



PORTLAND MUNICIPAL PLANNING COMMISSION

Portland City Hall - Council Chambers

100 South Russell St. Room 111

AGENDA for September 9, 2025

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

- A. August 12, 2025 Planning Commission Minutes need signing

5. Public Comment Period

In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited. The number of individuals speaking and/or the allotted time to speak may be limited by the presiding officer to ensure opposing viewpoints are fairly represented. Each speaker is limited to a maximum of 5 minutes for public comment and must sign-up to speak in person before the start of the meeting. Sign-up sheets will be available just before the start of each meeting in the same room where the meeting is being held.

6. Public Hearing

- A. Troy Gardner (applicant) request Final Master Development Plan approval at location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 039.00, 039.01, 040.00 & 040.01) 38.68 +/- acres. Zoned Residential Planned Unit Development

7. Old Business

- A. Zach Wilkinson (applicant) request rezone approval: location 304-310 Fowler Ford Road, Portland TN (Tax Map 033J, Parcels 001.00, 011.00 & 012.00) 3.37 +/- acres. Zoned R-15 (Low Density Residential) and GCS (General Commercial Services to PUD RM-1 (Residential Planned Unit Development)

8. New Business

- A. Troy Gardner (applicant) request Final Master Development Plan approval at location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 039.00, 039.01, 040.00 & 040.01) 38.68 +/- acres. Zoned Residential Planned Unit Development
- B. Andy Leath (applicant) request approval for the C&C Munday College Street Concept Subdivision located at 405 College Street (Tax Map 033A, Group A, Parcel 005.01), a parcel of 9.08 acres +/- Zoned R-7.5 (Medium Density Single Residential)
- C. Jason McCoy (applicant) request Preliminary Plat approval for CDJ Farms, Sections 1, 2 & 3 located on Jim Courtney Road, Portland TN. (Tax Map 20 Parcel 40.00) 25.92 +/- acres. Zoned R-10(Low Density Residential)

9. Discussion

- A. Duplex Parking Requirements
- B. Residential Use Discussion

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

August 12, 2025

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland City Hall
100 South Russell Street- Room 111
Portland TN 37148

Call To Order

Roll Call

Co-Chairman Luther Bratton asks for a roll call at 5:09 pm.

MEMBERS PRESENT:

Ann Blackburn-Chairwoman came in 5:36PM
Vice Mayor Megann Thompson
Mark Harrison
Robert Tooker
Luther Bratton- Vice Chairman
Ted Jernigan

MEMBERS ABSENT:

Gail Gentry
Ty Crowder

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley- Utilities Department
Corbin Keen- Assistant Public Works Director

Other Interested Parties:

Jessica Hill-GNRC, Zack Wilkinson

Approval of Agenda without Item B under New Business

Item B was requested to be removed under New Business

Motion to Approve: Jessica Hunter

Second Motion: Mark Harrison. All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker, Mark Harrison

Absent: Ty Crowder, Gail Gentry, Chairwoman Ann Blackburn

Approval of Minutes: July 8, 2025

Motion to Approve: Jessica Hunter

Second Motion: Ted Jernigan. All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker,

Public Comments

In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited. The number of individuals speaking and/or the allotted time to speak may be limited by the presiding officer to ensure opposing viewpoints are fairly represented. Each speaker is limited to a maximum of 5 minutes for public comment and must sign-up to speak in person before the start of the meeting. Sign-up sheets will be available just before the start of each meeting in the same room where the meeting is being held.

1. Richard Goostree 100 Austin Drive Portland, TN 37148 Spoke on Zach Wilkinsons Concept PUD on Hwy 52E and Fowler Ford Road
Not against change, but with change comes concerns. Voicing concerns of traffic and water runoff. His wish is not to cram so many units there and lose the quality of life for families.
2. Roger Goostree 453 Fowler Ford Road, Portland TN, 37148 Spoke on Zach Wilkinsons Concept PUD on Hwy 52E and Fowler Ford Road.
Here on behalf of his younger sister, the water issue and damage coming from water runoff from old Hwy 52 and New Hwy 52. His sister has spent thousands of dollars on dozer work trying to relieve the flooding, the damage that has already been done and the damage that is coming.
3. Sherri Poole 313 Fowler Ford Road, Portland, TN 37148 Spoke on Zach Wilkinsons Concept PUD on Hwy 52E and Fowler Ford Road. Ownes the property with the sister that Mr. Roger Goostree was just talking about. Our concern is the water, please just give careful consideration with this project and what your going to do about the water that is going to come over in us and what can be done.

PUBLIC HEARINGS

A. Comprehensive Plan- Preserving Portland

Jessica Hill with GNRC

The Comprehensive Plan started in 2022 and it's a guide for the future growth and development of Portland. The planning process has 4 phases that we have gone through. Phase 1: Listening, December 2022. Phase 2: Brainstorming, January 2024. Phase 3: Deciding, February 2025 and Phase 4: Adoption, July 2025. There are 5 chapters to the goals and the implementation of them.

- B. A request by Zach Wilkinson (applicant) request rezone approval: location 304-310 Fowler Ford Road, Portland TN (Tax Map 033J, Parcels 001.00, 011.00 & 012.00) 3.37 +/- acres. Zoned R-15 (Low Density Residential) and GCS (General Commercial Services to PUD RM-1 (Residential Planned Unit Development)

New Business

A. Comprehensive Plan-Preserving Portland

Motion to approve: Mark Harrison

Second Motion: Robert Tooker- All were in favor, motion carried.7-0.

Yes: Megann Thompson, Chairwoman Ann Blackburn, Ted Jernigan, Luther Bratton, Robert Tooker, Mark Harrison, Chairwoman Ann Blackburn, Jessica Hunter

Absent: Ty Crowder, Gail Gentry

Motion Passed: (Voice Vote)

- B. Andy Leath (applicant) request approval For Magnolia Springs Phase VI Final Plat: location Bloomsbury Drive, Portland TN. (Tax Map 016 Parcels 031.03) 10.61 +/- acres. Zoned RS-20 (Low Density Single Family Residential)
DELETED; Item B requested to be removed by applicant.

- C. A request by Zach Wilkinson (applicant) request rezone approval: location 304-310 Fowler Ford Road, Portland TN (Tax Map 033J, Parcels 001.00, 011.00 & 012.00) 3.37 +/- acres. Zoned R-15 (Low Density Residential) and GCS (General Commercial Services to PUD RM-1 (Residential Planned Unit Development)

Zach Wilkinson: This is the same project that we brought before this board, a month or 2 ago. We started out with the staff meeting, and then the neighborhood meeting, hosted at the property next to this property. We took in the neighbors input into the plan and then the conceptual for this body and got input. We knew that we wanted a rental community, based on some of the neighborhood input we left out some of the Fowler Ford road frontage as traditional single family home lots zoned R-15 now so no need to include in this. Some of the concerns of access to the property, we have a roadway, a private drive, that will cut from Hwy 52 down to Fowler Ford Road. We've added some chicanes, speed cushions to help deter with any kind of cut through traffic.

Once we took this to Planning Commission and City Council, there has been a request for elevations of a wider variety of materials, they have been included in the pattern book.

There has been a lot of discussion on making that driveway a one way, my preference would be to leave it a two way because it worries me if we do it a one way there is always somebody that will try and use it as a two way and I don't know if we can design around that and I think that's a worse scenario, two vehicles coming in a one way going in opposite directions. People will use it a two way we might as well design for that. That's not something we feel strongly about, if there is a preference from this body or City Council.

Some of the feedback we got from the last meeting also was parking spots. We did add 2 additional parking spots and that puts us at 42 spots total. The parking table in the pattern book is correct, but the table on the actual plans is incorrect. The requirement is 39 for that number of units, so we are 3 over from the minimum requirements for that zoning.

I think the last meeting we went over some of the buffers. We are preserving some of the mature trees along Fowler Ford Road, as many as we can. Also preserving the tree line on the east side of the property that butts to the existing multifamily apartments.

The other concerns that we received, density is always a concern. We understand that, but to build a private product that people can afford, density is a necessary. Your density goes up, you can provide a higher quality product, it's the way the numbers work. The less dense the more you pay. You pay the same amount for the land, utilities, infrastructure and paving, no matter if you stick two units on there or thirteen. The R-15 zone is 4.7 units per acre and the RM-1 is 15.1 per acre and we are requesting 9.2. Its 5 more units more than the base zoning of R-15. We are not maximizing the density of the property; we are trying the quality versus quantity aspect there. Another point of concern from staff from day one and some of the residents, is the stormwater. Right now, like Mr. Goostree said, all the water drains across Hwy 52 and Southward across this property and on Fowler Ford Road. The staff is aware and made us aware, the culverts that cross

under Fowler Ford do get blocked up and on occasion overtop Fowler Ford. The big green area on the property is the detention pond that we are proposing and we feel confident that, and I know the city staff will hold us to it based on previous projects that we did. They are very meticulous with all the stormwater calculations to make sure this pond and project in general will do nothing but keep the drainage the same or make it better. We are committed to make it better to the point of overtopping Fowler Ford Road should not be an issue anymore, which will probably mean we are building that pond over the normal requirements, but that's a commitment we've made in this document that we have to uphold to get the PUD approval during the construction phase. This detention should alleviate some of the other issues that were brought up tonight. They were talking about trash in the ditch and the clogging of the ditch. That pond is an essentially a water quality treatment area. We will have a structure in there that will be engineered and be smaller than those two massive culverts that are in there and all that trash will remain in that pond. We will be on the hook to maintain and keep clean and looking nice and its essentially filtering out all that stuff that has been crossing under that road in the two large pipes. I do feel confident and promise we will make it better, is it going to solve everything, I don't know I don't know the extent if the existing issues, but we will make it better.

Some of the improvements that the project will be bringing we will be contributing \$56,000.00 to the water line capital improvements along with the additional \$2550 fees per unit that goes with the water system. As part of this project, we will be relocating and replacing an existing sewer lift station that is an investment into the sewer system of \$150,000 that the city is receiving for free. This project benefits the city water and sewer systems, I feel like we will be helping the stormwater system as well. That alone I feel like is a net benefit to the city in the overall infrastructure of the city.

Other things to touch on, with these PUD's, the amenities that will be provided are a talking point. On this one we have an area set aside for a gazebo utilized as a pickup area for the school bus as well, a community firepit and grill station. Another thing we are excited about, this is in close proximity of Richland Park and Gym, and we know the city is undergoing some renovations on Richland Gym, as part of the project, we're committed and have been working with the Parks Department on finishing out the kitchen/concessions area. The details are in the pattern book. We have the TDOT preliminary approval. I think that covers everything.

Concerns are:

- The water overtopping Fowler Ford Road
- Storm grates (how many and where placed)
- Parking and the lack of overflow parking
- The setbacks: Maybe shift the rear setbacks instead of the front so lots 1,2,10,11 and 6 are right on the road, and make things safer, for this particular project.
- Parking-

Corbin Keen: There are 2 different issues (with stormwater) There is nothing there to slow the water down, if this development is there it will help with that and overtopping of Fowler Ford Road, if you can slow the water down before it gets there, it will help it. The drainage calculations will come in with the construction plans.

Ted Jernigan: And the flow meter will have a grate on it to help keep the trash on your side?

Zach Wilkinson: Yes

Corbin Keen: We will, just like all other developments, make them do a long-term maintenance agreement for stormwater facilities. It will be described in there, their inspection process and maintenance procedures and will be recorded with the property at the county and that will be a document that will stay with this property, for the life of it.

Megann Thompson: You need more parking.

Ann Blackburn: I like the moving the rear setback and moving the homes back for safety.

Zach Wilkinson: I really like that to, if we add that as a request for an exception.

Luther Bratton: I don't think you have to make an exception as far as you do your plan and we except your plan.

Zach Wilkinson: I want to check each box, and if you show something and it doesn't meet the base zoning, you better point it out or it can be taken away from you. I want to make sure that it is spelled out that it's an exception.

Megann Thompson: For this particular PUD, that makes sense, because of its surroundings, it can sit closer to its property lines, make it flow a little better.

Zach Wilkerson will be working on trying to accommodate more parking by changing the setbacks in the rear yards instead of the front and looking at working out an agreement and adding extra parking on the front lot of the storage units, fencing it off and having a separate gate from the storage with a keypad.

There was discussion of widening the private road from 20 feet to 24 feet to make it easier for parking and leaving a parking space.

There was discussion of the stormwater grates in the road for water, this is the conceptual, when the drainage calculations are done, that will determine how many stormwater grates are put in, fencing around the stormwater pond for safety and there will be a stormwater grate or cover to keep people from climbing in.

Robert Tooker: If there is parking spaces on the front, where do I take my trash bin?

Zach Wilkinson: I have gotten with Carlton; it will have City trash pick-up not dumpsters.

Corbin Keen: So, the same way that Carlton has said before with other developments like this, we will have all the trash service managed through the property managers. They will all be one side of the road that way we can make one swoop through there, get everybody's trash and get out of there. We prefer it to be public pickup than a dumpster or private company, so we can manage it better.

Motion to Defer to next regular meeting: Ann Blackburn

Second Motion: Ted Jernigan- All were in favor, motion carried. 7-0.

Yes: Megann Thompson, Ann Blackburn, Ted Jernigan, Robert Tooker, Mark Harrison, Jessica Hunter

Absent: Ty Crowder, Gail Gentry

Motion Passed: (Voice Vote)

OLD BUSINESS-NO OLD BUSINESS

Discussion:

House Bill 2425- Substantial Compliance Resolution: This is a new law passed in the state of Tennessee as it pertains to vesting rights on new developments. We are having a class on Thursday that pertains to this same issue.

The purpose of this law is to change the timing of when a developers property rights become vested or legally protected from new regulations. It was signed into effect July first of this year. There are some points I wanted to go over.

- Vesting upon submission not approval-A crucial shift from the old standard of approval rights were vested.

I want to bring a Resolution to Planning Commission and then to City Council to define what a Substantial Compliance application is.

- A three-year vesting period-The law specifies that a 3-year vesting period for a building permit, giving developers a clear predictable time frame to begin construction under the initial regulations.
- Deemed approved provision- to prevent delays, the law includes a provision, that if a local government fails to act on a complete application for a special exception, or a map interpretation with 120 days the application is automatically approved
- Phasing- Consistency for phase projects for large multi-phase developments. The law ensures that development standards for all future phases are based on regulations in effect when the first phase is approved. This provides long term stability and predictability for major construction projects.

One thing I wanted the Planning Commission to know is that I will be bringing a Resolution to you guys to define Substantial Compliance.

R7.5 Duplex

This is to open up the discussion of duplexes, dwelling, two family detached. The allowed districts they are in now is R-40, R-15, R-10, R7.5 and RM1. The discussion opens up potentially moving duplexes to RM1 districts that would require a PUD or any other mechanism that the Planning Commission would like to see.

There was some discussion on the smaller lots versus the larger ones with the PUD. It was discussed that if 1 or 2 units that may be built shouldn't have to go through a PUD, it wouldn't be worth it. It's a lot to think about. Nate Heisler is going to invite John Bradley to the next Planning Commission to help with the discussion and understanding.

City Planner's Comments:

We've had a minor site plan with CEMC in review, Application for Lamar billboard are digitizing the north side and they are letting the city use an advertising space on it, Accent Building had a sign review, Clayton Homes a sign review for 52E, Stord on Vaughn Parkway a sign review and Twin Lakes will be putting up a temporary sign showing what their homes will look like, also we are in the process of reviewing a couple of city owned lots on Strawberry Street that haven't been subdivided or anything, we wanted to add PUDE's and the building envelope, setbacks to the plat, that's in house review now. That's just a couple of things that we've been doing with the Planning Office.

Adjournment 7:57PM

Motion to approve: Ann Blackburn

Second Motion: Ted Jernigan -All were in favor, motion carried. 7-0.

Yes: Ann Blackburn, Megann Thompson, Ted Jernigan, Luther Bratton, Robert Tooker, Mark Harrison, Jessica Hunter

Absent: Ty Crowder, Gail Gentry

Motion Passed: (Voice Vote)

Chairwoman Ann Blackburn

Date

Recording Secretary

Date



BROAD NORTH

Regulating Pattern Book

APPROVED: MAY 5, 2025
REVISED: AUGUST 13, 2025

DON
FLEMMING

PROPERTY OWNER

DON FLEMMING
700 & 706 NORTH BROADWAY
PORTLAND, TENNESSEE 37148

SQUARE 1
CONSTRUCTION

DEVELOPER

CALEB FUQUA
4676 HIGHWAY 41 NORTH
SPRINGFIELD, TENNESSEE 37172



RAGAN SMITH ASSOCIATES

LANDSCAPE ARCHITECT

TROY GARDNER
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206



RaganSmith

a Pape-Dawson company



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CONDITIONS OF APPROVAL

Per City Council Meeting on May 5, 2025.

1. Wet pond graded to 25% greater volume than PMDP. See page 25.
2. Developer to donate \$35,000 to the City of Portland Parks & Recreation Department.
3. Developer to install traffic signal on North Broadway at site access. See page 28.

PROJECT NARRATIVE



Portland, Tennessee embodies a blend of rural charm and suburban convenience, surrounded by rolling hills and farmland. Portland offers a tranquil setting less than an hour from Downtown Nashville. Known for its strong community spirit, Portland hosts events like the annual Strawberry Festival, celebrating its agricultural roots. Residents enjoy a relaxed lifestyle with parks, schools, and local businesses contributing to its vibrant small-town appeal.

Broad North is located approximately 1.5 miles north of Downtown Portland. The site is composed of four parcels, with two existing homes and several out buildings at its northeast corner. The remaining portion of the site is gently sloped, undeveloped farmland. There are single family neighborhoods located immediately south and east of the site. North of the site, across North Broadway, are multiple large industrial buildings and a few single family homes. Property to the west is currently undeveloped but was recently approved for a single family neighborhood.

Broad North will consist of a mix of alley loaded townhomes and front loaded single family detached homes. This will be a welcome transition between the industrial uses to the north and the quieter single family residential uses to the south.



EXCEPTIONS REQUEST

An exception is requested to allow single family detached lot sizes of 5,000 s.f. per PUD Regulation 12.302(A). Per PUD Regulation 12.206 the following design characteristics and amenities are proposed to support this exception request:

- **Traffic Calming:**
 - Alleys | Onstreet Parking | Roundabout
- **Recreational Amenities:**
 - Wet Pond & Fishing Pier
 - Playground
 - Passive Recreational Space
- **Public Infrastructure Improvements:**
 - Waterline Upgrade Along Oak Hill Drive

PERMITTED USES

- Dwelling, One-Family Attached
 - Community Assembly (Private Amenity Center & Clubhouse)
- Food & Beverage Service - General
 - Food Service Limited
 - General Retail Trade
 - Professional Services - Medical
- Professional Services - Other
 - Animal Care & Veterinarian Services
 - Convenience Retail Sales & Services

PROPOSED DENSITY

Site Area: ±38.7 Acres

Proposed Yield: 197 d.u. (74 Townhomes + 123 Single Family Detached)

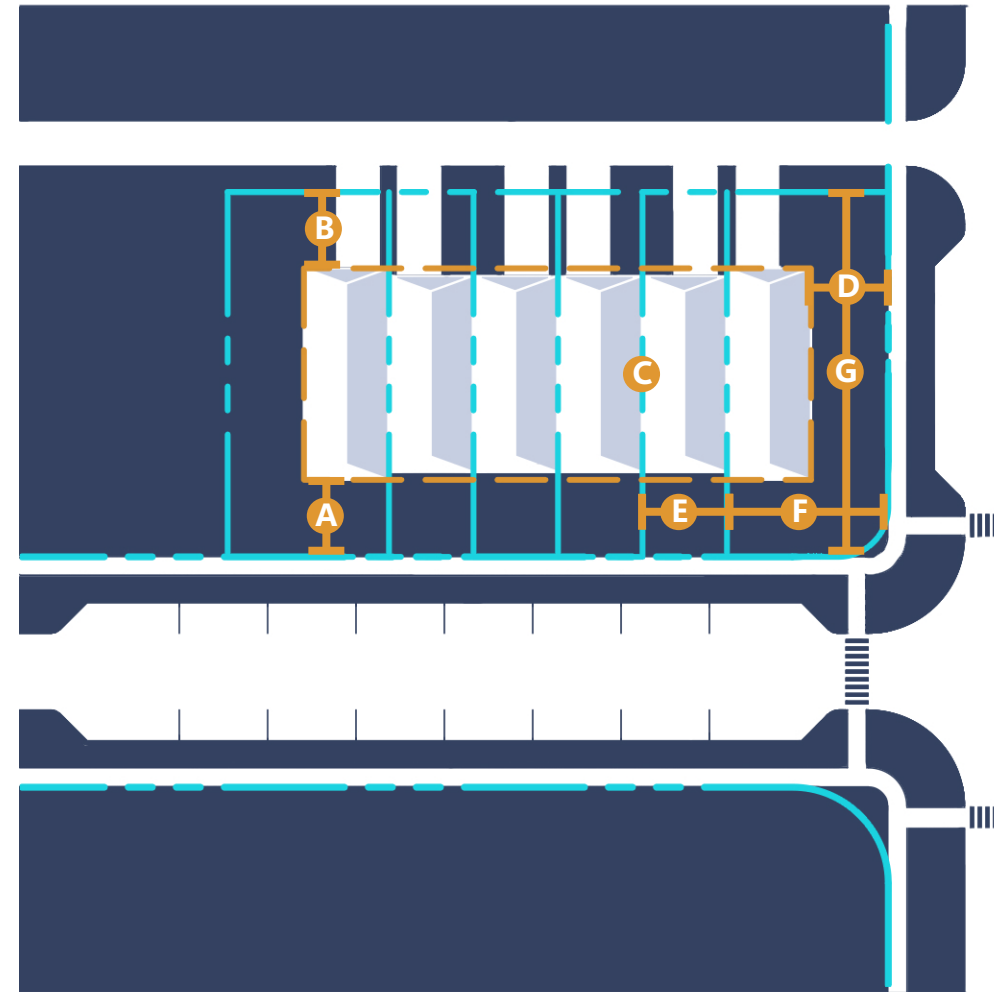
Density: 5.1 Dwelling Units per Acre

EXISTING DENSITY ALLOWED

<u>CURRENT ZONING</u>	<u>MAP</u>	<u>PARCEL</u>	<u>ACRES</u>	<u>UNITS ALLOWED</u>
RS-20	19	39.00	7.04	15 LOTS (Based on 20,000 s.f. min. lot size)
RR (COUNTY)	19	39.01	11.67	12 LOTS (Based on 40,000 s.f. min. lot size)
RS-40	19	40.00	4.56	4 LOTS (Based on 40,000 s.f. min. lot size)
RR (COUNTY)	19	40.01	15.41	16 LOTS (Based on 40,000 s.f. min. lot size)
TOTAL:				47 LOTS (1.2 d.u./ac)

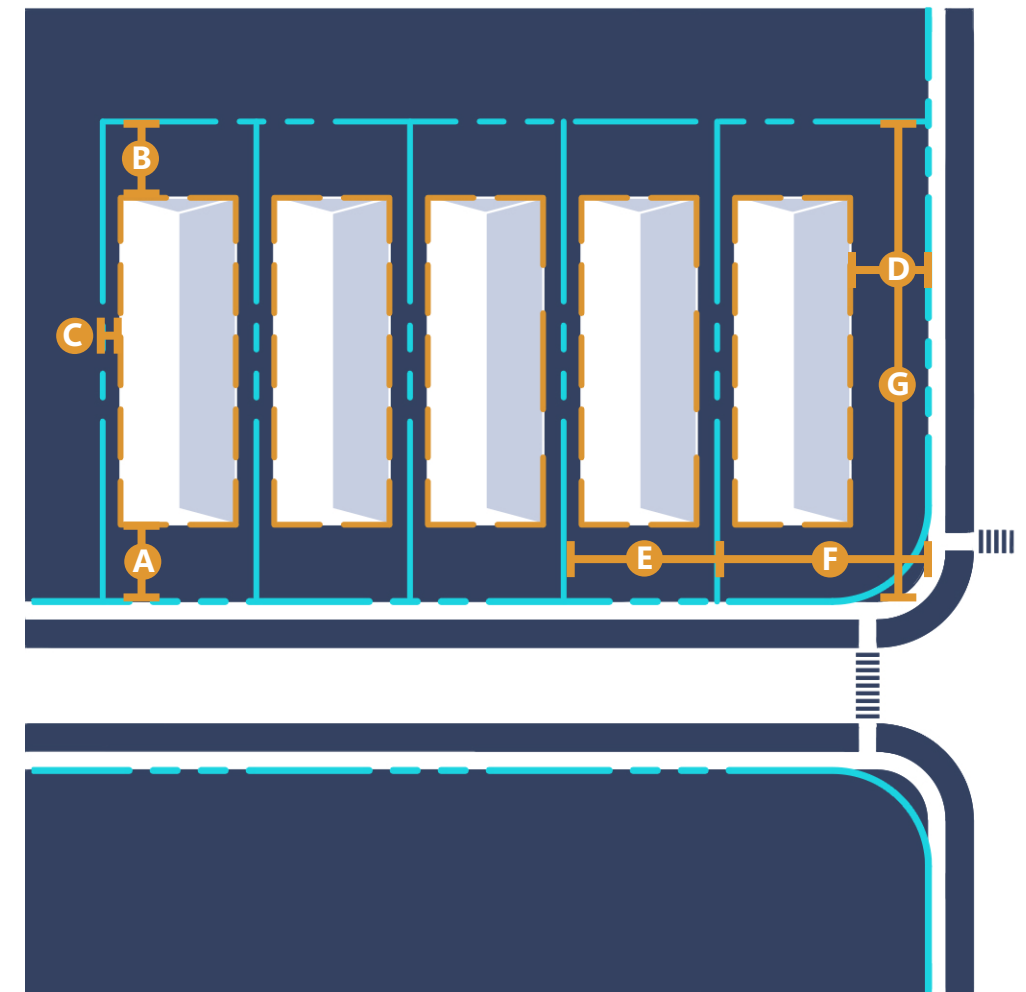
TYPICAL LOTS

TOWNHOMES



A	Front Setback	20'
B	Rear Setback	20'
C	Side Setback	0'
D	Side Street Setback	20'
E	Typical Lot Width	22'
F	Corner Lot Width	42'
G	Lot Depth	95' min

SINGLE FAMILY

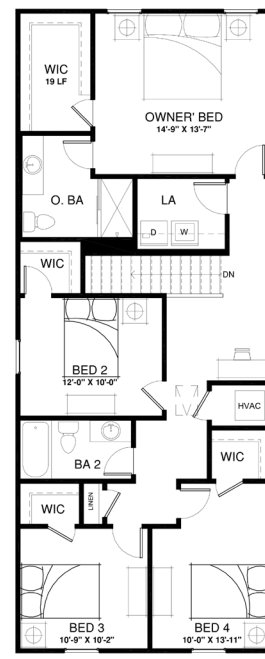


A	Front Setback	20'
B	Rear Setback	20'
C	Side Setback	5'
D	Side Street Setback	20'
E	Typical Lot Width	40'
F	Corner Lot Width	55'
G	Lot Depth	125' min

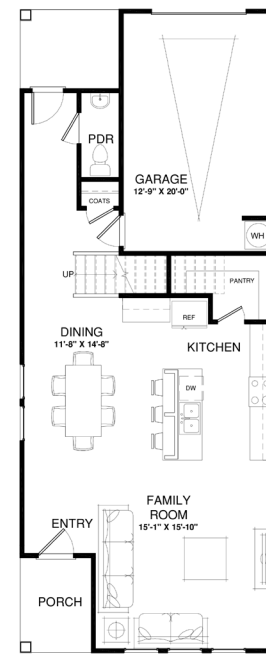
OVERALL LAYOUT



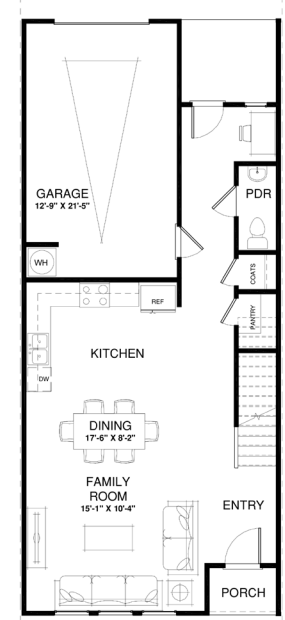
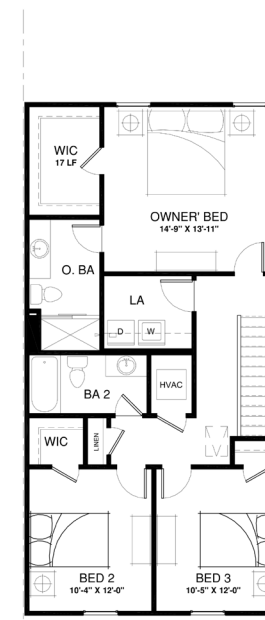
ARCHITECTURAL



DORADO



MALIN



TOWNHOME SIZES

- 1,150 sq. ft. - 1,500 sq. ft.

NOTE: This information is preliminary and intended to convey appearance as required by the city of Portland planned unit development regulations.

TOWNHOUSES

ARCHITECTURAL & MATERIALS



BOARD AND BATTEN



HARDIE PLANK



MAGELLAN



SHAKE SIDING



BRICK

MATERIALS



DISCOVERY

SINGLE FAMILY DETACHED HOUSE SIZES

- 50% of single family detached homes shall be 1150 s.f. or larger
- 25% of single family detached homes shall be 1200-1450 s.f. or larger
- 25% of single family detached homes shall be 1500 s.f. or larger

NOTE: This information is preliminary and intended to convey appearance as required by the city of Portland planned unit development regulations.



VOYAGER

SINGLE FAMILY

AMENITIES PLAN

1. WET POND



2. FISHING PIER



3. FENCED IN PLAYGROUND



4. COVERED CBU



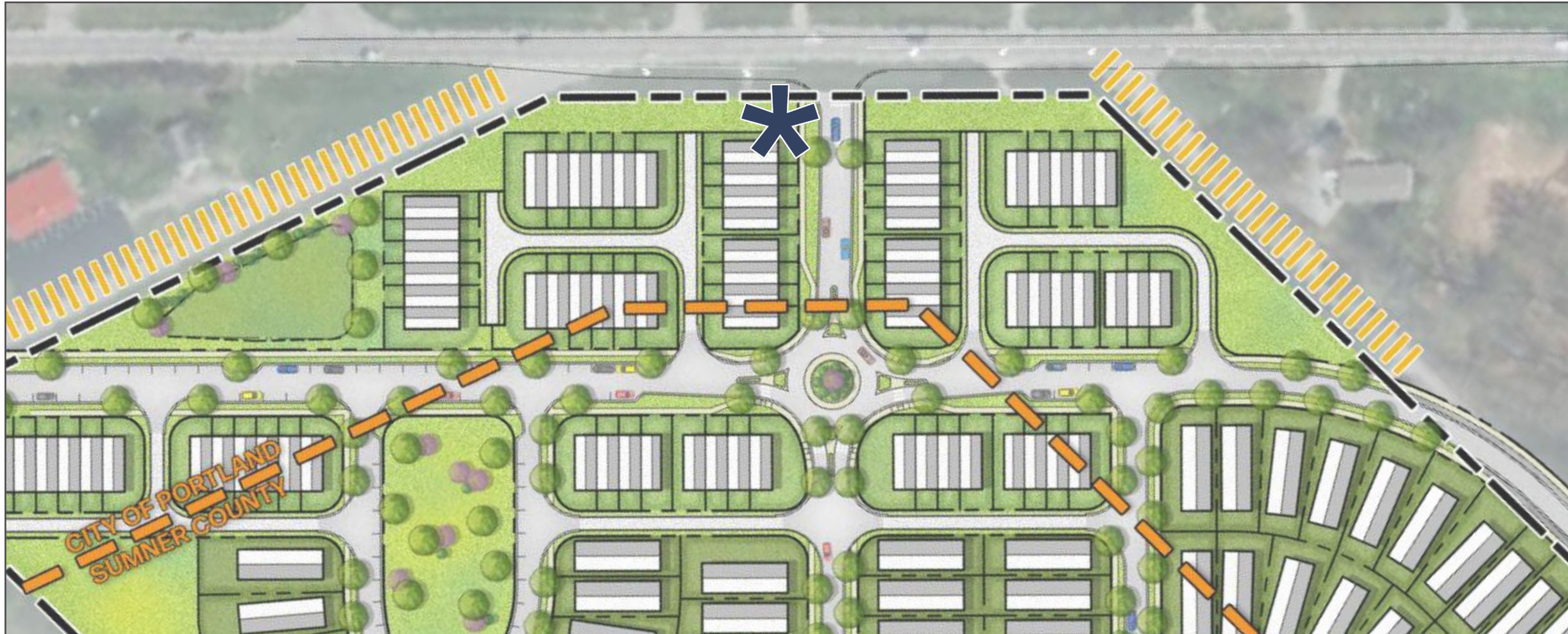
5. RECREATION LAWN



6. COVERED BUS PAVILION



SIGNAGE PLAN



* ENTRANCE MONUMENT LOCATION



PHOTOMETRIC PLAN

Mark Crafton

TGT Road
(Public Access)

North Broadway
(State Route #109)
Public Access

North Broadway
(State Route #109)
Public Access

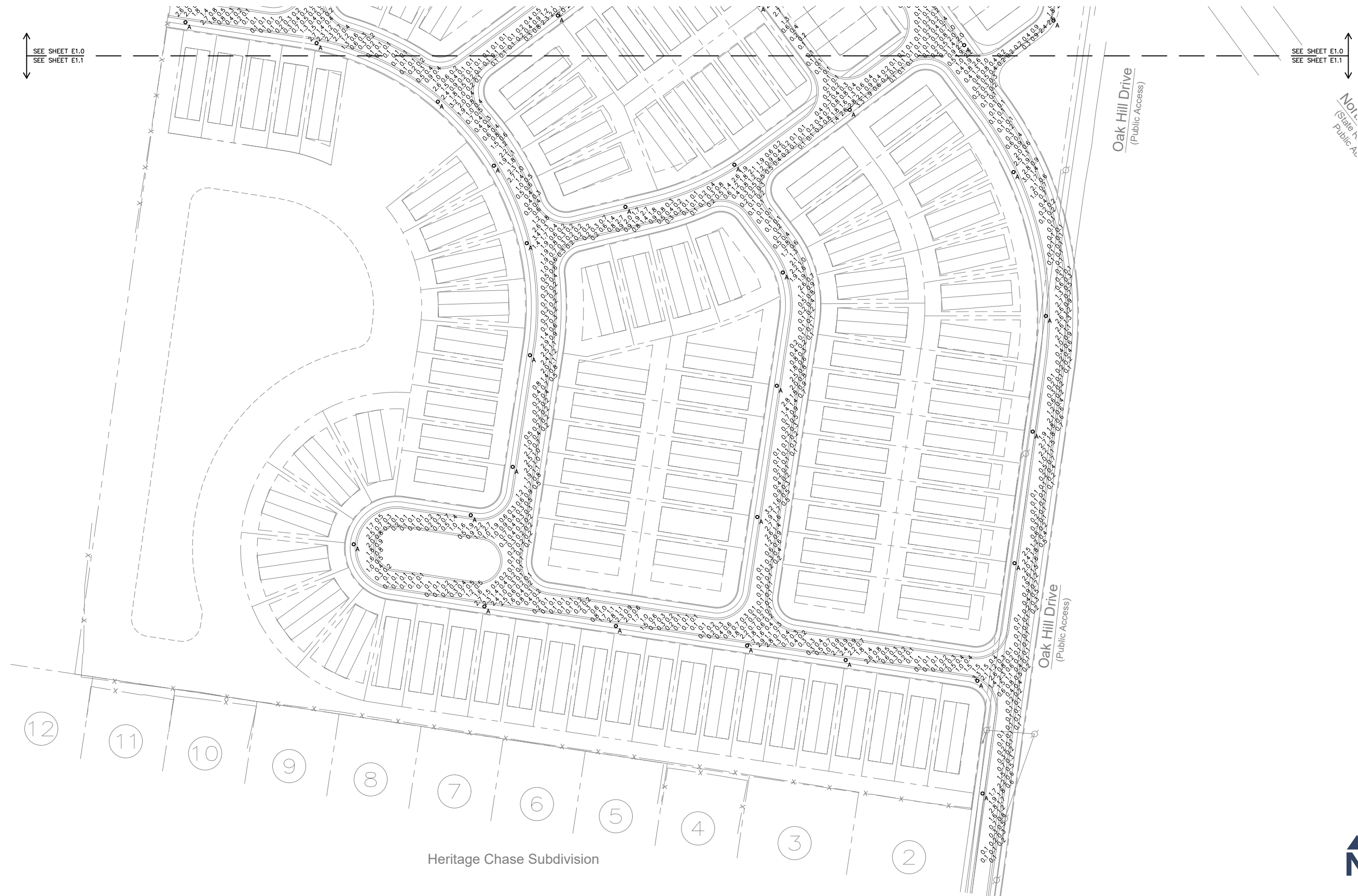
Reyes Construction Inc.



SEE SHEET E1.0
SEE SHEET E1.1

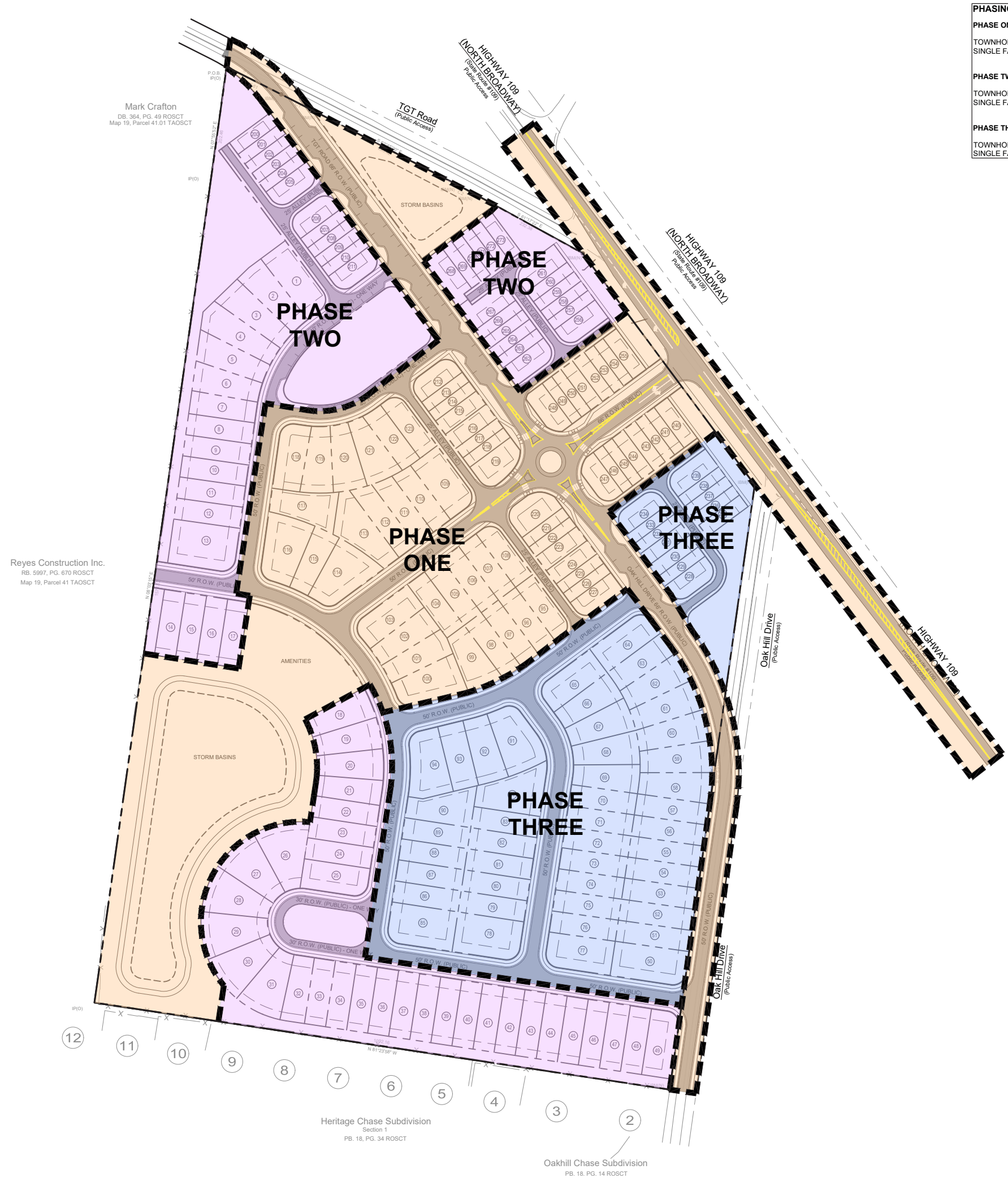
SEE SHEET
SEE SHEET

PHOTOMETRIC PLAN

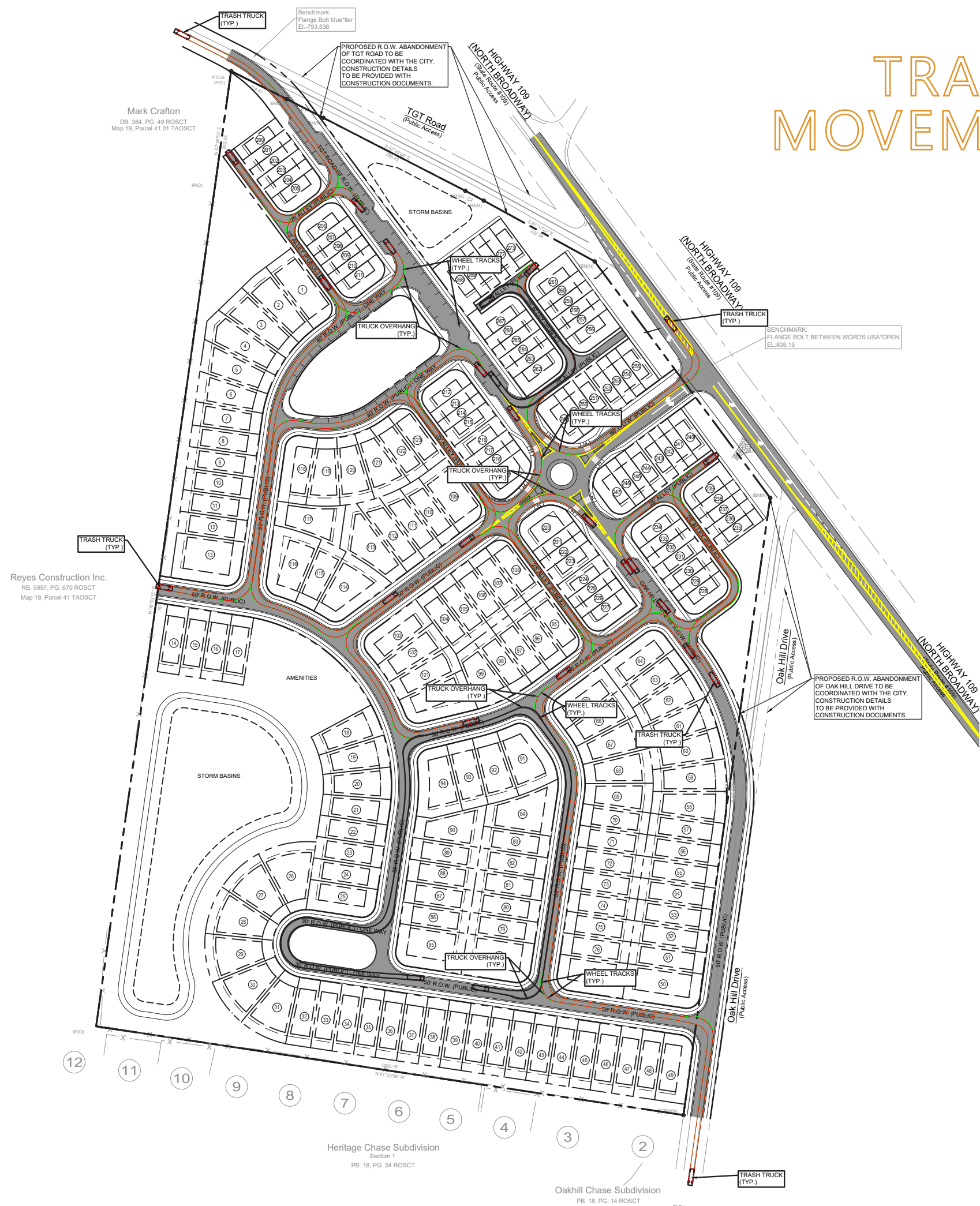


PHASING PLAN

PHASING DATA:	
PHASE ONE:	
TOWNHOMES:	32 UNITS
SINGLE FAMILY LOTS:	29 UNITS
PHASE TWO:	
TOWNHOMES:	30 UNITS
SINGLE FAMILY LOTS:	49 UNITS
PHASE THREE:	
TOWNHOMES:	12 UNITS
SINGLE FAMILY LOTS:	45 UNITS



TRASH TRUCK MOVEMENT PLAN



CURRENT CITY & COUNTY LIMITS



PROPOSED ANNEXATION



- 1 Map 19 Parcel 40.01
- 2 Map 19 Parcel 39.01

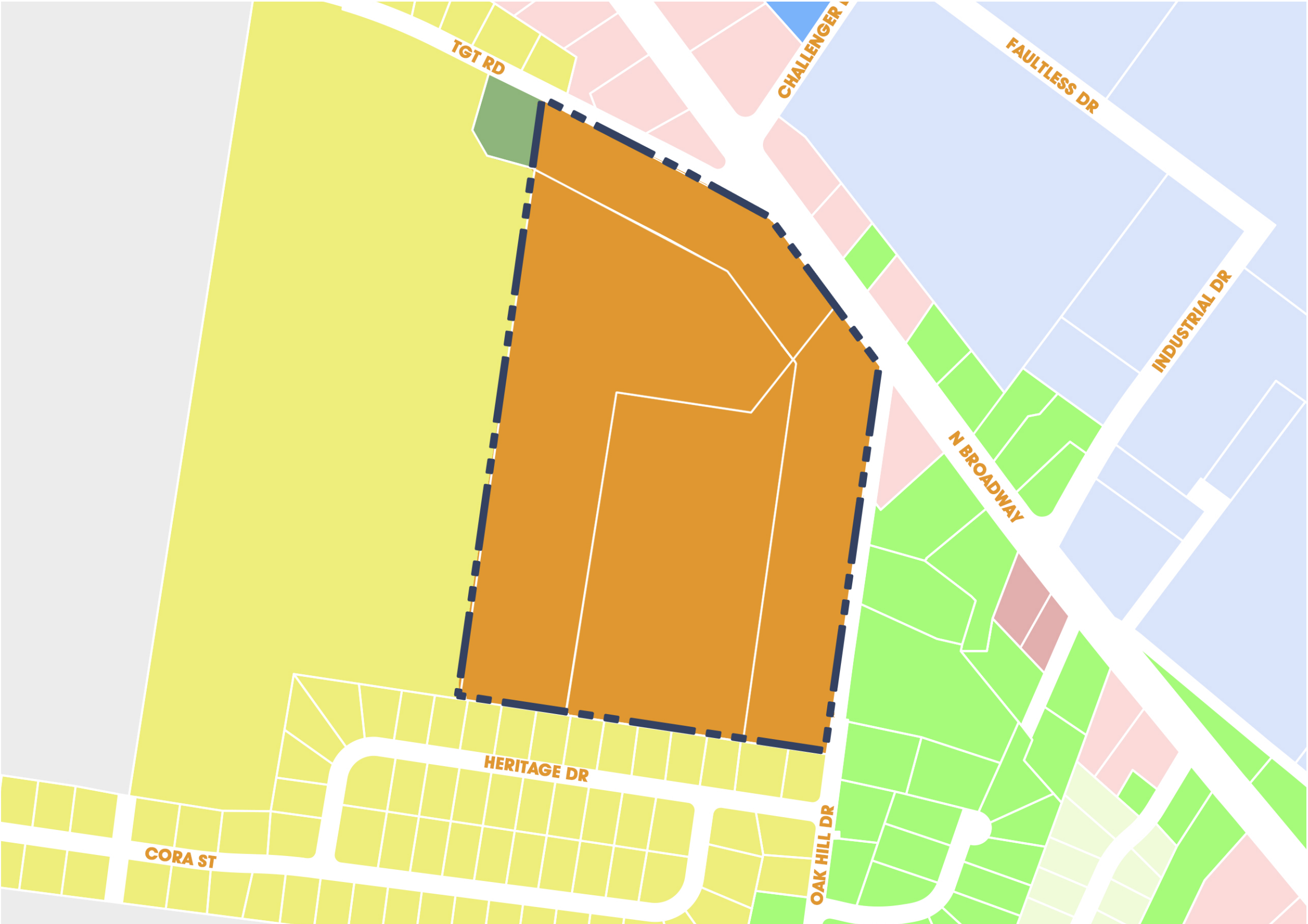
- CITY LIMITS
- SITE BORDER
- SUMNER COUNTY
- CITY OF PORTLAND
- PARCELS PROPOSED FOR ANNEXAATION

CURRENT ZONING

- COUNTY
- IG
- IR
- RM1
- R15
- RS20
- RS40
- GCS
- OPS
- PUD

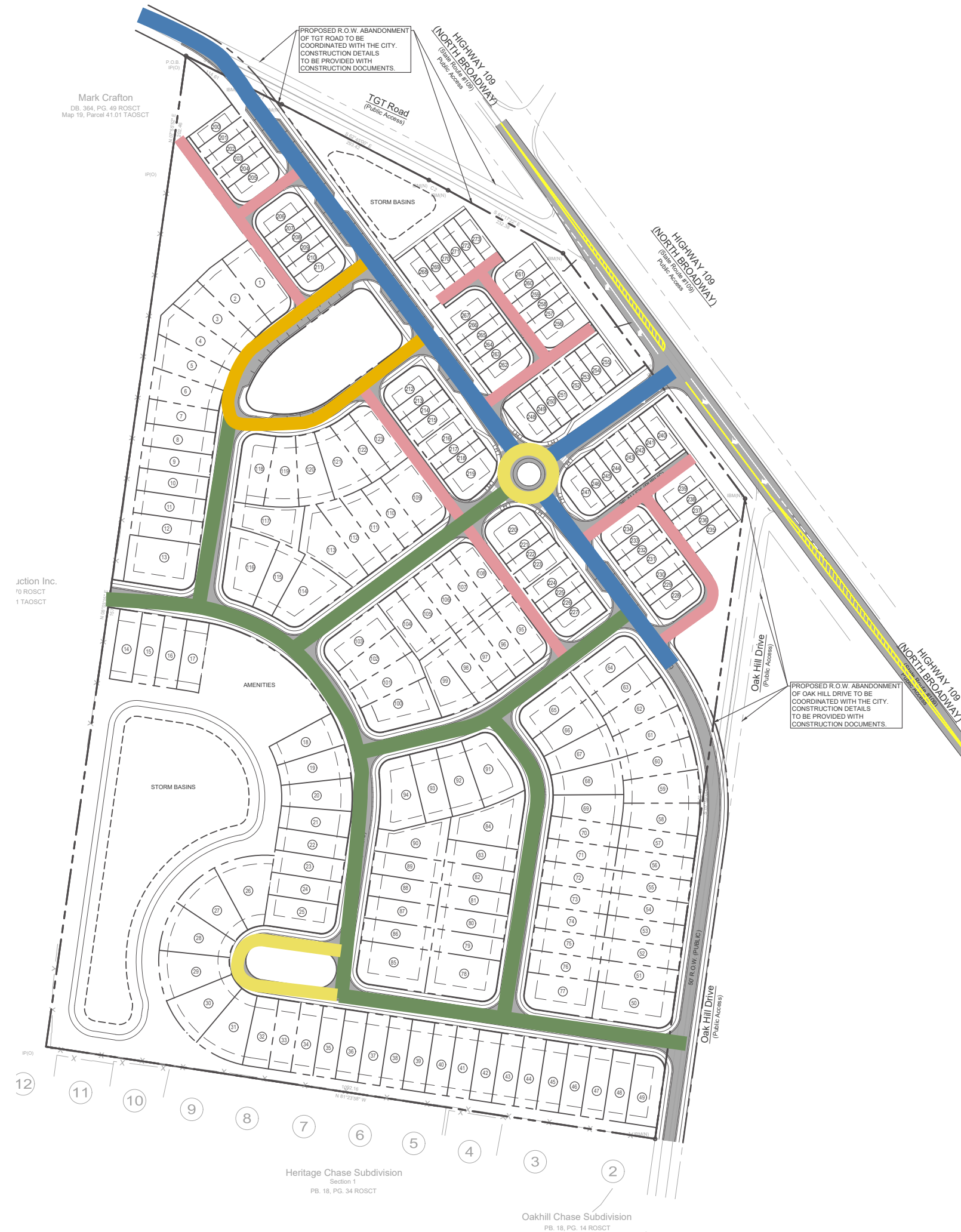


PROPOSED ZONING

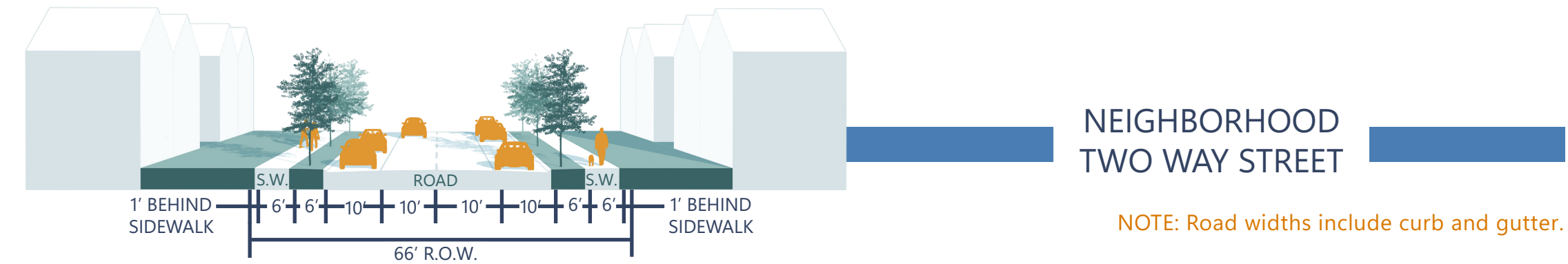
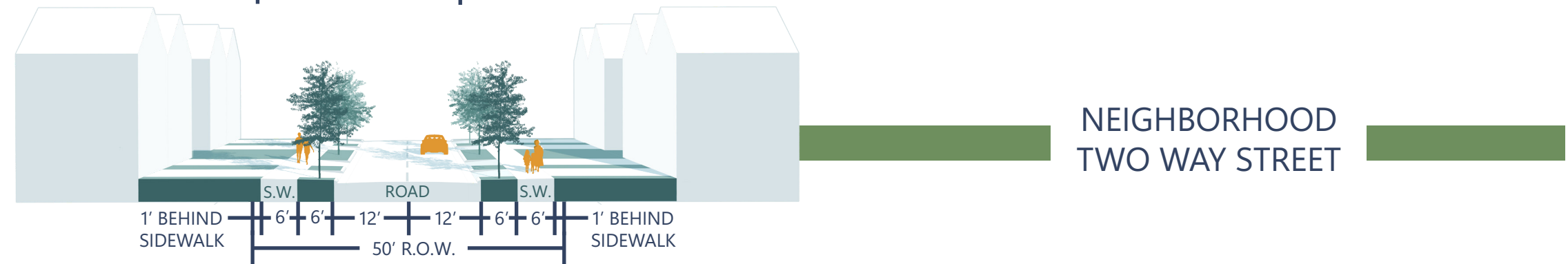
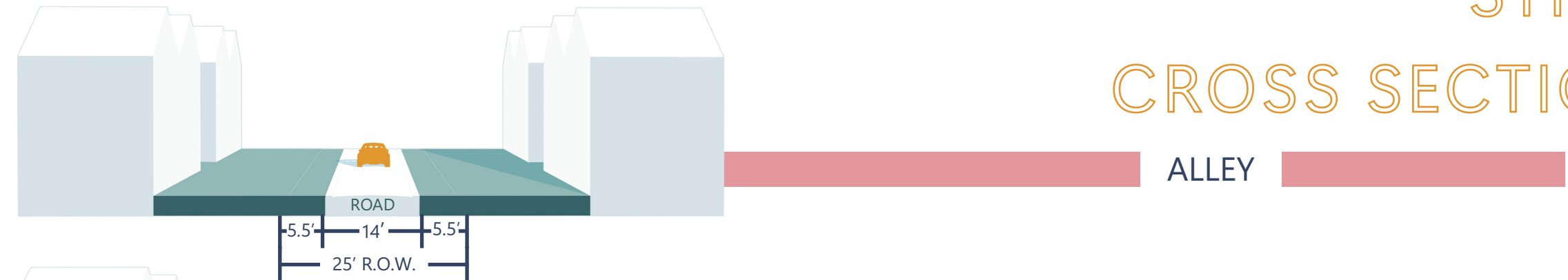


- COUNTY
- IG
- IR
- RM1
- R15
- RS20
- RS40
- GCS
- OPS
- PUD

STREET NETWORK PLAN



STREET CROSS SECTIONS



NOTE: Road widths include curb and gutter.

GRADING & DRAINAGE PLAN

 STORM



UTILITIES PLAN

-  WATER LINE
-  SEWER



LANDSCAPE PLAN

Mark Crafton
DB. 364, PG. 49 ROSCT
Map 19, Parcel 41.01 TAOSCT

WEST BUFFER LENGTH: 1724'
CANOPY TREES REQUIRED: 52 TREES (1724/100 x 3)
ACCENT TREES REQUIRED: 104 TREES (1724/100 x 6)
SHRUBS REQUIRED: 587 SHRUBS (1724/100 x 34)

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

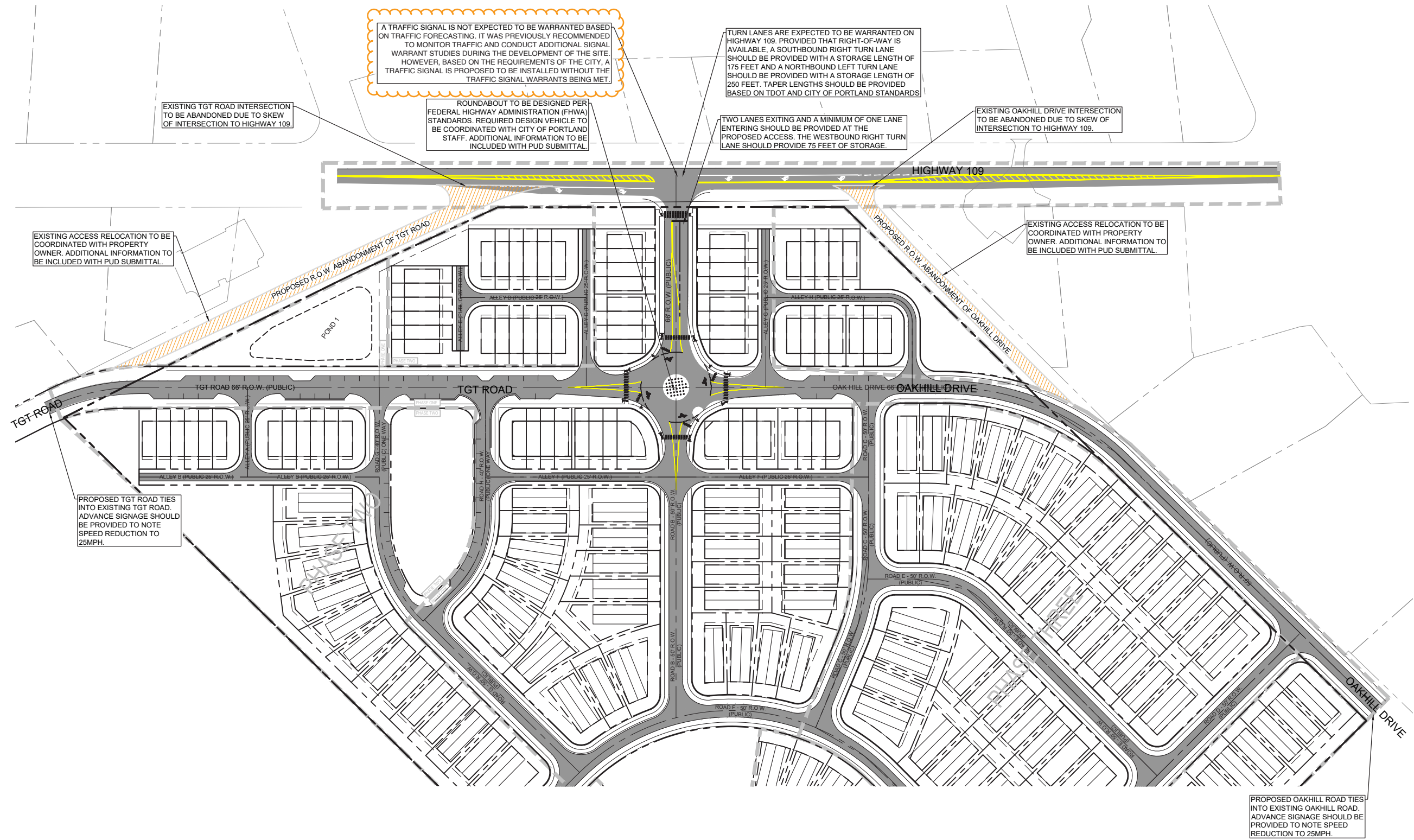
NORTH BUFFER LENGTH 1047'
CANOPY TREES REQUIRED: 32 TREES (1047/100 x 3)
ACCENT TREES REQUIRED: 63 TREES (1047/100 x 6)
SHRUBS REQUIRED: 356 SHRUBS (1047/100 x 34)

EAST BUFFER LENGTH: 398'
CANOPY TREES REQUIRED: 12 TREES (398/100 x 3)
ACCENT TREES REQUIRED: 24 TREES (398/100 x 6)
SHRUBS REQUIRED: 136 SHRUBS (398/100 x 34)

SOUTH BUFFER LENGTH: 1093'
CANOPY TREES REQUIRED: 33 TREES (1093/100 x 3)
ACCENT TREES REQUIRED: 66 TREES (1093/100 x 6)
SHRUBS REQUIRED: 372 SHRUBS (1093/100 x 34)

BUFFER DATA:	
NORTH BUFFER LENGTH:	1047'
CANOPY TREES REQUIRED:	32 TREES (1047/100 x 3)
CANOPY TREES PROPOSED:	32 TREES
ACCENT TREES REQUIRED:	63 TREES (1047/100 x 6)
ACCENT TREES PROPOSED:	63 TREES
SHRUBS REQUIRED:	356 SHRUBS (1047/100 x 34)
SHRUBS PROPOSED:	356 SHRUBS
EAST BUFFER LENGTH:	398'
CANOPY TREES REQUIRED:	12 TREES (398/100 x 3)
CANOPY TREES PROPOSED:	12 TREES
ACCENT TREES REQUIRED:	24 TREES (398/100 x 6)
ACCENT TREES PROPOSED:	24 TREES
SHRUBS REQUIRED:	136 SHRUBS (398/100 x 34)
SHRUBS PROPOSED:	136 SHRUBS
SOUTH BUFFER LENGTH:	1093'
CANOPY TREES REQUIRED:	33 TREES (1093/100 x 3)
CANOPY TREES PROPOSED:	33 TREES
ACCENT TREES REQUIRED:	66 TREES (1093/100 x 6)
ACCENT TREES PROPOSED:	66 TREES
SHRUBS REQUIRED:	372 SHRUBS (1093/100 x 34)
SHRUBS PROPOSED:	372 SHRUBS
WEST BUFFER LENGTH:	1724'
CANOPY TREES REQUIRED:	52 TREES (1724/100 x 3)
CANOPY TREES PROPOSED:	52 TREES
ACCENT TREES REQUIRED:	104 TREES (1724/100 x 6)
ACCENT TREES PROPOSED:	104 TREES
SHRUBS REQUIRED:	587 SHRUBS (1724/100 x 34)
SHRUBS PROPOSED:	587 SHRUBS

ROADWAY IMPROVEMENTS PLAN



OPEN SPACE PLAN

OPEN SPACE SITE DATA:

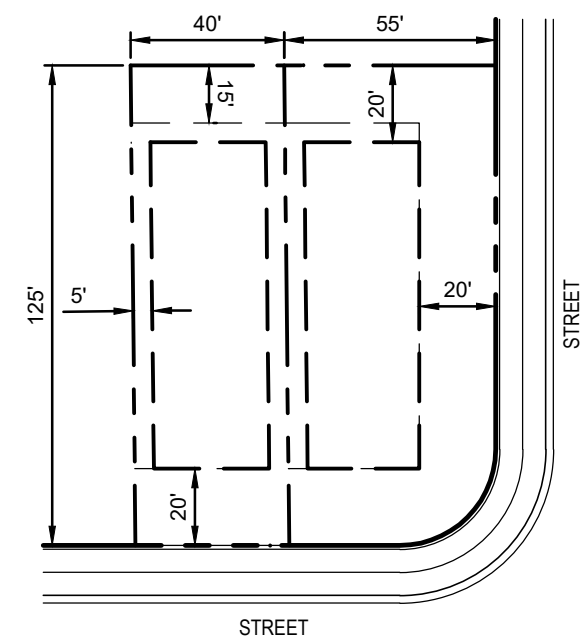
TOTAL SITE AREA:	38.67 AC
REQUIRED USEABLE OPEN SPACE AREA:	3.87 AC (10% MIN.)
PROPOSED USEABLE OPEN SPACE AREA:	5.00 AC (12.9%)
PROPOSED PASSIVE OPEN SPACE AREA:	3.53 AC (9.1%)
REQUIRED TOTAL OPEN SPACE AREA:	7.73 AC (20% MIN.)
PROPOSED TOTAL OPEN SPACE AREA:	8.53 AC (22.1%)

LEGEND:

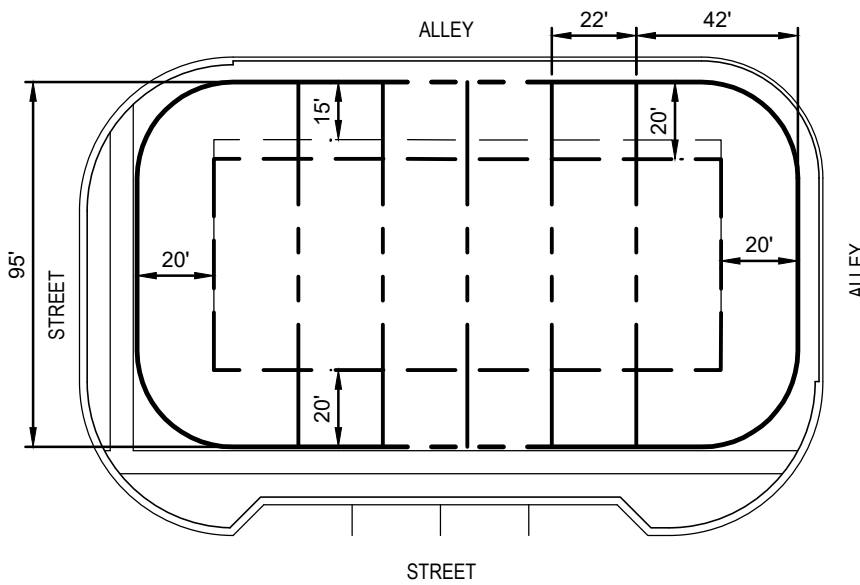
	PASSIVE OPEN SPACE
	USEABLE OPEN SPACE





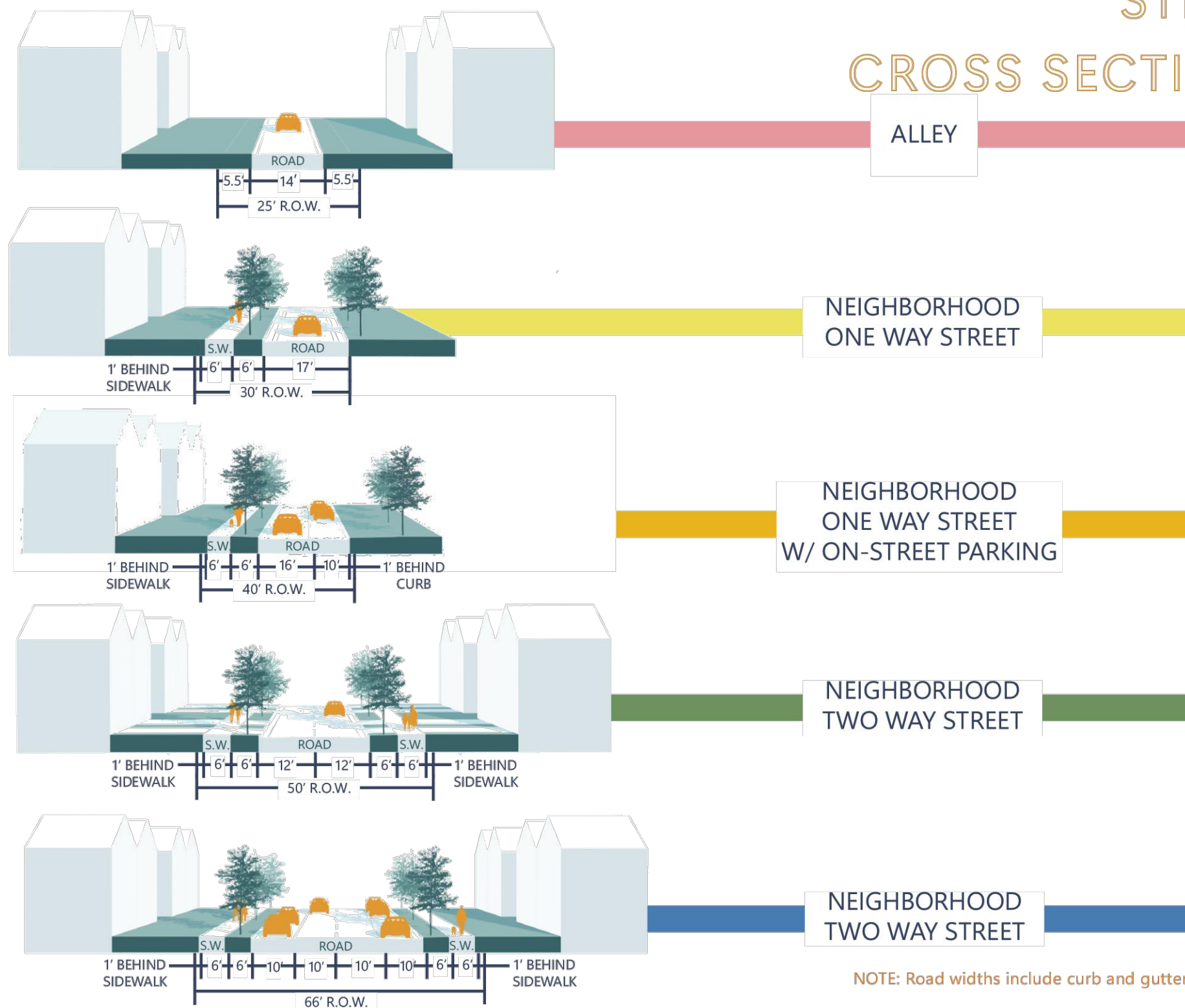


SINGLE FAMILY
FRONT SETBACK 20'
FRONT P.U.D.E. 20'
REAR SETBACK 20'
REAR P.U.D.E. 15'
SIDE SETBACK 5'
SIDE CORNER SETBACK 20'
TYPICAL LOT WIDTH 40'
CORNER LOT WIDTH 55'
LOT DEPTH 125' MIN.



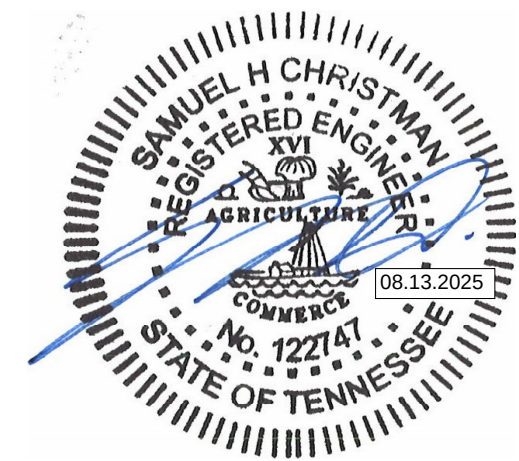
TOWNHOMES
FRONT SETBACK 20'
FRONT P.U.D.E. 20'
REAR SETBACK 20'
REAR P.U.D.E. 15'
SIDE CORNER SETBACK 20'
TYPICAL LOT WIDTH 42'
CORNER LOT WIDTH 42'
LOT DEPTH 95' MIN.

STREET CROSS SECTIONS



NOTE: Road widths include curb and gutter.

SITE DATA	
SITE AREA:	38.7 AC.
TAX MAP:	19
PARCELS:	39.00, 39.01, 40.00, 40.01
CURRENT ZONES:	RS-20, RS-40, RR (COUNTY)
REQUESTED ZONE:	PUD
UNIT COUNT	
TOWNHOMES:	74 D.U. (22' x 95', TYP.), 2,000 S.F. MIN.
SINGLE FAMILY DETACHED:	123 D.U. (40' x 125', TYP.), 5,000 S.F. MIN.
TOTAL:	197 D.U.
SETBACKS:	SEE LOT TYPICAL THIS SHEET
PROPOSED PARKING:	581 SPACES
TOWNHOMES:	148 SPACES (74 D.U. x 2 SPACES) 2 GARAGE SPACES PER UNIT 64 SPACES (ON STREET PARKING)
SINGLE FAMILY DETACHED:	246 SPACES (123 D.U. x 2 SPACES) 2 GARAGE SPACES PER UNIT 123 SPACES (123 D.U. x 1 SPACE) 1 DRIVEWAY SPACE PER UNIT
DENSITY:	5.1 D.U. / AC. (197 D.U. / 38.7 AC.)
ESTIMATED POPULATION:	434 PEOPLE (197 D.U. x 2.2 PEOPLE PER D.U.)
ESTIMATED DEVELOPMENT SCHEDULE:	
COMMENCE CONSTRUCTION:	FALL 2025
COMPLETE CONSTRUCTION:	FALL 2030



BROAD NORTH

FOR

SCOTLYNN PARTNERS

CITY OF PORTLAND, SUMNER COUNTY, TENNESSEE

Scale: 1"=100'

Date: 08/13/2025

Approved By: T. GARDNER

Revisions:

Drawing Title:

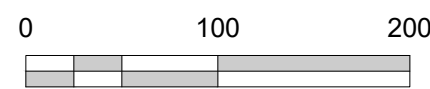
SITE LAYOUT PLAN

Drawing No.

C1.0

Project No.

24-0045





ANTICIPATED AMENITY SCHEDULE:

- PHASE 1:
- WET POND
 - FISHING PIER
 - FENCED IN PLAYGROUND
- PHASE 2:
- RECREATION LAWN
 - COVERED CBU
 - COVERED BUS PAVILION



1. WET POND



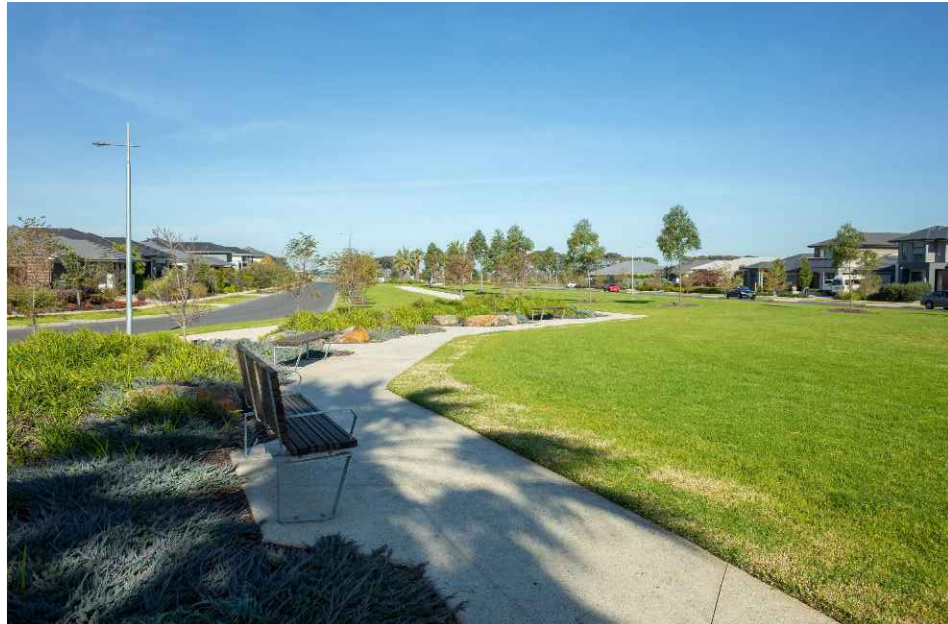
2. FISHING PIER



3. FENCED IN PLAYGROUND



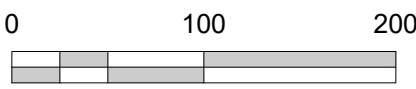
4. COVERED CBU



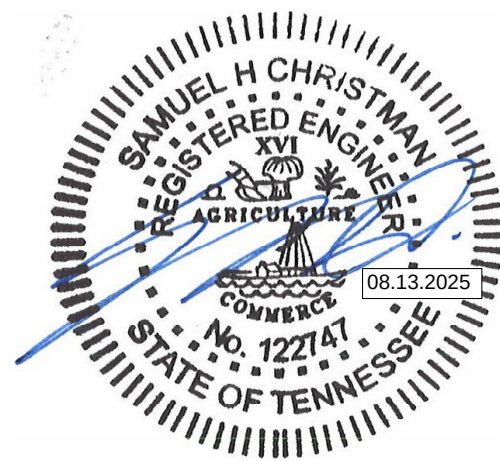
5. RECREATION LAWN



6. COVERED BUS PAVILION



RaganSmith
a Page-Dawson company



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

Scale: 1"=100'
Date: 08/13/2025
Approved By: T. GARDNER

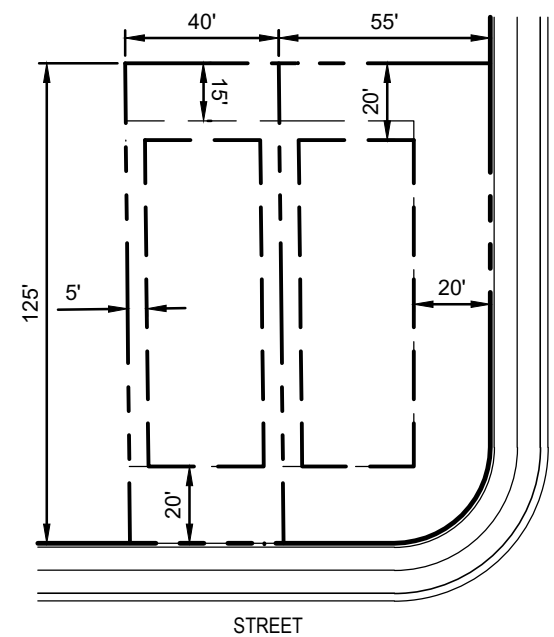
Revisions:	

Drawing Title:
SITE RENDERING

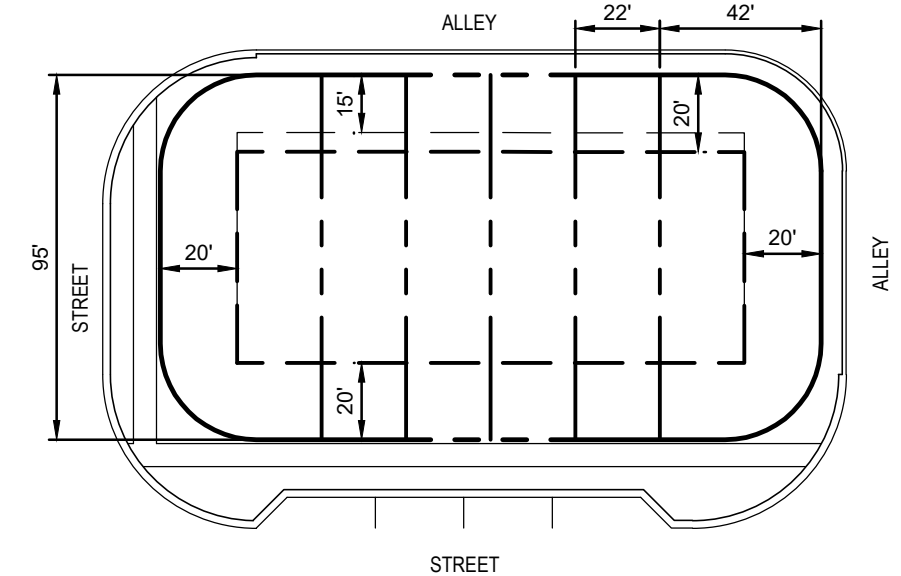
Drawing No.
C1.1

Project No.
24-0045

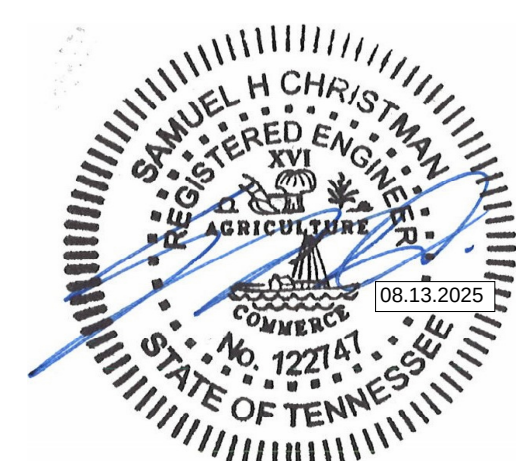
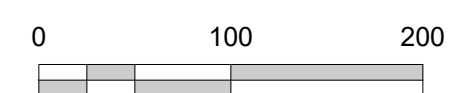
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PLOTTER BY:GABRIL PERAZO/SCAL/CA/GRADING.DWG
LAST UPDATED BY:GABRIL PERAZO/SCAL/CA/GRADING.DWG
LAST UPDATED ON:08/13/2025 9:24 AM



SINGLE FAMILY
FRONT SETBACK 20'
FRONT P.U.D.E. 20'
REAR SETBACK 20'
REAR P.U.D.E. 15'
SIDE SETBACK 5'
SIDE CORNER SETBACK 20'
TYPICAL LOT WIDTH 40'
CORNER LOT WIDTH 55'
LOT DEPTH 125' MIN.



TOWNHOMES
FRONT SETBACK 20'
FRONT P.U.D.E. 20'
REAR SETBACK 20'
REAR P.U.D.E. 15'
SIDE CORNER SETBACK 20'
TYPICAL LOT WIDTH 22'
CORNER LOT WIDTH 42'
LOT DEPTH 95' MIN.



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

Scale: 1"=100'

Date: 08/13/2025

Approved By: M. MERRILL

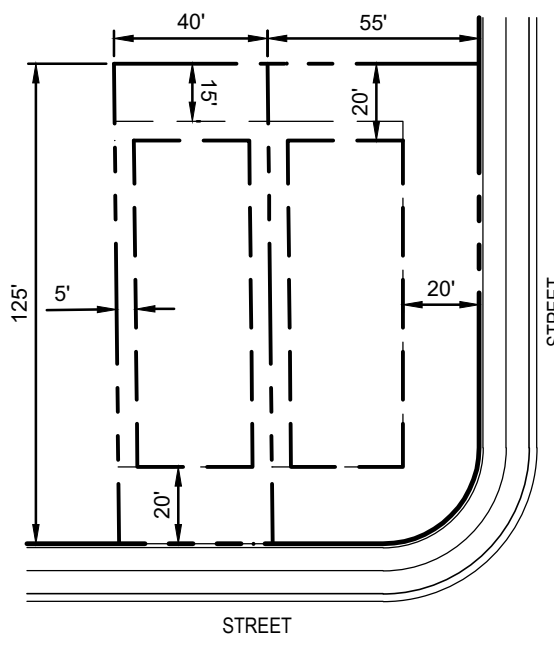
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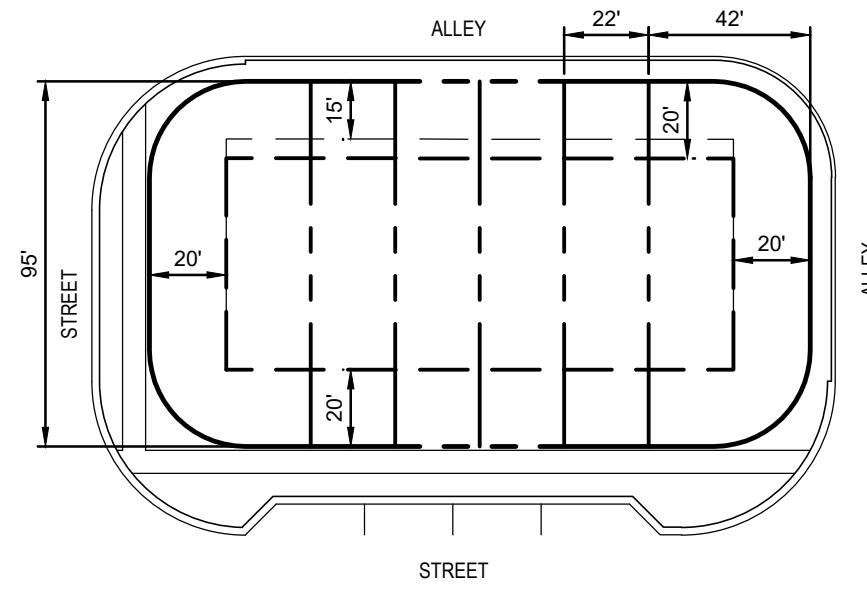
Drawing Title:
**GRADING &
DRAINAGE PLAN**

Drawing No.
C2.0
Project No.
24-0045

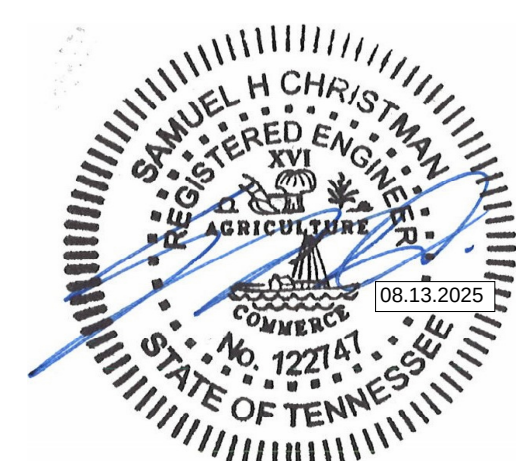
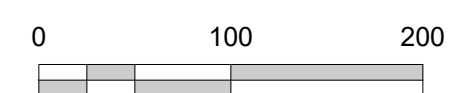
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SINGLE FAMILY
FRONT SETBACK 20'
FRONT P.U.D.E. 20'
REAR SETBACK 20'
REAR P.U.D.E. 15'
SIDE SETBACK 5'
SIDE CORNER SETBACK 20'
TYPICAL LOT WIDTH 40'
CORNER LOT WIDTH 55'
LOT DEPTH 125' MIN.



TOWNHOMES
FRONT SETBACK 20'
FRONT P.U.D.E. 20'
REAR SETBACK 20'
REAR P.U.D.E. 15'
SIDE CORNER SETBACK 20'
TYPICAL LOT WIDTH 40'
CORNER LOT WIDTH 42'
LOT DEPTH 95' MIN.



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

Scale: 1"=100'

Date: 08/13/2025

Approved By: M. MERRILL

Revisions:

Drawing Title:
UTILITIES PLAN

Drawing No.
C3.0
Project No.
24-0045



BUFFER DATA:	
NORTH BUFFER LENGTH:	1047'
CANOPY TREES REQUIRED:	32 TREES (1000' X 3)
CANOPY TREES PROPOSED:	32 TREES
ACCENT TREES REQUIRED:	63 TREES (1000' X 6)
ACCENT TREES PROPOSED:	63 TREES
SHRUBS REQUIRED:	356 SHRUBS (1000' X 34)
SHRUBS PROPOSED:	356 SHRUBS
EAST BUFFER LENGTH:	398'
CANOPY TREES REQUIRED:	12 TREES (1000' X 3)
CANOPY TREES PROPOSED:	12 TREES
ACCENT TREES REQUIRED:	24 TREES (1000' X 6)
ACCENT TREES PROPOSED:	24 TREES
SHRUBS REQUIRED:	136 SHRUBS (1000' X 34)
SHRUBS PROPOSED:	136 SHRUBS
SOUTH BUFFER LENGTH:	1093'
CANOPY TREES REQUIRED:	33 TREES (1000' X 3)
CANOPY TREES PROPOSED:	33 TREES
ACCENT TREES REQUIRED:	66 TREES (1000' X 6)
ACCENT TREES PROPOSED:	66 TREES
SHRUBS REQUIRED:	372 SHRUBS (1000' X 34)
SHRUBS PROPOSED:	372 SHRUBS
WEST BUFFER LENGTH:	1724'
CANOPY TREES REQUIRED:	52 TREES (1000' X 3)
CANOPY TREES PROPOSED:	52 TREES
ACCENT TREES REQUIRED:	104 TREES (1000' X 6)
ACCENT TREES PROPOSED:	104 TREES
SHRUBS REQUIRED:	587 SHRUBS (1000' X 34)
SHRUBS PROPOSED:	587 SHRUBS

- NOTES:
- STREET TREES TO BE INCLUDED IN CONSTRUCTION DOCUMENTS SET.



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

Scale: 1"=100'

Date: 08/13/2025

Approved By: T. GARDNER

Revisions:

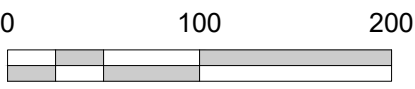
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Drawing Title:
LANDSCAPE PLAN

Drawing No.

L1.0

Project No.
24-0045



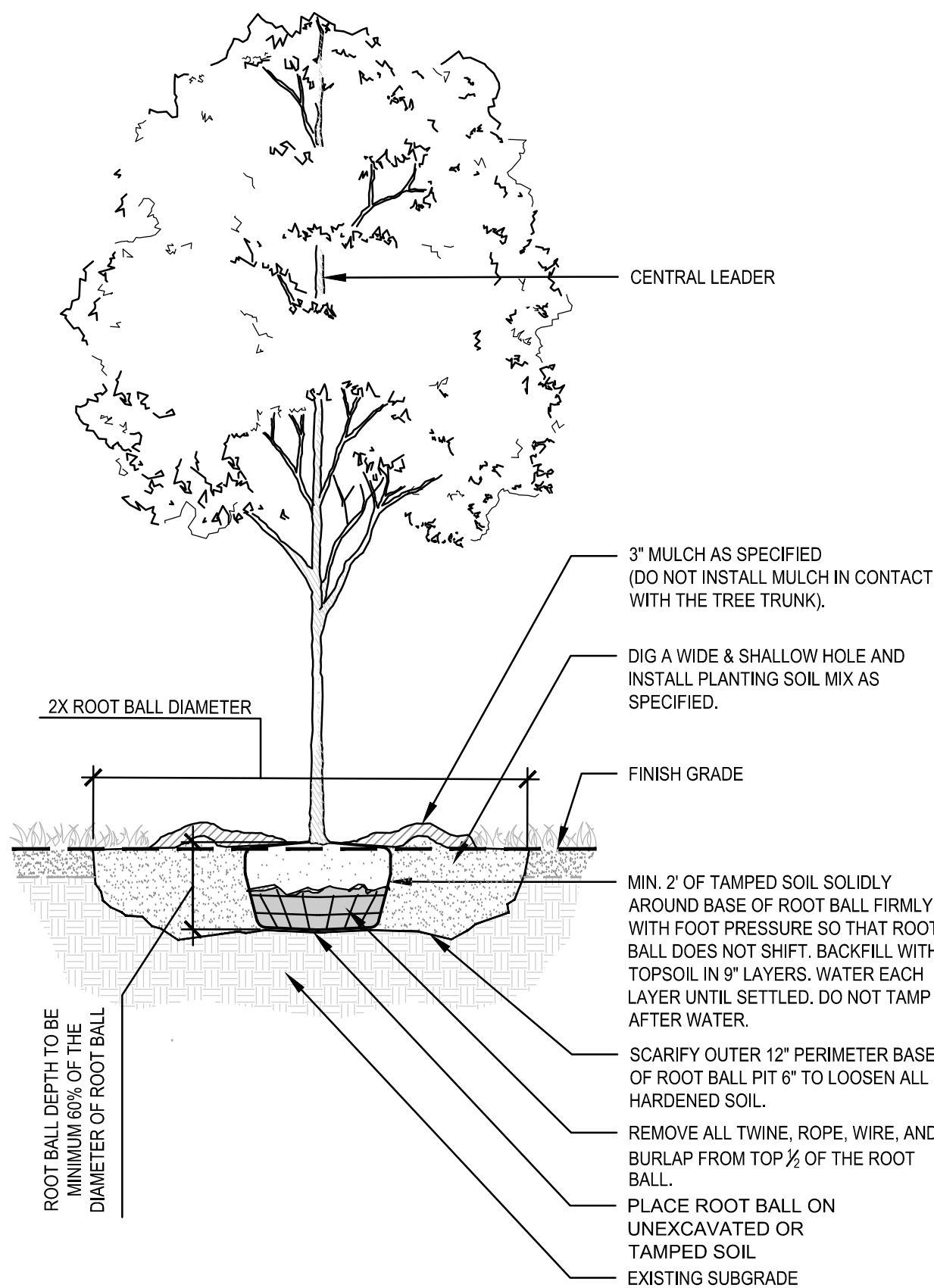
1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR TO SUBMIT SOIL DATA SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE STAKES, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP MIN.) BED EDGES UNLESS OTHERWISE SPECIFIED ON PLANS.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE UNLESS OTHERWISE SPECIFIED ON PLANS.
14. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
15. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

1. AREAS INDICATED FOR SOD SHALL BE TURF-TYPE TALL FESCUE, A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P.) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
2. SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
3. SOD SHALL BE DELIVERED ON PALLETS. STORE SOD AT A LOCATION PROTECTED FROM DAMAGING WINDS.
4. APPLY 6-12-12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES AT A RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
5. LIGHTLY MOISTEN AREA TO RECEIVE SOD IMMEDIATELY PRIOR TO LAYING SOD.
6. LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
7. ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT AN MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
8. PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12" X 12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
10. AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. REPLACE DETERIORATED MATERIAL WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

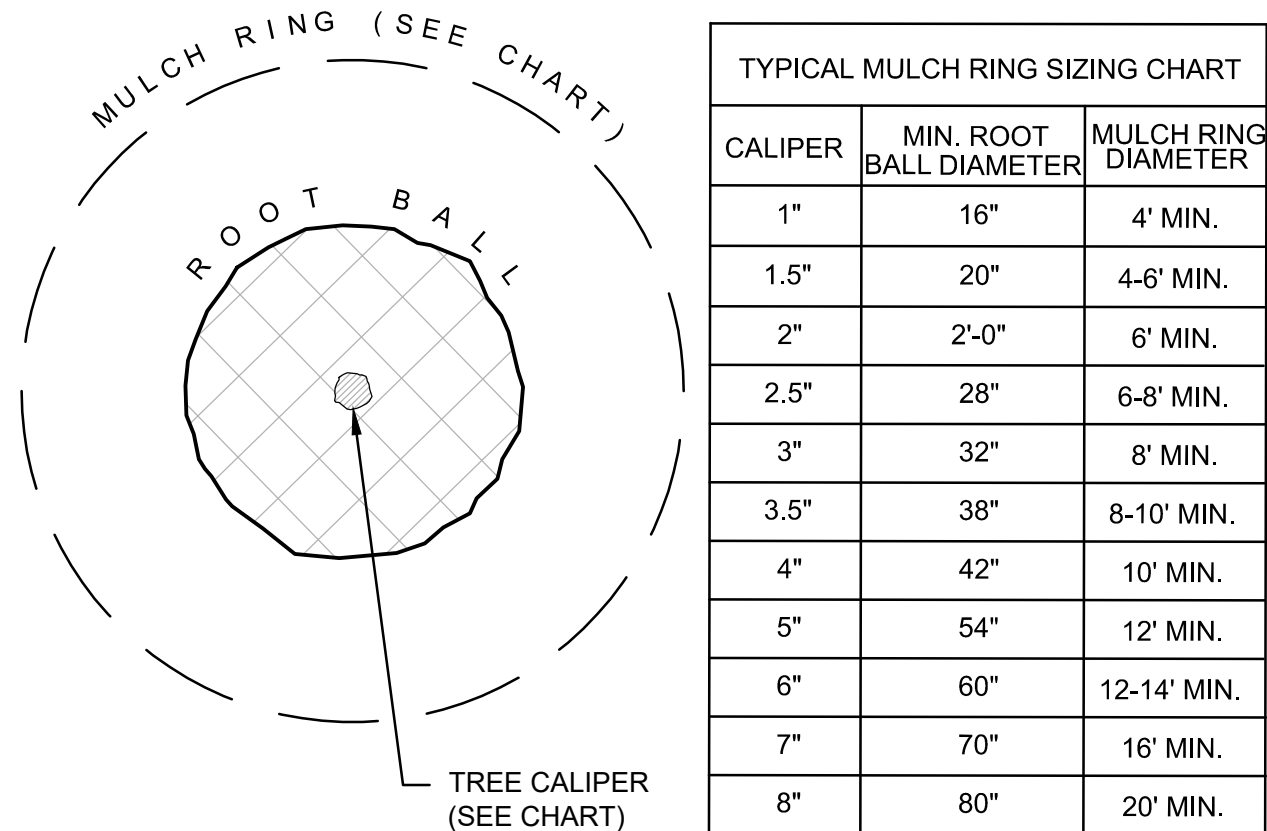
1. SEED ALL DISTURBED AREAS WITH TURF-TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P.) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE, SEED AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 95% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
2. PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
3. THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE SOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL IMPLEMENT. SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
4. APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
5. APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
6. ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
8. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

1. ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
2. SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
3. PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY RECLAIMED/REUSED/GRAY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
4. SHOULD RECLAIMED/REUSED/GRAY WATER NOT BE AVAILABLE, BELOW GRADE CISTERNS OR ON-SITE RETENTION PONDS SHOULD BE CONSIDERED FOR AN IRRIGATION WATER SOURCE. USE OF PUBLIC POTABLE WATER SOURCE SHOULD BE A LAST CASE RESORT AND DESIGNED AS A TEMPORARY IRRIGATION SYSTEM UTILIZED TO ESTABLISHED PROPOSED PLANT MATERIAL THROUGH ITS FIRST TWO YEARS OF GROWTH.
5. PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY.
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.

1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT STAKE TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-Biodegradable BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS
5. CROSSOVER LIMBS (CO-PLANETARY LEADS/BRAD BRANCHES), DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
6. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. SET 1" RAIL BALL FLUSH TO FINISH GRADE (OR 2" HIGHER IN POORLY DRAINING SOILS). TRUNK ROTO FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

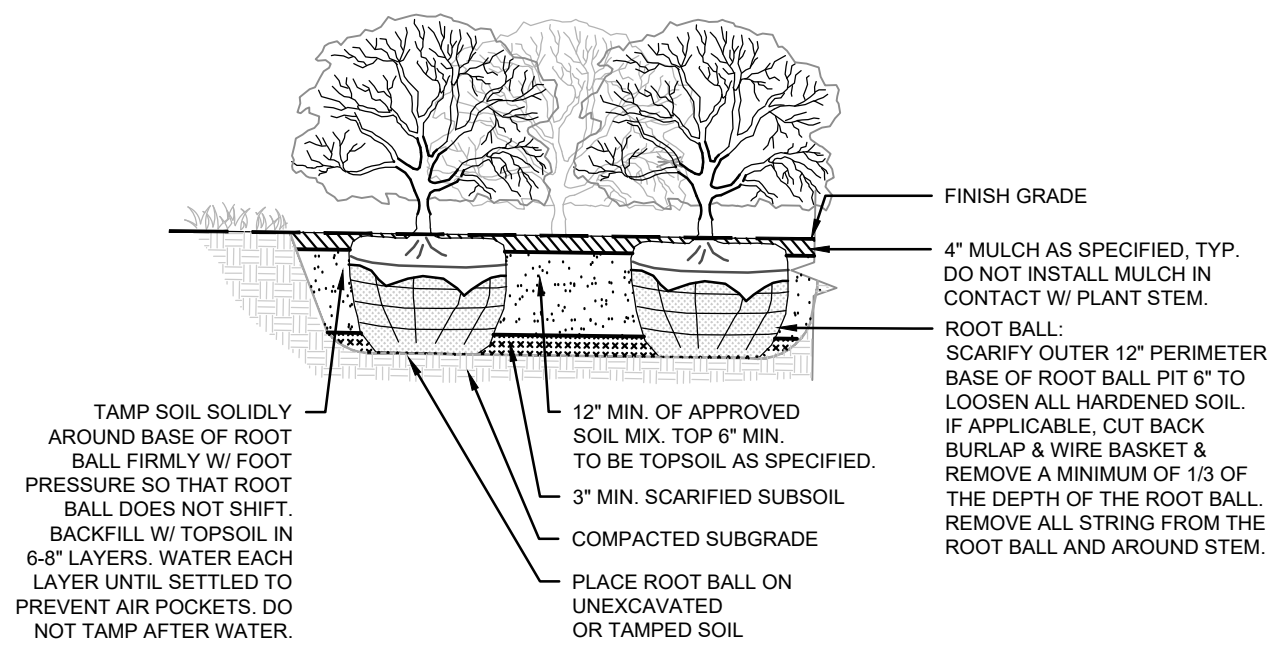


 TYPICAL TREE PLANTING
3/8" = 1'-0"



TREE MULCHING
1" = 1'-0"

1. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
2. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). PLANT ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



 SHRUB PLANTING
3/4" = 1'-0"



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

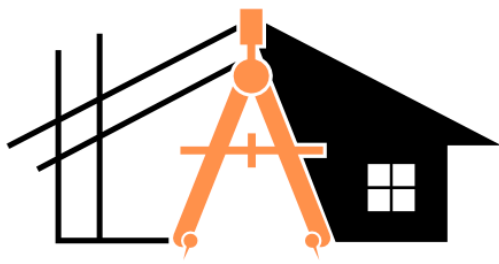
Approved By: T. GARDNER

— — —

LANDSCAPE NOTES & DETAILS

L1.1

24-0045



CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING • LAND DEVELOPMENT

**GRANDVIEW ESTATES PLANNED UNIT
DEVELOPMENT (PUD)**

Pattern Book
Portland, Tennessee



LOCATION MAP
NOT TO SCALE

Prepared by Cornerstone Development Services Surveying
July 2025



Property Owners:

Dorothy Wilkinson	Michael Jones
404 North Russell St.	404 North Russell St.
Portland, TN 37148	Portland, TN 37148

Developer:

Cornerstone Development Services
120 Main St.
Portland, TN 37148

Surveyor/Engineer:

Cornerstone Development Services Surveying
120 Main St.
Portland, TN 37148



GRANDVIEW ESTATES

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- Existing Conditions
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Project Narrative

Context

The proposed development site is located at 306 and 310 Fowler Ford Road in Portland, Tennessee, within Sumner County. It is east of highway 109, fronting both Hwy 52E and Fowler Ford Road. The combined area of the two parcels is approximately 2.81 acres. It lies between a mixture of single and multi-family residential properties and commercial properties.

History

Historically, the site has been used for medium-density residential purposes. In addition to the two existing mobile homes, there are signs of past utility service connections, gravel driveways, and minor accessory structures. The property has not undergone any recent development and remains largely underutilized.

Existing Conditions

The frontage along Fowler Ford Road is currently zoned R15 and the frontage along Hwy 52E is zoned GCS. The entire property is located in the City's Residential Redevelopment Overlay. The property is partially developed and currently includes two existing mobile homes. These structures appear to be older and are expected to be removed as part of the proposed redevelopment. The remainder of the site consists of open grassy areas, with scattered mature trees primarily along the perimeter. The topography of the site is gently sloping, with stormwater flowing toward the western edge of the property, and to the south, eventually crossing under Fowler Ford Road. The existing trailers are currently being supplied with public water and utilize septic systems for sewage disposal.

The surrounding area includes a mix of single and multi-family residential along Fowler Ford with multi-family and commercial uses along the Hwy 52E corridor. This corridor serves as a major east-west route through Portland and provides convenient access to schools, retail, and community services.

Proposed Development

Grandview Estates is a proposed RM-1 Planned Unit Development (PUD) located in Portland, Sumner County, Tennessee. The project site encompasses 2.81 acres across three parcels at 306 and 310 Fowler Ford Road. The development is designed to introduce 13 thoughtfully arranged duplex buildings that offer a balance of high-quality architecture, functional design, and shared open space, situated between Hwy 52E and Fowler Ford Road along its own privately maintained driveway. The project originally included units fronting on Fowler Ford Road as well, but based on neighborhood feedback at the neighborhood meeting, those units were removed from the PUD, and will be developed separately as single family homes, meeting their existing zoning criteria.



The proposed project includes construction of a detention pond to provide water quality and quantity improvements. It is known that in certain rain events, Fowler Ford Road overtops, so the pond will be sized to attenuate the post construction runoff, by an amount that prevents overtopping of Fowler Ford road, and meets all other City stormwater ordinance requirements.

The project will also include utility improvements to the existing system including replacement and relocation of an existing sewer lift station and pump. A contribution will be made to go towards the future 12” water main upgrade project along Fowler Ford Road.

The goal of Grandview Estates is to provide a well-integrated residential community that enhances the surrounding area by introducing attainable housing options within Portland’s established neighborhoods. The project aligns with the city’s objectives for smart, responsible growth by utilizing infill development near an existing transportation corridor—Highway 52—and providing a compatible transition between nearby single-family homes and more commercial land uses to the south.

The project has been carefully crafted to respect the existing residential context while providing a fresh housing alternative that meets the needs of current and future Portland residents. It reflects a commitment to intentional design, sustainable land use, and neighborhood compatibility.

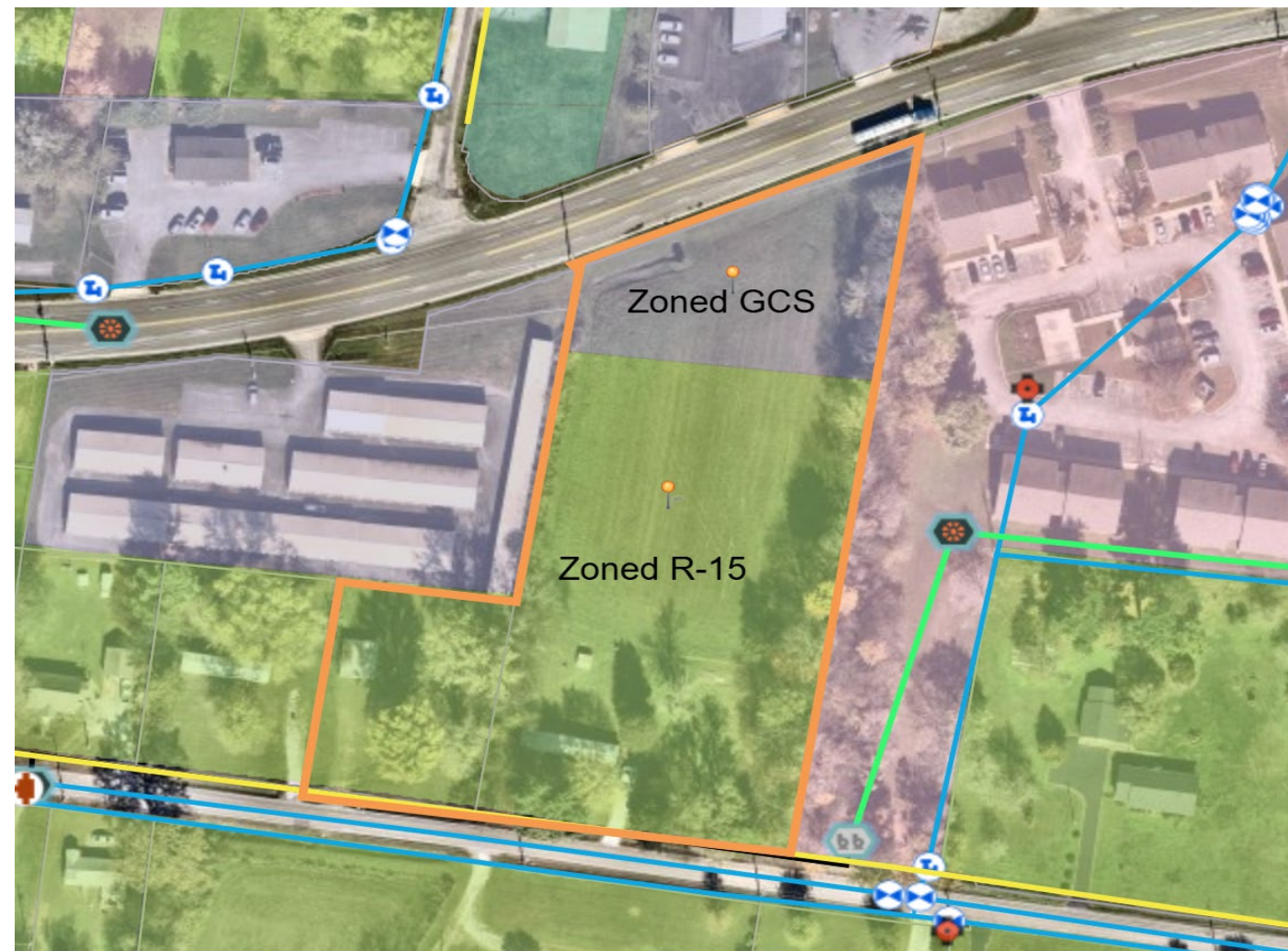
Grandview Estates is not just a housing development, it’s a neighborhood designed to reflect the values of the community, contribute positively to the local housing market, and support the long-term vision for growth in the City of Portland.





Table of Exceptions and Zoning Information

Current Zoning: R-15 Re-Development Overlay / GCS





Requested Zoning: RM-1 PUD

ZONING BULK REGULATIONS						
	CURRENT ZONING		BASE ZONING	PUD MINIMUM REQUIREMENTS	REQUESTED RM-1 PUD	
	R15 REDEVELOPMENT OVERLAY(CURRENT ZONING)	GCS (CURRENT ZONING)	RM-1 REDEVELOPMENT OVERLAY	RM-1 PUD	LOTS 1, 2,5,10-12	3-5, 7-9, 13
SINGLE FAMILY/DUPLEXES ALLOWED	YES	NO	YES	YES	DUPLEXES	DUPLEXES
MINIMUM AREA	12,000 SF	N/A	4,800 SF/LOT	5,000 SF/LOT	5,000 SF/LOT	5,000 SF/LOT
MINIMUM AREA/UNIT	9,200 SF	N/A	2,880 SF/UNIT	N/A	2,500 SF/UNIT	2,500 SF/UNIT
MINIMUM LOT WIDTH	75'	0	37.500000	N/A	63'	63'
FRONT BUILDING SETBACK	50'/40'	50'	50'/40'	20'	28'-42'	30'-44'
SIDE BUILDING SETBACK	15'	10'	7.5'	5'	5'-10'	5'-10'
REAR BUILDING SETBACK	30'	20'	20'	15'	5'	5'
BUFFERYARD (R15/GCS/RM-1)	NONE/15' TYPE B/10' TYPE A	15' TYPE B/NONE/15' TYPE B	10' TYPE A/15' TYPE B/10' TYPE A	20' TYPE C (ALONG ALL)	20' TYPE C (ALONG ALL) AND ALTERNATIVE (3-512 Z.O.)	20' TYPE C (ALONG ALL) AND ALTERNATIVE (3-512 Z.O.)
MAXIMUM LOT COVERAGE BY ALL BUILDINGS	25%	65%	50%	N/A	19%	
PARKING			1.5 SPOTS /UNIT=39		60	

TABLE OF EXCEPTIONS REQUESTED					
	RM-1 REDEVELOPMENT OVERLAY BASE ZONING REQUIREMENT	PUD MINIMUM REQUIREMENT	RM-1 PUD REQUEST	REASON	
MINIMUM AREA/UNIT	2,880 SF/UNIT	2,500 SF/UNIT	2,500 SF/UNIT	BECAUSE OF THE PERIMETER OPEN SPACE DEDICATION REQUIREMENT OF ALL PUD'S, AND RELATIVELY SMALL SIZE OF PROPERTY, OVERALL DENSITY IS STILL SIGNIFICANTLY LESS THAN BASE ZONING ALLOWANCE	
FRONT BUILDING SETBACK	40'	20'	20'	BUILDING WILL BE LOCATED ON PRIVATE SHARED DRIVE WITHIN THE PROPOSED PUD	
SIDE BUILDING SETBACK	7.5'	5'	5'		
REAR BUILDING SETBACK	20'	15'	15'		
BUFFERYARDS	10' TYPE A/15' TYPE B/10' TYPE A	20' TYPE C	AS SHOWN ON LANDSCAPE PLAN	PRESERVE EXISTING BUFFER, PROVIDE OPAQUE BARRIER AROUND POND	
PRIVATE STREETS	WAIVER OF 5.4.8.3 OF SUBDIVISION REGULATIONS AS IT RELATES TO PRIVATE STREETS, TO ALLOW FOR PROPOSED LOT LAYOUT.				



Permitted Uses

The proposed development is intended to serve as a high-quality residential community that aligns with the character and growth objectives of the City of Portland. The only permitted uses within this development will be limited to single-family and duplex-style residential homes. This focused land use approach ensures compatibility with surrounding neighborhoods while supporting a range of housing options to meet community needs.



Proposed Density

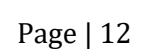
The subject property is currently zoned R-15 Redevelopment Overlay, which allows a maximum residential density of 9,200 square feet per unit. The proposed rezoning to RM-1 Redevelopment Overlay allows for a higher density of 2,880 square feet per unit. The proposed Planned Unit Development (PUD) under RM-1 zoning will provide a density of approximately 4,707 square feet per unit. This proposed density strikes a balance between the existing and maximum allowable densities, offering a thoughtful approach to increasing housing opportunities while maintaining appropriate scale and character within the surrounding context.

DENSITY TABLE		
ZONING	MAX DENSITY ALLOWED/PROVIDED (SF/UNIT)	MAX DENSITY ALLOWED/PROVIDED (DWELLING UNITS/ACRE)
R-15 REDEVELOPMENT OVERLAY	9,200 SF/UNIT	4.7
RM-1 REDEVELPMENT OVERLAY	2,880 SF/UNIT	15.1
PROPOSED RM-1 PUD DENSITY	4,707 SF/UNIT	9.2



Typical Lot Layout and Proposed Setbacks



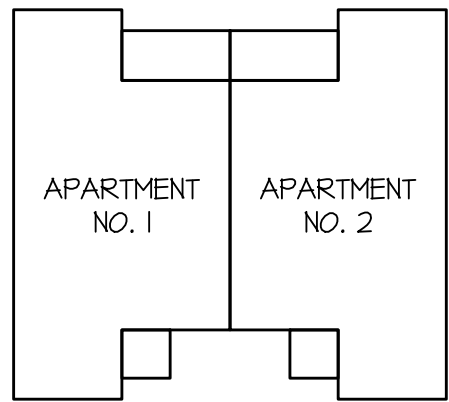
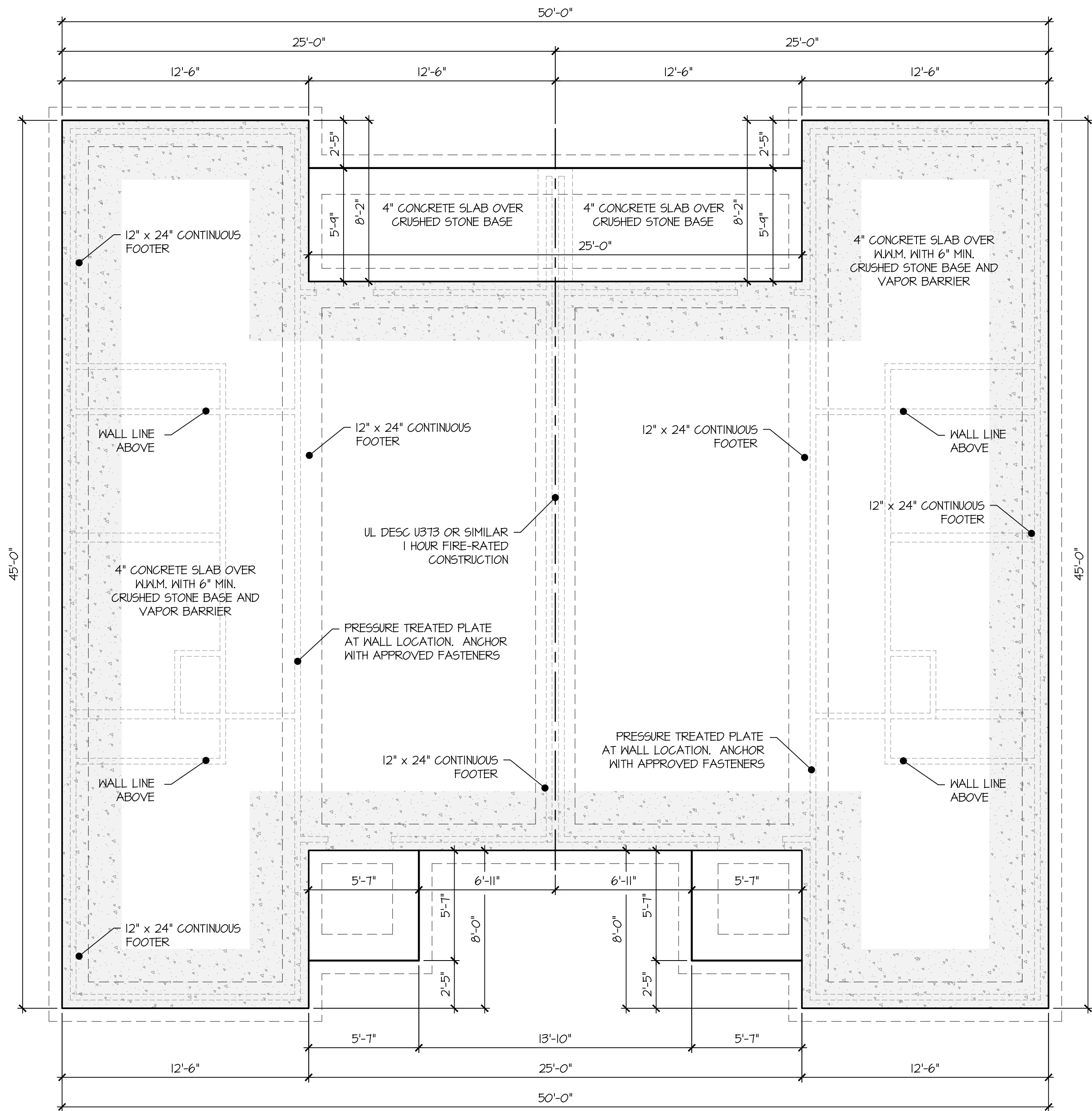




Architectural Renderings

Four different building types have been chosen for the proposed project, with varying roof types. Building square footages range from 2,032 SF (1,016 SF/Unit) to 2,052 SF (1,026 SF/Unit). Exterior materials to be used will be combinations of brick, board and batten, and hardy. All exterior materials will be a masonry product.

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SQUARE FOOTAGE	
APARTMENT 1	923 SQ. FT.
APARTMENT 2	923 SQ. FT.
TOTAL LIVING AREA	1,846 SQ. FT.
STORAGE	N/A SQ. FT.
APT 1 FRONT PORCH	31 SQ. FT.
APT 1 REAR PORCH	72 SQ. FT.
APT 2 FRONT PORCH	31 SQ. FT.
APT 2 REAR PORCH	72 SQ. FT.
TOTAL UNDER ROOF	2,052 SQ. FT.

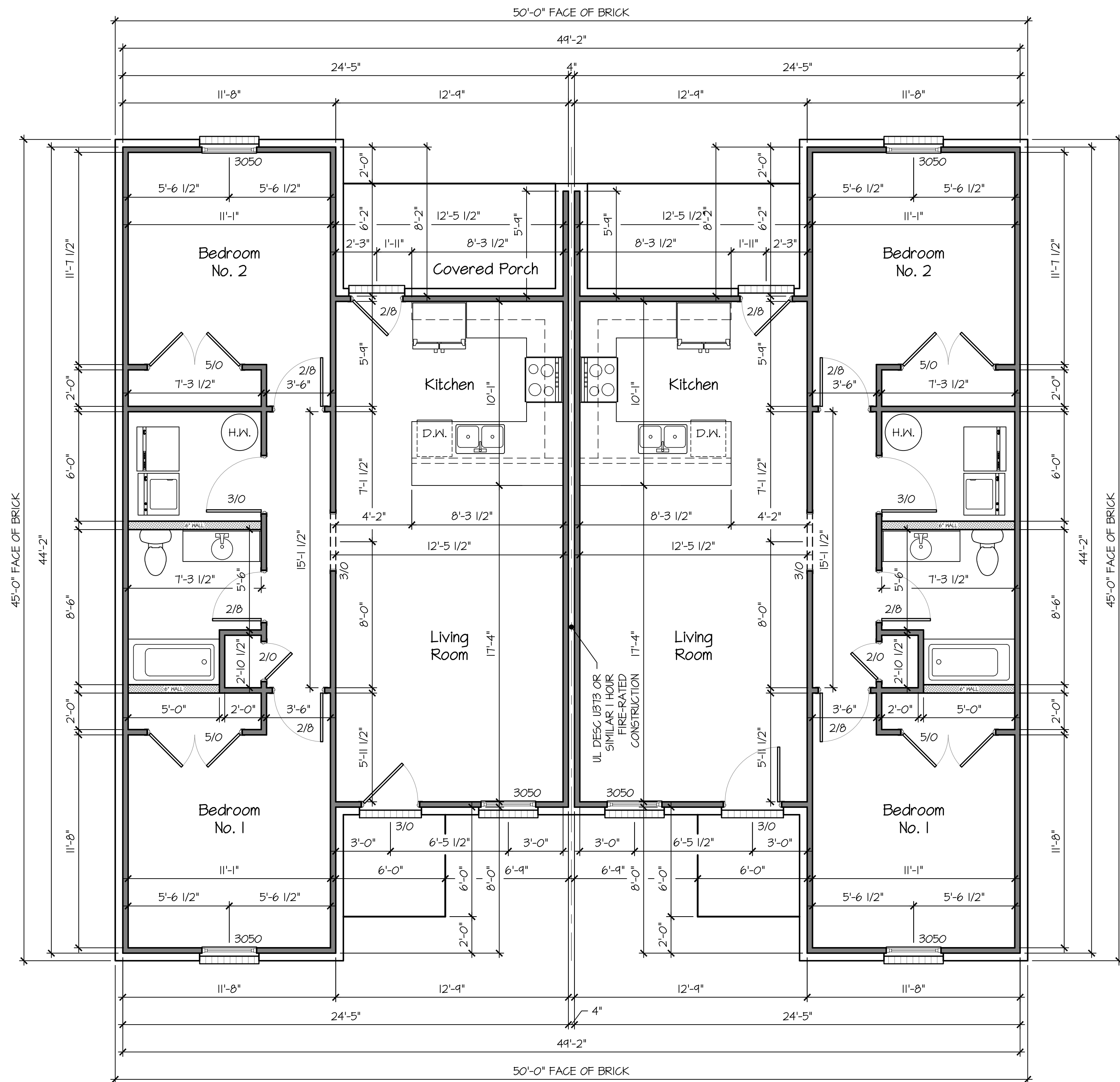
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TENNESSEE

Kevin D. Carver
(270) 622-1634

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

25-027
SHEET NO.
1 of 4



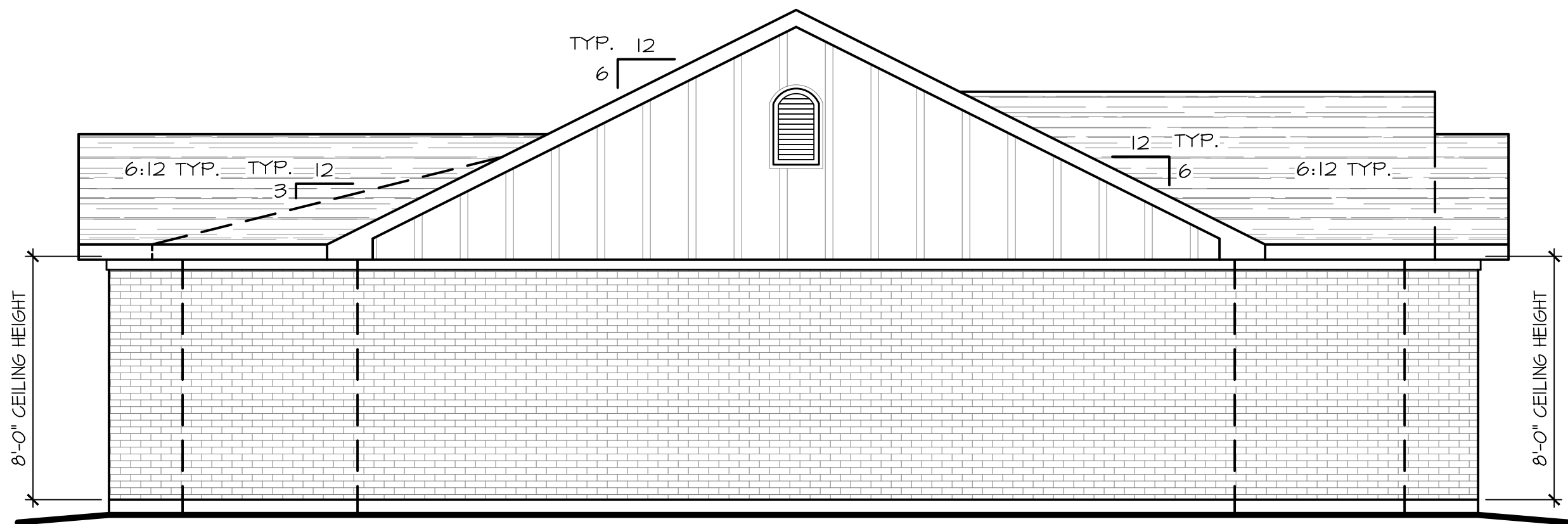
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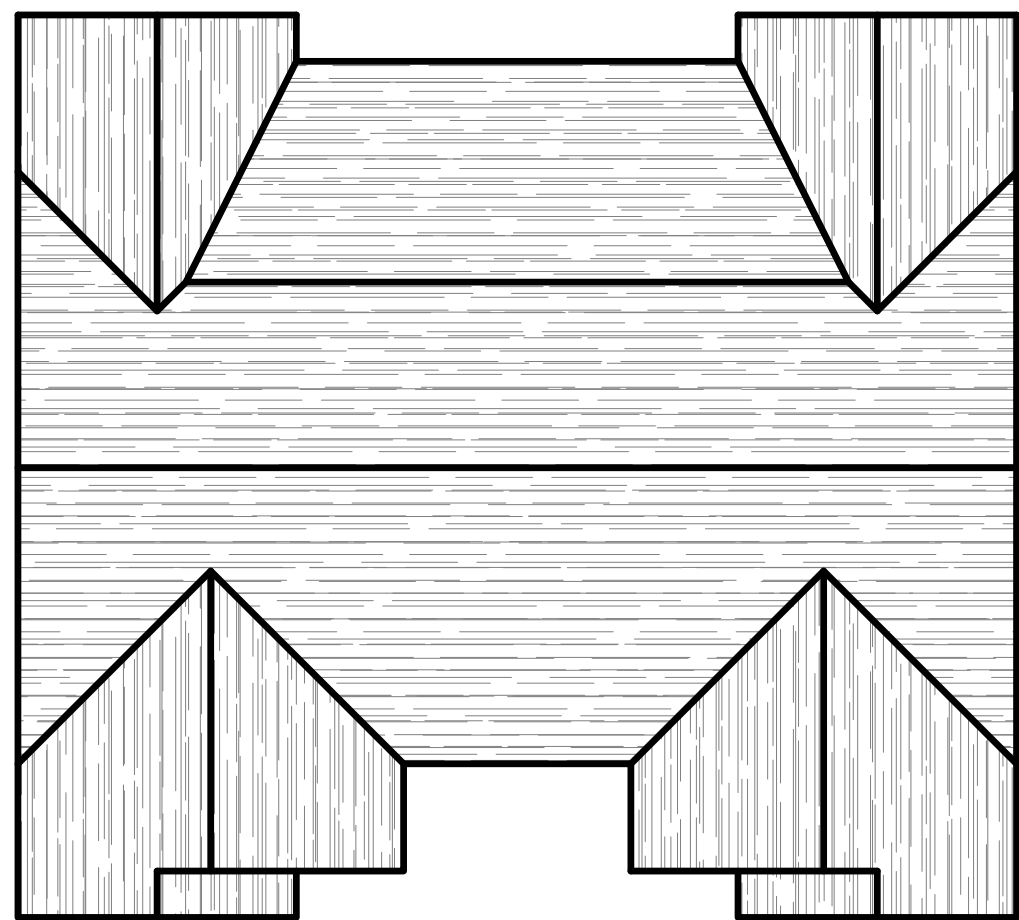

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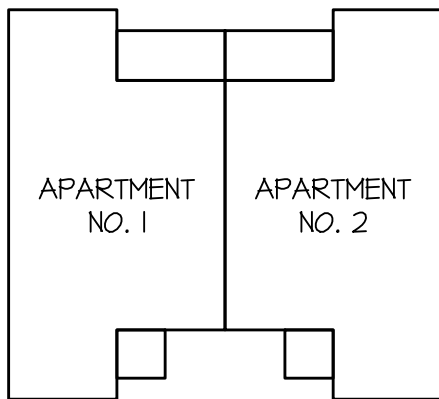
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2 of 4



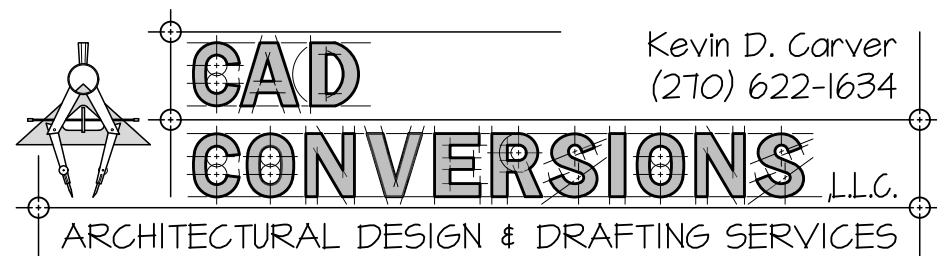
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1" = 10'-0"



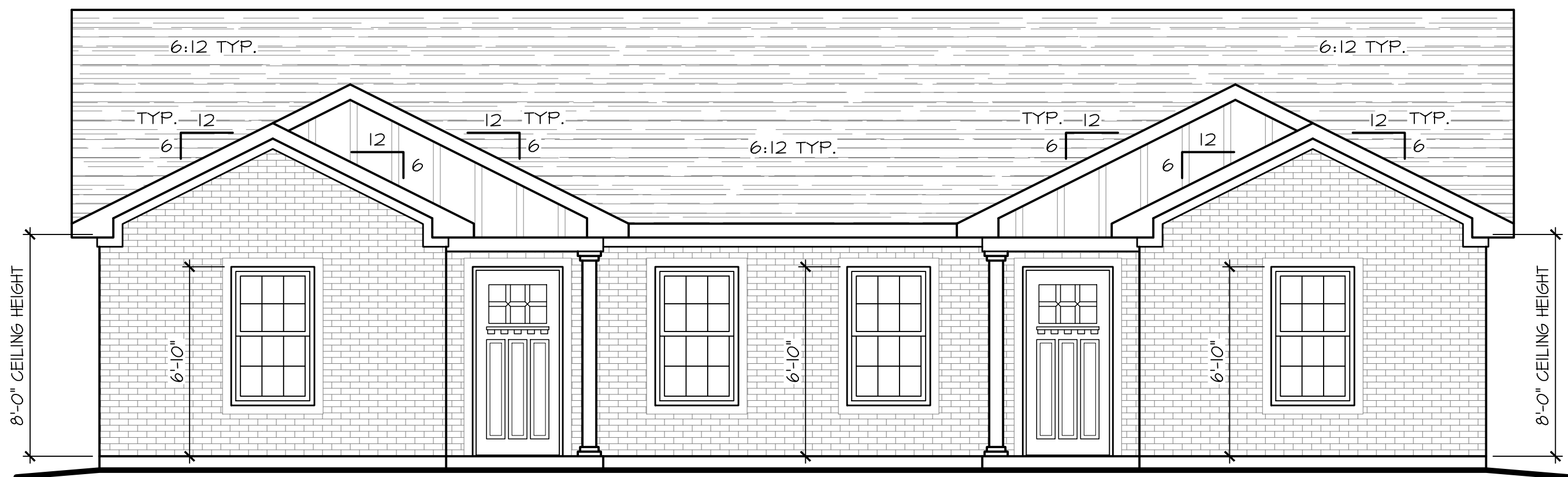
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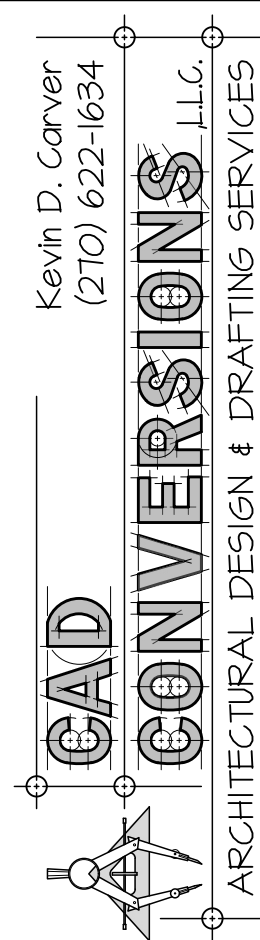
NOTES:

1. UNLESS OTHERWISE SPECIFIED - ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES (X'-X").
2. THE DESIGNER ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THIS STRUCTURE FROM THE PLANS SHOWN HEREIN.
3. THE PLAN SHOWN HEREIN CONSIDERS THE EXISTING AND FINAL GRADE OF THE LOT TO BE LEVEL. NO CONSIDERATION WAS GIVEN TO THE GRADE OF THE CONSTRUCTION SITE. VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
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6. ALL DIMENSIONS ARE FROM THE FACE OF STUD TO THE FACE OF STUD.
7. ANY AND ALL STEPS SHALL NOT EXCEED A RISE OF 1 3/4" AND A MINIMUM 10" OF TREAD.



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

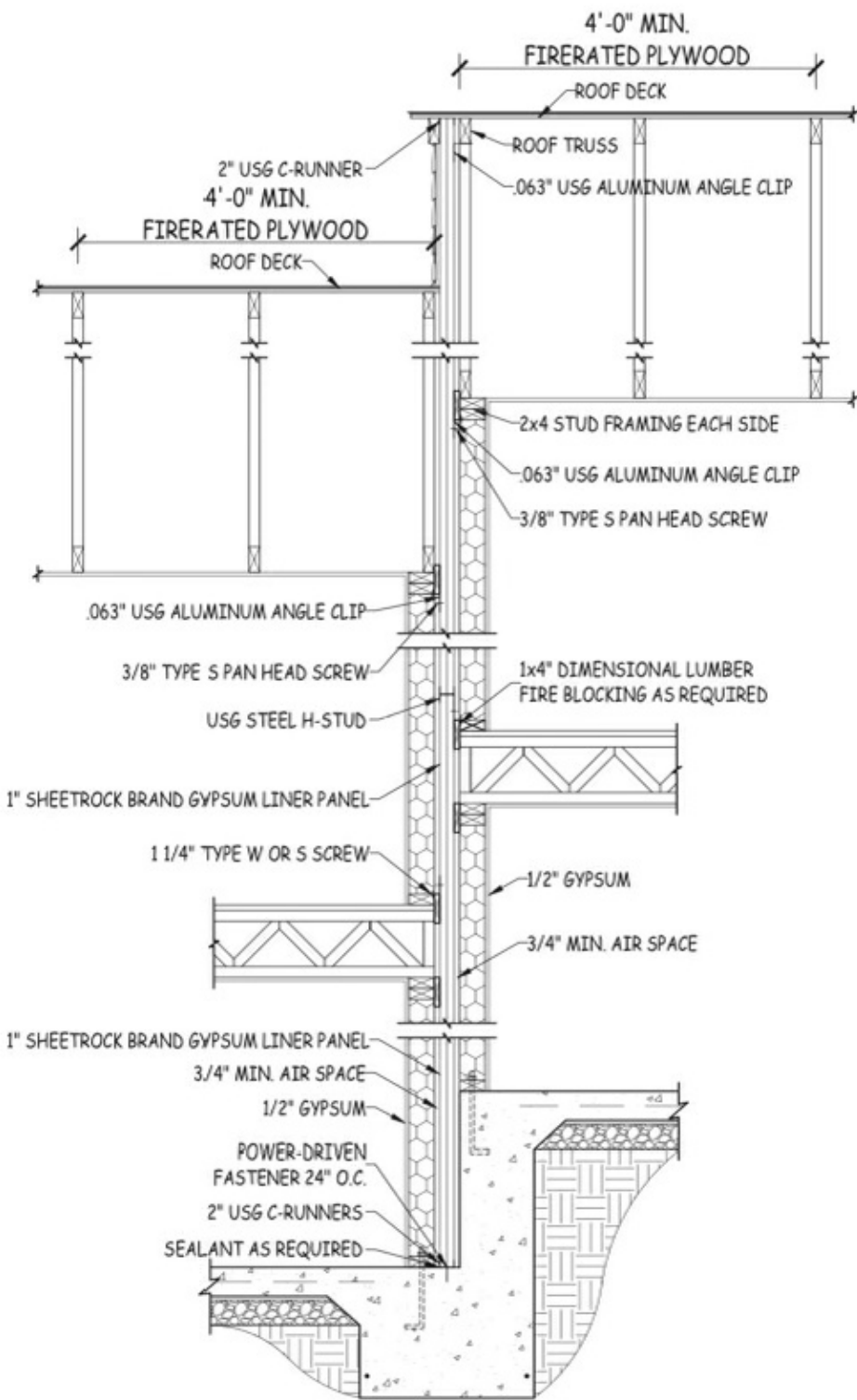
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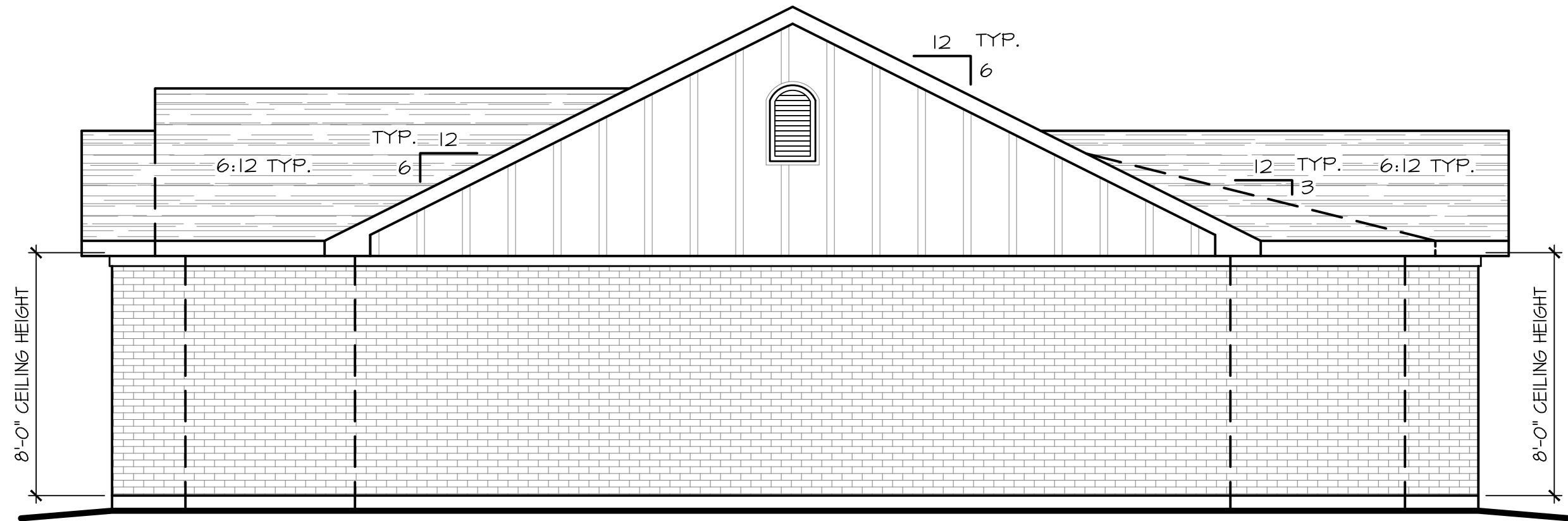
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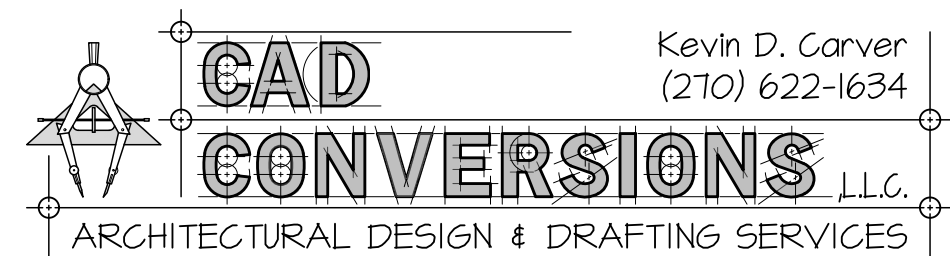


COMMON WALL DETAIL - UL DESIGN U373
1/2" = 1'-0"



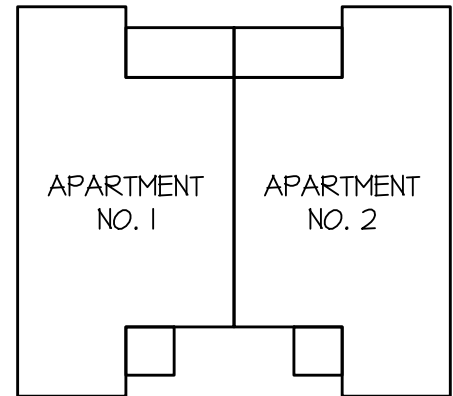
RIGHT SIDE ELEVATION

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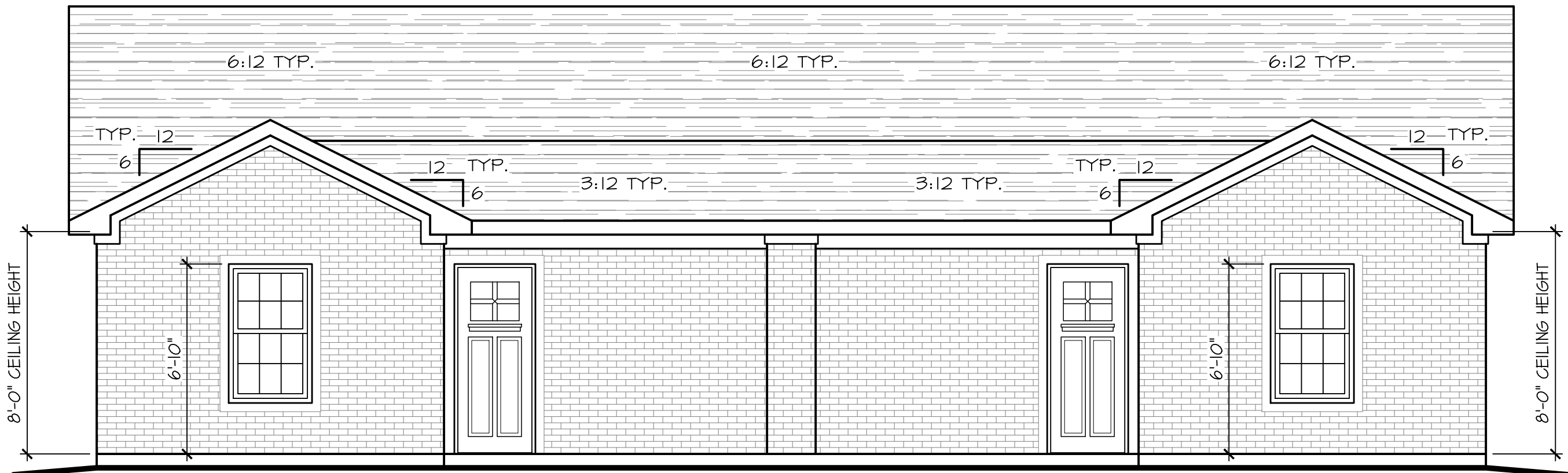


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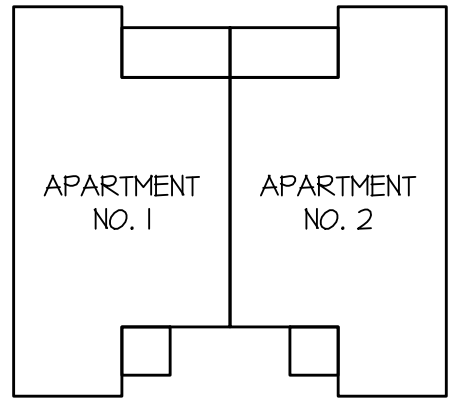
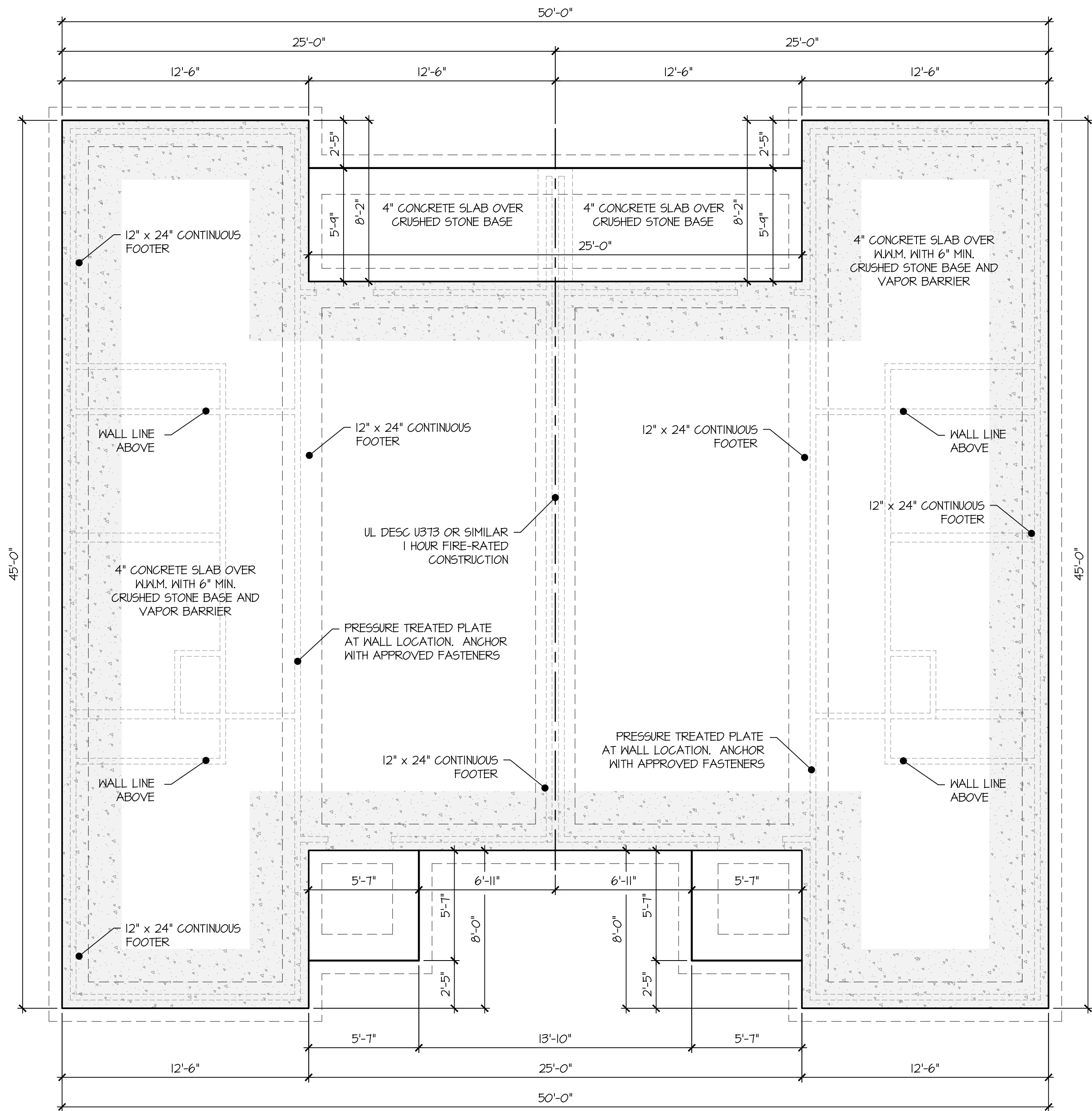
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4 of 4



REAR ELEVATION

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

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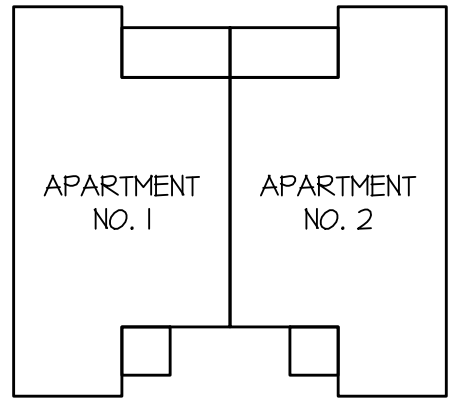
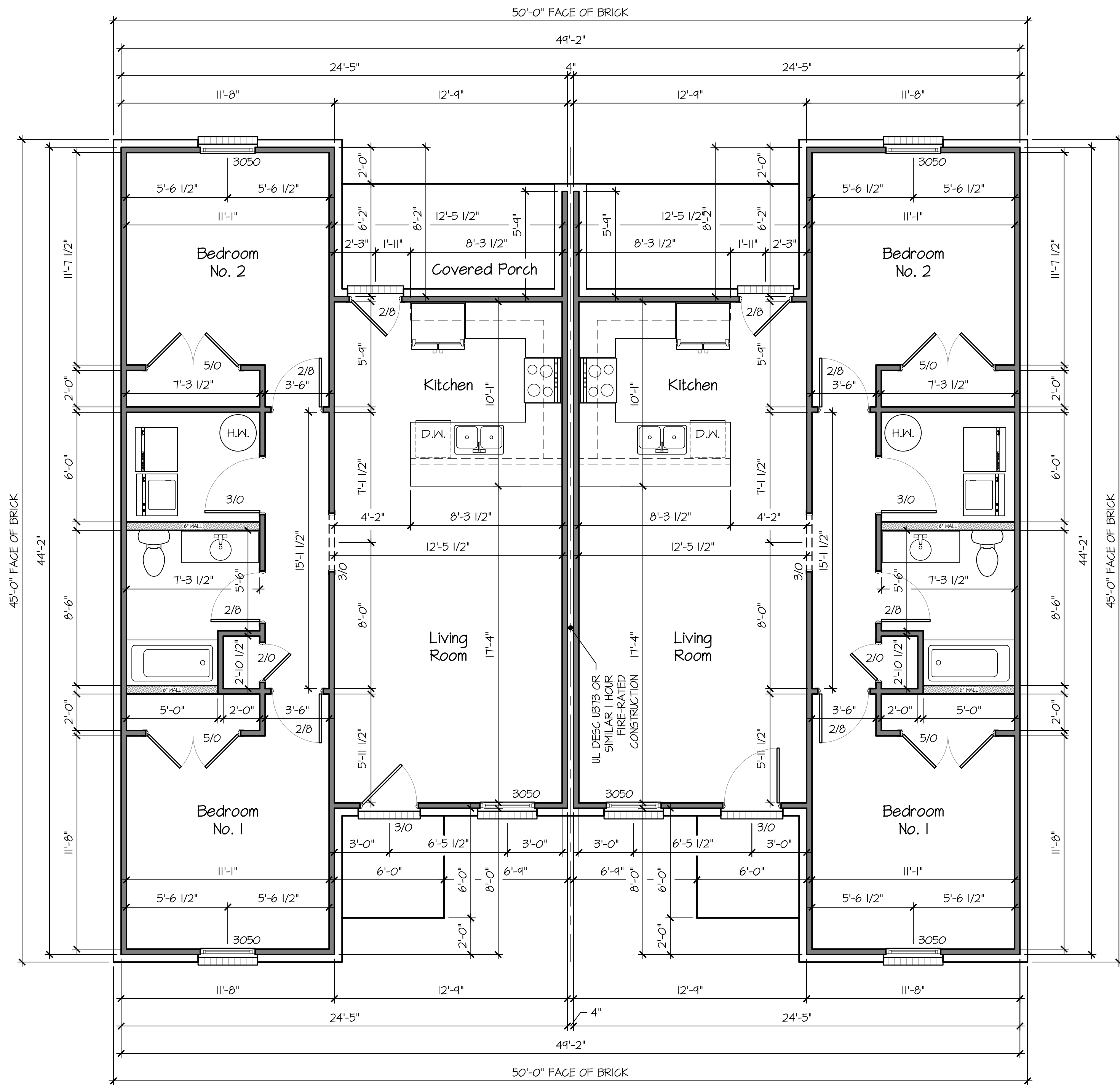
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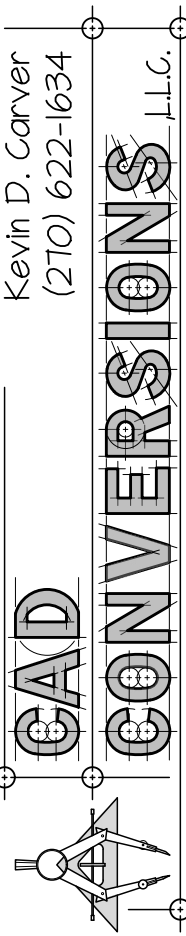
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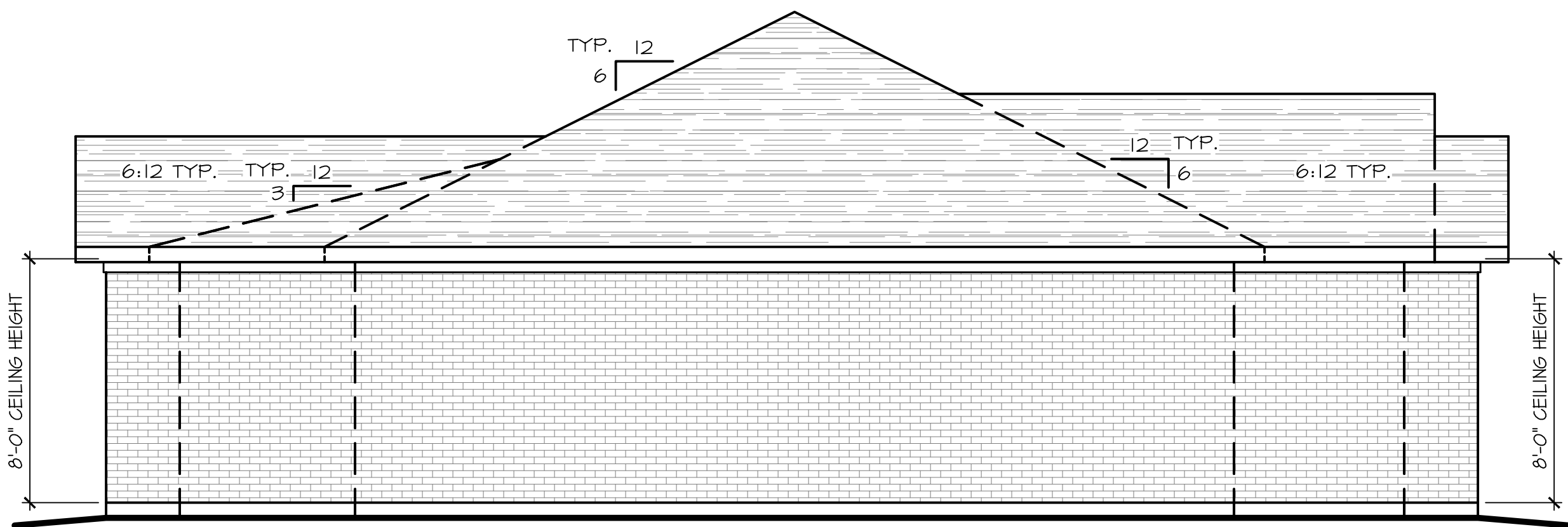
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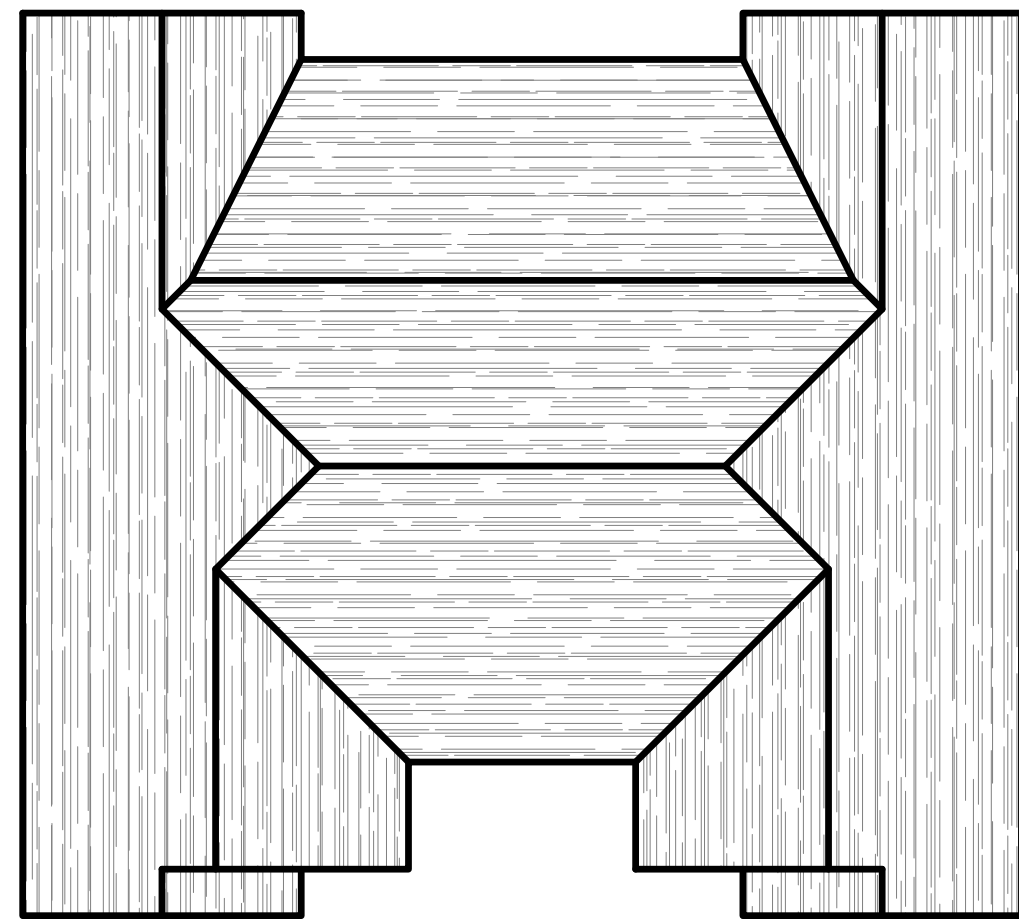
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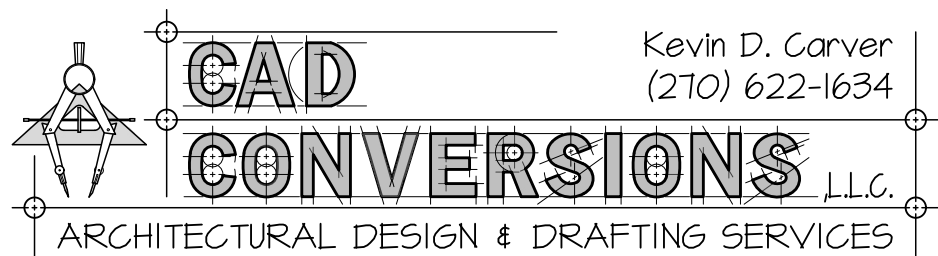
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

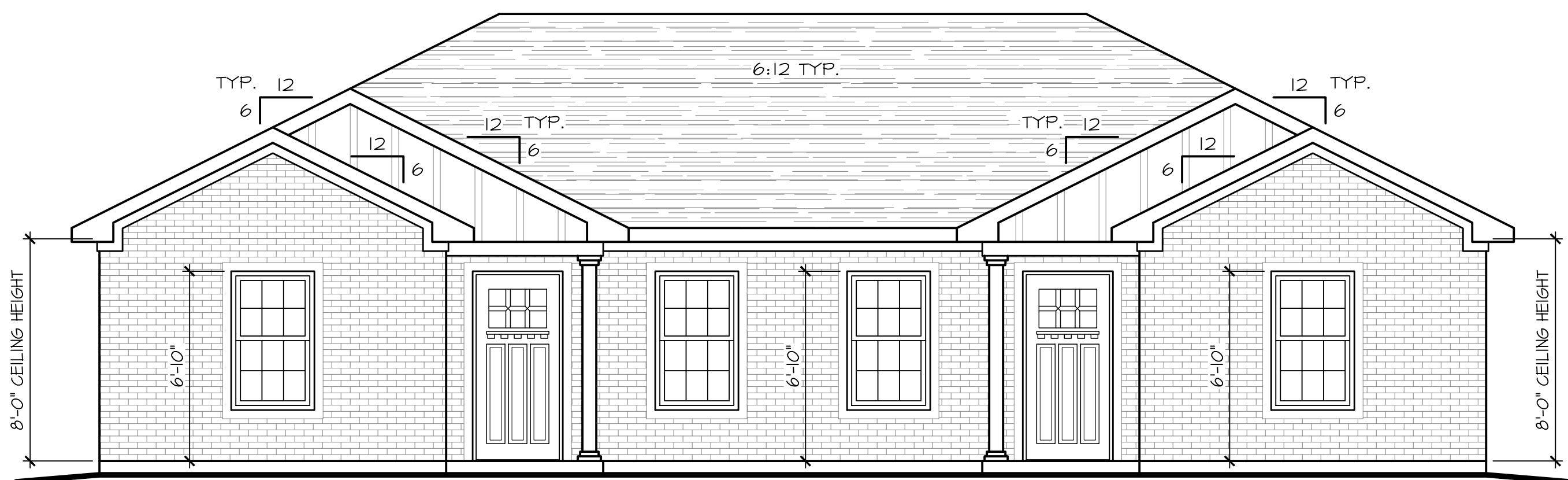


ROOF PLAN
SCALE: 1" = 10'-0"

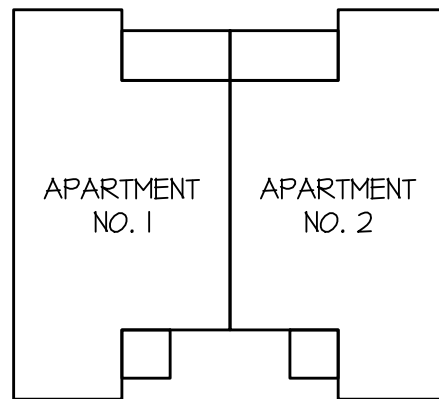


NOTES:

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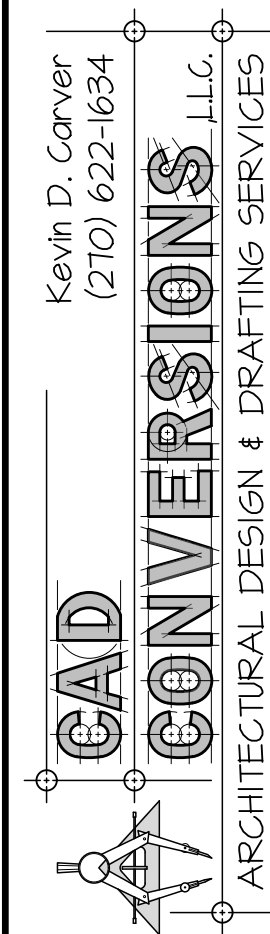


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

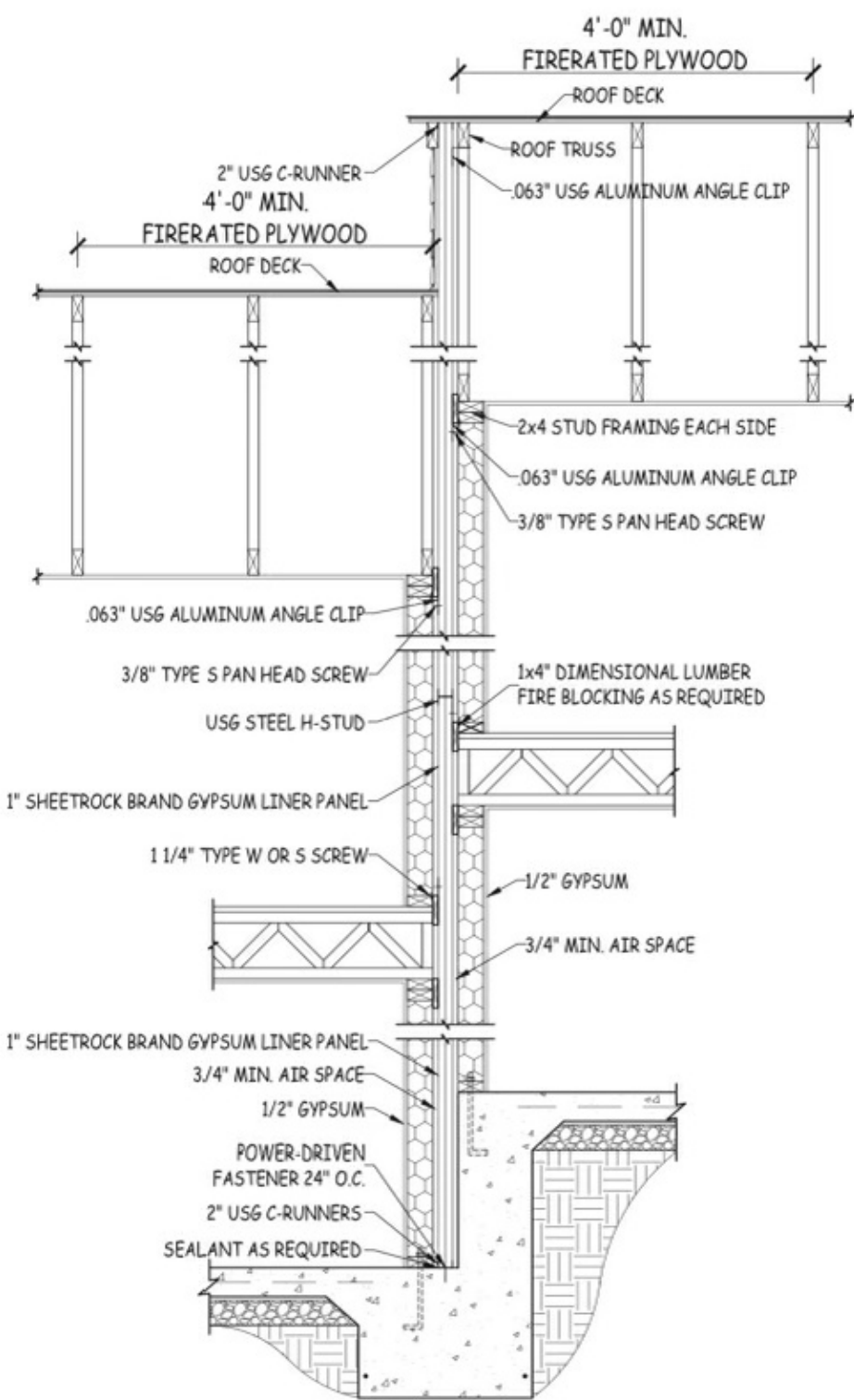


SQUARE FOOTAGE	
APARTMENT 1	923 SQ. FT.
APARTMENT 2	923 SQ. FT.
TOTAL LIVING AREA	1,846 SQ. FT.
STORAGE	N/A SQ. FT.
APT 1 FRONT PORCH	31 SQ. FT.
APT 1 REAR PORCH	72 SQ. FT.
APT 2 FRONT PORCH	31 SQ. FT.
APT 2 REAR PORCH	72 SQ. FT.
TOTAL UNDER ROOF	2,052 SQ. FT.

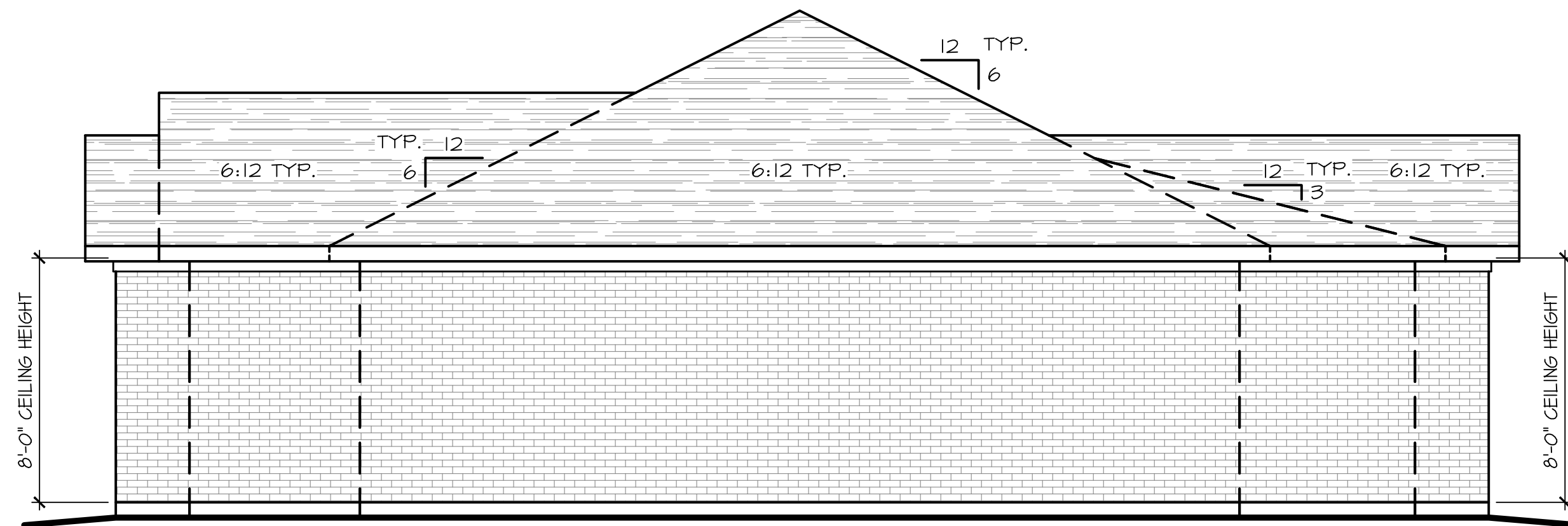
PREPARED FOR
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DEVELOPMENT SERVICES
TENNESSEE



25-027
SHEET NO.
3 of 4

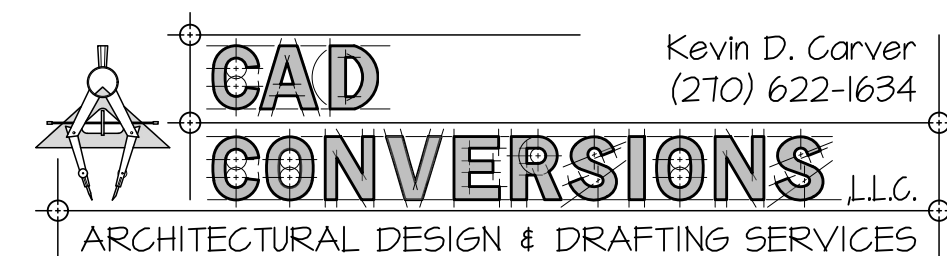


COMMON WALL DETAIL - UL DESIGN U373
1/2" = 1'-0"



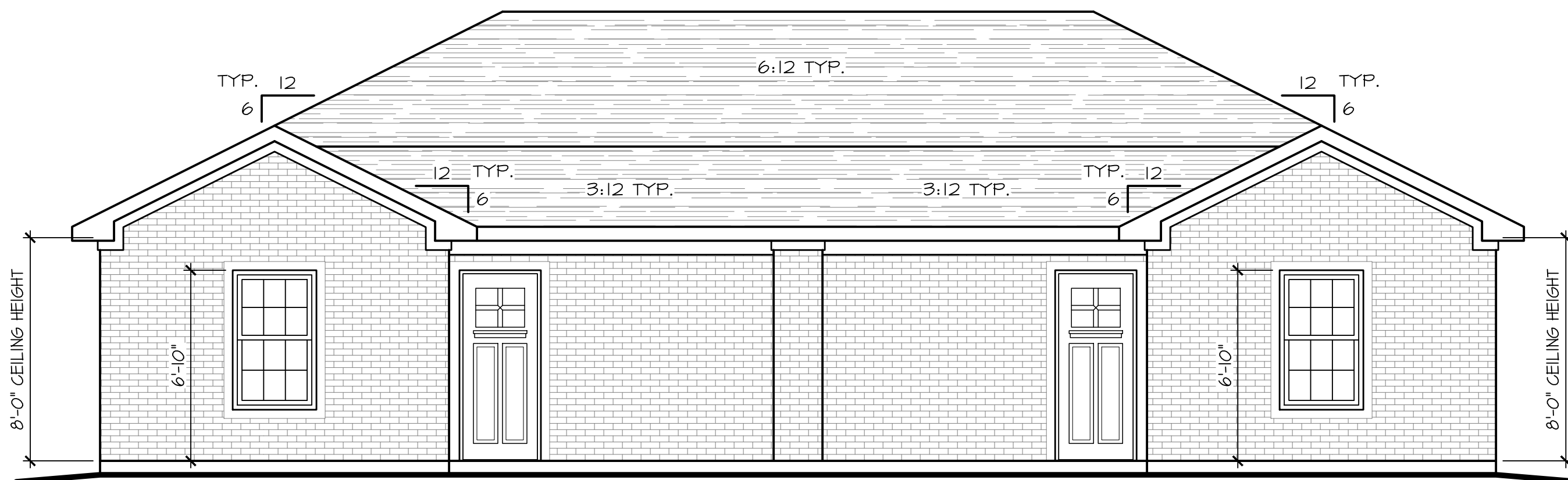
RIGHT SIDE ELEVATION

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



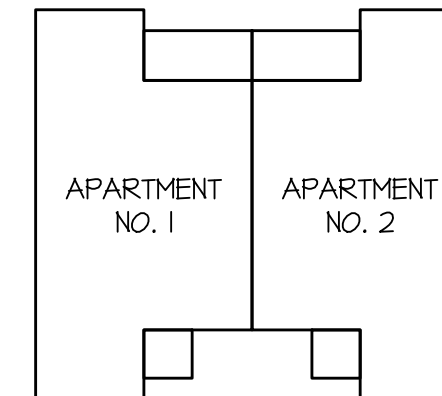
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REAR ELEVATION

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



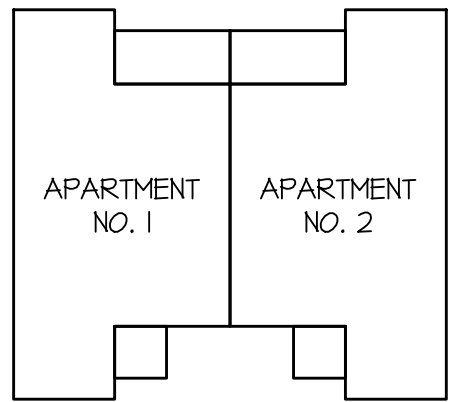
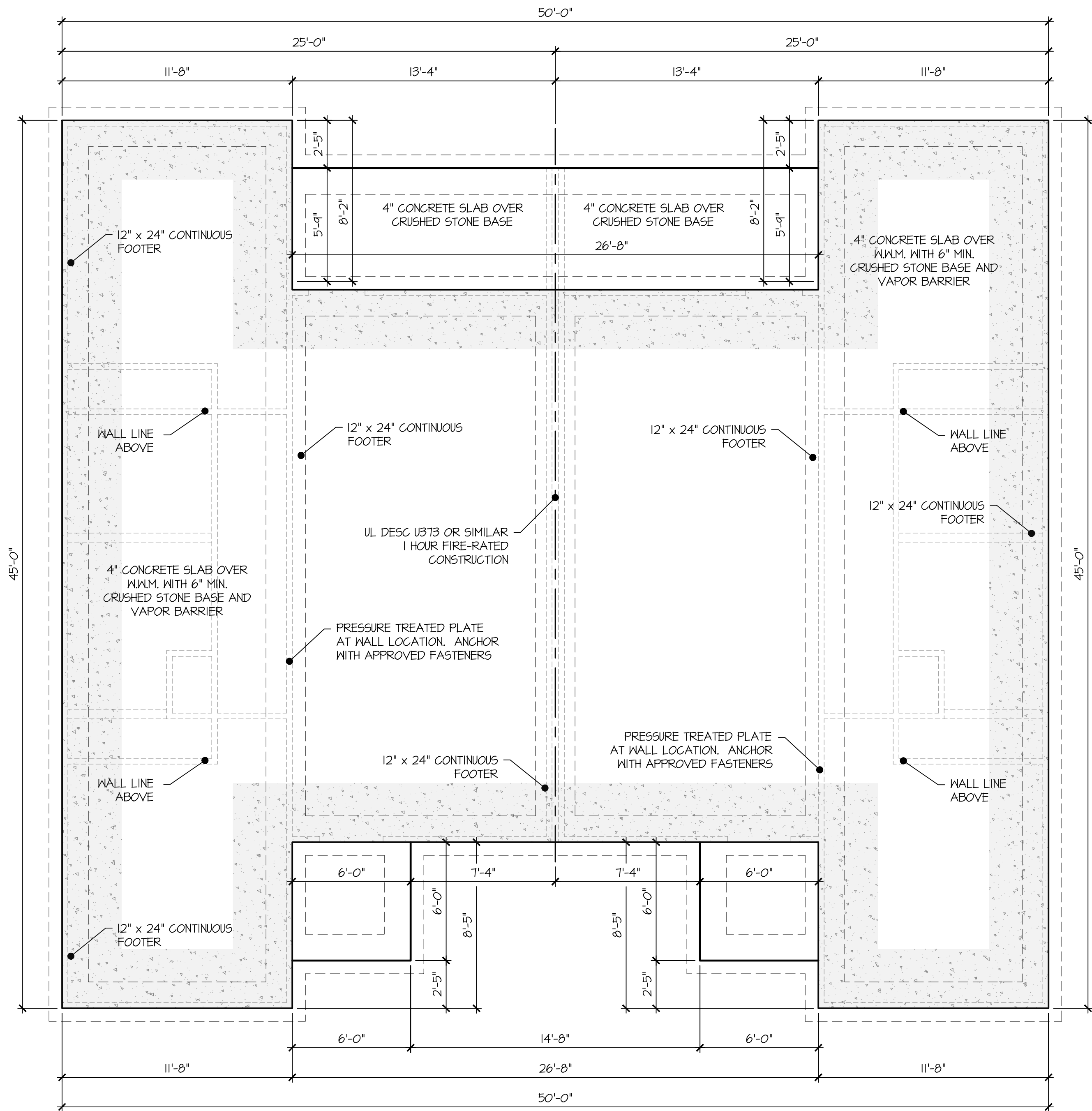
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TENNESSEE

Kevin D. Carver
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25-027
SHEET NO.
4 of 4

25-028.DWG - Plotted by KEVIN D. CARVER on 7/31/2025 1:24 PM - Last Saved by KEVIN D. CARVER on 7/31/2025 1:24 PM



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TOTAL UNDER ROOF	2,032 SQ. FT.

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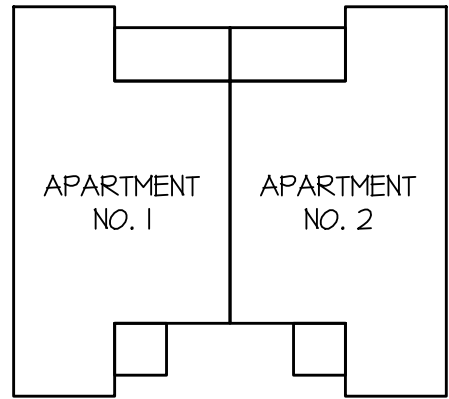
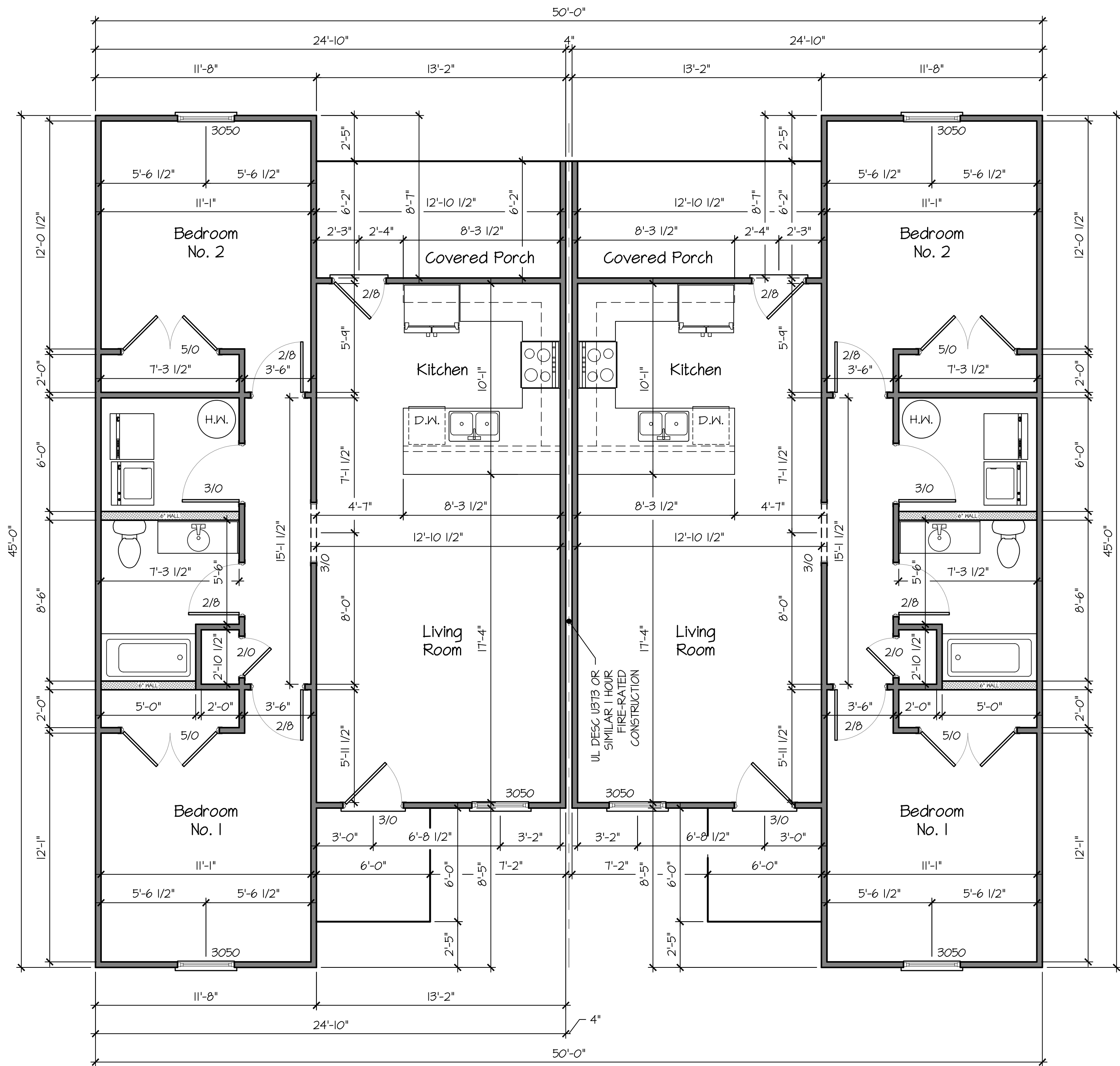
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

25-028
SHEET NO.
1 of 4

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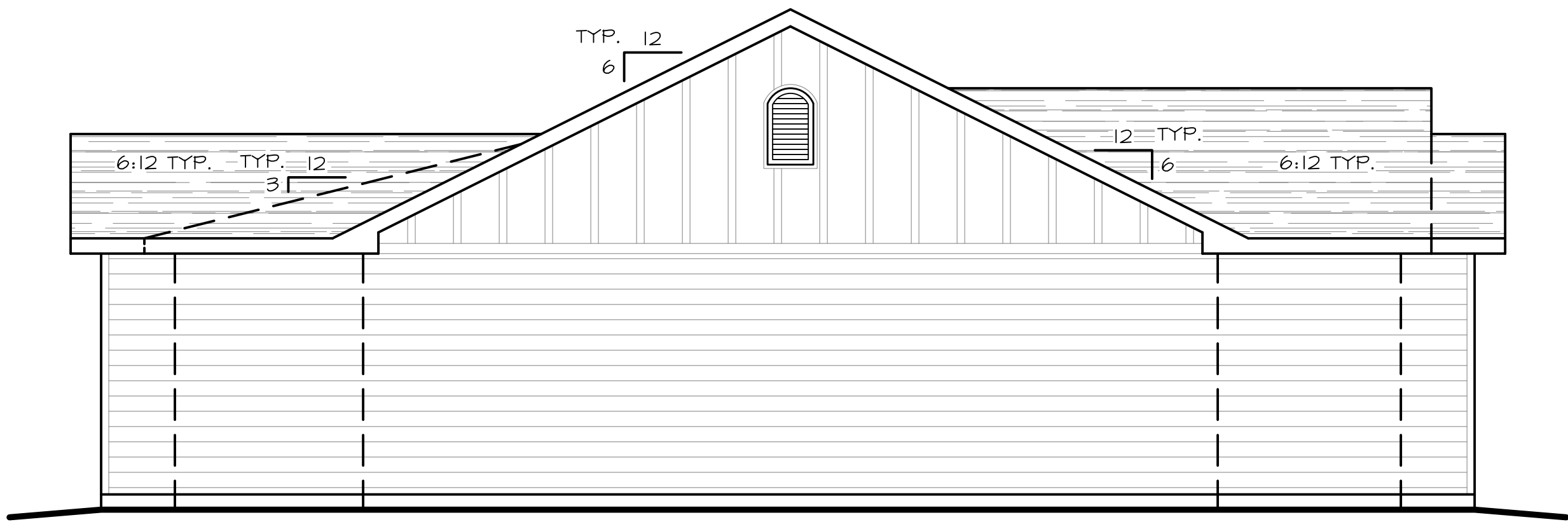


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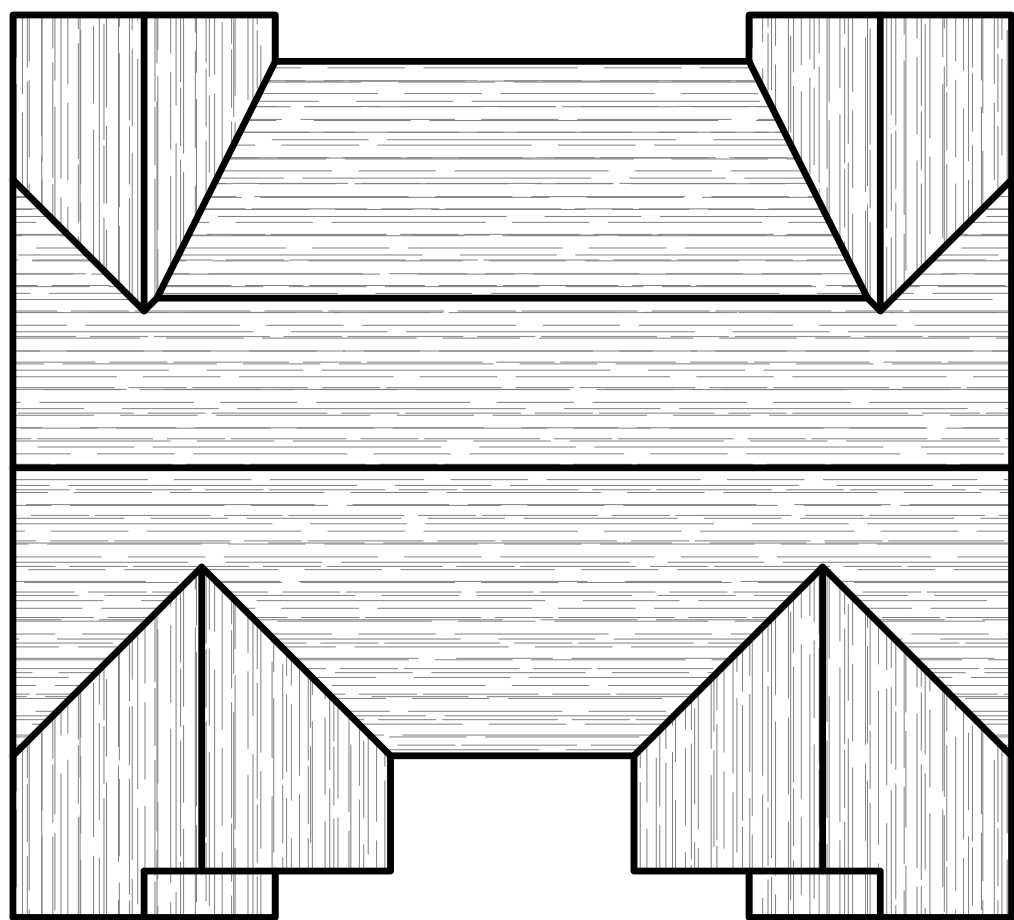
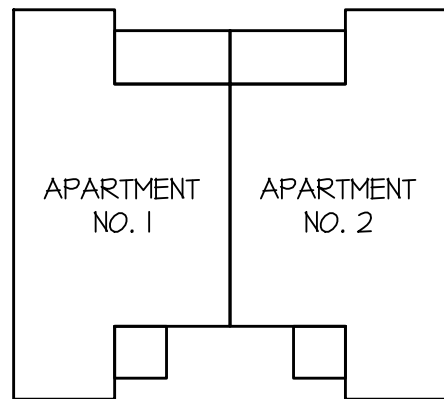
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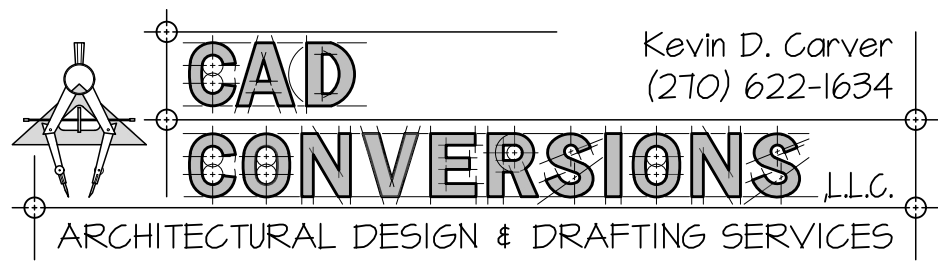
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LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1" = 10'-0"



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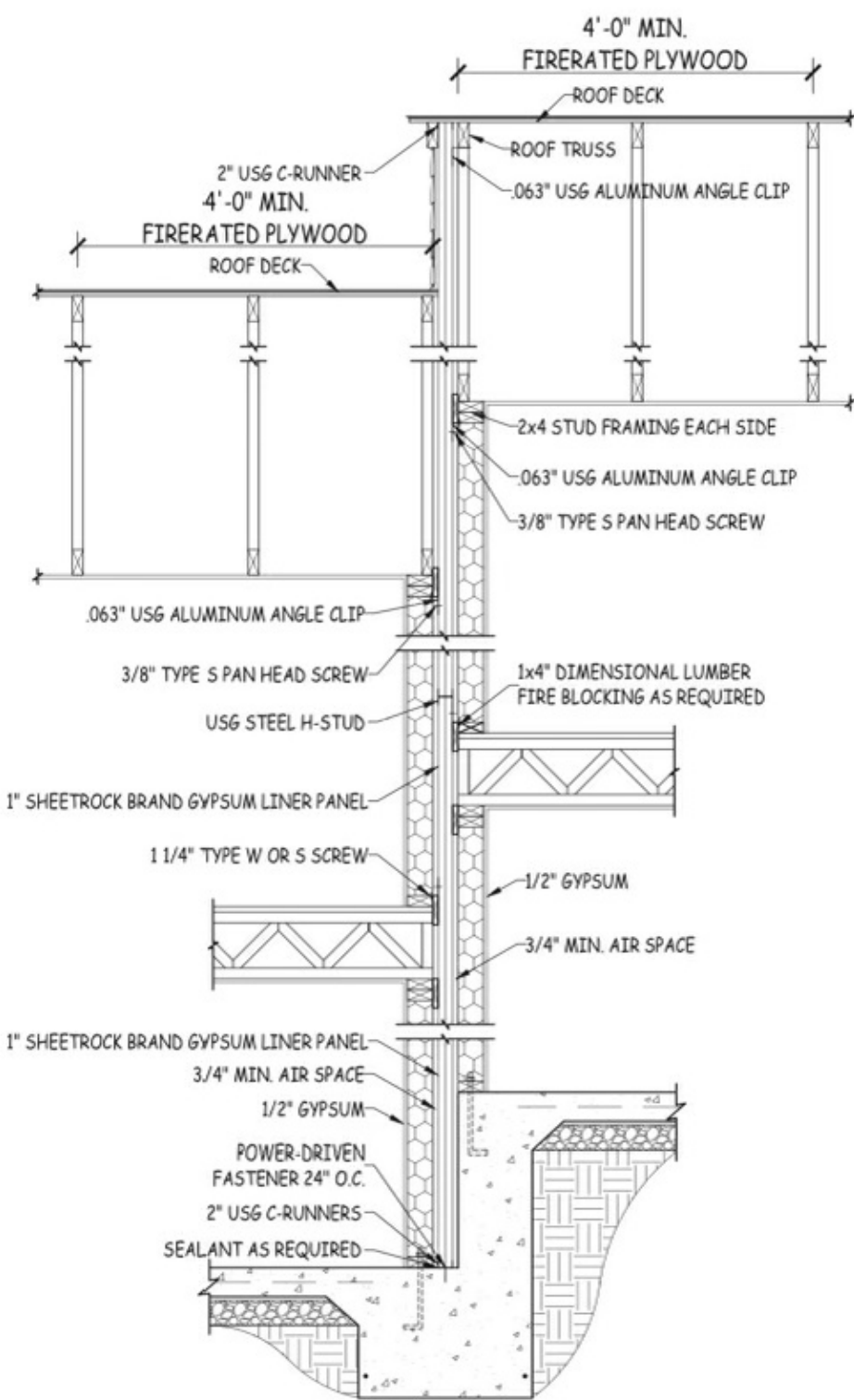
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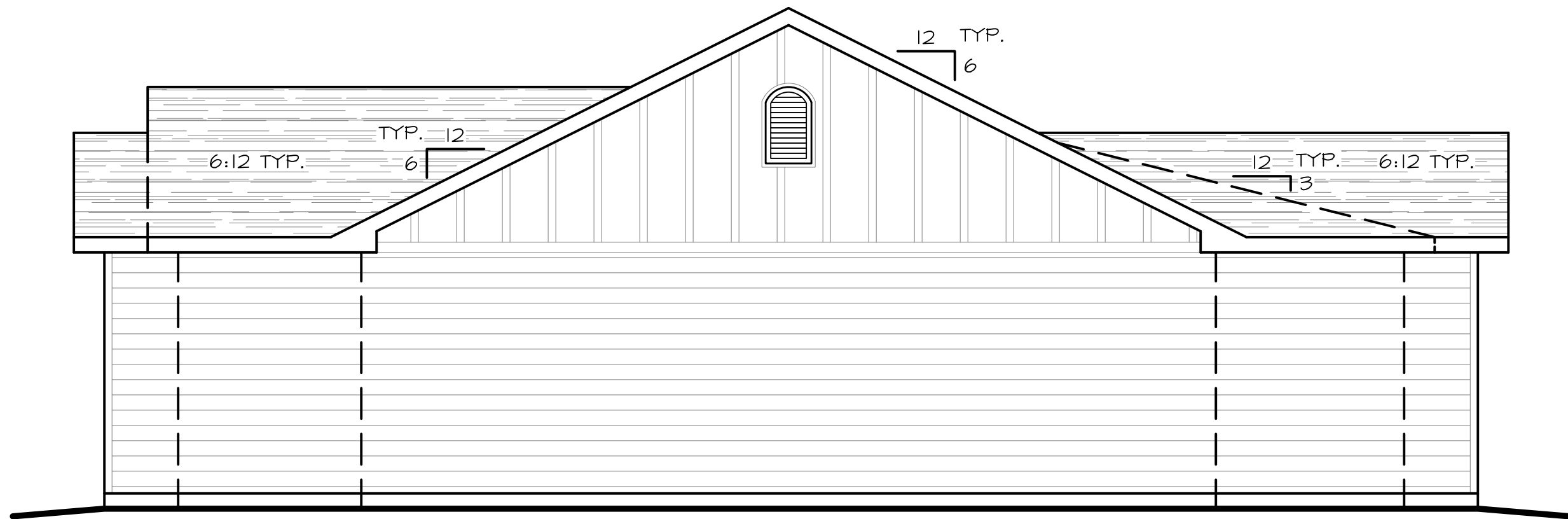
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CAD CONVERSIONS, L.L.C.
ARCHITECTURAL DESIGN & DRAFTING SERVICES

25-028

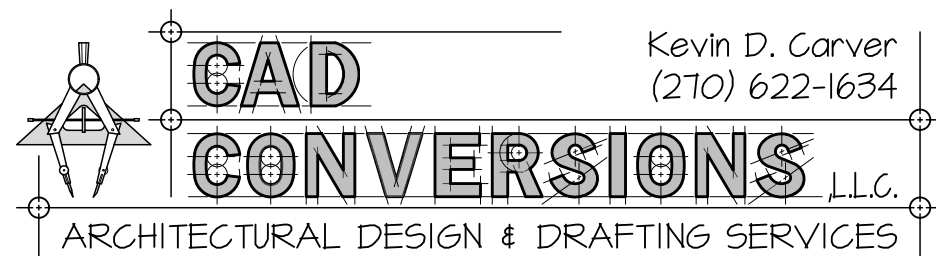
SHEET NO.
3 of 4



COMMON WALL DETAIL - UL DESIGN U373
1/2" = 1'-0"



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

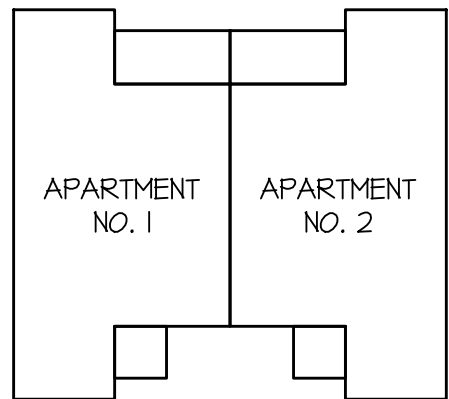


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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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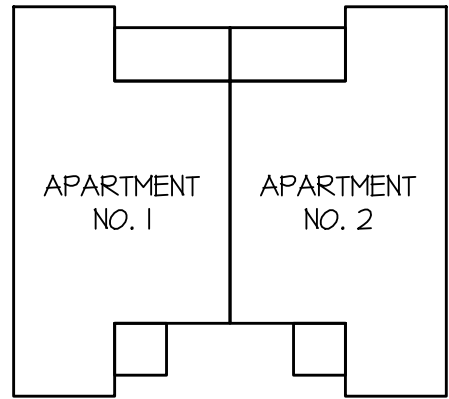
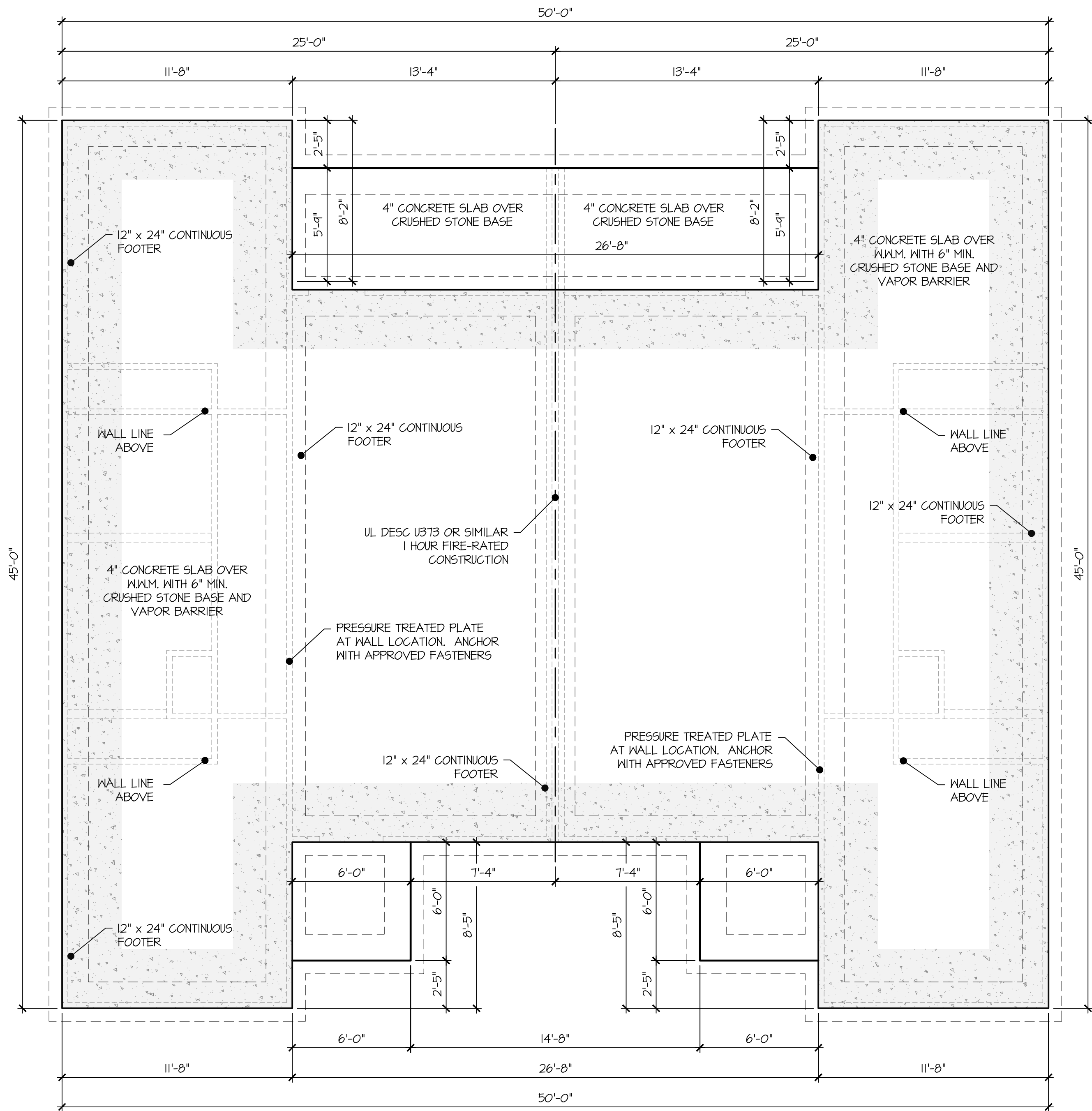
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25-028

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4 of 4

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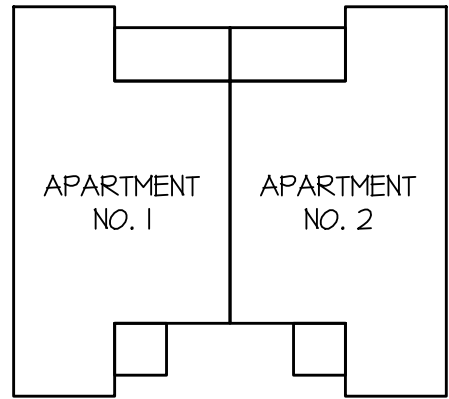
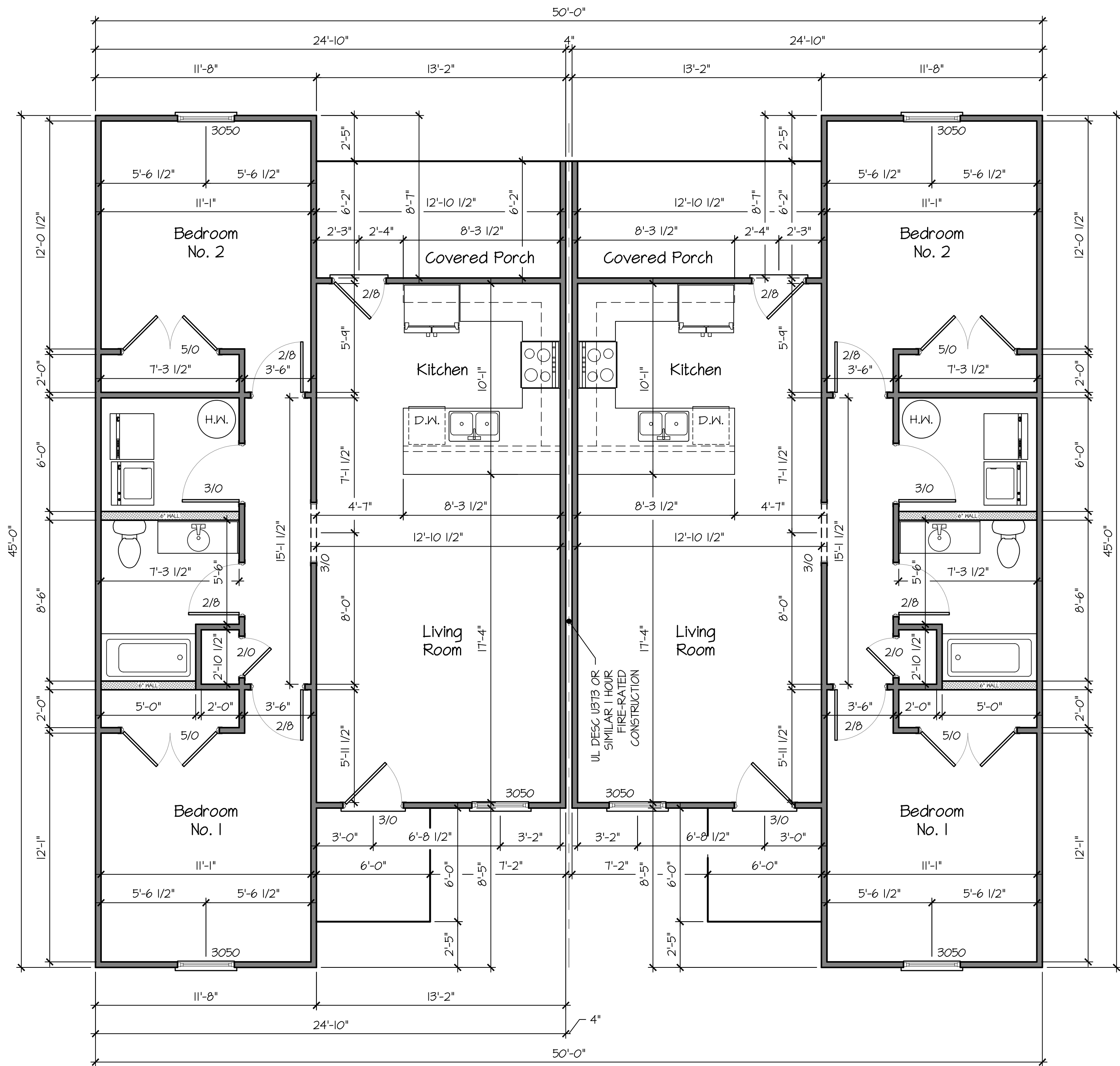
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

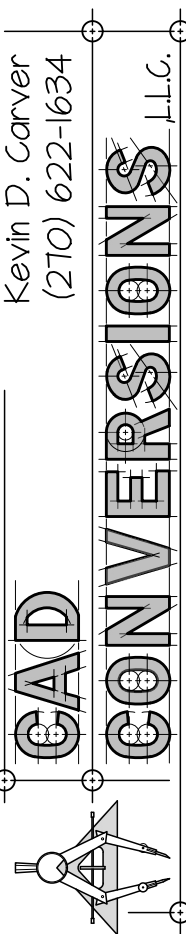
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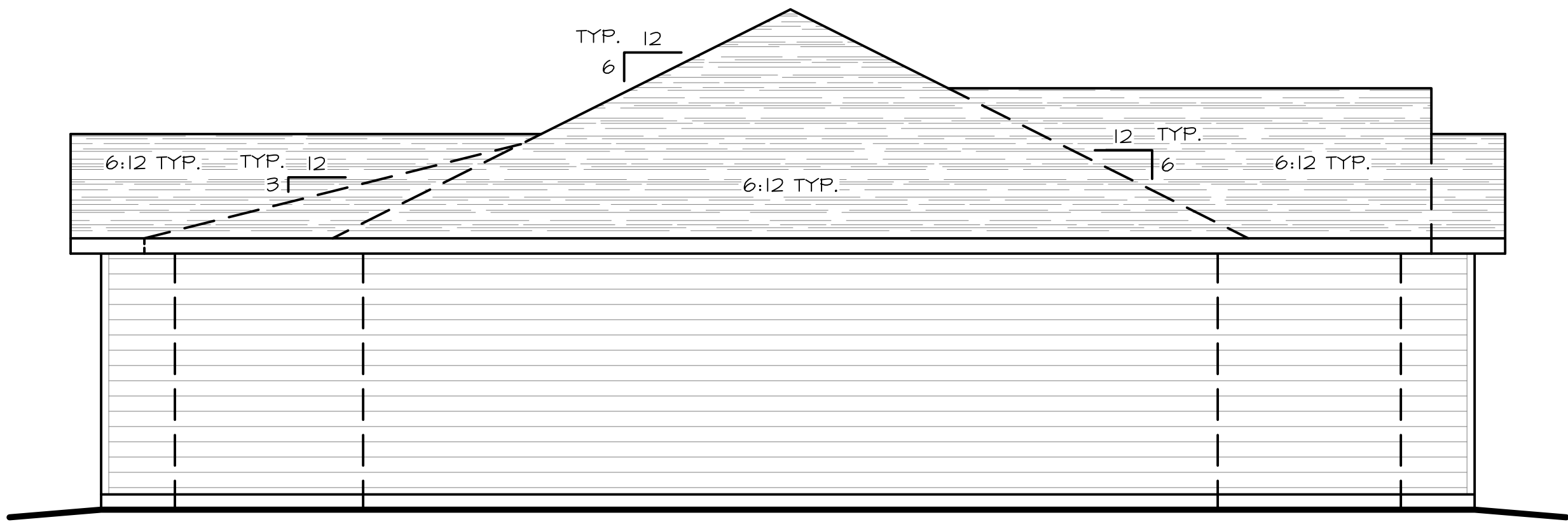
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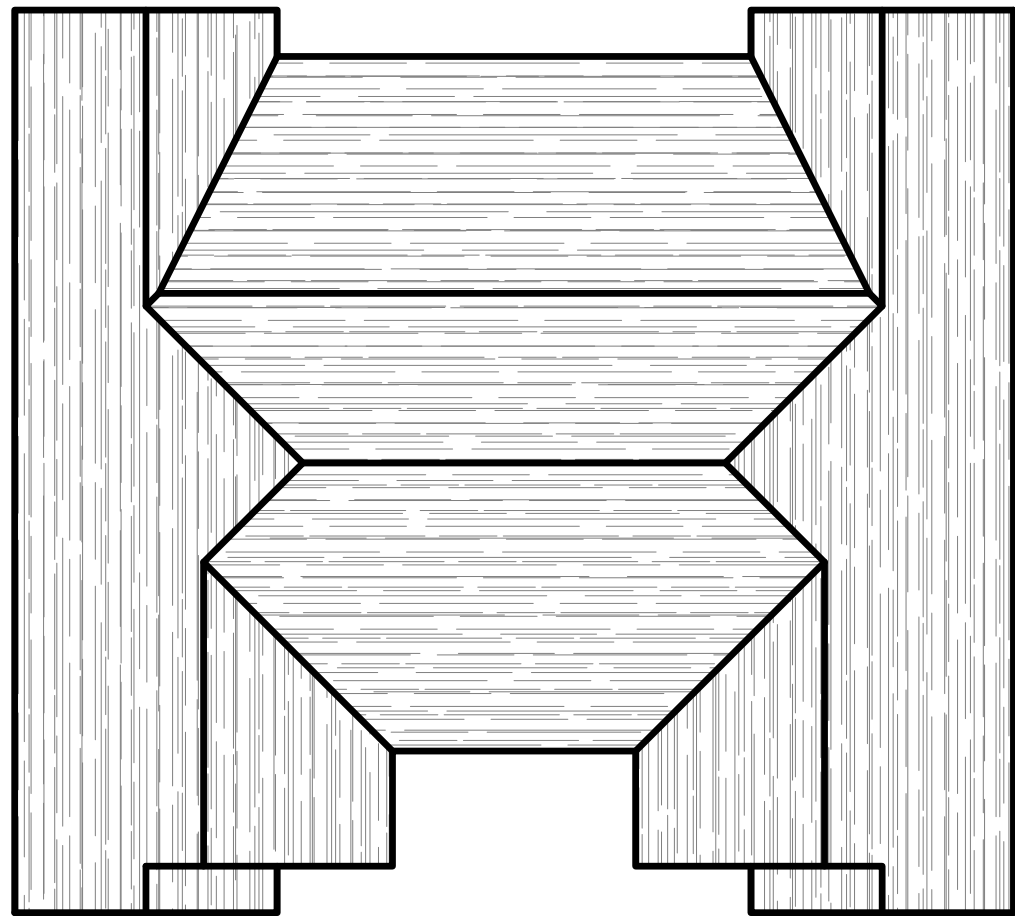
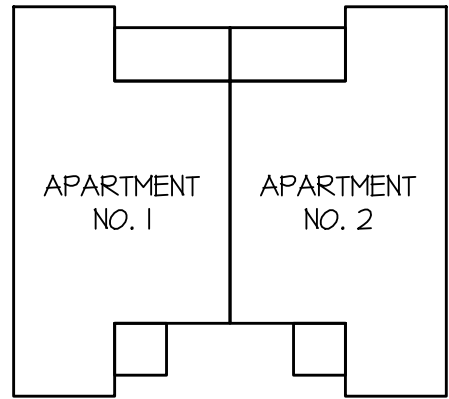
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FIRST FLOOR PLAN

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



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



ROOF PLAN
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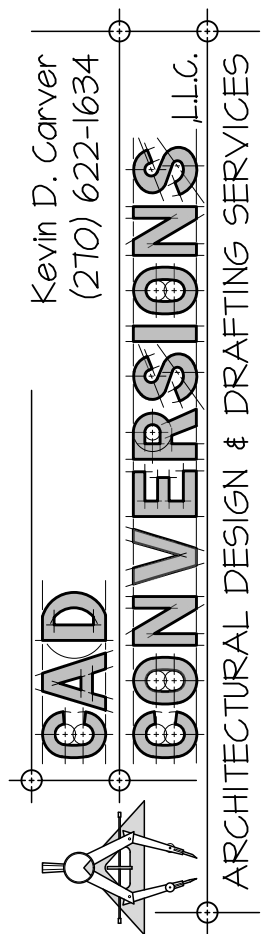


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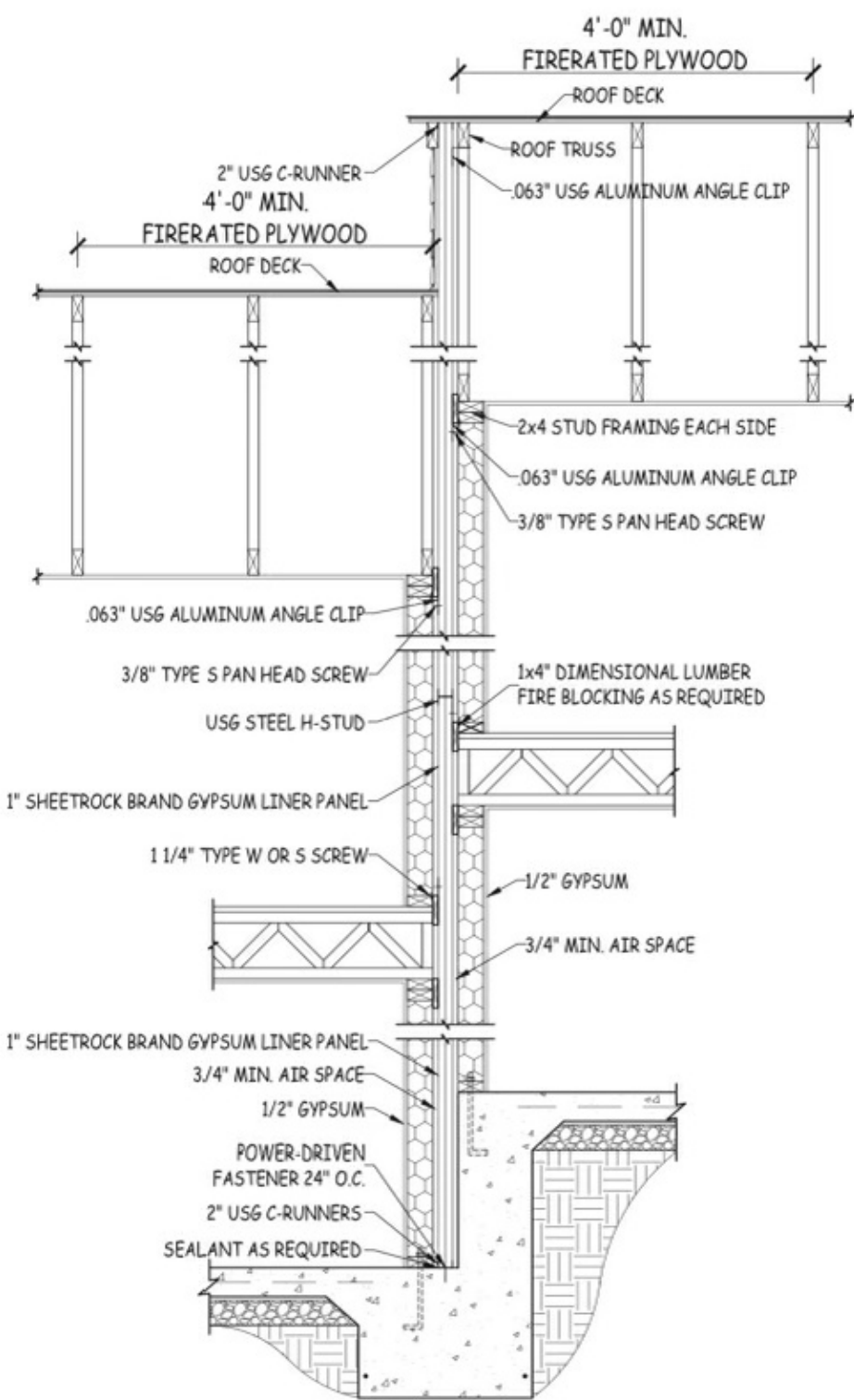
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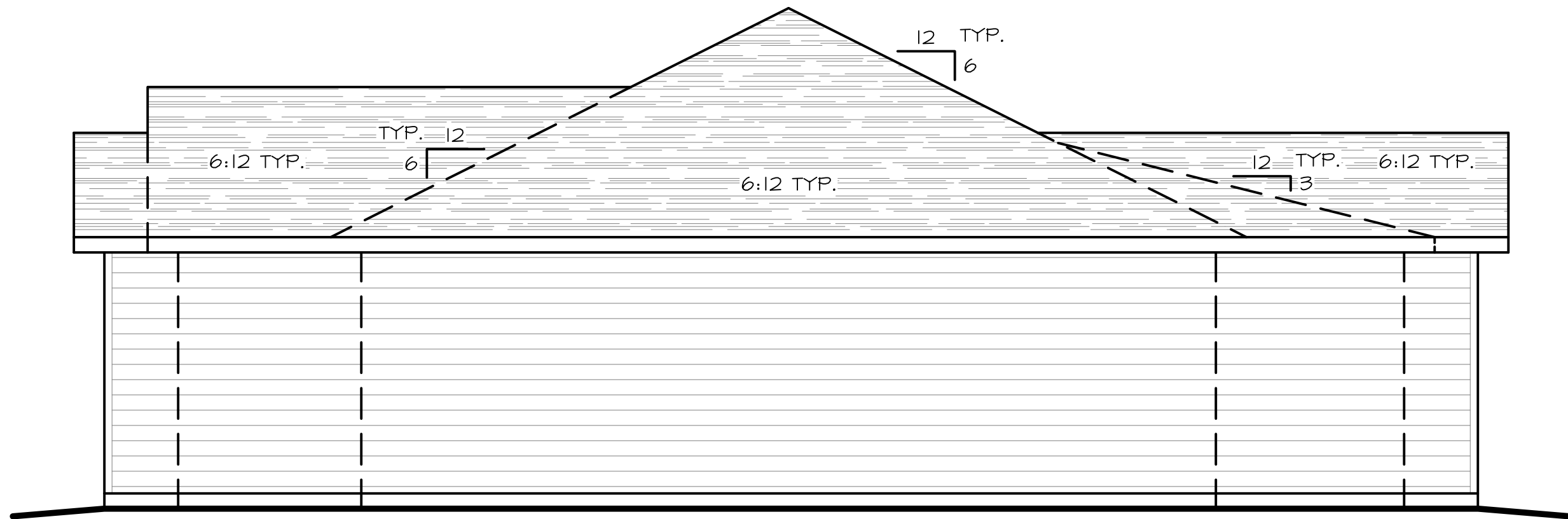
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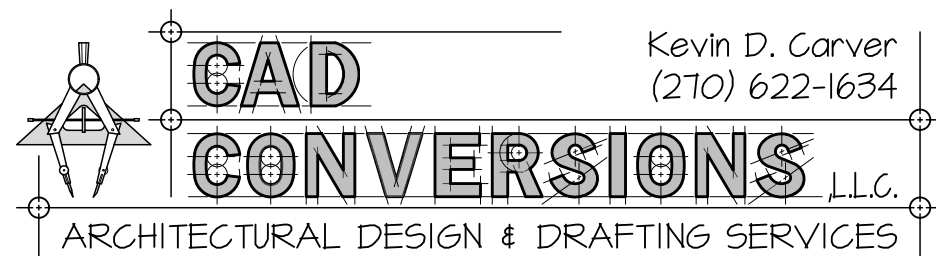
25-028
SHEET NO.
3 of 4



COMMON WALL DETAIL - UL DESIGN U373
1/2" = 1'-0"



RIGHT SIDE ELEVATION
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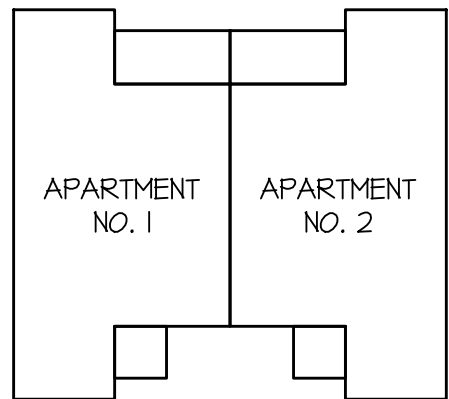


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4 of 4



Visuals & Elevations

Grandview Estates aims to deliver a thoughtfully designed residential environment that supports the City of Portland’s long-term growth objectives while preserving the character, quality, and sense of place that define the surrounding community. The development is planned to include enhanced landscaping throughout the site, with a commitment to preserving select mature trees along the property boundaries to serve as a natural buffer for adjacent homes. In addition, a vinyl privacy fence will be installed along key edges of the property to provide additional screening. This fencing will be selected and installed with care to ensure it is aesthetically pleasing, durable, and consistent with the neighborhood’s visual character. Together, these elements will help the project integrate seamlessly with its surroundings while enhancing the overall appeal and livability of the site.





Amenities

A shared amenity area will be provided for residents and guests, including:

- Community gazebo
- Fire pit
- Grill station

These features will be centrally located for accessibility and designed to encourage outdoor gathering and neighborhood interaction.



GRAPHIC SCALE
0 30 60 90
1 inch = 30 ft

RICHLAND PARK GYM KITCHEN RENOVATION

CORNERSTONE DEVELOPMENT SERVICES COMMITS TO MAKING THE FOLLOWING RENOVATIONS TO "GRANNIES KITCHEN" IN THE RICHLAND GYM. PRIOR TO ISSUANCE OF BUILDING PERMITS:

- REPLACE CEILING TILES
- REPLACE CABINETS
- PAINT INTERIOR OF KITCHEN
- REPLACE SINK WITH 3 BASIN SINK
- INSTALL 20 GPM/40 LB UNDER SINK GREASE TRAP
- EVALUATE BLOCK WALL FOR EXPANSION OF KITCHEN. IF DETERMINED TO BE ECONOMICALLY FEASIBLE, REMOVE WALL





Utilities

Water service is currently available on site. The development will contribute a \$56,250 towards future water projects, along with the standard \$750/SFMFR Developer's Contribution and \$ 1,800/SFMFR Improvement Fee.

To provide sewer service for the site, the existing lift station to the east of the site will have to be relocated and replaced. The cost of this is estimated at \$150,000, which will be at the developments expense, and ultimately replaces an existing old sewer lift station for the City. The development will also be paying the standard \$1,000/SFMFR Developer's Contribution and \$ 1,200/SFMFR Improvement Fee.



PORTLAND

Department of Utilities

Call 811 Before You Dig!
Portland, Tennessee

CITY OF PORTLAND

ZECHARIAH ROWLEY – ENGINEER TECHNICIAN

100 SOUTH RUSSELL ST.

PORTLAND, TENNESSEE 37148

Telephone (615) 323-1437

Email Address: zrowley@cityofportlandtn.gov

John Wilkinson
1065 Rapids Road
Portland, TN 37148

Date: 4/17/2025

**Re: WATER & SEWER CAPACITY LETTER
304, 306, & 310 FOWLER FORD ROAD, PORTLAND, TN 37148
SUMNER COUNTY – TAX MAP 033J, GROUP C, PARCEL 011.00, 012.00, & 001.00**

The Portland Department of Utilities (PDU) has completed its review of your application for water and sewer for the proposed 12 multi-family units and 5 duplexes (17 units) at the above-referenced location. Three (3) water taps are existing, so all water fees will show 14 units. Please see below for the capacity details.

WATER:

The system does not have the 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 results, the water system has the hydraulic capacity to provide domestic and fire flow (1,500 gpm) to this development. As per Ord 24-42, the minimum water main pipe diameter required is an eight (8) inch within City Limits. The Developer will be required to install an eight (8) inch water main throughout the development, and it will need to connect to the existing twelve (12) inch water main behind the apartment complex to the east and connect to the existing eight (8) inch to the south along Fowler Ford Rd. This will entail approximately 525 linear feet of eight (8) inch Blue DR 14 C900 PVC or Ductile Iron Pipe and all associated appurtenances. See the red line in Exhibit 1.

Also, it is in the City's Capital Improvement Plan to install a twelve (12) inch from the Masons Tank to Hwy 109 into town. For this development, the Developer will be required to pay-in-lieu of upsizing the existing eight (8) inch along Fowler Ford Rd to a twelve (12) inch water main across the entire property frontage of the development. See the yellow line in Exhibit 1. Below and attached show how the pay-in-lieu of fee was calculated. Since Parcels 11.00 & 12.00 are existing lots, the pay-in-lieu of fee will not be charged for their property frontage. If any subdividing or lot lines being changed for those parcels occur, the pay-in-lieu of fee will apply.

Pay-in- Lieu of Fee:

\$250 per foot x 225 feet = **\$56,250**



Exhibit 1

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 **\$10,500** towards the City's Capital Improvement Projects. The Developer will be required to pay **\$25,200** 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:

Single-Family and Multi-Family Residence – 17 Units
 17 units – 3 existing water taps = 14 units
 14 Units x \$750 = **\$10,500**

Improvement Fee:

Single-Family and Multi-Family Residence – 17 Units
 17 units – 3 existing water taps = 14 units
 14 Units x \$1,800 = **\$25,200**

Total Water Contributions: \$10,500 + \$25,200 + \$56,250 = \$91,950

SEWER:

The modeling report shows that the City's Sewer Collection System has the capacity for this development. This development is unable to gravity to the existing lift station so the Developer will be required to install a pump station at the low point of this development and abandon the existing pump station to be able to gravity into our sewer system. This will require all existing and proposed gravity mains to lead to the new pump station. See Exhibit 2 on the locations of the pump stations.

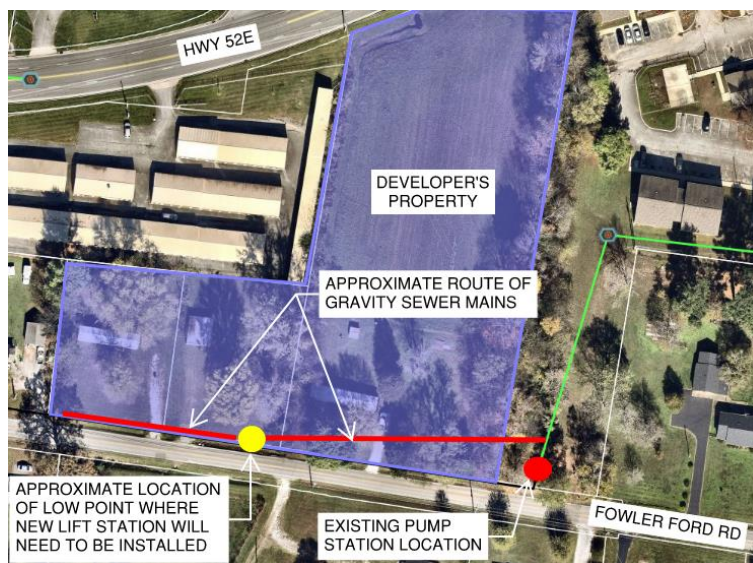


Exhibit 2

The City is currently designing or constructing Sewer Capital Improvement Projects, including the Wastewater Treatment Plant Expansion, Annual Point Repairs Project, Sandye Avenue Sewer Improvements, Hwy 52E Lift Station, and several others. The Developer will be required to pay a Developer's Contribution of **\$17,000** towards the City's Capital Improvement Projects. The Developer will be required to pay **\$20,400** in improvement fees. 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:

Single-Family and Multi-Family Residence – 17 Units
17 Units x \$1,000 = **\$17,000**

Improvement Fee:

Single-Family and Multi-Family Residence – 17 Units
17 Units x \$1,200 = **\$20,400**

Total Sewer Contributions: \$17,000 + \$20,400 = \$37,400

For any utilities the City accepts, the City is required by state law to depreciate all the fixed assets of the utility over a 40-year period. With this project, the total estimated value of the water and sewer installations is \$292,550. Thus, the estimated value must be depreciated annually over the 40-year period. That equates to approximately \$7,313.75 in the additional expenses to the City's annual budget for the next 40 years.

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. Construction Plans will be required to be submitted and approved by PDU for the development. The fees associated with each unit (i.e. tap, connection, capacity fees, etc.) will be determined once Construction Plans are submitted and utility installations have been accepted by the City, and the Residential Service Availability Form Request is filled out for water, sewer, and gas.

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

ZFRAV001887

cc. Business Office & PDU Office Staff



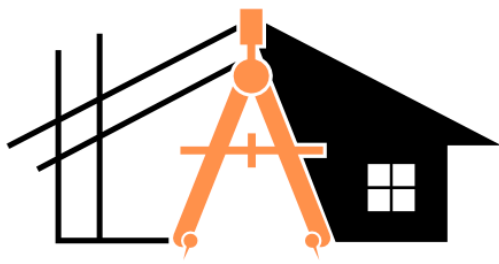
Richland Gym Kitchen Renovation

The owners of Cornerstone Development services have deep roots in Portland, having been raised and grown up here. Both spent many hours at the Richland swimming pool and gym, playing, attending, and watching many sports, birthday parties, and other events. Both are currently raising families in Portland, and are excited to see Richland Gym being brought back to its former glory and the addition of the splash pad.

One of the last remaining pieces of the Richland Gym renovation is updating “Grannies Kitchen” concession stand. Prior to issuance of building permits for the proposed Grandview Estates PUD, Cornerstone Development Services commits providing and constructing the renovations outlined below:

- REPLACE CEILING TILES
- REPLACE CABINETS
- PAINT INTERIOR OF KITCHEN
- REPLACE SINK WITH 3 BASIN SINK
- INSTALL 20 GPM/40 LB UNDER SINK GREASE TRAP
- EVALUATE BLOCK WALL FOR EXPANSION OF KITCHEN. IF DETERMINED TO BE ECONOMICALLY FEASIBLE, REMOVE WALL.

Original estimates for these renovations were given at \$20,000. Cornerstone is excited and proud to donate their time and resources by adding the finishing touches to the Richland Gym renovation, a project that will have such positive affects for the community, and a place that means so much to Cornerstone.



CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING • LAND DEVELOPMENT

**GRANDVIEW ESTATES PLANNED UNIT
DEVELOPMENT (PUD)**

Pattern Book
Portland, Tennessee



LOCATION MAP
NOT TO SCALE

Prepared by Cornerstone Development Services Surveying
July 2025



Property Owners:

Dorothy Wilkinson	Michael Jones
404 North Russell St.	404 North Russell St.
Portland, TN 37148	Portland, TN 37148

Developer:

Cornerstone Development Services
120 Main St.
Portland, TN 37148

Surveyor/Engineer:

Cornerstone Development Services Surveying
120 Main St.
Portland, TN 37148



GRANDVIEW ESTATES

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- History
- Existing Conditions
- Proposed Development

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Project Narrative

Context

The proposed development site is located at 306 and 310 Fowler Ford Road in Portland, Tennessee, within Sumner County. It is east of highway 109, fronting both Hwy 52E and Fowler Ford Road. The combined area of the two parcels is approximately 2.81 acres. It lies between a mixture of single and multi-family residential properties and commercial properties.

History

Historically, the site has been used for medium-density residential purposes. In addition to the two existing mobile homes, there are signs of past utility service connections, gravel driveways, and minor accessory structures. The property has not undergone any recent development and remains largely underutilized.

Existing Conditions

The frontage along Fowler Ford Road is currently zoned R15 and the frontage along Hwy 52E is zoned GCS. The entire property is located in the City's Residential Redevelopment Overlay. The property is partially developed and currently includes two existing mobile homes. These structures appear to be older and are expected to be removed as part of the proposed redevelopment. The remainder of the site consists of open grassy areas, with scattered mature trees primarily along the perimeter. The topography of the site is gently sloping, with stormwater flowing toward the western edge of the property, and to the south, eventually crossing under Fowler Ford Road. The existing trailers are currently being supplied with public water and utilize septic systems for sewage disposal.

The surrounding area includes a mix of single and multi-family residential along Fowler Ford with multi-family and commercial uses along the Hwy 52E corridor. This corridor serves as a major east-west route through Portland and provides convenient access to schools, retail, and community services.

Proposed Development

Grandview Estates is a proposed RM-1 Planned Unit Development (PUD) located in Portland, Sumner County, Tennessee. The project site encompasses 2.81 acres across three parcels at 306 and 310 Fowler Ford Road. The development is designed to introduce 13 thoughtfully arranged duplex buildings that offer a balance of high-quality architecture, functional design, and shared open space, situated between Hwy 52E and Fowler Ford Road along its own privately maintained driveway. The project originally included units fronting on Fowler Ford Road as well, but based on neighborhood feedback at the neighborhood meeting, those units were removed from the PUD, and will be developed separately as single family homes, meeting their existing zoning criteria.



The proposed project includes construction of a detention pond to provide water quality and quantity improvements. It is known that in certain rain events, Fowler Ford Road overtops, so the pond will be sized to attenuate the post construction runoff, by an amount that prevents overtopping of Fowler Ford road, and meets all other City stormwater ordinance requirements.

The project will also include utility improvements to the existing system including replacement and relocation of an existing sewer lift station and pump. A contribution will be made to go towards the future 12” water main upgrade project along Fowler Ford Road.

The goal of Grandview Estates is to provide a well-integrated residential community that enhances the surrounding area by introducing attainable housing options within Portland’s established neighborhoods. The project aligns with the city’s objectives for smart, responsible growth by utilizing infill development near an existing transportation corridor—Highway 52—and providing a compatible transition between nearby single-family homes and more commercial land uses to the south.

The project has been carefully crafted to respect the existing residential context while providing a fresh housing alternative that meets the needs of current and future Portland residents. It reflects a commitment to intentional design, sustainable land use, and neighborhood compatibility.

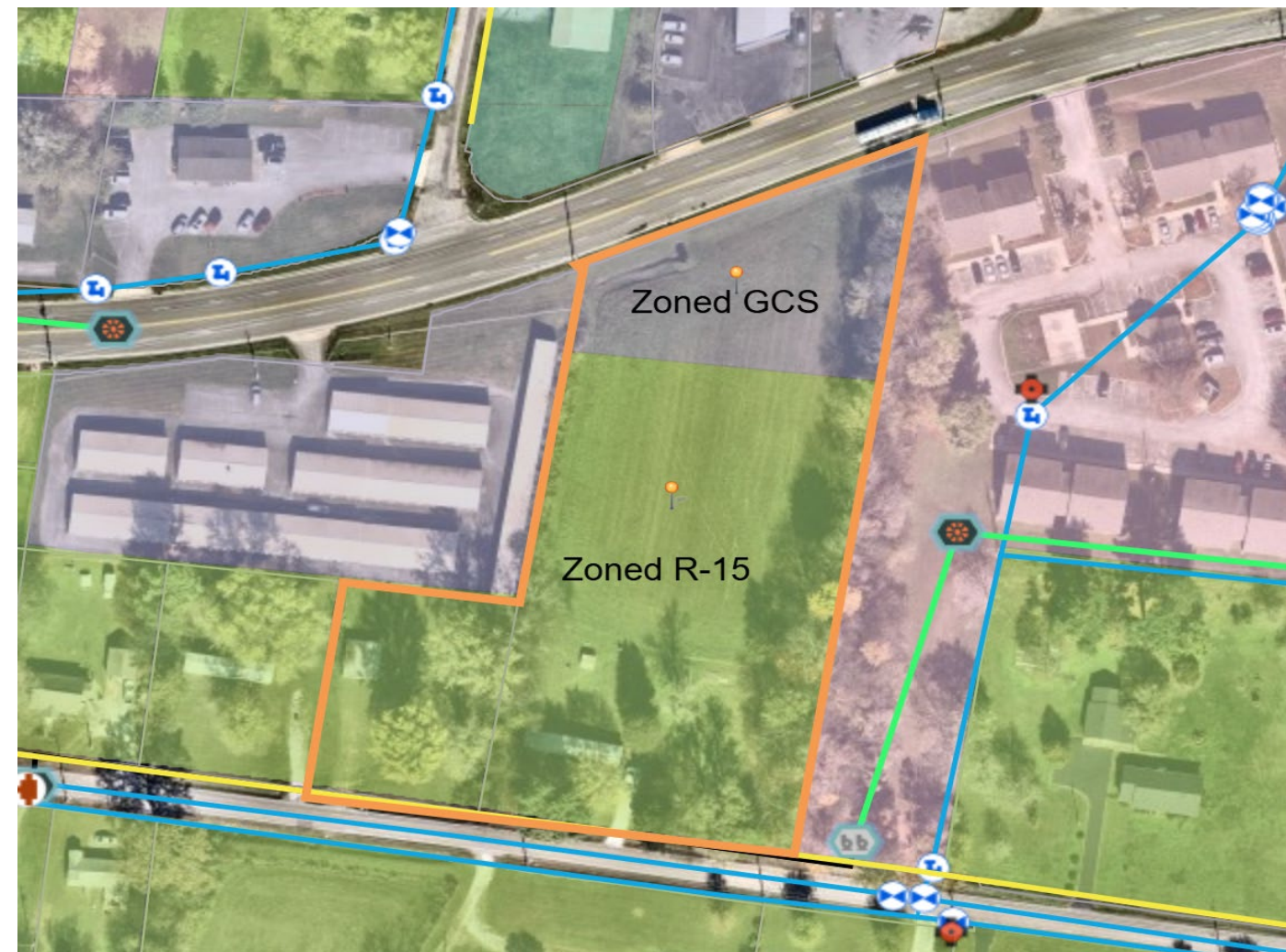
Grandview Estates is not just a housing development, it’s a neighborhood designed to reflect the values of the community, contribute positively to the local housing market, and support the long-term vision for growth in the City of Portland.





Table of Exceptions and Zoning Information

Current Zoning: R-15 Re-Development Overlay / GCS





Requested Zoning: RM-1 PUD

ZONING BULK REGULATIONS						
	CURRENT ZONING		BASE ZONING	PUD MINIMUM REQUIREMENTS	REQUESTED RM-1 PUD	
	R15 REDEVELOPMENT OVERLAY(CURRENT ZONING)	GCS (CURRENT ZONING)	RM-1 REDEVELOPMENT OVERLAY	RM-1 PUD	LOTS 1, 2,5,10-12	3-5, 7-9, 13
SINGLE FAMILY/DUPLEXES ALLOWED	YES	NO	YES	YES	DUPLEXES	DUPLEXES
MINIMUM AREA	12,000 SF	N/A	4,800 SF/LOT	5,000 SF/LOT	5,000 SF/LOT	5,000 SF/LOT
MINIMUM AREA/UNIT	9,200 SF	N/A	2,880 SF/UNIT	N/A	2,500 SF/UNIT	2,500 SF/UNIT
MINIMUM LOT WIDTH	75'	0	37.500000	N/A	63'	63'
FRONT BUILDING SETBACK	50'/40'	50'	50'/40'	20'	28'-42'	30'-44'
SIDE BUILDING SETBACK	15'	10'	7.5'	5'	5'-10'	5'-10'
REAR BUILDING SETBACK	30'	20'	20'	15'	5'	5'
BUFFERYARD (R15/GCS/RM-1)	NONE/15' TYPE B/10' TYPE A	15' TYPE B/NONE/15' TYPE B	10' TYPE A/15' TYPE B/10' TYPE A	20' TYPE C (ALONG ALL)	20' TYPE C (ALONG ALL) AND ALTERNATIVE (3-512 Z.O.)	20' TYPE C (ALONG ALL) AND ALTERNATIVE (3-512 Z.O.)
MAXIMUM LOT COVERAGE BY ALL BUILDINGS	25%	65%	50%	N/A	19%	
PARKING			1.5 SPOTS /UNIT=39		60	

TABLE OF EXCEPTIONS REQUESTED					
	RM-1 REDEVELOPMENT OVERLAY BASE ZONING REQUIREMENT	PUD MINIMUM REQUIREMENT	RM-1 PUD REQUEST	REASON	
MINIMUM AREA/UNIT	2,880 SF/UNIT	2,500 SF/UNIT	2,500 SF/UNIT	BECAUSE OF THE PERIMETER OPEN SPACE DEDICATION REQUIREMENT OF ALL PUD'S, AND RELATIVELY SMALL SIZE OF PROPERTY, OVERALL DENSITY IS STILL SIGNIFICANTLY LESS THAN BASE ZONING ALLOWANCE	
FRONT BUILDING SETBACK	40'	20'	20'	BUILDING WILL BE LOCATED ON PRIVATE SHARED DRIVE WITHIN THE PROPOSED PUD	
SIDE BUILDING SETBACK	7.5'	5'	5'		
REAR BUILDING SETBACK	20'	15'	15'		
BUFFERYARDS	10' TYPE A/15' TYPE B/10' TYPE A	20' TYPE C	AS SHOWN ON LANDSCAPE PLAN	PRESERVE EXISTING BUFFER, PROVIDE OPAQUE BARRIER AROUND POND	
PRIVATE STREETS	WAIVER OF 5.4.8.3 OF SUBDIVISION REGULATIONS AS IT RELATES TO PRIVATE STREETS, TO ALLOW FOR PROPOSED LOT LAYOUT.				



Permitted Uses

The proposed development is intended to serve as a high-quality residential community that aligns with the character and growth objectives of the City of Portland. The only permitted uses within this development will be limited to single-family and duplex-style residential homes. This focused land use approach ensures compatibility with surrounding neighborhoods while supporting a range of housing options to meet community needs.



Proposed Density

The subject property is currently zoned R-15 Redevelopment Overlay, which allows a maximum residential density of 9,200 square feet per unit. The proposed rezoning to RM-1 Redevelopment Overlay allows for a higher density of 2,880 square feet per unit. The proposed Planned Unit Development (PUD) under RM-1 zoning will provide a density of approximately 4,707 square feet per unit. This proposed density strikes a balance between the existing and maximum allowable densities, offering a thoughtful approach to increasing housing opportunities while maintaining appropriate scale and character within the surrounding context.

DENSITY TABLE		
ZONING	MAX DENSITY ALLOWED/PROVIDED (SF/UNIT)	MAX DENSITY ALLOWED/PROVIDED (DWELLING UNITS/ACRE)
R-15 REDEVELOPMENT OVERLAY	9,200 SF/UNIT	4.7
RM-1 REDEVELPMENT OVERLAY	2,880 SF/UNIT	15.1
PROPOSED RM-1 PUD DENSITY	4,707 SF/UNIT	9.2



Existing Conditions

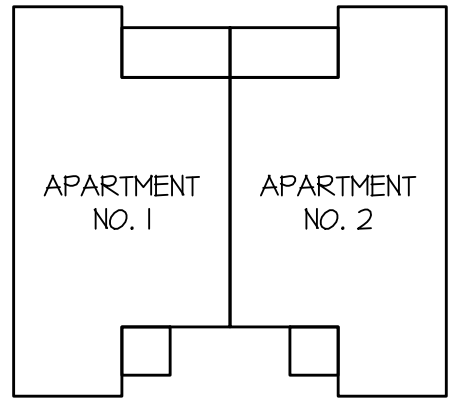
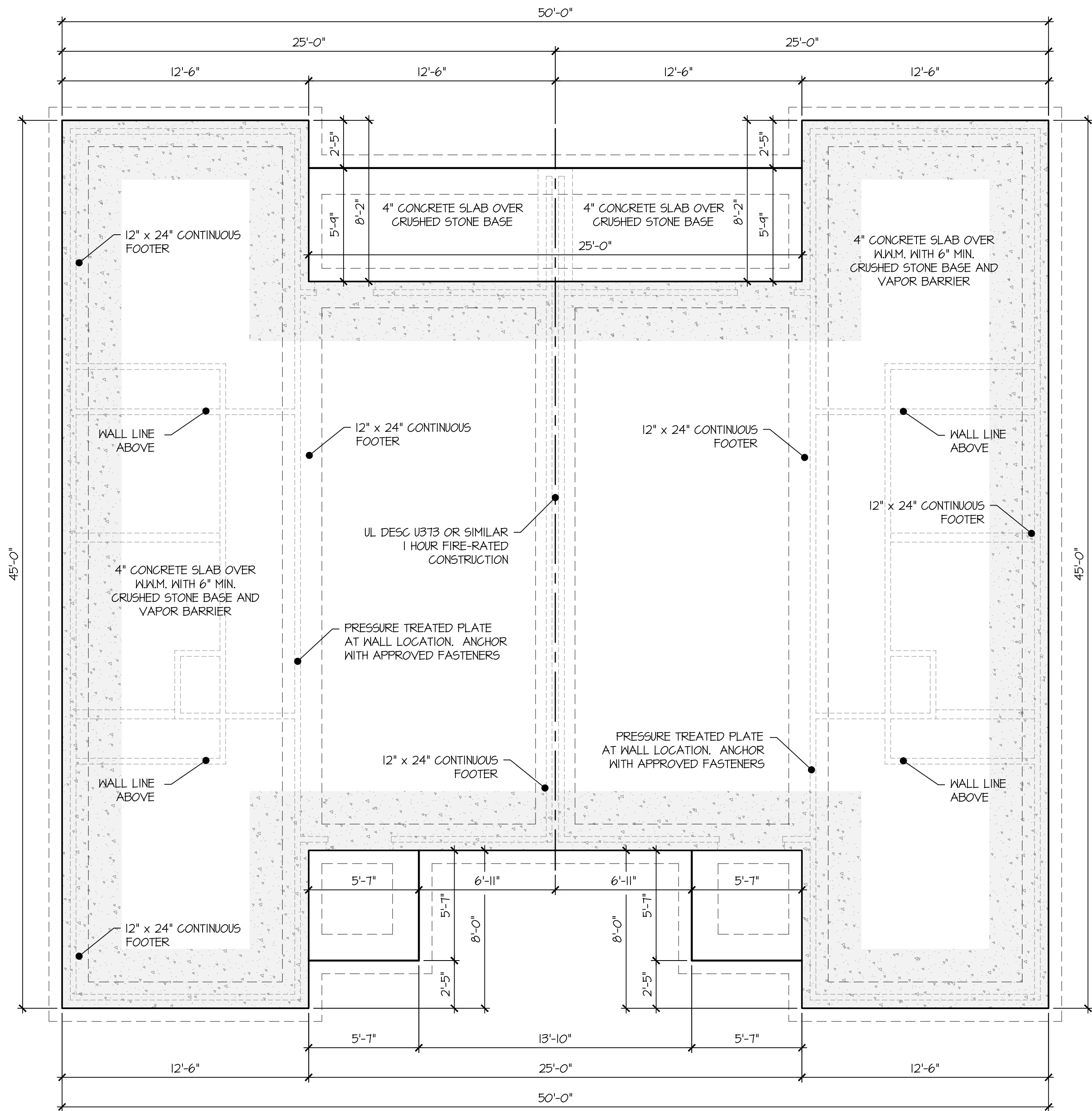




Architectural Renderings

Four different building types have been chosen for the proposed project, with varying roof types. Building square footages range from 2,032 SF (1,016 SF/Unit) to 2,052 SF (1,026 SF/Unit). Exterior materials to be used will be combinations of brick, board and batten, and hardy. All exterior materials will be a masonry product.

25-027.DWG - Plotted by KEVIN CARVER on 7/31/2025 1:14 PM - Last Saved by KEVIN D CARVER on 7/31/2025 1:14 PM



SQUARE FOOTAGE	
APARTMENT 1	923 SQ. FT.
APARTMENT 2	923 SQ. FT.
TOTAL LIVING AREA	1,846 SQ. FT.
STORAGE	N/A SQ. FT.
APT 1 FRONT PORCH	31 SQ. FT.
APT 1 REAR PORCH	72 SQ. FT.
APT 2 FRONT PORCH	31 SQ. FT.
APT 2 REAR PORCH	72 SQ. FT.
TOTAL UNDER ROOF	2,052 SQ. FT.

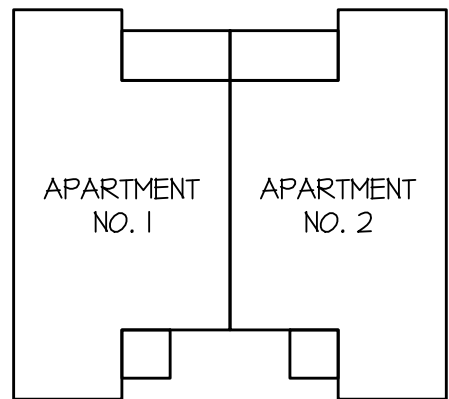
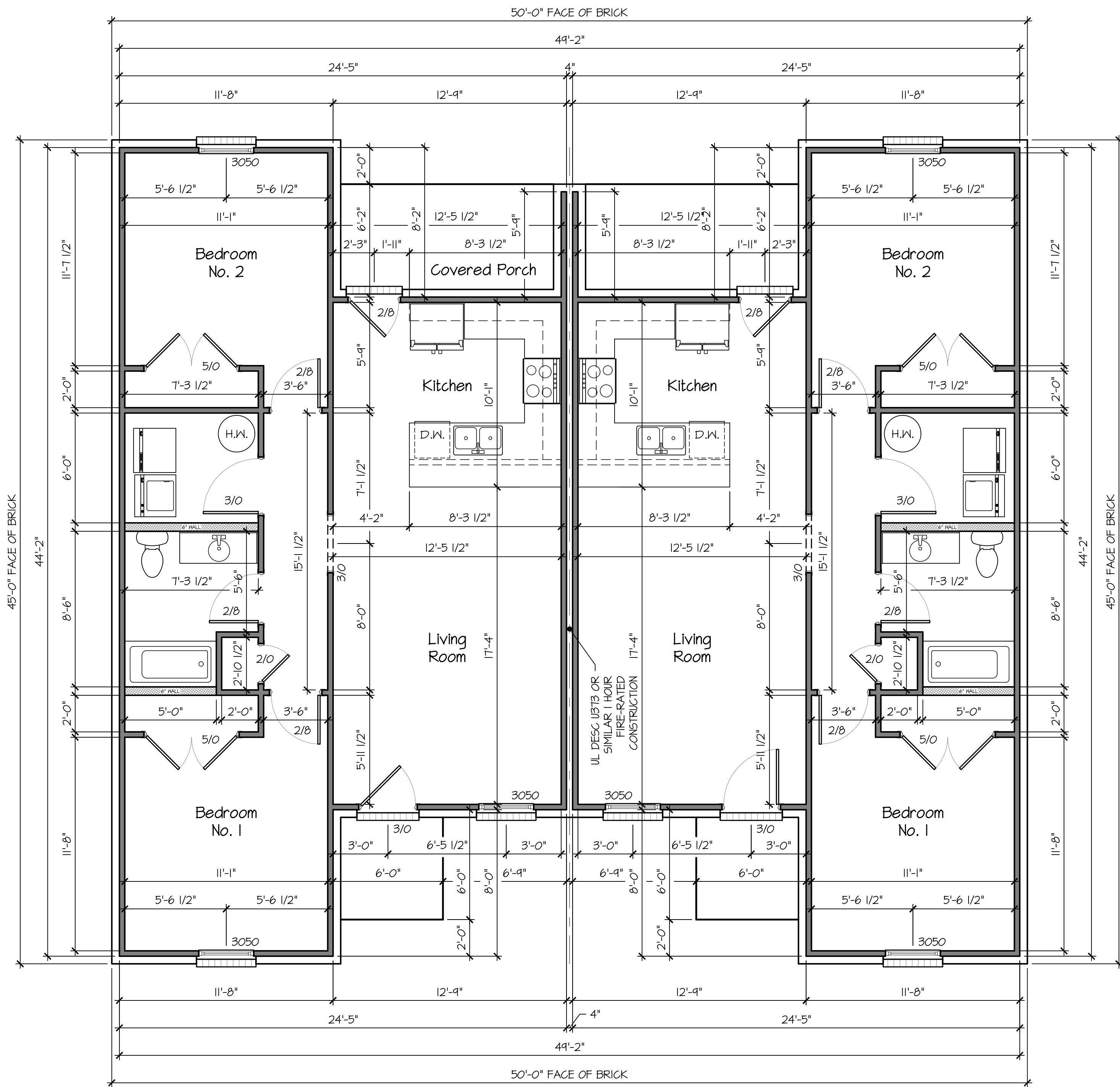
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ARCHITECTURAL DESIGN & DRAFTING SERVICES
Kevin D. Carver
(270) 622-1634

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

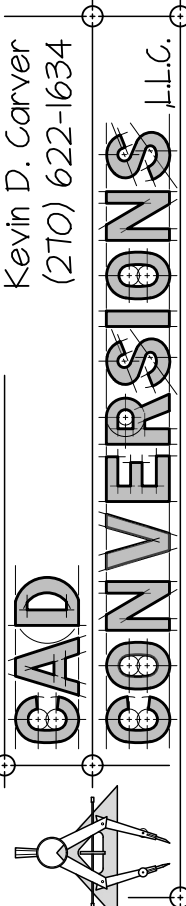
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1 of 4

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DEVELOPMENT SERVICES
TENNESSEE



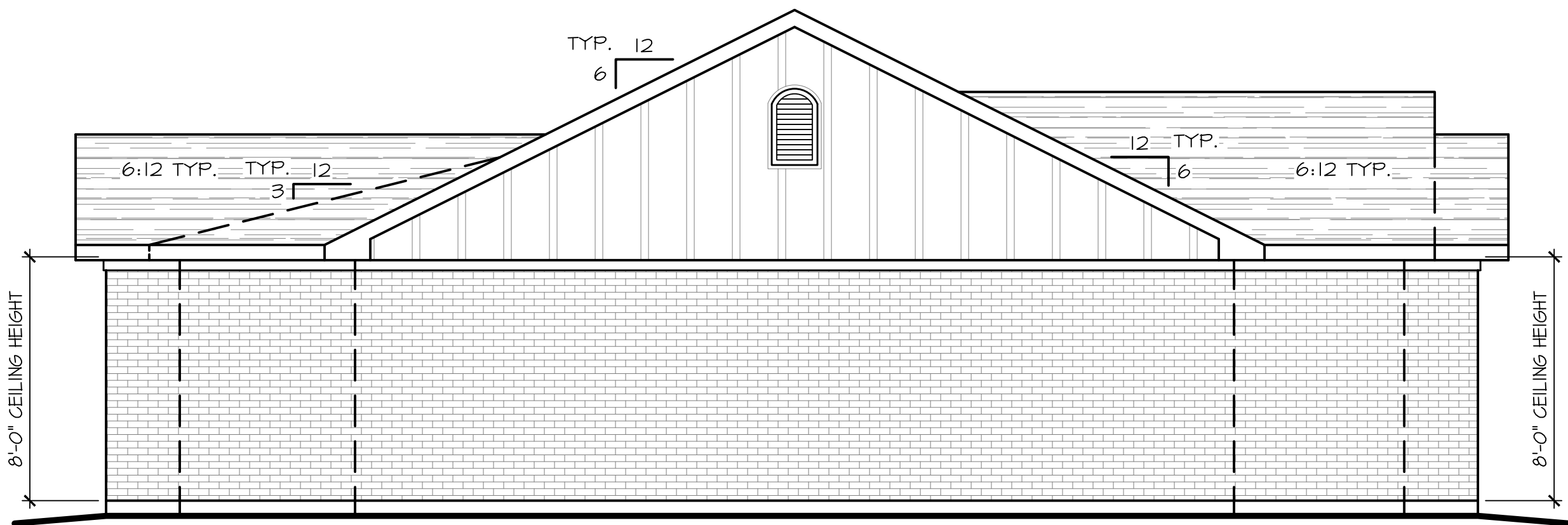
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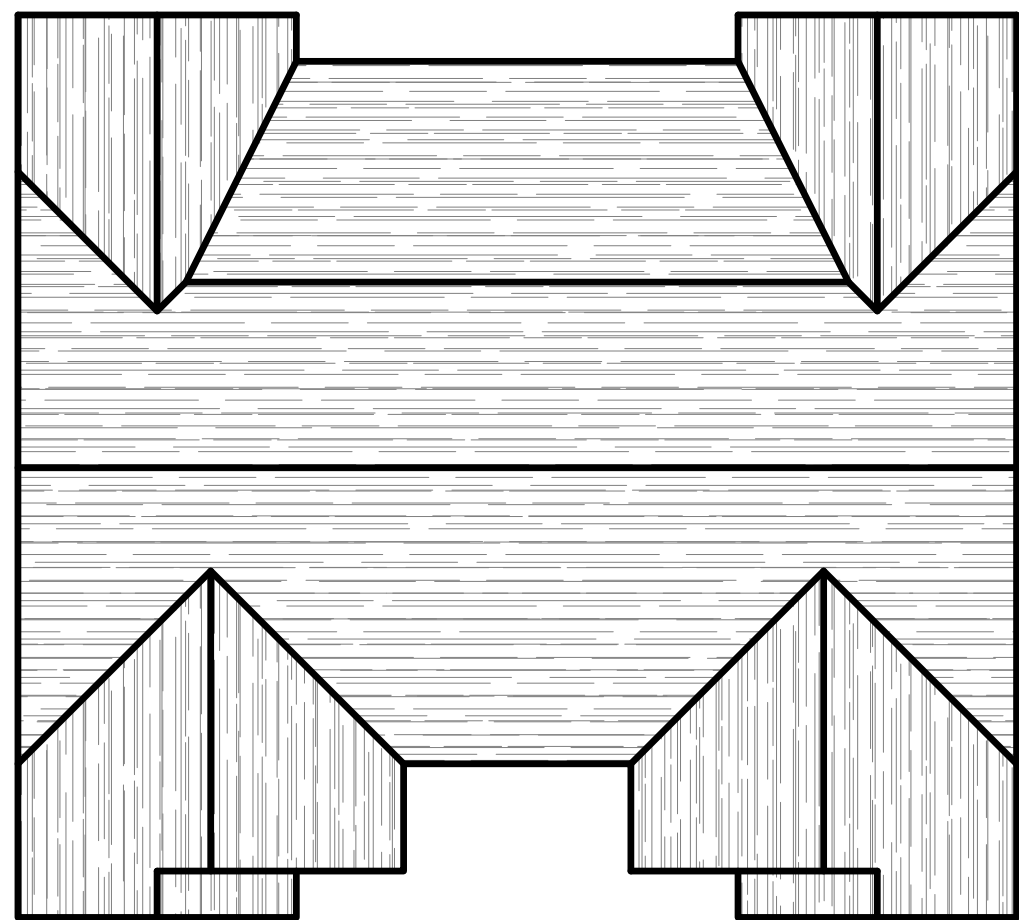
FIRST FLOOR PLAN

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

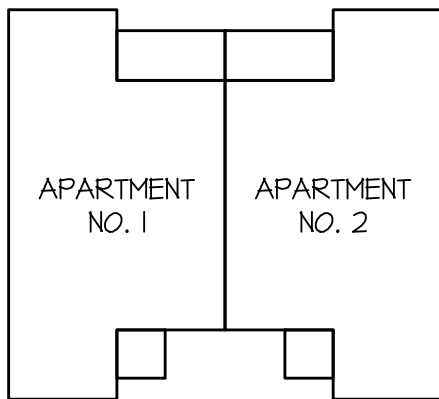
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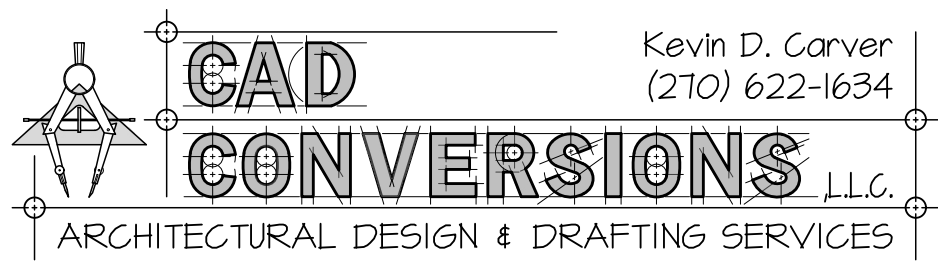
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1" = 10'-0"

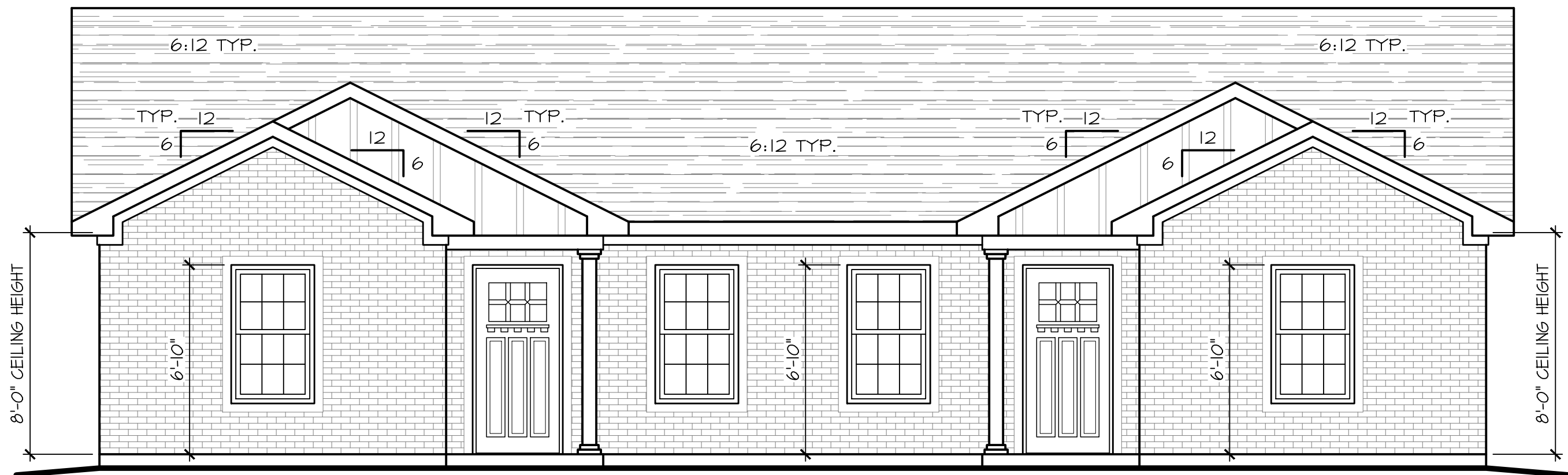


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NOTES:

1. UNLESS OTHERWISE SPECIFIED - ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES (X'-X").
2. THE DESIGNER ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THIS STRUCTURE FROM THE PLANS SHOWN HEREIN.
3. THE PLAN SHOWN HEREIN CONSIDERS THE EXISTING AND FINAL GRADE OF THE LOT TO BE LEVEL. NO CONSIDERATION WAS GIVEN TO THE GRADE OF THE CONSTRUCTION SITE. VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
4. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL BUILDING CODES; LOCAL, STATE, AND FEDERAL - PERTAINING TO THIS STRUCTURE ARE MET.
5. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. IF ANY ERRORS OR OMISSIONS ARE FOUND - THEY SHALL NOTIFY THE DESIGNER IN WRITING IMMEDIATELY - EXPLAINING THE ERROR IN DETAIL.
6. ALL DIMENSIONS ARE FROM THE FACE OF STUD TO THE FACE OF STUD.
7. ANY AND ALL STEPS SHALL NOT EXCEED A RISE OF 1 3/4" AND A MINIMUM 10" OF TREAD.

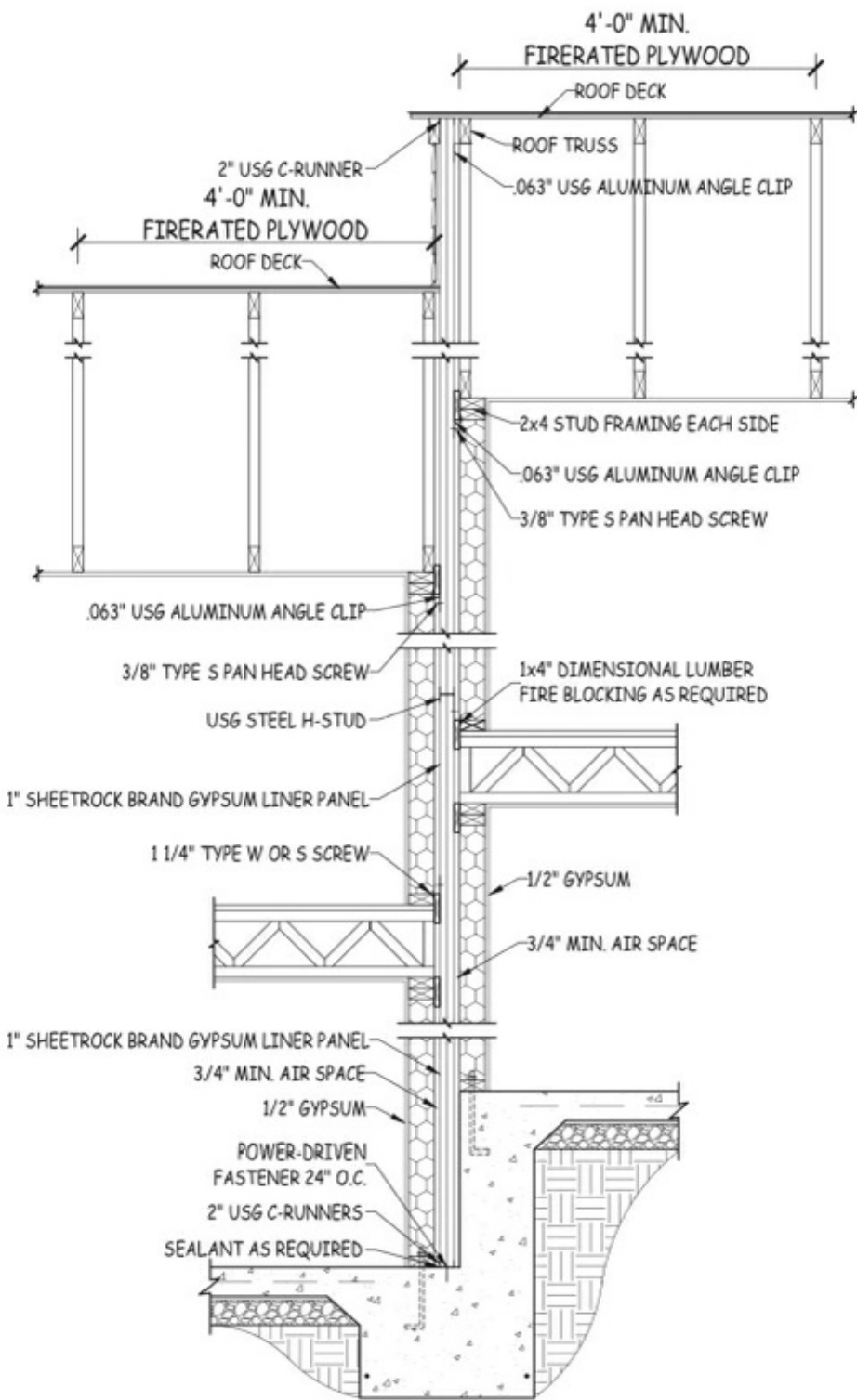


FRONT ELEVATION
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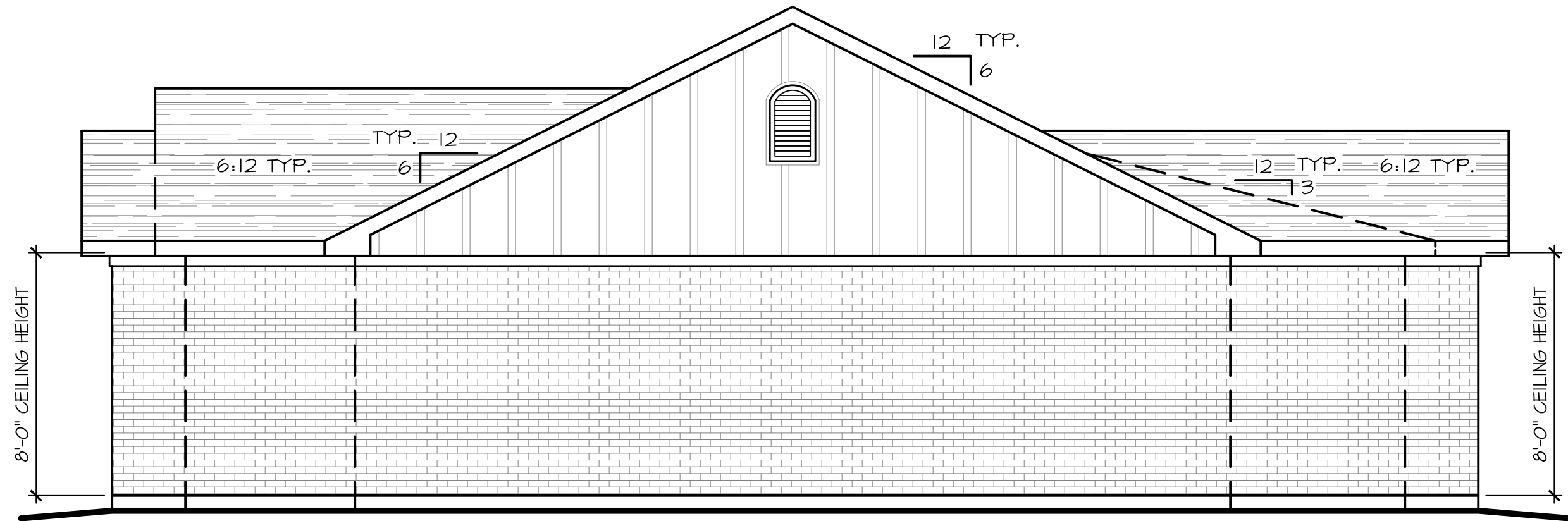
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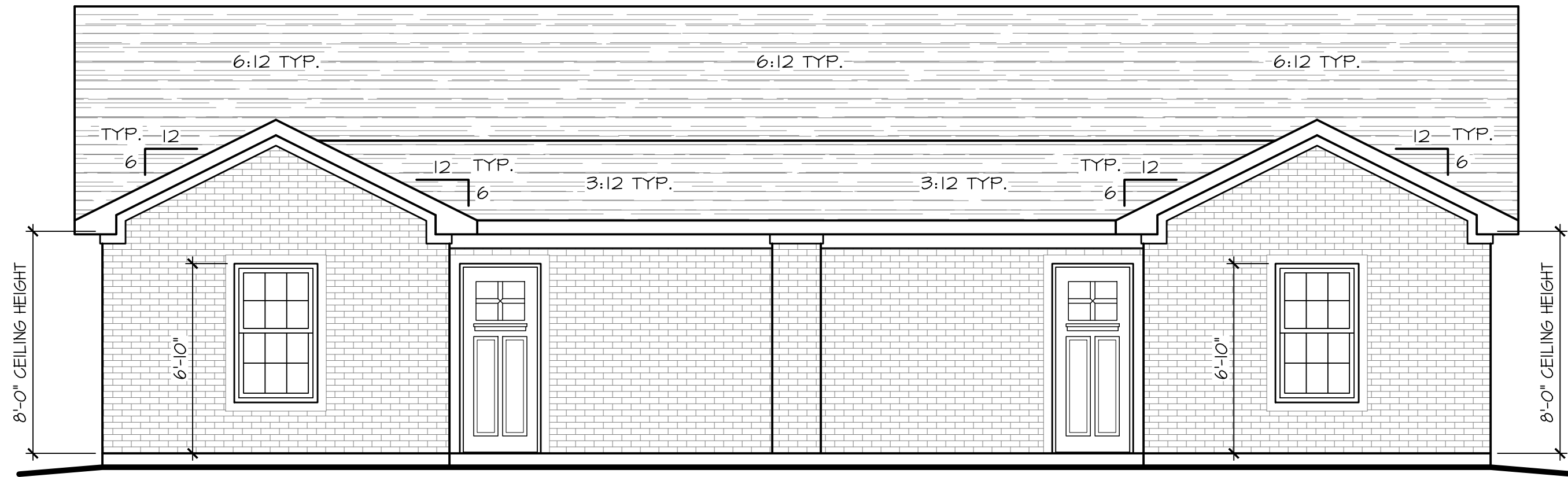
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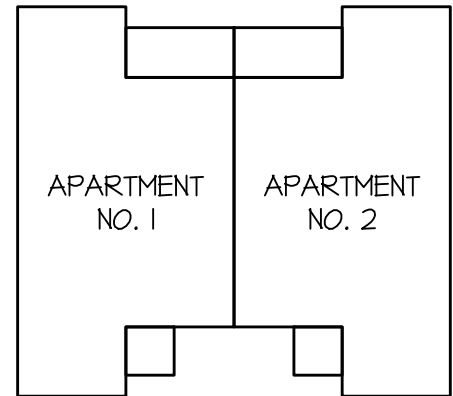
COMMON WALL DETAIL - UL DESIGN U373
1/2" = 1'-0"



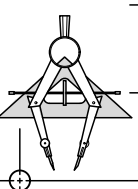
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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CAD CONVERSIONS L.L.C.
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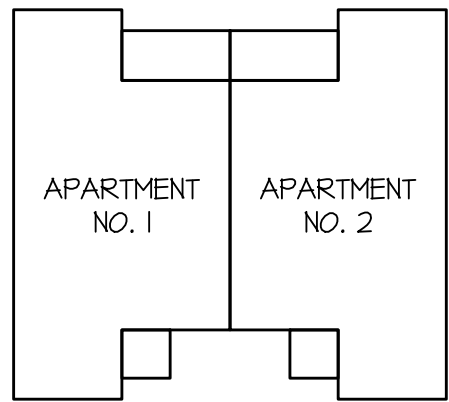
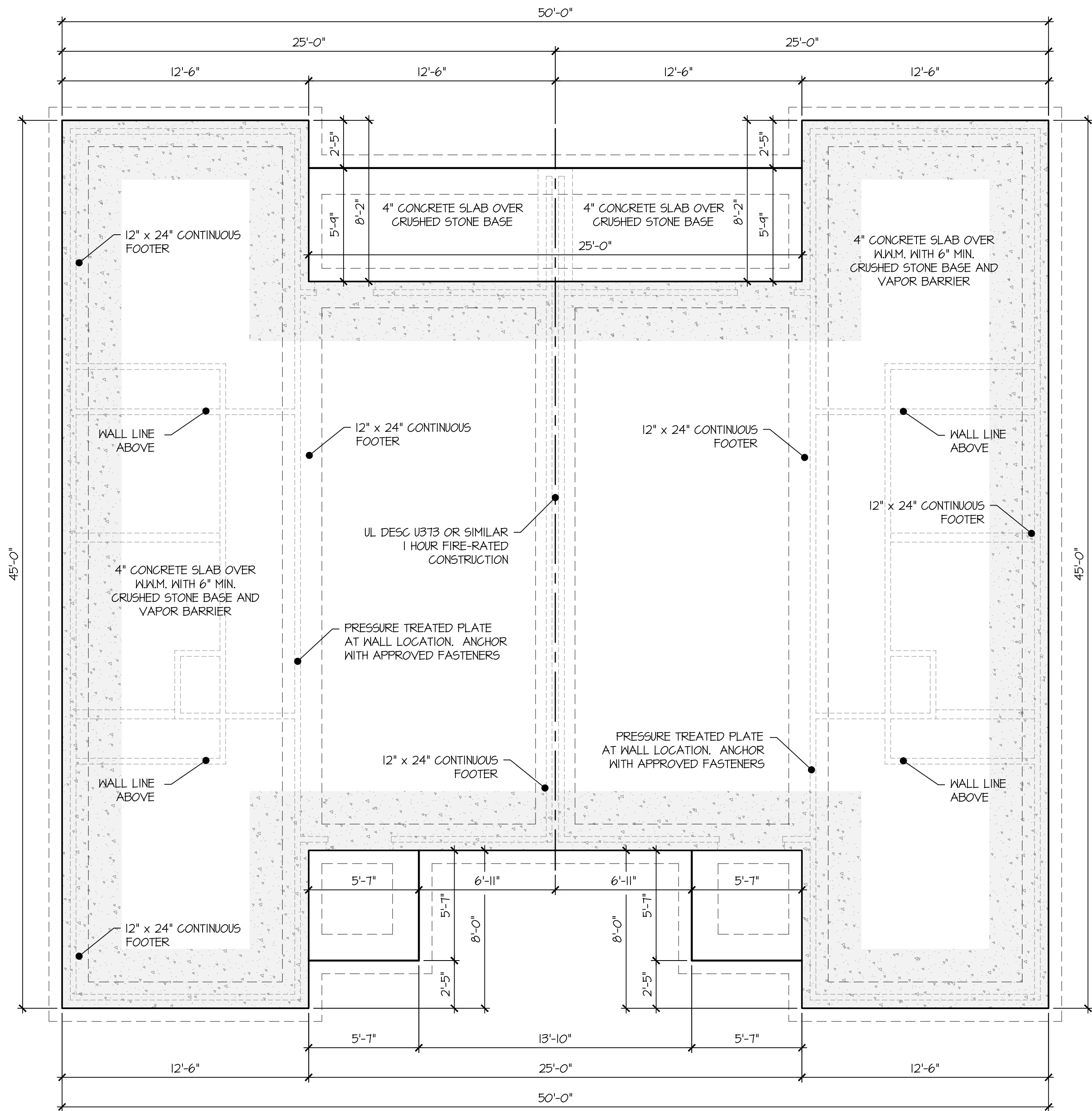
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 - ANY AND ALL STEPS SHALL NOT EXCEED A RISE OF 7 3/4" AND A MINIMUM 10" OF TREAD.

PREPARED FOR
CORNERSTONE
 DEVELOPMENT SERVICES
 TENNESSEE

Kevin D. Carver
 (270) 622-1634
CAD CONVERSIONS L.L.C.
 ARCHITECTURAL DESIGN & DRAFTING SERVICES

25-027
 SHEET NO.
 4 of 4

25-027.DWG - Plotted by KEVIN CARVER on 7/31/2025 1:15 PM - Last Saved by KEVIN D CARVER on 7/31/2025 1:14 PM



SQUARE FOOTAGE	
APARTMENT 1	923 SQ. FT.
APARTMENT 2	923 SQ. FT.
TOTAL LIVING AREA	1,846 SQ. FT.
STORAGE	N/A SQ. FT.
APT 1 FRONT PORCH	31 SQ. FT.
APT 1 REAR PORCH	72 SQ. FT.
APT 2 FRONT PORCH	31 SQ. FT.
APT 2 REAR PORCH	72 SQ. FT.
TOTAL UNDER ROOF	2,052 SQ. FT.

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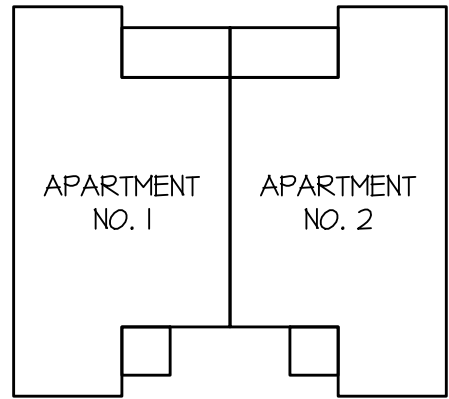
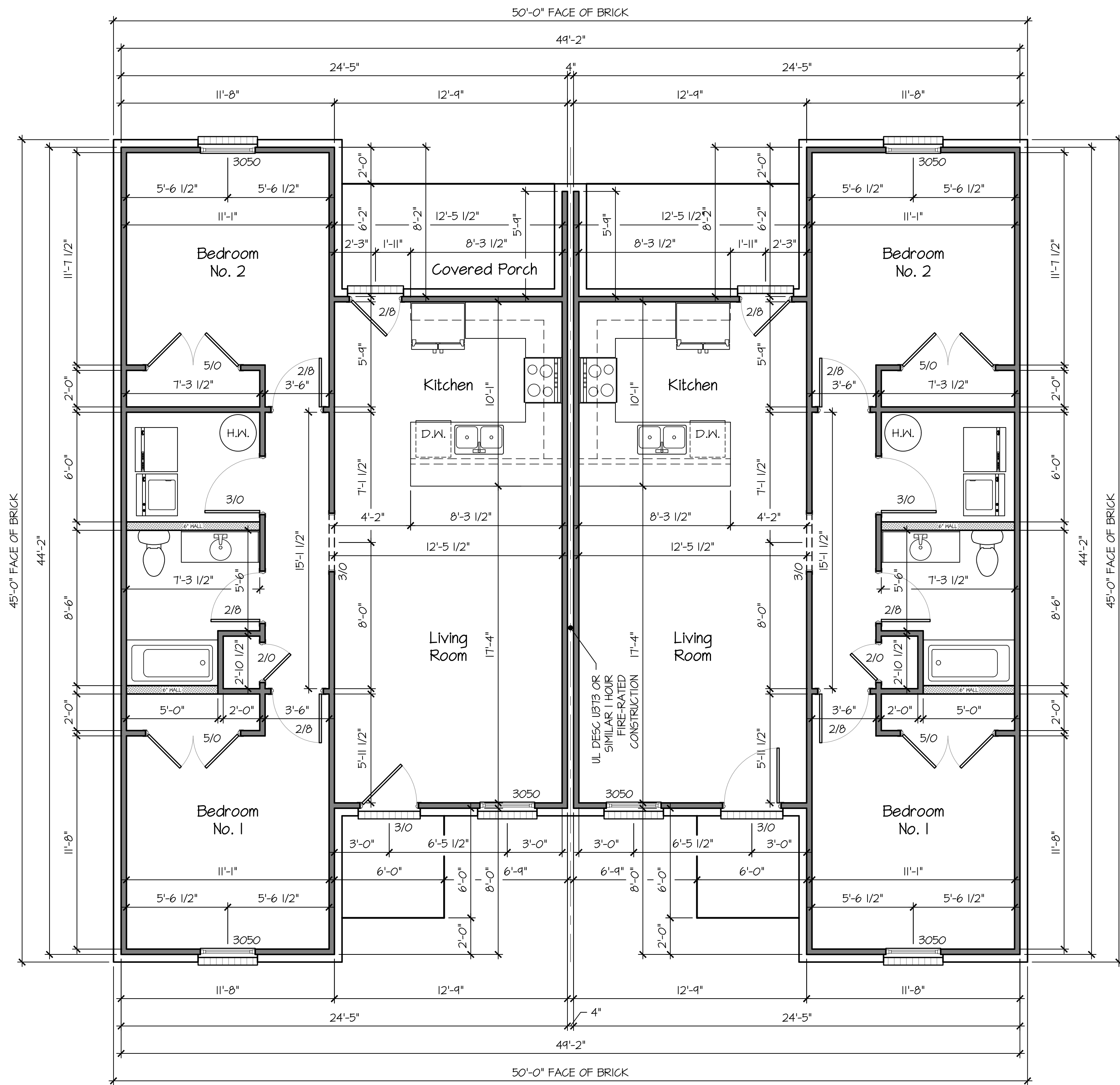
ARCHITECTURAL DESIGN & DRAFTING SERVICES

FOUNDATION PLAN

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

25-027
SHEET NO.
1 of 4

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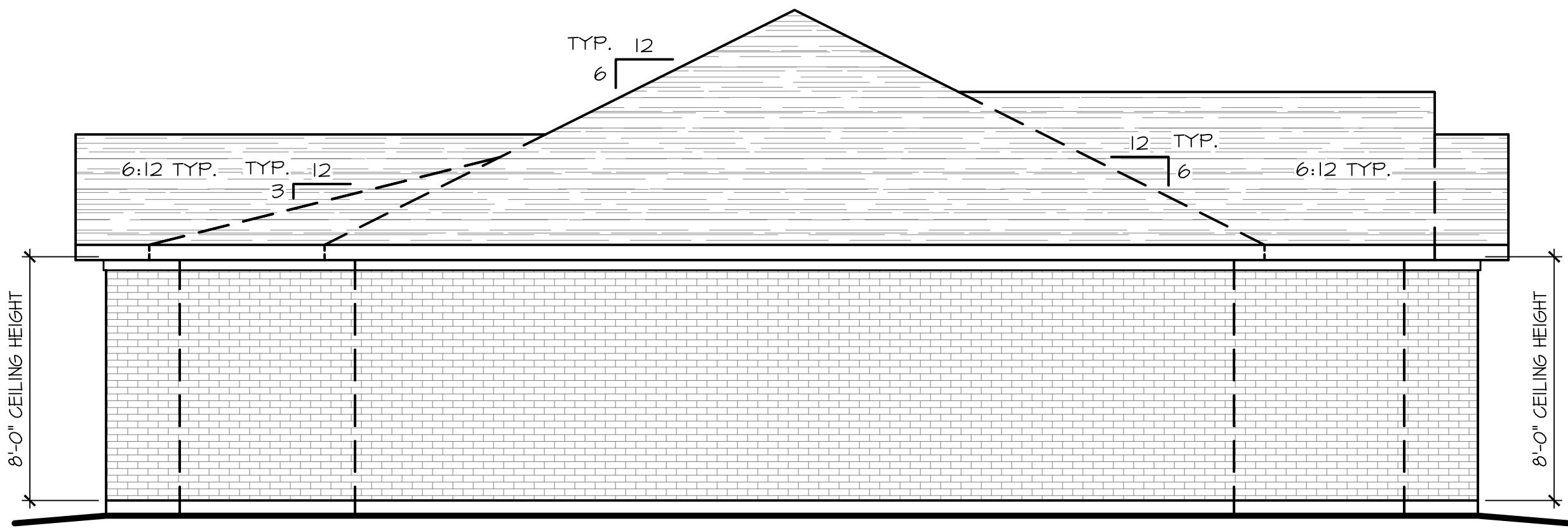
ARCHITECTURAL DESIGN & DRAFTING SERVICES

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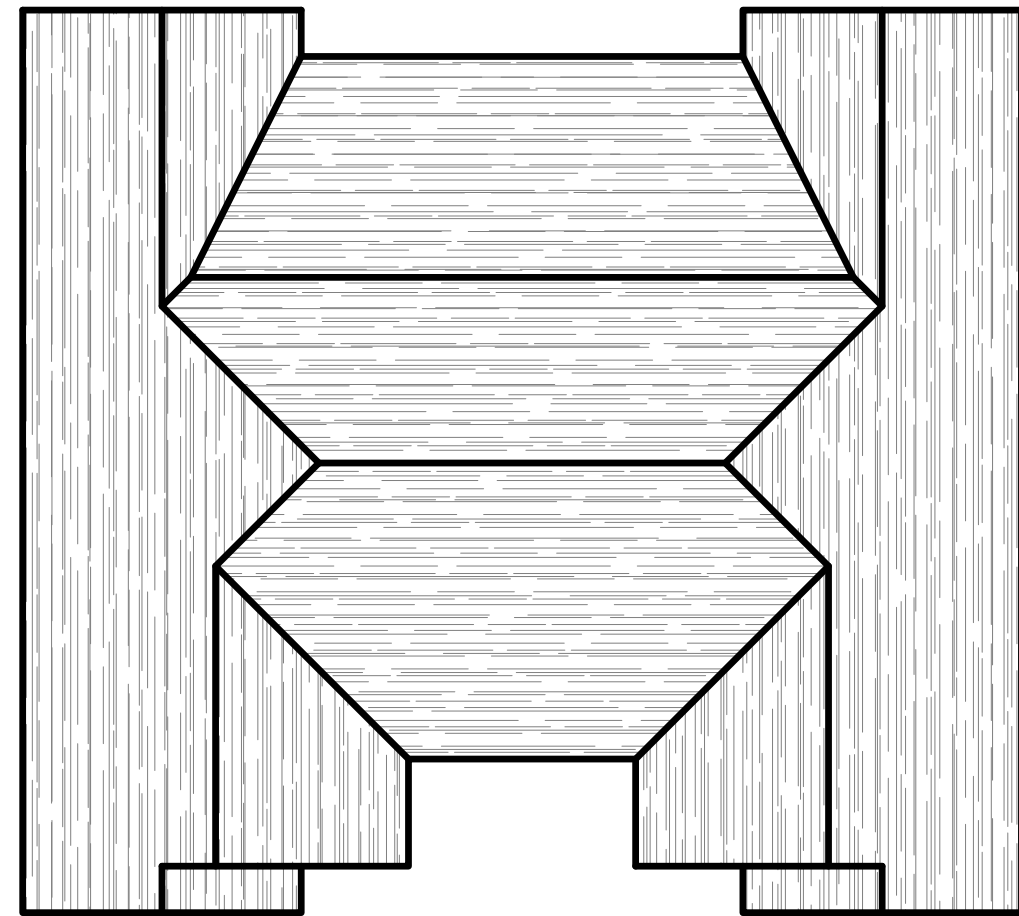
FIRST FLOOR PLAN

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

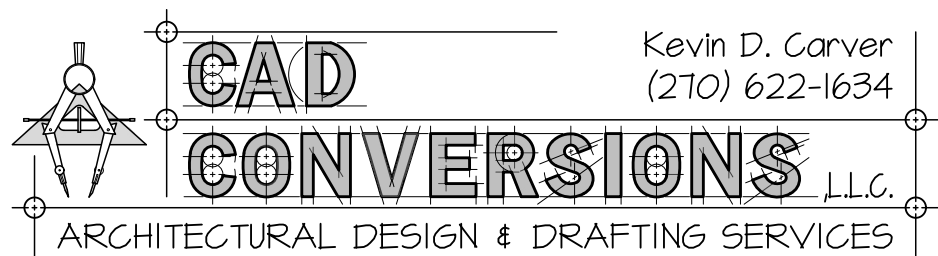
25-027
SHEET NO.
2 of 4



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

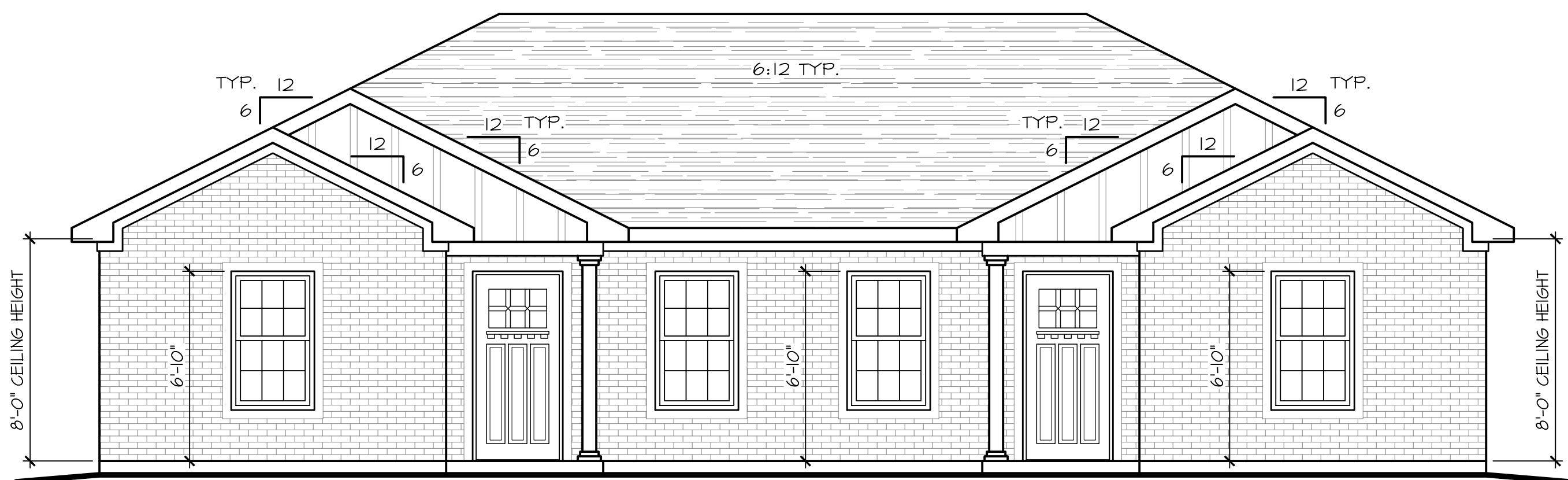


ROOF PLAN
SCALE: 1" = 10'-0"

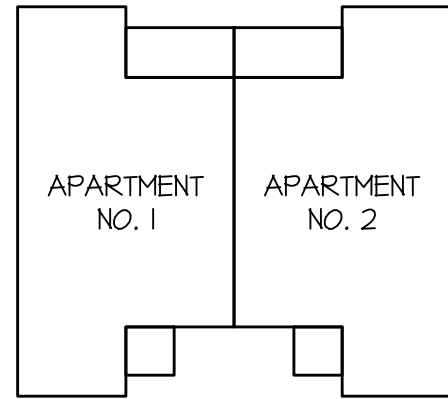


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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

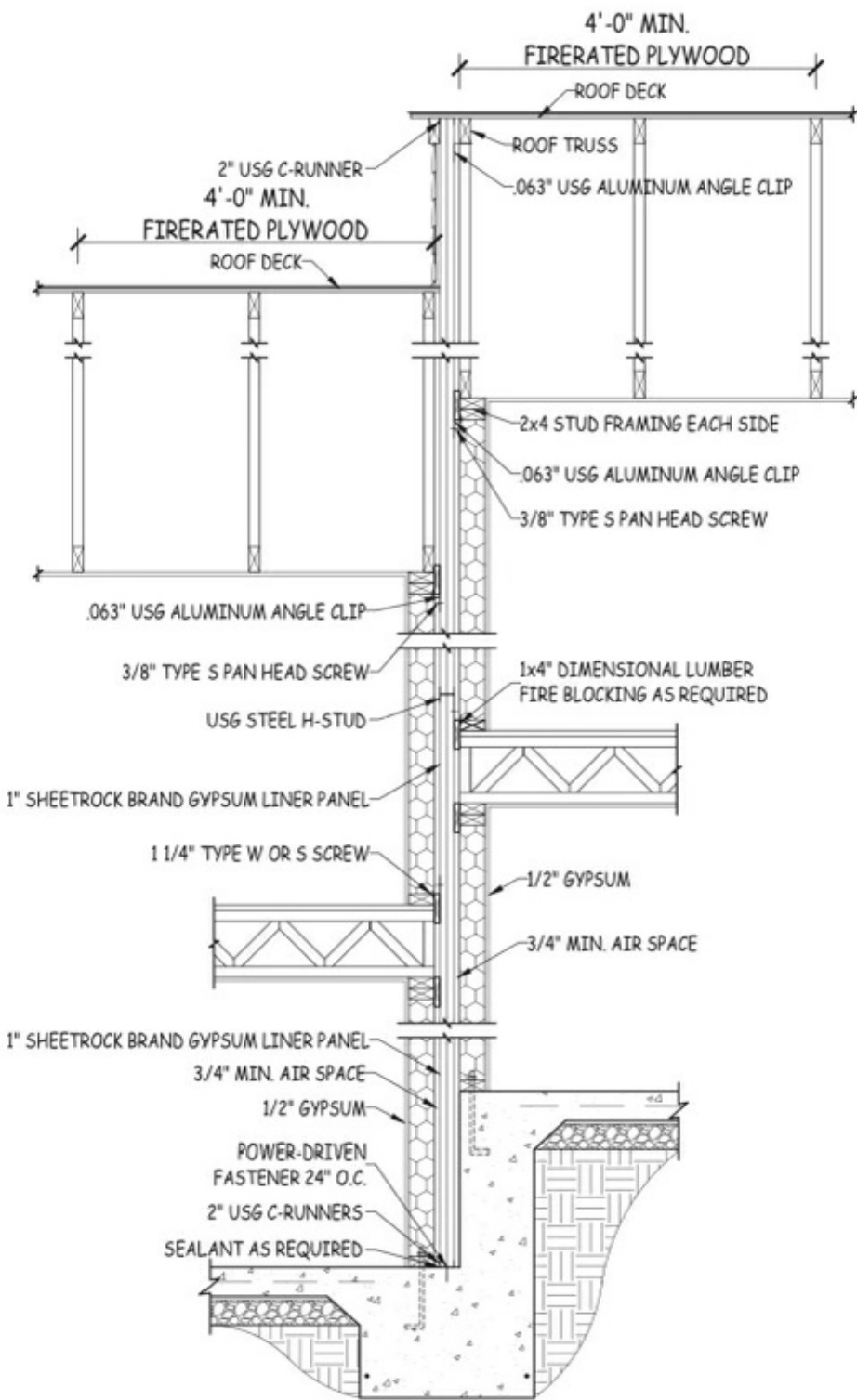


SQUARE FOOTAGE	
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TOTAL UNDER ROOF	2,052 SQ. FT.

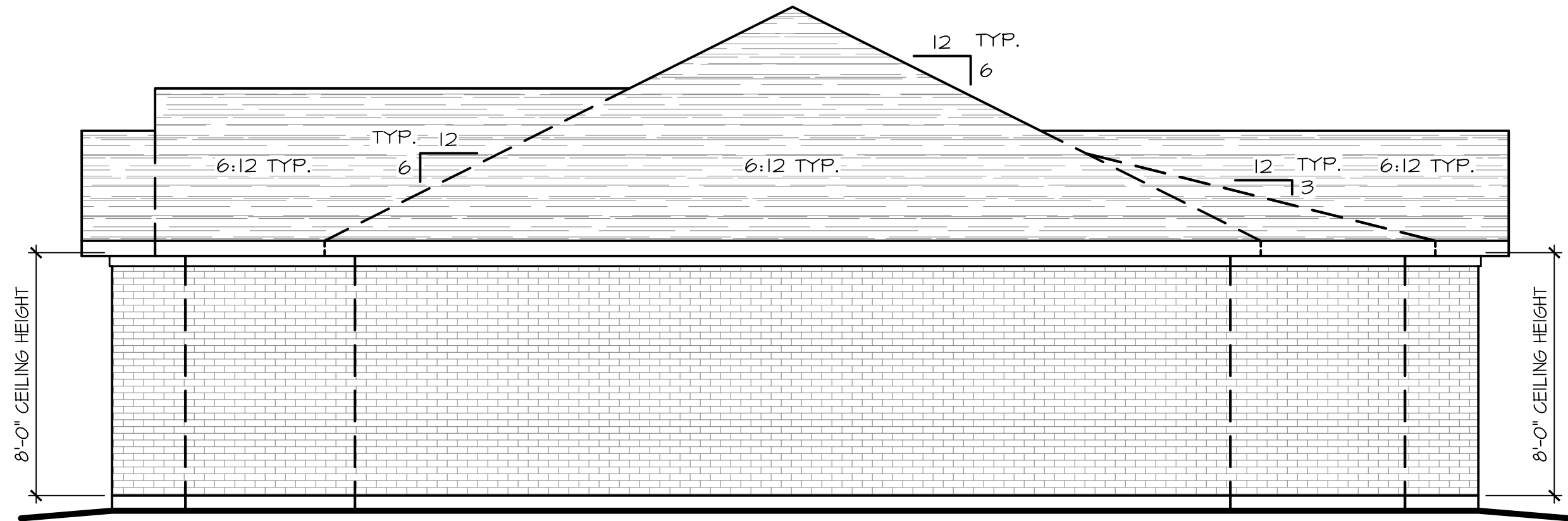
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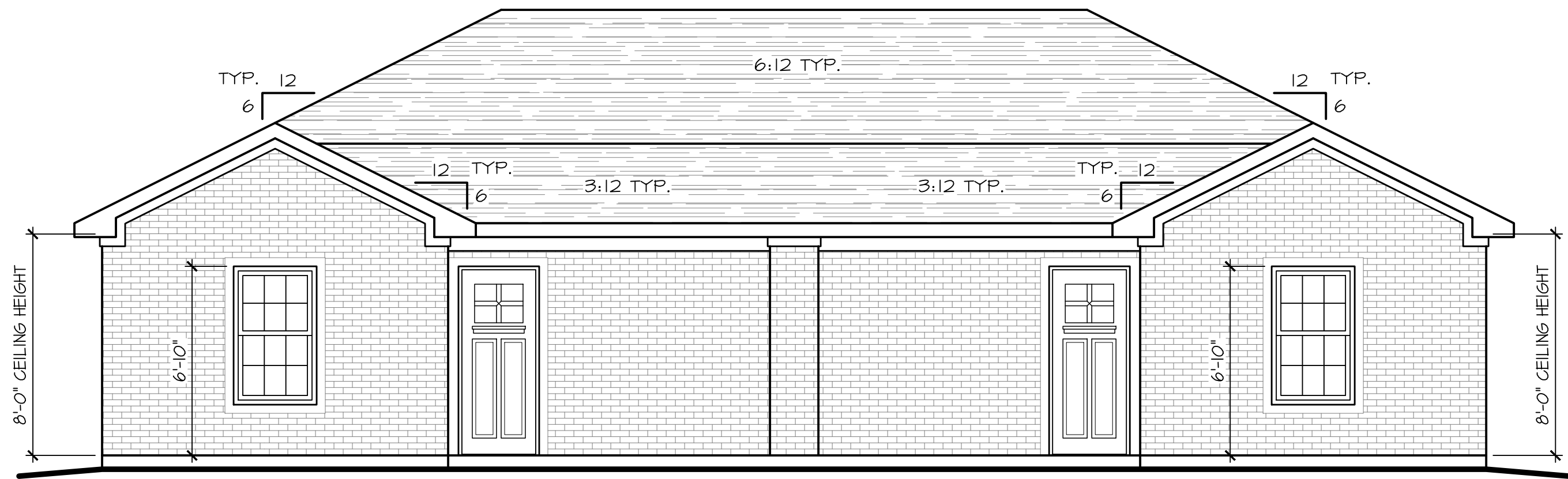


COMMON WALL DETAIL - UL DESIGN U373
1/2" = 1'-0"



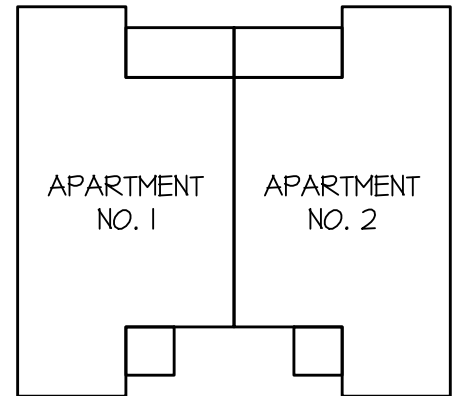
RIGHT SIDE ELEVATION

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

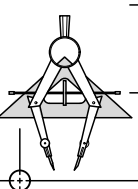


REAR ELEVATION

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



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TOTAL UNDER ROOF	2,052 SQ. FT.



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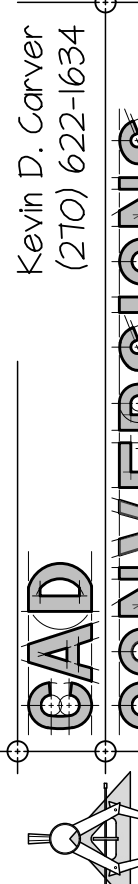
ARCHITECTURAL DESIGN & DRAFTING SERVICES

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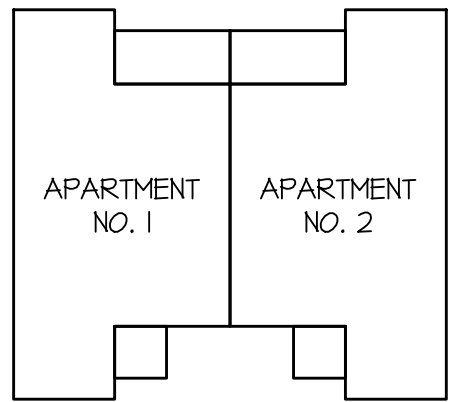
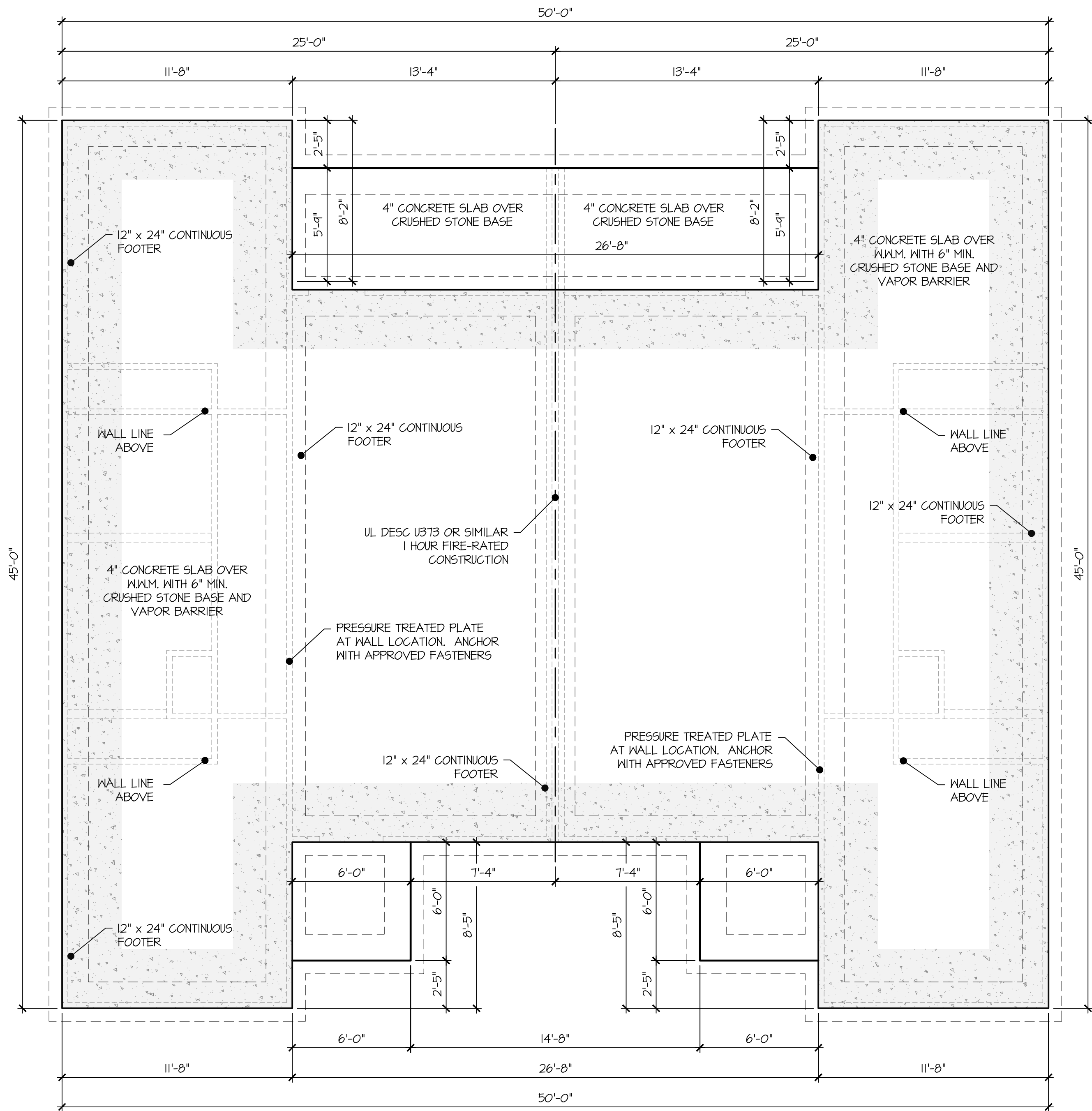
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25-027
SHEET NO.
4 of 4

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SQUARE FOOTAGE	
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APT 2 REAR PORCH	82 SQ. FT.
TOTAL UNDER ROOF	2,032 SQ. FT.

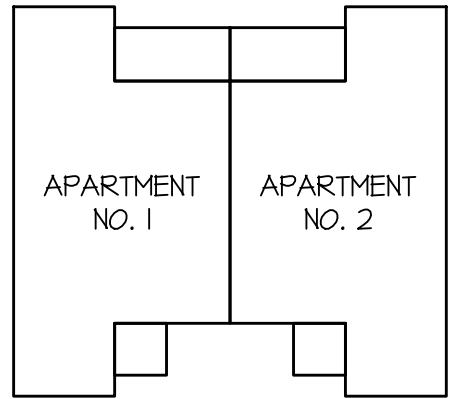
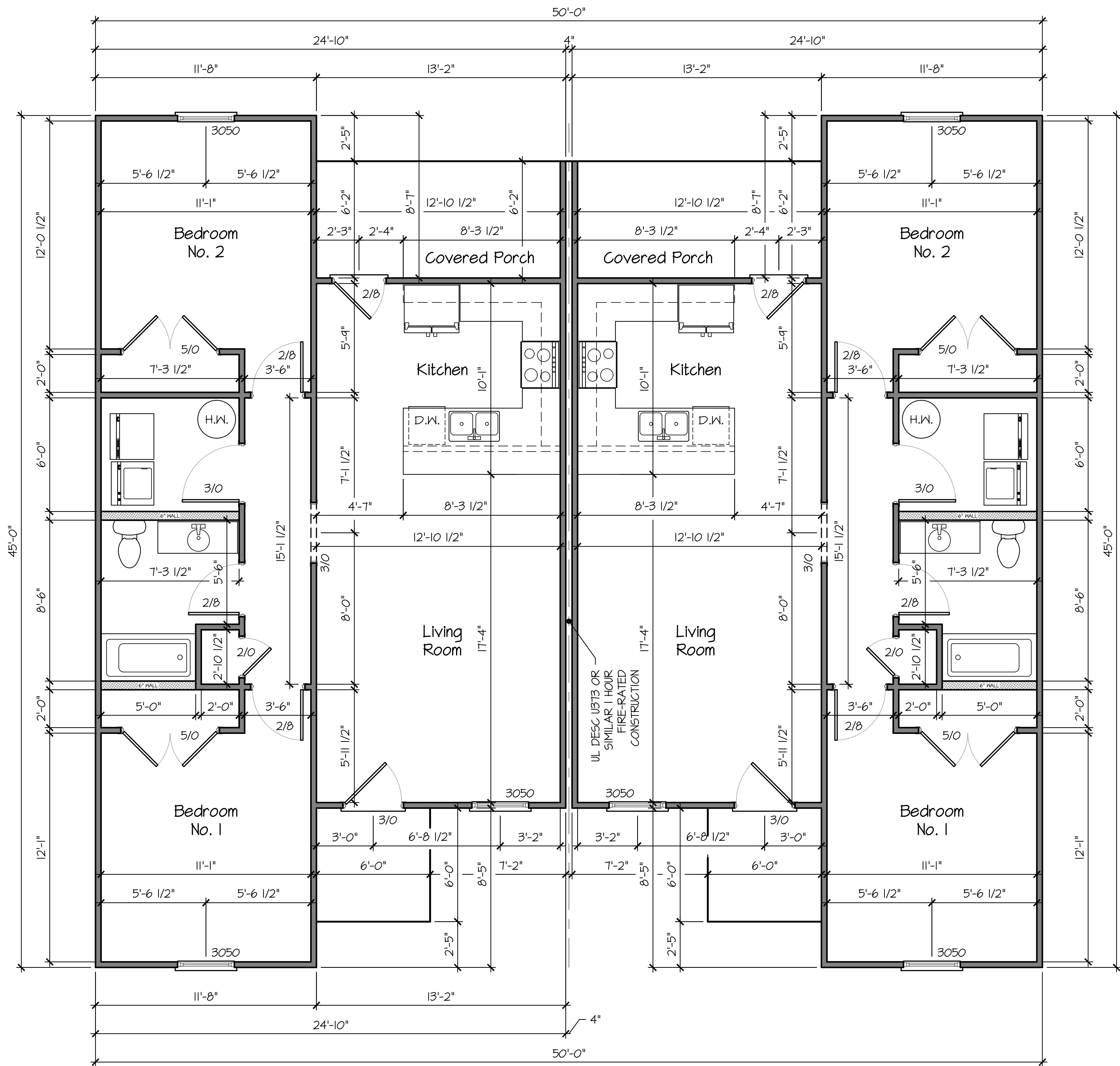
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J.L.C.

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

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SHEET NO.
1 of 4

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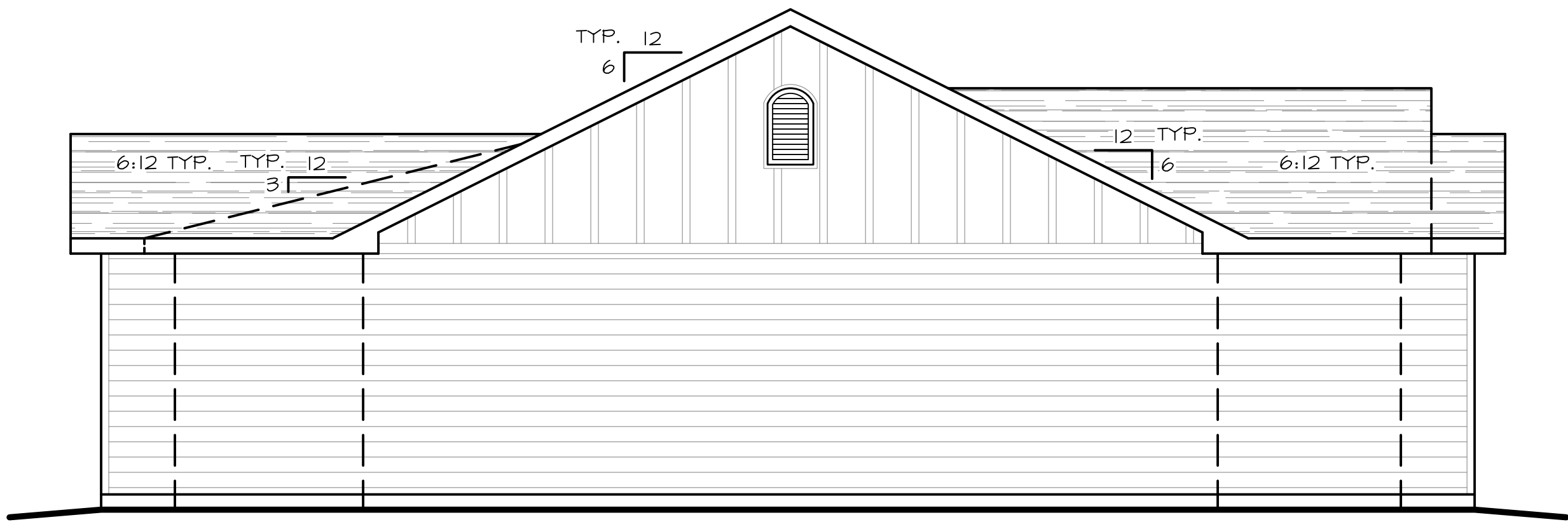
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FIRST FLOOR PLAN

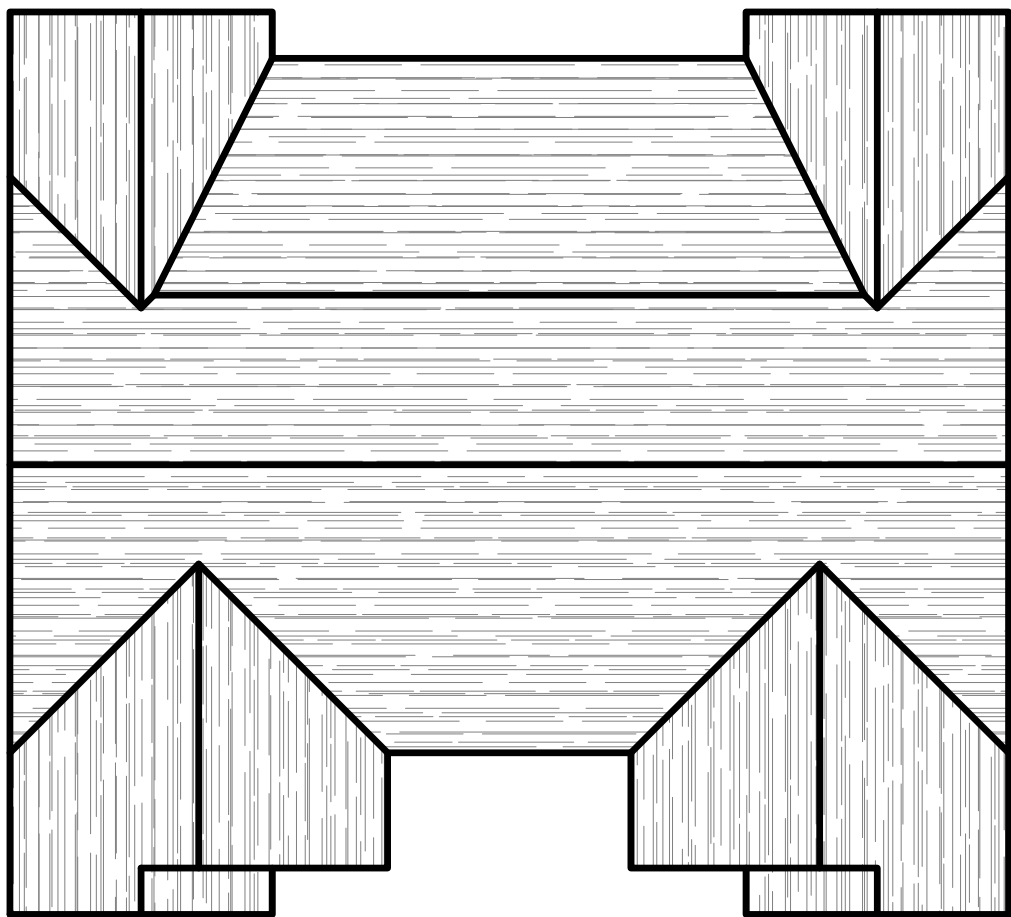
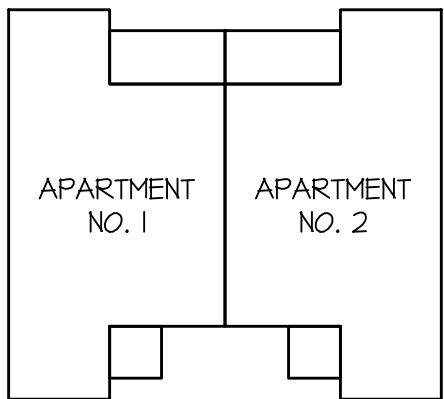
SCALE: 1/4" = 1'-0"

25-028
SHEET NO.
2 of 4



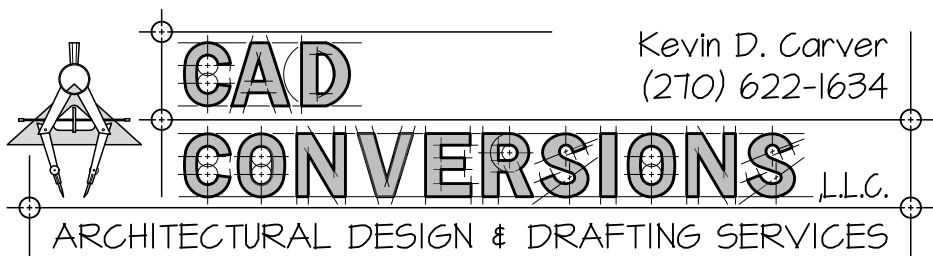
LEFT SIDE ELEVATION

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



ROOF PLAN

SCALE: 1" = 10'-0"



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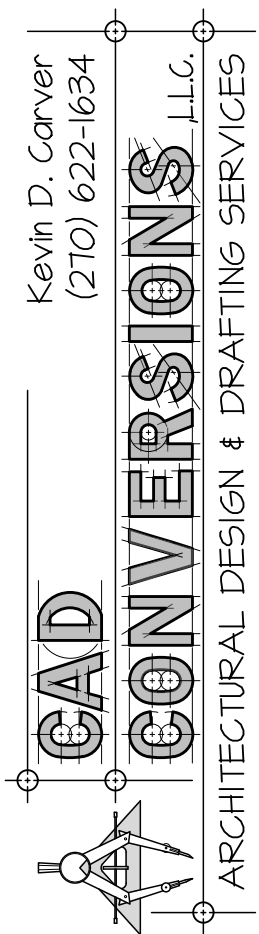
FRONT ELEVATION

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

SQUARE FOOTAGE

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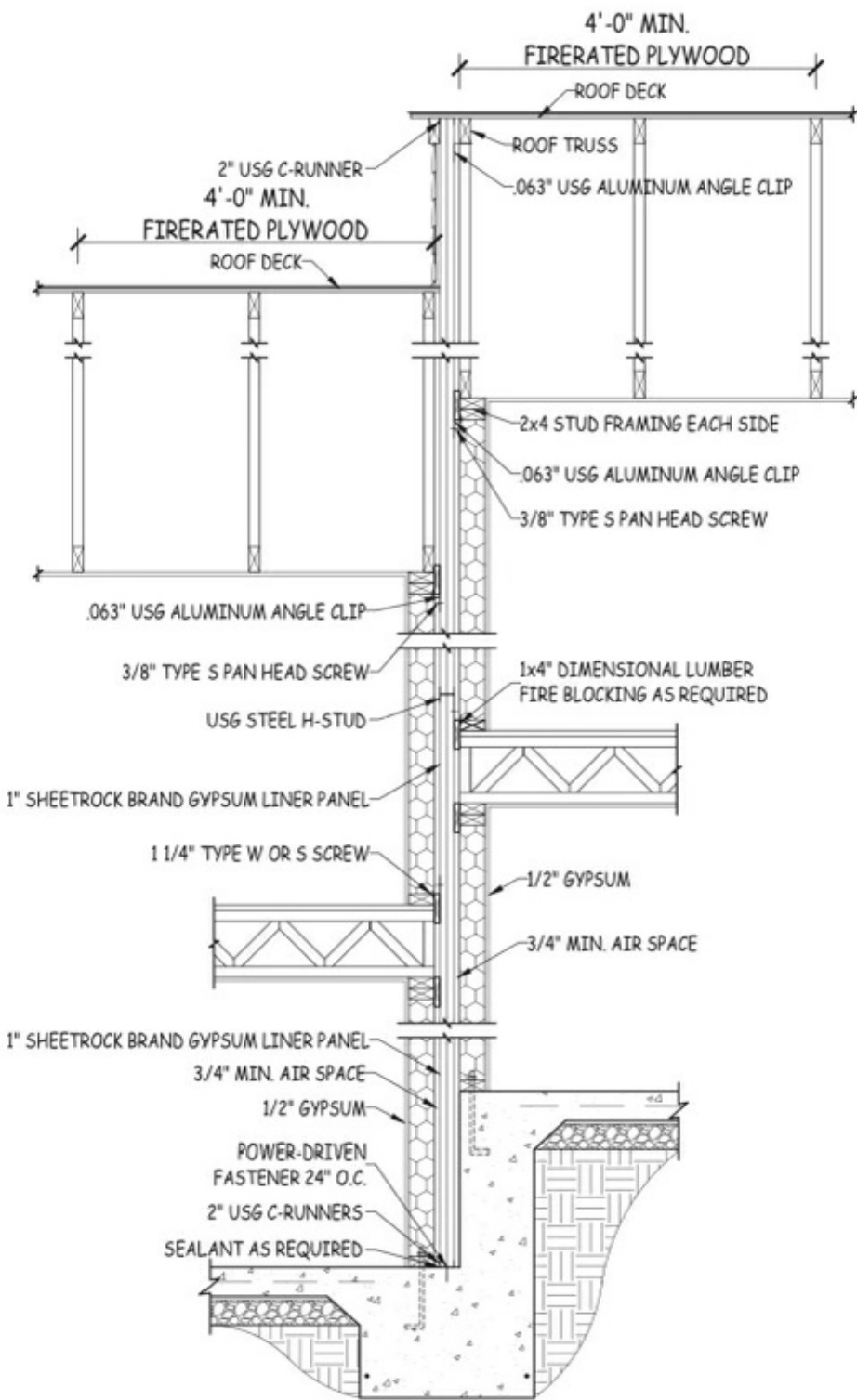
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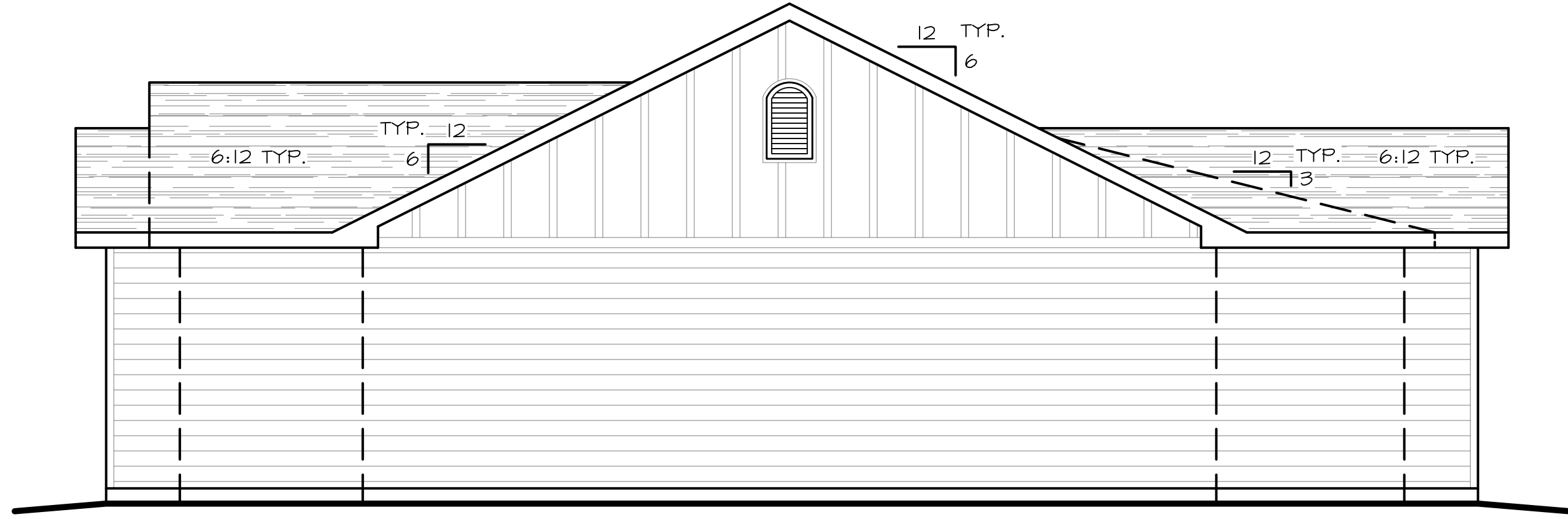
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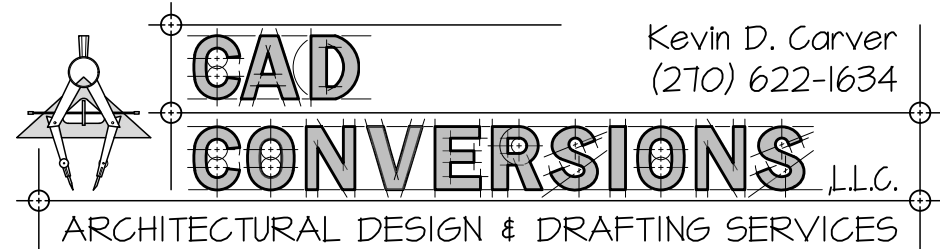
3 of 4



COMMON WALL DETAIL - UL DESIGN U373
1/2" = 1'-0"



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

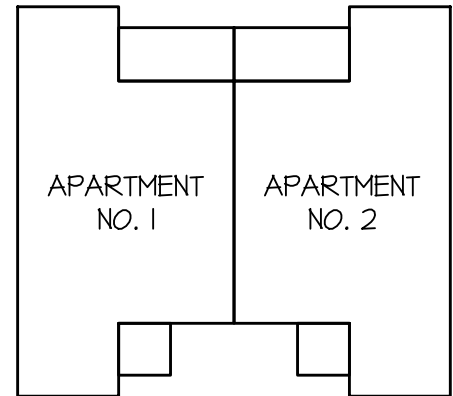


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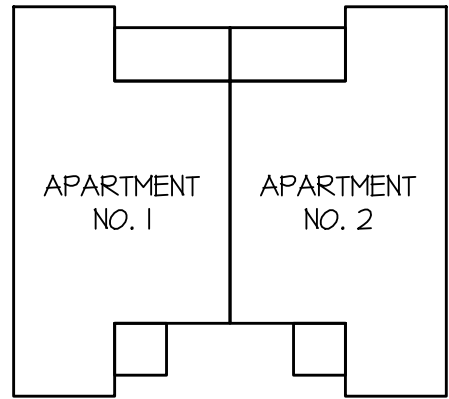
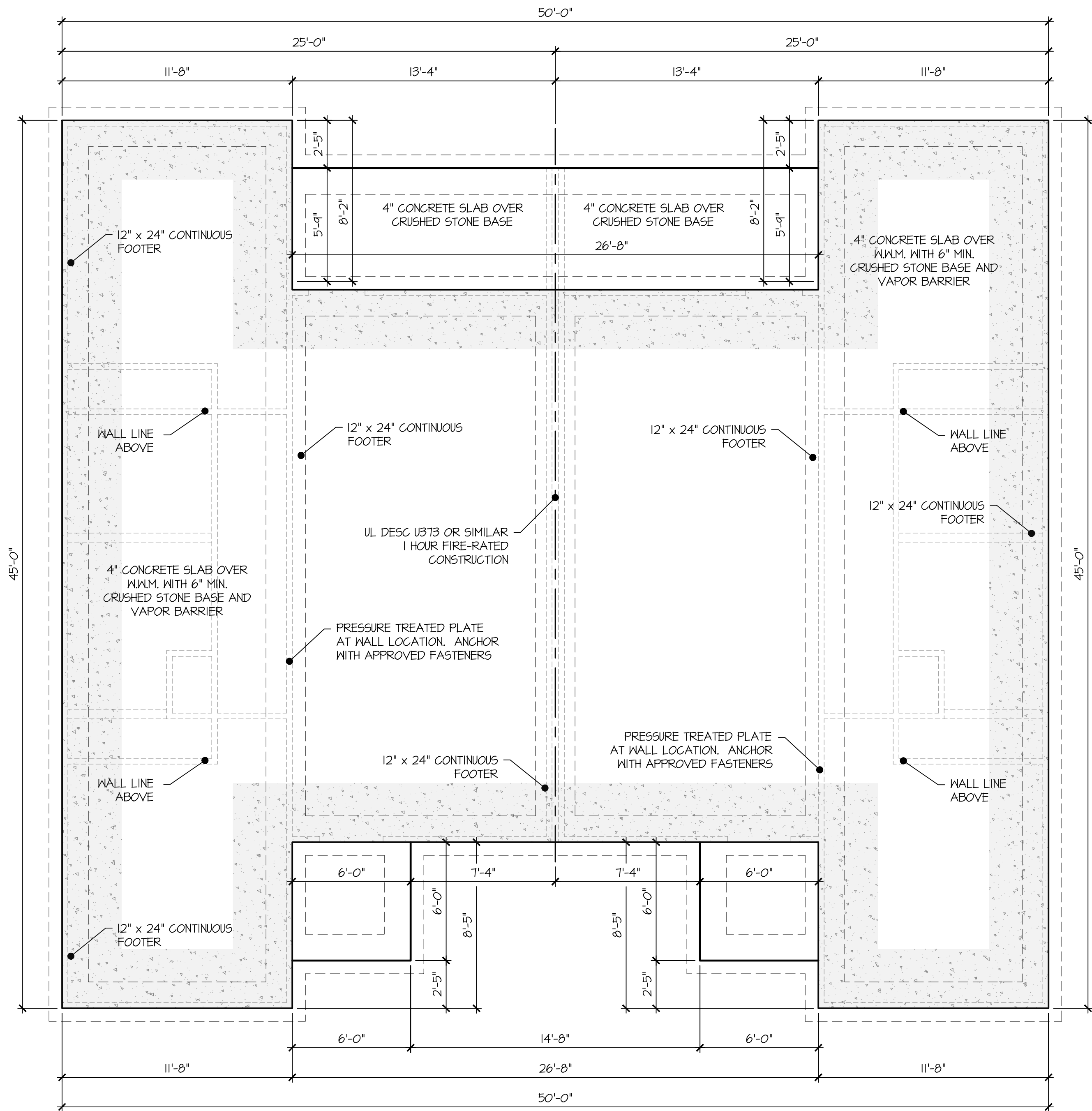
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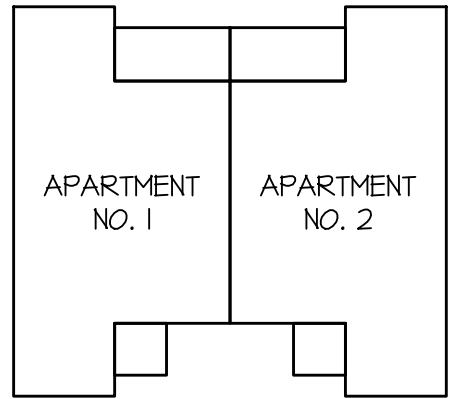
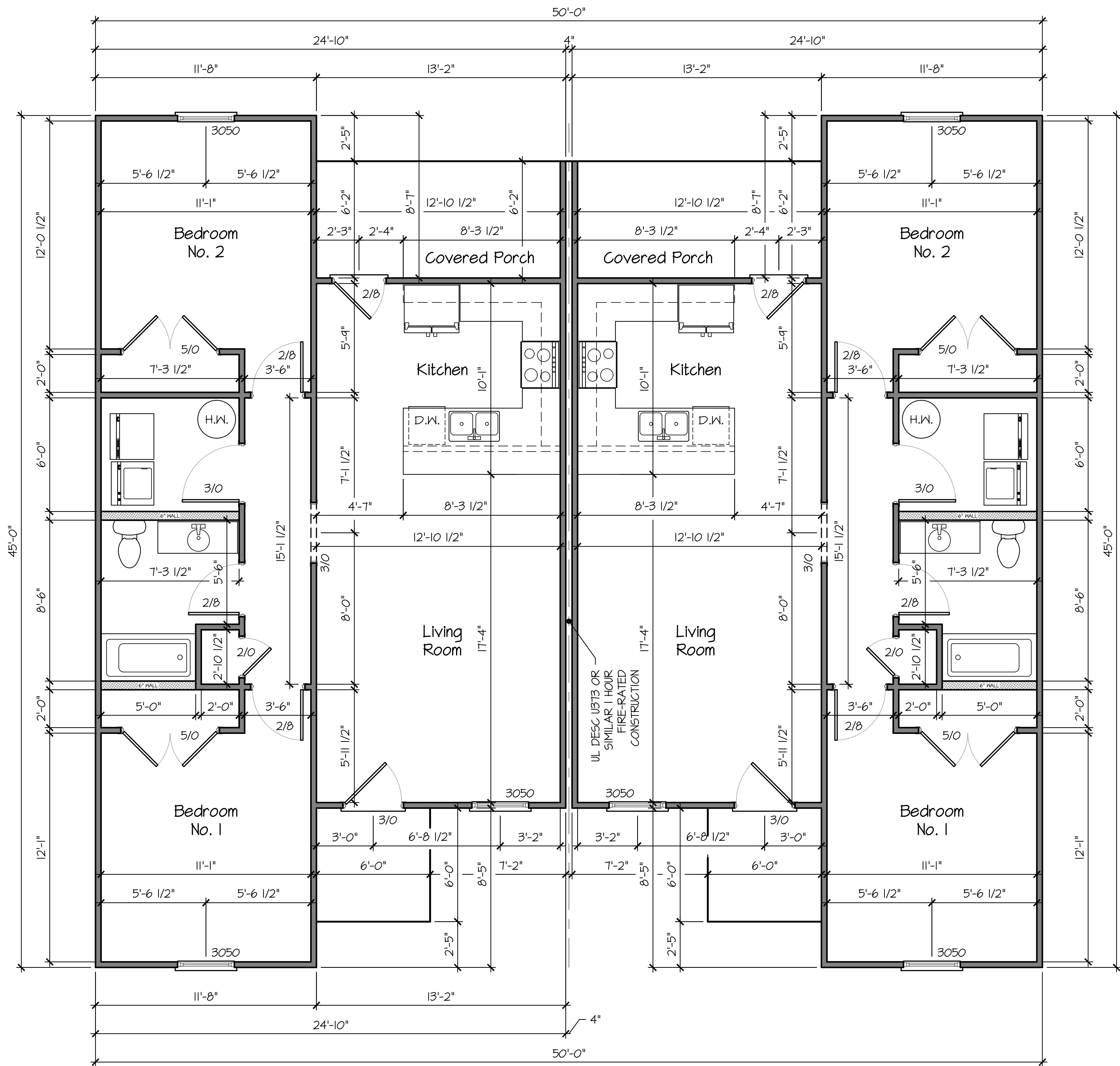
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FOUNDATION PLAN
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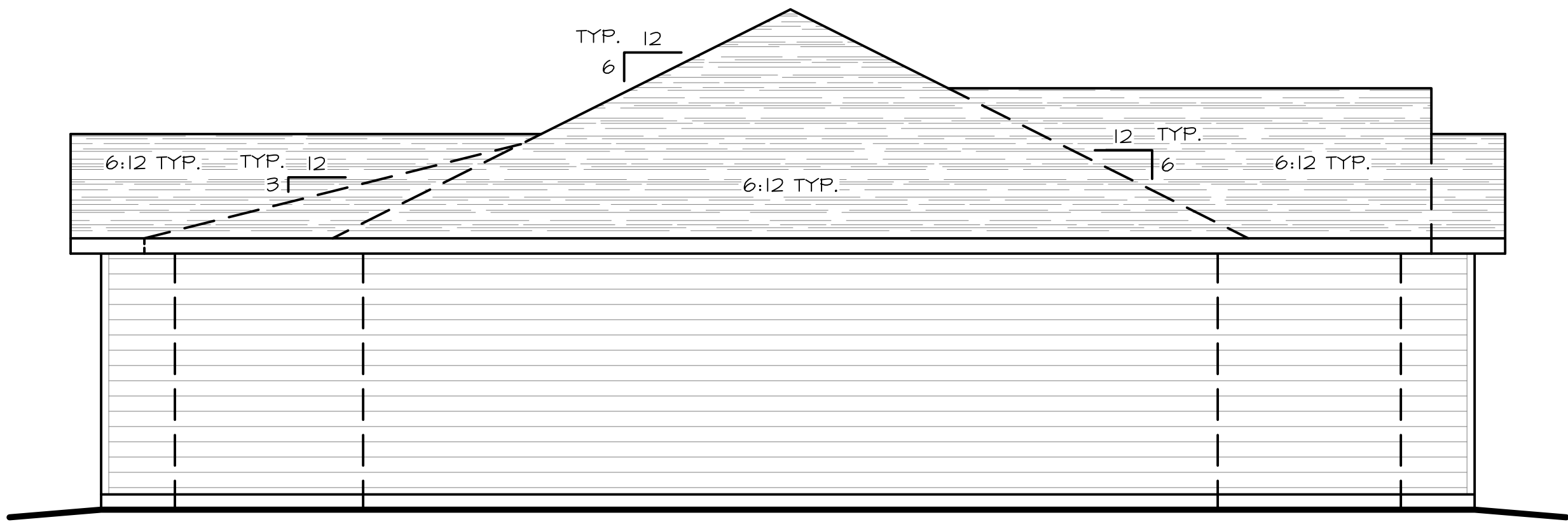
FIRST FLOOR PLAN

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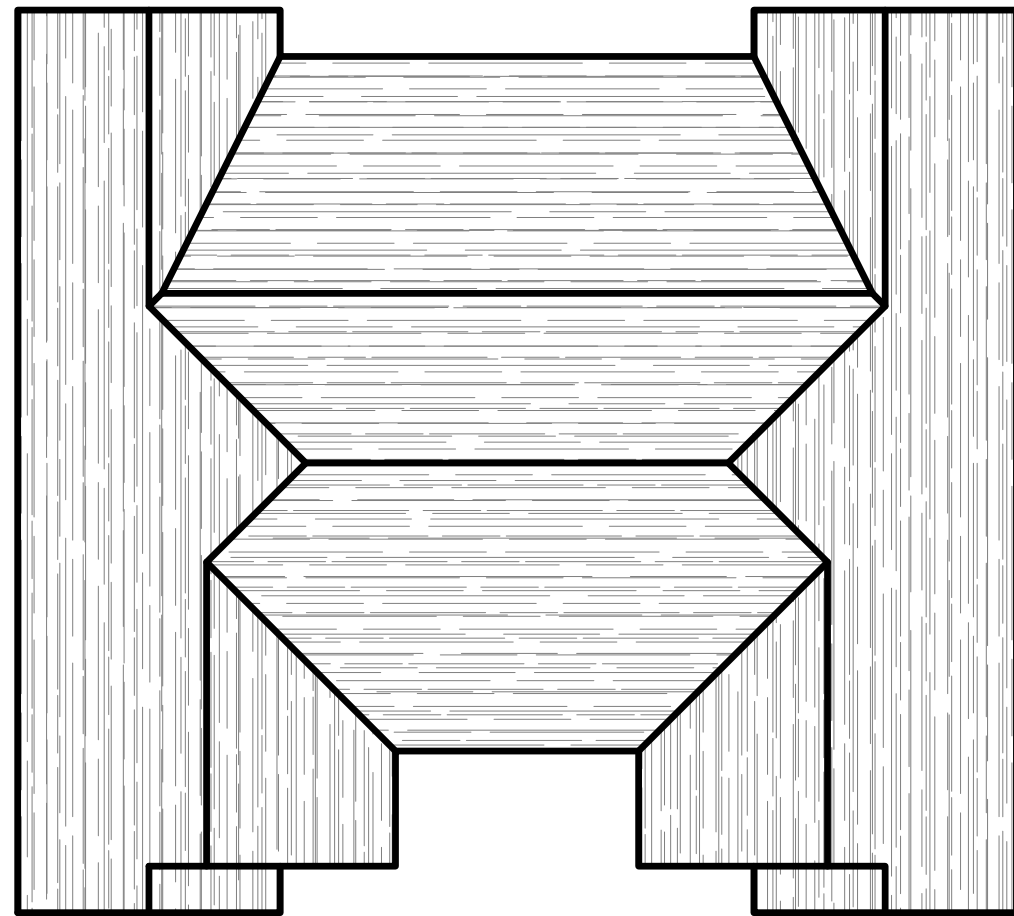
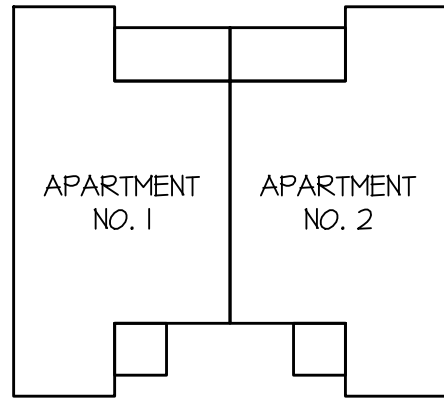
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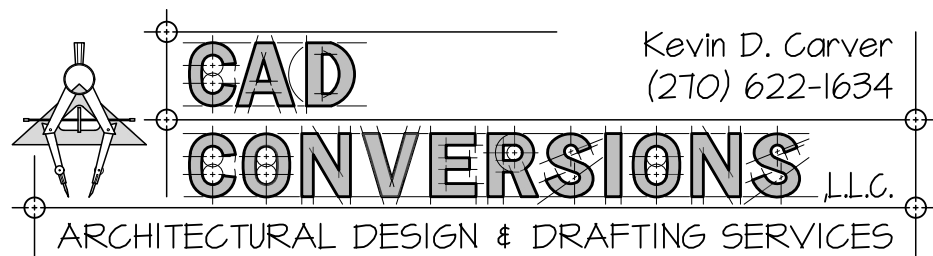
2 of 4



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



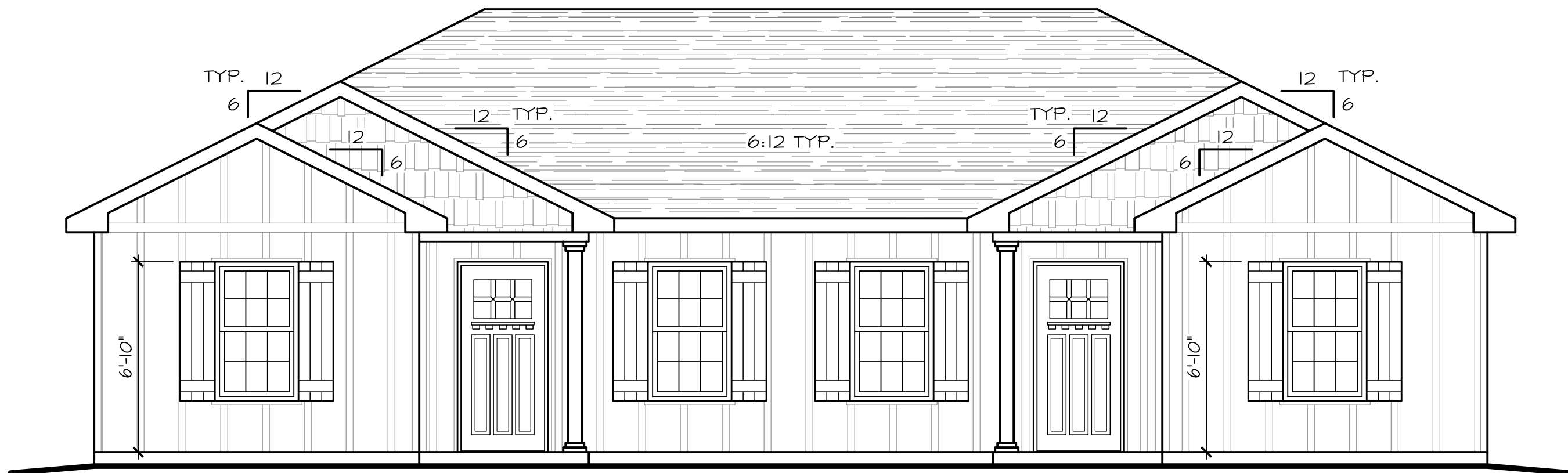
ROOF PLAN
SCALE: 1" = 10'-0"



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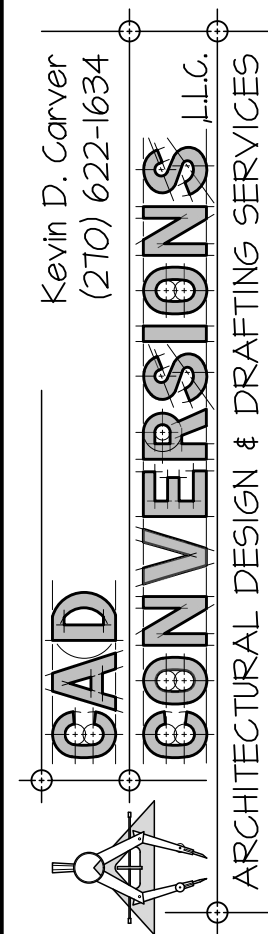


FRONT ELEVATION
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SQUARE FOOTAGE

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TOTAL UNDER ROOF	2,032 SQ. FT.

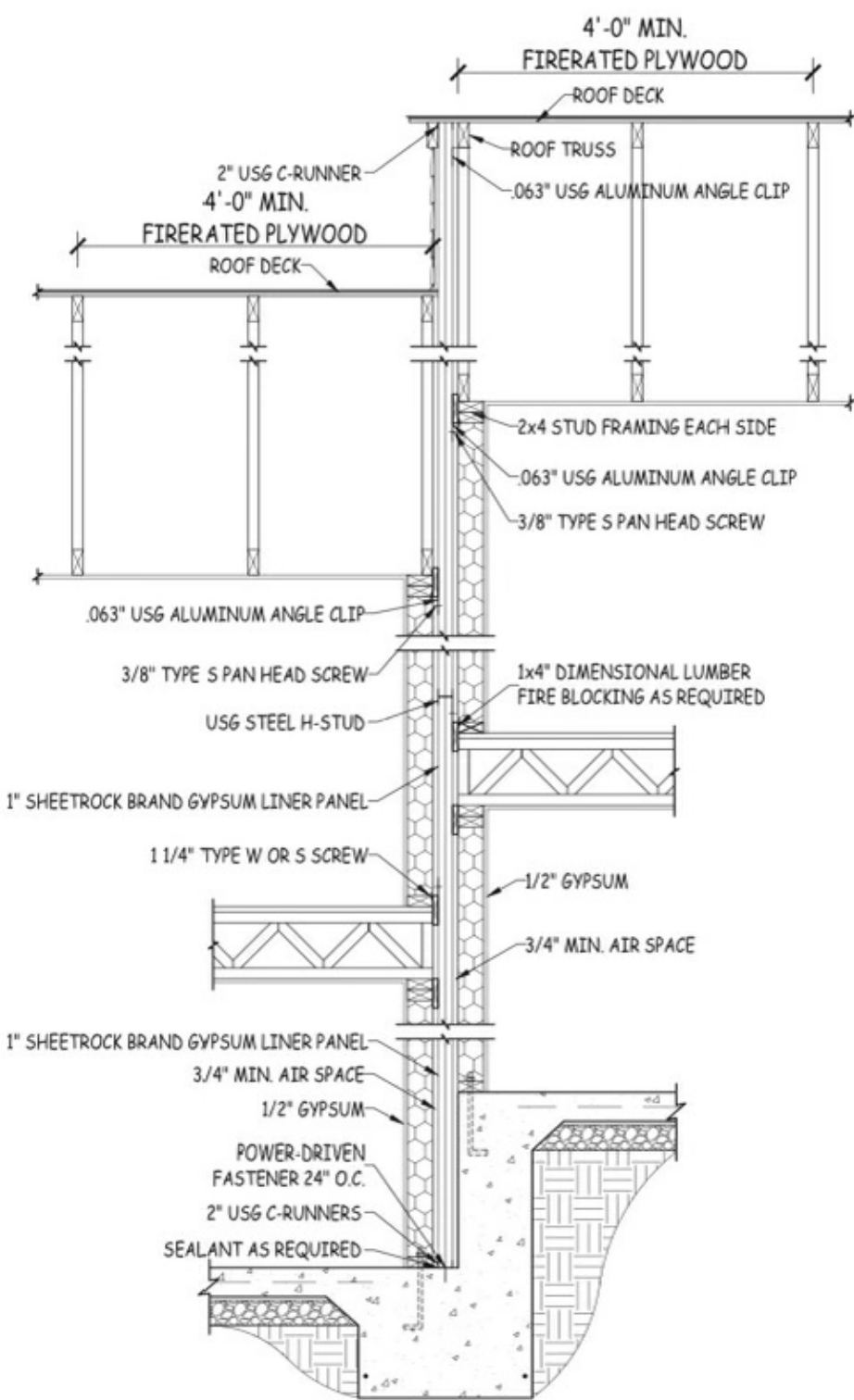
PREPARED FOR
CORNERSTONE
DEVELOPMENT SERVICES
TENNESSEE



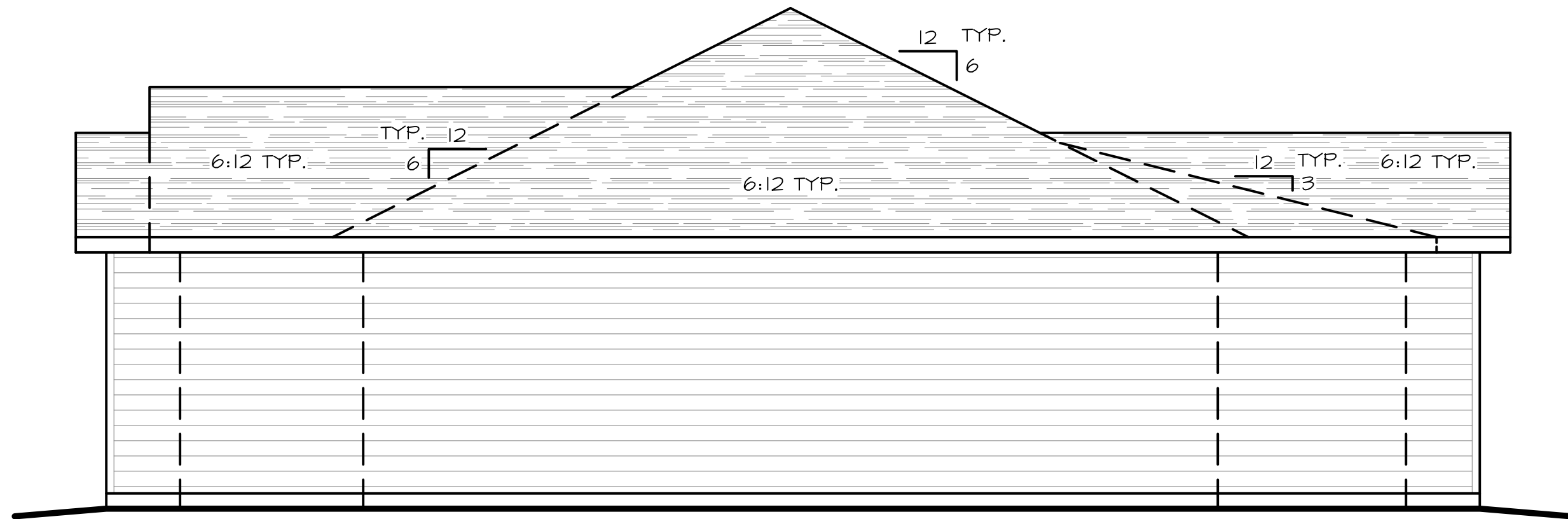
Kevin D. Carver
(270) 622-1634

25-028

SHEET NO.
3 of 4

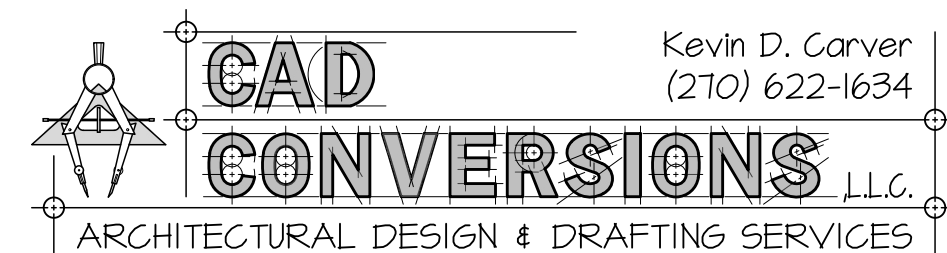


COMMON WALL DETAIL - UL DESIGN U373
1/2" = 1'-0"



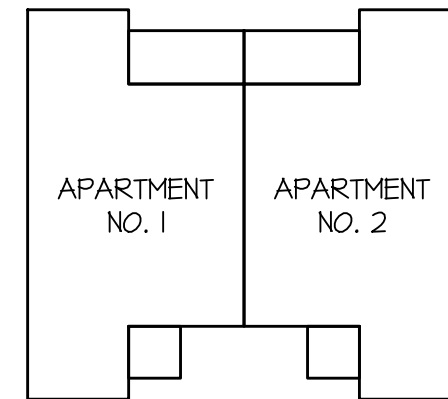
RIGHT SIDE ELEVATION

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



NOTES:

1. UNLESS OTHERWISE SPECIFIED - ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES (X'-X").
2. THE DESIGNER ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THIS STRUCTURE FROM THE PLANS SHOWN HEREIN.
3. THE PLAN SHOWN HEREIN CONSIDERS THE EXISTING AND FINAL GRADE OF THE LOT TO BE LEVEL. NO CONSIDERATION WAS GIVEN TO THE GRADE OF THE CONSTRUCTION SITE. VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
4. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL BUILDING CODES, LOCAL, STATE, AND FEDERAL - PERTAINING TO THIS STRUCTURE ARE MET.
5. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. IF ANY ERRORS OR OMISSIONS ARE FOUND - THEY SHALL NOTIFY THE DESIGNER IN WRITING IMMEDIATELY - EXPLAINING THE ERROR IN DETAIL.
6. ALL DIMENSIONS ARE FROM THE FACE OF STUD TO THE FACE OF STUD.
7. ANY AND ALL STEPS SHALL NOT EXCEED A RISE OF 7 3/4" AND A MINIMUM 10" OF TREAD.



SQUARE FOOTAGE	
APARTMENT 1	898 SQ. FT.
APARTMENT 2	898 SQ. FT.
TOTAL LIVING AREA	1,796 SQ. FT.
STORAGE	N/A SQ. FT.
APT 1 FRONT PORCH	36 SQ. FT.
APT 1 REAR PORCH	82 SQ. FT.
APT 2 FRONT PORCH	36 SQ. FT.
APT 2 REAR PORCH	82 SQ. FT.
TOTAL UNDER ROOF	2,032 SQ. FT.

PREPARED FOR
CORNERSTONE
DEVELOPMENT SERVICES
TENNESSEE

Kevin D. Carver
(270) 622-1634
CAD CONVERSIONS, L.L.C.
ARCHITECTURAL DESIGN & DRAFTING SERVICES

25-028

SHEET NO.
4 of 4



Visuals & Elevations

Grandview Estates aims to deliver a thoughtfully designed residential environment that supports the City of Portland’s long-term growth objectives while preserving the character, quality, and sense of place that define the surrounding community. The development is planned to include enhanced landscaping throughout the site, with a commitment to preserving select mature trees along the property boundaries to serve as a natural buffer for adjacent homes. In addition, a vinyl privacy fence will be installed along key edges of the property to provide additional screening. This fencing will be selected and installed with care to ensure it is aesthetically pleasing, durable, and consistent with the neighborhood’s visual character. Together, these elements will help the project integrate seamlessly with its surroundings while enhancing the overall appeal and livability of the site.



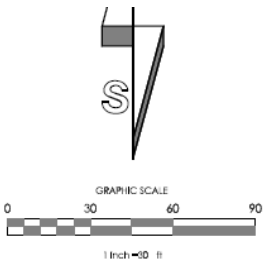


Amenities

A shared amenity area will be provided for residents and guests, including:

- Community gazebo
- Fire pit
- Grill station

These features will be centrally located for accessibility and designed to encourage outdoor gathering and neighborhood interaction.



RICHLAND PARK GYM KITCHEN RENOVATION

CORNERSTONE DEVELOPMENT SERVICES COMMITS TO MAKING THE FOLLOWING RENOVATIONS TO GRANNIES KITCHEN IN THE RICHLAND GYM. PRIOR TO ISSUANCE OF BUILDING PERMITS:

- REPLACE CEILING TILES
- REPLACE CABINETS
- PAINT INTERIOR OF KITCHEN
- REPLACE SINK WITH 3 BASIN SINK
- INSTALL 20 GPM/40 LB UNDER SINK GREASE TRAP
- EVALUATE BLOCK WALL FOR EXPANSION OF KITCHEN. IF DETERMINED TO BE ECONOMICALLY FEASIBLE, REMOVE WALL

GAZEBO WITH TABLES



COMMUNITY FIRE PIT



COMMUNITY GRILL STATION





Utilities

Water service is currently available on site. The development will contribute a \$56,250 towards future water projects, along with the standard \$750/SFMFR Developer's Contribution and \$ 1,800/SFMFR Improvement Fee.

To provide sewer service for the site, the existing lift station to the east of the site will have to be relocated and replaced. The cost of this is estimated at \$150,000, which will be at the developments expense, and ultimately replaces an existing old sewer lift station for the City. The development will also be paying the standard \$1,000/SFMFR Developer's Contribution and \$ 1,200/SFMFR Improvement Fee.



PORTLAND

Department of Utilities

Call 811 Before You Dig!
Portland, Tennessee

CITY OF PORTLAND

ZECHARIAH ROWLEY – ENGINEER TECHNICIAN

100 SOUTH RUSSELL ST.

PORTLAND, TENNESSEE 37148

Telephone (615) 323-1437

Email Address: zrowley@cityofportlandtn.gov

John Wilkinson
1065 Rapids Road
Portland, TN 37148

Date: 4/17/2025

**Re: WATER & SEWER CAPACITY LETTER
304, 306, & 310 FOWLER FORD ROAD, PORTLAND, TN 37148
SUMNER COUNTY – TAX MAP 033J, GROUP C, PARCEL 011.00, 012.00, & 001.00**

The Portland Department of Utilities (PDU) has completed its review of your application for water and sewer for the proposed 12 multi-family units and 5 duplexes (17 units) at the above-referenced location. Three (3) water taps are existing, so all water fees will show 14 units. Please see below for the capacity details.

WATER:

The system does not have the 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 results, the water system has the hydraulic capacity to provide domestic and fire flow (1,500 gpm) to this development. As per Ord 24-42, the minimum water main pipe diameter required is an eight (8) inch within City Limits. The Developer will be required to install an eight (8) inch water main throughout the development, and it will need to connect to the existing twelve (12) inch water main behind the apartment complex to the east and connect to the existing eight (8) inch to the south along Fowler Ford Rd. This will entail approximately 525 linear feet of eight (8) inch Blue DR 14 C900 PVC or Ductile Iron Pipe and all associated appurtenances. See the red line in Exhibit 1.

Also, it is in the City's Capital Improvement Plan to install a twelve (12) inch from the Masons Tank to Hwy 109 into town. For this development, the Developer will be required to pay-in-lieu of upsizing the existing eight (8) inch along Fowler Ford Rd to a twelve (12) inch water main across the entire property frontage of the development. See the yellow line in Exhibit 1. Below and attached show how the pay-in-lieu of fee was calculated. Since Parcels 11.00 & 12.00 are existing lots, the pay-in-lieu of fee will not be charged for their property frontage. If any subdividing or lot lines being changed for those parcels occur, the pay-in-lieu of fee will apply.

Pay-in- Lieu of Fee:

\$250 per foot x 225 feet = **\$56,250**



Exhibit 1

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 **\$10,500** towards the City's Capital Improvement Projects. The Developer will be required to pay **\$25,200** 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:

Single-Family and Multi-Family Residence – 17 Units
 17 units – 3 existing water taps = 14 units
 14 Units x \$750 = **\$10,500**

Improvement Fee:

Single-Family and Multi-Family Residence – 17 Units
 17 units – 3 existing water taps = 14 units
 14 Units x \$1,800 = **\$25,200**

Total Water Contributions: \$10,500 + \$25,200 + \$56,250 = \$91,950

SEWER:

The modeling report shows that the City's Sewer Collection System has the capacity for this development. This development is unable to gravity to the existing lift station so the Developer will be required to install a pump station at the low point of this development and abandon the existing pump station to be able to gravity into our sewer system. This will require all existing and proposed gravity mains to lead to the new pump station. See Exhibit 2 on the locations of the pump stations.

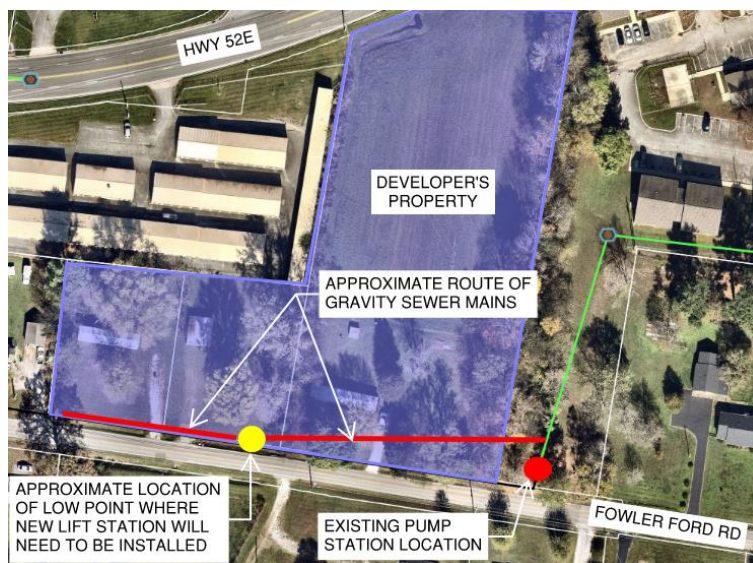


Exhibit 2

The City is currently designing or constructing Sewer Capital Improvement Projects, including the Wastewater Treatment Plant Expansion, Annual Point Repairs Project, Sandye Avenue Sewer Improvements, Hwy 52E Lift Station, and several others. The Developer will be required to pay a Developer's Contribution of **\$17,000** towards the City's Capital Improvement Projects. The Developer will be required to pay **\$20,400** in improvement fees. 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:

Single-Family and Multi-Family Residence – 17 Units
17 Units x \$1,000 = **\$17,000**

Improvement Fee:

Single-Family and Multi-Family Residence – 17 Units
17 Units x \$1,200 = **\$20,400**

Total Sewer Contributions: \$17,000 + \$20,400 = \$37,400

For any utilities the City accepts, the City is required by state law to depreciate all the fixed assets of the utility over a 40-year period. With this project, the total estimated value of the water and sewer installations is \$292,550. Thus, the estimated value must be depreciated annually over the 40-year period. That equates to approximately \$7,313.75 in the additional expenses to the City's annual budget for the next 40 years.

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. Construction Plans will be required to be submitted and approved by PDU for the development. The fees associated with each unit (i.e. tap, connection, capacity fees, etc.) will be determined once Construction Plans are submitted and utility installations have been accepted by the City, and the Residential Service Availability Form Request is filled out for water, sewer, and gas.

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

ZFRAV001887

cc. Business Office & PDU Office Staff



Richland Gym Kitchen Renovation

The owners of Cornerstone Development services have deep roots in Portland, having been raised and grown up here. Both spent many hours at the Richland swimming pool and gym, playing, attending, and watching many sports, birthday parties, and other events. Both are currently raising families in Portland, and are excited to see Richland Gym being brought back to its former glory and the addition of the splash pad.

One of the last remaining pieces of the Richland Gym renovation is updating “Grannies Kitchen” concession stand. Prior to issuance of building permits for the proposed Grandview Estates PUD, Cornerstone Development Services commits providing and constructing the renovations outlined below:

- REPLACE CEILING TILES
- REPLACE CABINETS
- PAINT INTERIOR OF KITCHEN
- REPLACE SINK WITH 3 BASIN SINK
- INSTALL 20 GPM/40 LB UNDER SINK GREASE TRAP
- EVALUATE BLOCK WALL FOR EXPANSION OF KITCHEN. IF DETERMINED TO BE ECONOMICALLY FEASIBLE, REMOVE WALL.

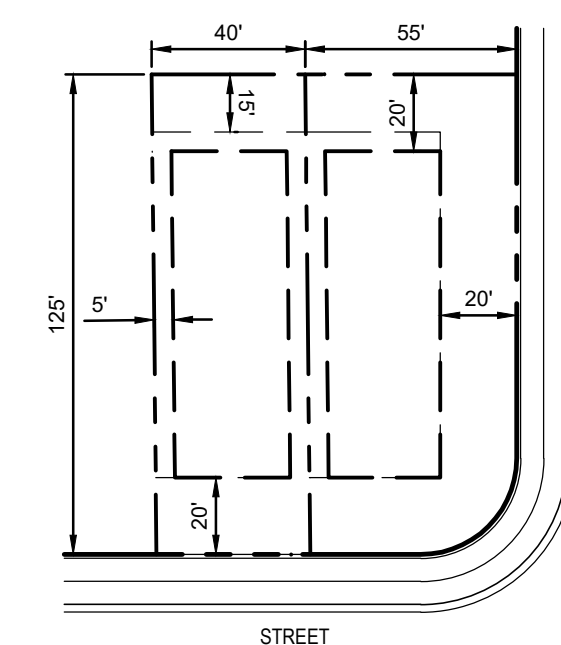
Original estimates for these renovations were given at \$20,000. Cornerstone is excited and proud to donate their time and resources by adding the finishing touches to the Richland Gym renovation, a project that will have such positive affects for the community, and a place that means so much to Cornerstone.



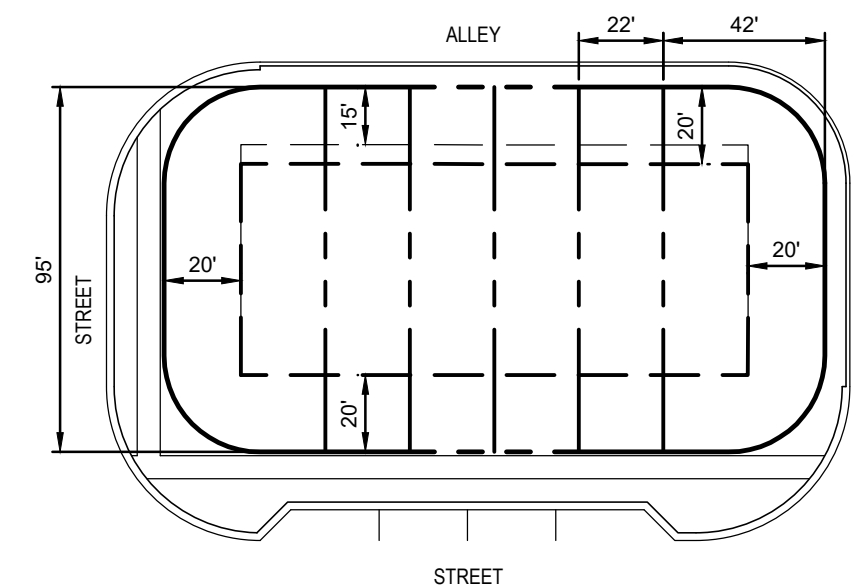
SITE LAYOUT PLAN

C1.0

24-0045

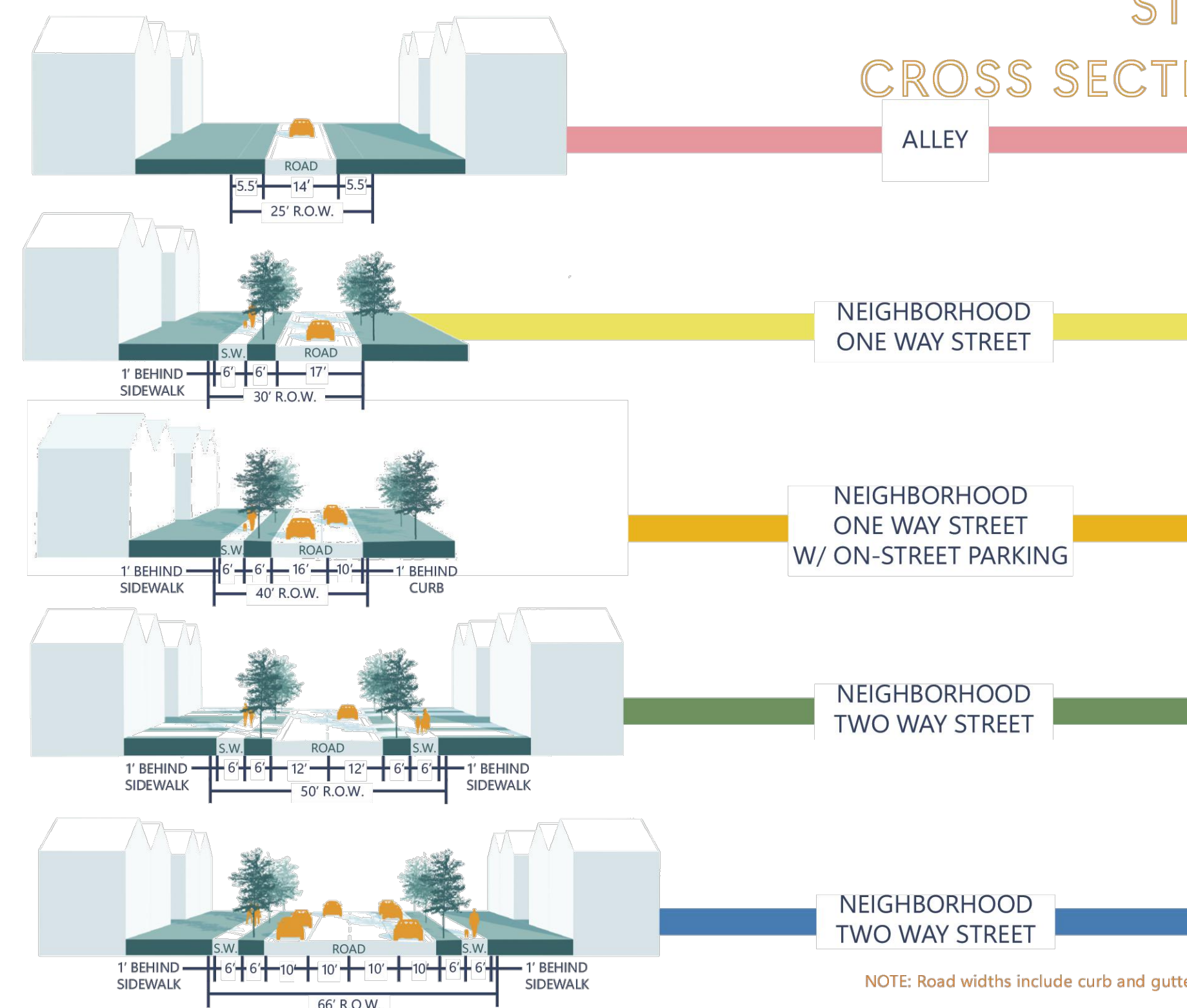


<u>SINGLE FAMILY</u>	
FRONT SETBACK	20'
FRONT P.U.D.E.	20'
REAR SETBACK	20'
REAR P.U.D.E.	15'
SIDE SETBACK	5'
SIDE CORNER SETBACK	20'
TYPICAL LOT WIDTH	40'
CORNER LOT WIDTH	55'
LOT DEPTH	125' MIN

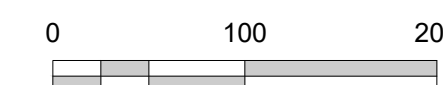


<u>TOWNHOMES</u>	
FRONT SETBACK	20'
FRONT P.U.D.E.	20'
REAR SETBACK	20'
REAR P.U.D.E.	15'
SIDE CORNER SETBACK	20'
TYPICAL LOT WIDTH	22'
CORNER LOT WIDTH	42'
LOT DEPTH	95'MIN

STREET CROSS SECTIONS



SITE DATA	
SITE AREA:	38.7 AC.
TAX MAP:	19
PARCELS:	39.00, 39.01, 40.00, 40.01
CURRENT ZONES:	RS-20, RS-40, RR (COUNTY)
REQUESTED ZONE:	PUD
UNIT COUNT	
TOWNHOMES:	74 D.U. (22' x 95', TYP.), 2,000 S.F. MIN.
<u>SINGLE FAMILY DETACHED:</u>	<u>123 D.U. (40' x 125', TYP.), 5,000 S.F. MIN.</u>
TOTAL:	197 D.U.
SETBACKS:	
SEE LOT TYPICAL THIS SHEET	
PROPOSED PARKING:	
TOWNHOMES:	581 SPACES 148 SPACES (74 D.U. x 2 SPACES) 2 GARAGE SPACES PER UNIT 64 SPACES (ON STREET PARKING)
SINGLE FAMILY DETACHED:	246 SPACES (123 D.U. x 2 SPACES) 2 GARAGE SPACES PER UNIT 123 SPACES (123 D.U. x 1 SPACE) 1 DRIVEWAY SPACE PER UNIT
DENSITY:	5.1 D.U. / AC. (197 D.U. / 38.7 AC.)
ESTIMATED POPULATION:	434 PEOPLE (197 D.U. x 2.2 PEOPLE PER D.U.)
ESTIMATED DEVELOPMENT SCHEDULE:	
COMMENCE CONSTRUCTION:	FALL 2025
COMPLETE CONSTRUCTION:	FALL 2030





1. WET POND



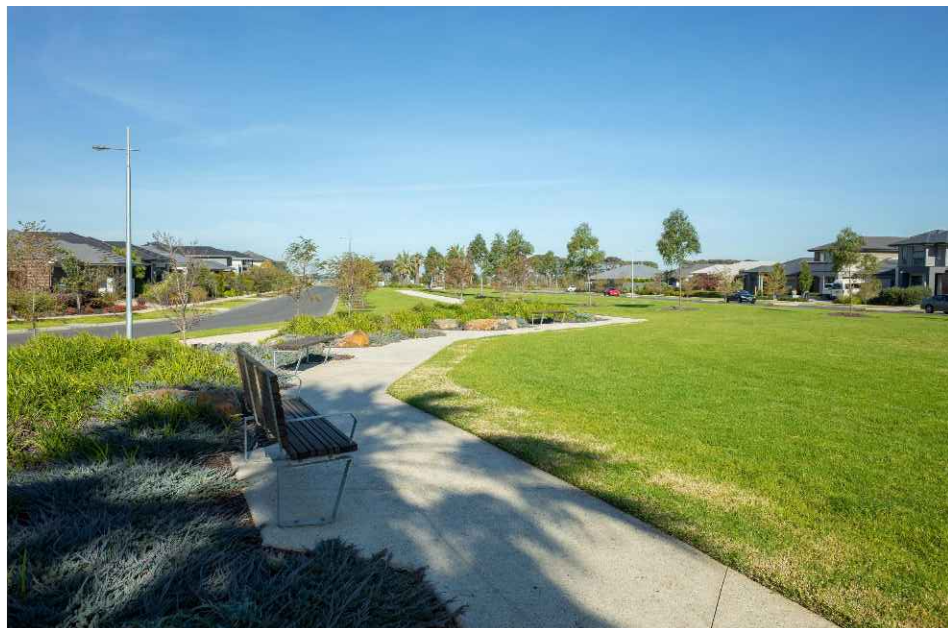
2. FISHING PIER



3. FENCED IN PLAYGROUND



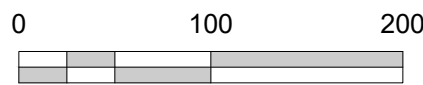
4. COVERED CBU



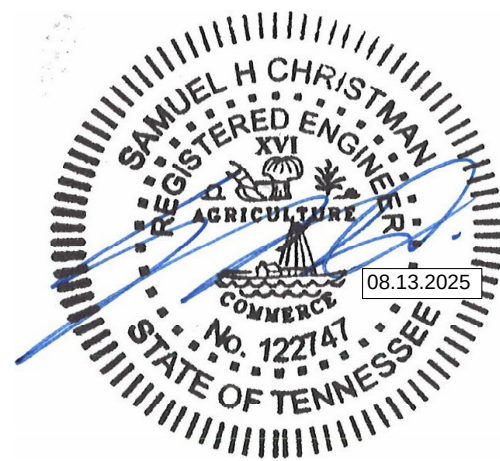
5. RECREATION LAWN



6. COVERED BUS PAVILION



RaganSmith
a Page-Dawson company



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

Scale: 1"=100'

Date: 08/13/2025

Approved By: T. GARDNER

Revisions:

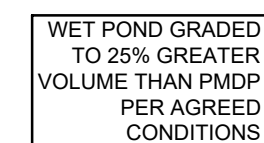
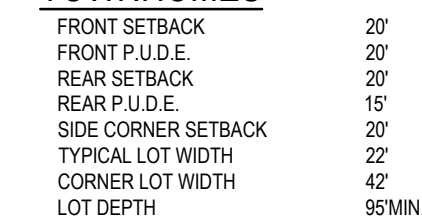
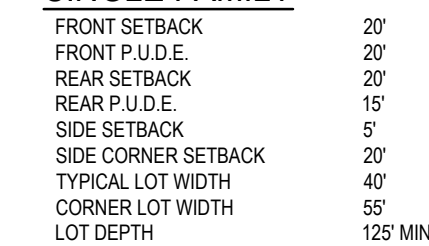
Drawing Title:
SITE RENDERING

Drawing No.
C1.1

Project No.
24-0045



Project No.
24-0045



PROPOSED R.O.W. ABANDONMENT
OF OAK HILL DRIVE TO BE
COORDINATED WITH THE CITY.
CONSTRUCTION DETAILS
TO BE PROVIDED WITH
CONSTRUCTION DOCUMENTS.

PROPOSED R.O.W. ABANDONMENT
OF TGT ROAD TO BE
COORDINATED WITH THE CITY.
CONSTRUCTION DETAILS
TO BE PROVIDED WITH
CONSTRUCTION DOCUMENTS.



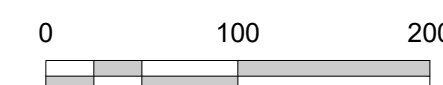
PHASE TWO

COMMUNITY
AMMENITY OPEN
SPACE

PROPOSED AMENITY WET
POND WITH COMMUNITY
WALKING PATH

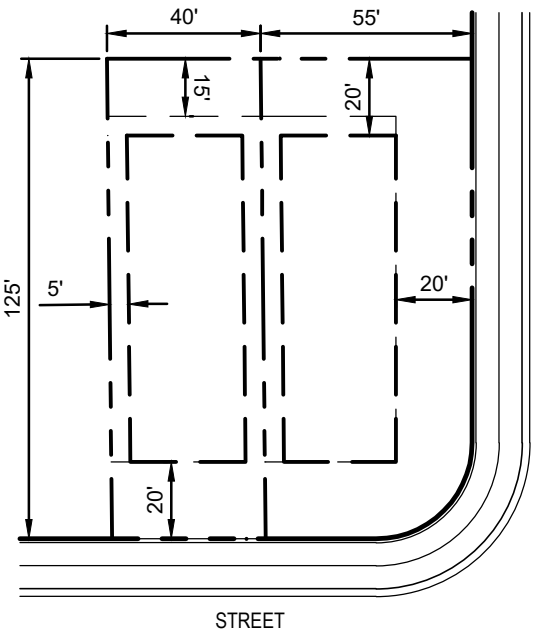
PROPOSED
DIVERSION ST
NETWORK

PROPOSED
DIVERSION SWALE

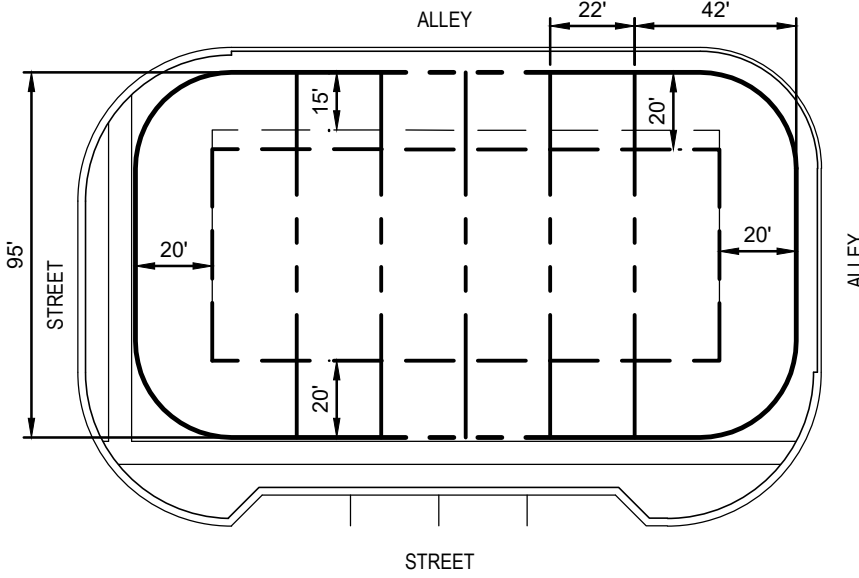


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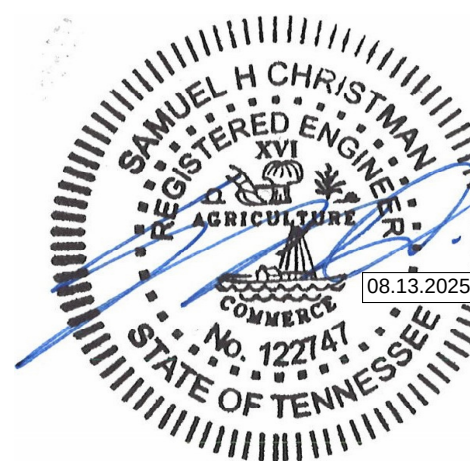
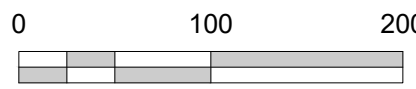
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PLOTTED BY: GABRIEL P. WILSON ON: 08/13/2025 11:14 AM - LAST UPDATED BY: GABRIEL P. WILSON ON: 08/13/2025 9:57 AM



SINGLE FAMILY	
FRONT SETBACK	20'
FRONT P.U.D.E.	20'
REAR SETBACK	20'
REAR P.U.D.E.	15'
SIDE SETBACK	5'
SIDE CORNER SETBACK	20'
TYPICAL LOT WIDTH	40'
CORNER LOT WIDTH	55'
LOT DEPTH	125' MIN.



TOWNHOMES	
FRONT SETBACK	20'
FRONT P.U.D.E.	20'
REAR SETBACK	20'
REAR P.U.D.E.	15'
SIDE CORNER SETBACK	20'
TYPICAL LOT WIDTH	22'
CORNER LOT WIDTH	42'
LOT DEPTH	95' MIN.



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

Scale: 1"=100'

Date: 08/13/2025

Approved By: M. MERRILL

Revisions:

Drawing Title:
UTILITIES PLAN

Drawing No.
C3.0

Project No.
24-0045



BUFFER DATA:	
NORTH BUFFER LENGTH:	1047'
CANOPY TREES REQUIRED:	32 TREES (1000' X 3)
CANOPY TREES PROPOSED:	32 TREES
ACCENT TREES REQUIRED:	63 TREES (1000' X 6)
ACCENT TREES PROPOSED:	63 TREES
SHRUBS REQUIRED:	356 SHRUBS (1000' X 34)
SHRUBS PROPOSED:	356 SHRUBS
EAST BUFFER LENGTH:	
EAST BUFFER LENGTH:	398'
CANOPY TREES REQUIRED:	12 TREES (1000' X 3)
CANOPY TREES PROPOSED:	12 TREES
ACCENT TREES REQUIRED:	24 TREES (1000' X 6)
ACCENT TREES PROPOSED:	24 TREES
SHRUBS REQUIRED:	136 SHRUBS (1000' X 34)
SHRUBS PROPOSED:	136 SHRUBS
SOUTH BUFFER LENGTH:	
SOUTH BUFFER LENGTH:	1093'
CANOPY TREES REQUIRED:	33 TREES (1000' X 3)
CANOPY TREES PROPOSED:	33 TREES
ACCENT TREES REQUIRED:	66 TREES (1000' X 6)
ACCENT TREES PROPOSED:	66 TREES
SHRUBS REQUIRED:	372 SHRUBS (1000' X 34)
SHRUBS PROPOSED:	372 SHRUBS
WEST BUFFER LENGTH:	
WEST BUFFER LENGTH:	1724'
CANOPY TREES REQUIRED:	52 TREES (1000' X 3)
CANOPY TREES PROPOSED:	52 TREES
ACCENT TREES REQUIRED:	104 TREES (1000' X 6)
ACCENT TREES PROPOSED:	104 TREES
SHRUBS REQUIRED:	587 SHRUBS (1000' X 34)
SHRUBS PROPOSED:	587 SHRUBS

- NOTES:
- STREET TREES TO BE INCLUDED IN CONSTRUCTION DOCUMENTS SET.



BROAD NORTH

FOR

SCOTLYNN PARTNERS

CITY OF PORTLAND, SUMNER COUNTY, TENNESSEE

Scale: 1"=100'

Date: 08/13/2025

Approved By: T. GARDNER

Revisions:	
-	-
-	-
-	-
-	-
-	-
-	-

Drawing Title:

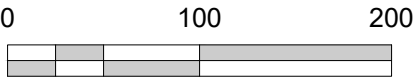
LANDSCAPE PLAN

Drawing No.

L1.0

Project No.

24-0045



PLANTING NOTES:

- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH OF 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR TO SUBMIT SOIL DATA SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP MIN.) BED EDGES UNLESS OTHERWISE SPECIFIED ON PLANS.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK' (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE UNLESS OTHERWISE SPECIFIED ON PLANS.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SODDING NOTES:

- AREAS INDICATED FOR SOD SHALL BE TURF-TYPE TALL FESCUE, A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P.) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
- SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
- SOD SHALL BE DELIVERED ON PALLETS. STORE SOD AT A LOCATION PROTECTED FROM DAMAGING WINDS.
- APPLY 6-12-12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES AT A RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
- LIGHTLY MOISTEN AREA TO RECEIVE SOD IMMEDIATELY PRIOR TO LAYING SOD.
- LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
- ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT AN MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
- PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12" X 12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
- AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. REPLACE DETERIORATED MATERIAL WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

SEEDING NOTES:

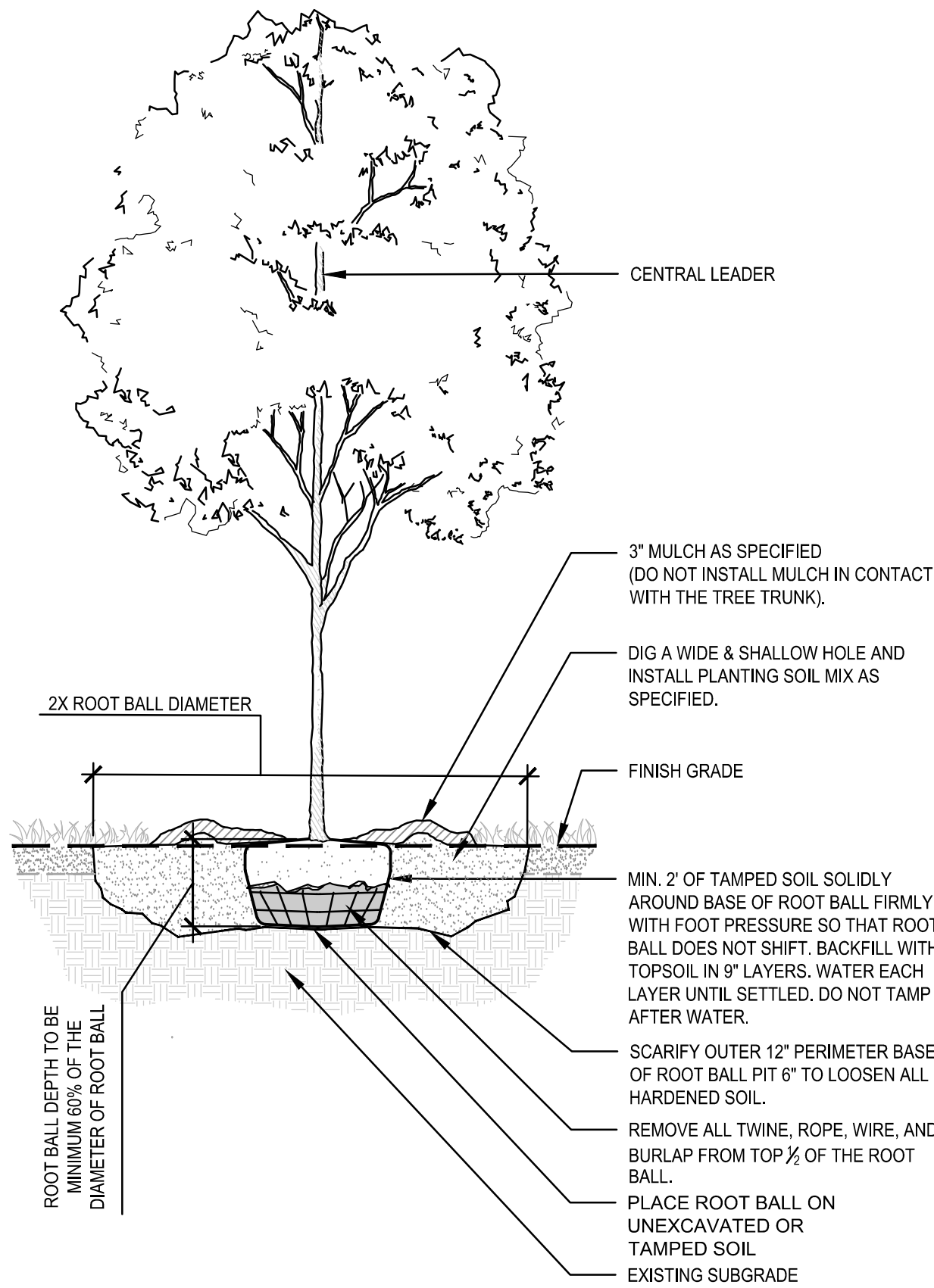
- SEED ALL DISTURBED AREAS WITH TURF-TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P.) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE. SEED AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

IRRIGATION NOTES:

- ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
- SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
- PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY RECLAIMED/REUSED/GRAY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
- SHOULD RECLAIMED/REUSED/GRAY WATER NOT BE AVAILABLE, BELOW GRADE CISTERNS OR ON-SITE RETENTION PONDS SHOULD BE CONSIDERED FOR AN IRRIGATION WATER SOURCE. USE OF PUBLIC POTABLE WATER SOURCE SHOULD BE A LAST CASE RESORT AND DESIGNED AS A TEMPORARY IRRIGATION SYSTEM UTILIZED TO ESTABLISHED PROPOSED PLANT MATERIAL THROUGH ITS FIRST TWO YEARS OF GROWTH.
- PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.

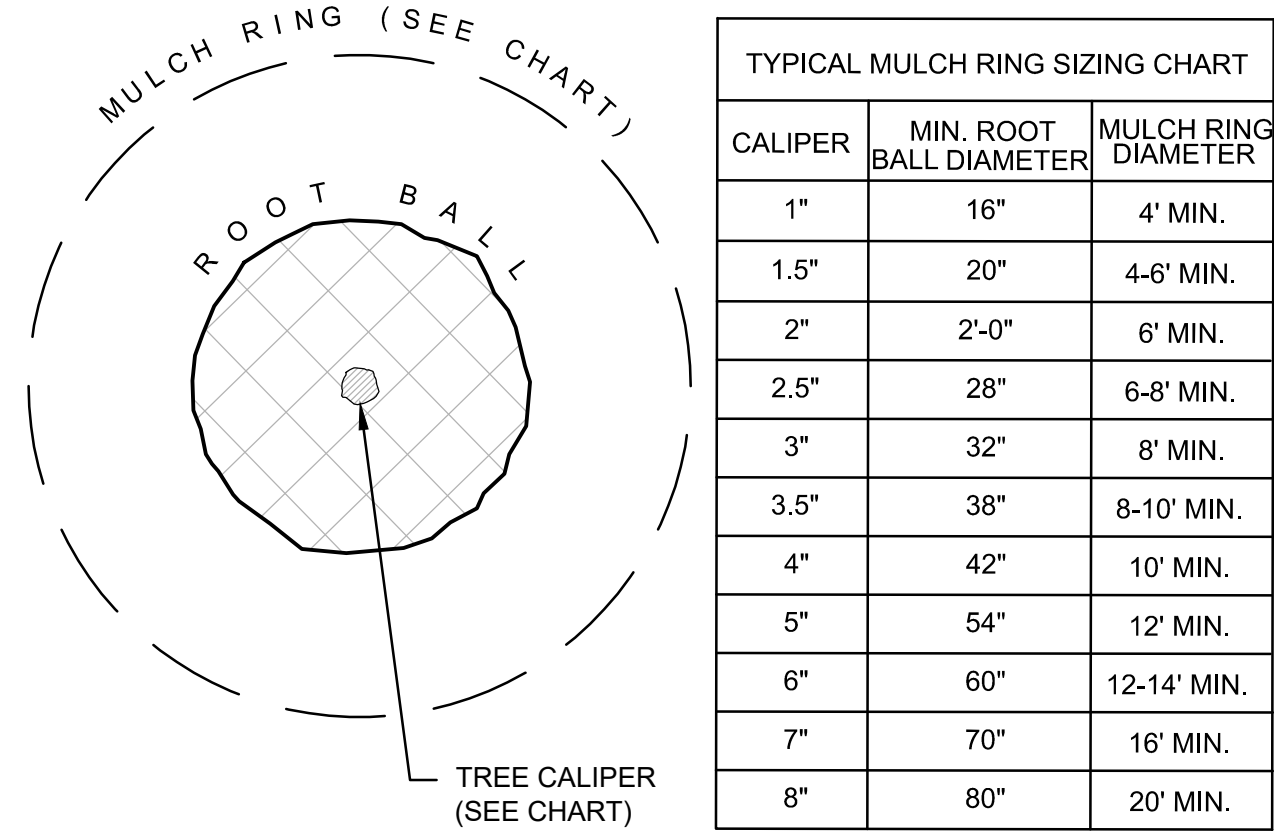
NOTES:

- DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
- DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
- NON-BIODEGRADABLE BURLAP TO BE REMOVED.
- DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



TYPICAL TREE PLANTING

3/8" = 1'-0"



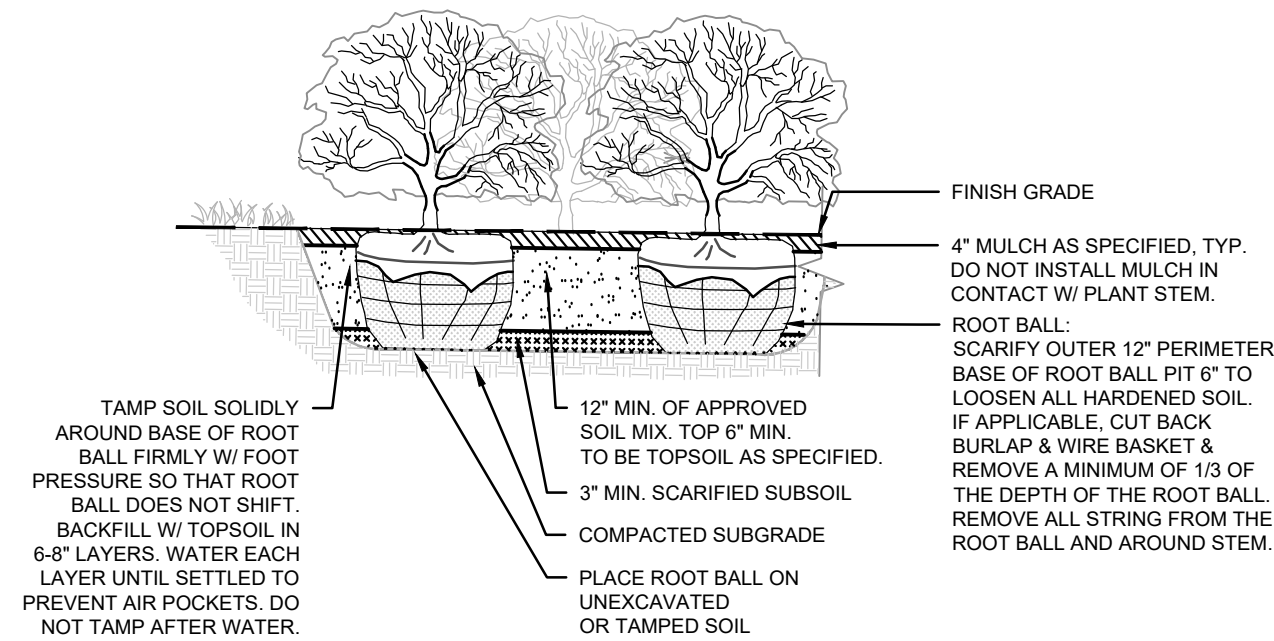
PLAN VIEW

TREE MULCHING

1" = 1'-0"

NOTES:

- NON-BIODEGRADABLE BURLAP TO BE REMOVED.
- SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). PLANT ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



SHRUB PLANTING

3/4" = 1'-0"



RaganSmith

a Pape-Dawson company



BROAD NORTH

FOR

SCOTLYNN PARTNERS

CITY OF PORTLAND, SUMNER COUNTY, TENNESSEE

Scale: AS SHOWN

Date: 08/13/2025

Approved By: T. GARDNER

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:

LANDSCAPE NOTES
& DETAILS

Drawing No.

L1.1

Project No.

24-0045



BROAD NORTH

Regulating Pattern Book

APPROVED: MAY 5, 2025
REVISED: AUGUST 13, 2025

DON
FLEMMING

PROPERTY OWNER

DON FLEMMING
700 & 706 NORTH BROADWAY
PORTLAND, TENNESSEE 37148

SQUARE 1
CONSTRUCTION

DEVELOPER

CALEB FUQUA
4676 HIGHWAY 41 NORTH
SPRINGFIELD, TENNESSEE 37172



RAGAN SMITH ASSOCIATES

LANDSCAPE ARCHITECT

TROY GARDNER
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206



RaganSmith

a Pape-Dawson company



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CONDITIONS OF APPROVAL

Per City Council Meeting on May 5, 2025.

1. Wet pond graded to 25% greater volume than PMDP. See page 25.
2. Developer to donate \$35,000 to the City of Portland Parks & Recreation Department.
3. Developer to install traffic signal on North Broadway at site access. See page 28.

PROJECT NARRATIVE



Portland, Tennessee embodies a blend of rural charm and suburban convenience, surrounded by rolling hills and farmland. Portland offers a tranquil setting less than an hour from Downtown Nashville. Known for its strong community spirit, Portland hosts events like the annual Strawberry Festival, celebrating its agricultural roots. Residents enjoy a relaxed lifestyle with parks, schools, and local businesses contributing to its vibrant small-town appeal.

Broad North is located approximately 1.5 miles north of Downtown Portland. The site is composed of four parcels, with two existing homes and several out buildings at its northeast corner. The remaining portion of the site is gently sloped, undeveloped farmland. There are single family neighborhoods located immediately south and east of the site. North of the site, across North Broadway, are multiple large industrial buildings and a few single family homes. Property to the west is currently undeveloped but was recently approved for a single family neighborhood.

Broad North will consist of a mix of alley loaded townhomes and front loaded single family detached homes. This will be a welcome transition between the industrial uses to the north and the quieter single family residential uses to the south.



EXCEPTIONS REQUEST

An exception is requested to allow single family detached lot sizes of 5,000 s.f. per PUD Regulation 12.302(A). Per PUD Regulation 12.206 the following design characteristics and amenities are proposed to support this exception request:

- **Traffic Calming:**
 - Alleys | Onstreet Parking | Roundabout
- **Recreational Amenities:**
 - Wet Pond & Fishing Pier
 - Playground
 - Passive Recreational Space
- **Public Infrastructure Improvements:**
 - Waterline Upgrade Along Oak Hill Drive

PERMITTED USES

- Dwelling, One-Family Attached
 - Community Assembly (Private Amenity Center & Clubhouse)
- Food & Beverage Service - General
 - Food Service Limited
 - General Retail Trade
 - Professional Services - Medical
- Professional Services - Other
 - Animal Care & Veterinarian Services
 - Convenience Retail Sales & Services

PROPOSED DENSITY

Site Area:±38.7 Acres

Proposed Yield:197 d.u. (74 Townhomes + 123 Single Family Detached)

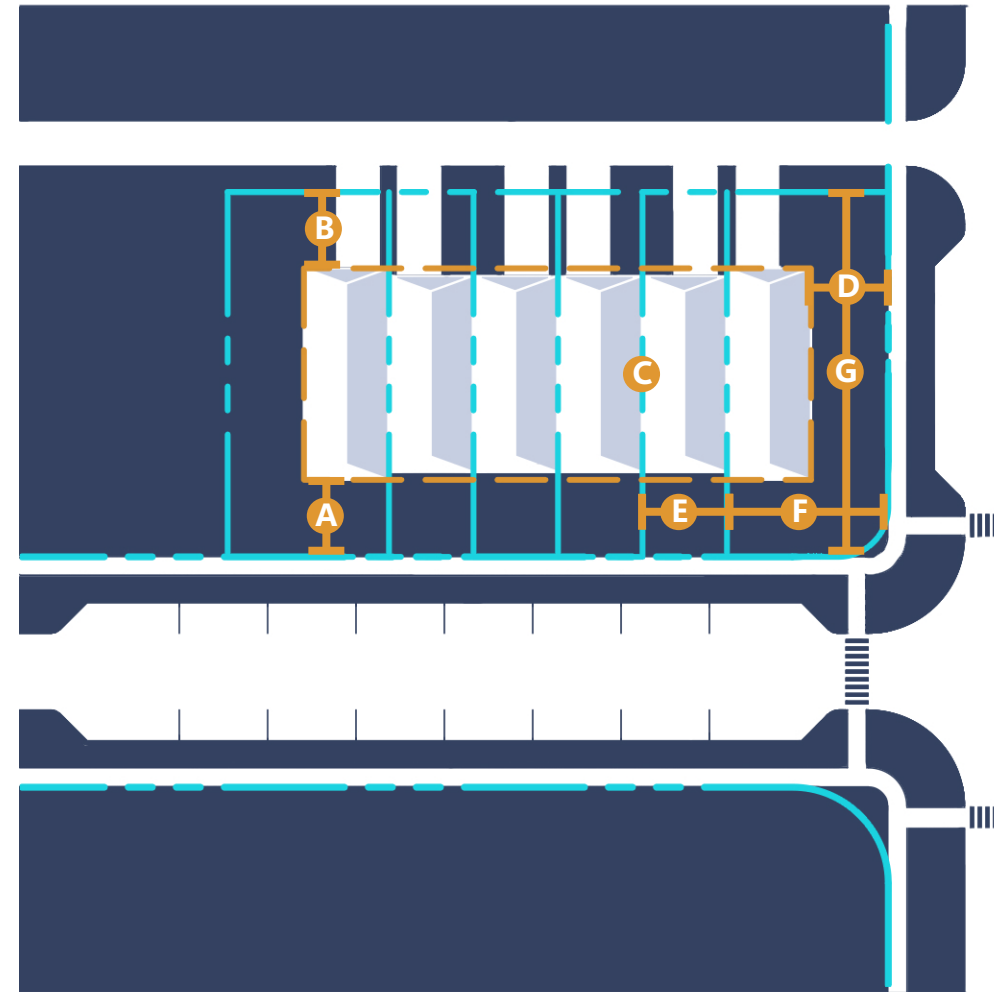
Density:5.1 Dwelling Units per Acre

EXISTING DENSITY ALLOWED

<u>CURRENT ZONING</u>	<u>MAP</u>	<u>PARCEL</u>	<u>ACRES</u>	<u>UNITS ALLOWED</u>
RS-20	19	39.00	7.04	15 LOTS (Based on 20,000 s.f. min. lot size)
RR (COUNTY)	19	39.01	11.67	12 LOTS (Based on 40,000 s.f. min. lot size)
RS-40	19	40.00	4.56	4 LOTS (Based on 40,000 s.f. min. lot size)
RR (COUNTY)	19	40.01	15.41	16 LOTS (Based on 40,000 s.f. min. lot size)
TOTAL:				47 LOTS (1.2 d.u./ac)

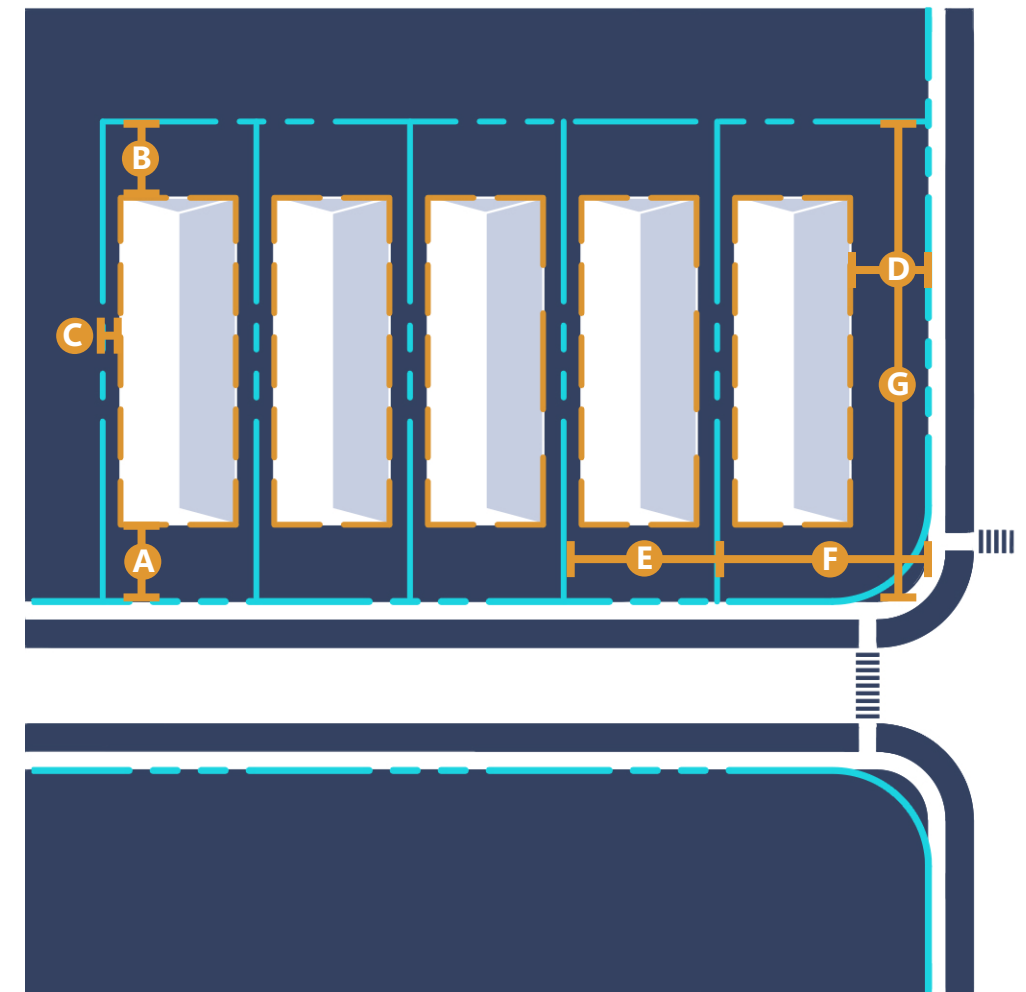
TYPICAL LOTS

TOWNHOMES



A	Front Setback	20'
B	Rear Setback	20'
C	Side Setback	0'
D	Side Street Setback	20'
E	Typical Lot Width	22'
F	Corner Lot Width	42'
G	Lot Depth	95' min

SINGLE FAMILY

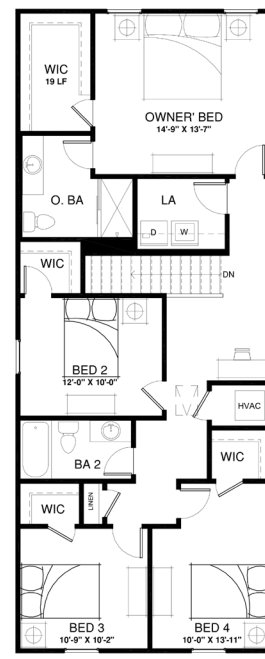


A	Front Setback	20'
B	Rear Setback	20'
C	Side Setback	5'
D	Side Street Setback	20'
E	Typical Lot Width	40'
F	Corner Lot Width	55'
G	Lot Depth	125' min

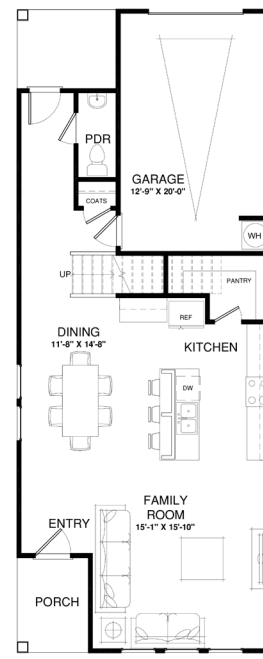
OVERALL LAYOUT



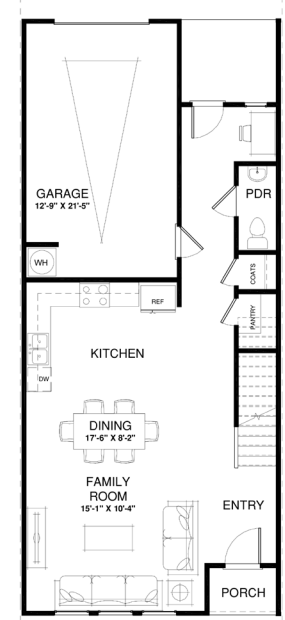
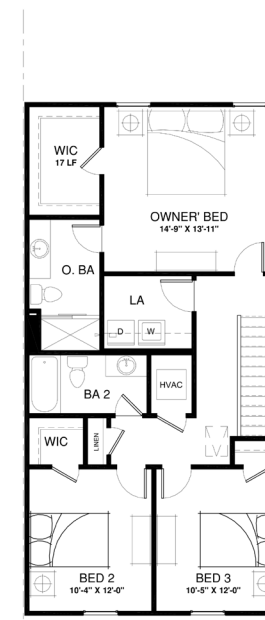
ARCHITECTURAL



DORADO



MALIN



TOWNHOME SIZES

- 1,150 sq. ft. - 1,500 sq. ft.

NOTE: This information is preliminary and intended to convey appearance as required by the city of Portland planned unit development regulations.

TOWNHOUSES

ARCHITECTURAL & MATERIALS



BOARD AND BATTEN



HARDIE PLANK



MAGELLAN



SHAKE SIDING



BRICK

MATERIALS



DISCOVERY

SINGLE FAMILY DETACHED HOUSE SIZES

- 50% of single family detached homes shall be 1150 s.f. or larger
- 25% of single family detached homes shall be 1200-1450 s.f. or larger
- 25% of single family detached homes shall be 1500 s.f. or larger

NOTE: This information is preliminary and intended to convey appearance as required by the city of Portland planned unit development regulations.



VOYAGER

SINGLE FAMILY

AMENITIES PLAN

1. WET POND



2. FISHING PIER



3. FENCED IN PLAYGROUND



4. COVERED CBU



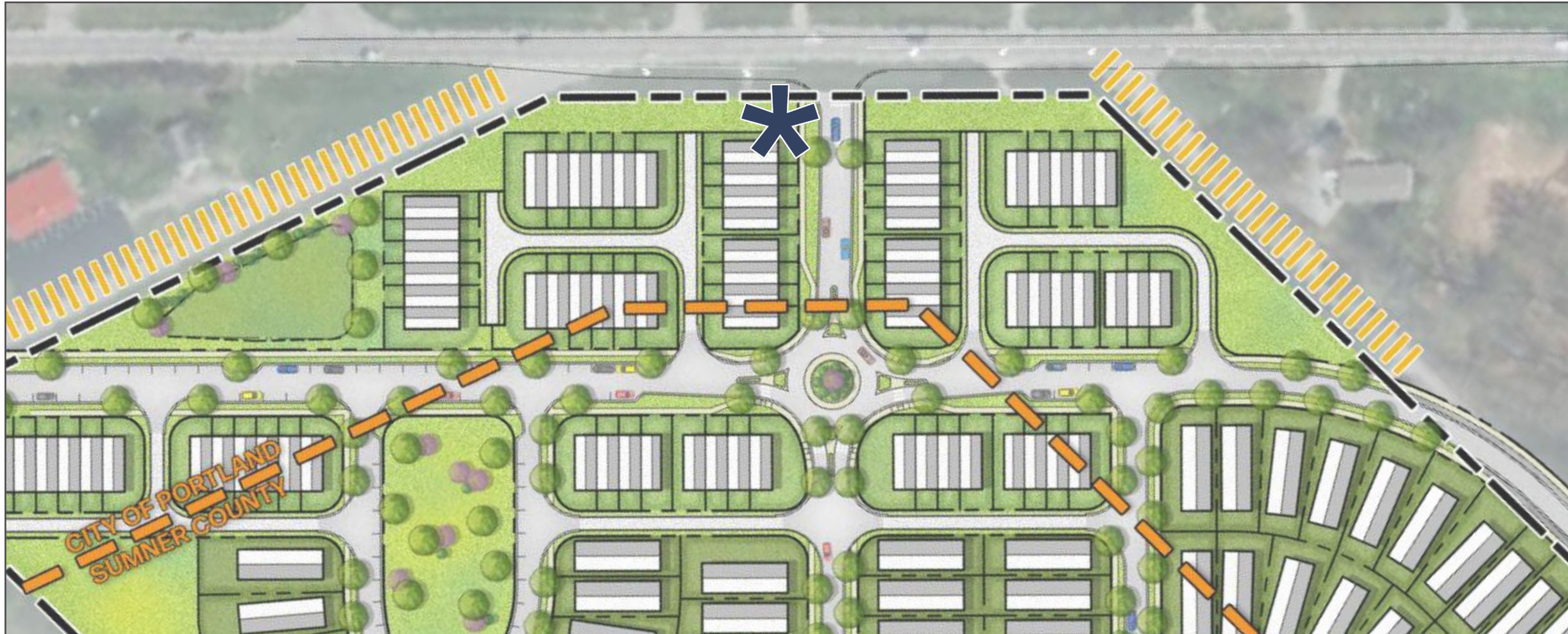
5. RECREATION LAWN



6. COVERED BUS PAVILION



SIGNAGE PLAN



 ENTRANCE MONUMENT LOCATION



PHOTOMETRIC PLAN

Mark Crafton

TGT Road
(Public Access)

North Broadway
(State Route #109)
Public Access

North Broadway
(State Route #109)
Public Access

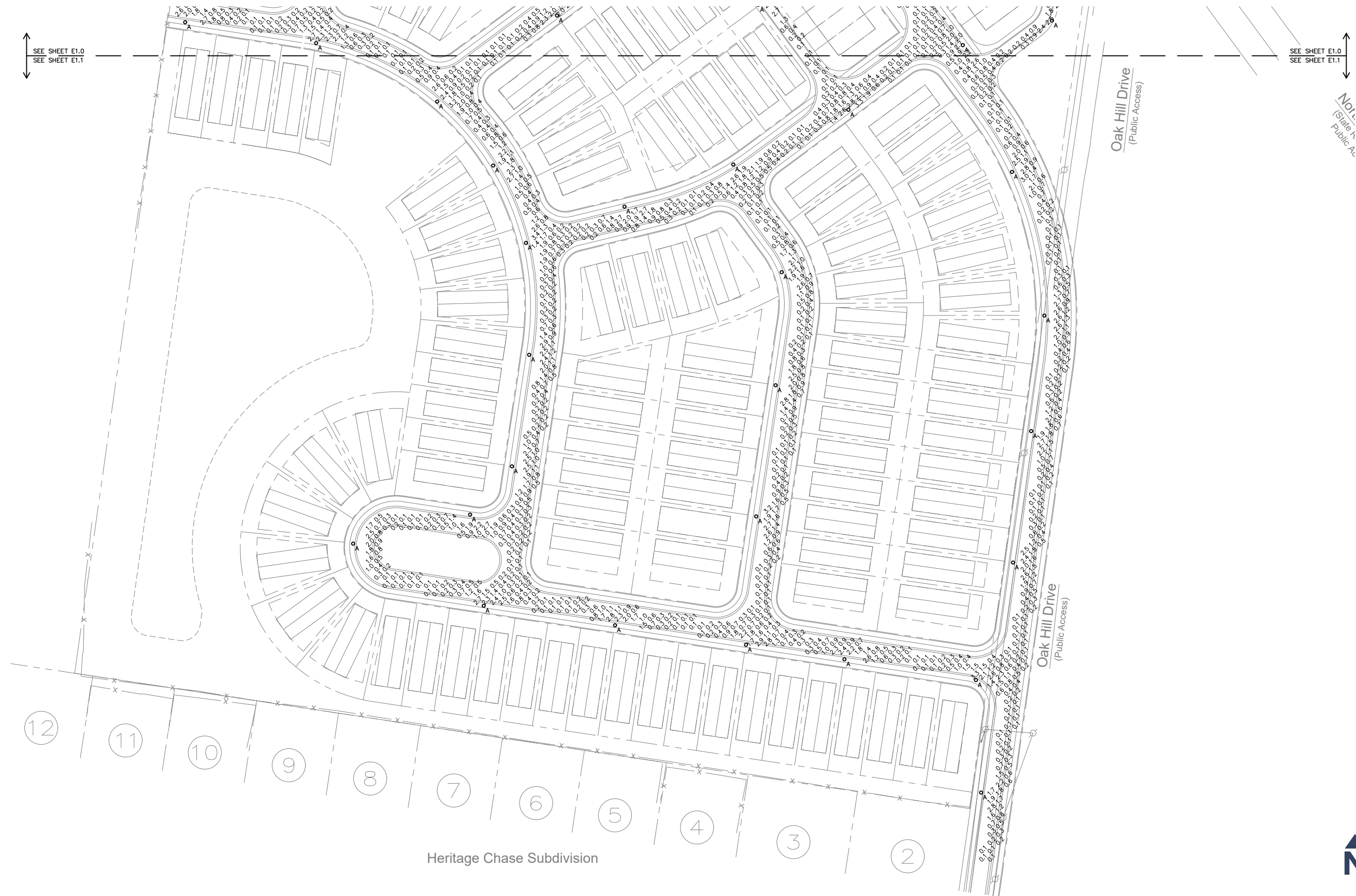
Reyes Construction Inc.



SEE SHEET E1.0
SEE SHEET E1.1

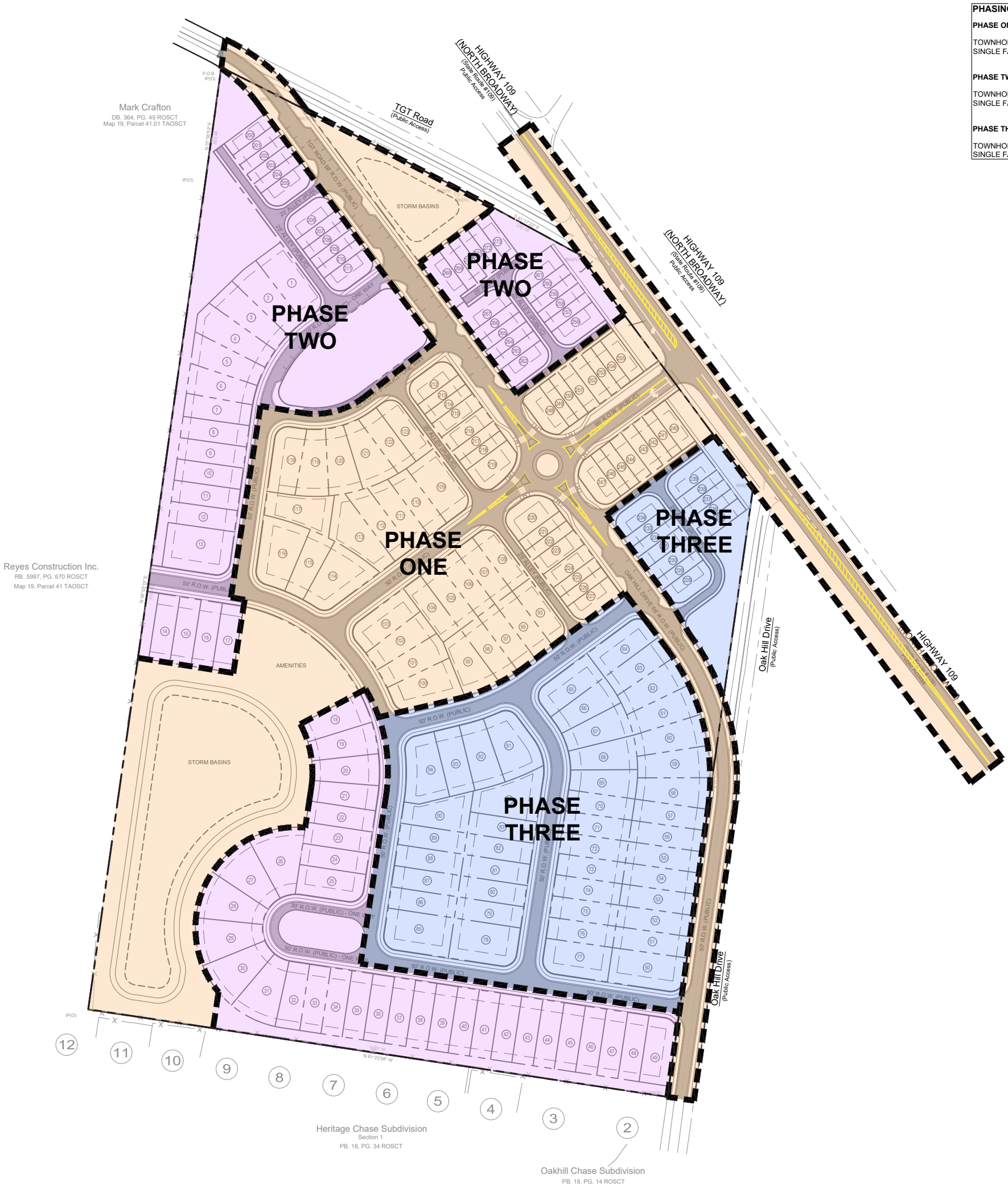
SEE SHEET
SEE SHEET

PHOTOMETRIC PLAN



PHASING PLAN

PHASING DATA:	
PHASE ONE:	
TOWNHOMES:	32 UNITS
SINGLE FAMILY LOTS:	29 UNITS
PHASE TWO:	
TOWNHOMES:	30 UNITS
SINGLE FAMILY LOTS:	49 UNITS
PHASE THREE:	
TOWNHOMES:	12 UNITS
SINGLE FAMILY LOTS:	45 UNITS



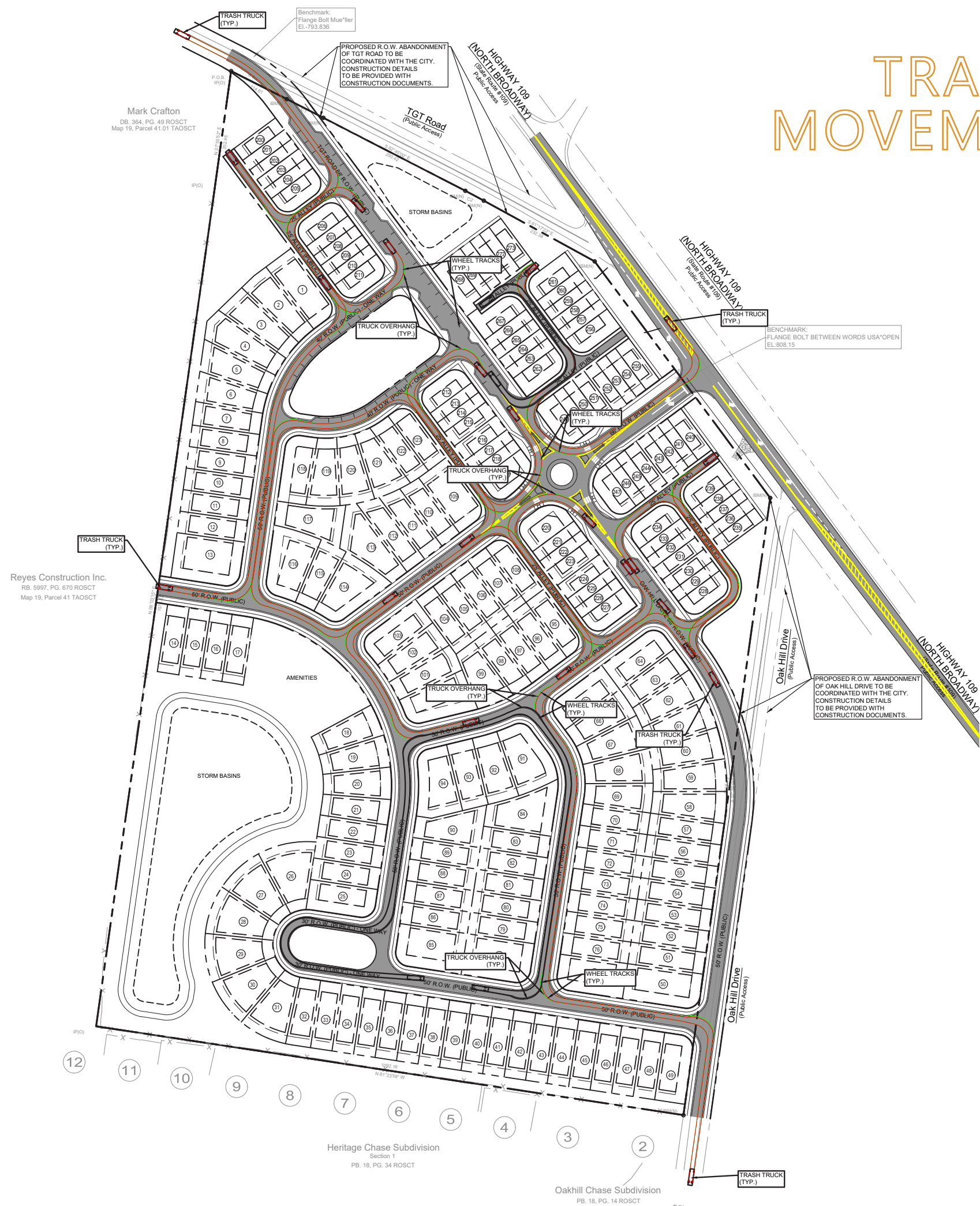
Mark Crafton
DB. 364, PG. 49 ROSCT
Map 19, Parcel 41.01 TAOSCT

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

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

Oakhill Chase Subdivision
PB. 18, PG. 14 ROSCT

TRASH TRUCK MOVEMENT PLAN



CURRENT CITY & COUNTY LIMITS



PROPOSED ANNEXATION



- 1 Map 19 Parcel 40.01
- 2 Map 19 Parcel 39.01

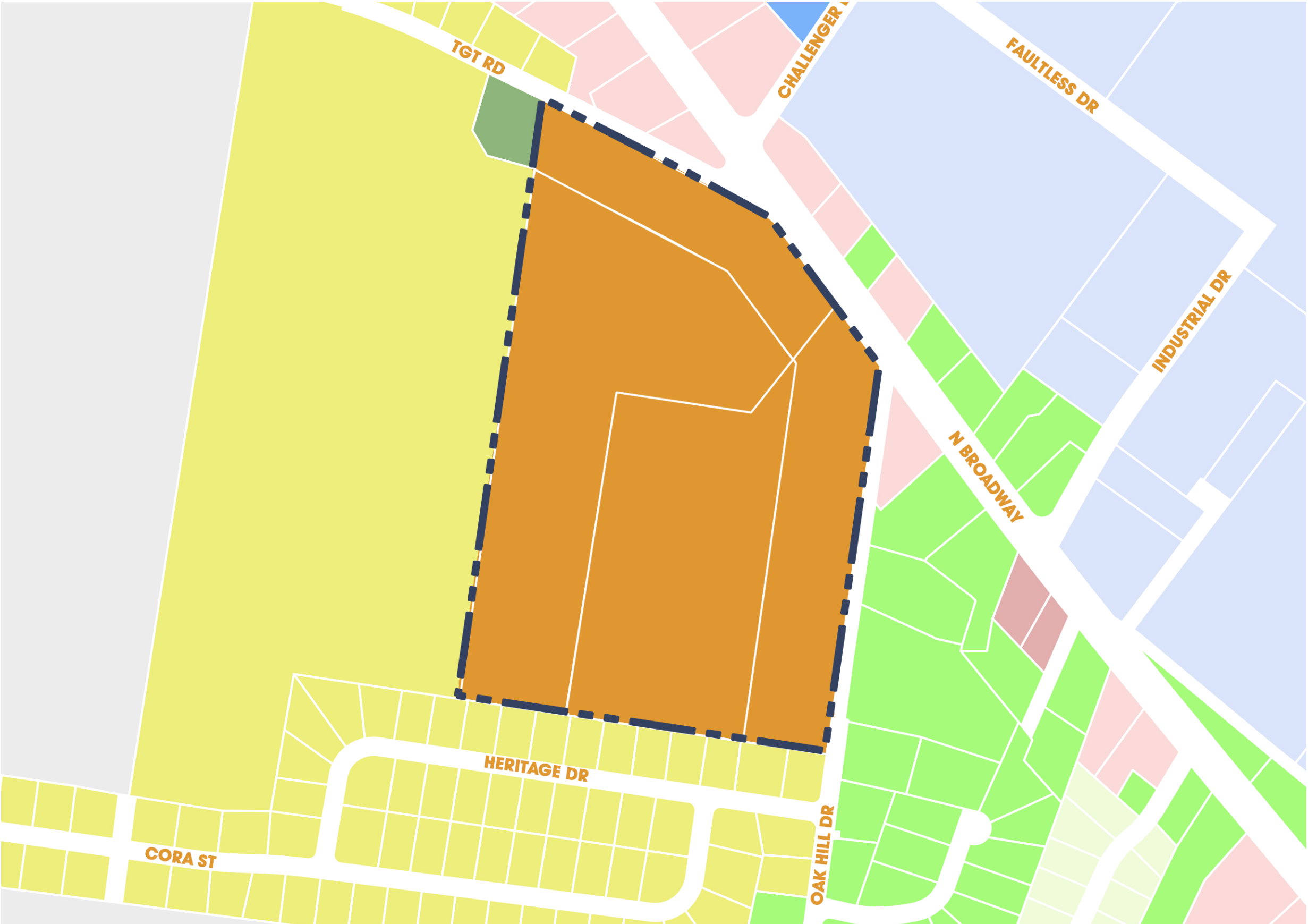
- CITY LIMITS
- SITE BORDER
- SUMNER COUNTY
- CITY OF PORTLAND
- PARCELS PROPOSED FOR ANNEXAATION

CURRENT ZONING

- COUNTY
- IG
- IR
- RM1
- R15
- RS20
- RS40
- GCS
- OPS
- PUD

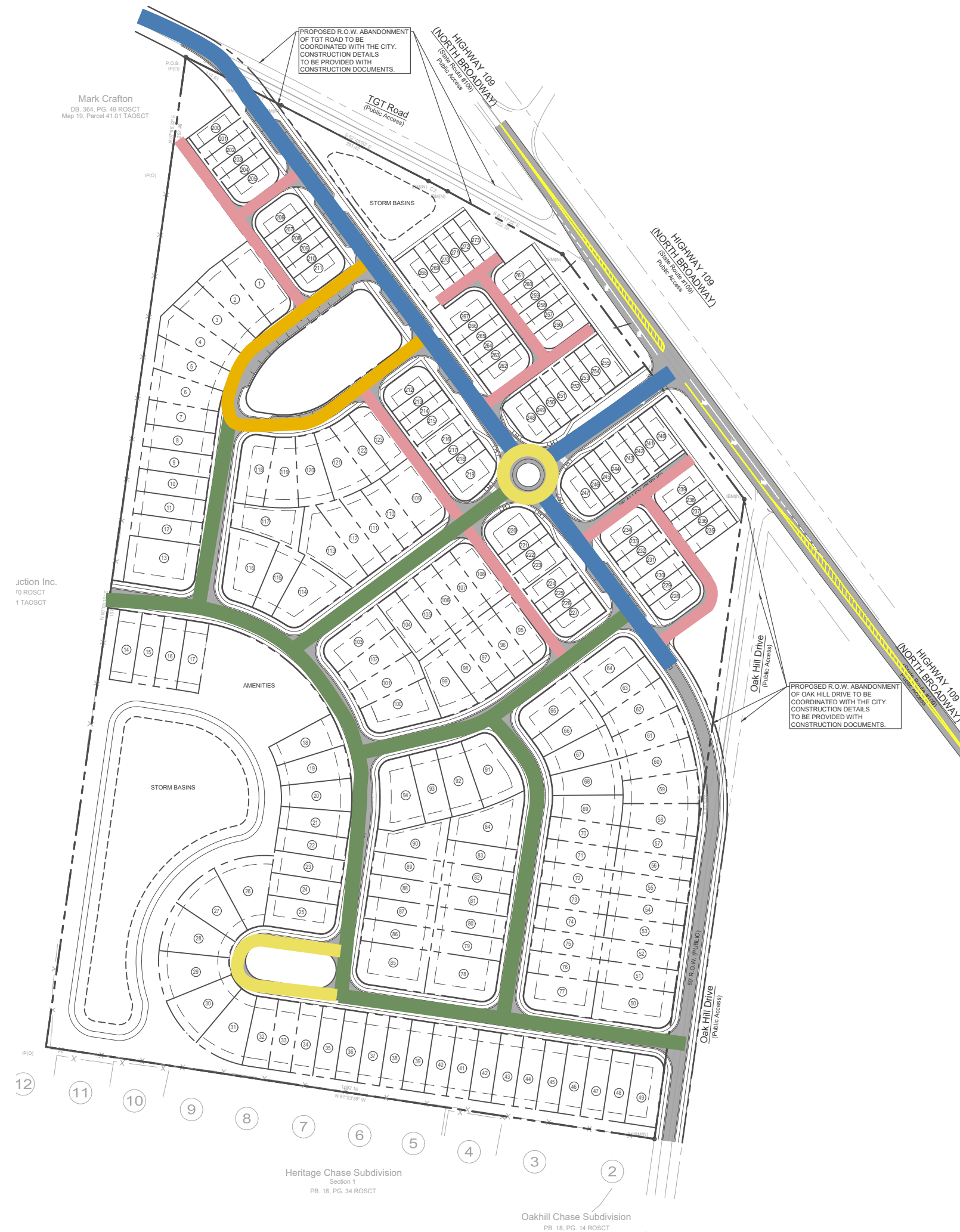


PROPOSED ZONING

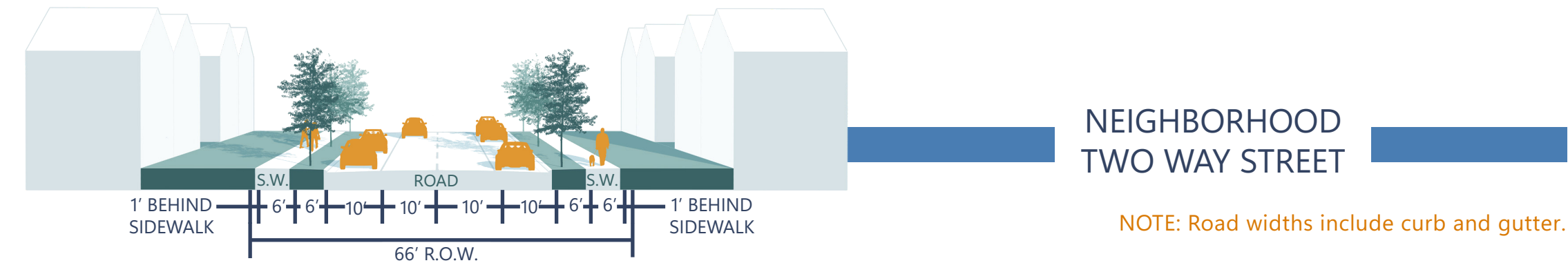
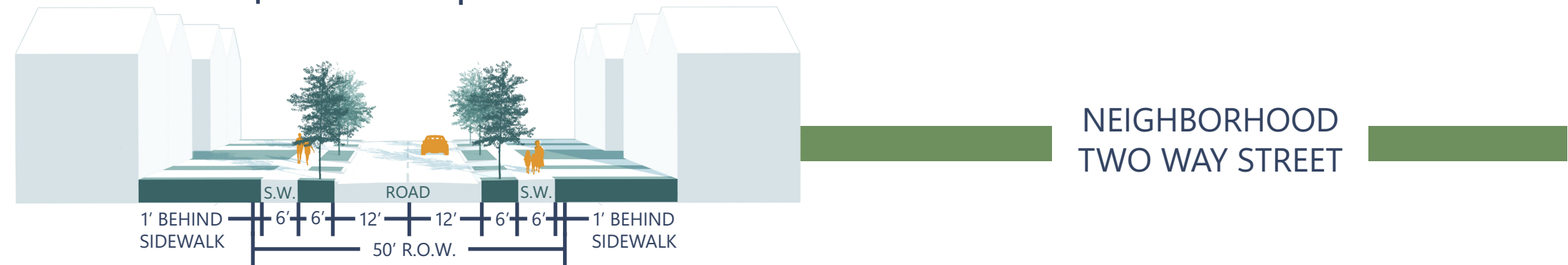
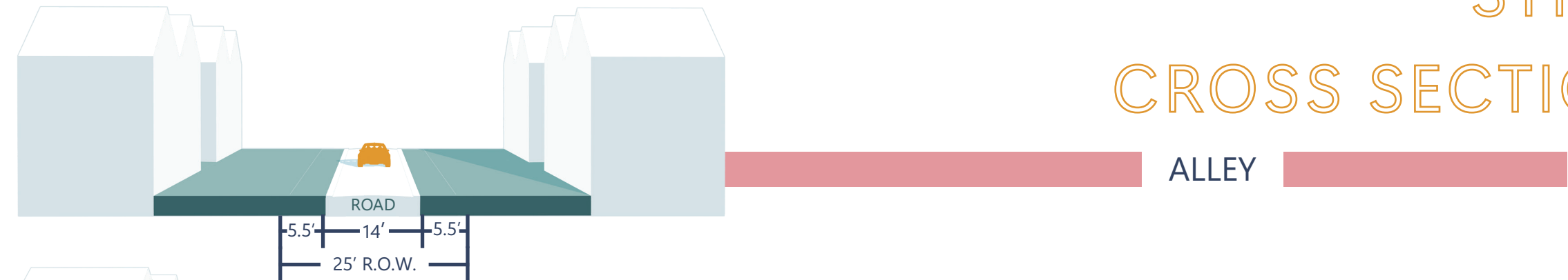


- COUNTY
- IG
- IR
- RM1
- R15
- RS20
- RS40
- GCS
- OPS
- PUD

STREET NETWORK PLAN



STREET CROSS SECTIONS



NOTE: Road widths include curb and gutter.

GRADING & DRAINAGE PLAN

 STORM



UTILITIES PLAN

- WATER LINE
- SEWER



LANDSCAPE PLAN

Mark Crafton
DB. 364, PG. 49 ROSCT
Map 19, Parcel 41.01 TAOSCT

WEST BUFFER LENGTH: 1724'
CANOPY TREES REQUIRED: 52 TREES (1724/100 x 3)
ACCENT TREES REQUIRED: 104 TREES (1724/100 x 6)
SHRUBS REQUIRED: 587 SHRUBS (1724/100 x 34)

NORTH BUFFER LENGTH: 1047'
CANOPY TREES REQUIRED: 32 TREES (1047/100 x 3)
ACCENT TREES REQUIRED: 63 TREES (1047/100 x 6)
SHRUBS REQUIRED: 356 SHRUBS (1047/100 x 34)

EAST BUFFER LENGTH: 398'
CANOPY TREES REQUIRED: 12 TREES (398/100 x 3)
ACCENT TREES REQUIRED: 24 TREES (398/100 x 6)
SHRUBS REQUIRED: 136 SHRUBS (398/100 x 34)

SOUTH BUFFER LENGTH: 1093'
CANOPY TREES REQUIRED: 33 TREES (1093/100 x 3)
ACCENT TREES REQUIRED: 66 TREES (1093/100 x 6)
SHRUBS REQUIRED: 372 SHRUBS (1093/100 x 34)

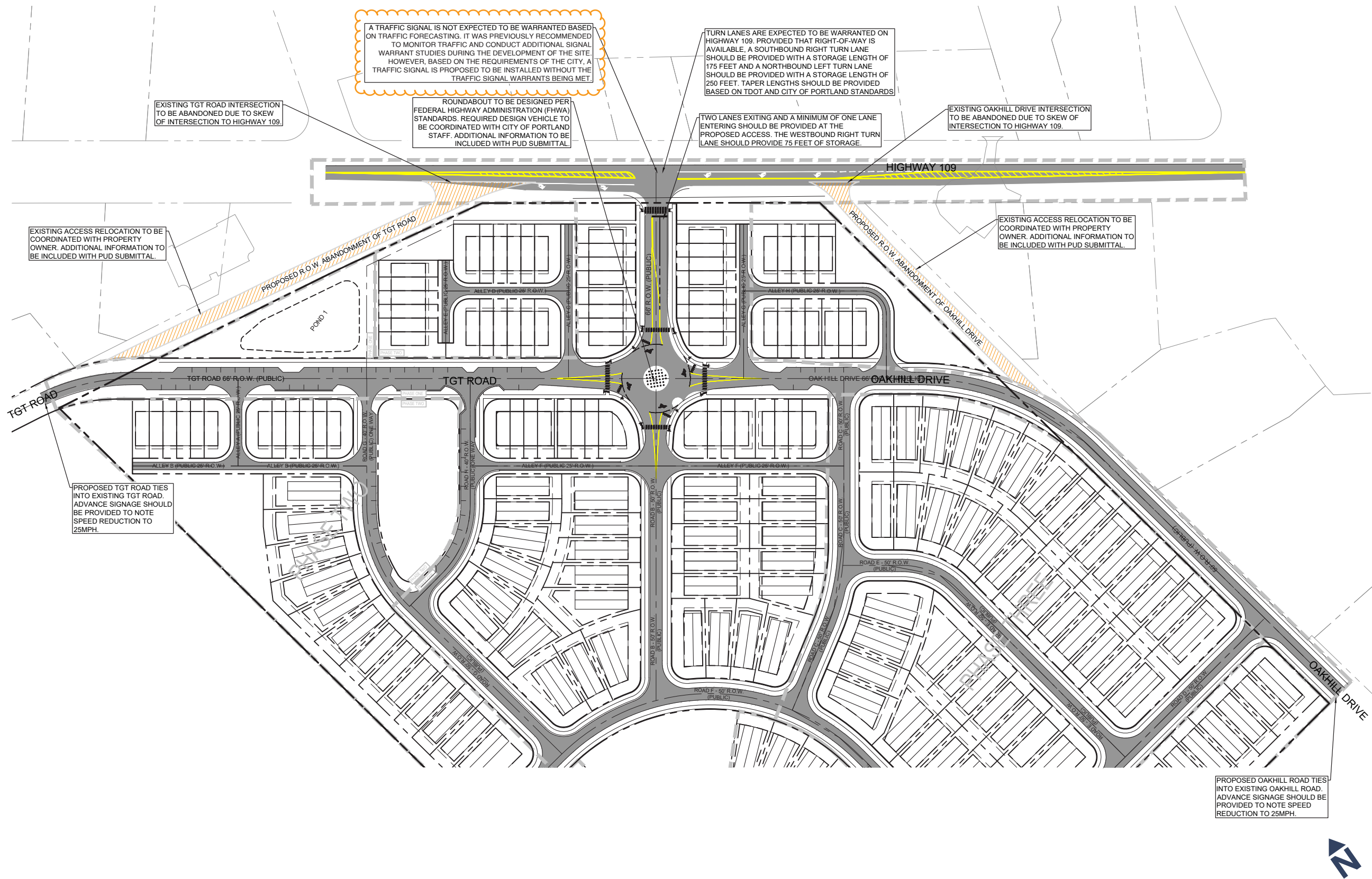
BUFFER DATA:	
NORTH BUFFER LENGTH:	1047'
CANOPY TREES REQUIRED:	32 TREES (1047/100 x 3)
CANOPY TREES PROPOSED:	32 TREES
ACCENT TREES REQUIRED:	63 TREES (1047/100 x 6)
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ACCENT TREES PROPOSED:	104 TREES
SHRUBS REQUIRED:	587 SHRUBS (1724/100 x 34)
SHRUBS PROPOSED:	587 SHRUBS

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

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

Oakhill Chase Subdivision

ROADWAY IMPROVEMENTS PLAN



OPEN SPACE PLAN

OPEN SPACE SITE DATA:

TOTAL SITE AREA:	38.67 AC
REQUIRED USEABLE OPEN SPACE AREA:	3.87 AC (10% MIN.)
PROPOSED USEABLE OPEN SPACE AREA:	5.00 AC (12.9%)
PROPOSED PASSIVE OPEN SPACE AREA:	3.53 AC (9.1%)
REQUIRED TOTAL OPEN SPACE AREA:	7.73 AC (20% MIN.)
PROPOSED TOTAL OPEN SPACE AREA:	8.53 AC (22.1%)

LEGEND:

	PASSIVE OPEN SPACE
	USEABLE OPEN SPACE





GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF PORTLAND SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF PORTLAND SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY CITY OF PORTLAND OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY GREENLID DESIGN, LLC.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. ELEVATIONS AND CONTOURS WERE DERIVED USING RADIAL TRIGONOMETRY AND DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE ONE (1) FOOT, AND THE SOURCE OF VERTICAL DATUM IS H.G.V.D. 1929.
13. BEARINGS SHOWN ARE BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM (NAD1983).
14. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C01346, EFFECTIVE DATE 04/17/2012, SHOWS A PORTION OF THIS PROPERTY TO BE WITHIN THE 500 YEAR FLOOD PLAIN. PROPERTY IS IN "ZONE X" AND A PORTION IS IN A SPECIAL FLOOD HAZARD ZONE.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. REFER TO THE UTILITY PLAN NOTES FOR ADDITIONAL INFORMATION RELATING TO THIS PROJECT.
18. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF PORTLAND ZONING ORDINANCE.
19. INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
20. ADA COMPLIANCE
ALL PLANS SHALL COMPLY WITH ADA RULES AND REGULATIONS
21. HVAC
HVAC UNITS WILL BE SCREENED.
22. TRASH COLLECTION
FACILITIES WILL UTILIZE THE CITY'S TRASH WASTE DISPOSAL SERVICE.

BUFFER YARD REQUIREMENTS		
	ORDINANCE	PROPOSED
R-7.5 TO R-7.5	NONE	NONE
R-7.5 TO GCS	TYPE B	TYPE B
R-7.5 TO IR	TYPE D	TYPE D

R-7.5 BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MAXIMUM LOT COVERAGE	35%	< 35%
MINIMUM REQUIRED LOT AREA	7,500 SF	> 7,500 SF
MINIMUM REQUIRED LOT WIDTH	60 FEET	296 FEET
DEVELOPMENT AREA PER DWELLING UNIT	5,625 SF	10,987 SF
LOT DENSITY	7.74 UNITS/ACRE	3.96 UNITS/ACRE
MAXIMUM HEIGHT	35 FEET	25 FEET
MINIMUM YARD REQUIREMENTS		
FRONT SETBACK	50 FEET	50 FEET
SIDE SETBACK	10 FEET	10 FEET
REAR SETBACK	25 FEET	25 FEET

SITE DATA TABLE	
OWNER / DEVELOPER	C & C BUILDING GROUP, INC. CONTACT: CHRIS MUNDAY 915A DOBBINS PIKE GALLATIN, TN 37066
SITE LOCATION	403 COLLEGE STREET
TAX MAP	033A, GROUP A
PARCEL	PARCEL 005.01
ACREAGE	RB, 2762, PG. 22 ± 9.08 ACRES
CURRENT ZONE	R-7.5
REQUESTED ZONE	
EXISTING USE	VACANT
PROPOSED USE	DWELLING, DUPLEXES

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

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF PORTLAND.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. PROVIDE NPDES PERMIT NUMBER AND NOC TO CITY OF PORTLAND ENGINEERING DIVISION WHEN RECEIVED.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK: IPS CAPPED
"CONTROL POINT"
ELEV: 795.97
N:819498.2490
E:1815276.4456
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING
(COMPACTED MINERAL AGGREGATE TYPE A, GRADING D TO SPRINGLINE), TRENCH FILL TO BE MINERAL AGGREGATE TYPE A, GRADING D.
8. DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP, WITH CLASS "B" BEDDING (COMPACTED TO SPRINGLINE).
TRENCH FILL TO BE NATIVE SOIL.

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

CITY OF PORTLAND MS4 STORMWATER NOTES:

1. PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.
2. ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE FROM TDEC.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
4. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE DITCHES AND KEEP THEM FREE OF OBSTRUCTION.
5. STREAM BUFFERM, IF ANY, ARE TO BE KEPT IN A NATURAL VEGETATIVE STATE, NO BUILDINGS OR STRUCTURES AREA ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF THE CITY OF PORTLAND MS4 MANAGER.
6. POSITIVE DRAINAGE SHALL BE REQUIRED FOR A MINIMUM 10 FEET FROM THE DWELLING, INCLUDING GARAGE DOORS, AS REQUIRED BY THE PORTLAND BUILDING CODES.

AS-BUILT

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 AND FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

STATEMENT OF FINANCIAL RESPONSIBILITY:

THE DEVELOPER, C & C BUILDING GROUP, LLC, WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THIS PROJECT.

OWNERSHIP AND MAINTENANCE PROVISIONS:

THE OWNER, C & C BUILDING GROUP, LLC, WILL PROVIDE MAINTENANCE OF SAID PROJECT.

PROJECT DESCRIPTION:

THIS PROJECT IS TO CONSTRUCT 18 DUPLEXES (36 TOTAL UNITS) AND ALL REQUIRED APPURTENANCES.

CONSTRUCTION TIMELINE

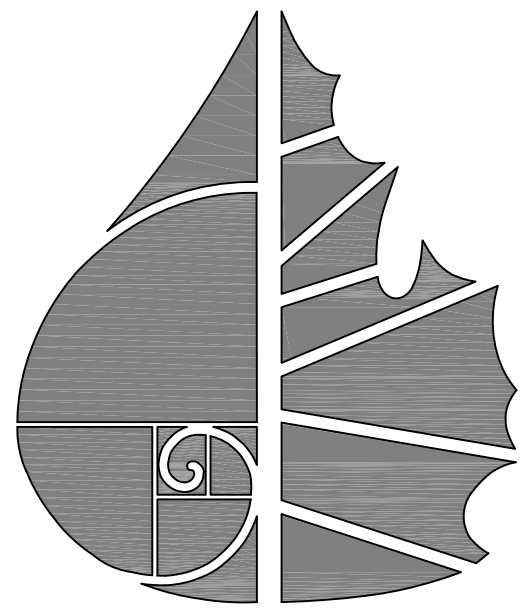
START OF CONSTRUCTION - JANUARY 2025

END OF CONSTRUCTION - JANUARY 2026

PLAN SHEET INDEX:

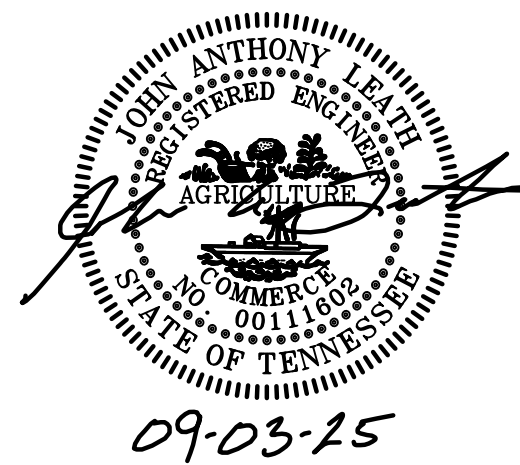
DESCRIPTION
PROJECT NOTES
EXISTING CONDITIONS
CONCEPT PLAN

SHEET
C 1.0
S 1.0
C 2.0



GreenLID
Design

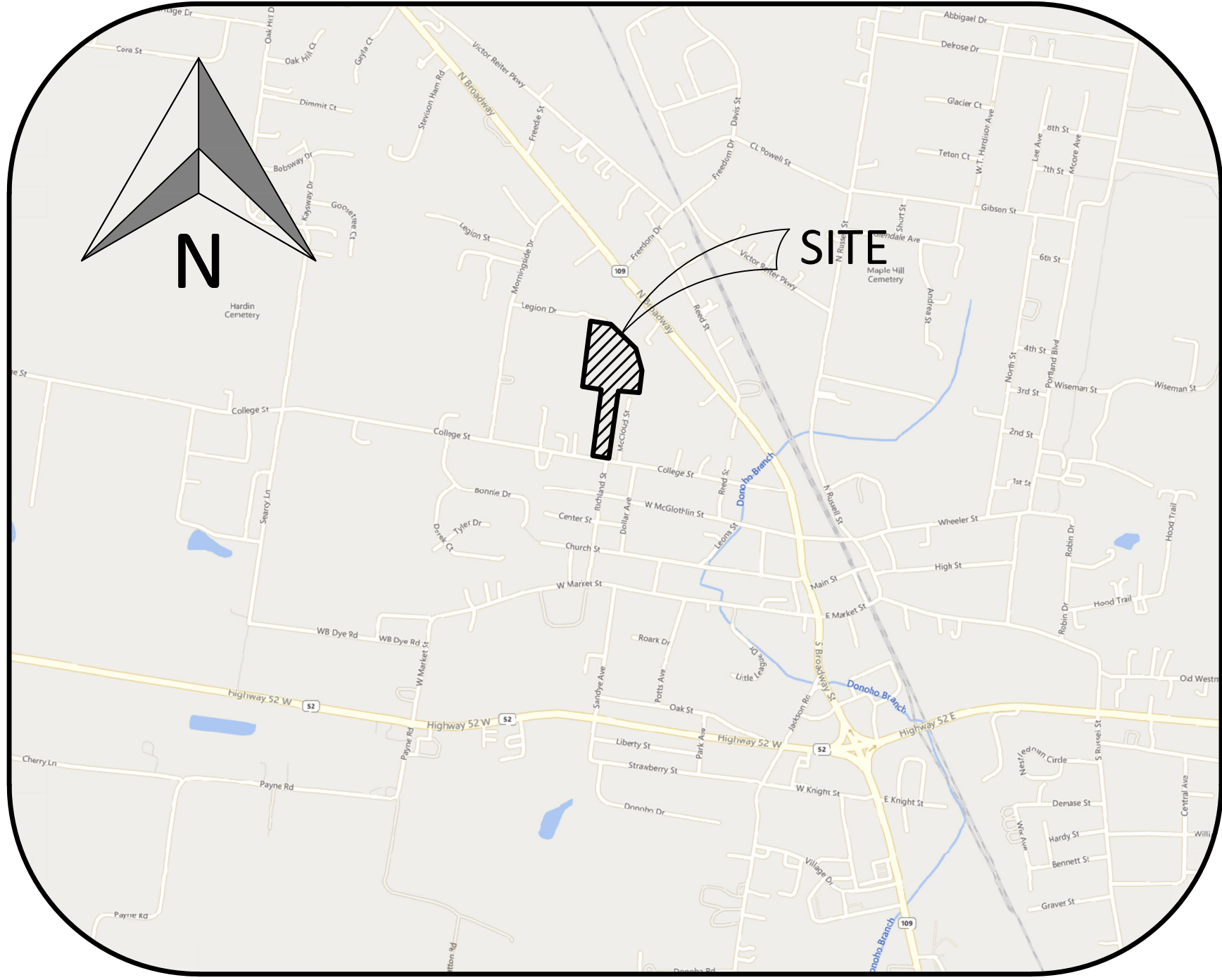
114 B West Main Street
Gallatin, TN 37066
615-230-7269
OFFICE@greenliddesign.com



C&C MUNDAY - COLLEGE STREET

CONSTRUCTION PLANS
405 COLLEGE STREET
PORTLAND, DISTRICT 3
SUMNER COUNTY, TENNESSEE

PROJECT NOTES



NO. DATE REVISION PER CITY COMMENTS

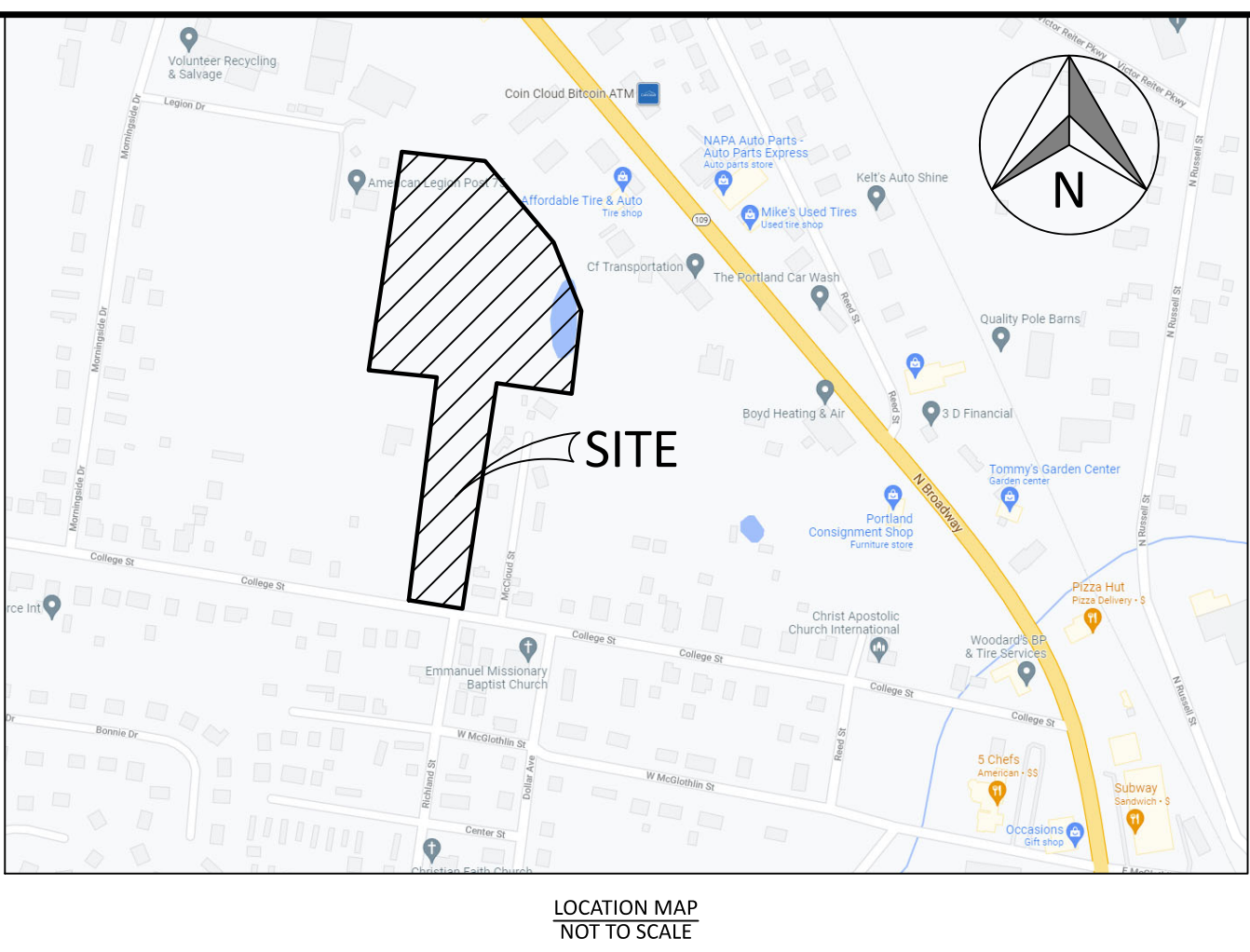
1 09/03/2025

SHEET NO.
C 1.0

SHEET 1 OF 3

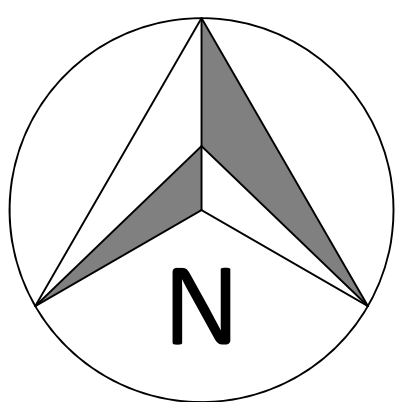
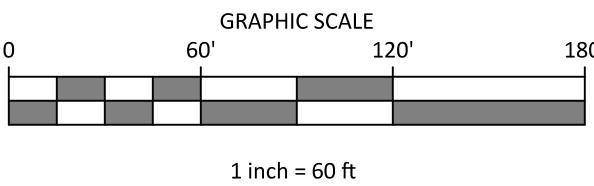
24.050G

13 AUGUST 2025



DEED REFERENCE
BEING PART OF THE SAME PROPERTY CONVEYED TO ANNE C. MARLIN BY DEED OF RECORD IN RECORD BOOK 2762, PAGE 22,
REGISTERS OFFICE OF SUMNER COUNTY, TN.

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY REFERENCED
2. SUBJECT PROPERTY SHOWN IDENTIFIED AS PARCEL 005.01 ON TAX MAP 033A GROUP A OF THE SUMNER COUNTY TAX ASSESSORS OFFICE.
3. SUBJECT PROPERTY IS ZONED R-7.5 AS OF THE DATE OF THIS SURVEY. SETBACKS ARE NOT SHOWN ON THIS PLAN.
4. SUBJECT SURVEY WAS PERFORMED 11-05-2021 UTILIZING RTK GPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROTATIONAL TOTAL STATION.
5. BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE TDDT GNS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RTK TECHNIQUES.
6. SUBJECT PROPERTY IS EQUIPPED WITH CARLSON P1000 TOTAL STATION AND ROBOT TOTAL STATION.
7. TYPE OF TRANSIT USED: LEICA GEOSYSTEMS TS16 3" 8500 TOTAL STATION
8. RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
HRMS AVG: 0.03
VRMS AVG: 0.05
COMBINED GRID FACTOR: 1.00
9. VERTICAL CONTROL BASED ON NAVD1988 (GEOID 2011)
10. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
11. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE EXACTLY LOCATED IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS UNDERSTANDING. THE DEPTH OF ANY UTILITIES SHOWN ARE APPROXIMATE AND NO 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. ALWAYS CALL T881 BEFORE YOU DIG.
12. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON.
13. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, A REVIEW OF FEMA FLOOD INSURANCE RATE MAPS, AND/OR COUNTY OF SUMNER FLOOD HAZARD MAP, EFFECTIVE DATE APRIL 17, 2012, SHOWS A PORTION OF THIS PROPERTY TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA.
14. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT ELEVATION. BASED ON THE INFORMATION ABOVE, THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
15. CONTOURS SHOWN WERE GENERATED WITH FIELD RUN MEASUREMENTS IN COMBINATION WITH UTILIZATION OF LIDAR DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM.



LEGEND

- | | |
|--|---|
| | CONCRETE MONUMENT (FOUND) |
| | CONCRETE MONUMENT (SET) |
| | 1/2" IRON REBAR (FOUND) |
| | 1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET) |
| | PK NAIL (FOUND) |
| | PK NAIL (SET) |
| | BENCHMARK |
| | BOUNDARY LINE |
| | BUFFER |
| | SETBACK / YARD |
| | P.U.D.E. |
| | SANITARY SEWER LINE |
| | WATER LINE |
| | STORM SEWER |
| | GAS LINE |
| | OVERHEAD UTILITY LINE |
| | UNDERGROUND UTILITY LINE |
| | FENCE |
| | TREE LINE |
| | UTILITY POLE |
| | UTILITY POLE W/ LIGHT |
| | GUY ANCHOR |
| | LIGHT POLE |
| | ELECTRICAL TRANSFORMER |
| | ELECTRICAL VAULT |
| | COMMUNICATIONS VAULT |
| | COMMUNICATIONS PEDESTAL |
| | SANITARY SEWER MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | BLOW OFF VALVE |
| | FIRE HYDRANT |
| | GAS METER |
| | GAS VALVE |

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE AND THE UNADJUSTED ERROR OF CLOSED POLYGOONS EXCEEDS 1:10,000.

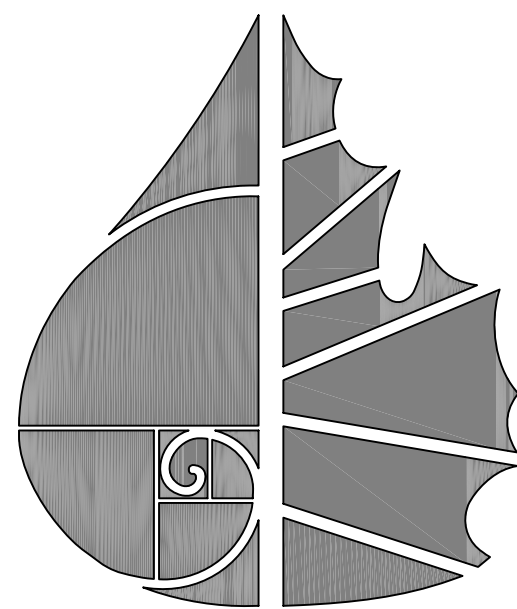


TN RLS #2776

DATE : 2-15-2022



IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
or (800) 351-1111 or (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW



GreenLID Design

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

C&C MUNDAY
BOUNDARY AND TOPOGRAPHICAL SURVEY
407 COLLEGE STREET
PORTLAND
SUMNER COUNTY, TENNESSEE

EXISTING CONDITIONS

[illegible]

SHEET NO.

1

SHEET 1 OF 1

PROJECT #: 21.122G

DATE: 12-2-2021



LEGEND

	CONCRETE MONUMENT (OLD)
	CONCRETE MONUMENT (NEW)
	IRON ROD (OLD)
	IRON ROD (NEW)
	BENCHMARK
	BOUNDARY LINE
	BUFFER
	SETBACK / YARD
	PUDE
	EXTRUDED CURB
	SANITARY SEWER LINE
	WATER LINE
	STORM SEWER
	GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	FENCE
	TREE LINE
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	GUY ANCHOR
	TELEPHONE MANHOLE
	ELECTRIC JUNCTION BOX
	CABLE PEDESTAL
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	BLOW OFF VALVE
	AIR RELEASE ASSEMBLY
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	A/C PAD

IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
OR (800) 351-1111 or (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW

114 B West Main Street
Gallatin, TN 37066
615-230-7269
OFFICE@greendesign.com

C&C MUNDAY - COLLEGE STREET
CONSTRUCTION PLANS
405 COLLEGE STREET
PORTLAND, DISTRICT 3
SUMNER COUNTY, TENNESSEE

CONCEPT PLAN

NO.	DATE	REVISION	PER CITY COMMENTS
1	09/03/2025		

SHEET NO.
C 2.0

SHEET 3 OF 3

24.050G 13 AUGUST 2025