REVISED

AGENDA for May 12, 2026
PORTLAND MUNICIPAL PLANNING COMMISSION

Portland City Hall — Council Chambers — 100 South Russell St. Room 111

In accordance with Resolution #26-33, public comments are allowed when those comments are germane to either the agenda or to the board's governing authority, 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 in a timely manner. Sign-up sheets for public recognition will be available before the start of each meeting in the same room where the meeting is being held and anyone wishing to speak must sign up before the start of the meeting. Speakers will be recognized one at a time.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. April 14, 2026

5. Public Hearing

A. Troy Gardner (applicant) request annexation: location 120 Old Westmoreland Road, Portland TN. (Tax Map 033 Parcel 039.00) Sumner County 23.00 +/- acres. Zoned Agricultural (County)

B. Troy Gardner (applicant) request rezone approval: location 120 Old Westmoreland Road, Portland TN. (Tax Map 033G Parcel 028.00 & Map 033 Parcel 039.00) 27.2 +/- acres. Rezoned from R-15 (Residential) and Agricultural (County) to Residential PUD (Planned Unit Development)

C. Brian Woodall (applicant) request rezone approval: location 609 Hwy 52 E, Portland, TN. (Tax Map 033, Parcel 075.02 Sumner County 2.00 +/- acres. Rezoned from RS-40 (Low Density Single Family Residential) to GCS (General Commercial Services)

6. Public Recognition for Public Hearings and Agenda-Related Items

(5 minutes maximum per speaker)

7. New Business

A. Brian Woodall (applicant) request rezone approval: location 609 Hwy 52 E, Portland TN. (Tax Map 033, Parcel 075.02) Sumner County 2.00 +/- acres. Rezoned from RS-40 (Low Density Single Family Residential) to GCS (General Commercial Services)

B. Troy Gardner (applicant) request Preliminary Master Development Plan (PMDP) and Pattern Book approval: Location: 120 Old Westmorland Road, Portland, TN (Tax Map 033G Parcel 28.00 and Tax Map 033 Parcel 039.00) Sumner County,26.6 +/- acres Zoned RM-1 PUD (Planned Unit Development)

Streaming live on Facebook - https://www.facebook.com/cityofportlandtn
Streaming live and archived on Website - https://portlandtn.portal.civicclerk.com

C. Troy Gardner (applicant) request annexation: location 120 Old Westmoreland Road, Portland TN. (Tax Map 033 Parcel 039.00) Sumner County 23.00 +/- acres. Zoned Agricultural (County)

D. Andy Weaver (Applicant) request Preliminary Plat approval for Rockland Estates: Location: 1026 North Broadway, Portland, TN (Tax Map 16 Parcels 042.00, 042.01, 042.02, 044.00, 043.00, 043.01, 061.00, 61.01, 061.02, 062.03) Sumner County, 132.84 +/ acres. Zoned Residential PUD R7.5 (Residential Planned Unit Development).

E. Zach Wilkinson (Applicant) request Preliminary Plat approval for Marlin Estates: Location: 403 and 405 College Street, Portland, TN (Tax Map 033A Parcels 005.00, 005.01) Sumner County, 9.08 +/- acres. Zoned R-7.5 (Medium Density Residential)

F. Matthew Galvin (applicant) request Site Plan approval for TCAT Phase 1: Location: 602 S Broadway (Tax Map 033I Parcels 025.00 and 024.00), Sumner County, 27.95 +/- acres. Zoned GCS (General Commercial Service) and RS-40 (Low Density Single Family Residential)

G. Zach Wilkinson (Applicant) request Preliminary Plat approval for Richland Estates Subdivision: Location: North Russell Street and Victor Reiter Parkway, Portland, TN (Tax Map 033A Parcels 006.00, 007.01, 011.00 and 011.02) Sumner County, 6.23 +/- acres. Zoned NMU (Neighborhood Mixed Use) and RMU (Residential Mixed Use)

8. Old Business

A. Zach Wilkinson (applicant) request Site Plan approval for 5 Chefs and Occasions: Location: 103 McGlothlin Street, Portland TN. (Tax Map 033H Parcels 017.00 & 019.00) Sumner County, 1.47 +/- acres. Zoned CBD (Central Business District)

9. Discussion

A. Changing IG Religious Facilities

B. Fence Discussion

10. Planning Commission Members Comments

11. City Planner's Comments

12. Public Recognition on Non-Agenda-Related Items

(3 minutes maximum per speaker)

Adjournment

Streaming live on Facebook - https://www.facebook.com/cityofportlandtn
Streaming live and archived on Website - https://portlandtn.portal.civicclerk.com

CITY OF PORTLAND

PORTLAND MUNICIPUL PLANNING COMMISSION
MEETING MINUTES
April 14, 2026
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

Chairwoman Ann Blackburn asks for roll call at 5:00 pm.

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Vice Mayor Megann Thompson
Jessica Hunter
Robert Tooker
Ted Jernigan
Gail Gentry
Jim DiPiazza
Luther Bratton
Chirag Patel

MEMBERS ABSENT:

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Mang Bik-Utilities
Carlton Cobb- Public Works Director
Corbin Keen- Public Works Assistant Director

Other Interested Parties:

Troy Gardner
Darryl Hartley
Mack Hodges
Zach Wilkinson
Richard Graves
Bruce Rainey

Approval of Agenda

Motion to Approve: Jessica Hunter
Second Motion: Gail Gentry. All were in favor, motion carried.9-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Gail Gentry, Jessica Hunter, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel
Absent: No One

Approval of Minutes: February 10, 2026

Motion to Approve: Ted Jernigan
Second Motion: Jessica Hunter, All were in favor, motion carried. 9-0.
Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Jessica Hunter, Gail Gentry, Luther Bratton, Chirag Patel
Absent: No One

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. **Zach Wilkinson**
   1065 Rapids Road
   Portland, TN 37148
   Zach Wilkinson wanted to talk with the Commissioners about the process with the City and Planning Commission. There is over $1,000 worth of prints sitting there from our office. I have some suggestions to help maybe lower that cost for citizens wanting to apply to this body. One of them is, the requirement is 12 X 18-inch prints. An 11 X 17 inch is a tenth of the cost. You can print that off a standard printer versus a plotter. The way most plotters are set up, you waste about half that page. The prints in front of you are from the original submittal. They have been revised since they have been printed. To me it makes more since for you to look at the latest version. Most of the cities require digital submittals, you don't have computers in front of you so it would be up to you to use your personal devices. I understand that may not make sense right now, but I encourage the body to do that in the future, that's the way most jurisdictions operate. That makes it easy on staff getting you the submittals and you have more time to review them. Those are just a few suggestions. The biggest thing for me is going from the 12 X 18 to 11 X 17 would make a huge cost difference, ultimately for our clients. I appreciate you listening to me.

Public Comment Period Closed Out.

Presentation: Old Westmoreland Road PUD Conceptual
Nate Heisler: This is located off Old Westmoreland Road. When you are looking at these plans, you can see Parkside Estates on the left-hand side, a development that has been built out here recently. You have Dez Way and a connection. This is a PUD Conceptual for residential and is in line with the city's comprehensive plan for what they are proposing here.

A little Site information here its 27.2 Acres, the current zoning is R-15 and RR county, so there would be an annexation involved with this. We are looking at 94 lots on this Conceptual plan. Lot area being proposed is 5,000sq ft per lot, the density is 3.5 units per acre. The proposed setbacks proposed 20' front setbacks, 5' side setbacks and 20' rear and a 30' side street setback. They have landscaping buffers on here, open space, we require 20% min and they are proposing 34% at 9.29 acres. Access off Old Westmoreland Road and another access off Dez Way. The amenities being proposed are pickleball courts, a pavilion, basketball court, a walking trail, pavilion #2, picnic area, playground, mail kiosk and a dog park. Stormwater to the north and in the middle of the development.

Troy Gardner- Landscape Architect and Project Manager at Pape Dawson, here on behalf of Brimstone Builds. We are here on conceptual review on our request to annex and rezone to PUD. The site is located at 120 Old Westmoreland Road, consisting of 2 parcels. The southern parcel is within the city, and the northern parcel is in the county. We would be proposing annexation for the northern parcel. The current zoning is R-15 and RR in the county. We would be proposing a rezone to PUD for both parcels. When we first started looking at this site, we looked at Preserving Portland Comprehensive Plan, and we found a future land use policy. This one actually has 2 policies, mixed use urban and in town neighborhood. Mixed use urban supports single family residential and residential density 3-20 dwelling units per acre and in town neighborhood also supports single family residential and residential density 6-10 dwelling units per acre. Looking at the Portland PUD regulations, no proposed building lot within a PUD may not be reduced to less than 5,000 square feet and for setbacks front no less than 20 feet, side no less than 5 feet and rear no less than 15 feet. Within the regulations there are considerations for granting the exceptions to produce these lot sizes. Many of these we are meeting. We are proposing an additional landscape buffer around the perimeter, what is required is a 15-foot type B buffer. We are proposing a 20-foot type C buffer, proposing pedestrian facilities, preservation of natural features, recreational amenities and other amenities, as well as ornamental streetlights, street name signs and stop signs. So, taking all of that into consideration, we prepared the plan you see before you tonight. We are proposing 94 lots ranging in sizes of 5,000 to 10,000 square feet, a proposed density of 3.5 dwelling units per acre. This site requires 20% open space, we are proposing 34%, the usable open space required is 10% and we are proposing 11%. We are doing a little bit larger landscape buffer than required. The amenities being proposed are pickleball courts, a pavilion, basketball court, a walking trail, pavilion #2, picnic area, playground, mail kiosk and a dog park. There are some discussions about lot sizes, so we prepared this to show how the lot sizes are distributed throughout the neighborhood. 5000 sq ft lots are 56%, the remainder 44% are greater than 5000 sq ft lots.

Ted Jernigan: Has there been any discussion with you and the city of how we are going to get these 94 lots back on 52?

Troy Gardner: So, it will be using the existing roads. We are doing a traffic study for this project. The intersections were studied are Hwy 52 and South Russell Street, South Russell Street at Old Westmoreland Road at the project access.

Ted Jernigan: Has the city talked about how to alleviate this, to get the traffic to 52? Has there been any discussion?

Nate Heisler: We have had discussions around study points at this point and time; we don't have a traffic study at this point with it being conceptual. It's hard to look at the conclusions

of that and make determinations without a traffic study just yet, but we have had focus meetings on where to study at.
Ted Jernigan: So, we are going to have these 94 plus Parkside right beside it, all on Old Westmoreland Road, coming to Hwy 52. It's not their problem, its Portland's problem, but have we talked about how to alleviate that problem?
Nate: Right now, we are in the study phase, we don't have a study to look at and have those conversations just yet. Typically, when the traffic study comes in, we will have those conversations with staff and look at the conclusions of that traffic study and go from there.
Chairwoman Ann Blackburn: Where have y'all talked about doing the traffic study locations?
Troy Gardner: Hwy 52 at South Russell Street, South Russell Street at Old Westmoreland and Old Westmoreland at the project access point.
Nate Heisler: That's the 3 locations we thought was most impactful.
Jessica Hunter: Old Westmoreland isn't a very wide road.

Ted Jernigan: So, one of the locations isn't Old Westmoreland and Hwy 52, down to the east, that's not one of the sites?
Troy Gardner: No sir. So, we met with Planning and had the pre-app and I'm not sure who we had to scope that with but agreed upon the intersections that would need to be studied. There were conversations of what areas that would need to be studied.
Jessica Hunter: There will be a lot of traffic coming out there without a traffic light. I know we probably can't do a traffic light that close to the South Russell traffic light.
Chairwoman Ann Blackburn: The pickleball court and basketball court are right beside an existing house, was there anywhere else those could go, where there's not an existing house right beside it? It's going to get loud right there, teenagers playing basketball or whatever.
Troy Gardner: That's something we would have to look at, if that's something we need to do.
Robert Tooker: Would those be lighted courts?
Troy Gardner: We've not discussed that, potentially.
Robert Tooker: That would be another thing for the people that live in that house.
Megann Thompson: Nate, can you address your Planning Department notes, on lot sizes, what they show, change the layout enough to fall under PUD (Planned Unit Development) regulations?
Nate Heilser: From what I saw on the lot size photograph, I haven't seen that before, its new to me, it's in the direction of where my comment was on that.
Megann Thompson: Do we have a ratio after 5,000sq ft?
Nate Heilser: No, it's just based off that comment. I can look at that; this is the first time I'm seeing it and make a determination and give some advice later on when preliminary plans come through. Just looking at the rough conceptual we saw at the beginning, its helpful to know that lot sizes are broken up based on lot sizes and color. It was hard to see on the original conceptual plan.
Troy Gardner: I don't think the plan was clear, the way it was labeled, I think it said required 5,000 proposed 5,000 and it should have said proposed 5,000 minimum because it is 5,000 and greater.
Megann Thompson: What was that percentage you had that was the 5 to 6,000?

Troy Gardner: 5,000 IS 56%, 5-6,000 IS 16%, 6-7,000 IS 9%, 7 TO 8,000 IS 7% AND 8,000 AND GREATER IS 12%.
Jessica Hunter: Are those based off the lay of the land?
Troy Gardner: Yes mam.
Megann Thompson: I wasn't here for the Council meeting when you did your conceptual plan there, but I think the concern was, within the city, at some point, everyone is going to get sick of seeing the exact same 5,000 sq foot lots. Theres no characteristics, even the PUD's. Your amenities are great and hold up to what you're asking as far as the density. I appreciate you looking at laying out some bigger lots, even if it was just lay of the land. I encourage any developer moving forward, lot characteristics go a long way, along with amenities, along with anything for the city, that can benefit from having this community. Nate, I would like you to go over that and get those numbers and see if there is anything else that might can change, that might can lower that minimum percentage down just a little bit, maybe even if it out a little bit more, we will just have to see. It's a unique piece of property with some wetland in the middle of it.
Troy Garner: That's another part of it, we did preserve the wetland and the stream here, stream there, we did work around those features, we wanted to maintain those. That factors into how things are laid out.
Jessica Hunter: How deep does that water get on a bad rain? Is it going to be fenced?
Nate Heisler: As far as I know there has been no engineering for that.
Darryl Hartley: That's actually a pond in the middle of the old farm. The land all kind of rolls toward the pond. That overflow there is overflow of the pond. It never fills up with water. We are designing two ponds toward the back. All the storm water for this development will filter toward the storm ponds and it slows down all the runoff of the water. You can go on Parkside Estates that we developed

last year and working through, but that same buffer runs under Parkside Blvd right there and goes toward the park property and through the park and out the back. It's called a stream, but it's not a stream. That hole where it says existing wetland in the middle is an actual pond, is an old pond, and we are leaving it and the layout is because we are working around the pond.
Luther Bratton: I'm not concerned about the density; it's something the community is going to get accustomed to. The concern I have, and I had that concern with Parkside, the same concern Ted has, Old Westmoreland Road down to South Russell, with this type of density, we may want the city to look at something being done with that. Now you have 2 developments going to build out that's going to be dumped there. I understand why you're not going back to the East; it doesn't make much sense. I don't know what that would entertain. I don't know if there are easements already there that could be utilized on Old Westmoreland from there down to South Russell, on South Rusell out to 52. I have some of the concerns that Ted has, it needs to be looked at. We need to look at the entrances out to 52 where the civilization is at.
Troy Gardner: I know this won't address completely that concern, we do have stubs for the connectivity for this site. We have the access from Old Westmoreland we have a stub to the east, a stub to the west and a stub to the north. We are one part of the puzzle; I don't know if we can do the comprehensive look at something like that. I feel like we are doing our part to connect to all of our neighbors.

Luther Bratton: I'm familiar with the community, most of that is unusable land that won't ever be developed in anyone's lifetime, its city property that's unusable.
Ann Blackburn: The mail kiosk, is there a parking space to pull in and get your mail or are they pulling off the side of the road to get their mail?
Troy Gardner: We currently don't have one but that's something that can be added.
Ann Blackburn: Is there a walking trail right there beside it?
Troy Gardner: Yes, there are sidewalks on both sides of the street, as well as the walking trail that connects up to the sports court area.
Ted Jernagan: The size of the lots that are on Old Westmoreland, how do they compare to what's across the road?
Troy Gardner: I'm not sure what's across the road, as far as sizing goes.
Ted Jernigan: Is it comparable, Nate?
Luther Bratton: Its not as dense.
Ted Jernigan: Its not as dense across the road.
Luther Bratton: No.
Ted Jernagan: I'm talking about on the south side of Old Westmoreland.
Nate Heisler: We are looking at R-15, RM-1, primarily R-15 across the road. There are some RM-1 sprinkled in there to.
Ted Jernigan: So, across the road we have 15,000 sq ft lots and looking out their front doors, they have 5,000.
Troy Gardner: So, I know some of the larger, the pink lots are 8 to 10,000, the red are 5,000, the green are 7-8,000, the orange are 6-7,000. There is a mixture there along Old Westmoreland Road.
Megann Thompson: Have there been any talks of the home sizes?
Troy Gardner: Yes, we have, it will be in the pattern book that we will be submitting, 1100 sq ft and greater.
Darryl Hartley: We are back and forth about what to put in the PUD and what not to put. The builders, whether I build or other builders, are going to build houses that will sell as far as price point and square footage wise. Even if I put 1200 in here minimum, or 1500 sq ft minimum, they are going to build whatever they can that's going to sell. Builders want to build a larger house, because they can make more profit off of one piece of property, building a 2000 sq ft house instead of a 1200 sq ft house. Simply based off a percentage. They make money that way with each lot. They also want to put out houses that are affordable and what people are purchasing, the price points that sell the most. No, we have not settled on a percentage of whether it's 1200 sq ft minimum or 1500 sq ft, we haven't put anything yet. If it were up to me, I would probably put 1100 to 1200 and leave it there, and that's the minimum, but all builders, I can just tell you, of you go look at Parkside Blvd, that its attached to, they are building 1800 to 2000sq ft houses. Not because that's what the PUD said, because the PUD said 1100 sq ft and no garages, concrete driveways and 75% masonry. They are all building 2000 sq ft houses right now. So, to answer your question, no we haven't put anything in here yet but that's our conversation we have been back and forth about that. That is where we are right now.
Luther Bratton: It's a nice project and I would like to see it succeed. The safety factor of dumping those vehicles out on Old Westmoreland, the people in the community can't control that, they have to drive that. Has there been any consideration about even looking what that

would look like?
Daryl Hartley: Brimstone is paying 3rd party people, I don't know who they are, to do traffic studies. That is the extent of what we can do. Until we get the traffic study back, and what it actually says widen the turning lane or make a longer turning lane, I don't know until we get it back. Once we get it back, we can look over it and go over it and we are not opposed of doing something for the traffic, if the traffic study shows it needs or warrants, it can be done.
Luther Bratton: I understand we can hang our hat on the traffic study but if we feel like its an area in the community, it's an area that needs, I think this body and the city council has to actually ask for that. That's the biggest obstacle.
Daryl Hartley: You had asked about the lighting, solar streetlights through the community and the courts will get lights as well. There are lights everywhere.
Megann Thompson: with Parkside Community, you said they are building larger homes, what percentage are you seeing that, like every 5 homes, is it one?
Daryl Hartley: No. Most of them are 1500, a lot of the ones listed on Real Tracs you go look they are 1800 to 2000 sq ft houses. Over in Parkside Point DR Horton is building 1200 sq ft homes or 1150 sq ft, little single boxes, but they not building those over there, they are 1500, 1800, 2000 sq ft homes.
Megann Thompson: Do you feel like we are over saturating with starter home, affordability and missing the next tier? Someone moves to the community and get a job and buys a starter home, then they get married and have a family and they are ready to move up. When we look at the markets for homes, the majority of our home market is affordability starter homes. Do you feel like that is something that this board should start looking into?
Daryl Hartley: I think what you should research is the sales point price of homes in the community and what the percentages of them are, and you can go on Real Tracs and look at homes for sale, how many days they have been for sale, and as a builder I look at those things. I build houses on lots like this, and I build houses out in the county on 1 acre lots. I build all over and we build different price point things but also, we do those in different volumes based on sales. What is going to sale and what people are buying is what drives the market and is going to make the town grow. I can go build half a million-dollar homes out in the county but you're not going to have 200 people buy those in the next 4 months. If I had 200 of them setting out there, they won't sale all year, it would take over a year to sell them, but these will. If you want the town to grow, you have to have density here for places to come here, retail, restaurants, and those type things. Portland is getting there, I remember when Portland was very small, but the town is continuing to grow, and it will continue to grow. As you get more things here, you will bring the higher volume of people buying larger homes on larger lots, where you can make more 1/2 acre lots instead of 5 ,8, or 10000 sq ft lots. They will branch right outside of town. Right in the middle of town is made for this type of development, that's what it is.
Megann Thompson: Thank you for the honesty, that's something that's been on my mind as far as growing a market and understanding density and wanting to keep movement forward in the city, and knowing that its needed but at some point, do you get upside down. The residents that invested in that starter home can't afford, because all that's left is 5-acre tracts or 1-acre tracts even to build a home. That's just one of my questions.
Daryl Hartley: Obviously there is a ton of farmland around here, at a certain point, maybe not in the

next 20 years but the land will slowly start to move, and people will slowly start to build on 1 acre or 2 ½ lots, obviously that's county driven here in Portland because some of it still in the county, that stuff will still be out there and it will continue to happen slowly.

Megann Thompson: my only other comment is, I have pushed every PUD that has been through recently, for 100% masonry product.
Daryl Hartley: That's all we build anyway.
Megann Thompson: I want it in the pattern book; I want all of that squared away.
Ted Jernagin: Just for my clarification and maybe yours as well, my understanding is whatever size home he decides to build, goes in the pattern book, that is what has to be built. When you start saying this PUD is building different stuff, that's not the intent, I don't think that we were told that the pattern book was supposed to hold.
Nate Heisler: The PUD that's being talked about was before we updated our PUD regulations.
Ted Jernigan: Right, I just want him to know that the new regulations, whatever pattern book you come up with, whatever you put in there, has to stay with that PUD. If it says 1100 sq ft, it can't build 2000.
Daryl Hartley: It can say 1200 and larger. I don't have to have the exact specific square footage of each house.
Nate Heilser: It can be whatever the body agrees upon with the developer. it doesn't have to be nailed down, but it can also say 1200 and larger.
Ted Jernigan: It could say that, but they all don't say that. Just so you know that.
Daryl Hartley: Yeah, I would just say 1200 and larger and 100% masonry.
Ted Jernigan: We would have to agree to that, just so you know that.

Public Hearings

Zack Wilkinson (applicant) request annexation and rezone approval: location 0 Fowler Ford Road, Portland TN. (Tax Map 033 Parcel 089.05) 1.20 +/- acres. Rezoned from County-Residential to RS-40 (Low Density Single Family Residential-Urban Services)

Ann Blackburn closed out the Public Hearing Portion.

Notice of this public hearing was published in the *Portland Sun* on March 10, 2026, and posted on the municipal website and at City Hall in accordance with state law.

New Business

A. Richard Graves (applicant) request Final Plat approval for Bracken Estates, Phase 2: Location: North Harris Lane, Portland TN. (Tax Map 019 Parcels 092.00 & 092.01) Sumner County, 4.84 +/- acres. Zoned R-10(Low Density Residential)

Nate Heisler: This location is on North Harris Road. The Bracken Estates Subdivision, the Preliminary plat came through Planning Commission in 2024 and was approved, then phase 1 came at the end of 2025. So, we have already approved the preliminary plat and phase 1, this is phase 2. Phase 1 encompasses lots 1-3. We are looking at phase 2 which encompasses lots 4-11. Staff has gone through reviews on this, there are a couple of open comments regarding the utilities department, one is for fees and the other is for nailing down Letters of Credit. I feel like for both of those that is something we can work on after this meeting. Just judging from the reviews with staff and all the departments and talking to them, staff recommends approval based upon meeting the comments that are open.

Motion to Approve Contingents Upon Staff Comments: Ted Jernigan
Second Motion: Robert Tooker - All were in favor, motion carried.8-0.
Yes: Vice Mayor Megann Thompson, Ted Jernigan, Robert Tooker, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel
Abstained: Luther Bratton-Conflict of Interest
Absent: No One
Motion Passed: (Voice Vote)

B. Zach Wilkinson (Applicant) request Concept Plat approval for Richland Estates Subdivision: Location: North Russell Street and Victor Reiter Parkway, Portland, TN (Tax Map 033A Parcels 006.00, 007.01, 011.00 and 011.02) Sumner County, 6.23 +/- acres. Zoned NMU (Neighborhood Mixed Use) and RMU (Residential Mixed Use)

Nate Heisler: This is off of North Russell Street just right down from City Hall. Originally this came through Planning Commission as a Town Home development. There are 2 parcels here and the zoning is NMU and RMU, they are both mixed use zoning, the districts do include single family homes. This is a Conceptual Plat to redesign this property as a single-family home development. What we are looking at is 27 lots for single family and to just let the Planning Commission know this development is kind of starting over and it will fall in line with our new Subdivision Regulations. One thing that me and the applicant had talked about was road widths originally in this development were 10-foot lanes and the developer has agreed to 11-foot lanes and there were 5-foot sidewalks and he has agreed to move to 6-foot sidewalks through the whole development to meet our new Subdivision Regulations. There is access off Victor Reiter and Access off North Russell.
Zach Wilkinson: I just wanted to clarify one of those comments, on the sidewalks, wasn't it 6-foot sidewalks along Victor Reiter and 5-foot on the internal development?
Nate Heisler: I had done measurements on all the internal and they all measured 6 foot to me, the internal.
Zach Wilkinson: They are labeled as 5 feet. Was it the grass strip that had to be 6? I think we made the grass strips 6, based on the new regs. Either way we will come in compliance with the new regs.
Nate Heisler: We can go back and look at that to match the regulations.
Zach Wilkinson: Originally it was 42 Town Homes lots reduced it down to 27 Single Family, the infrastructure is identical. We demo both of the existing houses on the property. The grading, we have the Pre-Con for that next week. The market has dictated and we feel more confident with Single Family homes there instead of Town Homes.
Ted Jernigan: If I remember right, I remember reading the old subdivision regulations correctly, the entrance to the subdivision was commercial based upon the wording and the old definition of the zoning.
Zach Wilkinson: The zoning definition is the same as it has been, the zoning ordinance hasn't changed, the sub regs did. The commercial thought in there is a mixed use. It does allow specific commercial uses. We are not proposing any.
Ted Jernigan: Does it read allow for or does it read, I read it as it must have commercial use off the roadway.
Zach Wilkinson: Not that I'm aware of, no.
Ted Jernigan: Maybe I read that incorrectly. It allowed for commercial use off the roadway into the entrance of the neighborhood.
Jessica Hunter: Is that correct?
Nate Heisler: It gives a list of uses that are allowed, also prohibited and the allowable commercial uses.

If you look at the top of that zoning, it says that single family is permitted.
Ted Jernigan: It's just an unusual zoning.
Ann Blackburn: I think the reason we did that at that time, it was the only zone that allowed town homes, without being a PUD.
Ted Jernigan: I just make sure, the way it reads, I read it as you had to have commercial into the entrance of the neighborhood.
Zach Wilkinson: Is there a desire for commercial?
Ted Jernigan: I don't have a desire.
Zach Wilkinson: We don't either.
Ted Jernigan: That's why I said it was an unusual zoning; it did not fit how I read that zoning. Just make sure that the way it reads, it doesn't require them to have commercial use off of the entrance to the subdivision.

Motion to approve: Robert Tooker
Second Motion: Jessica Hunter - All were in favor, motion carried.9-0.
Yes: Ted Jernigan, Robert Tooker, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel, Vice Mayor Megann Thompson, Luther Bratton
Abstained: No One
Absent: No One
Motion Passed: (Voice Vote)

C. Zach Wilkinson (Applicant) request Concept Plat approval for Groveland Subdivision: Location: 403 and 405 College Street, Portland, TN (Tax Map 033A Parcels 005.00, 005.01) Sumner County, 9.08 +/- acres. Zoned R-7.5 (Medium Density Residential)

Nate Heisler: This is off College Street; it originally came through as a PUD for town homes a couple of years ago, which ultimately ended up failing at City Council. Fast forward to last year, it came back as a plat for duplexes. Zoning for the whole property is R7.5, at that time duplexes are permitted in R7.5 districts. We had a Pre-Application meeting with Zach and the owner, this is a conceptual re-design for the same property but to convert it into single family homes. We are looking at 31 single family homes. You can see College Street to the south and it has the stub out to the west and the Cul de sac. All the hatched area at the top (of the Cul de sac) Is the floodplain and we asked during the pre-application meeting to asterisk out lots 16,17,18 and 19 as critical lots just because they are in the floodplain, so we will be asking for critical lot plans for these specific lots. All of these lots will be following the R7.5 specifications.

Motion to approve with the changes made: Robert Tooker
Second Motion: Jessica Hunter - All were in favor, motion carried. 9-0.
Yes: Vice Mayor Megann Thompson, Ted Jernigan, Robert Tooker, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel
Absent: No One
Abstained: No One
Motion Passed: (Voice Vote)

D. Zack Wilkinson (applicant) request approval of Grandview Estates Preliminary Master Development Plan: for a parcel of about 4.45 +/- acres at 304, 310 & 306 Fowler Ford Road, Portland TN. (Tax Map 033J Parcels 001.00, 011.00 & 012.00). Zoned R-15(Low Density Residential) and GCS (General Commercial

Service) to RM-1(High Density Residential) Planned Unit Development (PUD)

Nate Heilser: This was the Grand View Estates PUD, that came through Planning Commission last year. We had gone through Preliminary approvals with Planning Commission; City Council and the Planning Commission gave its final development plan approval at the end of last year. This the plating stage of this PUD, the preliminary plat, this is a duplex development. The Planning Commission has gone back and forth with the applicant, a lot of talks about access, a lot of talks about parking and lot locations and the developer/applicant edited the plans to meet the Planning Commissions wishes for those items. We are at the plating stage of this; there are 13 duplex lots.
Robert Tooker: Are the backyards still five feet?
Zach Wilkinson: The plans are exactly as proposed first, they aren't 5 foot, I think they are like 10, 20 or 30.
Robert Tooker: 20 or 30?
Zach Wilkinson: On the back yard? Yeah, so on the west side its 20' buffer plus another 5' to the back. There is a 5' setback between the back of the building and the lot line and then there is buffer between that lot line and the property line, 25 in total on the west side, I think it's 20 in total on the east, at minimum, some are bigger than that.

Motion to approve: Ted Jernigan
Second Motion: Jessica Hunter - 8 were in favor, motion carried. 8-0.
NO: Robert Tooker
Yes: Vice Mayor Megann Thompson, Ted Jernigan, Jessica Hunter, Gail Gentry, Jim DiPiazza,

Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel
Absent: No One
Abstained: No One
Motion Passed: (Voice Vote)

E. Zach Wilkinson (Applicant) request Preliminary Plat approval for Brimstone Gateview Location: 1041 and 1035 Gateview Drive, Portland, TN (Tax Map 034 Parcels 131.00 and 132.00) Sumner County, 5.18+/- acres. Zoned RM-1(High Density Residential)

Nate Heisler: This is located off of Hwy 52W. You can see FieldHaven Apartments, what we are talking about is Gateview Drive. The property is already zoned as RM-1, development for duplexes. The conceptual had come through Planning Commission in January and was approved. One thing to keep in mind is that we made some changes to duplex parking, and then we adopted our new subdivision regulations, these came at a later date, after we had already approved the original plan. We are operating off the old duplex parking regulations and the old subdivision regulations. When we look at this, our old duplex parking regulations called for 1.5 spaces per unit. The new ones call two per unit they also ask to apply for guest parking, which isn't shown on this because we are on the regulations. Staff has done reviews on this, there are no open comments, so we recommend approval on this one.
Megann Thompson: I'd like to say thank you for still putting in 2 parking spots.

Motion to approve: Jessica Hunter
Second Motion: Chirag Patel - All were in favor, motion carried.9-0.
Yes: Ted Jernigan, Robert Tooker, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann

Blackburn, Chirag Patel, Vice Mayor Megann Thompson, Luther Bratton
Abstained: No One
Absent: No One
Motion Passed: (Voice Vote)

F. Zack Wilkinson (applicant) request annexation approval: location 0 Fowler Ford Road, Portland TN. (Tax Map 033 Parcel 089.05) 1.20 +/- acres. Rezoned from County-Residential to RS-40 (Low Density Single Family Residential-Urban Services)

Nate Heisler: This Annexation is off Fowler Ford Road, you can see the city's center here, this is on the East side of the city. This parcel is 1.2 acres, and we were approached by the property owner. He is wanting to annex that parcel and then combine it with the already existing 3.8 acres to the north and build a single-family home and have it rezoned as RS-40, which RS-40 is in that area and right next to it. He has family that lives right here on this parcel, so he wants to be closer to his family.
This process will allow the property owner to have his property that is split zoned, because if the city limits, to be all in the city and have one zone that will be RS-40 since it is all in one deed.

Motion to approve: Jim DiPiazza
Second Motion: Chirag Patel- All were in favor, motion carried. 9-0.
NO: No One
Yes: Vice Mayor Megann Thompson, Ted Jernigan, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel, Robert Tooker
Absent: No One
Abstained: No One
Motion Passed: (Voice Vote)

G. Zack Wilkinson (applicant) request rezone approval: location 0 Fowler Ford Road, Portland TN. (Tax Map 033 Parcel 089.05) 1.20 +/- acres. Rezoned from County-Residential to RS-40 (Low Density Single Family Residential-Urban Services)

Jessica Hunter: So, the gentleman is planning on just building one house, not going to come back later and say its rezoned now, I want to develop it.
Zach Wilkinson: I know the next think in our scope of work is to do a plot plan for one house on that piece of property, but that being said, you can sell it tomorrow and build but also keep in mind the zoning is RS-40. You would have to come back.

Motion to approve: Jessica Hunter
Second Motion: Jim DiPiazza - All were in favor, motion carried. 9-0.
NO: No One
Yes: Vice Mayor Megann Thompson, Ted Jernigan, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel, Robert Tooker
Absent: No One
Abstained: No One
Motion Passed: (Voice Vote)

H. Zach Wilkinson (applicant) request Site Plan approval for 5 Chefs and Occasions: Location: 103 McGlothlin Street, Portland TN. (Tax Map 033H Parcels 017.00 & 019.00) Sumner County, 1.47 +/- acres. Zoned CBD (Central Business District)

Nate Heisler: On the map here**,** I've highlighted a portion of the lot that we are going to be talking about. You can see the existing building there at 5 Chefs. The site plan is geared toward expansion of 5 Chefs, retail expansion and then also restaurant expansion. You can see in the purple, that's the expansion points, you can see the existing building hatched out. What we are looking at is to the north, that's showing all the restaurant expansion. I believe he square footage on that is just over 1,600 sq ft. To the south, you can see the existing building, this is McGlothlin Street. The purple expansion on the side of the existing building. The square footage for the retail part of this is just over 3,000 sq ft. Zach, I don't know if you want to jump in and make some comments. We had some conversations earlier today around how stormwater is going to work. I don't know if you want to kind of talk about that and do a short presentation on that.
Zach Wilkinson: Definitely, yeah. I guess we got staff comments, and there were a couple of comments that I guess we wanted to make sure we had clarity, and then also on what the purpose and intent of the comment. As Nate said, stormwater was one of them, but we will hit that one last if that's okay. I wanted to go, if you want to start with comment 10 about the finished floors or the requirement of FEMA form FY206FY. I think we worked this out today. We had a discussion with the city's engineering consultant that what we are proposing does not show anything in the floodway, therefore the form doesn't apply. We just want to confirm that that's understood. That's a whole different kind of FEMA, wouldn't accept one for what this is. They would get it and they'd get it and be like what is this. Comment 14 is regarding the access off of McGlothin Street. So right now, here is an existing drive there that's used for loading and unloading. We're proposing shifting that a couple of feet to where the shipping and receiving retail portion is. The comment, and I don't have the comment verbatim in front of me, but was basically, hey do you think it would be better to have a turnaround there? And with that building there and the site constraints and the road vicinity, there is no way to do a turnaround. They are going to use it the same, the proposed use to use it exactly the same way as they are now, as far as pulling in and using it for shipping and receiving. We want to make sure that hey if this plan gets approved tonight, we don't want it approved with that condition. The way the comment was worded, I don't want that, it was a hard condition, but we wanna make sure this body is ok with what's proposed there and not expecting a big Cul de sac in the middle of the site, because of course, make this project infeasible. Comment 25 is regarding the architectural materials. So, Nate has guided using the direction we need to go for this. The requirement in CBD zoning is 100% brick, is that right? In this case, we'd like to match the existing building, and we'll be using a masonry product, but it will match the existing kind of white siding. Based on Nate's guidance, we need to go to City Council to ask for what would it be, a variance or an exception?
Nate Heisler: It's labeled in the design regulations as an appeal.
Zach Wilkinson: An appeal, so it is our attempt to appeal that architectural standard to allow masonry products to match what's out there already.
Nate Heisler: Can I speak on that a little bit? So, the appeals process for design review, its laid out in our design

review regulations. It explicitly says in there that if there is an appeal that is requested, first it would need to go to the design review board. But it also says but in there, if the planning commission is acting as

design review, it needs to go to city council. So that's the reason for that. They laid it out in there, the appeal process, to where the planning commission couldn't grant appeals if they're acting as the design review board. If they're not the design review board, and there's a separate board for that, then it would go to planning commission. But with this board being design review, it specifically says in there that it needs to go to city council. That's the reason for that.
Robert Tooker: But we can make a contention at this approval.
Nate Heisler: Yes.
Jessica Hunter: And we used to have a design review board for those things; we had planning and a design review board at one time.
Zach Wilkinson: And so, I think the last comment, and there's several that kind of all regarded how to handle the stormwater on the site. And this is going to be a very similar conversation to the next project on the agenda as well. This project and really a lot of the sites in Portland's kind of downtown development corridor, are in a either FEMA marked floodplain or floodway. Food line is in a flood zone. Everything through there, CMC, that whole area. So, where that makes it really tricky on a stormwater drainage design standpoint is we've worked through all the challenges in making sure we're compliant with FEMA. But the city's stormwater ordinance has some requirements that are somewhat vague and geared towards detention outside of a flood zone. Well, this site, like I said, the next site we'll be talking about, is all in a flood zone. So, what that means is the city's got detention requirements. You've got to detain up to a 100-year storm. Well, this site sits in a 100-year floodplain. So, for a detention pond to work, if it's underwater, it's not going to work, basically. So, you can't build, you can't, it's extremely impractical to build a, you'd be pumping water up into a pond that would then drain back into the flood. So, it's not a practical or a smart way to handle stormwater on the site. A lot of jurisdictions and a lot of state and Army Corps of Engineers guidance's, you generally don't want to detain when you're in a flood zone because it's kind of, it's called the 10% rule. If your site makes up less than 10% of the overall watershed, you risk double peaking the hydrograph and gets into a bunch of technical stuff that nobody wants to even think about or listen to. But all of that to be said, what we are proposing is on this phase of this project, we'd like to address stormwater quality, which is handling that first flush of, or first inch of rain, putting it underground to infiltrate, and then any, rather than doing a detention pond, that would be underwater in larger storm events. We just handled the water quality aspect of it. We had a meeting with the consultant engineer for the city. I think we're getting on the right track. I think the big concern is the way that the 100-year requirement it's impossible for us to put a detention pond on this site and it functions in a 100-year storm because of where it is. And that's the same for the majority of the downtown redevelopment area in Portland. But we can handle water quality, and we can handle detention for smaller scale rain events. And that's what, I guess Portland's stormwater requirements are very minimal, and let's have a couple like my things, and so they don't really address a scenario like this.
I feel like we can come to an agreement with the consultant engineer on the best way to move forward, but I did hear a tendency in his voice that, well, to meet this 100-year storm, the detention requirement, him feeling like, I guess what we want to make sure that that regulation is known, we are not going to meet that regulation. It's impossible. None of this site, none of half of Portland is going to be able to meet that, you know, legit like we can't make up some numbers, but technically it's not going to do. So that there's some wiggle room there for, hey, let's do everything we can on water quality and detain as much as we can, but once that flood elevation gets to a certain elevation, the bathtub that's detaining is underwater. It's not doing anything. It's not kind of the best visual I can think of to put it. So. Like I said, we're working with the consultant engineer on that. I guess, and we will, I don't know that we have a strong group of where he is at exactly, but guidance from the planning commission on, hey, let's work to make this work functionally the best, you know, in a way that we get the best water quality and handle it the best we can as this site lays, but understanding that, hey, there's just certain things we can't do. Like it's

impossible. So that's where we're at on the stormwater side of it. And if there's any questions on that, I'll be glad. It gets into some pretty complex.
Luther Bratton: It's clear as mud.
Zach Wilkinson: Yeah, exactly, yeah. But basically, if you're requiring detention, your bathtub's going to be in a detention pond as your bathtub, the water slowly draining out of it. It's going to be underwater, so it's not really doing anything at that point, right? At a certain point. And that, that's kind of the challenge with really a lot of Portland right now that is in that floodplain. Most jurisdictions allow that and have more specific language that addresses that. Usually it's, hey, provide more water quality rather than detention. Because the traditional mindset is that we want to get that water into the floodplain as quickly as possible. We just want it to be clean so that you're not causing, they call it double peak, where you're peaking at an opportune time downstream and causing an issue downstream. Because the detention pond upstream. And a floodplain can cause issues downstream, even though it's directly. When you move your scale of the floodplain out in a bigger view, oftentimes it will cause more issues. And we're working on making engineer comfortable with that approach, but I just wanted to fill this body in on kind of the challenges that we have on that.
Robert Tooker: Do the elevations of the addition's kind of play into that as well?
Zach Wilkinson: That's something that was one of the first things we looked at. So, with it being in a floodplain, FEMA has established base flood elevations. And in that floodplain, it's required that the finished floor of the building has to be raised a minimum of a foot above that base flood elevation, which we've done. Just so happens that the existing building is right there at that elevation, a little bit above already. So, it makes me think that whoever did the original additions potentially looked at that.
Robert Tooker: Right, took that into account.
Zack Wilkerson: I know it has really on this one. I don't know if they just got lucky on that part of it or if the floor got raised or what.
Chairwoman Ann Blackburn: I'd like to hear from our city staff about their opinion of this.
Nate Heisler: Yeah. So, like Zach said, we had conversations this morning with our stormwater engineer, Jason Reynolds, and Zach and me. And at this point, staff perspective and the planning department perspective is that in its current state, it does not meet the city's stormwater regulations. Our engineer felt like we'd get there potentially if more detail was provided, and Zach said that he'd be happy to do that to help us along with the detail portion of this, but that's kind of where we're at. You know, I've got our engineer and our engineering department that works with us, a consultant engineer telling me that it doesn't meet city stormwater regulations, and they don't, at this point, feel comfortable with the plans that we have. So that's kind of where we're at as far as the city staff, and you know, I feel like we can get there, but just not quite yet on the stormwater side of things. And Zach did a good job of explaining all of that, but that, that's kind of where we're at.
Chairwoman Ann Blackburn: And my question is, I get that a lot of downtown Portland is in the floodplain, and we've built in it, but we also have really bad flooding problems. I think you either got to get it right or you don't put it there. If it's gonna make it worse, you gotta get it right.
Zach Wilkinson: And I guess that's where we're, if we actually meet the city's ordinance by the book, it would make it worse. So, we're trying very high, there's a high probability it would make it worse. So rather than doing it, even though we can meet the ordinance, well, let's say that we get through it, we put something together that met the ordinance. We can throw a pump, raise it, and put it up there, and it's gonna dry out, but it's gonna make downstream issues worse. Because all the regs, the city's regs are just saying, hey, you gotta have your pre-development flow. Post-development flow has to be less than your pre-development. And in most sites that are away from the floodplain, that's a good thing. That's what we do. But this site's already in the floodplain, so when you do that, it causes issues downstream in the bigger picture of the floodplain, if that makes sense. And more than likely, it would have no effect. It wouldn't have any effect. It's already in the established floodplain, right? And so this is such a minuscule site compared to the overall floodplain itself that it's not going to register. There's some 10% rule that hydraulics engineers use. If your drainage area is less than 10% of the overall drainage area, then it's kind

of a rule of thumb. You don't really need to detain anything because it's probably not going to do anything. Like we could do a big FEMA flood study and show that nothing's going to happen here with this because it's such a minute thing on the overall scale. So rather than trying to meet the city's ordinance by the book and, frankly, spend a lot of resources to accomplish nothing and potentially cause a detrimental effect, I think I guess we're looking for the ability for the engineer that's reviewing it to have some flexibility of, hey, yes, it does not meet that 100-year requirement as the ordinance is written, but it does meet this, this, and then it'll detain up to a 50-year. And it's also providing water quality benefits. And so, allowing us to work with him. To make sure that from an engineering standpoint, he is comfortable is what we're asking, giving him that flexibility. Because I got the feeling he feels hamstrung by the ordinance, which, and the ordinance is pretty vaguely written and actually conflicts itself in the two places where it's at. And so he's kind of like, well, if we looked at it, he's in a tough spot too, but if somebody is an engineer, professional engineer, if he's comfortable with what we're proposing and we can provide the detail, we would ask that he have the flexibility to make that decision.
Chairwoman Ann Blackburn: I think he's got, the city's engineers got to be comfortable with that also, though.
Jessica Hunter: That's what he's talking about, the city engineer.
Chairwoman Ann Blackburn: Oh, I thought you meant you had your own engineer.
Zach Wilkinson: No, no, this is the city's consultant engineer.
Ted Jernigan: So, is he making you do pre flow based on the entire site, current site, or just the addition?
Zach Wilkinson: He hasn't made us do anything. He's given us feedback on what we've done. So, what we originally, and what we have proposed in this plan, is called a modified trench drain. We use these in Nashville all the time. Because our impervious area increase was very minimal. It was like 1,400 square foot. Because a lot of the area that we're adding the building is already paved. It's already concrete. So, it doesn't actually increase much from an impervious area standpoint, which then generates additional stormwater. So, what we do in Metro and a lot of other jurisdictions is they've got a specific manual that you use for infill development like this to where you try to infiltrate that first flush of water. Because from a water quality standpoint, that has the worst amount of pollutants and everything. So, you want to stick that underground, so it infiltrates in the ground and treats it rather than sending it directly into the, in this case, the stream right beside it. So, we've got that modified french drain design. He's wanted some more details to show and quantify the effects of it, which we can provide for him. So that's what's shown now.
Ted Jernigan: The current site does not have detention on it right now.
Zech Wilkinson: No, the current site has drains.
Ted Jernigan: So, they're going to require you to do detention for the entire site now. No, he isn't requiring anything. The feedback we've gotten is he wants detentioning, well, it doesn't meet the city's standard. The city's standard is we provide detention for that increase in 1,400 square foot. So, it would be like a little hole in the ground, but then I can't show that it functions because in a hundred-year storm, it's not going to function. It's going to be underwater.
Carlton Cobb: So, just to summarize this back up, to make it in layman's terms, we're gonna go off the process that Metro has in their manuals. If it allows for detention not to be helped, we'll go that standard. If it has an exemption limit, we'll go that standard. In our ordinance, we have that we go off those standards as well. So, we'll base it off of that.
Jessica Hunter: So, we'll do this in the future for anyone that comes.
Carlton Cobb: It's in our ordinance. Oh, okay.
Ted Jernigan: It's in our ordinance to use Metro. Only in floodplain areas.
Carlton Cobb: No, our whole, that's our standard manual that we use. We use the latest updated Metro standards.
Ted Jernigan: Okay. That's not going to open Pandora's box for somebody to look at another section of Metro at another site later on down the road?
Carlton Cobb: No. Because the list says, that's our standard 2017 with this manual.

Zach Wilkinson: That goes into a more conservative approach to it, uh, in this case, it's just more, it's probably more specific to handling this kind of problem, where Portland is a very general.
Carlton Cobb: It has specific area for Portland flood plain management for uh, commercial.
Ted Jernigan: Okay.
Zach Wilkinson: Thank you, that gives us kind of a end goal. We know what we need to meet now. We can, I'm sure, look through Metro stuff. We can handle that. It's just solving engineers in a tough spot because he didn't really have a clear, like, yeah, it doesn't really make sense, but this is what the ordinance requires but being able to reference Metro's that provides some place to look at.
Jessica Hunter: Thank you.
Chairwoman Ann Blackburn: I got a question, or a couple, actually. On the staff notes, there's quite a few of them. We went over a lot of them, but I don't think you went over the one. It talks, it says there's more parking needed. I don't see parking on this.
Zach Wilkinson: So, you, the resubmittal, has it?
Chairwoman Ann Blackburn: Oh, OK.
Zach Wilkinson: So, the existing site, as it stands, has, well, the property to the east of it. The current owner is in the process of acquiring it or has acquired it, or there is a parking agreement in place. It's where everybody parks at 5 Chefs.
Chairwoman Ann Blackburn: Right.
Zach Wilkinson: And we've provided an exhibit that has the parking spots shown. Yes, so right now there's 59 spots with two ADA in the existing five-space parking lot. And then also there's a separate agreement in place or to be in place that can be a condition of approval with the church across the road where there's oodles. I think there's been kind of a, it might be unwritten understanding of hey, you can use it, but we're in a, the city's going to require that to be in writing and it's finally.
Chairwoman Ann Blackburn: Are they going to add a third ADA spot?
The notes say that it requires three to be ADA.
Zach Wilkinson: Oh, does it? Then if that is the requirement, I guess I missed that note or.
Chairwoman Ann Blackburn: It's 30, call out B.
Zach Wilkinson: I don't have those in front of me, but. So, three ADA spots are required in that, is that?
Nate Heisler: Yes, based off the number of parking spots there is, and I think you need over 50, but that's when it kicks in.
Zach Wilkinson: Okay, I'm sure that's something that we can, I mean, that's, yeah, it shouldn't be a problem to provide.
Chairwoman Ann Blackburn: Can you go back to the drawing that has the unloading area, that lane? So, how is it going to work? Do they pull up through that and unload and then back out? They back into it.
Zach Wilkinson: They back into it.
Chairwoman Ann Blackburn: They back into it.
Zach Wilkinson: So, I understand that's what they're doing now, because there's an existing drive lane to the east.
Chairwoman Ann Blackburn: Okay, so it's not, they're not pulling into that building where it's shipping and receiving.
Zach Wilkinson: They're backing up to that building.
Chairwoman Ann Blackburn: They're backing up into that building. Okay. So, what's the drive right there beside it for? To the left, that one.
Nate Heisler: This right here?
Chairwoman Ann Blackburn Uh-huh.
Zach Wilkinson: That's the stormwater device.
Chairwoman Ann Blackburn Oh, okay.
Zach Wilkinson: That'll be underground, you won't see it.
Chairwoman Ann Blackburn Okay. All right.

Zach Wilkinson: Just to rehash, stormwater, I think, will get good direction on that now. And I appreciate Carlton for clarifying that for us. Comment 14 about the turnaround, if this is being approved, but that is a condition that a turnaround, like a turnaround be added, we request that that condition be removed. And then also, of course, the condition of the... City Council will appeal for the masonry product on the one side.
Nate Heisler: Can I, can I jump in here? I think, you know, from our, from our conversations with, with our engineer and the current spot that, that the stormwater is in, and just the, just the general discomfort right now that our engineer is feeling from the stormwater side of it, I think staff would, would recommend to defer this until we get more information on the stormwater side of it. I think that that's the staff's stance on it. Just so we can be sure, you know, with the stormwater portion of this.
Jessica Hunter: So, when would they be able to come back in front of us?
Nate Heisler: Next month, if they wanted to.
Zach Wilskinson: I mean, I guess we would request that ultimately, if we can't make staff happy, then we will be coming before you. I mean, that's, but I don't know when it gets into the nitty-gritty of the, the stormwater stuff, that there's anything that's going to change that this body's going to be concerned with or care about. I mean, I assume y'all's standpoint as long as the consultant engineers, and when I say consultant engineer, that the city's hired an engineer for their review. As long as they're comfortable, this body's comfortable, unless there's something specific that y'all, regarding the stormwater that you'd like to see. It's just a timing thing. It takes time to get on these agendas. Just like every project, we don't want to be bringing the same thing before you over and over. If there's any other questions regarding this project, then let me know. I'll try my best to answer it.
Luther Bratton: You know, I don't think kicking this can down the road is gonna solve it. You know what the problems is. And one of the problems we have is that we are in a consulting engineer phase in Portland now. It makes it really difficult. I respect him and whoever that individual is, but so there's not a per se city engineer that can stand there and give us, you know, this is what I think is best for the city, you know. And Portland's in a 100-year floodplain. We kind of reached way high over with the 100-year, 50 years, you can manage that in a community that half the community's in a floodplain or flood zone. So, you know, and I think me personally, you know, I would like to just push it on to the City Council, because they ultimately would be the ones who would make some decisions like that, and they may have Zach and the consulting engineer there to debate it or something. So, you know, because, I mean, kicking it down the road just because, you know, I don't see an answer. Who's gonna get a definitive answer from waiting a month or two months or whatever? I'd say let's do that, but I don't think we're gonna get any more clear about the issues than we are tonight.
Nate Heiseler: Yeah, so this, if there were action tonight and the body approved this site plan, this would be an approval for the site plan. The only thing city council is looking at is building material appeals or design review, just so everybody's clear. The site plan would be approved through the planning commission tonight, just to keep that in mind.
Jessica Hunter: But ultimately, the engineer is going to make the decision as far as the stormwater, not us.
Nate Heisler: That's where I think we need to have more conversations, and we need to see more details. But that's the reason for the recommendation of the deferral.
Luther Bratton: Yeah, and I guess I know too much sometimes, but when you get to debating with the consulting engineer, and he's in the middle of doing some other things, you don't have, it's not like an engineer walking into your office and y'all sitting down in a conference room and you're having a discussion about trying to resolve a problem. And sometimes engineers, consulting engineers especially, can get in. Because they don't really have a dog in the fight, and they, you know, so I just, what do you propose? If you say let's defer, what do you propose happening in the interim? Do you propose him coming in, meeting with staff, meeting with, I mean, just what's your proposal, I guess.
Nate Heisler: The reason for the recommendation for the deferral is to, based off of our conversations just this morning when we had this meeting, for our engineer to see more information as it pertains to

stormwater detail. How is the drain going to be built? The depth of the drain, all of these things that we talked about this morning, showing that detail on the plan so we can have an idea of how it's going to be built. Right now, we don't have that.
Luther Bratton: So, you're saying then it's because we don't have enough information.
Nate Heisler: Right.
Luther Bratton: The recommendation is to defer because we don't have, you don't have enough information to make a positive recommendation to us. OK, and it's not just deferring for the sake of kicking the can down the road.
Nate Heisler: Oh, no,
Jessica Hunter: And we couldn't approve it. So, I guess the thing I'm trying to wrap around, whatever the engineer says, it's got to be what he approves, not what we approve as stormwater. It's what the engineer approves. So, we couldn't move to approve with the condition. It's not approved finally until our city engineer and the developer work out that issue. I mean, you see what I'm saying? We... I don't even understand that part of it.
Zach Wilkinson: Unless y'all are going to overrule the consulting city engineer, I don't see a point of it coming back to this body.
Luther Bratton: Well, I personally think we need, because going forward, we need to make something clear, I think, is that our stormwater director is sitting in the back of the room. So, we don't look to a consultant for stormwater on making decisions. The way this thing should work is whoever the stormwater director is, they make a recommendation to whoever the consulting engineer, make a recommendation to the stormwater person, and that person reviews it and make a decision of recommendation to the city, not that a consulting engineer is in reverse. So, when we come back, I think that needs to be addressed because I've seen that happen that ultimately, it's the responsibility of the stormwater director. His job is the one on the line.
Jessica Hunter: Has the engineer consulted with you?
Carlton Cobb: We haven't discussed this one.
Ted Jernigan: So, what I heard was all he's done is give him a directive on what guidance to use within that guidance. I'm gonna guess there's more than one method to do that and they haven't determined what method to do that yet.
Zack Wilkinson: The method that's shown on there is one of Metro's methods. The consultant engineer was not on board with that method because Portland's ordinance does not allow for that. So, but if there's flexibility to use Metro's methods, then that, along with a long list of other options are out there for us to deal with them.
Jessica Hunter: Carlton, didn't you tell us, it's in our ordinance that we use?
Carlton Cobb: Referenced standards that we have.
Zack Wilkinson: I guess it's referenced. It's not in the... The standards are referenced.
Jessica Hunter: So, our engineer doesn't know that. Is that what I'm understanding?
Carlton Cobb: Yeah, I will have a conversation with him.
Jessica Hunter: But if he talked to you, he would have known it before we got to this meeting tonight instead of, again, I just have a problem always... I have a problem with deferring when someone's been working for a long time to get something done. And because our engineer didn't speak with the man in charge of our stormwater in the City of Portland where this property is, now y'all are wanting us to defer a job. Do you need to speak?
Mack Hodges: I'm Mack Hodges, I represent the Hodges Group. We're the general contractor on this project. For us, the main thing is just the timing and phasing of this project. We understand we've got stormwater challenges that we're, of course, working closely with the engineers on. And this project is going to be contingent on coming to a solution with those engineers. What I would like to respectfully request is because of the timing and criticalness on that for our side and for our client, is that we would look for this project to be passed contingent on the engineer approval and the design working with our engineers as well. Basically, if this body is in favor of everything else that we're looking at on this and

we're just down to a couple of comments or getting through with the engineer and coming up with a solution on that, that's where we would like to request approval on this contingent on that. For us to have to come back, wait a month, and depending on that timing, especially on getting that plan in place with that engineer, if that happens to land one day after when we have to apply to be back in front of this board, that kills another month for us. So, I just wanted to speak on the timing portion of it for us and what we would like to see done. I understand the concerns with it, but I feel like we're working towards that solution. We're making progress with the engineer that's hired by the city. I would just like to try and push forward to where we're not having to schedule to come back in front of planning moving forward on this, just specifically for timing purposes on our end.
Carlton Cobb: I support that.
Jessica Hunter: I was just gonna ask, Carlton, you're our man here in the city. Do you feel comfortable? Yeah. I mean, the project can't go forward unless stormwater is approved. We don't approve stormwater. I mean, like I said, I couldn't tell you what he's talking about with a, I understood bathtub, but that's it. But again, as our man in charge here, is that something that you don't feel comfortable if we approve it and let the people that know what they're doing with the stormwater, I mean, the project cannot go forward unless the stormwater is approved. What does planning have to do with the approval of stormwater if everything else is in place? I guess that's just.
Luther Bratton: You know, and. Given our planner respect, and I think we should always give him respect.
Jessic Hunter: No disrespect.
Luther Bratton: And I didn't mean we'd disrespect him, but I think he's made a pretty solid recommendation that he indicated he's not kicking the can down the road. There's some legitimate concerns that he has. I'm really, really, uh, how can I say this? I'm really disturbed that the stormwater director wasn't in the middle of all these conversations, because ultimately it falls on him. So out of respect for the planner's recommendation, I'm going to make a motion that we defer it to the next regular meeting, and that everyone involved, including the, stormwater director, be involved and that we do everything possible to have this on the agenda for next month because I don't think it's a good practice for us to start actually not taking recommendations from our planner unless we have a legitimate reason to. And sometimes I've seen planners just say, well, this is, they debated it long enough, and, you know, maybe we'll just defer it, but that's not what he's telling us. He's saying to me that he feels uncomfortable because there's some things that, and this thing may not, it may not work out. So my recommendation is to defer it.
Chairwoman Ann Blackburn: We make a motion to defer. Is there a second? There's a second. And then we're going to open up for discussion. And I would like for Nate to answer Jessica's question. She had asked about what if, if we were to defer it, or not to pass it contingent upon the stormwater didn't work out, how does that look as far as planning?
Jessica Hunter: And I did not mean any disrespect to you. I said, the boss, you, you, you guide us.
Nate Heisler: So, I make recommendations based off of what our city departments tell me. You know, when I get these presentations and I make recommendations, you know, I don't make them on a whim. You know, I meet with every single department before every single recommendation, and we talk about it. And this one just fell in a way to where the stormwater engineer that we've hired feels uncomfortable. And I feel like that that means a look, and that's the reason for the recommendation. If it were approved contingent, you know, it would almost be like it's being approved with stormwater that our engineers aren't comfortable with. And that makes me uncomfortable. So, I think that that's the reason, you know, that's why I'm recommending deferral. You know, it's not a deny, it's a deferral. So we can get more information, we can get more detail. We talked about it this morning, but that's the reason behind it.
Luther Bratton: And I'm gonna say this probably for the third time, because I think it's important. It's irrelevant how you feel about stormwater. What's relevant is how the stormwater director feels about stormwater. So, at the end of the day, the recommendation is the stormwater guy, his recommendations to you, and their recommendations to us. It's not from a very qualified person. That's just the way the system

works. And so, when you change that, you've changed really the way that we function as a city. And we start bypassing people and all of that. So bottom line is, if this passes, I think they all need to get together in a room. And it's irrelevant to me, I eat a few meals over there, but I don't have any kind of feelings either way. But I do like to respect a planner, and I respect a city employee. And I think I have a motion on the floor.
Chairwoman Ann Blackburn: You have a motion and a second. Is there any other discussion for it?
Jessica Hunter: The sad thing is, it's like Mr. Hodges said, what if this gets resolved tomorrow? That's 30 days. They're pushing a job off. This isn't the only job.
Mack Hodges: We, of course, would, and again, Nate has been nothing but helpful throughout this entire process, so again, me stepping up and speaking on this, I want to make sure that, you know, there's no disrespect and understand where you're coming from. For us, it's strictly timing. We're going to do everything we can to work with the engineer and come to a solution. I feel like coming back to this body, if we were back in front of you a month from now and we've met with the engineer and have a plan in place that this would pass with flying colors. But for us, it's a timing issue. It's if we can just work, approve today contingent on working with the engineers for a plan that makes that engineer comfortable, that helps us on our timing aspect of it. And I feel like it's, again, now that we know that Carlton hasn't been involved in these conversations up to this point, it's one I really don't want us and our client specifically to kind of have to deal with the burden of that not having happened. It's, for us, it's we really want to move forward with this project. We, of course, know we have to work with the engineer to find a solution. Without that happening, this project isn't moving forward.
Luther Bratton: I think we're going to set a precedent tonight when we pass this project because we're bringing metros, guidelines, and how that's going to interface with how Portland's going to operate going forward. It's not going to be just one off. Someone mentioned it earlier. There's going to be other projects that actually are going to have to meet these criteria's. So if we can get this one right, then the next one actually would be a lot easier, I think, because then we can, so we can look back to this project and say this is how we handled this, and it went through the proper channels, and I would just feel more comfortable with that one.
Carlton Cobb: And I'll be clear about it, so we've referenced metro standards since I've been here, for ten years. So, this is simply something like a grass ditch, adding as a buffer period versus having to put it in the system. So, but looking at this one closer, I don't have an issue dealing with this outside of the Planning Commission meeting and passing it on to contingency, because we're gonna, I guess we'll jump on this one as far as seeing what the different options are in this area, because like we discussed, if it meets the standards, it's gonna meet the standards. If it's not, it's not. I mean, I'm comfortable with it personally, but depending on how y'all feel, I'm good.
Luther Bratton: I'm just saying for your protection and everyone's protection, I think this is the first one that's gonna come through. We've debated; all the professional people debated, make a recommendation and then bring it back here. I really think that's probably the best way, because it's just, it's not a good, it's not a good start to start ignoring your planner because we have to depend on him, you know, for his recommendations and stuff. I mean, I do this for a living, but 30 days is not gonna, it passes fairly quickly. And I personally would like to see it pass tonight; I really would.
Mack Hodges: And I understand, but even like you had spoken on earlier, it's that using a third-party consultant engineer, he also has other things that he's taking care of as well. My concern is, If we don't meet the next deadline to get on this and say it misses by a day, we didn't just miss 30 days, now we're looking at 60 days.
Luther Bratton: So, could you make a somewhat commitment to this body if we, I don't know how to go talk, but if we deferred it, you would make an effort to get with all the parties involved to make sure that this is actually on next month's agenda?
Nate Heisler: Sure.

Luther Bratton: I mean, it may, I don't know, we may approve it tonight, but Nate pointed out when it's approved, well, you say it's approved contingencies, and I guess they could come back if the contingencies didn't work out but anyway.
Chairwoman Ann Blackburn: Okay, let's go ahead and vote. All those in deferring, say aye. Aye. Any opposed? Aye. Motion passes to defer.
Luther Bratton: We need to get clarification. Do you get the numbers?
Tracey Griffin: I did not.
Luther Bratton: See, we need a roll call, probably.
Chairwoman Ann Blackburn: Okay, roll call, please.
Tracey Griffin did roll call:
Ann Blackburn: Aye.
Robert Tooker Aye.
Jessica Hunter? Nay.
Chirag Patel Nay.
Gail Gentry Aye.
Megann Thompson: Abstained
Jim DiPiazza Aye.
Luther Bratton Aye
Ted Jernigan Aye.
Tracey Griffin: 6 Aye, **1 Abstain**, and **2 Nays.**
Chairwoman Ann Blackburn: Motion to defer passes.

Motion to defer: Luther Bratton
Second Motion: Gail Gentry - All were in favor, motion carried. 6-2.
NO: Jessica Hunter, Chirag Patel
Yes: Ted Jernigan, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Robert Tooker
Absent: No One
Abstained: Megann Thompson
Motion Passed: (Roll Call)

I. Zach Wilkinson (applicant) request Site Plan approval for Phillip Brown: Location 115 East Knight Street, Portland TN (Tax Map 033I Parcels 017.00 & 017.01) Sumner County, 3.32 +/-acres, Zoned GCS (General Commercial Services)

Nate Heilser: So, I'm going to zoom in on the map here. This is located off of East Knight Street. You see Circle K right here, and there is the building to the south. The location of this site plan is right next to Freedom Fitness. So, Freedom Fitness is right here on the existing building, and this is the new building. It's being split up into five units. The zoning for the property is GCS general commercial services, and staff has gone through reviews on this. And we've got some comments that are still open. I gave you your packet over there that need to be addressed. And as Zach was saying earlier, you know, we're kind of running into the same issues with detention in this location also. There was a, this is actually inside of the floodway. We have done a FEMA no-rise study with this project. Neil Schaefer was hired to do the study and CEC reviewed it. So, we do have a signed and engineered stamp no-rise study for FEMA requirements for the no-rise in this area. But again, we're still kind of running into the same issues with detention in this area with it being in the floodway. Zach, I don't know if you want to give a presentation on stormwater on this side of it.
Zach Wilkinson: Yeah, if you don't mind, I guess if you don't mind if I give a brief project history that

covered the recent no-rise, but this plan was actually approved, a very similar plan approved back in 2008 with the Freedom Fitness building and another building because their net site plan subsequently expired before it started construction on that new one. So during that time also, the FEMA flood insurance rate maps changed, put it into the floodway, did the no-rise study, determined that the proposed building would not cause a rise in floodplains or in the floodway, and then also it's not actually technically in the effective floodway, even basically saying the FEMA maps have some issues with it, just like a lot of Portland. But we've worked through all that. Nate's been helpful. We've worked with work with other consultants to get through that piece of it. So, we've addressed all FEMA concerns. The stormwater detentioning side of it, same exact situation as previous project, but I'll move to that one last. While we're here, I think I have a pretty good idea of what the board's looking to do based on the last project, but there was a few other things that we'd like to address with the board just to, and so that when we come back, we know, we know a few things. One of them was the originally comment 41, and Nate, you might want to elaborate on the architectural metal definition and if what we have meets the requirements. Ultimately, the architect is looking to try to match the existing building, and I think there is maybe a question on the definition of architectural metal. You want to delve into that?

Nate Heisler: Yeah, so this is the elevation of the building that we're looking at here. So, one of the original comments that I had had was based around what kind of metal is being used for the property. Our design regulations call out where you can use architectural metal for properties zoned in commercial. And looking at what they're proposing, also looking at the difference between what is architectural metal and what is just regular metal siding, along with what was used next door at Freedom Fitness, and I think what they're trying to get at here is they're wanting it to look similar to Freedom Fitness. So, after some research, looking at the architectural metal portion of it, when we're looking at elevations like this, and we're trying to decide the difference between regular metal siding or architectural metal, just through research, it seems like the difference is, if it's architectural, you don't see rivets going up the side of it. You don't see seams. You don't see those types of characteristics, and that's what the difference between architectural and just regular metal siding is. And if we're looking at these elevations, you know, you can see how the metal is clean and characteristic. You don't see any rivets being shown or anything like that. So, my interpretation of that at this point is that it would fall in line with architectural metal. It's very similar to what they're using on Freedom Fitness, which was approved. So that's my interpretation of it.

Ted Jernigan: Coming from someone who works in this industry, I'm going to tell you that's probably not what's going to happen. They will just put a panel on there and screw it from the outside. That's what is there now and you can see the screws from the outside. Now they can do the architectural, but that better be specified accordingly. Otherwise, they are going to buy the standard R panel and attach it from the outside in the flat of the panel.

Nate Heisler: Do you think it would be appropriate to add a note in there on our elevations?

Ted Jernigan: If that's what your definition of an architectural panel would be, it needs to be a concealed panel, concealed fastener panel

Nate Heisler: Okay.

Zach Wilkinson: The other, I guess, comments, stuff, comments that we had, just wanted clarification on, and, well, one of them is, we know how the ordinance reads. It involves landscaping. The Freedom Fitness building has, from the sidewalk, a five-foot sidewalk, parking lot. That's what we're proposing here. The city's landscape regulations for this zoning require a five-foot planter strip in front of the building, then sidewalk, and so in an effort to match what's existing, what we're proposing is rather than doing the landscaping directly in front of the building, moving that out to where it's in front of the parking, that you kind of see the little green dots on there. It doesn't show up extremely well. I apologize. But the buffer requirements for the front inside, well, we can buffer along the sides, but the buffer requirements along the front of the building, rather than putting them there in front of the building, we'd like to place all that in front of the parking, between the parking and the road, and match those density requirements plus some. And so, we'd like to make that request for that, I guess, to be an exception. Not, it doesn't, I mean, we can add the five-foot strip. patching the buildings doesn't work quite as effectively

there, but, uh, so we would like to request, make that request. Uh, and another was probably just more getting a clarification. We may not didn't have time to talk about this specifically about the site, the comment 49 about the pedestrian. Is that alluding to sidewalks along Knight Street? And if so, is paying, I know uh projects that paying lieu for sidewalks is an option. Is that option in this case, or is it something you have, you wanna see sidewalks no matter what?
Um, and I guess that's kind of a question for you in the body.
Nate Heisler: No, the reason for that comment was, is we, we have that on our site plan checklist, and I just kind of ran through the checklist, and typically what we see on a circulation plan is just pedestrian movement on how that works, vehicular and if there's any, you know, walking movement, just to, you know, we wouldn't ask for any separate sidewalks to be installed, but just the movement plan on a pedestrian. So, it's typically pretty simple what we see, and include that in on the site plan, so show directions on the flow of traffic, the flow of if anybody would be walking in that area, what would that look like.
Luther Bratton: Would you not think though that since that we're actually adding another building and I hope that it's successful, that we might have more pedestrian traffic from Broadway back to that kind of this little commercial complex. Is that, is that I didn't look at the site plan. Is that some type of connectivity there or how is that going to be? Because currently there's nothing if a person were to want to walk from Broadway down to this commercial development.
Chairwoman Ann Blackburn: Why wouldn't you do a sidewalk?
Luther Bratton: Well, I'm just saying, I don't, I, I've not reviewed it that closely exactly.
Zach Wilkinson: The current plan does not show a sidewalk.
Luther Bratton: Does that make, by my own statement, make sense? You can't say it makes sense, but does that make sense. But if you would think that if you was going to add, at the time that that building was approved, it was a standalone and it's been utilized, but we're actually adding five more units, and you would think that... Someone wouldn't have to walk in the street down to the development if they live at Broadway or they left Oriley's or, you know, I mean, maybe I'm just thinking outside the box, or...
Zach Wilkinson: Yeah, I mean, I think our client's standpoint on it, as far as that those sidewalks are built at the terminus of the cul-de-sac, and the rest of the, everything in the back is already built out. There are probably never going to be sidewalks there unless it's some city initiative. And so, putting a stretch of them in front of this specific building, we have a couple issues looking at this now, but I forgot. The cul-de-sac that was built was built outside of the city's right-of-way. So, if you, I don't know if you can tell the plan. The roadway is actually on our client's property a pretty significant amount, which infringes on where the pond, the stormwater pond goes. You can actually see the cul-de-sac works well outside. So, it makes it to where the area that we would normally put our stormwater pond is a little bit smaller than usual, and by adding those sidewalks, it actually infringes on it even more. All that to be said, I mean, it's not our desire to put sidewalks in, just because there's nothing else connecting to it. I don't know, obviously we, if it's a requirement, we would prefer to do the pay-in-lieu fee, but I mean, ultimately, that's one of the reasons I brought it up when we were talking about the pedestrian circulation plan, that I didn't know if that's what that was alluding to.
Luther Bratton: I'm just thinking that, I mean, I'm not that close, but it just appears that... If we're going to have a lot more traffic, foot traffic there, you possibly off of 109, and then if there was something tied, because I know right behind O'Reilly's, there's a driveway that they utilize to go back to those businesses, and my thought would be some type of sidewalk along there, not necessarily with the, I mean, I'm not designing it, but to tie something so if someone wanted to walk back there, they wouldn't have to be in the street or actually be, you know, actually on the grass.
Jessica Hunter: Isn't that what you just said that the drive-in, the city is encroaching already, so sidewalks would also work he's talking about?
Zach Wilkinson: Yeah, I mean, any new sidewalks would be outside of the right-of-way. And I know there's been comments that I've heard about trying to discourage pedestrian traffic at 109 because they cut across the railroad, and it's not necessarily the pedestrian traffic you want coming through there. This

proposed use is office, or I'm sorry, construction general services site. There's going to be a lot of, it's not going to be like a strip mall with a Subway and that kind of thing. It doesn't have that kind of approval, so pedestrian traffic isn't what they're wanting. Now, that might not be the city's prerogative, but I don't think they expect any of their clientele or tenants to be necessarily wanting pedestrian traffic
Luther Bratton: So, what your request was is basically to do a lieu of the sidewalk?
Zach Wilkinson: Pay in lieu of sidewalks.
Luther Bratton: So, it's not a cost issue because you're going to spend the money anyway, you just don't think it's feasible.
Chairwoman Ann Blackburn: Here's the thing, though, is they may not be wanting pedestrian, but they may not always be in that.
Zach Wilkinson: Sure. Yeah, and I can't argue it. I can't argue against it.
Ted Jernigan: So, if you pay in lieu of, are you still going to leave the land there to be able to build the sidewalks out?
Zach Wilkinson: The land, well, part of the land is an existing road, but it would be utilized for the, probably the stormwater area.
Ted Jernigan: Okay, you'd have to redo the stormwater area to leave enough area for the sidewalk.
Zach Wilkinson: Yeah. Which, I guess this might be a good transition to the next, um, the stormwater stuff. Same issue where the flood elevation rises, the detention pond becomes less effective. We had some good conversations this morning again. I think we got clarity on what the consultant engineer is looking for, but now we've got additional clarity on how we can actually utilize metro standards, which what we have proposed is a bio-retention pond, which metro uses those all the time. And I feel like now that we have some clear guidance that the review engineers can look at, then we shouldn't have any problem meeting those standards. It's just when he's holding a hard meet the 100-year detention requirement, that's impossible in a 100-year floodplain. So, but I think we've figured that out on the previous job on how we can address that, so.
Ted Jernigan: Maybe I keep going to make the same recommendation for this one as you did the last one.
Nate Heisler: Carlton, you want to help me out with this one?
Carlton Cobb: I'm gone let Corbin go on this one.
Zach Wilkinson: Which, I mean, I will say, based on the previous one, if you're going to defer the previous one, we need to defer this.
Chairwoman Ann Blackburn: It's the same thing.
Luther Bratton: Yeah. Personally, I would feel uncomfortable approving the other one, not approving this one, but then approving two potential.
Chairwoman Ann Blackburn It's the same problem.
Nate Heisler: Corbin, you were part of those conversations this morning. Kind of wanted to hear your take on this detention in particular and how it relates to stormwater.
Corbin Keen: The same issues before. Detention in a floodway is never a good idea. But I think Zach can do a little more, show us a few more things, like we talked about some downstream, how the water is going to flow through there, and getting some more information would be helpful for this and make Jason feel more comfortable and recommend approving this moving forward. But just more information is very helpful for this. And the difference to the previous one, the downstream flow from that is all wide-open channel. The downstream flow from this area goes under Food Lion's parking lot. So that's another reason why we'd like to see a little more information too.
Zach Wilkinson: While we're here tonight, I would like to kind of get a good, clear route on the sidewalk comment. I think the architectural metal stuff we did. And the landscape, the landscape and sidewalk, just to, I guess, any feedback on, hey, would you like the idea of the landscaping out in front of the parking, or is that a heck no thing? And same for the sidewalk, pay in lieu if on the sidewalks, or do you want to see those sidewalks built today, kind of thing?
Jessica Hunter: I don't have a problem with the pay in lieu of because the city, if the city requires later,

they've already got the money to put their own sidewalks in.
Ted Jernigan: I would personally prefer to see you redo the detention area to allow a road for the sidewalks. Maybe even if they're not built out now.
Jessica Hunter: Now, what do we do about the cities and their property for the roadway?
Zach Wilkinson: I mean, honestly, I know from a legal standpoint, it's probably already acquired a prescriptive easement at this point anyways, I don't think there's anything we can do to fight it, but it just.
Jessica Hunter: But you didn't find an easement record.
Zach Wilkinson: No, but the right-of-way was clearly plated and there was no easement there. **Luther Bratton:** But there's a timeframe, if the city can actually, there's a timeframe, so if the city's been utilizing within that, well, you're aware of that timeframe.
Zach Wilkinson: Oh, yeah. Okay. I'm pretty sure that it's past.
Luther Bratton: Yeah, so they'll pass that timeframe, so okay. City does have that ability to... **Zach Wilkinson:** Client lost his ability to reclaim that.
Luther Bratton: Yeah, he has.
Jessica Hunter: Yep. But unless he did something like this, most people wouldn't even know it. **Zach Wilkinson:** Yep, yep.
Jessica Hunter: And we run into that with everything.
Zach Wilkinsson: I've been, I have told them that it's infringing, but I don't know that he knows, but it's very clear in the plan.
Chairwoman Ann Blackburn: I'm okay with in lieu of, I 'm like Ted, I would like that, the, it fixed where they could put a sidewalk in there. I prefer to see landscaping by the building like our regulations. That's just my opinion. I'd rather just stay with our regulations.
Luther Bratton: Well, they're not required on the perimeter, though. So, should that not a trade-off? I mean, what if you had a plan to move, is that, is that a requirement?
Zach Wilkinson: I don't believe so. I don't, you know, on top of your head, I'm pretty sure the reason I moved out there because, like, well, I don't think it was required out there. It was just required in front of the foundation. Because there's no buffers required because of the surround, no buffers that would require landscaping because of the surrounding zoning.
Nate Heisler: I would like to comment for foundational planning. That's the reason why Zach's requesting this of you, because foundational planning will go along the building down here, and he's wanting to redirect that up here.
Chairwoman Ann Blackburn: Anybody have feedback? Okay, who wants to make a motion?

Motion to defer: Ted Jernigan
Second Motion: Jim DiPiazza- 9 were in favor, motion carried. 9-0.
NO: No One
Yes: Vice Mayor Megann Thompson, Ted Jernigan, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel, Robert Tooker
Absent: No One
Abstained: No One
Motion Passed: (Voice Vote)

J. Bruce Rainey (Applicant) request for the abandonment approval of an Alley (4th Street) approximately 6,005.02 square feet - 0.14 +/- acres: Location: 327 Portland Blvd, (Tax Map 033B Parcel 017.00) Sumner County.

Nate Heilser: All right, so I'm going to zoom into this and kind of give you an idea of what we're talking about, and I'll have Bruce come up and do his presentation. So, this is located right off of the park exit on America's Way. I'm going to show you down here. This is America's Way. If you go up the street, you see 4th Street right here. There's an alley located right here. Bruce is requesting to abandon that alley. And when we first had our conversation, a couple of initial concerns that we have had during that meeting was, first, is there utilities located on the alley? And then second, is there anything in the master parks plan that calls for any connectivity from the park to Portland Boulevard? So, I was able to get with the utility department. They got back with me and said there's no utilities in the alleyway. So, they're okay. And then I got with the park's director, Jamie White, and he looked through the parks plan and met with his staff, and he got back with me and said that they're okay with abandoning. I'm going to pull up the plan that Bruce had given us here. So, 4th Street is located right here. The alley is patched. So once the alley is abandoned, it will go to the property owner. And the property owner is the same person between 18 and 19. And what they're wanting to do once this alley is abandoned, they're wanting to subdivide and cut. The alley, what was left was in the alley right now with 19 and subdivided into two lots. That's what they're wanting to do at the end of the day on this thing. So that's kind of where we're at. The process for this is a planning commission recommendation to city council, and the city council ultimately makes the decision on the abandonment. But they need a recommendation from the planning commission first.
Bruce Rainey: Good evening. It's a pretty simple plan. Cline owns all three of the properties. They have a building smack dab over this in the alley. Back when the parcel thing was done, somebody came back, and I haven't found out who somebody is yet. But somebody from the city told them, man, we're not going to use this. We're going to deed it to you. Well, that of course never happened. But they did build a shed on it many years ago. So, all really, what I'm trying to do is for their sake is just clean up all of that, get the alley officially closed, get the title and everything squared away for the end. So, let's see, I'll be glad to answer any questions.
Robert Tooker: So, the shed actually belongs to the lot 18 there.
Jessica Hunter: Which is the same owner that owns both lots.
Robert Tooker: Right, right.
Jessica Hunter: He just built the shed.
Robert Tooker: But now they're planning to use that space for a driveway to divide 19 into two pieces. Is that right? Did I get that right?
Nate Heiser: Yes, so we'll say the alleyway is abandoned. This will open up more room for 19 and they can subdivide. Based on the zoning that's already there and create two lots.
Bruce Rainey: I'm trying to give a little bit more room to 18 on the other side. But just like I say, just clean the whole mess up there.
Luther Bratton: All 3 lots will face the public street though?
Bruce Rainey: Yes, all three lots will face it.
Luther Bratton: And the positive would be that we would take properties not on the taxh road and put it on the tax road that can be utilized for something. Because we've done that in the past.
Chairwoman Ann Blackburn: Right now, we're just doing that, the abandonment of the alley.
Bruce Rainey: Yeah, if that's approved, it will, might kind of come back. That's no issue. It'll come back with new lots.
Chairwoman Ann Blackburn: How would you like to move forward?

Motion to approve: Jessica Hunter
Second Motion: Robert Tooker – All were in favor, motion carried. 9-0.
NO: No One
Yes: Vice Mayor Megann Thompson, Ted Jernigan, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel, Robert Tooker

Absent: No One
Abstained: No One
Motion Passed: (Voice Vote)

Old Business-No old Business

City Planner's Comments: Nate Heilser: None

Planning Commission Members' Comments:
Luther Bratton: Made a motion to Suspend the rules and Jaska Russell, Owner of 5 Chefs, come up and speak.

Motion to approve: Luther Bratton
Second Motion: Jessica Hunter – All were in favor, motion carried. 9-0.
NO: No One
Yes: Ted Jernigan, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel, Robert Tooker
Absent: No One
Abstained: Vice Mayor Megann Thompson
Motion Passed: (Voice Vote)

Ted Jernigan: Can I just say this real quick? What do we need to do about the size of the drawings from the 12 by 18 inches? What can we address that to?
Nate Heisler: Yeah, it would be in the subdivision regulations and also maybe in the zoning ordinance. And I can look at that and if we need to make any changes. Does the group agree, 11 by 17? Yes. Okay, I can take a look at that and bring that back.
Jaska Russell: I promise you, my daughter is saying no in her head. I just got off a plane in Nashville, and I watched the meeting and first of all, foremost, I appreciate every one of you. It is a, I've been on the other side of where you're sitting, and it's a hard job. And I understand, but I'm on the other side this time. And time is of the essence, and I so appreciate Luther, I thought, had it going right, and it flip-flopped on me. And I understand, but how do I say this? When you're building, especially the gift shops and all of this stuff that we're building, and my love for Portland runs deep. I don't have to do this. There is nothing, it makes me cry.
Jessica Hunter: I don't have a tissue.
Jaska Russell: I'm just gonna say,
Jessica Hunter: I don't have a tissue.
Jaska Russell: It's a love here. And I got it from my family, and we love Portland. Don't have to do it, I wanna do it. So, I know that we have to go through the certain loops and all that. I'm good with that. Anything I've ever done, Luther, you can say, anything I've ever done, I've done it 100%. There's nobody in here that can't say, I'll do whatever you ask me to do. Only thing I'm asking y'all to do is if there was a problem with whatever Carlton was doing, that should have been discussed earlier. Not, Carlton's ready, we're ready, 30 days is hard. We just had 30 days. We're ready. And then, here we are. That's all I wanna say. I just wanna say, when you set us back, that's big. And it's real easy to say yes up there. Yes, yes, yes,

yes, yes, set them back. That's all I wanna say. I'm excited about this project. I will do, you know. The Hodges group and Mack, I know you're listening. James, I know you're listening. I love you both. We're gonna do what we need to do. But 30 days is a lot. So, I don't know if you can have special meetings. I don't know what you do. I'm not asking for special privileges. I'm just saying that hurt. Y'all have any questions for me?
Luther Bratton: I just had a quick comment, and I do apologize to you. Everything that you've done since you've been an adult in our community, you've done it for the better of our community. And there's no doubt about that in my mind. My concern was the project right up to that one that we would have to automatically approve it, and there were some questions. And we owe you an apology for not getting that information together before tonight. I'm not pointing blame, but with the consultant engineers, and Carlton, and he brought out something that even your engineer wasn't even aware of. That's available. So, it was just a little confusion, and we would have to address both of them in the same manner. So that was my flip-flop, and with the planner being confused, not being able to actually give us a solid recommendation, I did. I mean, I was all on board with it because I knew it was gonna be done right. But then when I heard the confusion from him.
Jaska Russell: I guess the deferment, is that how you say that? Is that what you're saying? Y'all do that all the time. So, is that right? You defer all the time. And that would have been acceptable. And that's what Mack asked for.
Jessica Hunter: No, no, we did, the deferment is what happened and put you out 30 days.

Jaska Russell: What did Mack ask for because the word...
Jessica Hunter: He asked for approval with a contingency.

Jaska Russell: Okay, contingency. Do you do contingencies?
Jessica Hunter: We do.
Jaska Russell: You do. So, I think that's what Mack was asking for. It was. And that would have worked.
Jessica Hunter: And that's what I was trying to ask for clarity without disrespect. Why are we doing it?
Chairwoman Ann Blackburn: And I know you love this town. You do great. The city planner, though, very rarely requests for a deferral. Like, I've been on I don't know how many years, a few years now. Less than a handful of times.
Jaska Russell: Well, the thing that bothered me, I guess, is in the wording of, I felt like I'm going to be the guinea pig of what y'all are going to do. You know what I'm saying? Because you're saying Metro is going to do it and we've got to do it right now. We've got to do, we've got to. You will never find anybody else any stronger of, wanting it's done right in Portland. I am one of those people, too. I want it done right. I want it to look right. I want it to be right. But I think it was really easy to say yes on 30 days. I think that was easy for y'all. And it's not easy for me. So that's all.
Luther Bratton: Thank you. And I've been over there. I know how you feel. With 30-day referrals and I do, I totally understand.
Jaska Russell: So, there's, and I guess what I'm asking is if there's any way that that 30 days can be a special meeting or can you get to it any quicker or is there anything that you can do? That would be great.
Nate Heisler: Yeah, that would be the call of the planning commission if that's something that they want to do. Absolutely.
Jessica Hunter: The hard thing is, is like Mack said, he doesn't know when he's going to get to even talk to, I'm gonna say a rather consulting engineer because we don't have one yet.
Jaska Russell: And that's what Luther said. It's not easy. And what else could Carlton say any different? That's what Carlton said, what else can Carlton bring? He can't bring anything else. So, I think all your answers were there, and then I think yes was very easy to say.
Luther Bratton: Well, just briefly, what I will say is that we have two, not just your project, we have two commercial projects that we would like to see put on the tax roll and the Mayor and everybody else would

be as quick as possible. So, I wouldn't be opposed if, and there's advertising deadlines, that if there could be some, if he could meet the advertising deadlines and that we could actually meet on these two projects, I wouldn't be opposed to that personally. I don't know that we can meet those deadlines and meet any quicker than 30 days. That's a Planner question, because there's some state guidelines about advertising. So, who, and I guess I'm confused too, who else is going to bring me information that Carlton couldn't bring me? The engineer.
Chairwoman Ann Blackburn: The engineer.
Jessica Hunter: And it's not, he's a consultant to the city. The city pays him. So that's where you're saying somebody dropped the ball there on.
Luther Bratton: I think that that it somewhat got resolved, but he's not resolved because he wasn't here.

Jaska Russell: So, could it have been done on a contingency?
Luther Bratton: It could have, but since it was two projects and it was a floodplain, I mean floodway and floodplain, it's pretty, you know, when you, when you make a mistake, you know, that, you know, down the road, flooding, you know, buildings and things, we wouldn't want to be responsible for that. So, I think Nates's idea was to get it right, and so when these other buildings arrive with similar things, we have to set a precedent on how we're gonna handle it. And in the future, I know it's not gonna help your situation, but in the future, it won't be an issue. And I apologize because I think that the city, and I'm part of it, has let both projects down because we didn't get those people in the room to resolve the issue. Because I guess Carlton was aware, I don't know, was you aware of the utilizing the metro guidelines that was brought up tonight?
Corbin Keen: Yeah, so that's been a thing since stormwater, you're talking about two different things, and this is probably an offline conversation. You're talking about water quality, water quantity. Two different things. Regulations for both. Okay. Metro doesn't address water quantity; it does water quality. We require detention up to the 100- year because we have flooding issues, that's why we're in a floodplain, right? The Food Lion and all that was developed before we had these regulations. So, it's two different things. It's just how it is. And like I said, it's probably...
Luther Bratton: Because you were in those meetings, do you feel like this can be resolved by the next meeting?
Corbin Keen: By the next meeting, yes. We need drainage calculations for the 5 Chefs site to see what the drainage is going to do downstream. That's what we need. And Zach's aware of that.
Jessica Hunter: But was he aware of that prior to tonight.
Corbin Keen: That's a requirement for a site plan, drainage calculations.
Jessica Hunter: Okay. Thank you. It just wasn't said.
Corbin Keen: Because he did the water quality part of it, which he's probably going to meet it with that. We just need to see the calculations for the...
Chairwoman Ann Backburn: I think it's just the problems that we have in Portland with the flooding. It's better to get it right.
Luther Bratton: And with the advertising requirements, I don't think we can... I don't think probably get it all there. You might meet you a week or two.
Jaska Russell: Well, no, we can't change that. I just wanted to say how I felt. I want to say I respect you all. I appreciate you all. And I'm sure we'll be back again. And I know you know what you do is hard. I felt like I just wanted to...
Luther Bratton: Get it off your chest.
Jessica Hunter: You had to vent, and it's okay.
Jaska Russell: Yeah, not really vent. You haven't seen me vent.
Jessica Hunter: I know. Well, when you walked in, I said, uh-oh.
Jaska Russell: No. Yeah. And that's all. And I know y'all are tired and y'all have a good night. **Luther Bratton:** Thanks for your comments. Thank you for your comments.

Chairwoman Ann Backburn: Who wants to make the last motion?

Adjournment 7:36 PM
Motion to Adjourn: Gail Gentry
Second Motion: Robert Tooker- All in Favor, Motion carried 9-0
All in Favor: Vice Mayor Megann Thompson, Robert Tooker, Jessica Hunter, Gail Gentry, Ted Jernigan, Chairwoman Ann Blackburn, Jim DiPiazza, Luther Bratton, Chirag Patel
Absent: No One
Motion Passed: (Voice Vote)

_____ _____
Chairwoman Ann Blackburn Date

_____ _____
Recording Secretary Date

BRIMSTONE

REGULATING PATTERN BOOK

DATE: 04.15.2026

BRIMSTONE
BUILDS

DEVELOPER

DARRYL HARTLEY
P.O. BOX 391
PORTLAND, TENNESSEE 37148

2

PAPE-DAWSON

LANDSCAPE ARCHITECT/APPLICANT

TROY GARDNER
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
615-244-8591

PAPE–DAWSON

PAGE INTENTIONALLY LEFT BLANK.

4

TABLE OF CONTENTS

PROJECT NARRATIVE	6
EXCEPTIONS REQUEST	7a
PERMITTED USES	7b
PROPOSED DENSITY	7c
EXISTING DENSITY ALLOWED	7d
TYPICAL LOT DIAGRAM	8
OVERALL LAYOUT	9
ARCHITECTURE	10
ARCHITECTURE & MATERIALS	11
AMENITIES PLAN	12
SIGNAGE PLAN	13
PHOTOMETRIC PLAN	14
PHASING PLAN	15
FIRE TRUCK MOVEMENT PLAN	16
TRASH TRUCK MOVEMENT PLAN	17
CURRENT CITY & COUNTY LIMITS	18
PROPOSED ANNEXATION	19
CURRENT ZONING	20
PROPOSED ZONING	21
STREET NETWORK PLAN	22
STREET CROSS-SECTIONS	23
GRADING & DRAINAGE PLAN	24
UTILITIES PLAN	25
LANDSCAPE PLAN	26
OPEN SPACE PLAN	27

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.

Brimstone will be a neighborhood on the east side of Downtown Portland. The site is composed of two parcels, with one existing home and several out buildings along the frontage of Old Westmoreland Road. The remaining portion of the site is gently sloped, undeveloped farmland bisected by two streams and a wetland. The site is situated amongst several existing single family neighborhoods to the south. west. and northeast, undeveloped land to the east, and a couple small multi-family neighborhoods to the southeast.

All homes will be front-loaded, single family detached homes. Brimstone is envisioned to blend harmoniously with the existing fabric of Downtown Portland.

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 may be proposed to support this exception request:

- Perimeter landscape buffering in addition to required minimum
- Walking trail
- Playground
- Sports Courts
- Centralized Cluster Box Unit - Mail Kiosk
- School Bus Pavilion

PERMITTED USES

- Dwelling, One-Family Attached
- Community Assembly (Private Amenity Center & Clubhouse)

PROPOSED DENSITY

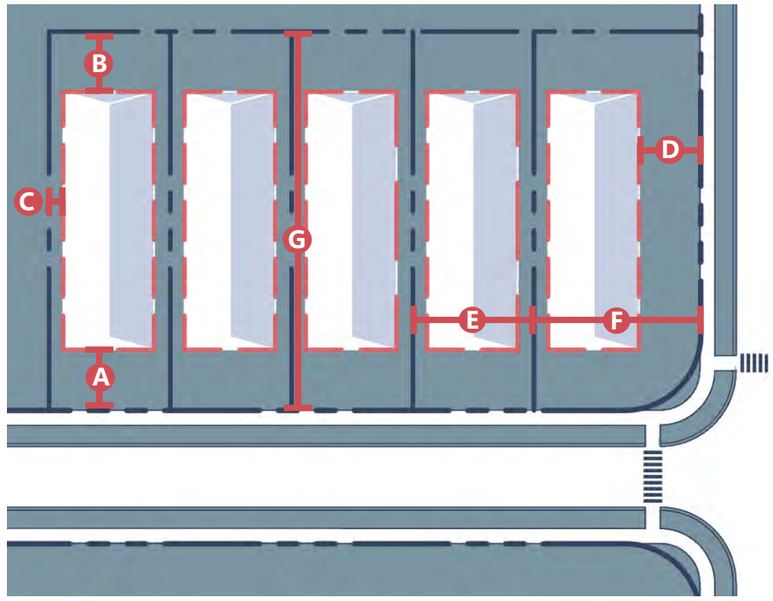
Site Area:	26.6 ac
Proposed Yield:	94 ac
Density:	3.5 d.u./ac

EXISTING DENSITY ALLOWED

CURRENT ZONING	MAP	PARCEL	ACRES	UNITS ALLOWED
R-15	33	28.00	3.6	10 LOTS (Based on 15,000 s.f. min. lot size)
RR (COUNTY)	33	39.00	23	25 LOTS (Based on 40,000 s.f. min. lot size)
TOTAL:				35 LOTS (1.3 d.u./ac)

TYPICAL LOT DIAGRAM

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

Edit this page to show drive ways and driveway dimensions

Include a representation of home building pads. These requests may be better on separate sheet.

ARCHITECTURE

ASTER

BRADFORD

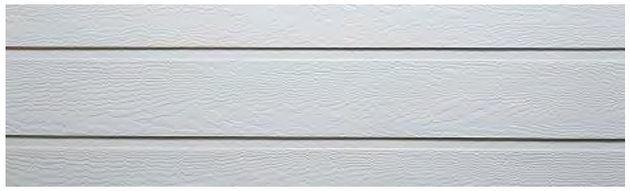
COLEMAN

ARCHITECTURE & MATERIALS

Include floorplans. (See checklist)

MATERIALS

STONE



HARDIE PLANK

BRICK

A mix between home square footages along with percentages may be beneficial.

Example:

1,150 (60%)

1,300 (20%)

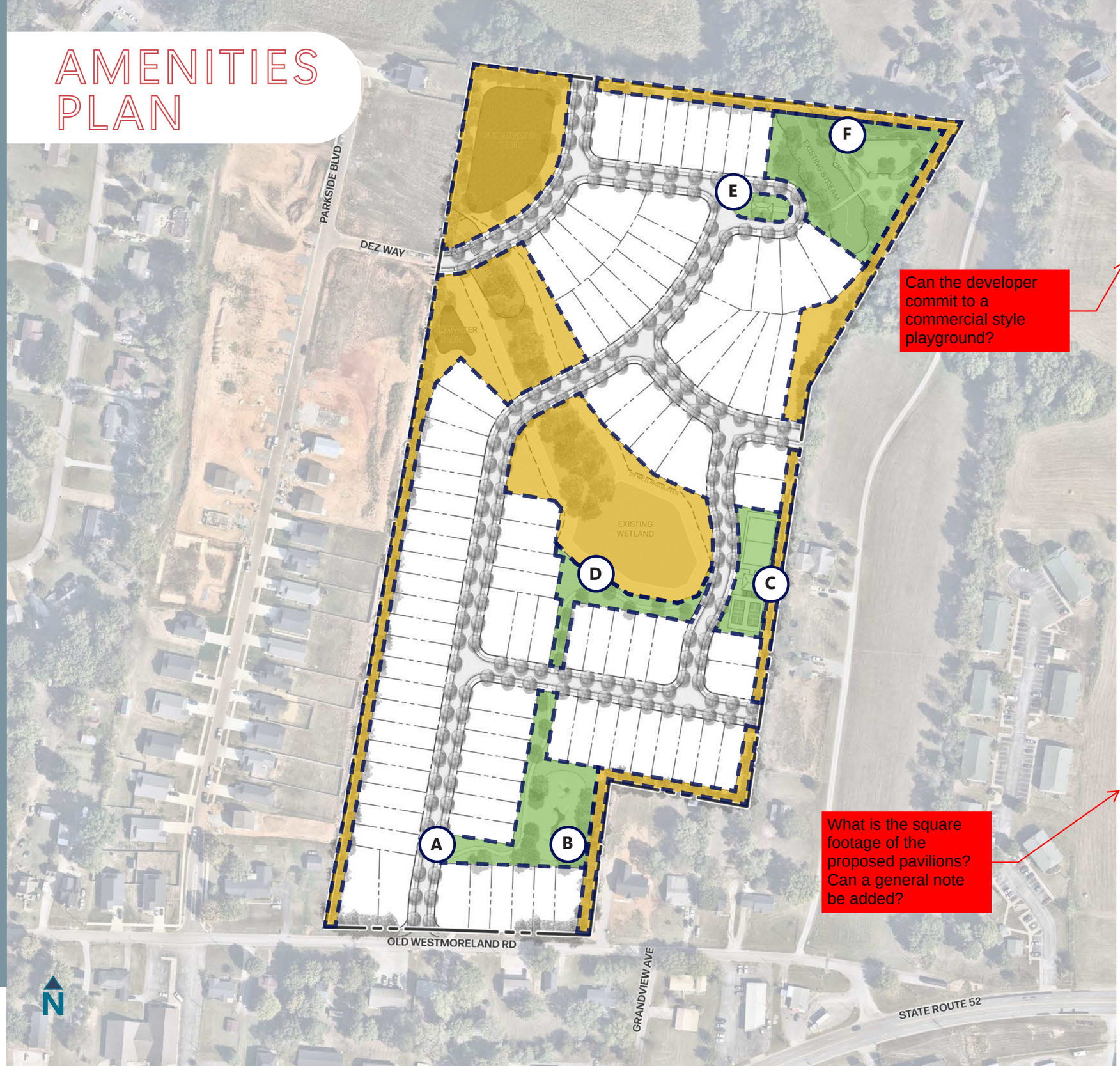
1,500 (20%)

SINGLE FAMILY DETACHED

- All homes to be 100% masonry and may include a combination of hardie plank, brick, and stone.
- Home sizes are estimated to be 1,150 s.f. or greater.

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

AMENITIES PLAN



Can the developer commit to a commercial style playground?

What is the square footage of the proposed pavilions? Can a general note be added?

A. COVERED CBU

B. PLAYGROUND

C. SPORTS COURTS & PAVILION

D. WALKING TRAIL

E. PAVILION

F. DOG PARK

SIGNAGE PLAN

PROPOSED ENTRANCE MONUMENT LOCATION

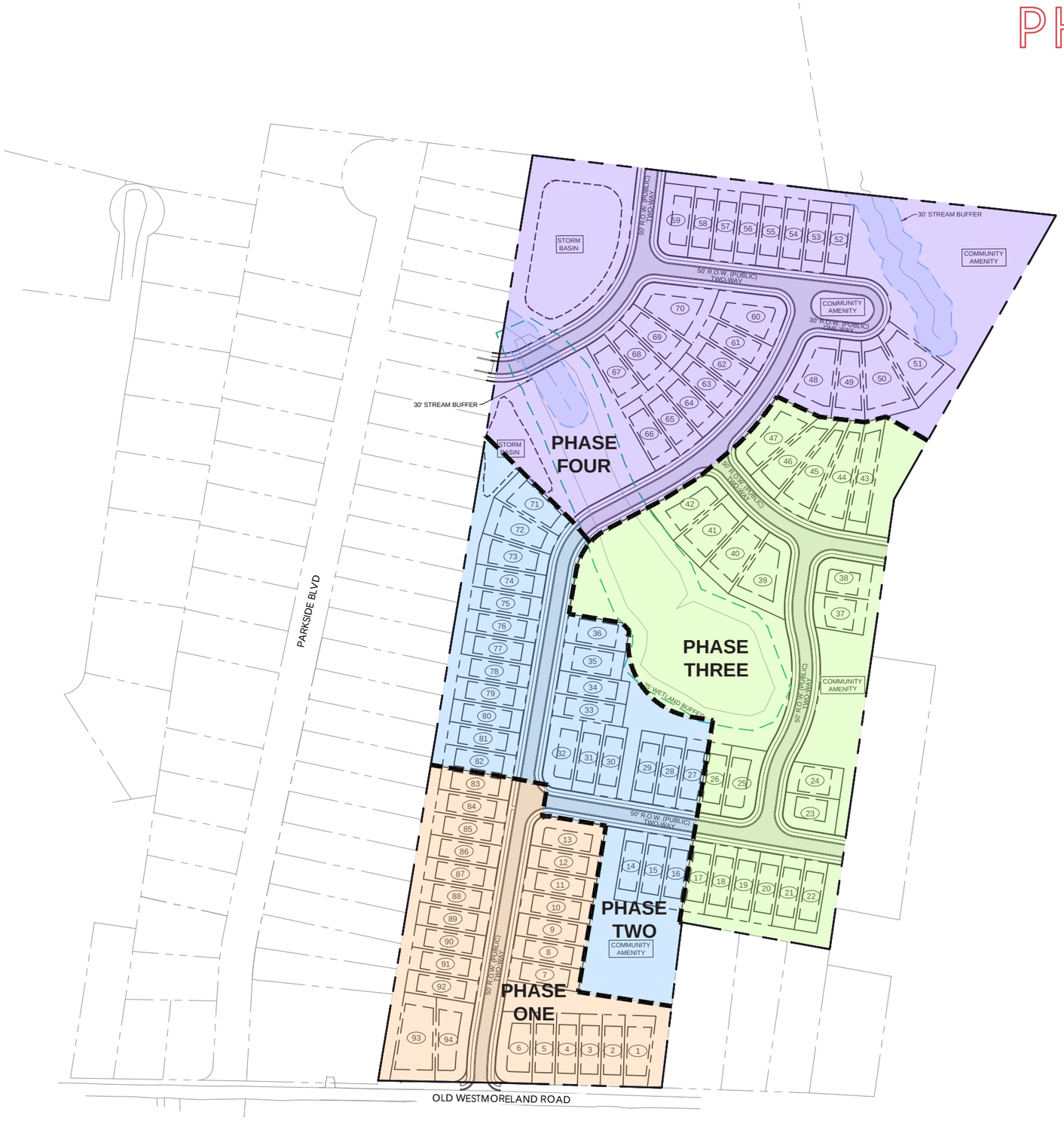
N

Horizontal depiction of entryway monumentation and associated landscaping is required. (See checklist)

PHOTOMETRIC PLAN

What's the distance between each street light?

PHASING PLAN



PHASING DATA:

PHASE ONE
SINGLE FAMILY LOTS: 25 LOTS

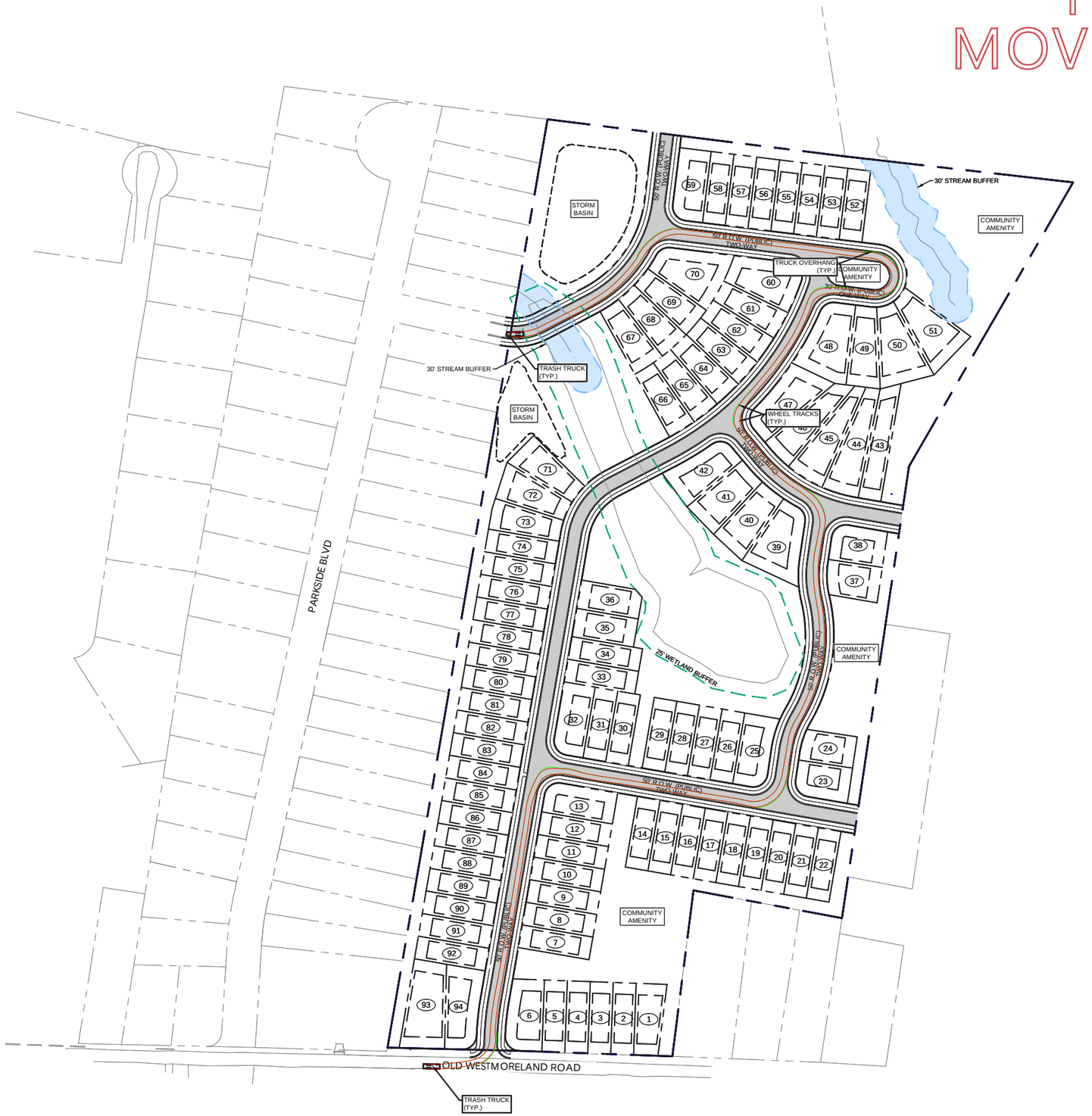
PHASE TWO
SINGLE FAMILY LOTS: 25 LOTS

PHASE THREE
SINGLE FAMILY LOTS: 21 LOTS

PHASE FOUR
SINGLE FAMILY LOTS: 23 LOTS

FIRE TRUCK MOVEMENT PLAN

TRASH TRUCK MOVEMENT PLAN



CURRENT CITY & COUNTY LIMITS

PROPOSED ANNEXATION

1 Map 33 Parcel 39.00

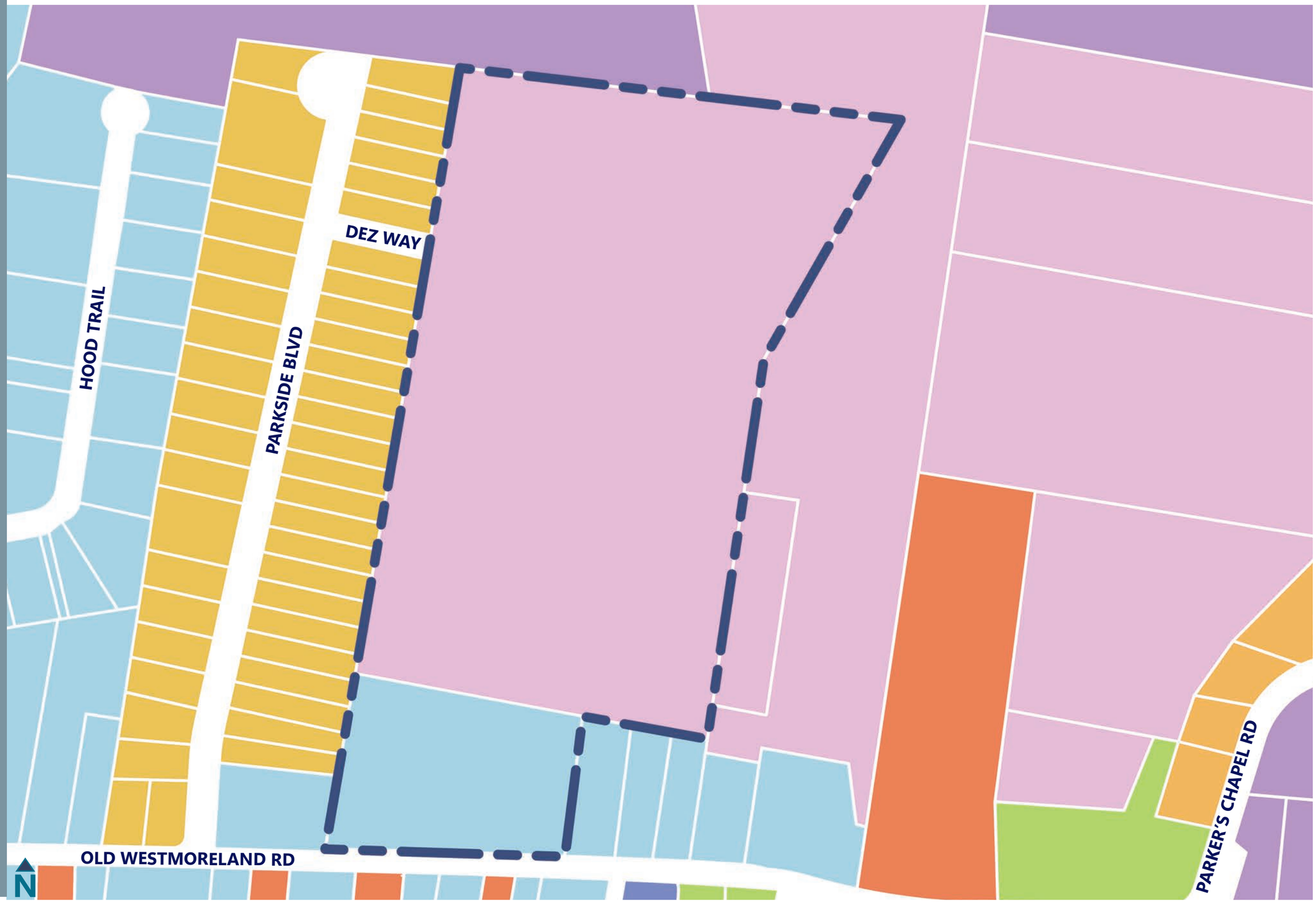
CITY LIMITS

SITE BORDER

PARCELS PROPOSED FOR ANNEXAATION

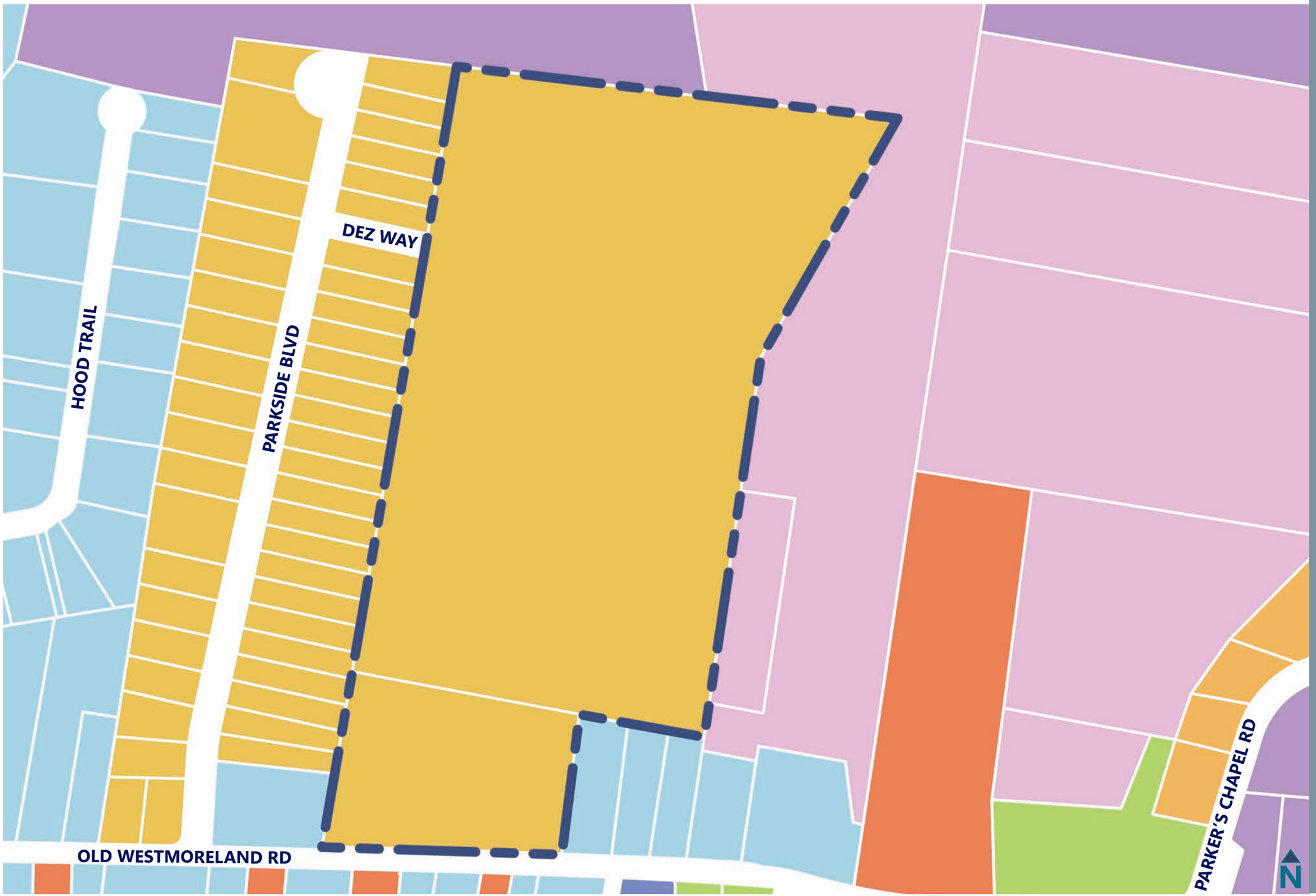
19

CURRENT ZONING



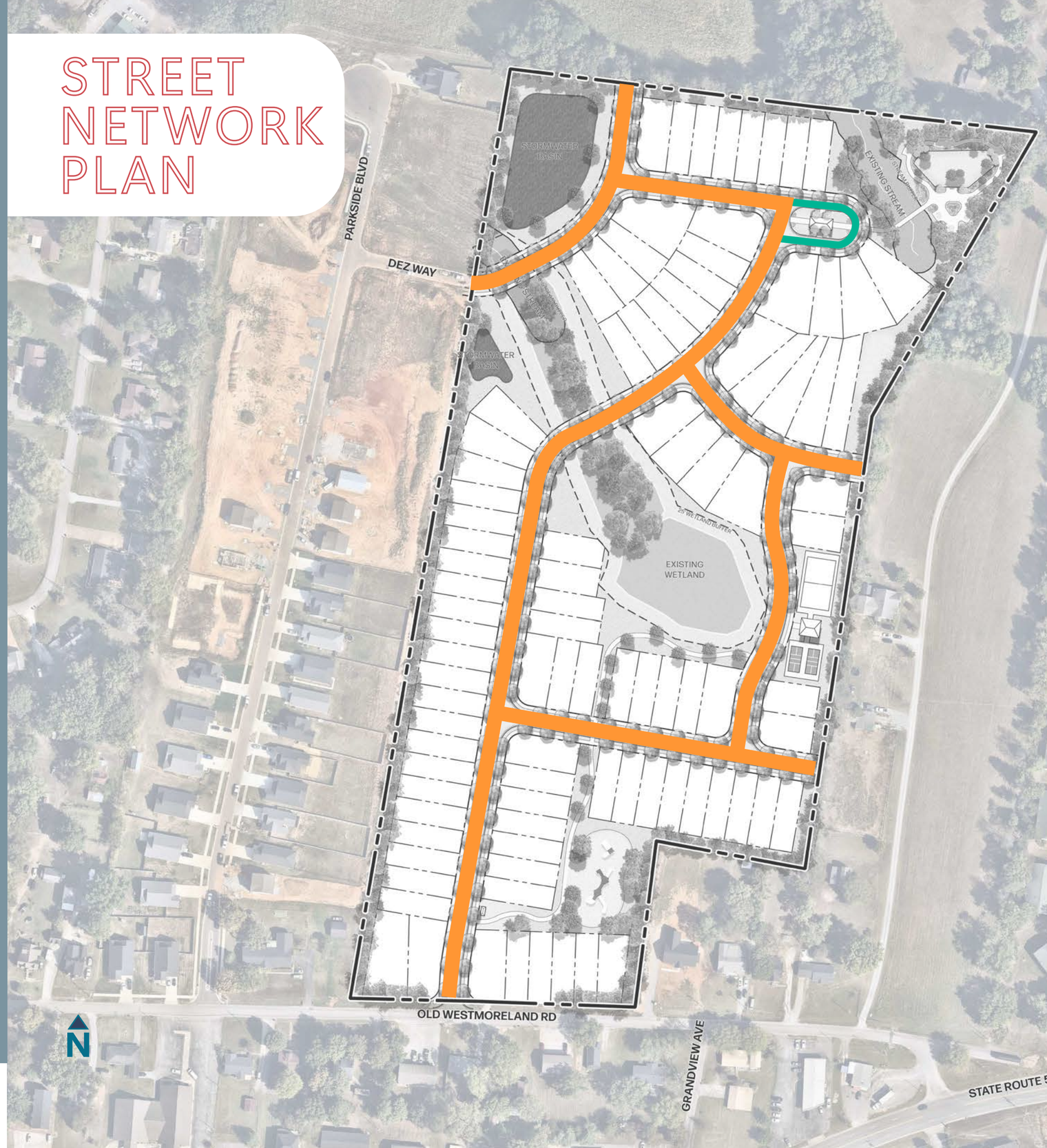
- RR (COUNTY)
- R-15
- RS-20
- RS-40
- RM-1
- CBD
- GCS
- PUD

PROPOSED ZONING

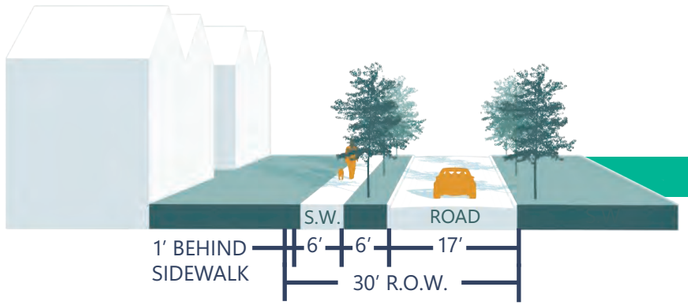


- RR (COUNTY)
- R-15
- RS-20
- RS-40
- RM-1
- CBD
- GCS
- PUD

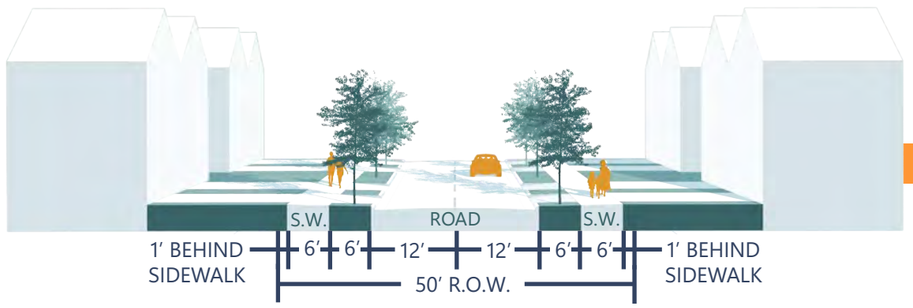
STREET NETWORK PLAN



STREET CROSS-SECTIONS



NEIGHBORHOOD
ONE WAY STREET



NEIGHBORHOOD
TWO WAY STREET

NOTE: Road widths include curb and gutter.

GRADING & DRAINAGE PLAN

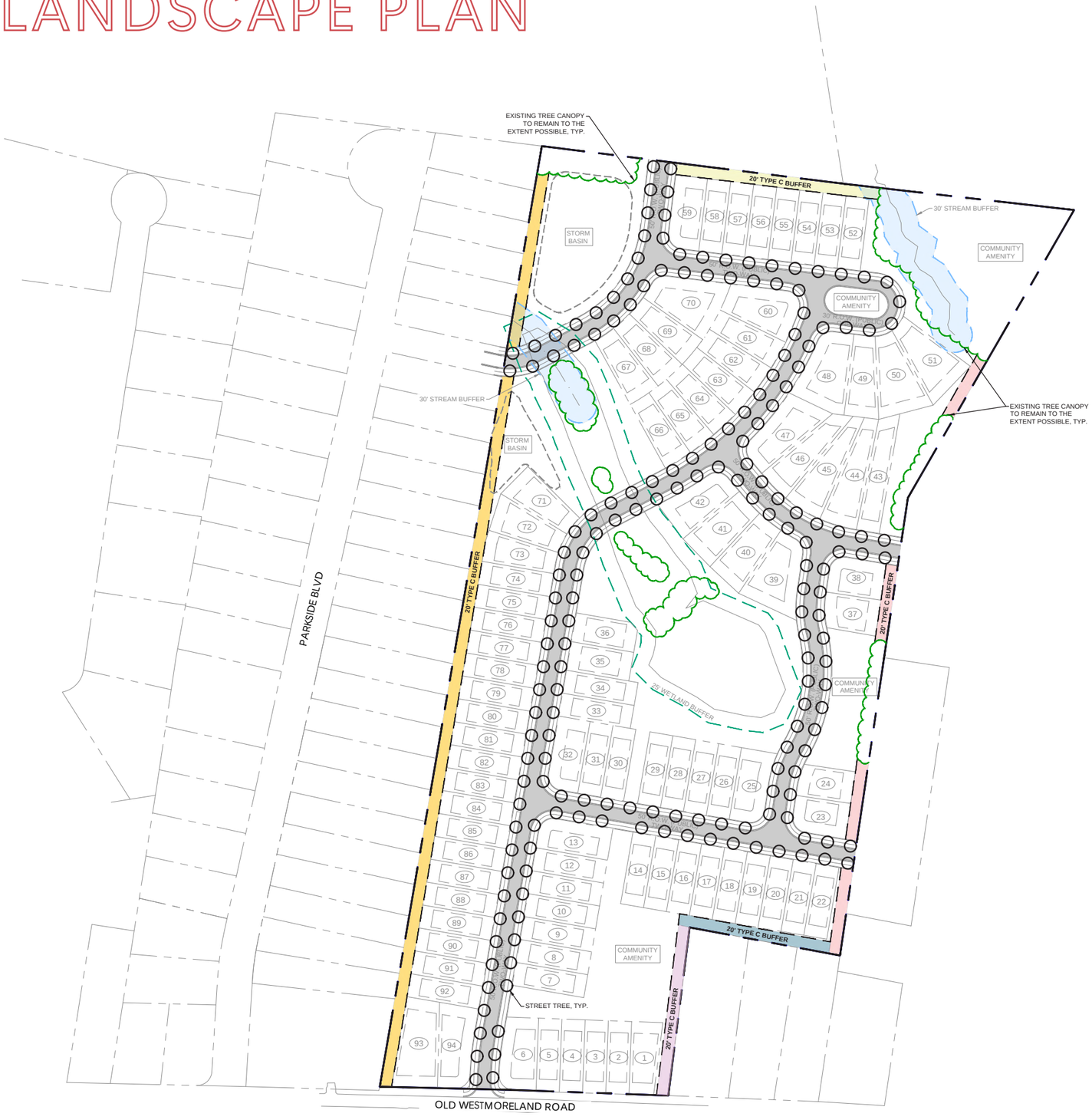
STORM SEWER

UTILITY PLAN

WATER LINE

SANITARY SEWER

LANDSCAPE PLAN



BUFFER DATA:

BUFFER YARD ONE LENGTH:	**350'**
CANOPY TREES REQUIRED:	11 TREES ($\frac{350}{100}$ X 3)
CANOPY TREES PROPOSED:	11 TREES
ACCENT TREES REQUIRED:	21 TREES ($\frac{350}{100}$ X 6)
ACCENT TREES PROPOSED:	21 TREES
SHRUBS REQUIRED:	119 SHRUBS ($\frac{350}{100}$ X 34)
SHRUBS PROPOSED:	119 SHRUBS
BUFFER YARD TWO LENGTH:	**549'**
CANOPY TREES REQUIRED:	17 TREES ($\frac{549}{100}$ X 3)
CANOPY TREES PROPOSED:	17 TREES
ACCENT TREES REQUIRED:	33 TREES ($\frac{549}{100}$ X 6)
ACCENT TREES PROPOSED:	33 TREES
SHRUBS REQUIRED:	187 SHRUBS ($\frac{549}{100}$ X 34)
SHRUBS PROPOSED:	187 SHRUBS
BUFFER YARD THREE LENGTH:	**243'**
CANOPY TREES REQUIRED:	8 TREES ($\frac{243}{100}$ X 3)
CANOPY TREES PROPOSED:	8 TREES
ACCENT TREES REQUIRED:	15 TREES ($\frac{243}{100}$ X 6)
ACCENT TREES PROPOSED:	15 TREES
SHRUBS REQUIRED:	83 SHRUBS ($\frac{243}{100}$ X 34)
SHRUBS PROPOSED:	83 SHRUBS
BUFFER YARD FOUR LENGTH:	**315'**
CANOPY TREES REQUIRED:	10 TREES ($\frac{315}{100}$ X 3)
CANOPY TREES PROPOSED:	10 TREES
ACCENT TREES REQUIRED:	19 TREES ($\frac{315}{100}$ X 6)
ACCENT TREES PROPOSED:	19 TREES
SHRUBS REQUIRED:	108 SHRUBS ($\frac{315}{100}$ X 34)
SHRUBS PROPOSED:	108 SHRUBS
BUFFER YARD FIVE LENGTH:	**1545'**
CANOPY TREES REQUIRED:	47 TREES ($\frac{1545}{100}$ X 3)
CANOPY TREES PROPOSED:	47 TREES
ACCENT TREES REQUIRED:	93 TREES ($\frac{1545}{100}$ X 6)
ACCENT TREES PROPOSED:	93 TREES
SHRUBS REQUIRED:	526 SHRUBS ($\frac{1545}{100}$ X 34)
SHRUBS PROPOSED:	526 SHRUBS

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

OPEN SPACE PLAN

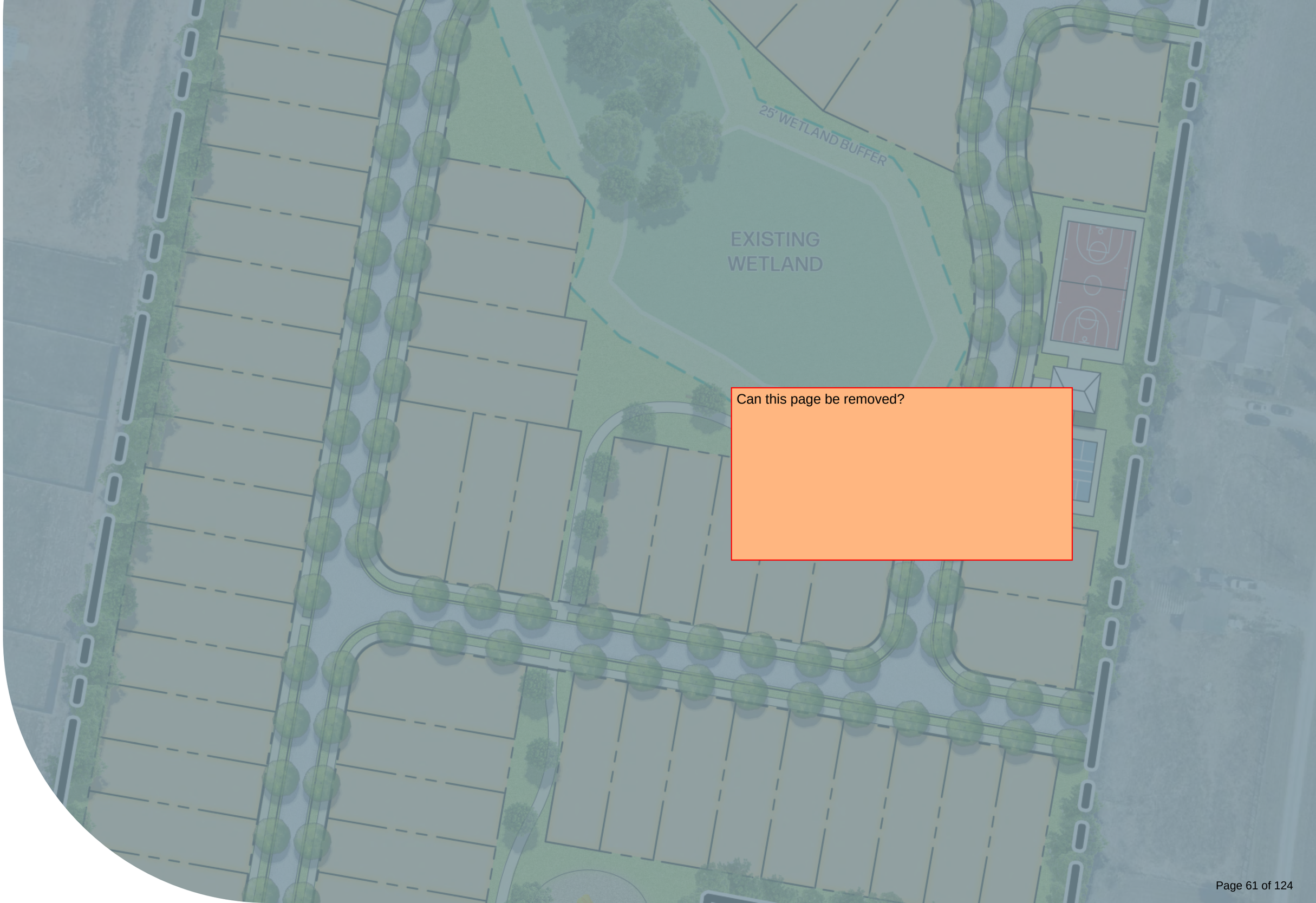
OPEN SPACE PLAN

OPEN SPACE SITE DATA:

TOTAL SITE AREA:	26.57 AC
REQUIRED TOTAL OPEN SPACE AREA:	5.31 AC (20% MIN.)
PROPOSED TOTAL OPEN SPACE AREA:	9.40 AC (35%)
REQUIRED USEABLE OPEN SPACE AREA:	2.66 AC (10% MIN.)
PROPOSED USEABLE OPEN SPACE AREA:	3.00 AC (11%)
PROPOSED PASSIVE OPEN SPACE AREA:	6.40 AC (24%)

USEABLE OPEN SPACE

PASSIVE OPEN SPACE



Can this page be removed?

BRIMSTONE

PORTLAND, TENNESSEE

PLANNED UNIT DEVELOPMENT

CONTACTS

OWNER

STEVE BLEVINS
120 OLD WESTMORELAND RD
PORTLAND, TN 37148

DEVELOPER

DARRYL HARTLEY
BRIMSTONE BUILDS, LLC
P.O. BOX 391
PORTLAND, TN 37148
(615)961-3401
darrylhartley22@yahoo.com

CIVIL

JAKE VINCENT, P.E., CPESC
PAPE DAWSON
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
Jake.Vincent@pape-dawson.com

LANDSCAPE ARCHITECTURE

TROY GARDNER, P.L.A.
PAPE DAWSON
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
Troy.Gardner@pape-dawson.com

LOCATION MAP
NOT-TO-SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C0.0	EXISTING CONDITIONS
C1.0	SITE LAYOUT PLAN
C1.1	SITE RENDERING
C1.2	PHASING PLAN
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	PRELIMINARY UTILITIES PLAN
C4.0	PRELIMINARY FIRE TRUCK MOVEMENT PLAN
C4.1	PRELIMINARY TRASH TRUCK MOVEMENT PLAN
LANDSCAPE ARCHITECTURAL PLANS	
L1.0	PRELIMINARY LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES & DETAILS
L1.2	PRELIMINARY AMENITIES
ARCHITECTURAL PLANS	
A1.0	ARCHITECTURAL ELEVATIONS
ELECTRICAL PLANS	
E1.0	PHOTOMETRIC PLAN

PREPARED FOR:

BRIMSTONE BUILDS, LLC
P.O. BOX 391
PORTLAND, TN, 37148

APRIL 15, 2026

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

BRIMSTONE

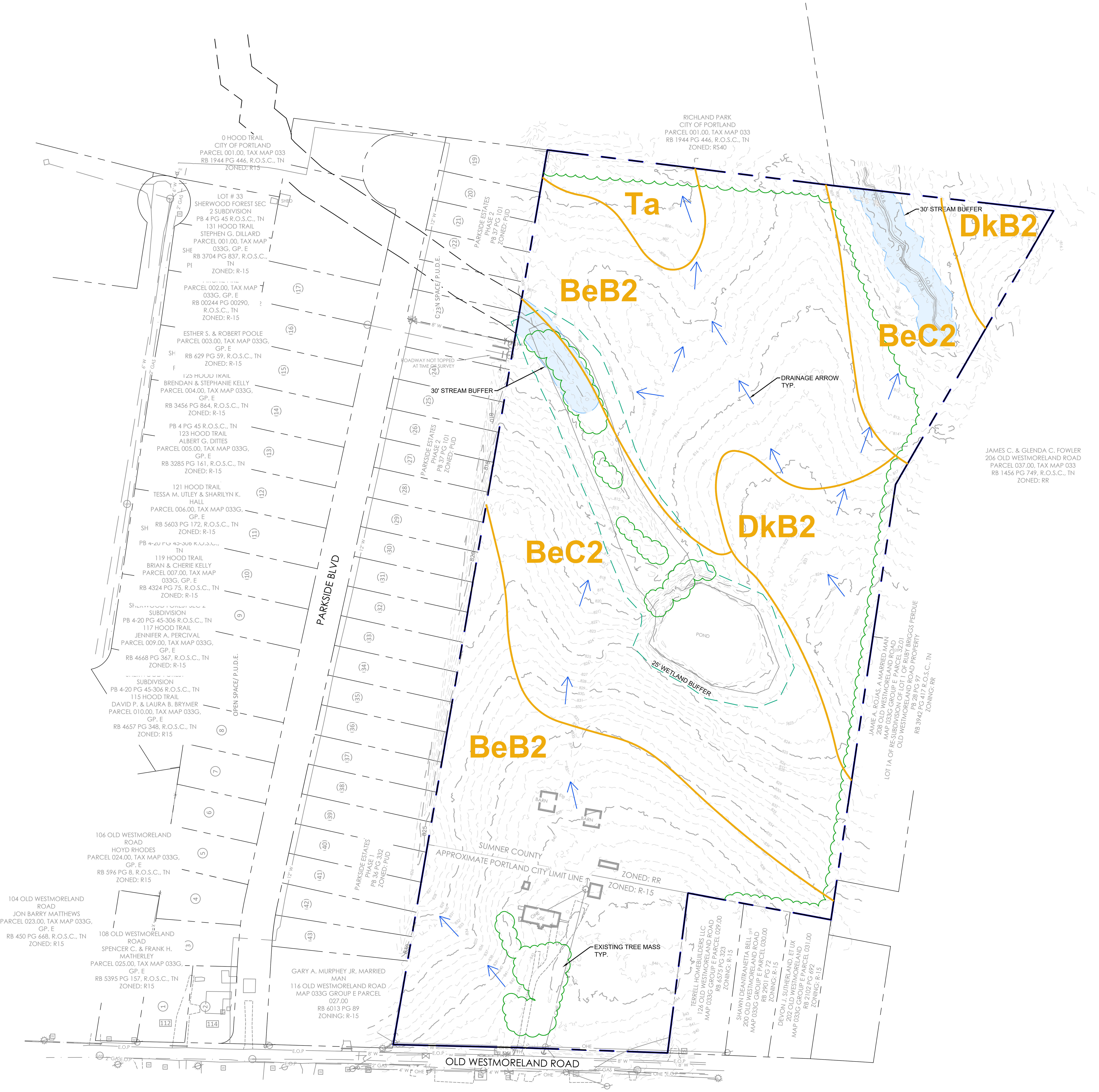
PD JOB NO. 21000114-000

SHEET CVR

MUNICIPALITY NUMBER

Date: December 18, 2025, 9:45 AM - User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Cover (PUD).dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.



SOILS LEGEND

BeB2	Bewleyville silty clay loam 2-5% Slopes
BeC2	Bewleyville silty clay loam 5-12% Slopes
DkB2	Dickson silt loam 2-5% Slopes
Ta	Taft Silt loam 0-2% Slopes

SCALE: 1"=100'

0 100 200 300

NO.	REVISION	DATE
-	-	-

TROY PATRICK GARDNER REGISTERED AGRICULTURE COMMERCE TENNESSEE NO. 1060 LANDSCAPE ARCHITECT 4/15/26

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

BRIMSTONE
PORTLAND, TENNESSEE

EXISTING CONDITIONS

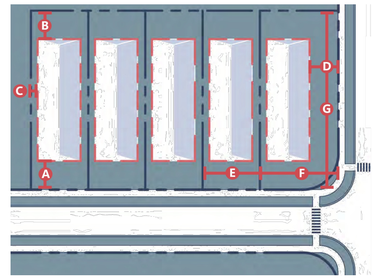
PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER -
CHECKED TPG DRAWN MML
SHEET C0.0

Date: April 9, 2026, 9:45 AM – User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Existing Conditions.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

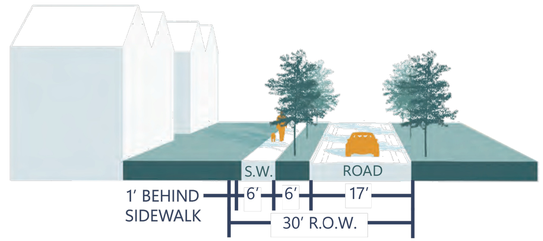
SITE DATA	
SITE AREA:	26.6 AC.
TAX MAP:	33
PARCELS:	28.00, 39.00
CURRENT ZONES:	R-15, RR (COUNTY)
REQUESTED ZONE:	PUD
UNIT COUNT	
SINGLE FAMILY DETACHED:	94 D.U. (40' x 125', TYP.), 5,000 S.F. MIN.
SETBACKS:	
SEE TYPICAL LOT DIAGRAM - THIS SHEET	
PROPOSED PARKING:	
TOTAL PROPOSED PARKING:	282 SPACES
PROPOSED GARAGE SPACES:	188 SPACES (94 D.U. x 2 SPACES) 2 SPACES PER UNIT
PROPOSED DRIVEWAY SPACES:	94 SPACES (94 D.U. x 1 SPACE) I SPACE PER UNIT
DENSITY:	3.5 D.U. / AC. (94 D.U. / 26.6 AC.)
ESTIMATED POPULATION:	207 PEOPLE (94 D.U. x 2.2 PEOPLE PER D.U.)
ESTIMATED DEVELOPMENT SCHEDULE:	
COMMENCE CONSTRUCTION:	SPRING 2027
COMPLETE CONSTRUCTION:	FALL 2029

SINGLE FAMILY TYPICAL LOT DIAGRAM

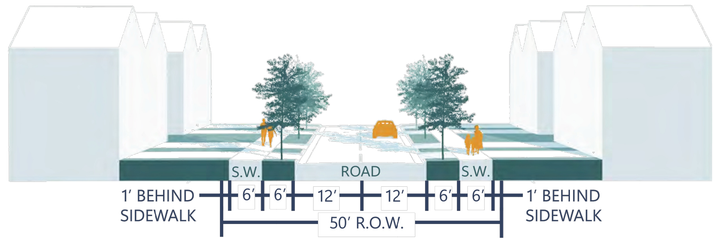


A	Front Setback	20'
B	Rear Setback	20'
C	Side Setback	5'
D	Side Street Setback	20'
E	Typical Lot Width	40'
F	Corner Lot Width	55'
G	Lot Depth	125' min

STREET CROSS SECTIONS



NEIGHBORHOOD ONE WAY STREET



NEIGHBORHOOD TWO WAY STREET

SCALE: 1"=100'
0 100 200 300

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

DATE
REVISION
NO.

TROY PATRICK GARDNER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 1111

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1111

BRIMSTONE
PORTLAND, TENNESSEE
SITE LAYOUT PLAN

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER T. GARDNER
CHECKED TPG DRAWN MML
SHEET C1.0

Date: April 9, 2026, 9:46 AM - User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Layout.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

ANTICIPATED AMENITY SCHEDULE:

PHASE ONE:
- COVERED CBU
- WALKING TRAIL

PHASE TWO:
- WALKING TRAIL

PHASE THREE:
- SPORTS COURTS & PAVILION
- WALKING TRAIL

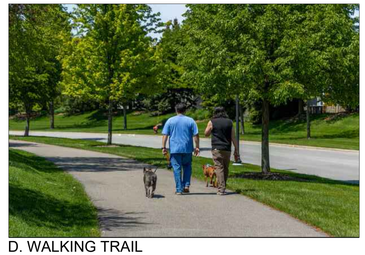
PHASE FOUR:
- PAVILION
- DOG PARK

SCALE: 1"=100'
0 100 200 300

A. COVERED CBU

B. PLAYGROUND

C. SPORTS COURTS & PAVILION


D. WALKING TRAIL

E. PAVILION

F. DOG PARK

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 380
Expires: 4/30/2026

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 | NASHVILLE, TN 37206 | 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #111104

BRIMSTONE
PORTLAND, TENNESSEE
SITE RENDERING

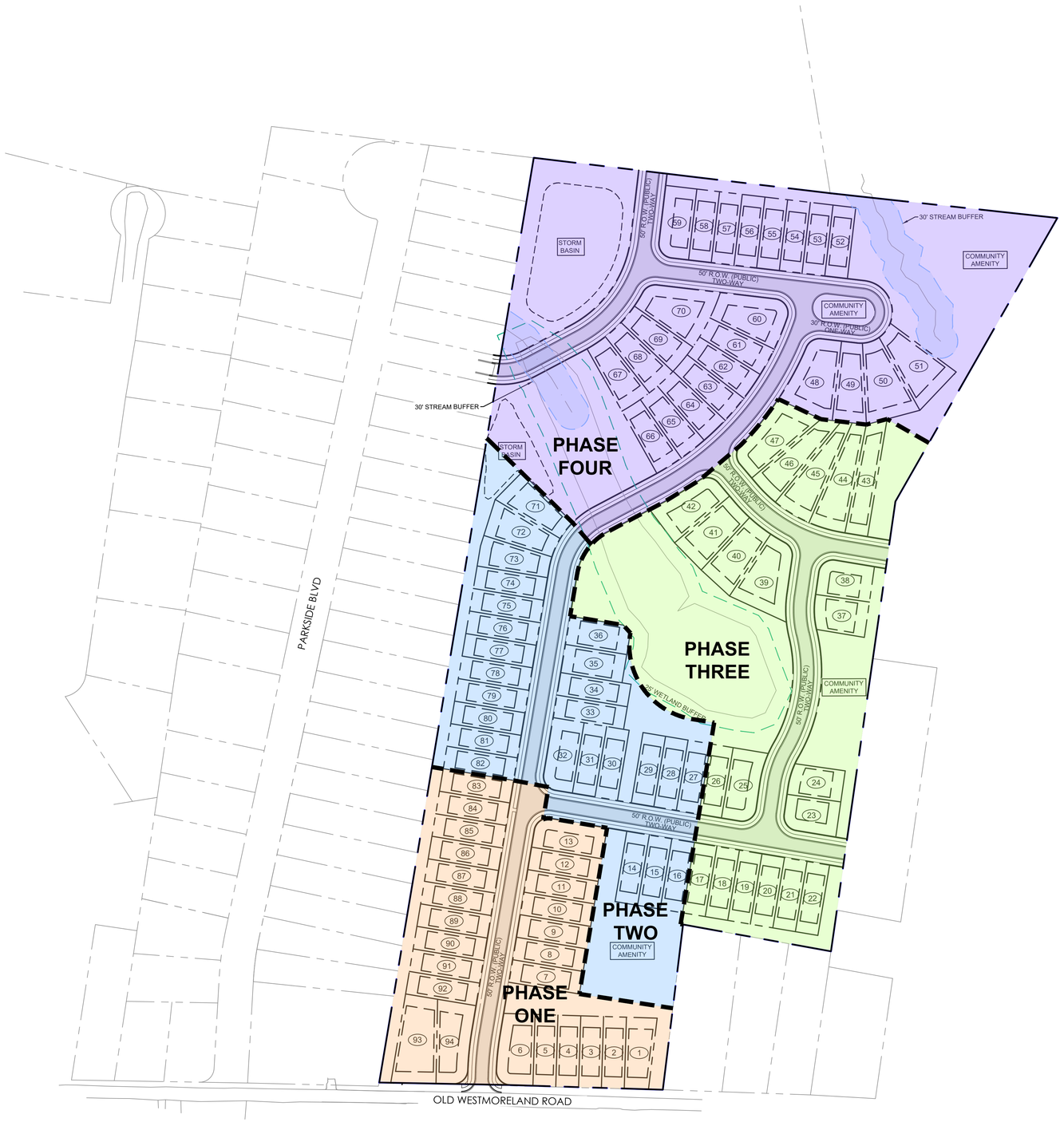
PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER T. GARDNER
CHECKED TPG DRAWN MML
SHEET C1.1

Date: April 9, 2026, 9:45 AM – User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Layout.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

PHASING DATA:

PHASE ONE:	25 LOTS
PHASE TWO:	25 LOTS
PHASE THREE:	21 LOTS
PHASE FOUR:	23 LOTS



NO.	REVISION	DATE
-	-	-

TROY PATRICK GARDNER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
NO. 3301
LANDSCAPE ARCHITECT

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 | NASHVILLE, TN 37206 | 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #111104

BRIMSTONE
PORTLAND, TENNESSEE

PHASING PLAN

Know what's below. Call before you dig.

SCALE: 1"=100'

0 100 200 300

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER T. GARDNER
CHECKED TPG DRAWN MML
SHEET C1.2

Date: April 9, 2026, 9:45 AM - User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Layout.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANTS ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

NO.	REVISION	DATE
-	-	-

JACOB R. VINCENT
REGISTERED ENGINEER
DATE: 4.15.26
STATE OF TENNESSEE

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 | NASHVILLE, TN 37206 | 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

BRIMSTONE
PORTLAND, TENNESSEE

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1"=100'
0 100 200 300

Know what's below. Call before you dig.

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER F. LAST
CHECKEDINITIALS DRAWNINITIALS
SHEET C2.0

Date: December 18, 2025, 9:45 AM - User ID: MLessley
File: K:\25-0303\1-Civil Engineering\PMDP PUD\0303 Preliminary Plans & Documents.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

NO.	REVISION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JACOB R. VINCENT
REGISTERED ENGINEER
4.15.26
DAVIDSON
STATE OF TENNESSEE

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #111104

BRIMSTONE
PORTLAND, TENNESSEE
PRELIMINARY UTILITIES PLAN

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER F. LAST
CHECKEDINITIALS DRAWNINITIALS
SHEET C3.0

SCALE: 1"=100'
0 100 200 300

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

Date: December 18, 2025, 9:46 AM - User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Preliminary Utilities.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED.

NO.	REVISION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JACOB R. VINCENT
REGISTERED ENGINEER
4.15.26
STATE OF TENNESSEE

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #111104

BRIMSTONE
PORTLAND, TENNESSEE
PRELIMINARY FIRE TRUCK MOVEMENT PLAN

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER F. LAST
CHECKEDINITIALS DRAWNINITIALS
SHEET C4.0

SCALE: 1"=100'
0 100 200 300

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

Date: April 9, 2026, 9:45 AM – User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Preliminary Truck Movement.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

NO.	REVISION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JACOB R. VINCENT
REGISTERED ENGINEER
STATE OF TENNESSEE
4 15 26

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

BRIMSTONE
PORTLAND, TENNESSEE
PRELIMINARY TRASH TRUCK MOVEMENT PLAN

SCALE: 1"=100'
0 100 200 300

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER F. LAST
CHECKEDINITIALS DRAWNINITIALS
SHEET C4.1

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

Date: April 9, 2026, 10:37 AM - User ID: MLeslie
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Preliminary Truck Movement.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

BUFFER DATA:

BUFFER YARD ONE LENGTH:	**350'**
CANOPY TREES REQUIRED:	11 TREES ($\frac{350}{100}$ X 3)
CANOPY TREES PROPOSED:	11 TREES
ACCENT TREES REQUIRED:	21 TREES ($\frac{350}{100}$ X 6)
ACCENT TREES PROPOSED:	21 TREES
SHRUBS REQUIRED:	119 SHRUBS ($\frac{350}{100}$ X 34)
SHRUBS PROPOSED:	119 SHRUBS
BUFFER YARD TWO LENGTH:	**549'**
CANOPY TREES REQUIRED:	17 TREES ($\frac{549}{100}$ X 3)
CANOPY TREES PROPOSED:	17 TREES
ACCENT TREES REQUIRED:	33 TREES ($\frac{549}{100}$ X 6)
ACCENT TREES PROPOSED:	33 TREES
SHRUBS REQUIRED:	187 SHRUBS ($\frac{549}{100}$ X 34)
SHRUBS PROPOSED:	187 SHRUBS
BUFFER YARD THREE LENGTH:	**243'**
CANOPY TREES REQUIRED:	8 TREES ($\frac{243}{100}$ X 3)
CANOPY TREES PROPOSED:	8 TREES
ACCENT TREES REQUIRED:	15 TREES ($\frac{243}{100}$ X 6)
ACCENT TREES PROPOSED:	15 TREES
SHRUBS REQUIRED:	83 SHRUBS ($\frac{243}{100}$ X 34)
SHRUBS PROPOSED:	83 SHRUBS
BUFFER YARD FOUR LENGTH:	**315'**
CANOPY TREES REQUIRED:	10 TREES ($\frac{315}{100}$ X 3)
CANOPY TREES PROPOSED:	10 TREES
ACCENT TREES REQUIRED:	19 TREES ($\frac{315}{100}$ X 6)
ACCENT TREES PROPOSED:	19 TREES
SHRUBS REQUIRED:	108 SHRUBS ($\frac{315}{100}$ X 34)
SHRUBS PROPOSED:	108 SHRUBS
BUFFER YARD FIVE LENGTH:	**1545'**
CANOPY TREES REQUIRED:	47 TREES ($\frac{1545}{100}$ X 3)
CANOPY TREES PROPOSED:	47 TREES
ACCENT TREES REQUIRED:	93 TREES ($\frac{1545}{100}$ X 6)
ACCENT TREES PROPOSED:	93 TREES
SHRUBS REQUIRED:	526 SHRUBS ($\frac{1545}{100}$ X 34)
SHRUBS PROPOSED:	526 SHRUBS

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

SCALE: 1"=100'
0 100 200 300

Know what's below. Call before you dig.

NO. | REVISION | DATE

TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 380

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 | NASHVILLE, TN 37206 | 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

BRIMSTONE
PORTLAND, TENNESSEE
PRELIMINARY LANDSCAPE PLAN

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER T. GARDNER
CHECKED TPG DRAWN MML
SHEET L1.0

Date: April 6, 2026, 9:45 AM - User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Landscape.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANTS ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

PLANTING NOTES:

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 TAGS, 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 OTHERWISED 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.

SODDING NOTES:

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.

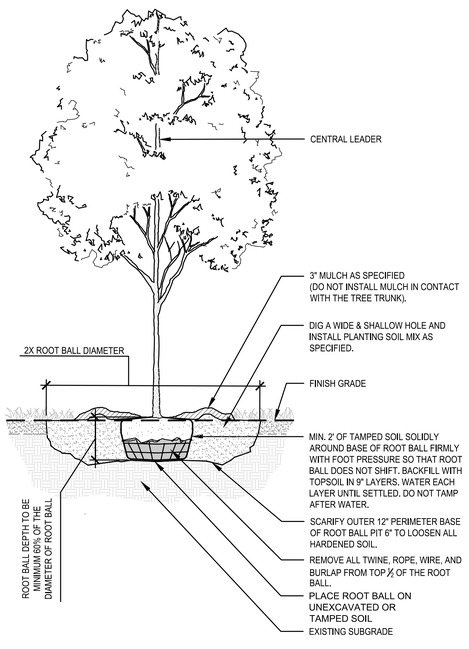
SEEDING NOTES:

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 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.
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 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.
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.

IRRIGATION NOTES:

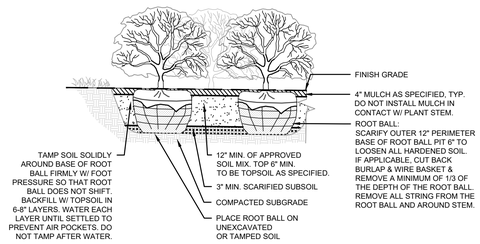
1. ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
2. SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
3. PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY RECLAIMED/REUSED/GRAY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
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.

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP 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 (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES), DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. 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.

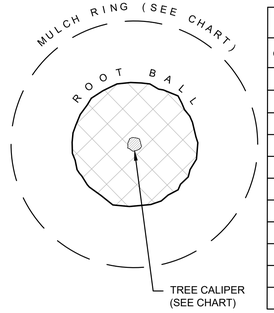


1 TYPICAL TREE PLANTING
3/8" = 1'-0"

NOTES:
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.



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



PLAN VIEW

TYPICAL MULCH RING SIZING CHART		
CALIPER	MIN. ROOT BALL DIAMETER	MULCH RING DIAMETER
1"	16"	4' MIN.
1.5"	20"	4-6' MIN.
2"	2'-0"	6' MIN.
2.5"	28"	6-8' MIN.
3"	32"	8' MIN.
3.5"	38"	8-10' MIN.
4"	42"	10' MIN.
5"	54"	12' MIN.
6"	60"	12-14' MIN.
7"	70"	16' MIN.
8"	80"	20' MIN.

3 TREE MULCHING
1" = 1'-0"

NO.	REVISION	DATE

TROY PATRICK GARDNER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 388
4/6/2026

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE AAE PROFESSIONALS FIRM #11104

BRIMSTONE
PORTLAND, TENNESSEE
LANDSCAPE NOTES & DETAILS

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER T. GARDNER
CHECKED TPG DRAWN MML
SHEET L1.1

Date: April 6, 2026, 9:45 AM - User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Landscape.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

OPEN SPACE SITE DATA:

TOTAL SITE AREA:	26.57 AC
TOTAL REQUIRED OPEN SPACE:	5.31 AC (20% MIN.)
TOTAL PROPOSED OPEN SPACE:	9.40 AC (35%)
REQUIRED USEABLE OPEN SPACE:	2.66 AC (10% MIN.)
PROPOSED USEABLE OPEN SPACE:	3.00 AC (11%)
PROPOSED PASSIVE OPEN SPACE:	6.40 AC (24%)

LEGEND:

- PASSIVE OPEN SPACE
- USEABLE OPEN SPACE

ANTICIPATED AMENITY SCHEDULE:

PHASE ONE:
- COVERED CBU
- WALKING TRAIL

PHASE TWO:
- WALKING TRAIL

PHASE THREE:
- SPORTS COURTS & PAVILION
- WALKING TRAIL

PHASE FOUR:
- PAVILION
- DOG PARK

AMENITY IMAGERY EXAMPLES

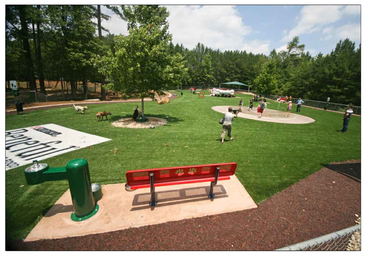
A. COVERED CBU

B. PLAYGROUND

C. SPORTS COURTS & PAVILION

D. WALKING TRAIL

E. PAVILION


F. DOG PARK

SCALE: 1"=100'

0 100 200 300

NO.	REVISION	DATE

TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 000 CERTIFICATE EXPIRES 03/31/2027

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

BRIMSTONE
PORTLAND, TENNESSEE
PRELIMINARY AMENITIES

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER T. GARDNER
CHECKED TPG DRAWN MML
SHEET L1.2

Date: April 6, 2026, 9:45 AM – User ID: MLesley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Landscape.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

SINGLE FAMILY HOMES

ASTER

ANDOVER

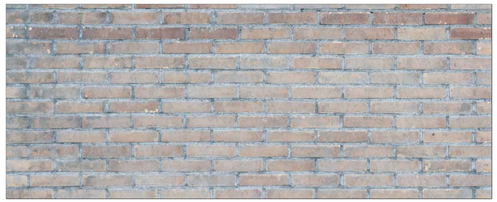
BRADFORD

COLEMAN

DAVIDSON

MATERIALS

HARDIE PLANK



BRICK

STONE

NOTES:

1. THIS INFORMATION IS PRELIMINARY AND INTENDED TO CONVEY APPEARANCE AS REQUIRED BY THE CITY OF PORTLAND PLANNED UNIT DEVELOPMENT REGULATIONS.

2. ALL HOMES TO BE 100% MASONRY AND MAY INCLUDE A COMBINATION OF HARDIE PLANK, BRICK, AND STONE.

3. HOME SIZES ARE ESTIMATED TO BE 1,150 S.F. OR GREATER.

NO.	REVISION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #111104

BRIMSTONE
PORTLAND, TENNESSEE
ARCHITECTURAL ELEVATIONS

PLAT NO. XXXXXX
JOB NO. 21000114-000
DATE 04.15.2026
DESIGNER -
CHECKED - DRAWN -
SHEET A1.0

Date: December 18, 2025, 9:45 AM - User ID: MLessley
File: G:\25-0303\1-Civil Engineering\PMDP PUD\0303 Architecture.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANTS ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED.

Luminaire Summary

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	13	STEALTH II-80-TypeIII-S(80X150D)	Single	14808	0.500	

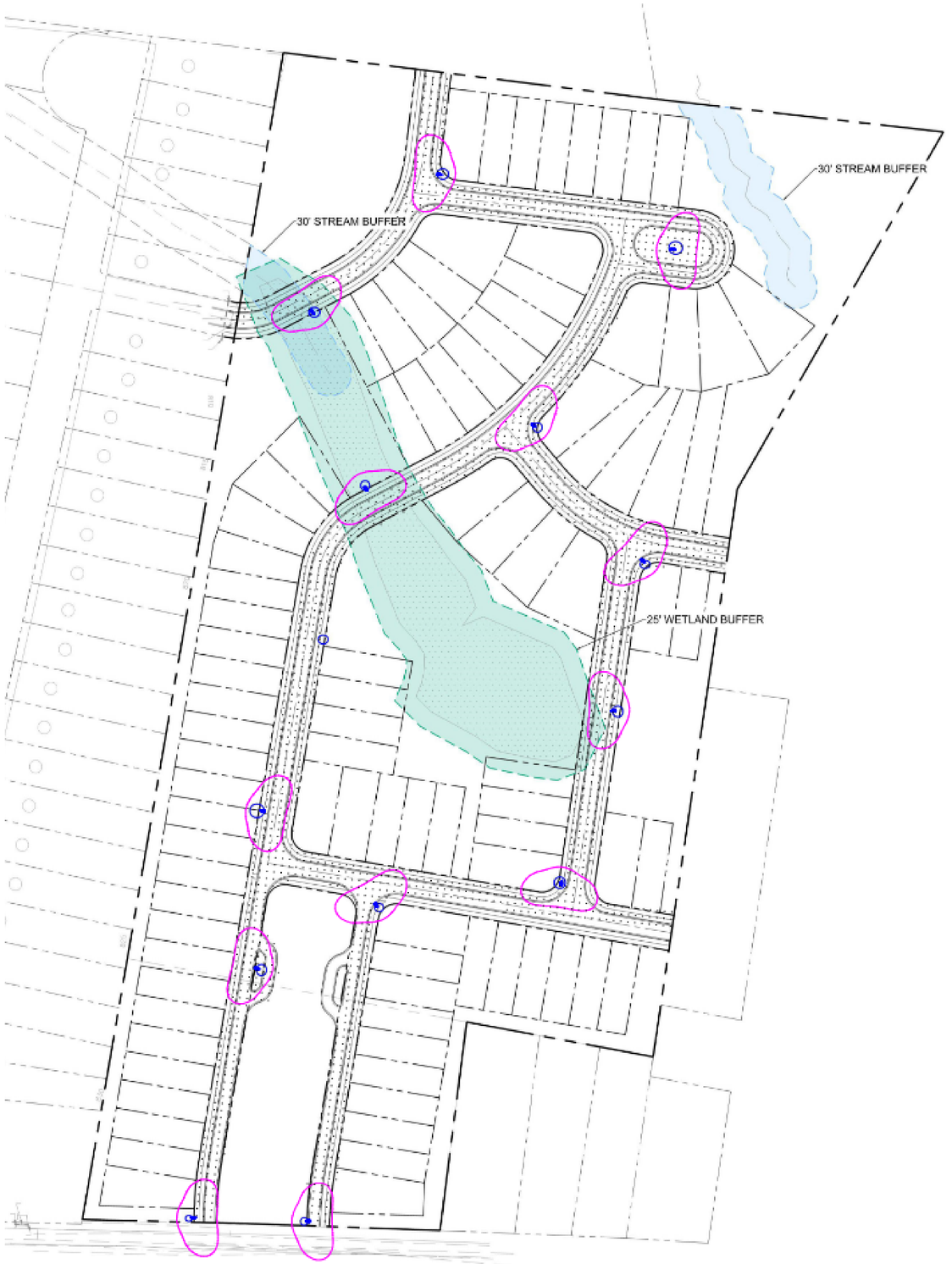
Luminaire Location Summary

Coordinates In Feet

Luminaire Location Summary						
LumNo	**Label**	**X**	**Y**	**Z**	**Orient**	**Tilt**
1	STEALTH II-80-TypeIII-S(80X150D)	802	1441	15	139.086	0
2	STEALTH II-80-TypeIII-S(80X150D)	561	1359	15	301.087	0
3	STEALTH II-80-TypeIII-S(80X150D)	955	1251	15	136.521	0
4	STEALTH II-80-TypeIII-S(80X150D)	915	1044	15	178.636	0
5	STEALTH II-80-TypeIII-S(80X150D)	414	905	15	347.471	0
6	STEALTH II-80-TypeIII-S(80X150D)	838	807	15	262.333	0
7	STEALTH II-80-TypeIII-S(80X150D)	415	682	15	167.905	0
8	STEALTH II-80-TypeIII-S(80X150D)	580	768	15	118.887	0
9	STEALTH II-80-TypeIII-S(80X150D)	317	334	15	0	0
10	STEALTH II-80-TypeIII-S(80X150D)	478	329	15	0	0
11	STEALTH II-80-TypeIII-S(80X150D)	491	1599	15	123.275	0
12	STEALTH II-80-TypeIII-S(80X150D)	989	1691	15	354.472	0
13	STEALTH II-80-TypeIII-S(80X150D)	671	1795	15	175.135	0

Calculation Summary

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.38	8.0	0.0	N.A.	N.A.



NOT TO SCALE

Solar Lighting International

E1.0

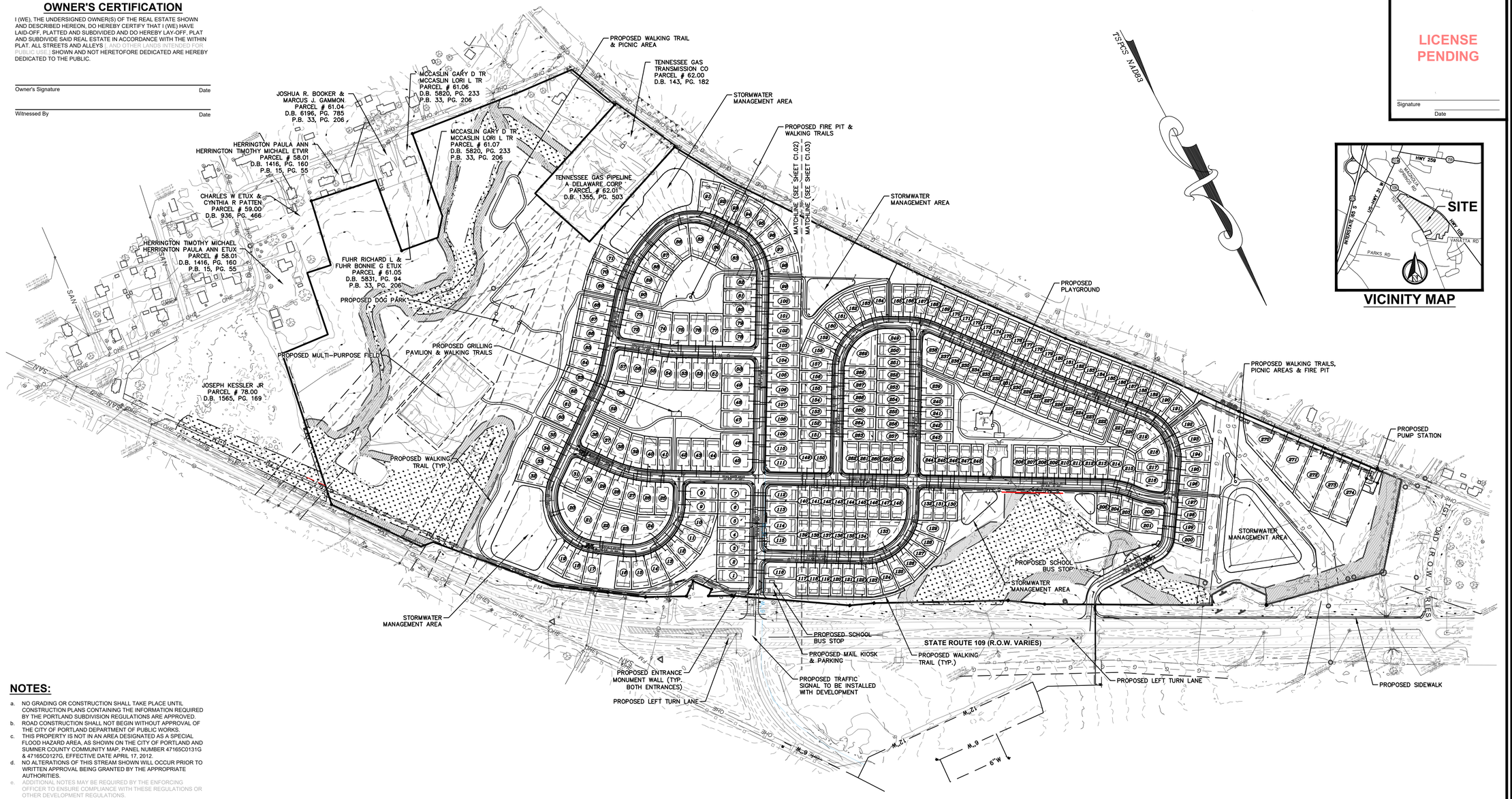
PHOTOMETRIC PLAN

OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I (WE) HAVE LAID-OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. ALL STREETS AND ALLEYS , AND OTHER LANDS INTENDED FOR PUBLIC USE, SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

Owner's Signature — Date

Witnessed By — Date



VICINITY MAP

NOTES:

a. NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS CONTAINING THE INFORMATION REQUIRED BY THE PORTLAND SUBDIVISION REGULATIONS ARE APPROVED.
b. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
c. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE CITY OF PORTLAND AND SUMNER COUNTY COMMUNITY MAP, PANEL NUMBER 47165C0131G & 47165C0127G, EFFECTIVE DATE APRIL 17, 2012.
d. NO ALTERATIONS OF THIS STREAM SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
e. ADDITIONAL NOTES MAY BE REQUIRED BY THE ENFORCING OFFICER TO ENSURE COMPLIANCE WITH THESE REGULATIONS OR OTHER DEVELOPMENT REGULATIONS.

***RETRACEMENT SURVEY / PRELIMINARY PLAT**

BRYANT ENGINEERING, INC. (BEi) INTENDS TO PERFORM A RETRACEMENT OF THE ATTACHED SURVEY (BY OTHERS). THIS SURVEY WILL BE PERFORMED PROMPTLY FOLLOWING THE ISSUANCE OF A TENNESSEE SURVEYING LICENSE (TN LICENSE APPLICATION CURRENTLY UNDER REVIEW BY TN DEPARTMENT OF COMMERCE AND INSURANCE). IT IS NOT ANTICIPATED THAT DIFFERENCES IN FIELD OBSERVATIONS / MEASUREMENTS WILL IMPACT THE PROPOSED DEVELOPMENT / LOT LAYOUT DUE TO THE COMMON AREAS WHICH BUFFER THE PARENT TRACT PERIMETER.

SITE STATISTICS:

ZONING CLASSIFICATION:	R-40, LOW DENSITY RESIDENTIAL DISTRICTS (PDE)
GROSS ACREAGE:	132.84 ACRES (PER PLAT BY OHM ADVISORS ON 3/22/2022*
NUMBER OF LOTS:	274
NUMBER OF LOTS PER ACRE:	0.487
STREET R/W AREA:	13.01 ACRES
NET RESIDENTIAL AREA:	46.59 ACRES
COMMON AREA:	73.24 ACRES

CERTIFICATION OF ACCURACY

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

MARK A. PHELPS, TN LICENSE PENDING — DATE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 feet

PRELIMINARY PLAT CERTIFICATE

This Preliminary Plat was tentatively approved by the Portland Municipal-Regional Planning Commission, with such exceptions or conditions as indicated in the minutes of the commission on _____ (date).

This approval shall not become final and no grading or construction shall take place until Construction Plans containing the information required by Section 3.7 (Construction Plans), of the Subdivision Regulations are approved. Date

Secretary of Planning Commission

REVIEW COPY ~ NOT FOR CONSTRUCTION

Professional Land Surveyor's Seal

LICENSE PENDING

Signature — Date

Professional Engineer's Seal

WILLIAM ANDREW WEAVER — REGISTERED ENGINEER — 130 — AGRICULTURE — COMMERCE No. 131320 — STATE OF TENNESSEE

Signature — Date 04/15/2026

NO.	DATE	DESCRIPTION

REVISIONS:

PLANS PREPARED BY:

BEi BRYANT ENGINEERING & LAND SURVEYING, INC.
Civil Engineering • Land Surveying
1559 FREDERICA STREET • P.O. BOX 21382
OWENSBORO, KENTUCKY 42304
(270) 685-2811

CLIENT / DEVELOPER:

NXGEN
LAND DEVELOPMENT, LLC
933 FIELDS DRIVE STE 203
BOWLING GREEN, KY 42104

SHEET TITLE: **PRELIMINARY PLAT**

PROJECT TITLE:
ROCKLAND ESTATES
RESIDENTIAL PLANNED COMMUNITY
1026 NORTH BROADWAY
PORTLAND, TN 37148

PLAN DATE: **04-15-2026**

SCALE: **1" = 200'**

PROJECT NO: **25-7167**

PERMITTING DOCUMENTS

SHEET NO: **C1.01**

PLOTTED: April 15, 2026 11:13 AM

F:\Data\2025\25-7167\05_Drawings\PLAN-PreliminaryPlat.dwg

OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I (WE) HAVE LAID-OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. ALL STREETS AND ALLEYS , AND OTHER LANDS INTENDED FOR PUBLIC USE, SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

Owner's Signature — Date

Witnessed By — Date

LOT NUMBER	LOT TYPE	ACREAGE	SQUARE FOOTAGE
LOT 1	TYPE 1	0.172 AC.	7,492 S.F.
LOT 2	TYPE 1	0.172 AC.	7,492 S.F.
LOT 3	TYPE 1	0.172 AC.	7,492 S.F.
LOT 4	TYPE 1	0.172 AC.	7,492 S.F.
LOT 5	TYPE 1	0.172 AC.	7,492 S.F.
LOT 6	TYPE 1	0.172 AC.	7,492 S.F.
LOT 7	TYPE 1	0.208 AC.	9,060 S.F.
LOT 8	TYPE 1	0.208 AC.	9,060 S.F.
LOT 9	TYPE 1	0.173 AC.	7,536 S.F.
LOT 10	TYPE 1	0.226 AC.	9,845 S.F.
LOT 11	TYPE 1	0.202 AC.	8,799 S.F.
LOT 12	TYPE 1	0.202 AC.	8,799 S.F.
LOT 13	TYPE 1	0.202 AC.	8,799 S.F.
LOT 14	TYPE 1	0.202 AC.	8,799 S.F.
LOT 15	TYPE 1	0.202 AC.	8,799 S.F.
LOT 16	TYPE 1	0.190 AC.	8,276 S.F.
LOT 17	TYPE 1	0.186 AC.	8,102 S.F.
LOT 18	TYPE 1	0.186 AC.	8,102 S.F.
LOT 19	TYPE 1	0.191 AC.	8,538 S.F.
LOT 20	TYPE 1	0.315 AC.	13,721 S.F.
LOT 21	TYPE 1	0.259 AC.	11,282 S.F.
LOT 22	TYPE 1	0.265 AC.	11,543 S.F.
LOT 23	TYPE 1	0.244 AC.	10,627 S.F.
LOT 24	TYPE 1	0.299 AC.	13,024 S.F.
LOT 25	TYPE 1	0.224 AC.	9,757 S.F.
LOT 26	TYPE 1	0.201 AC.	8,756 S.F.
LOT 27	TYPE 1	0.199 AC.	8,668 S.F.
LOT 28	TYPE 1	0.201 AC.	8,756 S.F.
LOT 29	TYPE 1	0.193 AC.	8,407 S.F.
LOT 30	TYPE 1	0.182 AC.	7,928 S.F.
LOT 31	TYPE 1	0.210 AC.	9,148 S.F.
LOT 32	TYPE 1	0.216 AC.	9,409 S.F.
LOT 33	TYPE 1	0.209 AC.	9,104 S.F.
LOT 34	TYPE 1	0.186 AC.	8,102 S.F.
LOT 35	TYPE 1	0.185 AC.	8,059 S.F.
LOT 36	TYPE 1	0.211 AC.	9,191 S.F.
LOT 37	TYPE 1	0.173 AC.	7,536 S.F.
LOT 38	TYPE 1	0.194 AC.	8,451 S.F.
LOT 39	TYPE 1	0.197 AC.	8,581 S.F.
LOT 40	TYPE 1	0.190 AC.	8,276 S.F.
LOT 41	TYPE 1	0.172 AC.	7,492 S.F.
LOT 42	TYPE 1	0.185 AC.	8,059 S.F.
LOT 43	TYPE 1	0.185 AC.	8,059 S.F.
LOT 44	TYPE 1	0.185 AC.	8,059 S.F.
LOT 45	TYPE 1	0.239 AC.	10,411 S.F.
LOT 46	TYPE 1	0.242 AC.	10,542 S.F.
LOT 47	TYPE 1	0.220 AC.	9,583 S.F.
LOT 48	TYPE 1	0.220 AC.	9,583 S.F.
LOT 49	TYPE 1	0.220 AC.	9,583 S.F.
LOT 50	TYPE 1	0.217 AC.	9,453 S.F.
LOT 51	TYPE 1	0.191 AC.	8,320 S.F.
LOT 52	TYPE 1	0.191 AC.	8,320 S.F.
LOT 53	TYPE 1	0.193 AC.	8,407 S.F.
LOT 54	TYPE 1	0.208 AC.	9,060 S.F.
LOT 55	TYPE 1	0.193 AC.	8,407 S.F.
LOT 56	TYPE 1	0.189 AC.	8,233 S.F.
LOT 57	TYPE 1	0.222 AC.	9,670 S.F.
LOT 58	TYPE 1	0.243 AC.	10,585 S.F.

LOT NUMBER	LOT TYPE	ACREAGE	SQUARE FOOTAGE
LOT 59	TYPE 1	0.205 AC.	8,930 S.F.
LOT 60	TYPE 1	0.183 AC.	7,971 S.F.
LOT 61	TYPE 1	0.183 AC.	7,971 S.F.
LOT 62	TYPE 1	0.183 AC.	7,971 S.F.
LOT 63	TYPE 1	0.199 AC.	8,668 S.F.
LOT 64	TYPE 1	0.198 AC.	8,625 S.F.
LOT 65	TYPE 1	0.183 AC.	7,971 S.F.
LOT 66	TYPE 1	0.183 AC.	7,971 S.F.
LOT 67	TYPE 1	0.183 AC.	7,971 S.F.
LOT 68	TYPE 1	0.183 AC.	7,971 S.F.
LOT 69	TYPE 1	0.186 AC.	8,102 S.F.
LOT 70	TYPE 1	0.186 AC.	8,102 S.F.
LOT 71	TYPE 1	0.186 AC.	8,102 S.F.
LOT 72	TYPE 1	0.218 AC.	9,496 S.F.
LOT 73	TYPE 1	0.202 AC.	8,799 S.F.
LOT 74	TYPE 1	0.227 AC.	9,888 S.F.
LOT 75	TYPE 1	0.221 AC.	9,627 S.F.
LOT 76	TYPE 1	0.212 AC.	9,235 S.F.
LOT 77	TYPE 1	0.212 AC.	9,235 S.F.
LOT 78	TYPE 1	0.208 AC.	9,060 S.F.
LOT 79	TYPE 1	0.172 AC.	7,492 S.F.
LOT 80	TYPE 1	0.172 AC.	7,492 S.F.
LOT 81	TYPE 1	0.172 AC.	7,492 S.F.
LOT 82	TYPE 1	0.172 AC.	7,492 S.F.
LOT 83	TYPE 1	0.338 AC.	14,723 S.F.
LOT 84	TYPE 1	0.189 AC.	8,233 S.F.
LOT 85	TYPE 1	0.264 AC.	11,500 S.F.
LOT 86	TYPE 1	0.287 AC.	12,502 S.F.
LOT 87	TYPE 1	0.182 AC.	7,928 S.F.
LOT 88	TYPE 1	0.193 AC.	8,407 S.F.
LOT 89	TYPE 1	0.193 AC.	8,407 S.F.
LOT 90	TYPE 1	0.193 AC.	8,407 S.F.
LOT 91	TYPE 1	0.202 AC.	8,799 S.F.
LOT 92	TYPE 1	0.190 AC.	8,276 S.F.
LOT 93	TYPE 1	0.172 AC.	7,492 S.F.
LOT 94	TYPE 1	0.194 AC.	8,451 S.F.
LOT 95	TYPE 1	0.202 AC.	8,799 S.F.
LOT 96	TYPE 1	0.202 AC.	8,799 S.F.
LOT 97	TYPE 1	0.202 AC.	8,799 S.F.
LOT 98	TYPE 1	0.213 AC.	9,278 S.F.
LOT 99	TYPE 1	0.186 AC.	8,102 S.F.
LOT 100	TYPE 1	0.186 AC.	8,102 S.F.
LOT 101	TYPE 1	0.186 AC.	8,102 S.F.
LOT 102	TYPE 1	0.186 AC.	8,102 S.F.
LOT 103	TYPE 1	0.186 AC.	8,102 S.F.
LOT 104	TYPE 1	0.186 AC.	8,102 S.F.
LOT 105	TYPE 1	0.186 AC.	8,102 S.F.
LOT 106	TYPE 1	0.186 AC.	8,102 S.F.
LOT 107	TYPE 1	0.186 AC.	8,102 S.F.
LOT 108	TYPE 1	0.186 AC.	8,102 S.F.
LOT 109	TYPE 1	0.186 AC.	8,102 S.F.
LOT 110	TYPE 1	0.186 AC.	8,102 S.F.
LOT 111	TYPE 1	0.208 AC.	9,060 S.F.
LOT 112	TYPE 1	0.208 AC.	9,060 S.F.
LOT 113	TYPE 1	0.201 AC.	8,756 S.F.
LOT 114	TYPE 1	0.201 AC.	8,756 S.F.
LOT 115	TYPE 1	0.208 AC.	9,060 S.F.
LOT 116	TYPE 1	0.208 AC.	9,060 S.F.

Add a note that the signal for 109 and Magnolia Springs will be installed after the first phase is built out.

Add notes:

a."Streets shall be built to the road specifications in force at the time of construction."

NOTES:

a. NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS CONTAINING THE INFORMATION REQUIRED BY THE PORTLAND SUBDIVISION REGULATIONS ARE APPROVED.
b. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
c. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE CITY OF PORTLAND AND SUMNER COUNTY COMMUNITY MAP, PANEL NUMBER 47165C0131G & 47165C0127G, EFFECTIVE DATE APRIL 17, 2012.
d. NO ALTERATIONS OF THIS STREAM SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
e. ADDITIONAL NOTES MAY BE REQUIRED BY THE ENFORCING OFFICER TO ENSURE COMPLIANCE WITH THESE REGULATIONS OR OTHER DEVELOPMENT REGULATIONS.

***RETRACEMENT SURVEY / PRELIMINARY PLAT**

BRYANT ENGINEERING, INC. (BEi) INTENDS TO PERFORM A RETRACEMENT OF THE ATTACHED SURVEY (BY OTHERS). THIS SURVEY WILL BE PERFORMED PROMPTLY FOLLOWING THE ISSUANCE OF A TENNESSEE SURVEYING LICENSE (TN LICENSE APPLICATION CURRENTLY UNDER REVIEW BY TN DEPARTMENT OF COMMERCE AND INSURANCE). IT IS NOT ANTICIPATED THAT DIFFERENCES IN FIELD OBSERVATIONS / MEASUREMENTS WILL IMPACT THE PROPOSED DEVELOPMENT / LOT LAYOUT DUE TO THE COMMON AREAS WHICH BUFFER THE PARENT TRACT PERIMETER.

SITE STATISTICS:

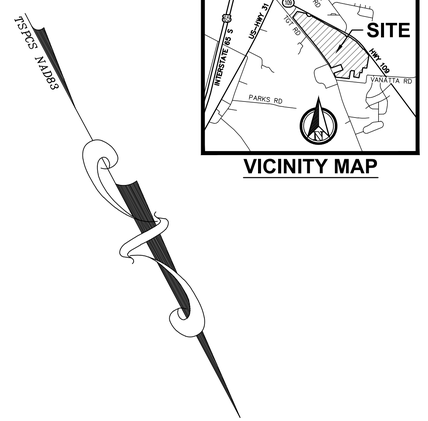
ZONING CLASSIFICATION:	R-40, LOW DENSITY RESIDENTIAL DISTRICTS (PDE)
GROSS ACREAGE:	132.84 ACRES (PER PLAT BY OHM ADVISORS ON 3/22/2022*
NUMBER OF LOTS:	274
NUMBER OF LOTS PER ACRE:	0.487
STREET R/W AREA:	13.01 ACRES
NET RESIDENTIAL AREA:	46.59 ACRES
COMMON AREA:	73.24 ACRES

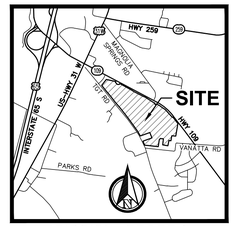
Make a note that the building materials will follow the PUD FMDP which was approved by the planning commission on 3.11.25.

CERTIFICATION OF ACCURACY

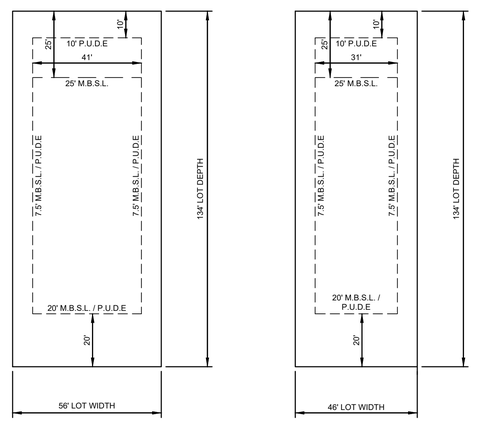
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PORTLAND MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

MARK A. PHELPS, TN LICENSE PENDING — DATE





VICINITY MAP



TYPE 1 LOT
LOT CONFIGURATION DETAIL
NUMBER OF LOTS = 127

TYPE 2 LOT
LOT CONFIGURATION DETAIL
NUMBER OF LOTS = 147

Add draft of any restrictive covenants.

STREET CENTERLINE CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 03°18'43" E	214.99'	226.98'	200.00'
C2	S 72°56'47" E	241.41'	259.16'	200.00'
C3	N 54°47'19" E	261.22'	264.28'	500.00'
C4	N 46°32'49" E	120.15'	120.44'	500.00'
C5	N 00°54'53" W	320.19'	373.80'	196.98'
C6	S 76°57'51" W	296.16'	333.46'	200.00'
C7	S 49°04'37" E	205.22'	206.65'	505.00'
C8	S 57°05'11" E	64.77'	64.82'	500.00'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 feet

REVIEW COPY ~ NOT FOR CONSTRUCTION

Professional Land Surveyor's Seal

LICENSE PENDING

Signature — Date

Professional Engineer's Seal

WILLIAM ANDREW WEAVER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE No. 131329 — STATE OF TENNESSEE

Signature — Date 04/15/2026

REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT / DEVELOPER:
NXGEN
LAND DEVELOPMENT, LLC
933 FIELDS DRIVE STE 203
BOWLING GREEN, KY 42104

SHEET TITLE: **PRELIMINARY PLAT**

PROJECT TITLE:
ROCKLAND ESTATES
RESIDENTIAL PLANNED COMMUNITY
1026 NORTH BROADWAY
PORTLAND, TN 37148

PLAN DATE: 04-15-2026

SCALE: 1" = 100'

PROJECT NO: 25-7167

PERMITTING DOCUMENTS

SHEET NO: C1.02

PLANS PREPARED BY:
BRYANT ENGINEERING & DEVELOPMENT, INC.
Civil Engineering • Land Surveying
1539 FREDERICA STREET • P.O. BOX 21382
OWENSBORO, KENTUCKY 42304
(270) 685-2811

PLOTTED: April 15, 2026 11:13 AM

STREET CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 58°00'52" W	48.87'

STREET CENTERLINE CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C9	S 74°11'59" W	280.01'	311.02'	198.00'
C10	N 50°17'42" W	136.75'	137.51'	375.00'
C11	N 48°54'07" W	107.69'	108.15'	340.00'
C12	S 74°11'59" W	280.01'	311.02'	198.00'
C13	N 57°11'56" W	41.08'	41.11'	327.00'
C14	N 46°12'57" W	84.02'	84.26'	327.00'
C15	N 39°53'09" W	36.70'	36.70'	1,000.00'
C16	N 03°45'25" W	239.31'	256.97'	198.00'
C17	N 61°53'59" E	84.87'	88.47'	89.00'
C18	N 61°10'51" E	88.78'	92.74'	91.00'

NOTES:

a. NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS CONTAINING THE INFORMATION REQUIRED BY THE PORTLAND SUBDIVISION REGULATIONS ARE APPROVED.
b. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
c. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE CITY OF PORTLAND AND SUMNER COUNTY COMMUNITY MAP, PANEL NUMBER 47165C0131G & 47165C0127G, EFFECTIVE DATE APRIL 17, 2012.
d. NO ALTERATIONS OF THIS STREAM SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
e. ADDITIONAL NOTES MAY BE REQUIRED BY THE ENFORCING OFFICER TO ENSURE COMPLIANCE WITH THESE REGULATIONS OR OTHER DEVELOPMENT REGULATIONS.

SITE STATISTICS:

ZONING CLASSIFICATION:	R-40, LOW DENSITY RESIDENTIAL DISTRICTS (PDE)
GROSS ACREAGE:	132.84 ACRES (PER PLAT BY OHM ADVISORS ON 3/22/2022*
NUMBER OF LOTS:	274
NUMBER OF LOTS PER ACRE:	0.487
STREET R/W AREA:	13.01 ACRES
NET RESIDENTIAL AREA:	46.59 ACRES
COMMON AREA:	73.24 ACRES

***RETRACEMENT SURVEY / PRELIMINARY PLAT**

BRYANT ENGINEERING, INC. (BEi) INTENDS TO PERFORM A RETRACEMENT OF THE ATTACHED SURVEY (BY OTHERS). THIS SURVEY WILL BE PERFORMED PROMPTLY FOLLOWING THE ISSUANCE OF A TENNESSEE SURVEYING LICENSE (TN LICENSE APPLICATION CURRENTLY UNDER REVIEW BY TN DEPARTMENT OF COMMERCE AND INSURANCE). IT IS NOT ANTICIPATED THAT DIFFERENCES IN FIELD OBSERVATIONS / MEASUREMENTS WILL IMPACT THE PROPOSED DEVELOPMENT / LOT LAYOUT DUE TO THE COMMON AREAS WHICH BUFFER THE PARENT TRACT PERIMETER.

CERTIFICATION OF ACCURACY

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

MARK A. PHELPS, TN LICENSE PENDING — DATE

OWNER'S CERTIFICATION

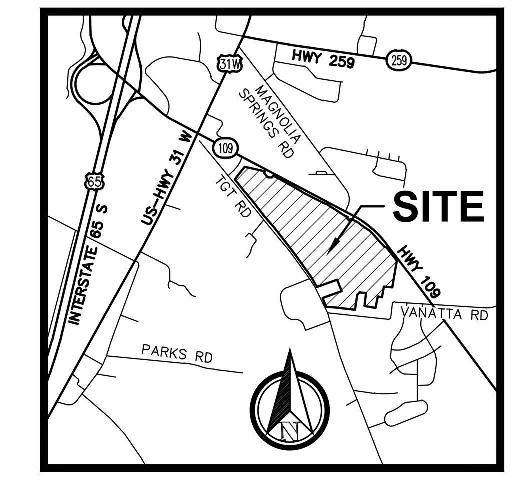
I (WE), THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I (WE) HAVE LAID-OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. ALL STREETS AND ALLEYS [, AND OTHER LANDS INTENDED FOR PUBLIC USE,] SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

Owner's Signature — Date

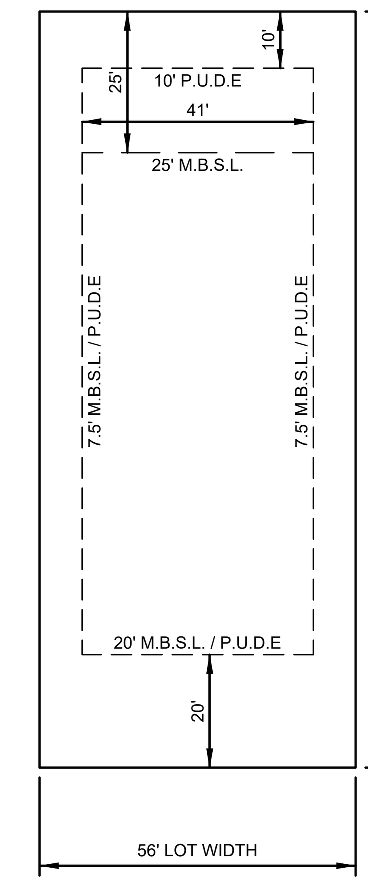
Witnessed By — Date

LOT NUMBER	LOT TYPE	ACREAGE	SQUARE FOOTAGE
LOT 117	TYPE 2	0.146 AC.	6,358 S.F.
LOT 118	TYPE 2	0.146 AC.	6,358 S.F.
LOT 119	TYPE 2	0.146 AC.	6,358 S.F.
LOT 120	TYPE 2	0.146 AC.	6,358 S.F.
LOT 121	TYPE 2	0.146 AC.	6,358 S.F.
LOT 122	TYPE 2	0.152 AC.	6,621 S.F.
LOT 123	TYPE 2	0.176 AC.	7,667 S.F.
LOT 124	TYPE 2	0.176 AC.	7,667 S.F.
LOT 125	TYPE 2	0.175 AC.	7,623 S.F.
LOT 126	TYPE 2	0.170 AC.	7,405 S.F.
LOT 127	TYPE 2	0.170 AC.	7,405 S.F.
LOT 128	TYPE 2	0.178 AC.	7,754 S.F.
LOT 129	TYPE 2	0.194 AC.	8,451 S.F.
LOT 130	TYPE 2	0.154 AC.	6,708 S.F.
LOT 131	TYPE 2	0.154 AC.	6,708 S.F.
LOT 132	TYPE 2	0.178 AC.	7,754 S.F.
LOT 133	TYPE 2	0.335 AC.	14,593 S.F.
LOT 134	TYPE 2	0.149 AC.	6,490 S.F.
LOT 135	TYPE 2	0.149 AC.	6,490 S.F.
LOT 136	TYPE 2	0.149 AC.	6,490 S.F.
LOT 137	TYPE 2	0.149 AC.	6,490 S.F.
LOT 138	TYPE 2	0.149 AC.	6,490 S.F.
LOT 139	TYPE 2	0.149 AC.	6,490 S.F.
LOT 140	TYPE 2	0.147 AC.	6,403 S.F.
LOT 141	TYPE 2	0.147 AC.	6,403 S.F.
LOT 142	TYPE 2	0.147 AC.	6,403 S.F.
LOT 143	TYPE 2	0.147 AC.	6,403 S.F.
LOT 144	TYPE 2	0.147 AC.	6,403 S.F.
LOT 145	TYPE 2	0.147 AC.	6,403 S.F.
LOT 146	TYPE 2	0.147 AC.	6,403 S.F.
LOT 147	TYPE 2	0.147 AC.	6,403 S.F.
LOT 148	TYPE 2	0.196 AC.	8,538 S.F.
LOT 149	TYPE 1	0.206 AC.	8,973 S.F.
LOT 150	TYPE 2	0.203 AC.	8,843 S.F.
LOT 151	TYPE 2	0.147 AC.	6,403 S.F.
LOT 152	TYPE 2	0.147 AC.	6,403 S.F.
LOT 153	TYPE 2	0.147 AC.	6,403 S.F.
LOT 154	TYPE 2	0.147 AC.	6,403 S.F.
LOT 155	TYPE 2	0.147 AC.	6,403 S.F.
LOT 156	TYPE 2	0.147 AC.	6,403 S.F.
LOT 157	TYPE 2	0.174 AC.	7,579 S.F.
LOT 158	TYPE 2	0.179 AC.	7,797 S.F.
LOT 159	TYPE 2	0.178 AC.	7,754 S.F.
LOT 160	TYPE 2	0.177 AC.	7,710 S.F.
LOT 161	TYPE 2	0.177 AC.	7,710 S.F.
LOT 162	TYPE 2	0.177 AC.	7,710 S.F.
LOT 163	TYPE 2	0.174 AC.	7,579 S.F.
LOT 164	TYPE 2	0.175 AC.	7,623 S.F.
LOT 165	TYPE 2	0.151 AC.	6,578 S.F.
LOT 166	TYPE 2	0.154 AC.	6,708 S.F.
LOT 167	TYPE 2	0.168 AC.	7,318 S.F.
LOT 168	TYPE 2	0.164 AC.	7,144 S.F.
LOT 169	TYPE 2	0.150 AC.	6,534 S.F.
LOT 170	TYPE 2	0.142 AC.	6,186 S.F.
LOT 171	TYPE 2	0.142 AC.	6,186 S.F.
LOT 172	TYPE 2	0.142 AC.	6,186 S.F.
LOT 173	TYPE 2	0.142 AC.	6,186 S.F.
LOT 174	TYPE 2	0.142 AC.	6,186 S.F.
LOT 175	TYPE 2	0.142 AC.	6,186 S.F.
LOT 176	TYPE 2	0.142 AC.	6,186 S.F.
LOT 177	TYPE 2	0.142 AC.	6,186 S.F.
LOT 178	TYPE 2	0.142 AC.	6,186 S.F.
LOT 179	TYPE 2	0.142 AC.	6,186 S.F.
LOT 180	TYPE 2	0.142 AC.	6,186 S.F.
LOT 181	TYPE 2	0.142 AC.	6,186 S.F.
LOT 182	TYPE 2	0.142 AC.	6,186 S.F.
LOT 183	TYPE 2	0.142 AC.	6,186 S.F.
LOT 184	TYPE 2	0.142 AC.	6,186 S.F.
LOT 185	TYPE 2	0.142 AC.	6,186 S.F.
LOT 186	TYPE 2	0.142 AC.	6,186 S.F.
LOT 187	TYPE 2	0.142 AC.	6,186 S.F.
LOT 188	TYPE 2	0.142 AC.	6,186 S.F.
LOT 189	TYPE 2	0.155 AC.	6,752 S.F.
LOT 190	TYPE 2	0.170 AC.	7,405 S.F.
LOT 191	TYPE 2	0.174 AC.	7,579 S.F.
LOT 192	TYPE 2	0.201 AC.	8,756 S.F.
LOT 193	TYPE 2	0.195 AC.	8,494 S.F.
LOT 194	TYPE 2	0.184 AC.	8,015 S.F.
LOT 195	TYPE 1	0.167 AC.	7,275 S.F.

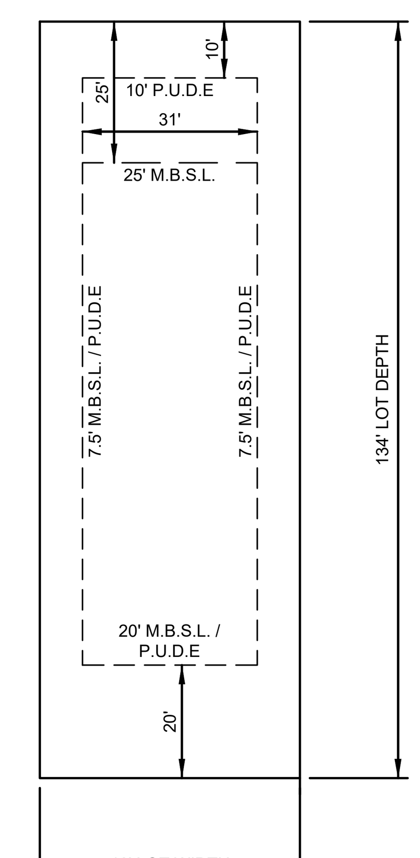
LOT NUMBER	LOT TYPE	ACREAGE	SQUARE FOOTAGE
LOT 196	TYPE 1	0.167 AC.	7,275 S.F.
LOT 197	TYPE 2	0.142 AC.	6,186 S.F.
LOT 198	TYPE 2	0.142 AC.	6,186 S.F.
LOT 199	TYPE 2	0.142 AC.	6,186 S.F.
LOT 200	TYPE 2	0.146 AC.	6,360 S.F.
LOT 201	TYPE 1	0.195 AC.	8,494 S.F.
LOT 202	TYPE 1	0.193 AC.	8,407 S.F.
LOT 203	TYPE 2	0.147 AC.	6,403 S.F.
LOT 204	TYPE 2	0.143 AC.	6,229 S.F.
LOT 205	TYPE 2	0.156 AC.	6,795 S.F.
LOT 206	TYPE 2	0.154 AC.	6,708 S.F.
LOT 207	TYPE 2	0.142 AC.	6,186 S.F.
LOT 208	TYPE 2	0.142 AC.	6,186 S.F.
LOT 209	TYPE 2	0.142 AC.	6,186 S.F.
LOT 210	TYPE 2	0.142 AC.	6,186 S.F.
LOT 211	TYPE 2	0.160 AC.	6,970 S.F.
LOT 212	TYPE 2	0.160 AC.	6,970 S.F.
LOT 213	TYPE 2	0.169 AC.	7,362 S.F.
LOT 214	TYPE 2	0.183 AC.	7,971 S.F.
LOT 215	TYPE 2	0.161 AC.	7,013 S.F.
LOT 216	TYPE 2	0.215 AC.	9,365 S.F.
LOT 217	TYPE 2	0.142 AC.	6,186 S.F.
LOT 218	TYPE 2	0.235 AC.	10,237 S.F.
LOT 219	TYPE 2	0.216 AC.	9,409 S.F.
LOT 220	TYPE 2	0.142 AC.	6,186 S.F.
LOT 221	TYPE 2	0.142 AC.	6,186 S.F.
LOT 222	TYPE 1	0.186 AC.	8,102 S.F.
LOT 223	TYPE 2	0.142 AC.	6,186 S.F.
LOT 224	TYPE 2	0.142 AC.	6,186 S.F.
LOT 225	TYPE 2	0.142 AC.	6,186 S.F.
LOT 226	TYPE 2	0.142 AC.	6,186 S.F.
LOT 227	TYPE 2	0.145 AC.	6,316 S.F.
LOT 228	TYPE 2	0.143 AC.	6,229 S.F.
LOT 229	TYPE 2	0.142 AC.	6,186 S.F.
LOT 230	TYPE 2	0.142 AC.	6,186 S.F.
LOT 231	TYPE 2	0.142 AC.	6,186 S.F.
LOT 232	TYPE 2	0.142 AC.	6,186 S.F.
LOT 233	TYPE 2	0.142 AC.	6,186 S.F.
LOT 234	TYPE 2	0.142 AC.	6,186 S.F.
LOT 235	TYPE 2	0.142 AC.	6,186 S.F.
LOT 236	TYPE 2	0.142 AC.	6,186 S.F.
LOT 237	TYPE 2	0.142 AC.	6,186 S.F.
LOT 238	TYPE 2	0.225 AC.	6,186 S.F.
LOT 239	TYPE 1	0.229 AC.	9,975 S.F.
LOT 240	TYPE 2	0.150 AC.	6,534 S.F.
LOT 241	TYPE 2	0.150 AC.	6,534 S.F.
LOT 242	TYPE 2	0.150 AC.	6,534 S.F.
LOT 243	TYPE 2	0.150 AC.	6,534 S.F.
LOT 244	TYPE 2	0.192 AC.	8,364 S.F.
LOT 245	TYPE 2	0.150 AC.	6,534 S.F.
LOT 246	TYPE 2	0.150 AC.	6,534 S.F.
LOT 247	TYPE 2	0.150 AC.	6,534 S.F.
LOT 248	TYPE 2	0.154 AC.	6,708 S.F.
LOT 249	TYPE 2	0.191 AC.	8,320 S.F.
LOT 250	TYPE 2	0.155 AC.	6,752 S.F.
LOT 251	TYPE 2	0.155 AC.	6,752 S.F.
LOT 252	TYPE 2	0.155 AC.	6,752 S.F.
LOT 253	TYPE 2	0.155 AC.	6,752 S.F.
LOT 254	TYPE 2	0.155 AC.	6,752 S.F.
LOT 255	TYPE 2	0.155 AC.	6,752 S.F.
LOT 256	TYPE 2	0.155 AC.	6,752 S.F.
LOT 257	TYPE 2	0.155 AC.	6,752 S.F.
LOT 258	TYPE 2	0.197 AC.	8,581 S.F.
LOT 259	TYPE 2	0.142 AC.	6,186 S.F.
LOT 260	TYPE 2	0.142 AC.	6,186 S.F.
LOT 261	TYPE 2	0.146 AC.	6,360 S.F.
LOT 262	TYPE 2	0.197 AC.	8,581 S.F.
LOT 263	TYPE 2	0.159 AC.	6,926 S.F.
LOT 264	TYPE 2	0.159 AC.	6,926 S.F.
LOT 265	TYPE 2	0.159 AC.	6,926 S.F.
LOT 266	TYPE 2	0.159 AC.	6,926 S.F.
LOT 267	TYPE 2	0.159 AC.	6,926 S.F.
LOT 268	TYPE 2	0.159 AC.	6,926 S.F.
LOT 269	TYPE 2	0.335 AC.	14,593 S.F.
LOT 270	TYPE 1	0.357 AC.	15,551 S.F.
LOT 271	TYPE 1	0.518 AC.	22,564 S.F.
LOT 272	TYPE 1	0.528 AC.	23,000 S.F.
LOT 273	TYPE 1	0.491 AC.	21,388 S.F.
LOT 274	TYPE 1	0.486 AC.	21,170 S.F.



VICINITY MAP



TYPE 1 LOT
LOT CONFIGURATION DETAIL
NUMBER OF LOTS = 127



TYPE 2 LOT
LOT CONFIGURATION DETAIL
NUMBER OF LOTS = 147

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 feet

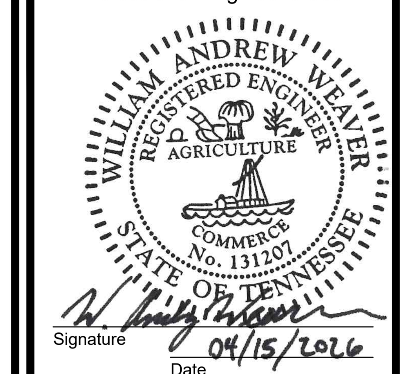
REVIEW COPY ~ NOT FOR CONSTRUCTION

Professional Land Surveyor's Seal

LICENSE PENDING

Signature
Date

Professional Engineer's Seal



Signature
Date 04/15/2026

REVISIONS:

NO.	DATE	DESCRIPTION

PLANS PREPARED BY:
BEi BRYANT ENGINEERING INC.
Civil Engineering • Land Surveying
1535 FREDERICA STREET ~ P.O. BOX 21382
OWENSBORO, KENTUCKY 42304
(270) 685-2811

CLIENT / DEVELOPER:
NXGEN
LAND DEVELOPMENT, LLC
933 FIELDS DRIVE STE 203
BOWLING GREEN, KY 42104

SHEET TITLE:
PRELIMINARY PLAT

PROJECT TITLE:
ROCKLAND ESTATES
RESIDENTIAL PLANNED COMMUNITY
1026 NORTH BROADWAY
PORTLAND, TN 37148

PLAN DATE:
04-15-2026

SCALE:
1" = 100'

PROJECT NO:
25-7167

PERMITTING DOCUMENTS

SHEET NO:
C1.03

PLOTTED: April 15, 2026 11:13 AM

F:\Data\2025\25-7167\05_Drawings\PLAN-PreliminaryPlat.dwg

PLAN SHEET INDEX:

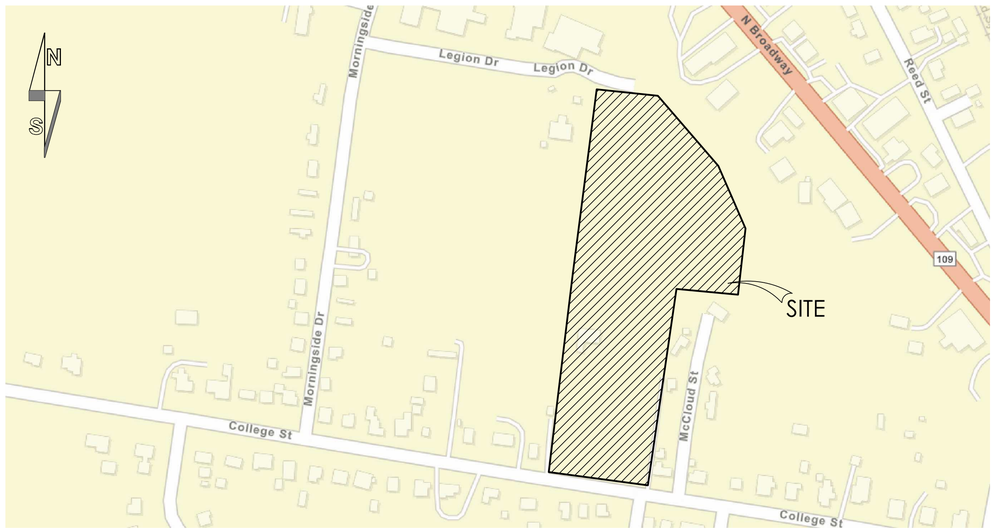
DESCRIPTION	SHEET
EXISTING CONDITIONS	S 1.0
PRELIMINARY PLAT	C1.0
SITE LAYOUT	C1.1

PRELMINARY PLAT

MARLIN ESTATES SUBDIVISION

CITY OF PORTLAND, SUMNER COUNTY, TN
MAP 033A GROUP A PARCEL 5.00 & 5.01

PROJECT DESCRIPTION
CONSTRUCTION OF ROADWAY, STORMWATER , AND UTILITY INFRASTRUCTURE FOR DEVELOPMENT OF 31 SINGLE FAMILY DETACHED DWELLINGS.



LOCATION MAP
NOT TO SCALE

DEVELOPERS
DANNY GROVES & WALLY GILLIAM
406 NORTH BROADWAY
PORTLAND, TN 37148
(615) 325-4597

OWNER
C & C BUILDING GROUP, LLC.
915A DOBBINS PIKE
GALLATIN, TN 37066

SURVEYOR/ENGINEER
CORNERSTONE DEVELOPMENT SERVICES
ZACH WILKINSON, PLS & PE
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
114553
STATE OF TENNESSEE
5-5-2026

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

MARLIN ESTATES SUBDIVISION
PRELIMINARY PLAT
403 & 405 COLLEGE STREET
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

COVER SHEET

NO.	DATE	REVISION
1	5-5-2026	STAFF COMMENTS

SHEET NO.
CS0.0
SHEET 0 OF 3

PROJECT #: 26.042CDS DATE: 3-25-2026

GRAPHIC SCALE

0 60 120 180

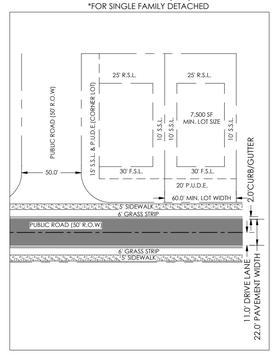
1 inch =60 ft

N

JURISDICTIONAL NOTES

1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WIHTOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
3. SEE GENERAL NOTE 9 ON EXISTING CONDITIONS SHEET FOR FLOOD HAZARD AREA STATUS.
4. MAINTENANCE OF DRAINAGE EASEMENTS OUTSIDE OF DEDICATED RIGHTS OF WAY IS NOT THE RESPONSIBILITY OF THE CITY OF PORTLAND OR SUMNER COUNTY.
5. INDIVIDUAL LOTS WILL REQUIRE A LAND DISTURBANCE PERMIT BEFORE BUILDING PERMITS WILL BE ISSUED.

TYPICAL LOT LAYOUT (R7.5)
*FOR SINGLE FAMILY DETACHED



-LOT 16 TO HAVE FIRE SPRINKLER SYSTEM MEETING FIRE CODE REQUIREMENTS.
*LOTS 16,17,18,&19 ARE DESIGNATED AT CRITICAL LOTS
-ESTIMATED TRIP GENERATION FOR 31 SINGLE FAMILY LOTS IS 31 UNITS X 9.43 TRIPS/UNIT=293 TRIPS/DAY
(ITE 11TH ADDITION , LAND USE 210)
THEREFORE LANE WIDTHS MUST BE 11 PER SUBDIVISION REGULATIONS .
-DENSITY OF DEVELOPMENT IS 3.4 UNITS/ACRE, THEREFORE 5' MINIMUM SIDEWALK WIDTH W/ 6' PLANTING STRIP

TOTAL AREA
9.08 ACRES
(395,604 SF)

LOT #	ACRES	SF
1	0.17	7,525
2	0.17	7,559
3	0.17	7,588
4	0.17	7,616
5	0.18	7,645
6	0.18	7,673
7	0.18	7,702
8	0.18	7,730
9	0.18	7,635
10	0.18	7,684
11	0.18	7,745
12	0.18	7,789
13	0.18	7,832
14	0.18	7,906
15	0.20	8,666
16	0.20	8,903
17	0.18	8,002
18	0.20	8,544
19	0.18	7,719
20	0.18	7,629
21	0.18	7,635
22	0.18	7,640
23	0.18	7,645
24	0.18	7,644
25	0.17	7,619
26	0.17	7,592
27	0.17	7,565
28	0.17	7,538
29	0.18	7,636
30	0.17	7,609
31	0.17	7,568
OS1	0.30	13,205
OS2	1.85	80,544

LINE	BEARING	DISTANCE
L1	N 31°41'24" W	42.14'
L2	S 18°26'51" W	50.58'
L3	N 37°18'23" W	11.31'
L4	N 07°41'37" E	55.60'
L5	N 52°41'37" E	11.31'
L6	N 07°41'37" E	22.48'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	32.37'	28.95'	S 54°03'13" W	92°43'11"
C2	25.00'	38.38'	34.72'	S 36°17'15" E	87°57'45"
C3	25.00'	40.16'	35.98'	S 53°42'45" W	92°02'15"
C4	61.00'	22.50'	22.37'	N 18°15'39" E	21°08'05"
C5	61.00'	35.50'	35.00'	N 45°29'59" E	33°20'35"
C6	61.00'	20.09'	20.00'	N 71°36'24" E	18°52'14"
C7	61.00'	38.11'	37.49'	S 81°03'41" E	35°47'35"
C8	61.00'	38.15'	37.53'	S 45°14'54" E	35°49'59"
C9	61.00'	35.50'	35.00'	S 10°39'36" E	33°20'35"
C10	61.00'	75.02'	70.38'	S 41°14'31" W	70°27'40"
C11	61.00'	6.69'	6.69'	S 79°36'55" W	6°17'08"
C12	36.00'	47.16'	43.86'	S 45°13'33" W	75°03'52"
C13	25.00'	38.73'	34.97'	N 36°41'08" W	88°45'29"

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

JOSHUA ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114555
STATE OF TENNESSEE
6-5-2026

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

MARLIN ESTATES SUBDIVISION
PRELIMINARY PLAT
403 & 405 COLLEGE STREET
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

PRELIMINARY PLAT

NO.	DATE	REVISION
1	5-5-2026	STAFF COMMENTS

SHEET NO.
C1.0
SHEET 2 OF 3

PROJECT #: 26.042CDS DATE: 3-25-2026

GRAPHIC SCALE
0 60 120 180
1 inch =60 ft

N

PROPOSED OFF-SITE WATER TIE-IN
LEGION DRIVE
~ASPHALT~
107 LEGION DRIVE
PORTLAND AMERICAN LEGION
PARCEL 003.01, TAX MAP 033A, GP. A
RB 442 PG 128, R.O.S.C., TN
ZONED: GCS
PROPOSED STORM (TYP.)
PROPOSED 5' SIDEWALK (TYP.)
PROPOSED WATER (TYP.)
PROPOSED 6' GRASS STRIP (TYP.)
PROPOSED 22' ROAD (TYP.)
PROPOSED SEWER (TYP.)
DANNYS ST (LOCAL RESIDENTIAL)
WALLY WAY (LOCAL RESIDENTIAL)
409 COLLEGE STREET
C & D PROPERTY INVESTMENTS LLC
PARCEL 003.00, TAX MAP 033A, GP. A
RB 5382 PG 743, R.O.S.C., TN
ZONED: R7.5
407 COLLEGE STREET
JIMMY D. WIX
PARCEL 004.00, TAX MAP 033A, GP. A
RB 283 PG 506, R.O.S.C., TN
ZONED: R7.5
0 LORN HWY
CITY OF PORTLAND
PARCEL 028.01, TAX MAP 033A, GP. A
RB 225 PG 392, R.O.S.C., TN
ZONED: R7.5
107 MCCLOUD STREET
EUGENE W. & RICHONIC RANDOLPH
PARCEL 007.02, TAX MAP 033A, GP. A
RB 4547 PG 666, R.O.S.C., TN
ZONED: R7.5
COLLEGE STREET
50' R.O.W. WIDTH ~22.5± PVMT
ASCOLOID STREET
RICHLAND STREET
PROPOSED OFF-SITE WATER IMPROVEMENTS
PROPOSED OFF-SITE STORM IMPROVEMENTS

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 114553
STATE OF TENNESSEE
5-5-2026

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

MARLIN ESTATES SUBDIVISION
PRELIMINARY PLAT
403 & 405 COLLEGE STREET
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

SITE LAYOUT

NO.	DATE	REVISION
1	5-5-2026	STAFF COMMENTS

SHEET NO.
C1.1
SHEET 3 OF 3

PROJECT #: 26.042CDS DATE: 3-25-2026

TCAT SUMNER COUNTY
602 S BROADWAY STREET
PORTLAND, TN

VICINITY MAP (NOT TO SCALE)

Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	CIVIL NOTES
C0.02	EXISTING CONDITIONS
C0.03	OVERALL SITE DEMOLITION PLAN
C1.00	OVERALL CIVIL SITE PLAN
C1.01	CIVIL SITE PLAN - SEQUENCE I
C1.02	OVERALL FIRE APPARATUS ACCESS PLAN
C1.03	FIRE APPARATUS ACCESS PLAN - SEQUENCE I
C2.00	OVERALL GRADING & DRAINAGE PLAN
C2.01	GRADING & DRAINAGE PLAN - SEQUENCE I
C2.02	CIVIL STORM STRUCTURE AND PIPE TABLES
C3.00	INITIAL EPSC PLAN
C3.01	INTERMEDIATE EPSC PLAN - SEQUENCE I
C3.02	INTERMEDIATE EPSC PLAN - SEQUENCE II
C3.03	FINAL EPSC PLAN
C3.04	SWPPP
C4.00	OVERALL SITE UTILITY PLAN
C4.01	SITE UTILITY PLAN - SEQUENCE I
C4.02	SITE UTILITY PLAN - SEQUENCE II
C5.00	CIVIL DETAILS
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
A3.00	OVERALL EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS - SHOP
A3.02	EXTERIOR ELEVATIONS - CONNECTOR
A3.03	EXTERIOR ELEVATIONS - CLASSROOM
L5.00	LANDSCAPE PLAN
L5.10	LANDSCAPE DETAILS
L5.20	SOIL & IRRIGATION PLAN
E1.10	PHOTOMETRICS - SITE PLAN
E1.11	ELECTRICAL SITE DETAILS

Know what's **below** Call **before you dig.**
811
www.call811.com

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 104355
STATE OF TENNESSEE
1-9-26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

DESCRIPTION	DATE

COVER SHEET

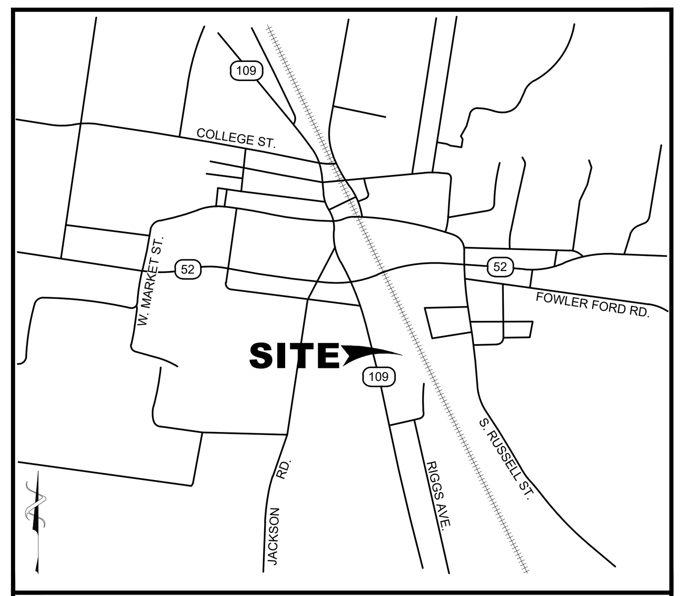
C0.00

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



VICINITY MAP

NOT TO SCALE

FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE: 'AE' & X (SHADED)
FEMA MAP PANEL NUMBER: 47165C0134G
FEMA MAP EFFECTIVE DATE: APRIL 17, 2012
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = 805'
DATUM = NAVD 1988

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ± 9.01 ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS: DONOHO BRANCH (TN05110002008_0600)

[X] IMPAIRED FOR SILTATION [X] IMPAIRED FOR HABITAT ALTERATION
[X] EXCEPTIONAL

SIGNATURE DATE 04/10/26
CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER: ____________

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND AN N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE.
TDEC TRACKING NUMBER: TNR TBD.

ENGINEER DATE 04/10/26

ACCESSIBLE NOTES:

ALL CONSTRUCTION SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND THE ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004. THESE GUIDELINES SHALL BE FOLLOWED UNLESS SUPERSEDED BY THE LOCAL JURISDICTION.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ACCESSIBLE COMPLIANT IN ACCORDANCE WITH CURRENT ACCESSIBLE CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

811 Know what's below
Call before you dig.
811
www.call811.com

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

GENERAL DEMOLITION NOTES:

1. DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
2. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
3. THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
4. IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REROUTE AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
7. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
9. ALL BUILDINGS OUTSIDE OF THE DEMOLITION AREA SHALL BE PROTECTED.

GRADING AND DRAINAGE NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL WITHIN SEVEN (7) DAY AFTER GRADING IS COMPLETE.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
    - 17.1. CONTOURS ON 1' INTERVALS
    - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN DETENTION PONDS, PONDS SPILLWAYS, BIORETENTION AREAS AND PRETREATMENT CELLS.
    - 17.3. SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
    - 17.4. DELINEATION OF PERVIOUS PAVEMENT AREAS
    - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
    - 17.6. LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.

UTILITY NOTES:

1. WHERE UTILITY LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWER.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 36" GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES AND WATER LINES.
8. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS AND GAS CONNECTIONS. UTILITY CONTRACTOR TO INSTALL PROPOSED UTILITIES TO WITHIN 5 FT. OF BUILDING LINE.
9. ALL SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF PORTLAND DEPARTMENT OF UTILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING PORTLAND DEPARTMENT OF UTILITIES THE COST OF INSPECTION.
11. AFTER COMPLETION OF THE SANITARY SEWER(S), PORTLAND DEPARTMENT OF UTILITIES WILL DIRECT THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED AND APPROVED.
13. INSPECTION CLEANOUTS TO BE INSTALLED ACCORDING TO PORTLAND DEPARTMENT OF UTILITIES SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SEWER CUT SHEETS AS REQUIRED BY PORTLAND DEPARTMENT OF UTILITIES.
15. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
16. MAIN LINE SEWER TAPS WILL BE MADE BY PORTLAND DEPARTMENT OF UTILITIES.
17. COORDINATE MAINLINE WATER TAPS WITH PORTLAND DEPARTMENT OF UTILITIES PRIOR TO CONSTRUCTION.
18. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH PORTLAND DEPARTMENT OF UTILITIES DESIGN SPECIFICATIONS, PORTLAND DEPARTMENT OF UTILITIES REQUIREMENTS TO SUPERSEDE ANY SPECIFICATIONS PROVIDED. CONTRACTOR SHALL BE KNOWLEDGEABLE OF PORTLAND DEPARTMENT OF UTILITIES REQUIREMENTS PRIOR TO BIDDING.
19. CONTRACTOR TO PROVIDE CONCRETE ANCHORS ON WATER AND SEWER MAINS IN ACCORDANCE WITH PORTLAND DEPARTMENT OF UTILITIES.

PORTLAND DEPARTMENT OF UTILITIES (PDU) STANDARD NOTES

1. ALL WATER AND SEWER LINES SHALL BE INSTALLED AND TESTED AS PER THE CITY OF PORTLAND STANDARD SPECIFICATIONS.
2. ALL EXISTING SERVICES ALONG THE EXISTING SEWER & WATER MAINS SHALL BE CONNECTED TO THE NEW MAIN. FOR WATER, THE NEW SERVICE SHALL INCLUDE THE REPLACEMENT OF THE SERVICE LINE FROM THE MAIN TO THE EXISTING METER. FOR SEWER, THE NEW SERVICE SHALL INCLUDE THE REPLACEMENT OF THE SERVICE LINE FROM THE MAIN TO THE EDGE OF RIGHT-OF-WAY, A NEW SIX (6) INCH CLEANOUT ASSEMBLY, AND NEW CONCRETE CLEANOUT BOX WITH CAST IRON FRAME AND LID.
3. ALL WATERLINES SHALL BE BLUE DR 14 C900 PVC OR DUCTILE IRON PIPE.
4. ALL GRAVITY SEWER LINES AND FITTINGS SHALL BE GREEN SDR 26 PVC OR PROTECTO 401 LINED DUCTILE IRON PIPE. ALL FORCE MAINS SHALL BE GREEN SDR 21 PVC.
5. WHERE NEW MAINS ARE INSTALLED PARALLEL TO EXISTING MAINS, THE EXISTING MAINS SHALL BE CUT, CAPPED, AND ABANDONED IN PLACE AS PER PDU REQUIREMENTS.
6. ALL VALVES ABANDONED IN PLACE SHALL HAVE THE VALVE BOX REMOVED AND THE GROUND RETURNED TO ITS PREVIOUS CONDITION. IF VALVE WAS IN PAVEMENT OR CONCRETE, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TO THE PREVIOUS OR BETTER CONDITION.
7. ALL MANHOLES ABANDONED IN PLACE SHALL BE ABANDONED AS PER DETAIL WW-12.
8. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE PLANS HAVE BEEN APPROVED BY THE CITY OF PORTLAND AND BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION. A COPY OF THE TDEC APPROVED PLANS SHALL BE MAINTAINED ON SITE DURING CONSTRUCTION AT ALL TIMES.
9. CONSTRUCTION SHALL NOT BEGIN UNTIL ALL SUBMITTALS HAVE BEEN SUBMITTED TO PDU AND APPROVED. ONCE THE SUBMITTALS ARE APPROVED, A PRE-CONSTRUCTION MEETING WILL BE SCHEDULED.
10. CONTRACTOR SHALL HAVE THE PROJECT STAKED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING. IF NOT STAKED, MEETING WILL NOT BE SCHEDULED. STAKING SHALL INCLUDE THE FOLLOWING BACK-OF-CURB, EDGE OF RIGHT-OF-WAY, CENTERLINE OF UTILITY EVERY 50 FT, MANHOLES, VALVES, FITTINGS, HYDRANTS, BACK OF EASEMENT, AND LOT LINES. CONTACT PDU TO VERIFY STAKING REQUIREMENTS PRIOR TO SCHEDULING PRE-CONSTRUCTION MEETING.
11. AN AS-BUILT SURVEY OF THE SEWER AND WATER MAINS AND ALL ASSOCIATED APPURTENANCES TO THE PORTLAND DEPARTMENT OF UTILITIES STANDARD MUST BE SUBMITTED AND APPROVED PRIOR TO THE CITY ACCEPTING OWNERSHIP OF UTILITY. FOR WATER LINES, ALL FITTINGS, VALVES, HYDRANTS, AIR RELEASE, TAPS, ETC. SHALL BE SURVEYED. FOR GRAVITY SEWER MAINS, ALL MANHOLES, TAP TEES, SERVICES, CLEANOUTS, ETC. SHALL BE SURVEYED. FOR FORCE MAINS, ALL FITTINGS, VALVES, AIR RELEASE, TAPS, ETC. SHALL BE SURVEYED.
12. PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING, A SURETY IN THE FORM OF A LETTER OF CREDIT (LOC) FOR THE COMPLETE PROJECT,AS CALCULATED PER THE CITY OF PORTLAND SURETY CALCULATOR MUST BE SUBMITTED TO PDU. LOC IS REQUIRED BEFORE SIGNING OF ANY FINAL PLATS. AFTER UTILITY IS ACCEPTED BY THE CITY, LOC WILL BE REDUCED TO 15% OF THE ORIGINAL LOC AND SHALL BE HELD FOR TWELVE (12) MONTHS FROM DATE OF ACCEPTANCE TO ENSURE REPAIR OF ANY WARRANTY ITEM DURING THE 12-MONTH PERIOD.
13. ALL EXISTING UTILITIES SHOWN ON THE SURVEY ARE ASSUMED LOCATIONS. PDU SHALL NOT BE RESPONSIBLE FOR LOCATION, SIZE, MATERIAL, DIAMETER, OR ANY OTHER DETAILS ON EXISTING UNDERGROUND UTILITIES. FOR CONFIRMATION OF EXISTING UNDERGROUND UTILITY'S TRUE CONDITIONS, POTHOLING MUST BE DONE. PLEASE REACH OUT TO PDU WHEN REQUESTING TO POTHOLE AN EXISTING UTILITY'S LOCATION.
14. PDU REQUIRES CLOSE-CIRCUIT TELEVISION (CCTV) INSPECTION OF THE INTERIOR OF ALL SEWER MAINS AND SERVICE LATERALS PRIOR TO FINAL ACCEPTANCE. CCTV FOOTAGE SHALL UTILIZE THE LASER PROFILE, WITHOUT WATER IN THE SEWER MAINS, AND THE WET RULER (EXTERNAL MEASURING DEVICE IN FRONT OF CAMERA TO DETECT SAGS), WITH SETTLED WATER IN THE SEWER MAINS. THE DEVELOPER WILL BE FINANCIALLY RESPONSIBLE FOR ALL CCTV INSPECTIONS.
15. ALL ROAD CUTS SHALL BE COMPACTED IN SIX (6) TO EIGHT (8) INCH LIFTS. TEMPORARY COLD PATCHES SHALL BE USED UNTIL THE FINAL SURFACE COAT IS INSTALLED. (I.E. HOT MIX ASPHALT OR CONCRETE) REPAIR SHALL BE COMPLETED AS PER DETAIL C-01 TO C-03.

EROSION PREVENTION & SEDIMENT CONTROL (EPSC) NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
13. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
15. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT/ MUD/ DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER/ WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
16. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH T.D.E.C. UPON FINAL STABILIZATION OF SITE.

PROPERTY DATA:

OWNER: TENNESSEE BOARD OF REGENTS
1 BRIDGESTONE PARK
NASHVILLE, TN 37214

ENGINEER: JEFF HOOPER, P.E, PRINCIPAL
BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911
JHOOPER@BCACIVIL.COM

SITE ADDRESS: 602 S BROADWAY STREET
PORTLAND, TN 37148

TAX ID: MAP 0331/ GROUP C/ PARCEL 25.00 AND 24.00

PURPOSE: NEW TENNESSEE COLLEGES OF APPLIED TECHNOLOGY (TCAT) BUILDINGS

EXISTING USE: EDUCATIONAL FACILITY
PROPOSED USE: EDUCATIONAL FACILITY
ZONING: RS-40 AND GCS

ZONING SETBACK REQUIREMENTS:
FRONT YARD: N/A-UNIVERSITY
SIDE YARD: N/A-UNIVERSITY
REAR YARD: N/A-UNIVERSITY

PROPOSED BUILDING HEIGHT: 41'
MAX. HEIGHT ALLOWED: 65' MAX

HOURS OF OPERATION: 24 HRS/7 DAYS

TOTAL SITE ACREAGE: 27.95 ±
TOTAL DISTURBED ACREAGE: 9.02 ACRES ±

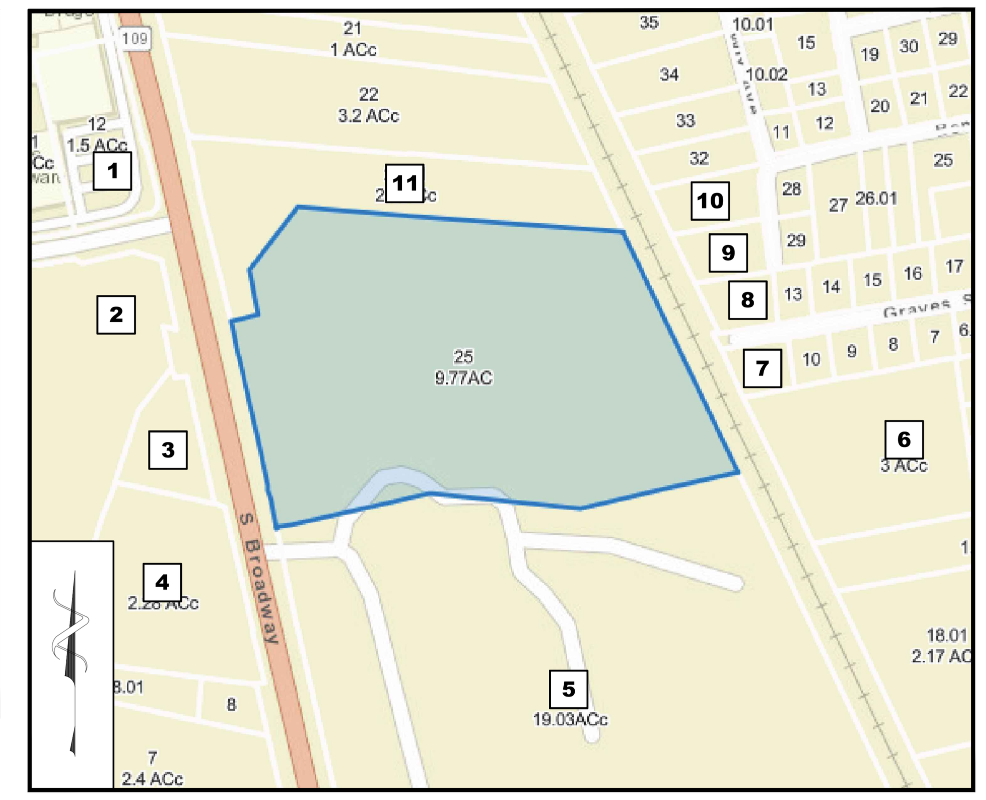
TOTAL PROPOSED BUILDING AREA: SEQUENCE I = 38,953 SF
SEQUENCE II = 40,273 SF
TOTAL = 79,226 SF

PARKING TABLE:

	REGULAR SPACES	ADA SPACES	TOTAL PARKING PROVIDED
SEQUENCE I	65	2	67
SEQUENCE II	255	10	265

OWNER INFORMATION

1	OWNER : CAMPBELLVILLE CENTER INC. ZONING : GCS PARCEL ID : 033PA01200000
2	OWNER : FARMERS BANK ZONING : GCS PARCEL ID : 033PA01100000
3	OWNER : DUROCHER, RICHARD D. ZONING : CGS PARCEL ID : 033PA01000000
4	OWNER : HARDEES RESTURANT LLC ZONING : CGS PARCEL ID : 033PA00900000
5	OWNER : SUMNER COUNTY BOARD OF EDUCATION ZONING : RS-40 PARCEL ID : 0331C02400000
6	OWNER : BRANN, STEVEN EDWARD ZONING : R-7.5 PARCEL ID : 033JG00100000
7	OWNER : PEARSON, NATHAN ZONING : R-7.5 PARCEL ID : 033JG01100000
8	OWNER : CIFUENTES, JORGES ANTONIO REYNOSO ZONING : R-7.5 PARCEL ID : 033JG01200000
9	OWNER : MCCOIN, CAROLYN A. ZONING : R-7.5 PARCEL ID : 033JG03000000
10	OWNER : KESSELER, JOSEPH JR. ZONING : R-7.5 PARCEL ID : 033JG03100000
11	OWNER : CRAFTON, MARL ZONING : GCS PARCEL ID : 033IC02301000



ZONING VICINITY MAP

NTS

OWNER INFORMATION:

CLIENT NAME: TENNESSEE BOARD OF REGENTS
CLIENT ADDRESS: 1 BRIDGESTONE PARK
NASHVILLE, TN 37209

CIVIL ENGINEER:

COMPANY NAME: BARGE CIVIL ASSOCIATES
COMPANY ADDRESS: 6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
COMPANY PHONE: 615-356-9911

LAND SURVEYOR:

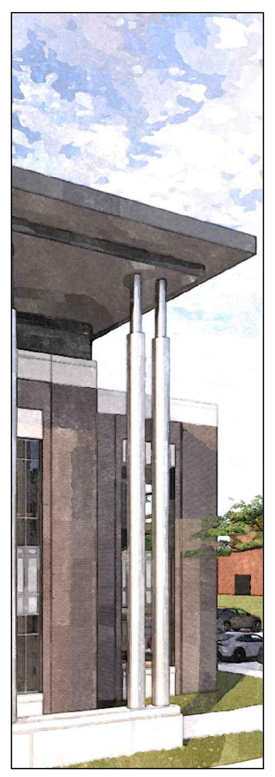
COMPANY NAME: DONLON LAND SURVEYING, LLC
COMPANY ADDRESS: 153B BELLE FOREST CIRCLE
NASHVILLE, TN 37221
COMPANY PHONE: 615-673-9116

BAUER | ASKEW
architecture.pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED ENGINEER
No. 104498
STATE OF TENNESSEE
9-15-26

BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▾ BCAcivil.com ▾ BCA FILE NO. 2260-59

25010



TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

DESCRIPTION DATE

CIVIL NOTES

C0.01

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAT THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
3) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47165C0134 G, DATED APRIL 17, 2012. IT HAS BEEN DETERMINED THAT PORTIONS OF THE SUBJECT PROPERTY RESIDE IN A FLOOD HAZARD ZONE (FLOOD ZONE "A", "AE" AND FLOODWAY). BASE FLOOD ELEVATION = 805.00±
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
6) TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON GPS SURVEY METHODS AND PROCEDURES. VERTICAL DATUM IS NAVD 88.
7) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
8) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AS ESTABLISHED FOR THIS SURVEY.
9) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 033I, GROUP C.

GPS INFORMATION

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF NOVEMBER 11, 2025 UTILIZING A SOKKIA GRX2 RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A OPUS SOLUTION (CORPSCON V6.0.1) REFERENCED TO NAD 83, NAVD 88 GEOID 18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.05', V0.05'

PROPERTY OWNER INFORMATION

STATE OF TENNESSEE *(25.00)*
602 S BROADWAY STREET
PORTLAND, TN 37148
TAX MAP 033I, GROUP C, PARCEL 25.00
DEED BOOK 6525, PAGE 403, R.O.S.C.

TREE TABLE

NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE
1	15"	ASH X4	49	10"	GUM	97	6"	ASH	145	6"	BOXELDER
2	21"	MAGNOLIA X2	50	30"	GUM	98	21"	GUM	146	12"	ASH
3	12"	CEDAR	51	48"	ASH	99	8"	ELM	147	21"	ASH X3
4	12"	CHERRY	52	8"	BIRCH	100	15"	ASH	148	6"	MULBERRY
5	6"	CEDAR	53	42"	ASH	101	6"	ELM	149	8"	MULBERRY
6	15"	CHERRY	54	12"	BIRCH	102	15"	ASH	150	18"	ASH X2
7	18"	CHERRY	55	21"	HACKBERRY	103	12"	ASH	151	15"	ASH X2
8	6"	CEDAR	56	36"	GUM	104	6"	CHERRY	152	6"	MULBERRY
9	6"	ASH	57	18"	ASH	105	21"	ASH	153	12"	ASH
10	8"	CHERRY	58	15"	GUM	106	30"	GUM	154	18"	HACKBERRY
11	15"	CHERRY	59	12"	OAK	107	8"	GUM	155	12"	MULBERRY
12	21"	CHERRY	60	12"	OAK	108	18"	GUM	156	24"	MAPLE
13	15"	CHERRY	61	21"	ASH	109	6"	MAPLE	157	21"	ASH X2
14	6"	CEDAR	62	18"	ASH	110	15"	MAPLE	158	33"	MAPLE
15	21"	CHERRY	63	6"	OAK	111	6"	GUM	159	24"	HACKBERRY
16	6"	MAPLE	64	6"	MULBERRY	112	24"	ASH	160	6"	HACKBERRY
17	6"	MAPLE	65	33"	GUM	113	18"	ASH DEAD	161	6"	HACKBERRY
18	18"	CHERRY	66	33"	GUM	114	15"	OAK	162	6"	HACKBERRY
19	15"	CHERRY	67	30"	CHERRY	115	15"	ASH DEAD	163	12"	HACKBERRY X2
20	21"	CHERRY	68	21"	ASH	116	6"	HACKBERRY	164	15"	GUM X2
21	18"	MAPLE	69	30"	GUM	117	12"	ASH	165	6"	MULBERRY X2
22	8"	HACKBERRY	70	30"	GUM	118	12"	ELM	166	10"	ELM
23	21"	CHERRY X3	71	36"	ELM	119	12"	MAPLE X2	167	15"	ASH
24	21"	CHERRY X2	72	12"	ASH	120	27"	ASH	168	8"	CHERRY
25	21"	CHERRY	73	33"	GUM	121	21"	GUM DEAD	169	12"	HACKBERRY X2
26	30"	CHERRY	74	8"	MULBERRY	122	24"	GUM	170	12"	CRAB APPLE
27	21"	CHERRY	75	6"	HACKBERRY	123	18"	GUM	171	21"	CEDAR X2
28	18"	MAPLE	76	18"	GUM	124	18"	ASH X2	172	8"	CEDAR
29	24"	OAK	77	6"	HACKBERRY	125	15"	HACKBERRY	173	8"	CEDAR
30	21"	MAPLE	78	21"	GUM X2	126	12"	OAK	174	12"	CEDAR
31	33"	MAPLE	79	33"	GUM	127	18"	ASH	175	6"	CHERRY
32	15"	MAPLE	80	30"	OAK	128	15"	ASH	176	12"	CEDAR
33	21"	MAPLE	81	6"	HACKBERRY	129	6"	MULBERRY	177	6"	CEDAR
34	8"	CHERRY	82	8"	HACKBERRY	130	10"	HACKBERRY	178	6"	CEDAR
35	8"	ASH	83	21"	GUM	131	6"	HACKBERRY	179	12"	CHERRY X2
36	42"	MULBERRY	84	15"	CHERRY	132	15"	ASH X2	180	6"	CEDAR
37	8"	BOXELDER	85	12"	MULBERRY	133	6"	CHERRY	181	8"	CHERRY
38	30"	ASH X2	86	6"	HACKBERRY	134	6"	ASH DEAD X2	182	8"	CEDAR
39	21"	HACKBERRY	87	6"	GUM	135	15"	ASH	183	6"	CEDAR
40	18"	HACKBERRY	88	18"	ASH	136	8"	CHERRY	184	8"	PEAR
41	12"	HACKBERRY	89	15"	ASH	137	10"	CHERRY	185	18"	CHERRY
42	8"	HACKBERRY	90	15"	ASH	138	12"	CHERRY	186	6"	CEDAR
43	15"	HACKBERRY X2	91	18"	ASH	139	6"	CHERRY	187	6"	CHERRY
44	21"	HACKBERRY	92	8"	OAK	140	27"	GUM DEAD	188	8"	CEDAR X2
45	15"	GUM	93	24"	OAK	141	12"	CHERRY	189	12"	CHERRY
46	15"	GUM	94	6"	HICKORY	142	12"	ASH	190	12"	CHERRY
47	8"	GUM	95	15"	GUM	143	8"	HACKBERRY X2	191	24"	CHERRY X2
48	18"	GUM	96	12"	GUM	144	18"	ASH X2			

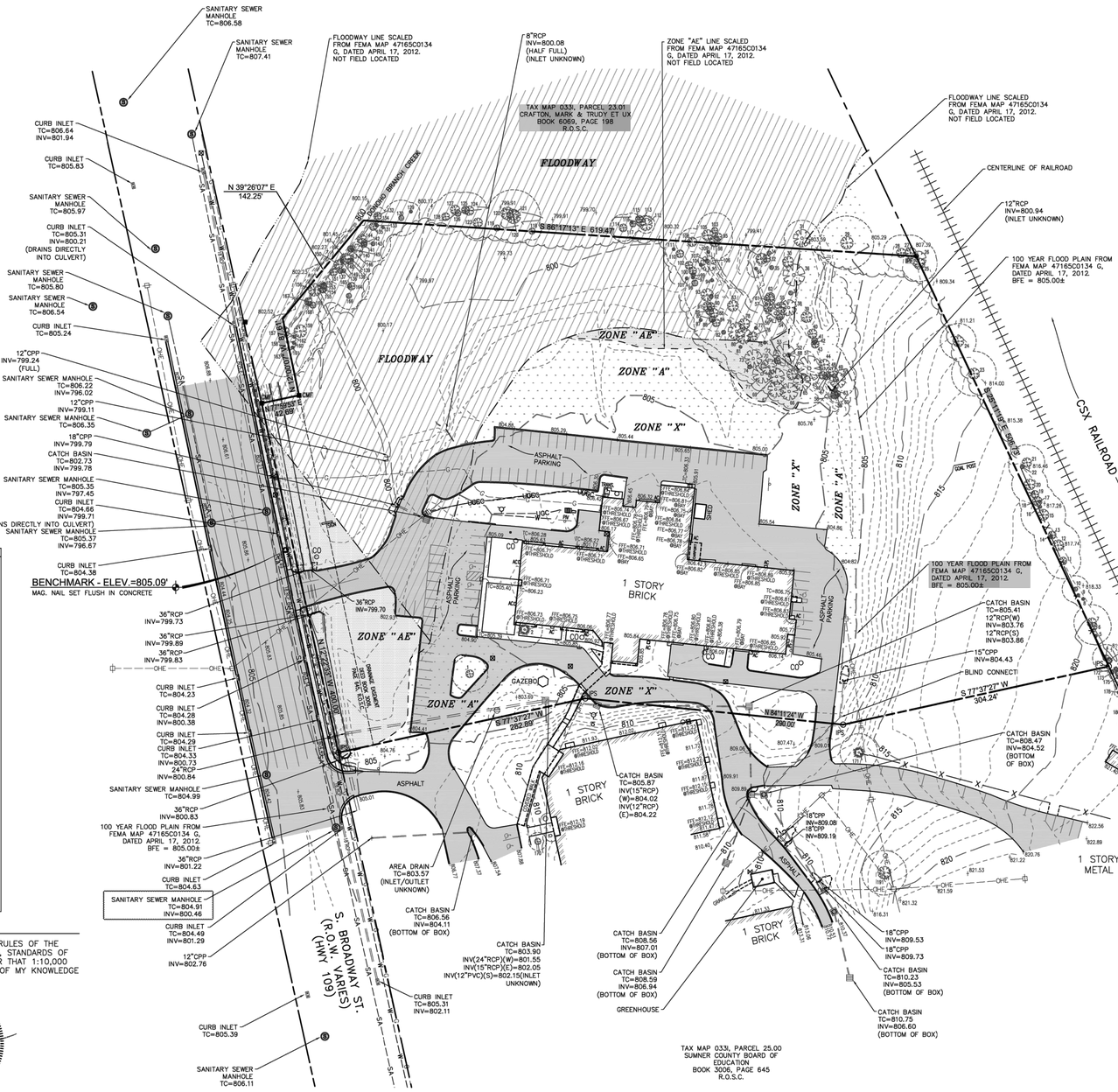
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAT 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON

153B BELLE FOREST CIRCLE
NASHVILLE, TN 37221
TEL. (615) 673-9116, FAX (615) 673-9117
MarkD@donlonlandsurveying.com
http://www.DonlonLandSurveying.com/

TIMOTHY MARK DONLON — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — 2507 — 4/03/2026 — TENNESSEE No. 2507



TENNESSEE STATE PLANE

GRAPHIC SCALE
60 0 30 60 120
1"=60'

AREA

425,642.29 SQ. FT.
OR 9.77 ACRES

LEGEND:

- POWER POLE
- GUY WIRE
- STORM CURB INLET
- STORM CATCH BASIN
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CONCRETE
- WALL
- PROPERTY ADJOINER
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF CONCRETE
- FENCE
- EDGE OF GRAVEL
- BUILDING OVERHANG
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- STORM DRAINAGE PIPE
- MAJOR CONTOUR
- MINOR CONTOUR
- EDGE OF WOODS
- TREE DRIP LINE
- EASEMENT LINE
- GUARD RAIL
- RAILROAD LINE

BOUNDARY & TOPOGRAPHIC SURVEY OF TAX MAP 033I, GROUP C PARCEL 25.00

SUMNER COUNTY, TENNESSEE

PREPARED FOR:
BAUER ASKEW ARCHITECTURE
1615 SIXTEENTH AVENUE SOUTH
NASHVILLE, TN 37212

ADDITIONAL INFORMATION DATED: FEBRUARY 11, 2026
SEWER INVERT DATED: APRIL 3, 2026

DRN BY: EB & WS FIELD CREW: CB

225108 PORTLAND CAMPUS

BAUER | ASKEW
architecture, pllc
615 T726.0047 F726.4891 615
1615 sixteenth avenue south | nashville tennessee 37212

JEFFREY C. HOOPER — LICENSED PROFESSIONAL ENGINEER — No. 104705 — STATE OF TENNESSEE — 4/7/26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAnv8.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

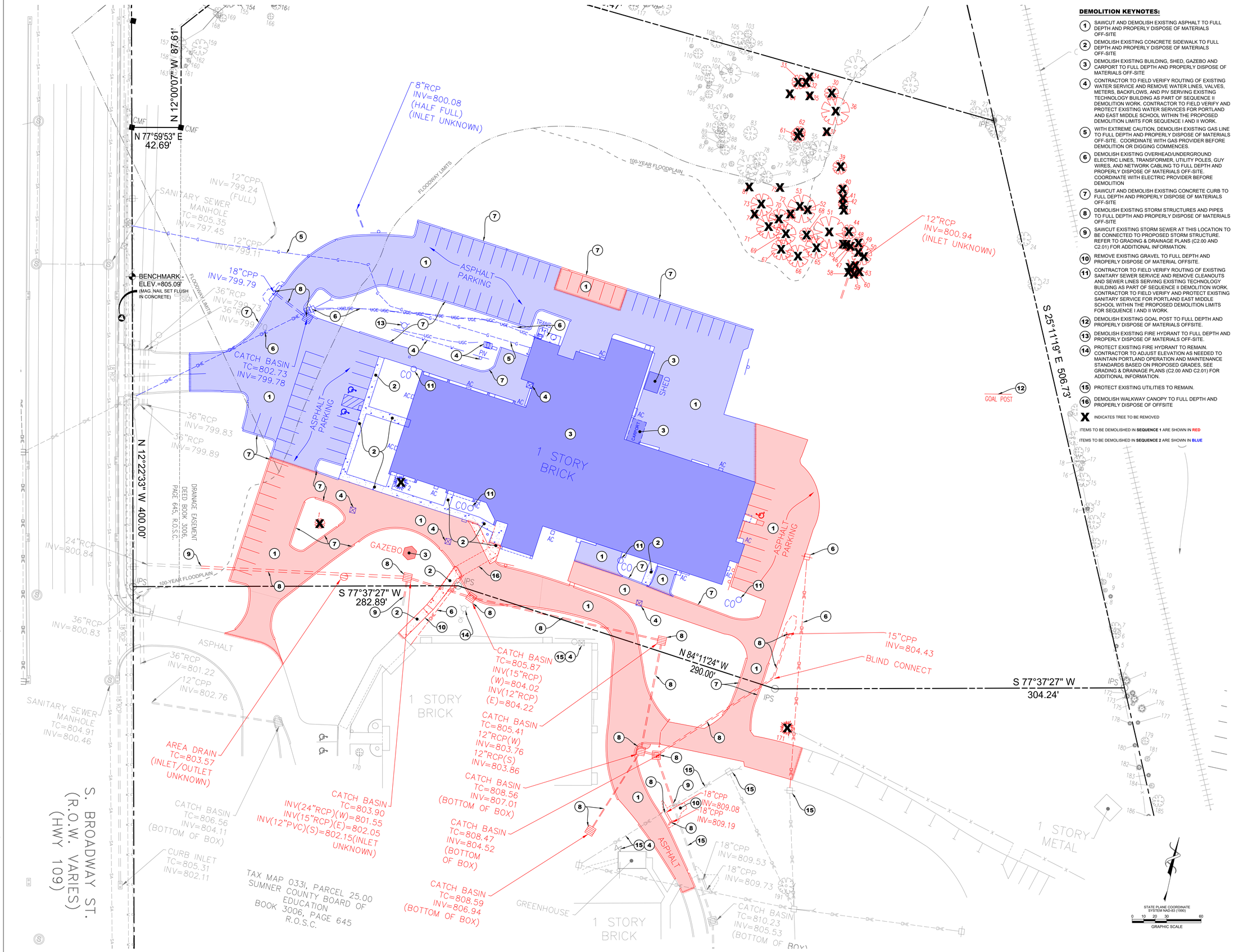
EXISTING CONDITIONS

C0.02

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



DEMOLITION KEYNOTES:

1. SAWCUT AND DEMOLISH EXISTING ASPHALT TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
2. DEMOLISH EXISTING CONCRETE SIDEWALK TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
3. DEMOLISH EXISTING BUILDING, SHED, GAZEBO AND CARPORT TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
4. CONTRACTOR TO FIELD VERIFY ROUTING OF EXISTING WATER SERVICE AND REMOVE WATER LINES, VALVES, METERS, BACKFLOWS, AND PIV SERVING EXISTING TECHNOLOGY BUILDING AS PART OF SEQUENCE II DEMOLITION WORK. CONTRACTOR TO FIELD VERIFY AND PROTECT EXISTING WATER SERVICES FOR PORTLAND AND EAST MIDDLE SCHOOL WITHIN THE PROPOSED DEMOLITION LIMITS FOR SEQUENCE I AND II WORK.
5. WITH EXTREME CAUTION, DEMOLISH EXISTING GAS LINE TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE. COORDINATE WITH GAS PROVIDER BEFORE DEMOLITION OR DIGGING COMMENCES.
6. DEMOLISH EXISTING OVERHEAD/UNDERGROUND ELECTRIC LINES, TRANSFORMER, UTILITY POLES, GUY WIRES, AND NETWORK CABLING TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE. COORDINATE WITH ELECTRIC PROVIDER BEFORE DEMOLITION
7. SAWCUT AND DEMOLISH EXISTING CONCRETE CURB TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
8. DEMOLISH EXISTING STORM STRUCTURES AND PIPES TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
9. SAWCUT EXISTING STORM SEWER AT THIS LOCATION TO BE CONNECTED TO PROPOSED STORM STRUCTURE. REFER TO GRADING & DRAINAGE PLANS (C2.00 AND C2.01) FOR ADDITIONAL INFORMATION.
10. REMOVE EXISTING GRAVEL TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIAL OFFSITE.
11. CONTRACTOR TO FIELD VERIFY ROUTING OF EXISTING SANITARY SEWER SERVICE AND REMOVE CLEANOUTS AND SEWER LINES SERVING EXISTING TECHNOLOGY BUILDING AS PART OF SEQUENCE II DEMOLITION WORK. CONTRACTOR TO FIELD VERIFY AND PROTECT EXISTING SANITARY SERVICE FOR PORTLAND EAST MIDDLE SCHOOL WITHIN THE PROPOSED DEMOLITION LIMITS FOR SEQUENCE I AND II WORK.
12. DEMOLISH EXISTING GOAL POST TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFFSITE.
13. DEMOLISH EXISTING FIRE HYDRANT TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE.
14. PROTECT EXISTING FIRE HYDRANT TO REMAIN. CONTRACTOR TO ADJUST ELEVATION AS NEEDED TO MAINTAIN PORTLAND OPERATION AND MAINTENANCE STANDARDS BASED ON PROPOSED GRADES, SEE GRADING & DRAINAGE PLANS (C2.00 AND C2.01) FOR ADDITIONAL INFORMATION.
15. PROTECT EXISTING UTILITIES TO REMAIN.
16. DEMOLISH WALKWAY CANOPY TO FULL DEPTH AND PROPERLY DISPOSE OF OFFSITE

X INDICATES TREE TO BE REMOVED

ITEMS TO BE DEMOLISHED IN **SEQUENCE 1** ARE SHOWN IN **RED**

ITEMS TO BE DEMOLISHED IN **SEQUENCE 2** ARE SHOWN IN **BLUE**

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 102425
STATE OF TENNESSEE
4-1-22

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-09

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

OVERALL SITE
DEMOLITION PLAN

C0.03

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

SITE KEYNOTES:

1. PROVIDE AND INSTALL ASPHALT PAVEMENT
2. PROVIDE AND INSTALL CONCRETE PAVEMENT
3. PROVIDE AND INSTALL CONCRETE SIDEWALK
4. PROVIDE AND INSTALL INTEGRAL CONCRETE CURB AND SIDEWALK
5. PROVIDE AND INSTALL CONCRETE POST CURB
6. PROVIDE AND INSTALL CONCRETE BOLLARD (TYP.)
7. PROVIDE AND INSTALL ACCESSIBLE SIDEWALK CURB RAMP
8. PROVIDE AND INSTALL ACCESSIBLE PARKING STALL (TYP.) INCLUDING STRIPING, SIGNAGE, AND WHEEL STOPS
9. PROVIDE AND INSTALL 4" WIDE SINGLE WHITE PAINT STRIPE (TYP.)
10. PROVIDE AND INSTALL SITE WALL. REFER TO ARCHITECTURAL/STRUCTURAL PLANS
11. PROVIDE AND INSTALL DUMPSTER ENCLOSURE WITH CONCRETE BOLLARDS, REFER TO ARCHITECTURAL/STRUCTURAL PLANS
12. PROVIDE AND INSTALL CONCRETE PAD FOR ELECTRICAL TRANSFORMER, REFER TO MEP PLANS FOR DETAILS
13. PROVIDE AND INSTALL CONCRETE PAD, PERIMETER FENCING, AND CONCRETE BOLLARDS FOR GAS TANK. COORDINATE DESIGN WITH GAS SUPPLIER AND STRUCTURAL ENGINEER.
14. DESIGN/BUILD GRAVITY RETAINING WALL. RETAINING WALL MATERIALS TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO THE START OF CONSTRUCTION
15. PROVIDE AND INSTALL CONCRETE MOUNTABLE CURB
16. INSTALL CONCRETE CURB CUT
17. INSTALL CONCRETE CURB TAPER
18. TIE PROPOSED FLUSH WITH EXISTING
19. PROVIDE AND INSTALL 6 STEPS (6" RISE AND 12" RUN) WITH 6 FT LANDING AND HANDRAILS, REFER TO ARCHITECTURAL FOR DETAILING
20. PROVIDE AND INSTALL 1 STEP (6" RISE)
21. PROVIDE AND INSTALL CROSSWALK STRIPING

(#) INDICATES NUMBER OF PARKING SPACES PER BAY

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

ALL RADII 5' UNLESS OTHERWISE NOTED

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

N 12°00'07" W 87.61'

CMF

N 77°59'53" E 42.69'

CMF

N 12°22'33" W 400.00'

S 77°37'27" W 282.89'

N 84°11'24" W 290.00'

S 77°37'27" W 304.24'

S 25°11'19" E 506.73'

PROPOSED BUILDING SEQUENCE II

PROPOSED BUILDING SEQUENCE II

PROPOSED BUILDING SEQUENCE I

STOCKPILE AREA

100-YEAR FLOODPLAIN

FLOODWAY LIMITS

DRAINAGE EASEMENT DEED BOOK 3006, PAGE 645, R.O.S.C.

S. BROADWAY ST. (R.O.W. VARIES) (HWY 109)

TAX MAP 033I, PARCEL 25.00 SUMNER COUNTY BOARD OF EDUCATION BOOK 3006, PAGE 645 R.O.S.C.

ASPHALT

1 STORY BRICK

GREENHOUSE

1 STORY BRICK

1 STORY METAL

RAILROAD

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60

GRAPHIC SCALE

JEFFREY C. HOOPER — REGISTERED — No. 102425 — STATE OF TENNESSEE — 4-15-26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

OVERALL CIVIL SITE PLAN

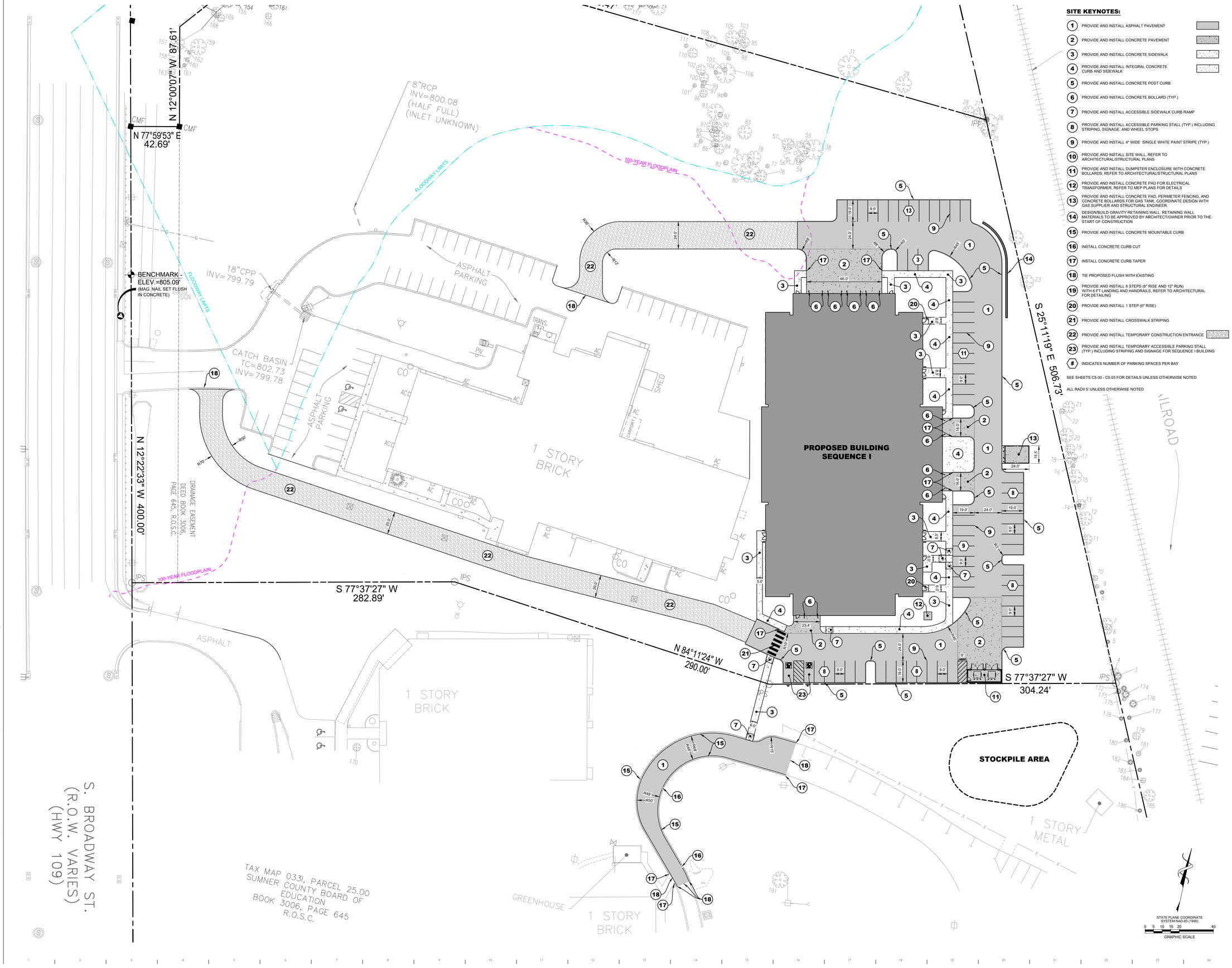
C1.00

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



SITE KEYNOTES:

1. PROVIDE AND INSTALL ASPHALT PAVEMENT
2. PROVIDE AND INSTALL CONCRETE PAVEMENT
3. PROVIDE AND INSTALL CONCRETE SIDEWALK
4. PROVIDE AND INSTALL INTEGRAL CONCRETE CURB AND SIDEWALK
5. PROVIDE AND INSTALL CONCRETE POST CURB
6. PROVIDE AND INSTALL CONCRETE BOLLARD (TYP.)
7. PROVIDE AND INSTALL ACCESSIBLE SIDEWALK CURB RAMP
8. PROVIDE AND INSTALL ACCESSIBLE PARKING STALL (TYP.) INCLUDING STRIPING, SIGNAGE, AND WHEEL STOPS
9. PROVIDE AND INSTALL 4" WIDE SINGLE WHITE PAINT STRIPE (TYP.)
10. PROVIDE AND INSTALL SITE WALL, REFER TO ARCHITECTURAL/STRUCTURAL PLANS
11. PROVIDE AND INSTALL DUMPSTER ENCLOSURE WITH CONCRETE BOLLARDS, REFER TO ARCHITECTURAL/STRUCTURAL PLANS
12. PROVIDE AND INSTALL CONCRETE PAD FOR ELECTRICAL TRANSFORMER, REFER TO MEP PLANS FOR DETAILS
13. PROVIDE AND INSTALL CONCRETE PAD, PERIMETER FENCING, AND CONCRETE BOLLARDS FOR GAS TANK, COORDINATE DESIGN WITH GAS SUPPLIER AND STRUCTURAL ENGINEER.
14. DESIGN/BUILD GRAVITY RETAINING WALL. RETAINING WALL MATERIALS TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO THE START OF CONSTRUCTION.
15. PROVIDE AND INSTALL CONCRETE MOUNTABLE CURB
16. INSTALL CONCRETE CURB CUT
17. INSTALL CONCRETE CURB TAPER
18. TIE PROPOSED FLUSH WITH EXISTING
19. PROVIDE AND INSTALL 6 STEPS (6" RISE AND 12" RUN) WITH 6 FT LANDING AND HANDRAILS, REFER TO ARCHITECTURAL FOR DETAILING
20. PROVIDE AND INSTALL 1 STEP (6" RISE)
21. PROVIDE AND INSTALL CROSSWALK STRIPING
22. PROVIDE AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE
23. PROVIDE AND INSTALL TEMPORARY ACCESSIBLE PARKING STALL (TYP.) INCLUDING STRIPING AND SIGNAGE FOR SEQUENCE I BUILDING

(#) INDICATES NUMBER OF PARKING SPACES PER BAY

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

ALL RADII 5' UNLESS OTHERWISE NOTED

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 5 10 15 20 40
GRAPHIC SCALE

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 104295
STATE OF TENNESSEE
11-22

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-09

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

CIVIL SITE PLAN - SEQUENCE I

C1.01

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

BAUER | ASKEW
architecture, pllc
615
T 726 0047
F 726 4891
613
1615
sixteenth
avenue south
nashville
tennessee
37212

NashvilleFireTruck Aerial Rosenbauer King Cobra

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 43.5

JEFFREY C. HOOPER
REGISTERED
No. 104276
STATE OF TENNESSEE
4-15-26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

N 12°00'07" W 87.61'

CMF

N 77°59'53" E 42.69'

CMF

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

FLOODWAY LIMITS

100-YEAR FLOODPLAIN

PROPOSED BUILDING SEQUENCE II

PROPOSED BUILDING SEQUENCE II

PROPOSED BUILDING SEQUENCE I

S 25°11'19" E 506.73'

CSX RAILROAD

N 12°22'33" W 400.00'

DRAINAGE EASEMENT DEED BOOK 3006, PAGE 645, R.O.S.C.

S 77°37'27" W 282.89'

N 84°11'24" W 290.00'

S 77°37'27" W 304.24'

IPS

ASPHALT

1 STORY BRICK

STOCKPILE AREA

1 STORY METAL

GREENHOUSE

1 STORY BRICK

TAX MAP 033I, PARCEL 25.00
SUMNER COUNTY BOARD OF EDUCATION
BOOK 3006, PAGE 645
R.O.S.C.

S. BROADWAY ST.
(R.O.W. VARIES)
(HWY 109)

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
0 10 20 30 60
GRAPHIC SCALE

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

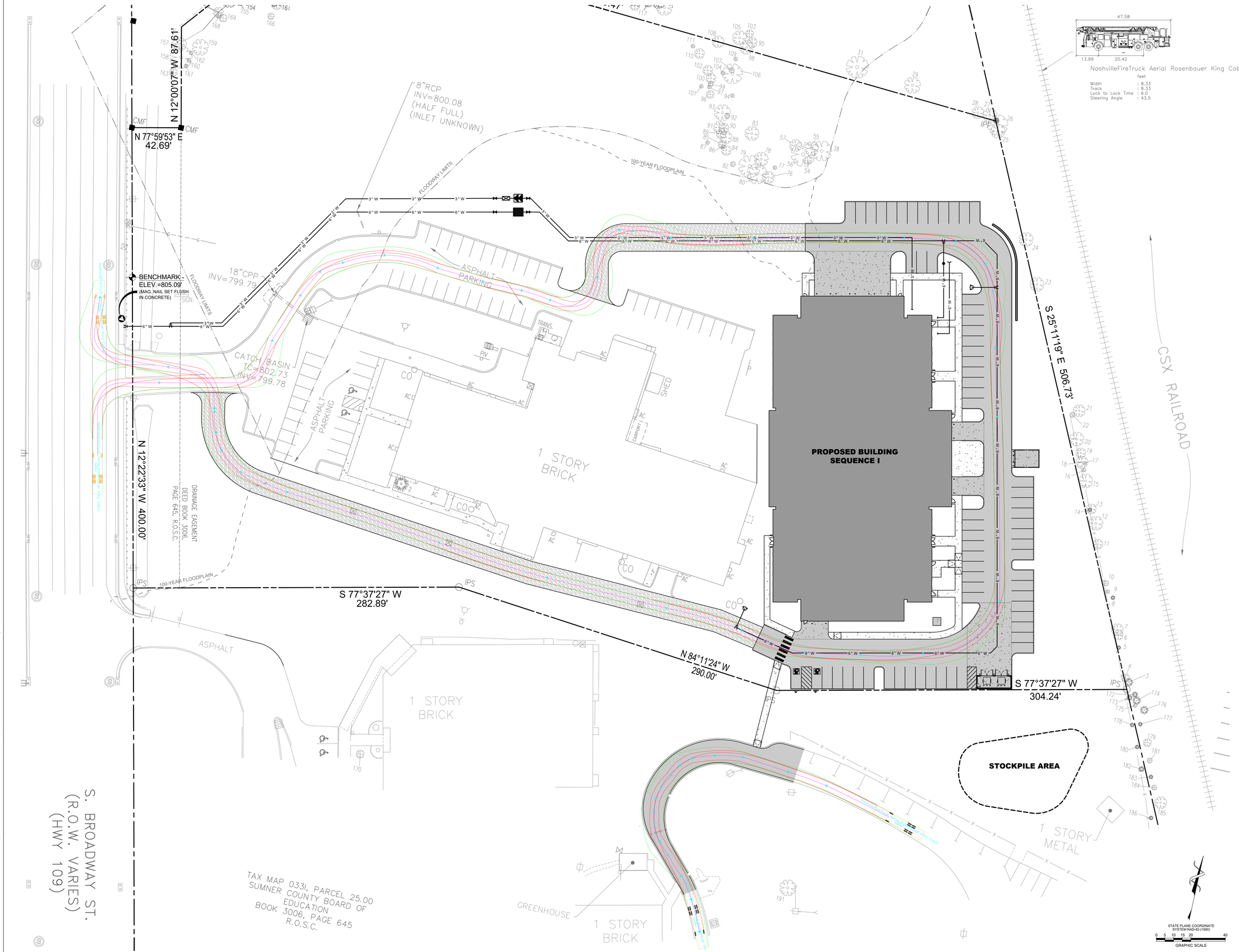
OVERALL FIRE APPARATUS ACCESS PLAN

C1.02

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 102478
STATE OF TENNESSEE
4-9-26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

FIRE APPARATUS ACCESS
PLAN - SEQUENCE I

C1.03

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

AS-BUILT NOTE:
IN ACCORDANCE WITH THE CITY OF PORTLAND REQUIREMENTS, THE CITY OF PORTLAND ENGINEERING DEPARTMENT MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE CERTIFICATE 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 ENGINEERING SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

ACCESSIBLE NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES: PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY LOCAL JURISDICTION.

ALL ACCESSIBLE CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ACCESSIBLE COMPLIANT IN ACCORDANCE WITH CURRENT ACCESSIBLE CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

GRADING & DRAINAGE KEYNOTES:

1. TIE ROOF DRAINAGE FROM BUILDING INTO PROPOSED STORM AS SHOWN AT THIS LOCATION. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH PLUMBING DRAWINGS AND CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. PROVIDE AND INSTALL FOCALPOINT HIGH FLOW BIOFILTRATION SYSTEM WITH 1 FT GRAVEL SUMP FOR WATER QUALITY TREATMENT PER DETAIL ON SHEET C5.03.
3. ACCESSIBLE PARKING NOT TO EXCEED 2% IN ANY DIRECTION AND ACCESSIBLE PATH NOT TO EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE
4. PROVIDE AND INSTALL HS-20 TRAFFIC RATED TRENCH DRAIN. DRAIN CAN EITHER BE CAST-IN-PLACE OR PRE-MANUFACTURED.
5. CONNECT EXISTING STORM PIPE INTO PROPOSED STRUCTURE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND INVERT ELEVATION OF EXISTING STORM SEWER PRIOR TO THE START OF THE CONSTRUCTION.
6. APPROXIMATE LOCATION OF BUILDING FOUNDATION DRAIN. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH PLUMBING DRAWINGS AND CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. DAYLIGHT DRAIN TO NORTHSIDE OF THE SITE.

S# STORM SEWER STRUCTURE ID, SEE SHEET C2.02 FOR STRUCTURE AND PIPE TABLES

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

PROPOSED BUILDING SEQUENCE II FFE = 809.00

PROPOSED BUILDING SEQUENCE II FFE = 809.00

PROPOSED BUILDING SEQUENCE I FFE = 809.00

FOCALPOINT A

FOCALPOINT B

FOCALPOINT C

100-YEAR FLOODPLAIN

FLOODWAY LIMITS

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

DRAINAGE EASEMENT DEED BOOK 3006, PAGE 645, R.O.S.C.

S. BROADWAY ST. (R.O.W. VARIES) (HWY 109)

CSX R.R.

STOCKPILE AREA

1 STORY BRICK

GREENHOUSE

ASPHALT

SANITARY SEWER MANHOLE TC=805.35 INV=797.45

SANITARY SEWER MANHOLE TC=804.91 INV=800.46

CATCH BASIN TC=806.56 INV=804.11 (BOTTOM OF BOX)

CURB INLET TC=805.31 INV=802.11

TAX MAP 033I, PARCEL 25.00 SUMNER COUNTY BOARD OF EDUCATION BOOK 3006, PAGE 645 R.O.S.C.

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 10 20 30 60

BAUER | ASKEW
architecture, plc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
4/15/22

BCA BARGE CIVIL ASSOCIATES
4606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

OVERALL GRADING & DRAINAGE PLAN

C2.00

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, plc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

www.baueraskewarchitecture.com

AS-BUILT NOTE:
IN ACCORDANCE WITH THE CITY OF PORTLAND REQUIREMENTS, THE CITY OF PORTLAND ENGINEERING DEPARTMENT MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE CERTIFICATE 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 ENGINEERING SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

ACCESSIBLE NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES: PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY LOCAL JURISDICTION.

ALL ACCESSIBLE CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ACCESSIBLE COMPLIANT IN ACCORDANCE WITH CURRENT ACCESSIBLE CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

GRADING & DRAINAGE KEYNOTES:

1. TIE ROOF DRAINAGE FROM BUILDING INTO PROPOSED STORM AS SHOWN AT THIS LOCATION. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH PLUMBING DRAWINGS AND CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. PROVIDE AND INSTALL FOCALPOINT HIGH FLOW BIOFILTRATION SYSTEM WITH 1 FT GRAVEL SUMP FOR WATER QUALITY TREATMENT PER DETAIL ON SHEET C5.03.
3. ACCESSIBLE PARKING NOT TO EXCEED 2% IN ANY DIRECTION AND ACCESSIBLE PATH NOT TO EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE
4. PROVIDE AND INSTALL HS-20 TRAFFIC RATED TRENCH DRAIN. DRAIN CAN EITHER BE CAST-IN-PLACE OR PRE-MANUFACTURED.
5. CONNECT EXISTING STORM PIPE INTO PROPOSED STRUCTURE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND INVERT ELEVATION OF EXISTING STORM SEWER PRIOR TO THE START OF THE CONSTRUCTION.
6. APPROXIMATE LOCATION OF BUILDING FOUNDATION DRAIN. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH PLUMBING DRAWINGS AND CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. DAYLIGHT DRAIN TO NORTHSIDE OF THE SITE.

S# STORM SEWER STRUCTURE ID, SEE SHEET C2.02 FOR STRUCTURE AND PIPE TABLES

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

PROPOSED BUILDING SEQUENCE I

FOCALPOINT A

STOCKPILE AREA

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

8"RCP INV=800.08 (HALF FULL) (INLET UNKNOWN)

12"CPP INV=799.24 (FULL)

SANITARY SEWER MANHOLE TC=805.35 INV=797.45

12"CPP INV=799.11

18"CPP INV=799.79

36"RCP INV=799.73

36"RCP INV=799.70

CATCH BASIN TC=802.73 INV=799.78

36"RCP INV=799.83

36"RCP INV=799.89

24"RCP INV=800.84

36"RCP INV=800.83

SANITARY SEWER MANHOLE TC=804.91 INV=800.46

36"RCP INV=801.22

12"CPP INV=802.76

CATCH BASIN TC=806.56 INV=804.11 (BOTTOM OF BOX)

CURB INLET TC=805.31 INV=802.11

18"CPP INV=809.53

18"CPP INV=809.73

CATCH BASIN TC=810.23 INV=

FLOODWAY LIMITS

100-YEAR FLOODPLAIN

ASPHALT PARKING

1 STORY BRICK

SHED

CARPORT

GREENHOUSE

TRANS.

CANOPY

DRAINAGE EASEMENT DEED BOOK 3006, PAGE 645, R.O.S.C.

S. BROADWAY ST. (R.O.W. VARIES) (HWY 109)

TAX MAP 033I, PARCEL 25.00 SUMNER COUNTY BOARD OF EDUCATION BOOK 3006, PAGE 645 R.O.S.C.

CSX RR

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 10 20 30 60

BAUER | ASKEW
architecture, plc
615 T726.0047 F726.4891 615
1615 sixteenth avenue south
nashville tennessee 37212

JEFFREY C. HOOPER — REGISTERED LANDSCAPE ARCHITECT — NO. 1042 — STATE OF TENNESSEE

BCA BARGE CIVIL ASSOCIATES
4606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-09

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

GRADING & DRAINAGE PLAN - SEQUENCE I

C2.01

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, plc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

SEQUENCE I STRUCTURE AND PIPE TABLES:

STORM STRUCTURE TABLE					
STRUCTURE #	TYPE	CASTING FRAME	TOP OF CASTING (ELEV.)	PIPE I.E. (IN)	PIPE I.E. (OUT)
S1	TRENCH DRAIN INLET	STANDARD	808.80		805.22 (S2)
S2	TRENCH DRAIN OUTLET	STANDARD	808.49	805.06 (S1)	805.06 (S3)
S3	SINGLE CURB INLET	JBS 3300	806.77	804.50 (S2)	804.50 (S4)
S4	SINGLE CURB INLET	JBS 3300	807.04	804.37 (S3)	804.37 (S5)
S5	CURB INLET	JBS 3300	807.87	804.16 (S4)	804.16 (S6)
S6	TRENCH DRAIN INLET	STANDARD	808.12	803.89 (S5)	803.82 (S7)
S7	TRENCH DRAIN OUTLET	STANDARD	808.12	803.74 (S6)	803.74 (S8)
S8	TRENCH DRAIN INLET	STANDARD	808.12	803.58 (S7)	803.58 (S9)
S9	TRENCH DRAIN OUTLET	STANDARD	808.12	803.50 (S8)	803.50 (S10)
S10	SINGLE CURB INLET	JBS 3300	807.80	803.23 (S9)	803.23 (S11)
S11	SINGLE CURB INLET	JBS 3300	806.93	802.94 (S10)	802.94 (S12)
S12	SINGLE CURB INLET	JBS 3300	805.79	802.53 (S11)	802.53 (S13)
S12A	SINGLE CURB INLET	JBS 3300	806.70		802.44 (S14)
S13	CONCRETE HEADWALL	------		802.20 (S12)	
S14	CONCRETE HEADWALL	------		802.20 (S12A)	
S15	30" BEEHIVE RISER	DOME	803.25		800.25 (S16)
S16	CONCRETE HEADWALL	------		800.00 (S15)	
S17	15" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	807.56		804.81 (S18)
S18	18" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	809.00	804.41 (S18A) 804.50 (S17)	804.41 (S19)
S18A	15" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	808.59		804.77 (S18)
S19	15" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	***	803.39 (S18)	803.39 (S20)
S20	15" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	805.35	802.84 (S19)	802.84 (S21)
S21	15" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	805.35	802.35 (S20)	802.35 (S22)
S22	24" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	805.69	801.91 (S21)	801.91 (S23)
S23	30" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	804.50	801.35 (S22)	801.35 (S24)
S24	48" STANDARD MANHOLE	JBS 2150	804.43	801.00 (S23)	

STORM PIPE TABLE				
PIPE PATH	PIPE SIZE (IN.)	MATERIAL	SLOPE (%)	LENGTH (L.F.)
S1 - S2	15"	HDPE	0.50%	32
S2 - S3	15"	RCP	0.50%	112
S3 - S4	15"	HDPE	0.50%	26
S4 - S5	18"	RCP	0.50%	40
S5 - S6	18"	HDPE	0.50%	53
S6 - S7	18"	RCP	0.50%	16
S7 - S8	24"	RCP	0.50%	32
S8 - S9	24"	RCP	0.50%	16
S9 - S10	24"	HDPE	0.50%	53
S10 - S11	24"	RCP	0.50%	58
S11 - S12	24"	RCP	0.50%	82
S12 - S13	24"	HDPE	0.50%	67
S12A - S14	15"	HDPE	0.50%	48
S15 - S16	24"	HDPE	0.53%	47
S17 - S18	15"	HDPE	0.71%	44
S18 - S19	15"	RCP	0.75%	136
S18A - S18	15"	HDPE	0.75%	49
S19 - S20	15"	HDPE	0.75%	73
S20 - S21	15"	HDPE	0.75%	65
S21 - S22	15"	HDPE	0.75%	58
S22 - S23	24"	HDPE	0.50%	112
S23 - S24	24"	HDPE	0.50%	71

*** - TOP OF CASTING ELEVATION REQUIRES ADJUSTMENT BETWEEN CONSTRUCTION SEQUENCES (SEQUENCE I = 804.50 AND SEQUENCE II = 806.63)

SEQUENCE II STRUCTURE AND PIPE TABLES:

STORM STRUCTURE TABLE					
STRUCTURE #	TYPE	CASTING FRAME	TOP OF CASTING (ELEV.)	PIPE I.E. (IN)	PIPE I.E. (OUT)
S26	SINGLE CURB INLET	JBS 3300	808.03		804.87 (S27)
S27	SINGLE CURB INLET	JBS 3300	807.19	804.59 (S26)	804.59 (S28)
S28	AREA DRAIN	JBS 4075	806.64	804.42 (S27) 804.42 (S28A)	804.42 (S29)
S28A	AREA DRAIN	JBS 4075	806.75		804.73 (S28)
S29	SINGLE CURB INLET	JBS 3300	807.34	804.19 (S28)	804.19 (S30)
S30	SINGLE CURB INLET	JBS 3300	808.10	803.94 (S29) 803.94 (S30A)	803.94 (S31)
S30A	SINGLE CURB INLET	JBS 3300	808.26		804.40 (S30)
S31	SINGLE CURB INLET	JBS 3300	806.74	803.24 (S30)	803.24 (S32)
S32	CURB INLET	JBS 3300	806.81	802.90 (S31)	802.90 (S33)
S33	CONCRETE HEADWALL	------		802.70 (S32)	
S34	30" BEEHIVE RISER	DOME	803.50		800.75 (S35)
S35	MANHOLE	JBS 2150	804.00	800.05 (S34)	800.05 (S36)
S36	CONCRETE HEADWALL	------		800.00 (S35)	
S37	12" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	808.68		804.43 (S38)
S38	AREA INLET	JBS 2150	808.68	804.19 (S37)	804.19 (S39)
S39	SINGLE CURB INLET	JBS 3300	806.50	803.77 (S38) 803.77 (S39A)	803.77 (S40)
S39A	SINGLE CURB INLET	JBS 3300	806.54	804.43 (S39B)	804.43 (S39)
S39B	AREA INLET	JBS 2150	808.67	804.89 (S39C)	804.89 (S39A)
S39C	12" NYLOPLAST DRAIN BASIN	STANDARD LOCKING	808.67		805.13 (S39B)
S40	CONCRETE HEADWALL	------		803.70 (S39)	
S41	30" BEEHIVE RISER	DOME	804.25		801.75 (S42)
S42	CONCRETE HEADWALL	------		801.53 (S41)	

STORM PIPE TABLE				
PIPE PATH	PIPE SIZE (IN.)	MATERIAL	SLOPE (%)	LENGTH (L.F.)
S26 - S27	15"	RCP	0.50%	56
S27 - S28	14" X 23"	HERCP	0.50%	35
S28 - S29	14" X 23"	HERCP	0.50%	46
S28A - S28	14" X 23"	HERCP	0.50%	63
S29 - S30	14" X 23"	HERCP	0.50%	50
S30 - S31	19" X 30"	HERCP	0.50%	140
S30A - S30	15"	RCP	0.50%	91
S31 - S32	19" X 30"	HERCP	0.50%	68
S32 - S33	19" X 30"	HERCP	0.50%	40
S34 - S35	19" X 30"	HERCP	0.58%	121
S35 - S36	19" X 30"	HERCP	0.58%	8
S37 - S38	15"	HDPE	0.50%	48
S38 - S39	15"	RCP	0.50%	83
S39 - S40	15"	HDPE	0.52%	14
S39A - S39	14" X 23"	HERCP	0.50%	132
S39B - S39A	14" X 23"	HERCP	0.50%	92
S39C - S39B	12"	HDPE	0.50%	48
S41 - S42	15"	RCP	0.50%	45

BAUER | ASKEW
architecture, pllc
615
T 726 0047
F 726 4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 104295
STATE OF TENNESSEE
4-17-26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

CIVIL STORM STRUCTURE AND PIPE TABLES

C2.02

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 9.02 ACRES ±
2. PROVIDE AND INSTALL STABILIZED CONSTRUCTION ENTRANCE
3. PROVIDE AND INSTALL SILT FENCE
4. PROVIDE AND INSTALL TEMPORARY INLET PROTECTION
5. NOT USED
6. PROVIDE AND INSTALL RIP-RAP OUTLET PROTECTION
7. PROVIDE AND INSTALL EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER
8. PROVIDE AND INSTALL WEIGHTED SEDIMENT TUBE
9. PROVIDE AND INSTALL TREE PROTECTION FENCING
10. PROVIDE AND INSTALL CONCRETE WASHOUT AREA

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

8"RCP INV=800.08 (HALF FULL) (INLET UNKNOWN)

18"CPP INV=799.

12"RCP INV=800.94 (INLET UNKNOWN)

FLOODWAY LIMITS

100-YEAR FLOODPLAIN

CATCH BASIN TC=802.73 INV=799.78

CONCRETE WASHOUT

DRAINAGE EASEMENT DEED BOOK 3006, PAGE 645 R.O.S.C.

ASPHALT PARKING

1 STORY BRICK

SHED

GAZEBO

GOAL POST

CSX RAILROAD

CATCH BASIN TC=805.87 INV(15"RCP)(W)=804.02 INV(12"RCP)(E)=804.22

CATCH BASIN TC=805.41 12"RCP(W) INV=803.76 12"RCP(S) INV=803.86

CATCH BASIN TC=808.56 INV=807.01 (BOTTOM OF BOX)

CATCH BASIN TC=808.47 INV=804.52 (BOTTOM OF BOX)

CATCH BASIN TC=808.59 INV=806.94 (BOTTOM OF BOX)

AREA DRAIN TC=803.57 (INLET/OUTLET UNKNOWN)

CATCH BASIN TC=803.90 INV(24"RCP)(W)=801.55 INV(15"RCP)(E)=802.05 INV(12"PVC)(S)=802.15(INLET UNKNOWN)

15"CPP INV=804.43

BLIND CONNECT

18"CPP INV=809.0

18"CPP INV=809.

TAX MAP 033I, PARCEL 25.00 SUMNER COUNTY BOARD OF EDUCATION BOOK 3006, PAGE 645 R.O.S.C.

S. BROADWAY ST. (R.O.W. VARIES) (HWY 109)

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60

GRAPHIC SCALE

BAUER | ASKEW
architecture, plc

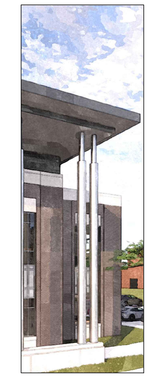
615
T 726 0047
F 726 4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 102470
STATE OF TENNESSEE
4/9/26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010



TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

Δ	DESCRIPTION	DATE

INITIAL EPSC PLAN

C3.00

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, plc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 9.02 ACRES ±
2. PROVIDE AND INSTALL STABILIZED CONSTRUCTION ENTRANCE
3. PROVIDE AND INSTALL SILT FENCE
4. PROVIDE AND INSTALL TEMPORARY INLET PROTECTION
5. NOT USED
6. PROVIDE AND INSTALL RIP-RAP OUTLET PROTECTION
7. PROVIDE AND INSTALL EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER
8. PROVIDE AND INSTALL WEIGHTED SEDIMENT TUBE
9. PROVIDE AND INSTALL TREE PROTECTION FENCING
10. PROVIDE AND INSTALL CONCRETE WASHOUT AREA

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

PROPOSED BUILDING SEQUENCE I

STOCKPILE AREA

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

8"RCP INV=800.08 (HALF FULL) (INLET UNKNOWN)

18"CP INV=799.

CATCH BASIN TC=802.73 INV=799.78

FLOODWAY LIMITS

100-YEAR FLOODPLAIN

DRAINAGE EASEMENT DEED BOOK 3901, PAGE 945, R.O.S.C.

S. BROADWAY ST. (R.O.W. VARIES) (HWY 109)

CSX RAILROAD

TAX MAP 033I, PARCEL 25.00 SUMNER COUNTY BOARD OF EDUCATION BOOK 3006, PAGE 645 R.O.S.C.

ASPHALT PARKING

1 STORY BRICK

1 STORY METAL

GREENHOUSE

SHED

CANOPY

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 10 20 30 60

BAUER | ASKEW
architecture, pllc

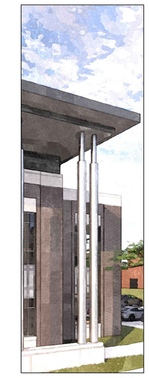
615
T 726 0047
F 726 4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER — REGISTERED — No. 102478 — STATE OF TENNESSEE — 4/9/26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-09

25010



TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

	DESCRIPTION	DATE

INTERMEDIATE EPSC PLAN - SEQUENCE I

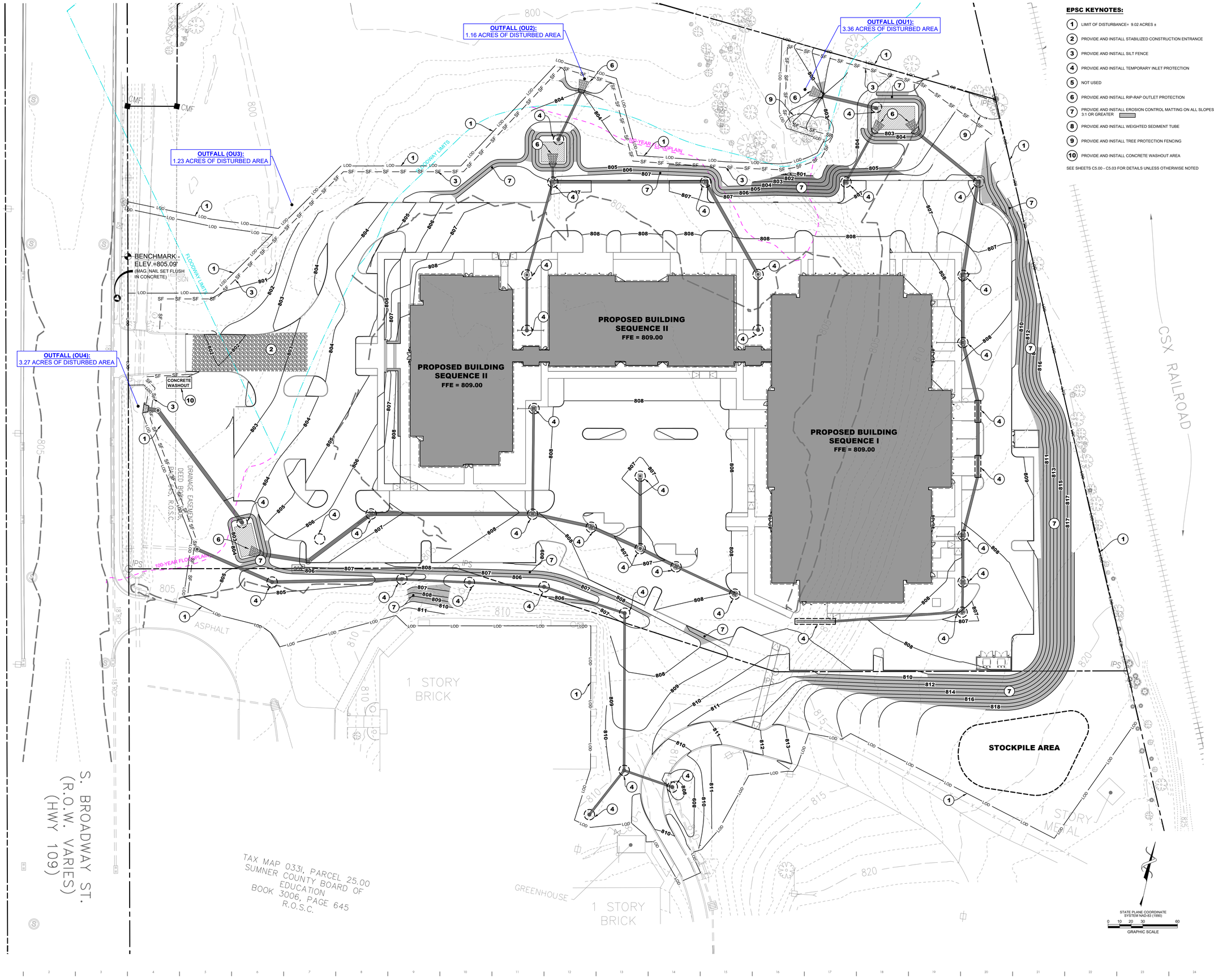
C3.01

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 9.02 ACRES ±
2. PROVIDE AND INSTALL STABILIZED CONSTRUCTION ENTRANCE
3. PROVIDE AND INSTALL SILT FENCE
4. PROVIDE AND INSTALL TEMPORARY INLET PROTECTION
5. NOT USED
6. PROVIDE AND INSTALL RIP-RAP OUTLET PROTECTION
7. PROVIDE AND INSTALL EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER
8. PROVIDE AND INSTALL WEIGHTED SEDIMENT TUBE
9. PROVIDE AND INSTALL TREE PROTECTION FENCING
10. PROVIDE AND INSTALL CONCRETE WASHOUT AREA

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

BAUER | ASKEW
architecture, plc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 102435
STATE OF TENNESSEE
4/9/26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-09

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

	DESCRIPTION	DATE

INTERMEDIATE EPSC PLAN - SEQUENCE II

C3.02

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, plc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 9.02 ACRES ±
2. PROVIDE AND INSTALL STABILIZED CONSTRUCTION ENTRANCE
3. PROVIDE AND INSTALL SILT FENCE
4. PROVIDE AND INSTALL TEMPORARY INLET PROTECTION
5. NOT USED
6. PROVIDE AND INSTALL RIP-RAP OUTLET PROTECTION
7. PROVIDE AND INSTALL EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER
8. PROVIDE AND INSTALL WEIGHTED SEDIMENT TUBE
9. PROVIDE AND INSTALL TREE PROTECTION FENCING
10. PROVIDE AND INSTALL CONCRETE WASHOUT AREA

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

BAUER | ASKEW
architecture, pllc
615
T 726 0047
F 726 4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 104[illegible]
STATE OF TENNESSEE
4-19-26

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-09

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

FINAL EPSC PLAN

C3.03

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

GENERAL INFORMATION
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS DEVELOPED IN ACCORDANCE WITH THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (TNCGP, GENERAL PERMIT NO. TNR100000), EFFECTIVE OCTOBER 1, 2021 AND IS PREPARED USING SOUND ENGINEERING PRACTICES. BARGE CIVIL ASSOCIATES, LLC. PERSONNEL INVOLVED WITH THE DEVELOPMENT OF THIS PLAN HAVE COMPLETED EITHER THE FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL FOR CONSTRUCTION SITES AND/OR THE DESIGN PRINCIPLES OF EROSION PREVENTION & SEDIMENT CONTROLS FOR CONSTRUCTION SITES COURSES AVAILABLE FROM THE STATE OF TENNESSEE.

AS INSTRUCTED IN PART 3 OF THE TNCGP, THIS PLAN AND ALL ATTACHMENTS ARE HEREBY SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE (EFO), ALONG WITH THE COMPLETE, CORRECTLY SIGNED NOTICE OF INTENT (NOI).

SITE WIDE/PRIMARY PERMITTEE (OWNER):	SECONDARY PERMITTEE (CONTRACTOR):
TCAT	**BATTEN SHAW CONSTRUCTION**
COMPANY	COMPANY
NATHAN GARRETT	**JACKSON SIMPSON**
PRINTED NAME	PRINTED NAME
PRESIDENT	**PROJECT EXECUTIVE**
TITLE	TITLE

THE ABOVE-NAMED CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND INSPECTIONS OF EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES AND ALL INSPECTION DOCUMENTATION REQUIRED BY TDEC.

PRIMARY PERMITTEE (OWNER) RESPONSIBILITIES:
- OWNER WILL BE RESPONSIBLE FOR GENERAL OVERSIGHT OF THE PROJECT, INCLUDING REVIEW OF THE SWPPP AND ANY AMENDMENTS, INSPECTION REPORTS, AND CORRECTIVE ACTION FOR CONFORMANCE WITH THE PERMIT REQUIREMENTS.
- OWNER WILL PARTICIPATE DURING SELF-INSPECTIONS CONDUCTED BY THE PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS.
- OWNER WILL PARTICIPATE IN BI-WEEKLY MEETINGS TO DISCUSS CGP COMPLIANCE ISSUES.

SECONDARY PERMITTEE (CONTRACTOR) RESPONSIBILITIES:
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL MAINTAIN THE SWPPP DOCUMENTATION AND WILL CONDUCT AND DOCUMENT SELF-INSPECTIONS REQUIRED BY THE TENNESSEE CGP FOR AREAS OF THE PROJECT SITE COVERED BY THIS SWPPP.
- PRIMARY CONTRACTOR WILL PROVIDE COPIES OF INSPECTION REPORTS TO OWNER WITHIN 24 HOURS FOLLOWING EACH INSPECTION. INCIDENTS OF NON-COMPLIANCE WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE SWPPP, INCLUDING INSTALLATION OF EROSION AND SEDIMENT CONTROLS, AND THE REQUIREMENTS IN THE TNCGP. ANY BMP CHANGES THAT WOULD TRIGGER THE NEED FOR A SWPPP MODIFICATION WILL BE PROMPTLY COMMUNICATED TO THE OWNER.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL MAINTAIN EROSION AND SEDIMENT CONTROL BMPS IN ALL AREAS OF THE SITE UNDER ITS DAY-TO-DAY CONTROL.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL PROVIDE ADEQUATELY DESIGNATED CONCRETE WASHOUT AREAS AND WILL BE RESPONSIBLE FOR PROPER DISPOSAL OF THE CONCRETE, MORTAR, OR GROUT COLLECTED THERE.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL BE RESPONSIBLE FOR INSPECTION AND REPLACEMENT OF ANY BMPS AS NECESSARY.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL NOT STORE ERODIBLE OR HAZARDOUS MATERIALS ON THE PROPERTY.

THE CONTRACTOR AS NAMED ABOVE IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND INSPECTIONS OF EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES AND ALL INSPECTION DOCUMENTATION REQUIRED BY TDEC.

CURRENT VERSIONS OF THIS SWPPP, THE NOI, AND THE NOTICE OF COVERAGE (NOC) WILL BE KEPT ON SITE FOR THE DURATION OF THE PROJECT. THESE ITEMS WILL BE AVAILABLE FOR USE BY ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EPSC, AND WILL BE AVAILABLE TO TDEC PERSONNEL VISITING THE SITE. A NOTICE WILL BE POSTED NEAR THE CONSTRUCTION ENTRANCE DURING CONSTRUCTION CONTAINING A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER ASSIGNED BY THE EFO, THE NAME AND TELEPHONE NUMBER OF A CONTACT PERSON FOR THE DEVELOPMENT, AND A BRIEF DESCRIPTION OF THE PROJECT.

ANY NEW CONTRACTOR ON THE PROJECT THAT IS RESPONSIBLE FOR INSTALLING, INSPECTING, OR MAINTAINING EPSC MEASURES WILL SIGN THE CONTRACTOR'S CERTIFICATION ON A COPY OF THE NOI AND WILL SUBMIT IT TO THE LOCAL EFO. ANY CORRESPONDENCE WITH TDEC OR ANY EFO WILL REFERENCE THE NPDES TRACKING NUMBER ASSIGNED BY TDEC TO THE PROJECT. THE CONTRACTOR WILL SUBMIT A NOTICE OF TERMINATION (NOT) AFTER CONSTRUCTION IS COMPLETE AND FINAL STABILIZATION (PART 9, TNCGP) OF ALL DISTURBED AREAS HAS BEEN ACHIEVED.

IT IS THE INTENTION AND GOAL OF THE TNCGP AND THIS SWPPP THAT CONSTRUCTION ACTIVITY SHALL BE CARRIED OUT IN SUCH A MANNER THAT WILL PREVENT VIOLATIONS OF WATER QUALITY CRITERIA AS STATED IN CHAPTER 1200-04-03.03 OF THE TDEC RULES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- PREVENTION OF ANY DISCHARGE THAT CAUSES A CONDITION IN WHICH VISIBLE SOLIDS, BOTTOM DEPOSITS, OR TURBIDITY IMPAIRS THE USEFULNESS OF WATERS OF THE STATE FOR ANY OF THE USES DESIGNATED FOR THAT WATER BODY PER TDEC RULES, CHAPTER 1200-4-4.
- THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORMWATER DISCHARGE.
- THE STORMWATER DISCHARGE MUST NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST IN THE RECEIVING STREAM.
- THE STORMWATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATIONS SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE RECEIVING STREAM. THESE PROVISIONS INCLUDE SPECIES COVERED UNDER PART 1.3, SUBPART H, OF THE TNCGP.

THIS PLAN MAY BE AMENDED IN ACCORDANCE WITH CRITERIA STATED IN PART 5.4.1 OF THE TNCGP, OR FOR OTHER REASONS. WHEN THE PLANS ARE REVISED, THE CONTRACTOR WILL IMPLEMENT THE CHANGES TO EPSC MEASURES WITHIN 48 HOURS AFTER THE NEED FOR MODIFICATION IS IDENTIFIED.

IN ACCORDANCE WITH PART 5.5.3.8 OF THE TN CGP, A SITE ASSESSMENT IS NOT REQUIRED AS PART OF THIS PROJECT SINCE EACH OUTFALL INVOLVES LESS THAN 5 ACRES.

SWPPP REQUIREMENTS
HAS THE SWPPP BEEN PREPARED BY A QUALIFIED INDIVIDUAL THAT HAS AT LEAST ONE OF THE FOLLOWING CERTIFICATIONS (CHECK ALL THAT APPLY BELOW) YES ☑ NO ☐

1.1 ☐ CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC); OR
1.2 ☐ TDEC LEVEL II
1.3 ☑ PROFESSIONAL ENGINEER

1. DOES THE EPSC PLAN INVOLVE STRUCTURAL DESIGN, HYDRAULIC, HYDROLOGIC, OR OTHER ENGINEERING CALCULATIONS FOR EPSC STRUCTURAL MEASURES (SEDIMENT BASINS, ETC.?) YES ☐ NO ☑
   IF YES, HAVE THESE PLANS BEEN PREPARED, STAMPED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT?
   YES ☐ NO ☐ N/A ☑
2. DO THE PROJECT STORMWATER OUTFALLS DISCHARGE INTO THE FOLLOWING?
   YES ☑ NO ☐ (CHECK ALL THAT APPLY BELOW)
   3.1 ☑ WATERS WITH UNAVAILABLE PARAMETERS
   3.2 ☑ TENNESSEE KNOWN EXCEPTIONAL WATERS
   IF YES, HAVE THESE PLANS BEEN PREPARED BY A QUALIFIED INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II?
   YES ☑ NO ☐ N/A ☐
   IF YES, HAVE THESE EPSC MEASURES BEEN DESIGNED FOR A 5-YR/24-HR EVENT? YES ☑ NO ☐ N/A ☐
   IF NO, HAVE THESE EPSC MEASURES BEEN DESIGNED FOR A 2-YR/24-HR EVENT? YES ☐ NO ☐ N/A ☑

SITE DESCRIPTION
1. PROJECT LIMITS: Refer to erosion control sheets C3.00 - C3.03
   PROJECT DESCRIPTION: This project involves the demolition of an existing technology building north of the Portland East Middle School and the construction of three new TCAT buildings with associated parking, sidewalks, drives, and outdoor spaces. This project will occur in two construction sequences. Sequence I will include selective site demolition around the existing technology building to construct one of three new TCAT buildings with a portion of new parking. Then sequence II will include the demolition of the existing technology building / rest of the site and the construction of the two additional new TCAT buildings.
   TITLE: TCAT SUMNER COUNTY
   COUNTY: SUMNER
   LOCATION: 602 S BROADWAY, PORTLAND TN, 37148
2. SITE MAPS: SEE USGS TOPOGRAPHIC MAP ON THIS SHEET
3. DESCRIPTION OF EXISTING SITE TOPOGRAPHY: The existing site is home to a 1-story brick technology building with associated parking that sits just south of the floodway along South Broadway Street in Portland, TN. The site is relatively flat and drains northwest into the floodway, which ultimately drains into Donoho Branch.
4. MAJOR SOIL DISTURBING ACTIVITIES:
   5.1 CLEARING AND GRUBBING — 5.4 FINAL GRADING AND SHAPING
   5.2 EXCAVATION — 5.5 UTILITIES
   5.3 CUTTING AND FILLING — 5.6 OTHER (DESCRIBE):
5. TOTAL PROJECT AREA: 8.67 ACRES
   TOTAL AREA TO BE DISTURBED: 8.67 ACRES
   IF GREATER THAN 50 ACRES, HAS CONSTRUCTION PROJECT PHASING BEEN SPECIFIED IN SECTION 3 BELOW AND IN THE PLANS?
   YES ☐ NO ☐ N/A ☑
6. ARE THERE SEASONAL LIMITATIONS ON WORK? YES ☐ NO ☑
   IF YES, DESCRIBE AND LIST THE CORRESPONDING PLAN SHEET:
7. SOIL PROPERTIES: The soil classifications on the site consist of BeB2, DkB2, and Gu. BeB2 is Bewleyville silty clay loam, 2 to 5 percent slopes, eroded (Hydrologic Group B), DkB2 is Dickson silt loam, 2 to 5 percent slopes (Hydrologic Soil Group C/D), Gu is Guthrie silt loam, 0 to 2 percent slopes, frequently ponded (Hydrologic Group C/D). The soil proportions on site for BeB2, DkB2, and Gu are 32.9%, 2.7%, and 64.4% respectively. These soils were classified per the NRCS Web Soil Survey.
8. PROJECT RUNOFF COEFFICIENTS AND AREAS:
   RUNOFF COEFFICIENTS FOR CONTRIBUTING DRAINAGE BASIN TO SITE OUTFALL:

AREA TYPE	AREA (AC)	CURVE NUMBER
EXISTING CONDITIONS	9.02	88.7
PROPOSED CONDITIONS	9.02	91.3

9. STORMWATER MANAGEMENT:
   Three separate focalpoint high-flow biofiltration systems were designed to treat on-site stormwater runoff generated from the first 1.25 inch of rainfall for the 1-year, 24-hour design storm in accordance with the new tdec small ms4 water quality requirements. one focalpoint system will be installed during sequence I and two focalpoint systems will be installed during sequence II.

303 (D) SPECIAL REQUIREMENTS
STORMWATER RUNOFF FROM THE SITE ULTIMATELY DISCHARGES TO DONOHO BRANCH (TN05110002008_0600), WHICH IS LISTED ON THE EPA FINAL 2024 303(D) LIST OF IMPAIRED AND THREATENED WATERS IN TENNESSEE.

SAFE DAMS ACT INFORMATION
THE ONSITE STORMWATER STORAGE BASINS DO NOT MEET THE CRITERIA TO BE REGULATED BY THE SAFE DAMS ACT.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

TEMPORARY STABILIZATION-
DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC. ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 14 DAYS, WITH SLOPES (3:1 AND GREATER) LIMITED TO A MAXIMUM OF 7 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, SOD SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF HEAVY JUTE OR PLASTIC NETTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. SUITABLE BARRICADES AND GUARDS SHALL BE ERECTED TO PREVENT EQUIPMENT OR MATERIAL FROM BEING PLACED ON ANY PLANTED AREA. PLASTIC LINING SHALL BE USED ON ALL DITCHES AND EXPOSED SURFACES WHEN TIME DOES NOT PERMIT THE CONTRACTOR TO USE SEED AND MULCH FOR STABILIZATION.

PERMANENT STABILIZATION-
SLOPES AND DITCHES THAT ARE CONSTRUCTED TO FINAL SUB-GRADE OR A PORTION OF ANY SLOPE OR DITCH THAT IS CONSTRUCTED TO SUB-GRADE SHALL IMMEDIATELY RECEIVE TOPSOIL AND FINAL STABILIZATION. ALL SLOPES ARE TO RECEIVE STABILIZATION AS INDICATED ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT THE SOIL FROM DRYING OUT UNTIL APPROVED OR ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION OR ACCEPTANCE OF THE PROJECT.

STRUCTURAL PRACTICES-
EROSION CONTROL BARRIERS, INLET PROTECTION DEVICES, AND OTHER BMP PRACTICES WILL BE USED AS FRONT-LINE EROSION CONTROL DEVICES DURING CONSTRUCTION. THE FOLLOWING PROVIDES A LIST OF STRUCTURAL DEVICES TO BE INSTALLED FOR THIS PROJECT:
- SILT FENCE
- RIP RAP OUTLET PROTECTION
- STORM INLET PROTECTION
- WEIGHTED SEDIMENT TUBE
- EROSION CONTROL MATTING
- TEMPORARY CONSTRUCTION ENTRANCE
- DIVERSION SWALE

ADDITIONAL ITEMS-
THE NEED FOR DEWATERING IS NOT ANTICIPATED WITH THIS PROJECT.

ALL EPSC MEASURES AND RUNOFF CONTROLS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

IF SEDIMENT ESCAPES THE PERMITTED AREA, ALL SEDIMENT ACCUMULATIONS BEYOND THE PROJECT BOUNDARY MUST BE CLEANED UP AND REMOVED FROM THE AREA AS SOON AS POSSIBLE TO MINIMIZE OFF-SITE IMPACTS. SHOULD SEDIMENT REACH A STREAM OR SOME OTHER BODY OF WATER, THE PERMITTEE SHOULD NOT INITIATE REMEDIATION WITHOUT FIRST NOTIFYING AND CONSULTING WITH TDEC. THIS PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY AND THUS THE PERMITTEE MUST SETTLE THE REMEDIATION WITH THE ADJOINING LANDOWNER(S) AFFECTED BY THE OFFSITE SEDIMENTATION.

OFFSITE MATERIAL STORAGE IS ALLOWED SOLELY BY THE PERMITTED PROJECT

ONSITE WASTE DISPOSAL
THERE IS NO ON-SITE WASTE DISPOSAL AS PART OF THIS DEVELOPMENT.

OFF-SITE STORMWATER
THERE IS ANTICIPATED OFF-SITE STORMWATER THAT WILL FLOW TOWARDS OUR PROJECT SITE FROM THE PORTLAND EAST MIDDLE SCHOOL. DURING AND AFTER CONSTRUCTION, OFF-SITE STORMWATER WILL BE COLLECTED AND ROUTED THROUGH GRASS SWALES / STORM INLETS TO BYPASS THE PROPOSED DEVELOPMENT.

FEDERALLY PROTECTED WILDLIFE
THE PROPOSED CONSTRUCTION ACTIVITIES ARE NOT ANTICIPATED TO DISTURB NOR HARM ANY LEGALLY PROTECTED STATE OR FEDERAL LISTED THREATENED OR ENDANGERED AQUATIC LIFE AND/OR HABITAT. THE PERMITTEE MUST NOTIFY TDEC IMMEDIATELY IF ANY ENDANGERED SPECIES ARE ENCOUNTERED DURING CONSTRUCTION. TDEC PROHIBITS THE TAKING OF ANY OF THESE SPECIES.

INSPECTIONS

INSPECTION PERSONNEL-
INSPECTION PERSONNEL SHOULD BE EMPLOYEES OF THE PERMIT APPLICANT, THE PRIMARY CONTRACTOR, OR ITS SUBCONTRACTORS. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS ARE TO HAVE AN ACTIVE CERTIFICATION BY COMPLETING THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL I" COURSE. A COPY OF THE CERTIFICATION OR TRAINING RECORD SHOULD BE KEPT ON SITE.

THE INSPECTOR SHOULD PERFORM AND DOCUMENT THE REQUIRED INSPECTIONS PER THE ATTACHED INSPECTION REPORT. THE INSPECTOR MAY ALSO HAVE THE FOLLOWING RESPONSIBILITIES:
1. OVERSEE THE REQUIREMENTS OF OTHER CONSTRUCTION-RELATED PERMITS, SUCH AS AQUATIC RESOURCES ALTERATION PERMIT OR OTHER SUCH CONSTRUCTION ACTIVITY RELATED PERMITS.
2. UPDATE FIELD SWPPPS.
3. CONDUCT PRE-CONSTRUCTION INSPECTION TO VERIFY THAT UNDISTURBED AREAS HAVE BEEN PROPERLY MARKED AND INITIAL MEASURES HAVE BEEN INSTALLED.
4. INFORM THE PERMIT HOLDER OF ACTIVITIES THAT MAY BE NECESSARY TO GAIN OR REMAIN IN COMPLIANCE WITH THE CGP AND OTHER ENVIRONMENTAL PERMITS.

INSPECTION SCHEDULE AND PROCEDURES-
INSPECTIONS ARE TO BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK AND WILL BE PERFORMED AT LEAST 72 HOURS APART. A COPY OF THE INSPECTION FORM IS ATTACHED IN THE APPENDIX.

WHERE SITES OR PORTIONS OF THE CONSTRUCTION SITE HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DRAUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES.

INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESCRIBED IN THE CGP.

BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES IN DISREPAIR WILL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.

BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THE SWPPP WILL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS WILL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.

INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO THE DIVISION UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO TDEC WITHIN 10 DAYS OF THE REQUEST. IF THE DIVISION REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF THE TN CGP.

FOR DISCHARGES INTO WATERS WITH UNAVAILABLE PARAMETERS OR EXCEPTIONAL TENNESSEE WATERS-
THE PERMITTEE WILL PERFORM INSPECTIONS DESCRIBED ABOVE AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE PERFORMED AT LEAST 72 HOURS APART.

THE PERMITTEE MUST CERTIFY ON THE INSPECTION FORM PROVIDED WHETHER OR NOT ALL PLANNED AND DESIGNED EROSION PREVENTION AND SEDIMENT CONTROLS ARE INSTALLED AND IN WORKING ORDER. THE FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INSPECTOR AND THE CERTIFICATION MUST BE EXECUTED BY A PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF THE TN CGP. THE RECORD OF INSPECTIONS MUST BE KEPT AT THE CONSTRUCTION SITE WITH A COPY OF THE SWPPP.

SPILLS AND NON-STORM WATER CONTINGENCIES
ALL ON-SITE FUELING OF EQUIPMENT AND VEHICLES WILL BE CONDUCTED NEAR THE CONSTRUCTION ENTRANCE/STAGING AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED INTO APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER. ANY SPILL WILL BE REPORTED TO A REPRESENTATIVE OF THE GENERAL CONTRACTOR FOR THE PROJECT.

IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITTEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3300; NON-EMERGENCIES: 800-262-3400); AS WELL AS THE LOCAL EFO. ALSO, THE OWNER WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES WHICH WILL PREVENT THE REOCCURRENCE OF SUCH RELEASES.

EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE LITTER CONTROL FOR TRASH GENERATED BY HIS CREW. A PROPER WASTE DISPOSAL AREA, SUCH AS A DUMPSTER LOCATED NEAR THE CONSTRUCTION TRAILER, SHALL BE PROVIDED AND WILL BE LIMITED TO GARBAGE AND PAPER TRASH ONLY. PAINT CANS, OIL CANS, USED OIL, AND FILTERS WILL BE CONTAINED AND DISPOSED OF BY THE CONTRACTOR BY TAKING THEM TO THE COUNTY'S HAZARDOUS WASTE DISPOSAL CENTER.

THE PERMITTEE MUST DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED AND MAINTAINED TO THE CRITERIA SET FORTH IN PART 4.1.4 OF THE TNCGP.

THE FOLLOWING INCLUDES, BUT IS NOT LIMITED TO, DISCHARGES THAT ARE PROHIBITED AND NOT COVERED BY THIS SWPPP OR THE TNCGP:
1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
2. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIAL.
3. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.
4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

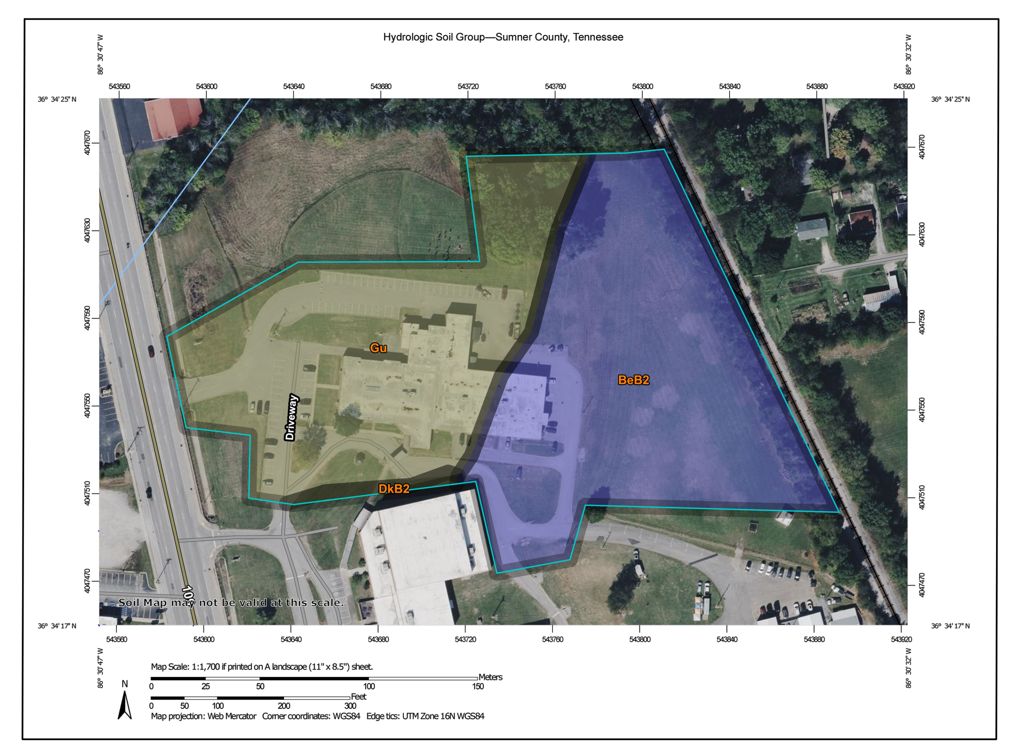
DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY TO COMPLY WITH PERMIT REQUIREMENTS (PART 4.1.3, TNCGP)

PROJECT SEQUENCING
1. EPSC MEASURES ARE TO BE INSTALLED PER THE EROSION CONTROL PLAN SHEETS AND THIS SWPPP. ALL EPSC MEASURES IDENTIFIED ON THE EROSION CONTROL PLAN AND IN THIS SWPPP ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. AFTER THESE MEASURES HAVE BEEN INSTALLED, A SITE ASSESSMENT SHALL BE COMPLETED WITHIN A MONTH OF CONSTRUCTION COMMENCING. ASSESSMENT INSPECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE CRITERIA SET FORTH IN PART 5.5.3.8 OF THE TNCGP.
2. MARK LIMITS OF DISTURBANCE WITH HIGH VISIBILITY TAPE, FLAGGING, OR FENCE.
3. PRIOR TO BEGINNING ANY WORK, ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCE SHOULD BE INSTALLED AS INDICATED ON THE EPSC PLANS.
4. PERFORM CLEARING AND GRUBBING NOT MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH-MOVING. REFER TO THE STABILIZATION PRACTICES DESCRIBED ON THIS SHEET. CLEARING AND GRUBBING SHOULD BE KEPT TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
5. EXCAVATION CAN COMMENCE ONCE AREA HAS BEEN CLEARED AND GRUBBED. EXCAVATED MATERIAL SHALL NOT BE PLACED ADJACENT TO WATERWAYS OR AREAS WHERE STORMWATER RUNOFF WILL BE DIRECTED SO AS TO PREVENT EROSION AND SILTATION. EXCESS BORROW MATERIAL REMOVED FROM THE CONSTRUCTION SITE SHALL BE STABILIZED AND THE BASE OF ANY STOCKPILE SHALL BE PROTECTED BY SILT FENCE.
6. EXCAVATION FOR UTILITIES SHALL BE EXECUTED IN A TIMELY MANNER AND BACKFILLED. INLET AND OUTLET PROTECTION FOR STORM SEWER SHALL BE INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE SYSTEM. ALL OUTLETS FOR STORMWATER DISCHARGE MUST BE STABILIZED BEFORE THEY BECOME OPERATIONAL.
7. DISTURBED AREAS ON THE SITE SHOULD BE STABILIZED AS SOON AS POSSIBLE.
8. INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE PER WEEK AT LEAST 72 HOURS APART. INSPECTION REPORTS CN-1173 FOUND AT: ***HTTPS://WWW.TN.GOV/ENVIRONMENT/PERMIT-PERMITS/WATER-PERMITS1/NPDES-PERMITS1/NPDES-STORMWATER-PERMITTING-PROGRAM/NPDES-STORMWATER-CONSTRUCTION-PERMIT.HTML*** WILL BE FILLED OUT AND KEPT AT THE CONSTRUCTION SITE WITH A COPY OF THE SWPPP. THESE REPORTS MUST BE CERTIFIED BY THE PERMITTEE THAT THE REQUIRED INSPECTIONS WERE PERFORMED AND WHETHER OR NOT ALL PLANNED AND DESIGNED DEVICES ARE INSTALLED AND IN WORKING ORDER. INSPECTION REPORTS SHOULD INCLUDE OBSERVED CONDITIONS, RAIN EVENTS AND ANY ACTION TAKEN AS A RESULT OF INSPECTION.
9. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, AND OTHER SEDIMENT CONTROL MEASURES BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS (E.G. FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES (E.G. SCREENING OUTFALLS, DAILY PICK-UP, ETC.). AFTER USE, SILT FENCES WILL BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
10. SITE STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. SHOULD EARTH-DISTURBING ACTIVITY TEMPORARILY CEASE, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 14 DAYS. WHEN STABILIZATION MEASURES INCLUDE SEEDING AND MULCHING, SEEDING MIXTURES WILL BE AS SPECIFIED IN THE STABILIZATION PLAN SHOW BELOW ON THIS SHEET. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. NOTE THAT ANY AREAS DISTURBED BY CONSTRUCTION WILL BE RE-STABILIZED AT THIS TIME AS WELL.
11. AFTER ALL AREAS HAVE BEEN STABILIZED; THE CONTRACTOR WILL REMOVE THE TEMPORARY EPSC MEASURES AND SUBMIT A NOTICE OF TERMINATION (NOT) TO TDEC.

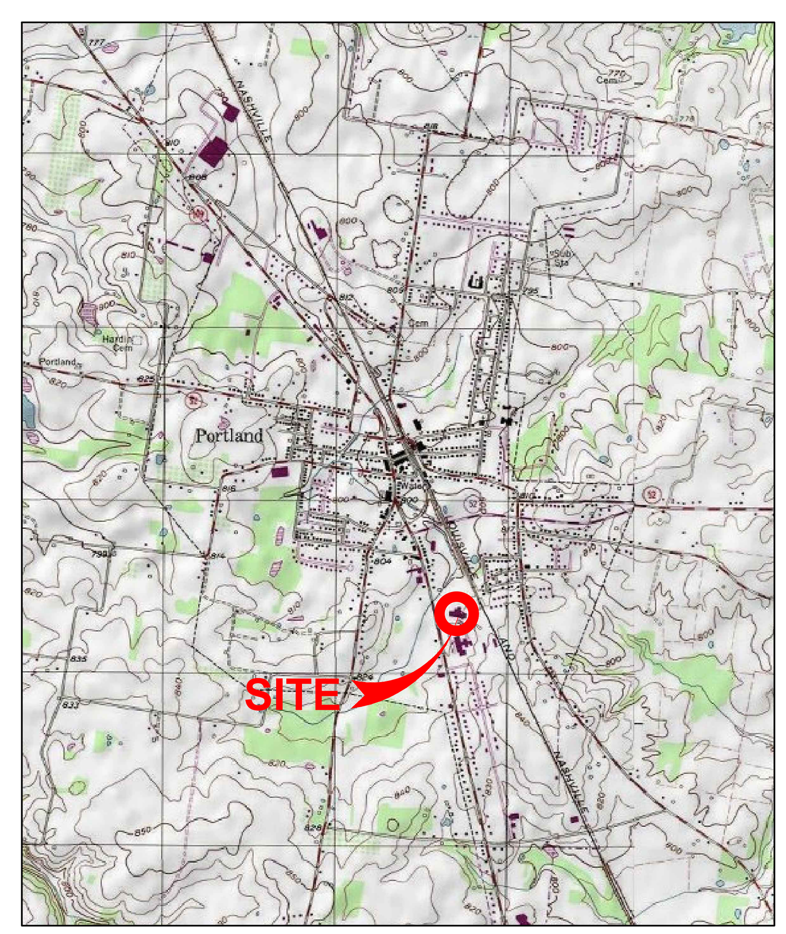
STREAM, OUTFALL, WETLAND INFORMATION
1. WILL CONSTRUCTION AND/OR EROSION PREVENTION AND SEDIMENT CONTROLS IMPACT ANY STREAMS? YES ☐ NO ☒
   1.1 STREAM INFORMATION: N/A
   1.2 ARE BUFFER ZONES REQUIRED? YES ☐ NO ☒
   IF YES, THEY HAVE BEEN INCLUDED ON PLAN SHEET(S) _______
   IF YES, CHECK THE APPROPRIATE BOX BELOW FOR SIZE OF BUFFER
   ☐ 60-FT FROM TOP OF BANK FOR WATERS WITH UNAVAILABLE PARAMETERS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 30-FT)
   ☐ 30-FT FROM TOP OF BANK FOR ALL OTHER STREAMS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 15-FT)
   ☐ 75-FT FROM THE FEMA FLOODWAY LINE PER METRO NASHVILLE REQUIREMENTS
   1.3 ARE THERE BUFFER EXEMPTIONS? YES ☐ NO ☐ N/A ☒
2. OUTFALL INFORMATION:
   A SEDIMENT BASIN OR EQUIVALENT MEASURE(S) WILL BE PROVIDED FOR ANY OUTFALL IN A DRAINAGE AREA:
   2.1 OF TEN ACRES OR MORE FOR AN OUTFALL(S) THAT DOES NOT DISCHARGE TO WATERS WITH UNAVAILABLE PARAMETERS OR KNOWN EXCEPTIONAL QUALITY WATER
   2.2 OF FIVE ACRES OR MORE FOR AN OUTFALL(S) THAT DISCHARGES TO AN WATERS WITH UNAVAILABLE PARAMETERS OR KNOWN EXCEPTIONAL QUALITY WATER
   2.3 OUTFALL TABLE

OUTFALL	DRAINAGE AREA(AC)	SEDIMENT BASIN(Y,N,N/A)	RECEIVING RESOURCE
OU1	3.36	N/A	DONOHO BRANCH
OU2	1.16	N/A	DONOHO BRANCH
OU3	1.23	N/A	DONOHO BRANCH
OU4	2.27	N/A	DONOHO BRANCH

   SEE EPSC SHEETS OR OUTFALL LOCATIONS.
3. WETLAND INFORMATION:
   WILL CONSTRUCTION AND/OR EROSION AND SEDIMENT CONTROLS IMPACT ANY WETLANDS? YES ☐ NO ☒
4. TOTAL MAXIMUM DAILY LOADS (TMDL) INFORMATION
   4.1 IS THIS PROJECT LOCATED IN A WATERSHED THAT MAINTAINS AN EPA APPROVED TMDL FOR SILTATION? YES ☐ NO ☒
   4.2 IF YES, IS THIS PROJECT LOCATED WITHIN A SUBWATERSHED WITH A WASTE LOAD ALLOCATION (WLA)? YES ☐ NO ☐ N/A ☒



NRCS WEB SOIL SURVEY (NOT TO SCALE)



USGS TOPOGRAPHICAL MAP (NOT TO SCALE)

LIST OF ATTACHMENTS
- **NOTICE OF INTENT (N.O.I.)**
- **GRADING & EROSION CONTROL PLANS, DETAILS (SEE SHEETS C3.00 - C3.03)**

STABILIZATION PLAN

PERMANENT SEEDING MIXTURES

SEEDING DATES	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
AUGUST 1 TO DECEMBER 14	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

TEMPORARY SEEDING MIXTURES

SEEDING DATES	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
MAY 1 TO JULY 15	SUDAN - SORGHUM	100%
MAY 1 TO JULY 15	STARR MILLET	100%
JULY 15 TO JANUARY 1	BALBOA RYE	67%
	ITALIAN RYE	33%

BAUER | ASKEW
architecture.pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▾ BCAcivil.com ▾ BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

SWPPP

C3.04

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

PAVEMENT REPAIR NOTE:

ANY EXISTING PAVEMENT REMOVED ON-SITE FOR PROPOSED UTILITY INSTALLATION MUST BE REPAIRED TO MATCH EXISTING CONDITIONS.

ANY PAVEMENT REMOVED IN THE R.O.W. ALONG SOUTH BROADWAY STREET TO TIE PROPOSED UTILITIES INTO EXISTING MAINS WILL NEED TO BE REPAIRED ACCORDING TO CITY OF PORTLAND DETAILS AND SPECIFICATIONS.

PROPOSED BUILDING SEQUENCE II
FFE = 809.00

PROPOSED BUILDING SEQUENCE II
FFE = 809.00

PROPOSED BUILDING SEQUENCE I
FFE = 809.00

STOCKPILE AREA

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

SANITARY SEWER MANHOLE TC=805.35 INV=797.45

SANITARY SEWER MANHOLE TC=804.91 INV=800.46

CENTERLINE OF RAILROAD

CSX RAILROAD

100-YEAR FLOODPLAIN

FLOODWAY LIMITS

DRAINAGE EASEMENT DEED BOOK 3006, PAGE 645, R.O.S.C.

S. BROADWAY ST. (R.O.W. VARIES) (HWY 109)

ASPHALT

1 STORY BRICK

GREENHOUSE

1 STORY BRICK

1 STORY METAL

TAX MAP 033I, PARCEL 25.00
SUMNER COUNTY BOARD OF EDUCATION
BOOK 3006, PAGE 645
R.O.S.C.

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
No. 104295
STATE OF TENNESSEE
4-7-22

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

OVERALL SITE UTILITY PLAN

C4.00

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

www.baueraskewarchitecture.com

PAVEMENT REPAIR NOTE:

ANY EXISTING PAVEMENT REMOVED ON-SITE FOR PROPOSED UTILITY INSTALLATION MUST BE REPAIRED TO MATCH EXISTING CONDITIONS.

ANY PAVEMENT REMOVED IN THE R.O.W. ALONG SOUTH BROADWAY STREET TO TIE PROPOSED UTILITIES INTO EXISTING MAINS WILL NEED TO BE REPAIRED ACCORDING TO CITY OF PORTLAND DETAILS AND SPECIFICATIONS.

N 12°00'07" W 87.61'

CMF

N 77°59'53" E 42.69'

CMF

8"RCP INV=800.08 (HALF FULL) (INLET UNKNOWN)

100-YEAR FLOODPLAIN

FLOODWAY LIMITS

18"CPP INV=799.79

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE) — SIGN

CATCH BASIN TC=802.73 INV=799.78

TC = 804.78
INV (N) = 798.23
INV (S) = 798.23
INV (E) = 798.33

TC = 805.17 (SEQUENCE I)
TC = 805.73 (SEQUENCE II)
INV (SW) = 799.61
INV (E) = 799.71
INV (SEQUENCE II BLDG, SEE SHEET C4.02) = 803.47

TC = 803.32 (SEQUENCE I)
TC = 803.02 (SEQUENCE II)
INV (W) = 798.98
INV (NE) = 799.08

TC = 808.60
INV (W) = 801.24
INV (E) = 801.34
INV (SEQUENCE II BLDG, SEE SHEET C4.02) = 803.72

TC = 808.29
INV (W) = 802.86
INV (S) = 802.96

INV = 803.50

INV = 803.50

PROPOSED BUILDING SEQUENCE I
FFE = 809.00

S 25°11'19" E 506.73'

N 12°22'33" W 400.00'

DRAINAGE EASEMENT DEED BOOK 3006, PAGE 645, R.O.S.C.

S 77°37'27" W 282.89'

N 84°11'24" W 290.00'

S 77°37'27" W 304.24'

IPS

ASPHALT PARKING

1 STORY BRICK

SHED

CARPORT

TRANS. TH

ASPHALT

GREENHOUSE

1 STORY METAL

STOCKPILE AREA

S. BROADWAY ST. (R.O.W. VARIES) (HWY 109)

TAX MAP 033I, PARCEL 25.00
SUMNER COUNTY BOARD OF EDUCATION
BOOK 3006, PAGE 645
R.O.S.C.

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

WATER SYSTEM KEYNOTES:

1. TIE PROPOSED WATER LINE TO EXISTING WATER MAIN AT THIS LOCATION. CONTRACTOR SHALL CONTACT UTILITY COMPANY 72 HOURS PRIOR TO WORK TO COORDINATE METHOD OF CONNECTION.
2. PROVIDE AND INSTALL 6" DIP WATER LINE, INCLUDING ALL ASSOCIATED BENDS, FITTINGS, AND CONNECTIONS AS SHOWN ON THE PLANS.
3. PROVIDE AND INSTALL 3" DOMESTIC WATER SERVICE, INCLUDING ALL ASSOCIATED BENDS, FITTINGS, AND CONNECTIONS AS SHOWN ON THE PLANS.
4. PROVIDE AND INSTALL 3" DOMESTIC WATER METER PER CITY OF PORTLAND UTILITY REQUIREMENTS.
5. PROVIDE AND INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF PORTLAND UTILITY REQUIREMENTS.
6. PROVIDE AND INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC). COORDINATE EXACT LOCATION AND DETAILS WITH PLUMBING/FIRE PROTECTION DRAWINGS AND CONTRACTOR TO THE START OF CONSTRUCTION.
7. PROVIDE AND INSTALL 3" REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) IN HEATED ABOVE GROUND ENCLOSURE PER CITY OF PORTLAND UTILITY REQUIREMENTS.
8. PROVIDE AND INSTALL 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCV) IN HEATED ABOVE GROUND ENCLOSURE PER CITY OF PORTLAND UTILITY REQUIREMENTS.
9. SEE PLUMBING FOR WATER SERVICE CONTINUATION.
10. PROVIDE AND INSTALL 6" X 12" TAPPING SLEEVE AND VALVE.
11. PROVIDE AND INSTALL 3" GATE VALVE IN BOX.
12. PROVIDE AND INSTALL 6" GATE VALVE IN BOX.
13. PROVIDE AND INSTALL 6" TEE.
14. PROVIDE AND INSTALL 6" X 3" TEE.
15. PROVIDE AND INSTALL REMOTE POST INDICATOR VALVE (PIV).

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

SANITARY SEWER KEYNOTES:

1. PROVIDE AND INSTALL 48" STANDARD SANITARY SEWER MANHOLE PER CITY OF PORTLAND REQUIREMENTS.
2. PROVIDE AND INSTALL 8" SDR 26 PVC SANITARY SEWER.
3. PROPOSED BUILDING 4" SANITARY SEWER SERVICE CONNECTION. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH PLUMBING DRAWING AND CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. PROPOSED OIL WATER SEPARATOR 4" SANITARY SEWER SERVICE CONNECTION. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH PLUMBING DRAWING AND CONTRACTOR PRIOR TO START OF CONSTRUCTION.
5. PROVIDE AND INSTALL 4" SDR 26 PVC SANITARY SEWER AT 2.0% MINIMUM SLOPE.
6. TIE 4" SANITARY SEWER INTO PROPOSED MANHOLE AT THIS LOCATION.
7. PROVIDE AND INSTALL 8" X 4" PVC WYE.
8. PROVIDE AND INSTALL TEMPORARY PIPING AND BY-PASS PUMPING FOR THE INSTALLATION OF THE NEW PROPOSED MANHOLE IN THE EXISTING PUBLIC SEWER LINE AT THIS LOCATION.
9. PROPOSED SANITARY SEWER MANHOLE RIM ELEVATION REQUIRES ADJUSTMENT BETWEEN SEQUENCE I AND II WORK BASED ON THE GRADE DIFFERENCE BETWEEN EXISTING PARKING LOT AND SEQUENCE II PROPOSED GRADE. CONTRACTOR SHALL REFER TO BOTH T.C. ELEVATIONS LISTED ON THIS SHEET TO PLAN WORK ACCORDINGLY.
10. PROVIDE AND INSTALL 48" STANDARD SANITARY SEWER DROP MANHOLE PER CITY OF PORTLAND REQUIREMENTS.

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

MISCELLANEOUS UTILITY KEYNOTES:

1. APPROXIMATE LOCATION OF NATURAL GAS SERVICE. COORDINATE EXACT LOCATION WITH LOCAL NATURAL GAS COMPANY AND MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. TIE PROPOSED NATURAL GAS LINE INTO EXISTING MAIN AT THIS LOCATION.
3. PROPOSED GAS METER, SEE PLUMBING FOR CONTINUATION.
4. PROPOSED ELECTRICAL TRANSFORMER. COORDINATE EXACT LOCATION AND DETAILS WITH ELECTRICAL PLANS PRIOR TO THE START OF CONSTRUCTION.
5. PROPOSED PULLBOX. COORDINATE EXACT LOCATION AND DETAILS WITH ELECTRICAL PLANS PRIOR TO THE START OF CONSTRUCTION.
6. PROPOSED UNDERGROUND ELECTRIC SERVICE. COORDINATE EXACT LOCATION AND DETAILS WITH ELECTRICAL PLANS PRIOR TO THE START OF CONSTRUCTION.
7. TIE PROPOSED UNDERGROUND ELECTRICAL INTO EXISTING UTILITY POLE AT THIS LOCATION. COORDINATE WITH ELECTRICAL PLANS PRIOR TO THE START OF CONSTRUCTION.
8. PROPOSED STORM INFRASTRUCTURE IS GRADE DEPENDENT. CONTRACTOR TO COORDINATE WITH NON-GRADE DEPENDENT UTILITIES TO ENSURE THERE IS NO CONFLICT WITH STORM.
9. PROPOSED GAS TANK. COORDINATE EXACT LOCATION AND DETAILS WITH SUPPLIER PRIOR TO THE START OF CONSTRUCTION.

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER — REGISTERED LANDSCAPE ARCHITECT — NO. 1043 — STATE OF TENNESSEE

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

SITE UTILITY PLAN - SEQUENCE I

C4.01

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

PAVEMENT REPAIR NOTE:

ANY EXISTING PAVEMENT REMOVED ON-SITE FOR PROPOSED UTILITY INSTALLATION MUST BE REPAIRED TO MATCH EXISTING CONDITIONS.

ANY PAVEMENT REMOVED IN THE R.O.W. ALONG SOUTH BROADWAY STREET TO TIE PROPOSED UTILITIES INTO EXISTING MAINS WILL NEED TO BE REPAIRED ACCORDING TO CITY OF PORTLAND DETAILS AND SPECIFICATIONS.

WATER SYSTEM KEYNOTES:

1. PROVIDE AND INSTALL 6" DIP WATER LINE, INCLUDING ALL ASSOCIATED BENDS, FITTINGS, AND CONNECTIONS AS SHOWN ON THE PLANS.
2. PROVIDE AND INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF PORTLAND UTILITY REQUIREMENTS.
3. PROVIDE AND INSTALL 6" TEE.
4. TIE PROPOSED 6" DIP WATER LINE TO EXISTING 6" WATER LINE INSTALLED DURING SEQUENCE I WORK AT THIS LOCATION.

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

SANITARY SEWER KEYNOTES:

1. PROPOSED BUILDING 4" SANITARY SEWER SERVICE CONNECTION. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH PLUMBING DRAWINGS AND CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. PROVIDE AND INSTALL 4" SDR 26 PVC SANITARY SEWER AT 2.0% MINIMUM SLOPE.
3. TIE 4" SANITARY SEWER INTO PROPOSED MANHOLE AT THIS LOCATION.
4. PROVIDE AND INSTALL SANITARY SEWER CLEANOUT.
5. RAISE PROPOSED SANITARY SEWER MANHOLE COVER FLUSH WITH SEQUENCE II PROPOSED GRADE, SEE SHEET C4.01 FOR ADDITIONAL INFORMATION
6. LOWER PROPOSED SANITARY SEWER MANHOLE COVER FLUSH WITH SEQUENCE II PROPOSED GRADE, SEE SHEET C4.01 FOR ADDITIONAL INFORMATION

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

MISCELLANEOUS UTILITY KEYNOTES:

1. PROPOSED STORM INFRASTRUCTURE IS GRADE DEPENDENT. CONTRACTOR TO COORDINATE WITH NON-GRADE DEPENDENT UTILITIES TO ENSURE THERE IS NO CONFLICT WITH STORM.

SEE SHEETS C5.00 - C5.03 FOR DETAILS UNLESS OTHERWISE NOTED

PROPOSED BUILDING SEQUENCE II
FFE = 809.00

PROPOSED BUILDING SEQUENCE II
FFE = 809.00

PROPOSED BUILDING SEQUENCE I
FFE = 809.00

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

SANITARY SEWER MANHOLE TC=805.35 INV=797.45

SANITARY SEWER MANHOLE TC=804.91 INV=800.46

100-YEAR FLOODPLAIN

FLOODWAY LIMITS

S. BROADWAY ST. (R.O.W. VARIES) (HWY 109)

DRAINAGE EASEMENT DEED BOOK 3006, PAGE 645, R.O.S.C.

TAX MAP 033I, PARCEL 25.00 SUMNER COUNTY BOARD OF EDUCATION BOOK 3006, PAGE 645 R.O.S.C.

1 STORY BRICK

1 STORY METAL

GREENHOUSE

ASPHALT

STOCKPILE AREA

CSX RAILROAD

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60

GRAPHIC SCALE

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER — 11-22

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

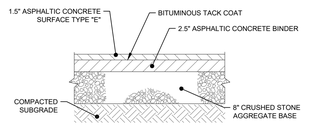
SITE UTILITY PLAN
- SEQUENCE II

C4.02

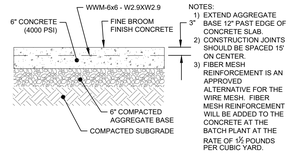
15 APRIL 2026

PC SUBMITTAL

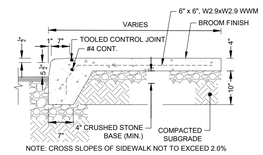
COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



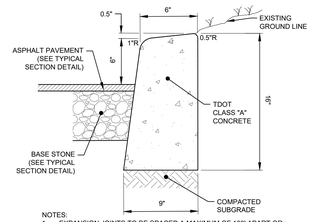
ASPHALT PAVEMENT
N.T.S.



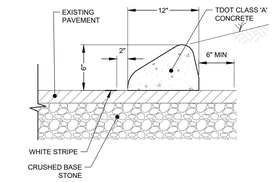
CONCRETE PAVEMENT
N.T.S.



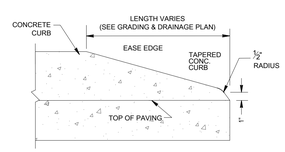
INTEGRAL CONCRETE CURB & WALK
N.T.S.



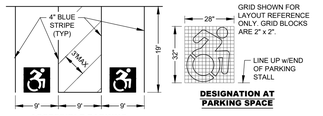
CONCRETE POST CURB
N.T.S.



MOUNTABLE CONCRETE CURB
N.T.S.



CONCRETE CURB TAPER
N.T.S.

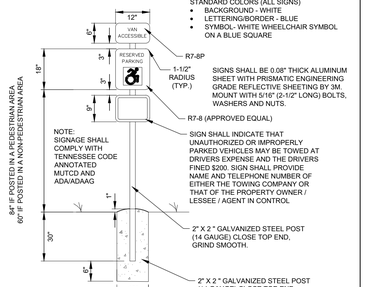


ACCESSIBLE PARKING STALL LAYOUT

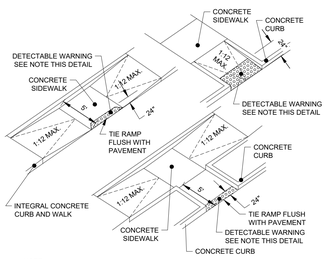
DESIGNATION AT PARKING SPACE

1. ALL PAINTED PARKING STALL LINES FOR ACCESSIBLE PARKING SPACES SHALL BE BLUE 4" WIDE LINES.
2. CROSSHATCHING IN THE ACCESS AISLE SHALL BE 4" WIDE SOLID BLUE LINES, TO EMPHASIZE THAT PARKING IS PROHIBITED IN CROSSHATCHED AREAS.
3. THE ACCESS AISLE MAY BE SHARED BY 2 ACCESSIBLE SPACES.
4. ONE OF EVERY 6 ACCESSIBLE SPACES AND NO LESS THAN ONE SHALL BE VAN ACCESSIBLE.
5. A SEPARATE SIGN SHALL BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE.
6. ACCESSIBLE PARKING MUST BE PLACED IN THE NEAREST ACCESSIBLE PATHWAY TO ENTRANCE.
7. ACCESS AISLE SHALL BE 60" MIN. WIDTH PER ADA 2010 SECT. 502.3 FOR ALL PUBLIC ACCESSIBLE SPACES AND PER ANSI 2009 SECT. 502.4 FOR ALL TENANT USES PARKING.

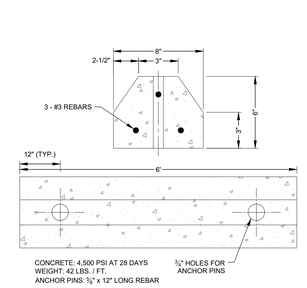
ACCESSIBLE PARKING SPACE
N.T.S.



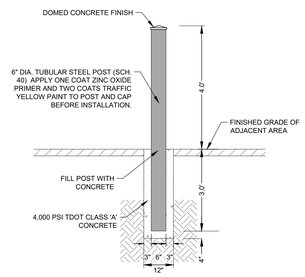
EXTERIOR ACCESSIBLE SIGN
N.T.S.



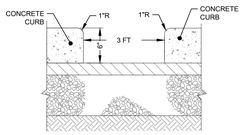
ACCESSIBLE SIDEWALK CURB RAMP
N.T.S.



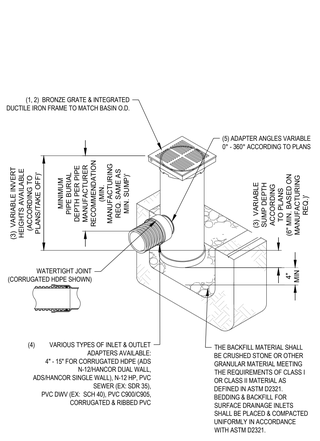
CONCRETE WHEEL STOP
N.T.S.



CONCRETE BOLLARD
N.T.S.

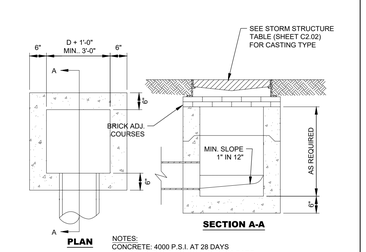


CONCRETE CURB CUT
N.T.S.



1 - 8" - 15" GRATES SHALL BE SOLID BRASS METAL.
2 - 12" & 15" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" BRONZE GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 15" BRONZE GRATES HAVE NO LOAD RATING.

8" - 15" NYLOPLAST DRAIN BASIN WITH BRONZE GRATE
N.T.S.

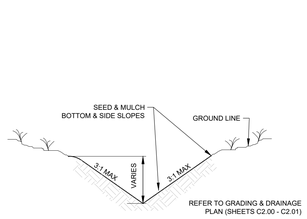


NOTES:
CONCRETE: 4000 P.S.I. AT 28 DAYS REINFORCED WITH NO. 4, GRADE 60 BARS

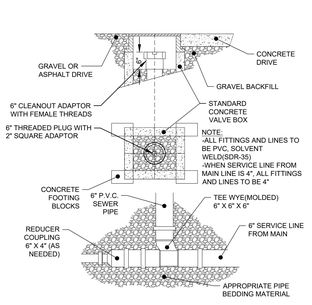
PAINT CASTINGS WITH BITUMINOUS PAINT

PRECAST STRUCTURES OF APPROPRIATE SIZE ARE ACCEPTABLE.

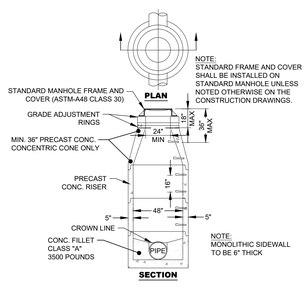
SINGLE INLET / JUNCTION BOX
N.T.S.



GRASS SWALE
N.T.S.

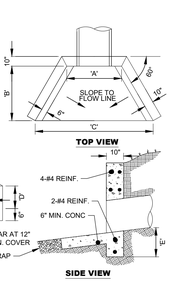


STORM INSPECTION CLEANOUT
N.T.S.

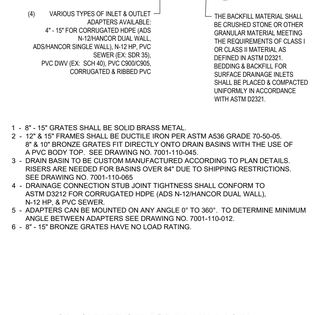


STANDARD PRECAST CONCRETE MANHOLE
N.T.S.

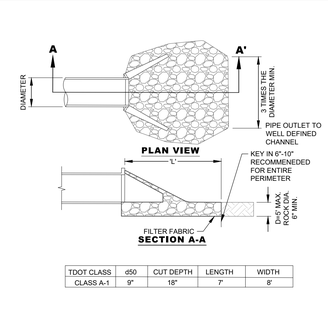
DIA	'A'	'B'	'C'	'D'	'E'
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"



CONCRETE HEADWALL
N.T.S.

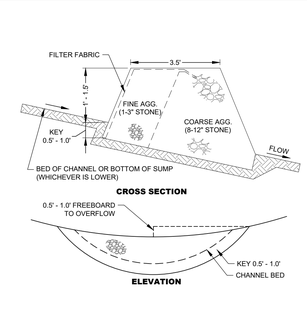


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

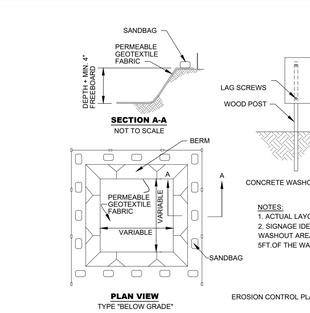


TDOT CLASS	d50	CUT DEPTH	LENGTH	WIDTH
CLASS A-1	9"	18"	7'	8'

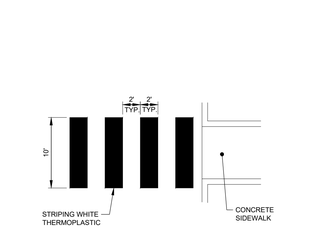
RIPRAP OUTLET PROTECTION
N.T.S.



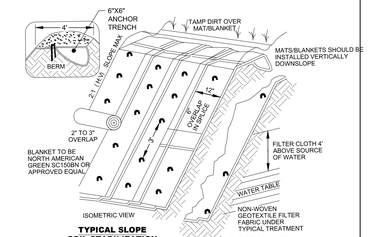
STONE CHECK DAM
N.T.S.



CONCRETE WASHOUT
N.T.S.



CROSSWALK STRIPING
N.T.S.

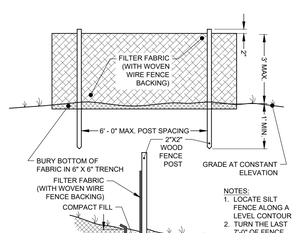


TYPICAL SLOPE SOIL STABILIZATION NTS

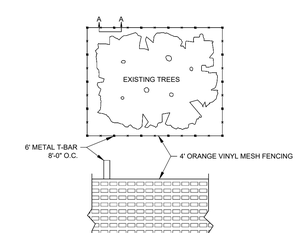
WET SLOPE LINING NTS

NOTES:
1. PRIOR TO INSTALLATION, GROUND SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. PREPARE SOIL BEFORE INSTALLING BY APPLYING FERTILIZER AND SEED. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

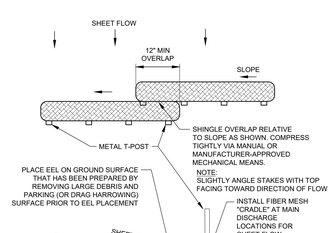
ANCHORING GEOTEXTILE ON EMBANKMENT
N.T.S.



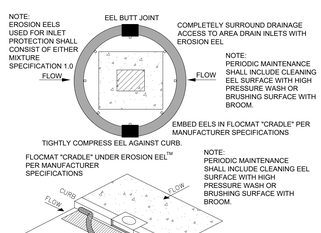
SILT FENCE
N.T.S.



TREE PROTECTION
N.T.S.



WEIGHTED SEDIMENT TUBE (EROSION EEL)
N.T.S.



TEMPORARY INLET PROTECTION
N.T.S.

BAUER | ASKEW
architecture, plc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

Δ	DESCRIPTION	DATE

CIVIL DETAILS

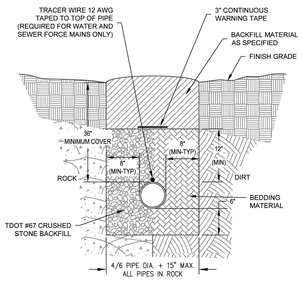
C5.00

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, plc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

NOTES:
1. 36" MIN COVER FOR ALL MAIN UNLESS OTHERWISE SPECIFIED.
2. BEDDING MATERIAL SHALL BE FINE, LOOSE EARTH FREE FROM CLODS, ORGANIC DECOMPOSABLE MATERIAL, DEBRIS, AND STONE NO LARGER THAN TWO (2) INCHES IN DIAMETER.
3. IN ROAD INSTALLATIONS SHALL BE FULL STONE BACKFILL.

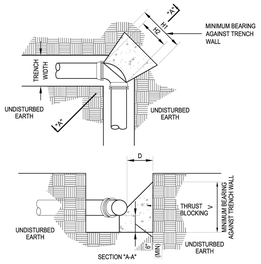


WATER TRENCH DETAIL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 5
DATE:06/05/2024

W-01

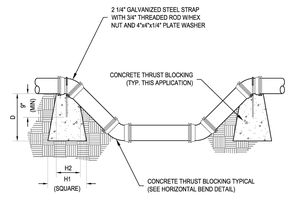


HORIZONTAL BENDS
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 4
DATE:06/05/2024

W-05
(2 of 4)

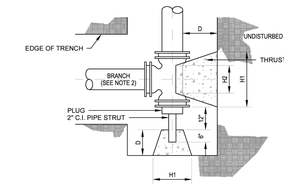


VERTICAL BENDS
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 4
DATE:06/05/2024

W-05
(1 of 4)



NOTES:
1. BLOCKING WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR CLASS "B" CONCRETE FOR THE VOLUME SHOWN IN THE ABOVE TABLE FOR EACH FITTING SO BLOCKED ONLY IF A SEPERATE ITEM APPEARS IN THE SCHEDULE OF A PROPOSAL FOR A UNIT PRICE CONTRACT. OTHERWISE, THERE WILL BE NO SEPERATE PAYMENT FOR CONCRETE THRUST BLOCKING.

2. DIMENSIONS ARE CONTROLLED BY DIAMETER OF BRANCH MAIN.

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

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 4
DATE:06/05/2024

W-05
(3 of 4)

TEES, CROSSES, AND PLUGS				90° BENDS				45° BENDS				22-1/2° BENDS				11-1/4° BENDS				PIPE SIZE
H	H2	S	D±Y±	H	H2	S	D±Y±	H	H2	S	D±Y±	H	H2	S	D±Y±	H	H2	S	D±Y±	
18"	12"	12"	18"	1.95	18"	12"	12"	18"	1.95	18"	8"	1.17"	18"	1.50	18"	8"	1.17"	18"	1.56	2" - 3"
24"	12"	12"	18"	2.23	24"	12"	12"	18"	2.23	18"	8"	1.17"	18"	1.60	18"	8"	1.17"	18"	1.63	2" - 4"
30"	18"	12"	24"	3.04	30"	18"	12"	24"	4.09	24"	12"	1.61"	24"	3.20	24"	12"	1.61"	24"	3.20	6"
36"	18"	18"	24"	5.05	36"	18"	18"	24"	7.35	30"	12"	1.61"	30"	3.95	24"	12"	1.61"	24"	3.45	8"
48"	24"	18"	24"	7.73	48"	24"	18"	24"	10.25	36"	18"	2.71"	36"	4.80	24"	18"	2.71"	24"	4.80	10"
54"	24"	24"	24"	13.40	54"	24"	24"	24"	18.13	42"	18"	2.71"	36"	8.60	24"	18"	2.71"	24"	4.80	12"
60"	30"	24"	24"	17.80	60"	30"	24"	24"	25.00	44"	24"	3.61"	36"	13.20	30"	24"	3.61"	24"	9.20	14"
66"	30"	24"	24"	23.50	66"	30"	24"	24"	29.80	48"	24"	3.61"	36"	17.00	30"	24"	3.61"	24"	11.60	16"
66"	36"	42"	24"	27.50	66"	48"	24"	24"	33.60	48"	30"	3.61"	36"	17.00	36"	24"	3.61"	24"	13.60	18"
	42"	24"			60"	24"				42"	24"				30"	24"			30"	20"
	42"	24"			60"	24"				48"	24"				42"	24"			42"	24"
	54"	24"			84"	24"				72"	24"				72"	24"			48"	36"

NOTES:
1. BLOCKING WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR CLASS "B" CONCRETE FOR THE VOLUME SHOWN IN THE ABOVE TABLE FOR EACH FITTING SO BLOCKED ONLY IF A SEPARATE ITEM APPEARS IN THE SCHEDULE OF A PROPOSAL FOR A UNIT PRICE CONTRACT. OTHERWISE, THERE WILL BE NO SEPARATE PAYMENT FOR CONCRETE THRUST BLOCKING.

2. DIMENSIONS ARE CONTROLLED BY DIAMETER OF BRANCH MAIN.

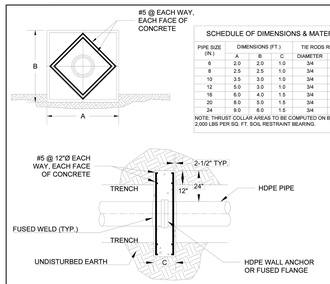
3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THRUST BLOCKING ON ALL TEES, BENDS, TAPPING SLEEVES AND VALVES, AND ANY OTHER PIPING CONNECTIONS AS SHOWN ON THE STANDARD DETAIL SHEET. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE ANY PRE-MIX CONCRETE SUCH AS SAK-CRETE. ALL THRUST BLOCKING SHALL BE VISUALLY INSPECTED PRIOR TO BACKFILLING BY THE OWNER'S REPRESENTATIVE.

CONCRETE THRUST BLOCKING TABLE
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 4
DATE:06/05/2024

W-05
(4 of 4)



PIPE SIZE (IN.)	DIMENSIONS (FT.) A	B	C	TIE RODS REQUIRED DIAMETER	NO.
6	2.0	2.0	1.0	3/4	2
8	2.5	2.5	1.0	3/4	2
10	3.5	3.0	1.0	3/4	2
12	5.0	3.0	1.0	3/4	2
16	6.0	4.0	1.5	3/4	4
20	8.0	5.0	1.5	3/4	6
24	9.0	6.0	1.5	3/4	8

SCHEDULE OF DIMENSIONS & MATERIALS

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS PER SQ. FT. SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3,000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI

CONCRETE THRUST BLOCK ANCHOR
N.T.S.

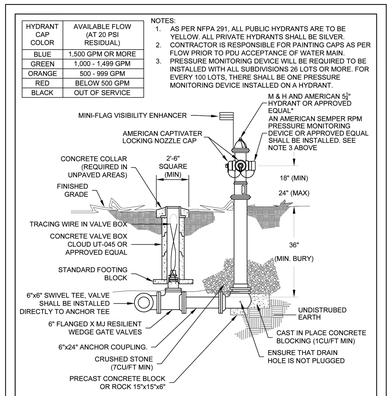
CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 2
DATE:06/05/2024

W-19

HYDRANT CAP COLOR	AVAILABLE FLOW (AT 20 PSI RESIDUAL)
BLUE	1,500 GPM OR MORE
GREEN	1,000 - 1,499 GPM
ORANGE	500 - 999 GPM
RED	BELOW 500 GPM
BLACK	OUT OF SERVICE

NOTES:
1. AS PER NFPA 291, ALL PUBLIC HYDRANTS ARE TO BE YELLOW. ALL PRIVATE HYDRANTS SHALL BE SILVER.
2. CONTRACTOR IS RESPONSIBLE FOR PAINTING CAPS AS PER FLOW PRIOR TO PDU ACCEPTANCE OF WATER MAIN.
3. PRESSURE MONITORING DEVICE WILL BE REQUIRED TO BE INSTALLED WITH ALL SUBDIVISIONS 26 LOTS OR MORE. FOR EVERY 100 LOTS, THERE SHALL BE ONE PRESSURE MONITORING DEVICE INSTALLED ON A HYDRANT.

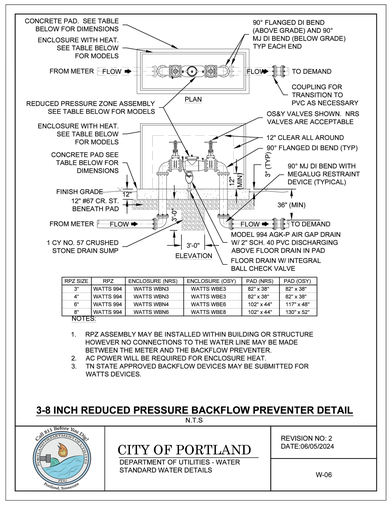


FIRE HYDRANT ASSEMBLY
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 9
DATE:09/20/2024

W-08



RPZ SIZE	RPZ	ENCLOSURE (NRS)	ENCLOSURE (OSY)	PAD (NRS)	PAD (OSY)
3"	WATTS 994	WATTS WBN3	WATTS WBE3	82" x 38"	82" x 38"
4"	WATTS 994	WATTS WBN3	WATTS WBE3	82" x 38"	82" x 38"
6"	WATTS 994	WATTS WBN4	WATTS WBE6	102" x 44"	117" x 48"
8"	WATTS 994	WATTS WBN6	WATTS WBE8	102" x 44"	130" x 52"

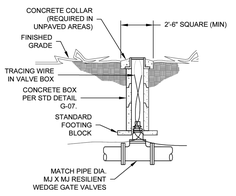
NOTES:
1. RPZ ASSEMBLY MAY BE INSTALLED WITHIN BUILDING OR STRUCTURE HOWEVER NO CONNECTIONS TO THE WATER LINE MAY BE MADE BETWEEN THE METER AND THE BACKFLOW PREVENTER.
2. AC POWER WILL BE REQUIRED FOR ENCLOSURE HEAT.
3. TN STATE APPROVED BACKFLOW DEVICES MAY BE SUBMITTED FOR WATTS DEVICES.

3-8 INCH REDUCED PRESSURE BACKFLOW PREVENTER DETAIL
N.T.S

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 2
DATE:06/05/2024

W-06



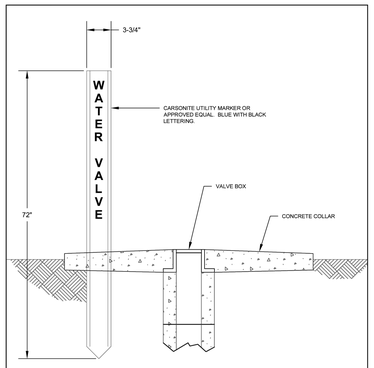
NOTES:
1. TRACING WIRE SHALL BE CONNECTED TO VALVE BOX FRAME FOR ACCESSIBILITY.

GATE VALVE INSTALLATION
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 3
DATE:06/05/2024

W-09

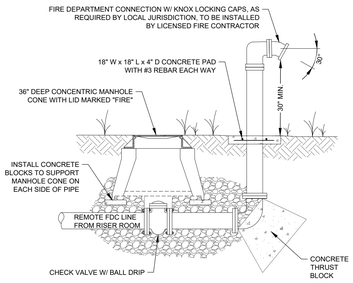


WATER UTILITY MARKER
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

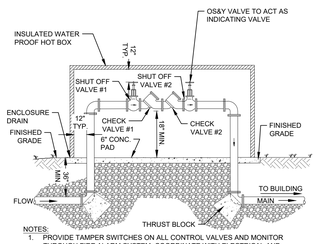
REVISION NO: 3
DATE:06/05/2024

W-12



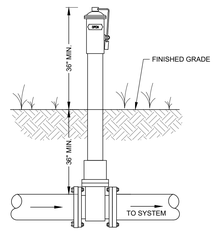
NOTE: CASTING SHALL BE TRAFFIC RATED IF INSTALLED IN PAVEMENT

FIRE DEPARTMENT CONNECTION (FDC)
N.T.S.



NOTES:
1. PROVIDE TAMPER SWITCHES ON ALL CONTROL VALVES AND MONITOR THROUGH FIRE ALARM SYSTEM. COORDINATE WITH ELECTRICAL AND MECHANICAL PLANS.
2. FIRE DEPARTMENT CONNECTION SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION.

DOUBLE CHECK VALVE ASSEMBLY WITH POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION
N.T.S.



NOTE:
POST INDICATOR VALVE SHALL INCLUDE ELECTRONICALLY MONITORED ANTI-TAMPER SWITCHES.

POST INDICATOR VALVE
N.T.S.

BAUER | ASKEW
architecture, pllc

615
T 726 0047
F 726 4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212

JEFFREY C. HOOPER
REGISTERED
LICENSED
ARCHITECT
STATE OF TENNESSEE

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

CIVIL DETAILS

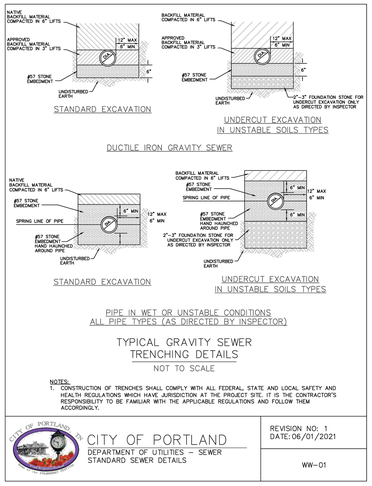
C5.01

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



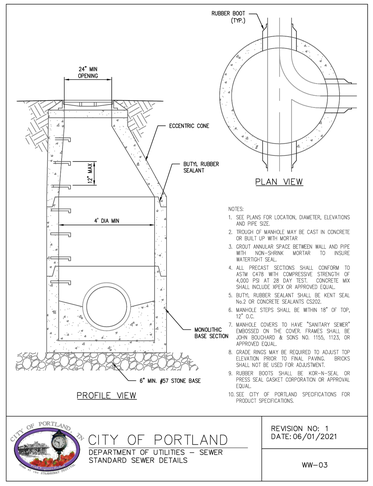
TYPICAL GRAVITY SEWER
TRENCHING DETAILS
NOT TO SCALE

NOTES:
1. CONSTRUCTION OF TRENCHES SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY AND HEALTH REGULATIONS WHICH HAVE JURISDICTION AT THE PROJECT SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE APPLICABLE REGULATIONS AND FOLLOW THEM ACCORDINGLY.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES – SEWER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: 06/01/2021

WW-01

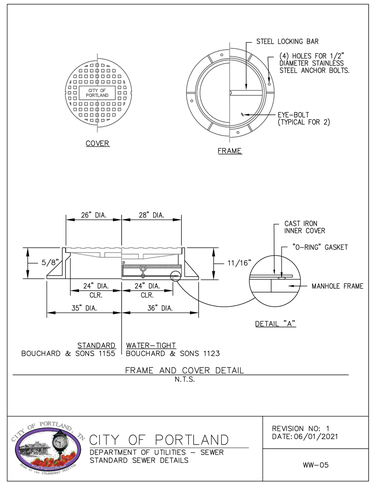


NOTES:
1. SEE PLANS FOR LOCATION, DIAMETER, ELEVATIONS AND PIPE SIZE.
2. TROUGH OF MANHOLE MAY BE CAST IN CONCRETE OR BUILT UP WITH MORTAR.
3. GROUT ANNULAR SPACE BETWEEN WALL AND PIPE WITH NON-SHRINK MORTAR TO INSURE WATERTIGHT SEAL.
4. ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C478 WITH COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAY TEST. CONCRETE MIX SHALL INCLUDE KPEX OR APPROVED EQUAL.
5. BUTYL RUBBER SEALANT SHALL BE KENT SEAL No.2 OR CONCRETE SEALANTS CS202.
6. MANHOLE STEPS SHALL BE WITHIN 18" OF TOP, 12" O.C.
7. MANHOLE COVERS TO HAVE "SANITARY SEWER" EMBOSSED ON THE COVER. FRAMES SHALL BE JOHN BOUCHARD & SONS NO. 1155, 1123, OR APPROVED EQUAL.
8. GRADE RING MAY BE REQUIRED TO ADJUST TOP ELEVATION PRIOR TO FINAL PAVING. BRICKS SHALL NOT BE USED FOR ADJUSTMENT.
9. RUBBER BOOTS SHALL BE KOR-N-SEAL OR PRESS SEAL GASKET CORPORATION OR APPROVAL EQUAL.
10. SEE CITY OF PORTLAND SPECIFICATIONS FOR PRODUCT SPECIFICATIONS.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES – SEWER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: 06/01/2021

WW-03

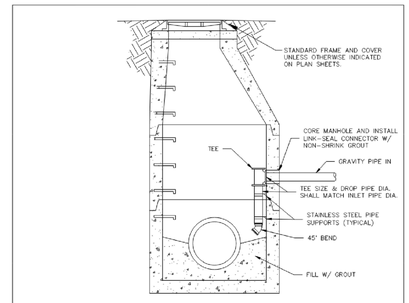


FRAME AND COVER DETAIL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES – SEWER
STANDARD SEWER DETAILS

REVISION NO: 1
DATE: 06/01/2021

WW-05



NOTES:
1. PELUNER STAINLESS STEEL PIPE SUPPORT BRACKET SHALL BE INSTALLED @ 4' SPACING (MIN OF 2 PER DROP).
2. DROP MANHOLE SHALL BE AS PER PRECAST MANHOLE DETAIL, WW-03, UNLESS OTHERWISE NOTED.

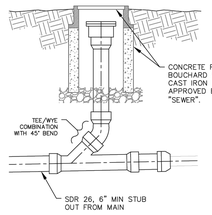
DROP MANHOLE
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES – SEWER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: 1/20/2023

WW-04

NOTES:
1. CONCRETE RISERS SHALL BE USED FOR ALL CLEANOUTS AT THE RIGHT-OF-WAY.
2. CONCRETE RISERS SHALL BE USED FOR ANY CLEANOUTS INSTALLED UNDER HARD SURFACE (I.E. PAVEMENT, CONCRETE, OR GRAVEL DRIVEWAYS).
3. CONCRETE BOXES SHALL BE INSTALLED ON ALL COMMERCIAL AND INDUSTRIAL LOCATIONS.
4. PLASTIC RISERS MAY BE USED FOR ANY CLEANOUTS ON A RESIDENTIAL CUSTOMER SIDE INSTALLED UNDER SOFT SURFACES (I.E. GRASS) AND AT LEAST THREE (3) FEET AWAY FROM ANY HARD SURFACE (I.E. PAVEMENT, GRAVEL, ETC.,)



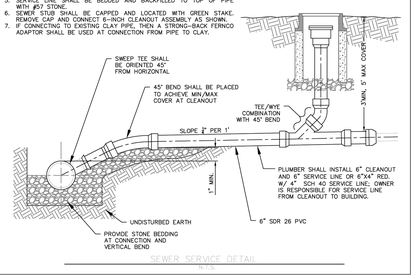
CLEANOUT BOX
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES – SEWER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: 01.27.2022

WW-08

NOTES:
1. CLEANOUT SHALL BE LOCATED 1' OUTSIDE OF THE ROW, IN THE PUDE OR 1' FROM BACK OF SIDEWALK.
2. CLEANOUT SHALL BE LOCATED IN SOFT SURFACE. CLEANOUTS SHALL NOT BE LOCATED IN HARD SURFACE OR CONCRETE SURFACES WITHOUT PORTLAND DEPARTMENT OF UTILITY APPROVAL.
3. SIDEWALK SHALL BE STAMPED WITH A "X"-"S" AT BACK OF CURB WHERE CLEANOUT IS PLACED. PLUMBER SHALL INSTALL SERVICE LINE PER UPC.
4. CLEANOUTS SHALL BE INSTALLED AT BENDS AND NO MORE THAN 75 FEET APART. BOXES ARE REQUIRED FOR ALL CLEANOUTS, CONCRETE BOX SHALL BE INSTALLED FOR CLEANOUT AT RIGHT-OF-WAY.
5. SERVICE LINE SHALL BE BEDDED AND BACKFILLED TO TOP OF PIPE WITH #57 STONE.
6. SEWER STUB SHALL BE CAPPED AND LOCATED WITH GREEN STAKE. REMOVE CAP AND CONNECT 6-INCH CLEANOUT ASSEMBLY AS SHOWN.
7. IF CONNECTING TO EXISTING CLAY PIPE, THEN A STRONG-BACK FERNCO ADAPTOR SHALL BE USED AT CONNECTION FROM PIPE TO CLAY.



SEWER SERVICE DETAIL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES – SEWER
STANDARD SEWER DETAILS

REVISION NO: 2
DATE: 01.27.2022

WW-06

BAUER | ASKEW
architecture, pllc

615
T 726 0047
F 726 4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

CIVIL DETAILS

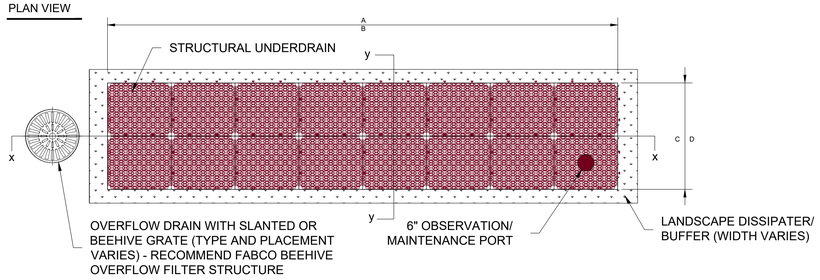
C5.02

15 APRIL 2026

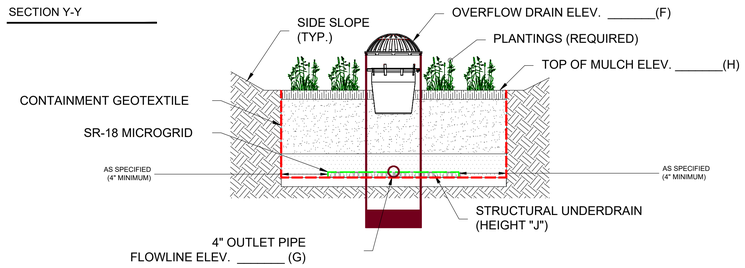
PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

PLAN VIEW



SECTION Y-Y



FOCALPOINT HPMBS PERFORMANCE SPECIFICATION:

HIGH PERFORMANCE MEDIA

- HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100" PER HOUR INFILTRATION RATE.

HIGH PERFORMANCE STRUCTURAL UNDERDRAIN

- MUST HAVE A MINIMUM OF 19 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT.
- MUST MEET HS-20 LOADING REQUIREMENTS.
- MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE.
- MUST HAVE MINIMUM 90% INTERIOR VOID SPACE.

PLANT COMPONENT

- SUPPLIER SHALL PROVIDE LIST OF ACCEPTABLE PLANTS
- PLANTS SHALL BE INSTALLED AT THE TIME THE SYSTEM IS COMMISSIONED FOR USE. PLANTING OUTSIDE THIS TIME REQUIRES APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT OF RECORD.
- SEE FOCALPOINT INSTALLATION GUIDE FOR PLANT SPACING, PLANTING PROCEDURES ETC.

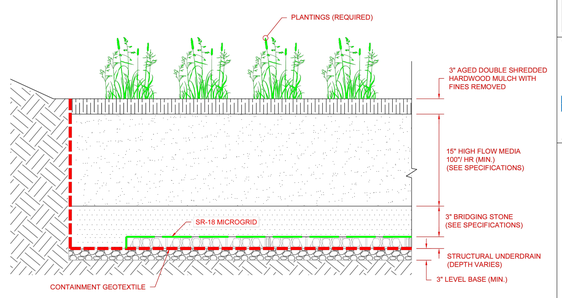
NOTE:

- **CONTRACTOR TO INSTALL A 1 FT GRAVEL SUMP UNDERNEATH FOCALPOINT UNDERDRAIN SYSTEM FOR ADDITIONAL STORAGE PER TDEC SMALL MS4 TIER 2 TREATMENT REQUIREMENTS. (NOT SHOWN ON SECTION DETAILS)**

FOCALPOINT HPMBS CONSTRUCTION GUIDE

		SEQUENCE I	SEQUENCE II	
		FOCALPOINT A	FOCALPOINT B	FOCALPOINT C
A	FOCALPOINT LENGTH	31.7 FT	20 FT	26.67 FT
B	# UNDERDRAIN LONG			
C	FOCALPOINT WIDTH	20 FT	17.2 FT	15 FT
D	# UNDERDRAIN WIDE			
E	WATER QUALITY VOLUME	5,509 CF	2,195 CF	3,673 CF
F	OVERFLOW ELEVATION	803.25 FT	804.25 FT	803.50 FT
G	OUTLET FLOWLINE	800.25 FT	801.75 FT	800.75 FT
H	TOP OF MULCH	802.20 FT	803.70 FT	802.70 FT
I	TOP OF GABION (OPTIONAL)	N/A	N/A	N/A
J	UNDERDRAIN HEIGHT	1.97"	1.97"	1.97"

DETAILED CROSS SECTION



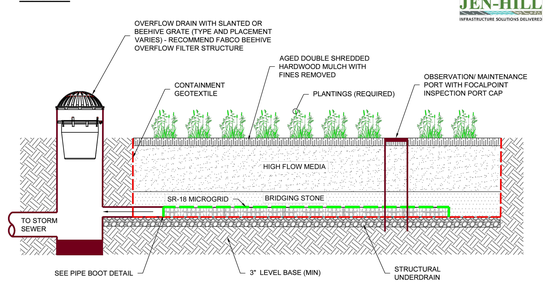
PRODUCTS DISTRIBUTED BY:
JEN-HILL, LLC
INFO@JENHILL.COM
1025 LAVERN CIRCLE
HENDERSONVILLE, TN 37075
615-824-1200

JEN-HILL INFRASTRUCTURE SOLUTIONS DELIVERED

FOCALPOINT HPMBS DETAILED CROSS SECTION

DATE 06/17/2022

SECTION X-X

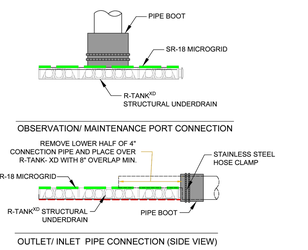


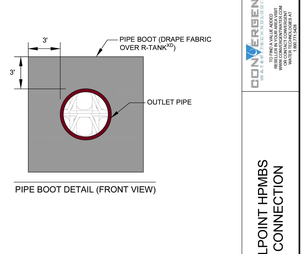
PRODUCTS DISTRIBUTED BY:
JEN-HILL, LLC
INFO@JENHILL.COM
1025 LAVERN CIRCLE
HENDERSONVILLE, TN 37075
615-824-1200

JEN-HILL INFRASTRUCTURE SOLUTIONS DELIVERED

FOCALPOINT HPMBS SECTION X-X

DATE 06/17/2022





PRODUCTS DISTRIBUTED BY:
JEN-HILL, LLC
INFO@JENHILL.COM
1025 LAVERN CIRCLE
HENDERSONVILLE, TN 37075
615-824-1200

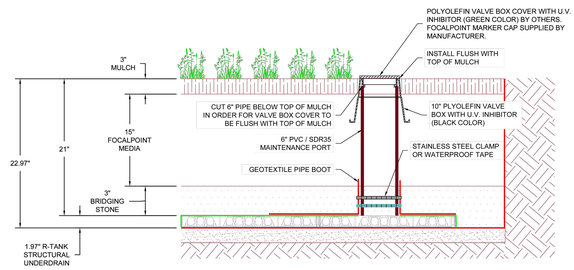
JEN-HILL INFRASTRUCTURE SOLUTIONS DELIVERED

FOCALPOINT HPMBS PIPE CONNECTION

DATE 06/17/2022

OBSERVATION/ MAINTENANCE PORT

PORT USED FOR INSPECTION PURPOSES AND FOR SYSTEM MAINTENANCE AS REQUIRED. WATER SHALL BE PUMPED INTO THE SYSTEM AND RESUSPEND ACCUMULATED SEDIMENT. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION FOR THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER FLUSH AS NEEDED.



PRODUCTS DISTRIBUTED BY:
JEN-HILL, LLC
INFO@JENHILL.COM
1025 LAVERN CIRCLE
HENDERSONVILLE, TN 37075
615-824-1200

JEN-HILL INFRASTRUCTURE SOLUTIONS DELIVERED

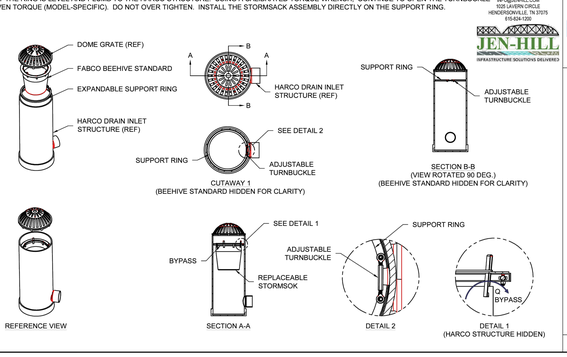
FOCALPOINT HPMBS OBSERVATION/MAINTENANCE PORT

DATE 06/17/2022

NOTES:
1. MATERIAL:
   A) SUPPORT FLANGE: ALUMINUM ALLOY PLATE, 5000 SERIES
   B) STORMSOK: WOVEN POLYPROPYLENE GEOTEXTILE
   C) EXPANSION RING: ALUMINUM ALLOY CHANNEL, 6000 SERIES
   D) HARDWARE: STAINLESS STEEL
2. RECOMMENDED MINIMUM VAULT DEPTH: 2-IN BELOW STORMSOK
3. USE ONLY WITH FABCO REPLACEABLE STORMSOK

STRUCTURE DIAMETER (IN.)	DEBRIS CAPACITY (CU.FT)	FILTERED FLOWRATE (CFS)	BYPASS FLOWRATE (CFS)
12.0	0.66	1.7	1.0
15.0	1.0	2.1	1.3
18.0	1.2	2.3	1.4
24.0	2.8	3.9	2.2
30.0	2.8	3.9	2.2

GENERAL INSTALLATION:
ADJUST THE TURNBUCKLE DOWN TO GIVE THE SMALLEST RING DIAMETER AND LOCATE THE EXPANSION RING INTO THE HARCO STRUCTURE MINIMUM OF 6-IN DOWN FROM THE TOP OPENING AS SHOWN. BEGIN OPENING THE TURNBUCKLE UNTIL THE EXPANSION RING IS SELF SUPPORTING, THEN VERIFY THE RING IS LEVEL AND PLUMB TO THE HARCO STRUCTURE. USING A CALIBRATED TORQUE WRENCH, CONTINUE TO OPEN THE TURNBUCKLE TO GIVEN TORQUE (MODEL-SPECIFIC). DO NOT OVER TIGHTEN. INSTALL THE STORMSACK ASSEMBLY DIRECTLY ON THE SUPPORT RING.



PRODUCTS DISTRIBUTED BY:
JEN-HILL, LLC
INFO@JENHILL.COM
1025 LAVERN CIRCLE
HENDERSONVILLE, TN 37075
615-824-1200

JEN-HILL INFRASTRUCTURE SOLUTIONS DELIVERED

FOCALPOINT HPMBS BEEHIVE OVERFLOW FILTER STRUCTURE

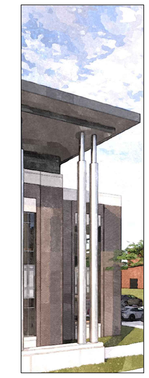
DATE 06/17/2022

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615 sixteenth avenue south
nashville tennessee 37212

JEFFREY C. HOOPER — REGISTERED — 115766 — ARCHITECT — STATE OF TENNESSEE

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com • BCA FILE NO. 2260-59

25010



TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

	DESCRIPTION	DATE

CIVIL DETAILS

C5.03

15 APRIL 2026

PC SUBMITTAL

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212

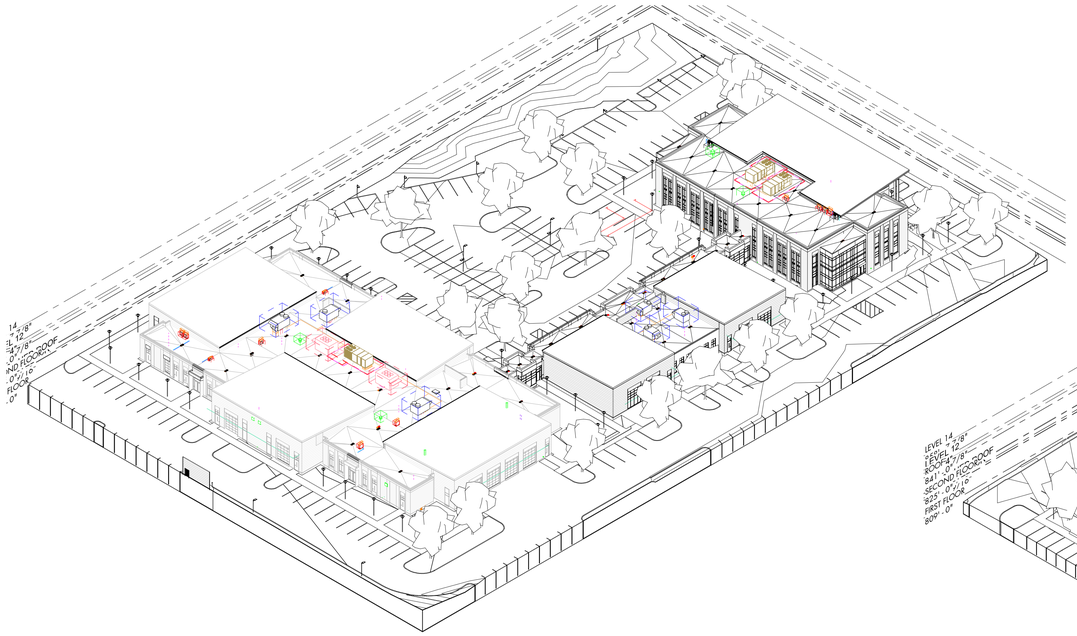
NOT FOR CONSTRUCTION

EARLY RELEASE PACKAGE:
THIS SHEET IS FOR REFERENCE ONLY.

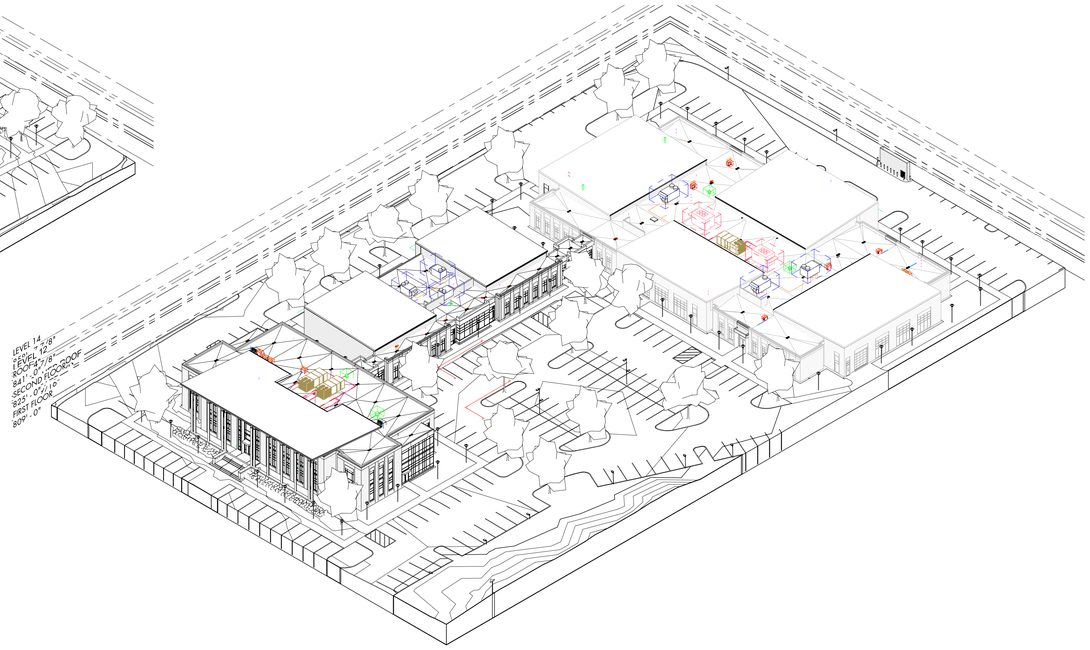
25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE



- 01 3D VIEW
3D VIEW - NORTHEAST



- 02 BUILDING ELEVATION
3D VIEW - SOUTHWEST

- 03 BUILDING ELEVATION
NORTH ELEVATION

- 04 BUILDING ELEVATION
SOUTH ELEVATION

OVERALL EXTERIOR ELEVATIONS

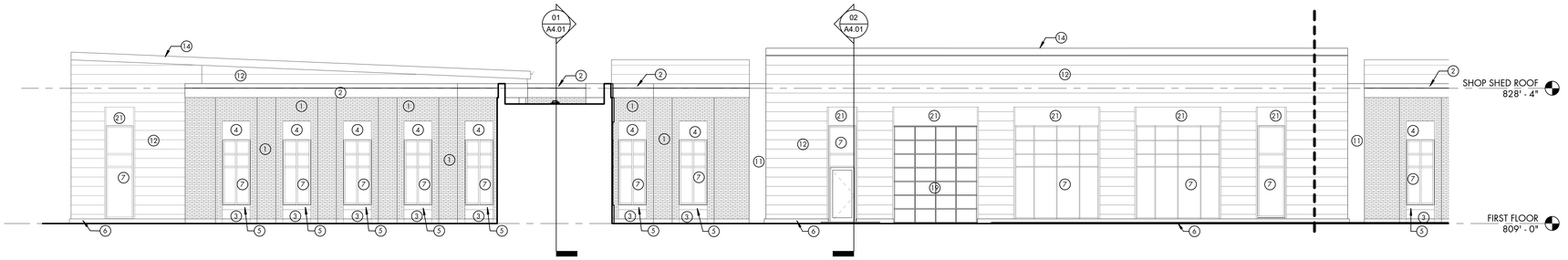
A3.00

15 APRIL 2026

PC SUBMITTAL

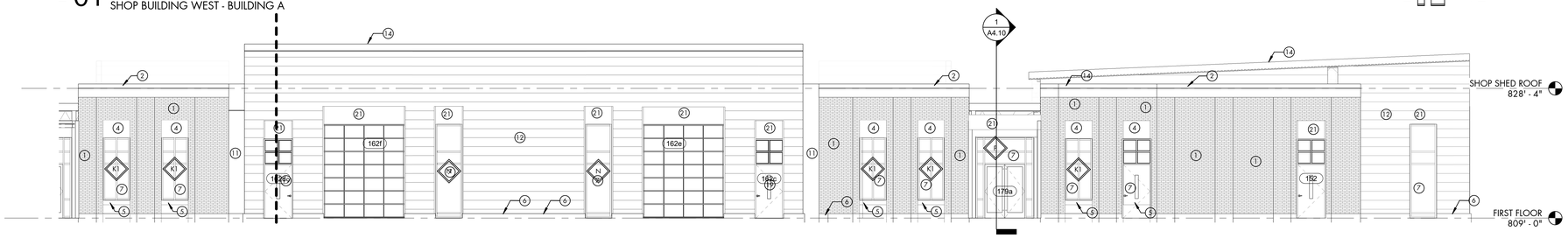
www.baueraskewarchitecture.com

COPYRIGHT 2026 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



- 01 BUILDING ELEVATION
SHOP BUILDING WEST - BUILDING A

0 1'2' 4' 8'

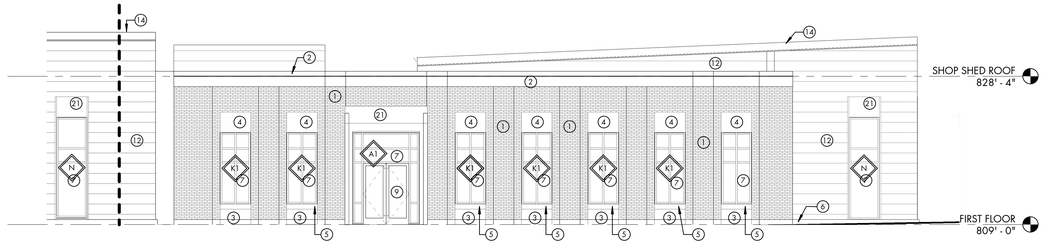


- 02 BUILDING ELEVATION
SHOP BUILDING EAST - BUILDING A

0 1'2' 4' 8'

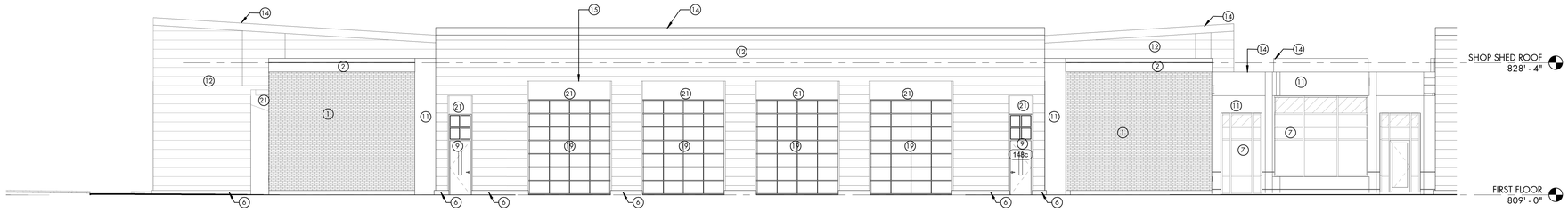
- 03 BUILDING ELEVATION
SHOP BUILDING EAST - BUILDING B

0 1'2' 4' 8'



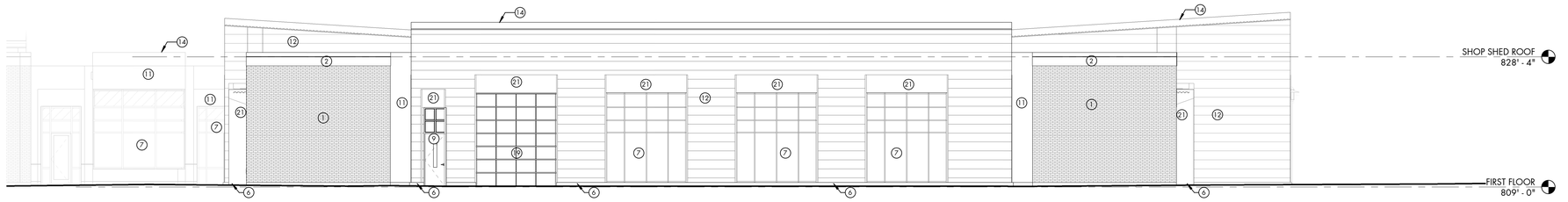
- 04 BUILDING ELEVATION
SHOP BUILDING WEST - BUILDING B

0 1'2' 4' 8'



- 05 BUILDING ELEVATION
NORTH ELEVATION SHOP BUILDING - BUILDING B

0 1'2' 4' 8'



- 06 BUILDING ELEVATION
SOUTH ELEVATION SHOP BUILDING - BUILDING B

0 1'2' 4' 8'

EXTERIOR ELEVATION CODED NOTES

1. EXTERIOR BRICK VENEER, REFER TO SPECIFICATIONS
2. CAST STONE CORNICE, REFER TO SECTION DETAILS
3. CAST STONE VENEER, REFER TO SPECIFICATIONS
4. CAST STONE WINDOW HEAD, REFER TO SECTION DETAILS
5. CAST STONE WINDOW SILL, REFER TO SECTION DETAILS
6. CAST STONE BASE, DAMPROOF AT GRADE, REFER TO SECTION DETAILS
7. ALUMINUM STOREFRONT WINDOW, REFER TO SPECIFICATIONS
8. ALUMINUM CURTAINWALL SYSTEM, REFER TO SPECIFICATIONS
9. DOOR, REFER TO DOOR SCHEDULE
10. MASONRY CONTROL JOINT
11. COMPOSITE METAL PANEL SYSTEM, REFER TO SPECIFICATIONS
12. ARCHITECTURAL CORRUGATED METAL PANEL SYSTEM, REFER TO SPECIFICATIONS
13. LIMESTONE SEAT WALL, REFER TO CIVIL / LANDSCAPE DRAWINGS
14. METAL COPING OR GRAVEL STOP, REFER TO SECTION DETAILS
15. CANOPY, REFER TO SECTION DETAILS
16. SITE STAIRS, REFER TO LANDSCAPE DRAWINGS
17. SLOPED SIDEWALK, REFER TO CIVIL / LANDSCAPE DRAWINGS
18. ROOF DRAIN AND OVERFLOW DRAIN DOWNSPOUTS, REFER TO PLUMBING DRAWINGS
19. OVER HEAD DOOR, REFER TO DOOR SCHEDULE
20. STRUCTURAL COLUMNS WRAPPED WITH COMPOSITE METAL PANELS
21. COMPOSITE METAL PANEL SURROUND

SATIN GLAZING, REFER TO WINDOW SCHEDULE.

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

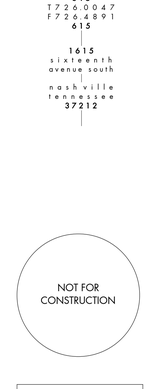
1615
sixteenth
avenue south

nashville
tennessee
37212

NOT FOR CONSTRUCTION

EARLY RELEASE PACKAGE:
THIS SHEET IS FOR REFERENCE ONLY.

25010



TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

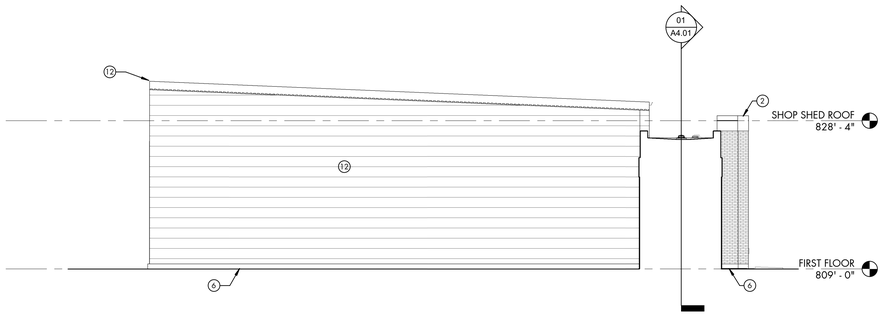
EXTERIOR ELEVATIONS - SHOP

A3.01

15 APRIL 2026

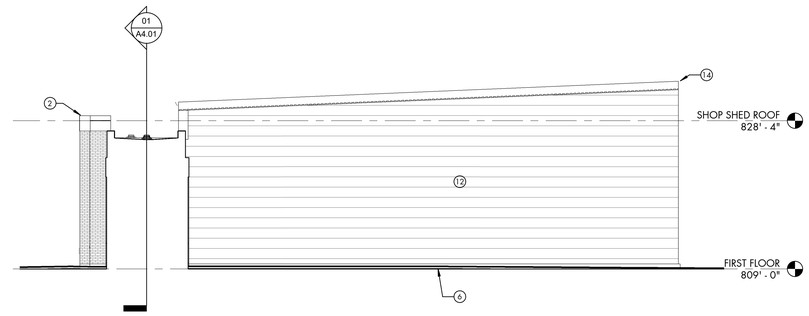
PC SUBMITTAL

COPYRIGHT 2026 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



- 01 BUILDING ELEVATION
CONNECTOR - WEST

0 1'2' 4' 8'



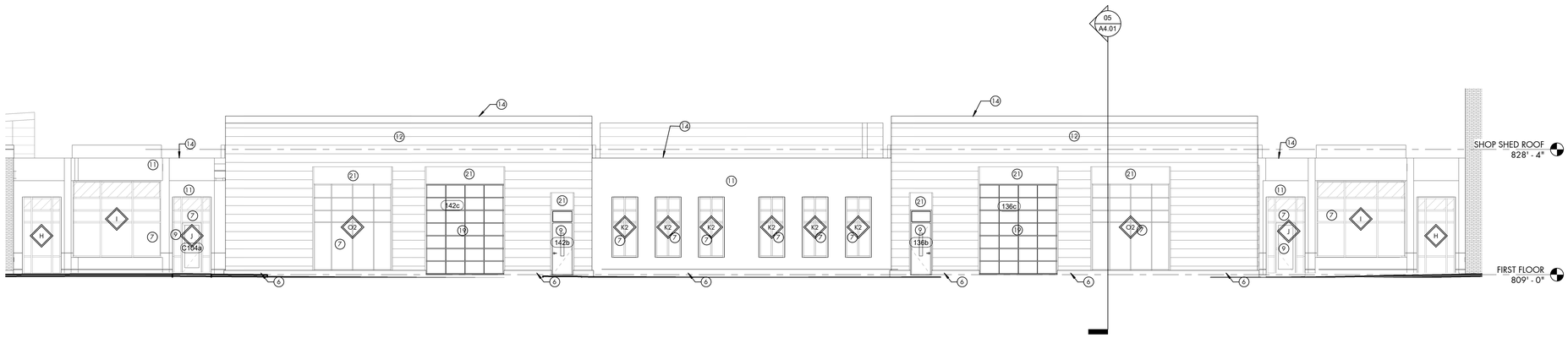
- 02 BUILDING ELEVATION
CONNECTOR EAST

0 1'2' 4' 8'

EXTERIOR ELEVATION CODED NOTES

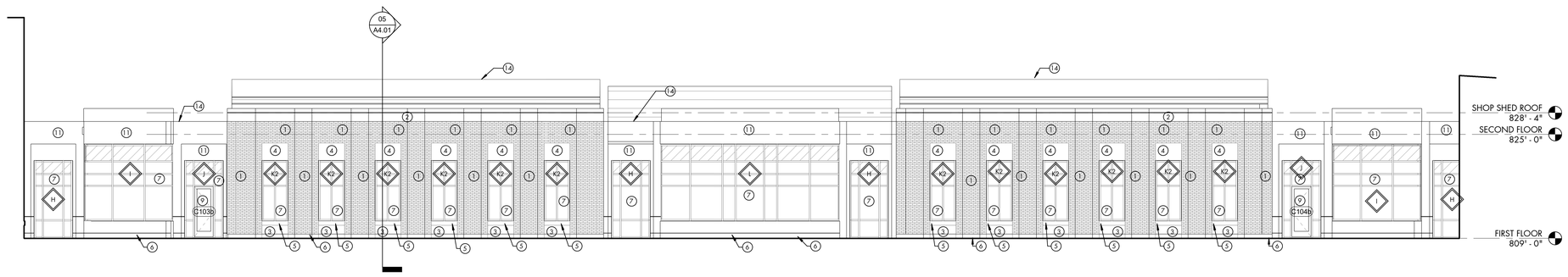
1. EXTERIOR BRICK VENEER, REFER TO SPECIFICATIONS
2. CAST STONE CORNICE, REFER TO SECTION DETAILS
3. CAST STONE VENEER, REFER TO SPECIFICATIONS
4. CAST STONE WINDOW HEAD, REFER TO SECTION DETAILS
5. CAST STONE WINDOW SILL, REFER TO SECTION DETAILS
6. CAST STONE BASE, DAMPROOF AT GRADE, REFER TO SECTION DETAILS
7. ALUMINUM STOREFRONT WINDOW, REFER TO SPECIFICATIONS
8. ALUMINUM CURTAINWALL SYSTEM, REFER TO SPECIFICATIONS
9. DOOR, REFER TO DOOR SCHEDULE
10. MASONRY CONTROL JOINT
11. COMPOSITE METAL PANEL SYSTEM, REFER TO SPECIFICATIONS
12. ARCHITECTURAL CORRUGATED METAL PANEL SYSTEM, REFER TO SPECIFICATIONS
13. LIMESTONE SEAT WALL, REFER TO CIVIL / LANDSCAPE DRAWINGS
14. METAL COPING OR GRAVEL STOP, REFER TO SECTION DETAILS
15. CANOPY, REFER TO SECTION DETAILS
16. SITE STAIRS, REFER TO LANDSCAPE DRAWINGS
17. SLOPED SIDEWALK, REFER TO CIVIL / LANDSCAPE DRAWINGS
18. ROOF DRAIN AND OVERFLOW DRAIN DOWNSPOUTS, REFER TO PLUMBING DRAWINGS
19. OVER HEAD DOOR, REFER TO DOOR SCHEDULE
20. STRUCTURAL COLUMNS WRAPPED WITH COMPOSITE METAL PANELS
21. COMPOSITE METAL PANEL SURROUND

SATIN GLAZING, REFER TO WINDOW SCHEDULE.



- 03 BUILDING ELEVATION
NORTH ELEVATION SHOP CONNECTOR - BUILDING C

0 1'2' 4' 8'



- 04 BUILDING ELEVATION
SOUTH ELEVATION SHOP CONNECTOR - BUILDING C

0 1'2' 4' 8'

BAUER ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212

NOT FOR CONSTRUCTION

EARLY RELEASE PACKAGE:
THIS SHEET IS FOR REFERENCE ONLY.

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

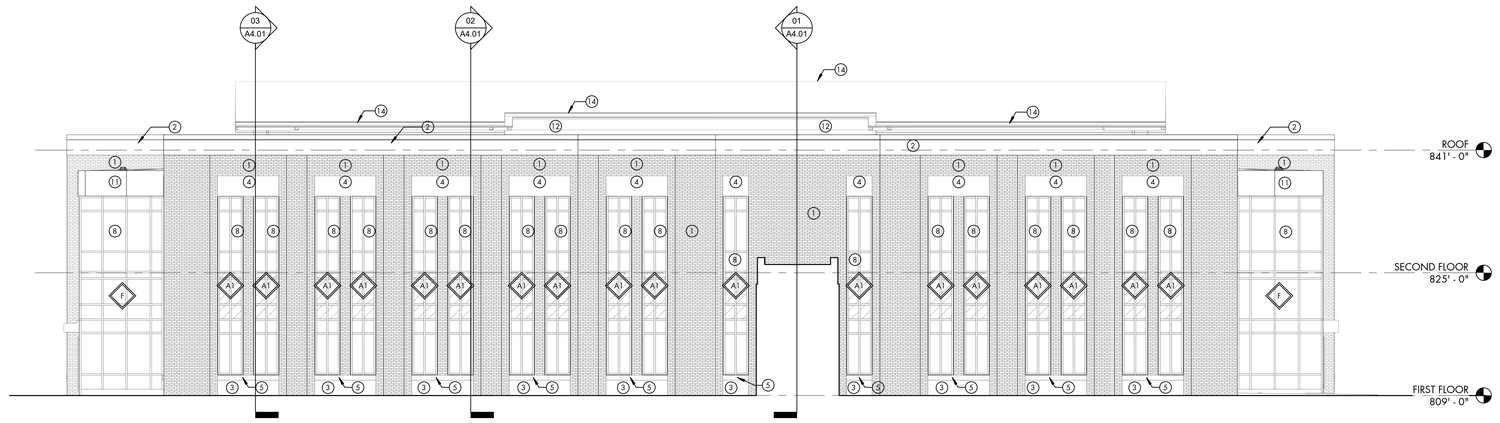
EXTERIOR ELEVATIONS - CONNECTOR

A3.02

15 APRIL 2026

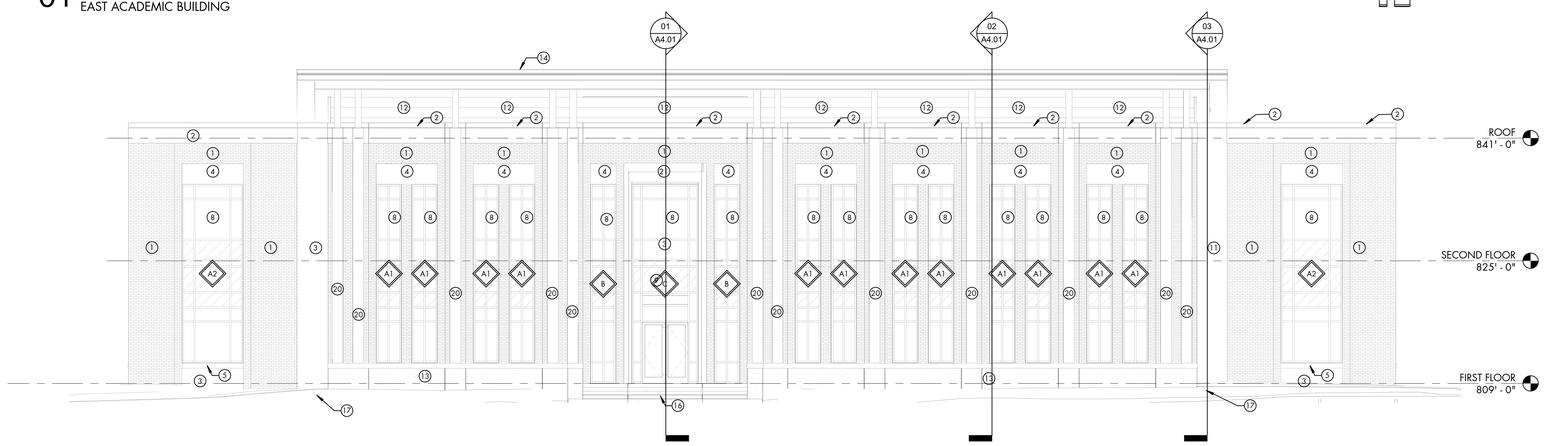
PC SUBMITTAL

COPYRIGHT 2026 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



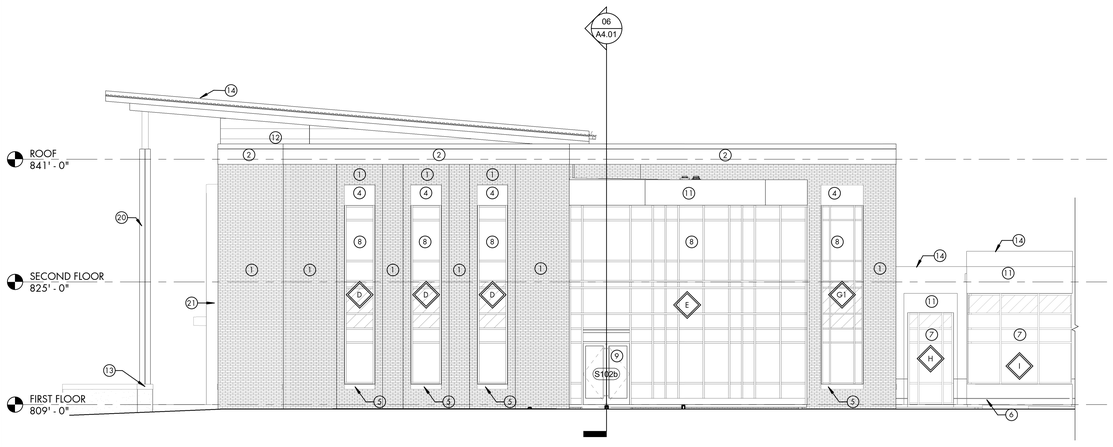
- 01 BUILDING ELEVATION
EAST ACADEMIC BUILDING

0 1'2' 4' 8'



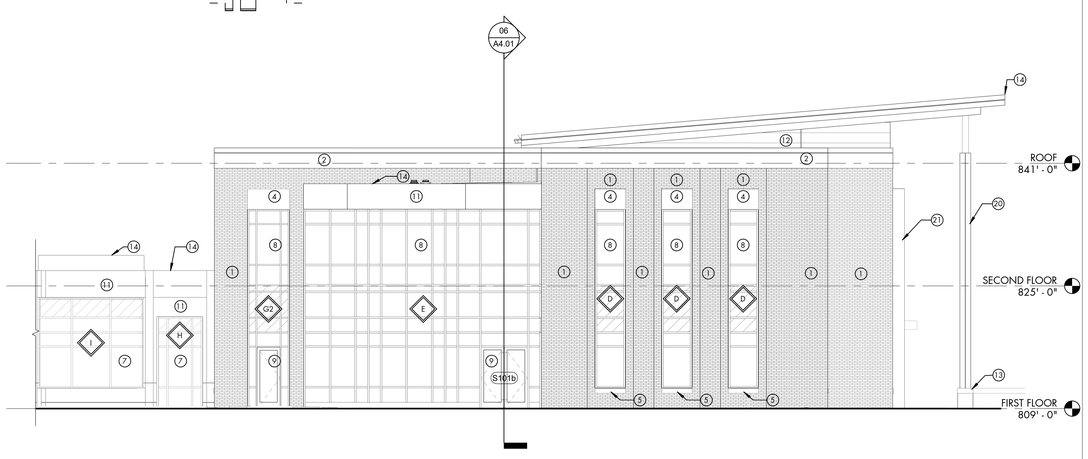
- 02 BUILDING ELEVATION
WEST ACADEMIC BUILDING

0 1'2' 4' 8'



- 03 BUILDING ELEVATION
SOUTH ELEVATION CLASSROOM BUILDING - BUILDING D

0 1'2' 4' 8'



- 04 BUILDING ELEVATION
NORTH ELEVATION CLASSROOM BUILDING - BUILDING D

0 1'2' 4' 8'

EXTERIOR ELEVATION CODED NOTES

1. EXTERIOR BRICK VENEER, REFER TO SPECIFICATIONS
2. CAST STONE CORNICE, REFER TO SECTION DETAILS
3. CAST STONE VENEER, REFER TO SPECIFICATIONS
4. CAST STONE WINDOW HEAD, REFER TO SECTION DETAILS
5. CAST STONE WINDOW SILL, REFER TO SECTION DETAILS
6. CAST STONE BASE, DAMPROOF AT GRADE, REFER TO SECTION DETAILS
7. ALUMINUM STOREFRONT WINDOW, REFER TO SPECIFICATIONS
8. ALUMINUM CURTAINWALL SYSTEM, REFER TO SPECIFICATIONS
9. DOOR, REFER TO DOOR SCHEDULE
10. MASONRY CONTROL JOINT
11. COMPOSITE METAL PANEL SYSTEM, REFER TO SPECIFICATIONS
12. ARCHITECTURAL CORRUGATED METAL PANEL SYSTEM, REFER TO SPECIFICATIONS
13. LIMESTONE SEAT WALL, REFER TO CIVIL / LANDSCAPE DRAWINGS
14. METAL COPING OR GRAVEL STOP, REFER TO SECTION DETAILS
15. CANOPY, REFER TO SECTION DETAILS
16. SITE STAIRS, REFER TO LANDSCAPE DRAWINGS
17. SLOPED SIDEWALK, REFER TO CIVIL / LANDSCAPE DRAWINGS
18. ROOF DRAIN AND OVERFLOW DRAIN DOWNSPOUTS, REFER TO PLUMBING DRAWINGS
19. OVER HEAD DOOR, REFER TO DOOR SCHEDULE
20. STRUCTURAL COLUMNS WRAPPED WITH COMPOSITE METAL PANELS
21. COMPOSITE METAL PANEL SURROUND

SATIN GLAZING, REFER TO WINDOW SCHEDULE.

BAUER ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212

NOT FOR CONSTRUCTION

EARLY RELEASE PACKAGE:
THIS SHEET IS FOR REFERENCE ONLY.

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

EXTERIOR ELEVATIONS - CLASSROOM

A3.03

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2026 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

STUDIO TOPOGRAPHY

ROBERT LEE WATTS
REGISTERED
LANDSCAPE ARCHITECT
04.15.2026

EARLY RELEASE PACKAGE:
THIS SHEET IS FOR REFERENCE ONLY.

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

DESCRIPTION	DATE

LANDSCAPE PLAN

L5.00

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2026 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
CANOPY TREES							
	ACE GLO	Acer rubrum 'PNI 0268' / October Glory® Red Maple	3" Cal.	B&B	14		Full, Matched, Single Main Leader, Mature
	LIR TUL	Liriodendron tulipifera / Tulip Poplar	3" Cal.	B&B	14		Full, Mature, Matched
	QUE ALB	Quercus alba / White Oak	3" Cal.	B&B	11		Full, Mature, Matched
	QUE SHU	Quercus shumardii / Shumard Oak	3" Cal.	B&B	13		Full, Mature, Matching, Single Main Leader
	TAX DIS	Taxodium distichum / Bald Cypress	3" Cal.	B&B	9		Full, Mature, Matched, Single Strait Main Leader
EVERGREEN TREES							
	MAG GRA	Magnolia grandiflora / Southern Magnolia	3" Cal.	B&B	3		Full, Mature, Matched
FLOWERING TREES							
	AME SER	Amelanchier alnifolia / Serviceberry	2" Cal.	B&B	10		Full, Mature, Matched, 3-5 Trunks
	LAG WHI	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Multi-Trunk	3" Cal.	B&B	9		Full, Mature, Matched, 3-5 Trunks
SHRUBS							
	ILE CH3	Ilex x meserveae 'China Girl' / China Girl® Holly	2` Ht.	B&B	59		Full, Mature, Matched
	PRU SC2	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel	3` Ht.	B&B	10		
DECIDUOUS SHRUBS							
	FOT GAR	Fothergilla gardenii / Dwarf Fothergilla	---		9		
	HYD LIM	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	2.5` Ht.		36		Full, Mature, Matched
	ITE SPR	Itea virginica 'Sprich' / Little Henry® Sweetspire	2` Ht.	B&B	26		
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	---		50		
EVERGREEN SHRUBS							
	TAX DE2	Taxus cuspidata 'Densiformis' / Dense Japanese Yew	2.5` Ht.		37		Full, Mature, Matched
	VIB ALL	Viburnum rhytidophyllum 'Alleghany' / Leatherleaf Viburnum	3` Ht.	B&B	8		Full, Mature, Matched

PLANTING NOTES

A. PLANT QUANTITIES ARE PROVIDED AS A COURTESY . CONTRACTOR IS RESPONSIBLE FOR FINAL COUNTS OF ALL MATERIALS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROVIDING A BUDGET TO THE CLIENT.

1. CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH; EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.

3. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 6 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.

4. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.

5. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

6. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

7. LOCATIONS OF ALL PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

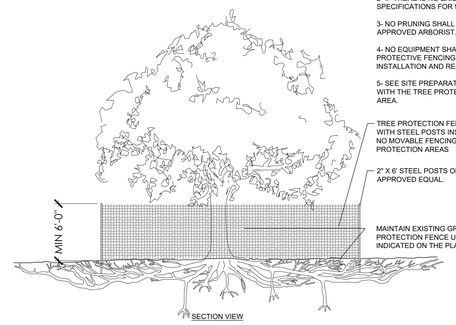
TREE SUPPLIER:

1. PREMIUM TREES FROM THE FOLLOWING SUPPLIERS:

SELECT TREES, ATHENS, GA. (706) 769-9879
BOLD SPRINGS NURSERY, MONROE, GA. (770) 267-9196
SHADY GROVE PLANTATION AND NURSERY, ORANGEBURG, S.C. (800) 849-5723
WATKINS NURSERIES, MIDLOTHIAN, VA. (804) 379-8733
HAWKERSMITH NURSERY, TULLAHOMA, TN (931) 455-5436
MOON'S TREE FARM, LOGANVILLE, GA, (770) 554-6849
PLANTATION NURSERY, SELMA, AL, (334) 875-9176
SOUTHEASTERN GROWERS, INC, WATKINSVILLE, GA , (706) 310-1151

2. IF TREES ARE NOT AVAILABLE FROM THE LISTED VENDORS, CONTRACTOR IS TO PROVIDE ALTERNATE SUPPLIER INFORMATION IN WRITING WITH IMAGERY FOR DESIGNER APPROVAL. SUBSTITUTIONS WITHOUT APPROVAL WILL BE REJECTED.

CROWN DRIP LINE OR OTHER LIMIT OF TREE PROTECTION AREA. SEE TREE PRESERVATION PLAN FOR FENCE ALIGNMENT.



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

TREE PROTECTION FENCE: 6' HIGH CHAIN LINK FENCING ; WITH STEEL POSTS INSTALLED AT 8' O.C. NO MOVABLE FENCING ALLOWED TO BE USED IN TREE PROTECTION AREAS

2" X 6' STEEL POSTS OR APPROVED EQUAL.

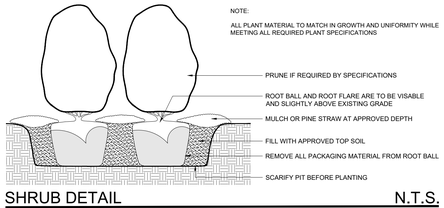
MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.

1 TREE PROTECTION N.T.S.

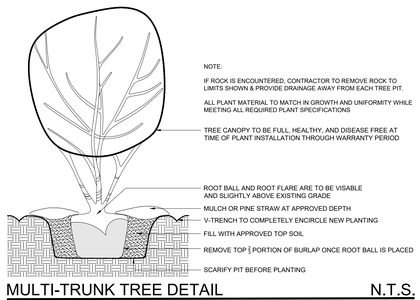
OVERALL PLANT SCHEDULE IS FOR REVIEW PURPOSES ONLY - ALL PLANT QUANTITIES ARE TO BE VERIFIED BY CONTRACTOR WITH PLANS

LANDSCAPE AREA - Seed and Straw (TifTuf Bermuda) and provide watering sources for ALL DISTURBED AREA

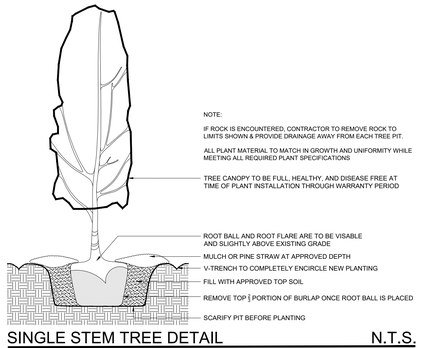
MOCK UP A SEED AND STRAW AREA ON AN INTERNAL PARKING LOT ISLAND FOR OWNER, CIVIL, AND LANDSCAPE ARCHITECT TO REVIEW BEFORE PLACING FINAL SOD FOR PROJECT.



SHRUB DETAIL N.T.S.



MULTI-TRUNK TREE DETAIL N.T.S.



SINGLE STEM TREE DETAIL N.T.S.

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

STUDIO TOPOGRAPHY
TOPOGRAPHIC AND SITE SURVEYING, PLLC 2019

ROBERT LEE WATTS
REGISTERED
LANDSCAPE ARCHITECT
04.15.2026

EARLY RELEASE PACKAGE:
THIS SHEET IS FOR REFERENCE ONLY.

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

	DESCRIPTION	DATE

LANDSCAPE DETAILS

L5.10

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2026 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

LEGEND:

TYPICAL HOSE CONNECTION WATERING AREA 100'

N 12°00'07" W 87.61'

N 77°59'53" E 42.69'

S 86°17'13" E 619.47'

TAX MAP 033I, PARCEL 23.01
CRAFTON, MARK & TRUDY ET UX
BOOK 6069, PAGE 198
R.O.S.C.

DONOHO BRANCH

CENTERLINE OF RAILROAD

CSX RAILROAD

S 25°11'19" E 506.73'

N 12°22'33" W 400.00'

S 77°37'27" W 282.89'

N 84°11'24" W 290.00'

S 77°37'27" W 304.24'

100-YEAR FLOODPLAIN

FLOODWAY LIMITS

BENCHMARK - ELEV.=805.09' (MAG. NAIL SET FLUSH IN CONCRETE)

SANITARY SEWER MANHOLE TC=805.35 INV=797.45

SANITARY SEWER MANHOLE TC=804.91 INV=800.46

DRAINAGE EASEMENT DEED BOOK 4006, PAGE 695, R.O.S.C.

1 STORY BRICK

ASPHALT

SOWERS WAY

8" SAN

12"CPP INV=799.91

24"RCP INV=800.84

36"RCP INV=800.83

36"RCP INV=801.22

12"CPP INV=802.76

0' 30' 60' 90'

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

STUDIO TOPOGRAPHY

ROBERT LEE WATTS
REGISTERED
LANDSCAPE ARCHITECT
04.15.2026

EARLY RELEASE PACKAGE:
THIS SHEET IS FOR REFERENCE ONLY.

25010

TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

SOIL & IRRIGATION PLAN

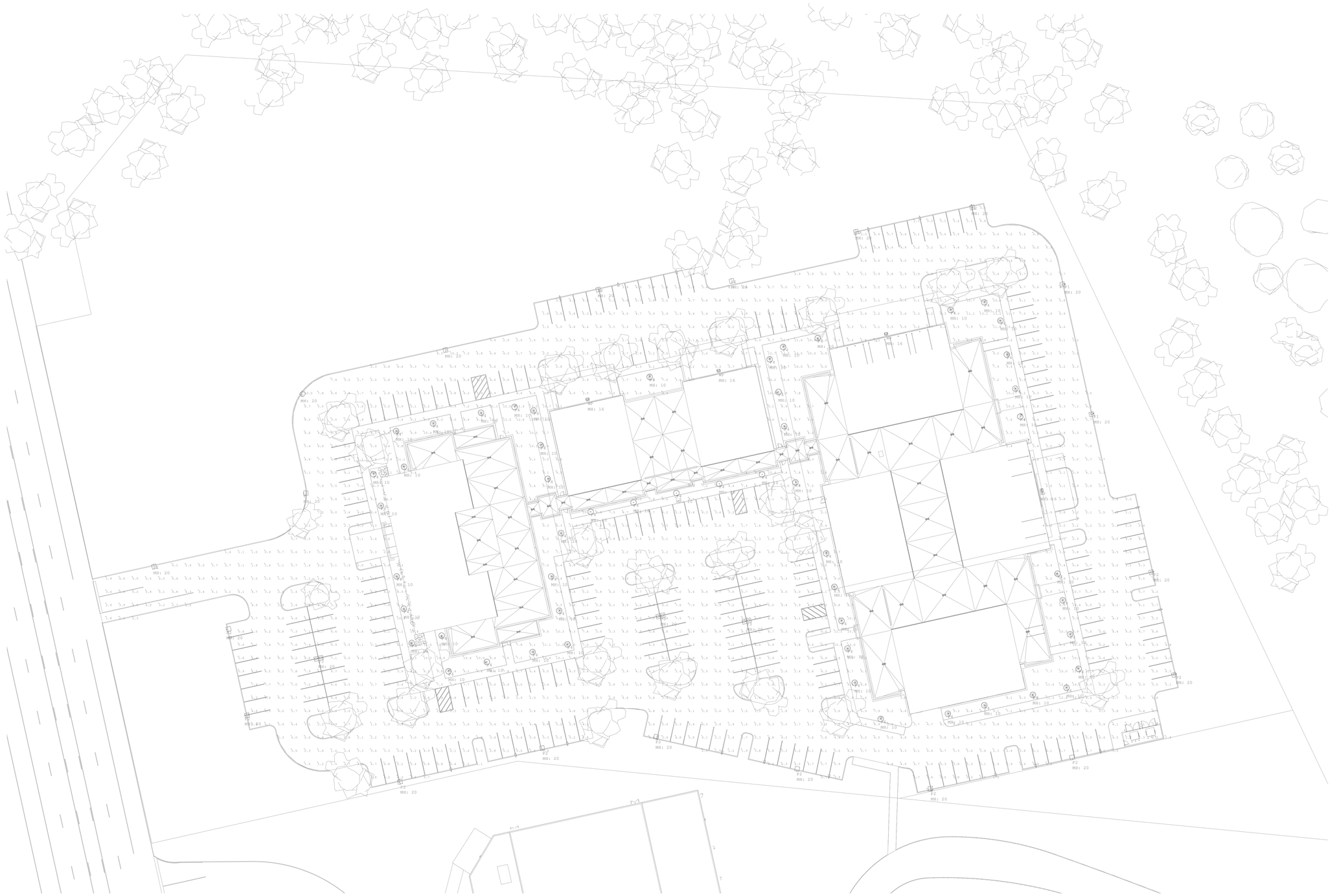
L5.20

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2026 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	(MANUFAC)
	3	P	Single	RAR2-320L-165-4K7-2	0.900	21488	153.6	460.8	BEACON
	4	P1	Single	RAR2-320L-165-4K7-3	0.900	21714	153.6	614.4	BEACON
	13	P2	Single	RAR2-320L-165-4K7-4W	0.900	21310	153.6	1996.8	BEACON
	3	P3	Back-Back	RAR2-320L-165-4K7-4W	0.900	21310	153.6	921.6	BEACON
	53	P4	Single	UR20-192L-110-4K7-5W-PT	0.900	12357	106.5	5644.5	KIM LIGHTING
	4	WP	Single	RWL1-48L-45-4K7-4W-U	0.900	5704	46.5	186	EXO

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	5.12	14.5	0.5	10.24	29.00

1 FLOOR PLAN
PHOTOMETRICS - SITE PLAN

BAUER ASKEW
architecture, pllc

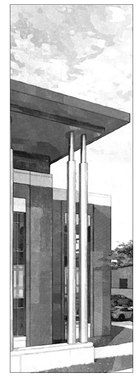
615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212

ICT
I.C. Thomasson Associates, Inc.
A Seiss O'Brien Company
2950 Kraft Drive
Nashville, TN. 37204
Phone (615) 346-3400
https://www.ictthomasson.com/
ICT Project No. 2545-01692-00

25010



TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

	DESCRIPTION	DATE

PHOTOMETRICS -
SITE PLAN

E1.10

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

BEACON

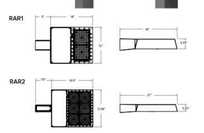
RATIO Series

AREA/SITE LIGHTER

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

CONTROL TECHNOLOGY

NX CONNECTED NX WIRELESS

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with 83 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm filter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

	Weight	EPA at 0°
RAR1	135 lbs / 61 kg	.45ft.² / .13m²
RAR2	241bs / 109 kg	.66ft.² / .97m²

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist-lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to: https://www.currentlighting.com/resources/americas-solutions)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

© 2024 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All data are design or typical values when measured under laboratory conditions.

KIM LIGHTING

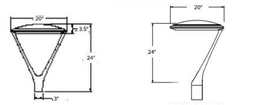
UR20 EDGE-LIT Post Top

ARCHITECTURAL AREA/SITE

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:



	Weight	EPA
UR20	24 lbs / 10.9 kg	0.5|2 ft.²

FEATURES

- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 15,227 delivered lumens
- Elegant form factor
- Edge-Lit Light Guide
- NX lighting controls
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY

NX CONNECTED LIGHTGRID®

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece, low profile luminaire
- Molded silicone gasket throughout ensures the sealing between the two compartments and provides ingress protection
- Housing is designed with integral heat sink fins to aid in thermal transfer of the electrical component
- IK07 rated enclosure protects electrical equipment against external mechanical impacts
- All fasteners are stainless steel
- Cover is secured to lens frame by the latch and hinge
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with a tool-less latch and integral offset hinge
- LEDs mount to a metal printed circuit board assembly (MCPCB)

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor, provides protection for the sustainable life of LED module and electronic components

ELECTRICAL (CONTINUED)

- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C
- Surge protection: 10kV and 20kA in series
- Wiring: No. 18AWM rated 105°C, wet rating

CONTROLS

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a control and definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

- Traditional on/off photoelectric control
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.

DIMMING

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry

(Specifications continued on page 5)

© 2025 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All data are design or typical values when measured under laboratory conditions.

BEACON

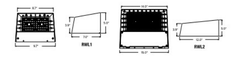
RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:



FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, LightGRID® and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

CONTROL TECHNOLOGY

NX CONNECTED NX WIRELESS LIGHTGRID®

SERVICE PROGRAM

QS10

	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral backbox provided as standard with selection of some options

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24 for wet locations
- IP65 rated housing
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- Meets IDA requirements using 3K CCT configuration at 0 degrees or tilt

WARRANTY

- 5 year limited warranty

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All data are design or typical values when measured under laboratory conditions.

BAUER | ASKEW
architecture, pllc

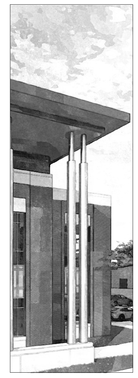
615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212

ICT
I.C. Thomasson Associates, Inc.
A Seiss O'Brien Company
2950 Kraft Drive
Nashville, TN. 37204
Phone (615) 346-3400
https://www.icthomasson.com/
ICT Project No. 2545-01692-00

25010



TCAT SUMNER COUNTY
602 S BROADWAY
PORTLAND,
TENNESSEE 37148

#	DESCRIPTION	DATE

ELECTRICAL SITE DETAILS

E1.11

15 APRIL 2026

PC SUBMITTAL

www.baueraskewarchitecture.com

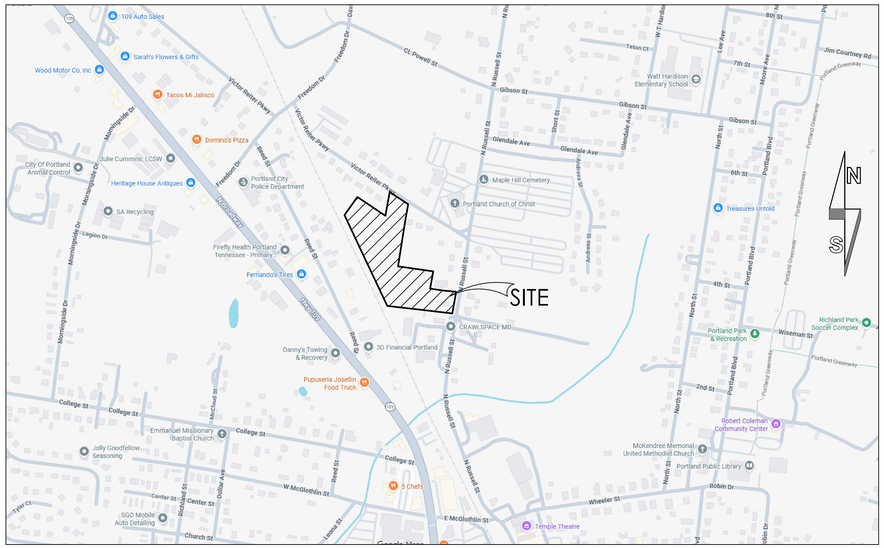
COPYRIGHT 2020 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

PLAN SHEET INDEX:

DESCRIPTION	SHEET
EXISTING CONDITIONS	S 1.0
PRELIMINARY PLAT	C1.0
SITE LAYOUT	C1.1

PRELIMINARY PLAT
RICHLAND ESTATES SUBDIVISION
CITY OF PORTLAND, SUMNER COUNTY, TN
MAP 033A GROUP D
PARCELS 6.00, 7.01, 11.00 & 11.02

PROJECT DESCRIPTION
CONSTRUCTION OF ROADWAY, STORMWATER , AND UTILITY INFRASTRUCTURE FOR DEVELOPMENT OF 27 SINGLE FAMILY DETACHED DWELLINGS.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER
TRI-DASH LOCAL INVESTORS, LLC.
178 MARTIN ROAD
PORTLAND, TN 37148

SURVEYOR/ENGINEER
CORNERSTONE DEVELOPMENT SERVICES
ZACH WILKINSON, PLS & PE
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
114553
STATE OF TENNESSEE
3-25-2026

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

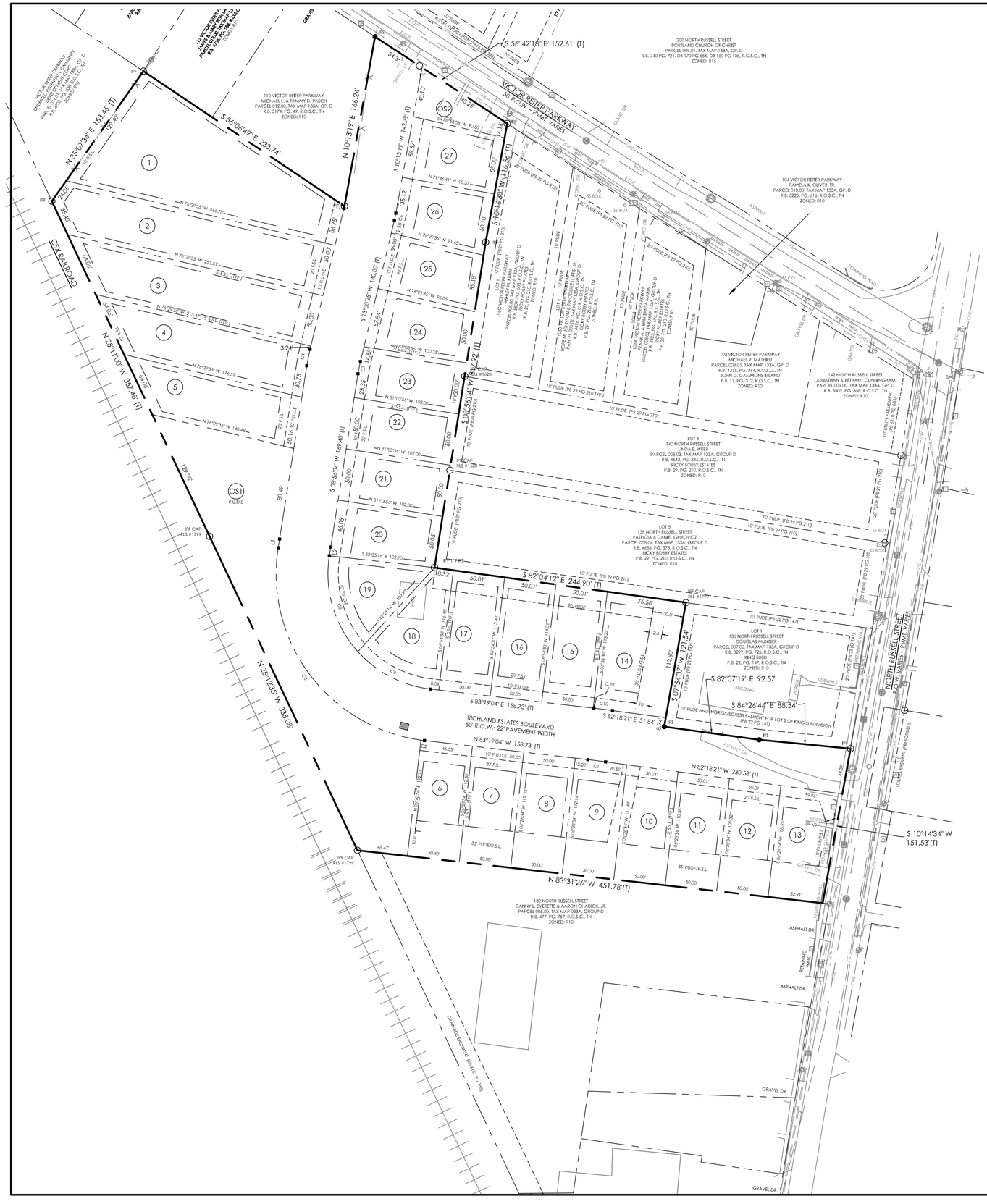
RICHLAND ESTATES SUBDIVISION
PRELIMINARY PLAT
TRI-DASH LOCAL INVSTOR, LLC.
NORTH RUSSELL AND VICTOR REITER PARKWAY
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

COVER SHEET

NO.	DATE	REVISION

SHEET NO.
CS0.0
SHEET 0 OF 3

PROJECT #: 24.012CDS DATE: 3-25-2026



TOTAL PLAT CONTAINS: 6.23 ACRES ±
271,356 SF ±

LINE	BEARING	DISTANCE
L1	S 08°56'04" W	8.49'
L2	S 08°56'04" W	8.49'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	975.00'	17.22'	17.22'	N 82°48'43" W	1°00'43"
C2	162.00'	3.47'	3.47'	N 82°42'17" W	1°13'34"
C3	162.00'	257.37'	231.15'	S 36°34'43" E	91°01'34"
C4	202.00'	16.12'	16.12'	S 11°13'51" W	4°34'29"
C5	75.00'	2.16'	2.16'	N 12°40'51" E	1°39'07"
C6	125.00'	7.17'	7.17'	N 11°51'52" E	3°17'06"
C7	152.00'	12.13'	12.13'	S 11°13'51" W	4°34'29"
C8	112.00'	99.76'	96.50'	N 14°35'01" W	51°01'11"
C9	112.00'	80.57'	78.84'	N 62°42'35" W	41°12'58"
C10	1,025.00'	18.10'	18.10'	N 82°48'43" W	1°00'43"

LOT #	ACRES	SF
1	0.47	20,309
2	0.31	13,377
3	0.27	11,675
4	0.22	9,733
5	0.18	7,925
6	0.13	5,652
7	0.13	5,620
8	0.13	5,611
9	0.13	5,595
10	0.13	5,546
11	0.13	5,492
12	0.13	5,439
13	0.14	6,075
14	0.19	8,309
15	0.40	17,228
16	0.13	5,743
17	0.13	5,797
18	0.14	6,092
19	0.12	5,245
20	0.12	5,334
21	0.12	5,100
22	0.12	5,100
23	0.12	5,083
24	0.12	5,287
25	0.12	5,162
26	0.12	5,201
27	0.12	5,176
OS1	0.63	27,657
OS2	0.06	2,814

GRAPHIC SCALE
0 50 100 150
1 inch =50 ft

LEGEND

- CMF — CONCRETE MONUMENT (FOUND)
- CMS — CONCRETE MONUMENT (SET)
- IPF — 1/2"IRON REBAR (FOUND)
- IPS — 1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
- PKF — PK NAIL (FOUND)
- PKS — PK NAIL (SET)
- BENCHMARK
- BOUNDARY LINE
- SETBACK / YARD
- EASEMENT
- EOP — EDGE OF PAVEMENT
- SAN — SANITARY SEWER LINE
- WL — WATER LINE
- STORM SEWER
- GAS — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- X — 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
- STORM MANHOLE

PURPOSE:
THE PURPOSE OF THE REVISION TO THE PREVIOUSLY APPROVED PRELIMINARY PLAT, IS TO ADJUST THE LOT LAYOUT FROM TOWNHOME ZERO LOT LINE LOTS (42 LOTS) TO SINGLE FAMILY DETACHED HOMES (27 LOTS) CREATING A REDUCTION IN LOT COUNT OF 16 UNITS.

NO ZONING OR INFRASTRUCTURE CHANGES ARE BEING REQUESTED.

GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED PLANNING AND ENGINEERING OF THE PREVIOUSLY APPROVED RICHLAND ESTATES SUBDIVISION INFRASTRUCTURE LAYOUT AND REVISION TO SINGLE FAMILY HOMES.

UTILITY NOTES:
1. WATER TO BE PROVIDED BY PORTLAND DEPARTMENT OF UTILITIES.
2. SEWER TO BE PROVIDED BY PORTLAND DEPARTMENT OF UTILITIES.

JURISDICTIONAL NOTES:
1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
3. SEE GENERAL NOTE #7 FOR FEMA SPECIAL FLOOD HAZARD AREA DESIGNATION.
4. NO ALTERATIONS OF USGS IDENTIFIED STREAM SHALL OCCUR PRIOR TO WRITTEN APPROVAL GRANTED FROM APPROPRIATE AUTHORITIES.
5. FUNCTIONAL CLASSIFICATION OF PROPOSED ROAD (RICHLAND ESTATES BOULEVARD) IS LOCAL. ALL OTHER ROADS SHOWN ARE LOCAL AS WELL.
6. LOTS DESIGNATED WITH * ARE DESIGNATED CRITICAL LOTS BY CITY OF PORTLAND AND SUBJECT TO APPLICABLE REGULATIONS.
7. ALL OF LOT 32 IS A PUDE.
8. 15-101.14 DESIGN ELEMENTS-WITHIN THE RMU DISTRICT RESIDENTIAL SITES WITH THREE OR MORE DWELLINGN UNITS SHALL BE SUBJECT OT THE CITY OF PORTLAND DESIGN STANDARDS.

THIS PRELIMINARY PLAT WAS TENTATIVELY APPROVED BY THE PORTLAND MUNICIPAL-REGIONAL PLANNING COMMISSION. WITH SUCH EXCEPTIONS OR CONDITIONS AS INDICATED IN THE MINUTES OF THE COMMISSION ON _____ .
DATE

THIS APPROVAL SHALL NOT BECOME FINAL AND NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS CONTAINING THE INFORMATION REQUIRED BY SECTION 3.7 (CONSTRUCTION PLANS). OF THE SUBDIVISION REGULATIONS ARE APPROVED.

_____
SECRETARY OF PLANNING COMMISSION

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGREEMENT
COMMERCE
NO. 114555
STATE OF TENNESSEE
3-25-2026

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

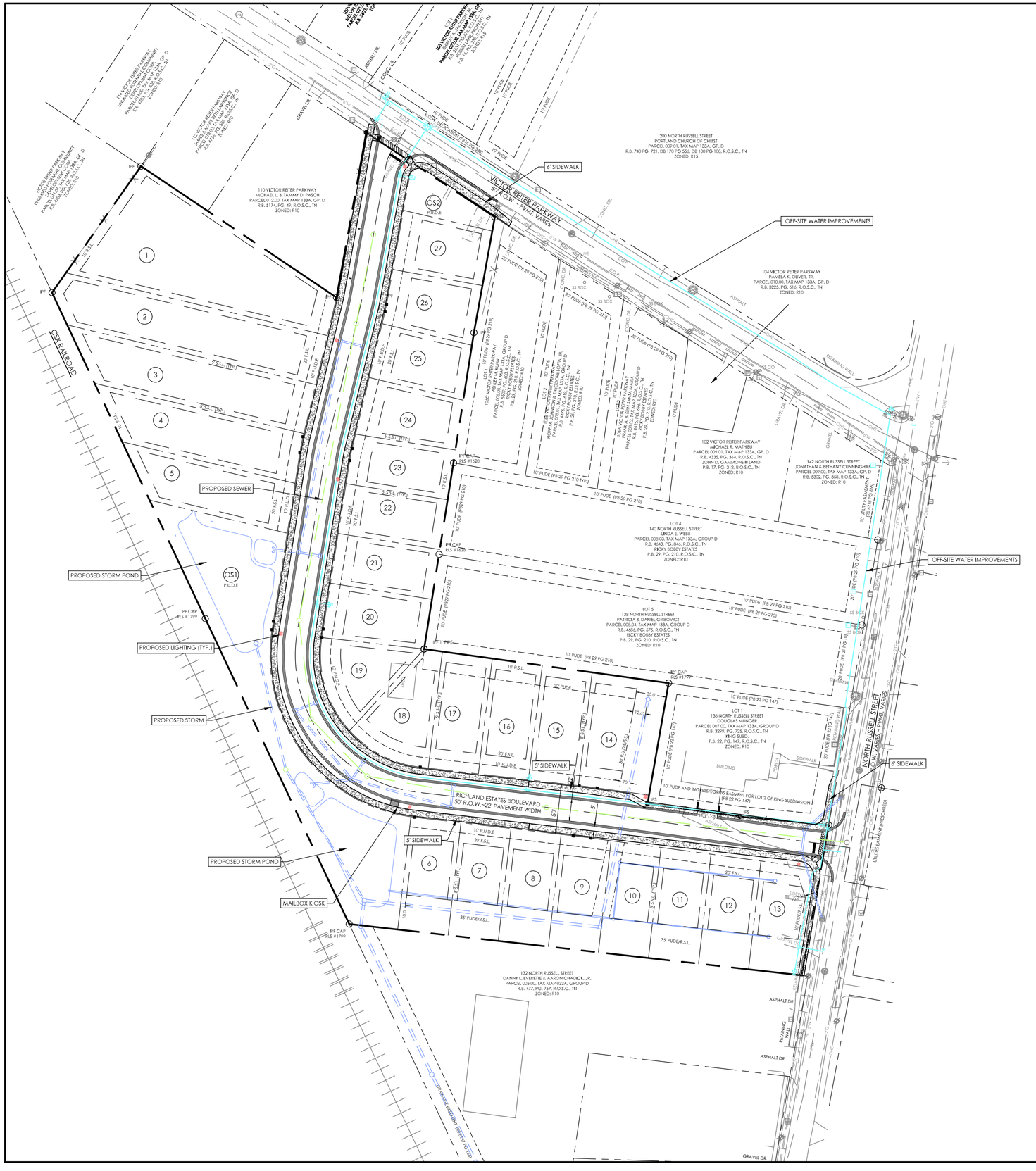
RICHLAND ESTATES SUBDIVISION
PRELIMINARY PLAT
TRI-DASH LOCAL INVSTOR, LLC
NORTH RUSSELL AND VICTOR REITER PARKWAY
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

PRELIMINARY PLAT

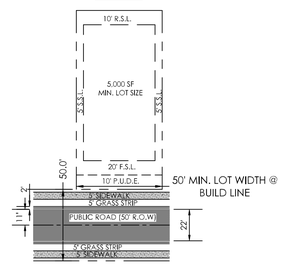
NO.	DATE	REVISION

SHEET NO.
C1.0
SHEET 2 OF 3

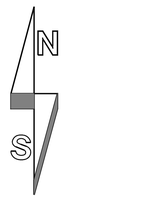
PROJECT #: 24.012CDS DATE: 3-25-2026



TYPICAL LOT



50' MIN. LOT WIDTH @ BUILD LINE



GRAPHIC SCALE

0 50 100 150

1 inch =50 ft

LEGEND

CMF	CONCRETE MONUMENT (FOUND)
CMS	CONCRETE MONUMENT (SET)
IPF	1/2"IRON REBAR (FOUND)
IPS	1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
PKF	PK NAIL (FOUND)
PKS	PK NAIL (SET)
	BENCHMARK
	BOUNDARY LINE
	SETBACK / YARD
	EASEMENT
E.O.P.	EDGE OF PAVEMENT
SAN	SANITARY SEWER LINE
WL	WATER LINE
	STORM SEWER
GAS	GAS LINE
OHE	OVERHEAD UTILITY LINE
UGT	UNDERGROUND UTILITY LINE
X	FENCE
	TREE LINE
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	GUY ANCHOR
	LIGHT POLE
ET	ELECTRICAL TRANSFORMER
EV	ELECTRICAL VAULT
CV	COMMUNICATIONS VAULT
	COMMUNICATIONS PEDESTAL
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	BLOW OFF VALVE
FH	FIRE HYDRANT
	GAS METER
	GAS VALVE
	STORM MANHOLE

PREPARED BY:

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
114551
STATE OF TENNESSEE
3-25-2026

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

RICHLAND ESTATES SUBDIVISION
PRELIMINARY PLAT
TRI-DASH LOCAL INVSTOR, LLC
NORTH RUSSELL AND VICTOR REITER PARKWAY
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

SITE LAYOUT

NO.	DATE	REVISION

SHEET NO.
C1.1
SHEET 3 OF 3

PROJECT #: 24.012CDS DATE: 3-25-2026

SITE PLAN

5 CHEFS AND OCCASSIONS EXPANSION

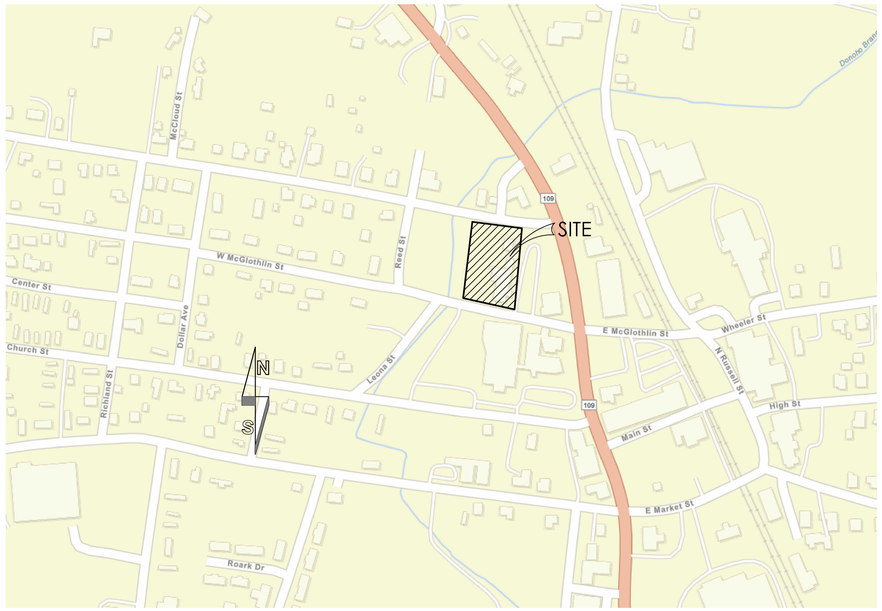
PHASE 1

CITY OF PORTLAND, SUMNER COUNTY, TENNESSEE

MAP 033H GROUP C PARCEL 19.00

PROJECT DESCRIPTION

ADDITION TO EXISTING 5-CHEFS AND OCCASION BUILDINGS AND RELOCATION OF DRIVE ON W. MCGLOTHLIN STREET.



LOCATION MAP
NOT TO SCALE

DEVELOPER/CONTRACTOR

HODGES GROUP
100 MAIN ST, PORTLAND, TN
MAC HODGES

OWNER

JASKA RUSSELL
105 COLLINS CT, PORTLAND, TN

ENGINEER/SURVEYOR

CORNERSTONE DEVELOPMENT SERVICES SURVEYING
120 MAIN STREET, PORTLAND, TN
ZACH WILKINSON, PE, RLS
ZWILKINSON@CORNERSTONEDEVELOPS.COM
615-864-0940

PLAN SHEET INDEX:

DESCRIPTION	SHEET
EXISTING CONDITIONS	S 1.0
DEMOLITION PLAN	C 2.0
SITE LAYOUT/GRADING PLAN	C 3.0
EROSION CONTROL PLAN	C 3.1
PROJECT NOTES/DETAILS	C 3.2

SITE DATA TABLE	
SITE LOCATION	103 W MCGLOTHLIN ST PORTLAND, TN 37148
TAX MAP	033H GROUP C 019.00
PARCEL	041.00
SUBDIVISION	LOT 1 OF OCCASIONS SUBDIVISION (PB 21 PG 41)
DEED	RB 1863 PG 597
PG	222
ACREAGE	1.47 ACRES
CURRENT ZONE	CBD-CENTRAL BUSINESS DISTRICT
REQUESTED ZONE	N/A
EXISTING LAND USE	RESTAURANT AND RETAIL
PROPOSED LAND USE	RESTAURANT AND RETAIL

CBD BUFFER YARD REQUIREMENTS		
	ORDINANCE	PROPOSED
CBD TO CBD	NONE	NONE

CBD BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MAXIMUM LOT COVERAGE	100% MAX	21.4%
MAXIMUM IMPERMEABLE SURFACE RATIO	(7-306) 100% MAX	31%
MINIMUM LOT AREA	-	64,066 SF
MAXIMUM HEIGHT	65 FEET	60 MAX
MINIMUM LOT WIDTH	0	288 FEET
FRONT YARD (7-305.9)	0	0
SIDE YARD (7-305.9)	0	0
REAR YARD(7-305.9)	0	0

CBD PARKING REGULATIONS		
	ORDINANCE	PROVIDED
RETAIL (5,200 SF)	1 PER 400 SF=13	13
RESTAURANT (6,900 SF)	1 PER 150=46	46
TOTAL	59	59/2 ADA

*ALL PARKING EXISTING, PROVIDED ON PARCEL 20.00
*BUILDING SQUARE FOOTAGE ABOVE SHOWN FOR PHASE 1 BUILDOUT.

CBD LANDSCAPING REGULATIONS		
	ORDINANCE	PROVIDED
FOUNDATION PLANTING (80 LF APPLIC.)	10 SHRUBS/100 LF = 8	15

*PORTIONS OF PROPERTY APPLICABLE TO PARKING AND STREET BUFFER REQUIREMENTS ARE EXISTING.

PREPARED BY:

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING

120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
114553
STATE OF TENNESSEE

4-3-2026

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

HODGES GROUP

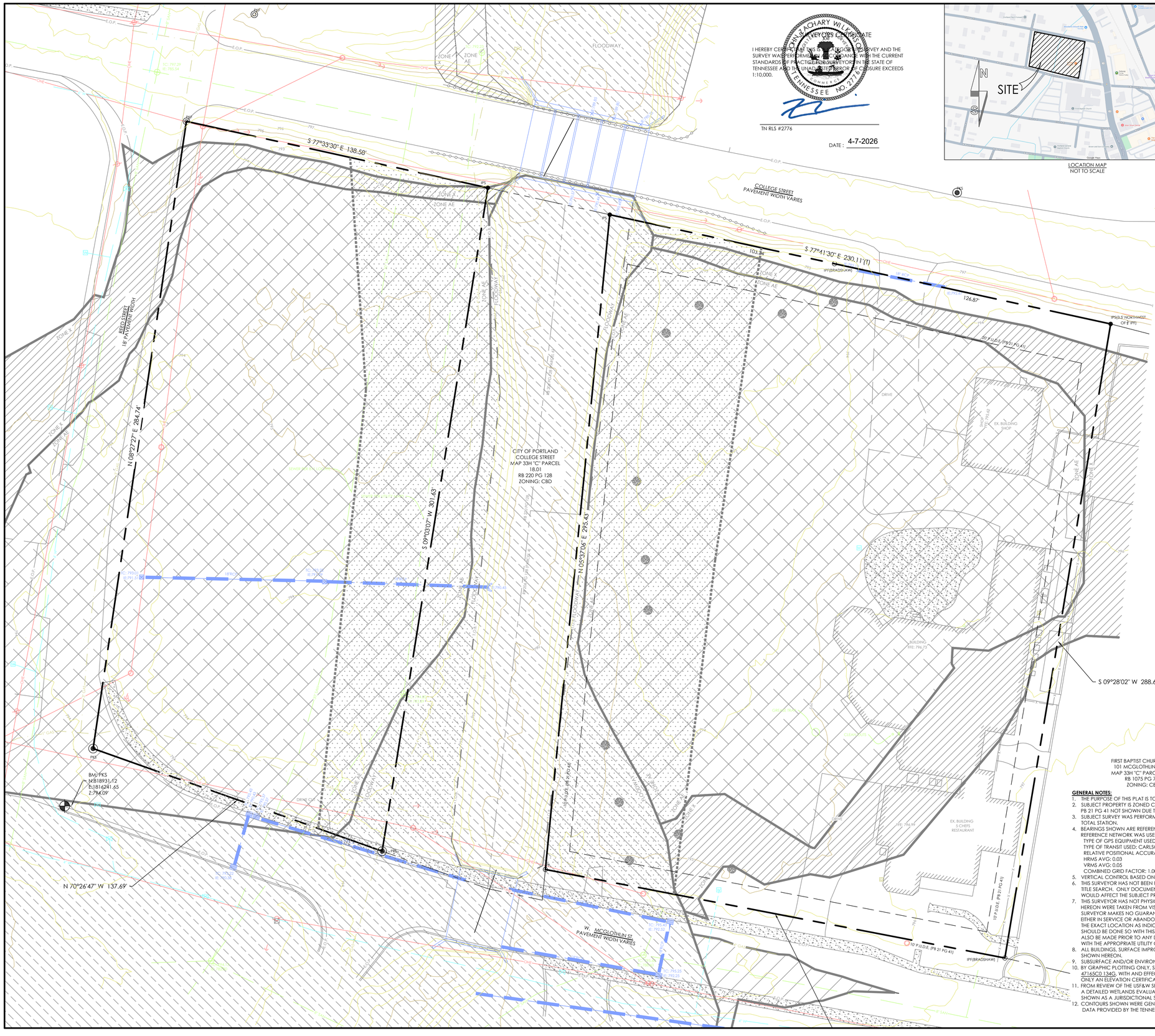
5-CHEFS AND OCCASIONS EXPANSION
SITE PLAN PHASE 1
103 W. MCGLOTHLIN ST
PORTLAND, TN
SUMNER COUNTY, TENNESSEE

COVER SHEET

NO.	DATE	REVISION
1	4-3-2026	STAFF COMMENTS

SHEET NO.
CS0.0
SHEET 1 OF 6

PROJECT #: 25.250CDS DATE: 02-27-2026



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 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 CLOSURE EXCEEDS 1:10,000.

JOHN ZACHARY WILKINSON
2776
REGISTERED LAND SURVEYOR
TENNESSEE
NO. 2776

SURVEYOR'S CERTIFICATE

TN RLS #2776

DATE : 4-7-2026

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
0 20 40 60
1 inch =20 ft

TAX ASSESSORS REFERENCES
BEING SHOWN ON TAX MAP 33H GROUP "C" PARCELS 17.00 & 19.00 OF THE TAX ASSESSOR'S OFFICE OF SUMNER COUNTY, TENNESSEE.

DEED REFERENCES
BEING THE SAME PROPERTY CONVEYED TO JASKA RUSSELL BY DEED OF RECORD IN RECORD BOOK 1700, PAGE 490, REGISTER'S OFFICE OF SUMNER COUNTY, TN. (PARCEL 17.00)

BEING THE SAME PROPERTY CONVEYED TO THE CITY OF PORTLAND BY DEED OF RECORD IN RECORD BOOK 220, PAGE 128, REGISTER'S OFFICE OF SUMNER COUNTY, TN. (PARCEL 18.01)

BEING THE SAME PROPERTY CONVEYED TO JASKA RUSSELL & MEGANN SHEUCRAFT BY DEED OF RECORD IN RECORD BOOK 1863, PAGE 597 & RECORD 1673 PAGE 440, REGISTER'S OFFICE OF SUMNER COUNTY, TN. (PARCEL 19.00)

PLAT REFERENCE
PART OF PROPERTY BEING LOT 1 OF OCCASIONS SUBDIVISION PLAT OF RECORD IN PLAT BOOK 21 PAGE 41 OF THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE. (PARCEL 19.00)

LEGEND

- CMF — CONCRETE MONUMENT (FOUND)
- CMS — CONCRETE MONUMENT (SET)
- IPF — 1/2"IRON REBAR (FOUND)
- IPS — 1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
- PKF — PK NAIL (FOUND)
- PKS — PK NAIL (SET)
- BENCHMARK
- BOUNDARY LINE
- SETBACK / YARD
- EASEMENT
- E.O.P. — EDGE OF PAVEMENT
- SAN — SANITARY SEWER LINE
- WL — WATER LINE
- STORM SEWER
- GAS — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- LIGHT POLE
- ET — ELECTRICAL TRANSFORMER
- EV — ELECTRICAL VAULT
- CV — COMMUNICATIONS VAULT
- COMMUNICATIONS PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- FH — FIRE HYDRANT
- GAS METER
- GAS VALVE
- STORM MANHOLE

FEMA ZONES
- ZONE X
- ZONE AE
- FLOODWAY

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SHOW THE EXISTING CONDITIONS OF PROPERTY REFERENCED.
2. SUBJECT PROPERTY IS ZONED CBD. REFER TO ZONING ORDINANCE FOR APPLICABLE SETBACKS. SETBACKS FROM PLAT OF RECORD IN PB 21 PG 41 NOT SHOWN DUE TO CONFLICT WITH EXISTING ZONING.
3. SUBJECT SURVEY WAS PERFORMED 12/03/2025 UTILIZING RTK GPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
4. BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE TDOT GNSS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RTK TECHNIQUES.
   TYPE OF GPS EQUIPMENT USED: CARLSON BRX7 BASE AND ROVER
   TYPE OF TRANSIT USED: CARLSON CRX2 ROBOTIC TOTAL STATION
   RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
   HRMS AVG: 0.03
   VRMS AVG: 0.05
   COMBINED GRID FACTOR: 1.00
5. VERTICAL CONTROL BASED ON NAVD1988 (GEOID 2018)
6. 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.
7. 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 HERON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. ALWAYS CALL TN811 BEFORE YOU DIG.
8. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON.
9. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
10. BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY IS IN ZONES "X" & "AE" SPECIAL FLOOD HAZARD AREAS ACCORDING TO F.I.R.M. 47165C0 134G, WITH AND EFFECTIVE DATE 04-17-2012, AND IS IN A SPECIAL FLOOD HAZARD AREA. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION.
11. FROM REVIEW OF THE USF&W SERVICE NATIONAL WETLANDS INVENTORY, WETLANDS ARE NOT SHOWN ON SUBJECT PROPERTY. ONLY A DETAILED WETLANDS EVALUATION BY QUALIFIED PERSONNEL CAN DETERMINE EXACT WETLANDS STATUS. DONOHO BRANCH IS SHOWN AS A JURISDICTIONAL STREAM WITH "NOT SUPPORTING" STATUS.
12. CONTOURS SHOWN WERE GENERATED WITH FIELD RUN MEASUREMENTS IN COMBINATION WITH UTILIZATION OF LIDAR DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM.

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

PARCEL 17.00
0.92 ACRES ±
(40,100 SF)

PARCEL 19.00
2.39 ACRES ±
(40,100 SF)

TOTAL AREA
2.39 ACRES ±
(104,166 SF)

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

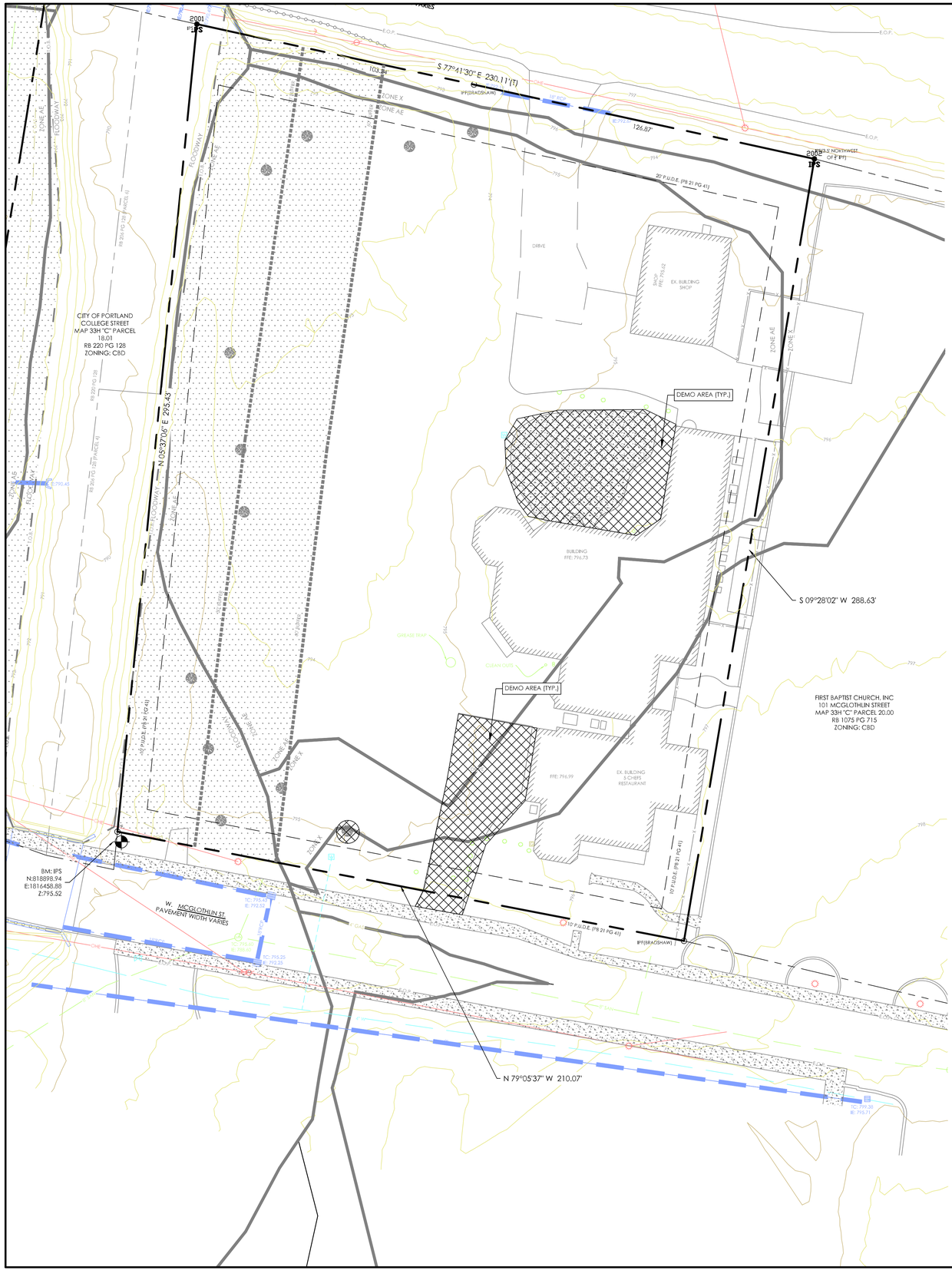
OCCASIONS
BOUNDARY AND TOPOGRAPHICAL SURVEY
103 WEST MCGLOTHLIN STREET
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

EXISTING CONDITIONS

NO.	DATE	REVISION

SHEET NO.
S2.0
SHEET 1 OF 1

PROJECT #: 25.250CDS DATE: 11-25-2025



GRAPHIC SCALE

0 20 40 60

1 inch =20 ft

*DEMOLITION AND LANDDISTURBANCE PERMIT TO BE OBTAINED FROM CITY OF PORTLAND PRIOR TO BEGINNING DEMOLITION.

PREPARED BY:

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING

120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114553
STATE OF TENNESSEE

4-3-2026

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

HODGES GROUP

5-CHIEFS AND OCCASIONS EXPANSION

SITE PLAN PHASE 1
103 W. MCGLOTHLIN ST
PORTLAND, TN
SUMNER COUNTY, TENNESSEE

DEMOLITION PLAN

NO.	DATE	REVISION
1	4-3-2026	STAFF COMMENTS

SHEET NO.
C2.0
SHEET 3 OF 6

PROJECT #: 25.250CDS DATE: 02-27-2026

LANDSCAPING DATA TABLE				
RETAIL EXPANSION				
TYPE	SIZE	SPACING	NUMBER REQUIRED	NUMBER PROVIDED
AMERICAN BOXWOOD OR EQUIVALENT FROM TABLE 4-510-406 OF PORTLAND ZONING ORDINANCE	MINIMUM 21" HEIGHT/3 GALLON CONTAINER	AS SHOWN	10/100' BUILDING PERIMETER	10/70' BUILDING PERIMETER

LANDSCAPING DATA TABLE				
DINING EXPANSION				
TYPE	SIZE	SPACING	NUMBER REQUIRED	NUMBER PROVIDED
AMERICAN BOXWOOD OR EQUIVALENT FROM TABLE 4-510-406 OF PORTLAND ZONING ORDINANCE	MINIMUM 21" HEIGHT/3 GALLON CONTAINER	AS SHOWN	10/100' BUILDING PERIMETER	5/40' BUILDING PERIMETER

LEGEND:

- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED SPOT SHOT ELEVATION
- PROPOSED — PROPOSED IMPROVEMENT
- PROPOSED SHRUBS (AMERICAN BOXWOOD OR EQUIVALENT FROM TABLE 4-510-406 OF PORTLAND ZONING ORDINANCE)

N

S

GRAPHIC SCALE

0 20 40 60

1 inch =20 ft

MODIFIED FRENCH DRAIN SIZING CALCULATIONS

IMPERVIOUS TABLE	
LOT AREA	64,066
EXISTING	
BUILDINGS	9,039
DRIVEWAYS	4,554
SIDEWALK/MISC.	4,556
TOTAL	18,149
PROPOSED	
BUILDINGS	4,686
DRIVEWAYS	501
SIDEWALKS/MISC.	-
TOTAL	5,187
ON EXISTING IMPERVIOUS)	
BUILDINGS,MISC	2,242
EXISTING REMOVED	
BUILDINGS,MISC	789
NET GAIN	1,453
% LOT IMPERVIOUS AREA	31%
*FALLS UNDER TIER 1 STORMWATER REQUIREMENTS	

MODIFIED FRENCH DRAIN SIZING CALCULATIONS	
CONTRIBUTING DRAINAGE AREA=	1,453
DEPTH OF STONE MEDIA=	24"
WIDTH OF TRENCH=	24"
LENGTH OF MFD=	75

*DUE TO PROXIMITY TO FLOOD PLAIN, WATER QUALITY PROVIDED RATHER THAN EXTENDED DETENTION. WATER QUALITY MITIGATION PROVIDED PER METRO NASHVILLE STORMWATER MANAGEMENT MANUAL VOLUME 1.

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

JASON ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114553
STATE OF TENNESSEE
4-3-2026

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

HODGES GROUP

5-CHEFS AND OCCASIONS EXPANSION

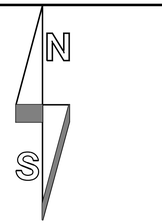
SITE PLAN PHASE 1
103 W. MCGLOTHLIN ST
PORTLAND, TN
SUMNER COUNTY, TENNESSEE

SITE LAYOUT

NO.	DATE	REVISION
1	4-3-2026	STAFF COMMENTS

SHEET NO.
C3.0
SHEET 4 OF 6

PROJECT #: 25.250CDS DATE: 02-27-2026



LIMITS OF DISTURBANCE
12,127 SF

*EPSC MEASURES SHOWN TO ACCOMMODATE 5-YR STORM EVENT.
*A LAND DISTURBANCE PERMIT FROM CITY OF PORTLAND WILL BE REQUIRED FOR THIS SITE PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND:

- SF - SILT FENCE
- CE - CONSTRUCTION EXIT
- CW - CONCRETE WASHOUT
- TS - TOP SOIL STORAGE
- NAG - STRAW MATTING (NORTH AMERICAN GREEN SC150 OR EQUIVIALENT)

LEGEND

- CMF - CONCRETE MONUMENT (FOUND)
- CMS - CONCRETE MONUMENT (SET)
- IPF - 1/2"IRON REBAR (FOUND)
- IPS - 1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
- PKF - PK NAIL (FOUND)
- PKS - PK NAIL (SET)
- BENCHMARK
- BOUNDARY LINE
- SETBACK / YARD
- EASEMENT
- E.O.P. - EDGE OF PAVEMENT
- SAN - SANITARY SEWER LINE
- WL - WATER LINE
- STORM SEWER
- GAS - GAS LINE
- OHE - OVERHEAD UTILITY LINE
- UGT - UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- LIGHT POLE
- ET - ELECTRICAL TRANSFORMER
- EV - ELECTRICAL VAULT
- CV - COMMUNICATIONS VAULT
- COMMUNICATIONS PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- STORM MANHOLE

PREPARED BY:
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114553
STATE OF TENNESSEE
4-3-2026

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

HODGES GROUP

5-CHEFS AND OCCASIONS EXPANSION
SITE PLAN PHASE 1
103 W. MCGLOTHLIN ST
PORTLAND, TN
SUMNER COUNTY, TENNESSEE

EROSION CONTROL PLAN

NO.	DATE	REVISION
1	4-3-2026	STAFF COMMENTS

SHEET NO.
C3.1
SHEET 5 OF 6

PROJECT #: 25.250CDS DATE: 02-27-2026

PROJECT NOTES/DETAILS

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE APPLICABLE CITY OF PORTLAND DESIGN 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 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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. *THIS PROJECT IS LESS THAN 1 ARE OF DISTURBANCE AND DOENS NOT REQUIRE A TDECT GENERAL STORMWATER PERMIT.
9. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE DEVELOPMENT SERVICES SURVEYING, LLC, JOB 23.250CDS . ALL ELEVATIONS, CONTOURS, AND BEARINGS ARE BASED ON THIS SURVEY.
10. 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.
11. 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.
12. ADA COMPLIANCE
    ALL PLANS SHALL COMPLY WITH ADA RULES AND REGULATIONS
13. TRASH COLLECTION
    FACILITIES WILL UTILIZE A PRIVATE TRASH WASTE DISPOSAL SERVICE.
14. UTILITIES
    ALL UTILITIES TO UTILIZE EXISTING SERVICES. CONTRACTOR/ARCHITECT TO COORDINATE THESE CONNECTION POINTS.
    *NO KITCHEN EXPANSION PROPOSED.
15. ADA
    ALL SITE IMPROVEMENTS SHOWN MEET APPLICABLE ADA REGULATIONS. BUILDING CODES REQUIREMENTS WILL DICTATE WHAT IS ALLOWABLE FOR ALL VERTICAL CONSTRUCTION (BUILDINGS)

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. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. CONCTRACTOR TO OBTAIN LAND DISTURBANC PERMIT FROM THE CITY OF PORTLAND STORMWATER DIVISION PRIOR TO CONSTRUCTION
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. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
   CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED MINERAL AGGREGATE TYPE A, GRADING D TO SPRINGLINE). TRENCH FILL TO BE MINERAL AGGREGATE TYPE A, GRADING D.

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

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" OF STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH MINERAL AGGREGATE TYPE A, GRADING D IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. MINERAL AGGREGATE TYPE A, GRADING D THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.
7. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
8. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
9. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO GRADING.
10. 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 ALL PUBLIC UTILITIES AND STORMWATER DEVELOPMENT CITY STAFF FOR SUBMITTAL REQUIREMENTS.

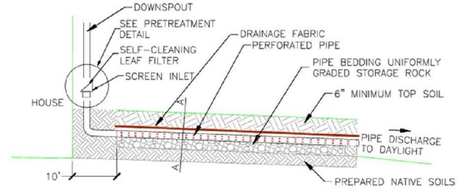
PORTLAND DEPARTMENT OF UTILITIES APPROVAL STAMP:

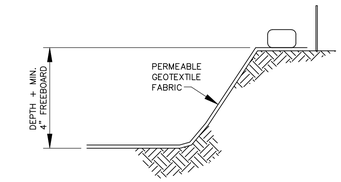
The Water and/or Sewer Plans have been reviewed and approved for construction.

Portland Dept of Utilities Representative _____ Date _____

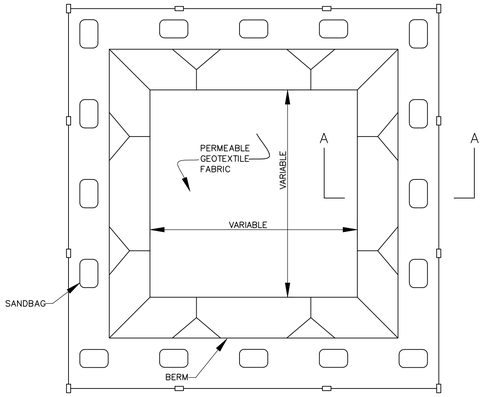
UTILITY OWNERS			
WATER SEWER GAS	CITY OF PORTLAND DEPARTMENT OF UTILITES 100 SOUTH RUSSELL STREET PORTLAND, TN 37148 (615) 323-1437	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 (615) 344-5288
ELECTRIC	CUMBERLAND ELECTRIC MEMBERSHIP CORP. 207 SOUTH BROADWAY PORTLAND, TN 37148 (615) 325-4172	CABLE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

MODIFIED FRENCH DRAIN
REFER TO METRO NASHVILLE STORMWATER MANAGEMENT MANUAL VOLUME 1-D. FOR CONSTRUCTION INSTRUCTIONS.



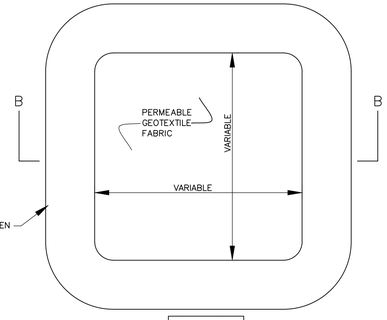


SECTION A–A



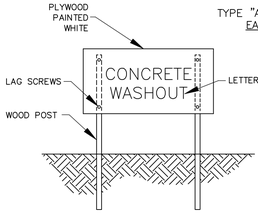
PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS

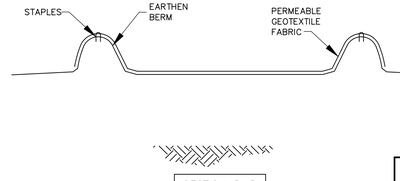


CONCRETE WASHOUT SIGN (OR EQUIVALENT)

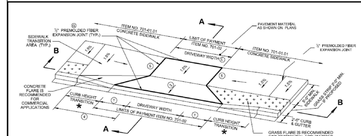
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

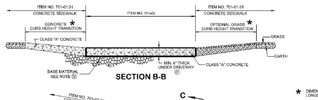
EROSION CONTROL PLAN LEGEND CONCRETE WASHOUT CONCRETE WASHOUT



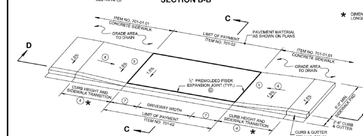
SECTION B–B
NOT TO SCALE



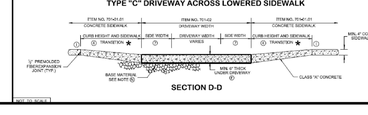
TYPE "B" DRIVEWAY ACROSS LOWERED SIDEWALK (WITH GRASS STRIP)



SECTION B-B



TYPE "C" DRIVEWAY ACROSS LOWERED SIDEWALK

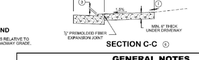


SECTION D-D

SECTION A-A

FOOTNOTES

1. SIDE FLARE WIDTH SHOULD BE A MINIMUM 8" FOR COMMERCIAL DRIVEWAYS. SIDE FLARES WIDTH SHOULD BE A MINIMUM 6" FOR RESIDENTIAL DRIVEWAYS.
2. DRIVEWAY RAMP GRADE VARIES, 15% MAX. (10% RECOMMENDED) APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 8% MAX. (5% RECOMMENDED) APRON GRADE FOR COMMERCIAL DRIVEWAYS.
3. HEIGHT OF LOWERED CURB SHALL BE 2.25 INCHES. SEE STD DWG RP-NCV-01 & RP-NCV-01.
4. THE SLOPE OF THE DRIVEWAY & INSIDER CURB INSERT TRANSITION VARIES TO A MINIMUM OF 8.33% LENGTH OF TRANSITION IS REQUIRED TO MEET THE CONVENTIONAL PITCH.
5. EXPANSION JOINTS ARE TO BE PLACED AT INTERVALS, IF ANY, AT WIDEST MAY REQUIRE DETECTABLE WARNING SURFACES IF ENTRANCE SERVES MORE THAN 100 VEHICLES PER DAY. SEE STD. DWG. ROS. MINOR SERVES FOR DETAILS.
6. SW PROJECTS MAY REQUIRE SLOPE CORRECTION, PANNELS, CROSSWALK MARKINGS (ESPECIALLY AT TWO WAY DRIVEWAY ENTRANCES), AND DETECTABLE DOME SURFACE TO MAINTAIN CONTINUITY AT COMMERCIAL, DRIVE ENTRANCES, ADDITIONAL GRADE SWITCH FOR PEDS MAY BE ADDED AT DRIVEWAYS BY THE DIRECTION OF AN ENGINEER IF NEEDED.
7. SIDE WIDTH SHOULD BE A MINIMUM 8" FOR COMMERCIAL DRIVEWAYS. SIDE WIDTH SHOULD BE A MINIMUM 6" FOR RESIDENTIAL DRIVEWAYS.



SECTION C-C

GENERAL NOTES

1. DUE TO THE ELEVATION CHANGE FOR PEDESTRIANS ON THE SIDEWALK THIS APPLICATION IS UNDESIRABLE AND IS TO BE USED IN LIMITED APPLICATIONS. SEE NOMATS FOR THE PREFERRED DRIVEWAY TYPE.
2. 5'x5' MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1.8% THROUGH DRIVEWAYS.
3. DESIGNERS TO CHECK GUTTER FLOW DEPTH AT DRIVEWAY LOCATIONS TO ASSURE THAT THE DESIGN FLOW DOES NOT OVERTOP THE GUTTER AREA. IF OVERTOPPING OCCURS, PLACE INVELET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN MITIGATION.
4. THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED 1.5% IN THE SIDEWALK AREA.
5. DRIVEWAYS TO BE BUILT COMPLETE OR IN PARTS AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
6. ALL CONCRETE DRIVEWAYS TO BE 6" UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
7. EXPANSION JOINTS ARE TO BE PLACED AS INDICATED ON THE PLANS, WHEN THE BACK OF THE DRIVEWAY ABUTS AGAINST A CONCRETE DRIVEWAY OR BUILDING, AN ADDITIONAL EXPANSION JOINT WILL BE PLACED AT THAT LOCATION.
8. THE ROADWAY SEGMENT SHALL CONSIDER THE USE OF A GATTO BASIN OR EITHER SIDE OF DRIVEWAY. CAREFUL CONSIDERATION TO THE PLACEMENT OF CATCH BASINS SHALL BE TAKEN IF THE DRIVEWAY IS IN A VERTICAL SAG CURVE.
9. ALIGNMENT OF DEPENDS NOT TO EXCEED 90.0%.
10. PAY ITEMS:

ITEM NO. 307-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	PER TON	
ITEM NO. 704-07	CONCRETE SIDEWALK 4"L	PER S.F.	
ITEM NO. 704-08	CONCRETE SIDEWALK 6"L	PER S.F.	
ITEM NO. 710-02	CONCRETE DRIVEWAY 6"L	PER S.F.	
ITEM NO. 710-03	CONCRETE COMBINED CURB & GUTTER	PER C.Y.	

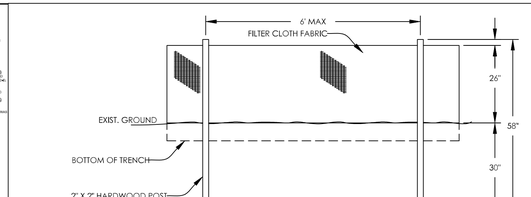
11. WHEN MORE THAN 2 DRIVEWAYS ARE PROPOSED, USE TYPE "A" DRIVEWAY AS SHOWN ON STANDARD DRAWING RP-NCV-01 TO REDUCE ROLLER COASTER EFFECT FOR PEDESTRIANS.
12. FOR CUL-DE-SAC AND LOOP ROADS, DRIVEWAYS SHALL BE A MINIMUM OF 22' WIDE AND 24' (40' MAX.) FOR COMMERCIAL.
13. FOR CURVED ROADWAYS, USE RADIAL FIELD PROJECTION FOR TRANSITION.
14. ALL SIDEWALKS SHALL HAVE A MINIMUM CONCRETE THICKNESS OF 4". THE SIDEWALK TRANSITION THICKNESS IS DEPEND ON THE DRIVEWAY AND THE SIDEWALK THICKNESSES, THE COST OF THE SIDEWALK TRANSITION WILL BE INCLUDED IN THE PAY ITEM NO. OF 704-01.
15. MINIMUM 4" MINERAL AGGREGATE BASE MATERIAL ITEM NO. 303-01 SHALL BE INSTALLED UNDER NEW CONCRETE DRIVEWAYS. SITE SPECIFIC PAVEMENT DESIGN MAY BE REQUIRED FOR COMMERCIAL DRIVEWAYS USED AS A THROUGH ACCESS. THE DESIGN SHALL BE BASED ON THE ANTICIPATED TRAFFIC. CONCRETE PAVEMENT MAY IF AGGREGATE DEPTH MAY BE LIMITED TO LIGHT COMMERCIAL VEHICULAR TRAFFIC.

☑ APPROVED BY FHWA (ALL STAMPS APPROVED BY TDOT)

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DETAILS OF LOWERED STANDARD CONCRETE DRIVEWAYS

04-15-2015 RP-D-16

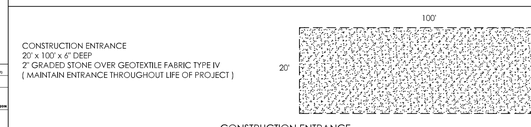


DETAIL OF TRENCH AND FILTER CLOTH

NOTE:

REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC-STR-3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

TEMPORARY SILT FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

PORTLAND
Department of Utilities
Call Us Before You Dig!
Portland, Tennessee

CITY OF PORTLAND
DEPARTMENT OF UTILITIES
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
Telephone 615-323-1437

Portland Department of Utilities (PDU) Standard Notes

1. All water and sewer lines shall be installed and tested as per the City of Portland Standard Specifications.
2. All existing services along the existing sewer & water mains shall be connected to the new main. For water, the new service shall include the replacement of the service line from the main to the edge of right-of-way, a new six (6) inch cleanout assembly, and new concrete cleanout box with Cast Iron frame and lid.
3. All waterlines shall be blue DR 14 C900 PVC or Ductile Iron Pipe
4. All Gravity Sewer lines and fittings shall be green SDR 26 PVC or Protecto 401 Lined Ductile Iron Pipe. All Force mains shall be green SDR 21 PVC.
5. Where new mains are installed parallel to existing mains, the existing mains shall be cut, capped, and abandoned in place as per PDU requirements.
6. All Valves abandoned in place shall have the valve box removed and the ground returned to its previous condition. If valve was in pavement or concrete, the contractor is responsible for repairing to the previous or better condition.
7. All manholes abandoned in place shall be abandoned as per detail WW-12.
8. Construction shall not begin until these plans have been approved by the City of Portland and by the Tennessee Department of Environment and Conservation. A copy of the TDEC approved plans shall be maintained on site during construction at all times.
9. Construction shall not begin until all Submittals have been submitted to PDU and approved. Once the Submittals are approved, a Pre-Construction meeting will be scheduled.
10. Contractor shall have the project staked prior to scheduling the Pre-Construction meeting. If not staked, meeting will not be scheduled. Staking shall include the following back-of-curb, edge of right-of-way, centerline of utility every 50 ft, manholes, valves, fittings, hydrants, back of easement, and lot lines. Contact PDU to verify staking requirements prior to scheduling Pre-Construction Meeting.
11. An As-Built survey of the sewer and water mains and all associated appurtenances to the Portland Department of Utilities standard must be submitted and approved prior to the city accepting ownership of utility. For water mains, all fittings, valves, hydrants, air release, taps, etc. shall be surveyed. For gravity sewer mains, all manholes, tap tees, services, cleanouts, etc. shall be surveyed. For force mains, all fittings, valves, air release, taps, etc. shall be surveyed.
12. Prior to scheduling a Pre-Construction Meeting, a Surety in the form of a Letter of Credit (LOC) for the complete project, as calculated per the City of Portland Surety Calculator must be submitted to PDU. LOC is required before signing of any Final Plats. After utility is accepted by the City, LOC will be reduced to 15% of the original LOC and shall be held for twelve (12) months from date of acceptance to ensure repair of any warranty item during the 12-month period.
13. All existing utilities shown on the survey are assumed locations. PDU shall not be responsible for location, size, material, diameter, or any other details on existing underground utilities. For confirmation of existing underground utility's true conditions, potholing must be done. Please reach out to PDU when requesting to pothole an existing utility's location.
14. PDU requires close-circuit television (CCTV) inspection of the interior of all sewer mains and service laterals prior to final acceptance and prior to releasing the 12-month maintenance surety. CCTV footage shall utilize the laser profile, without water in the sewer mains, and the wet ruler (external measuring device in front of camera to detect sags), with settled water in the sewer mains. The Developer will be financially responsible for all CCTV inspections, including prior to final acceptance and prior to the 12-month maintenance surety being released.
15. All road cuts shall be compacted in six (6) to eight (8) inch lifts. Temporary cold patches shall be used until the final surface coat is installed. (i.e. hot mix asphalt or concrete) Repair shall be completed as per Detail C-01 to C-03.

REVISED MARCH 2025

ENVIRONMENT & CONSERVATION
FILE NO. - 7.16

PREPARED BY:

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

JASON ZACHARY WILKINSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114553
STATE OF TENNESSEE
4-3-2026

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

HODGES GROUP, LLC

5-CHEFS AND OCCASIONS EXPANSION
SITE PLAN PHASE 1
103 W. MCGLOTHLIN ST
PORTLAND, TN
SUMNER COUNTY, TENNESSEE

PROJECT NOTES/DETAILS

NO.	DATE	REVISION
1	4-3-2026	STAFF COMMENTS

SHEET NO.
C3.2
SHEET 6 OF 6

PROJECT #: 25.250CDS DATE: 02-27-2026

South Elevation (New Mercantile Addition)

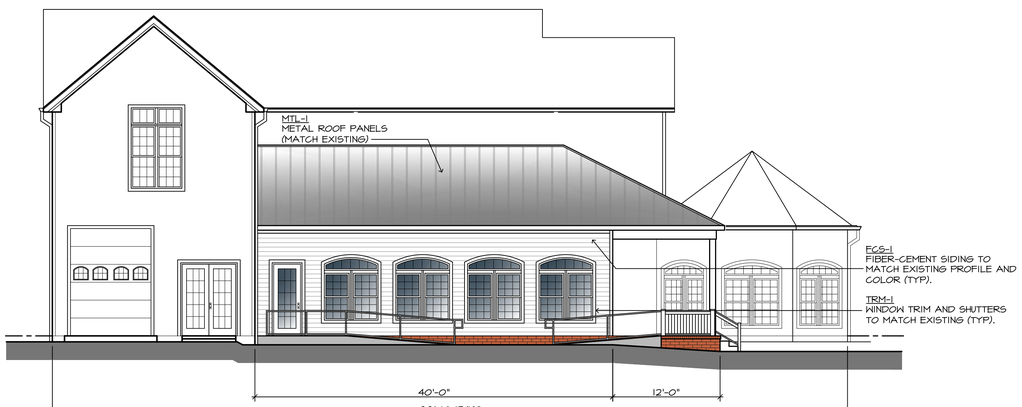
Scale: 1/8" = 1'-0"

North Elevation (New Mercantile Addition)

Scale: 1/8" = 1'-0"

West Elevation (Seen from Courtyard)

Scale: 1/8" = 1'-0"



East Elevation (Restaurant Addition)

Scale: 1/8" = 1'-0"

NOTES:

1. FINISH FLOOR ELEVATIONS FOR BOTH THE RESTAURANT AND MERCANTILE ADDITION WILL ABOVE BASE FLOOD ELEVATION (SEE CIVIL DRAWINGS).
2. OWNER HAS STARTED THE APPEAL PROCESS FOR EXTERIOR FIBER-CEMENT SIDING IN LIEU OF BRICK MASONRY FOR ALL PRIMARY EXTERIOR MATERIALS FOR THESE ADDITIONS.

ROBIN E. HOOD
REGISTERED ARCHITECT
No. 00100186
STATE OF TENNESSEE
4/7/26

CROSSROADS ARCHITECTURE
(615) 255-7796
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066

An Addition for

5 Chefs Restaurant

103 W. McGlothlin St. Portland, Tenn. 37148

Job Number: 25-045

⚠ 4/7/26 Clarifications

A2.0

Exterior Elevations

Released: 04/07/2026

4/7/2026

1:1,353

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Esri, HERE, iPC, TDOT Aerial Surveys