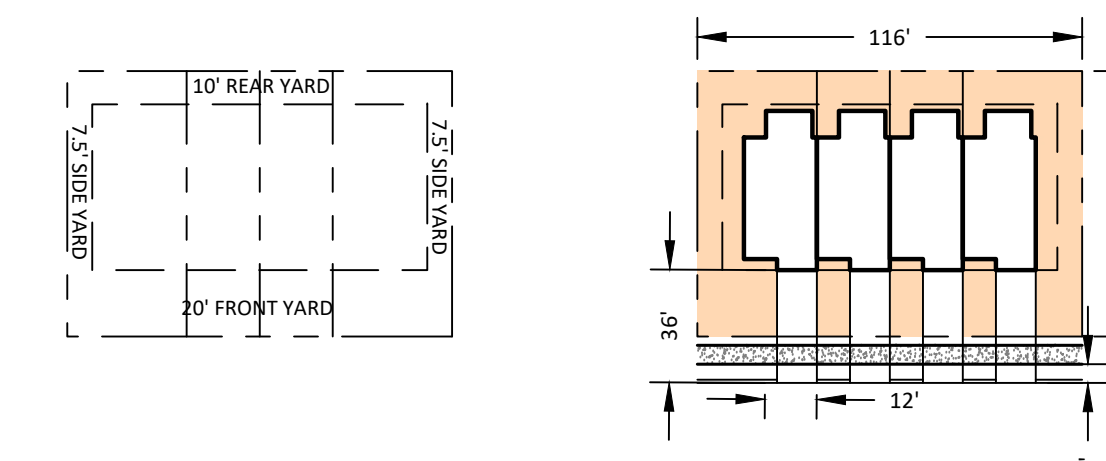
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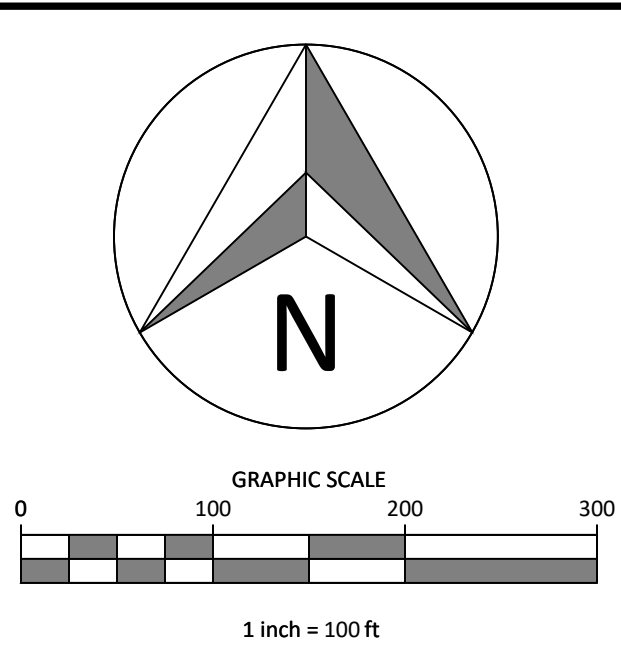
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TYPICAL LOT LAYOUT FOR SINGLE FAMILY LOTS
NOT TO SCALE

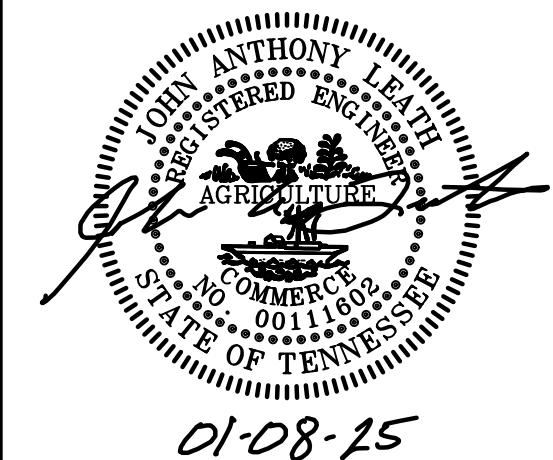


TYPICAL LOT LAYOUT FOR TOWNHOMES
NOT TO SCALE



- LEGEND**
- CONCRETE MONUMENT (OLD)
 - CONCRETE MONUMENT (NEW)
 - IRON ROD (OLD)
 - IRON ROD (NEW)
 - ⊕ BENCHMARK
 - BOUNDARY LINE
 - BUFFER
 - SETBACK / YARD
 - PUDE
 - EXTRUDED CURB
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - STORM SEWER
 - G GAS LINE
 - OHE OVERHEAD UTILITY LINE
 - UGT UNDERGROUND UTILITY LINE
 - FENCE
 - ~ TREE LINE
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - GUY ANCHOR
 - TELEPHONE MANHOLE
 - ELECTRIC JUNCTION BOX
 - CABLE PEDESTAL
 - SANITARY SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - BLOW OFF VALVE
 - AIR RELEASE ASSEMBLY
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - A/C PAD
 - 80' WIDE LOTS
 - 60' WIDE LOTS
 - TOWNHOMES

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



RIGGS PLACE P.U.D. SUBDIVISION
PRELIMINARY MASTER DEVELOPMENT PLAN
RIGGS AVENUE
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

OVERALL SITE LAYOUT

NO.	DATE	REVISION	PER CITY COMMENTS
1	01-08-2025		

SHEET NO. **3A**
SHEET 3 OF 23
PROJ. #23.099G DATE: 11 DECEMBER 2024

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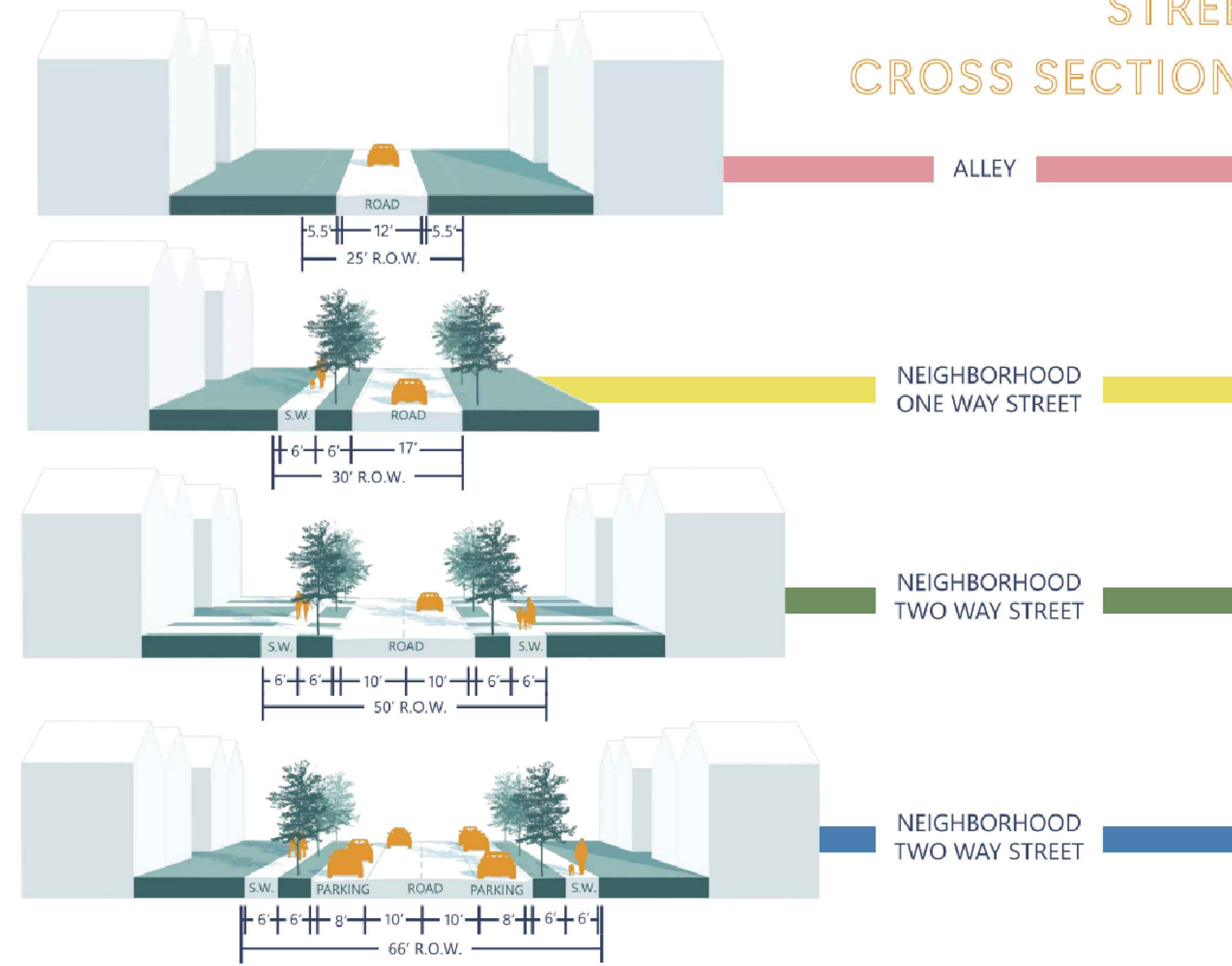
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STREET CROSS SECTIONS



RaganSmith
a Pape-Dawson company



BROAD NORTH
FOR
SCOTLYNN PARTNERS
CITY OF PORTLAND, SUMNER COUNTY, TENNESSEE

Scale: 1"=100'

Date: 11/13/2024

Approved By: T. GARDNER

Revisions:

Drawing Title:

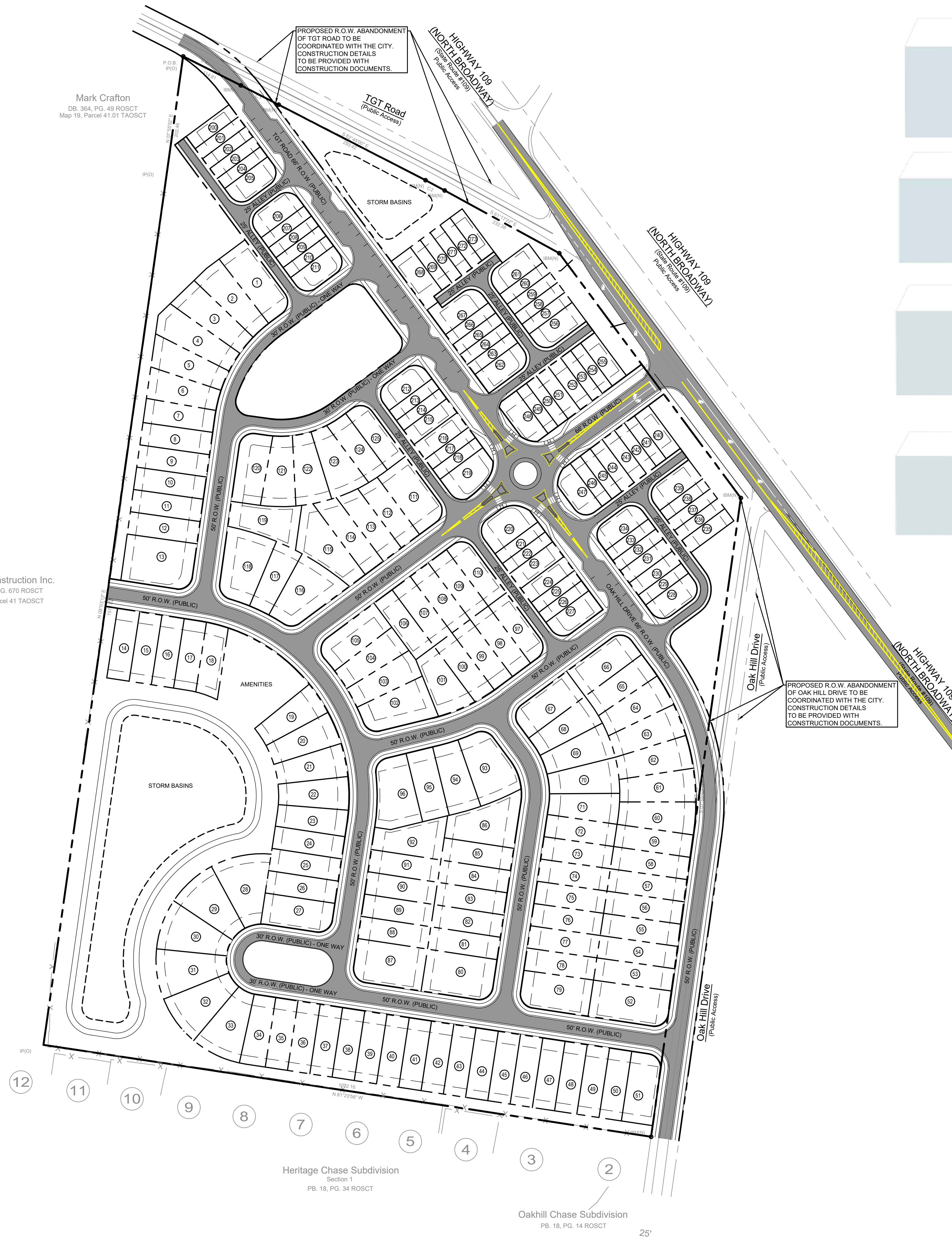
SITE LAYOUT PLAN

Drawing No.

C1.0

Project No.
24-0045

SITE DATA	
SITE AREA:	38.7 AC.
TAX MAP:	19
PARCELS:	39.00, 39.01, 40.00, 40.01
CURRENT ZONES:	RS-20, RS-40, RR (COUNTY)
REQUESTED ZONE:	PUD
UNIT COUNT	
TOWNHOMES:	74 D.U. (22' x 95', TYP.), 2,000 S.F. MIN.
SINGLE FAMILY DETACHED:	125 D.U. (40' x 125', TYP.), 5,000 S.F. MIN.
TOTAL:	199 D.U.
SETBACKS	
SINGLE FAMILY DETACHED:	
FRONT:	20' MIN.
SIDE:	5' MIN.
SIDE STREET:	20' MIN.
REAR:	20' MIN.
TOWNHOMES:	
FRONT:	20' MIN.
SIDE:	0' MIN.
SIDE STREET:	20' MIN.
REAR:	20' MIN.
PROPOSED PARKING: 565 SPACES	
TOWNHOMES:	148 SPACES (74 D.U. x 2 SPACES) 2 GARAGE SPACES PER UNIT 42 SPACES (ON STREET PARKING)
SINGLE FAMILY DETACHED:	250 SPACES (125 D.U. x 2 SPACES) 2 GARAGE SPACES PER UNIT 125 SPACES (125 D.U. x 1 SPACE) 1 DRIVEWAY SPACE PER UNIT
DENSITY:	5.1 D.U. / AC. (199 D.U. / 38.7 AC.)
ESTIMATED POPULATION:	438 PEOPLE (199 D.U. x 2.2 PEOPLE PER D.U.)
ESTIMATED DEVELOPMENT SCHEDULE:	
COMMENCE CONSTRUCTION:	FALL 2025
COMPLETE CONSTRUCTION:	FALL 2030



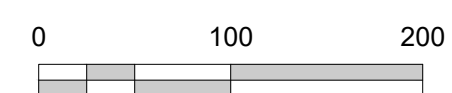
Mark Crafton
DB. 384, PG. 49 ROSCT
Map 19, Parcel 41.01 TAOSCT

Reyes Construction Inc.
RB. 5997, PG. 670 ROSCT
Map 19, Parcel 41 TAOSCT

Heritage Chase Subdivision
Section 1
PB. 18, PG. 34 ROSCT

Oakhill Chase Subdivision
PB. 18, PG. 14 ROSCT

C:\PROJECTS\24-0045\24-0045_SITELAYOUT_PUD.dwg
 PLOTTED BY DAVID KIRWAN ON 11/13/2024 11:52 AM
 LAST UPDATED BY AMOSON ON 11/05/2024 10:34 AM

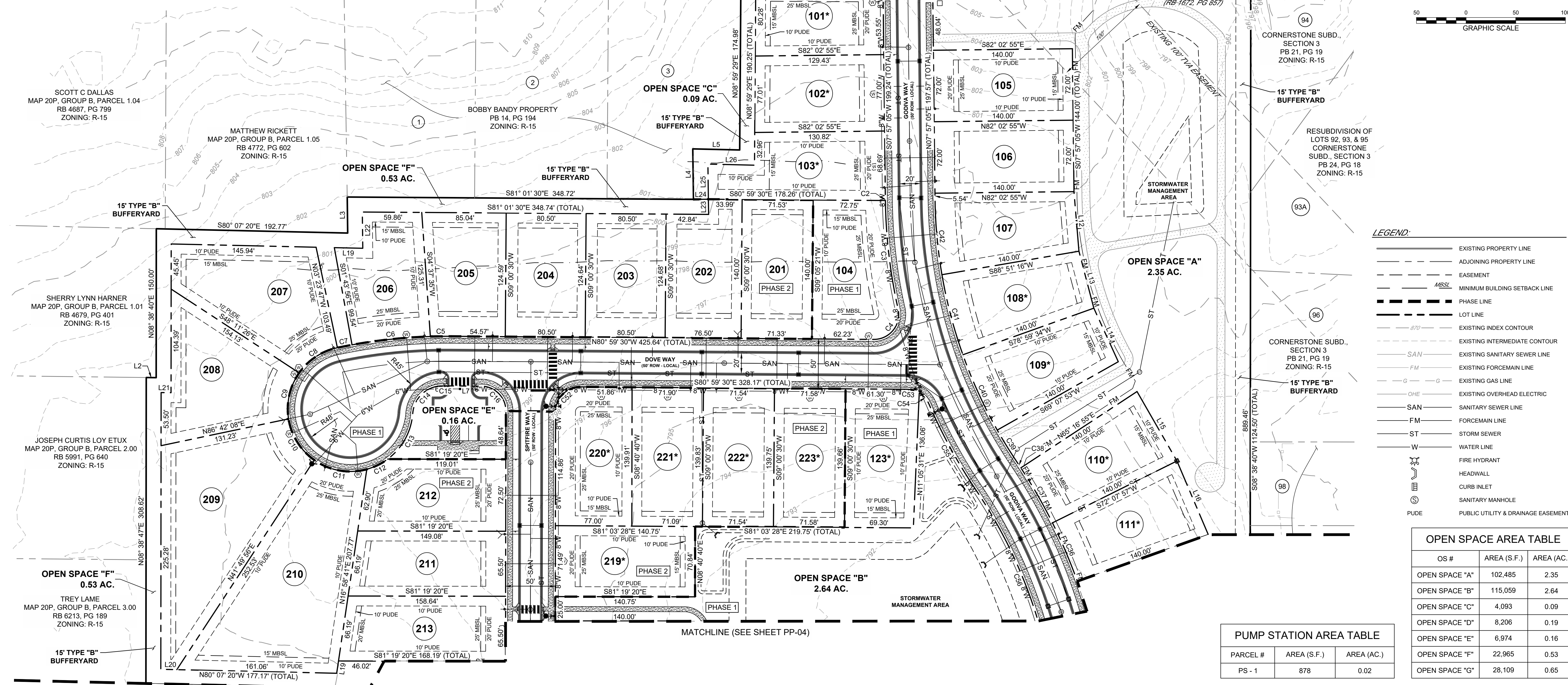


CRITICAL LOTS

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

LOTS 122, 123, 216 THRU 223, 301, 302 ARE CRITICAL LOTS DUE TO PROXIMITY OF SINKHOLE, AND/OR OTHERWISE LOW-LYING AREA.

LOTS 101 THRU 103, 311 THRU 314, 421, 108 THRU 113, 122, 123, 222, 223, 217, 301, 302, ARE CRITICAL LOTS DUE TO THE PRESENCE OF NOLIN SILT LOAM (NO) SOIL PER NRCS SOIL MAP.



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT
- MINIMUM BUILDING SETBACK LINE
- PHASE LINE
- LOT LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING SANITARY SEWER LINE
- EXISTING FORCEMAIN LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- SANITARY SEWER LINE
- FORCEMAIN LINE
- STORM SEWER
- WATER LINE
- FIRE HYDRANT
- HEADWALL
- CURB INLET
- SANITARY MANHOLE
- PUBLIC UTILITY & DRAINAGE EASEMENT

OPEN SPACE AREA TABLE

OS #	AREA (S.F.)	AREA (AC.)
OPEN SPACE "A"	102,485	2.35
OPEN SPACE "B"	115,059	2.64
OPEN SPACE "C"	4,093	0.09
OPEN SPACE "D"	8,206	0.19
OPEN SPACE "E"	6,974	0.16
OPEN SPACE "F"	22,965	0.53
OPEN SPACE "G"	28,109	0.65

PUMP STATION AREA TABLE

PARCEL #	AREA (S.F.)	AREA (AC.)
PS - 1	878	0.02

LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)
101	10,065	0.23
102	10,020	0.23
103	10,670	0.24
104	11,038	0.25
105	10,080	0.23
106	10,080	0.23
107	10,052	0.23
108	10,050	0.23
109	10,050	0.23
110	10,062	0.23
111	10,062	0.23
112	10,187	0.23
113	10,367	0.24
114	10,377	0.24
115	10,365	0.24

LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)
116	12,230	0.28
117	12,120	0.28
118	12,123	0.28
120	11,927	0.27
121	10,557	0.24
122	10,955	0.25
123	10,014	0.23
201	10,000	0.23
202	10,057	0.23
203	10,035	0.23
204	10,031	0.23
205	10,002	0.23
206	10,073	0.23
207	14,283	0.33
208	13,025	0.30

LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)
209	21,960	0.50
210	22,614	0.52
211	10,078	0.23
212	10,308	0.24
213	10,704	0.25
214	10,016	0.23
215	10,012	0.23
216	10,000	0.23
217	10,000	0.23
218	10,009	0.23
219	10,017	0.23
220	10,641	0.24
221	10,000	0.23
222	10,000	0.23
223	10,000	0.23

LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)
301	10,616	0.24
302	10,667	0.24
303	10,708	0.25
304	10,319	0.24
305	12,866	0.30
306	12,854	0.30
307	18,477	0.42
308	10,105	0.23
309	10,047	0.23
310	10,043	0.23
311	10,039	0.23
312	10,036	0.23
313	10,032	0.23
314	10,029	0.23

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S8° 38' 40"W	25.26
L2	S80° 43' 50"E	10.00
L3	N7° 51' 50"E	36.28
L4	N7° 46' 50"E	50.92
L5	S80° 04' 58"E	47.27
L6	S81° 05' 43"E	15.00
L7	S80° 59' 30"E	30.77
L8	S8° 34' 04"W	15.00
L9	N8° 34' 04"E	15.00
L10	S81° 48' 10"E	15.00
L11	N81° 48' 10"W	15.00
L12	S3° 49' 14"W	60.24
L13	S6° 04' 35"E	59.31
L14	S15° 56' 17"E	59.31
L15	S21° 17' 34"E	80.66
L16	S14° 26' 33"E	80.66

LINE TABLE

LINE #	DIRECTION	LENGTH
L17	S11° 07' 54"E	80.51
L19	N80° 07' 20"W	28.66
L19	N16° 58' 41"E	12.48
L20	N80° 07' 20"W	16.11
L21	S80° 04' 58"E	10.00
L22	S7° 51' 50"W	36.52
L23	N7° 46' 50"E	15.29
L24	S82° 08' 15"E	15.00
L25	N7° 46' 50"E	35.37
L26	S80° 04' 58"E	46.94
L27	N81° 48' 10"W	5.91
L28	N6° 24' 51"E	34.88
L29	N83° 35' 09"W	25.00
L30	S6° 24' 51"W	35.52
L31	N87° 25' 39"E	64.57
L32	N83° 05' 11"W	68.36

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	38.85	25.00	S36° 34' 19"E	35.06
C2	1.31	535.00	S7° 52' 53"W	1.31
C3	110.41	535.00	S1° 53' 56"W	110.21
C4	44.95	25.00	S47° 29' 51"W	39.14
C5	20.90	535.00	N82° 06' 38"W	20.89
C6	79.39	535.00	N87° 28' 51"W	79.32
C7	15.00	535.00	S87° 27' 52"W	15.00
C8	47.20	63.00	S65° 11' 52"W	46.10
C9	48.71	63.00	S21° 34' 58"W	47.51
C10	50.21	63.00	S23° 24' 02"E	48.89
C11	55.48	63.00	S71° 27' 36"E	53.70
C12	23.50	63.00	N72° 37' 34"E	23.36
C13	54.08	63.00	N37° 20' 57"E	52.43
C14	42.47	30.00	N53° 18' 50"E	39.01
C15	10.82	485.00	S81° 37' 50"E	10.82
C16	39.13	25.00	S36° 09' 25"E	35.25
C17	39.06	25.00	S53° 26' 15"W	35.21
C18	41.61	30.00	N42° 04' 11"W	38.35
C19	43.64	63.00	N22° 10' 55"W	42.77

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C20	81.92	63.00	N79° 16' 35"W	76.27
C21	45.73	63.00	S42° 40' 45"W	44.73
C22	45.73	63.00	S1° 05' 18"W	44.73
C23	45.73	63.00	S40° 30' 09"E	44.73
C24	23.08	63.00	S71° 47' 31"E	22.95
C25	11.38	535.00	S82° 24' 44"E	11.38
C26	55.90	535.00	S86° 00' 55"E	55.88
C27	42.58	25.00	S40° 13' 14"E	37.61
C28	31.99	25.00	N45° 13' 30"E	29.85
C29	60.80	485.14	N85° 28' 20"E	60.76
C30	70.52	485.14	S86° 46' 24"E	70.46
C31	6.82	485.14	S82° 12' 24"E	6.82
C32	39.48	25.00	N36° 33' 45"W	35.50
C33	53.40	535.00	N5° 49' 07"E	53.37
C34	67.01	535.00	N0° 37' 44"W	66.97
C35	63.50	535.00	N7° 37' 02"W	63.46
C36	63.97	535.00	N14° 26' 33"W	63.93
C37	63.97	535.00	N21° 17' 34"W	63.93
C38	6.45	535.00	N25° 03' 49"W	6.45

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C39	38.44	485.00	N23° 08' 21"W	38.43
C40	83.48	485.00	N15° 56' 17"W	83.37
C41	83.48	485.00	N6° 04' 35"W	83.37
C42	77.00	485.00	N3° 24' 10"E	76.92
C43	39.69	25.00	N53° 25' 41"E	35.65
C44	39.06	25.00	S53° 26' 15"W	35.21
C45	17.97	535.00	N82° 45' 54"W	17.97
C46	25.01	535.00	N85° 04' 00"W	25.01
C47	116.53	535.00	S87° 21' 14"W	116.30
C48	7.99	485.00	S81° 35' 10"W	7.99
C49	90.90	485.00	S87° 25' 39"W	90.77
C50	45.71	485.00	N84° 30' 10"W	45.69
C51	39.48	25.00	N36° 33' 45"W	35.50
C52	39.41	25.00	N53° 50' 35"E	35.46
C53	13.61	25.00	S65° 23' 55"E	13.44
C54	15.27	25.00	S32° 18' 34"E	15.03
C55	98.94	535.00	S20° 06' 41"E	98.80
C56	288.54	485.00	S8° 21' 57"E	284.31

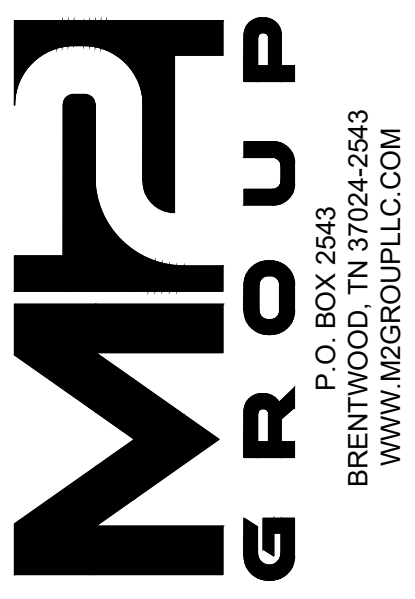
REVISION # DATE DESCRIPTION

12-11-2024

KEVIN M. BOJMAN

 STATE OF TENNESSEE

PRELIMINARY PLAT FOR:
COVENTRY P.U.D. SUBDIVISION
 0 WESTLAND STREET
 BRENTWOOD, TN 37024-2543
 WWW.M2GGROUP.COM



PRELIMINARY PLAT

DATE: DECEMBER 11, 2024
 DRAWN BY: M2G
 PROJECT NO.: 23-076
 CHECKED BY:

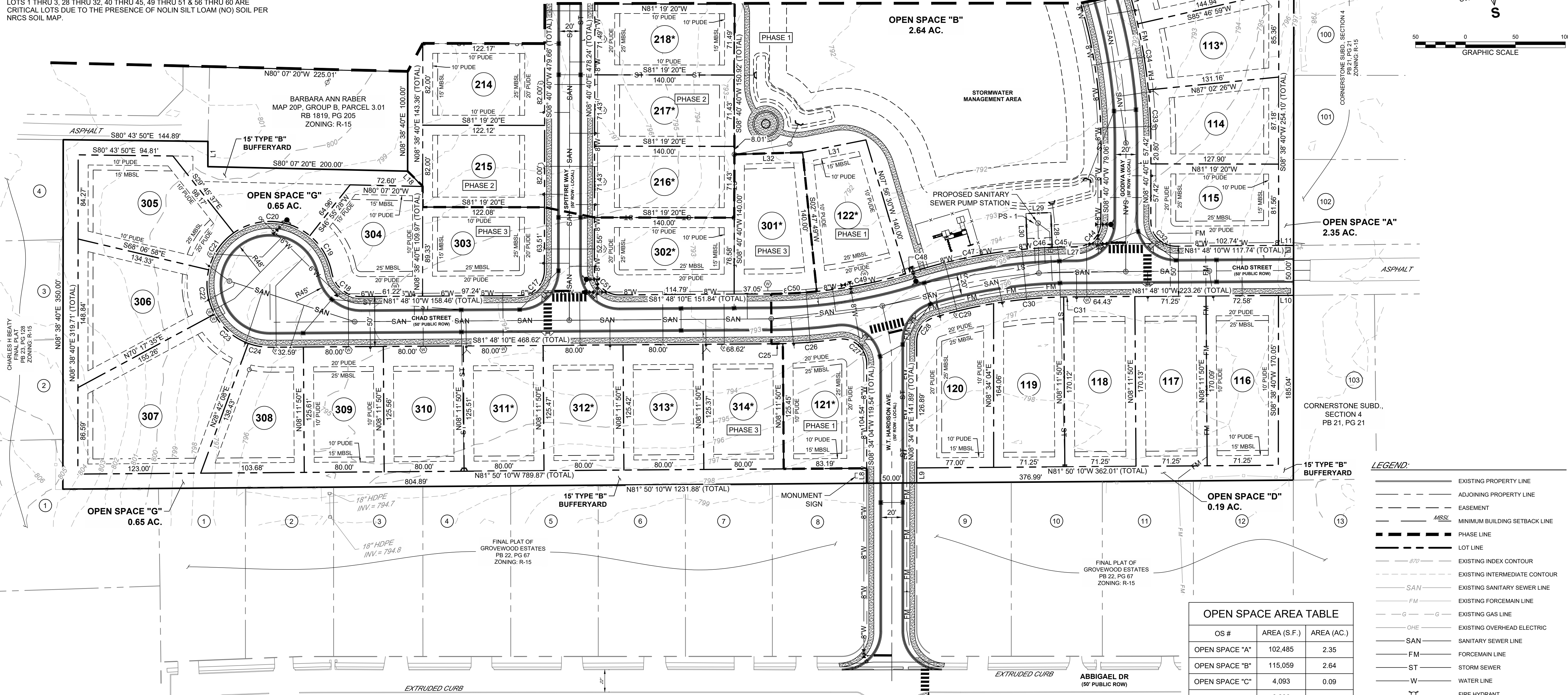
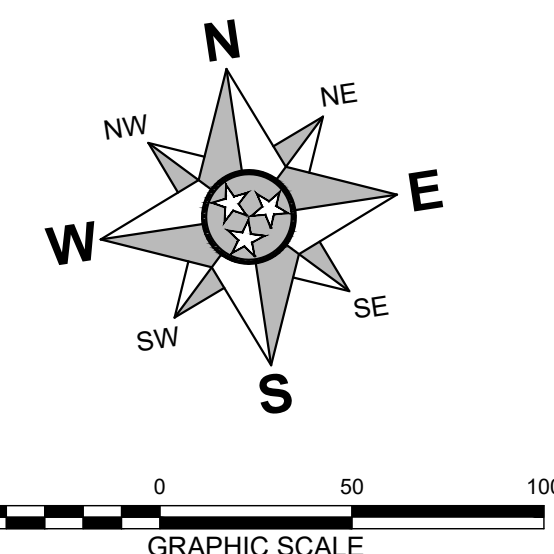
SHEET NUMBER:
PP-03

CRITICAL LOTS

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

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

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



LEGEND:

- EXISTING PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT
- - - MBSL MINIMUM BUILDING SETBACK LINE
- - - PHASE LINE
- - - LOT LINE
- - - 870 EXISTING INDEX CONTOUR
- - - EXISTING INTERMEDIATE CONTOUR
- - - EXISTING SANITARY SEWER LINE
- - - FM EXISTING FORCEMAIN LINE
- - - G - G EXISTING GAS LINE
- - - OHE EXISTING OVERHEAD ELECTRIC
- - - SAN SANITARY SEWER LINE
- - - FM FORCEMAIN LINE
- - - ST STORM SEWER
- - - W WATER LINE
- ⊗ FIRE HYDRANT
- ⊕ HEADWALL
- ⊕ CURB INLET
- ⊕ SANITARY MANHOLE
- ⊕ PUDE PUBLIC UTILITY & DRAINAGE EASEMENT

OPEN SPACE AREA TABLE

OS #	AREA (S.F.)	AREA (AC.)
OPEN SPACE "A"	102,485	2.35
OPEN SPACE "B"	115,059	2.64
OPEN SPACE "C"	4,093	0.09
OPEN SPACE "D"	8,206	0.19
OPEN SPACE "E"	6,974	0.16
OPEN SPACE "F"	22,965	0.53
OPEN SPACE "G"	28,109	0.65

PUMP STATION AREA TABLE

PARCEL #	AREA (S.F.)	AREA (AC.)
PS - 1	878	0.02

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	38.85	25.00	S36° 34' 19"E	35.06
C2	1.31	535.00	S7° 52' 53"W	1.31
C3	110.41	535.00	S1° 53' 56"W	110.21
C4	44.95	25.00	S47° 29' 51"W	39.14
C5	20.90	535.00	N82° 06' 38"W	20.89
C6	79.39	535.00	N87° 28' 51"W	79.32
C7	15.00	535.00	S87° 27' 52"W	15.00
C8	47.20	63.00	S65° 11' 52"W	46.10
C9	48.71	63.00	S21° 34' 58"W	47.51
C10	50.21	63.00	S23° 24' 02"E	48.89
C11	55.48	63.00	S71° 27' 36"E	53.70
C12	23.50	63.00	N72° 37' 34"E	23.36
C13	54.08	63.00	N37° 20' 57"E	52.43
C14	42.47	30.00	N53° 18' 50"E	39.01
C15	10.82	485.00	S81° 37' 50"E	10.82
C16	39.13	25.00	S36° 09' 25"E	35.25
C17	39.06	25.00	S53° 26' 15"W	35.21
C18	41.61	30.00	N42° 04' 11"W	38.35
C19	43.64	63.00	N22° 10' 55"W	42.77

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C20	81.92	63.00	N79° 16' 35"W	76.27
C21	45.73	63.00	S42° 40' 45"W	44.73
C22	45.73	63.00	S1° 05' 18"W	44.73
C23	45.73	63.00	S40° 30' 09"E	44.73
C24	23.08	63.00	S71° 47' 31"E	22.95
C25	11.38	535.00	S82° 24' 44"E	11.38
C26	55.90	535.00	S86° 00' 55"E	55.88
C27	42.58	25.00	S40° 13' 14"E	37.61
C28	31.99	25.00	N45° 13' 30"E	29.85
C29	60.80	485.14	N85° 28' 20"E	60.76
C30	70.52	485.14	S86° 46' 24"E	70.46
C31	6.82	485.14	S82° 12' 24"E	6.82
C32	39.48	25.00	N36° 33' 45"W	35.50
C33	53.40	535.00	N5° 49' 07"E	53.37
C34	67.01	535.00	N0° 37' 44"W	66.97
C35	63.50	535.00	N7° 37' 02"W	63.46
C36	63.97	535.00	N14° 26' 33"W	63.93
C37	63.97	535.00	N21° 17' 34"W	63.93
C38	6.45	535.00	N25° 03' 49"W	6.45

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C39	38.44	485.00	N23° 08' 21"W	38.43
C40	83.48	485.00	N15° 56' 17"W	83.37
C41	83.48	485.00	N6° 04' 35"W	83.37
C42	77.00	485.00	N3° 24' 10"E	76.92
C43	39.69	25.00	N53° 25' 41"E	35.65
C44	39.06	25.00	S53° 26' 15"W	35.21
C45	17.97	535.00	N82° 45' 54"W	17.97
C46	25.01	535.00	N85° 04' 00"W	25.01
C47	116.53	535.00	S87° 21' 14"W	116.30
C48	7.99	485.00	S81° 35' 10"W	7.99
C49	90.90	485.00	S87° 25' 39"W	90.77
C50	45.71	485.00	N84° 30' 10"W	45.69
C51	39.48	25.00	N36° 33' 45"W	35.50
C52	39.41	25.00	N53° 50' 35"E	35.46
C53	13.61	25.00	S65° 23' 55"E	13.44
C54	15.27	25.00	S32° 18' 34"E	15.03
C55	98.94	535.00	S20° 06' 41"E	98.80
C56	288.54	485.00	S8° 21' 57"E	284.31

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S8° 38' 40"W	25.26
L2	S80° 43' 50"E	10.00
L3	N7° 51' 50"E	36.28
L4	N7° 46' 50"E	50.92
L5	S80° 04' 58"E	47.27
L6	S81° 05' 43"E	15.00
L7	S80° 59' 30"E	30.77
L8	S8° 34' 04"E	15.00
L9	N8° 34' 04"E	15.00
L10	S81° 48' 10"E	15.00
L11	N81° 48' 10"W	15.00
L12	S3° 49' 14"W	60.24
L13	S6° 04' 35"E	59.31
L14	S15° 56' 17"E	59.31
L15	S21° 17' 34"E	80.66
L16	S14° 26' 33"E	80.66

LINE TABLE

LINE #	DIRECTION	LENGTH
L17	S11° 07' 54"E	80.51
L19	N80° 07' 20"W	28.66
L19	N16° 58' 41"E	12.48
L20	N80° 07' 20"W	16.11
L21	S80° 43' 50"E	10.00
L22	S7° 51' 50"W	36.52
L23	N7° 46' 50"E	15.29
L24	S82° 08' 15"E	15.00
L25	N7° 46' 50"E	35.37
L26	S80° 04' 58"E	46.94
L27	N81° 48' 10"W	5.91
L28	N6° 24' 51"E	34.88
L29	N83° 35' 09"W	25.00
L30	S6° 24' 51"W	35.52
L31	N87° 25' 39"E	64.57
L32	N83° 05' 11"W	68.36

LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)
101	10,065	0.23
102	10,020	0.23
103	10,670	0.24
104	11,038	0.25
105	10,080	0.23
106	10,080	0.23
107	10,052	0.23
108	10,050	0.23
109	10,050	0.23
110	10,062	0.23
111	10,062	0.23
112	10,187	0.23
113	10,367	0.24
114	10,377	0.24
115	10,365	0.24

LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)
116	12,230	0.28
117	12,120	0.28
118	12,123	0.28
120	11,927	0.27
121	10,557	0.24
122	10,955	0.25
123	10,014	0.23
201	10,000	0.23
202	10,057	0.23
203	10,035	0.23
204	10,031	0.23
205	10,002	0.23
206	10,073	0.23
207	14,283	0.33
208	13,025	0.30

LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)
209	21,960	0.50
210	22,614	0.52
211	10,078	0.23
212	10,308	0.24
213	10,704	0.25
214	10,016	0.23
215	10,012	0.23
216	10,000	0.23
217	10,000	0.23
218	10,009	0.23
219	10,017	0.23
220	10,641	0.24
221	10,000	0.23
222	10,000	0.23
223	10,000	0.23

LOT AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)
301	10,616	0.24
302	10,667	0.24
303	10,708	0.25
304	10,319	0.24
305	12,866	0.30
306	12,854	0.30
307	18,477	0.42
308	10,105	0.23
309	10,047	0.23
310	10,043	0.23
311	10,039	0.23
312	10,036	0.23
313	10,032	0.23
314	10,029	0.23

REVISION # DATE DESCRIPTION

KEVIN M. BOHMAN
STATE OF TENNESSEE
12-11-2024

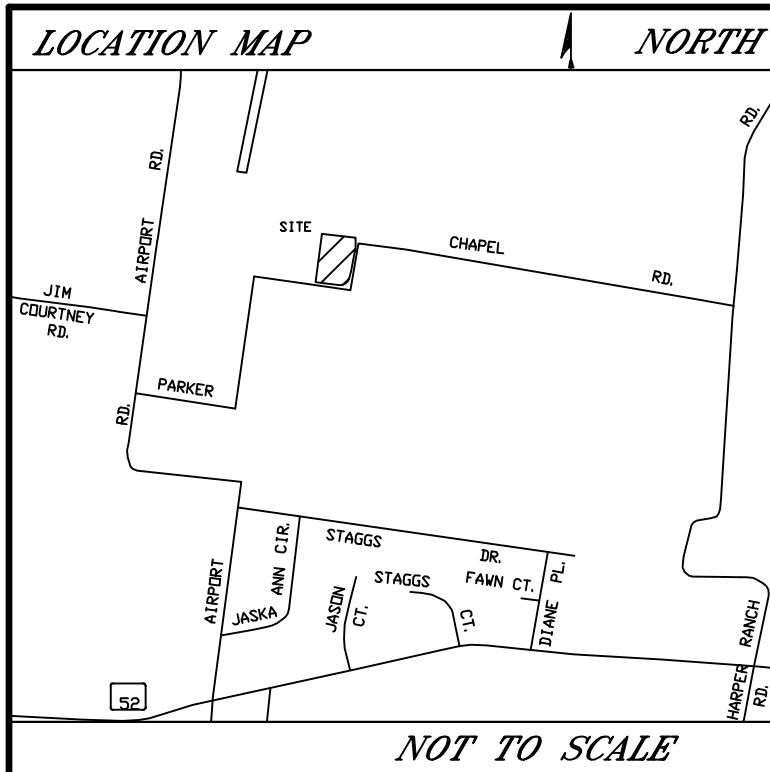
PRELIMINARY PLAT FOR:
COVENTRY P.U.D. SUBDIVISION
0 WESTLAND STREET
TAX MAP 20P, GROUP B, PARCEL 100
SUMNER COUNTY, TENNESSEE



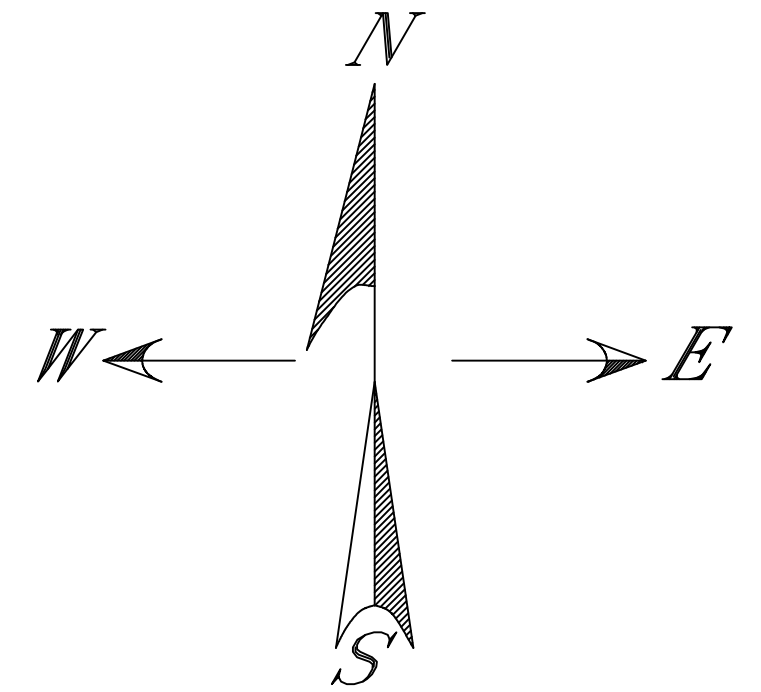
PRELIMINARY PLAT

DATE: DECEMBER 11, 2024 DRAWN BY: ERG
PROJECT NO.: 23-076 CHECKED BY: MZG

SHEET NUMBER: PP-04



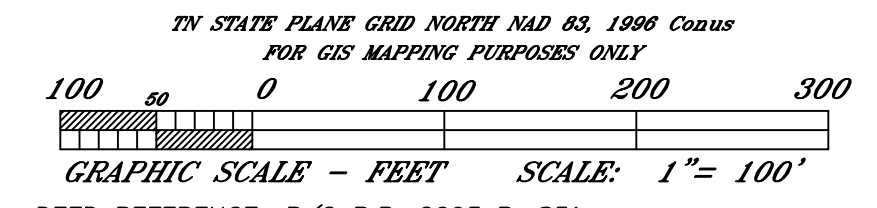
Final Plat of Stargel Way 16th Civil District Sumner County, Tennessee (Inside Portland City Limits)



Curve Line Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	129.59'	15.68'	31.21'	13°47'52"	31.13'	S 17°25'05" W
C-2	480.59'	26.54'	53.02'	6°19'16"	52.99'	S 13°40'47" W
C-3	70.74'	59.33'	98.74'	79°58'19"	90.91'	S 56°49'34" W

- Legend**
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
 - IRF IRON RE-BAR FOUND
 - E— ELECTRIC LINE
 - G— GASLINE
 - W— WATERLINE
 - P— PAVEMENT WIDTH
 - S— SEWER LINE
 - UP ● UTILITY POLE
 - FD ● FIRE HYDRANT



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: _____ Anos Harper

Date: _____ Ruth Ann Harper

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 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 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 APPROVAL BY DEPARTMENT OF ENVIRONMENT AND CONSERVATION

I hereby certify that sewage disposal system outlined for installation in the subdivision entitled Final Plat of Stargel Way Subdivision fully meet the requirements of the Department of Environment and Conservation and are hereby approved.

Date: _____ State Environmentalist

CERTIFICATE OF STORMWATER SYSTEM (CITY OF PORTLAND)

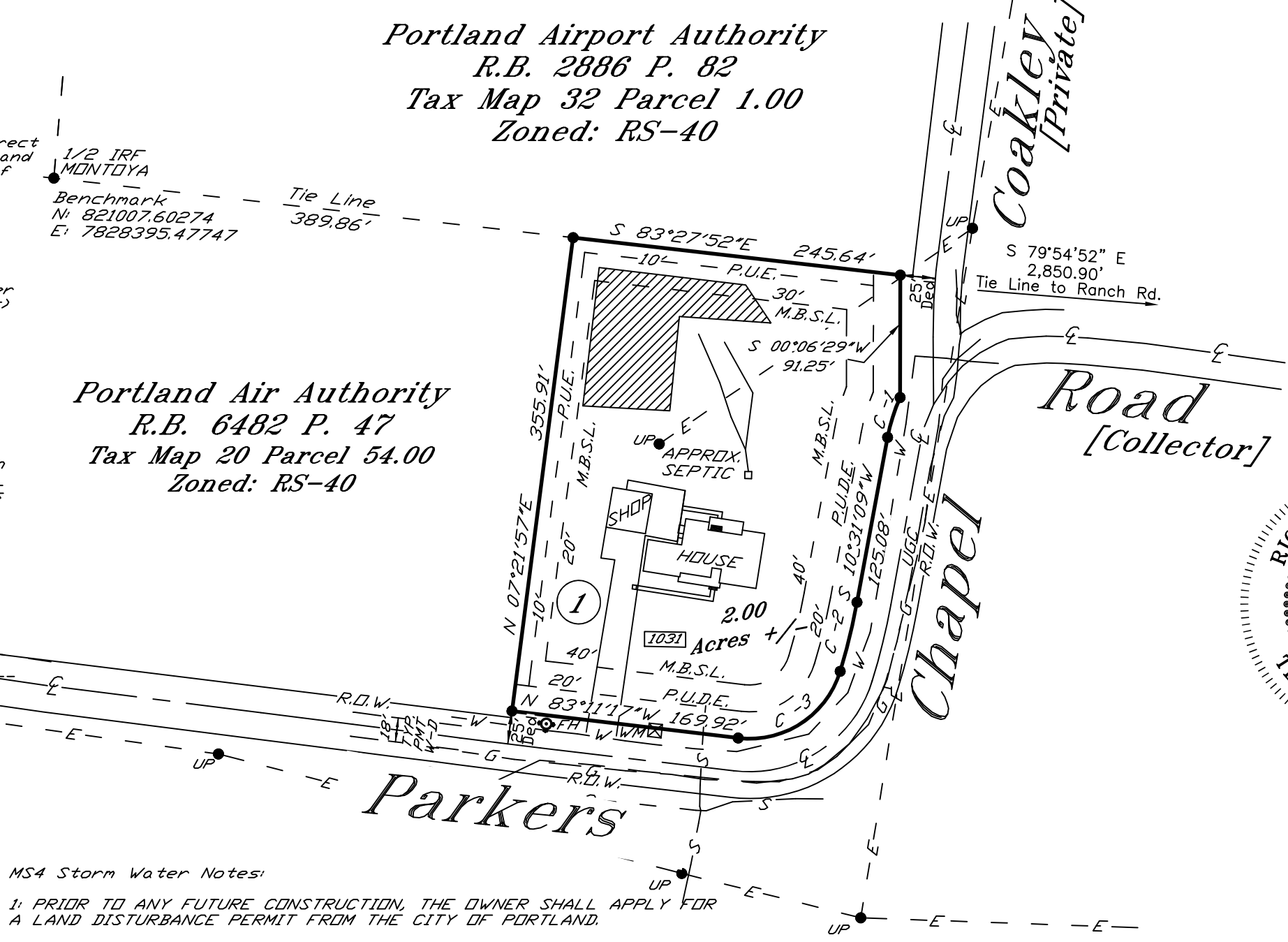
I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage 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



UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN.



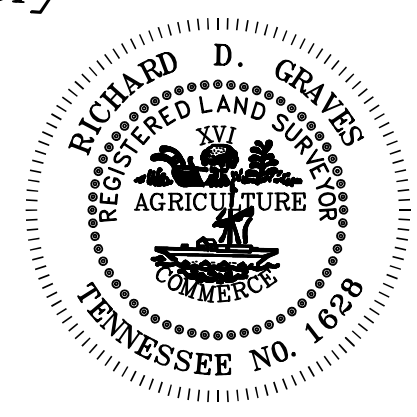
- MS4 Storm Water Notes:**
1. PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.
 2. ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE FROM TDEC.
 3. THE PROPERTY OWNER IS RESPONSIBLE 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.

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: _____



TAX MAP REFERENCE: MAP 32 P/O PARCEL 2.01

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7+ DUAL FREQUENCY, REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM ROVER AND LOCAL BASE STATION: H/W 0214870400119 ROVER; H/W 02027704003101 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 175G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: September 19, 2024

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

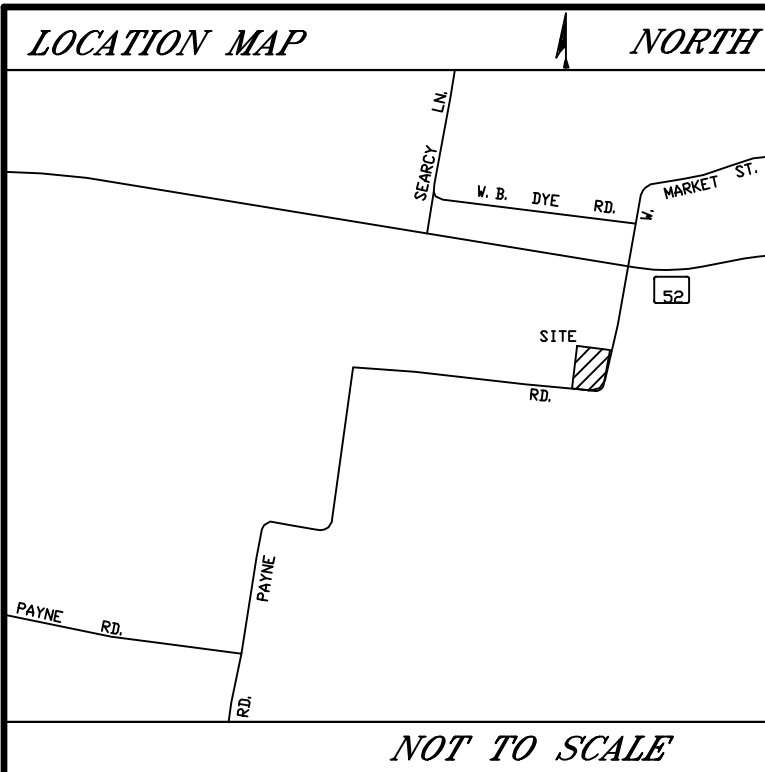
ZONED: RS-40

TOTAL AREA BEING SURVEYED: 2.00 Acres +/-

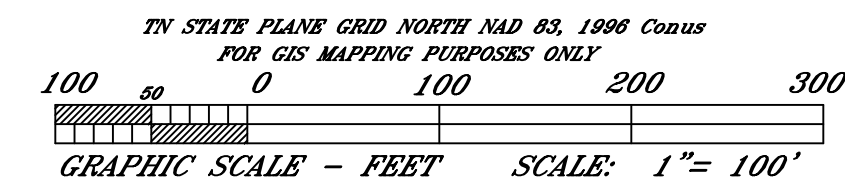
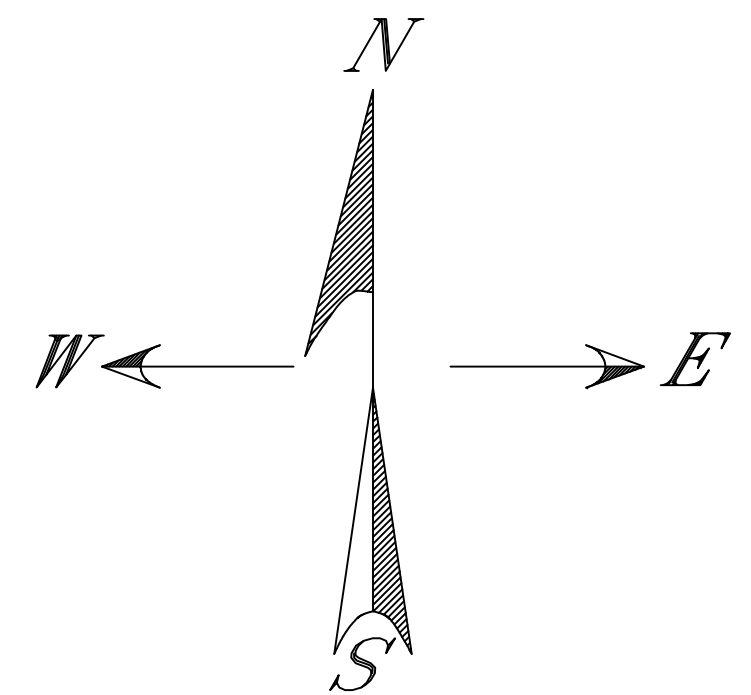
OWNERS:
Anos Harper & Ruth Ann Harper
1031 Parkers Chapel Road
Portland, TN 37148

- SURVEYOR'S NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO TAKE THE REMAINDER OF PROPERTY AFTER SALE TO AIRPORT AUTHORITY, THROUGH THE PLANNING PROCESS.
 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 BE 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.

Job # 24132TML



Re-Subdivision of Wanda Gale Harris Property 16th Civil District Sumner County, Tennessee (Inside Portland City Limits)



DEED REFERENCES:
Lot 1A-R.B. 1554 P. 181
Lot 2A-R.B. 5238 P. 575

PLAT REFERENCES: P.B. 15 P. 386-Lot 2
P.B. 16 P. 270-Lot 1

TAX MAP REFERENCE: MAP 34 PARCELS 31.00 & 31.02

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: SEPTEMBER 23, 2024

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

ZONED: LOT 1A-R.7.5
LOT 2A-R.75/R-40 SPLIT ZONED

TOTAL AREA BEING SURVEYED: 1.71 Acres + -

OWNERS:
LOT 1A Robert N. Henson and wife Lynn M. Henson
621 Payne Road
Portland, TN 37148
LOT 2A MATTHEW WAYNE VANATTA
619A PAYNE ROAD
PORTLAND, TN 37148

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RE-CONFIGURE THE LOT LINES BETWEEN LOTS 1 AND 2 OF AN EXISTING 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 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. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 1 OF WANDA GALE HARRIS PROPERTY OF RECORD IN P.B. 15 P. 386 & LOT 2 OF THE FINAL PLAT OF WANDA GALE HARRIS PROPERTY SUBDIVISION #2 OF RECORD IN P.B. 16 P. 270.

Job # 24070TML

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 Re-Subdivision of Wanda Gale Harris Property Subdivision fully meet the requirements of the Department of Environment and Conservation and are hereby approved.

FOR LOT 1A ONLY!!!
Date: _____ State Environmentalist

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.

FOR LOT 2 ONLY!!!
Date: _____ Name & Title

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: _____ Matthew Wayne Vanatta-Lot 1A

Date: _____ Robert N. Henson-Lot 2A

Date: _____ Lynn M. Henson-Lot 2A

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: 9/23/24 Richard D. Graves
Registered Surveyor No. 1628

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 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 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

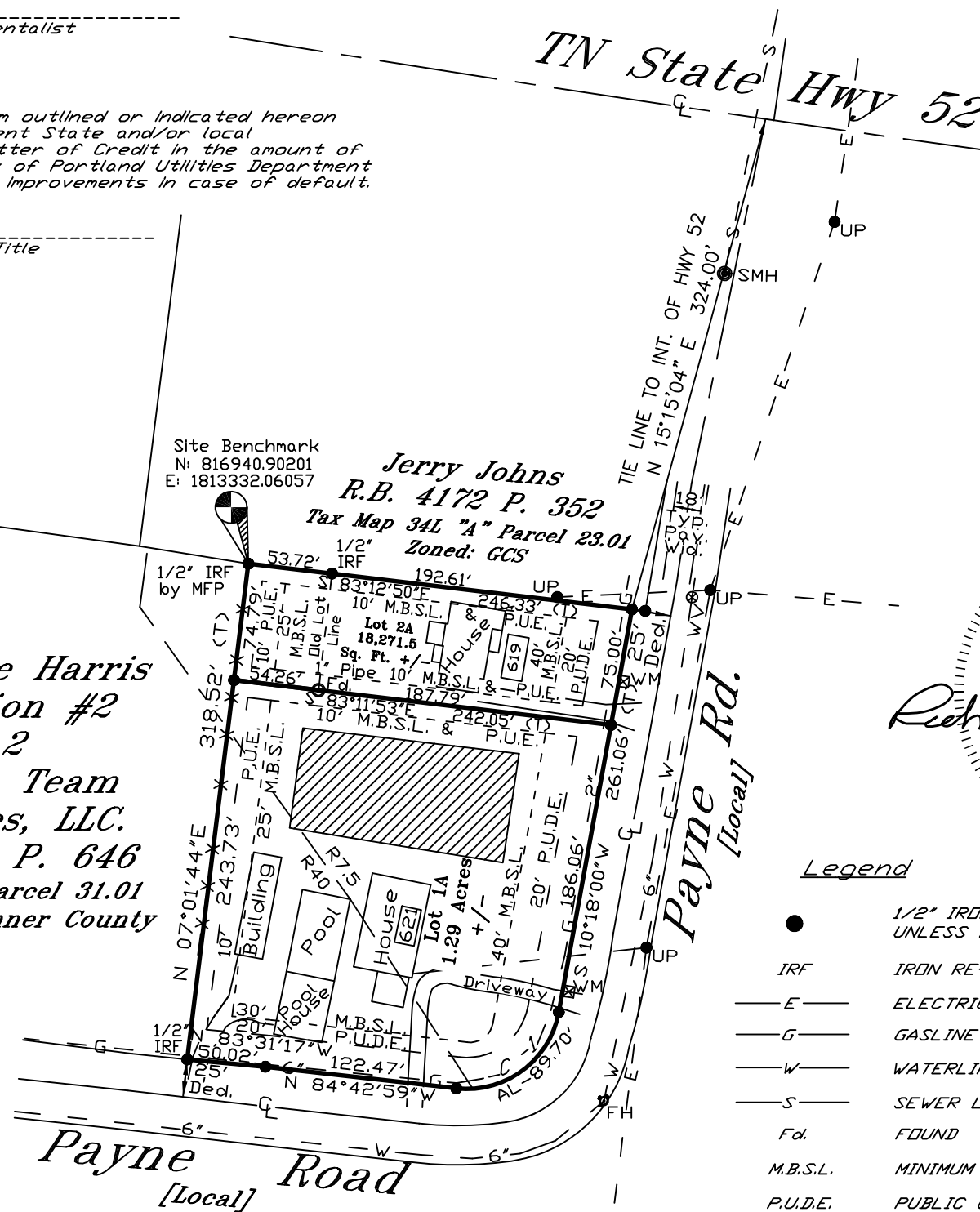
Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, TN. 37186
Phone: (615) 644-2077
Email: rglg.planning@gmail.com

TENNESSEE ONE-CALL SYSTEM



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

**Wanda Gale Harris
Subdivision #2
Lot 2
Chapman Team
Properties, LLC.
R.B. 6010 P. 646
Tax Map 34 Parcel 31.01
Zoned: RR-Summer County**



Legend

- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
- IRF IRON RE-BAR FOUND
- E ELECTRIC LINE
- G GASLINE
- W WATERLINE
- S SEWER LINE
- Fd FOUND
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- WM WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- Pav Pavement Width
- UP UTILITY POLE
- SMH SEWER MANHOLE

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	59.64'	55.79'	89.70'	86°10'43"	81.48'	S 53°23'22" W

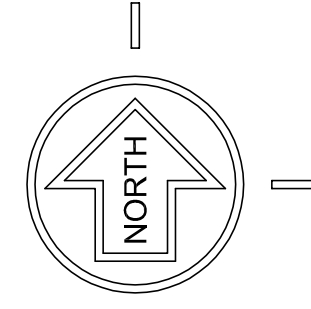
ENVIRONMENTAL NOTES: FOR LOT 1A ONLY!!!

1. GENERAL APPROVAL IS HEREBY GRANTED FOR LOT(S) 1A DEFINED AS WANDA GALE HARRIS PROPERTY SUBDIVISION, SUMNER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF WATER RESOURCES. THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITIONS MAY VOID THIS GENERAL APPROVAL.
2. LOT(S) 1A HAS ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 3 BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
3. LOT(S) 1A REQUIRES THE INSTALLATION OF SOIL IMPROVEMENT PRACTICES IN CONJUNCTION WITH SSDS APPROVAL.
4. SUBSURFACE SEWAGE DISPOSAL SYSTEMS ON SOME LOTS MAY REQUIRE EFFLUENT PUMPS AND DOSING CHAMBERS.
5. SHADED AREAS ARE RESERVED FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM, ANY CONSTRUCTION, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THE LOT.

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.

TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM
NAVD 88 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 800, Page 181 R.O.S.C., TN

NORTHING=830004.07412
EASTING=1606599.54322
BENCHMARK: EL.=775.73
TOP OF EXISTING MILE

S85°31'57"W 926.81'

Direct Downspouts to
Yard Inlet System
For Lots 1-19

N85°31'57"E 784.57'

WETLANDS AREA
(DO NOT DISTURB)

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

Open Space A &
PUDE

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

Open Space B &
PUDE

Parcel 85.04
Tax Map 16
"FUTURE DEVELOPMENT"

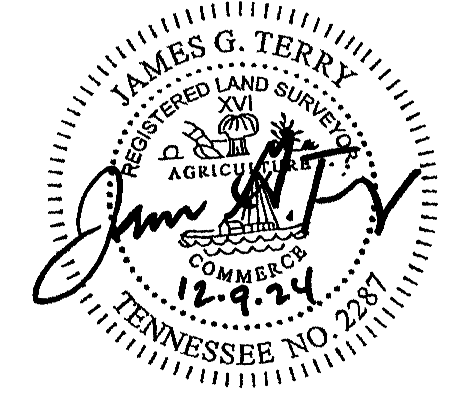
Twin Lakes Road

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

Open Space C &
PUDE

WETLANDS AREA
(DO NOT DISTURB)

MAP 16 - PARCEL (86.00)
FRED WALTER AND WIFE, ADA MAE WALTER
Record Book 850, Page 664 R.O.S.C., TN
Zoned: RS40



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. CLIFTON & MTG
CHECKED BY: JGT

JOB NO. 2024-563
SHEET 2 OF 2

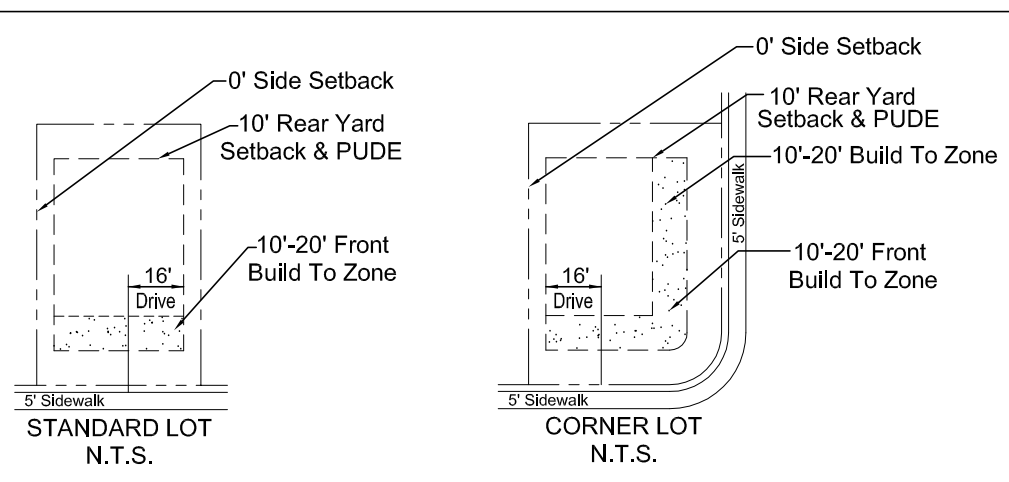
LINE TABLE

NO.	BEARING	DISTANCE
1	S21°38'07"E	50.00'
2	S25°08'55"E	21.35'

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'	S49°31'51"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'

NORTH BROADWAY - S.R. 109
(National Highway System)



ALL PUDEs SHALL MATCH THE FRONT, REAR AND SIDE SETBACKS
TYPICAL LOT LAYOUT

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
- (85.04) Parcel Number
- RCP Reinforced Concrete Pipe
- CMP Corrugated Metal Pipe
- P.U.D.E. Public Utilities & Drainage Esmt.



SPECIAL NOTE:

See sheet 1 of 2 for certificates.

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

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

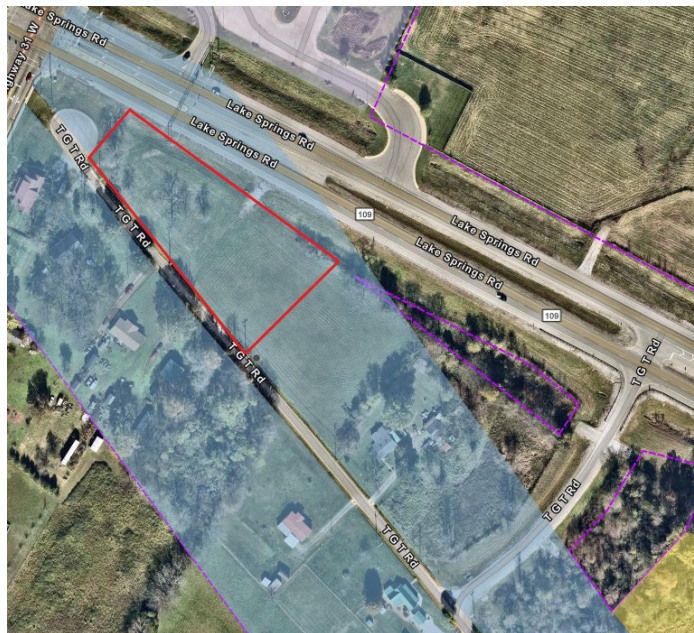
LOT AREA TABLE

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

**PUBLIC NOTICE
THE CITY OF PORTLAND
MUNICIPAL PLANNING COMMISSION MEETING**

WILL HOLD A PUBLIC HEARING ON **Tuesday January 14, 2024 @ 5:00 PM.** HELD IN COUNCIL CHAMBERS (CITY HALL), 100 SOUTH RUSSELL STREET, PORTLAND TN 37148.

Brian Hamilton (applicant) request rezone approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres. Rezoned from RS-40 (Residential) to GCS (General Commercial Services)

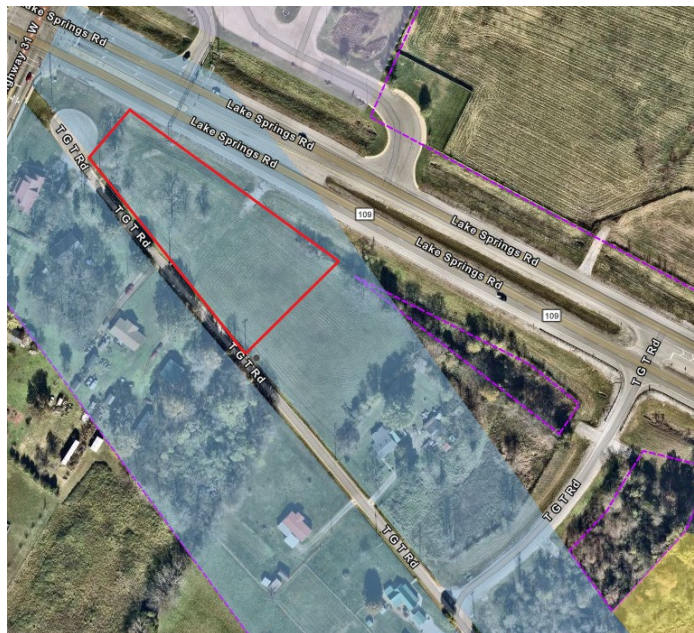


A COPY OF THIS NOTICE IS ON FILE AT THE PLANNING OFFICE IN PORTLAND CITY HALL LOCATED AT 100 SOUTH RUSSELL STREET PORTLAND TN 37148. ANYONE HAVING AN INTEREST OR DESIRING TO ASK QUESTIONS CONCERNING THIS REQUEST CAN CONTACT Nate Heisler (CITY PLANNER) AT 615-325-6776 Ext 239.

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