



PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for June 10, 2025

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. May 13, 2025

5. Public Hearing

A. Richard Graves (applicant) request rezone approval: location 631 Hwy 52 E, 380 and 392 Three Brothers Way, Portland TN. (Portions of Tax Map 33K Parcels 014.00, 015.00 and 073.00) 0.65 +/- acres. Rezoned from RM-1 (High Density Residential) and RS-20 (Low Density Single Family Residential) to R7.5 (Medium Density Residential)

B. Zach Wilkinson (applicant) request rezone approval: location 0 Searcy Lane, Portland TN. (Tax Map 034 Parcel 036.00) 2.2 +/- acres. Rezoned from RS-40 (Residential Single Family) to R-7.5 (Medium Density Residential)

C. Nakita Westfield (applicant) request rezone approval: location 0 Liberty Street, Portland TN. (Tax Map 033I Parcel 026.00) 0.32 +/- acres. Rezoned from GCS (General Commercial Services) to R-7.5 (Medium Density Residential)

6. Public Comment Period

In accordance with Tennessee Public Chapter No. 300 and City Resolution #25-41, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited; and the number of individuals speaking may be limited to ensure opposing viewpoints are fairly represented. Comments are limited to 5 minutes per individual.

7. New Business

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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)

- E. Brian Hamilton (applicant) request approval for Country Inn And Suites With Moes Southwest Grill Site Plan: location 243 TGT Rd, Portland TN. (Tax Map 16 Parcels 034.01, & 034.02) 1.92 +/- acres. Zoned GCS (General Commercial Services)

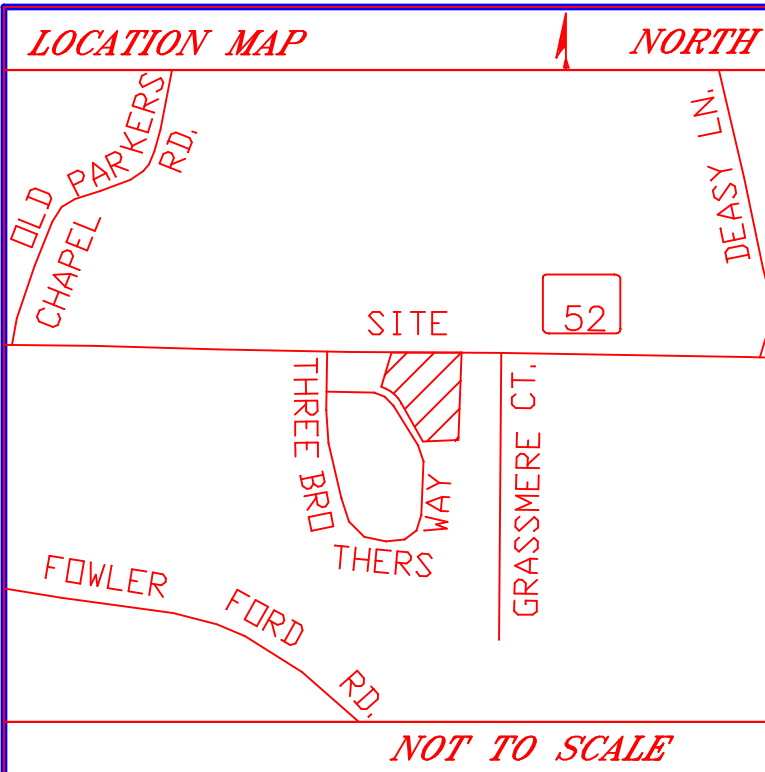
8. Old Business

9. Presentation

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment



- Legend**
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
 - IRF IRON RE-BAR FOUND
 - E- ELECTRIC LINE
 - G- GASLINE
 - W- WATERLINE
 - S- SEWER LINE
 - UP ● UTILITY POLE
 - (PS) 1/2" IRON RE-BAR SET PRIOR SURVEY CAPPED RLS #1628
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
 - WM ⊠ WATER METER
 - FH ⊕ FIRE HYDRANT

Re-Zone Sketch

Deer Run - Section 3

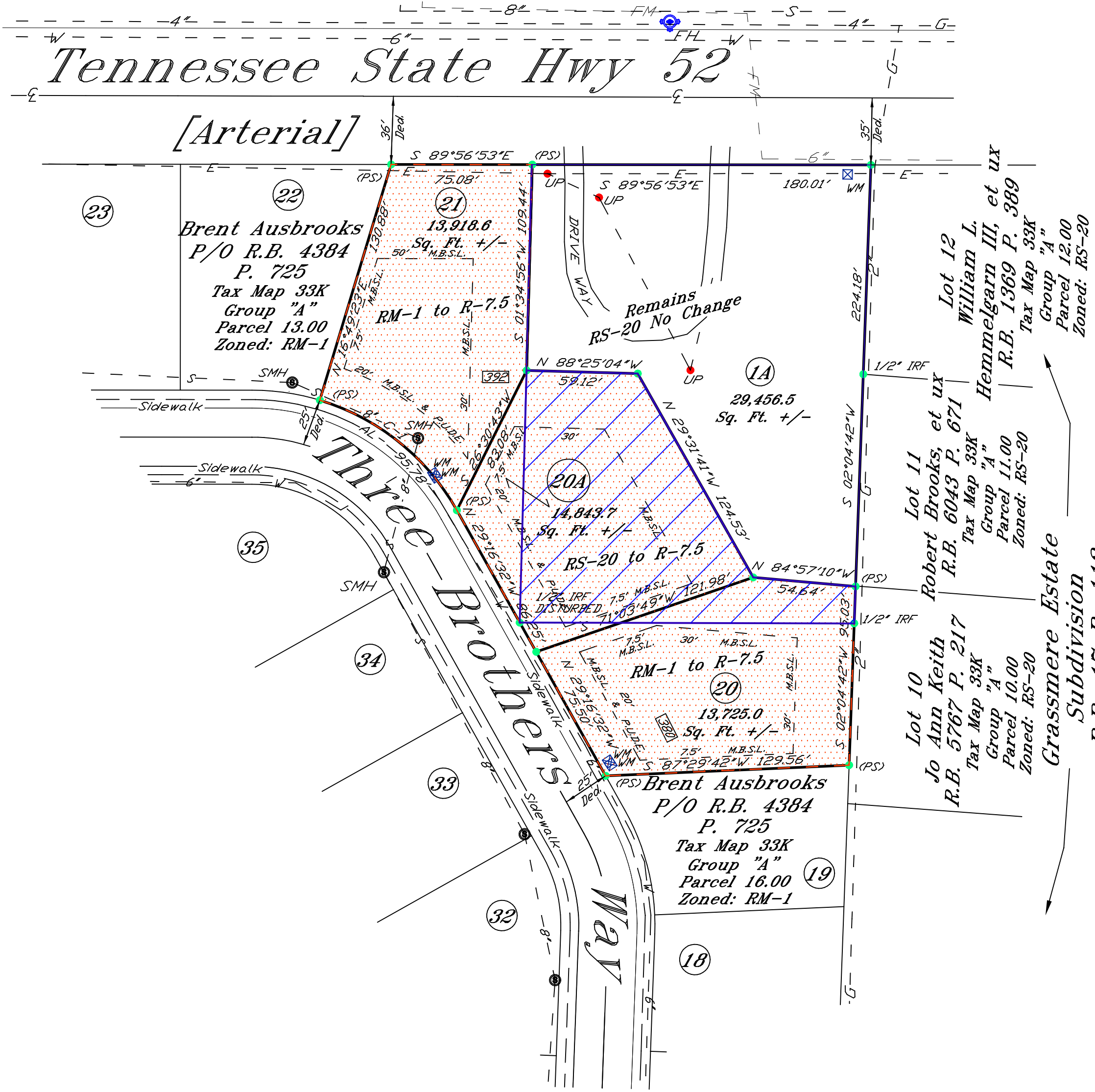
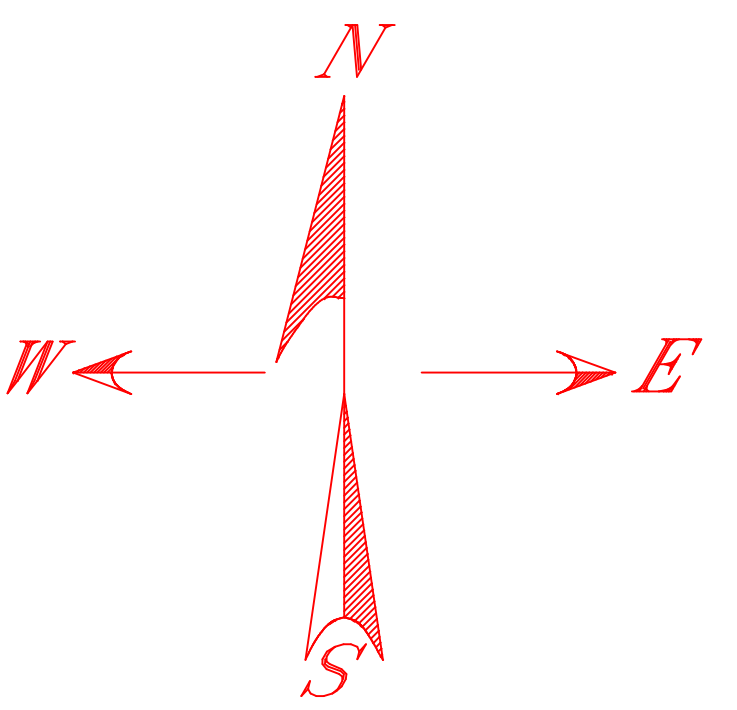
Lots 20 & 21

& James Younce Subdivision Lot 1

16th Civil District

Sumner County, Tennessee

(Inside Portland City Limits)



- CURRENT: RS-20 PROPOSED: RS-20 (NO CHANGE)
- CURRENT: RS-20 PROPOSED: R-7.5
- CURRENT: RM-1 PROPOSED: R-7.5

TN STATE PLANE GRID NORTH NAD 83, 1996 CONUS

50 0 50 100 150

GRAPHIC SCALE - FEET SCALE: 1" = 50'

DEED REFERENCE: P/O R.B. 4384 P. 725 R.B. 6375 P. 852

SEE ALSO: P.B. 36 P. 9 LOTS 20 & 21 P.B. 16 P. 383 LOT 1

TAX MAP REFERENCE: MAP 33K GROUP C PARCEL 14.00 & 15.00 MAP 33 PARCEL 73.00

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

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

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0 175G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: January 27, 2024

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

CURRENT ZONE: RM1 & RS-20
PROPOSED ZONE: R-7.5 & RS-20

TOTAL AREA BEING SURVEYED: 1.64 Acres +/-

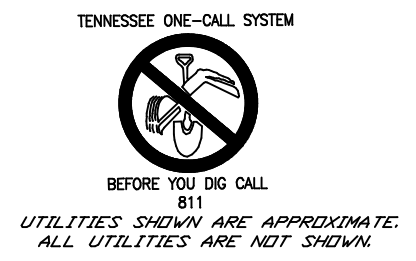
OWNERS:
Brent Ausbrooks
2057 Highway 52E
Portland, TN 37148



- SURVEYOR'S NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO TAKE P/O DEER RUN SECTION 2 & 3 LOTS 20 & 21 AND P/O JAMES YOUNCE SUBDIVISION LOT 1 AND CREATE A NEW LOT IN DEER RUN.
 2. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY. HAVING JURISDICTION, NOT ALL UTILITIES ARE SHOWN.
 3. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREIN WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENTS NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
 4. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
 5. SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
 6. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

Job # 24116TRS
REF Job # 17005TB

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, TN 37186
Phone: (615) 644-2077
Fax: (615) 644-3200



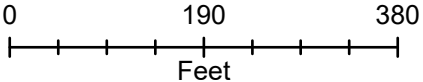
Letter ANSI A Landscape



SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: April 9, 2025



Highway 52 W

Highway 52 W

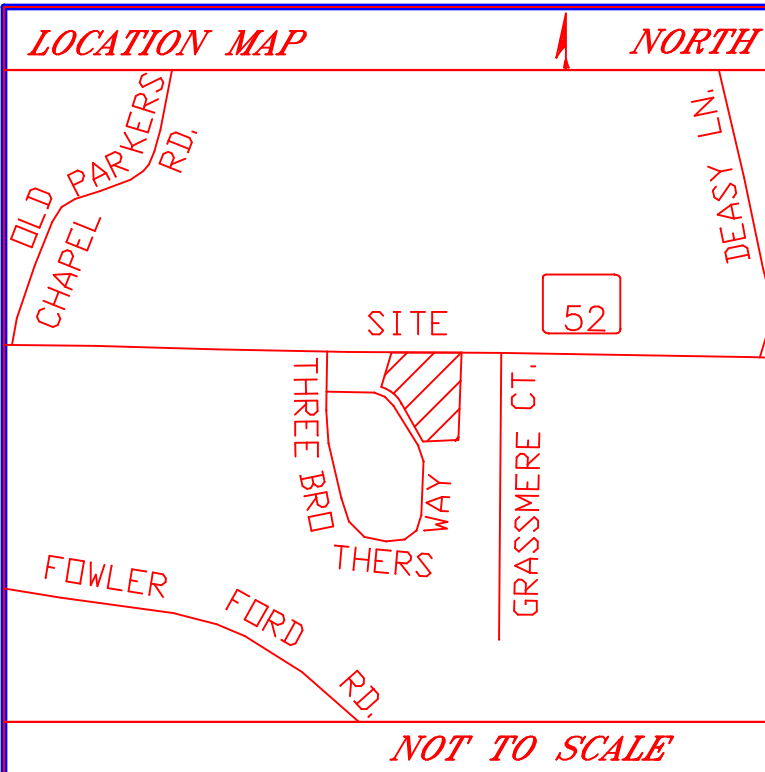
Highway 52 W

Sandye Ave

Liberty St

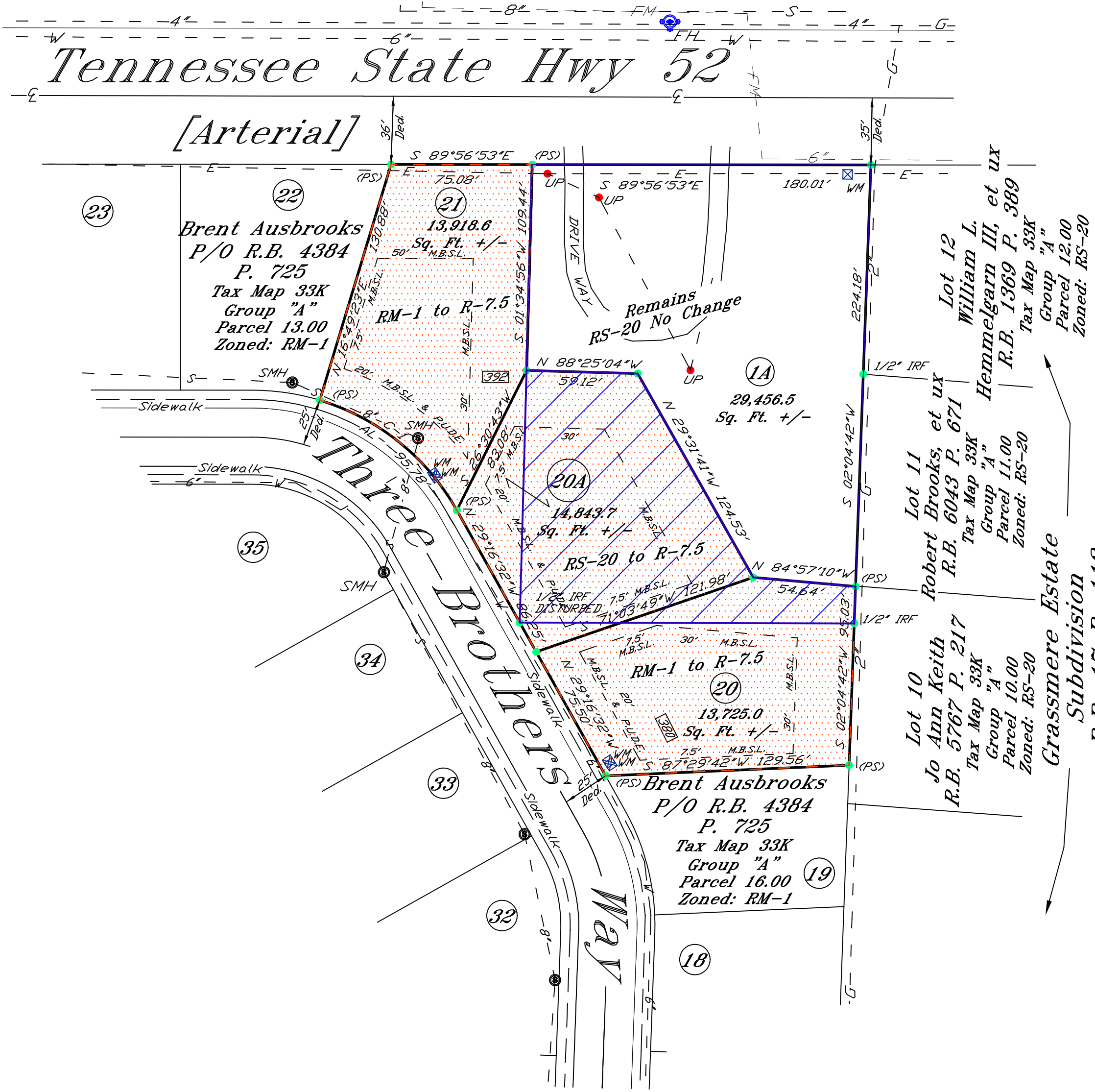
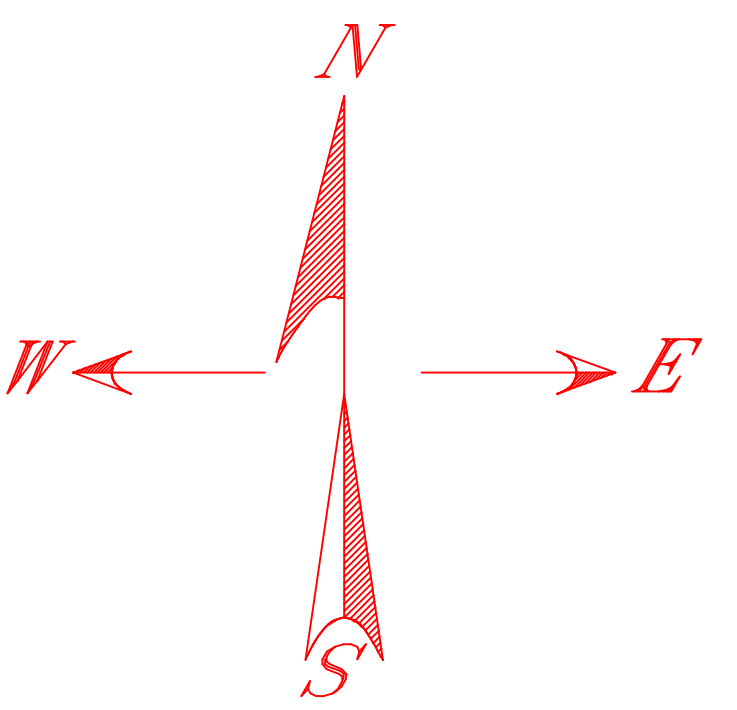
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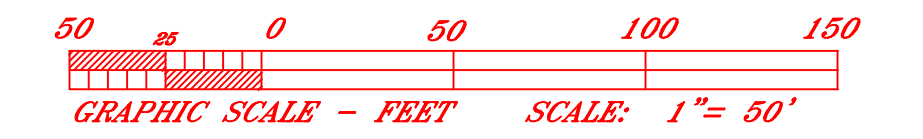


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Re-Zone Sketch Deer Run - Section 3 Lots 20 & 21 & James Younce Subdivision Lot 1 16th Civil District Sumner County, Tennessee (Inside Portland City Limits)



- CURRENT: RS-20 PROPOSED: RS-20 (NO CHANGE)
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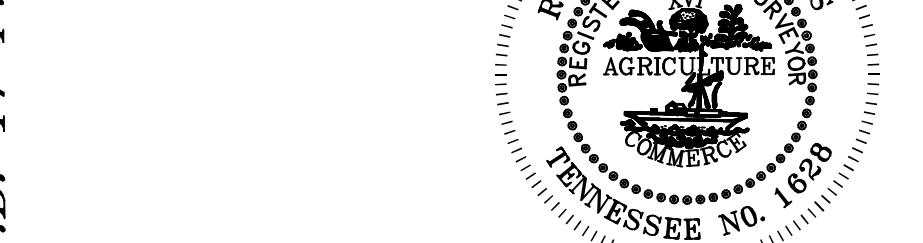
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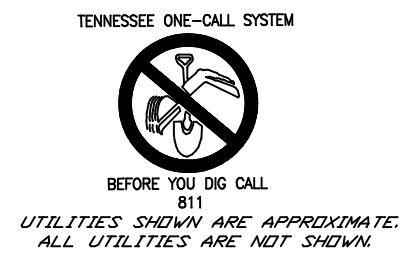


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**Job # 24116TRS
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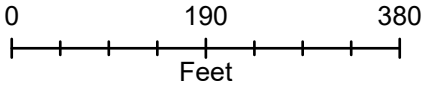
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MAP DATE: April 9, 2025



Highway 52 W

Highway 52 W

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Sandye Ave

Liberty St

Liberty St

Sandye Ave

SITE PLAN FOR

PROJECT ARISTOTLE

0 KIRBY DRIVE
 PORTLAND, TN 37148
 SUMNER COUNTY

PROJECT ARISTOTLE

DATE: 06/03/2025

SHEET INDEX

NOTE	————	BOUNDARY/TOPOGRAPHY SURVEY
C1.00	————	PROJECT NOTES
C1.01	————	OVERALL SITE LAYOUT
C1.02	————	DEMO AND INITIAL EPSC
C1.03	————	SITE LAYOUT
C1.04	————	GRADING PLAN
C1.05	————	INTERMEDIATE EPSC
C1.06	————	DRAINAGE PLAN
C1.06a	————	UTILITY PLAN
C1.07	————	UTILITY PROFILES
C2.01	————	FINAL STABILIZATION
C2.02	————	CONSTRUCTION DETAILS
C2.03	————	CONSTRUCTION DETAILS
L1.01	————	CONSTRUCTION DETAILS
L1.02	————	LANDSCAPE PLAN
A2.1	————	PLANT SCHEDULE & DETAILS
	————	ARCHITECTURAL ELEVATIONS

City of Portland - Sumner / Robertson County
 Stormwater Management
 Design/Submital Requirements

Revised August 2018

Tennessee Construction General Permit Certification Stamp

City of Portland Sumner / Robertson County
 Engineering Department

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Please fill out and sign/date one of the following two statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN_TNR-248293. The Total Disturbed Area is: 20.84 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
 Impaired for situation Impaired for habitat alteration Exceptional

Signature: [Signature] Date: 04/03/25

Circle one: Developer Project Engineer Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A Land Disturbance Permit shall not be issued until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: _____ acres.

Check all that apply: This site discharges into waters identified by TDEC as:
 Impaired for situation Impaired for habitat alteration Exceptional

Signature: _____ Date: _____

Circle one: Developer Project Engineer Other _____

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) or more acres require State permit coverage.

Note: The City of Portland Land Disturbance Permit is required for all projects one quarter (1/4) acre or more.

(If you are unsure whether your particular project requires coverage under a Tennessee General Storm Water permit, please call the TDEC Field Office @ (615) 887-7600.)

STATE of TENNESSEE
 NPDES PERMIT

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
 DIVISION OF WATER RESOURCES
 Davy Crockett Tower, 9th Floor
 500 James Robertson Parkway
 Nashville, Tennessee 37243-1102

Tracking No. **TNR248293**

Notice of Coverage (NOC) under the General NPDES Permit for
 STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (CGP)

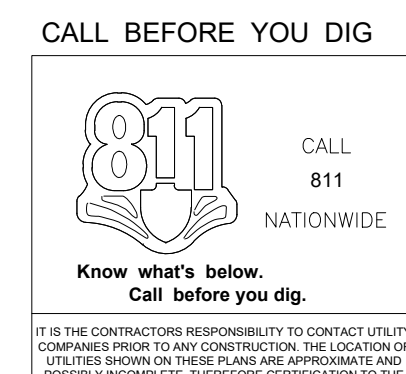
Under authority of the Tennessee Water Quality Control Act of 1977 (T.C.A. 69-3-101 et seq.) and the delegation of authority from the United States Environmental Protection Agency under the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977 (33 U.S.C. 1251, et seq.) in accordance with effluent limitations, monitoring requirements and other conditions set forth herein, CGP requirements and permit overview are located [here](#). Your coverage under the CGP shall be terminated upon receipt of [Notice of Termination \(NOT\)](#).

Construction Project: **Kirby Building Systems LLC**
 Area of Disturbance: **21.2 acres**
 Master Tracking Number: **TNR248293**
 Permittee Name: **Kirby Building Systems**
 Project Name: **Project Aristotle - New mfg bldg**
 is authorized to discharge: **stormwater associated with construction activities**
 from facility location: **124 Kirby Drive, Portland, TN 37075, Sumner County**
 to receiving waters named: **Grace Creek, Sumners Branch**
 Effective date: **06/02/2025**
 Expiration date: **09/30/2026**
 Contractors: **no contractor identified**

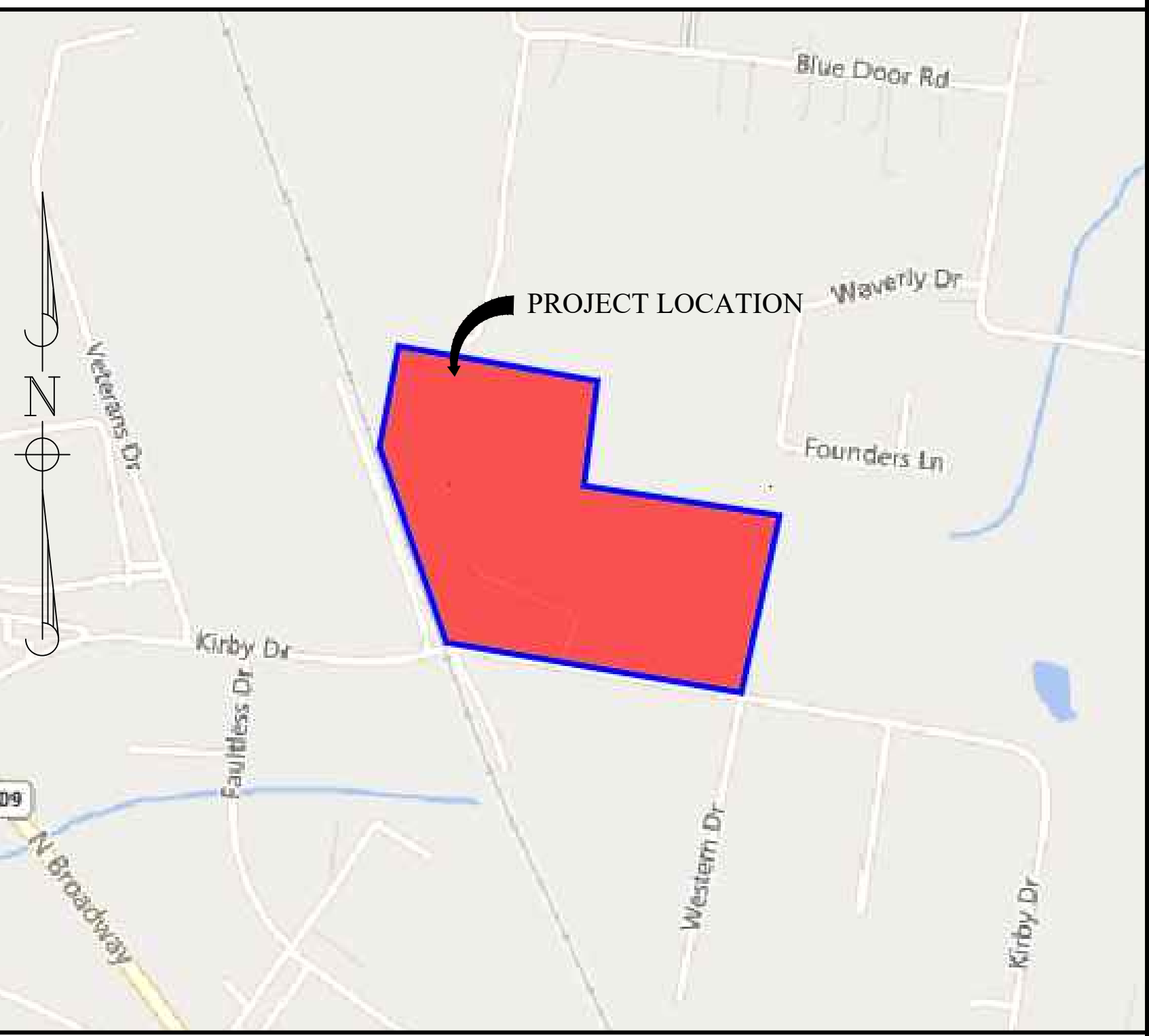
Additional CGP requirements (Part 6.4) apply for discharges into waters identified as unavailable condition for situation.
 No Exceptional Tennessee Waters were identified by TDEC.
 CN-0759

RDA 2366
 Print

811 NOTE:
 CONTRACTOR TO OBTAIN 811 TICKET NUMBER PRIOR TO CONSTRUCTION
 AND TO PROVIDE THAT NUMBER TO CITY, ONCE RECEIVED.



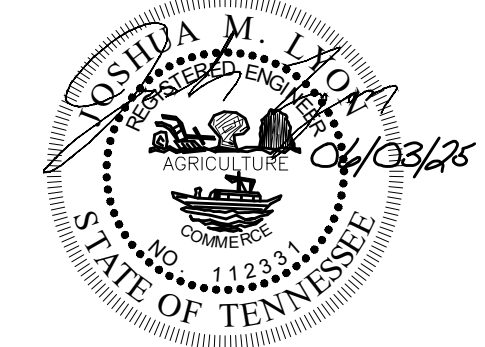
SITE COVERAGE
 PROPERTY AREA: 2,128,200 S.F. = 48.86 ACRES
 PRE-DEVELOPED IMPERVIOUS AREA = 842,100 S.F.
 POST DEVELOPED IMPERVIOUS AREA: 1,353,785 S.F. = 64.29%



Vicinity Map
 Not to Scale



SERVING CLIENTS WITH CIVIL, ENGINEERING & LAND DEVELOPMENT SERVICES
 3556 TOM AUSTIN HWY, SUITE 11, SPRINGFIELD, TN 37172
 PHONE: (615) 382-2000 FAX: (888) 373-4485
 www.klobereing.com



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

PORTLAND DEPARTMENT OF UTILITIES APPROVAL
 STAMP:

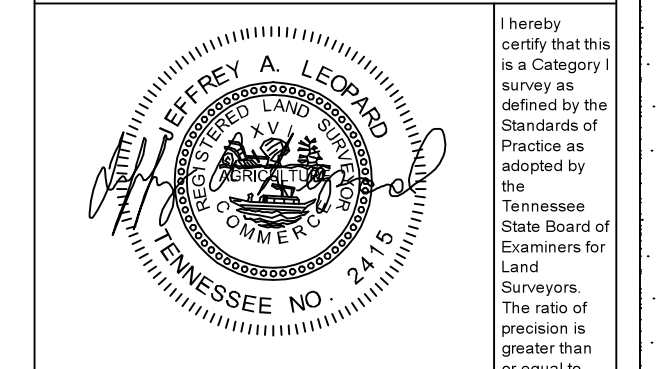
The Water and/or Sewer Plans have been reviewed and approved for construction.

Portland Dept of Utilities Representative _____ Date _____

NOT FOR CONSTRUCTION



B2L LAND SURVEYORS
 LICENSED IN TN, KY, & AL
 1108 OLD PINNACLE RD. JORDON, TN 37080
 PHONE: (615) 212-5703 E-MAIL: b2lhp@gmail.com



JEFFREY A. LEPPARD, RLS 2415
 SURVEYOR

- GENERAL NOTES:
1. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM HERE DERIVED FROM GPS OBSERVATIONS.
 2. NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE RISK OF UNDISCOVERED TITLE DEFECTS.
 3. ALL DISTANCES MEASURED WITH E.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
 4. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING AND RESTRICTIONS OF RECORD WHETHER IMPROVED OR UNIMPROVED.
 5. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE BY THE ORIGINAL SURVEYOR TO INSURE THE ACCURACY OF THE INFORMATION AND NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.
 6. BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
 7. HORIZONTAL DATUM: NAD 83.
 8. PROPERTY CURRENTLY ZONED: N/A.
 9. SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT.

THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 8603-3-27 OF THE MOST CURRENT TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS.

NOTE: THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMED SAID.

NOTE: HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE PORTLAND/DUNSMIR COUNTY REGIONAL PLANNING COMMISSION.

NOTE: CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.

NOTE: THE CERTIFICATION AS PROVIDED ON THIS SURVEY IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.

NOTE: THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

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

NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

HEREON DEPICTION IS SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF B2L HOME AND PROPERTY SOLUTIONS IS PROHIBITED.

REVISION TABLE	
1.	

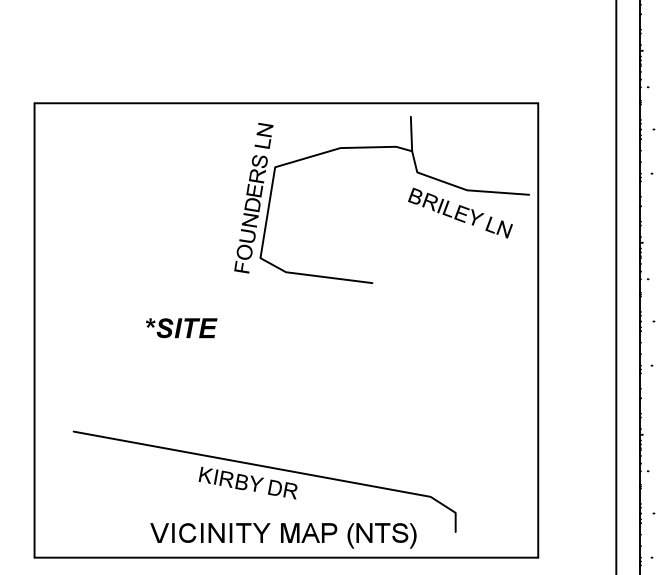
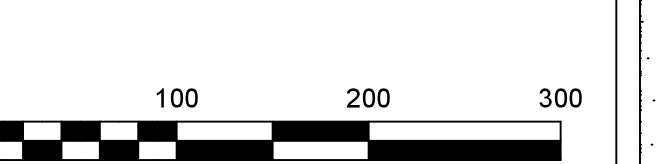
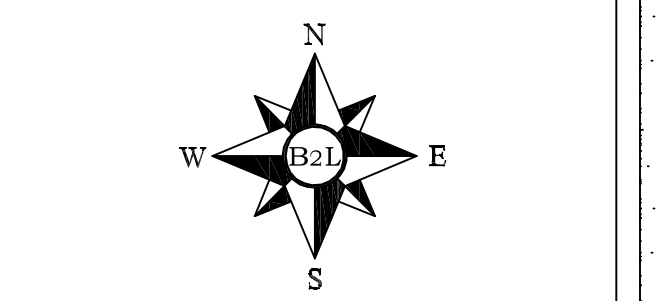
ORDERED BY: KLOBER ENGINEERING
 PROPERTY ADDRESS:
 1018 FOUNDERS LANE
 124 D. S. D. KIRBY DRIVE
 PORTLAND, TN 37148
 OWNER:
 KIRBY BUILDING SYSTEMS, LLC
 DEED REFERENCE: BK 2998 PG 527, BK 5089 PG 10
 DEED REFERENCE: BK 6412 PG 63
 TAX MAP ID: MAP 019 PARCELS 028.01, 029.00, 029.02
 TAX MAP ID: MAP 020 PARCEL 001.04
 SUMNER COUNTY TENNESSEE

DRAWING SCALE: 1" = 100'	PROJ. # 18-1962
DRAWN BY: GB	DATE: 10-23-24
CHECKED BY: JL	DATE: 10-23-24
FIELD CREW: JUBB	DATE: 7-10-24

NOTE: For boundary aspects of this survey, RTK GPS positional data was observed on or around the date of XXXX utilizing a Carlson BRX7 dual frequency receiver. The grid coordinates shown (if any) were derived using a VRS network of CORS stations referenced to NAD 83 (2011), Geoid 12b.

LEGEND

- These standard symbols will be found in the drawing.
- ⊗ FENCE POST (FOUND)
 - IRON PIN (FOUND)
 - IRON PIN (SET)
 - ⊕ POWER POLE
 - ⊙ GAS METER
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ TELECOM PEDESTAL
 - BOLLARD
 - ⊕ AREA LIGHT
 - ⊕ STORM MANHOLE
 - ⊕ DROP INLET
- UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND STORM LINE



A BOUNDARY & TOPOGRAPHIC SURVEY OF THE KIRBY BUILDING SYSTEMS, LLC. PROPERTY LOCATED IN THE 16TH CIVIL DISTRICT PORTLAND, SUMNER COUNTY TENNESSEE JULY 10, 2024

APPLICANT/PROPERTY OWNER & DEVELOPER:

KRBY BUILDING SYSTEMS LLC
3 KRBY DRIVE
PORTLAND, TN

DEED REFERENCE:

MAP 018, PARCEL 0202.01 TRACT
08 2998 PG 527 ROACT
MAP 019, PARCEL 0209.00 TRACT
08 2998 PG 527 ROACT

PROPERTY INFORMATION:

ZONING: I6, INDUSTRIAL GENERAL
CONDENSED AREA: 2,105,710 S.F. = 48.34 ACRES

SITE USE:

EXISTING USE: MANUFACTURING
PROPOSED USE: MANUFACTURING

PARKING INFORMATION:

CURRENT PARKING AT EXISTING FACILITIES:
1/1,500 S.F. MANUFACTURING = 2240,000(MULTIPLE BLDGS COMBINED)/1,500 = 160 SPACES REQUIRED
- OR -
1/3 EMPLOYEES PER 1 (OR TWO SUCCESSIVE) SHIFTS(5) = 250 EMPLOYEES x1 SHIFT /3 = 83 SPACES

ADDITIONAL PARKING REQUIRED AT PROPOSED NEW FACILITY:

1/1,500 S.F. MANUFACTURING = 37,925/1,500 = 25 SPACES
1/2,000 S.F. WAREHOUSING = 13,540/2,000 = 7 SPACES
EXISTING PARKING PROVIDED: 160 SPACES
- NO CHANGES TO EXISTING FACILITY PROPOSED WITH THIS PLAN -

LOT COVERAGE:

EXISTING BUILDING AREA = 424,000 S.F. (AGGREGATED)
NEW BUILDING AREA = 51,465 S.F.
TOTAL BUILDING COVERAGE = 14,14%

TRUCK TRAFFIC INFORMATION:

CURRENT TRUCK COUNT AT EXISTING FACILITIES:
185 TRUCKS PER WEEK, LIMITED TO THE HOURS OF 6AM TO 2PM.
ANTICIPATED TRUCK COUNT AT PROPOSED NEW FACILITY:
20 ADDITIONAL TRUCKS PER WEEK, LIMITED TO THE HOURS OF 6AM TO 2PM.

TEMPORARY BENCHMARK:

ONSITE BENCHMARK:
MAGNETIC CONTROL NAIL IN YARD JUST EAST OF
NORTHEAST CORNER OF EXISTING MAIN BUILDING

LANDSCAPE NOTE:

ALL LANDSCAPING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE JURISDICTIONAL DESIGN STANDARDS AND ZONING REGULATIONS.

RIPARIAN BUFFER NOTE:

ANY RIPARIAN BUFFER IS SUBJECT TO PROTECTIVE CONVEYANCES RECORDED IN THE REGISTER OF DEEDS OF SUMNER COUNTY.

UTILITIES NOTE:

COORDINATE LOCATION AND INSTALLATION OF UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
WATER: PORTLAND DEPARTMENT OF UTILITIES
SEWER: PORTLAND DEPARTMENT OF UTILITIES
ELECTRIC: C.E.M.C.

AS-BUILT NOTE:

IN ACCORDANCE WITH THE CITY OF PORTLAND REQUIREMENTS, THE CITY OF PORTLAND ENGINEERING DEPARTMENT MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GENERAL NOTES:

- 1. PRIOR TO BEGINNING CONSTRUCTION ON THIS SITE THE LOCATION OF UTILITIES MUST BE IDENTIFIED BY CALLING THE TOL-FREE TENNESSEE ONE CALL REFERENCE NUMBER 1-877-352-1111.

GENERAL UTILITY NOTES:

- 1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.

LAYOUT AND PAVING NOTES:

- 1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.

GRADING AND DRAINAGE NOTES:

- 1. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES.

LANDSCAPE NOTES:

- 1. PLANT TYPES FOR ALL AREAS OTHER THAN THE BORESTRETEN AREA AT THE DISCRETION OF THE OWNER.

EP&SC NOTES:

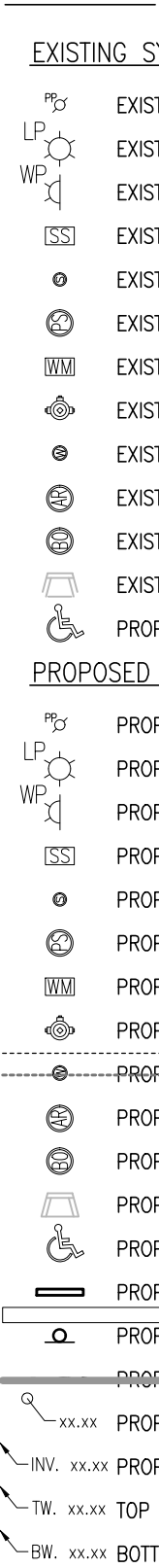
- 1. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL.

PORTLAND DEPARTMENT OF UTILITIES STANDARD NOTES:

- 1. ALL WATER AND SEWER LINES SHALL BE INSTALLED AND TESTED AS PER THE CITY OF PORTLAND STANDARD SPECIFICATIONS.

LEGEND:

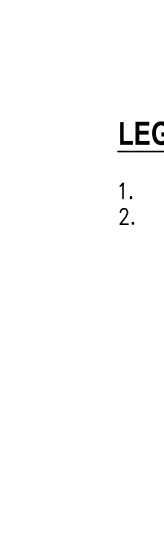
EXISTING SYMBOLS



PROPOSED SYMBOLS



EXISTING LINE TYPES



PROPOSED LINE TYPES

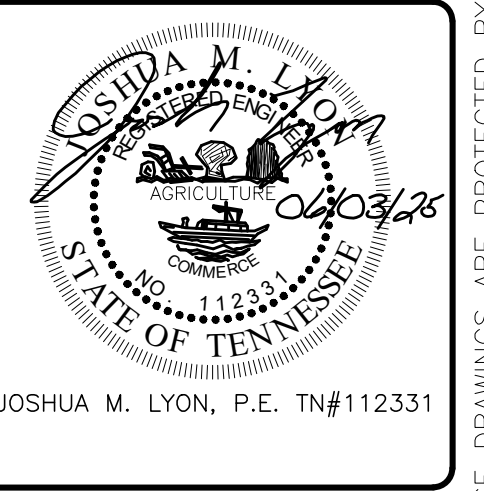


LEGEND NOTES:

- 1. SCALES OF HATCHING WILL VARY FROM LEGEND DUE TO SCALE OF SHEETS.

KLOBER ENGINEERING SERVICES logo and contact information including address in Austin, TX and phone number (817) 392-2900.

Table with columns: NO, REV, DATE, DESCRIPTION. Contains revision history for the drawing.



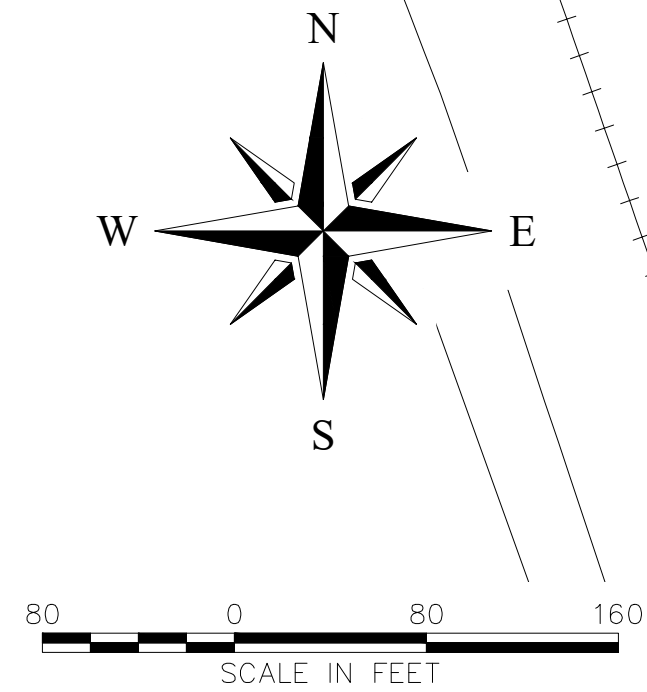
PROJECT ARISTOTLE logo and title block information including drawing number, date, and project name.

PROJECT ARISTOTLE title block containing drawing number, date, project name, and sheet number.

RECORD SURVEY REQUIRED OF STORMWATER POND:
A RECORD SURVEY OF THE STORMWATER DETENTION POND AND FACILITIES PERFORMED BY A LICENSED SURVEYOR...

CALL BEFORE YOU DIG logo and contact information for 811.

STORMWATER POND MAINTENANCE REQUIREMENT:
THE PROPERTY OWNER SHALL BE RESPONSIBLE TO MAINTAIN THE STORMWATER DETENTION POND AND FACILITIES...



KP M & MARLENE SWEDA
DEED BOOK 5612,
PAGE 249, R.O.S.C., TN
MAP 19, PARCEL 29.01
ZONED RR
-RURAL RESIDENTIAL-
SUMNER COUNTY

EUGENE & SHIRLEY HOLLON
DEED BOOK 5865, PAGE 869, R.O.S.C., TN
MAP 19, PARCEL 29.04
ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

WILLIAM N. DILLARD
DEED BOOK 1272, PAGE 561, R.O.S.C., TN
MAP 19, PARCEL 23.03
ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

TIMOTHY JOHN & ERICA LYNN PENN
DEED BOOK 5337, PAGE 538, R.O.S.C., TN
MAP 19, PARCEL 92.21
ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

FOUR SEASONS ENTERPRISES, LLC
DEED BOOK 3273, PAGE 68, R.O.S.C., TN
MAP 20, PARCEL 1.05
ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

DANIEL FORREST & LISA JANE FERGUSON ETUX
DEED BOOK 5713, PAGE 588, R.O.S.C., TN
MAP 20, PARCEL 1.06
ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

JAMES & AMANDA S. TERRY ETUX
DEED BOOK 3011, PAGE 799, R.O.S.C., TN
MAP 20A, PARCEL 24.00
RS-40 - CITY OF PORTLAND

CHRISH JENNINGS
DEED BOOK 4188, PAGE 201, R.O.S.C., TN
MAP 20A, PARCEL 23.00
RS-40 - CITY OF PORTLAND

THOMAS & ALISON ROBERTMO ETUX
DEED BOOK 4294, PAGE 689, R.O.S.C., TN
MAP 20A, PARCEL 23.00
RS-40 - CITY OF PORTLAND

MARC & ERIN VILLINES ETUX
DEED BOOK 3106, PAGE 218, R.O.S.C., TN
MAP 20A, PARCEL 21.00
RS-40 - CITY OF PORTLAND

RICK TROUT BUILDERS, LLC
DEED BOOK 4887, PAGE 443, R.O.S.C., TN
MAP 20A, PARCEL 20.00
RS-40 - CITY OF PORTLAND

RICK TROUT BUILDERS, LLC
DEED BOOK 4887, PAGE 443, R.O.S.C., TN
MAP 20A, PARCEL 19.00
RS-40 - CITY OF PORTLAND

INDUSTRIAL DEV. BOARD OF PORTLAND
DEED BOOK 3889, PAGE 414, R.O.S.C., TN
MAP 19, PARCEL 23.02
ZONED IC - CITY OF PORTLAND

MARK L & BRENDA D MONDELLI
DEED BOOK 2422, PAGE 506, R.O.S.C., TN
MAP 19, PARCEL 030.03
ZONED IC - CITY OF PORTLAND

BF & JF, LLC
DEED BOOK 4101, PAGE 247, R.O.S.C., TN
MAP 19, PARCEL 030.04
ZONED IC - CITY OF PORTLAND

KROGER LIMITED PARTNERSHIP I
DEED BOOK 477, PAGE 239, R.O.S.C., TN
MAP 19, PARCEL 25.03
ZONED HCD-HEAVY COMMERCIAL DISTRIBUTION
CITY OF PORTLAND

13,540 SQ.FT. WAREHOUSING
PROPOSED BUILDING
51,465 SQ.FT. FFE-807.0
37,825 SQ.FT. MANUFACTURING
OPEN STORAGE
6,500 SQ.FT.

POTENTIAL FUTURE BUILDING ADDITION
KIRBY BUILDING SYSTEMS, LLC
DEED BOOK 2998, PAGE 527, R.O.S.C., TN
MAP 19, PARCEL 029.00
ZONED IC - CITY OF PORTLAND

POTENTIAL FUTURE OPEN STORAGE
KIRBY BUILDING SYSTEMS, LLC
DEED BOOK 5089, PAGE 10, R.O.S.C., TN
MAP 19, PARCEL 029.00
ZONED IC - CITY OF PORTLAND

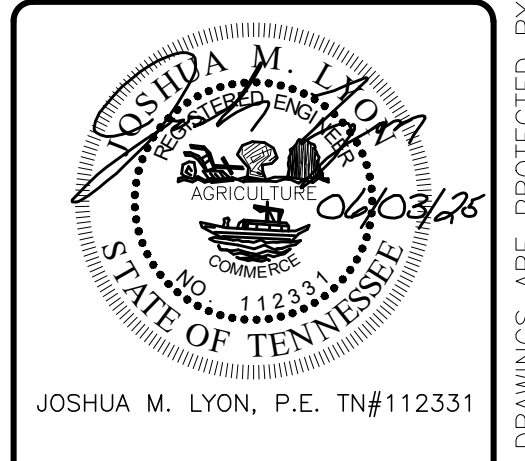
PROPOSED LAYDOWN YARD
88.2 ACRES

EXISTING MANUFACTURING FACILITY
427,500 SQ.FT. FFE 804.00

KIRBY BUILDING SYSTEMS, LLC
DEED BOOK 3288, PAGE 527, R.O.S.C., TN
MAP 19, PARCEL 028.01
ZONED IC - CITY OF PORTLAND

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL, LAND ENVIRONMENTAL, ENGINEERING SERVICES
1055 TOM AUSTIN HWY. SUITE 100, SPRINGFIELD, TN 37172
PHONE: (615) 392-2900 FAX: (615) 373-4488
www.klobereng.com

NO.	DATE	DESCRIPTION
1	06/03/25	PRE-APPROVAL COMMENT & ARCH. UPDATES



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

PROJECT ARISTOTLE
KIRBY DRIVE
PORTLAND, TN
SUMNER COUNTY

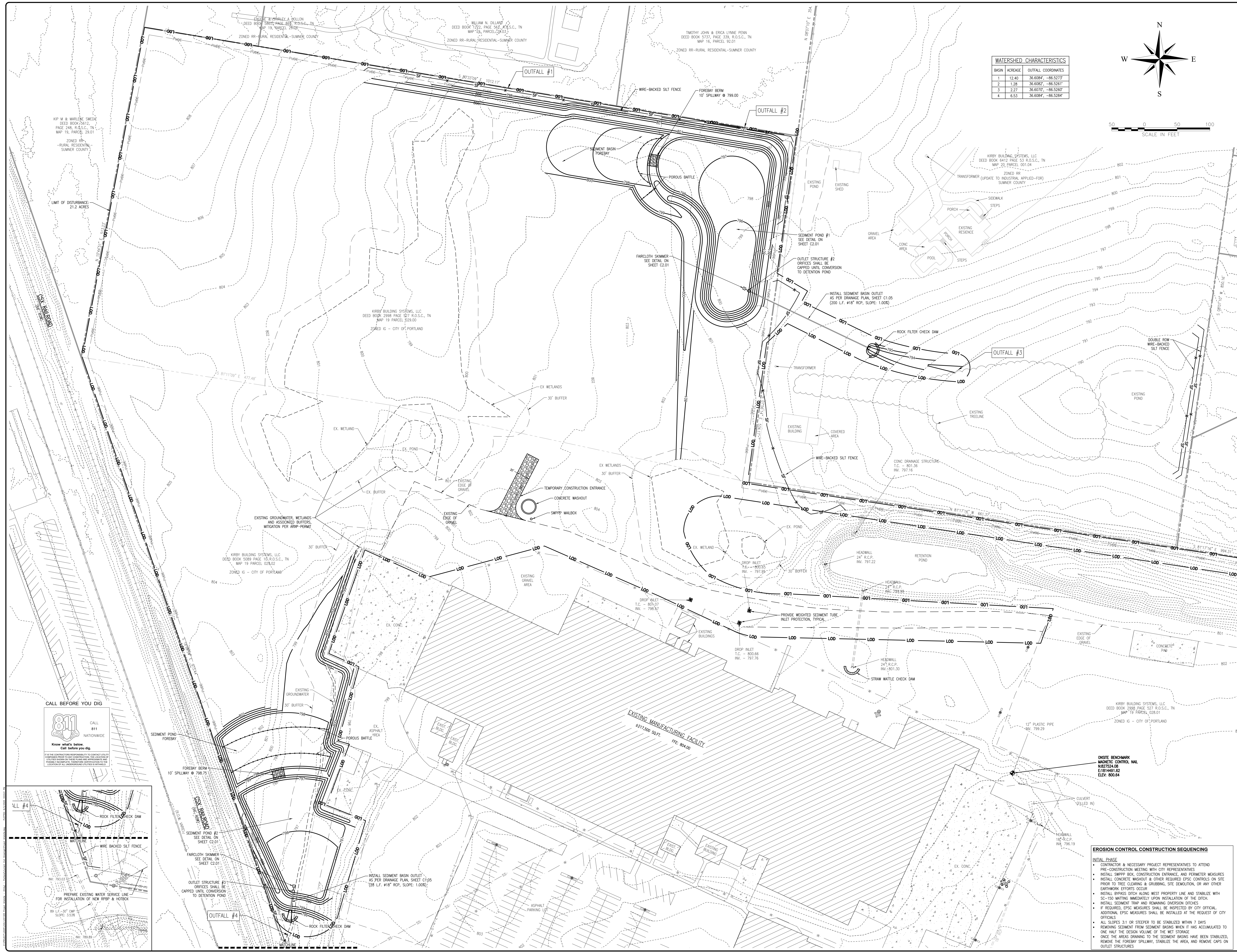
DRAWN BY: DRL
CHECKED BY: JML
DATE: 06/03/25
PROJECT NO.: C01325

OVERALL SITE LAYOUT
SHEET NUMBER
C1.00

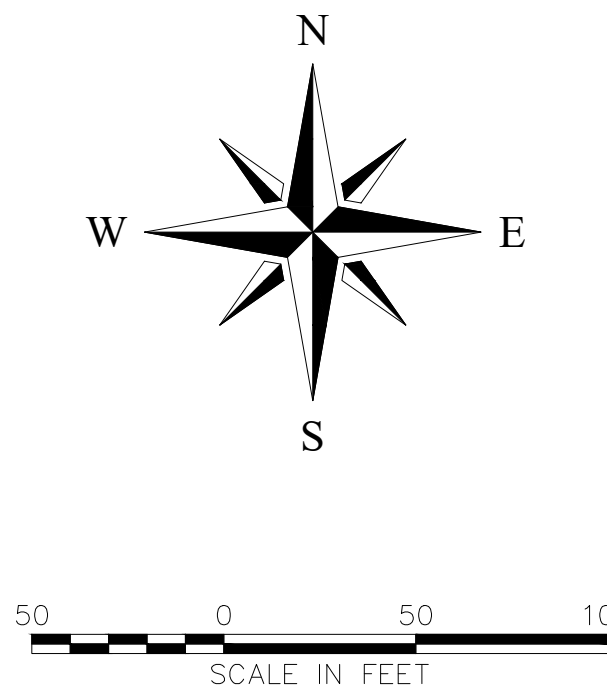
CALL BEFORE YOU DIG
811
NATIONWIDE
Know what's below. Call before you dig.

IF THE CONTRACTOR RESPONSIBLE FOR CONTACT UTILITY LOCATIONS PRIOR TO ANY EXCAVATION, THE LOCATION OF ANY UNDETECTABLE UTILITIES SHALL BE DETERMINED BY THE LOCATION OF ALL UNDERGROUND UTILITIES IN METERS.

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WATERSHED CHARACTERISTICS		
Basin	Acres	Outfall Coordinates
1	12.40	36.6084° -86.5273°
2	1.28	36.6082° -86.5261°
3	2.27	36.6072° -86.5260°
4	6.53	36.6084° -86.5284°

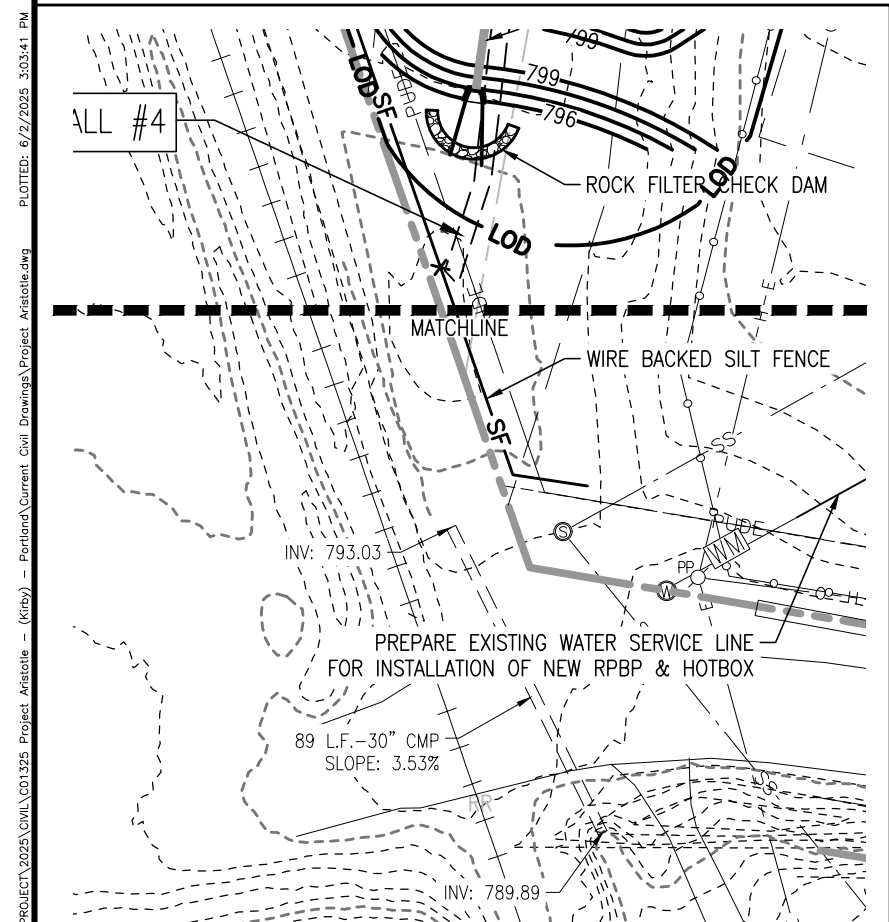


CALL BEFORE YOU DIG

811 CALL NATIONWIDE

Know what's below. Call before you dig.

811 is a free construction service that connects you to the utility companies that manage the underground lines in your area. Call 811 before you dig to get the location and depth of all underground utilities. This service is available in all states and is a critical safety measure to prevent accidents and damage to infrastructure.



- EROSION CONTROL CONSTRUCTION SEQUENCING**
- INITIAL PHASE
 - CONTRACTOR & NECESSARY PROJECT REPRESENTATIVES TO ATTEND PRE-CONSTRUCTION MEETING WITH CITY REPRESENTATIVES
 - INSTALL SWPPP BOX, CONSTRUCTION ENTRANCE, AND PERIMETER MEASURES
 - INSTALL CONCRETE WASHOUT & OTHER REQUIRED EPSC CONTROLS ON SITE PRIOR TO TREE CLEARING & GRUBBING. SITE REMEDIATION OR ANY OTHER EARTHWORK EFFORTS OCCUR
 - INSTALL BYPASS DITCH ALONG WEST PROPERTY LINE AND STABILIZE WITH SC-100 MATING IMMEDIATELY UPON INSTALLATION OF THE DITCH.
 - INSTALL SEDIMENT TRAP AND REMAINING DIVERSION DITCHES
 - IF REQUIRED, EPSC MEASURES SHALL BE INDICATED BY CITY OFFICIAL. ADDITIONAL EPSC MEASURES SHALL BE INSTALLED AT THE REQUEST OF CITY OFFICIALS
 - ALL SLOPES 3:1 OR STEEPER TO BE STABILIZED WITHIN 7 DAYS
 - REMOVING SEDIMENT FROM SEDIMENT BASINS WHEN IT HAS ACCUMULATED TO ONE HALF THE DESIGN VOLUME OF THE WET STORAGE
 - ONCE THE AREAS DRAINING TO THE SEDIMENT BASINS HAVE BEEN STABILIZED, REMOVE THE FOREBAY SPILLWAY, STABILIZE THE AREA, AND REMOVE CAPS ON OUTLET STRUCTURES

KLOBER ENGINEERING SERVICES

SEWING QUARTERS WITH CULVERT AND ENVIRONMENTAL ENGINEERING SERVICES
 1055 TOM AUSTIN HWY. SUITE 100, SPRINGFIELD, TN 37172
 PHONE: (615) 392-2900 FAX: (615) 373-4488
 www.klobereng.com

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DL	06/03/25	PRE-APPROVAL COMMENT & ARCHIT. UPDATES

JOSHUA M. LYON
 STATE OF TENNESSEE
 ENGINEER
 JOSHUA M. LYON, P.E. TN#112331

PROJECT ARISTOTLE

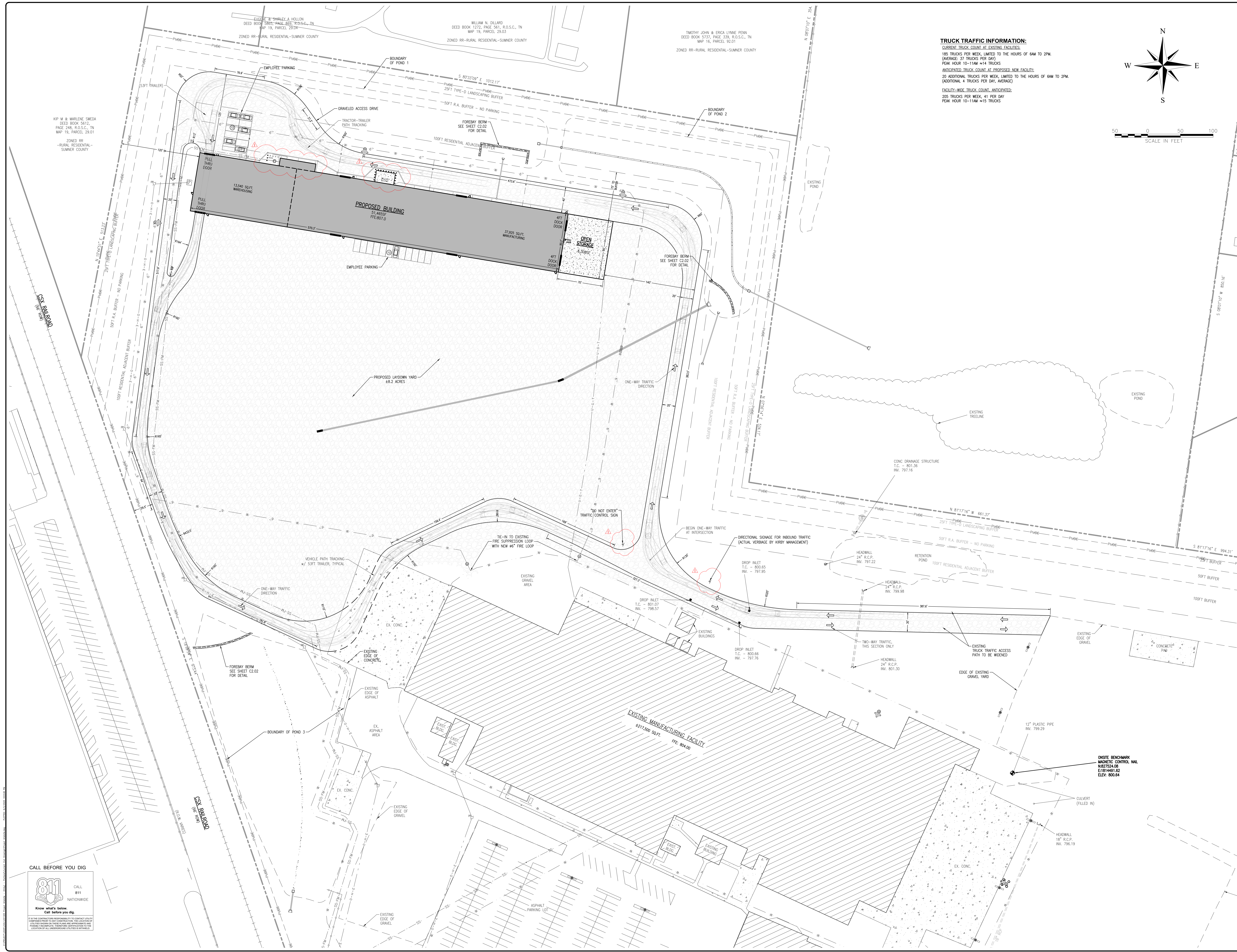
KIRBY DRIVE
 PORTLAND, TN
 SUMNER COUNTY

DRAWN BY: DRL
 CHECKED BY: JML
 DATE: 06/03/25
 PROJECT NO.: C01325

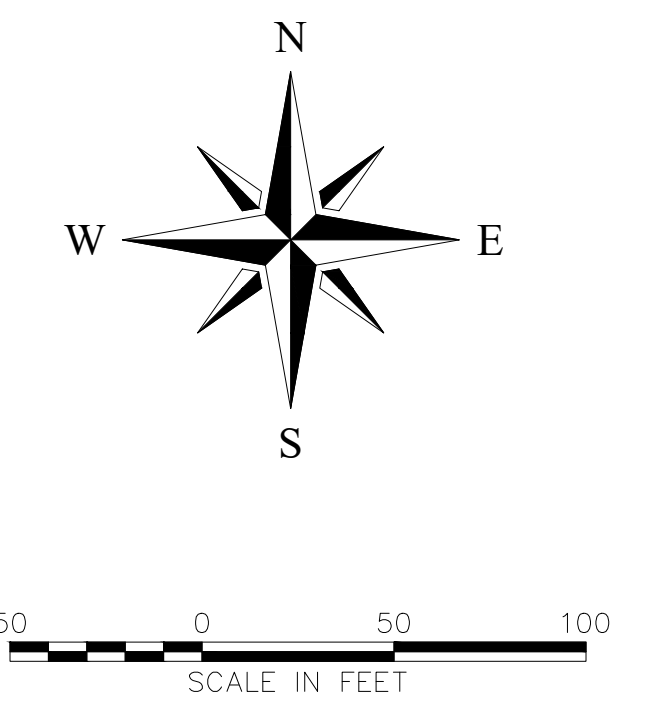
DEMO & INITIAL EPSC

SHEET NUMBER
C1.01

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TRUCK TRAFFIC INFORMATION:
CURRENT TRUCK COUNT AT EXISTING FACILITIES:
 185 TRUCKS PER WEEK, LIMITED TO THE HOURS OF 6AM TO 2PM.
 (AVERAGE: 37 TRUCKS PER DAY)
 PEAK HOUR 10-11AM =14 TRUCKS
ANTICIPATED TRUCK COUNT AT PROPOSED NEW FACILITY:
 20 ADDITIONAL TRUCKS PER WEEK, LIMITED TO THE HOURS OF 6AM TO 2PM.
 (ADDITIONAL: 4 TRUCKS PER DAY, AVERAGE)
FACILITY-WIDE TRUCK COUNT, ANTICIPATED:
 205 TRUCKS PER WEEK, 41 PER DAY
 PEAK HOUR 10-11AM =15 TRUCKS



KIP M & MARLENE SWEDA
 DEED BOOK 5612,
 PAGE 248, H.O.S.C., TN
 MAP 19, PARCEL 29.01
 ZONED RR
 -RURAL RESIDENTIAL-
 SUMNER COUNTY

ELIZABETH & SHIRLEY A HOLLON
 DEED BOOK 3805-PAGE 403, H.O.S.C., TN
 MAP 19, PARCEL 29.02
 ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

WILLIAM N. DILLARD
 DEED BOOK 1272, PAGE 561, H.O.S.C., TN
 MAP 19, PARCEL 28.03
 ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

TIMOTHY JOHN & ERICA LYNE PENN
 DEED BOOK 2333, PAGE 139, H.O.S.C., TN
 MAP 16, PARCEL 92.01
 ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

KLOBER
 ENGINEERING SERVICES

SEWING CLOVERS WITH A FEW ENVIRONMENTAL ENGINEERING SERVICES
 10555 TOM AUSTIN HWY, SUITE 2, SPRINGFIELD, TN 37172
 PHONE: (615) 392-2900 FAX: (615) 373-4865
 www.klober.com

NO.	BY	DATE	DESCRIPTION
1	DL	06/03/25	PRE-APPROVAL COMMENT & ARCH. UPDATES

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

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PROJECT ARISTOTLE

KURBY DRIVE
 PORTLAND, TN
 SUMNER COUNTY

DRAWN BY: DRL
 CHECKED BY: JML
 DATE: 06/03/25
 PROJECT NO.: C01325

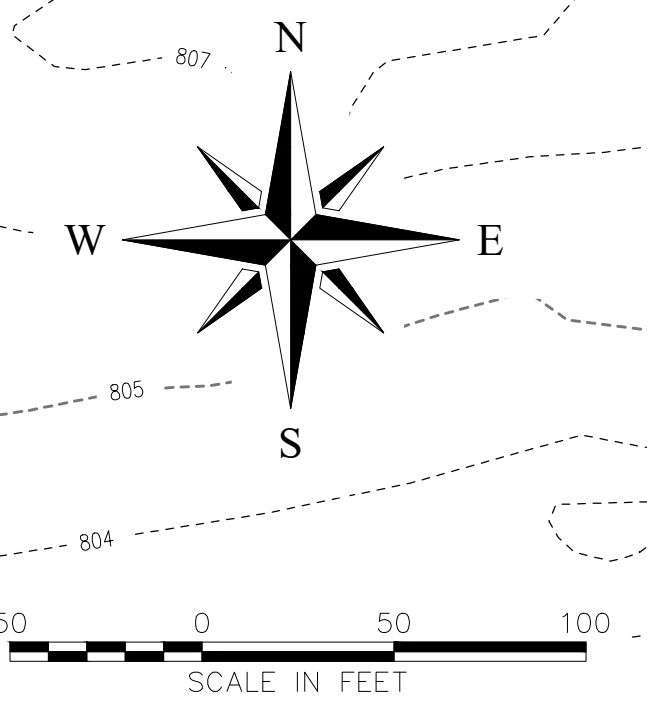
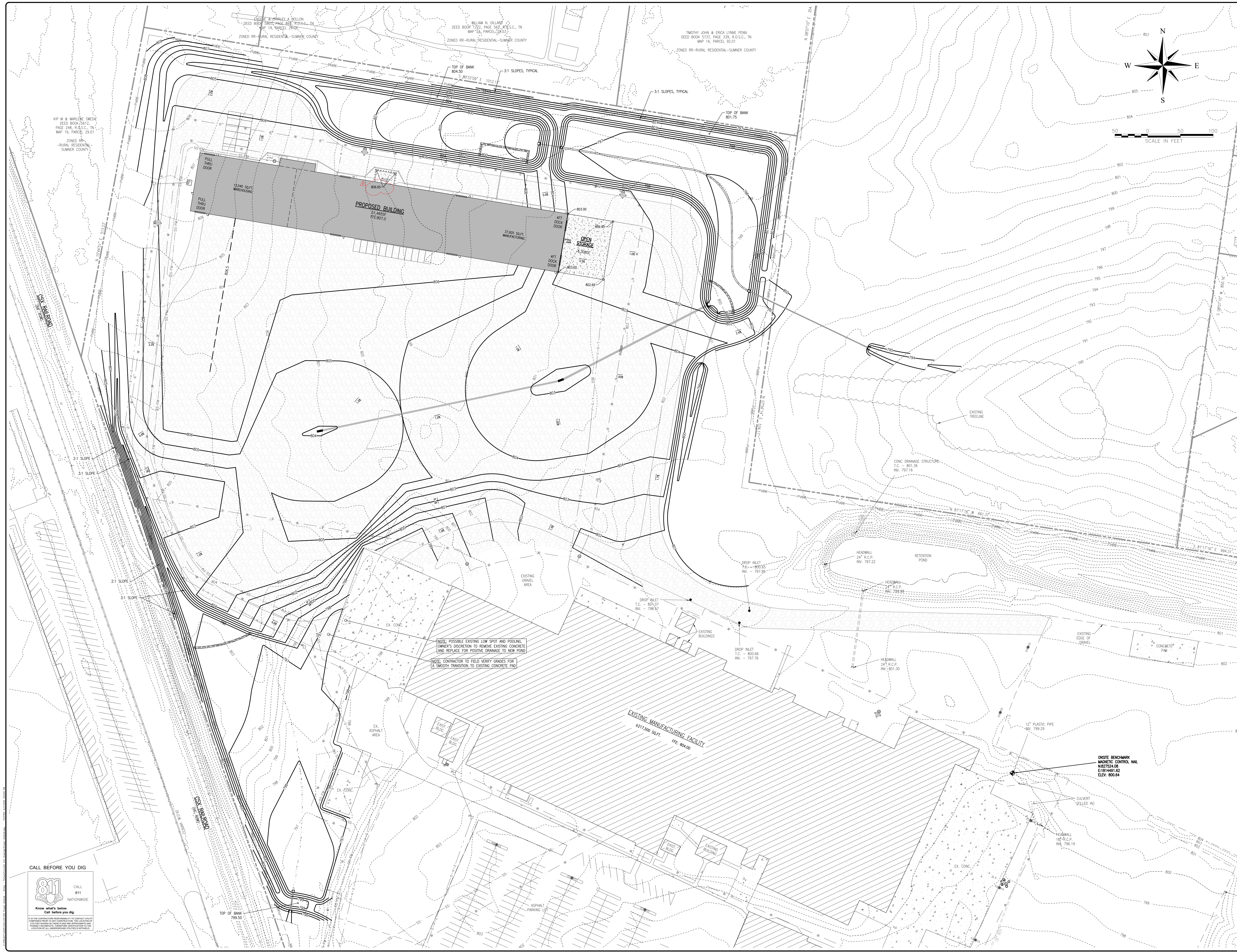
SITE LAYOUT

SHEET NUMBER
C1.02

CALL BEFORE YOU DIG

811
 CALL
 811
 NATIONWIDE
 Know what's below.
 Call before you dig.

If all the contractors responsible for no contact utility companies are notified to stop construction, the contractor will be held responsible for any damage to the utility lines. It is the contractor's responsibility to verify the location of all underground utilities before excavation.



MAP M & MARLENE SWEDIN
 DEED BOOK 15612,
 PAGE 248, PARCEL 10,
 MAP 19, PARCEL 29.01
 ZONED RR-
 RURAL RESIDENTIAL-
 SUMNER COUNTY

WILLIAM N. OLLARD
 DEED BOOK 1222, PAGE 563, PARCEL 29.03,
 MAP 19, PARCEL 29.03
 ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

TIMOTHY JOHN & ERICA LYNE PENN
 DEED BOOK 2333, PAGE 139, PARCEL 92.01,
 MAP 16, PARCEL 92.01
 ZONED RR-RURAL RESIDENTIAL-SUMNER COUNTY

KLOBER
 ENGINEERING SERVICES

SEWING CLOVERS WITH FULL RANGE ENVIRONMENTAL ENGINEERING SERVICES
 1055 TOM AUSTIN HWY. SUITE G, SPRINGFIELD, TN 37172
 PHONE: (615) 392-2900 FAX: (615) 373-4485
 www.klobereng.com

NO.	BY	DATE	DESCRIPTION
1	DL	06/03/25	PRE-APPROVAL COMMENT & ARCH. UPDATES

JOSHUA M. LYON
 P.E. #112331

STATE OF TENNESSEE

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PROJECT ARISTOTLE

KURBY DRIVE
 PORTLAND, TN
 SUMNER COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	06/03/25
PROJECT NO.:	C01325
GRADING PLAN	
SHEET NUMBER	
C1.03	

CALL BEFORE YOU DIG

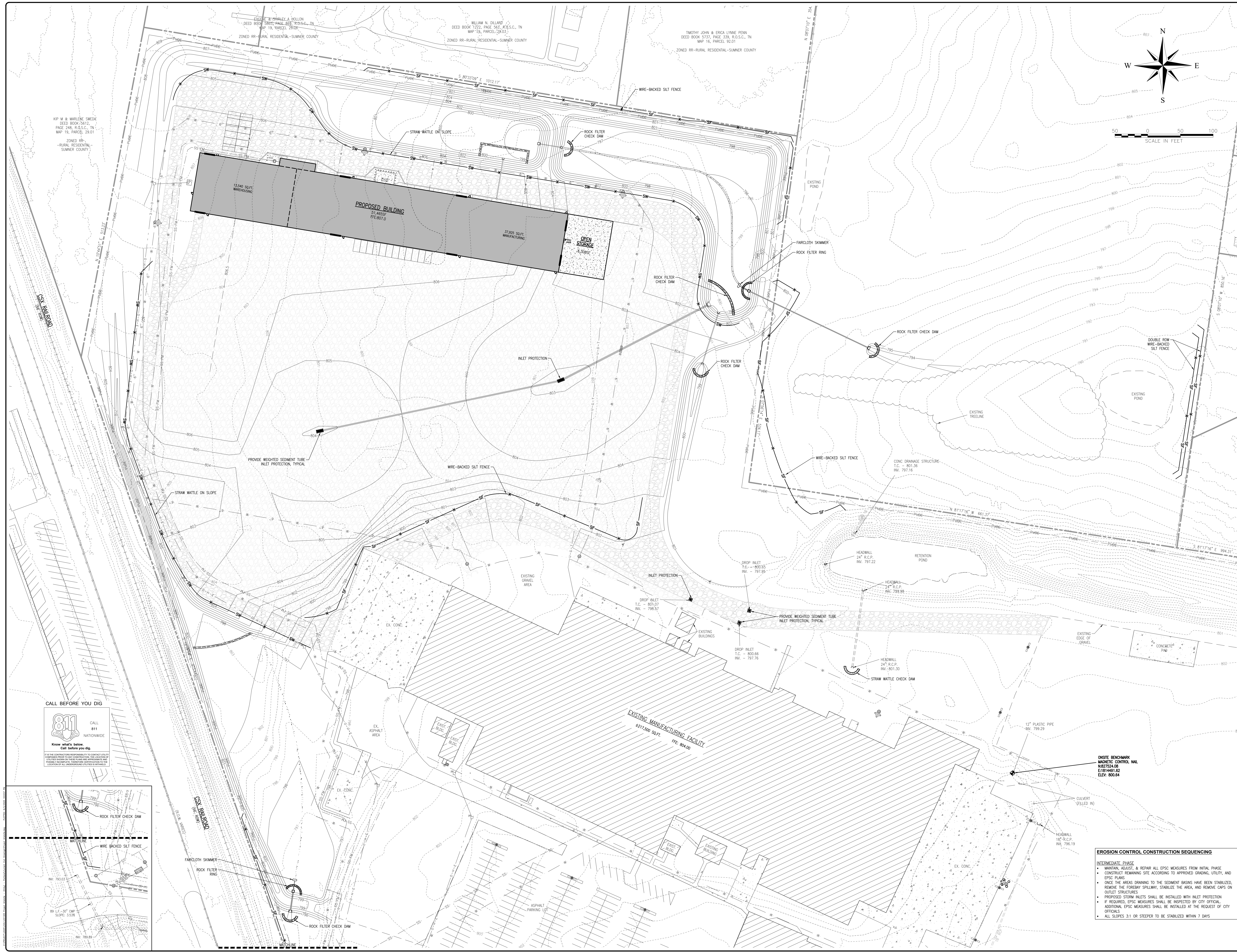
811 CALL 811 NATIONWIDE
 Know what's below. Call before you dig.

If all the contractors responsible for a project contact utility companies prior to any construction, the utility companies will mark the location of all underground utilities. This information is provided for your information only. It is not a guarantee of the location or depth of any utility. The contractor is responsible for verifying the location and depth of all utilities before any excavation.

NOTE: POSSIBLE EXISTING LOW SPOT AND POOLING. OWNER'S DISCRETION TO REMOVE EXISTING CONCRETE AND REPLACE FOR POSITIVE DRAINAGE TO NEW POND.

NOTE: CONTRACTOR TO FIELD VERIFY GRADES FOR A SMOOTH TRANSITION TO EXISTING CONCRETE PAD.

ON-SITE BENCHMARK
 MAGNETIC CONTROL NAIL
 N627534.08
 E1814491.82
 ELEV: 800.64



KLOBER ENGINEERING SERVICES
 SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
 10555 TOM AUSTIN HWY. SUITE E, SPRINGFIELD, TN 37172
 PHONE: (615) 392-2900 FAX: (615) 373-4485
 www.klobereng.com

REVISIONS

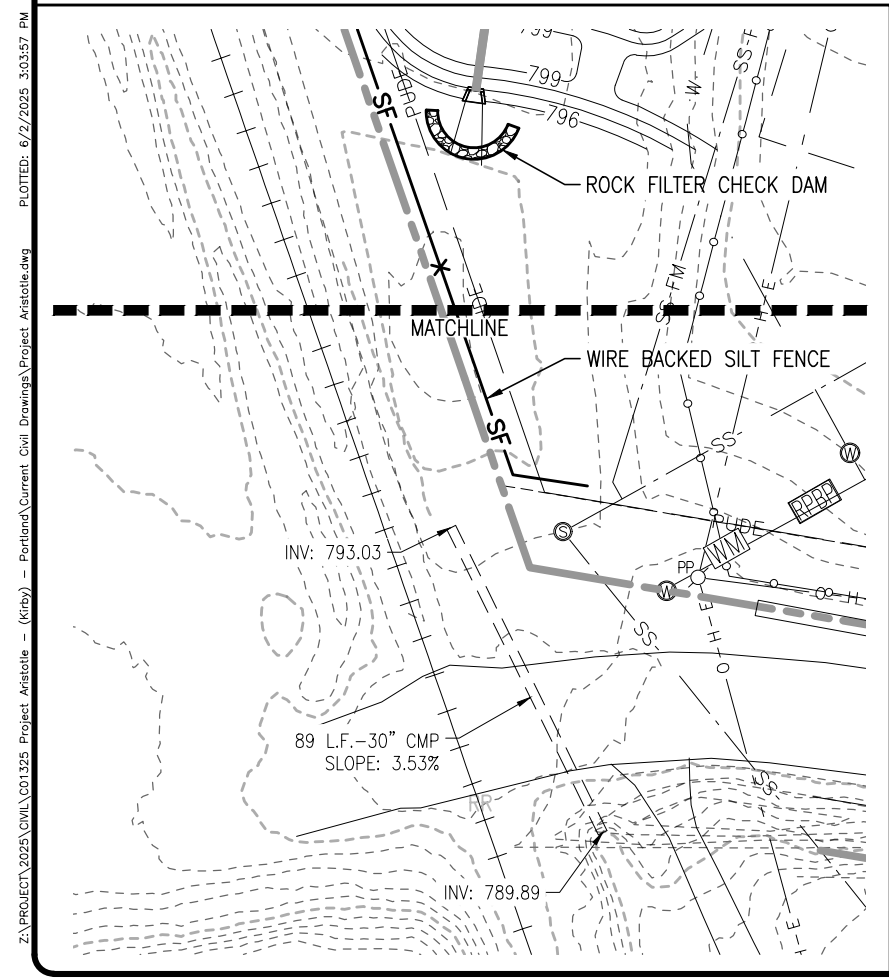
NO.	BY	DATE	DESCRIPTION
1	DL	06/03/25	PRE-APPROVAL COMMENT & ARCH. UPDATES

JOSHUA M. LYON, P.E.
 STATE OF TENNESSEE
 JOSHUA M. LYON, P.E. TN#112331

PROJECT ARISTOTLE
 HURRY DRIVE
 PORTLAND, TN
 SUMNER COUNTY

PROJECT ARISTOTLE
 HURRY DRIVE
 PORTLAND, TN
 SUMNER COUNTY

CALL BEFORE YOU DIG
 CALL 811 NATIONWIDE
 Know what's below. Call before you dig.



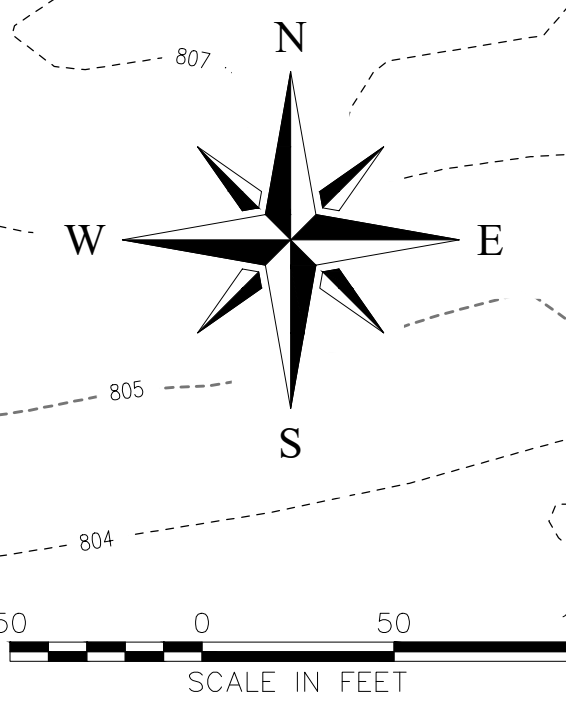
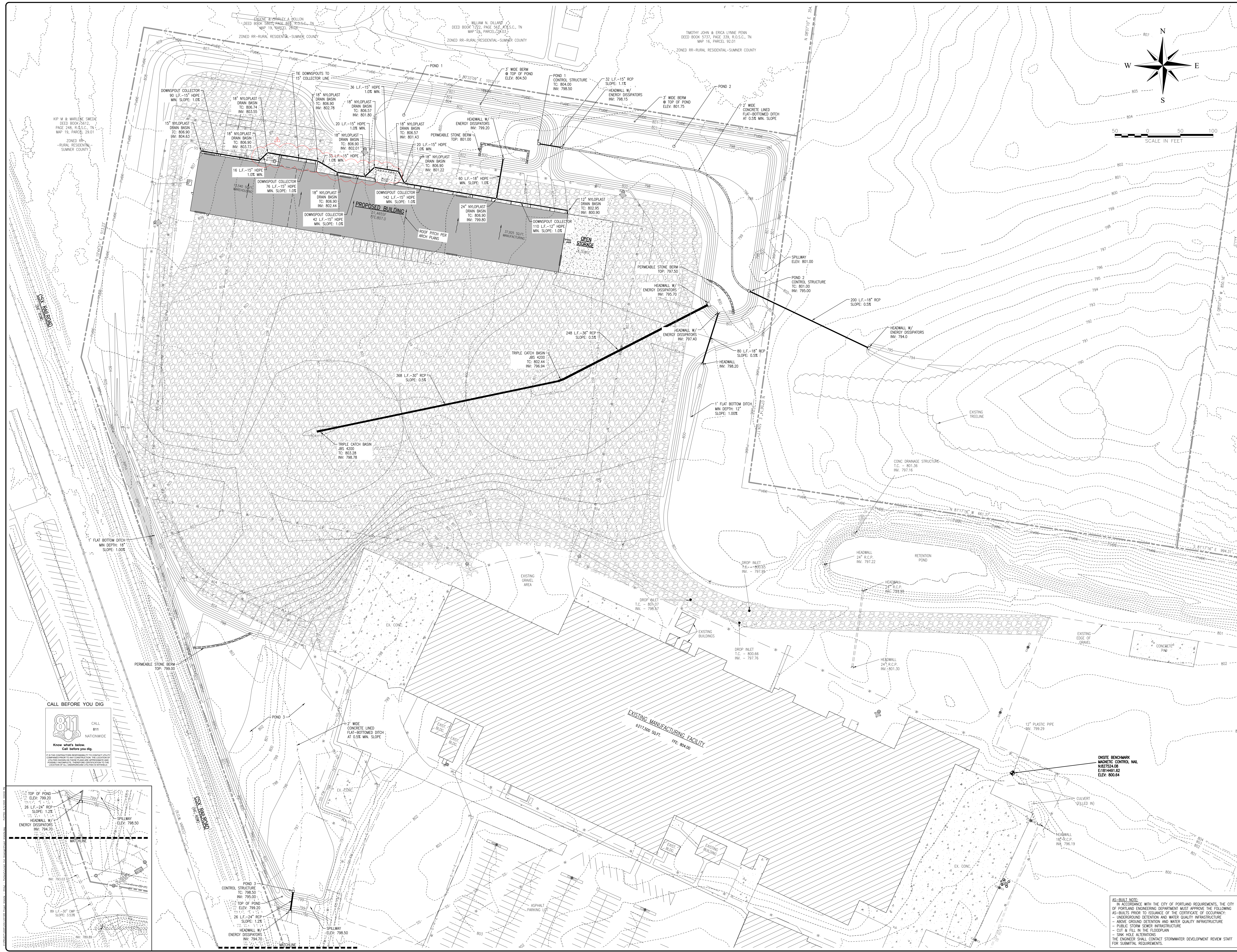
- EROSION CONTROL CONSTRUCTION SEQUENCING**
- INTERMEDIATE PHASE**
- MAINTAIN, ADJUST, & REPAIR ALL EPSC MEASURES FROM INITIAL PHASE
 - CONSTRUCT REMAINING SITE ACCORDING TO APPROVED GRADING, UTILITY, AND EPSC PLANS
 - ONCE THE AREAS DRAINING TO THE SEDIMENT BASINS HAVE BEEN STABILIZED, REMOVE THE FOREBAY SPILLWAY, STABILIZE THE AREA, AND REMOVE CAPS ON OUTLET STRUCTURES
 - PROPOSED STORM INLETS SHALL BE INSTALLED WITH INLET PROTECTION
 - IF REQUIRED, EPSC MEASURES SHALL BE INSPECTED BY CITY OFFICIAL
 - ADDITIONAL EPSC MEASURES SHALL BE INSTALLED AT THE REQUEST OF CITY OFFICIALS
 - ALL SLOPES 3:1 OR STEEPER TO BE STABILIZED WITHIN 7 DAYS

DRAWN BY: DRL
 CHECKED BY: JML
 DATE: 06/03/25
 PROJECT NO.: C01825

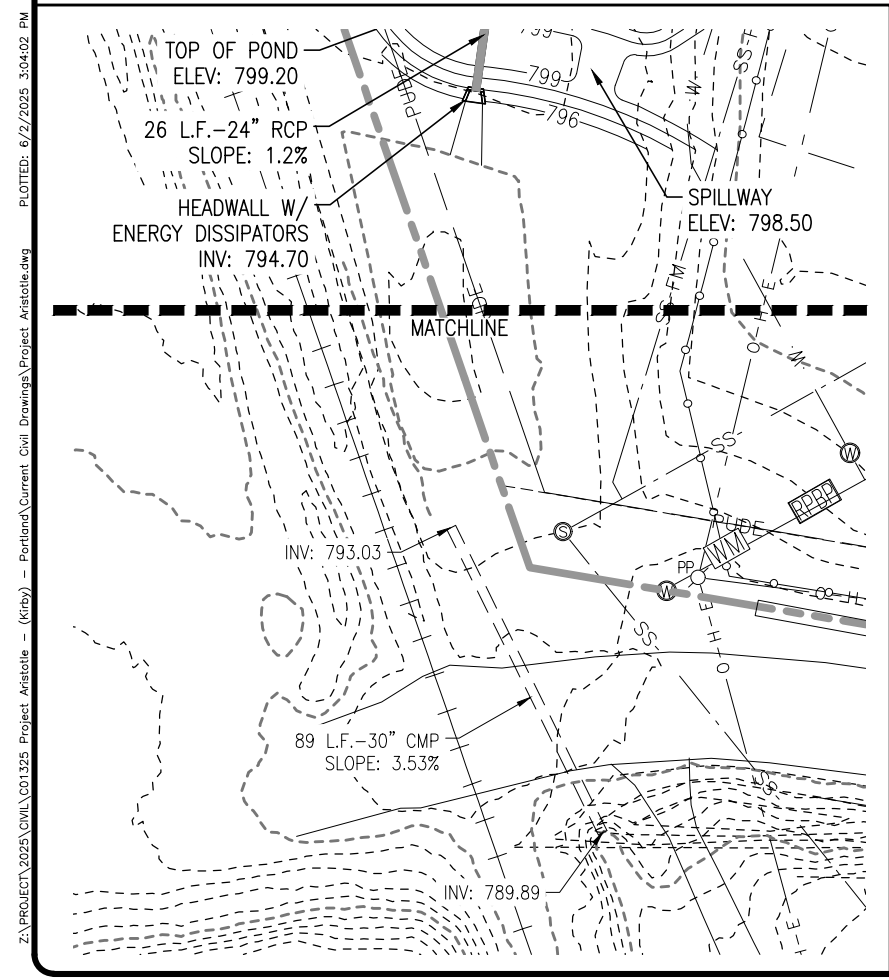
INTERMEDIATE EPSC

SHEET NUMBER
C1.04

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CALL BEFORE YOU DIG
 811
 CALL 811 NATIONWIDE
 Know what's below.
 Call before you dig.



AS-BUILT NOTE:
 IN ACCORDANCE WITH THE CITY OF PORTLAND REQUIREMENTS, THE CITY OF PORTLAND ENGINEERING DEPARTMENT MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY:
 - UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
 - ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
 - PUBLIC STORM SEWER INFRASTRUCTURE
 - CUT & FILL IN THE FLOODPLAIN
 - SNK HOLE ALTERATIONS
 THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

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NO.	BY	DATE	DESCRIPTION
1	DL	06/03/25	PRE-APPROVAL COMMENT & ARCHT. UPDATES

JOSHUA M. LYON, P.E.
 STATE OF TENNESSEE
 JOSHUA M. LYON, P.E. TN#112331



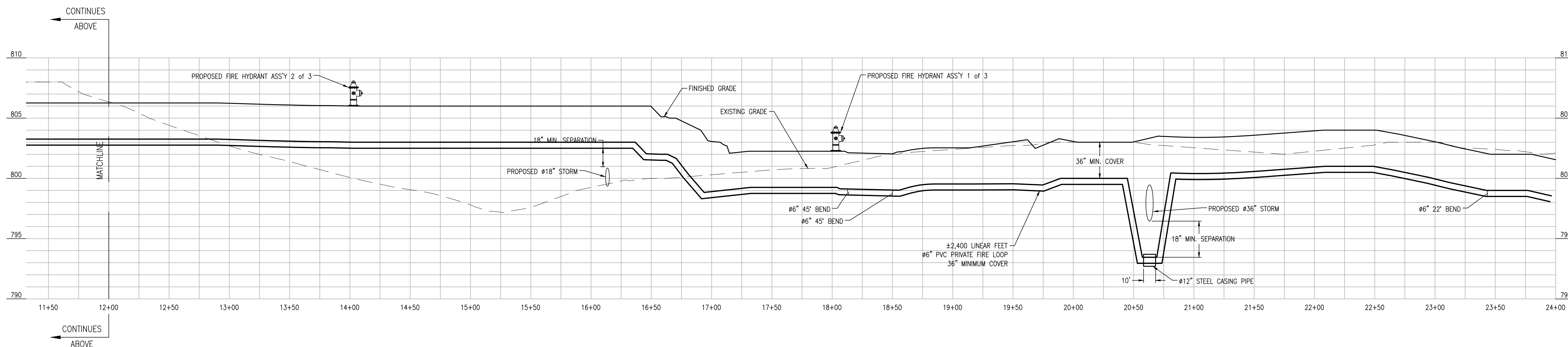
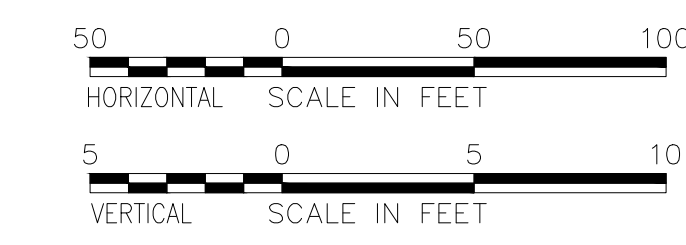
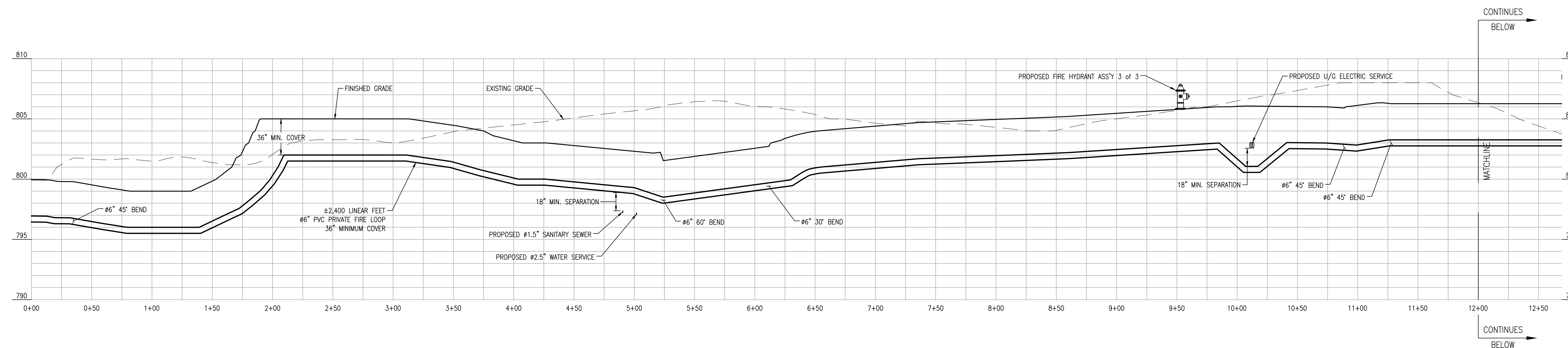
PROJECT ARISTOTLE
 HURRY DRIVE
 PORTLAND, TN
 SUMNER COUNTY

DRAWN BY: DRL
 CHECKED BY: JML
 DATE: 06-03-25
 PROJECT NO.: C01825

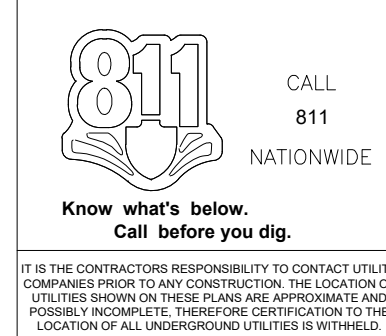
DRAINAGE PLAN
 SHEET NUMBER
C1.05

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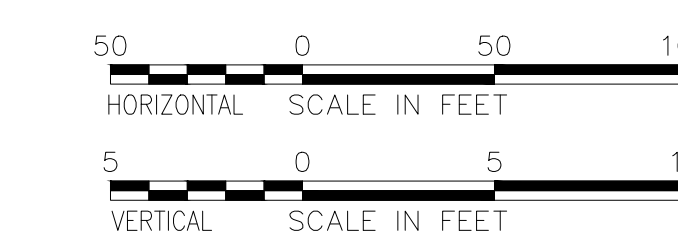
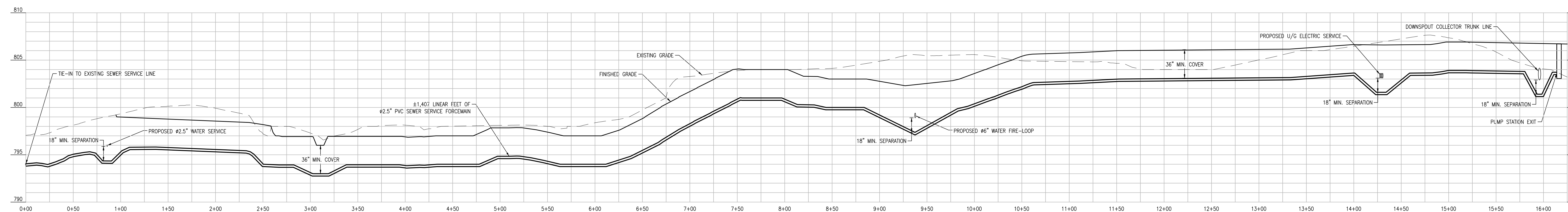
PROFILE:
FIRE SUPPRESSION WATERLINE LOOP



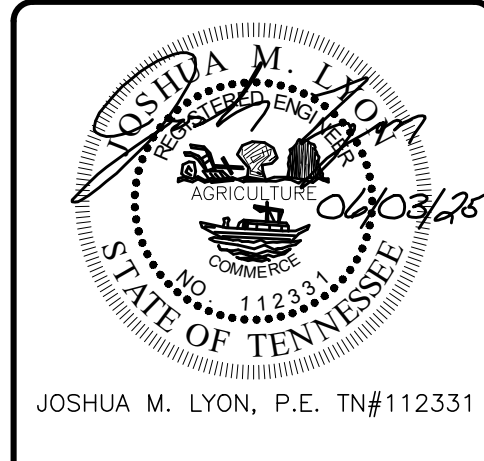
CALL BEFORE YOU DIG



PROFILE:
SEWER SERVICE FORCE MAIN



NO.	BY	DATE	DESCRIPTION
1	DL	06/03/25	PRE-APPROVAL COMMENT & ARCH. UPDATES

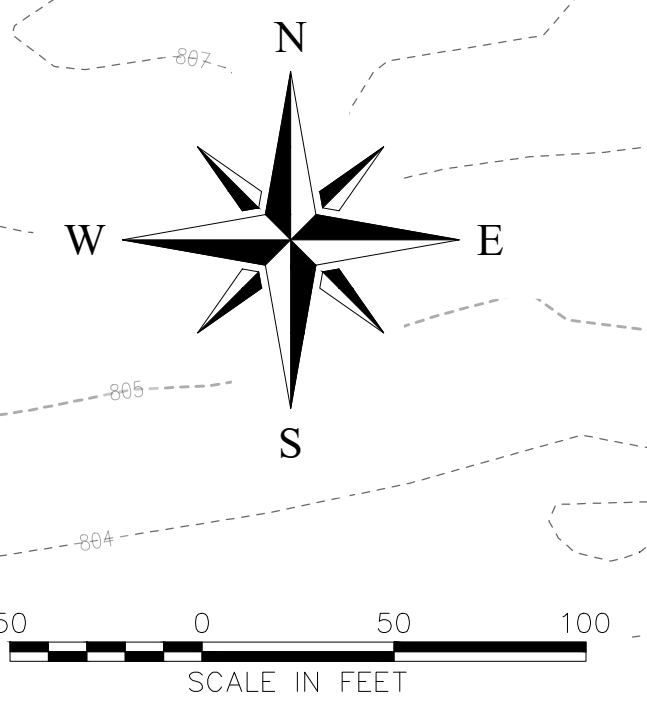
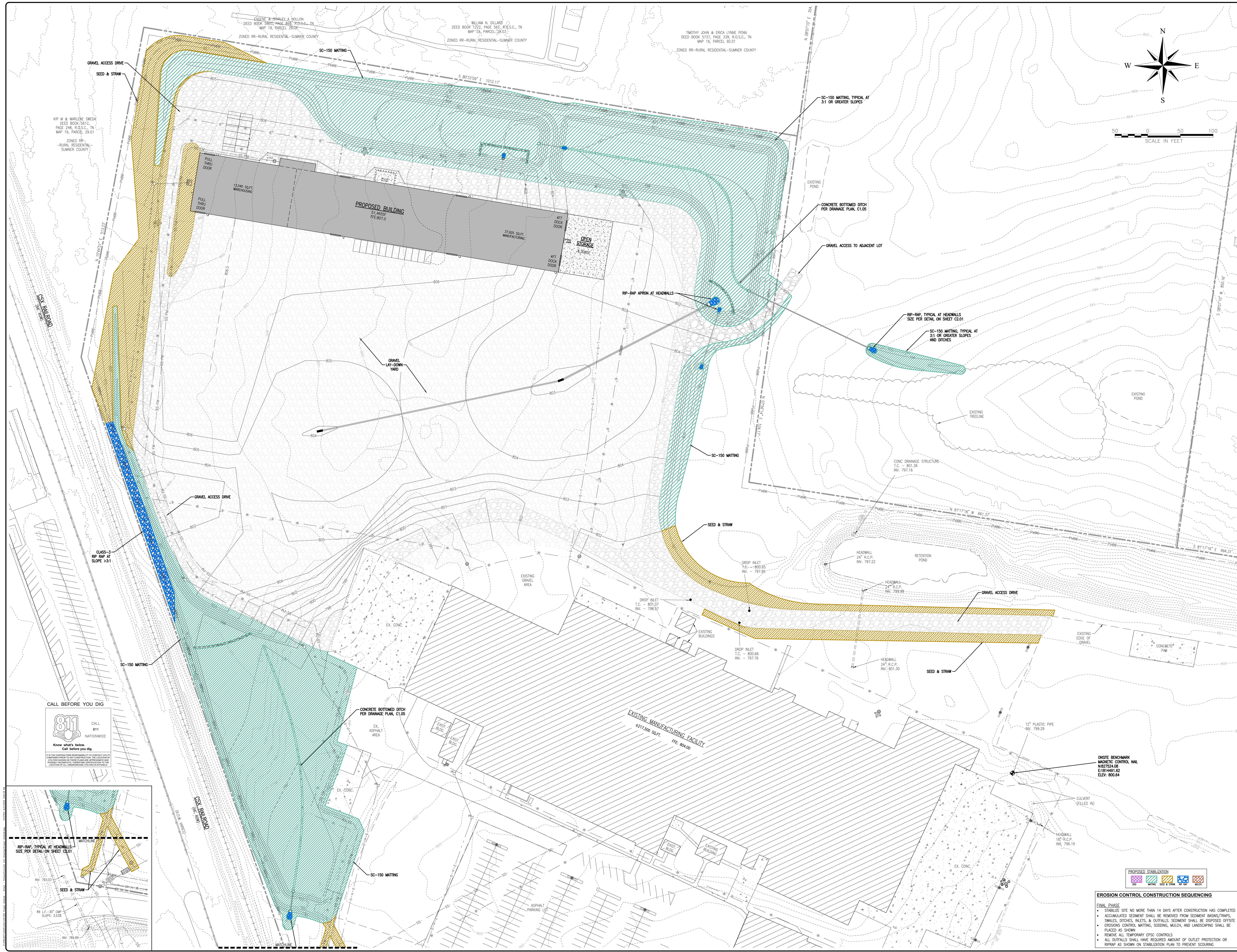


PROJECT ARISTOTLE
KURBY DRIVE
PORTLAND, TN
SUMNER COUNTY

DRAWN BY: DRL
CHECKED BY: JML
DATE: 06/03/25
PROJECT NO.: C01325

UTILITY PROFILES
SHEET NUMBER
C1.06a

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NO.	BY	DATE	DESCRIPTION
1	DL	06/03/25	PRE-APPROVAL COMMENT & ARCH. UPDATES

OSHA M. LYON
STATE OF TENNESSEE
JOSHUA M. LYON, P.E. TN#112331

PROJECT ARISTOTLE

KURBY DRIVE
PORTLAND, TN
SUMNER COUNTY

DRAWN BY: DRL
CHECKED BY: JML
DATE: 06/03/25
PROJECT NO.: C01325

FINAL STABILIZATION

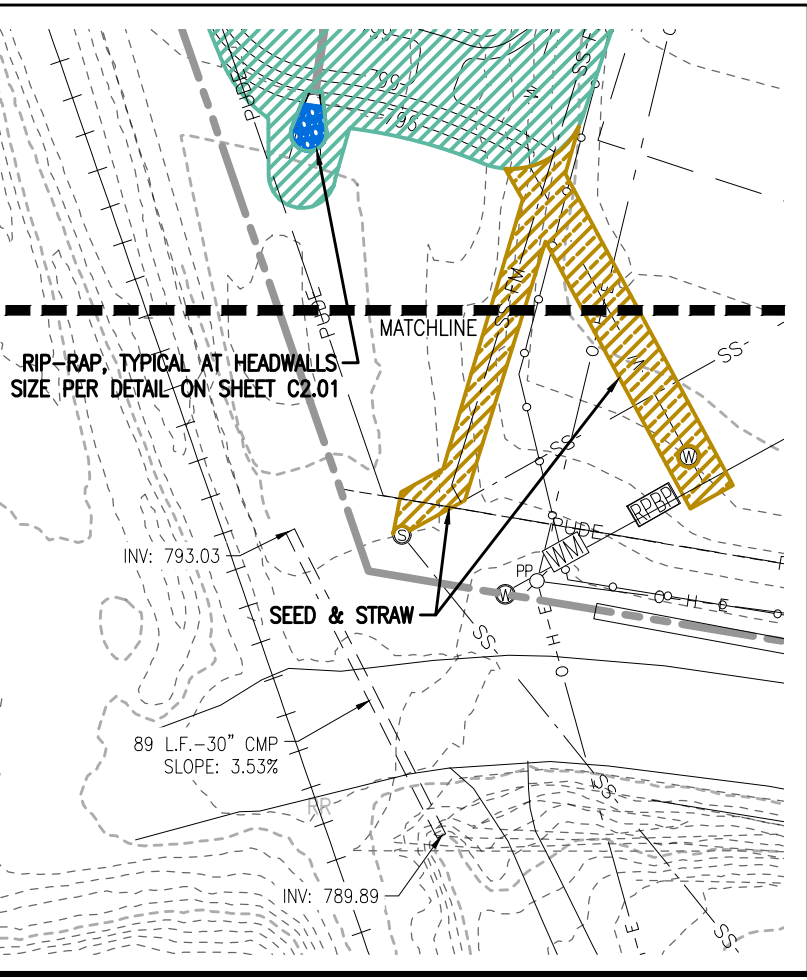
SHEET NUMBER
C1.07

MAP M & MARLENE SWEDIN
DEED BOOK 15612,
PAGE 249, R.L.S.C., TN
MAP 19, PARCEL 29.01
ZONED RR-
RURAL RESIDENTIAL-
SUMNER COUNTY

WILLIAM N. DILLARD
DEED BOOK 1272, PAGE 541, R.L.S.C., TN
MAP 19, PARCEL 29.03
ZONED RR-
RURAL RESIDENTIAL-
SUMNER COUNTY

TIMOTHY JOHN & ERICA LYNE PENN
DEED BOOK 2333, PAGE 139, R.L.S.C., TN
MAP 16, PARCEL 92.01
ZONED RR-
RURAL RESIDENTIAL-
SUMNER COUNTY

811
CALL BEFORE YOU DIG
NATIONWIDE
Know what's below.
Call before you dig.

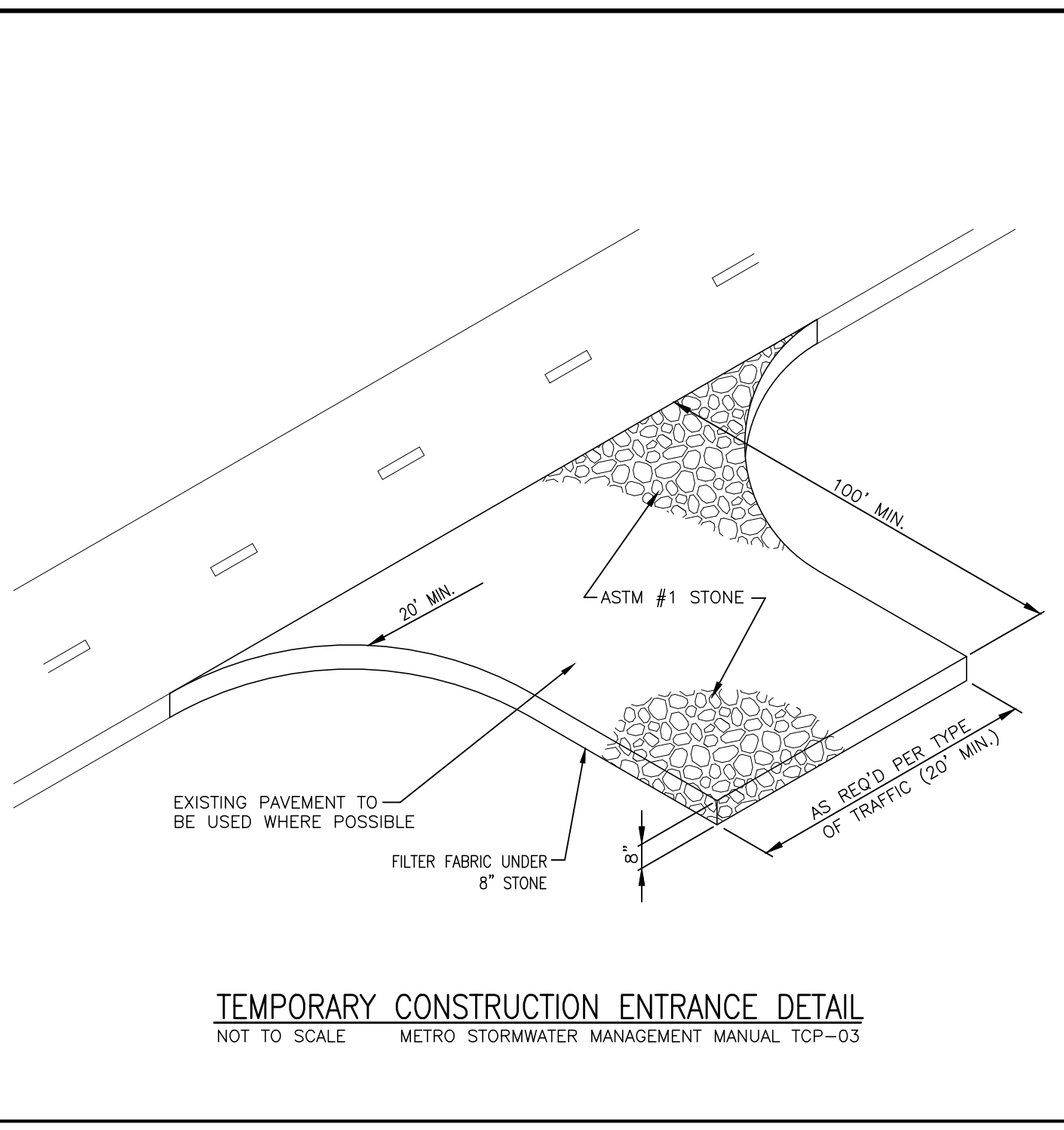


EROSION CONTROL CONSTRUCTION SEQUENCING

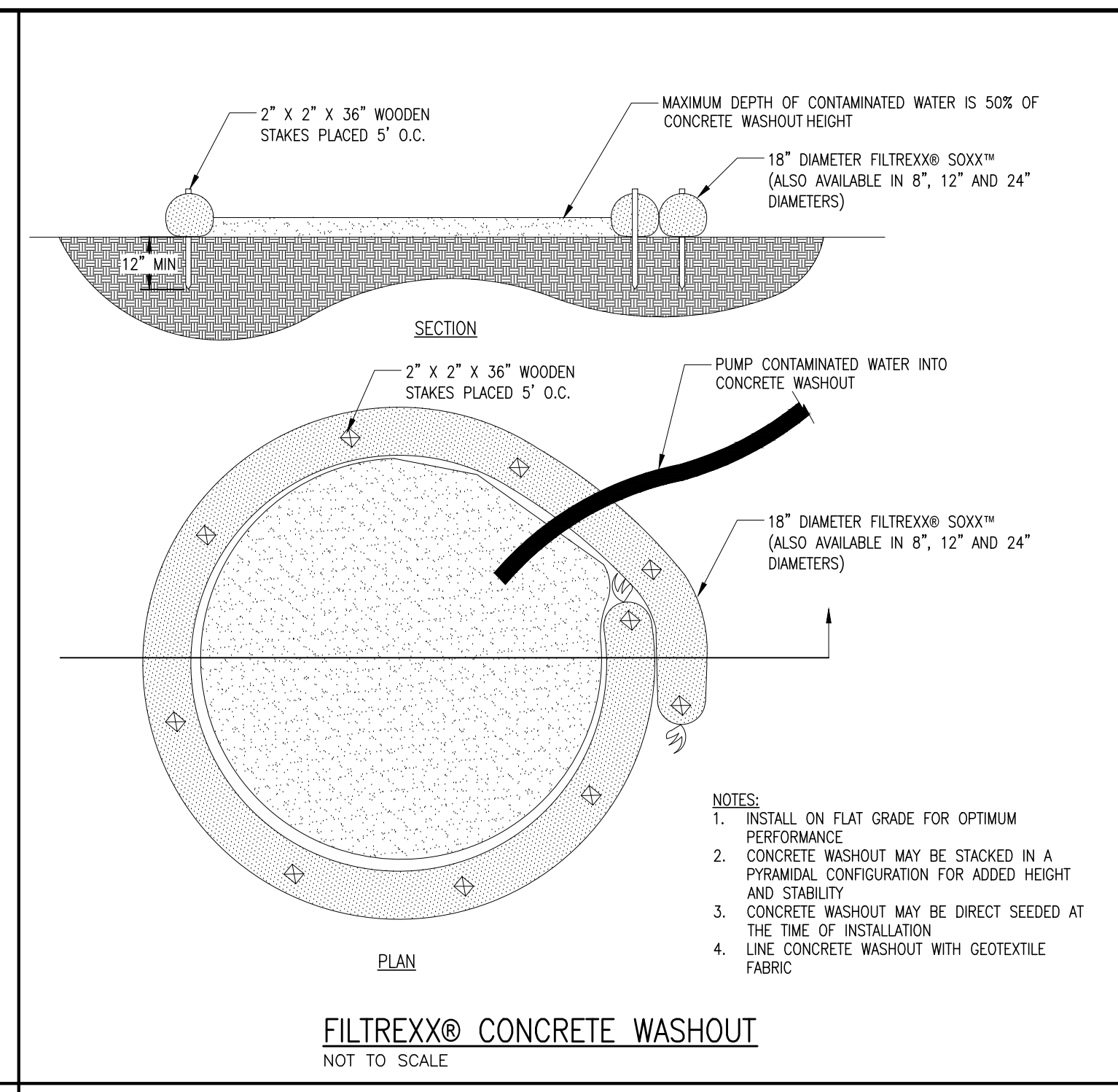
FINAL PHASE

- STABILIZE SITE NO MORE THAN 14 DAYS AFTER CONSTRUCTION HAS COMPLETED
- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS/TRAPS
- SWALES, DITCHES, INLETS, & OUTFALLS: SEDIMENT SHALL BE DEPOSITED OFF-SITE
- EROSIONS CONTROL MATTING, SODDING, MULCH, AND LANDSCAPING SHALL BE PLACED AS SHOWN
- REMOVE ALL TEMPORARY EPSC CONTROLS
- ALL OUTFALLS SHALL HAVE REQUIRED AMOUNT OF OUTLET PROTECTION OR RIP-RAP AS SHOWN ON STABILIZATION PLAN TO PREVENT SCOURING

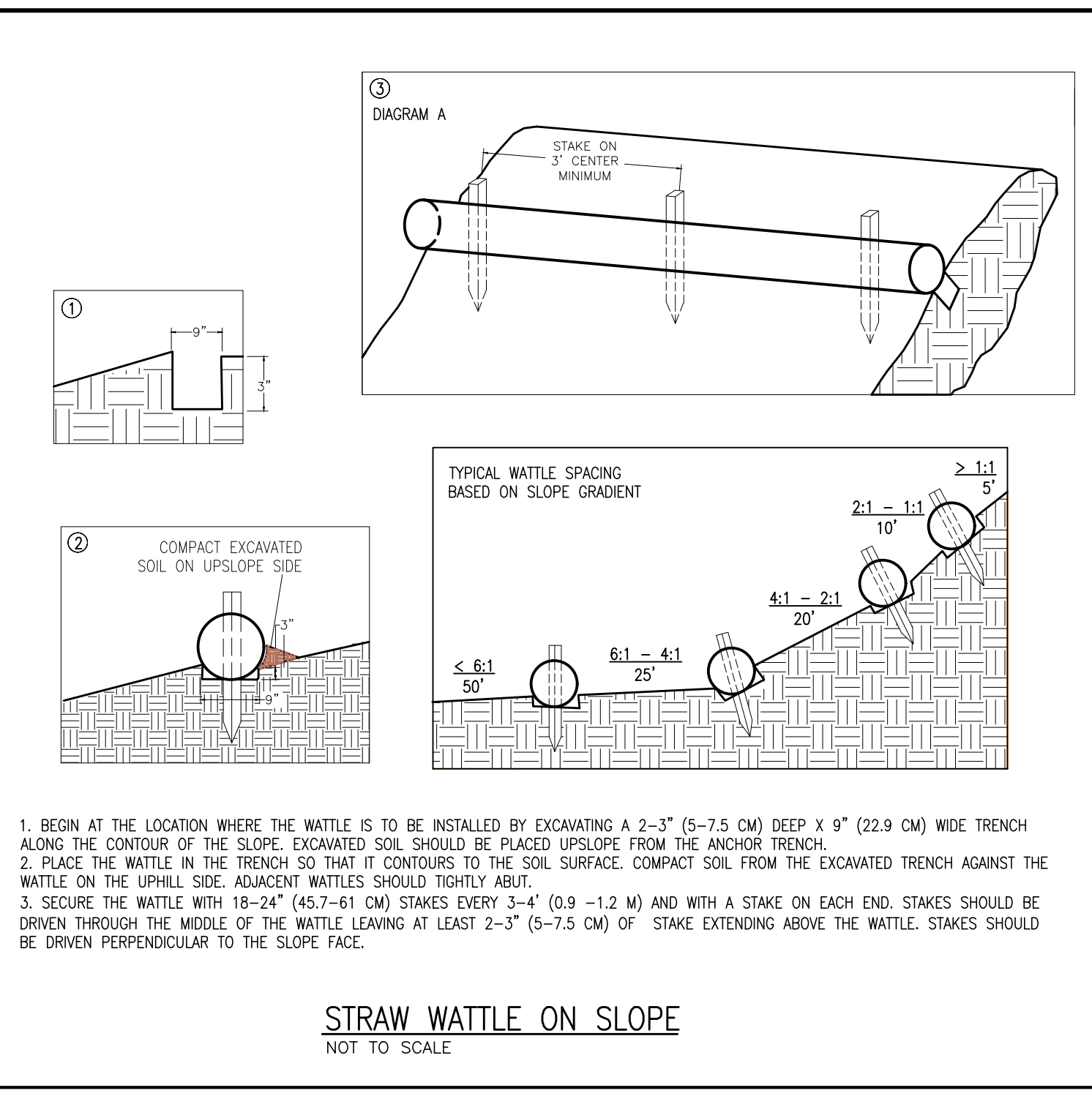
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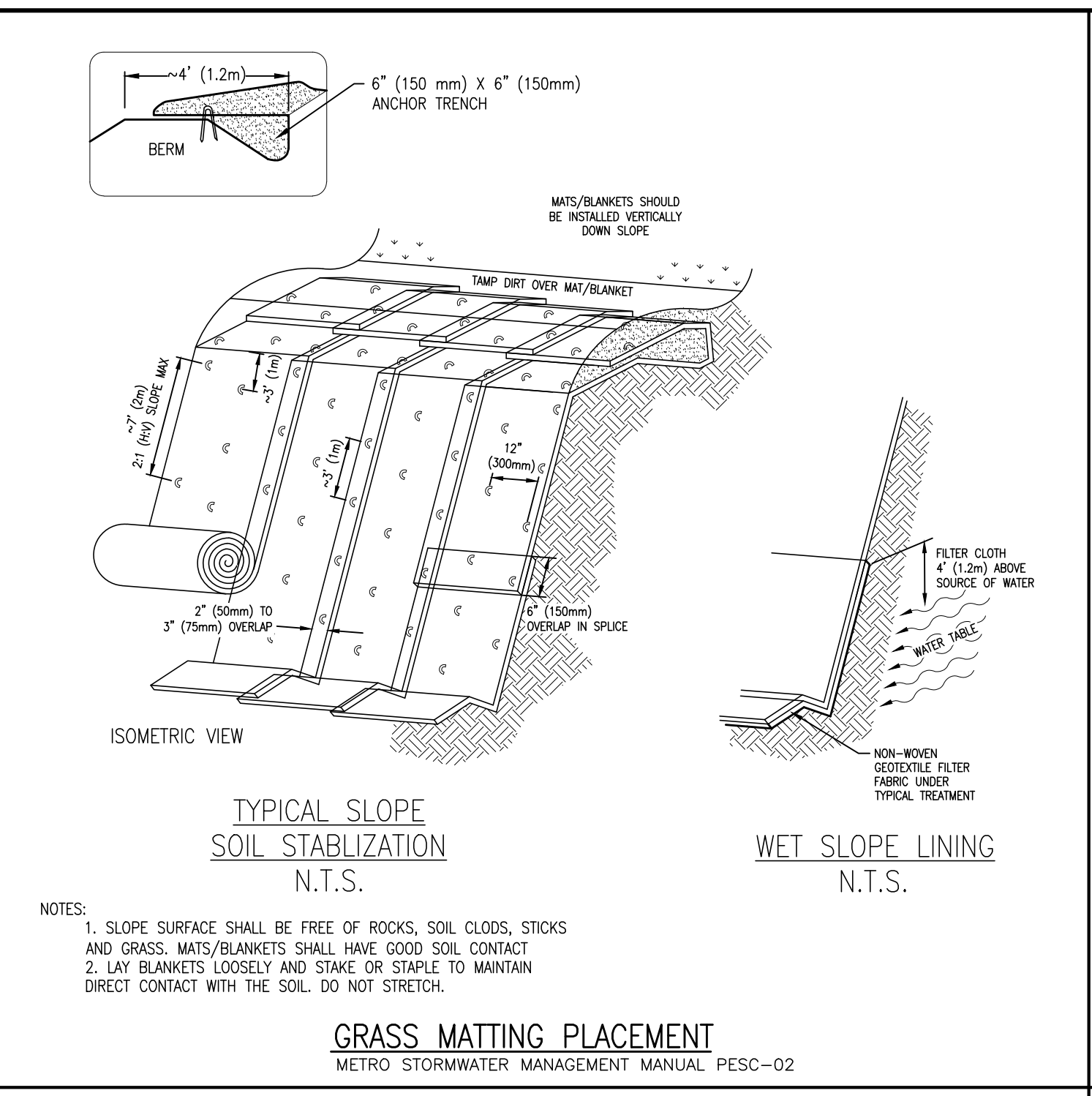
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE METRO STORMWATER MANAGEMENT MANUAL TCP-03



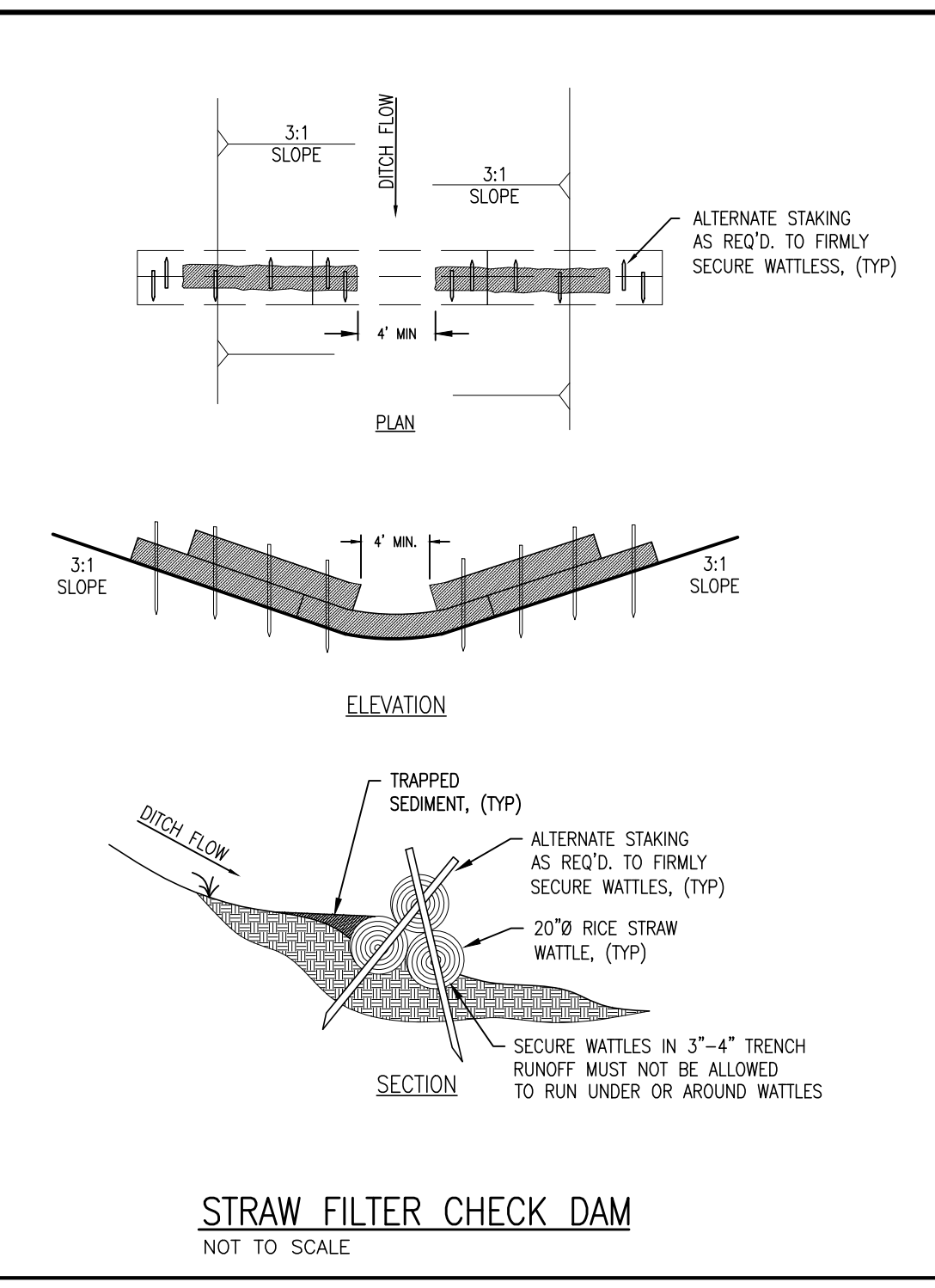
FILTREXX® CONCRETE WASHOUT
NOT TO SCALE



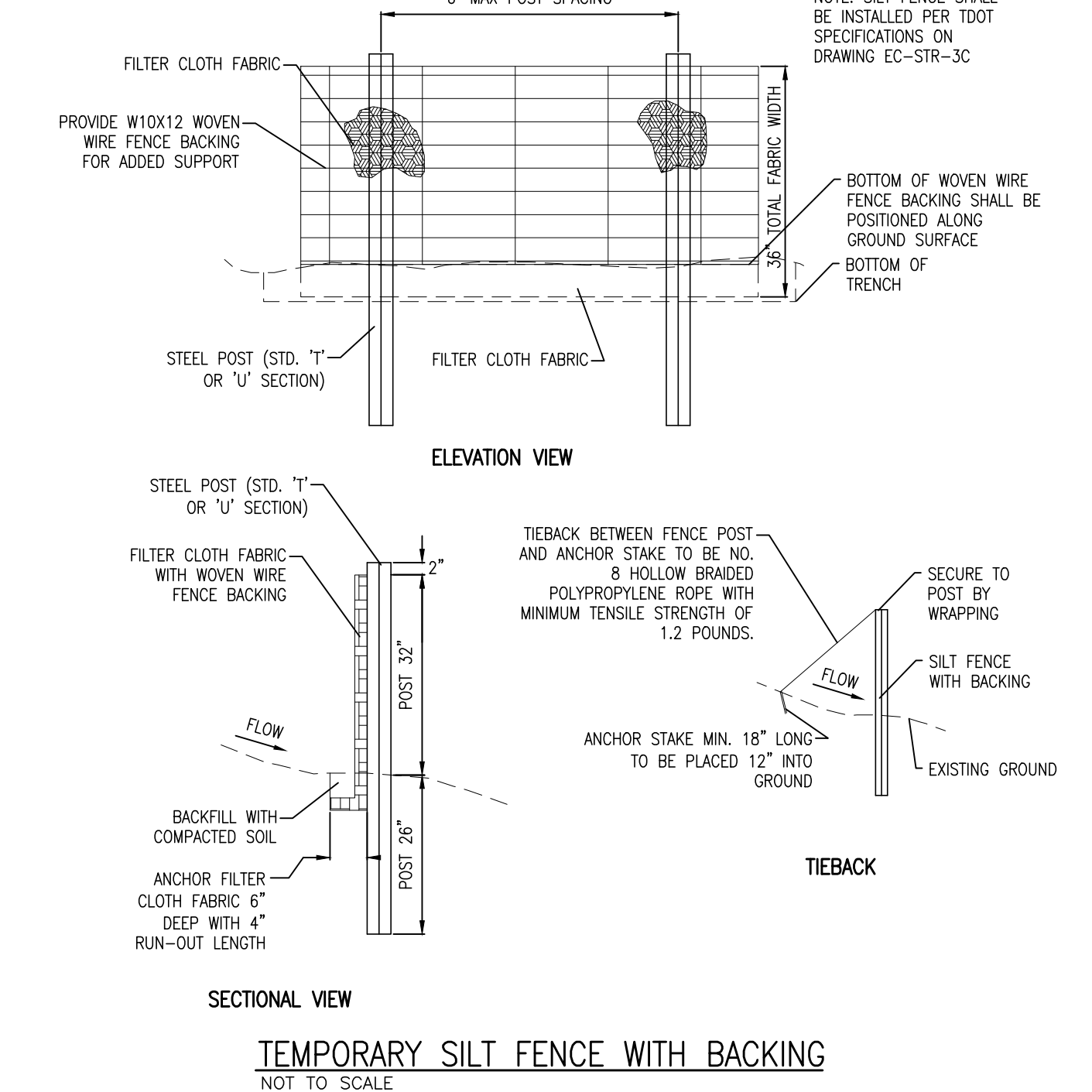
STRAW WATTLE ON SLOPE
NOT TO SCALE



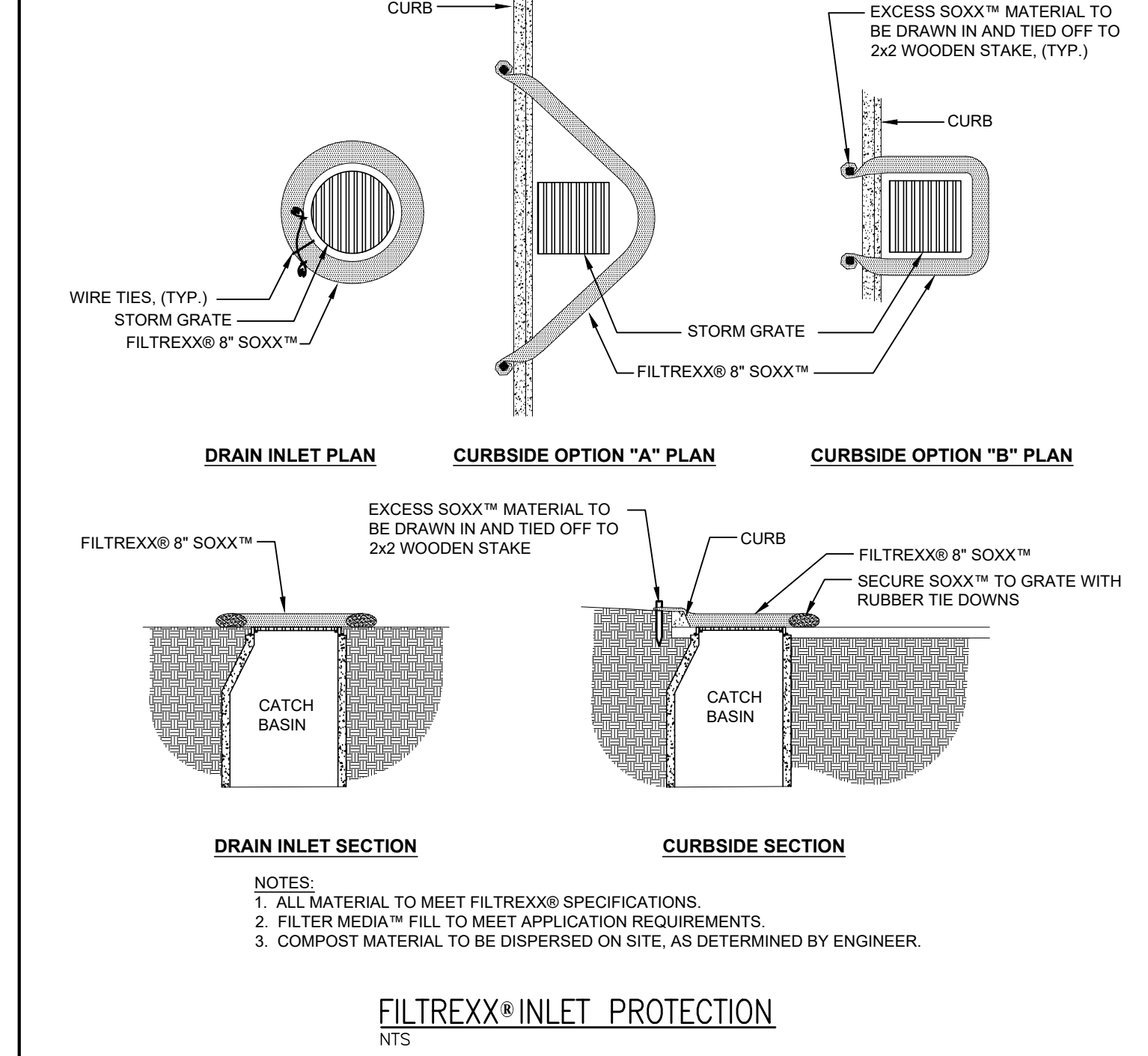
GRASS MATTING PLACEMENT
METRO STORMWATER MANAGEMENT MANUAL PESC-02



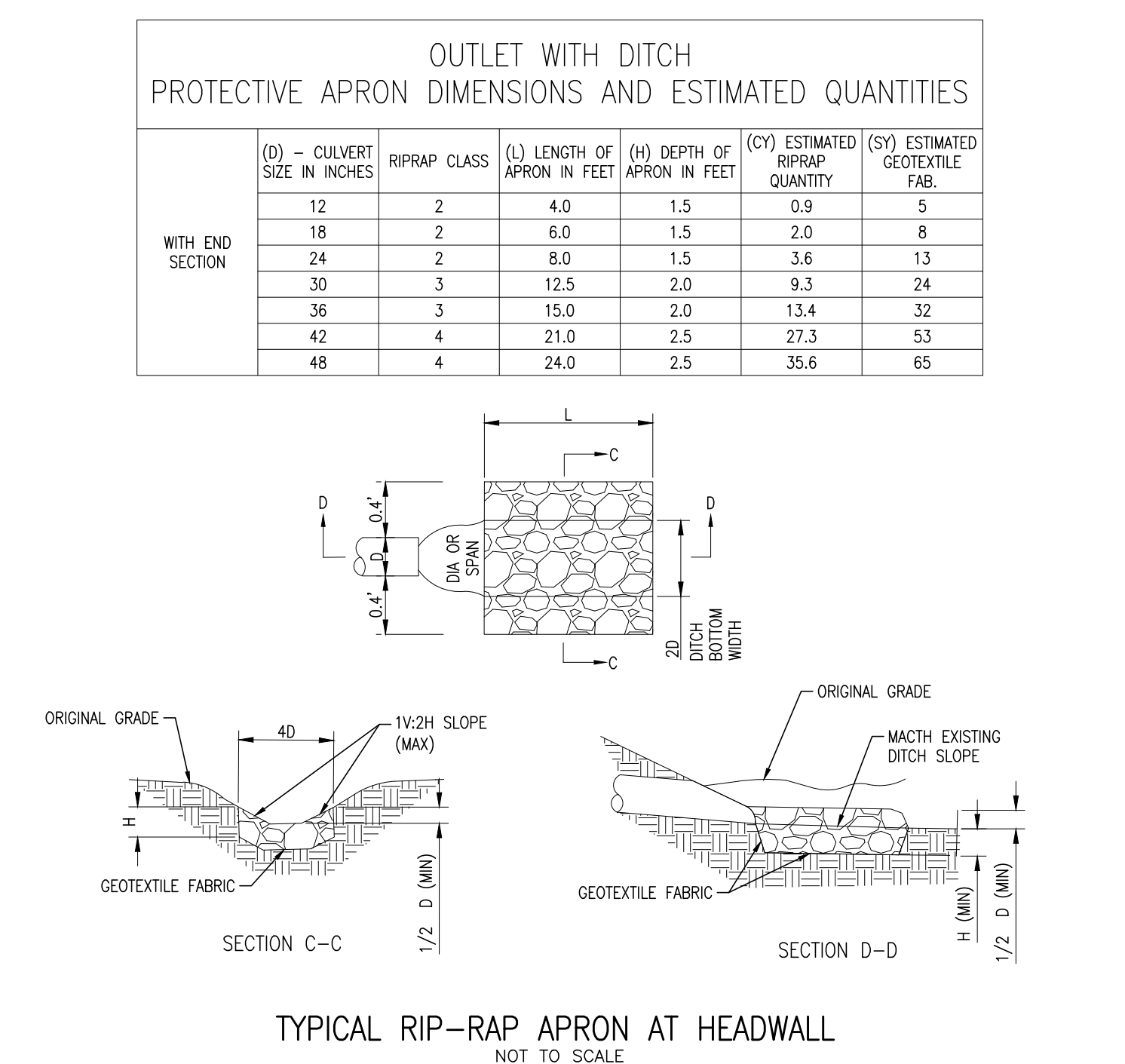
STRAW FILTER CHECK DAM
NOT TO SCALE



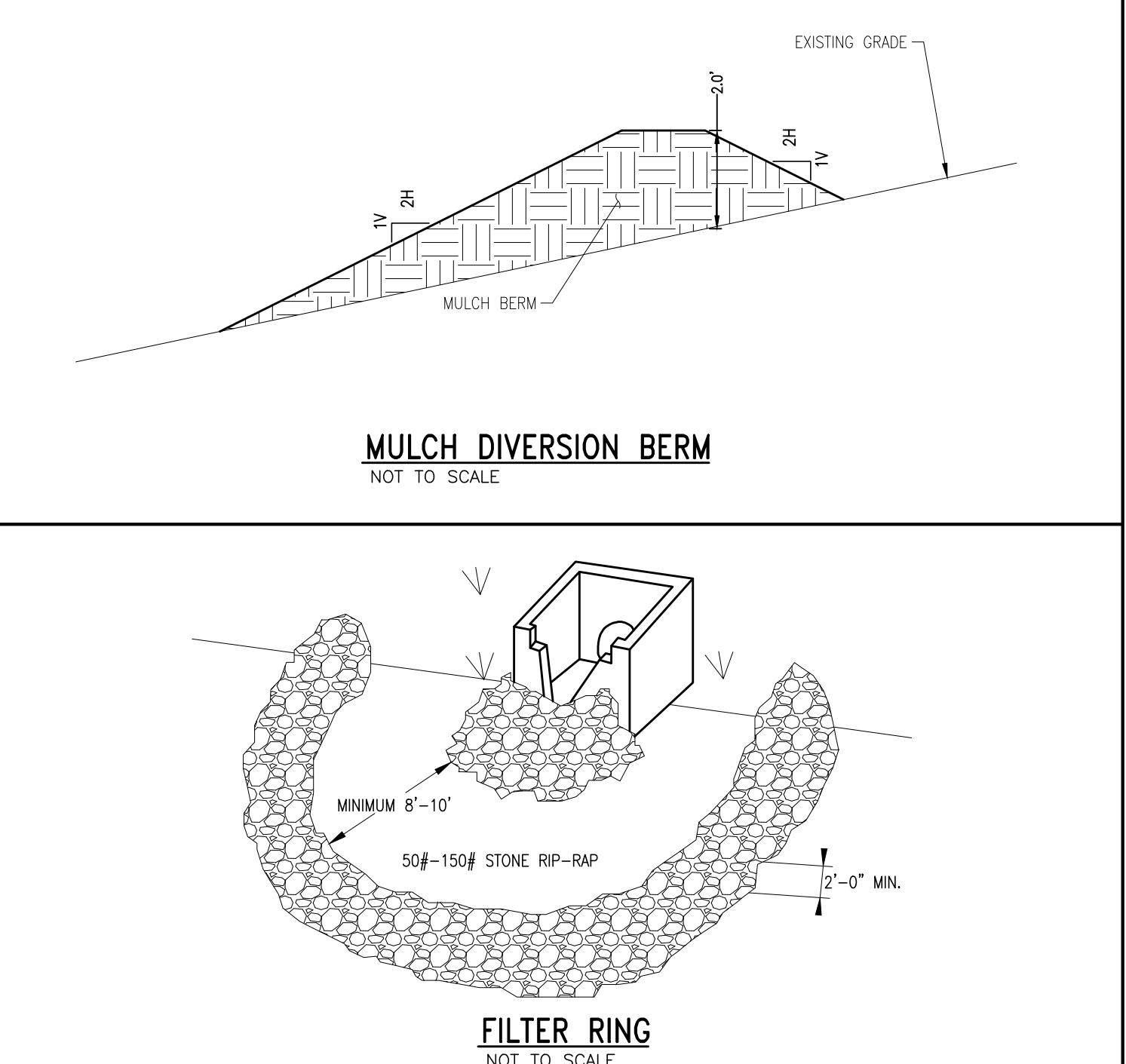
TEMPORARY SILT FENCE WITH BACKING
NOT TO SCALE



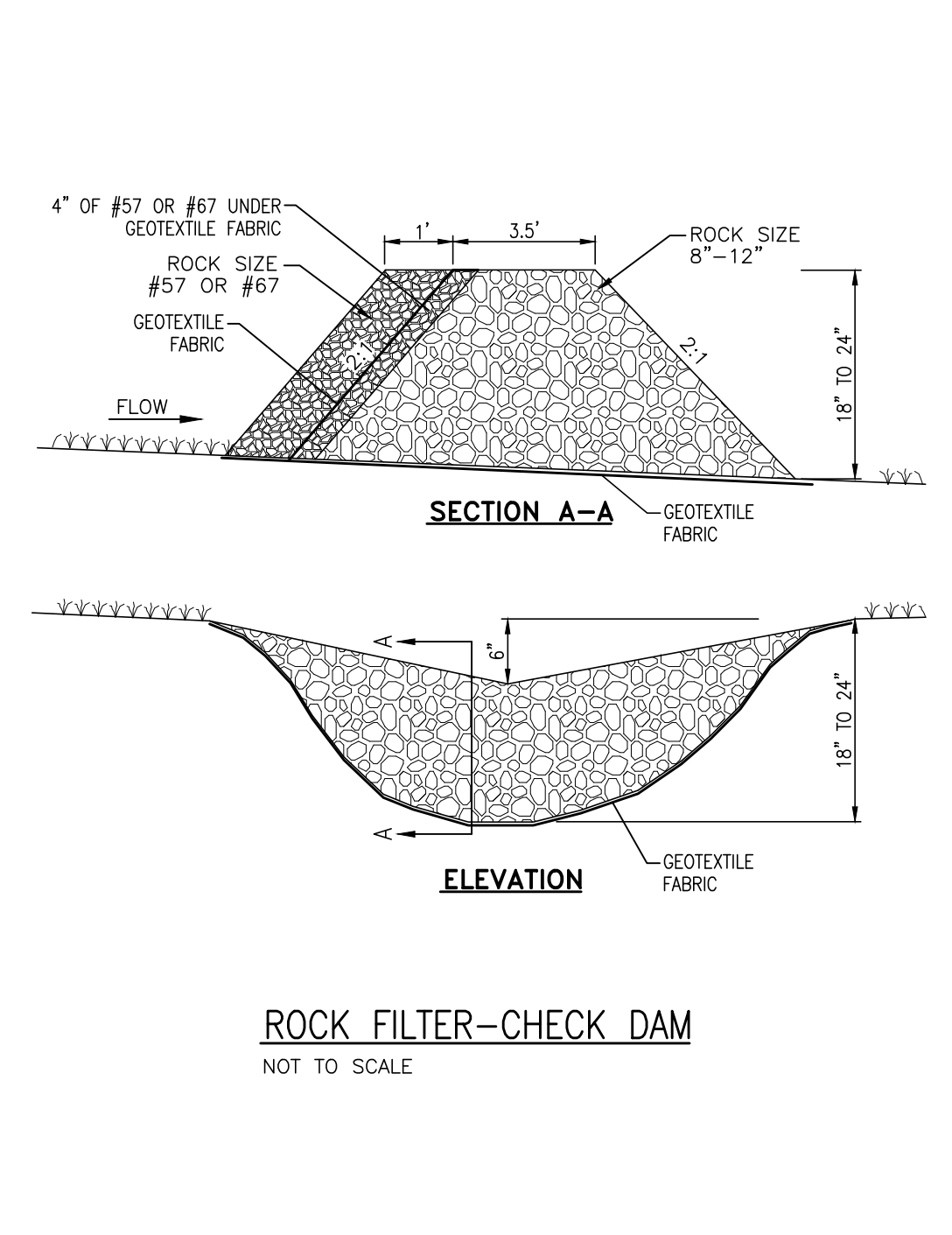
FILTREXX® INLET PROTECTION
NTS



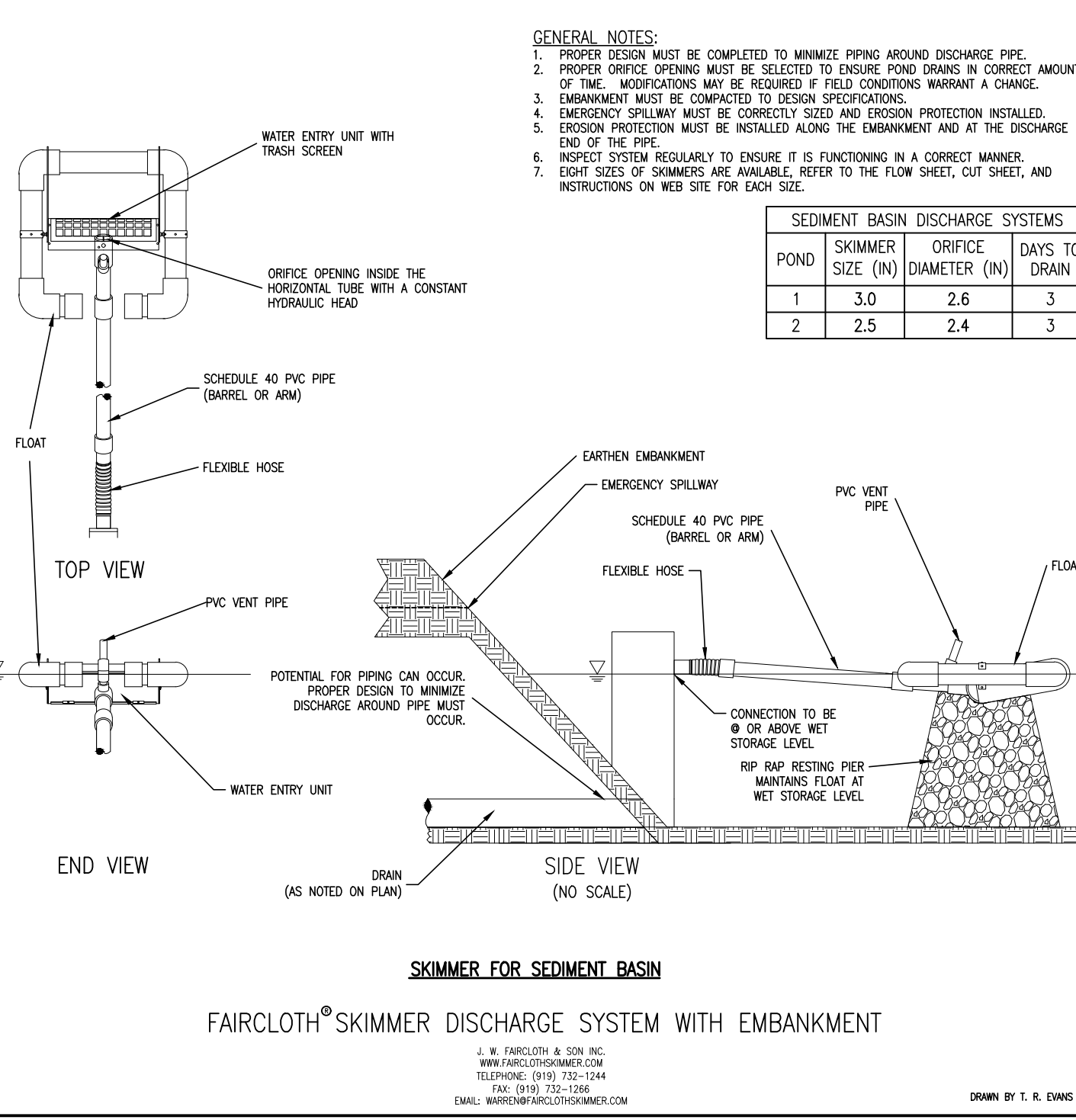
TYPICAL RIP-RAP APRON AT HEADWALL
NOT TO SCALE



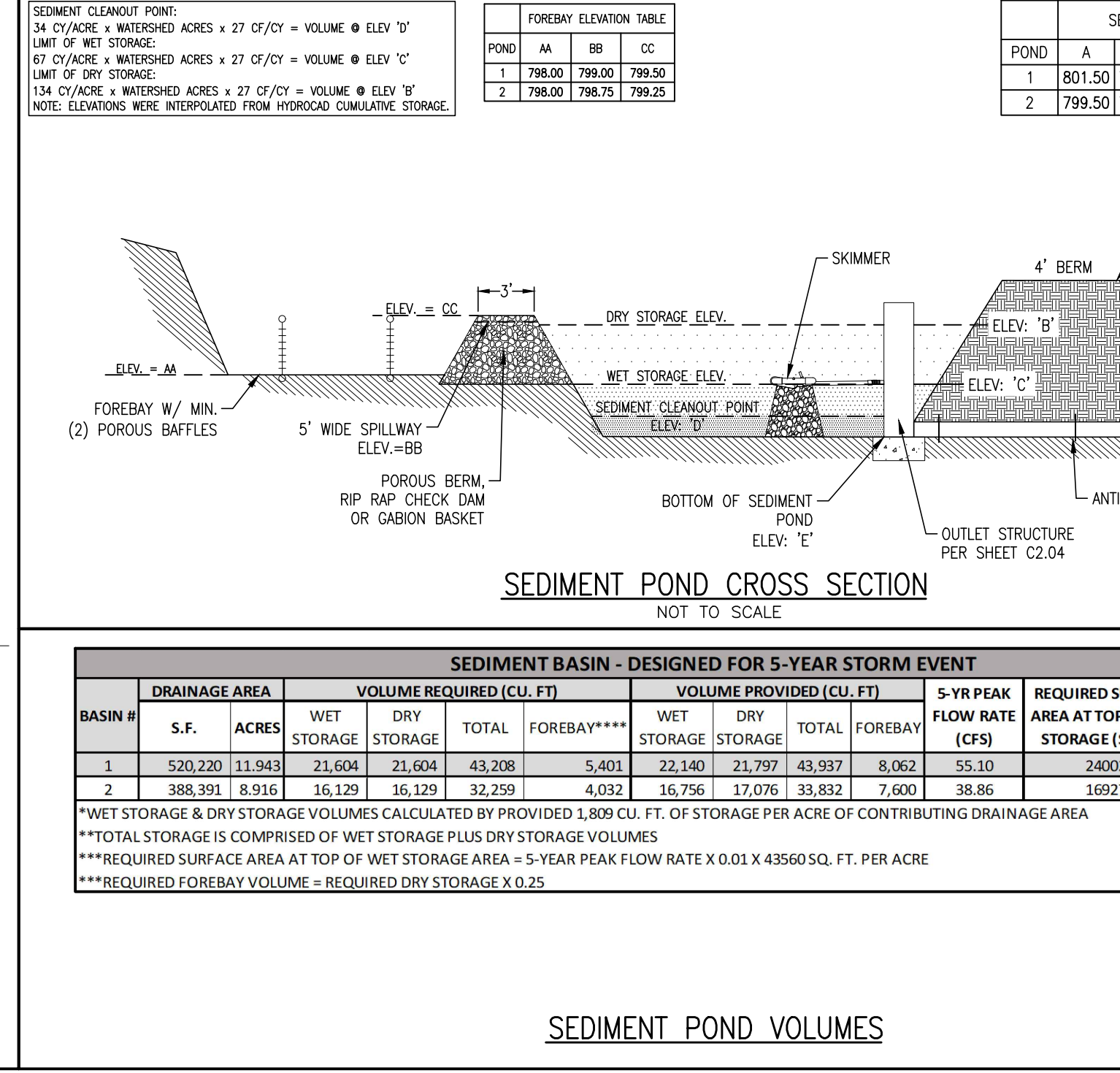
FILTER RING
NOT TO SCALE



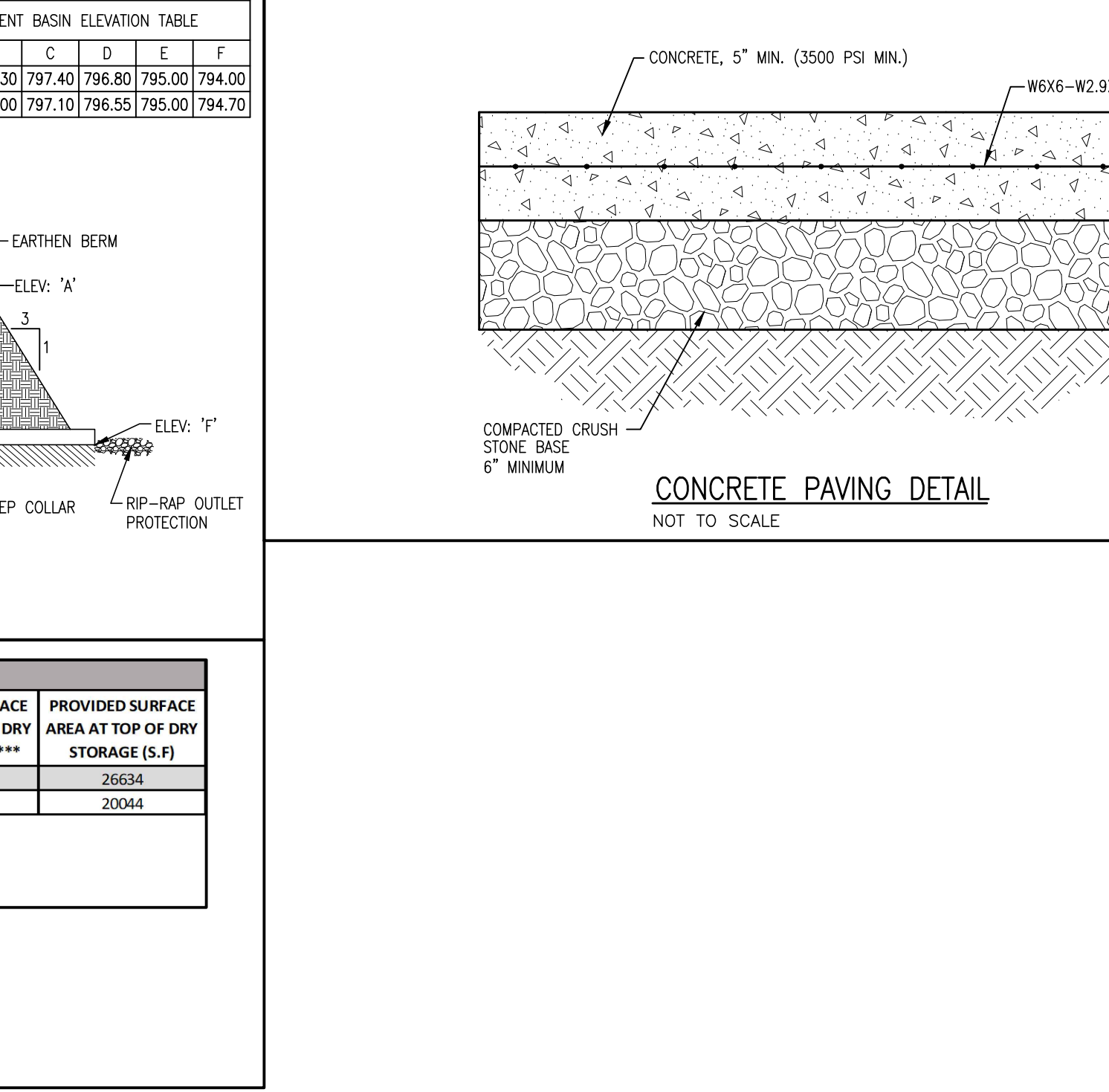
ROCK FILTER-CHECK DAM
NOT TO SCALE



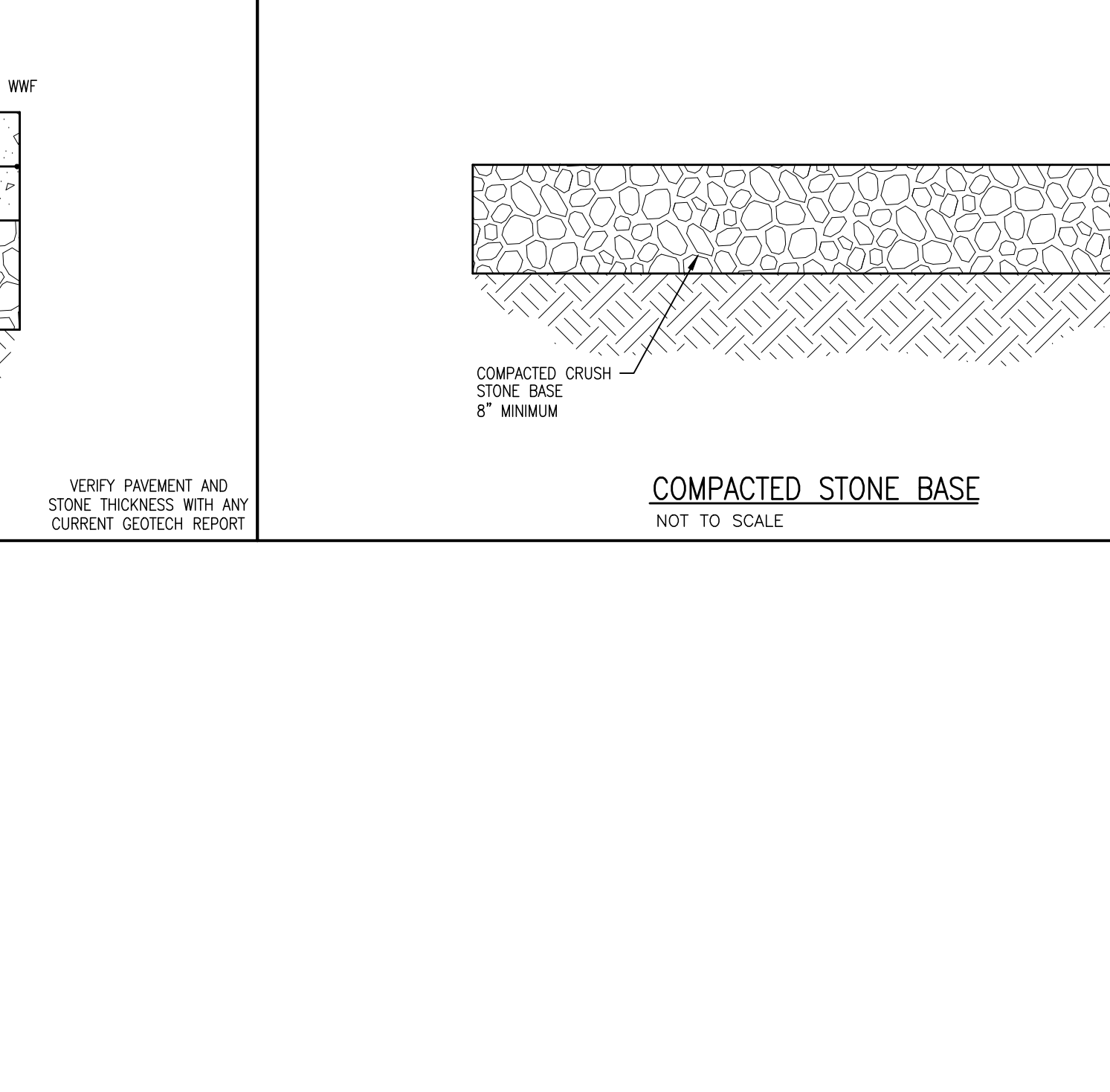
FAIRCLOTH® SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT



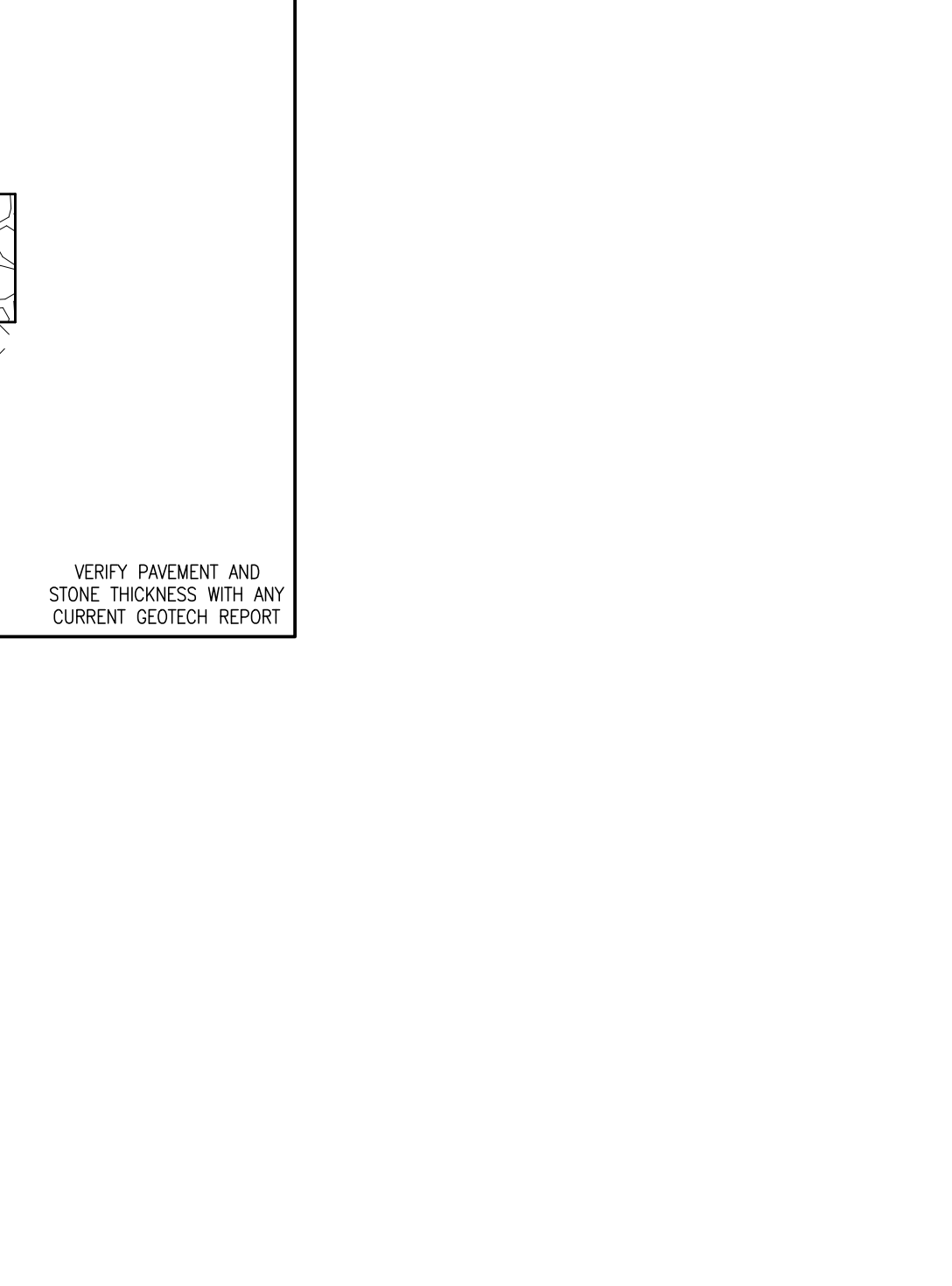
SEDIMENT POND VOLUMES



CONCRETE PAVING DETAIL
NOT TO SCALE



COMPACTED STONE BASE
NOT TO SCALE



COMPACTED STONE BASE
NOT TO SCALE

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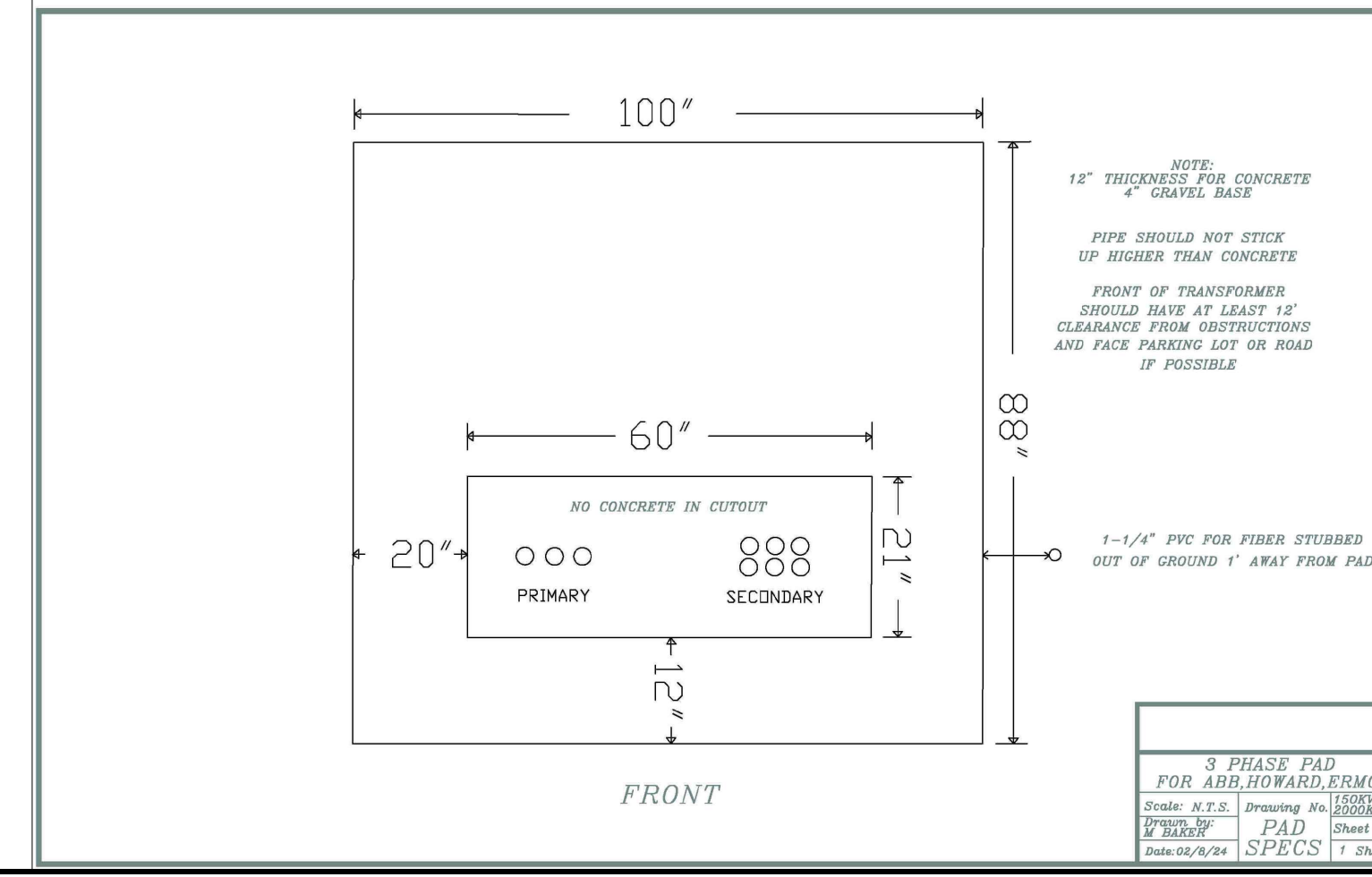
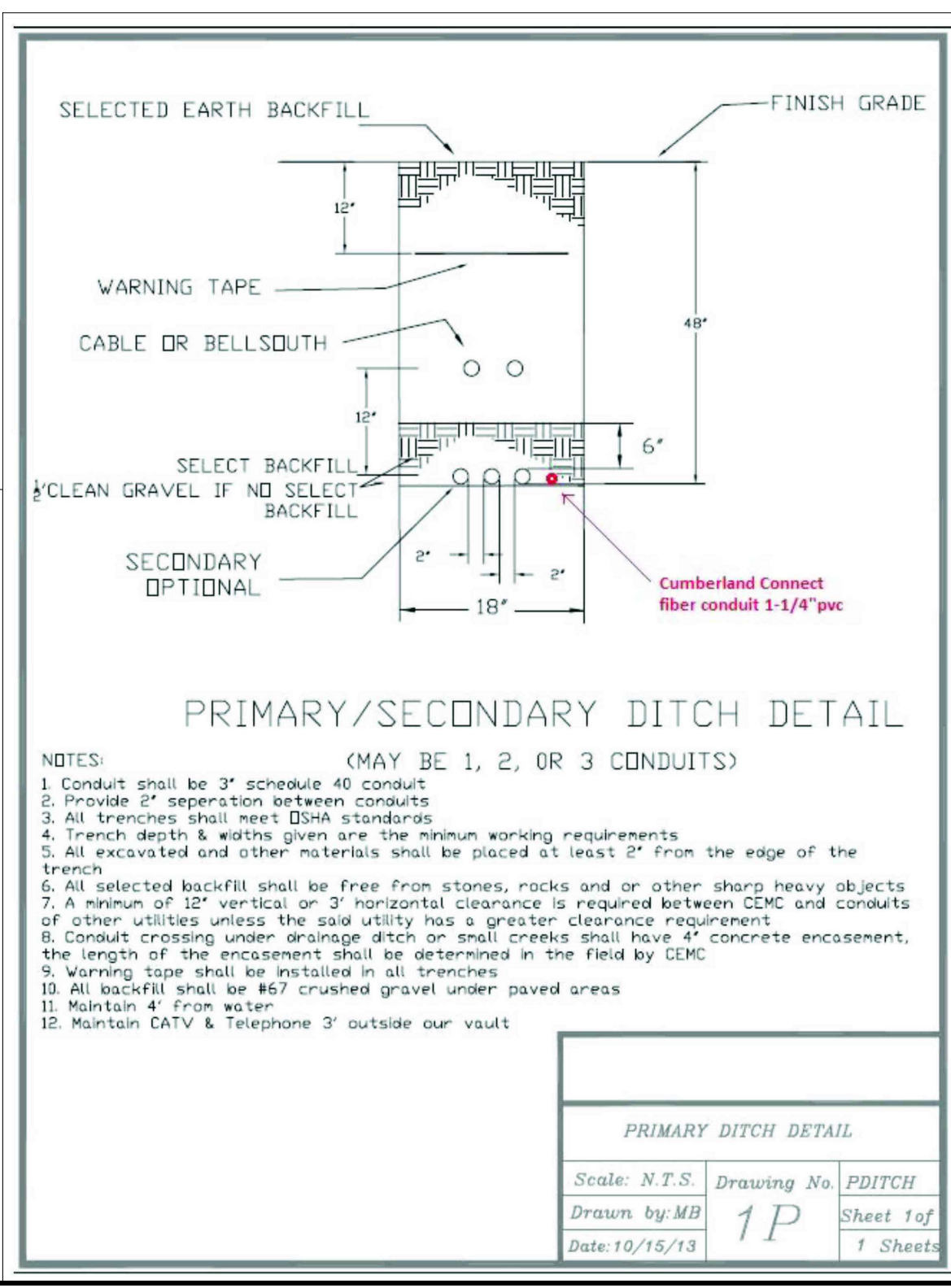
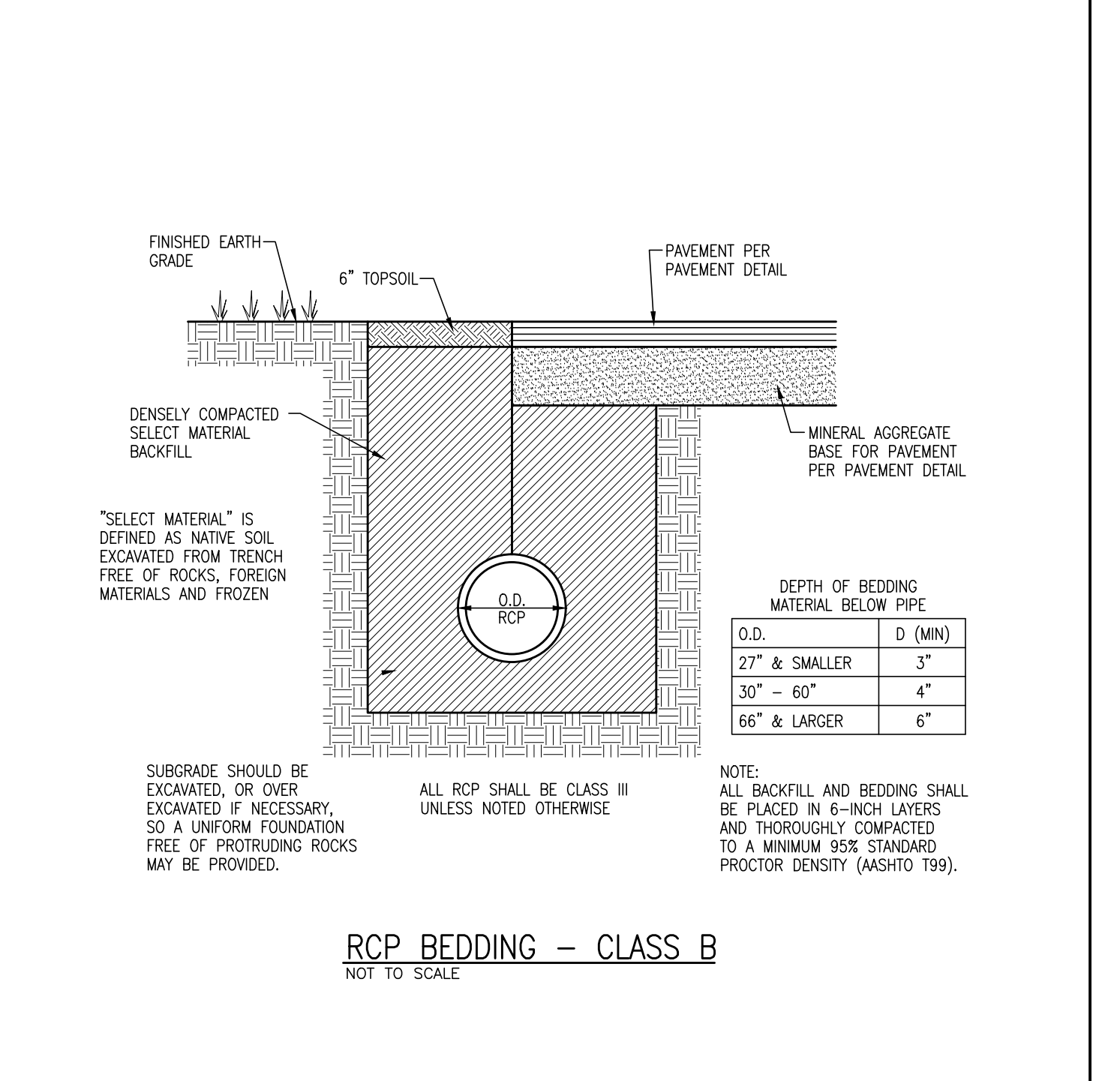
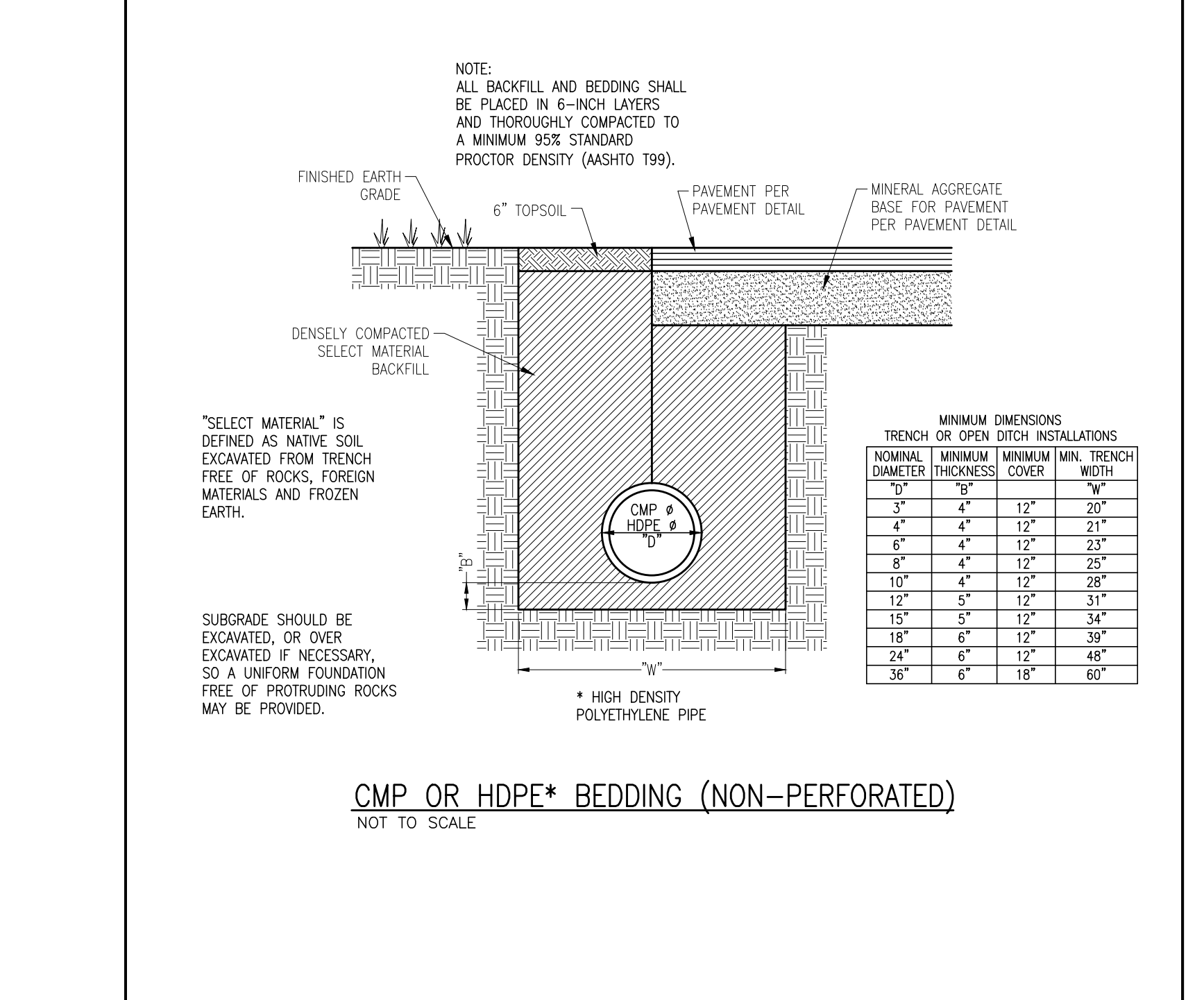
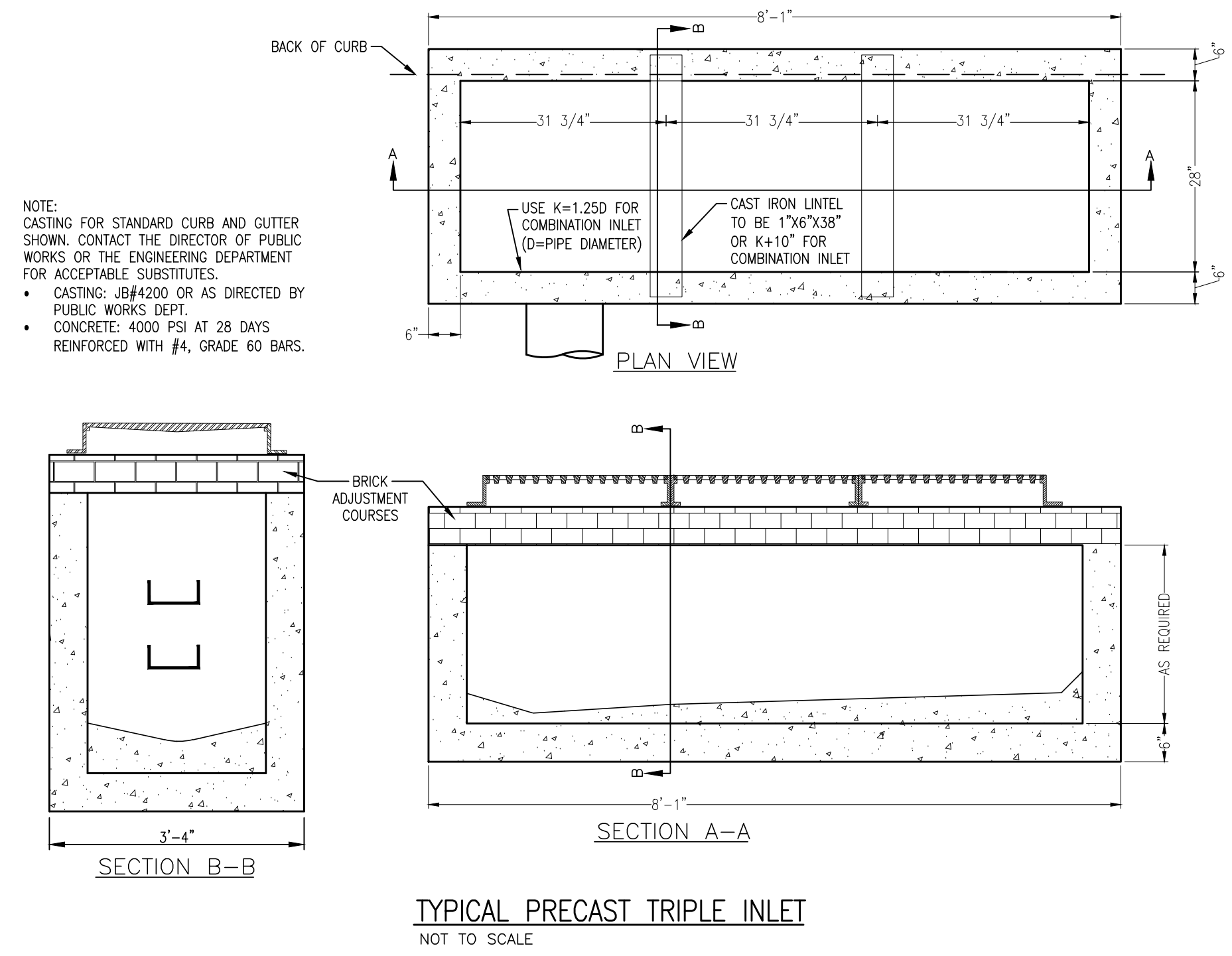
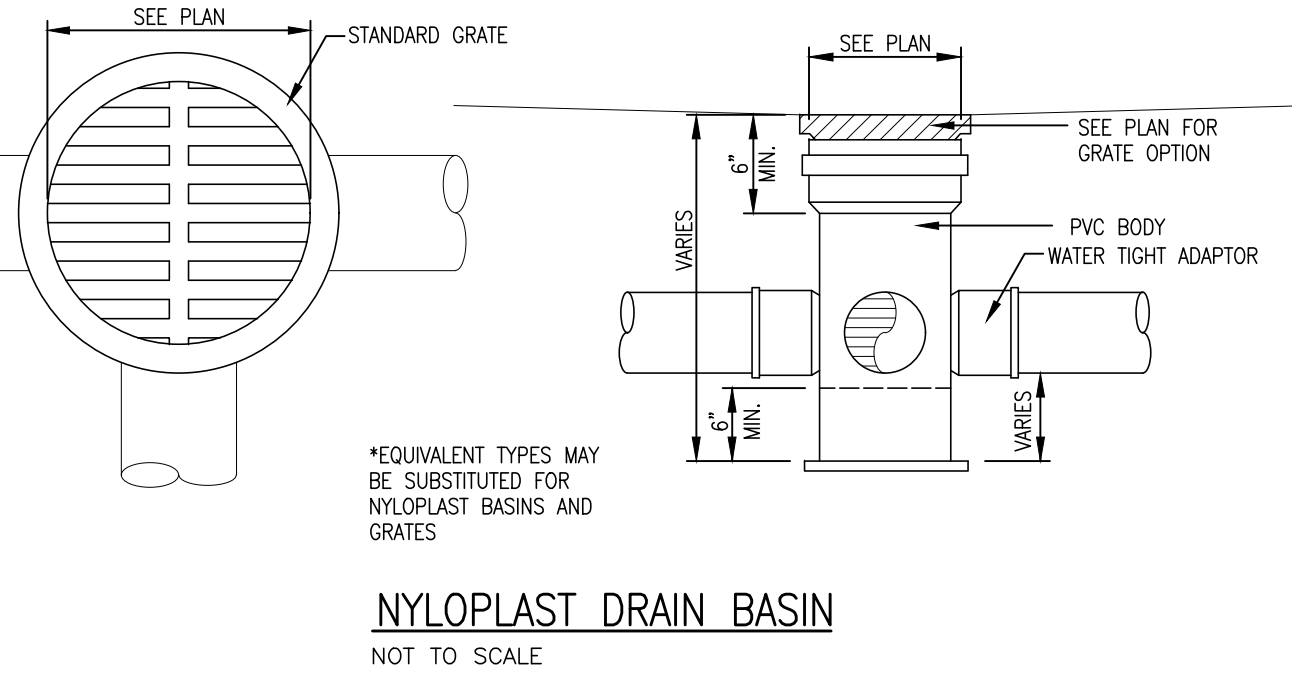
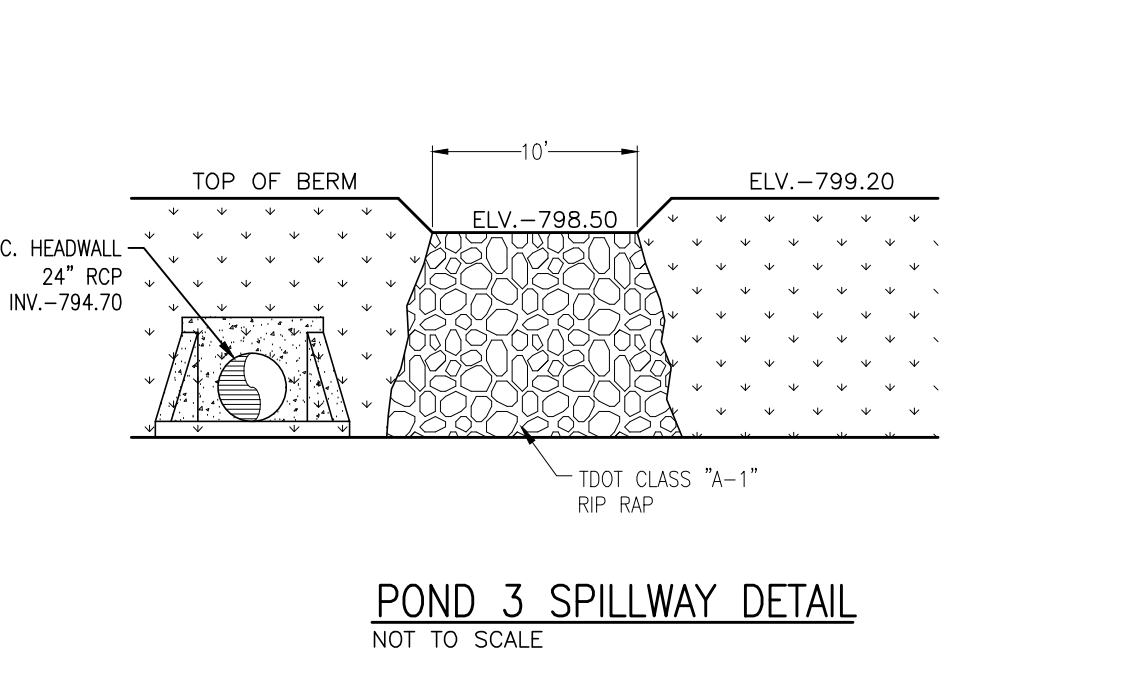
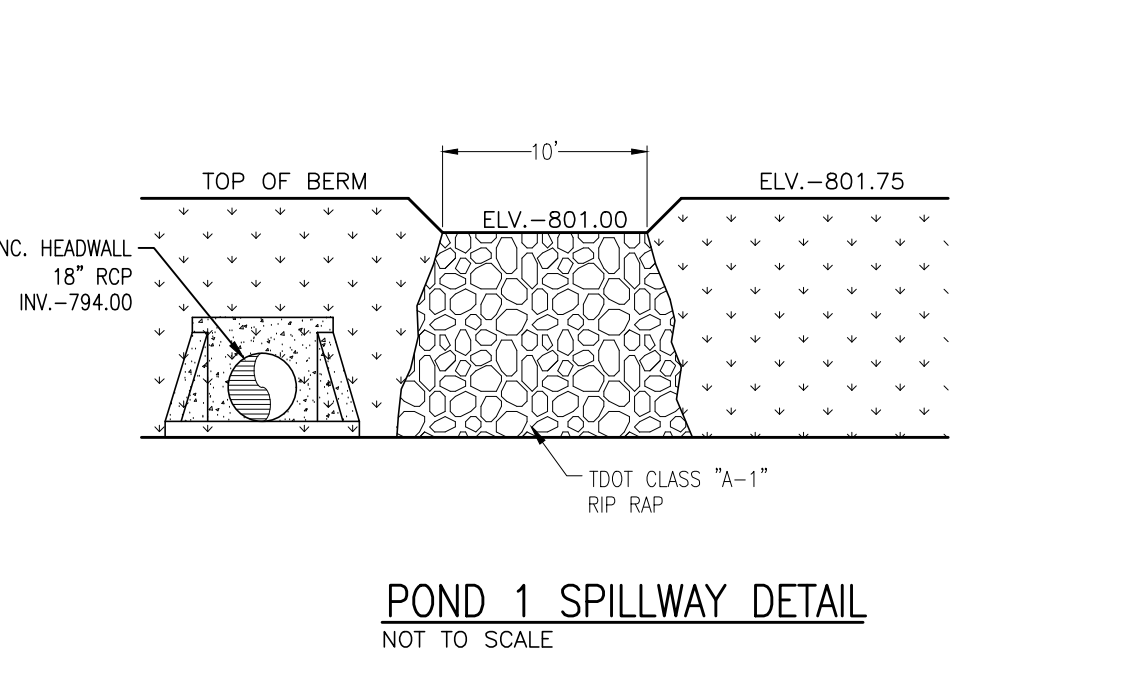
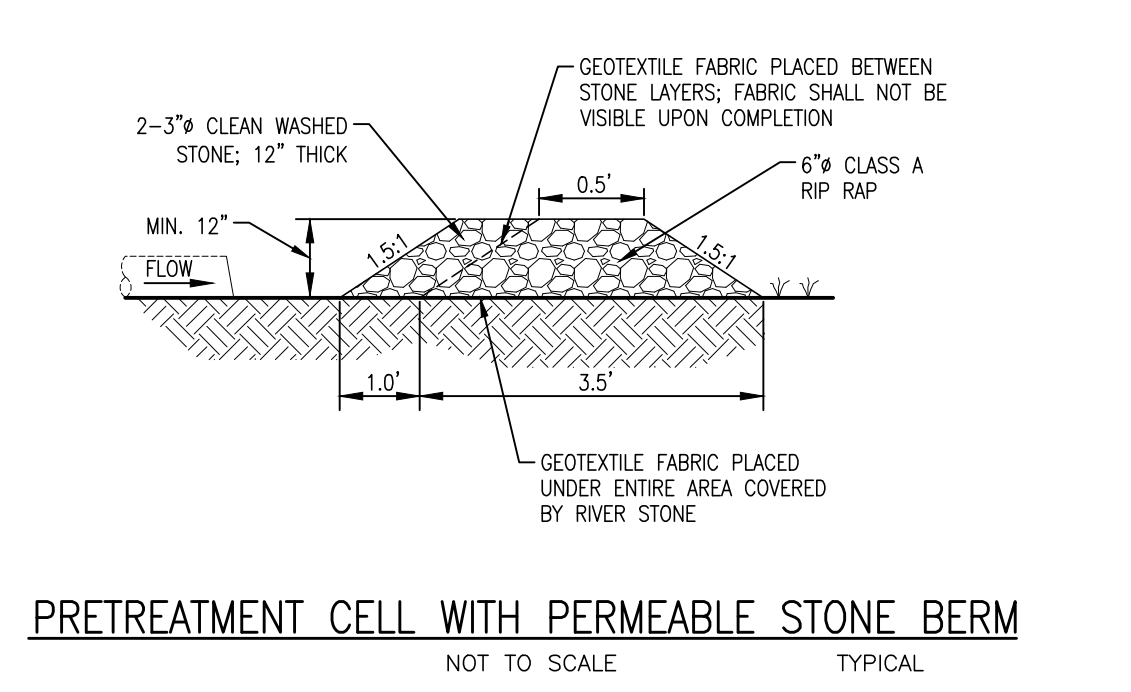
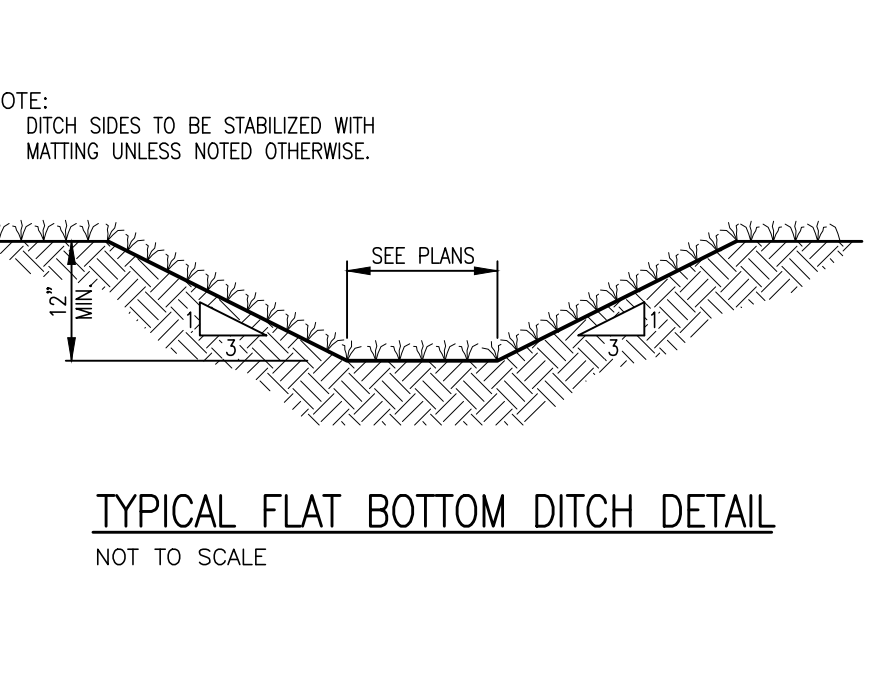
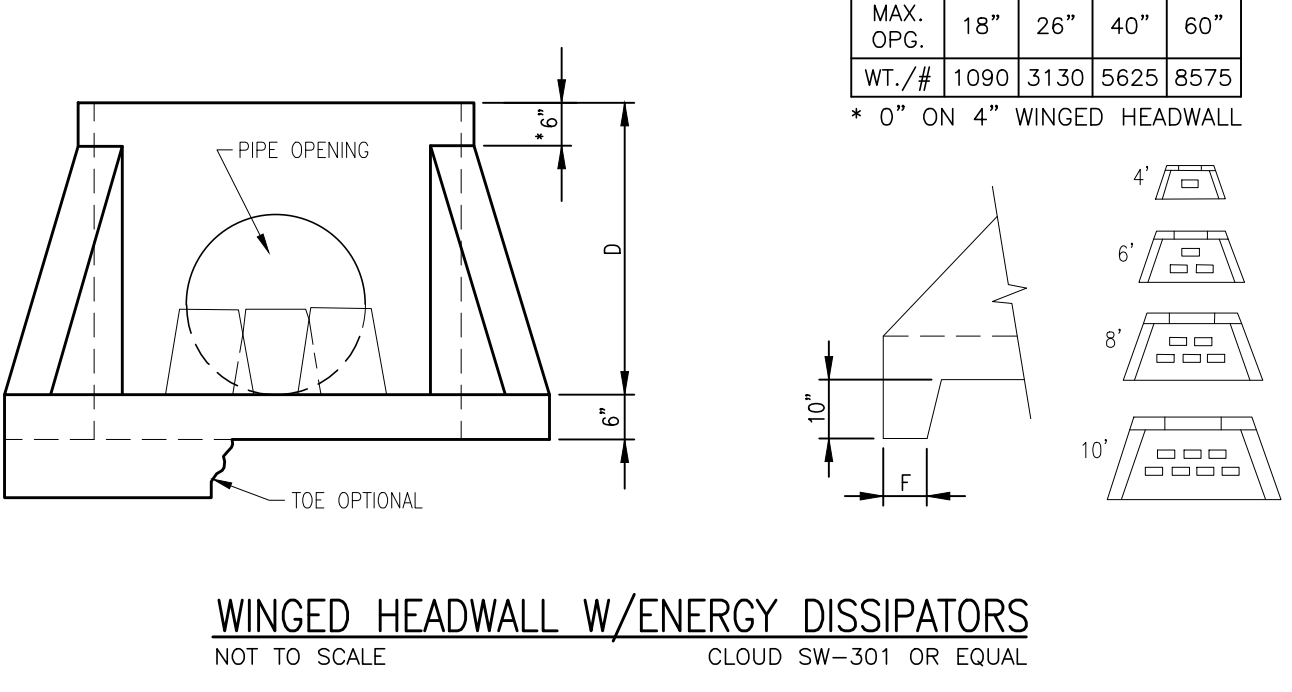
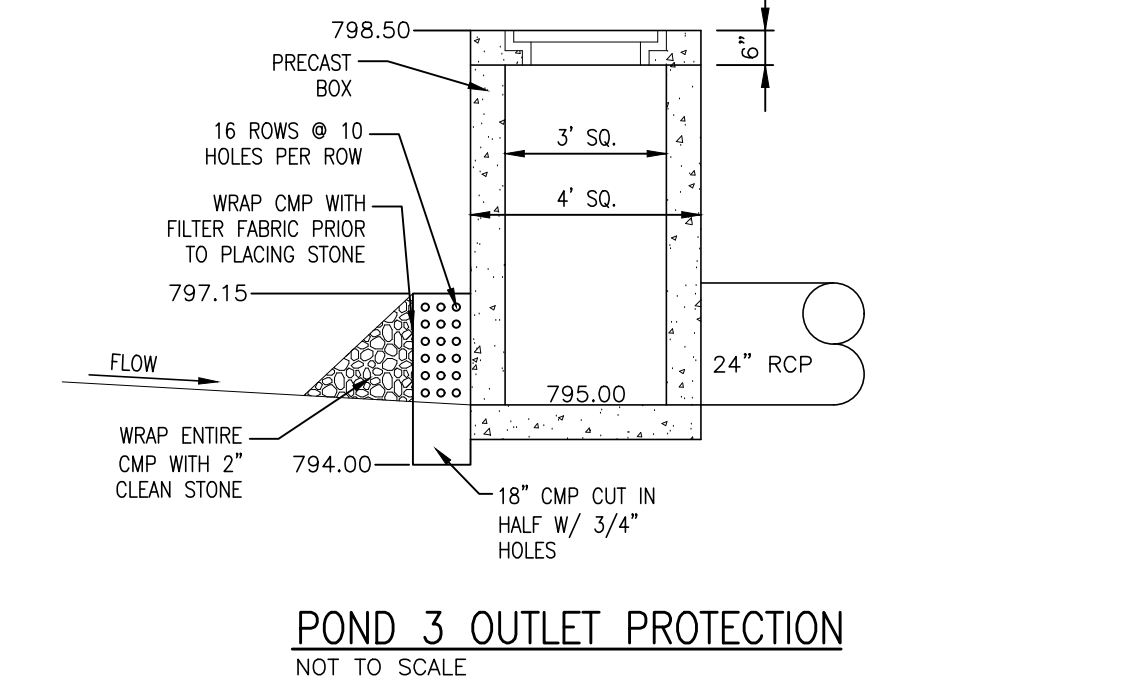
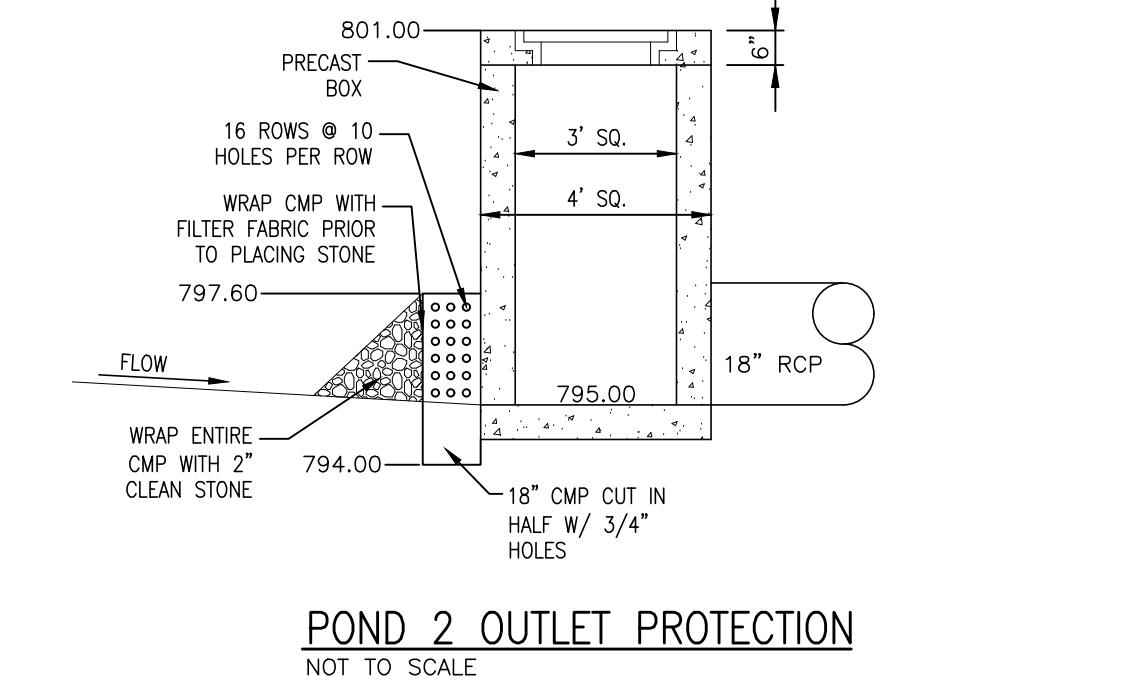
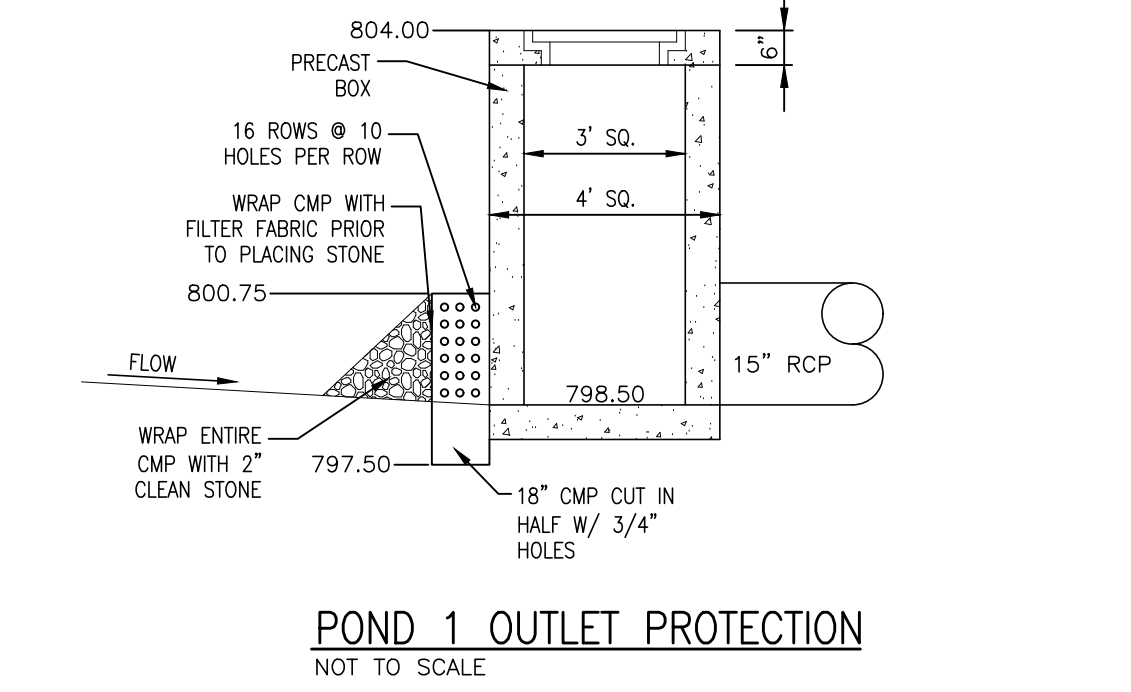
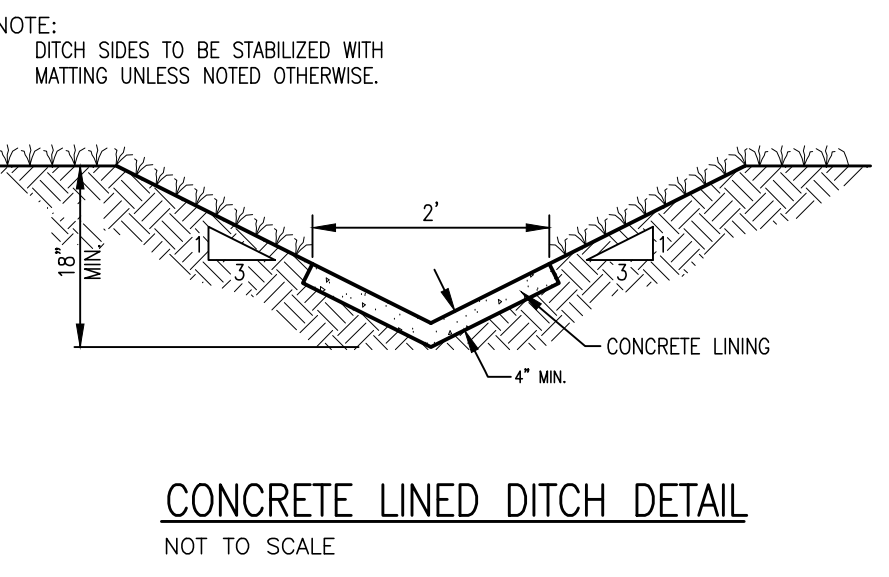
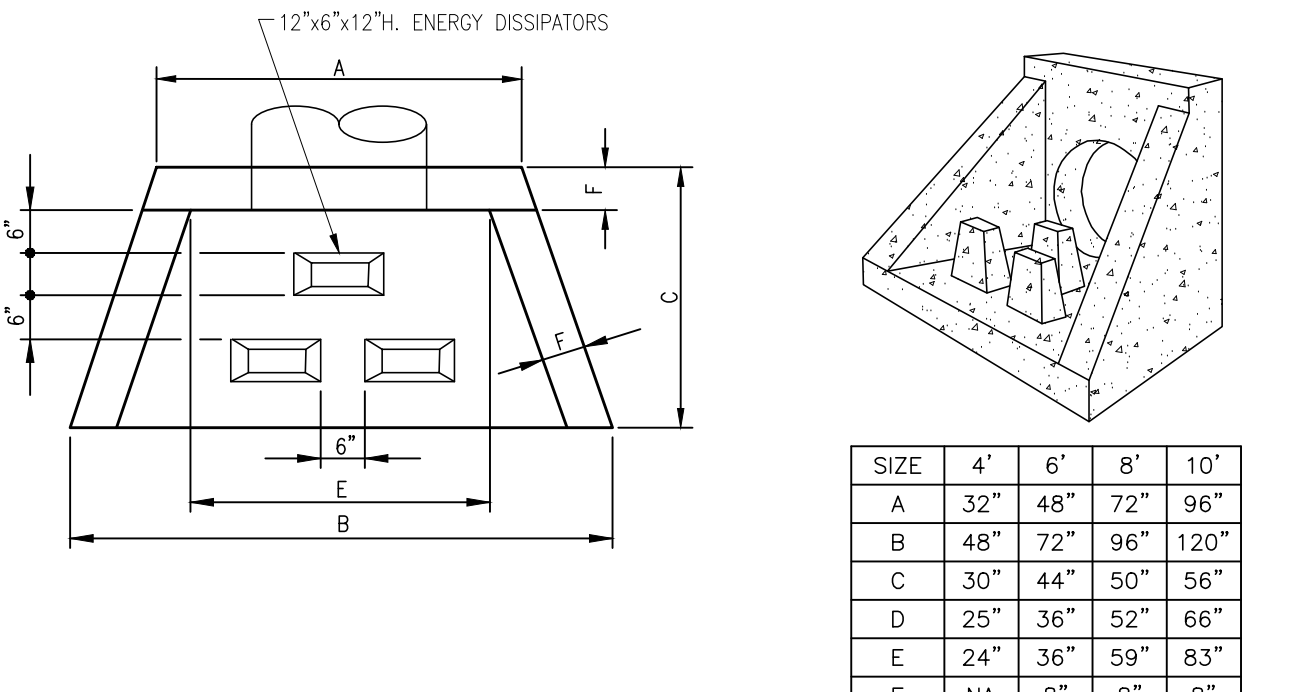
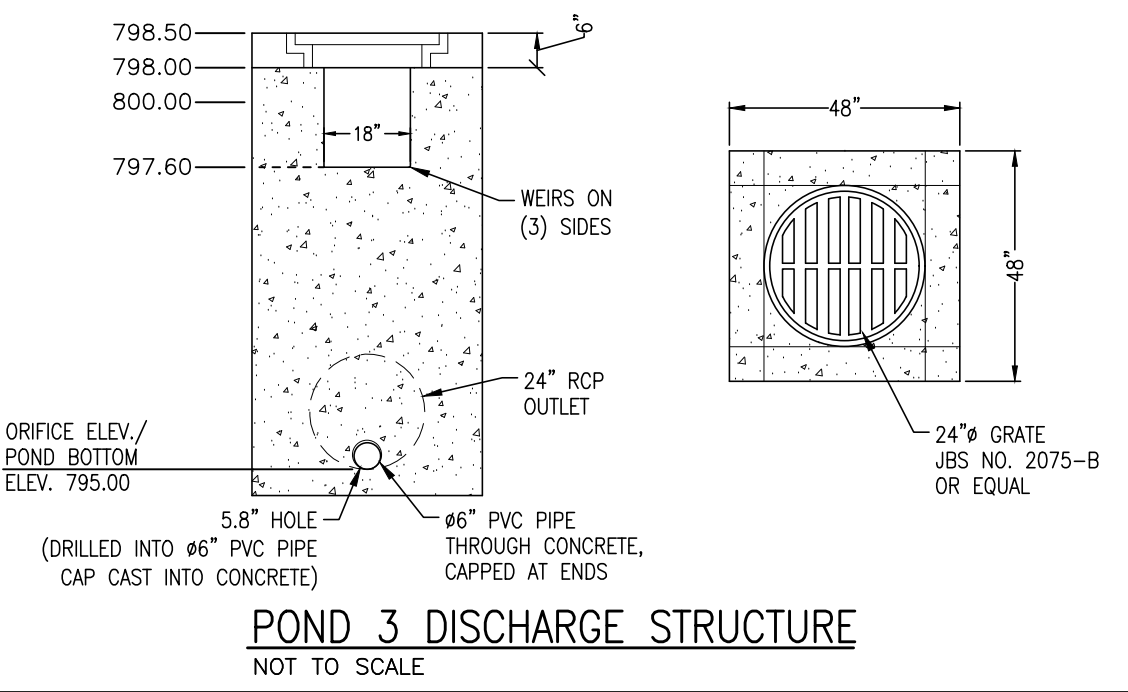
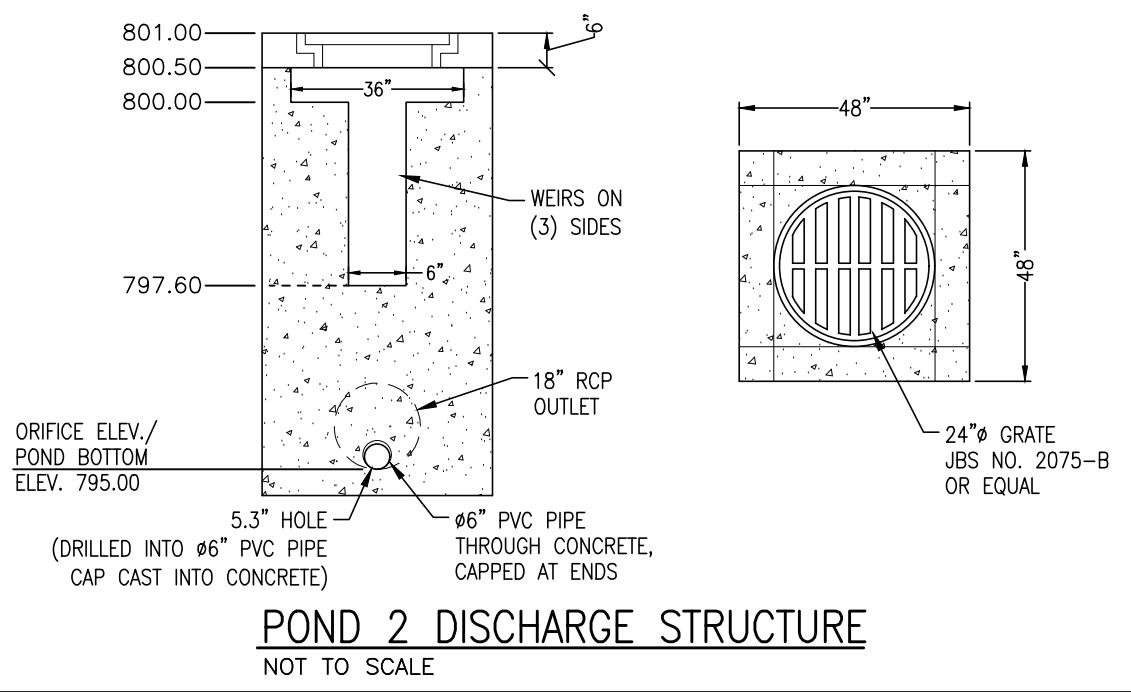
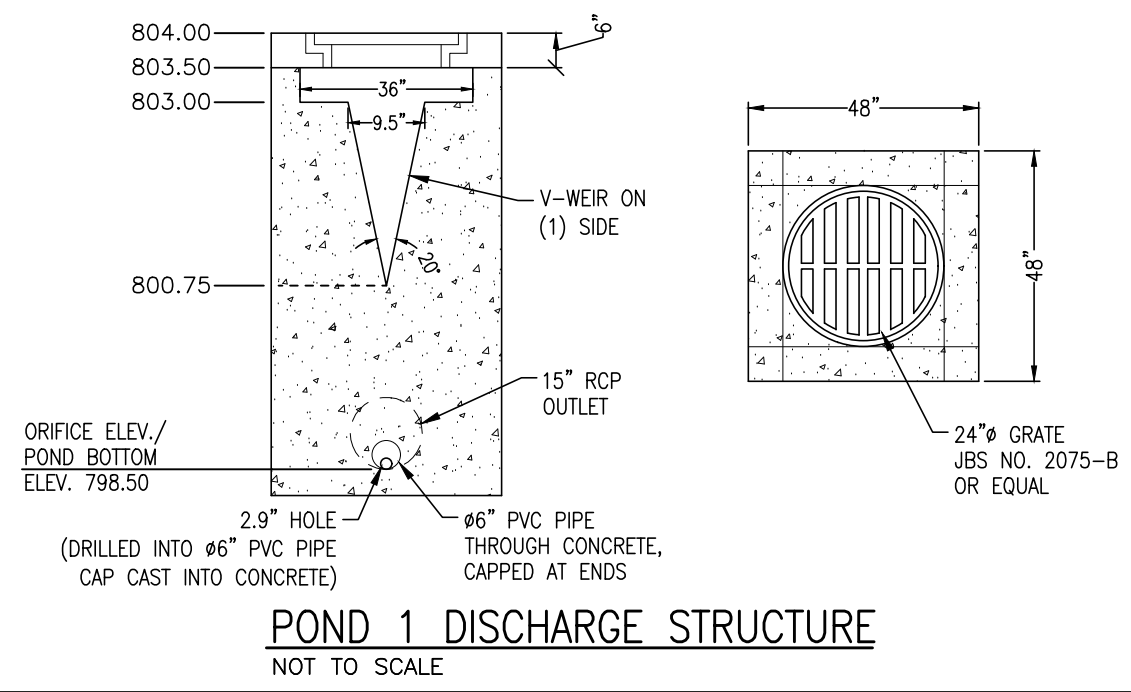
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STATE OF TENNESSEE
JOSHUA M. LYON, P.E. TN#112331

PROJECT ARISTOTLE
KURBY DRIVE
PARLET AND LYN
SUMNER COUNTY

CONSTRUCTION DETAILS
SHEET NUMBER **C2.01**

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	06/03/25
PROJECT NO.:	C01325

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NO.	BY	DATE	DESCRIPTION
1	DL	06/03/25	PRE-APPROVAL COMMENT & ARCH. UPDATES

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 STATE OF TENNESSEE
 JOSHUA M. LYON, P.E. TN#112331

PROJECT ARISTOTLE
 KURBY DRIVE
 PORTLAND, TN
 SUMNER COUNTY

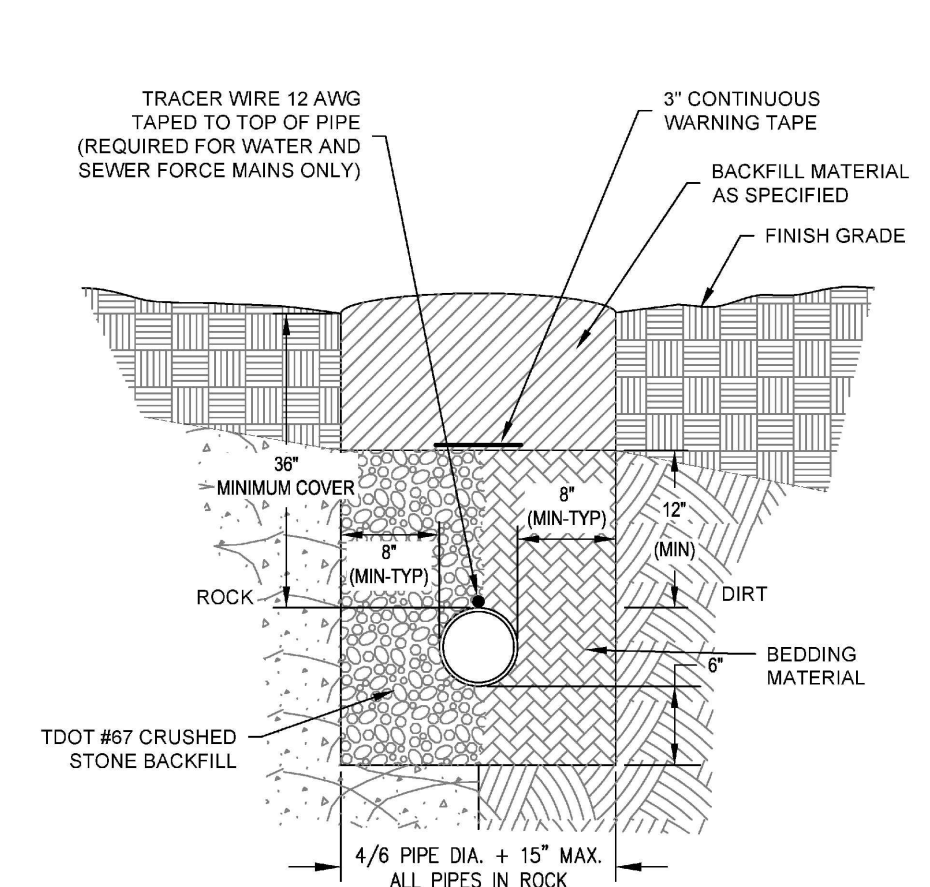
CONSTRUCTION DETAILS
 SHEET NUMBER **C2.02**

VERIFIED ELECTRICAL DETAILS WITH LATEST VERSION OF ARCHITECTURAL M.E.P. PLANS

NOTES:
 1. Conduit shall be 3" schedule 40 conduit.
 2. Provide 2" separation between conduits.
 3. All trenches shall meet OSHA standards.
 4. Trench depth & width given are the minimum working requirements.
 5. All excavated and other materials shall be placed at least 2' from the edge of the trench.
 6. All selected backfill shall be free from stones, rocks and or other sharp heavy objects.
 7. A minimum of 18" vertical or 2" horizontal clearance is required between conduits and conduits of other utilities unless the space utility has a greater clearance requirement.
 8. Conduit crossings under arrange ditch or shall create shall have 4" concrete encasement.
 9. Warning tape shall be installed in all trenches.
 10. All backfill shall be #57 crushed gravel under paved areas.
 11. Maintain 4' from water.
 12. Maintain CATV & Telephone 3' outside our vault.

PRIMARY DITCH DETAIL
 Scale: N.T.S. Drawing No. PDITCH
 Drawn by: MJD
 Date: 10/16/13
 Sheet 1 of 1

- NOTES:
- 3" MIN COVER FOR ALL MAIN UNLESS OTHERWISE SPECIFIED
 - BEDDING MATERIAL SHALL BE FINE, LOOSE EARTH FREE FROM GLOBS, ORGANIC DECOMPOSABLE MATERIAL, DEBRIS, AND STONE NO LARGER THAN TWO (2) INCHES IN DIAMETER
 - IN ROAD INSTALLATIONS SHALL BE FULL STONE BACKFILL

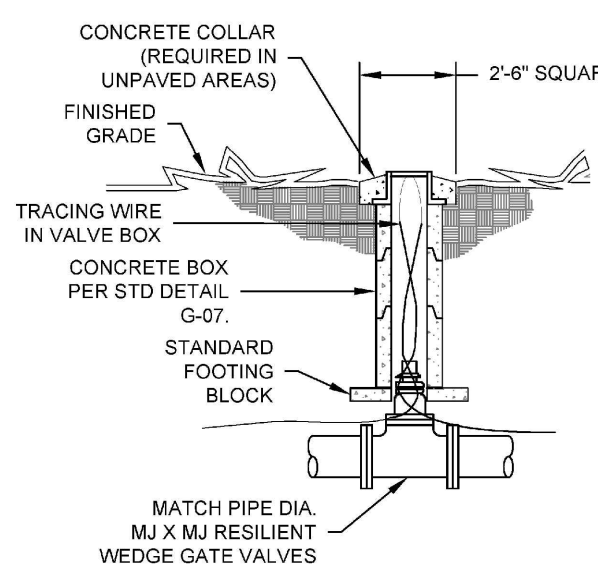


WATER TRENCH DETAIL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 5
DATE: 06/05/2024

W-01

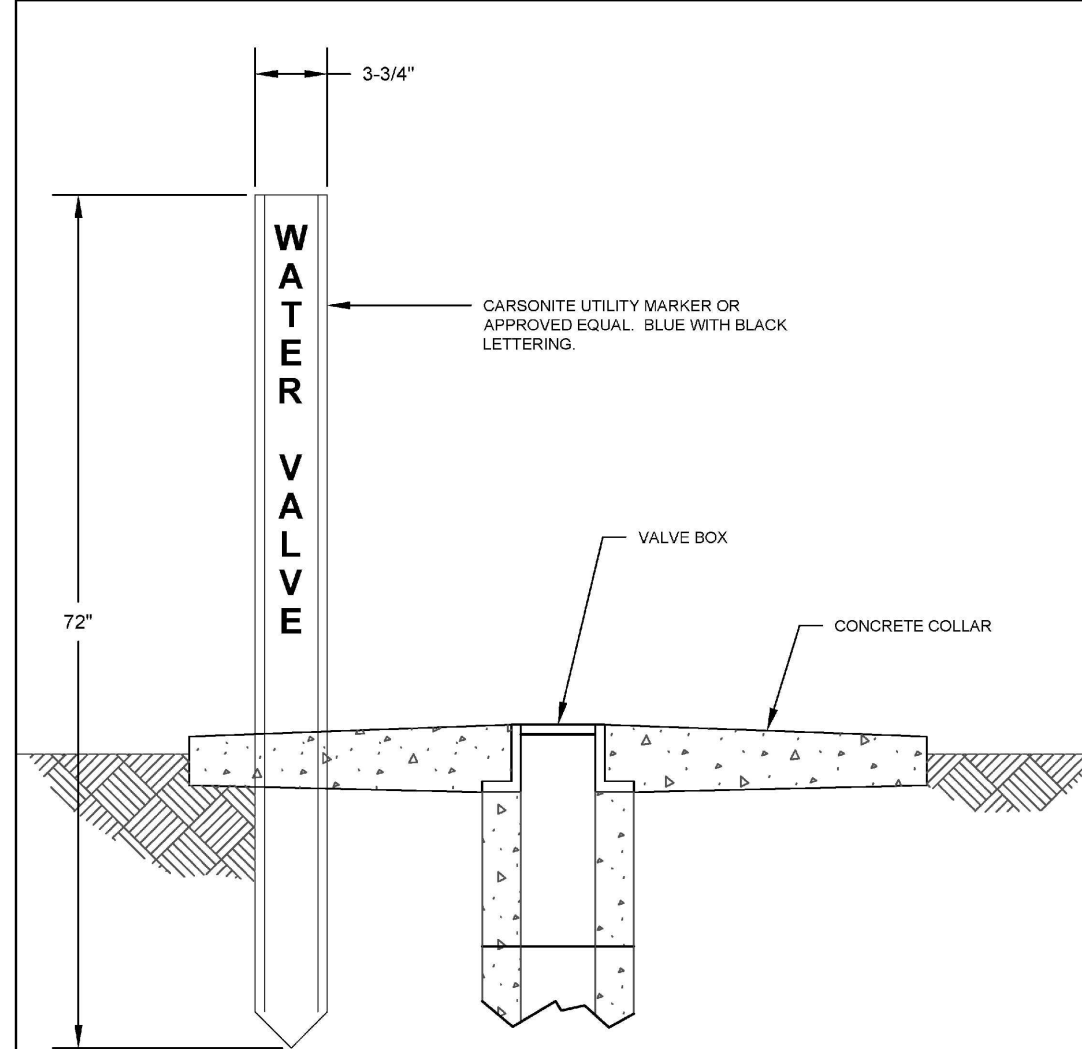


GATE VALVE INSTALLATION
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 3
DATE: 06/05/2024

W-09

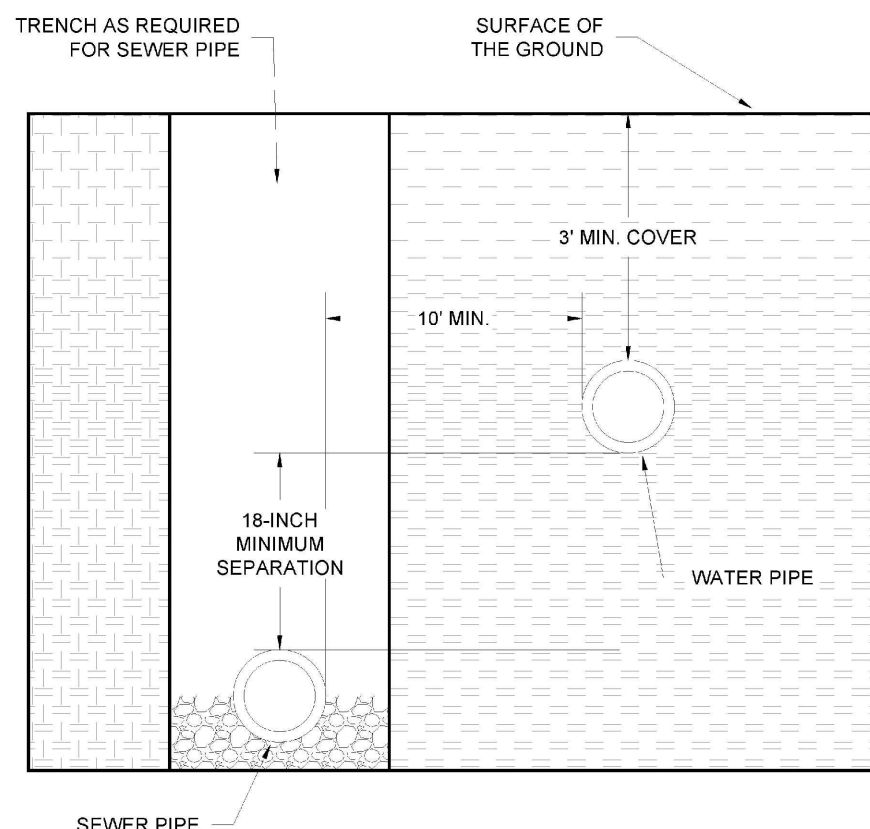


WATER UTILITY MARKER
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 3
DATE: 06/05/2024

W-12

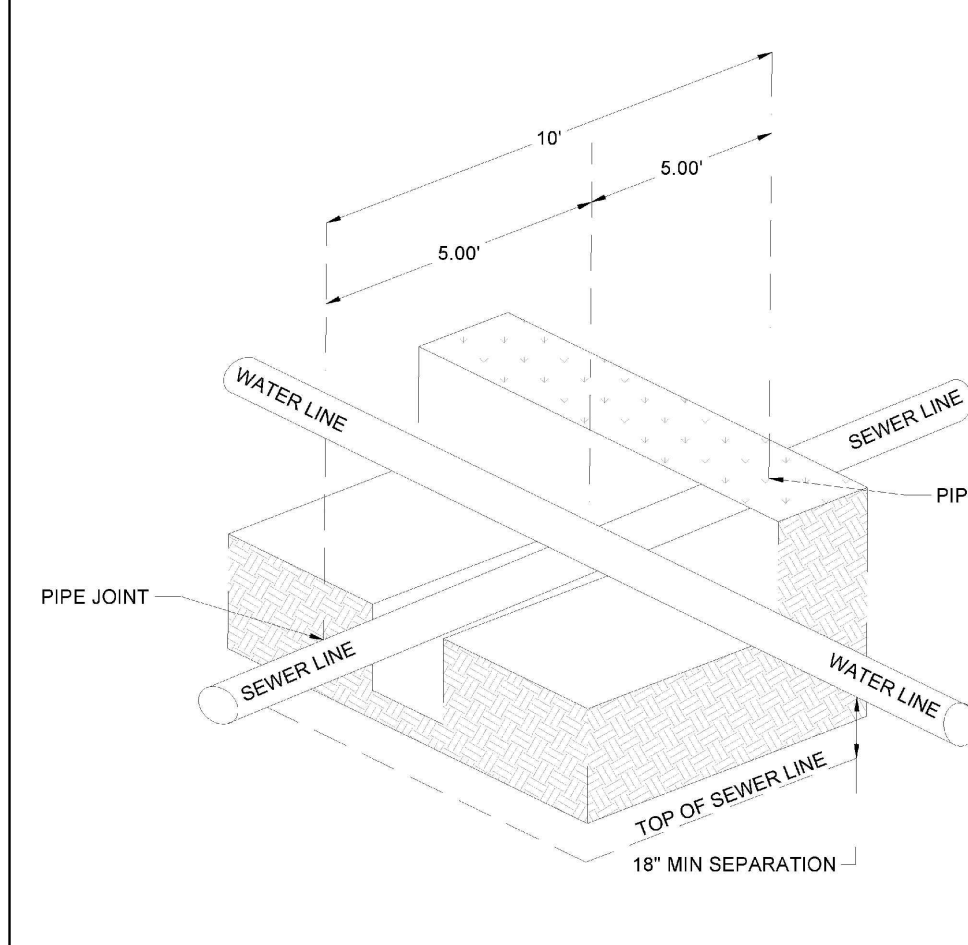


WATER - SEWER SEPARATION DETAIL - PARALLEL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 2
DATE: 06/05/2024

W-25

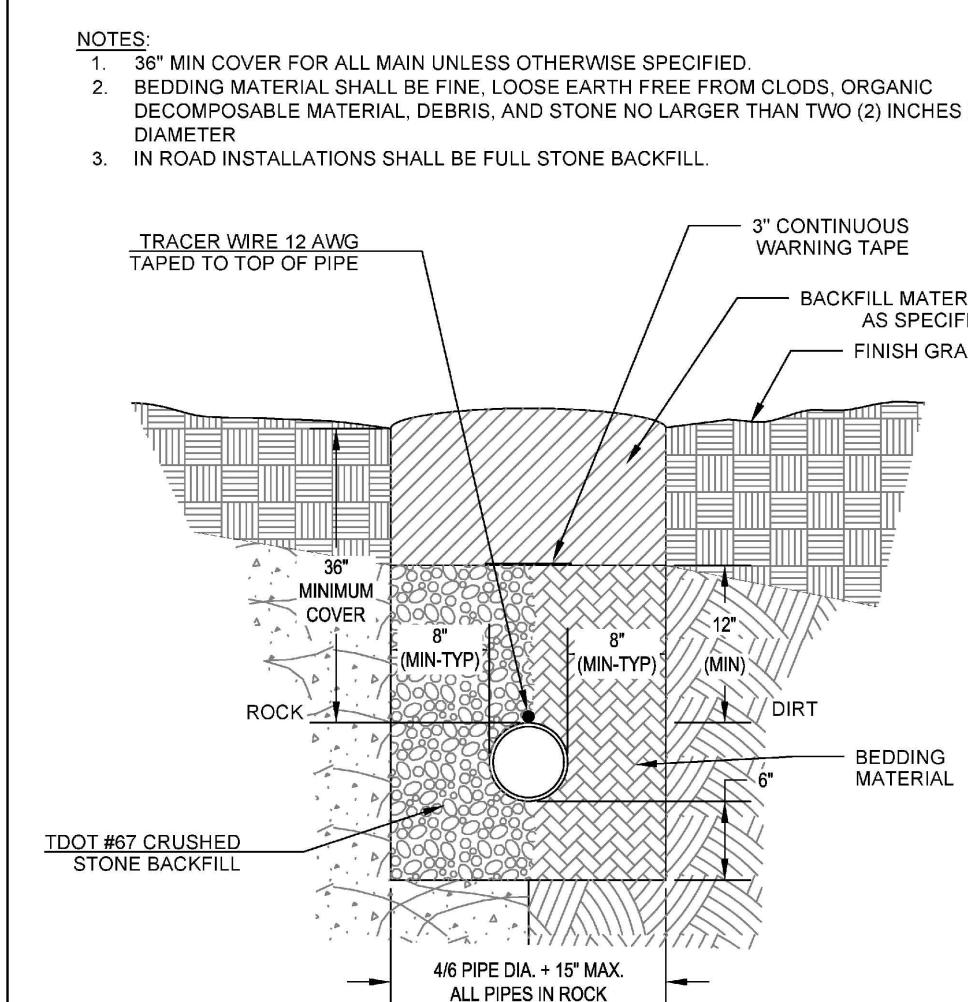


WATER-SEWER SEPARATION DETAIL - PERPENDICULAR
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 2
DATE: 06/05/2024

W-26

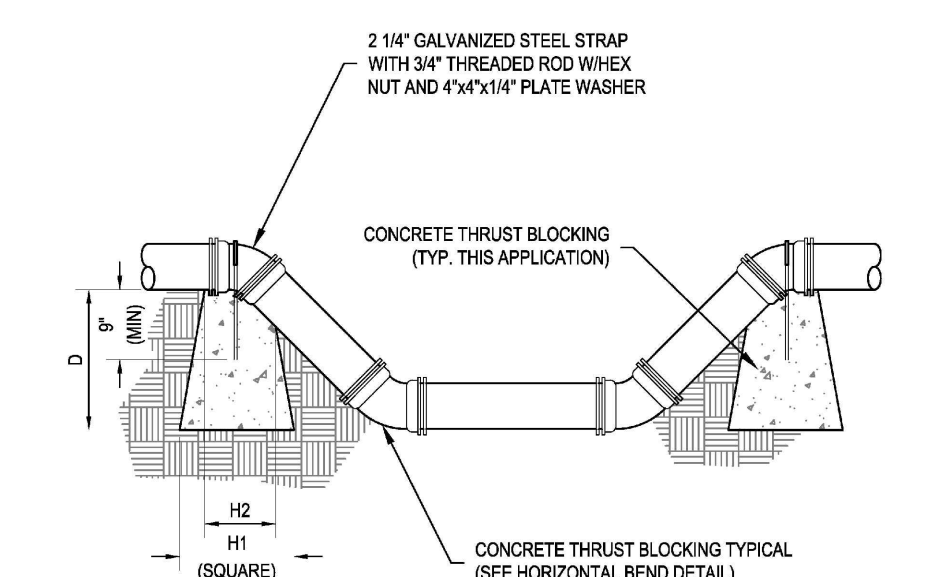


SEWER FORCE MAIN TRENCH DETAIL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - SEWER
STANDARD SEWER DETAILS

REVISION NO. 3
DATE: 06/05/2024

WW-02

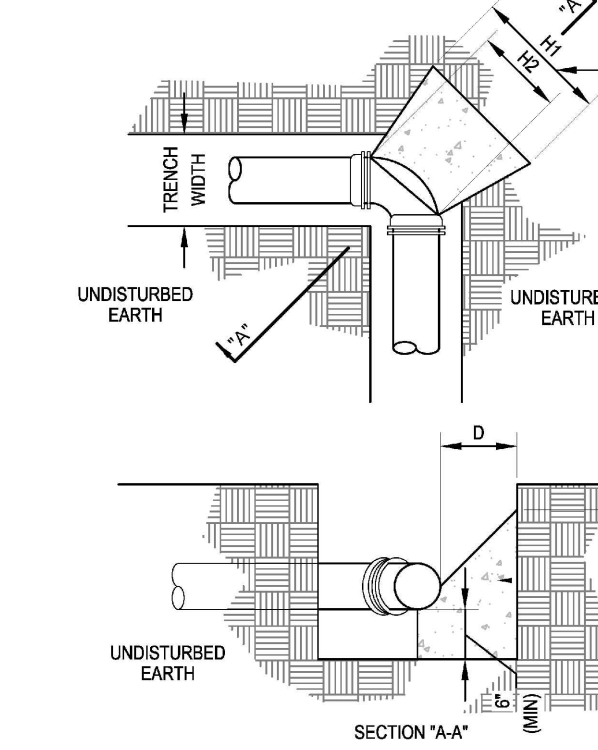


VERTICAL BENDS
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 4
DATE: 06/05/2024

W-05
(1 of 4)

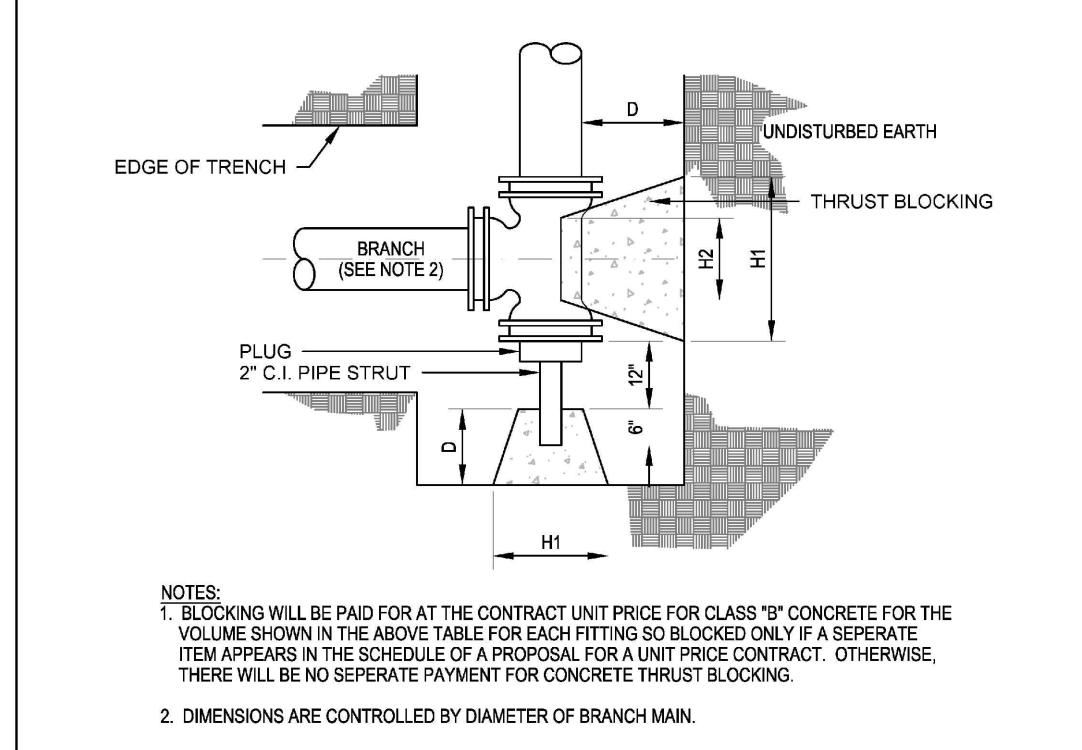


HORIZONTAL BENDS
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 4
DATE: 06/05/2024

W-05
(2 of 4)



TEES, CROSSES, & PLUGS
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 4
DATE: 06/05/2024

W-05
(3 of 4)

CONCRETE THRUST BLOCKING TABLE
N.T.S.

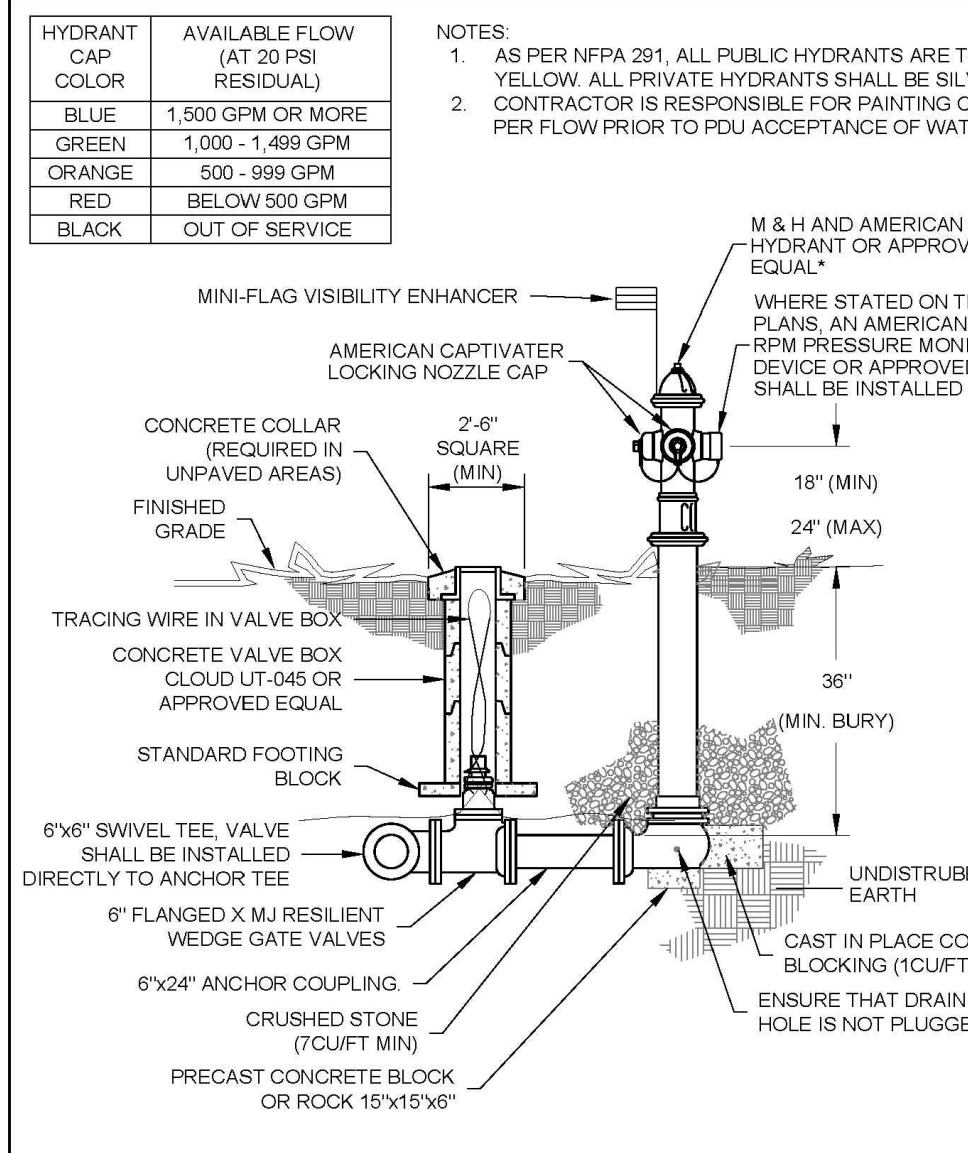
MAIN SIZE	90° BEND	45° BEND	20-45° BEND	10-15° BEND	MIN. CONC. VOL.
12" x 12"	12" x 12" x 12"	12" x 12" x 12"	12" x 12" x 12"	12" x 12" x 12"	1.0
15" x 15"	15" x 15" x 15"	15" x 15" x 15"	15" x 15" x 15"	15" x 15" x 15"	1.5
18" x 18"	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"	2.0
21" x 21"	21" x 21" x 21"	21" x 21" x 21"	21" x 21" x 21"	21" x 21" x 21"	2.5
24" x 24"	24" x 24" x 24"	24" x 24" x 24"	24" x 24" x 24"	24" x 24" x 24"	3.0
27" x 27"	27" x 27" x 27"	27" x 27" x 27"	27" x 27" x 27"	27" x 27" x 27"	3.5
30" x 30"	30" x 30" x 30"	30" x 30" x 30"	30" x 30" x 30"	30" x 30" x 30"	4.0
36" x 36"	36" x 36" x 36"	36" x 36" x 36"	36" x 36" x 36"	36" x 36" x 36"	5.0
42" x 42"	42" x 42" x 42"	42" x 42" x 42"	42" x 42" x 42"	42" x 42" x 42"	6.0
48" x 48"	48" x 48" x 48"	48" x 48" x 48"	48" x 48" x 48"	48" x 48" x 48"	7.0
54" x 54"	54" x 54" x 54"	54" x 54" x 54"	54" x 54" x 54"	54" x 54" x 54"	8.0
60" x 60"	60" x 60" x 60"	60" x 60" x 60"	60" x 60" x 60"	60" x 60" x 60"	9.0
66" x 66"	66" x 66" x 66"	66" x 66" x 66"	66" x 66" x 66"	66" x 66" x 66"	10.0
72" x 72"	72" x 72" x 72"	72" x 72" x 72"	72" x 72" x 72"	72" x 72" x 72"	11.0
78" x 78"	78" x 78" x 78"	78" x 78" x 78"	78" x 78" x 78"	78" x 78" x 78"	12.0
84" x 84"	84" x 84" x 84"	84" x 84" x 84"	84" x 84" x 84"	84" x 84" x 84"	13.0
90" x 90"	90" x 90" x 90"	90" x 90" x 90"	90" x 90" x 90"	90" x 90" x 90"	14.0

CONCRETE THRUST BLOCKING TABLE
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 4
DATE: 06/05/2024

W-05
(4 of 4)

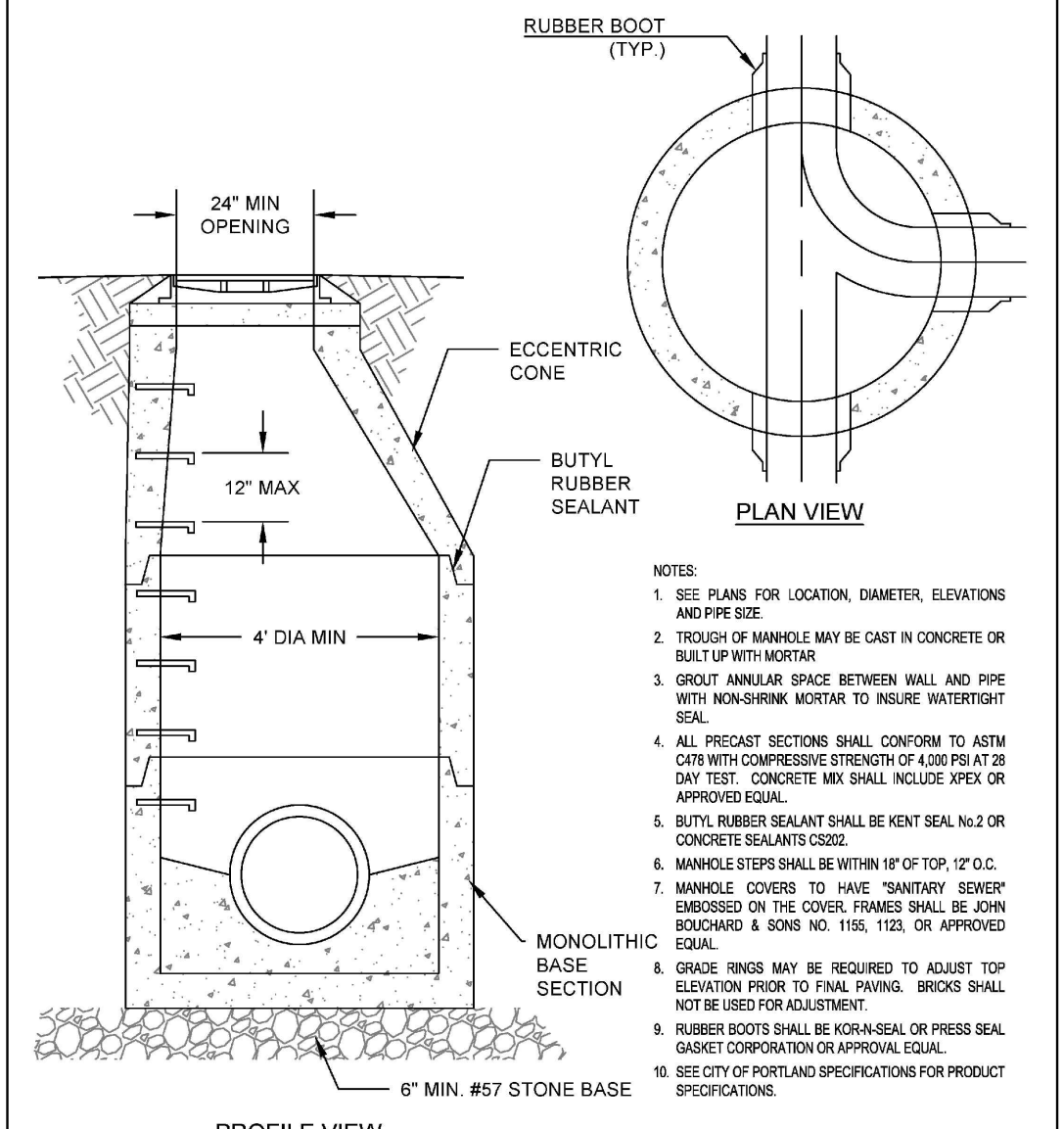


FIRE HYDRANT ASSEMBLY
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 3
DATE: 06/05/2024

W-06

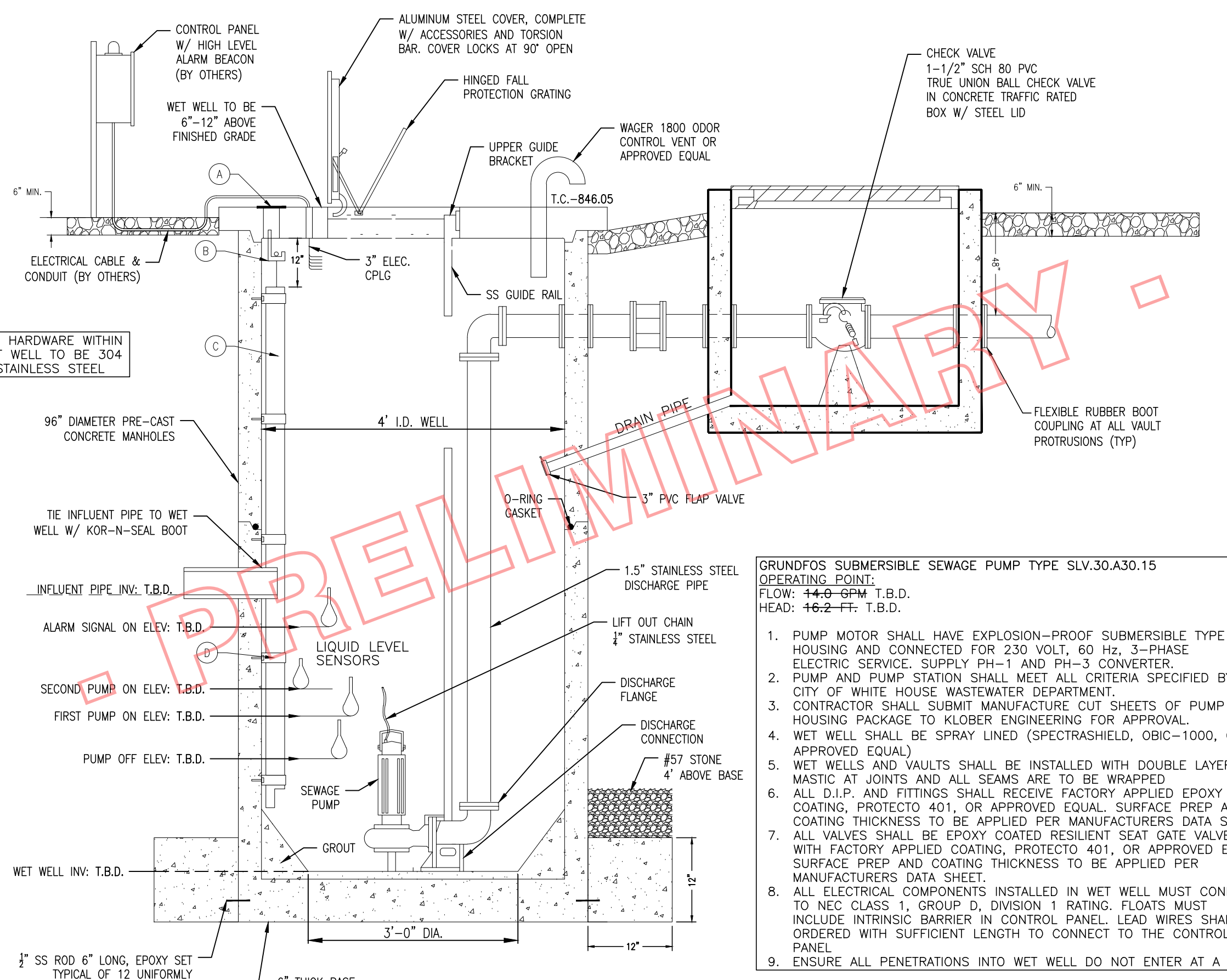


PRECAST MANHOLE
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - SEWER
STANDARD SEWER DETAILS

REVISION NO. 3
DATE: 06/05/2024

WW-03

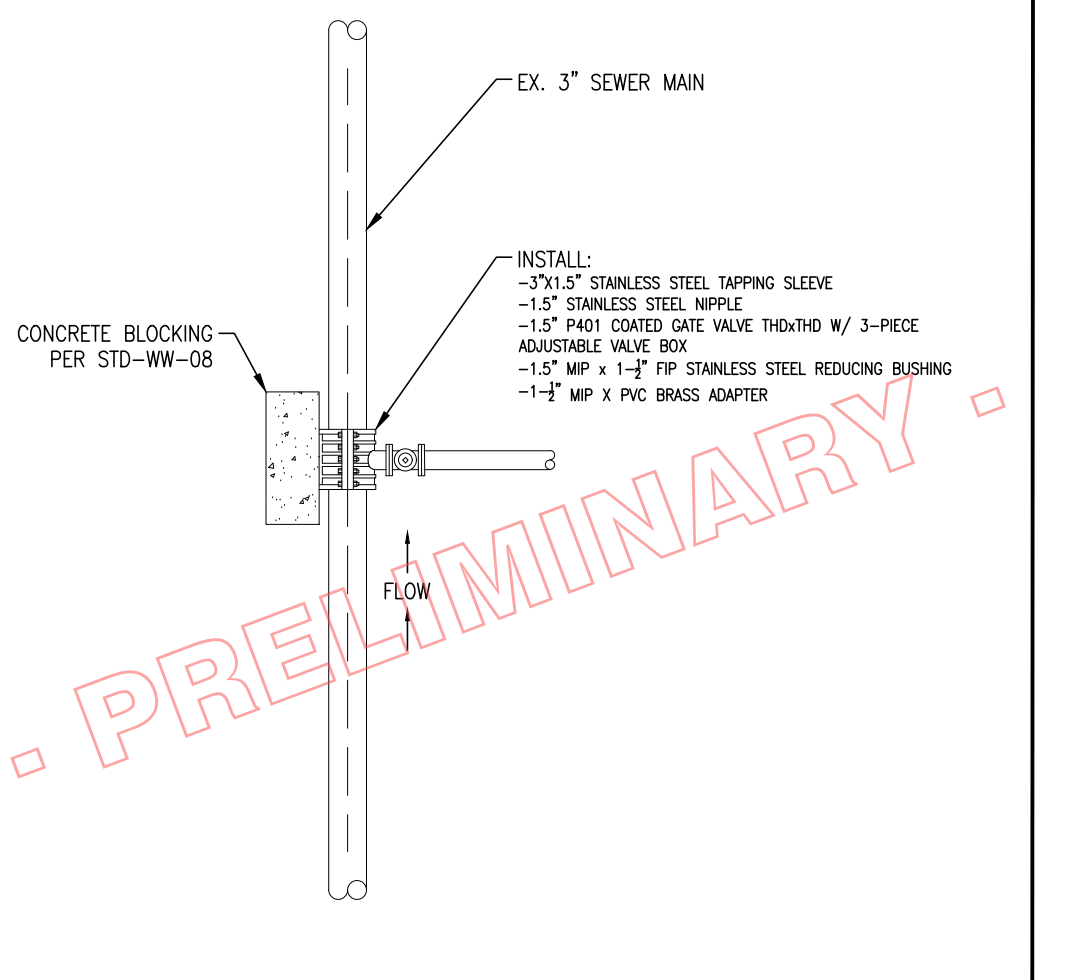


LIFT STATION WET WELL
NOT TO SCALE

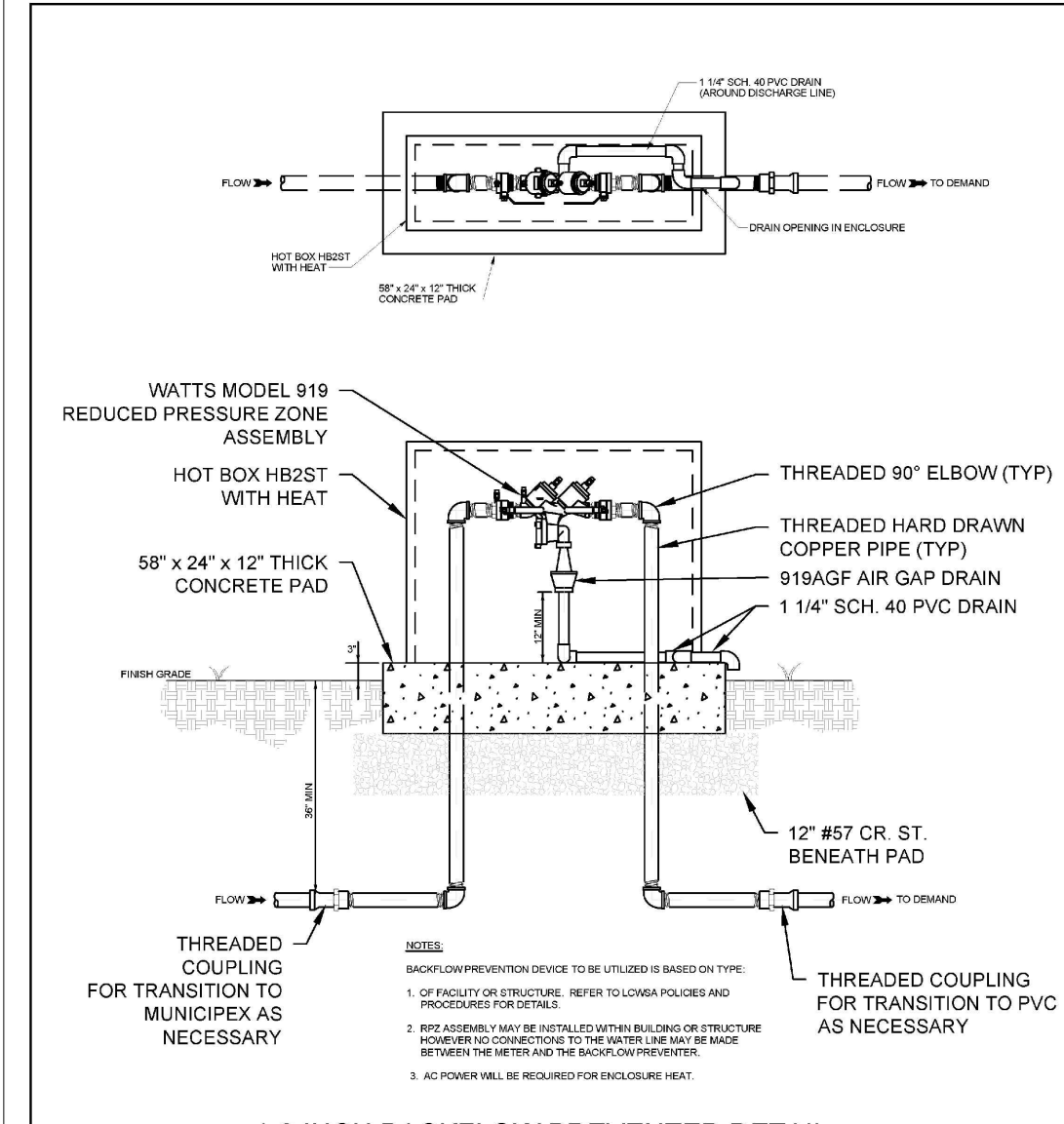
REVISIONS

NO.	DATE	DESCRIPTION
A	06/03/23	REVISED TO ADD 1/2" RUBBER GASKET FOR TRANSDUCER STILL WELL ACCESS. ATTACH PLATE TO CONCRETE W/ 4" ANCHORED STAINLESS STEEL BOLTS 4" HOLE TO BE CORE DRILLED IN TOP CONTROL SIDE WELL WALL.
B	06/03/23	STAINLESS STEEL TRANSDUCER SUPPORT HOOK INSTALLED WITH (2) 1/2" S.S. BOLTS & ANCHOR.
C	06/03/23	1/2" HOPE TRANSDUCER STILL WELL.
D	06/03/23	2" S.S. STAINLESS STEEL STRIPS AT 4" INTERVALS (MAX) 4" REQUIRED. BOLT EACH STRIP TO WALL WITH (2) 1/2" S.S. BOLTS WITH ANCHOR.

- PUMP MOTOR SHALL HAVE EXPLOSION-PROOF SUBMERSIBLE TYPE HOUSING AND CONNECTED FOR 230 VOLT, 60 HZ, 3-PHASE ELECTRIC SUPPLY PH-1 AND PH-3 CONVERTER.
- PUMP AND PUMP STATION SHALL MEET ALL CRITERIA SPECIFIED BY THE CITY OF WHITE HOUSE WASTEWATER DEPARTMENT.
- CONTRACTOR SHALL SUBMIT MANUFACTURE CUT SHEETS OF PUMP AND HOUSING PACKAGE TO KLOBER ENGINEERING FOR APPROVAL.
- WET WELL SHALL BE SPRAY LINED (SPECTRASHELD, OBI-1000, OR APPROVED EQUAL).
- WET WALLS AND VAULTS SHALL BE INSTALLED WITH DOUBLE LAYER MASTIC AT JOINTS AND ALL SEAMS ARE TO BE WRAPPED.
- ALL D.I.P. AND FITTINGS SHALL RECEIVE FACTORY APPLIED EPOXY COATING, PROTECTO 401, OR APPROVED EQUAL, SURFACE PREP AND COATING THICKNESS TO BE APPLIED PER MANUFACTURERS DATA SHEET.
- ALL VALVES SHALL BE EPOXY COATED RESILIENT SEAT GATE VALVES WITH FACTORY APPLIED COATING, PROTECTO 401, OR APPROVED EQUAL SURFACE PREP AND COATING THICKNESS TO BE APPLIED PER MANUFACTURERS DATA SHEET.
- ALL ELECTRICAL COMPONENTS INSTALLED IN WET WELL MUST CONFORM TO NEC CLASS 1, GROUP D, DIVISION 1 RATING. FLOATS MUST INCLUDE INTRINSIC BARRIER IN CONTROL PANEL. LEAD WIRES SHALL BE ORDERED WITH SUFFICIENT LENGTH TO CONNECT TO THE CONTROL PANEL.
- ENSURE ALL PENETRATIONS INTO WET WELL DO NOT ENTER AT A SEAM.



1.5" TO 3" CONNECTION ASSEMBLY
NOT TO SCALE

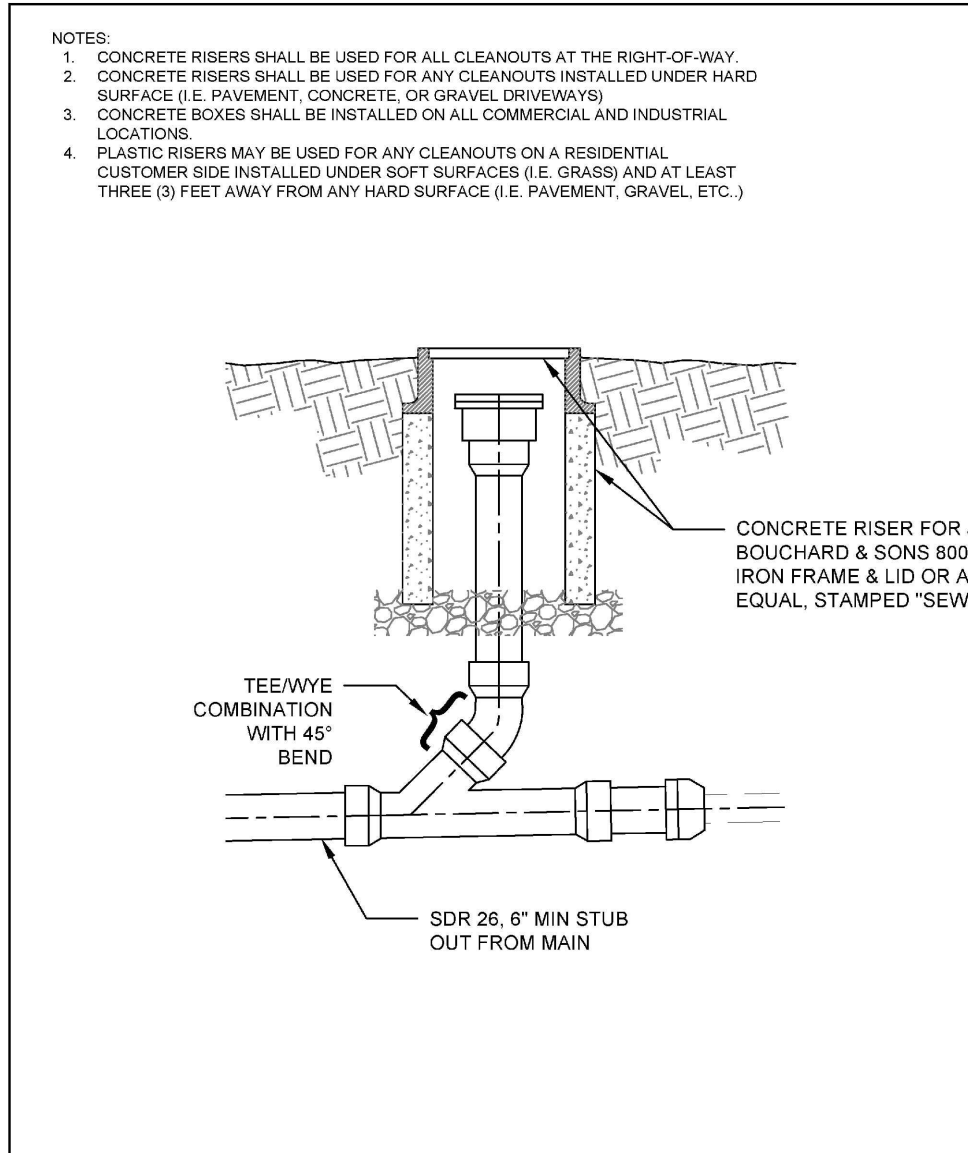


1-INCH BACKFLOW PREVENTER DETAIL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO. 2
DATE: 06/05/2024

W-17

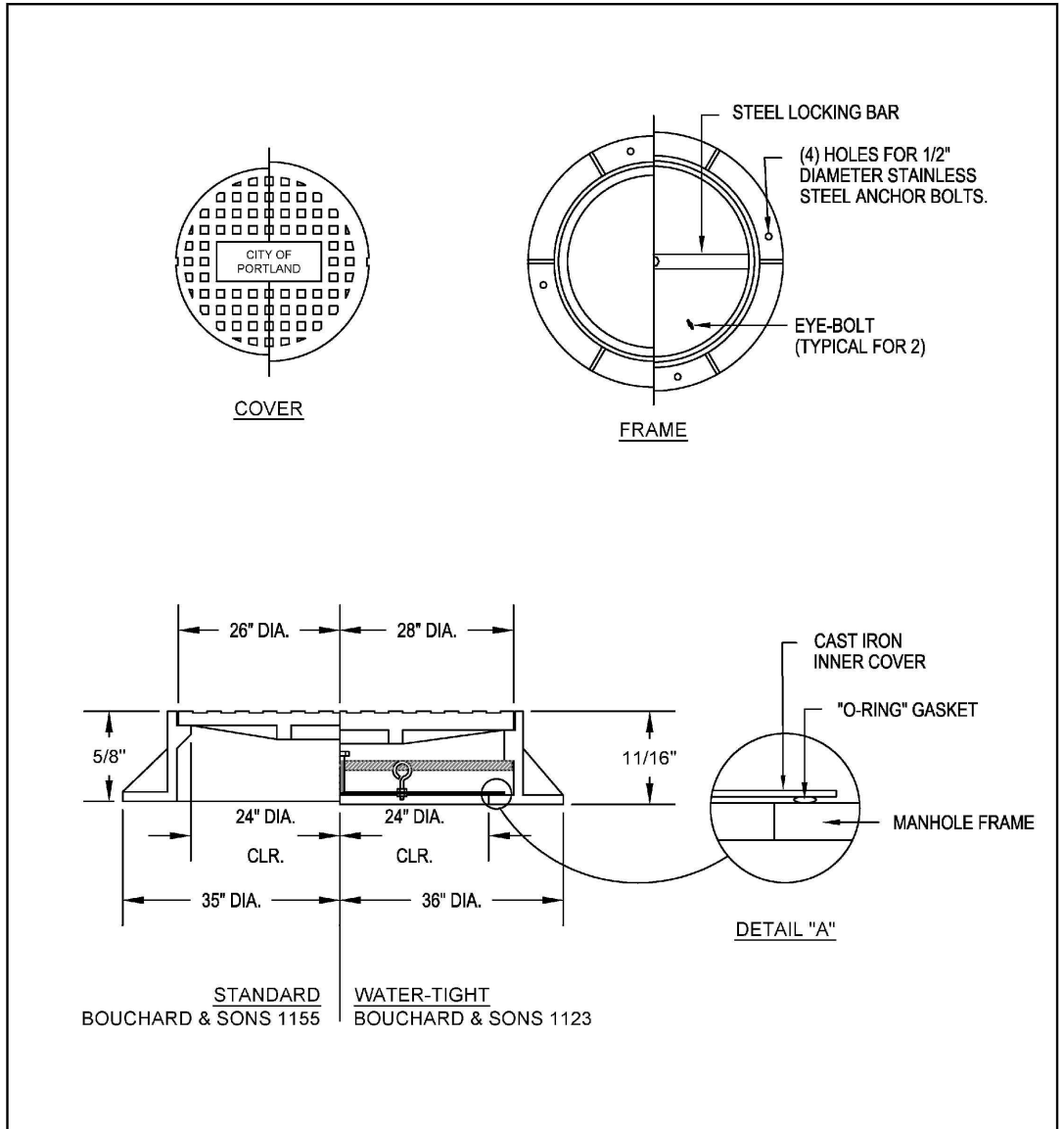


CLEANOUT BOX
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - SEWER
STANDARD SEWER DETAILS

REVISION NO. 4
DATE: 06/05/2024

WW-08



FRAME AND COVER DETAIL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - SEWER
STANDARD SEWER DETAILS

REVISION NO. 3
DATE: 06/05/2024

WW-05

KLOBER ENGINEERING SERVICES

SEWER CURBS WITH CURB AND ENVIRONMENTAL ENGINEERING SERVICES
10000 W. AUSTIN HWY. SUITE 100, SPRINGFIELD, TX 77372
PHONE: (817) 392-2900 FAX: (817) 393-1485
www.klobereng.com

REVISIONS

NO.	DATE	DESCRIPTION
1	06/03/23	PRE-APPROVAL COMMENT & ARCH. UPDATES

JOSHUA M. LYON, P.E.
STATE OF TENNESSEE
TIN# 112331

PROJECT ARISTOTLE

KURBY DRIVE
PORTLAND, TN
SUMNER COUNTY

CONSTRUCTION DETAILS

SHEET NUMBER
C2.03

DRAWN BY: DRL
CHECKED BY: JML
DATE: 06/03/23
PROJECT NO.: C01325

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BUFFER TYPE D (1,012.17 LF)

	REQUIRED	PROVIDED
4 CANOPY TREES / 100 LF	40.5	41
10 ACCENT TREES / 100 LF	101.2	105
17 SHRUBS / 100 LF	172.1	173

BUFFER TYPE D (513.23 LF)

	REQUIRED	PROVIDED
4 CANOPY TREES / 100 LF	20.5	21
10 ACCENT TREES / 100 LF	51.3	52
17 SHRUBS / 100 LF	87.2	88

BUFFER TYPE D (332.29 LF)

	REQUIRED	PROVIDED
4 CANOPY TREES / 100 LF	13.3	14
10 ACCENT TREES / 100 LF	33.2	36
17 SHRUBS / 100 LF	56.5	60

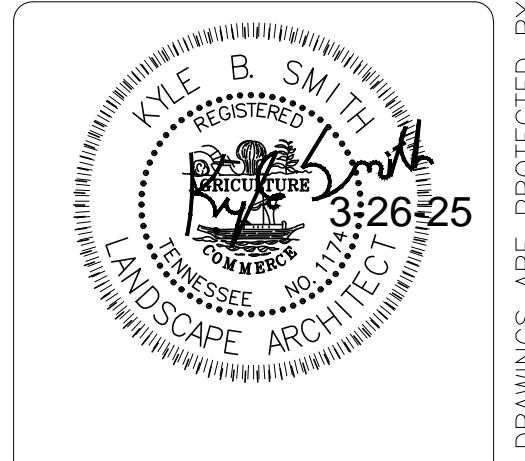
- RED MAPLE - 9
- NELLIE R STEVENS HOLLY - 111
- OAKLEAF HYDRANGEA - 80
- NUTTALL OAK - 23
- AMERICAN BEAUTYBERRY - 122
- REDBUD - 23
- BRACKENS BROWN BEAUTY MAGNOLIA - 22
- TULIP POPLAR - 7
- HENRY'S GARNET SWEETSPICE - 146
- AUTUMN BRILLIANCE SERVICEBERRY - 23

- BRACKENS BROWN BEAUTY MAGNOLIA - 4
- AMERICAN BEAUTYBERRY - 24
- RED MAPLE - 2
- HENRY'S GARNET SWEETSPICE - 21
- NELLIE R STEVENS HOLLY - 25
- NUTTALL OAK - 6
- OAKLEAF HYDRANGEA - 15
- REDBUD - 6
- AUTUMN BRILLIANCE SERVICEBERRY - 5
- TULIP POPLAR - 2

KLOBER ENGINEERING SERVICES
 10000 WOODLAND DRIVE, SUITE 100, SPRINGFIELD, TN 37172
 PHONE: (615) 392-2900 FAX: (615) 392-3488
 www.klobereng.com

REVISIONS

NO.	DATE	DESCRIPTION



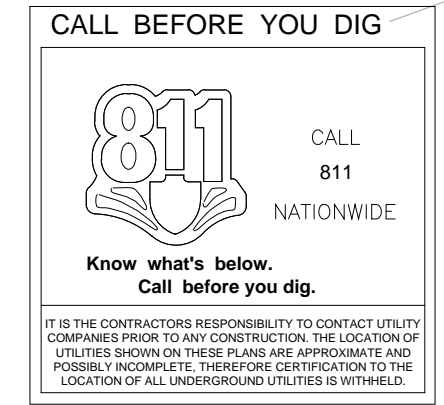
NOT FOR CONSTRUCTION

PROJECT ARISTOTLE
 KURBY DRIVE
 PORTLAND, TN
 SUMNER COUNTY

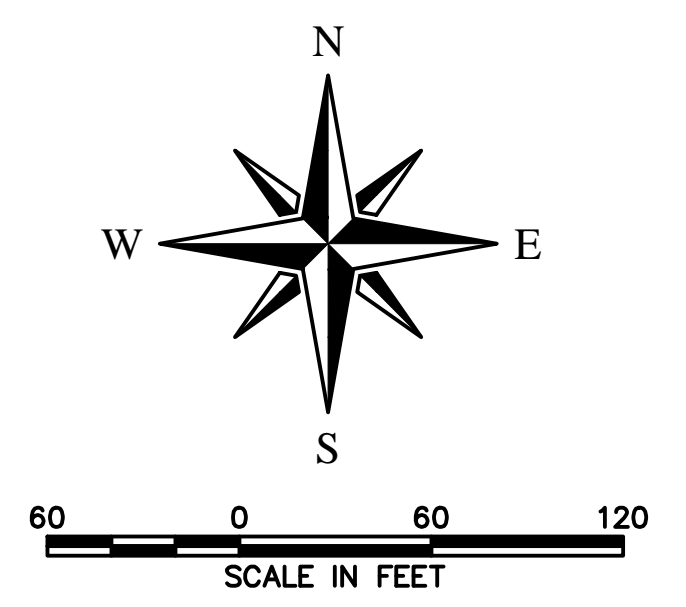
DRAWN BY: Kyle Smith, PLA
 CHECKED BY:
 DATE: 03/26/25
 PROJECT NO.: C01325

LANDSCAPE PLAN

SHEET NUMBER
L1.01



Kyle Smith, PLA
 521 Toblynn Drive
 Nashville, TN 37211
 (408) 835 - 7003 Cell.
 kyle@kitadesigns.com



Site Plan encompasses the already annexed / zoned areas in purple.

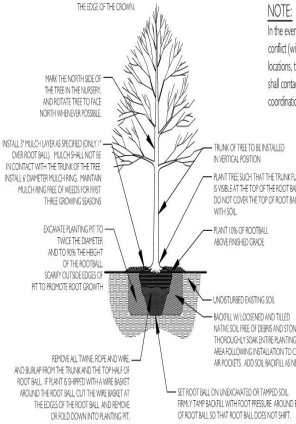




DO NOT REMOVE TREES AT ANY TIME AND DO NOT REMOVE TREE CROWN
UNLESS EXCESSIVE BRANCHES OR DEAD BRANCHES
SOPE INTERIOR TRUNKS AND LATER BRANCHES ARE PRUNED
HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO
THE EDGE OF THE CROWN

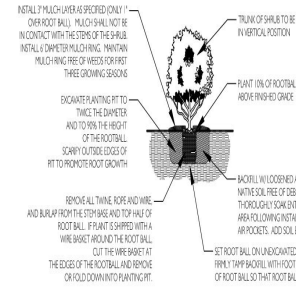
NOTE:

In the event proposed Canopy Trees are in conflict (within 15') with proposed lightpole locations, the Landscape Contractor shall contact the Landscape Architect immediately for coordination of field adjustment.



Tree Quality Notes:

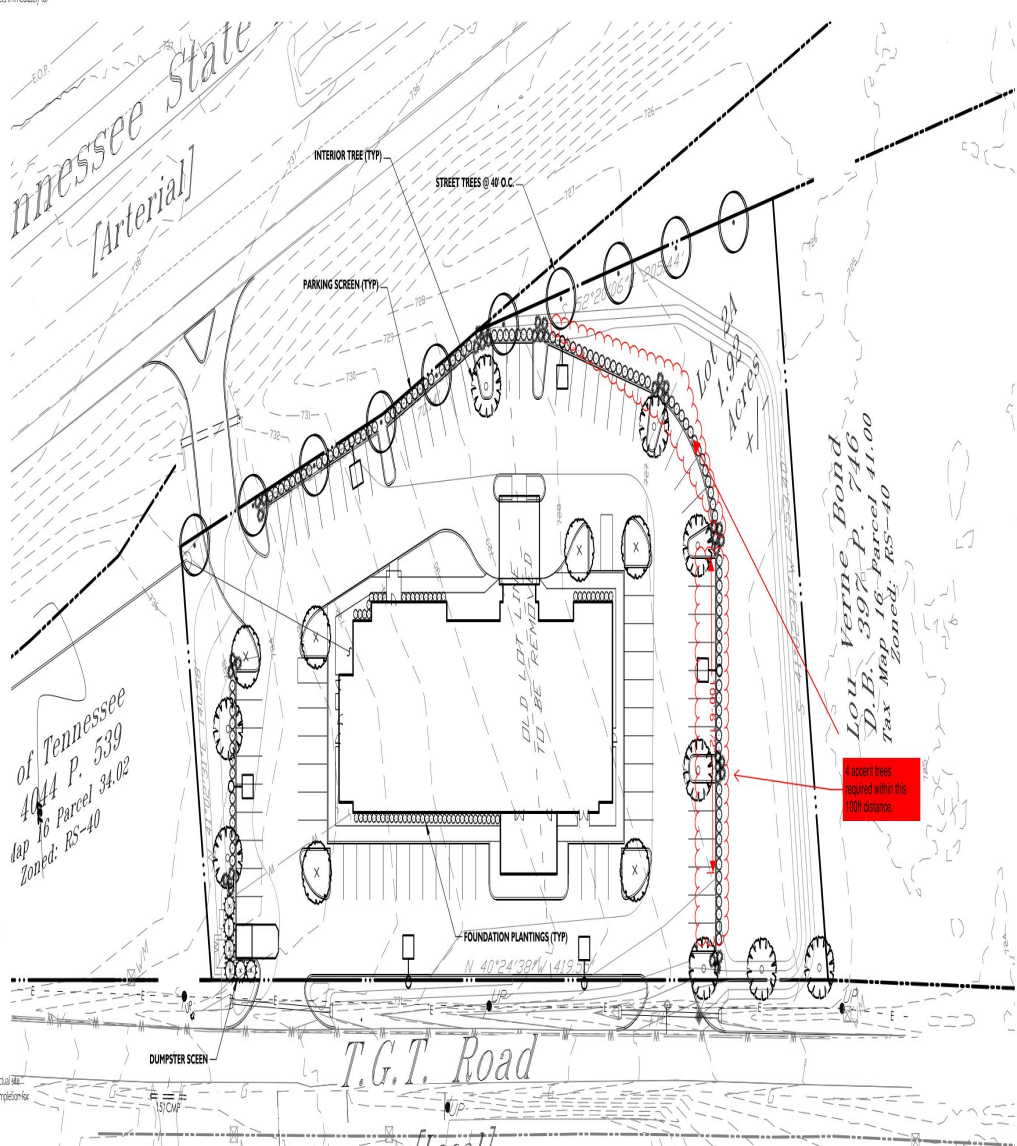
- Unless specifically noted, all trees shall be specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous well branched, and densely foliated when in leaf free of disease and insects and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
- Trees with co-dominant leaders and/or included bark shall be rejected. Trees with a damaged or crooked leader, grinded trunk, bark abrasions, sunscald, girdling roots, insect damage, sheared crown, cuts of limbs over 3/4" diameter that are not completely closed shall be rejected.



Landscape Notes:

- All work shall be performed by fully qualified Plantmen. Use good Horticultural practices to keep all plants and plant material installed in a long, healthy condition up to the date of termination of the contractor's responsibility for care.
- The Landscape Contractor shall be responsible for examining fully both the site and the documents. Discrepancies in the documents or the actual conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion's failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. The Landscape Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from landscape construction.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth on this plan set and the specifications.
- The Landscape Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- No material shall be planted before final grading has been completed.
- The plants delivered to the project site shall be planted as soon as site conditions permit. Take care in scheduling plant deliveries and the size of the deliveries to the long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind with water tables so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect.
- Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soil, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise the Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and contractor shall take responsibility for the cost of any revision.
- It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will penetrate (drain) prior to adding topping of planting mix and installing trees or shrubs. The Contractor shall fill the bottom of selected holes with six inches of water. The water should penetrate within a 24-hour period. If the soil at a given area does not drain properly, a PVC drain or gravel sump shall be installed or the planting relocated to and area approved by the Owner's Representative.
- Prior to installation of plant materials, the width and length of all parking lot landscape island and median areas are to be excavated to a depth of 24 inches below the proposed top of pavement elevation. Excavated material is to be removed from the landscape area and disposed of off-site or in an area approved by the Project Engineer. No asphalt, construction trash and/or materials are to be left in the topsoil and planting mix backfill and/or subgrade of any proposed parking area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and the elevations indicated on the grading plans.
- All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 inches and disposed of site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted topsoil to the elevations indicated on the grading plans as per the specifications.
- The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- New tree plantings are to be staked per planting details. Trees that are not staked according to detail will be rejected.
- All deciduous trees, existing and proposed shall be pruned to provide a minimum clear trunk unless otherwise noted.
- The Landscape Contractor shall stake or mark all plant material locations prior to installation. The Landscape Contractor shall have the Owner's Representative approve all staking prior to installation.
- All plant material which dies, turns brown, or debilitates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species, quantity and size and meeting all plant list specifications.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Chemical Weed Control (pre-emergent, i.e. Trifluralin) shall be applied to all landscape areas prior to any plant installation.
- All planting areas shall receive a 2" layer of the mulch as specified in the materials schedule, which is to be watered in after installation.
- All plants shall be vigorous, healthy material, free of pests and disease.
- All plants and trees must meet all requirements specified in the plant list, details, and specifications.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- Existing soil shall be removed as necessary to accommodate new plantings.
- Any existing areas that are unnecessarily disturbed during the landscape installation shall be reseeded to match existing.
- The Landscape Contractor is responsible for completely maintaining the work (including but not limited to watering, mowing, pruning, weeding, etc.) of all planting areas and lawn per project specifications until total acceptance of the work by the owner.
- The Landscape Contractor shall completely guarantee all work for a period of one year beginning at the date of total acceptance.
- The Landscape Contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- The Landscape Contractor shall be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.

add info that reveals the city regulation vs the provided densities, spacing etc and reveals compliance with the same

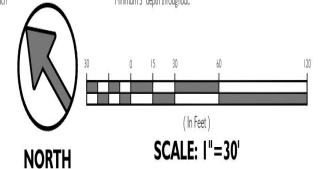


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
CANOPY TREES							
	9	Acer rubrum 'October Glory'	October Glory™ Maple	12'-14'	6'-7'	2"	5 Clear Trunk
	10	Quercus phellos 'Hightower'	Willow Oak	12'-14'	6'-7'	2"	5 Clear Trunk
	6	Ulmus parvifolia 'Bosque'	Bosque Elm	12'-14'	6'-7'	2"	5 Clear Trunk
UNDERSTORY TREES							
	6	Ilex x 'Nelle R Stevens'	Nelle Stevens Holly	6'-8'	3'-4'	2"	F.T.B.
SHRUBS							
	61	Ilex cornuta 'Carissa'	Carissa Holly	12'-18"	12'-18"		F.T.B.
	112	Ilex cornuta 'Neeдеpoint'	Neeдеpoint Holly	24'-30"	18'-24"		F.T.B.
ORNAMENTAL GRASSES							
	37	Miscanthus sinensis 'Gracillimus'	Maiden Grass	24'-30"	18'-24"		#0 Container
TURF							
SEED	Turf Mixture		Reel III Turf-type Fescue		Seed all disturbed areas @ 3#/100sq.		
MISCCELLANEOUS							
Sieved Hardwood Bark Mulch				REMARKS Minimum 2" depth throughout.			

NOTES

F.T.B. = Fall To Bee





1 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT.
2. REFER TO LOTS FOR WINDOW & EXTERIOR FINISHES.
3. EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTOCELL.
4. PROVIDE FINISHES AND PROFILES TO INTERNALLY ILLUMINATED CHANGE LETTERS AND LOGO PER SIGNAGE MANUFACTURERS REQUIREMENTS.
5. MECHANICAL LOADERS AND WALL CAPS AT INTAKE OR EXHAUST AIR TO MATCH WALL COLOR WHERE APPLICABLE.

ELEVATION NOTES

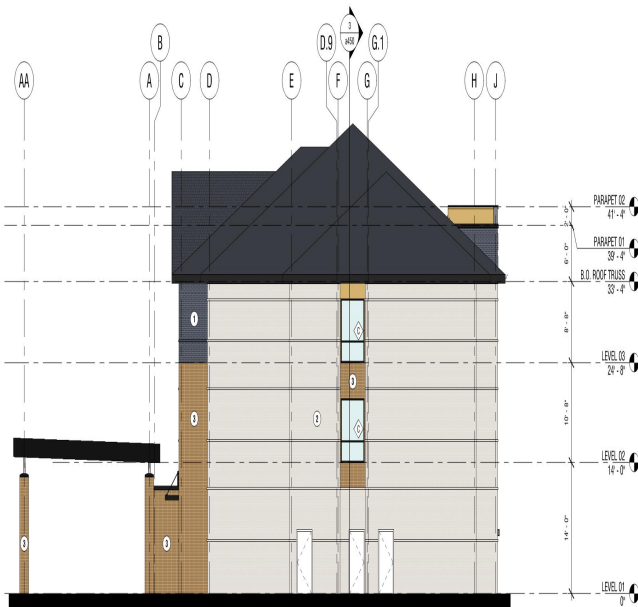
1. BRICK MANUFACTURER: SELDEN BRICK
COLOR: NEWBURN
SIZE: MODULAR
PATTERN: RUNNING BOND
2. BRICK MANUFACTURER: SELDEN BRICK
COLOR: 481-483 SMOOTH
SIZE: MODULAR
PATTERN: RUNNING BOND
3. BRICK MANUFACTURER: SELDEN BRICK
COLOR: 382 CENTRAL
SIZE: MODULAR
PATTERN: STACK BOND

NOT FOR CONSTRUCTION

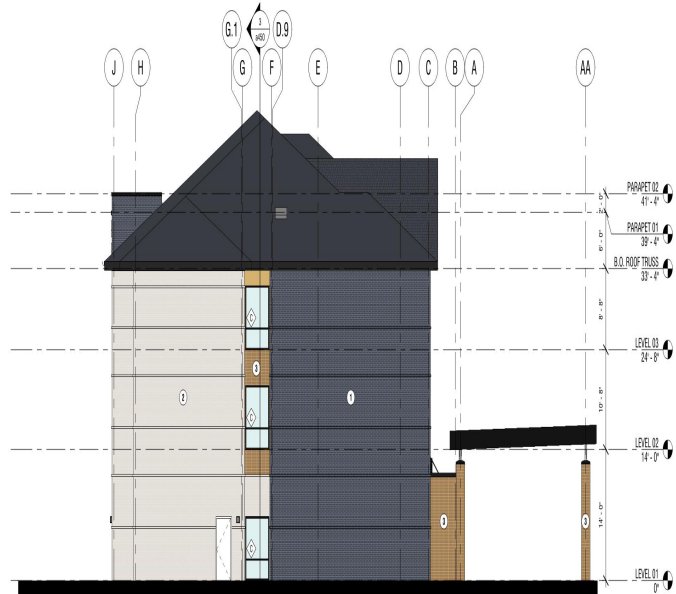
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**T E T Z O
N I D I O
R S J U
A E S T
B D S T
131 3RD AVE N, SUITE 105 || FRANKLIN, TN || 37064
615.538.7750 || INFO@BARNETTDESIGNSTUDIO.COM**

consultants:



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

project:

country inn & suites
portland, tn



4 NORTH ELEVATION
1/8" = 1'-0"

revisions



date: 04.15.2025
project no.: 2507

EXTERIOR ELEVATIONS

a400