



**PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for March 11, 2025**

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

- A.** Februray 11, 2025 Minutes

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-None

7. New Business

- A.** A request by Brian Holcombe (applicant) requesting Rockland Estates Revised FMDP approval: location 1026 North Broadway, Portland, TN (Tax Map 16, Parcels 42.00, 42.01, 43.00, 44.01, 61.00, 61.01, 61.02, 42.02, 61.03) 132.84 +/- acres. Zoned Residential PUD R7.5(Residential Planned Unit Development)

8. Old Business

- A.** 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)

9. City Planner's Comments

10. Planning Commission Members Comments

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
February 11, 2024

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

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

Roll Call

Chairwoman Blackburn asks for a roll call at 5:02 pm.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mark Harrison

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley -Utilities Engineer
Megan Heisler- Utilities Engineer

Other Interested Parties:

Troy Gardner, Tiffany Reed, Andy Leath, John McCloud, Charlie Moore, Rich Speckman, Gilliam Fischbach, Chuck Thomas, Eric Johnson, Will Hudson

Approval of Agenda

Chairwoman Blackburn asks for approval of the agenda.

Jessica Hunter made a motion to approve the agenda. Robert Tooker gave a Second. All were in favor, motion carried. 8-0.

Approval of Minutes: January 14, 2025

Chairwoman Blackburn asked for the approval of the January 14, 2025 meeting minutes.

Robert Tooker made a motion to approve, Gail Gentry gave a Second.

All were in favor, motion passed. 8-0.

PRESENTATION

Jetton Farms PUD Concept

This development is Proposing 85 single family detached homes lot size of 8180 sq ft. with minimum 1600 sq ft homes and 18 townhomes size 30 X 55, all with 2 car garages in the rear and around 1600 sq ft. The open space is 21.61 acres and that is double the requirement at 49.51%. The usable open space is 4.51 acres at 10.3%. The amenities are a fenced dog park, playground, an asphalt path connecting to the sidewalks, field with benches w/ field -soccer field, fire pit area, overflow parking for townhomes, central located mail kiosk, covered bus stops by entrances. Buffers will be put between houses and the path. Planning Commission let the developers know that the pattern books have to match what is being built. A traffic study will be done showing before and after the development and with the bypass of Hwy 109. This study will also include a signal warrant analysis for the intersection.

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 Comments

None

PUBLIC HEARINGS

None

New Business

1. Bruce Rainey (applicant) request approval of Colt Collier Final Plat: location 305 South Russell Street Portland TN (Tax Map 033G Parcel 006.00) 1.1 +/- acres. Zoned R-15 (Residential)
Motion to Approve with meeting staff comments: Robert Tooker
Second: Ted Jernigan
Motion Passes 8/0
2. Minor Plat Discussion
Minor Plats - Plats containing 1 - 2 lots will be reviewed by staff and sent to the Planning Commission Chair or Vice-Chair for confirmation before approval.
A signature block needs to be added for the signature

Motion to approve: Jessica Hunter
Second Motion: Ty Crowder
Motion Passes 8/0

OLD BUSINESS

- A. 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)

Deferred by developer John McCloud until March or until they can get their plans redesigned and resubmitted.

- B. 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, 40.01) 38.7 +/- acres. Rezoned from RS-20/RS-40/RR (Residential) to PUD (Planned Unit Development)

Motion to approve with the contingencies below: Jessica Hunter

Second Motion: Ty Crowder

Motion Passes 8/0

Contingencies:

Remove 2 houses from the #3 section for more open space, build a covered pavilion for the bus stop in section #5, move the mail kiosk area to #5 section with parking to accommodate, fence in the playground area in section #3 and make sure the pattern book has the percentages listed as 50% =1150sq ft, 25% =1200 to 1450 sq ft. and 25%= 1500sq ft or larger for the home sizes that are being built.

City Planner's Comments

None

Planning Commission Members Comments:

Luther Bratton asked Nate to go over the Letter the Mayor had sent out about the water. Nate Heisler stated that the Mayor said that if a project came through Planning Commission and the Board likes it to approve it.

Adjournment 6:58PM

Motion to adjourn: Ted Jernigan

Second Motion: Jessica Hunter

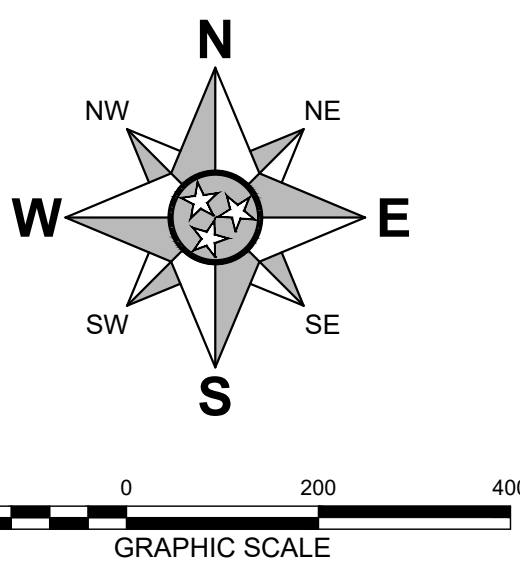
Motion Passes 8/0

Chairwoman

Date

Recording Secretary

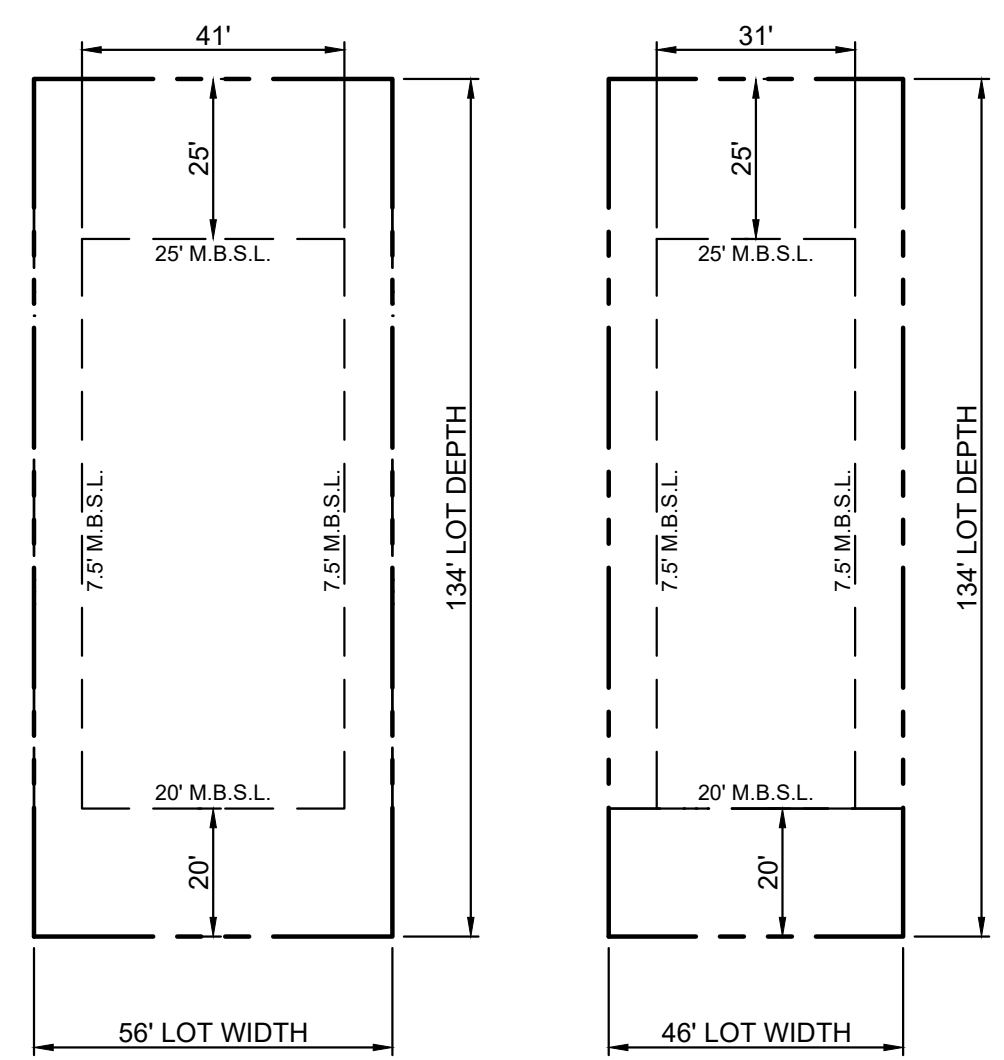
Date



LEGEND

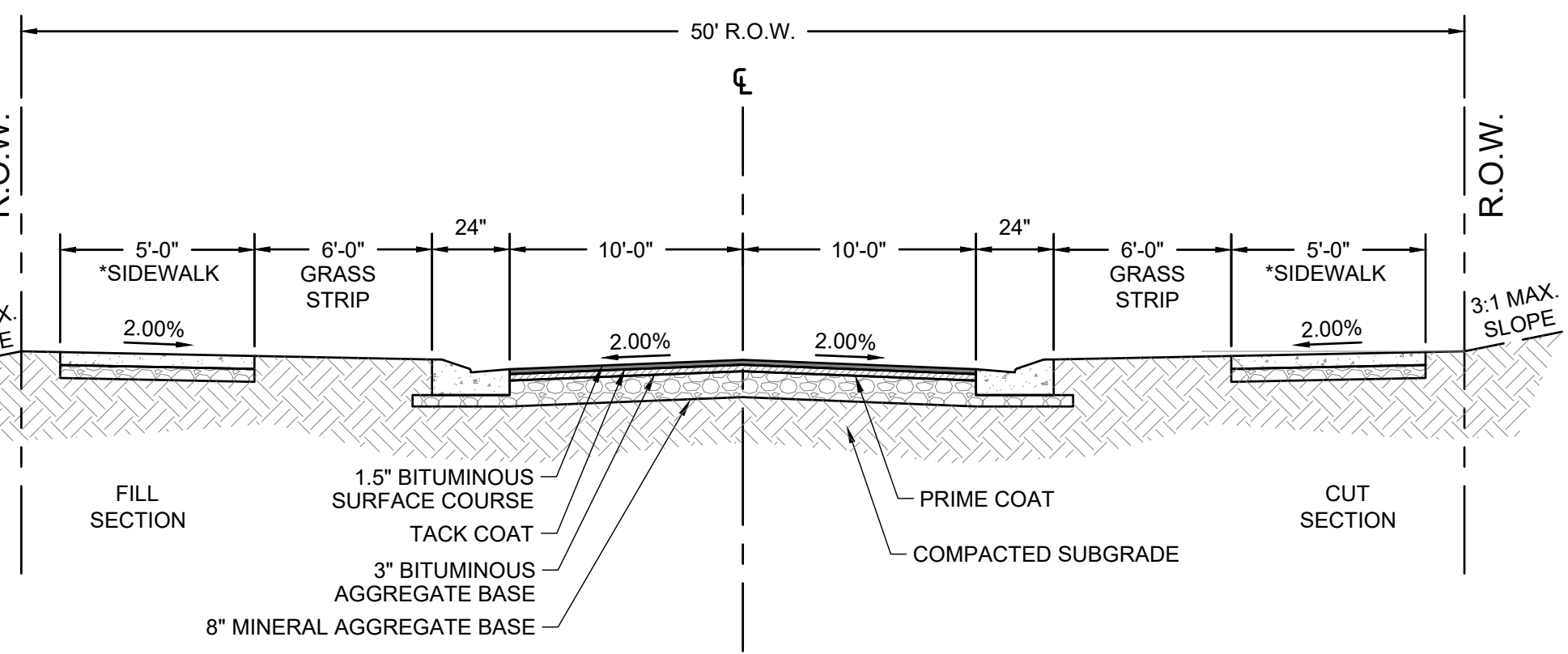
- PROPOSED LOTS (274 TOTAL LOTS)
- PROPOSED OPEN SPACE (62.8± AC.)
- PROPOSED STORMWATER MANAGEMENT AREA
- WETLAND
- STREAM / WETLAND BUFFER

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)	LOT #	AREA (S.F.)	AREA (AC.)	LOT #	AREA (S.F.)	AREA (AC.)	LOT #	AREA (S.F.)	AREA (AC.)
1	7,504	0.17	76	9,256	0.21	151	6,408	0.15	226	6,164	0.14
2	7,504	0.17	77	9,256	0.21	152	6,408	0.15	227	6,321	0.15
3	7,504	0.17	78	9,045	0.21	153	6,408	0.15	228	6,241	0.14
4	7,504	0.17	79	7,504	0.17	154	6,408	0.15	229	6,164	0.14
5	7,504	0.17	80	7,504	0.17	155	6,408	0.15	230	6,164	0.14
6	7,504	0.17	81	7,504	0.17	156	6,408	0.15	231	6,164	0.14
7	9,045	0.21	82	7,504	0.17	157	7,988	0.17	232	6,164	0.14
8	9,045	0.21	83	14,662	0.34	158	7,819	0.18	233	6,164	0.14
9	7,553	0.17	84	8,239	0.19	159	7,760	0.18	234	6,164	0.14
10	9,865	0.23	85	11,380	0.26	160	7,727	0.18	235	6,164	0.14
11	8,816	0.20	86	12,391	0.28	161	7,710	0.18	236	6,164	0.14
12	8,816	0.20	87	7,895	0.18	162	7,704	0.18	237	6,164	0.14
13	8,816	0.20	88	8,365	0.19	163	7,565	0.17	238	9,780	0.22
14	8,816	0.20	89	8,365	0.19	164	7,620	0.17	239	9,964	0.23
15	8,816	0.20	90	8,365	0.19	165	6,574	0.15	240	6,552	0.15
16	8,265	0.19	91	8,804	0.20	166	6,706	0.15	241	6,552	0.15
17	8,116	0.19	92	8,302	0.19	167	7,262	0.17	242	6,552	0.15
18	8,116	0.19	93	7,504	0.17	168	7,158	0.16	243	6,552	0.15
19	8,316	0.19	94	8,478	0.19	169	6,505	0.15	244	8,375	0.19
20	13,708	0.31	95	8,944	0.21	170	6,164	0.14	245	6,530	0.15
21	11,300	0.26	96	8,944	0.21	171	6,164	0.14	246	6,530	0.15
22	11,565	0.27	97	8,944	0.21	172	6,164	0.14	247	6,530	0.15
23	10,630	0.24	98	9,452	0.22	173	6,164	0.14	248	6,700	0.15
24	13,004	0.30	99	8,107	0.19	174	6,164	0.14	249	8,317	0.19
25	9,775	0.22	100	8,107	0.19	175	6,164	0.14	250	6,742	0.15
26	8,736	0.20	101	8,107	0.19	176	6,164	0.14	251	6,742	0.15
27	8,668	0.20	102	8,107	0.19	177	6,164	0.14	252	6,742	0.15
28	8,751	0.20	103	8,107	0.19	178	6,164	0.14	253	6,742	0.15
29	8,428	0.19	104	8,107	0.19	179	6,164	0.14	254	6,742	0.15
30	7,945	0.18	105	8,107	0.19	180	6,164	0.14	255	6,742	0.15
31	9,166	0.21	106	8,107	0.19	181	6,164	0.14	256	6,742	0.15
32	9,556	0.22	107	8,107	0.19	182	6,164	0.14	257	6,742	0.15
33	8,116	0.19	108	8,107	0.19	183	6,164	0.14	258	6,576	0.20
34	8,082	0.19	109	8,107	0.19	184	6,164	0.14	259	6,164	0.14
35	8,078	0.19	110	8,107	0.19	185	6,164	0.14	260	6,164	0.14
36	9,172	0.21	111	9,045	0.21	186	6,164	0.14	261	6,164	0.14
37	7,206	0.17	112	9,045	0.21	187	6,164	0.14	262	6,576	0.20
38	8,455	0.19	113	8,777	0.20	188	6,164	0.14	263	6,915	0.16
39	8,000	0.20	114	8,777	0.20	189	6,745	0.15	264	6,915	0.16
40	8,292	0.19	115	9,093	0.21	190	7,422	0.17	265	6,915	0.16
41	7,504	0.17	116	9,093	0.21	191	7,569	0.17	266	6,915	0.16
42	8,000	0.18	117	8,355	0.19	192	8,775	0.20	267	6,915	0.16
43	8,000	0.18	118	8,355	0.19	193	8,559	0.20	268	6,915	0.16
44	8,000	0.18	119	8,355	0.19	194	8,004	0.18	269	14,586	0.33
45	10,429	0.24	120	8,355	0.19	195	7,286	0.17	270	21,187	0.49
46	10,589	0.24	121	8,355	0.19	196	7,286	0.17	271	21,380	0.49
47	9,563	0.22	122	6,631	0.15	197	6,164	0.14	272	22,727	0.52
48	9,563	0.22	123	7,671	0.18	198	6,164	0.14	273	22,641	0.52
49	9,563	0.22	124	7,846	0.18	199	6,164	0.14	274	22,709	0.52
50	9,447	0.22	125	7,843	0.18	200	6,358	0.15			
51	8,329	0.19	126	7,396	0.17	201	8,479	0.19			
52	8,329	0.19	127	7,400	0.17	202	8,479	0.19			
53	8,389	0.19	128	7,746	0.18	203	6,346	0.15			
54	9,051	0.21	129	8,450	0.19	204	8,213	0.14			
55	8,401	0.19	130	6,700	0.15	205	6,816	0.16			
56	8,329	0.19	131	6,700	0.15	206	6,700	0.15			
57	9,609	0.22	132	7,745	0.18	207	6,164	0.14			
58	10,710	0.25	133	14,586	0.33	208	6,164	0.14			
59	8,909	0.20	134	6,493	0.15	209	6,164	0.14			
60	7,950	0.18	135	6,491	0.15	210	6,164	0.14			
61	7,954	0.18	136	6,491	0.15	211	6,977	0.16			
62	7,954	0.18	137	6,491	0.15	212	6,977	0.16			
63	8,667	0.20	138	6,491	0.15	213	7,369	0.17			
64	8,597	0.20	139	6,491	0.15	214	7,968	0.18			
65	7,954	0.18	140	6,399	0.15	215	7,007	0.16			
66	7,954	0.18	141	6,398	0.15	216	6,937	0.22			
67	7,954	0.18	142	6,398	0.15	217	6,166	0.14			
68	7,954	0.18	143	6,399	0.15	218	10,246	0.24			
69	8,151	0.19	144	6,398	0.15	219	9,408	0.22			
70	8,151	0.19	145	6,398	0.15	220	6,164	0.14			
71	8,151	0.19	146	6,398	0.15	221	6,164	0.14			
72	8,802	0.20	147	6,399	0.15	222	8,098	0.19			
73	9,501	0.22	148	8,518	0.20	223	6,164	0.14			
74	9,854	0.23	149	8,979	0.21	224	6,164	0.14			
75	9,810	0.22	150	8,844	0.20	225	6,164	0.14			



TYPE 1 LOT
 LOT CONFIGURATION DETAIL
 NUMBER OF LOTS = 116
 AVERAGE LOT AREA = 8,788 SF

TYPE 2 LOT
 LOT CONFIGURATION DETAIL
 NUMBER OF LOTS = 163
 AVERAGE LOT AREA = 6,988 SF



50' R.O.W. TYPICAL ROAD SECTION
 NOT TO SCALE

REVISION # DATE DESCRIPTION

PLAN FOR:
ROCKLAND ESTATES SUBDIVISION
 1026 NORTH BROADWAY / STATE ROUTE 109
 CITY OF PORTLAND
 ROBERTSON COUNTY, TENNESSEE

M2G GROUP
 P.O. BOX 848
 FRANKLIN, TN 37065
 WWW.M2GROUP.COM

OVERALL SITE PLAN

DATE: FEBRUARY, 2025 DRAWN BY: BRH
 PROJECT NO.: 23-066 CHECKED BY: KWB

SHEET NUMBER: **3**



A photograph of a wheat field under a soft, hazy sky. The wheat stalks are in the foreground, slightly out of focus, and the background shows a vast field stretching to the horizon. The overall tone is warm and natural.

RIGGS PLACE SUBDIVISION

RESIDENTIAL PUD

0 RIGGS AVENUE, PORTLAND, SUMNER COUNTY

033 107.01 000 | 039 012.00 000

DEVELOPER

JOHN MCCLOUD

195 OAK DRIVE, PORTLAND, TN 37148

615-406-4545

KENTUCKYHUNTINGLAND@OUTLOOK.COM

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& PATTERN BOOK**

**PROFESSIONAL
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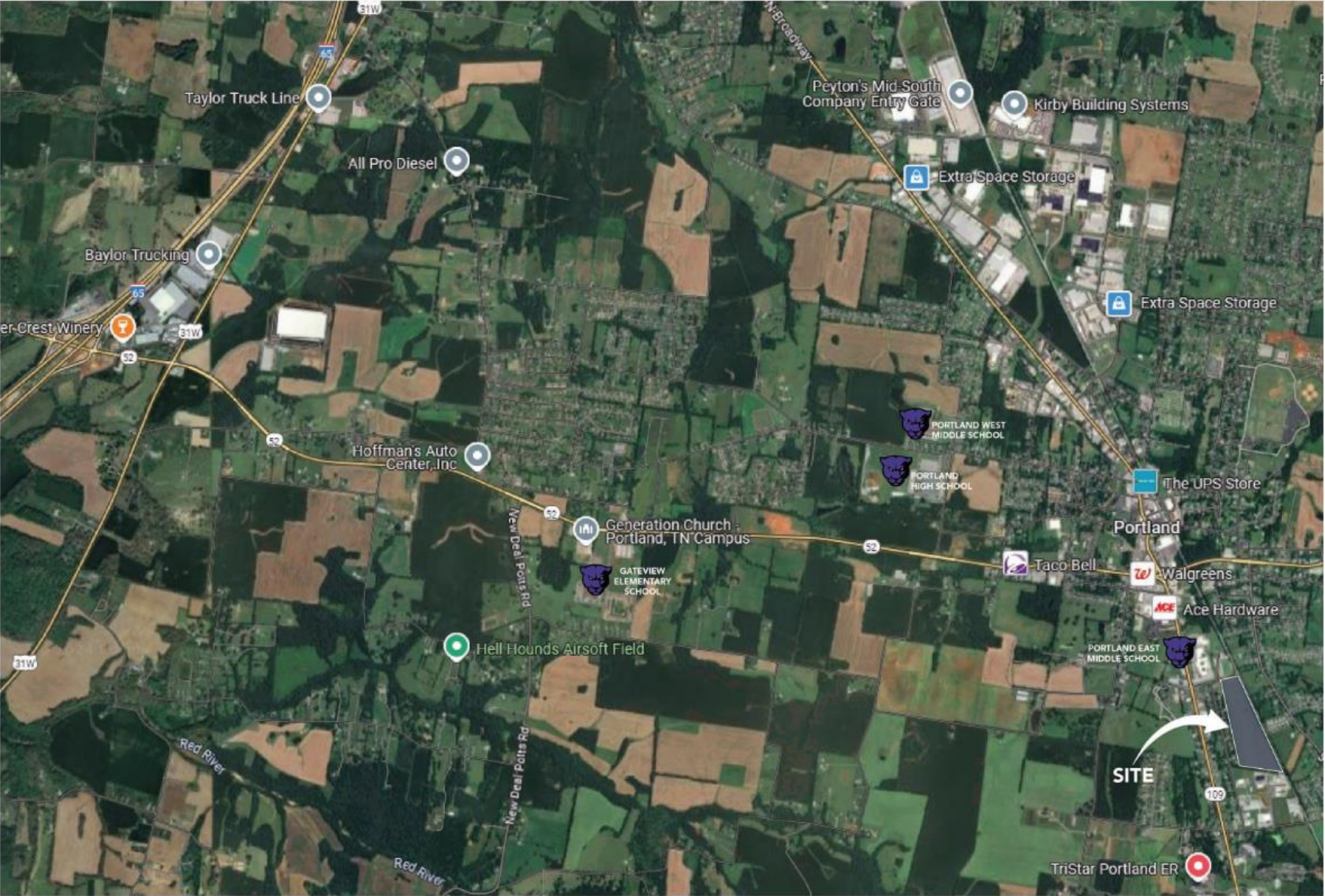
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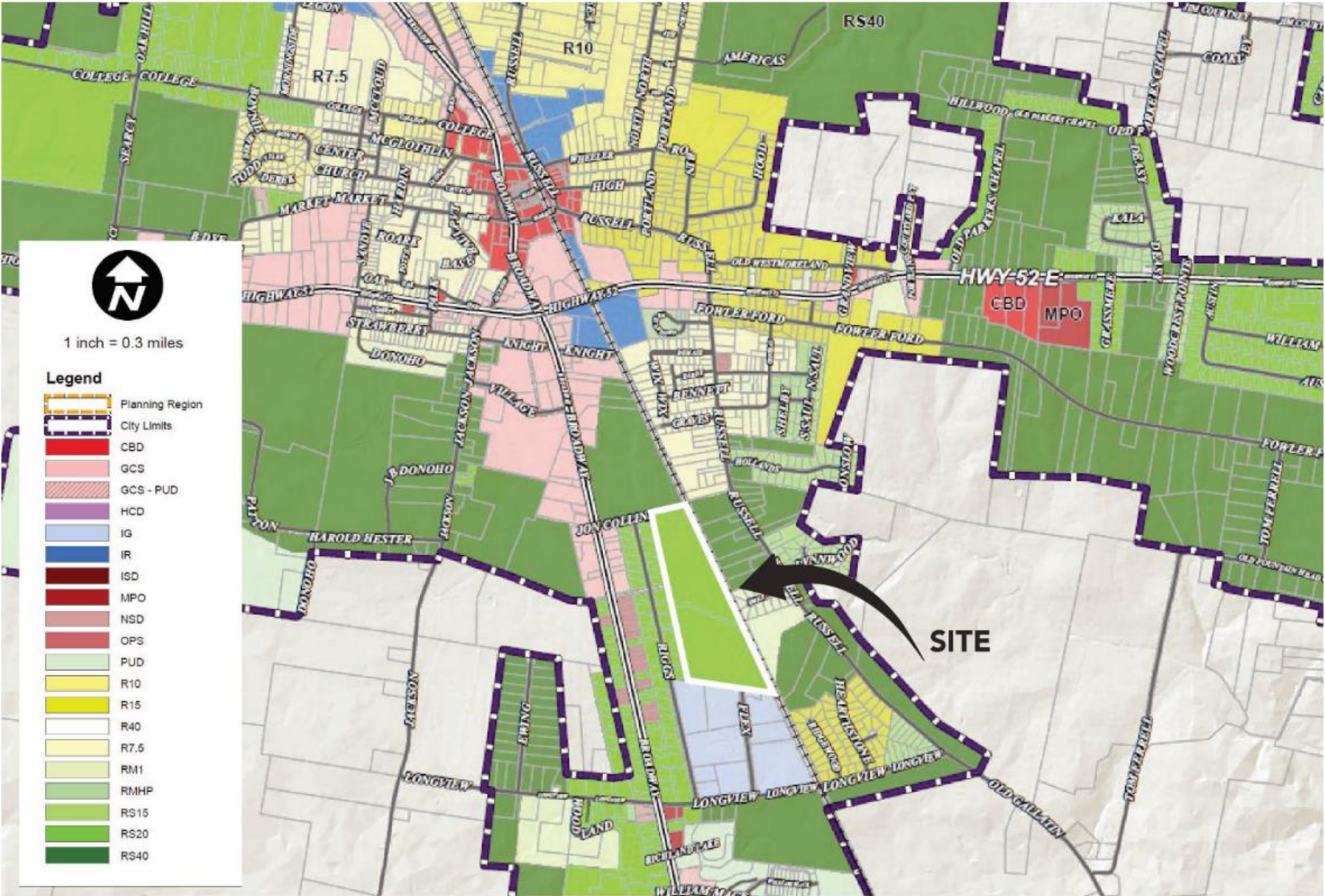
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OVERALL LAYOUT



6-102.5 RM-1, HIGH DENSITY RESIDENTIAL DISTRICTS

These districts are designed to provide suitable areas for high density development where sufficient urban facilities are available prior to development. All types of residential activities excepting mobile homes are permitted. It is the intent of these districts to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone and open space on such lot relative to the number of dwelling units thereon. These districts are intended also to permit community facility and public utility installations which are necessary to service and do service specifically the residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics and not planned as an integral part of a total residential development whether operated for uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

ZONING EXCEPTIONS TO BE REQUESTED:

FRONT SETBACK REQUESTED:

20' on Minor Streets (a reduction of 10').

SIDE SETBACK REQUESTED:

7.5' (the same as base zoning, no variation requested).

REAR SETBACK REQUESTED:

20' for detached homes

10' for attached townhomes (backing up to open space areas)

This is a requested reduction of 10'.

(Amended by BOZA Minutes, March 28, 1996)

TABLE 6-301A: HEIGHT, DENSITY, LOT SIZE, AND OPEN SPACE REQUIREMENTS - RESIDENTIAL DISTRICTS

	DISTRICTS								
	RS-40	R-40	RS-20	RS-15	R-15	R-10	R-7.5	RM-1	R-MHP
I. Maximum Lot Coverage by all Buildings (as % of lot area)	15	15	20	25	25	30	35	50	35
II. Minimum Zone Lot Requirements									
A. Residential Buildings									
1. Area (in square feet)	40,000	40,000	20,000	15,000	15,000	10,000	7,500	6,000	See Special Provisions ⁽¹⁾
2. Width (in feet, measured at the building line)	100	100	100	75	75	60	60	50	See Special Provisions ⁽¹⁾
B. Other Uses									
1. Area (in square feet)	40,000	40,000	40,000	30,000	30,000	20,000	15,000	6,000	10,000
2. Width (in feet)	200	200	200	150	150	100	100	50	75
III. Development Area per Dwelling Unit (in square feet)	40,000	30,000	20,000	15,000	11,500	7,500	5,625	3,600	See Special Provisions ⁽¹⁾
IV. Maximum Height (in feet)	35	35	35	35	35	35	35	35	See Special Provisions ⁽¹⁾
Stories	3	3	3	3	3	3	3	3	3
V. Minimum Yard Requirements (in feet)									
A. Residential Activity Buildings									
1. Front - Arterial Streets	50	50	50	50	50	50	50	50	See Special Provisions ⁽¹⁾
- Collector Streets	40	40	40	40	40	40	40	40	See Special Provisions ⁽¹⁾
- Minor Streets	30	30	30	30	30	30	30	30	See Special Provisions ⁽¹⁾
2. Side - One- and Two-Story Buildings	20	20	15	15	15	15	10	7.5	See Special Provisions ⁽¹⁾
- Three-Story Buildings	25	25	20	20	20	20	20	20	See Special Provisions ⁽¹⁾
3. Rear -	30	30	30	30	30	30	25	20	See Special Provisions ⁽¹⁾
B. Other Uses									
1. Front - Arterial Streets	50	50	50	50	50	50	50	40	40
- Collector Streets	40	40	40	40	40	40	40	30	30
- Minor Streets	30	30	30	30	30	30	30	20	20
2. Side - One- and Two-Story Buildings	20	20	15	15	15	15	15	12	12
- Three-Story Buildings	30	30	20	20	20	20	20	20	20
3. Rear -	30	30	30	30	30	30	25	20	20

NOTE: ⁽¹⁾ See Detailed Design Criteria, Section 6-405.

CURRENT ZONING:

The existing RS-20 zoning for this undeveloped agricultural property permits 20,000-square-foot lots, allowing for the potential construction of approximately 60 single-family units on the 34.97 acres, with 15% of the area allocated for roadways.

6-102.5 RM-1, HIGH DENSITY RESIDENTIAL DISTRICTS

These districts are designed to provide suitable areas for high density development where sufficient urban facilities are available prior to development. All types of residential activities excepting mobile homes are permitted. It is the intent of these districts to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone and open space on such lot relative to the number of dwelling units thereon. These districts are intended also to permit community facility and public utility installations which are necessary to service and do service specifically the residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics and not planned as an integral part of a total residential development whether operated for uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

Table 6.201A: PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN RESIDENTIAL DISTRICTS

	DISTRICTS								
	RS-40	R-40	RS-20	RS-15	R-15	R-10	R-7.5	RM-1	R-MHP
I. RESIDENTIAL ACTIVITIES									
A. Permanent Residential Activity									
(1) Dwelling, One Family									
(a) Detached	P	P	P	P	P	P	P	P	X
(b) Semi-Detached	X	X	X	X	X	X	X	P	X
(c) Attached	X	X	X	X	X	X	X	(6-403)	X
(2) Dwelling, Two Family									
(a) Detached	X	P	X	X	P	P	P	P	X
(b) Semi-Detached	X	X	X	X	X	X	X	P	X
(c) Attached	X	X	X	X	X	X	X	(6-403)	X
(3) Dwelling, Multi-Family									
(4) Dwelling, Mobile Home	X	X	X	X	X	X	X	(6-402)	X
B. Semi-Transient Residential Activity									
(1) Apartment Hotel	X	X	X	X	X	X	X	P	X
(2) Boarding or Rooming Houses	X	X	X	X	X	X	X	P	X
(3) Residential Hotel	X	X	X	X	X	X	X	P	X
II. COMMUNITY FACILITIES ACTIVITIES									
A. Administrative Services	(No Special Provisions)	→	→	→	→	→	→	→	→
B. Community Assembly	C (14-506.1)	→	→	→	→	→	→	→	→
C. Educational Facilities	C (14-506.2)	→	→	→	→	→	→	→	→
D. Cultural and Recreational Services	C (14-506.3)	→	→	→	→	→	→	→	→
E. Essential Public Transport, Communication and Utility Services	(No Special Provisions)	→	→	→	→	→	→	→	→
F. Extensive Impact Facilities	C (14-506.4)	X	X	X	X	X	X	X	X
G. Health Care Facilities	C (14-506.5)	→	→	→	→	→	→	→	→
H. Intermediate Impact Facilities	C (14-506.4)	→	→	→	→	→	→	→	→
I. Special Personal and Group Care	C (14-506.6)	→	→	→	→	→	→	→	→
J. Religious Facilities	C (14-506.7)	→	→	→	→	→	→	→	→
K. Special Institutional Care Facilities	C (14-506.8)	→	→	→	→	→	→	→	→
III. AGRICULTURAL AND EXTRACTIVE FACILITIES									
A. Agricultural Services	P	P	X	X	X	X	X	X	X
B. Crop and Animal Raising	P	P	X	X	X	X	X	X	X
C. Egg Production, Feedlots and Stockyards	C (14-508.1)	→	X	X	X	X	X	X	X
D. Mining and Quarrying	C (14-508.2)*	→	X	X	X	X	X	X	X
E. Plant and Forest Nurseries	C (14-508.4)	→	X	X	X	X	X	X	X
F. Keeping of Horses	C (14-508.5)	→	X	X	X	X	X	X	X
KEY TO INTERPRETING USES CLASSIFICATIONS									
P = Permitted use within the district indicated (No Special Provisions apply).									
C = Conditional use subject to provisions of Section indicated.									
() = Use permitted to supplemental provisions contained within the Section shown in the parenthesis.									
X = Use not permitted within the district.									
NOTE: *Where explosives are to be stored on a mining or quarrying site the provisions on Subsection 14-508.3, shall apply.									

PROPOSED DENSITY & INTENSITY OF PROJECT:

The Riggs Place Subdivision project proposes a density of 4.72 units per acre, featuring 165 single-family and townhomes with a variety of lot sizes for both attached and detached units to accommodate diverse housing needs.

POPULATION INFORMATION:

According to the U.S. Census for the City of Portland

- Average of 2.6 persons per household (2018-2022)

 - Persons under age 5 - 7.7%

 - Persons under age 18 - 26.1%

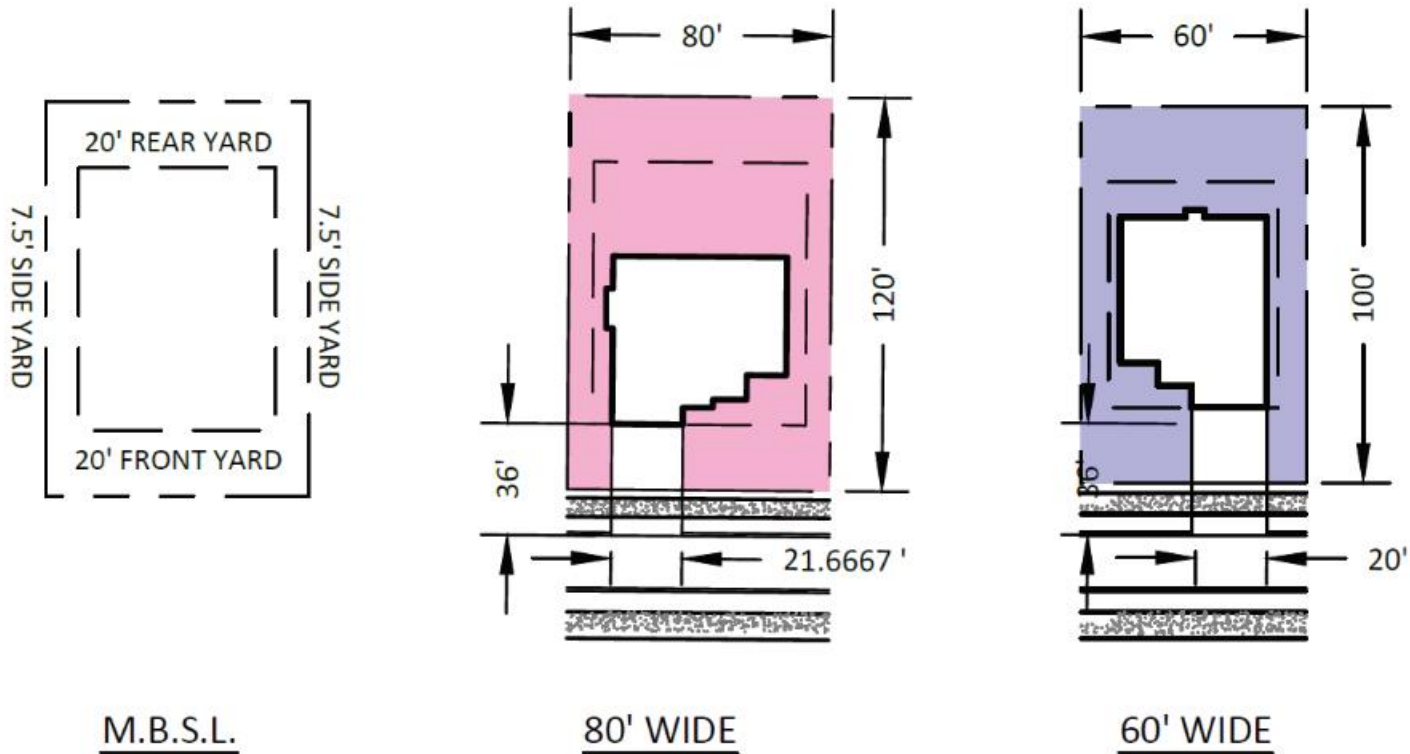
- 188 units x 2.6p = 489 people

 - Under age 18 = 135.7

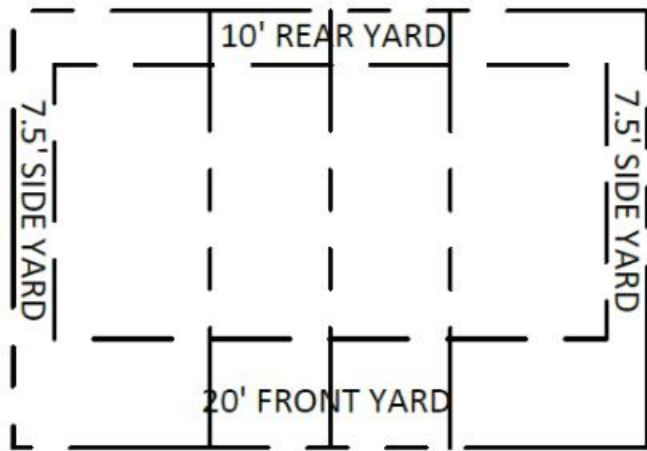
 - Under age 5 = 40.0

- School Age - 95.7

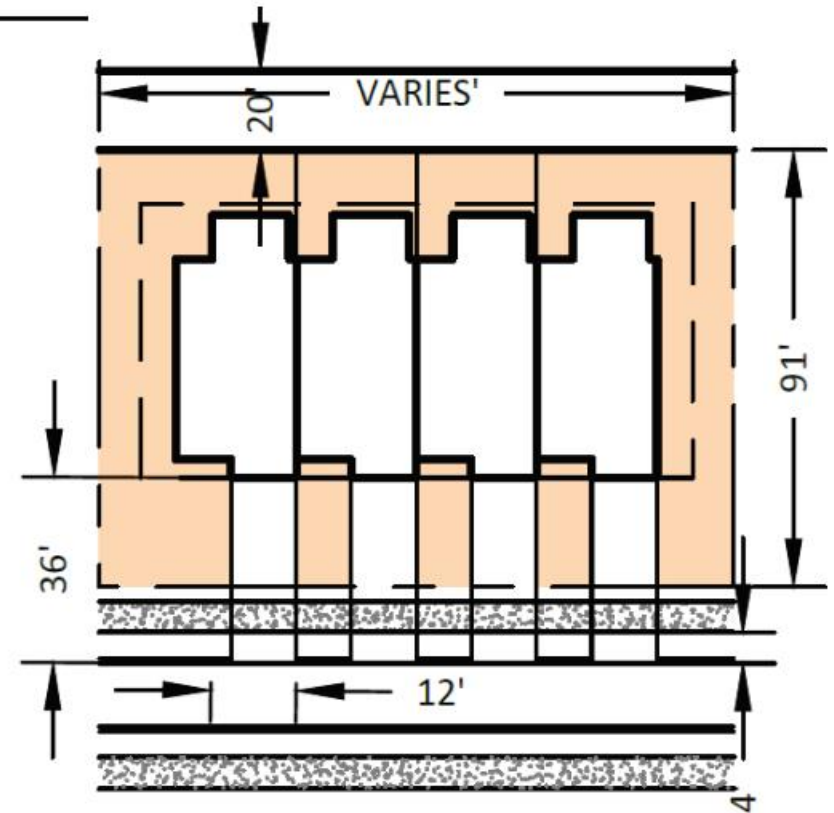




TYPICAL LOT LAYOUT FOR SINGLE FAMILY LOTS



M.B.S.L.



TOWNHOMES

TYPICAL LOT LAYOUT FOR TOWNHOMES





PROPOSED ARCHITECTURE | SINGLE-FAMILY

NOTES:

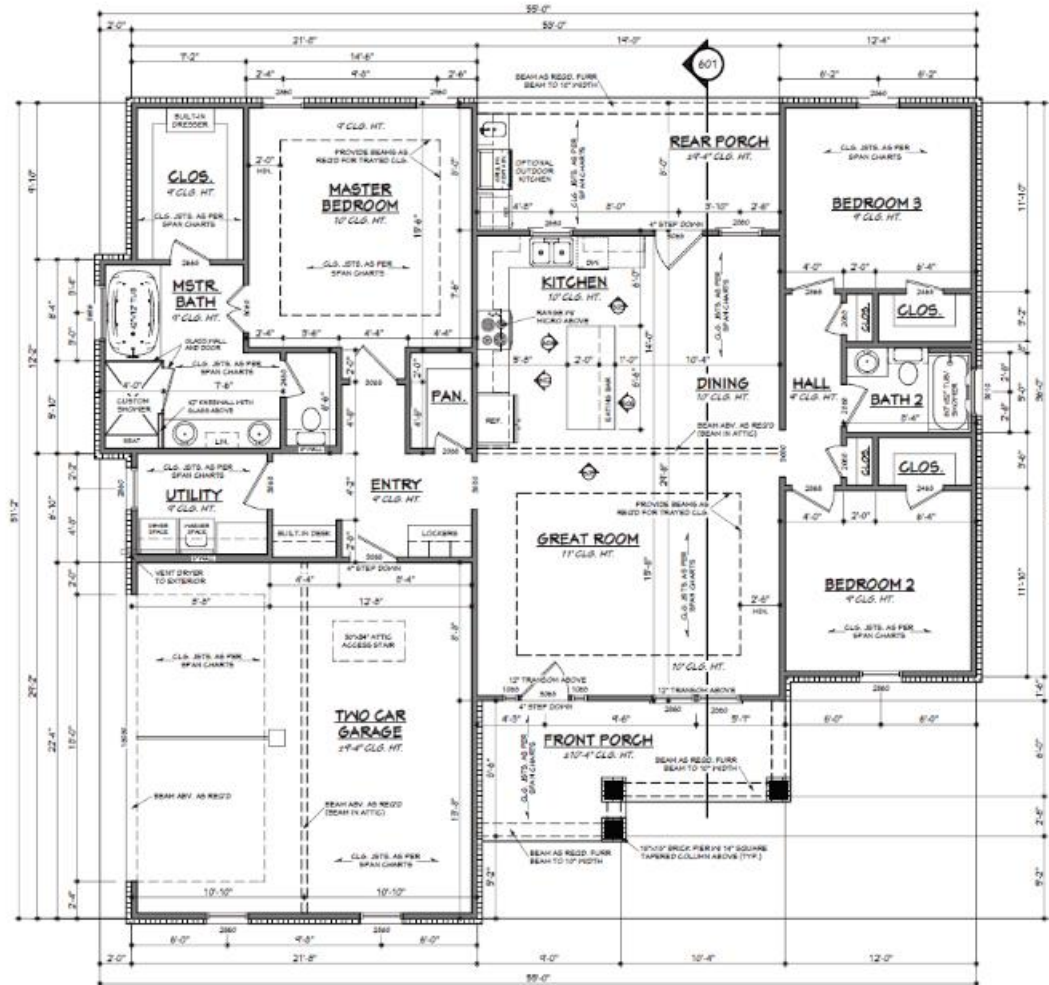
1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL. PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2
8. M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 8 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
9. APPLIANCE ACCESS FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
10. M1305.1.1 FURNACES AND AIR HANDLERS. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 11.
- EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2085 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
12. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
13. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
14. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
15. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1501.2

NOTE: CONTRACTOR TO LOCATE HVAC UNITS AND WATER HEATER AT SITE.

BB-1657 FLOOR PLAN

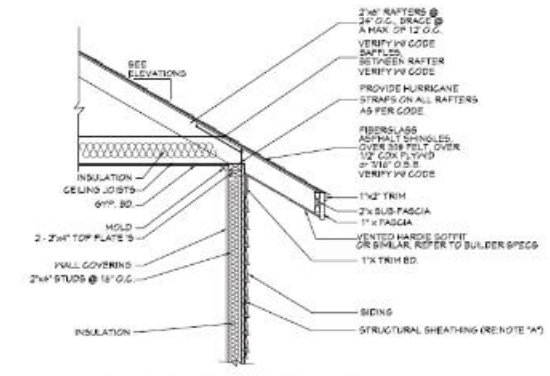
SCALE: 1/4" = 1'-0"

AREA: 1657	S.F. HEATED - WITHOUT MASONRY
139	S.F. UNHEATED - FRONT PORCH
421	S.F. UNHEATED - GARAGE
152	S.F. UNHEATED - REAR PORCH
712	S.F. TOTAL UNHEATED
2429	S.F. TOTAL UNDER ROOF





401 **BB-1657 FRONT VIEW**
SCALE: 1/4" = 1'-0"



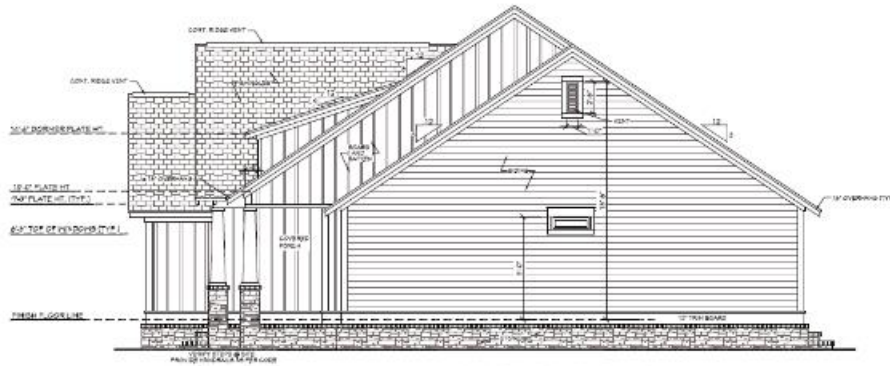
403 **TYP. CORNICE DETAIL**
SCALE: 3/4" = 1'-0"

NOTE 'W' PROVIDE A MINIMUM OF 3/4" STRUCTURAL FLOOR PANEL ATTACHED TO JOIST COMMON OR 1/2" BOLD NAILS AT 12" SPACING ON EDGE AND 12" IN FIELD.
NOTE 'B' CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.



402 **REAR VIEW**
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



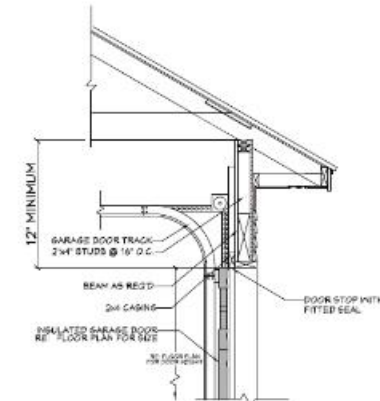
501 RIGHT VIEW
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



502 LEFT VIEW
SCALE: 1/4" = 1'-0"



503 GARAGE DOOR CLEARANCE
SCALE: N.T.S.

THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED CLEARANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.



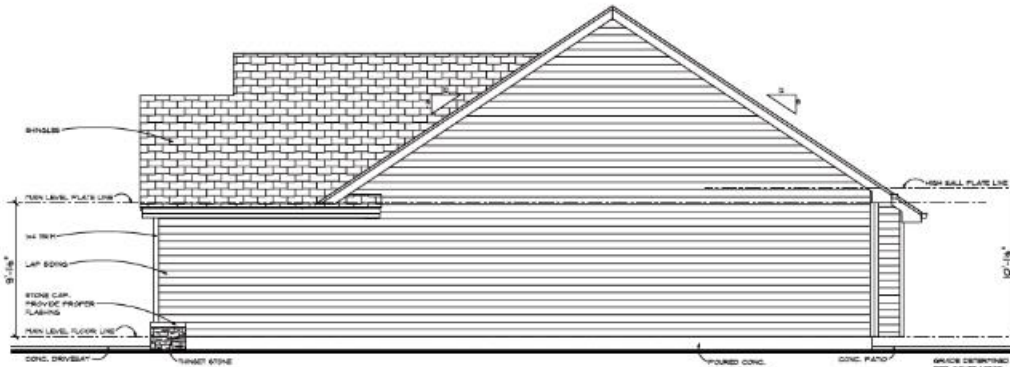
PROPOSED ARCHITECTURE | SINGLE-FAMILY



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



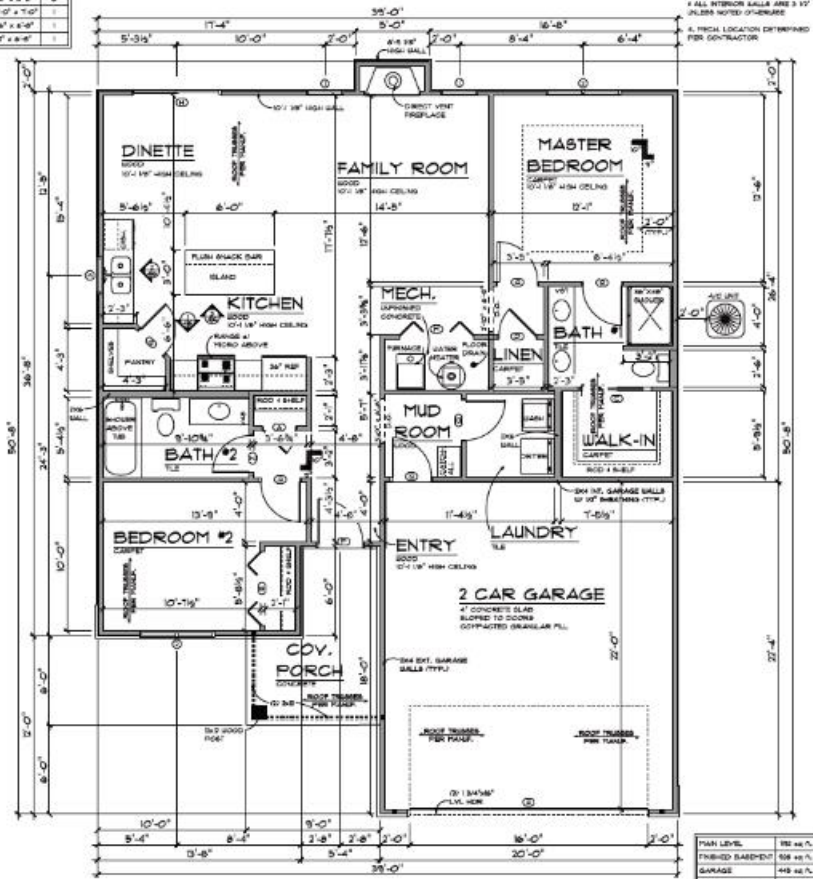
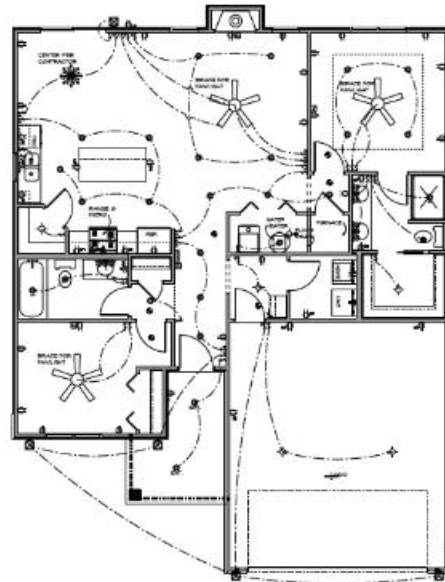
FRONT ELEVATION

PROPOSED ARCHITECTURE | SINGLE-FAMILY

OPENING ID	TYPE	PRODUCT CODE	SIZE	QTY
I	WINDO	30400 SHIELD HING 1	2'-0" x 2'-0"	2
J	WINDO	AD300 SHIELD HING 1	3'-0" x 2'-0"	2
K	WINDO	30400 SHIELD HING 1	2'-0" x 2'-0"	1
L	POCKET	30400 SHIELD HING 1	2'-0" x 6'-0"	1
E	WINDO	AD300 SHIELD PLAN 1	2'-0" x 6'-0"	1
G	DOOR	30400 SHIELD HING 1	2'-0" x 6'-0"	1
H	SLIDING DOOR	30400 SHIELD HING 1	6'-0" x 6'-0"	1
F	DOOR	30400 SHIELD HING 1	2'-0" x 6'-0"	1
B	DOOR	30400 SHIELD HING 1	2'-0" x 6'-0"	1
U	GARAGE	30400 SHIELD HING 1	6'-0" x 7'-0"	1
Z	DOOR	30400 SHIELD HING 1	2'-0" x 6'-0"	1
A	DOOR	30400 SHIELD HING 1	2'-0" x 6'-0"	1

- GENERAL NOTES:**
- ALL FLOOR LEVELS SHALL BE AS NOTED UNLESS NOTED OTHERWISE.
 - ALL FINISHED GARAGE AREAS SHALL BE AS NOTED UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR WALLS AND 4" OF EXTERIOR FINISHES SHALL BE AS NOTED UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS SHALL BE AS NOTED UNLESS NOTED OTHERWISE.
 - FLOOR LOCATIONS DETERMINED PER CONTRACTOR.

SYMBOL	DESCRIPTION	NOTES
(Symbol)	CEILING LIGHT	SEE ELECTRICAL SCHEDULE
(Symbol)	SWITCH	SEE ELECTRICAL SCHEDULE
(Symbol)	OUTLET	SEE ELECTRICAL SCHEDULE
(Symbol)	DOOR	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	WINDOW	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	SLIDING DOOR	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	MECH. ROOM	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	LAUNDRY	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	BATH	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	BEDROOM	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	DINETTE	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	KITCHEN	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	FAMILY ROOM	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	MASTER BEDROOM	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	MUD ROOM	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	ENTRY	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	2 CAR GARAGE	SEE ARCHITECTURAL FLOOR PLAN
(Symbol)	COV. PORCH	SEE ARCHITECTURAL FLOOR PLAN

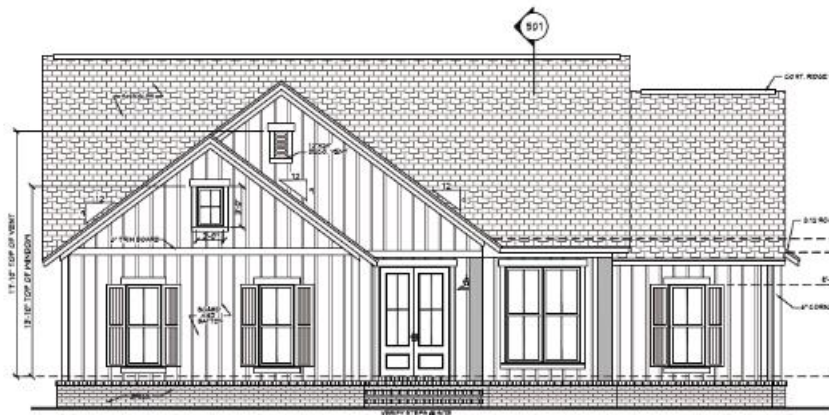


LEVEL	AREA (SQ. FT.)
MAIN LEVEL	192 sq. ft.
FINISHED BASEMENT	558 sq. ft.
GARAGE	448 sq. ft.
COVERED PORCH	80 sq. ft.

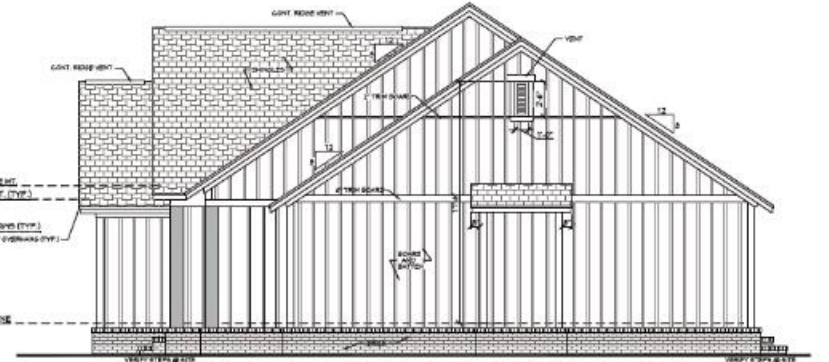




PROPOSED ARCHITECTURE | SINGLE-FAMILY



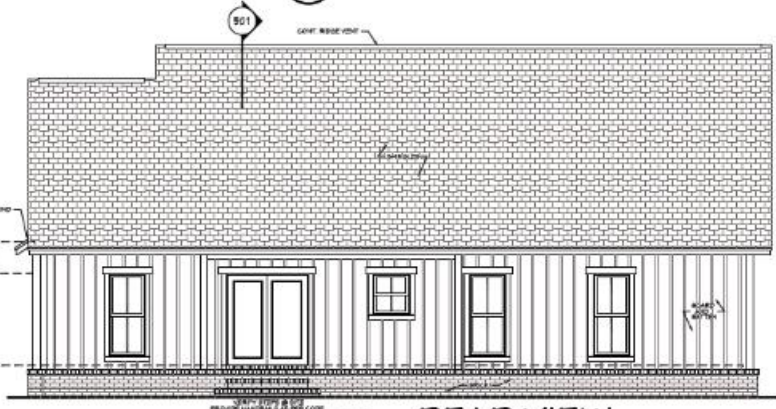
401 FRONT VIEW
SCALE 1/4" = 1'-0"



402 RIGHT VIEW
SCALE 1/4" = 1'-0"



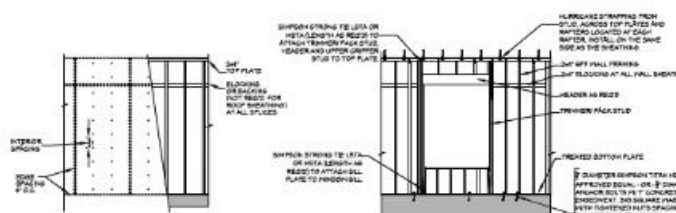
403 LEFT VIEW
SCALE 1/4" = 1'-0"



404 REAR VIEW
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL PENDING AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



WALL/ROOF FASTENING DETAILS
SCALE 1/4" = 1'-0"

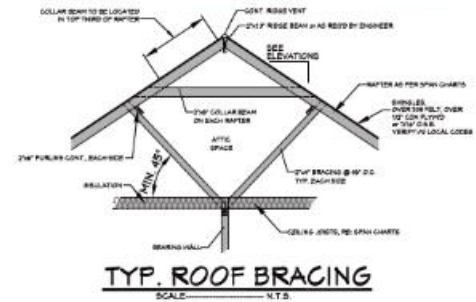
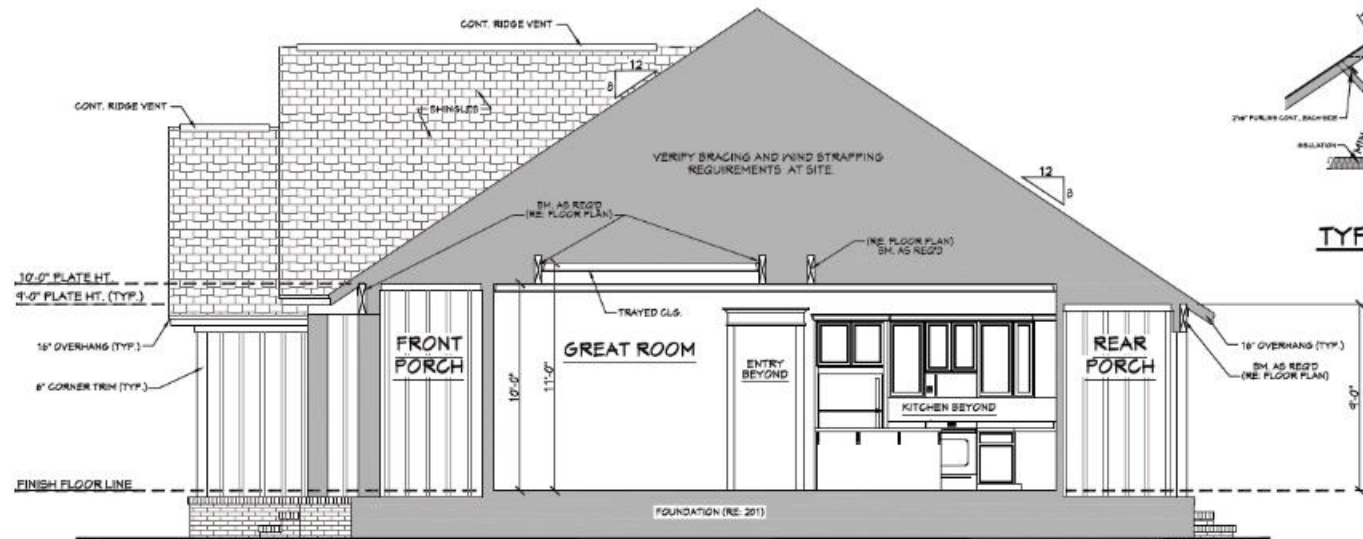
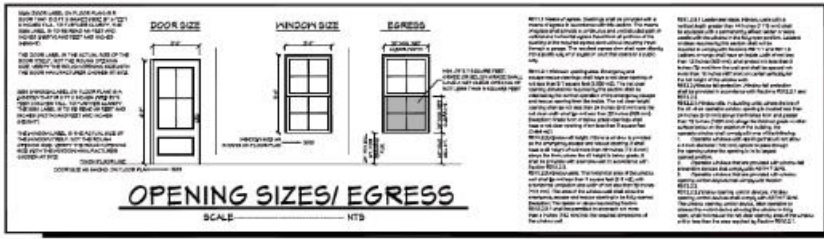
NAIL SIZE SPACING FOR WALL SHEATHING
8# NAILS
MR. OF 12\"/>

NAIL SIZE SPACING FOR ROOF SHEATHING
8# NAILS
MR. OF 12\"/>

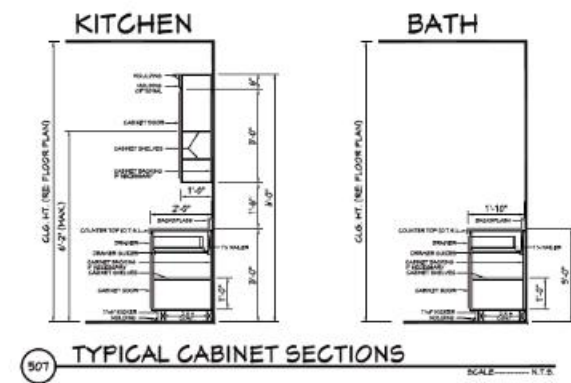
NOTES:

1. ALL EXTERIOR SHEATHING TO EXTEND FROM BOTTOM OF BOTTOM PLATE TO THE TOP OF THE TOP PLATE.
2. PROVIDE 2X4 OR GREATER COLLAR TIES IN EACH RAFTER IN THE UPPER HALF OF ATTACHED TO RAFTERS WITH 3 - 10# NAILS ON EACH SIDE.
3. SHEATHING OF OTHER BUILDING MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS FOR PROPER APPLICATION.
4. EXTERIOR WALL FINISHES TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS BASED ON FINISH APPLICATION.

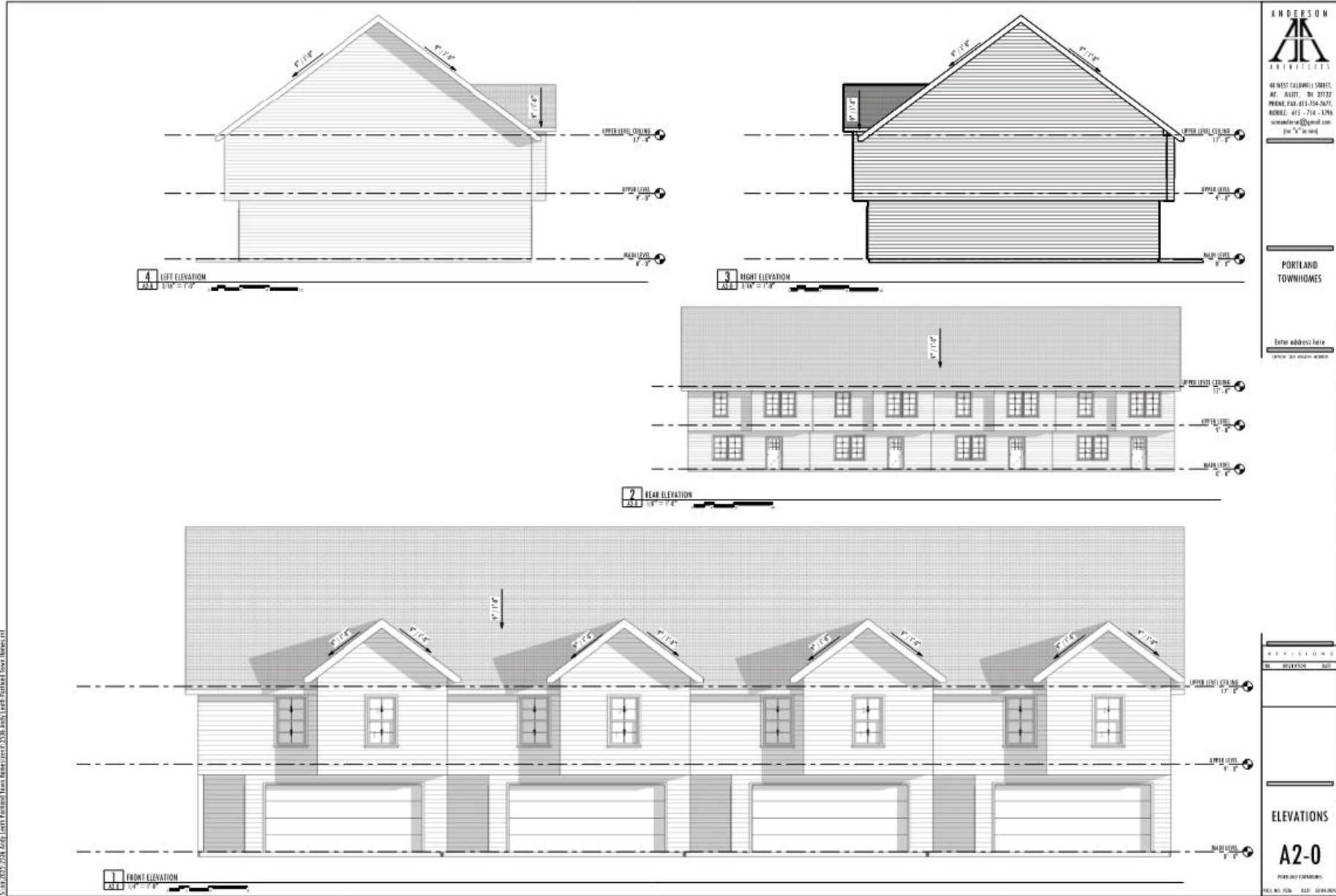
- CROSS SECTION NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
 4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
 5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.



501 CROSS SECTION
SCALE: 3/8" = 1'-0"



PROPOSED ARCHITECTURE | TOWNHOMES



PROPOSED ARCHITECTURE | TOWNHOMES

ANDERSON
ARCHITECTS

48 WEST CALDWELL STREET,
APT. 40111, SE 21122
PORTLAND, OREGON 97214-3471
PHONE: 503-251-1296
MOBILE: 503-714-1296
scott@andersonarchitect.com
(or "a" on map)

PORTLAND
TOWNHOMES

Enter address here
(OPTION: 303-555-1234)



NO.	REVISION	DATE

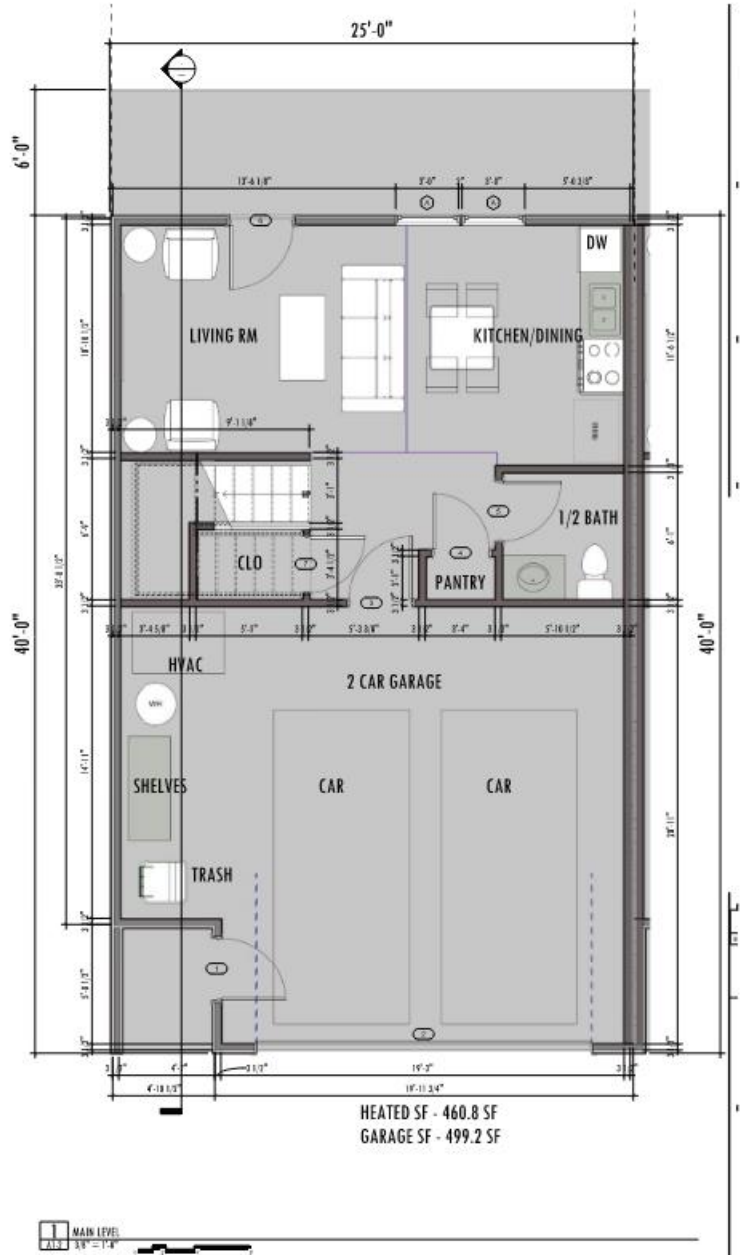
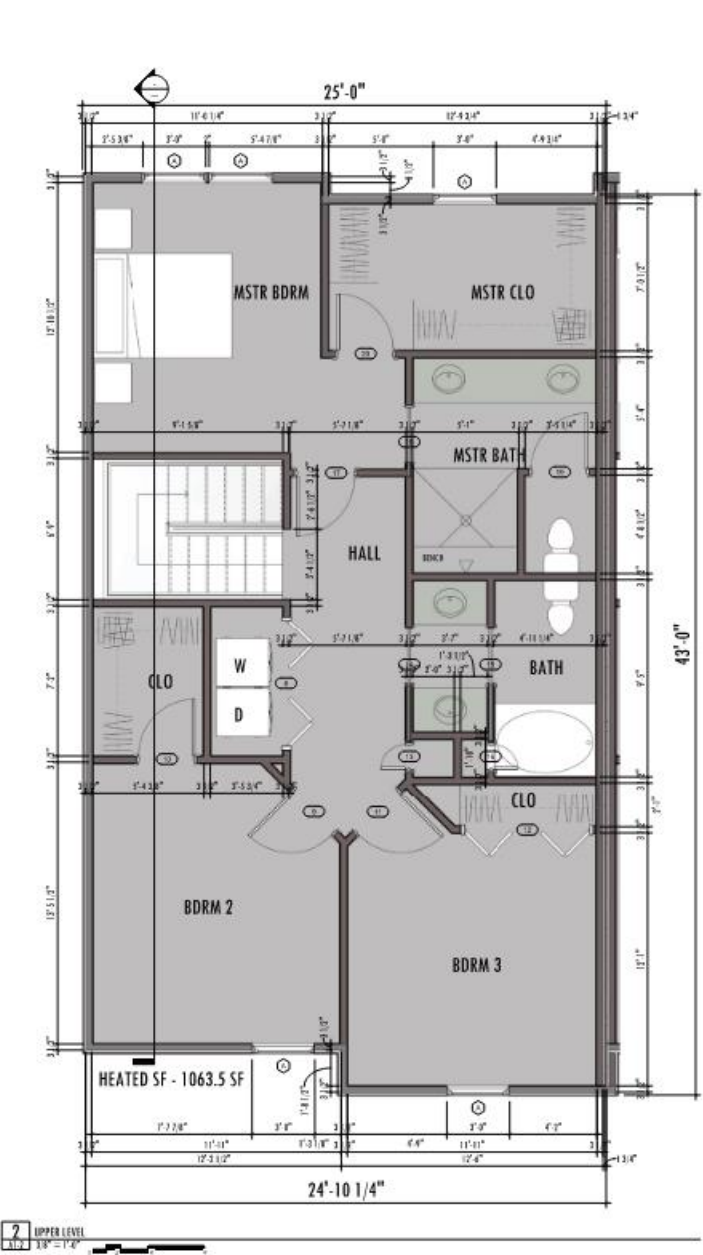
FLOOR PLANS

A1-1

PORTLAND TOWNHOMES
PLOT NO. 1234 SHEET 10/20/2024

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WRITTEN LIST OF BUILDING MATERIALS

EXTERIOR WALLS:

Siding: Vinyl or fiber cement (specific patterns or finishes should match elevation design).
Brick or stone veneer accents for decorative purposes (optional based on design).

ROOFING:

Asphalt shingles, typically in a standard or architectural profile.
Metal flashing and drip edges around perimeters.

WINDOWS & DOORS:

Double-hung or fixed windows with vinyl or aluminum frames.
Exterior doors: Insulated metal or fiberglass doors, with optional decorative glass inserts.

STRUCTURAL COMPONENTS:

Wood framing: 2x6 or 2x4 for walls, with additional load-bearing elements as specified.
I-joists or LVL beams for floors and ceilings as per span and load requirements.

PORCHES & RAILINGS:

Pressure-treated wood or composite decking.
Metal or wood railings where required by code.

OTHER FEATURES:

Concrete for foundation and possible driveway or porch slabs.
Ventilation components such as soffit vents or ridge vents.
Gutters and downspouts, likely aluminum.

MINIMUM SQUARE FOOTAGE:

Single Family 80' lot: 2,000SF | Single Family 60' lot: 1,500SF | Townhomes: 875SF

For a complete and accurate list, consult the notes and legend sections of the specific elevation plans.

PROPOSED AMENITIES | MAIL KIOSKS & BUS STOP



PROPOSED AMENITIES | MAIL KIOSKS & BUS STOP



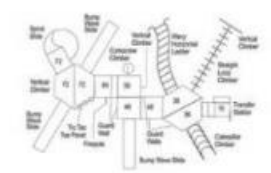
PROPOSED AMENITIES | COMMERCIAL PLAYGROUND



OUTDOOR | PLAYGROUND WALL



911-129B (5' posts)	
911-229B (3.5' posts)	
Ages:	5-12 years
Total Number of Events:	13
Elevated Events:	13
Ground Level Events:	0
Dimensions:	35' x 26'
Use Zone:	47' x 38'
Weight:	4,807 lbs.









SIGNAGE PLAN:

There is no signage proposed for this site.



PHASING PLAN



UTILITIES:

Water service to Riggs Place will be supplied by Portland Utilities, connecting to the existing water main located in Riggs Avenue, ensuring reliable and convenient access for all future residences. Water service needs to include off-site water improvements have been discussed and will be determined as part of the construction design requirements.

Sanitary sewer service will also be provided by Portland Utilities, utilizing a gravity-fed connection to the existing sewer line in Riggs Avenue, which allows for efficient waste management.

Stormwater management on the property will be handled through multiple onsite detention and water quality facilities. These facilities are designed to maintain the natural drainage patterns of the land, ensuring that stormwater runoff is properly controlled and treated to prevent downstream impact.





GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF PORTLAND SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF PORTLAND SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY CITY OF PORTLAND OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY RICHARD GRAVES.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY 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.
12. ELEVATIONS AND CONTOURS WERE DERIVED USING RADIAL TRIGONOMETRY AND DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (1) FOOT, AND THE SOURCE OF VERTICAL DATUM IS H.G.V.D. 1929.
13. BEARINGS SHOWN ARE BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM (NAD1983).
14. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0134G, EFFECTIVE DATE 4/17/2012, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 500 YEAR FLOOD PLAIN. PROPERTY IS IN "ZONE X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. REFER TO THE UTILITY PLAN NOTES FOR ADDITIONAL INFORMATION RELATING TO THIS PROJECT.
18. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF PORTLAND ZONING ORDINANCE, SECTION 13.02.
19. INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
20. THIS PROJECT IS NOT SET TO REACH ANY AGE DEMOGRAPHIC.

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF PORTLAND.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. PROVIDE NPDES PERMIT NUMBER AND NOC TO CITY OF PORTLAND ENGINEERING DIVISION WHEN RECEIVED.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK:
XXXXXXXXXXXXXXXXXX
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED MINERAL AGGREGATE TYPE A, GRADING D TO SPRINGLINE). TRENCH FILL TO BE MINERAL AGGREGATE TYPE A, GRADING D.

DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL.

(2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" OF STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH MINERAL AGGREGATE TYPE A, GRADING D IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. MINERAL AGGREGATE TYPE A, GRADING D THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND ENGINEERING DIVISION PRIOR TO GRADING.
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

STATEMENT OF FINANCIAL RESPONSIBILITY:

THE DEVELOPER, EAGLES HOMES,LLC, WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THIS PROJECT.

OWNERSHIP AND MAINTENANCE PROVISIONS:

THE OWNER, EAGLES HOMES,LLC, WILL PROVIDE MAINTENANCE OF SAID PROJECT.

PROJECT DESCRIPTION:

THIS PROJECT IS TO REZONE EXISTING LAND USED FOR AGRICULTURE TO A RESIDENTIAL PUD.

ESTIMATED BEGINNING OF CONSTRUCTION:

MARCH 2025

ESTIMATED COMPLETION OF CONSTRUCTION:

DECEMBER 2025

SITE DATA TABLE	
TOTAL PROJECT SITE AREA	34.97 ACRES
TOTAL NUMBER OF LOTS	165
80' LOTS	19
60' LOTS	30
TOWNHOMES	116
TOTAL LOT AREA	17.65 ACRES
MAXIMUM LOT SIZE	9164 SQ.FT
MINIMUM LOT SIZE	2000 SQ.FT
DENSITY	4.72 LOT/ ACRES
TOTAL OPEN SPACE	10.16 ACRES
% OF OPEN SPACE	29 %

POPULATION INFORMATION	
ACCORDING TO THE U.S. CENSUS FOR THE CITY OF PORTLAND	
-AVERAGE OF 2.6 PERSONS PER HOUSEHOLD(2018-2022)	
-PERSONS UNDER AGE 5 - 7.7%	
-PERSONS UNDER AGE 18 - 26.1%	
-188 UNITS X 2.69=489 PEOPLE	
-UNDER AGE 18 - 135.7	
-UNDER AGE 5 - 40.00	
-SCHOOL AGE - 95.7	

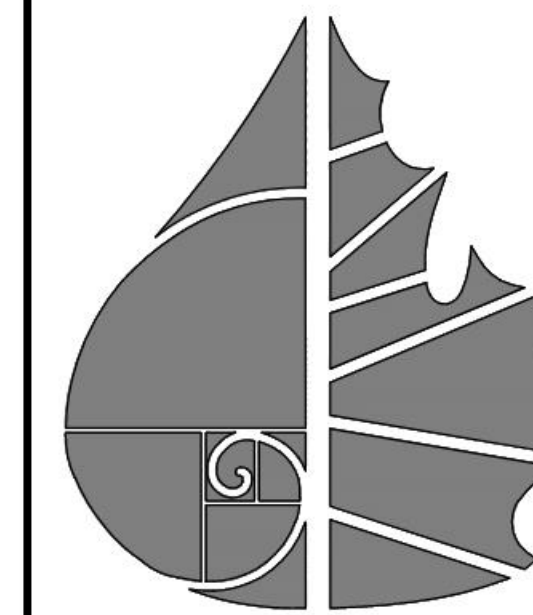
SITE DATA TABLE			
OWNER / DEVELOPER	OWNER: SHANNON DOUGLAS & CHERYL KENT 30 VAUGHN GAP RD NASHVILLE, TN,37205	OWNER: JOHN CRAFTON 381 CRAFTON ROAD PORTLAND, TN,37148	DEVELOPER: JOHN MCCLLOUD 195 OAK DRIVE PORTLAND, TN,37148
SITE LOCATION	RIGGS AVENUE		
TAX MAP	033	039	
PARCEL	107.01	012.00	
ACREAGE	RB-4928 PG.235	RB-4117 PG.281	
CURRENT ZONE	RS-20	17.72 ACRES ±	
REQUESTED ZONE	RM-1 PUD	17.72 ACRES ±	
EXISTING USE	AGRICULTURE		
PROPOSED USE	SINGLE FAMILY DETACHED AND ATTACHED		

RM-1 PUD BULK AND AREA REGULATIONS		
	PROPOSED SINGLE FAMILY	PROPOSED TOWNHOME
MINIMUM LOT WIDTH	-	-
MINIMUM REQUIRED LOT AREA	-	-
FRONT YARD	20 FEET	20 FEET
SIDE YARD	7.5 FEET	7.5 FEET
REAR YARD	20 FEET	10 FEET
PARKING REQUIRED	1 SPACE PER UNIT	1.5 SPACES PER UNIT
PARKING PROVIDED - TOTAL PER UNIT	4 SPACES PER UNIT	4 SPACES PER UNIT
GARAGE	2 SPACES PER UNIT	2 SPACES PER UNIT
DRIVEWAY	2 SPACES PER UNIT	2 SPACES PER UNIT
OFF-STREET PARKING	19 SPACES	

UTILITY OWNERS			
WATER SEWER GAS	CITY OF PORTLAND PUBLIC UTILITIES 100 SOUTH RUSSELL STREET PORTLAND, TN 37148 (615) 323-1437	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 (615) 344-5288
ELECTRIC	CUMBERLAND ELECTRIC MEMBERSHIP CORP. 207 SOUTH BROADWAY PORTLAND, TN 37148 (615) 325-4172	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 (615) 244-5900

PLAN SHEET INDEX:

DESCRIPTION	SHEET
PROJECT NOTES	1
EXISTING CONDITIONS	2
OVERALL SITE LAYOUT	3A
SITE LAYOUT A	3B
SITE LAYOUT B	3C
OVERALL PRELIMINARY UTILITIES	4A
PRELIMINARY UTILITIES	4B
PRELIMINARY UTILITIES	4C
PROPOSED OFFSITE WATER IMPROVEMENTS	4D
OVERALL LANDSCAPE PLAN	5A
LANDSCAPE PLAN	5B
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OVERALL PRELIMINARY ROADWAY IMPROVEMENT PLAN	6A
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PRELIMINARY PHASING	8D
PRELIMINARY PHOTOMETRIC PLAN	9



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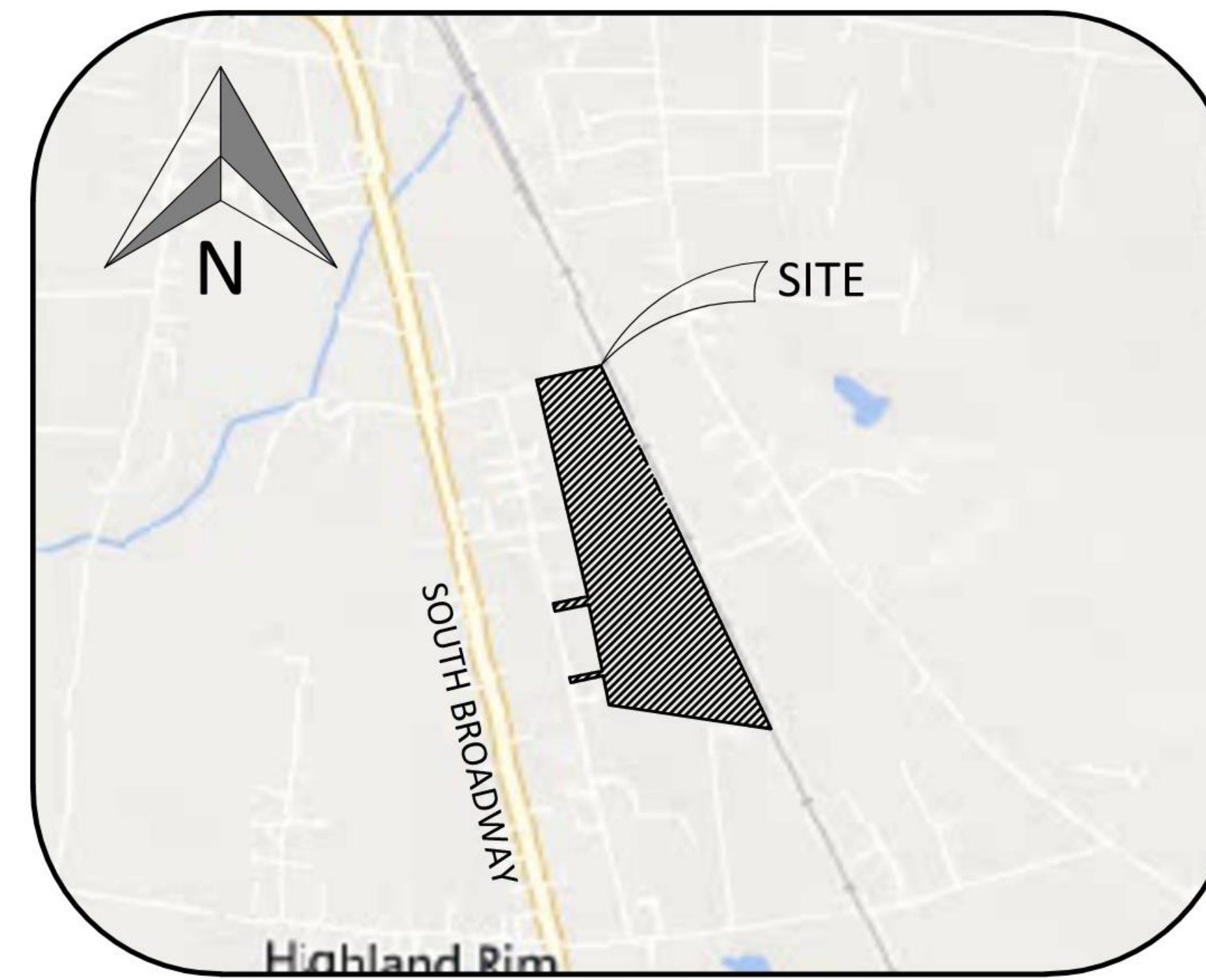
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03-05-25

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

PROJECT NOTES

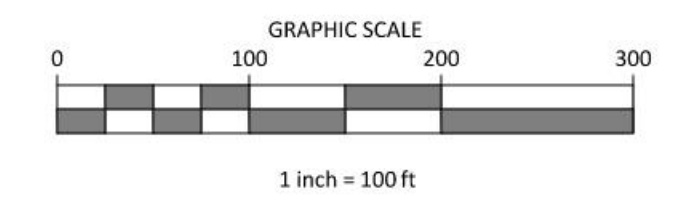
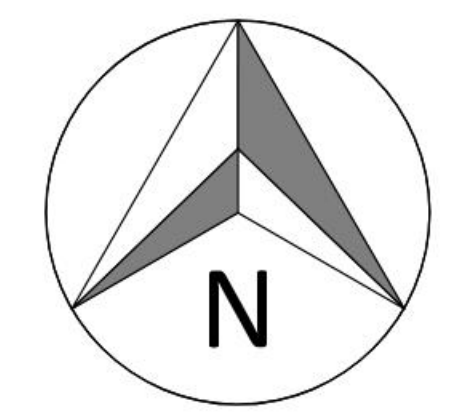


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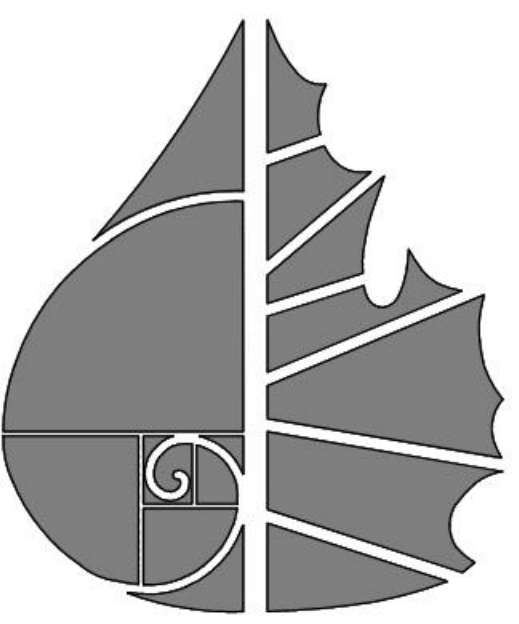
SHEET NO.

1

SHEET 1 OF 23



- LEGEND**
- CONCRETE MONUMENT (OLD)
 - CONCRETE MONUMENT (NEW)
 - IRON ROD (OLD)
 - IRON ROD (NEW)
 - ⊕ BENCHMARK
 - BOUNDARY LINE
 - - - - - BUFFER
 - - - - - SETBACK / YARD
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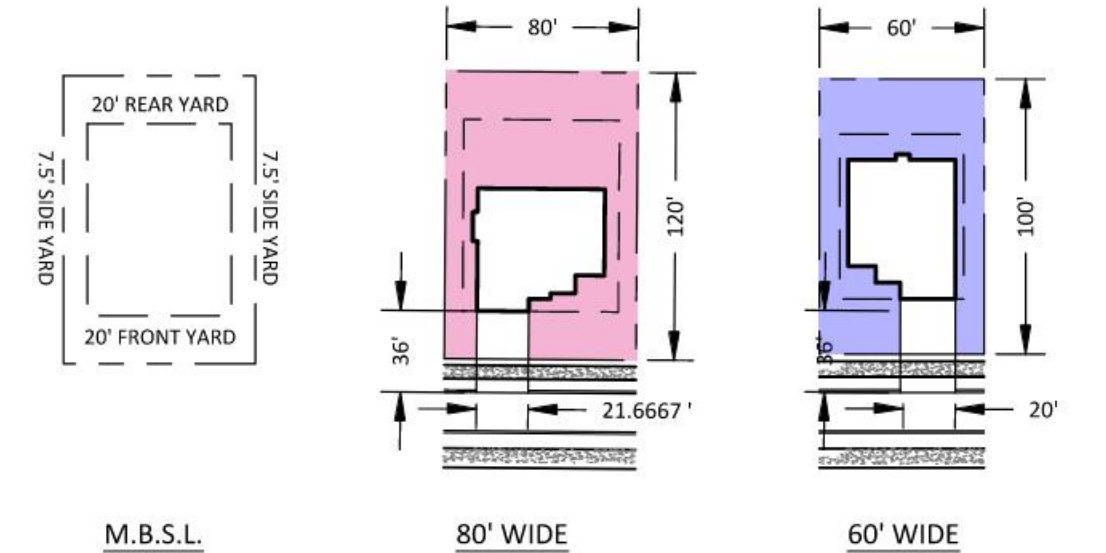
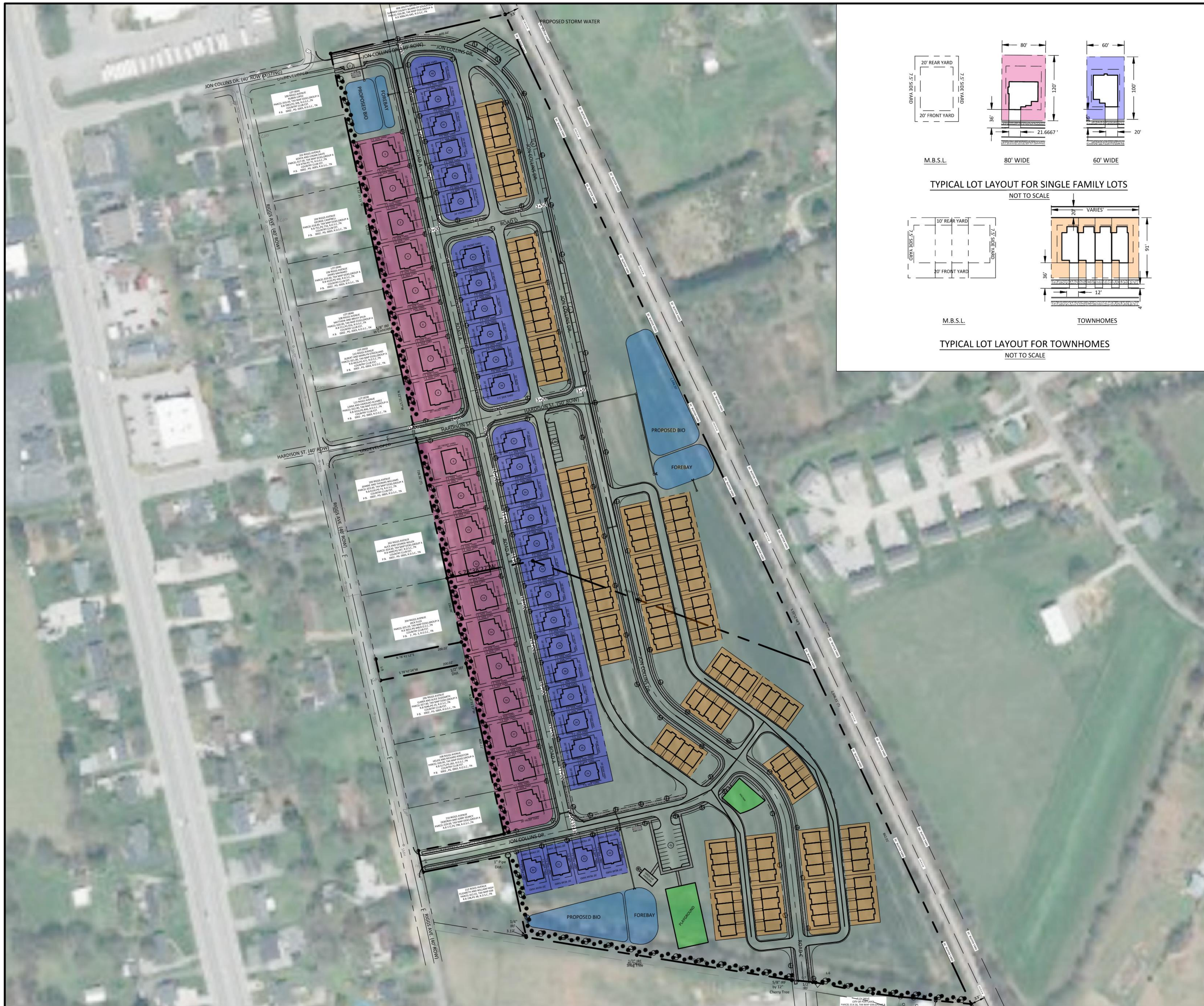
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EXISTING CONDITIONS

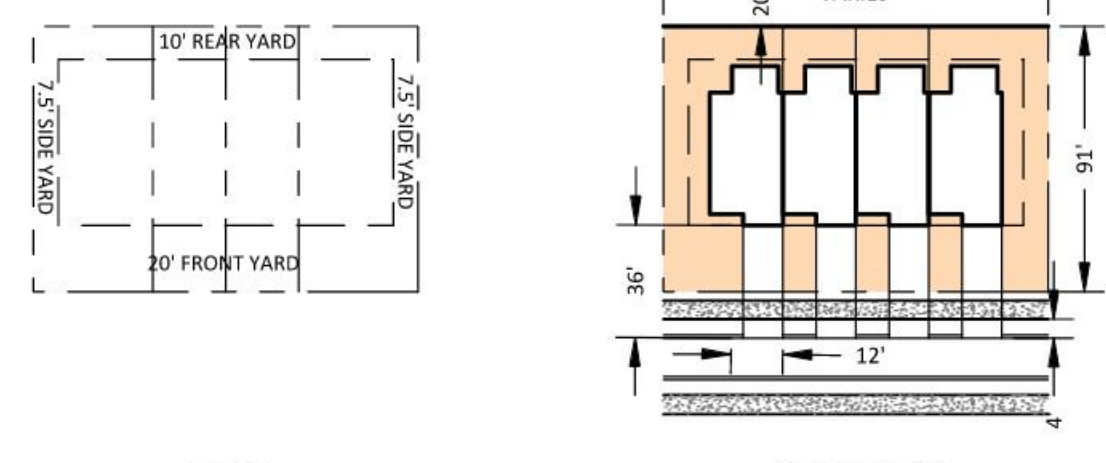
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2	02-05-2025	PER CITY COMMENTS

SHEET NO. 2
 SHEET 2 OF 23
 PROJ. #23.099G DATE: 11 DECEMBER 2024

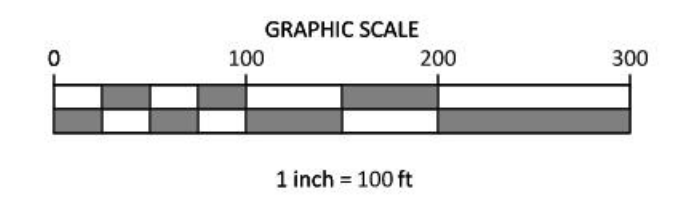
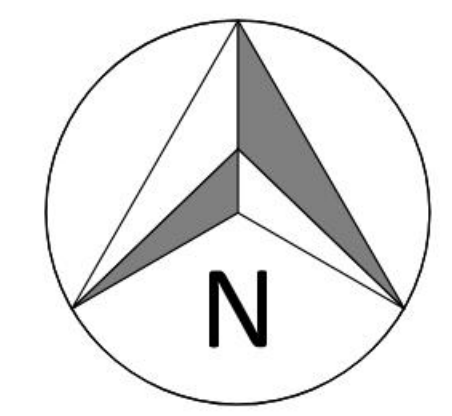




TYPICAL LOT LAYOUT FOR SINGLE FAMILY LOTS
NOT TO SCALE

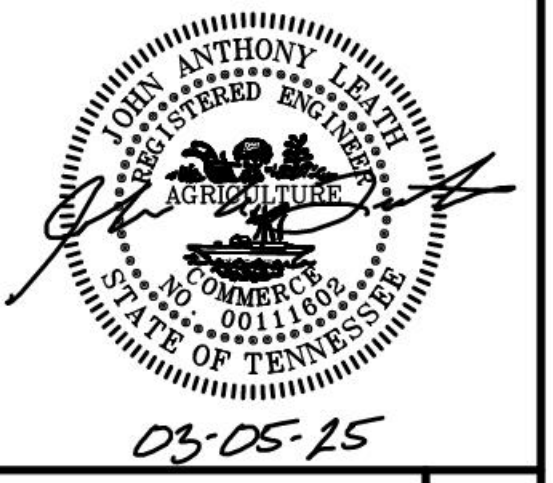


TYPICAL LOT LAYOUT FOR TOWNHOMES
NOT TO SCALE



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 - WATER VALVE
 - BLOW OFF VALVE
 - AIR RELEASE ASSEMBLY
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - A/C PAD
 - 80' WIDE LOTS
 - 60' WIDE LOTS
 - TOWNHOMES

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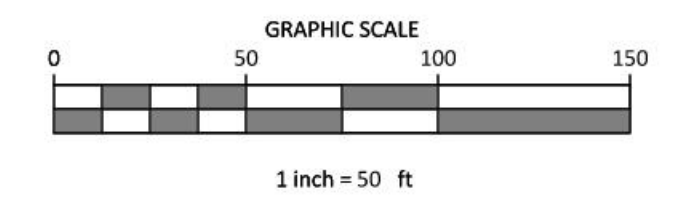
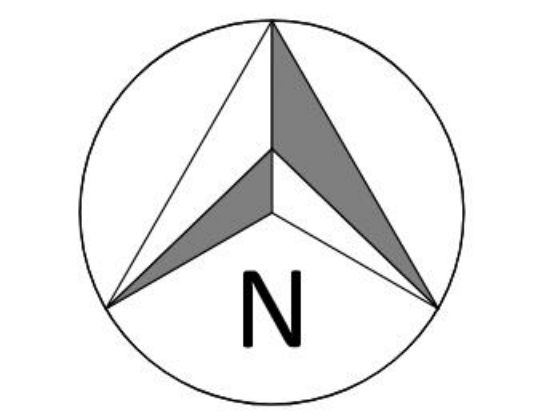


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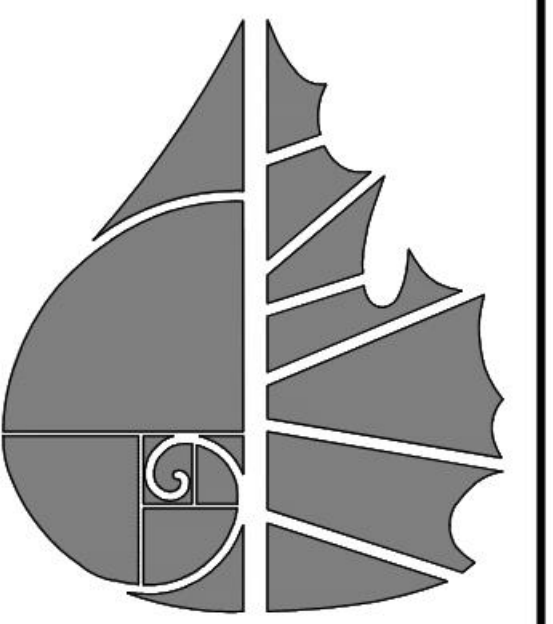
OVERALL SITE LAYOUT

NO.	DATE	REVISION
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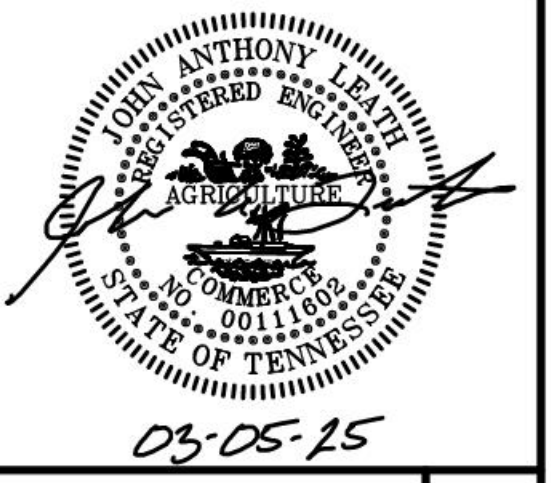
SHEET NO.
3A
SHEET 3 OF 23



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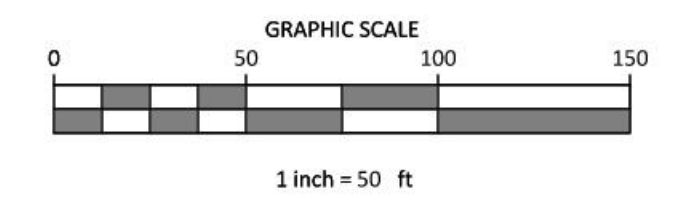
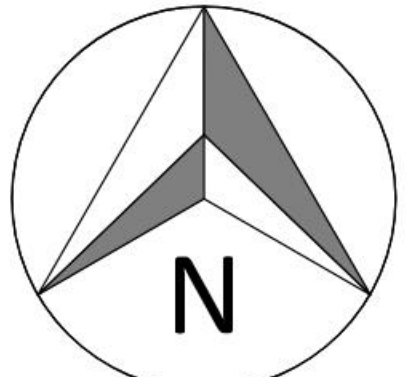
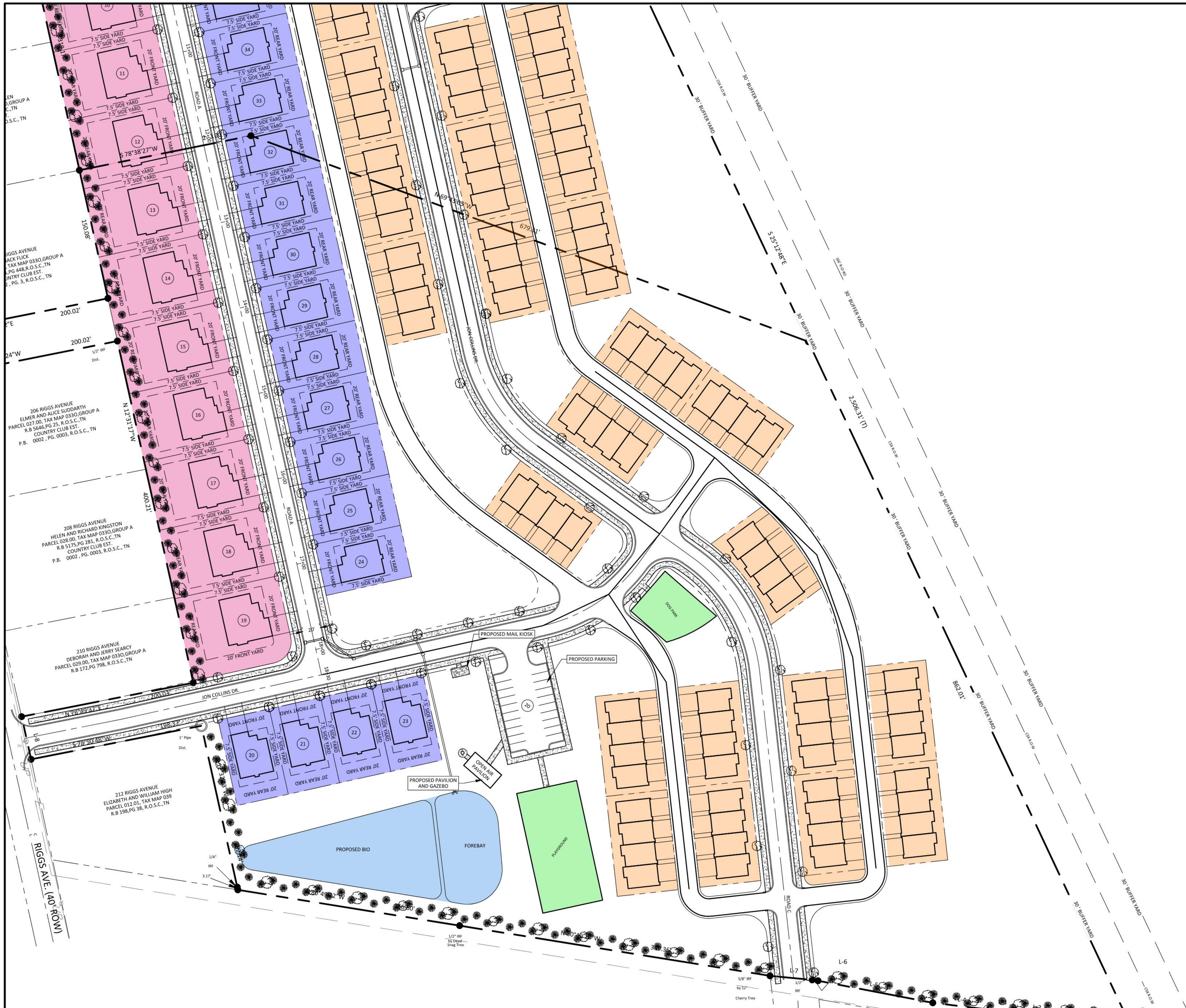
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SITE LAYOUT A

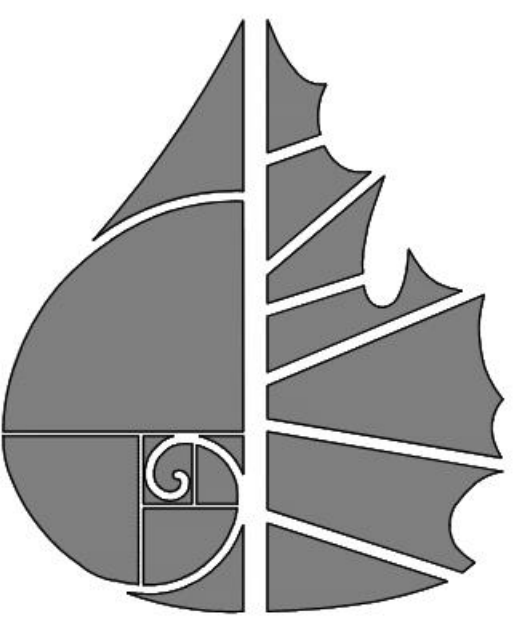
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SHEET NO. 3B
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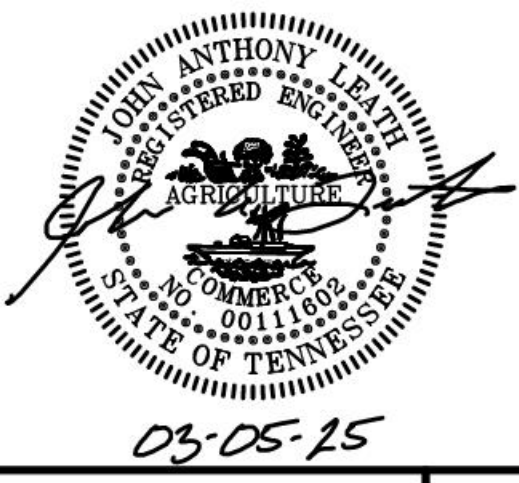




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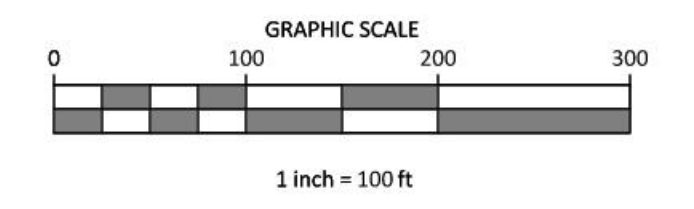
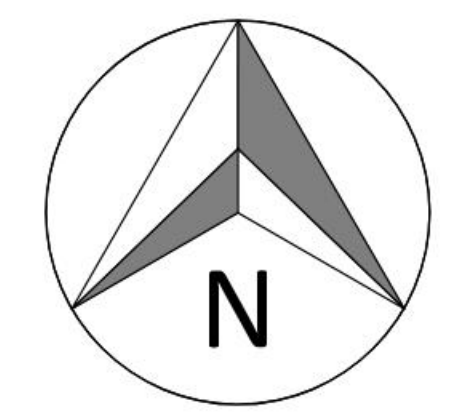
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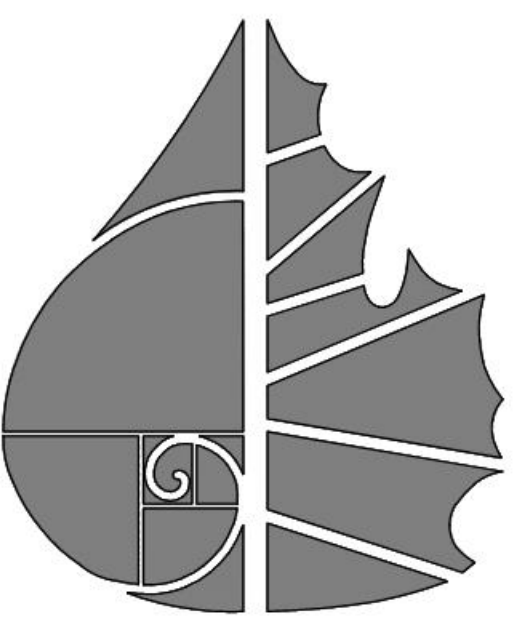
SHEET NO. 3C
 SHEET 5 OF 23
 PROJ. #23.099G DATE: 11 DECEMBER 2024



SITE LAYOUT B



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

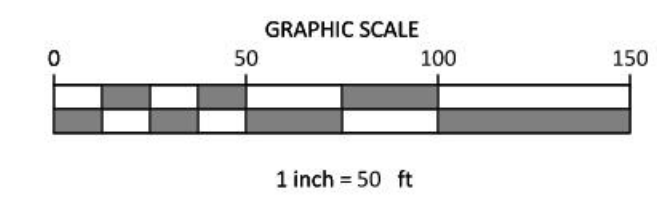
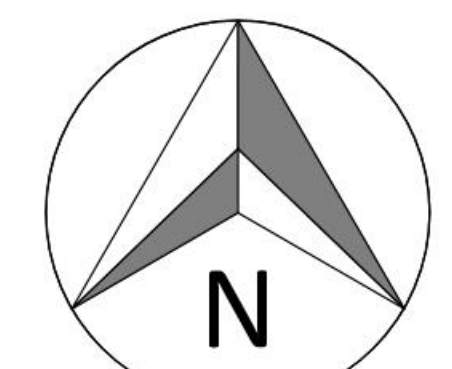
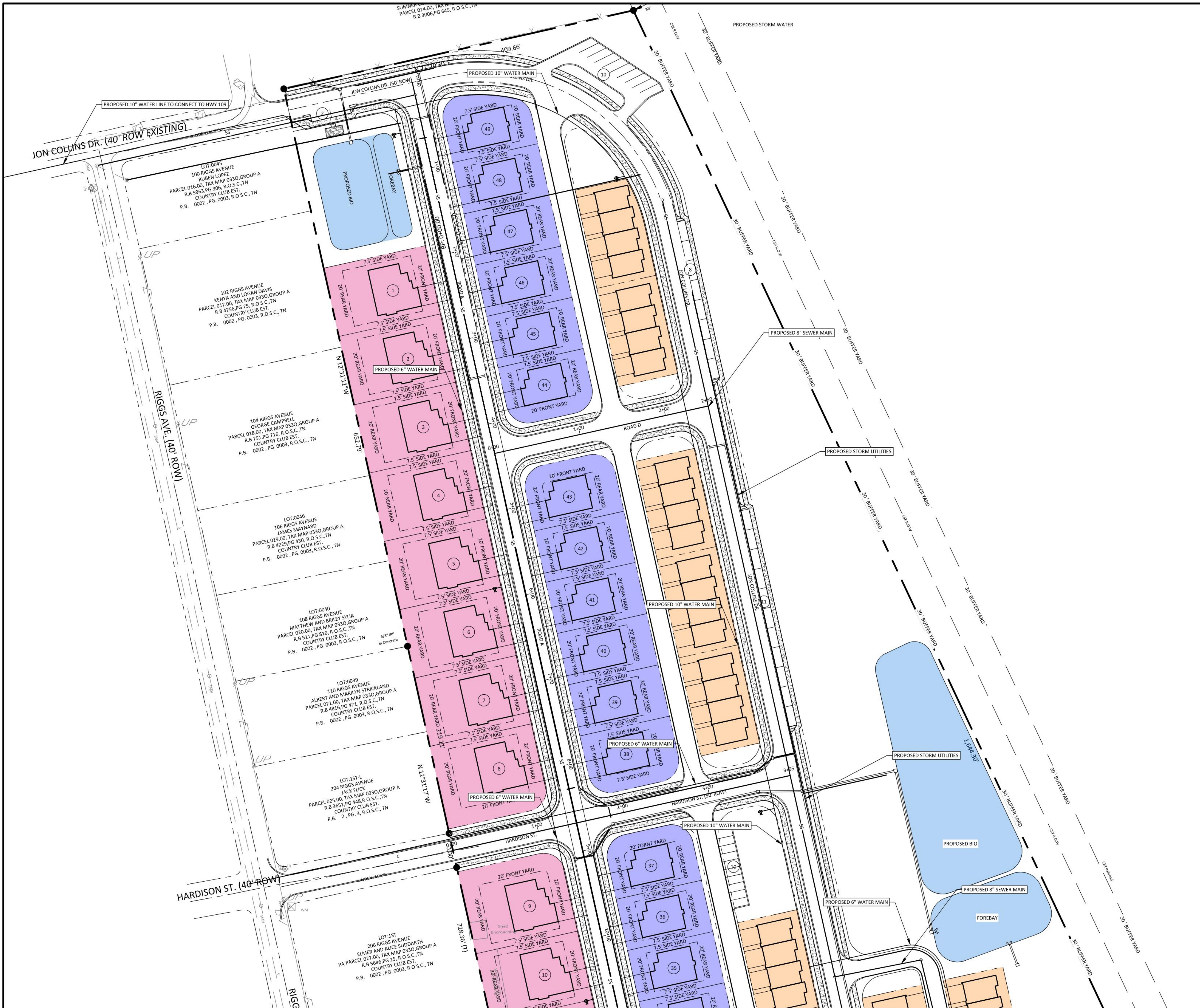
OVERALL PRELIMINARY UTILITIES

NO.	DATE	REVISION
1	01-09-2025	PER CITY COMMENTS
2	02-05-2025	PER CITY COMMENTS

SHEET NO. 4A
SHEET 6 OF 23
PROJ. #23.099G DATE: 11 DECEMBER 2024

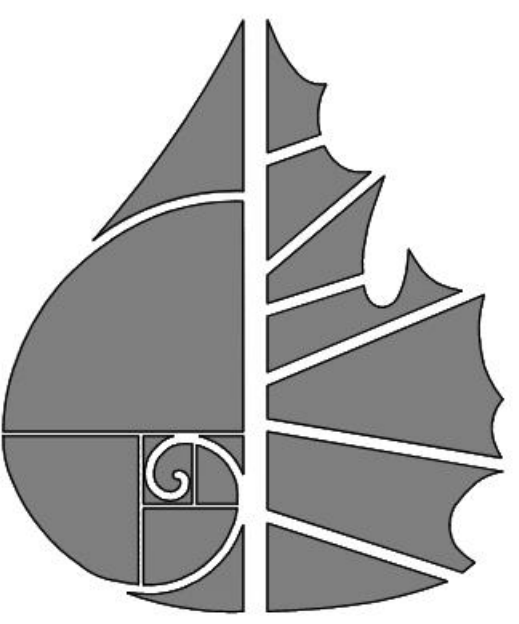


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OR (800) 353-1111 OR (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW



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



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RIGGS AVENUE
CITY OF PORTLAND
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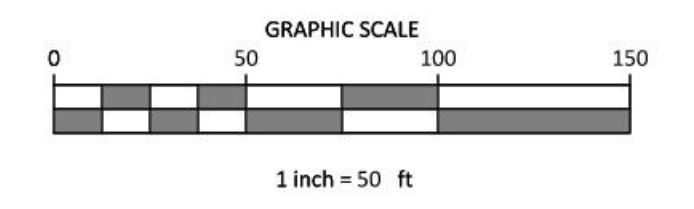
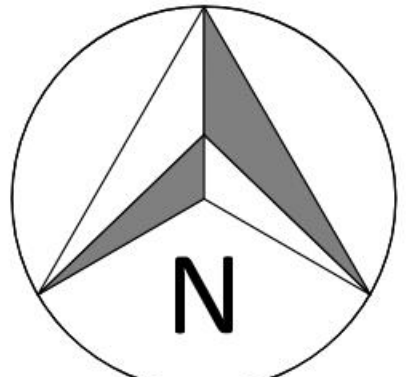
PRELIMINARY UTILITIES A

NO.	DATE	REVISION	PER CITY COMMENTS
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2	02-05-2025		

SHEET NO. 4B
SHEET 7 OF 23
PROJ. #23.099G DATE: 11 DECEMBER 2024

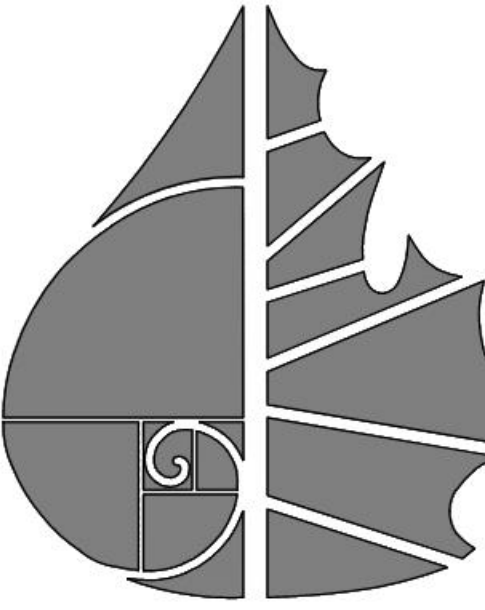


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LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- ⊕ BENCHMARK
- BOUNDARY LINE
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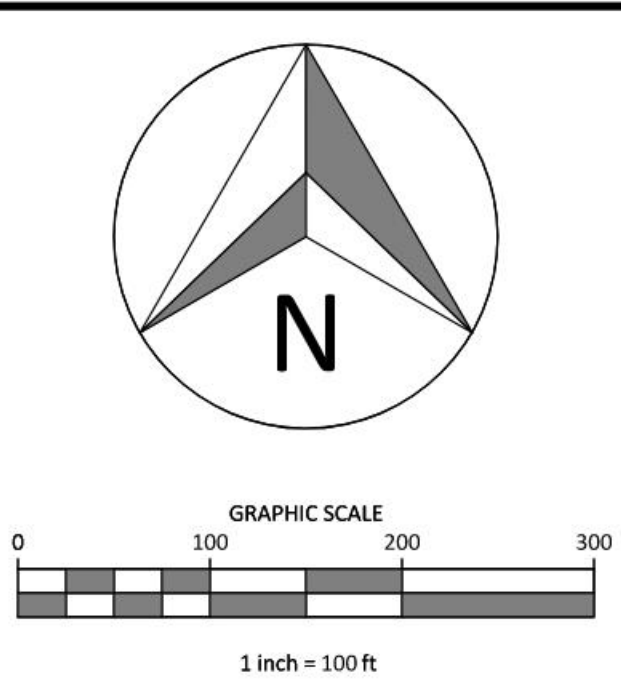
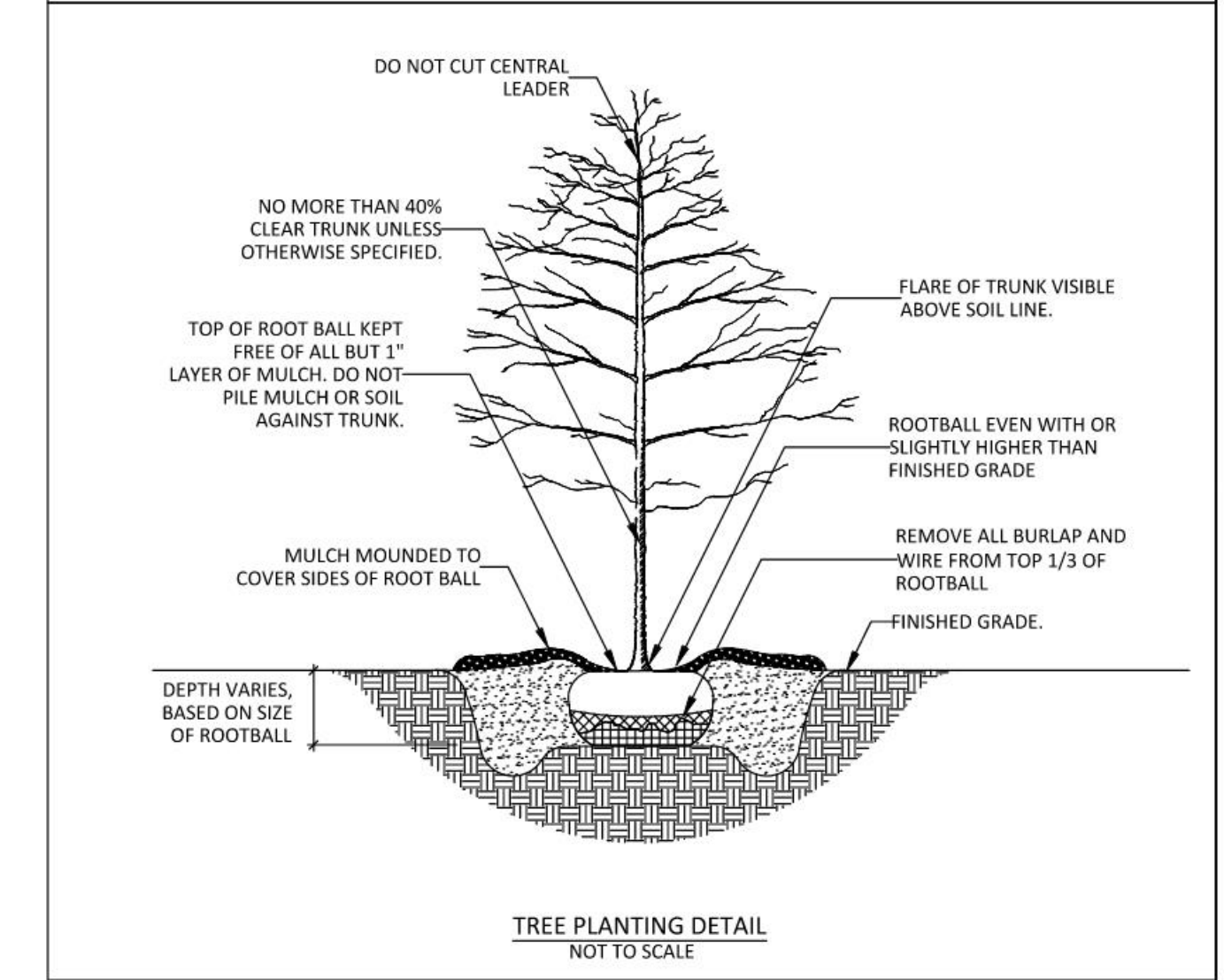
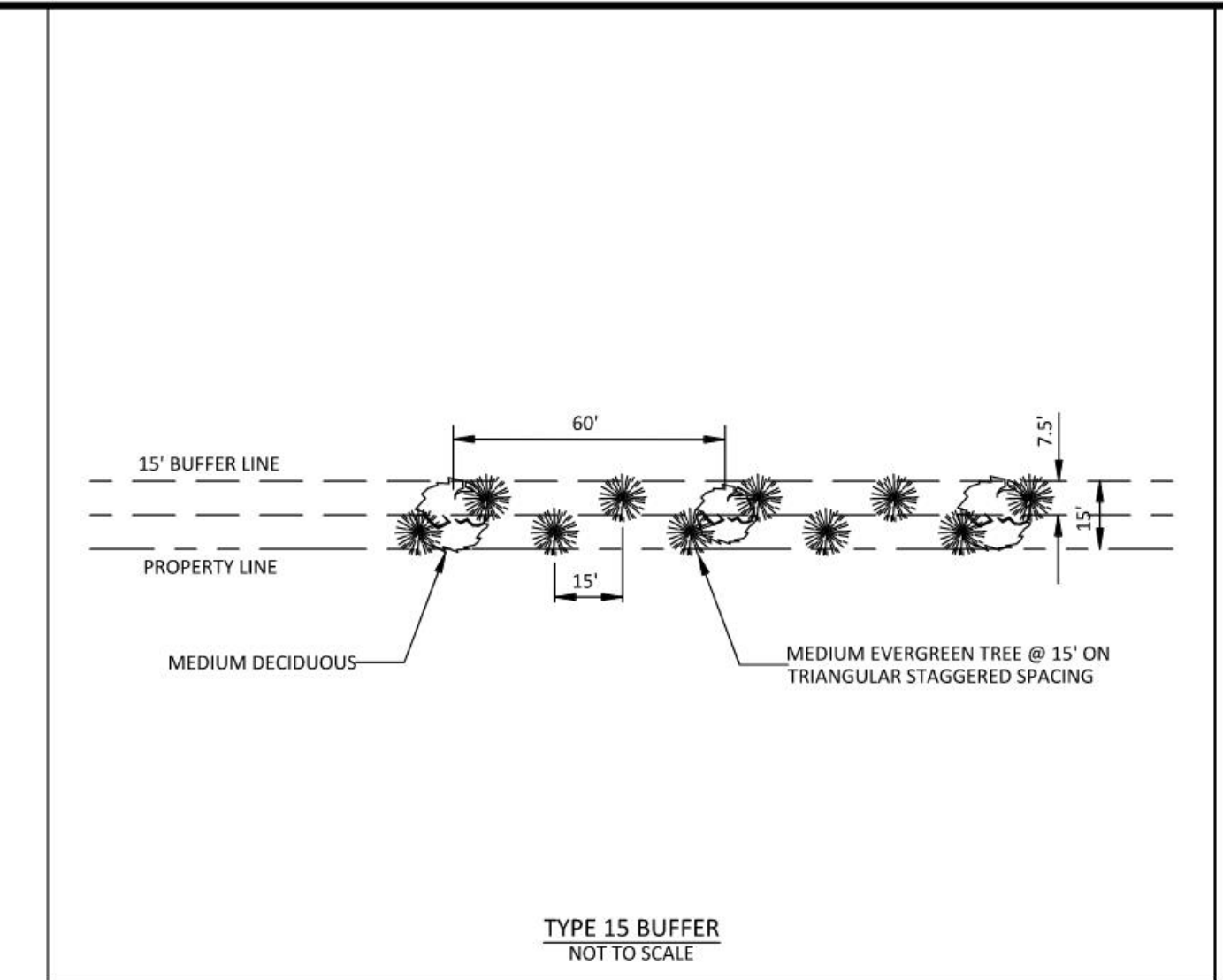
PRELIMINARY UTILITIES B

NO.	DATE	REVISION	PER CITY COMMENTS
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2	02-05-2025		PER CITY COMMENTS

SHEET NO. 4C
SHEET 8 OF 23
PROJ. #23.099G DATE: 11 DECEMBER 2024



IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
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TENNESSEE ONE CALL IT'S THE LAW



- LEGEND**
- CONCRETE MONUMENT (OLD)
 - CONCRETE MONUMENT (NEW)
 - IRON ROD (OLD)
 - IRON ROD (NEW)
 - ⊕ BENCHMARK
 - BOUNDARY LINE
 - - - - - BUFFER
 - - - - - SETBACK / YARD
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 - EXTRUDED CURB
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 - WATER VALVE
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 - GAS METER
 - GAS VALVE
 - A/C PAD

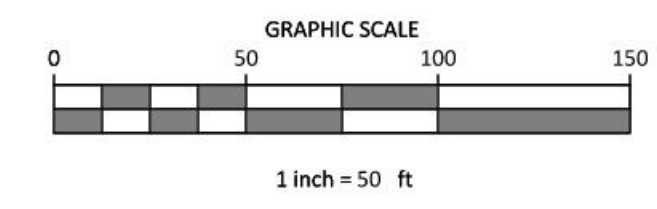
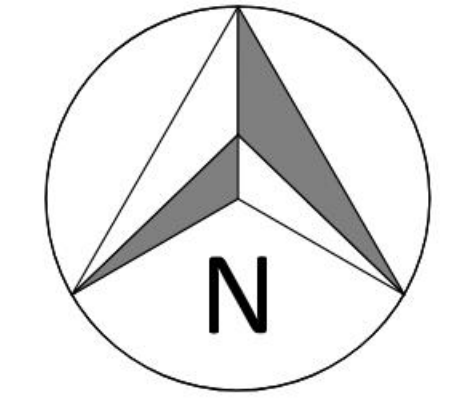
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RIGGS PLACE P.U.D. SUBDIVISION
 PRELIMINARY MASTER DEVELOPMENT PLAN
 RIGGS AVENUE
 CITY OF PORTLAND
 SUMNER COUNTY, TENNESSEE

LANDSCAPE PLAN

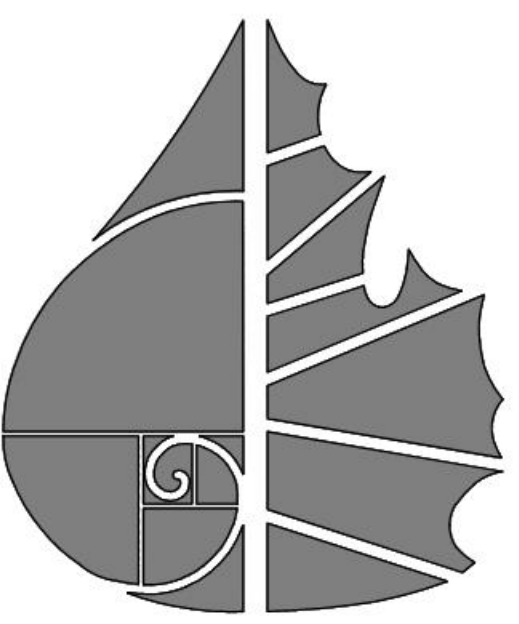
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1	01-09-2025	PER CITY COMMENTS
2	02-05-2025	PER CITY COMMENTS

SHEET NO. 5A
 SHEET 10 OF 23
 PROJ. #23.099G DATE: 11 DECEMBER 2024



LEGEND

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■	CONCRETE MONUMENT (NEW)
○	IRON ROD (OLD)
●	IRON ROD (NEW)
⊕	BENCHMARK
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- - -	BUFFER
- · - · -	SETBACK / YARD
- - - - -	PUDE
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○	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



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SUMNER COUNTY, TENNESSEE

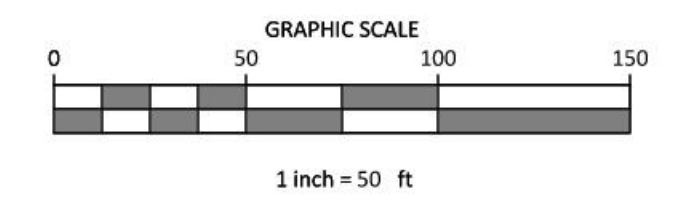
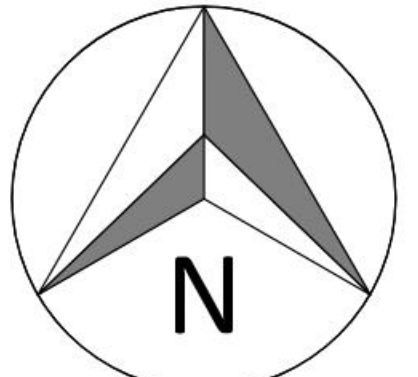
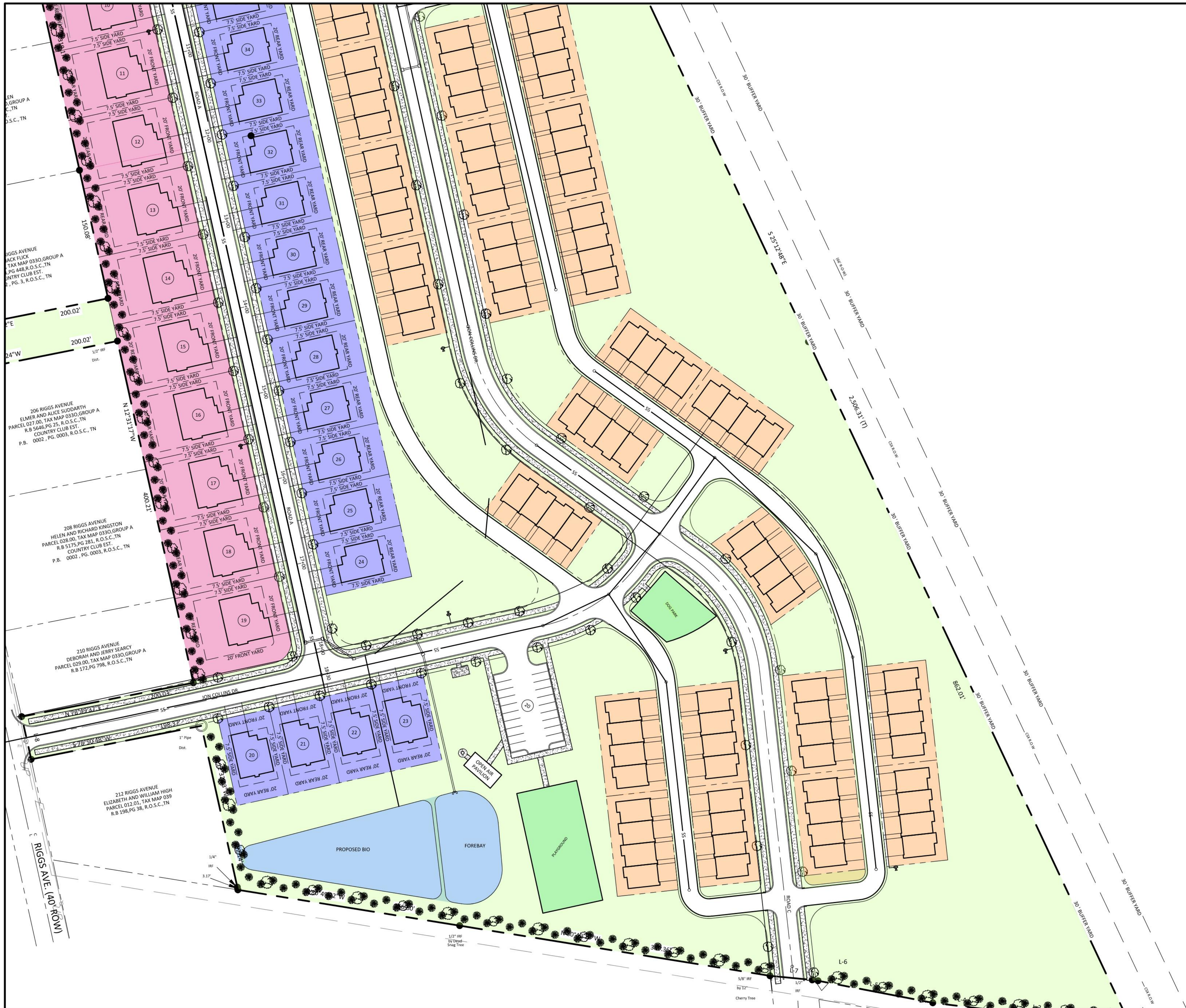
LANDSCAPE PLAN A

NO.	DATE	REVISION	PER CITY COMMENTS
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2	02-05-2025		

SHEET NO. 5B
SHEET 11 OF 23
PROJ. #23.099G DATE: 11 DECEMBER 2024

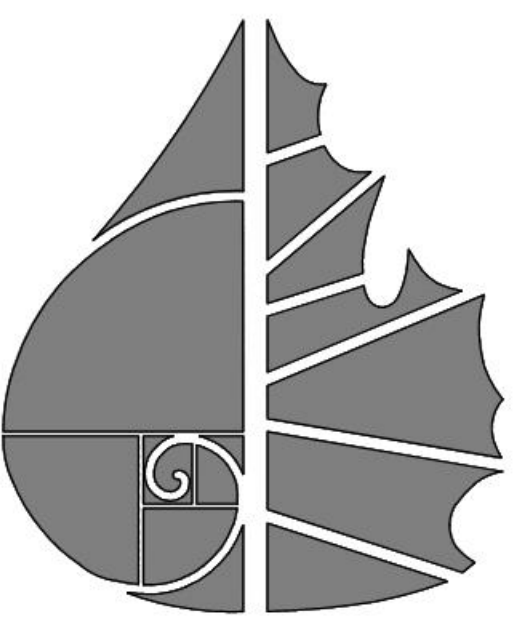


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LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
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RIGGS PLACE P.U.D. SUBDIVISION
PRELIMINARY MASTER DEVELOPMENT PLAN
RIGGS AVENUE
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

LANDSCAPE PLAN B

NO.	DATE	REVISION	PER CITY COMMENTS
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2	02-05-2025		PER CITY COMMENTS

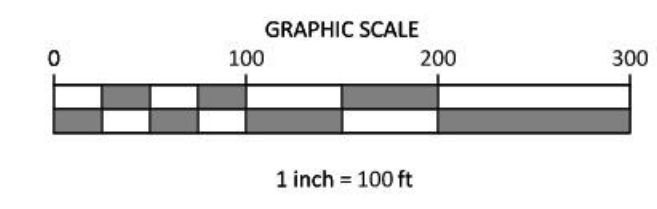
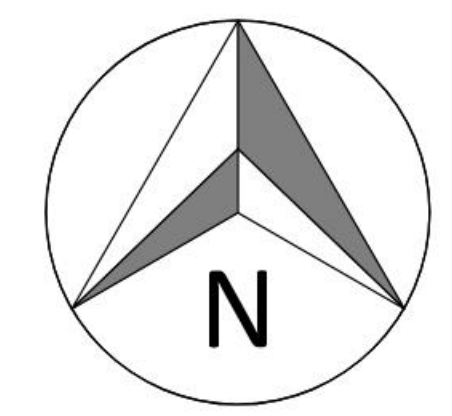
SHEET NO. 5C
SHEET 12 OF 23
PROJ. #23.099G DATE: 11 DECEMBER 2024



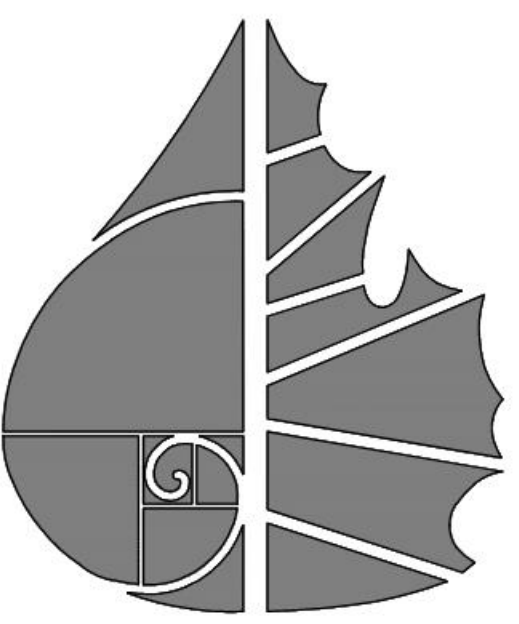
IF YOU DIG IN TENNESSEE
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NOTE:
 1) PROVIDE A 3/4" ASPHALT SEAL OVER THE BINDER COURSE IMMEDIATELY AFTER BINDER PLACEMENT DURING CONSTRUCTION PHASE.
 2) 10% MAXIMUM SLOPE FOR 10' FROM BACK OF SIDEWALK



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 PRELIMINARY MASTER DEVELOPMENT PLAN
 RIGGS AVENUE
 CITY OF PORTLAND
 SUMNER COUNTY, TENNESSEE

OVERALL PRELIMINARY ROADWAY IMPROVEMENTS PLAN

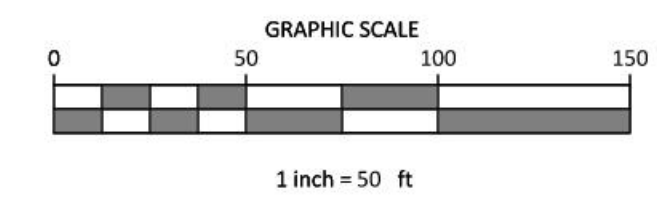
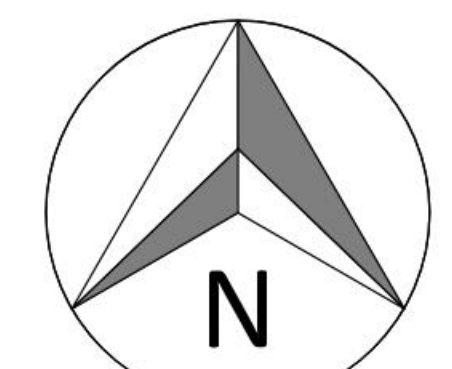
NO.	DATE	REVISION
1	01-09-2025	PER CITY COMMENTS
2	02-05-2025	PER CITY COMMENTS

SHEET NO.
6A

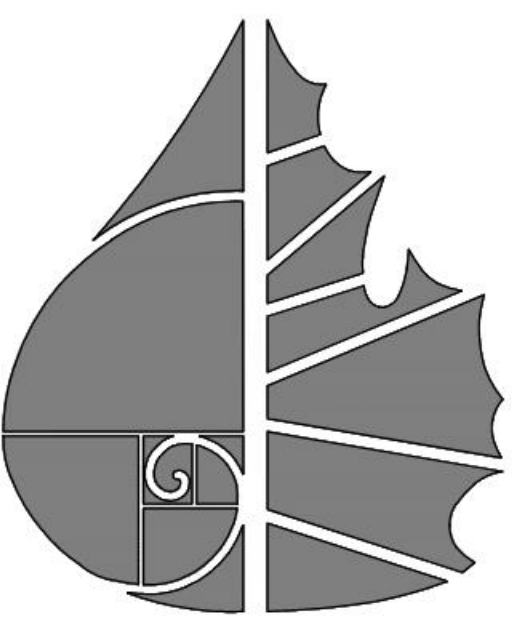
SHEET 13 OF 23



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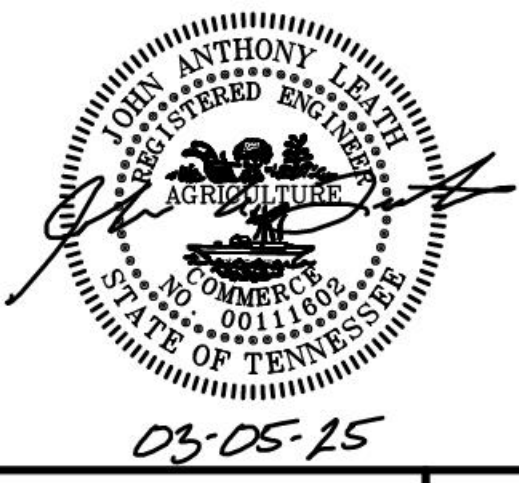


- LEGEND**
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 - IRON ROD (OLD)
 - IRON ROD (NEW)
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NO.	DATE	REVISION	PER CITY COMMENTS
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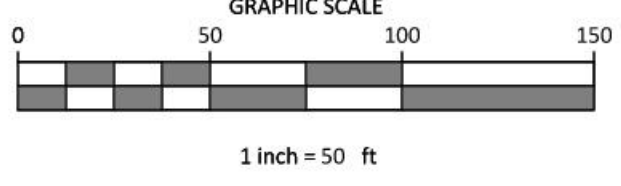
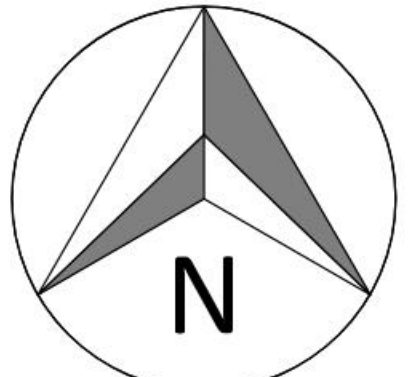
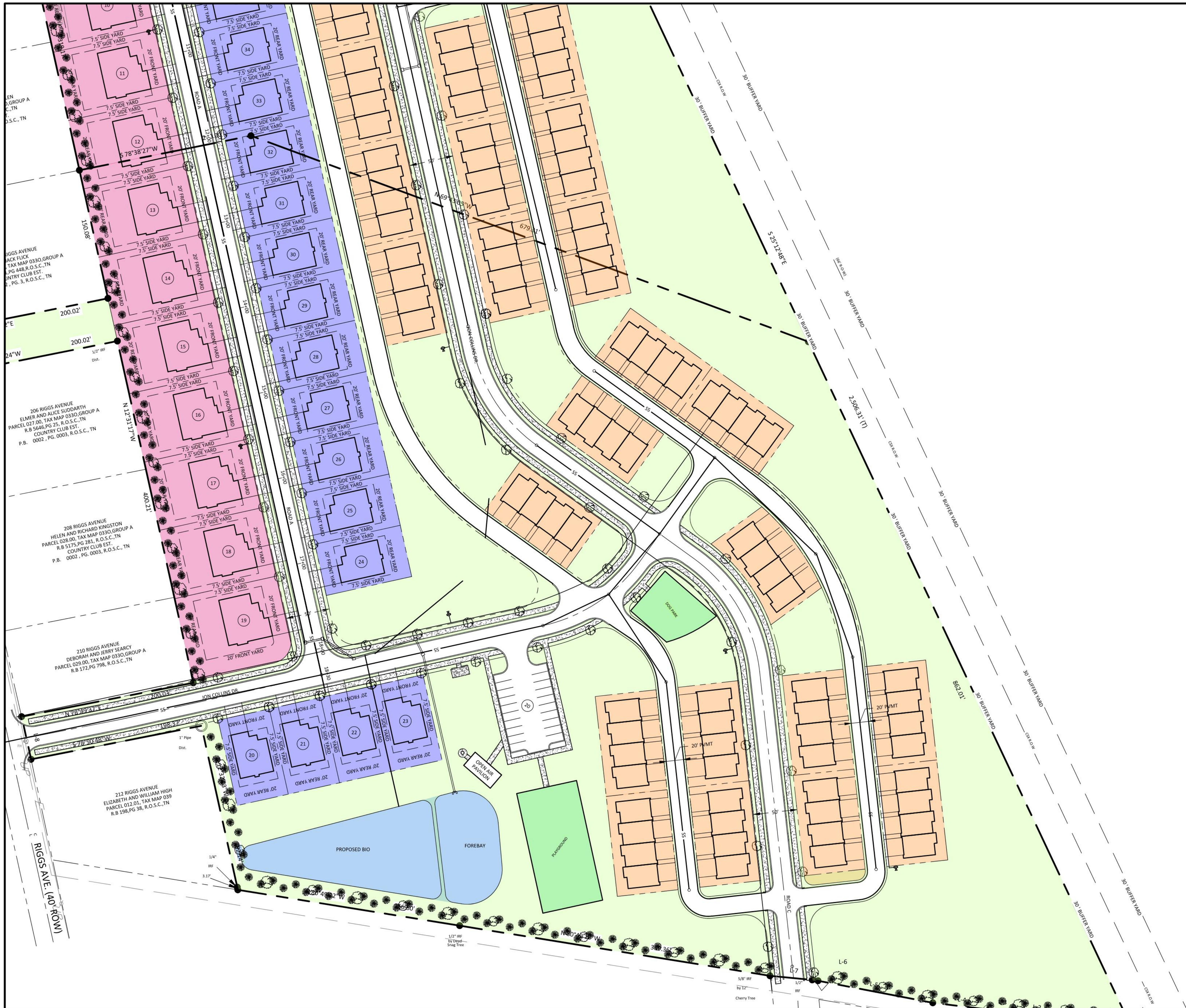
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SHEET 14 OF 23

PROJ. #23.099G DATE: 11 DECEMBER 2024

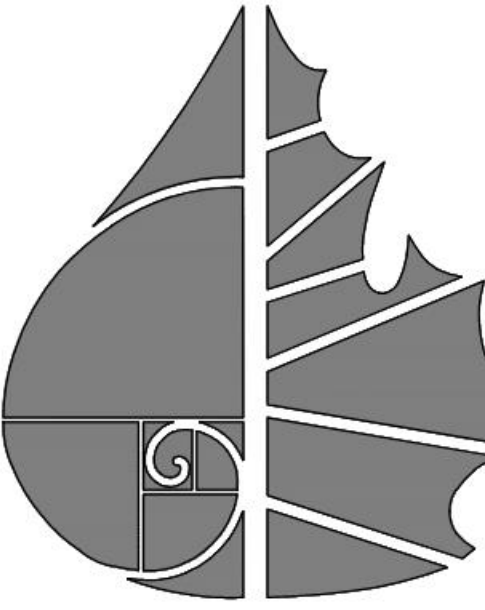


PRELIMINARY ROADWAY IMPORVEMENTS PLAN A



LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- ⊕ BENCHMARK
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05-05-25

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PRELIMINARY ROADWAY IMPROVEMENTS PLAN B

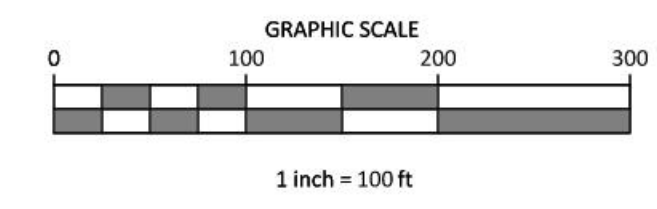
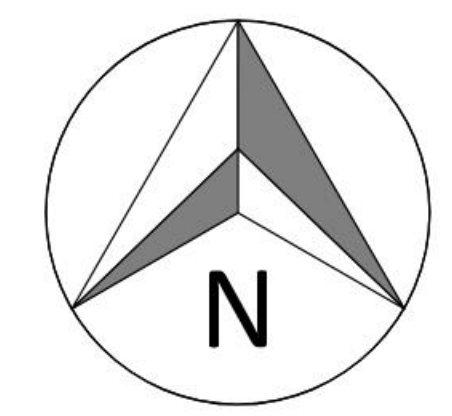
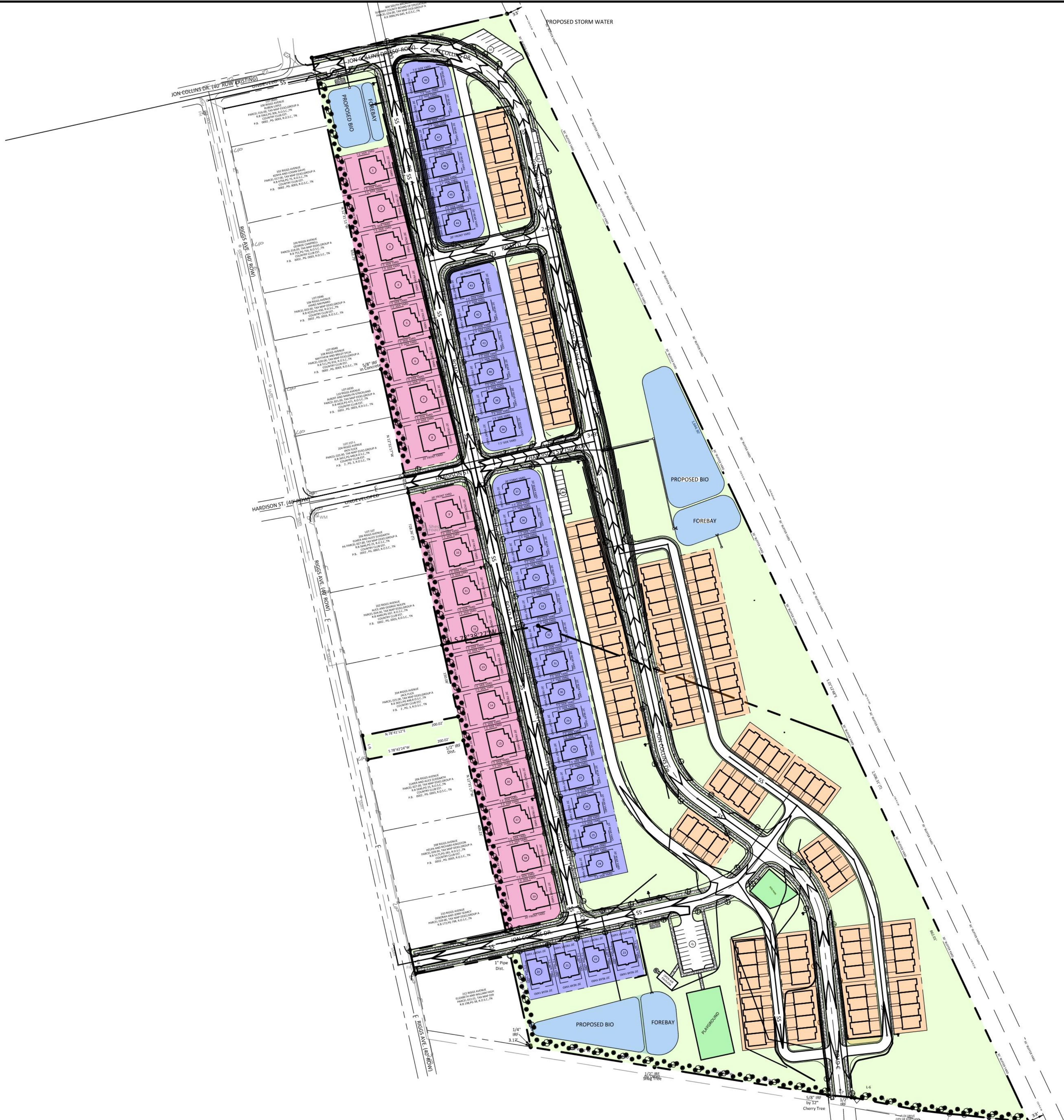
NO.	DATE	REVISION
1	01-09-2025	PER CITY COMMENTS
2	02-05-2025	PER CITY COMMENTS

SHEET NO. 6C

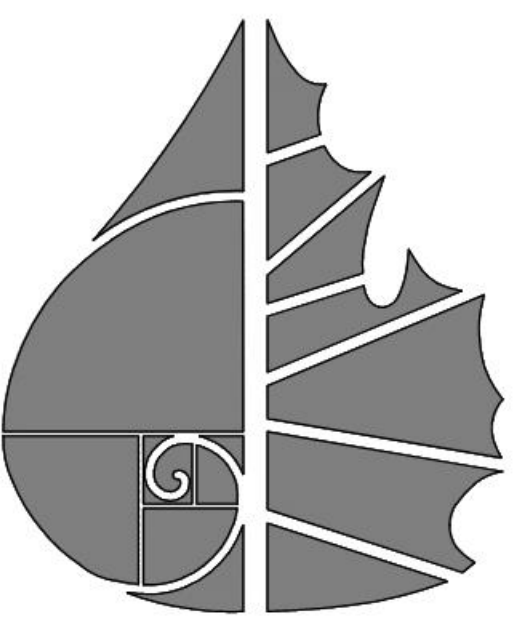
SHEET 15 OF 23



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- LEGEND**
- CONCRETE MONUMENT (OLD)
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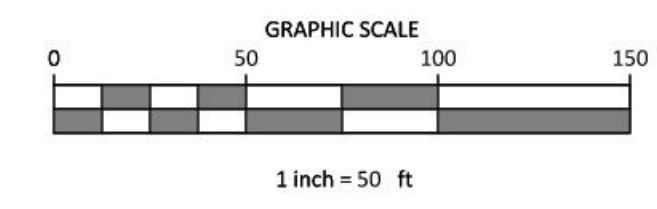
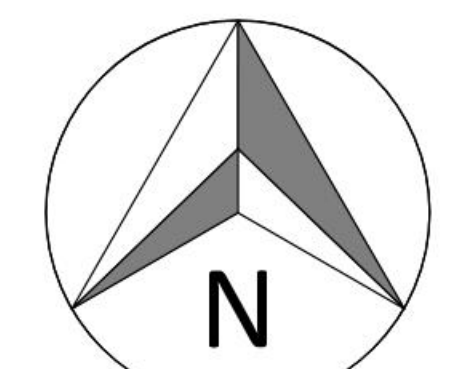
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 PRELIMINARY MASTER DEVELOPMENT PLAN
 RIGGS AVENUE
 CITY OF PORTLAND
 SUMNER COUNTY, TENNESSEE

OVERALL PRELIMINARY GRADING

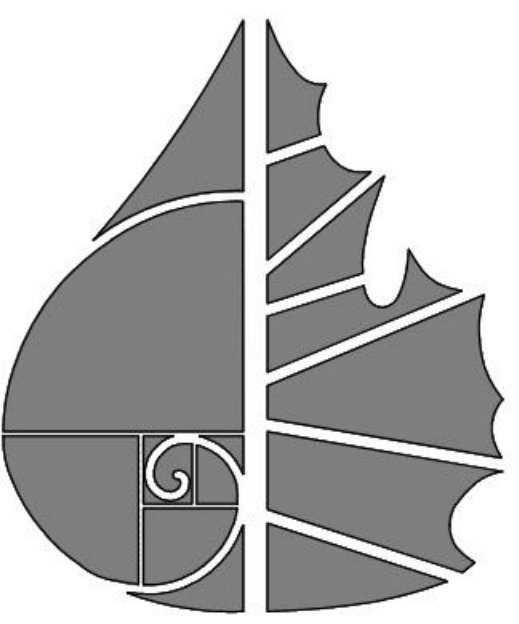
NO.	DATE	REVISION
1	01-09-2025	PER CITY COMMENTS
2	02-05-2025	PER CITY COMMENTS

SHEET NO. 7A
 SHEET 16 OF 23
 PROJ. #23.099G DATE: 11 DECEMBER 2024





- LEGEND**
- CONCRETE MONUMENT (OLD)
 - CONCRETE MONUMENT (NEW)
 - IRON ROD (OLD)
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 - ⊕ BENCHMARK
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 - TREE LINE
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - GUY ANCHOR
 - TELEPHONE MANHOLE
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 - CABLE PEDESTAL
 - SANITARY SEWER MANHOLE
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 - WATER VALVE
 - BLOW OFF VALVE
 - AIR RELEASE ASSEMBLY
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - A/C PAD



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RIGGS AVENUE
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PRELIMINARY GRADING A

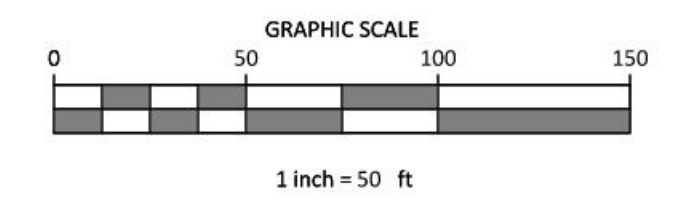
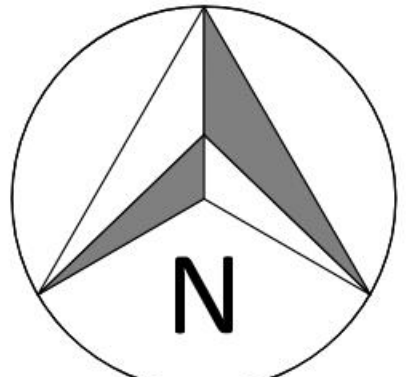
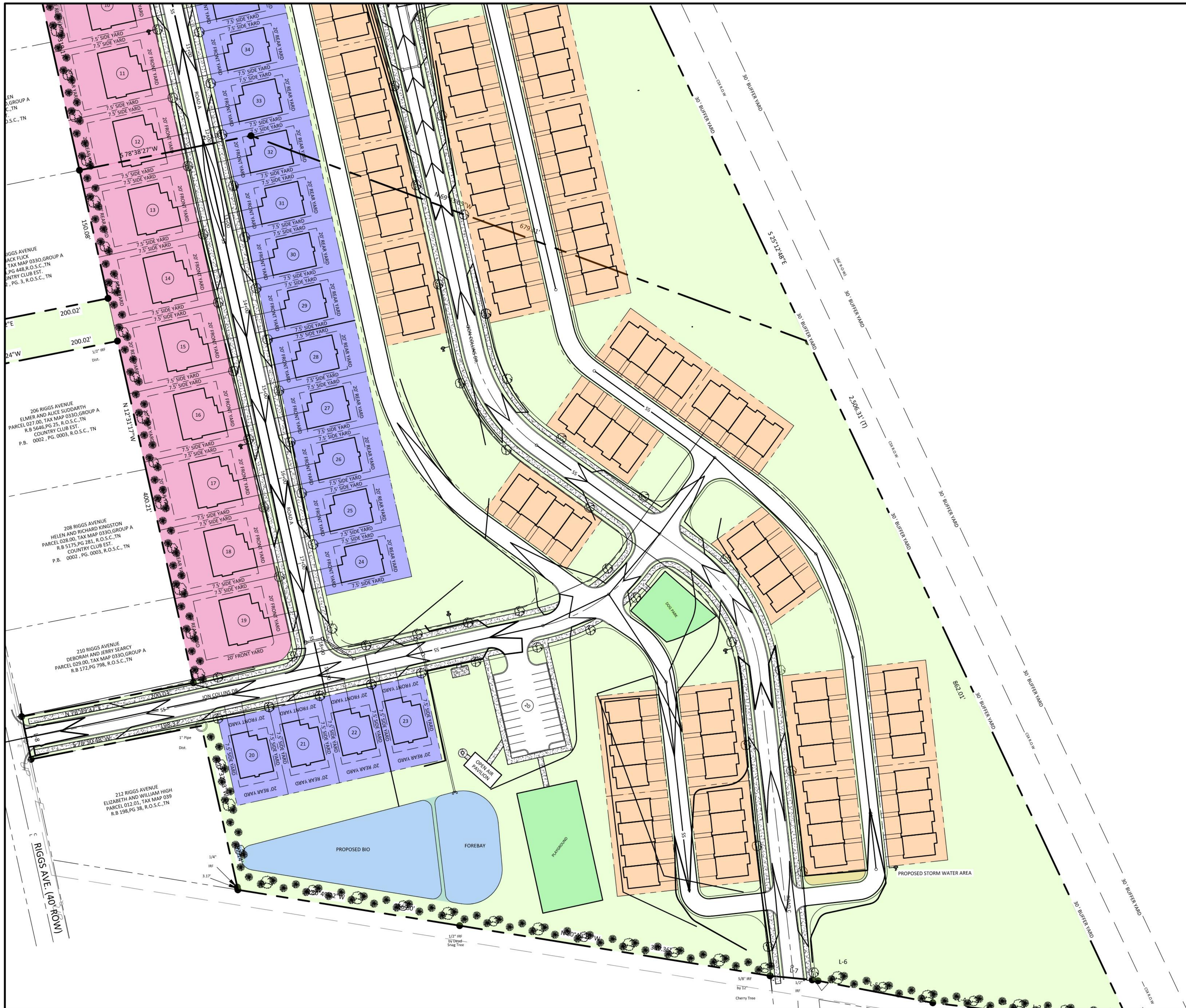
NO.	DATE	REVISION	PER CITY COMMENTS
1	01-09-2025		PER CITY COMMENTS
2	02-05-2025		PER CITY COMMENTS

SHEET NO. 7B

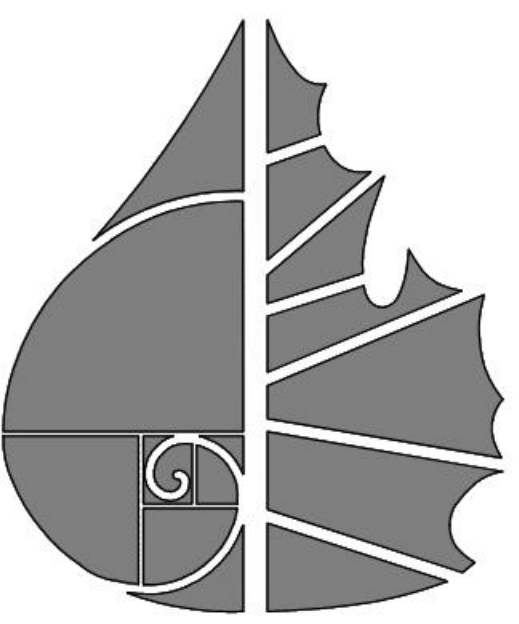
SHEET 17 OF 23



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PRELIMINARY GRADING B

NO.	DATE	REVISION	PER CITY COMMENTS
1	01-09-2025		PER CITY COMMENTS
2	02-05-2025		PER CITY COMMENTS

SHEET NO. 7C
 SHEET 18 OF 23
 PROJ. #23.099G DATE: 11 DECEMBER 2024





PROPOSED AMENITIES | COMMERCIAL PLAYGROUND



OUTDOOR | PLAYGROUND WALL



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Riggs Place Subdivision | 14C

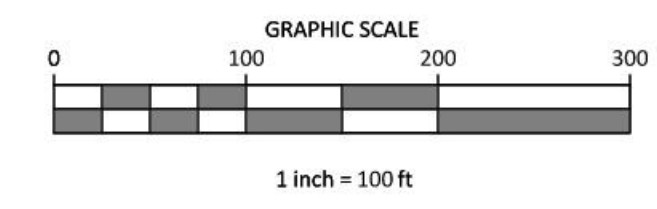
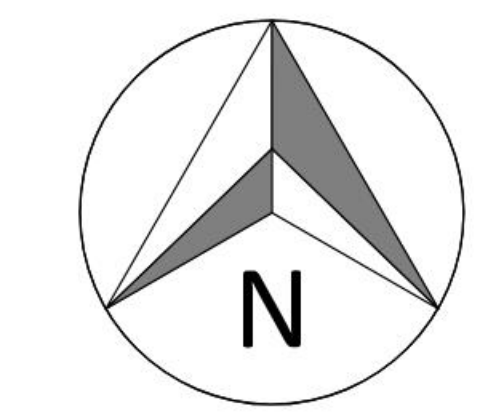
OPEN SPACE SUMMARY	MINIMUM %	REQUIRED ACREAGE	PROVIDED %	PROVIDED ACREAGE
OPEN SPACE	20%	6.99 ACRES	27.28%	9.54 ACRES
USEABLE OPEN SPACE	10%	3.50 ACRES	22.62%	7.91 ACRES
PASSIVE OPEN SPACE			4.66%	1.63 ACRES

GROSS SITE ACREAGE: 34.97 ACRES

PLAYGROUND SUMMARY

- 1- COMMERCIAL SIZE PLAY GROUND INCLUDING SLIDES AND MONKEY BARS
- 1- 8' SWING SET WITH 2 SWINGS
- 1- OUTDOOR PLAYGROUND WALL

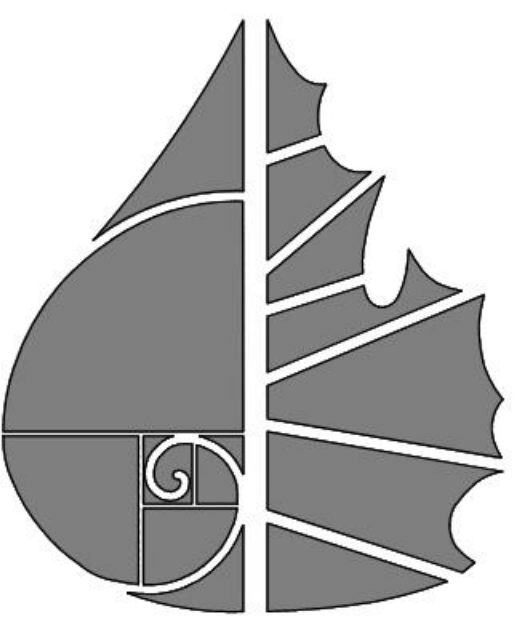
*USING THE AVAILABLE U.S. CENSUS DATA FOR THE CITY OF PORTLAND, WE HAVE ESTIMATED THE NUMBER OF CHILDREN FOR THIS DEVELOPMENT TO BE APPROXIMATELY 58



LEGEND

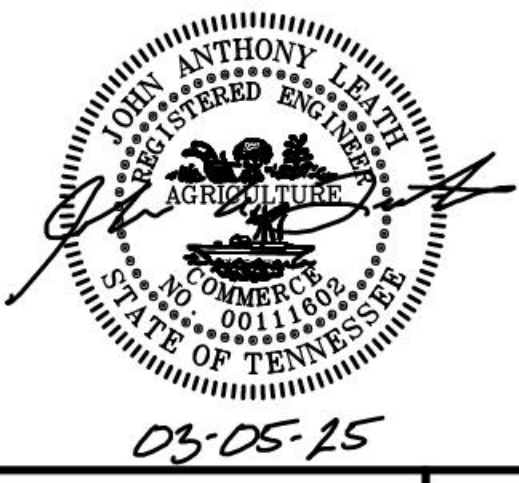
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- 80' WIDE LOTS
- 60' WIDE LOTS
- TOWNHOUSES
- USEABLE OPEN SPACE
- PASSIVE OPEN SPACE
- PROPOSED AMENITIES
- PROPOSED SIDEWALK



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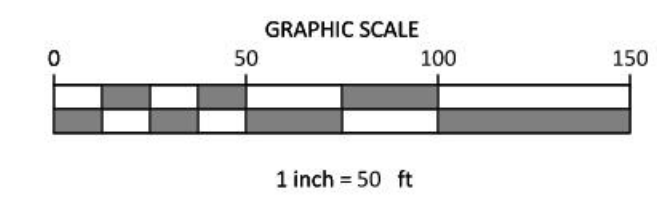
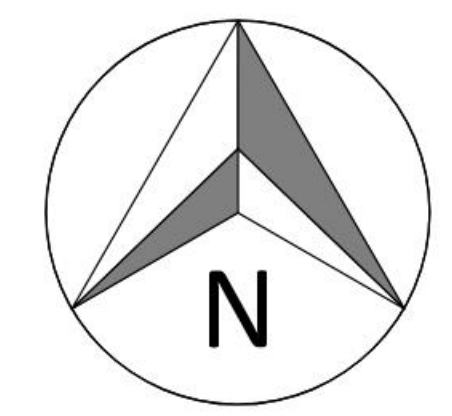
SHEET NO.

8A

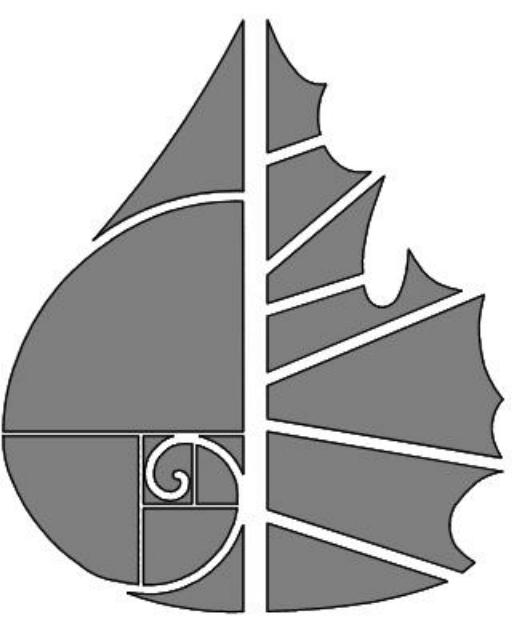
SHEET 19 OF 23



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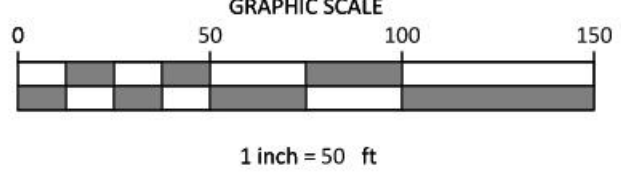
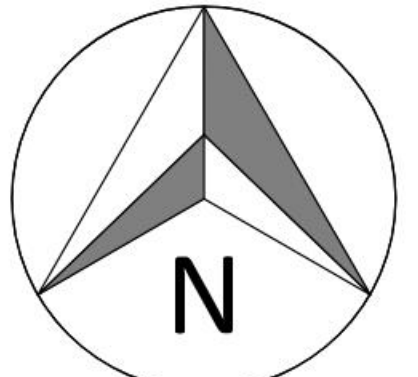
PRELIMINARY AMENITIES

NO.	DATE	REVISION	PER CITY COMMENTS
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SHEET NO. 8B
SHEET 20 OF 23
PROJ. #23.099G DATE: 11 DECEMBER 2024

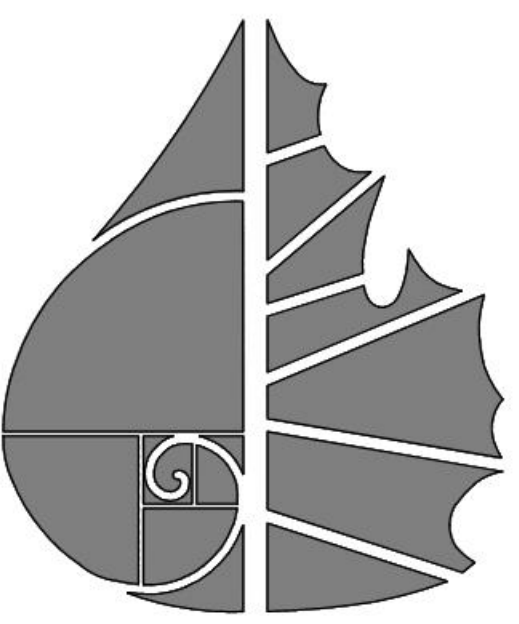


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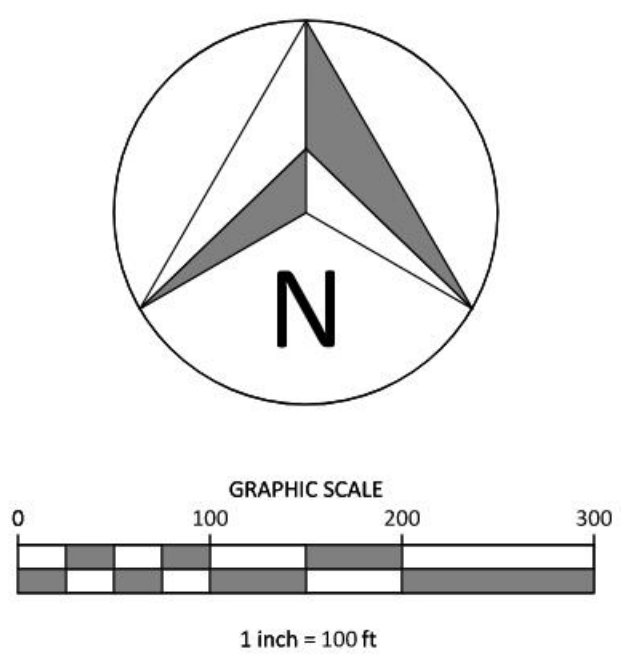
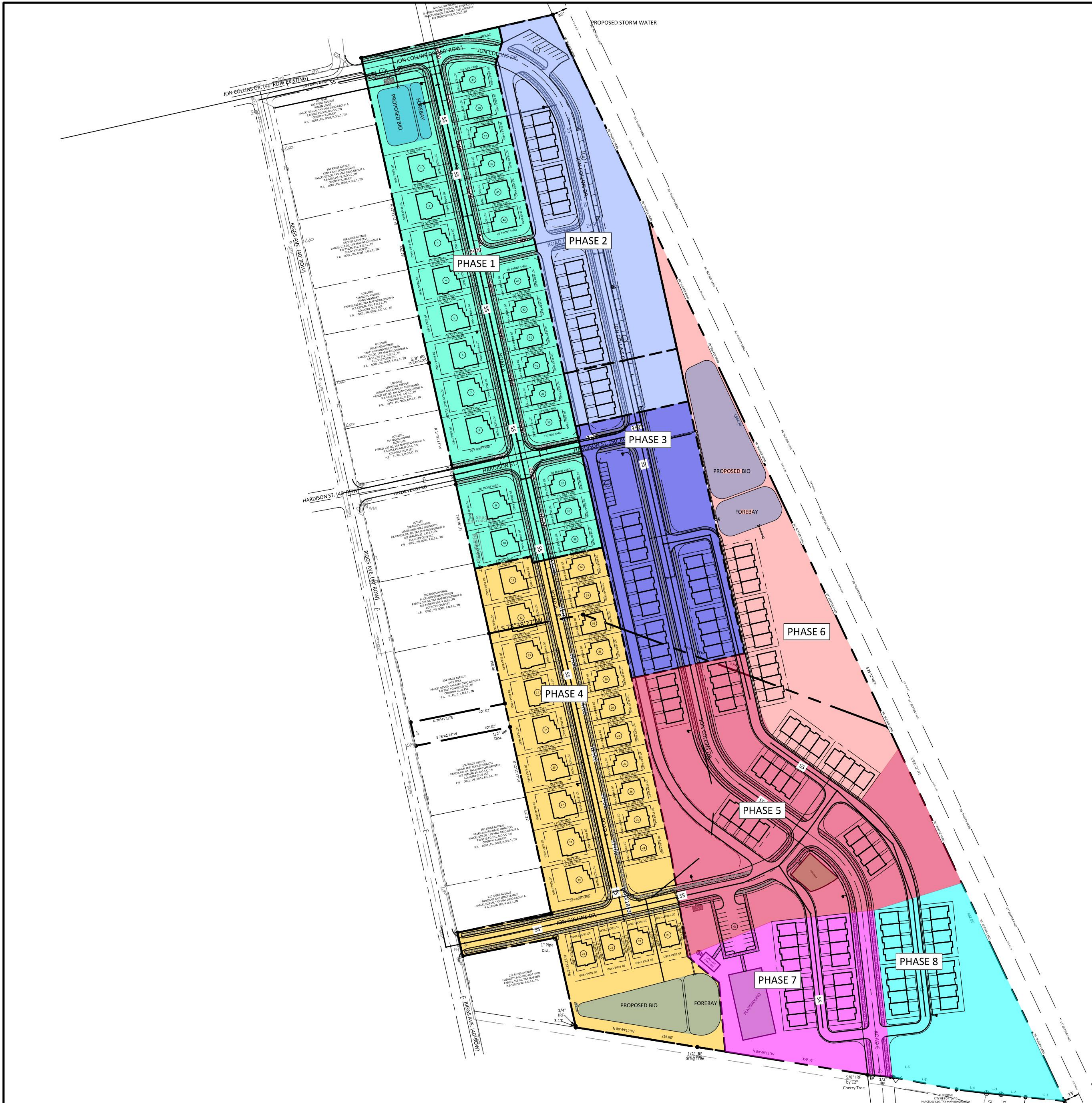
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8C

SHEET 21 OF 23



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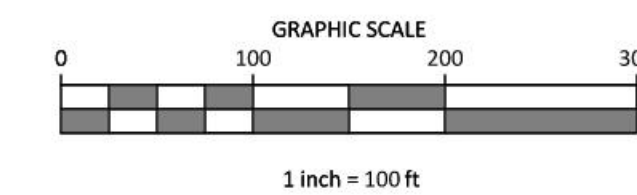
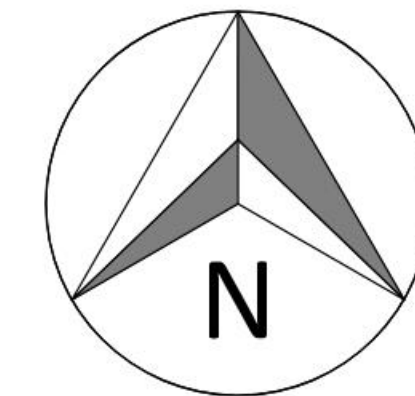
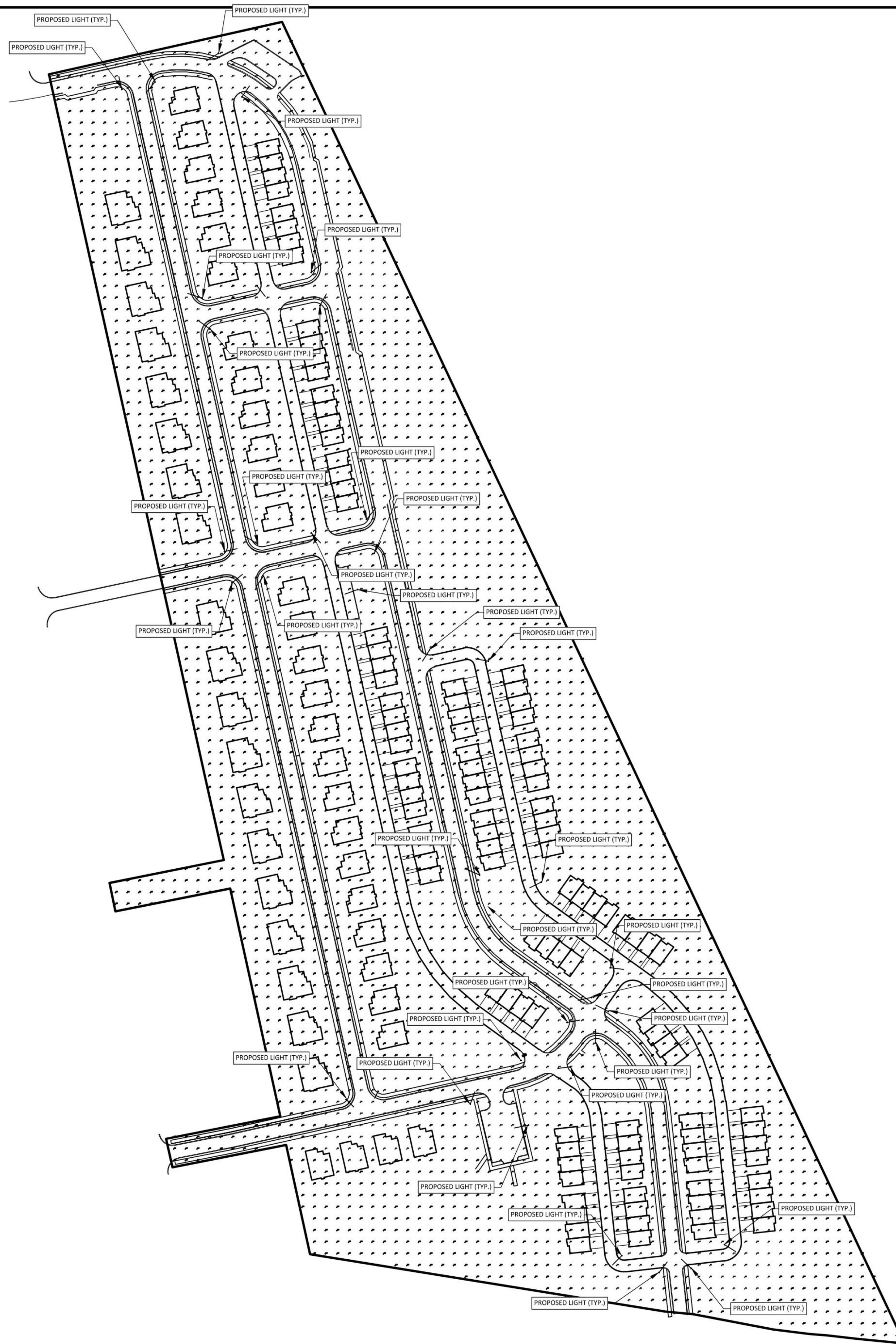
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PRELIMINARY PHASING

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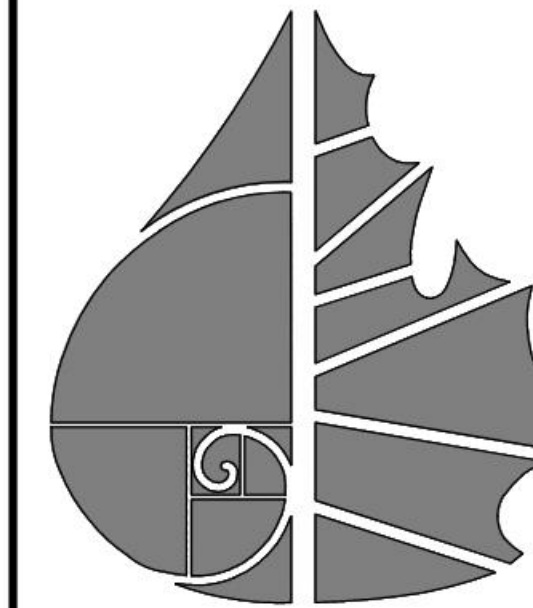
SHEET NO. 8D
 SHEET 22 OF 23
 PROJ. #23.099G DATE: 11 DECEMBER 2024





LEGEND

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PRELIMINARY PHOTOMETRIC PLAN

NO.	DATE	REVISION
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2	02-05-2025	PER CITY COMMENTS

SHEET NO.

9

SHEET 23 OF 23

PROJ. #23.099G

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