



PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for May 13, 2025

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**

A. April 8, 2025

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 Tim Walker (applicant) request rezone approval: location 5825 US 31W, Portland TN (Tax Map 025, Parcels 097.00) 5.04 +/- acres. Zoned RS-40 (Residential) to HCD (Heavy Commercial District)
- B.** A request by Rich Speckman (applicant) request annexation and rezone approval: location 115 Woods Road, Portland TN (Tax Map 16, Parcels 57.00, 57.01, 57.02) 43.65 +/- acres. Zoned RS-40 (Residential) to PUD RM-1 (Residential Planned Unit Development)

7. Old Business-None

8. New Business

- A.** A request by Tim Walker (applicant) request rezone approval: location 5825 US 31W, Portland TN (Tax Map 025, Parcels 097.00) 5.04 +/- acres. Zoned RS-40 (Residential) to HCD (Heavy Commercial District)
- B.** A request by Rich Speckman (applicant) request annexation and rezone approval: location 115 Woods Road, Portland TN (Tax Map 16, Parcels 57.00, 57.01, 57.02) 43.65 +/- acres. Zoned RS-40 (Residential) to PUD RM-1 (Residential Planned Unit Development)
- C.** Chase Kilgore (applicant) request Final Plat approval for Parkside Point Phase 3: location 0 Jim Courtney Road, Portland TN. (Tax Map 20 Part of Parcel 47.04) 5.59 +/- acres. Zoned R-10(Low Density Residential)
- D.** Josh Lyon (applicant) request approval for Kirby Building Systems, Project Aristotle Site Plan: location 124 Kirby Drive, Portland TN. (Tax Map 19 Parcels 028.01, 029.00 & 029.02) 48.34 +/- acres. Zoned IG (Industrial General)

9. City Planner's Comments

10. Planning Commission Members Comments

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

April 8, 2025

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 5:00 pm.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

A quorum was established.

STAFF PRESENT:

Brian Price- Utilities Director sitting in for Nate Heisler
Tracey Griffin-Planning Asst.
Zech Rowley- Utilities Department
Corbin Keen- Assistant Public Works Director
Mayor Mike Callis
John Bradley- City Attorney

Other Interested Parties:

Matt Lawrence- Ragan Smith Associate, Caleb Fuqua-Developer

Approval of Agenda

Vice Chairman Luther Bratton asks for approval of the agenda.

Mark Harrison made a motion to approve the agenda. Robert Tooker gave a Second. All were in favor, motion carried. 9-0.

Approval of Minutes: March 11, 2025

Vice Chairman Luther Bratton asked for the approval of the March 11, 2025, meeting minutes. Jessica Hunter made a motion to approve, Ty Crowder gave a Second. All were in favor, motion passed. 9-0.

PUBLIC COMMENTS

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Public Comments

No One Spoke

PUBLIC HEARINGS

1. Portland Subdivision Regulations Amendment to Article 4: Assurances for Completion and Maintenance of Improvements, Terms, and definitions.
2. Portland Zoning Ordinance Amendment: Portland Zoning Ordinance Amendment to Ordinance 387: To Include Regulations for Specialty Smoke and Vape Shops and Similar Materials.

OLD BUSINESS-NONE

New Business

1. Chase Kilgore (applicant) request Final Plat approval For Parkside Point Phase 2: location 0 Jim Courtney Road, Portland TN. (Tax Map 20 Part of Parcels 47.04) 11.74 +/- acres. Zoned R-10(Low Density Residential)

Motion to approved With Staff Comments: Ann Blackburn
Second Motion : Mark Harrison
Motion Passes 9/0

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

Motion to approve: Mark Harrison
Second Motion: Luther Bratton
Motion Passes 9/0

3. Portland Zoning Ordinance Amendment: Portland Zoning Ordinance Amendment to Ordinance 387: To Include Regulations for Specialty Smoke and Vape Shops and Similar Materials.

Motion to Approve with the correction of tonight's date: Mark Harrison
Second Motion: Gail Gentry
Motion Passes 9/0

Discussion

Mr. John Bradley- Planned Unit Development-PUD Negotiations

Mr. John Bradley came in to talk to the Planning Commission Board about the negotiations that can be used with the developers and their developments. The Planning Commission can instigate or initiate request for a special project.

Example: Land for a firehall, a park, police station or a school or offsite improvements.

You cannot require things in a PUD, but you can ask.

You can't ask people to regulate the use of their own property or limit their ownership.

City Planner's Comments:

No one spoke, Nate Heisler, the City Planner, was absent for this meeting and Brian Price, the Utilities Director, held the meeting.

Planning Commission Members Comments:

No one spoke.

Adjournment 7:43PM

Motion to Adjourn: Ted Jernigan

Second Motion: Ann Blackburn

Chairwoman

Date

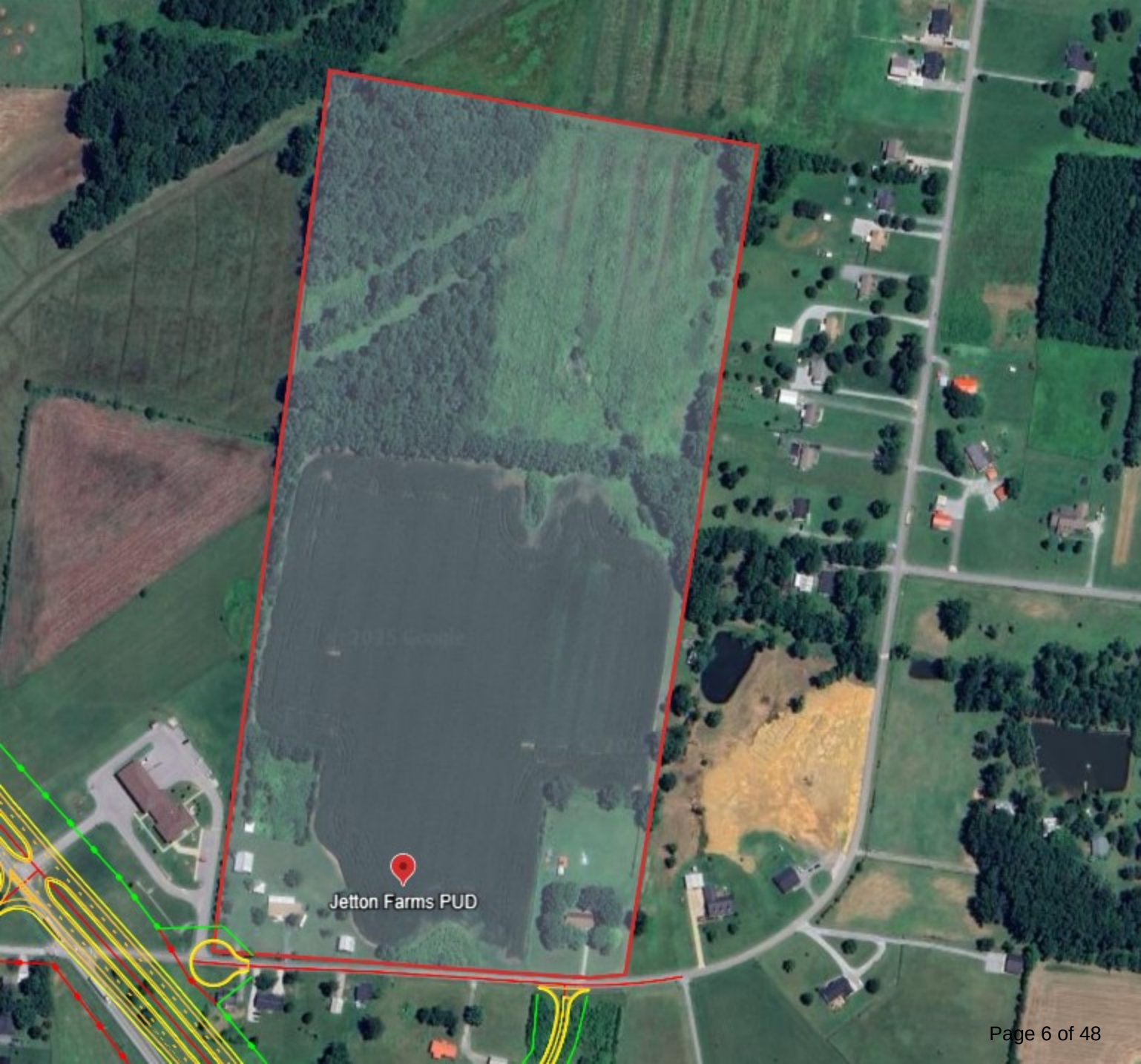
Recording Secretary

Date



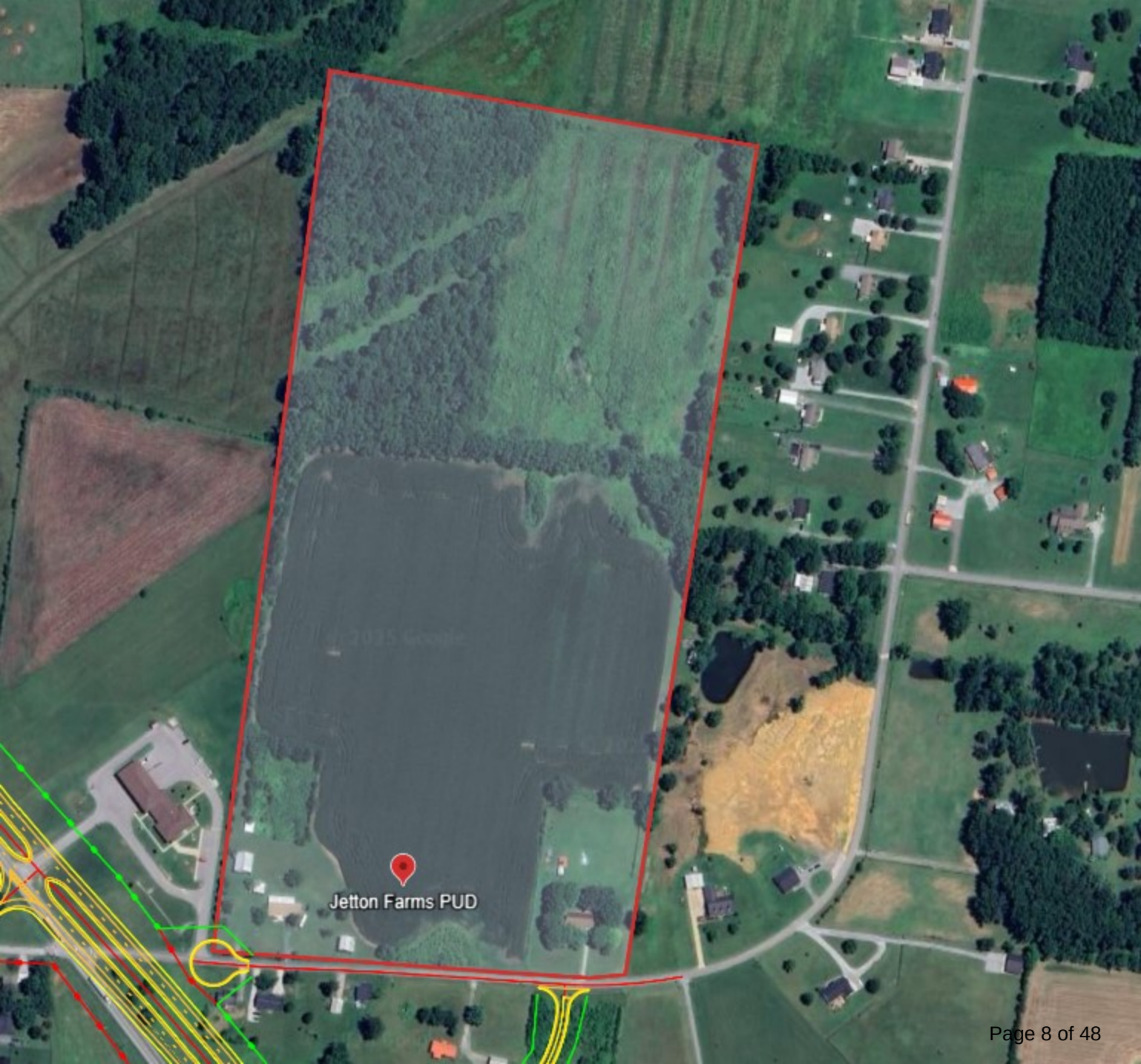
5825 US 31W Rezoning

5825 US-31W



Jetton Farms PUD





Jetton Farms PUD



A PLANNED RESIDENTIAL COMMUNITY

OWNER

BIG WOODS, LLC
468 Fowler Ford Rd
Portland, TN. 37148
Contact: Chuck Thomas
Phone: (606) 465-9741
Email: Chuck@JettonHomes.com



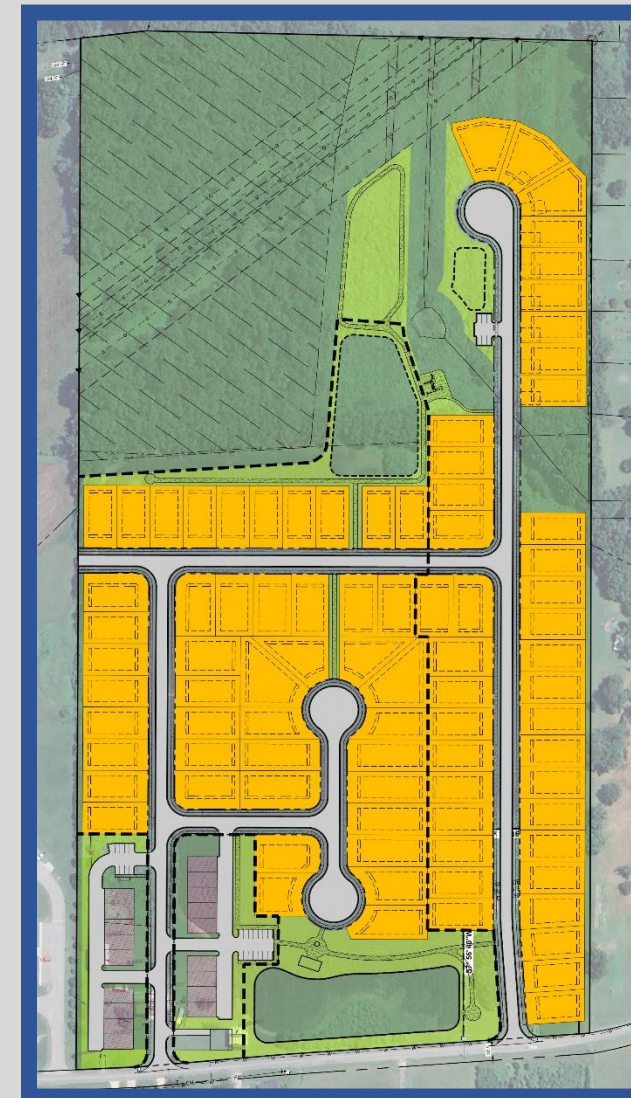
DEVELOPER / BUILDER

JETTON PROPERTY GROUP, LLC
468 Fowler Ford Rd
Portland, TN. 37148
Contact: Chuck Thomas
Phone: (606) 465-9741
Email: Chuck@JettonHomes.com



PATTERN BOOK & DEVELOPMENT GUIDELINES

PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) - SUBMITTAL DATE: APRIL 9, 2025



115 Woods Rd – Portland, TN. 37148



PREPARED BY

M2 GROUP, LLC
P.O. Box 2543
Brentwood, TN. 37024
Contact: Richard V. Speckman, P.E.
Phone: (615) 656-0257
Email: Rich@M2GroupLLC.com



PHOTOGRAPHS - CITY of PORTLAND, TN



TABLE OF CONTENTS

SITE LOCATION AND CONTEXT
ZONING ANALYSIS, EXCEPTIONS & PERMITTED USES
EXISTING CONDITIONS, ZONING, & LAND USE
PROPOSED DENSITY & DESIGN
TRAFFIC & CIRCULATION
LOT LAYOUT & SETBACKS
COLORIZED RENDERING – NATURAL FEATURES
UTILITY PLAN & DRAINAGE CONCEPT
RESIDENTIAL GUIDING IMAGERY
DESIGN STANDARDS
AMENITIES IMAGERY & SIGNAGE
PHASING PLAN
PHOTOMETRIC PLAN
LANDSCAPE PLAN
TRAFFIC STUDY
INFRASTRUCTURE & UTILITIES
WATER & SEWER AVAILABILITY
NOTICE OF COMMUNITY MEETING
ADJACENT RESIDENT LISTING

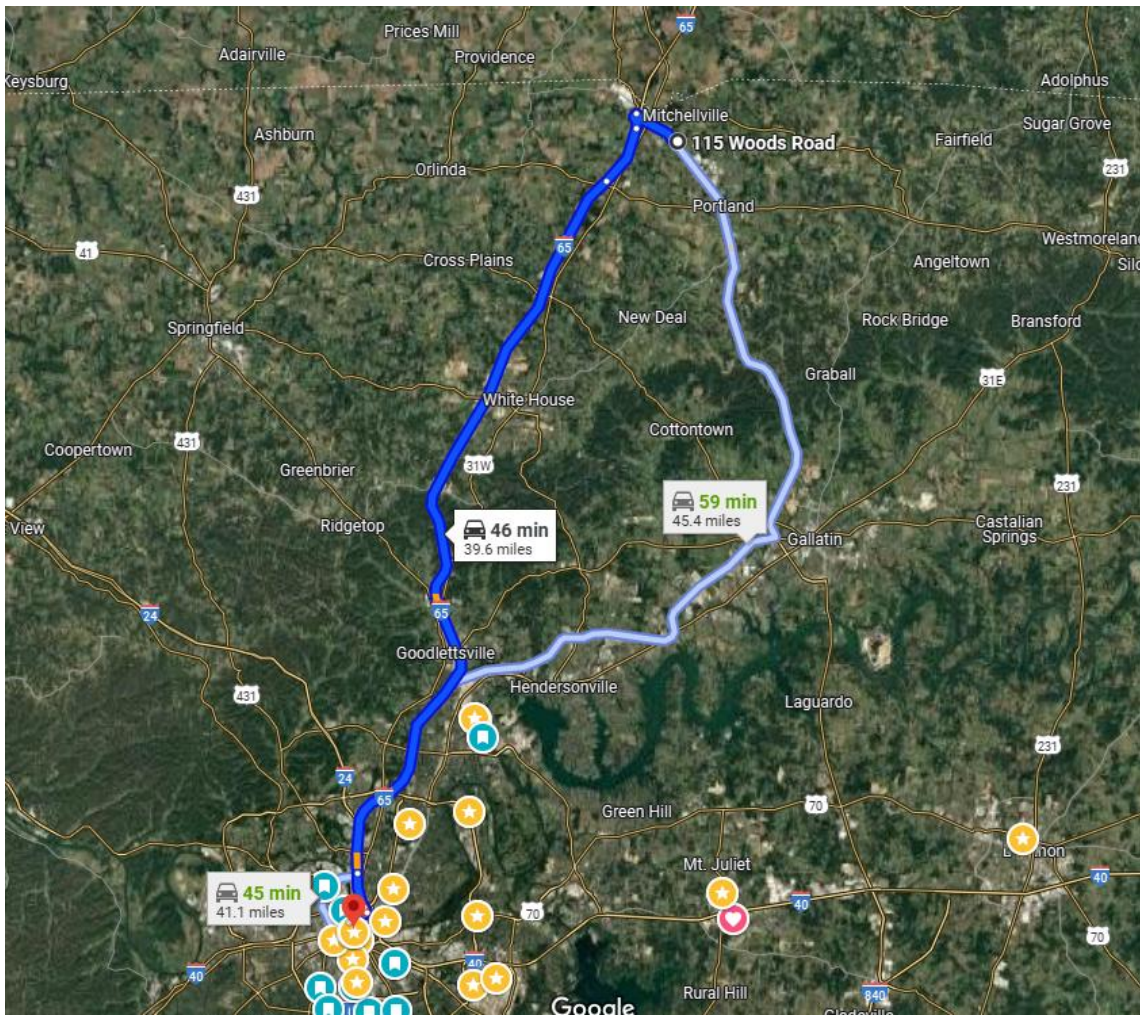


SITE LOCATION & CONTEXT

Regional Context

JETTON FARMS

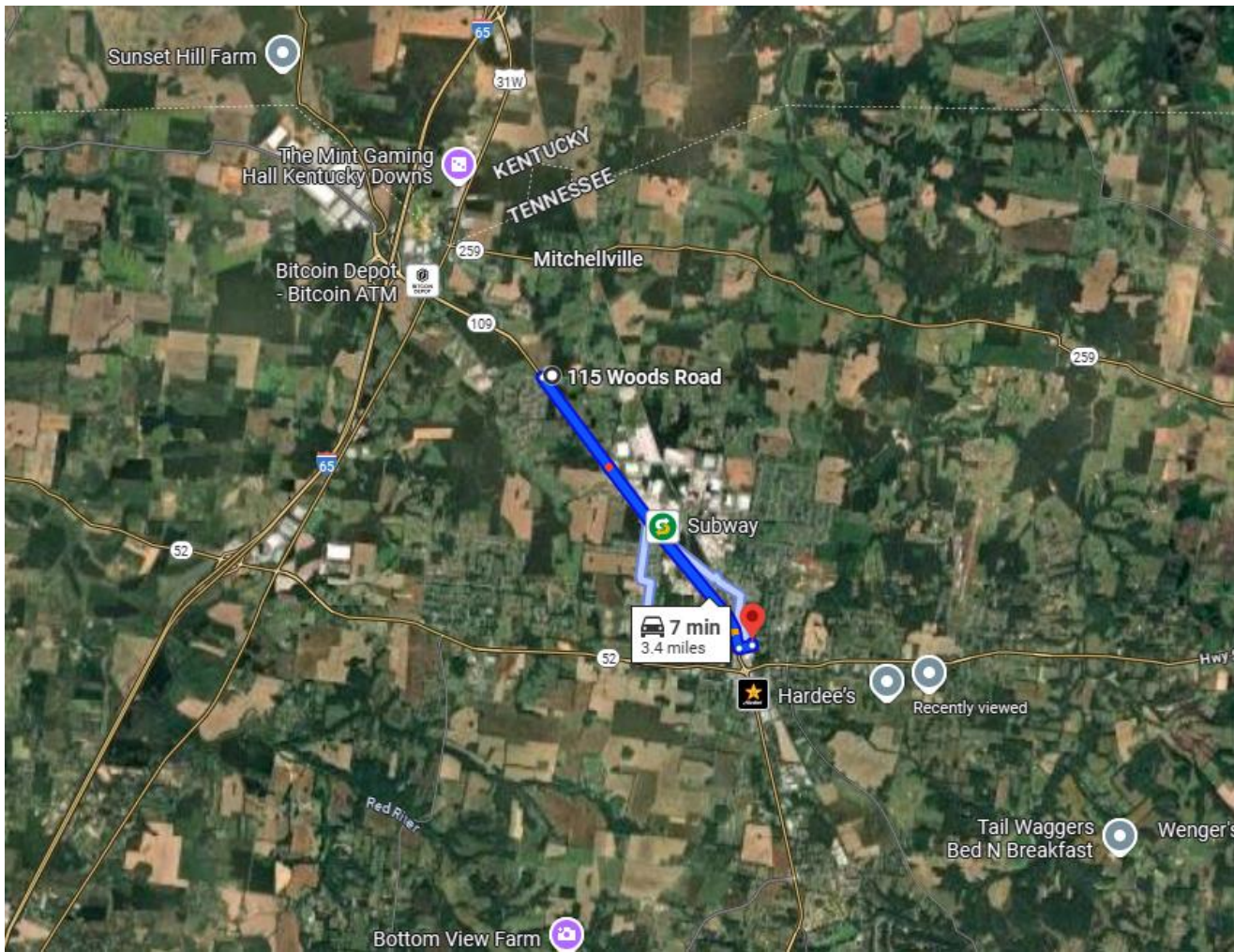
is located within 45 miles of downtown Nashville and Nashville International Airport (BNA).



Existing Site Context

JETTON FARMS

is located approximately 3.5 miles north of downtown Portland and is currently being used for agricultural purposes.



ZONING ANALYSIS, EXCEPTIONS & PERMITTED USES

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 Exemptions Requested via PUD

- **Front Yard Minimum Building Setback:** Reduction from 30’ to 25’
- **Rear Yard Minimum Building Setback:** Reduction from 20’ to 15’

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

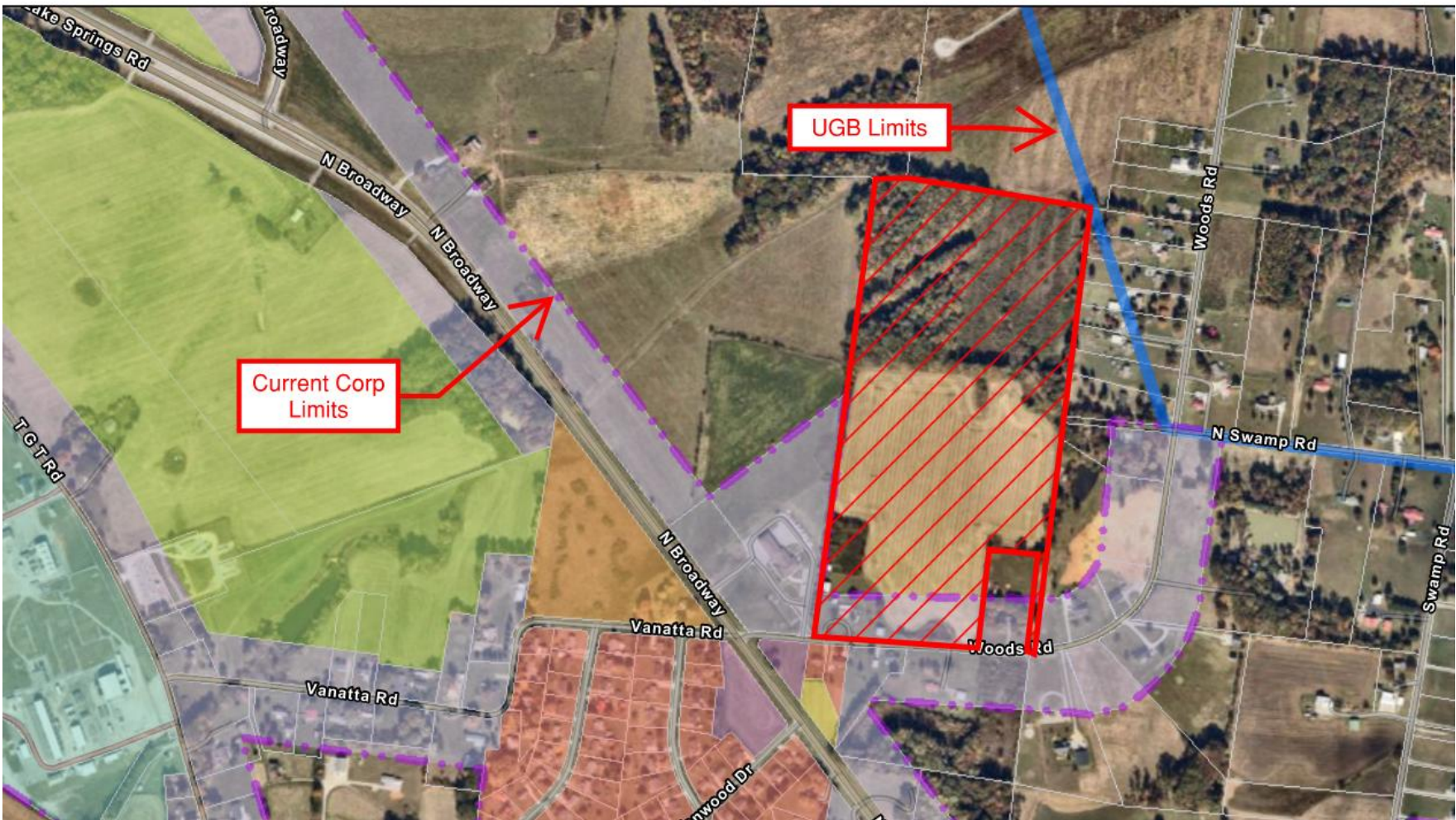
	DISTRICTS								
	RS-40	R-40	RS-20	RS-15	R-15	R-10	R-7.5	RM-1	R-MHP
I. Maximum Lot Coverage by all Buildings (as % of lot area)	15	15	20	25	25	30	35	50	35
II. Minimum Zone Lot Requirements									
A. Residential Buildings									
1. Area (in square feet)	40,000	40,000	20,000	15,000	15,000	10,000	7,500	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.									

EXISTING CONDITIONS, ZONING, & LAND USE

Annexation

Part of the proposed site for Jetton Farms is located within the corporate limits of the City of Portland, TN and the rest is located outside of the current corporate limits in Sumner County, TN. It is proposed that the project in its entirety be annexed to the City of Portland, TN. which conforms with the UGB.

Current Corp Limits & UGB



Permitted Uses

The property located within the City of Portland is currently zoned RS-40, low density residential and the property located within the county is currently zoned RR, rural residential. Rezoning to the RM-1 PUD will allow for single family detached residential homes as well as townhomes, while increasing the usable open space areas for amenities to benefit the Jetton Farms residences and their guests.

PROPOSED DENSITY & DESIGN

Genus Loci (Spirit of Place)

As with other successful residential communities, it is imperative that we establish a strong sense of place that serves the needs of the greater community and becomes a destination for those seeking a certain quality lifestyle. JETTON FARMS has a rare opportunity to offer a unique residential style community being located near agricultural and natural areas. Located just under 4 miles from downtown, JETTON FARMS provides residents convenient access to community services, restaurants, and retail.

Pedestrian Friendly

Buildings and vehicular areas shall be designed with the consideration of pedestrian circulation. A thoughtful pedestrian system linking the entire community not only encourages healthy habits, but also creates lively streets. Site furnishings will include an asphalt walking trail, playground and fire pit gathering area, open field with benches, dog park, and centralized bus stops with cover for children. It will also incorporate street tree plantings to promote a pedestrian friendly community environment.

BULK STANDARDS / SITE DATA:

TAX MAP	16
PARCELS	57.00, 57.01 & 57.02
DEED BOOK/PAGE	6468/37
EXISTING ZONING	RS-40 (LOW DENSITY RESIDENTIAL) RR (RURAL RESIDENTIAL)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT RM-1 (UNDERLYING)
SITE ADDRESS	115 WOODS ROAD PORTLAND, TENNESSEE 37148
SITE ACREAGE	41.61 AC (57.00 & 57.02) 2.04 AC (57.01) 43.65 AC (TOTAL PROJECT AREA)
LOTS	85 SINGLE FAMILY LOTS 18 TOWNHOUSE UNITS
MINIMUM LOT AREA	6,000 SF (SINGLE FAMILY DETACHED)
MINIMUM LOT WIDTH	62 FEET
MINIMUM SETBACK	
FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	15 FEET

TRAFFIC & CIRCULATION

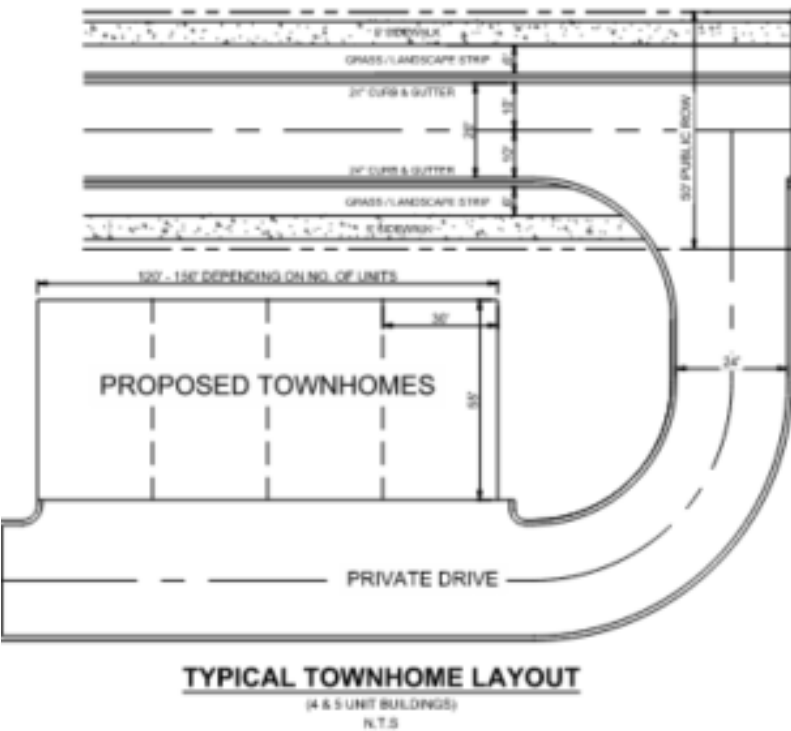
Per the traffic study provided, traffic generated by JETTON Farms will be directed to Woods Rd, and ultimately to TN 109. There are two entrances being proposed located near the west and east sides of the project along Woods Rd. A third entrance to the site is proposed along the westerly line of the project for a future connection to the property immediately west of JETTON FARMS, should a connection ever be needed.



LOT LAYOUT & SETBACKS

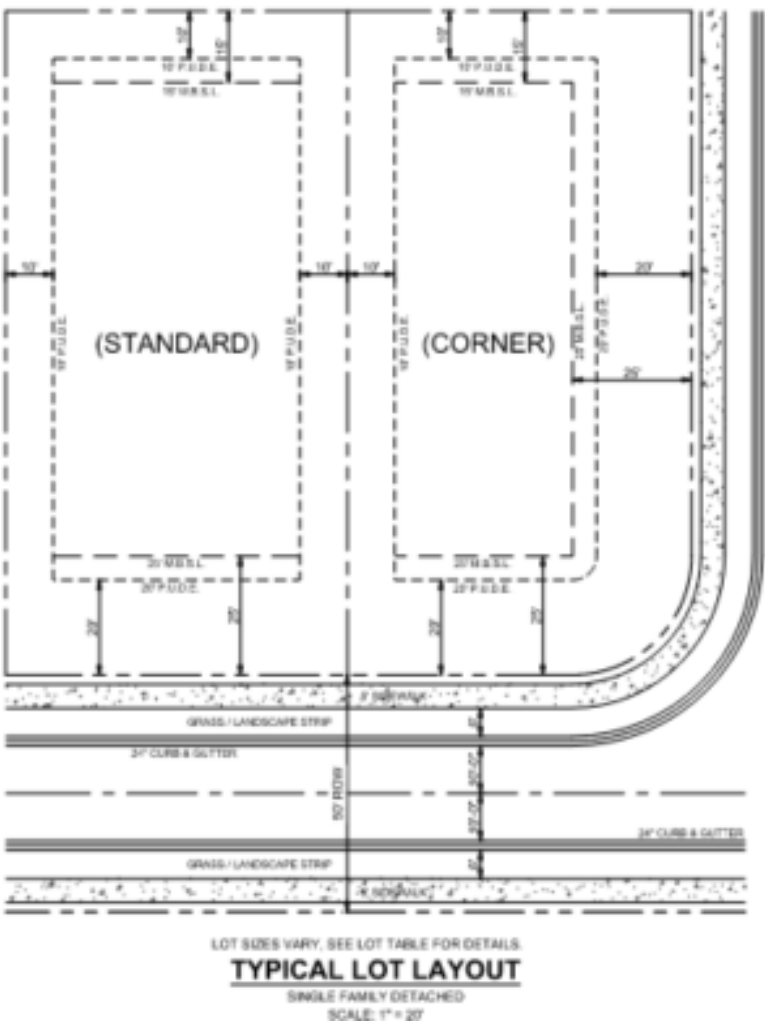
Townhome Lots

There are four (4) clusters of townhomes with a combination of four units and five units per cluster, each with a zero (0) lot line for a total of 18 townhomes. Each unit will be 30’ wide by 55’ deep and will be accessible by the public right-of-way to a common private drive with a two-car garage in each unit. The front of the townhomes will face the public right-of-way.

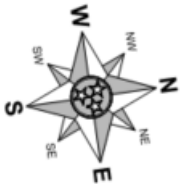


Single Family Detached Lots

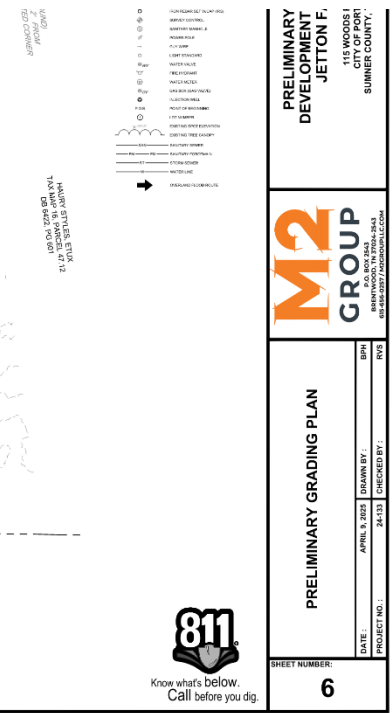
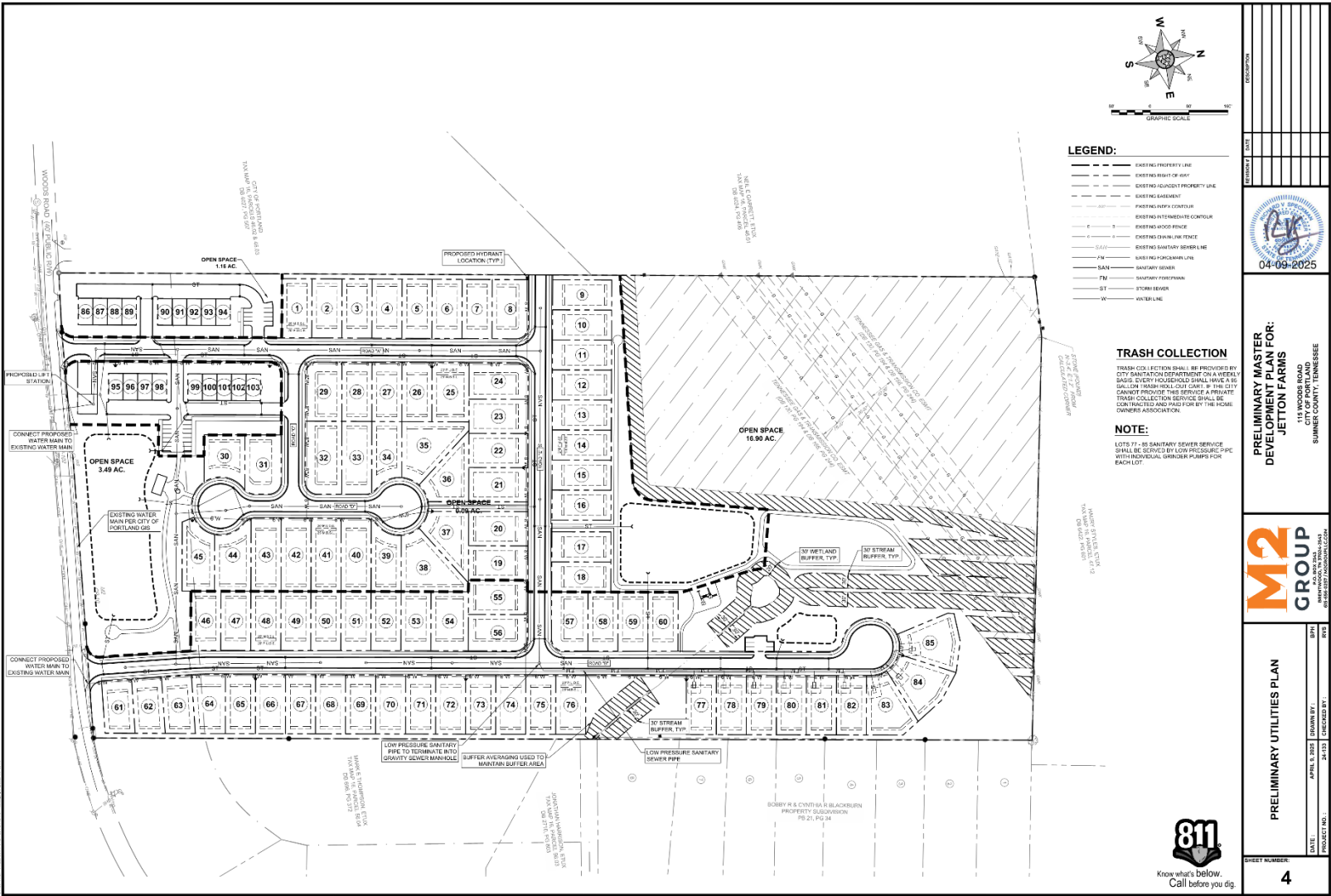
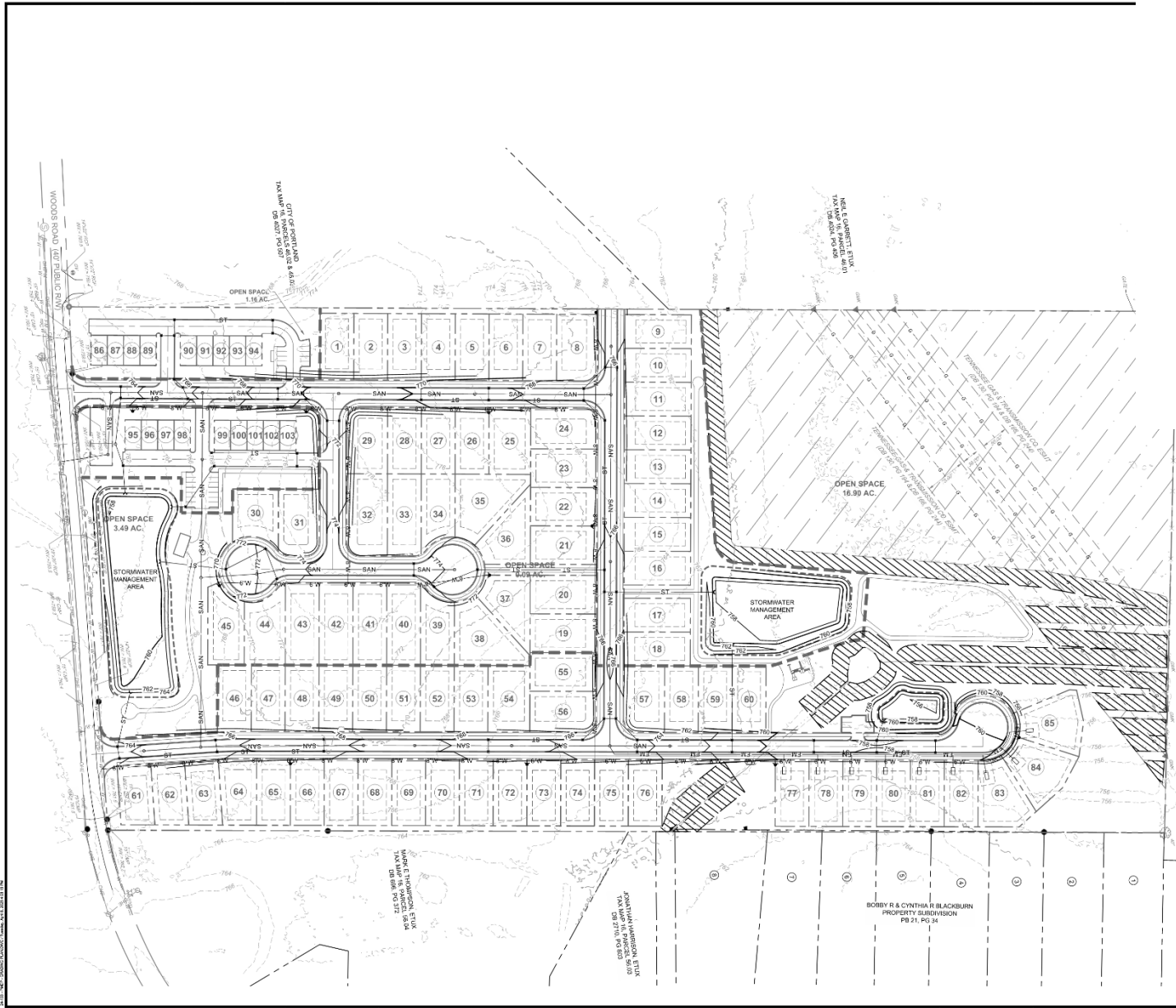
The single family detached lots will be a minimum 62’ wide (as measured at the minimum building setback line) by a minimum 122’ deep. There will be 85 single family detached lots.



COLORIZED RENDERING – NATURAL FEATURES



UTILITY PLAN & DRAINAGE CONCEPT



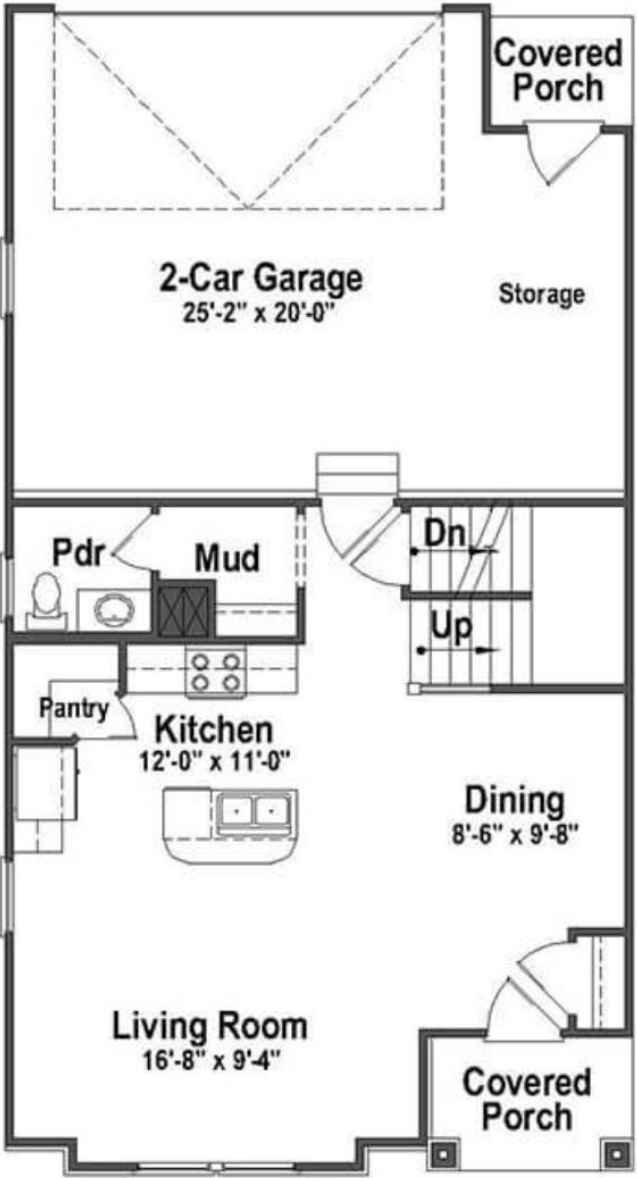
RESIDENTIAL GUIDING IMAGERY

Single Family Detached Residential Design Examples
(square footage ranges from 1,552 sf to 1,977 sf)

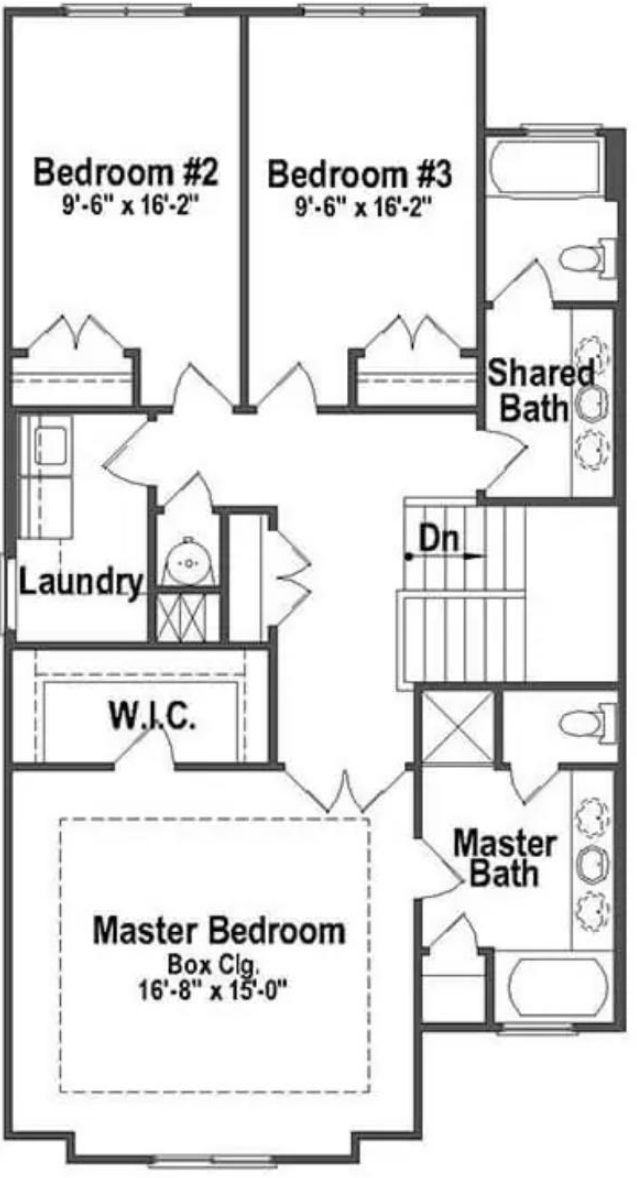


RESIDENTIAL GUIDING IMAGERY

Townhome Design Example



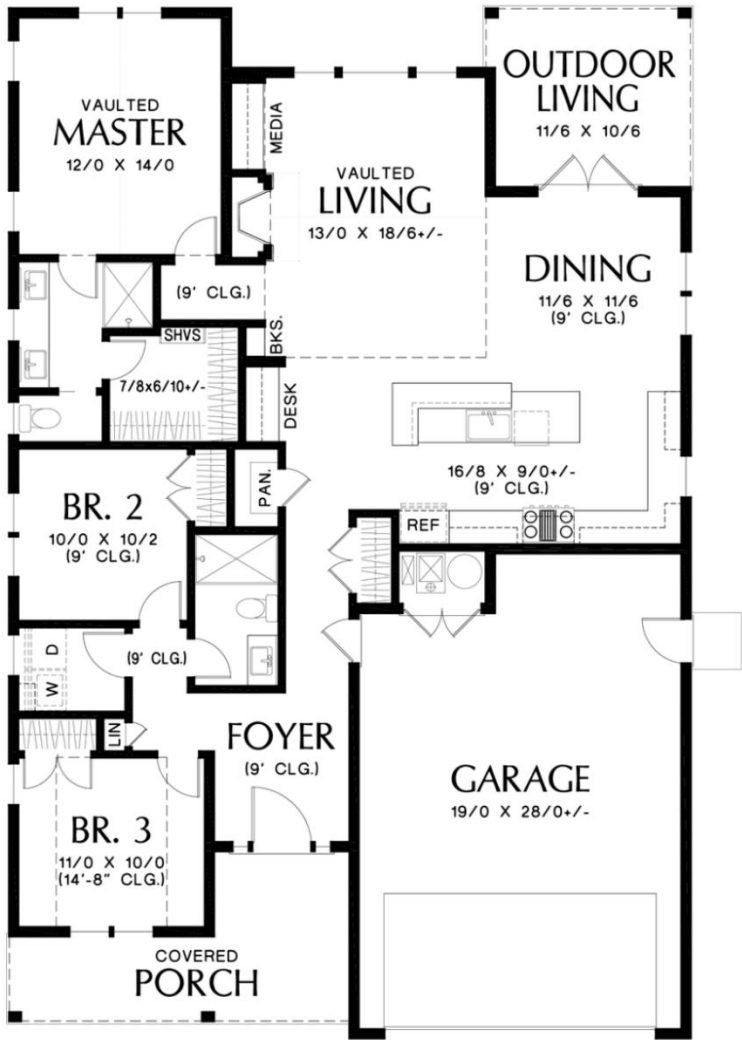
Main Floor Plan



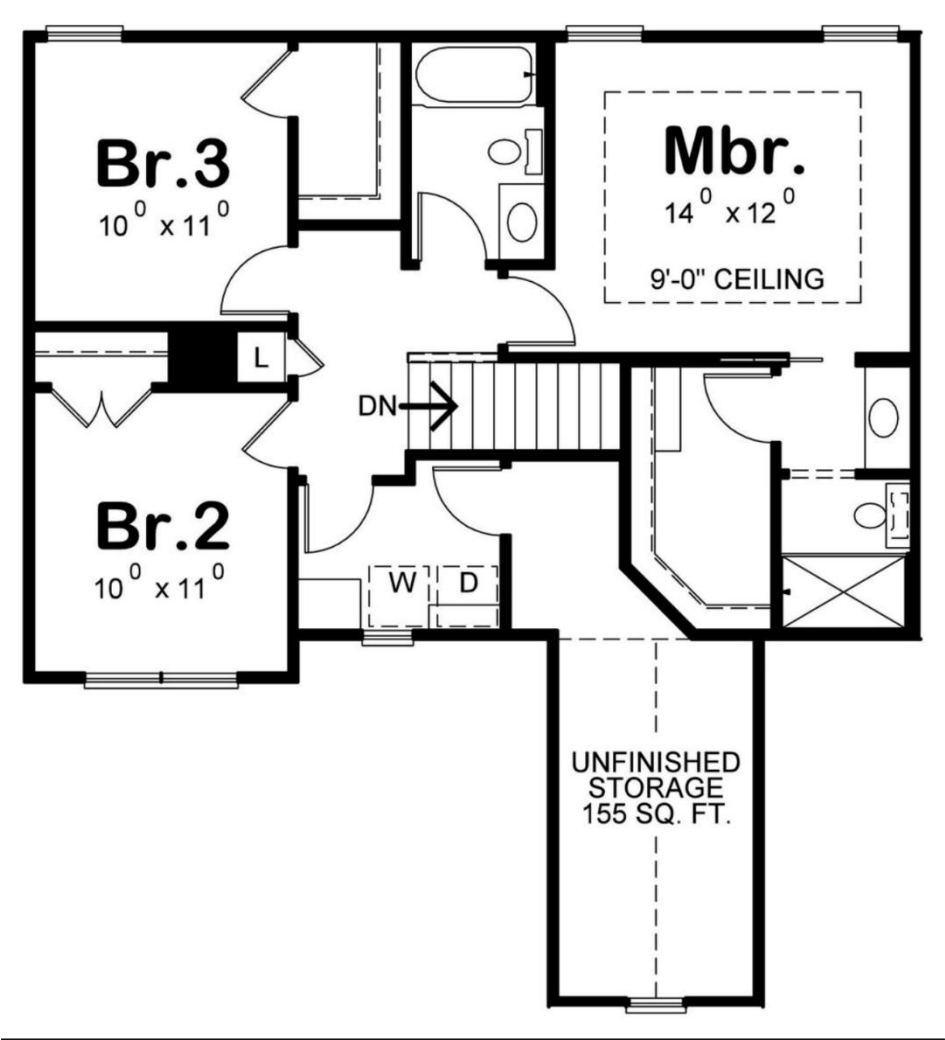
Second Floor Plan

RESIDENTIAL GUIDING IMAGERY

Single Family Detached Residential Design Examples



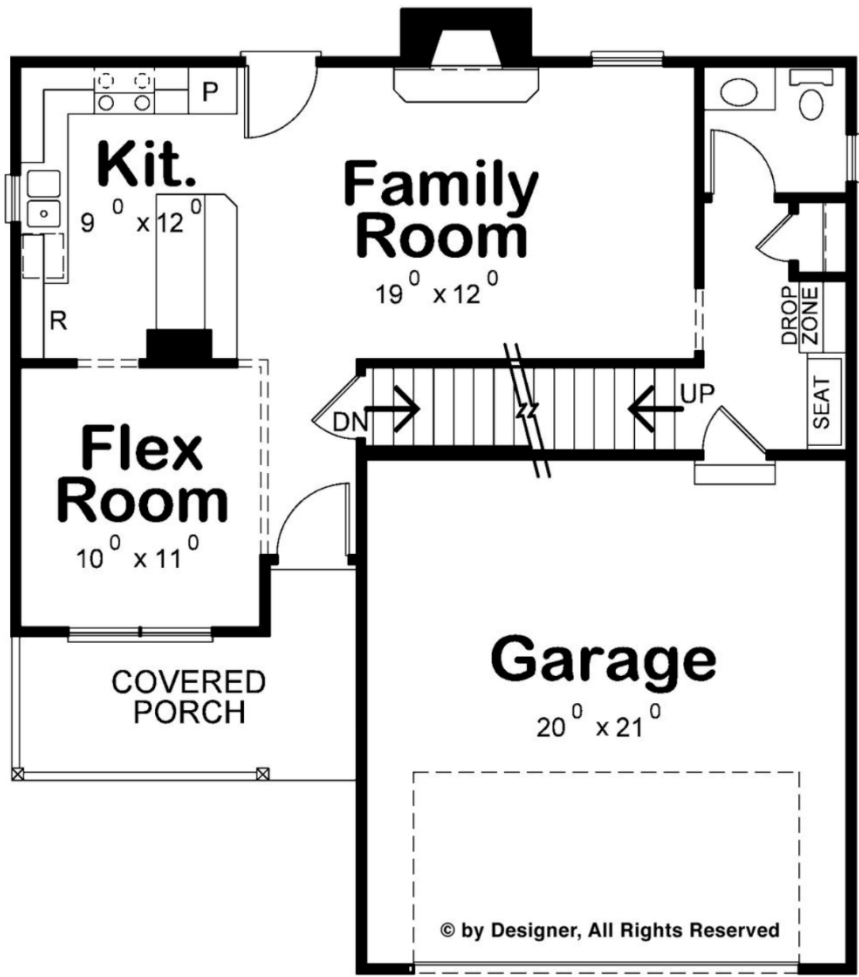
First Floor



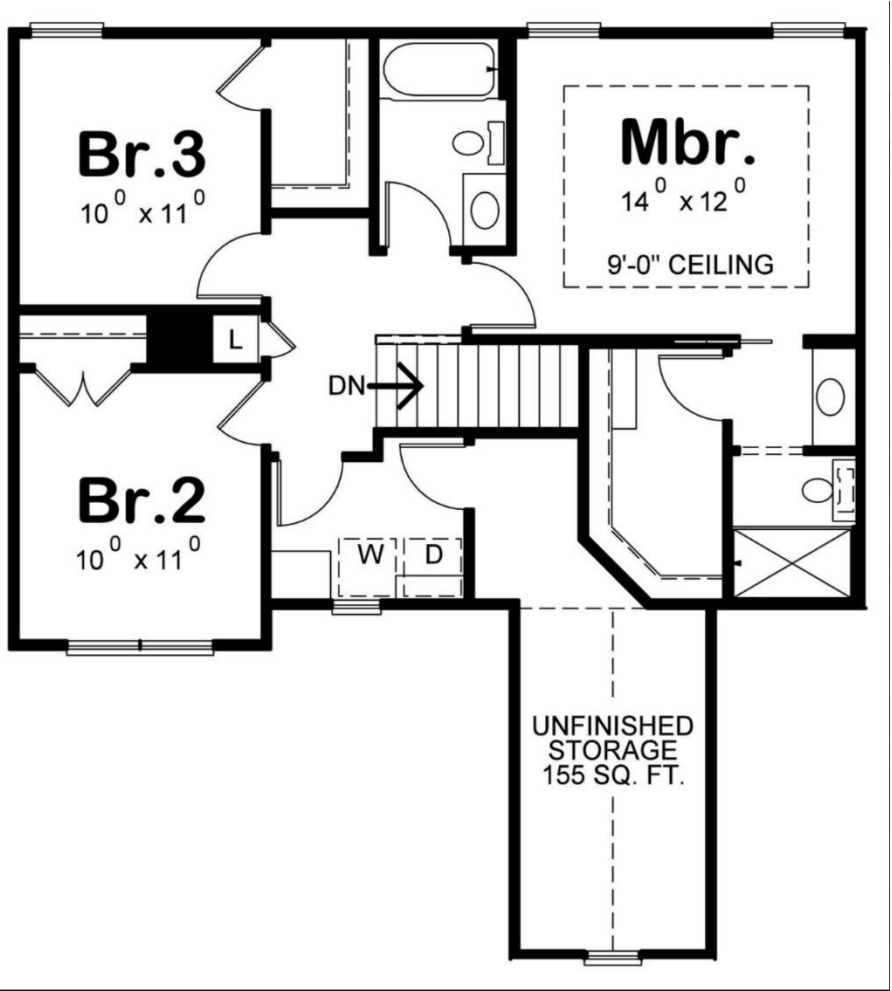
Second Floor

RESIDENTIAL GUIDING IMAGERY

Single Family Detached Residential Design Examples



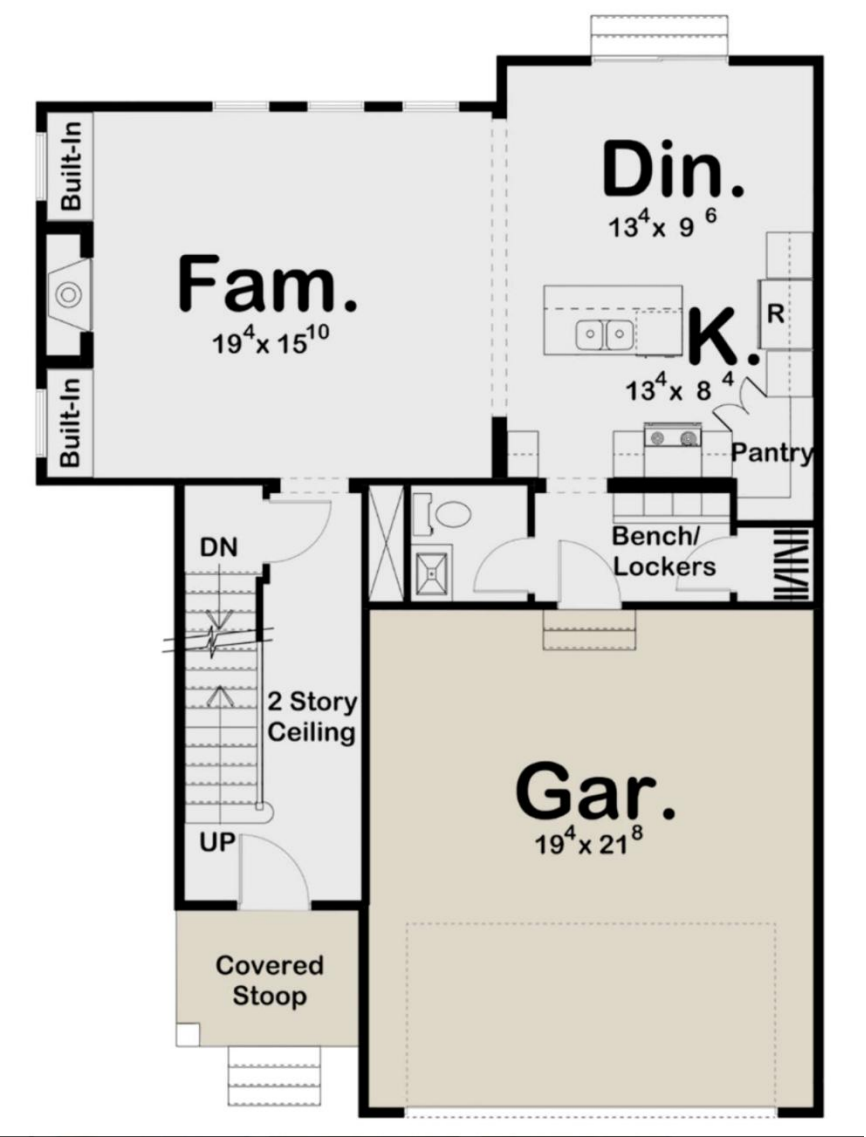
First Floor



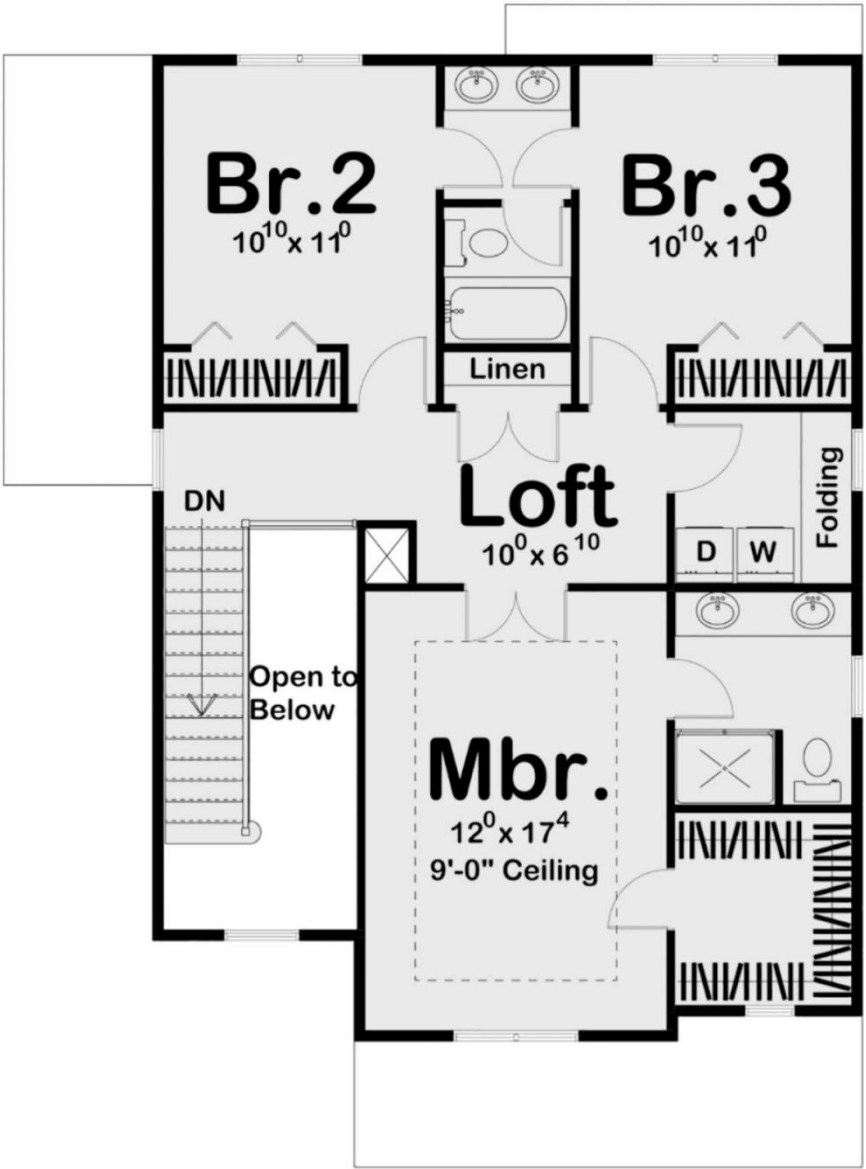
Second Floor

RESIDENTIAL GUIDING IMAGERY

Single Family Detached Residential Design Examples



First Floor



Second Floor

DESIGN STANDARDS

Architectural Styles

The Master Plan allows for a mixture of styles that will ensure there is a consistent architecture language while still allowing for variety based upon an overarching strategy. JETTON FARMS will seek to offer a level of variety, price points, and level of finish to be extremely competitive with other developments in the Portland community.

Landscape/Amenity Details

Street Trees

Every lot must provide a minimum of 1 street tree planted along their frontage length.

Suggested List of Street Trees

- Oak Species: Overcup Oak, Red Oak, White Oak
- Elm Species: Chinese Elm, Princeton Elm
- London Planetree
- Maple Species: Sugar Maple, Red Maple
- Sweetgum: Fruitless Varietals

Suggested Materials

- Wood fencing with board on board spacing (no shadowbox fencing) shall be allowed in side and rear yard conditions.
- 3 or 4 rail horse fencing may be utilized to border common areas or parks.
- Black aluminum or wrought iron type fencing.

Paving

- Driveway curb cuts from the street shall be a standardized detail to reinforce community coherence.

Open Space

- Open space shall be maintained by the Home Owners Association Per a recorded set of CCRs (Draft set of CCRs submitted).

Square Footage Requirements

- Ranch—minimum 1,500 square feet
- 2 story—minimum 1,600 square feet overall with a minimum of 600 heated on the first floor.

Architectural Details

Buildings shall be articulated to break down the scale and provide diversity in style and mass along the street edge. Building masses and edges along the street shall be articulated with windows and entryways that provide interest. Architectural elements help to define and beautify buildings and thereby enliven the streetscape. The following requirements apply to the building facades.

Façade Sections

- To avoid a monolithic appearance, facades for all single-family homes shall have varying but complementary roof lines.

- Each façade section shall vary in architectural styles, materials, and color from the adjacent lot for interest and diversity. Front elevations shall utilize brick, stone or masonry siding

- Vinyl siding products will only be allowed on the side and rear of homes, eaves, and other non-viewable elements.

Roofing Materials

- Roofing materials shall be of architectural style shingles.

Garage Access

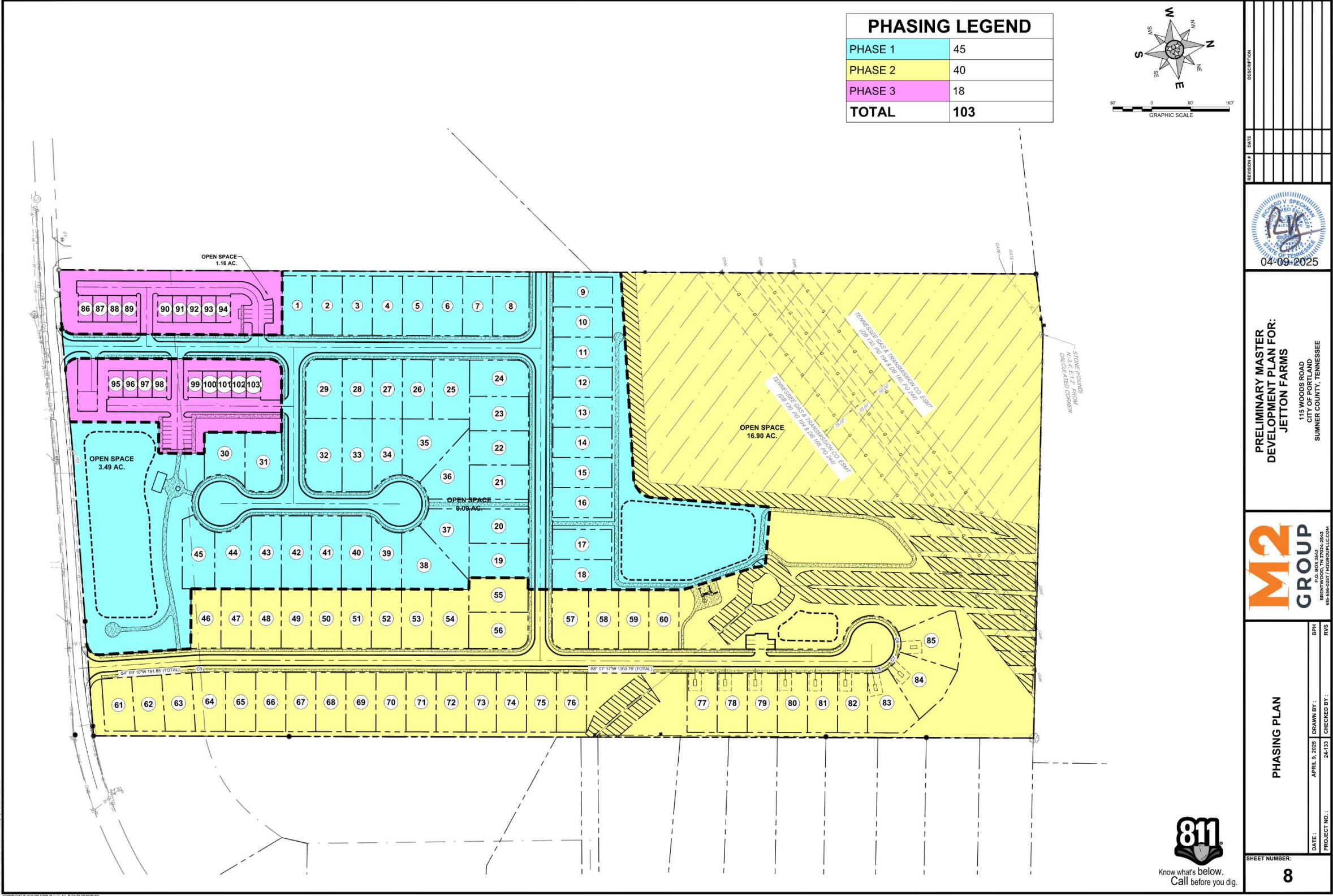
- All lots shall have street-front driveways and provide a minimum 16-foot-wide concrete driveway.

AMENITIES IMAGERY & SIGNAGE

Examples of potential community amenities of fire pit area, grilling pavilion, mail kiosk, entrance monument, playground equipment, benches for open field.



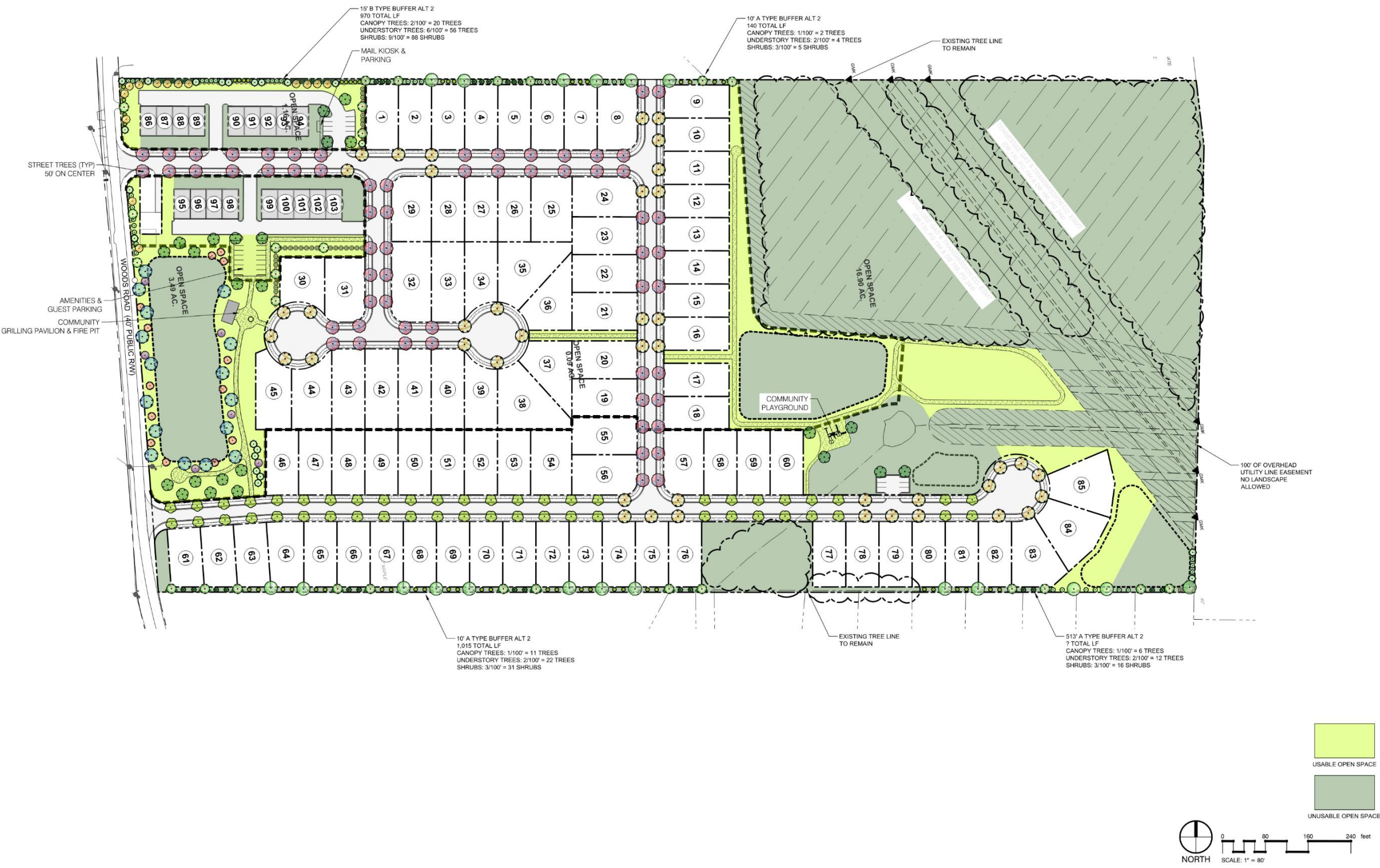
PHASING PLAN



PHOTOMETRIC PLAN

forthcoming

LANDSCAPE PLAN



HB LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanndesign.com

PROPOSED SITE FOR:
JETTON FARMS
PORTLAND, TENNESSEE

NOT FOR CONSTRUCTION

Job # - 25153
BY: db

9

LANDSCAPE PLAN

TRAFFIC STUDY

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

Traffic Impact Study

Jetton Farms
Woods Road
Portland, TN

Prepared February 2025
For M2 Group

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

Jetton Farms, Woods Road, Portland, TN

February 2025

6. CONCLUSIONS AND RECOMMENDATIONS

The analyses conducted for the purposes of this study indicate that the following consideration should be made in order to accommodate the traffic volumes that will be generated by the proposed project:

N. Broadway and Vanatta Road / Woods Road

The analyses conducted for the purposes of this study indicate that, with the existing laneage at this unsignalized intersection, the eastbound and westbound turning movements will operate at LOS F during one or both peak hours. However, the vehicle queues are expected to remain low.

Similarly, with the planned improvement of N. Broadway and the realignment of Woods Road, most of the critical turning movements at the future intersection of N. Broadway and Sharp Drive / Woods Road will operate at LOS D or better during both peak hours. Although the westbound turning movements will operate at LOS F during the PM peak hour, the vehicle queues will be low. Signal warrant analyses indicate that a traffic signal will not be warranted under existing, background, or total projected conditions.

Therefore, no laneage or traffic control modifications in addition to those planned by the Tennessee Department of Transportation (TDOT) are recommended at this intersection in conjunction with the proposed project.

Woods Road and N. Swamp Road

The analyses conducted for the purposes of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS A during both peak hours.

Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Woods Road and East Project Access

The analyses conducted for the purposes of this study indicate that, with the existing laneage on Woods Road, all of the critical turning movements at this unsignalized intersection will operate at LOS A during both peak hours, and the average vehicle queues will be low.

The planned realignment of Woods Road will create a new T-intersection along the frontage of the project site, and the project access would be the fourth leg of this intersection. With stop control on the northbound and southbound legs of this new intersection, all of the critical turning movements will operate at LOS B or better during both peak hours.

Based on these observations, the project access should be constructed directly opposite the planned connector to N. Broadway and should include one northbound entering lane and one southbound exiting lane. Initial plans should include installing stop signs on the

Jetton Farms, Woods Road, Portland, TN

February 2025

northbound and southbound approaches. However, if inadequate sight distance is available, as described below, an all-way stop installation will be appropriate for this location.

The analyses conducted for the purposes of this study indicate that the intersection of Woods Road and the project access will operate acceptably even without dedicated turn lanes on Woods Road. Also, the total projected traffic volumes at this intersection are below the thresholds that have been established to identify when dedicated turn lanes are warranted at unsignalized intersections. Therefore, no modifications to Wood Road are recommended at the intersection with the project access.

Because the project access has not been constructed, accurate sight distance measurements cannot be collected to adequately represent the future conditions. *Therefore, sight triangles should be provided for the intersection of Woods Road and the project access in conjunction with construction documents for the proposed project.* These sight triangles should be developed based on guidelines that are included in *A Policy on Geometric Design of Highways and Streets, 7th Edition*, which was published by the American Association of State Highway and Transportation Officials (AASHTO) in 2018 and is commonly known as *The Green Book*. Specifically, *The Green Book* indicates that for a speed of 30 mph, the minimum stopping sight distance is 200 feet. This is the distance that a motorist on Woods Road will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on *The Green Book*, the minimum intersection sight distance is 335 feet. This is the distance that a motorist on a project access will need to safely complete a turn onto Woods Road.

Woods Road and West Project Access

The analyses conducted for the purposes of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS A during both peak hours, and the average vehicle queues will be low. *Based on these observations, the project access should be constructed to include one northbound entering lane and one southbound exiting lane, and a stop sign should be installed on the southbound approach.*

The analyses conducted for the purposes of this study indicate that the intersection of Woods Road and the project access will operate acceptably even without dedicated turn lanes on Woods Road. Also, the total projected traffic volumes at this intersection are below the thresholds that have been established to identify when dedicated turn lanes are warranted at unsignalized intersections. Therefore, no modifications to Wood Road are recommended at the intersection with the project access.

INFRASTRUCTURE & UTILITIES

Water Service

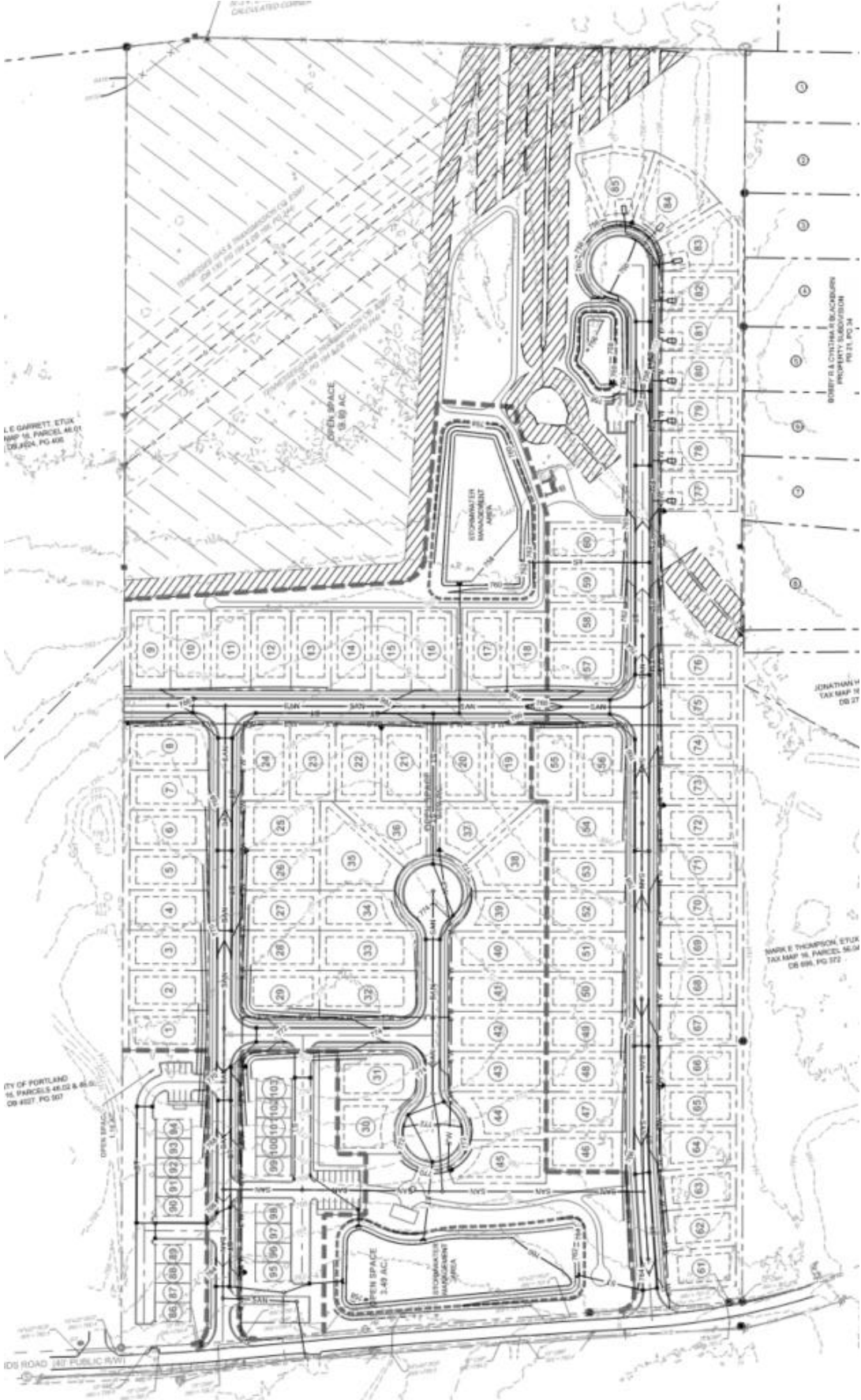
Water service will be provided by the City of Portland. Preliminary design provided by the city suggests that an offsite water main shall need to be constructed in order to serve the site.

Sanitary Sewer

The site will be connected to a public sanitary sewer system. Preliminary design provided by the city suggests the project shall connect to an offsite proposed lift-station.

Stormwater Management & Water Quality

Stormwater detention and water quality for the development will be accomplished by the construction of stormwater detention basins located throughout the site based on existing topography. These basins will be designed to treat the 1” first flush storm event and to mitigate sub-basin stormwater discharge during larger “design storm” events. Stormwater will be conveyed into proposed basins via a combination of swales, inlets, and piping before ultimately entering discharge points along the project’s boundary.



WATER & SEWER AVAILABILITY



CITY OF PORTLAND
ZECHARIAH ROWLEY – ENGINEER TECHNICIAN
100 SOUTH RUSSELL ST.
PORTLAND, TENNESSEE 37148
Telephone (615) 323-1437
Email Address: zrowley@cityofportlandtn.gov

Big Woods, LLC
Representative: Chuck Thomas
113 S Broadway
Portland, TN 37148

RE: JETTON FARMS
WATER, SEWER, & GAS CAPACITY LETTER
115 WOODS ROAD, PORTLAND, TN 37148
SUMNER COUNTY – TAX MAP 016, PARCEL 57.00, 57.01, & 57.02

Portland Department of Utilities (PDU) has completed its review of your application for water, sewer, and gas for the 103-unit subdivision (85 single-family homes and 18 townhomes) at the above-referenced location. Please see below for the capacity details.

WATER:
The system does not have capacity for this development, but as per Resolution 23-83, the City Council voted to continue issuing water capacity letters beyond known capacity limits recognizing that a letter of available water capacity is based on a snap-shot in time when the water model and/or decision is made, and is not a guarantee of water service at a point in the future when the petitioner may or may not choose to purchase their taps. Resolution 23-45 governs the expiration and renewal of capacity letters and at no time is the City of Portland mandated to provide water beyond its ability whether or not a capacity letter has been granted, or whether or not a project has already been started but not all water taps have been purchased.

Based on the modeling report, the existing infrastructure cannot achieve the 1,500 gpm fire flow requirements for multi-family as per Appendix B of the IFC. The Developer will be required to install an eight (8) inch water main from the property to the existing eight (8) inch coming from the Veterans Tank on Swamp Road. The route is shown in red on the following page. This will entail approximately 5,000 linear feet of eight (8) inch Blue DR 14 C900 PVC or Ductile Iron Pipe and all associated appurtenances. See Exhibit 1.

Also, the Developer will be required to loop the proposed water main within the development to the water main along Woods Rd at **both** western and eastern entrances. The route is shown in yellow on the following page. **If the property at the eastern entrance cannot be acquired for the water main looping, you will need to let PDU know and a revised capacity letter will need to be issued with an alternative route.**

Date: 3/19/2025



The City is currently designing or constructing Water Capital Improvement Projects, including the Oak Hill Water System Improvements, Masons Tank 12-inch Connector, Oak Hill Tank, TGT Water Improvements, Zoning Vaults, and several others. The Developer will be required to pay a Developer's Contribution of **\$77,250** towards the City's Capital Improvement Projects. The Developer will be required to pay **\$185,400** towards water improvement fees as per Ordinance 24-42. The Developer's Contribution and water improvement fees shall be paid prior to a PDU Representative signing off on the Final Plat.

Developer's Contribution:	Improvement Fee:
Residential – 103 Units	Single Family Residence and
103 Units x \$750 = \$77,250	under 50 Multi-Family Residence – 103 Units
	103 Units x \$1,800 = \$185,400

Total of Water Developer's Fees = \$262,650

SEWER:
Off-Site Improvements:
Based upon the modeling report, the existing infrastructure does not have the hydraulic capacity for this development. The sewer from this development drains into Hwy 109 #3 sewer pump. The force main along N Broadway (Hwy 109) from the Hwy 109 #3 pump station is currently undersized and is being upsized to an 8-inch force main as part of the TDOT Bypass project. This development is adding more flow to the already undersized force main. As per the estimated quantities TDOT is requiring the City to pay \$660,000 for the 8-inch force main improvements. The length of force main was calculated as per TDOT pricing for relocation.

Since Jetton Farms is not the sole contributor of sewer to this force main, the City will require the developer to pay 20% of the relocation. The developer will be required to pay **\$132,000** for the relocation.



The City is currently designing or constructing Sewer Capital Improvement Projects, including the W 29th Street Treatment Plant Expansion, Annals Point Repair Project, and several others. The Developer will be required to pay a Developer's Contribution of **\$132,000** towards the City's Capital Improvement Projects. The Developer will be required to pay **\$132,000** towards sewer improvement fees as per Ordinance 24-42. The Developer's Contribution and sewer improvement fees shall be paid prior to a PDU Representative signing off on the Final Plat. The payment was calculated as follows:

Developer's Contribution:	Improvement Fee:
Residential – 103 Units	Single Family Residence and
103 Units x \$1,200 = \$123,600	under 50 Multi-Family Residence – 103 Units
	103 Units x \$1,200 = \$123,600

Gas:
Gas service is available for this development as per Portland Municipal Code 18-207.

For the City's acceptance, the City will require the developer to pay 20% of the relocation. The developer will be required to pay **\$26,400** for the relocation. The developer will be required to pay **\$26,400** for the relocation.

Also, all future parcels must have the utility main along the parcels' road frontage to be approved for service. The water meter shall be located on the property to be serviced or in a dedicated private easement for the property to be served, not more than twenty (20) feet from the Public Right-of-Way. All of this was approved by Resolution 24- 64 (Water), 24-61 (Sewer), and 24-60 (Gas).

No approval of any services is indicated. A Final Plat will need to be submitted to IDT for review and approval by PDU. An individual Residential Service Availability Request Form must be completed for the proposed lot once the Final Plat has been signed and recorded at the County. The fees associated with the lot (i.e. tap, connection, fees, etc.) will be determined once that form is filled out and submitted to PDU.

This letter shall expire in twelve (12) months. All fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. PDU will hold the fees at the amount stated above for a twelve (12) month period after the date of this letter. After the twelve (12) month period expires, fees are subject to re-calculation and potential increases. You may request an extension of fee status in **writing** prior to expiration of the twelve (12) month period. PDU will review the request and either deny or grant the request in writing.

Should you have any questions, please feel free to contact me.

Sincerely,

Zechariah Rowley
ZFRAV001853
cc:
Business Office
PDU Office Staff

NOTICE OF COMMUNITY MEETING

SUMMARY OF NEIGHBORHOOD MEETING

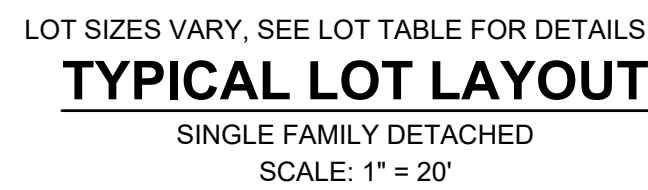
Date: **Thursday, January 30, 2025**
 6:00pm-7:30pm

Location: **Southern Occasions Event Center**
 107 N. Russel St.
 Portland, TN. 37148

ADJACENT RESIDENT LISTING

forthcoming

115 WOODS ROAD
TAX MAP 16, PARCEL 57.00, 57.01 & 57.02
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE
APRIL 9, 2025



GAS SERVICE
CITY OF PORTLAND
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 323-1437

CIVIL ENGINEER:
M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
CONTACT: RICHARD V. SPECKMAN, P.E.
PHONE: (615) 656-0257
E-MAIL: rich@m2groupllc.com

EXISTING ZONING:	RM-1 (HIGH DENSITY RESIDENTIAL DISTRICTS)
GROSS ACREAGE:	1,900,958 SF (43.65 AC)
ACREAGE WITHIN EASEMENTS:	166,810 SF (3.82 AC)
ACREAGE WITHIN GENERAL FLOODPLAIN DISTRICT:	0.00 SF (0.00 AC)
MINIMUM DEVELOPMENT AREA PER DWELLING UNIT:	6,000 SF (0.14 AC)
CALCULATION: $(\text{GROSS ACREAGE} - \text{ACREAGE WITHIN EASEMENTS} - \text{ACREAGE WITHIN GFD})$ $\text{MINIMUM DEVELOPMENT AREA PER DWELLING UNIT}$ $(43.65 - 3.82 - 0.00) / 0.14 = 284$	
MAXIMUM DWELLING UNITS	



GROSS SITE ACREAGE: 43.65

OPEN SPACE REQUIRED = 20% OF GROSS SITE ACREAGE (8.72 AC OR 379,843 SF)

OPEN SPACE PROVIDED = 49.57% (21.64 AC OR 942,638 SF)

REQUIRED USABLE OPEN SPACE: 10% OF GROSS SITE ACREAGE

$43.65 \times 0.10 = 4.4$ ACRES OF USABLE OPEN SPACE REQUIRED

USABLE OPEN SPACE PROVIDED = 4.58 AC (10.5%)

VICINITY MAP
SCALE: 1" = 1,000'



THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47165C0131G, PANEL NUMBER 131 OF 477, EFFECTIVE DATE APRIL 17, 2012.

TAX MAP	16
PARCELS	57.00, 57.01 & 57.02
DEED BOOK/PAGE	6468/37
EXISTING ZONING	RS-40 (LOW DENSITY RESIDENTIAL) RR (RURAL RESIDENTIAL)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT RM-1 (UNDERLYING)
SITE ADDRESS	115 WOODS ROAD PORTLAND, TENNESSEE 37148
SITE ACREAGE	41.61 AC (57.00 & 57.02) 2.04 AC (57.01) 43.65 AC (TOTAL PROJECT AREA)
LOTS	85 SINGLE FAMILY LOTS 18 TOWNHOUSE UNITS
MINIMUM LOT AREA	6,000 SF (SINGLE FAMILY DETACHED)
MINIMUM LOT WIDTH	62 FEET
FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	15 FEET

**PRELIMINARY MASTER
DEVELOPMENT PLAN FOR:
JETTON FARMS**

**115 WOODS ROAD
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE**



TITLE SHEET

TITLE SHEET	
DATE :	APRIL 9, 2025
PROJECT NO. :	24-133
DRAWN BY :	BPH
CHECKED BY :	RVS

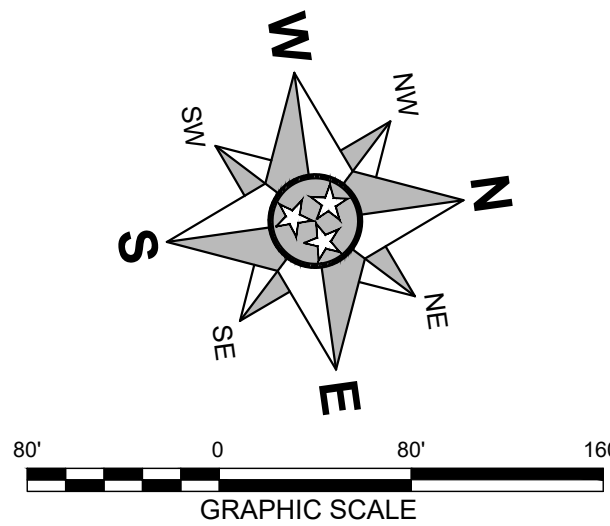
1

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47165C0131G, PANEL NUMBER 1321 OF 477, EFFECTIVE DATE APRIL 17, 2012.

SLOPES NOTE:

SITE CONSISTS ENTIRELY OF SLOPES 15% OR LESS.



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY LINE
- MUNICIPAL / TOWNSHIP / DISTRICT LINE
- EXISTING EASEMENT
- MINIMUM BUILDING SETBACK LINE
- EXISTING FARM FENCE
- EXISTING DITCH FLOW LINE
- EXISTING STORM SEWER LINE
- EXISTING FORCEMAIN LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- IRON REBAR FOUND (IRF)
- IRON PIPE FOUND (IPF)
- STONE FOUND (STF)
- IRON REBAR SET W/CAP (IRS)
- SANITARY SEWER MANHOLE
- SEWER VALVE
- FIRE HYDRANT
- MAILBOX
- TREE, DECIDUOUS
- POWER POLE
- ELECTRIC METER
- AC UNIT
- GAS BOX (GAS VALVE)
- GAS METER
- GAS LINE MARKER
- STAND PIPE
- FENCE POST FOUND
- MINIMUM BUILDING SETBACK LINE
- POINT OF BEGINNING
- EDGE OF PAVEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- ADDRESS



REVISION #	DATE	DESCRIPTION



PRELIMINARY MASTER
DEVELOPMENT PLAN FOR:
JETTON FARMS
115 WOODS ROAD
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

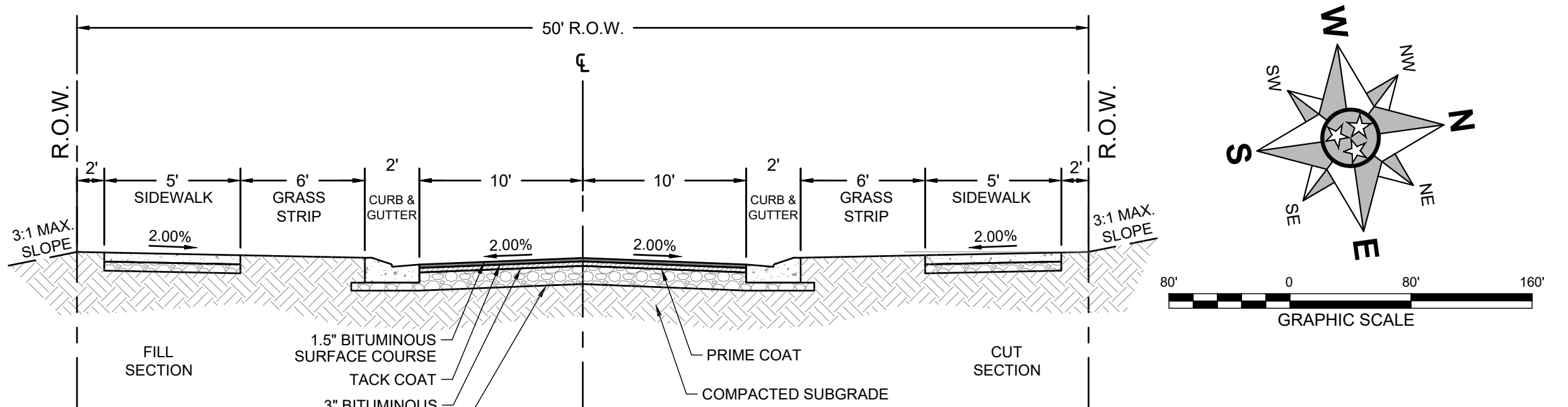


PLOT PLAN			
DATE :	APRIL 9, 2025	DRAWN BY :	BPH
PROJECT NO. :	24-133	CHECKED BY :	RVS

SHEET NUMBER:
2



LOT AREA TABLE			LOT AREA TABLE			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.)	Lot #	Area (s.f.)	Area (ac.)	Lot #	Area (s.f.)	Area (ac.)
1	7,564	0.17	16	7,564	0.17	31	8,960	0.21	46	7,585	0.17	61	6,795	0.16	76	7,564	0.17
2	7,564	0.17	17	7,561	0.17	32	11,158	0.26	47	7,564	0.17	62	7,066	0.16	77	7,564	0.17
3	7,564	0.17	18	7,563	0.17	33	9,312	0.21	48	7,564	0.17	63	7,337	0.17	78	7,564	0.17
4	7,564	0.17	19	8,651	0.20	34	7,761	0.18	49	7,564	0.17	64	8,049	0.18	79	7,564	0.17
5	7,564	0.17	20	8,646	0.20	35	11,951	0.27	50	7,564	0.17	65	7,557	0.17	80	7,564	0.17
6	7,564	0.17	21	8,615	0.20	36	8,905	0.20	51	7,564	0.17	66	7,561	0.17	81	7,564	0.17
7	7,559	0.17	22	8,611	0.20	37	8,920	0.20	52	7,564	0.17	67	7,564	0.17	82	7,564	0.17
8	9,016	0.21	23	8,615	0.20	38	12,084	0.28	53	7,564	0.17	68	7,564	0.17	83	9,977	0.23
9	7,559	0.17	24	9,016	0.21	39	7,821	0.18	54	9,394	0.22	69	7,564	0.17	84	10,465	0.24
10	7,564	0.17	25	9,343	0.21	40	9,333	0.21	55	8,655	0.20	70	7,564	0.17	85	10,513	0.24
11	7,564	0.17	26	7,564	0.17	41	9,345	0.21	56	9,016	0.21	71	7,564	0.17	86	1,650	0.04
12	7,564	0.17	27	7,564	0.17	42	9,345	0.21	57	9,016	0.21	72	7,564	0.17	87	1,650	0.04
13	7,564	0.17	28	7,564	0.17	43	9,343	0.21	58	7,559	0.17	73	7,564	0.17	88	1,650	0.04
14	7,564	0.17	29	9,015	0.21	44	9,507	0.22	59	7,564	0.17	74	7,564	0.17	89	1,650	0.04
15	7,564	0.17	30	7,820	0.18	45	9,069	0.21	60	7,564	0.17	75	7,564	0.17	90	1,650	0.04



BULK STANDARDS / SITE DATA:

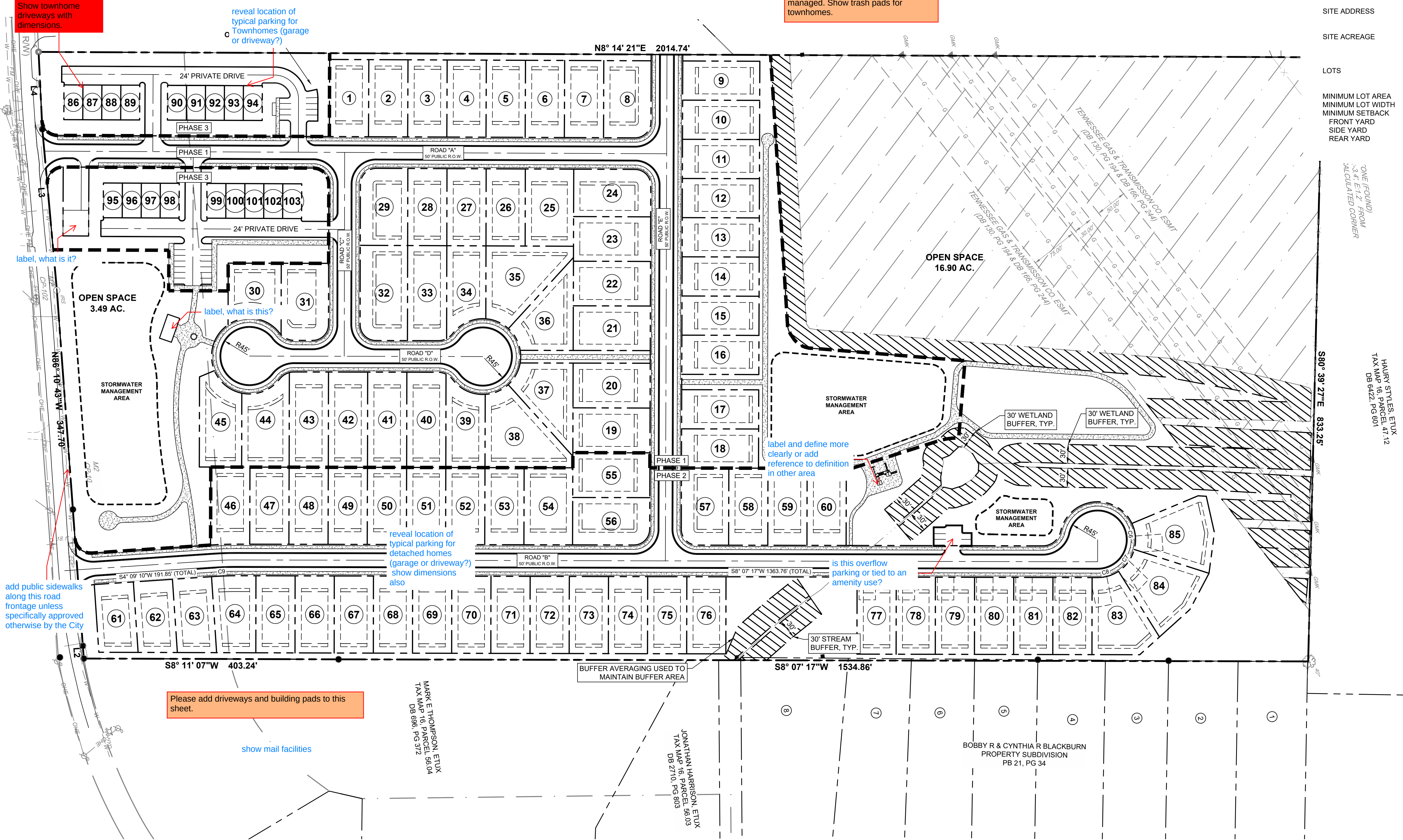
TAX MAP PARCELS	16
DEED BOOK/PAGE	57.00, 57.01 & 57.02 6468/37
EXISTING ZONING	RS-40 (LOW DENSITY RESIDENTIAL) RR (RURAL RESIDENTIAL)
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MINIMUM LOT AREA	6,000 SF (SINGLE FAMILY DETACHED)
MINIMUM LOT WIDTH	62 FEET
MINIMUM SETBACK	25 FEET
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SIDE YARD	15 FEET
REAR YARD	15 FEET

CRITICAL LOTS

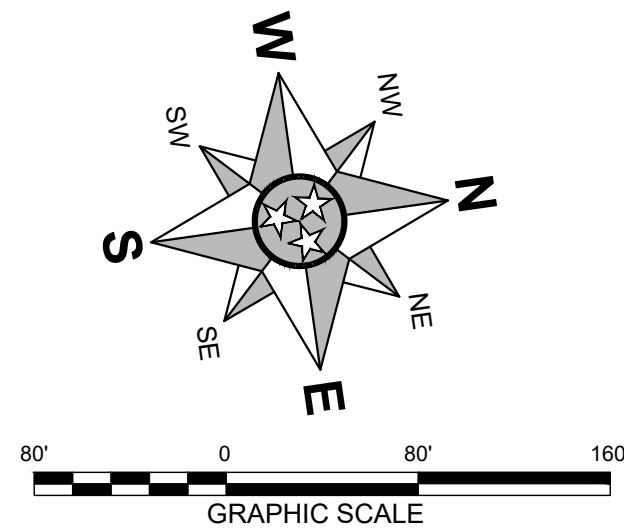
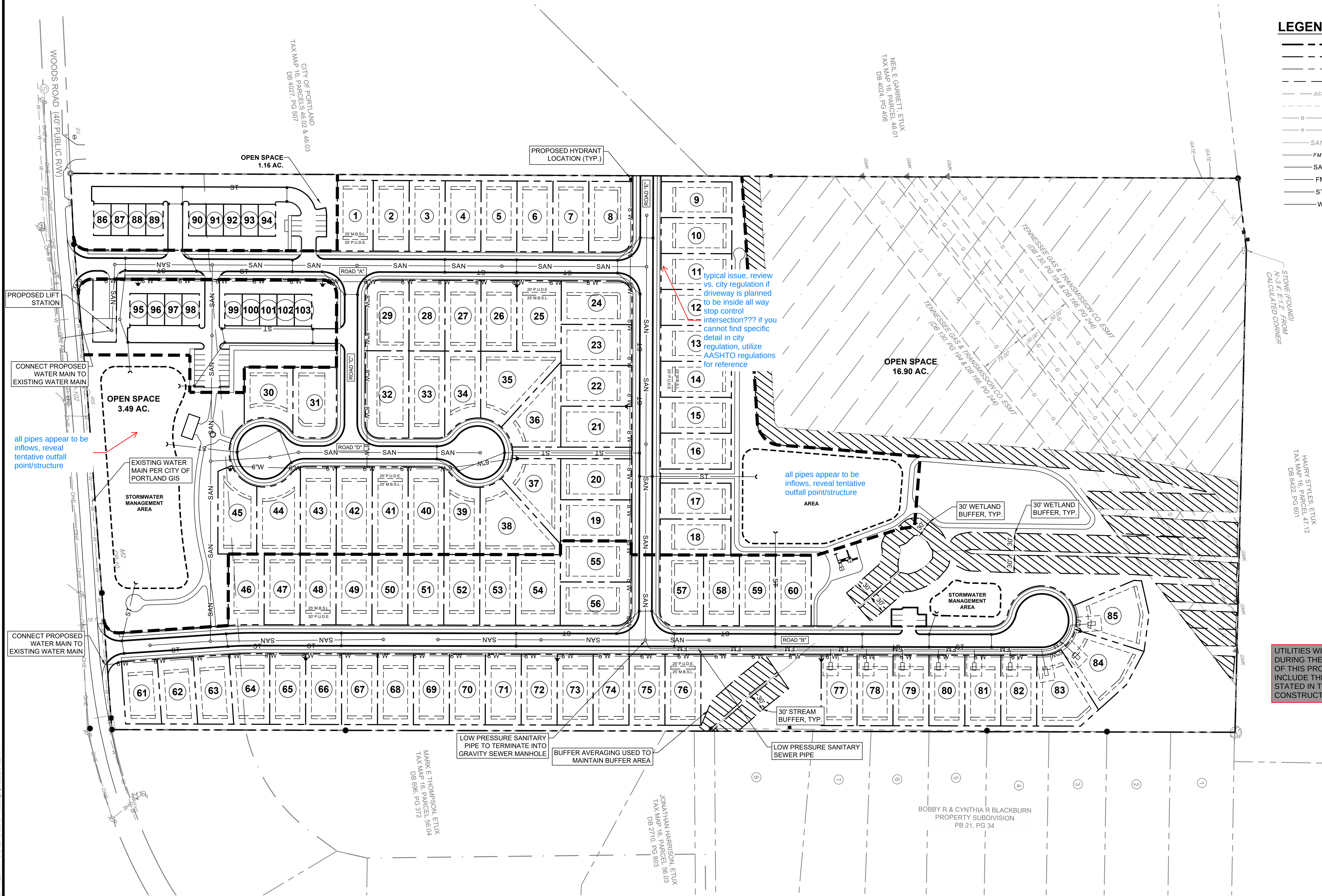
LOTS DENOTED WITH (*) CONTAIN NATURAL OR MANMADE FEATURES THAT AFFECT THE FEASIBILITY OF CONSTRUCTION. SUCH A LOT SHALL BE DESIGNATED A CRITICAL LOT.

OPEN SPACE NOTE

ALL OPEN SPACE TO ALSO SERVE AS (P.U.D.E.) PUBLIC UTILITY AND DRAINAGE EASEMENT AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



24-113 - PREP - PRELIMINARY UTILITIES PLAN.DWG - Wednesday, April 9, 2025 9:12:24 AM



- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - EXISTING WOOD FENCE
 - EXISTING CHAIN-LINK FENCE
 - EXISTING SANITARY SEWER LINE
 - EXISTING FORCEMAIN LINE
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY FORCEMAIN
 - EXISTING STORM SEWER
 - EXISTING WATER LINE

TRASH COLLECTION

TRASH COLLECTION SHALL BE PROVIDED BY CITY SANITATION DEPARTMENT ON A WEEKLY BASIS. EVERY HOUSEHOLD SHALL HAVE A 95 GALLON TRASH ROLL-OUT CART. IF THE CITY CANNOT PROVIDE THIS SERVICE A PRIVATE TRASH COLLECTION SERVICE SHALL BE CONTRACTED AND PAID FOR BY THE HOME OWNERS ASSOCIATION.

NOTE:

LOTS 77 - 85 SANITARY SEWER SERVICE SHALL BE SERVED BY LOW PRESSURE PIPE WITH INDIVIDUAL GRINDER PUMPS FOR EACH LOT.



PRELIMINARY MASTER DEVELOPMENT PLAN FOR:
JETTON FARMS
115 WOODS ROAD
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE



PRELIMINARY UTILITIES PLAN

PRELIMINARY UTILITIES PLAN			
DATE :	APRIL 9, 2025	DRAWN BY :	BPH
PROJECT NO. :	24-113	CHECKED BY :	RVS

SHEET NUMBER:

4



PROPOSED SITE FOR:
JETTON FARMS
PORTLAND, TENNESSEE

NOT FOR
CONSTRUCTION

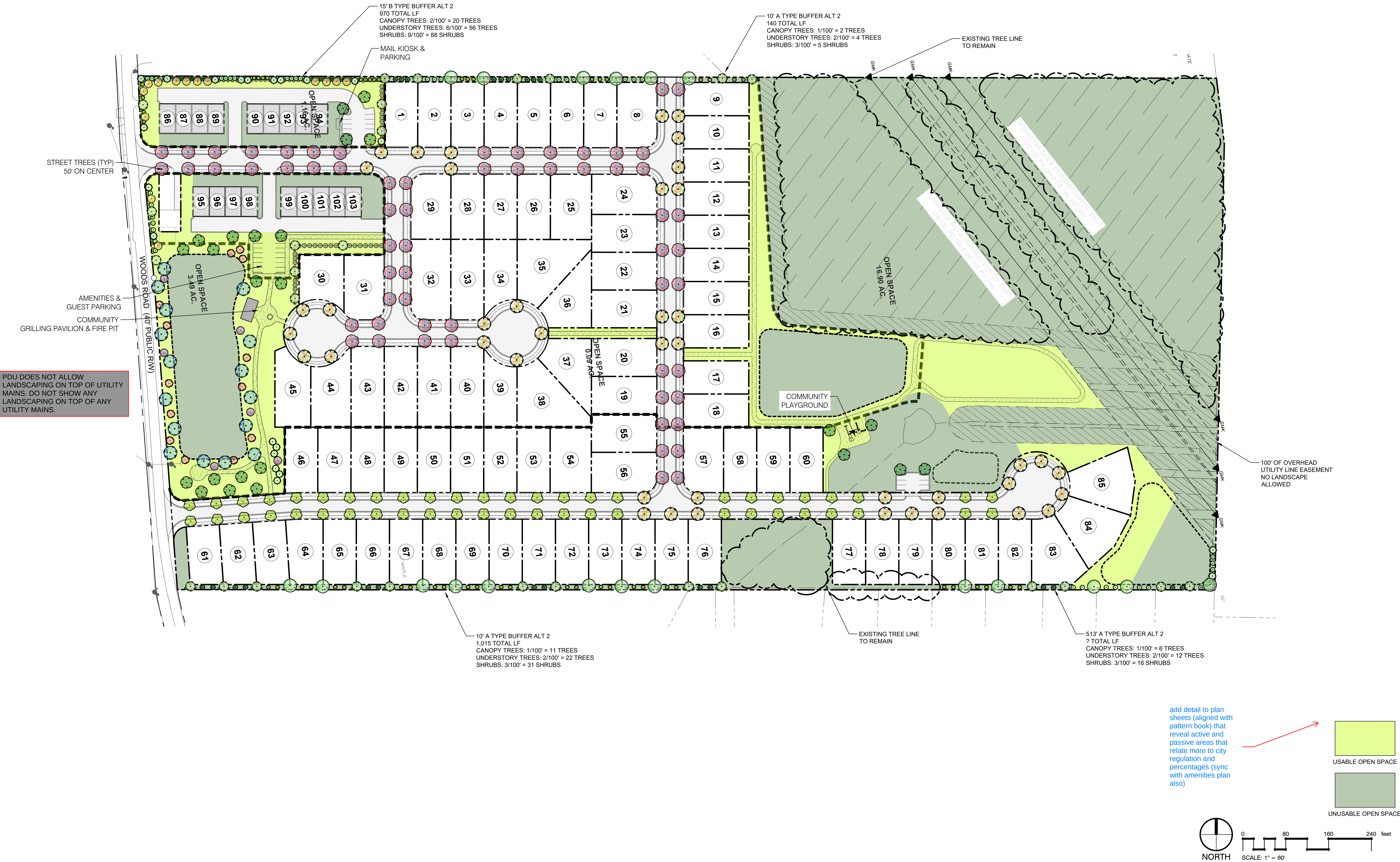
Job # - 25153

BY: cb

LANDSCAPE PLAN

5

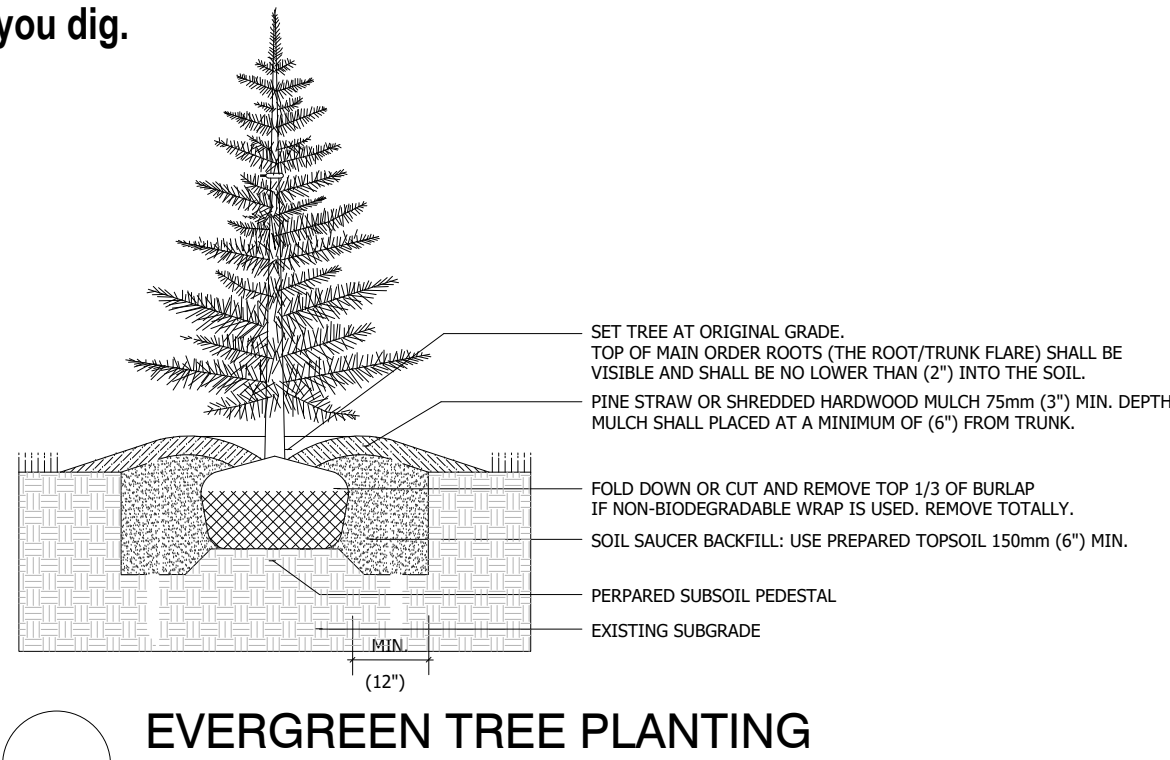
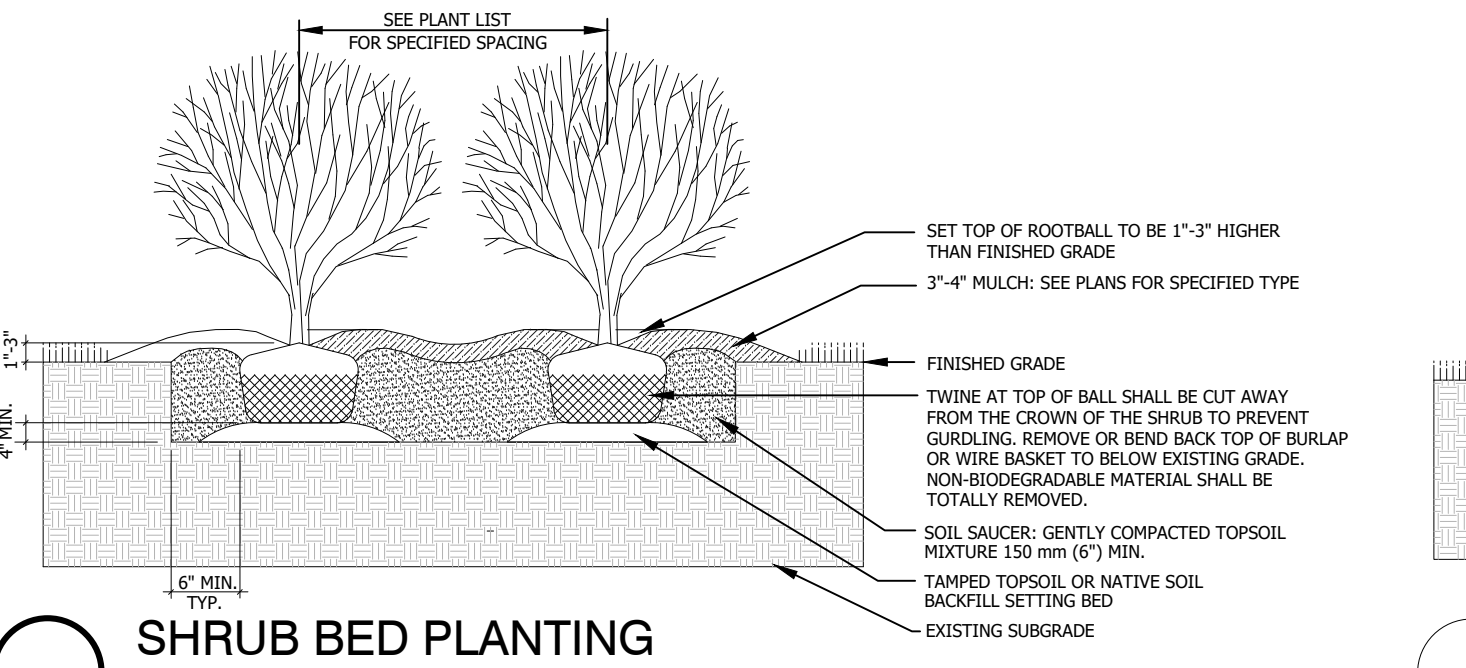
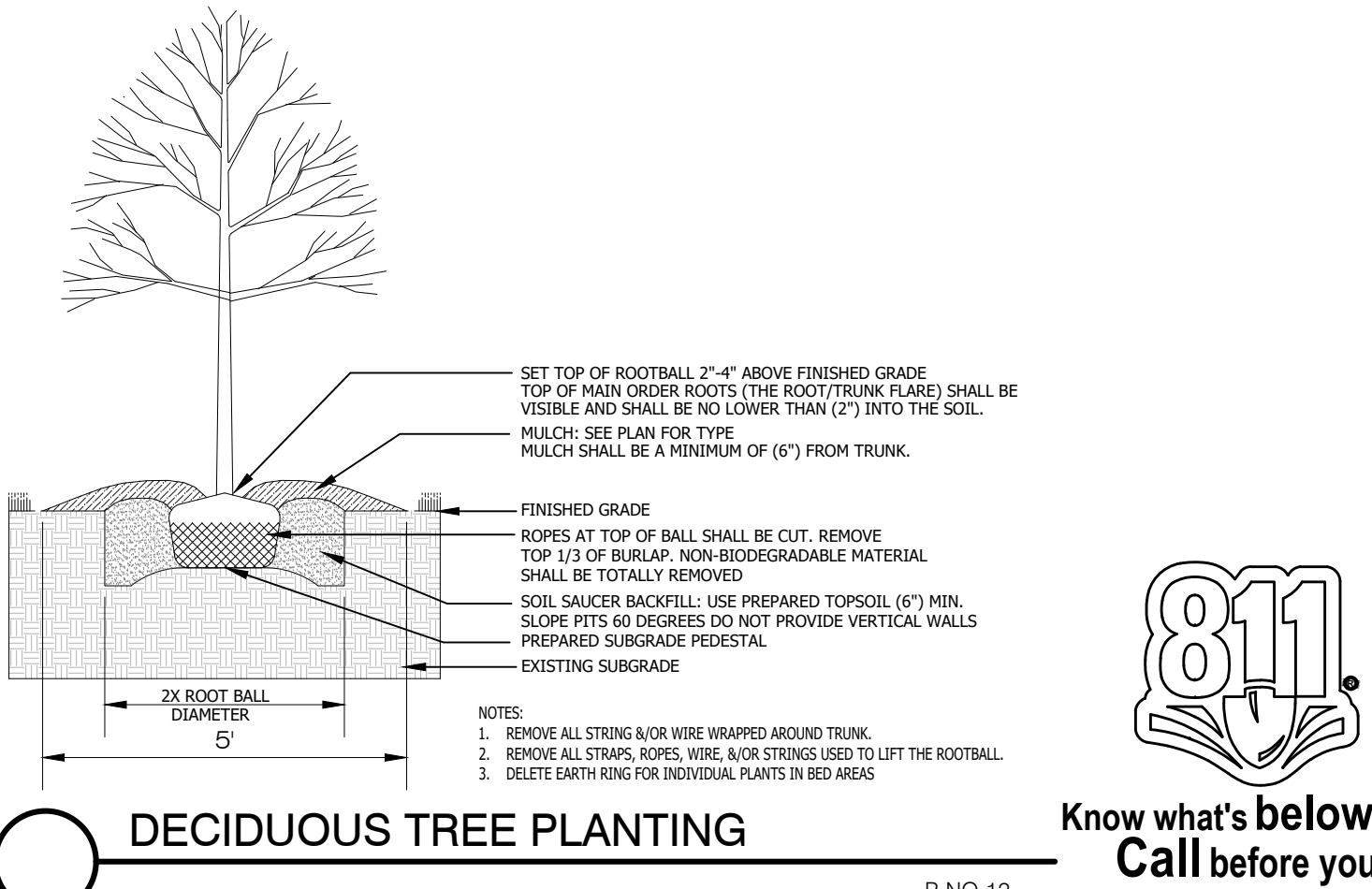
Page 4 of 48



- PLANTING NOTES:
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
 2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
 3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
 4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
 5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
 6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
 7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
 8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
 9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
 10. Maintain all plant material and lawns until project is accepted in full by the City.
 11. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
 12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
 13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

- LANDSCAPE NOTES:
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
 2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
 3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
 4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
 5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
 6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
 7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available, there shall be no gaps between sod joints.
 8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to oversee areas that do not germinate and/or provide adequate coverage.
 9. Planting mix to be provided as specified in the landscape specifications.
 10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
 11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
 12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
 13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
 14. All areas of disturbance outside of landscape beds shall be repaired with turf.
 15. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the (s) (trees, shrubs, etc.)

- TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
 2. Trees with forked trunks are acceptable if all the following conditions are met:
 - a. The fork occurs in the upper 1/3 of the tree.
 - b. One fork is less than 2/3 the diameter of the dominant fork.
 - c. The top 1/3 of the smaller fork is removed at the time of planting.
 3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
 4. The trunk and/or major branches shall not touch.
 5. Several branches are larger in diameter and obviously more dominant.
 6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
 7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
 8. Crown spread shall look proportional to the tree.
 9. NO flush cuts or open trunk wounds or other bark injury
 10. Root ball meets all ANSI standards and is appropriately sized
- DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
 2. Crown thin/sparsely foliated
 3. Included bark
 4. Major Branches touching
 5. Asymmetrical branching



PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES					
	62	Red Pointe Maple Red Maple / Acer rubrum 'Red Pointe' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	Per ANSI
	50	Willow Oak / Quercus phellos 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
	42	Green Vase Zelkova / Zelkova serrata 'Green Vase' 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
BUFFER CANOPY TREES					
	28	October Glory Maple / Acer rubrum 'October Glory' 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5' CAL	Per ANSI
	19	Shademaster Honeylocust / Gleditsia tri inermis 'Shademaster' 4' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	1.5'Cal	Per ANSI
	24	Tulip Poplar / Liriodendron tulipifera 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5'Cal	Per ANSI
	16	Bald Cypress / Taxodium distichum 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5' CAL	Per ANSI
	21	Green Giant Arborvitae / Thuja standishii x plicata 'Green Giant' Full To Base. Full Dense Form. Matched. See Tree Specifications	B & B		6'-8' HT
BUFFER UNDERSTORY TREES					
	14	Duraheat River Birch / Betula nigra 'Duraheat' Multi Trunk. Full Rounded Head. See Tree Specifications	B & B	CLUMP	6'-8' HT
	51	Foster No. 2 Holly / Ilex x attenuata 'Foster No. 2' Full To Base. Full; Dense Form	B & B		6'-8' HT
	23	Hollywood Juniper / Juniperus chinensis 'Torulosa' Full. Heavy; Perfect Matched	B & B		6'-8' HT
	28	Little Gem Magnolia / Magnolia grandiflora 'Little Gem' Full to Base. Full Dense Form. Matched. See Tree Specifications	B & B		6'-8' HT
	37	Saucer Magnolia / Magnolia soulangeana Full To Base. Full Dense Form. See Tree Specifications.	B & B	CLUMP	6'-8' HT
	19	Thundercloud Plum / Prunus cerasifera 'Thundercloud' 4' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5'Cal	Per ANSI
SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS					
	76	Lynwood Gold Forsythia / Forsythia x intermedia 'Lynwood Gold' Full; Dense, Well Rooted	#5 Container		
	54	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' Full; Dense Form	#5 Container		
	21	Diablo Ninebark / Physocarpus opulifolius 'Diabolo' Full; Dense Form	#5 Container		
	57	Prague Viburnum / Viburnum x pragnense Full; Dense Form.	#5 Container		

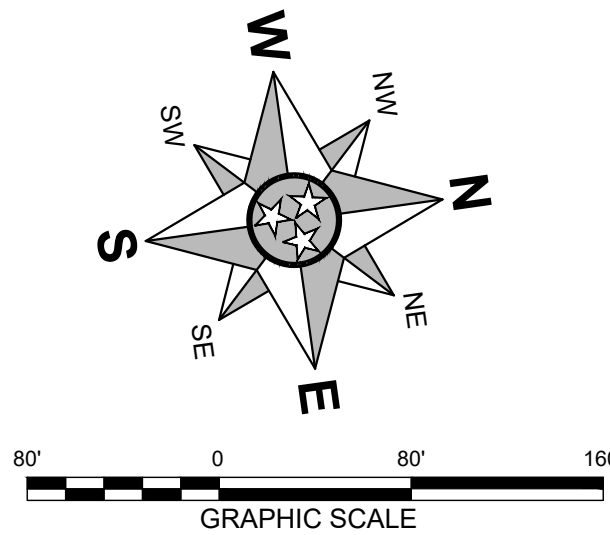
- WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: *ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." *AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." *CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
- 1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD
- PLAN NOTES:
1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
 2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
 3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
 4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
 5. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.

NOTE:
28 TOTAL PARKING SPACES PROVIDED
THROUGHOUT THIS DEVELOPMENT.
PARKING SPACE DIMENSIONS: 9'x18' (TYP.)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	37.95	25.00	N51° 43' 53"E	34.41
C2	39.30	25.00	N36° 47' 25"W	35.37
C3	39.30	25.00	N53° 09' 03"E	35.37
C4	39.31	29.00	N30° 42' 55"W	36.37
C5	148.95	60.00	N1° 33' 53"E	113.54
C6	42.18	60.00	S87° 10' 47"E	41.32
C7	43.54	60.00	S46° 15' 07"E	42.59
C8	35.17	60.00	S8° 40' 14"E	34.67
C9	32.90	475.00	S6° 08' 14"W	32.90
C10	39.41	25.00	S41° 00' 27"E	35.45
C11	39.13	25.00	S48° 59' 33"W	35.26
C12	36.37	525.00	S6° 08' 14"W	36.36
C13	39.24	25.00	S36° 50' 57"E	35.34
C14	39.24	25.00	N53° 12' 35"E	35.34
C15	39.32	25.00	N36° 49' 11"W	35.39

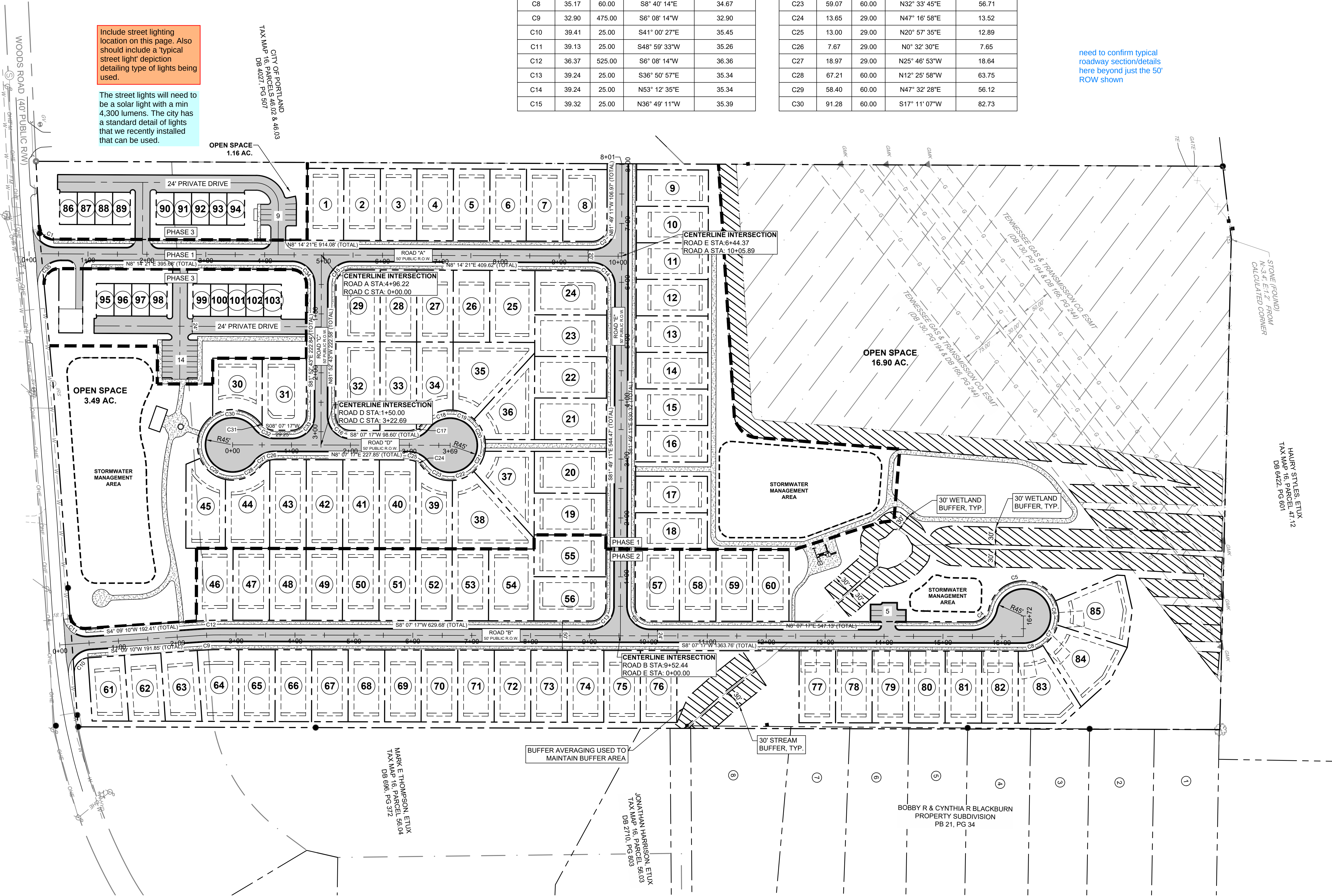
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C16	39.27	25.00	S53° 07' 17"W	35.36
C17	13.93	29.00	S5° 38' 32"E	13.80
C18	59.79	60.00	S15° 58' 32"E	57.35
C19	39.67	60.00	S31° 30' 55"W	38.95
C20	39.87	60.00	S69° 29' 32"W	39.14
C21	39.98	60.00	N53° 11' 37"W	39.25
C22	40.28	60.00	N14° 52' 20"W	39.52
C23	59.07	60.00	N32° 33' 45"E	56.71
C24	13.65	29.00	N47° 16' 58"E	13.52
C25	13.00	29.00	N20° 57' 35"E	12.89
C26	7.67	29.00	N0° 32' 30"E	7.65
C27	18.97	29.00	N25° 46' 53"W	18.64
C28	67.21	60.00	N12° 25' 58"W	63.75
C29	58.40	60.00	N47° 32' 28"E	56.12
C30	91.28	60.00	S17° 11' 07"W	82.73

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C31	3.53	29.00	S57° 16' 54"W	3.53
C32	23.12	29.00	S30° 57' 32"W	22.51
C33	39.22	25.00	S36° 49' 11"E	35.32
C34	39.23	24.97	N53° 10' 49"E	35.32
C35	41.62	25.00	N39° 27' 21"W	36.98



Include street lighting location on this page. Also should include a 'typical street light' depiction detailing type of lights being used.

The street lights will need to be a solar light with a min 4,300 lumens. The city has a standard detail of lights that we recently installed that can be used.



DESCRIPTION

DATE

REVISION #

04/09/2025

PRELIMINARY MASTER DEVELOPMENT PLAN FOR:
JETTON FARMS

115 WOODS ROAD
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

P.O. BOX 2543
BENTLEY, TENNESSEE 37615
615-656-0257 / M2GROUP@GMAIL.COM

PRELIMINARY ROADWAY IMPROVEMENTS PLAN

DATE: APRIL 9, 2025
DRAWN BY: BPH
PROJECT NO.: 24-133

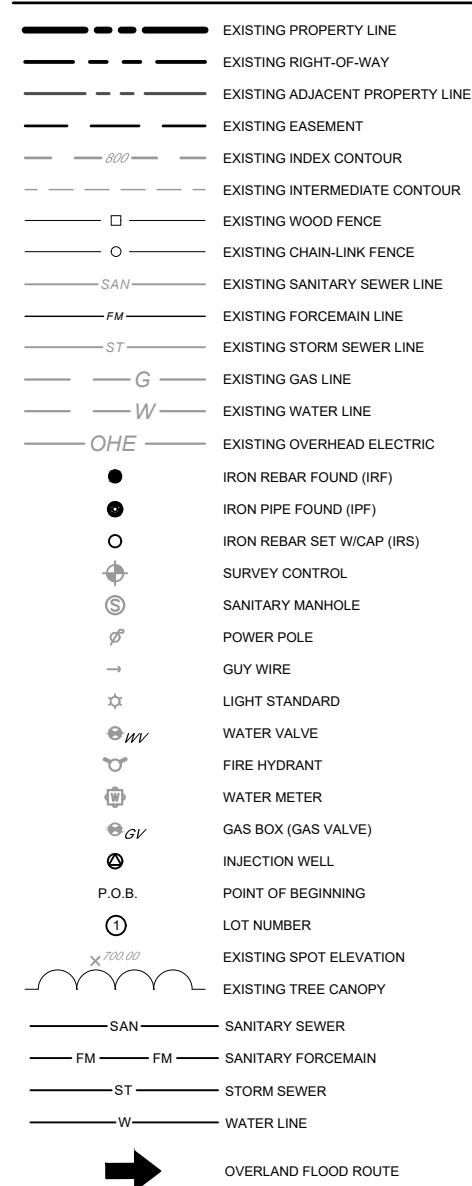
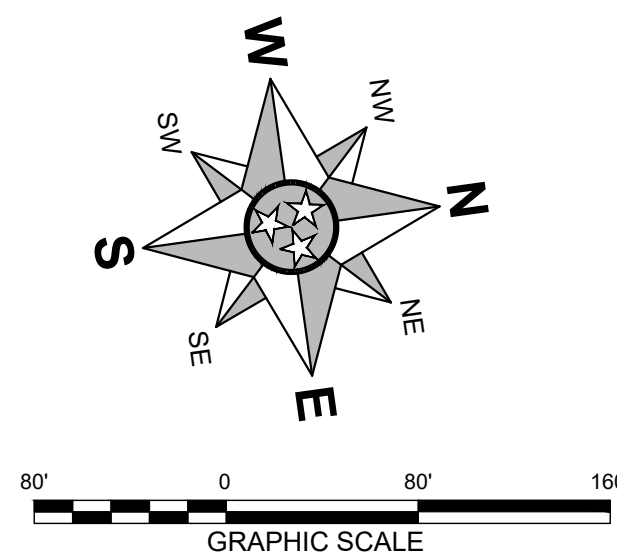
DATE: APRIL 9, 2025
CHECKED BY: RVS

811

Know what's below.
Call before you dig.

SHEET NUMBER:

6



**PRELIMINARY MASTER
DEVELOPMENT PLAN FOR:
JETTON FARMS**

115 WOODS ROAD
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE



P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 / M2GROUP.1TC.COM

PRELIMINARY GRADING PLAN

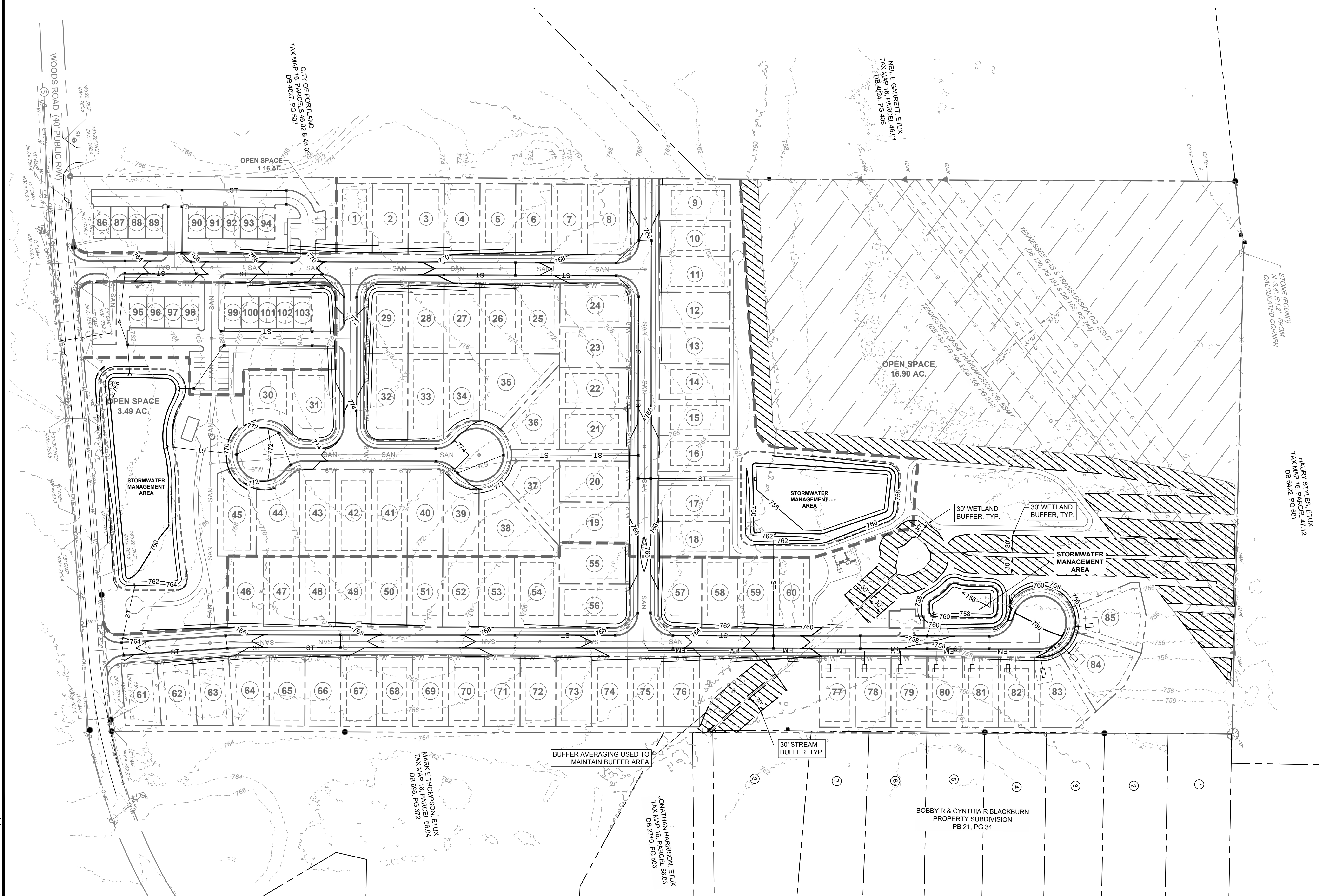
DATE :	APRIL 9, 2025	DRAWN BY :	BPH
PROJECT NO. :	24-133	CHECKED BY :	RVS

SHEET NUMBER:

7

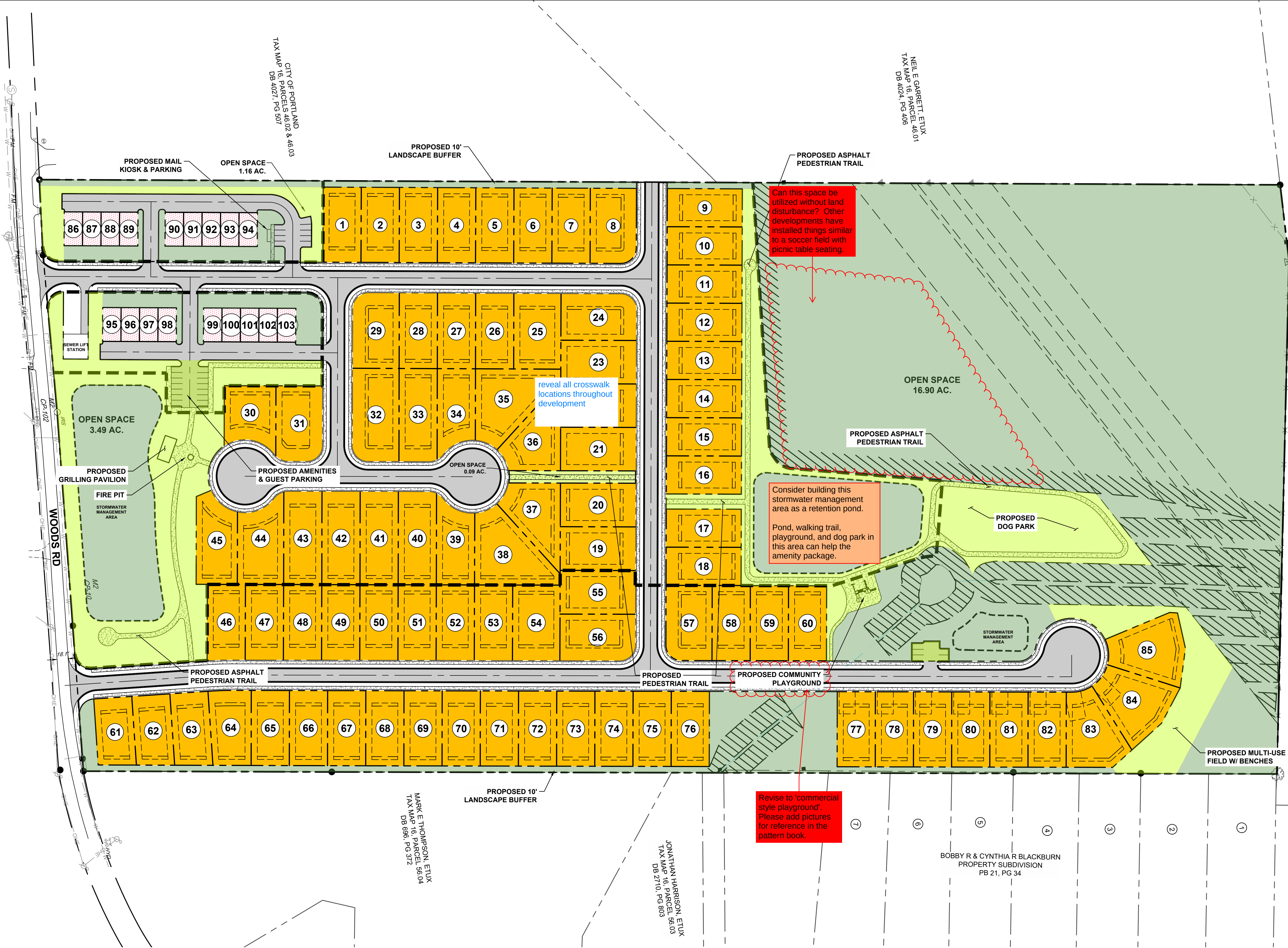


Know what's below.
Call before you dig



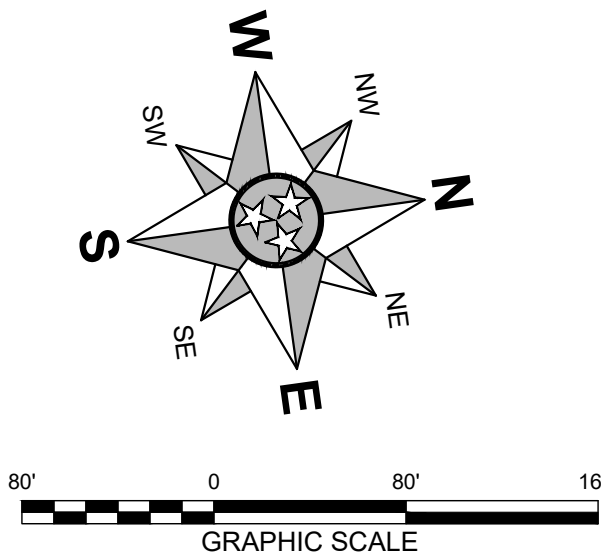
24-133 - PREP - AMENITIES PLAN.DWG Wednesday, April 9, 2025 9:12:44 AM

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LEGEND

	PASSIVE OPEN SPACE
	USABLE OPEN SPACE
	SINGLE FAMILY LOT
	TOWNHOMES
	PROPOSED SIDEWALK



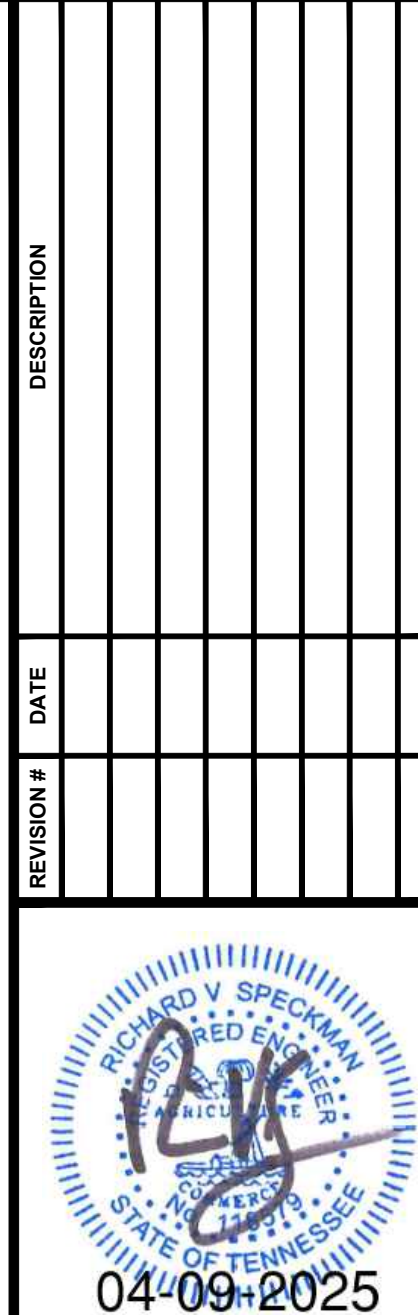
SITE DATA TABLE

TOTAL PROJECT SITE AREA	=	43.65 ACRES
TOTAL NUMBER OF LOTS	=	85 *
TOTAL LOT AREA	=	16.00 ACRES*
TOTAL NUMBER OF TOWNHOMES	=	18
TOTAL TOWNHOME AREA	=	0.68 ACRES
MAXIMUM LOT SIZE	=	12,084 SQ. FT.*
MINIMUM LOT SIZE	=	6,795 SQ. FT.*
AVERAGE LOT SIZE	=	8,201 SQ. FT.*
DENSITY	=	1.95 LOT / ACRES*
TOTAL OPEN SPACE	=	21.64 ACRES
% OF OPEN SPACE	=	49.58 %
TOTAL R.O.W.	=	5.22 ACRES
PUMP STATION LOT	=	0.10 ACRES

*EXCLUDING PUMP STATION LOT

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED =	20%
OPEN SPACE PROVIDED =	49.57%
GROSS SITE ACREAGE:	43.65
REQUIRED USABLE OPEN SPACE: 10% OF GROSS SITE ACREAGE	
43.65 x 0.10 =	4.4 ACRES OF USABLE OPEN SPACE REQUIRED
USABLE OPEN SPACE PROVIDED =	4.5 AC (10.3%)



PRELIMINARY MASTER DEVELOPMENT PLAN FOR: JETTON FARMS

115 WOODS ROAD
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE



PRELIMINARY AMENITIES PLAN

DATE:	APRIL 9, 2025	DRAWN BY:	BPH
PROJECT NO.:	24-133	CHECKED BY:	RVS

SHEET NUMBER:

8



Know what's below.
Call before you dig.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 25 LOTS AND DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER, TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS H 0.02, V 0.05. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0175G WITH AN EFFECTIVE DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470349, PANEL NO. 0175, SUFFIX G, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED R10 - (SINGLE FAMILY HIGH DENSITY RESIDENTIAL). MINIMUM BUILDING SETBACKS ARE AS FOLLOWS (UNLESS SHOWN OTHERWISE):
- FRONT - 40'
SIDE - 5'
REAR - 20'
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.
6. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
7. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
8. ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
9. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACE/CONSERVATION AREAS.
10. ALL UTILITIES WITHIN THIS DEVELOPMENT ARE TO BE UNDERGROUND.
11. DRAINAGE EASEMENTS OUTSIDE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.
12. EACH RESIDENTIAL LOT MUST HAVE ITS OWN LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND BEFORE BUILDING PERMITS WILL BE ISSUED.
13. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:22.390.

BY: *Kelly C. Kilgore* DATE: 03/12/2025
KELLY C. KILGORE, TN, RLS NO. 3439

OWNER/DEVELOPER

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

SURVEYOR

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

PROPERTY MAP REFERENCE

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

DEED REFERENCE

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

LEGEND

	IRON ROD (OLD)		SANITARY SEWER LINE
	IRON ROD (NEW) (1/2" X 16" W/SP STAMPED "RAGAN SMITH & ASSOCIATES")		SEWER FORCE MAIN LINE
	MONUMENT (NEW) 4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES"		WATER LINE
	SANITARY SEWER MANHOLE		FIRE HYDRANT
	HEADWALL		MINIMUM BUILDING SETBACK LINE
	LOT NUMBER		PUBLIC UTILITY & DRAINAGE EASEMENT
	PROPOSED 6' CONCRETE SIDEWALK		CATCH BASIN/CURB INLET
	REGISTER'S OFFICE FOR SUMNER COUNTY, TN		REINFORCED CONCRETE PIPE
			LOT ADDRESS

LOT	SQ. FT. ±	ACRES ±
50	7,924	0.18
51	7,879	0.18
52	9,478	0.22
53	7,868	0.18
54	6,000	0.14
55	6,000	0.14
61	10,116	0.23
62	7,863	0.18
63	6,705	0.15
64	6,653	0.15
65	7,579	0.17
66	8,266	0.19
67	6,544	0.15
68	7,877	0.18
69	8,033	0.18
70	8,093	0.19
79	6,796	0.16
80	6,495	0.15
81	6,575	0.15
82	7,059	0.16
83	6,560	0.15
84	6,425	0.15
85	6,337	0.15
86	6,000	0.14
87	6,000	0.14

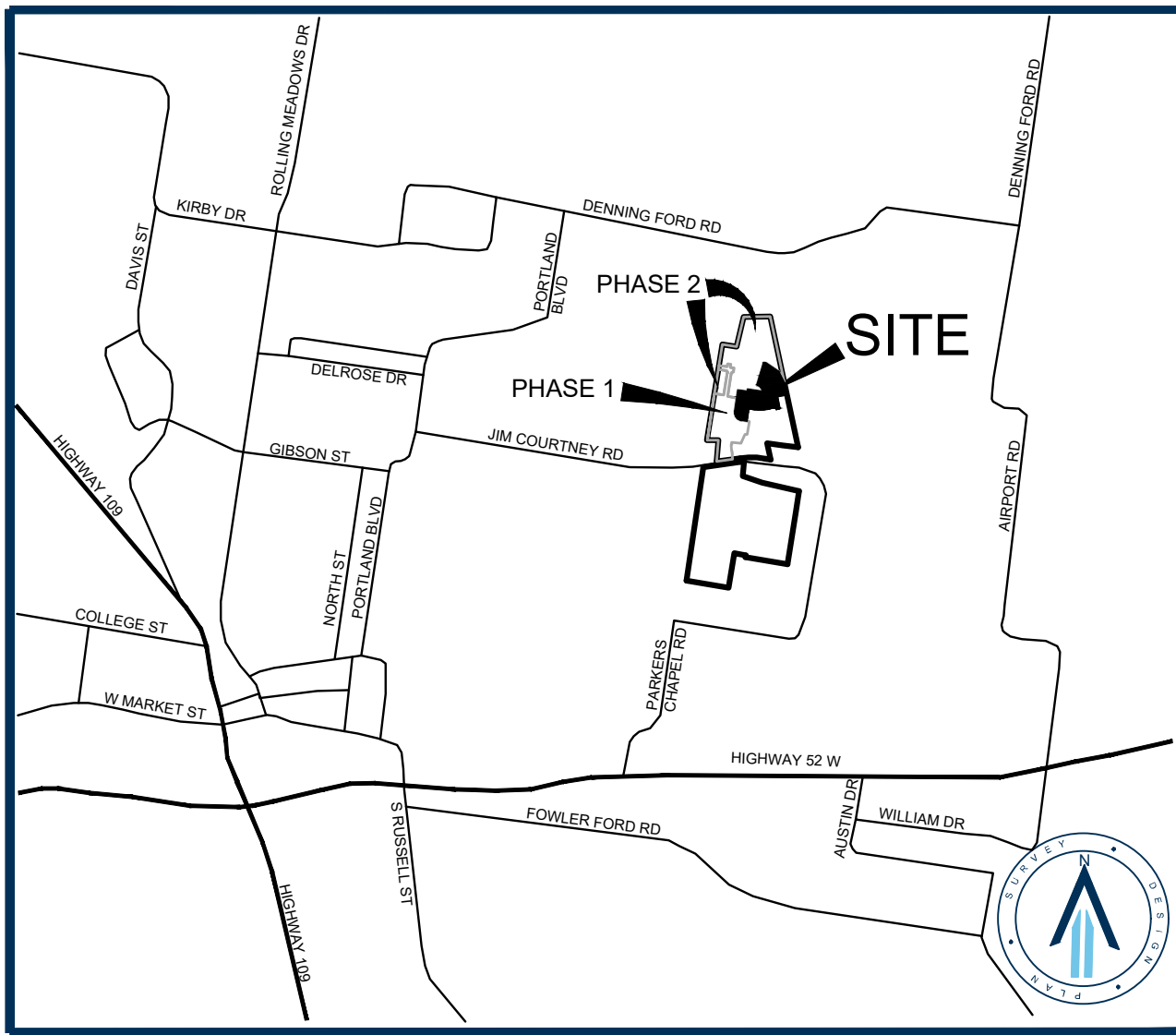
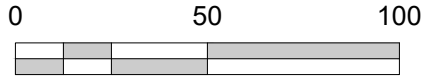
LINE	BEARING	DISTANCE
L1	N09°01'42"E	28.98
L2	N05°13'23"W	31.59
L3	N38°27'01"W	42.00
L4	N65°28'41"W	41.51
L5	N14°26'07"E	50.04
L6	S80°58'08"E	35.54
L7	S77°58'11"W	50.00
L8	S77°58'40"W	63.09
L9	N80°58'08"W	49.57
L10	N80°58'08"W	69.44
L11	S77°58'40"W	63.08
L12	N80°58'08"W	29.01
L13	N05°13'23"W	63.79
L14	S81°22'38"W	46.85

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	25.00	39.27	89°59'31"	25.00	35.35	N57°01'35"W
C2	565.00	207.61	21°03'12"	104.99	206.44	S88°30'16"W
C3	105.00	164.93	89°59'50"	105.00	148.49	N35°58'13"W
C4	105.00	31.01	16°55'13"	15.62	30.90	N72°30'31"W
C5	105.00	133.92	73°04'37"	77.81	125.03	N27°30'36"W
C6	25.00	39.27	90°00'10"	25.00	35.36	S54°01'47"W
C7	275.00	295.11	61°29'10"	163.56	281.15	N42°46'24"W
C8	275.00	32.93	6°51'41"	16.49	32.91	N15°27'39"W
C9	275.00	43.70	9°06'15"	21.89	43.65	N23°26'37"W
C10	275.00	43.70	9°06'15"	21.89	43.65	N32°32'52"W
C11	275.00	43.70	9°06'15"	21.89	43.65	N41°39'07"W
C12	275.00	43.70	9°06'15"	21.89	43.65	N50°45'22"W
C13	275.00	43.70	9°06'15"	21.89	43.65	N59°51'37"W
C14	275.00	43.70	9°06'15"	21.89	43.65	N68°57'52"W
C15	225.00	239.67	61°01'51"	132.62	228.50	S42°32'44"E
C16	225.00	90.61	23°04'26"	45.93	90.00	S61°31'27"E
C17	225.00	90.61	23°04'26"	45.93	90.00	S38°27'01"E
C18	225.00	58.45	14°52'59"	29.39	58.28	S19°28'18"E
C19	25.00	39.27	90°00'29"	25.00	35.36	S32°58'25"W
C20	515.00	189.24	21°03'12"	95.70	188.18	S88°30'16"W
C21	515.00	51.64	5°44'42"	25.84	51.62	S80°51'01"W
C22	515.00	62.09	6°54'28"	31.08	62.05	S87°10'35"W
C23	515.00	62.09	6°54'28"	31.08	62.05	N85°54'59"W
C24	515.00	13.43	1°29'38"	6.71	13.43	N81°42'57"W
C25	25.00	39.27	89°59'50"	25.00	35.35	N35°58'13"W



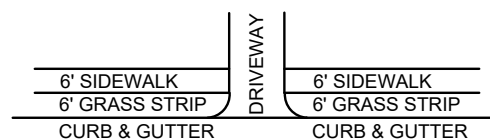
(TN SPCS 1983)

SEE NOTE 2.



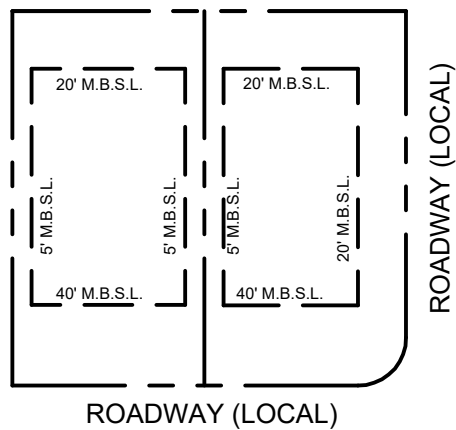
LOCATION MAP

NOT TO SCALE



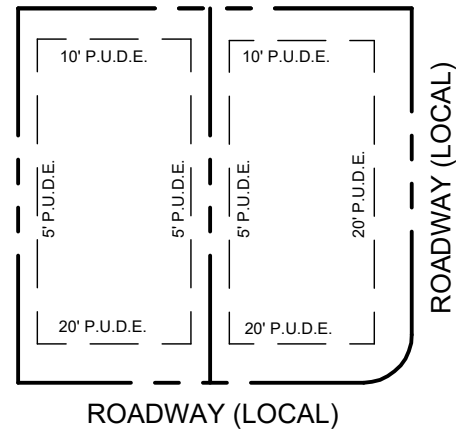
TYPICAL DRIVEWAY & SIDEWALK DETAIL

(NOT TO SCALE)



R10 CONSERVATION TYPICAL LOT SETBACK LINES

UNLESS SHOWN OTHERWISE (NOT TO SCALE)



R10 CONSERVATION TYPICAL LOT P.U.D.E. LINES

UNLESS SHOWN OTHERWISE (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMP, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE ROAD.

DATE SIGNATURE OF OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PORTLAND MUNICIPAL/REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.



CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES

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

DATE SUMNER COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT

CERTIFICATE OF THE APPROVAL OF PUBLIC STREETS (CITY OF PORTLAND)

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

DATE NAME & TITLE

CERTIFICATE OF SEWER SYSTEM

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

DATE NAME & TITLE

CERTIFICATE OF STORMWATER SYSTEM (CITY OF PORTLAND)

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

DATE NAME & TITLE

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

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

DATE NAME & TITLE

CERTIFICATE FOR APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PORTLAND, TENNESSEE, EXCEPT FOR SPECIAL 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 UNLESS RECORDED BY:

FINAL PLAT

PARKSIDE POINT PHASE 3

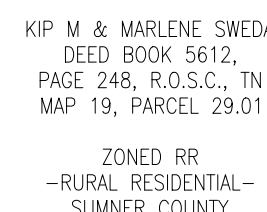
LOTS 50-55, 61-70, AND 79-87
CITY OF PORTLAND, 2ND CIVIL DISTRICT
OF SUMNER COUNTY, TENNESSEE

DATE: MARCH 12, 2025 SCALE: 1" = 50'
JOB NUMBER: 22-0177



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Call before you dig.**

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

NOT FOR CONSTRUCTION

PROJECT ARISTOTLE

KIRBY DRIVE
PORTLAND, TN
SUMNER COUNTY

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DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	04/07/25
PROJECT NO.:	C01325

OVERALL SITE LAYOUT

SHEET NUMBER
C1.00

REVISIONS

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