



REVISED
AGENDA for June 9, 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. May 12, 2026

5. Public Hearing

A. Tim Biggs (applicant) request rezone approval: location 840 South Broadway, Portland TN. (Tax Map 039B, Parcel 027.00) Sumner County 0.45 +/- acres. Rezoned from RS-20 (Low Density Single Family Residential) to OPS (Office Professional District)

6. Public Recognition for Public Hearings and Agenda-Related Items
(5 minutes maximum per speaker)

7. New Business

A. Zach Wilkinson (applicant) request a Site Plan approval for 5 Chefs & Occasions Phase 2 Location: 103 McLaughlin Street, Portland, Tennessee (Tax Map 033H Parcel 017.00 & 019.00), Sumner County 1.47 +/- acres, Zone CBD (Central Business District).

B. L.I. Smith & Associates (Applicant) request Site Plan approval for Portland Commons located at 706 South Broadway, Portland, Tennessee (Tax Map 033O, Group A Parcel 003.00), Sumner County, 0.5 +/- acres, Zoned GCS (General Commercial Services)

C. Andy Leath (applicant) request a Site Plan approval for Food Warming Equipment. Location: 5599 Hwy 31W, Portland, Tennessee (Tax Map 038 Parcel 064.00), Robertson County, 15.75 +/- acres, zoned IG (Industrial General)

D. Tim Biggs (applicant) request rezone approval: location 840 South Broadway, Portland Tennessee (Tax Map 039B, Parcel 027.00) Sumner County 0.45 +/- acres. Rezoned from RS-20 (Low Density Single Family Residential) to OPS (Office Professional District)

8. Old Business



A.

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)

9. Discussion

Data Centers

10. Planning Commission Members Comments

11. City Planner's Comments

12. Public Recognition on Non-Agenda-Related Items

(3 minutes maximum per speaker)

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

May 12, 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

Robert Tooker
Ted Jernigan
Jim DiPiazza
Luther Bratton
Chirag Patel

A quorum was established.

MEMBERS ABSENT:

Gail Gentry
Jessica Hunter

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

Approval of Agenda

Motion to Approve: Robert Tooker

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

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel

Absent: Gail Gentry, Jessica Hunter

Approval of Minutes: April 14, 2026

Motion to Approve: Robert Tooker

Second Motion: Jim DiPiazza, All were in favor, motion carried. 7-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel

Absent: Gail Gentry, Jessica Hunter

Public Comments

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.

Public Hearings

1. 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)
2. 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)
3. 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)

Notice of these public hearings was published in the *Portland Sun* on April 7, 2026, and posted on the municipal website and at City Hall in accordance with state law.

Public Recognition for Public Hearings and Agenda-Related Items (5 minutes maximum per speaker)

NO ONE SPOKE

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)

Nate Heisler: Alright, so I'm going to bring this up on the on the map here when I zoom into how way 52 this is at the location you can see in red here at the current Portland Learning Center this is a rezone request the zoning currently is RS-40 residential they are requesting to be zoned to General Commercial Services I'm going to bring up our zoning map here when we're looking at this you can see in the purple

those are residential properties RS- 40. To the east here you can see the Gray area that's CBD central business district in the green across the road this is GCS this is GCS and these over here towards the West are GCS. so that's the request to general Commercial Services. I did put in the staff report this request is in compliance with the City 's Comprehensive plan also. So, if you have any questions let me know.

Motion to Approve: Robert Tooker

Second Motion: Chirag Patel - All were in favor, motion carried.7-0.

Yes: Vice Mayor Megann Thompson, Ted Jernigan, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel

Abstained: No One

Absent: Gail Gentry, Jessica Hunter

Motion Passed: (Voice Vote)

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

Nate Heisler: Alright so I'm going to zoom in on the map here just right across the road and see highlighted in purple here this is the location of the residential planned unit development. This is an overall site layout I'm going to give you some metrics about this planned unit development and before I do that, keep in mind that we have completed the neighborhood meeting for this PUD and then also a conceptual reading with the Planning Commission last month. This is a 94-lot subdivision with an annexation, that's the proposal, total site area is 26.57 acres 9.42 acres of that is open space. All homes are going to be proposed to be 100% masonry and we got, let me bring up the proposal for home size are down here at the bottom. For 1100 square foot or larger 40% of the development, 1400 square foot or larger is proposed to be 40% of the development and 1800 square foot or larger is 20% of the development, is being proposed. There are amenities in the property I'm going to ask Troy did you want to come up and kind of speak to the amenities and do a quick presentation.

Troy Gardner: Good evening, I'm Troy Gardner landscape architect and project manager for this project, here tonight on behalf of Brimstone Builds as Nate kind of queue us up and as you heard last month, I'm just going to give you a very similar presentation but obviously, if you have any questions, we definitely want to make sure we get those answered for you. The site is located at 120 Old Westmoreland Road and includes approximately 27.2 acres. There are 2 parcels ones in the city, one is in summer county so we'd be proposing to annex the one and then we would rezone both to PUD. When we started looking at this site we researched the Preserving Portland Comprehensive Plan. There's a future of land use policy that's there, that identifies the site as both mixed-use urban and in town neighborhood and so both of these supports residential single family residential the mixed-use urban supports residential densities of 3 to 20 acres and the in-town neighborhood supports 6 to 10 dwelling units per acre. The PUD regulations allow for reduction in lot size and setbacks so that's something that we are seeking, and the regulations also outline the characteristics and amenities that can be proposed in order to support that request. Some of those you see highlighted here, those include the additional landscape buffering around the perimeter, pedestrian facilities, preservation of natural features, recreational and other amenities, ornamental streetlights, street name signs and stop signs. So, then this leads us to the plan which we developed with

the guidance of you know, checking out the requirements of Preserving Portland and the PUD regulations that I just mentioned. We're proposing 94 lots ranging in size from 5 to 10,000 square feet the

neighborhood would have a density of 3.5 dwelling units per acre. This plan exceeds the required open space usable open space and landscape buffer requirements, it also preserves the existing streams and the wetland on the site and we're proposing multiple amenities throughout the neighborhood including at playground here at the front, walking trail through the midsection, sports courts- we have to pickle ball and basketball court shown, shade pavilions, one here at the sports court area and then another in the rear of the site, dog park and the picnic area. This exhibit shows how the lot sizes are distributed throughout the neighborhood 56% of the lots are proposed as 5000 square feet those are shown in red. The remaining 44% from larger than 5000 square feet 5 to 6000 is shown in blue. 6 to 7000 she have an orange, 7 to 8 shown in green and 8 to 10 shown in pink. So, we met in January with the city engineer to determine the scope of the traffic study it included highway 52 at South Russell Street, South Russell Street at old Westmoreland Road, and Old Westmoreland Road at the project access. The conclusions from that report are here essentially just to give you a quick summary of of everything that's written there it's there's no recommended traffic control changes at highway 52 in South Russell and the turn lane that's already there was found to be sufficient. At South Russell Road and Old Westmoreland Road, neither the left or the right turn lanes are warranted and then at Old Westmoreland Road and the project access there's only a need for a one lane ingress and a one lane egress and then no turn lanes were warranted there either. So, with that I would just say you know we would appreciate your consideration of this and hopefully a favorable recommendation to City Council, happy to answer any questions you have.

Jim DiPiazza: So, the average lots, I was reading is 40 feet wide?

Troy Gardner: That's right, the minimum lot size is 40 feet.

Jim DiPiazza: The minimum lot size what's the maximum lot size.

Troy Gardner: I'm not sure that I know.

Jim DiPiazza: But for the 5000 square foot ones it's going to be probably 40 feet.

Troy Gardner: Right.

Jim DiPiazza: Then the houses range from 26 feet wide to 30 feet wide, so it's pretty much going to take up the whole lot?

Troy Gardner: I don't know that we actually have dimensions of the homes.

So, they have 5-foot side setbacks so yeah 30 foot it would be the maximum width of the home to fit within the building envelope.

Robert Tooker: And we had a lot of discussion the last meeting when we considered the concept, we talked a lot about density. I'm looking at these and it's almost cookie cutter rectangular shaped columns it reminds me of rural housing and larger cities. Kind of getting back to, almost war housing, where we just kind of stamp out from homes. 94 homes seems a lot for this area. I like the concept overall, I still like it, I like the amenities, I like everything except those 5 foot and cookie cutter shaped homes so that's kind of where I'm coming from.

Troy Gardner: So, if I can speak to that. This is a graphic image of the homes, this is not the proposed footprint for the houses, so they may not be you know exact rectangles.

Robert Tooker: But to get that space, most of them are going to be a rectangular shape. I'm saying and we've approved a lot of homes what I'll call starter homes and community. I'm just troubled by how many more really need in Portland, of this style of home, or should we be looking more at a little larger home. I understand why developers do this. I understand the business side of it. Looking at it from a from a community, I'm just not sure how much we really need more of this type of home. So, I'm troubled by that. I'm troubled by 5-foot sides, setbacks, there's 10 foot between homes.

Troy Gardner: So, in the plug regulations the minimum setback for on the side is 5 feet, as written in the PUD regulations, so we're just following what's in the city's PUD regulations.

Robert Tooker: I see, I like the 7 ½ better we've approved a number of those types of homes.

Ted Jernigan: Has there been any conversation and I know the traffic study came back, and I understand that. I'm going to go back to my original concern is South Russell Street and Old Westmoreland Road intersection. The existing structure built out on the property line and the site distance there is going to be,

I don't know if this is your problem, the site distance is going to be not what it should be. Has there any discussion as to resolving that issue?

Troy Gardner: Yeah, I'm unaware of any discussions about that.

Ted Jernigan: Nate, Has it been discussion about that?

Nate Heisler: For the site issue. Can you bring up the plans?

Troy Gardner: Well, I don't know if it's on the plans.

Ted Jernigan: It's not on the plans. you're talking about the intersection of Old Westmoreland Road and South Russell. Where they come down South Russell and turn left to get out on 52. That's currently a bad intersection that's a city problem.

Nate Heisler: That discussion that we had was around scoping the area not around site distance.

Ted Jernigan: I'm just asking, has the city thought about that issue in the future. It's not an ideal intersection.

Nate Heisler: Yeah, not that I'm aware of, Carlton has there been any conversation in public works on that.

Carlton Cobb: No, not at the moment.

Troy Gardner: I'll look to see there's a major thoroughfare plan and I did not see one.

Ted Jernigan: There's not I, It's an existing old structure built on the property line and its build to close.

Megann Thompson: My questions are, In the pattern book with the estimated amount percentages of home square footage it says estimated is that something that we can lock down on those numbers or would it OK or would they be willing to Max out the 1100 square foot houses at 40%. That's the maximum amount percentages of 1100 square foot homes maxing that at 40%.

Darryl Hartley: Yeah, That's the way in interpreted it.

Megann Thompson: Would you be willing to put that in the pattern book that Max 40% and 1100 square foot?

Darryl Hartley: I will be figuring on that.

Megann Thompson: If we're talking about cookie cutter 1100 square foot homes, can we Max that at 40% and then the other 60% you've got? Above that 1400, 1800. Or if you're OK to just say what you're comfortable with at 40, 40, 20, I'm comfortable with that. My other question is on the lot sizes on the 5000 at 56% I believe?

Troy Gardner: That's right.

Megann Thompson: Is that something that you would be willing to do on the next tiers instead of 5 to 6000 can we just say there's 6000 square foot they're 7000 square foot they're 8000 square foot plus so you have 17 lots at 8,000 square foot plus 9 lots at 7000 square foot, 15 lots at 6000, just go ahead and max those out, just to give it a little bit of. Difference. Because my concern is we're at 56% at 5000 square feet and then your next big tier. are they going to be 5100 square foot?

Ann Blackburn: I think the lots are set.

Troy Gardner: So, the chart actually has the square feet for every single lot that's on there, it will tell you exactly, it's not a range, it tells you exactly.

Megann Thompson: Oh, got it, OK.

Troy Gardner: So, lot number 6 is 6752 square feet.

Megann Thompson: My concern was we were going to use the chart and go OK, well there's only 56% and then these are 5100 square feet, gotcha, OK. sorry I just got my paperwork OK well yeah then that other concern was just kind of locking down that percentages if the builder is comfortable with that that those 40/40/20 would be permanent with the pattern book that that would be.

Troy Gardner: I guess yeah.

Megan Thompson: Sorry Bob, I tried to get some different lot sizes.

Ann Blackburn: Hey do you remember what that lot size of the community on the other side is?

Nate Heisler: To the West, not right off the top of my head but I can pull it up. If you don't mind to give me just a minute?

Darryl Hartley: Around 10000.

Nate Heilser: 10000?

Megann Thompson: Does it have buffering in between the 2 properties?

Troy Gardner: Yes, I think it's a 15-foot buffer that's required and we're proposing a 20 foot. And a type B we're proposing type C which is more intense buffer.

Ann Blackburn: What is the buffer gonna be like to the east of like the basketball court area seems like I've seen something like a swell or something?

Troy Gardner: we've not gotten into engineering yet so I don't know there will be a swell or not. So obviously we would have to buffer that area if we're doing a perimeter buffer.

Ann Blackburn: I could have sworn I read that in here,

Nate Heilser: the lot sizes to the West vary between 10,000 square feet and around 13,000 square feet.

Ann Blackburn: OK it's going to be a lot tighter.

Troy Gardner: So yeah, there may be a swell there that's preliminary grading plan that we've done so.

Ann Blackburn: It looks like it's just beside the houses on this not beside the park. I was thinking about the house that's like right beside these basketball courts, you know?

Troy Gardner: Right.

Ted Jernigan: Are those courts lit?

Troy Gardner: They will be lit, yes.

Ann Blackburn: And that's a house, not a barn.

Troy Gardner: That is a house yes. That is a barn to the north.

Ann Blackburn: I'd be mad.

Ted Jernigan: Are they going to have the courts lit, being close to that house?

Troy Gardner: I mean I think there's probably a way to do a you know a certain time of day.

Darryl Hartley: The lights would go off at reasonable hour.

Ted Jernigan: I could foresee a potential call for that. I think you better put a timer on that.

Luther Bratton: Last month I had some concerns about Old Westmoreland Road, Actually it's wider than typically I had anticipated and at the intersection is actually more functional than I remembered. So. Some shoulders, maybe on Old Westmoreland road might be something that would help because the width of the road is sufficient, I think but yeah, I don't know if it's private property or it's the city right away and so that that might be something that would help.

Ann Blackburn: Anyone else have questions? Thoughts?

Megann Thompson: I think in terms of a project they went, above and beyond, right off the bat without having to feel like nickel and diming or back and forth. I know I asked for something, overall, like amenities wise and I get the density and not everybody would want to live there. But there are people that do live in tighter homes and don't want a big yard and maybe commute to Nashville every day and they leave early and they come home late. So, in terms of a project I think when we see some things that are presented to this board as complete projects. I do think they put in the time and the effort to present the best project they can think of for this area and at the end of the day you, we, have to decide whether or not we feel like it's what's best for Portland, because I do feel like they put it all in masonry all throughout amenities. Is really just the density? So, I do commend you for stepping in when your best foot forward right off the bat, that is that makes me respect a project a lot more than feel like I'm having to beg for simple things.

Ann Blackburn: Anyone else. How would you like to move forward?

Ted Jernigan: They're asking for approval of the PUD?

Nate Heilser: Right for the Preliminary Master Development Plan, yes.

Motion to approve: Ted Jernigan

Second Motion: Chirag Patel - All were in favor, motion carried.7-0.

Yes: Ted Jernigan, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel, Vice Mayor Megann Thompson, Luther Bratton

Abstained: No One

Absent: Gail Gentry, Jessica Hunter

Motion Passed: (Voice Vote)

- 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)

Nate Heisler: Yes, this is the same part of this project, it's the annexation request.

Ann Blackburn: I'm looking for a motion.

Ted Jernigan: I make a motion to approve.

Jim DiPiazza: Second.

Ann Blackburn: a second is there any discussion. All in favor say aye, all members aye' d, any opposed? No one

Motion to approve: Ted Jernigan

Second Motion: Jim DiPiazza - All were in favor, motion carried. 7-0.

Yes: Ted Jernigan, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel, Vice Mayor Megann Thompson, Luther Bratton

Abstained: No One

Absent: Gail Gentry, Jessica Hunter

Motion Passed: (Voice Vote)

- 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).

Nate Heisler: Yes, so this is a preliminary plat for an already approved PUD the PUD was approved back in 2023 with the Planning Commission. And then an amendment came to the Planning Commission for the PUD back in 2025. So just keep in mind this is the planning process of that PUD to give you a little history, this is located on Hwy 109 North right across from Magnolia springs road. Came through as Rockland Estate so the name stayed the same throughout the entire process. We get some name changes so just a heads up on that. A couple of things to take note of the lot count on this preliminary plat is 274 lots you can see how that's laid out here. This view that we're looking at is flipped upside down from this map, you know looking north here but if we're looking on the plat its flipped upside down. Magnolia springs is right here, so we're kind of looking at it from, South will be up here, so it looks a little different. But like I said, 274 lots, staff has done a technical review on this Preliminary Plat and recommends approval of the Preliminary Plat if you have any questions. Please let me know. And I'll try my best to answer. One other thing to add that there was some conversation around signalization of highway 109 at Magnolia springs the developer has put onto the plat as a general note the signalization will be built out after phase one build out, so keep that in mind we have to add that to the plat.

Ted Jernigan: After phase 1?

Nate Heisler: After phase one is completed.

Ted Jernigan: How many lots are in phase 1?

Megann Thompson: 45.

Nate Heisler: Let me pull up the phasing plan here. Phase one down here in the pink, and again Magnolia springs is to the South so once phase one is built out that that's when the signalization will occur.

Robert Tooker: Is that always been the plan? At the end of phase 1?

Nate Heisler: We had some conversations at the beginning several years back and you know back then the question was, can they provide signalization after the entire build out, but the city felt with the way traffic is, off of Magnolia Springs, it needed to be sooner than that. We, with previous developers we had landed on after phase one that that was agreed and then also at this point that's agreed. So, the city wanted to see it sooner.

Ann Blackburn: Any other questions?

Megann Thompson: How long is the projected like total build out?

Nate Heisler: As far as time wise?

Megann Thompson: A year? 2 years?

Nate Heisler: I think we have the applicant here if he would like to come speak to that.

Rodney Rogers: Good evening, I'm Rodney Rogers I am the developer that's going to get this done. I've heard from some people that probably, just become a topic of a sore topic of coming up here and talk about but we're getting ready to push this over the edge. As far as the phasing goes or the length of time, I'm going to be realistic and say, you know 4 to 5 years anyway. This is what I do this for a living, and we can we can make it look however good we want to look on paper, and say this or that but realistically, I'm going to say 4 to 5 years.

Robert Tooker: Is Ryan homes still involved?

Rodney Rogers: Yes sir.

Megann Thompson: I think that was that's more of a question for people that might be watching that these houses are not going to pop up overnight, there's not going to be 300 houses here tomorrow. We're looking at a 4-to-5-year, realistic build out, if everything goes smoothly. So that's more of, just in case anyone is watching and seeing these homes be approved but nothing happens overnight, that these are needed in phases and small incremental movements and growth for our city.

Rodney Rogers: And one good thing about Ryan Holmes is and I've dealt with them on other projects, sold them developments, so that they don't come in and put up 20, 30 homes and wait to sell spec homes so they they've got kind of a custom spec model so they will only build houses, built on lots, as the houses get contracts. Houses under contract. I think realistically, that's a good timeframe.

Megann Thompson: Thank you.

Robert Tooker: I'll make a motion to approve.

Jim DiPiazza: I'll second.

Motion to approve: Robert Tooker

Second Motion: Jim DiPiazza- All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel, Vice Mayor Megann Thompson

Abstained: Luther Bratton

Absent: Gail Gentry, Jessica Hunter

Motion Passed: (Voice Vote)

- 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)

Nate Heisler: OK, I'm going to zoom in on the map here, so this is located off of college street the Planning Commission has seen this project come through in many forms. This latest application is called

Marlin Estates; it is a single family R7.5 development. This property is already zoned R 7.5 so the lots will conform to R 7.5 regulations with single family homes. We bring up the plat here, so this is what we're looking at we're looking at a total of 31 lots. You can see the stub out to the West very similar to what the Planning Commission has seen before in the townhome variation that we saw that this is single family homes. So, staff has reviewed this Preliminary Plat that there's no comments to speak of we got them all taken care of and staff recommends to approve it.

Ann Blackburn: Do you have questions?

Megann Thompson: I'm happy to see single family homes.

Robert Tooker: I am too.

Jim DiPiazza: Absolutely.

Ted Jernigan: Motion to approve.

Robert Tooker: Second

Motion to approve: Ted Jernigan

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

Yes: Ted Jernigan, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel, Vice Mayor Megann Thompson, Luther Bratton

Abstained: No One

Absent: Gail Gentry, Jessica Hunter

Motion Passed: (Voice Vote)

- F. Matthew Galvin (applicant) request Site Plan approval: for TCAT Location: 602 S Broadway (Tax Map 0331 Parcels 025.00 and 024.00), Sumner County, 27.95 +/- acres. Zoned GCS (General Commercial Service) and RS-40 (Low Density Single Family Residential)

Nate Heisler: So, I'm going to zoom in on the map here this is the this is the Google Earth version of the current TCAT building. This is a site plan from summer county schools for a new TCAT facility and I'm going to bring up the site plan here so this this right here what you're looking at is, in its current form. And I thought it would be good to kind of start here so I can move over from our current form to what we're going to be looking at in the future. So, this is another view of the current form with the parking and the access that we have here in the building in the middle? But when we move over this is going to be the entire development when it's when it's done and I wanted the Planning Commission to know that this is going to be a 2-phase project so tonight we're approving phase one of this. I'm going to go over here and show you what phase one looks like. You can see the new building in the rear with the additional parking, and you can see the current building is going to stay while phase one is being developed. So that's why I thought it would be a good idea to kind of show you the whole project. And then what phase one looks like. We've been through reviews; staff has with the with the applicant on this and I think maybe Carlton did you want to come up and say something as it pertains to stormwater so.

Carlton Cobb: One of the comments is going to be about the detention in the floodplain. Because this whole site is in floodway, floodplain. We're just going to be working with them to get them to meet our standards in this in this area.

We've been having discussions with them trying to figure out what's the best route to go with that. If anybody knows anything about building the floodplain, it's pretty difficult to achieve the tension inside of a floodplain because the common theory is to get water out of there so we're trying to figure out the best way to meet our regulations in the same sense.

Ted Jernigan: So have they have they submitted calculations.

Carlton Cobb: They have some very preliminary calculations right now. We're going to go into more depth, so we have some that we can see. They're making the effort

Ted Jernigan: So how is this different than the item we had last month? We asked them to defer.

Carlton Cobb: So, I think on this one, this is actually in a flood way. So, it's kind of different. I think design standards on this one, we've been consulting with a couple of different people on this one, trying to figure out how to make this work, because our regulations pretty much say you must attain In the flood plain, regardless. You could have some reverse hydraulics that tell you that if you release it too fast the pipes downstream may not be able to hold it, may not be able to take the water that your putting out there. So, we trying to figure out how to. I don't think we've ever developed the. Floodway in Portland. Not since I think there for 10 years. So, I'm just trying to figure out what's the proper way to handle this one.

Ted Jernigan: So, I guess I'm being a bad guy here. I'm having a hard time trying to figure out why we would give them a site approval here tonight, when we wouldn't do the same thing last month to another individual.

Carlton Cobb: I think it's different, so just like every subdivision is different, this is an entirely different situation on the way this water is being moved. So, I think with 5 Chefs and the Brown property, they both were kind of in a way where we can get them to detain. the water. This one you almost don't want to detain the water in this area.

Ted Jernigan: I'm good with all that I guess it's a process thing from my mind. We don't have a solution yet.

Carlton Cobb: Correct.

Ted Jernigan: And we didn't have a solution last month. I'm not opposed to it, I'm just saying, to be fair to everybody. If we didn't progress it last month, why should we progress this one, until they get their calculations and their solutions in order.

Carlton Cobb: I feel more comfortable with this one because of the research I had to do between last month and this month, to figure out how to actually build in the floodplain. That's what we've been looking at, with them, is further along than the previous calculations that we dealt with last week.

Ann Blackburn: I think the applicant, which will we need to vote to suspend the rules and let him come up. We need a motion to let him speak:

Robert Tooker: Motion to suspend the rules.

Jim DiPiazza: second.

Ann Blackburn: All in favor say aye

All members said Aye. No opposed

Ann Blackburn: State your name.

Jeff Hooper: Thank you, my name is Jeff Hooper, I'm a principal with Barge Civil Associates. So, what we've talked through with staff is this is really one project that's going to take 2 years to build because we've got to build the first building so we can demo the second building and then build the next 2 buildings in sequence 2. Our conversations have basically been resolved around; How do you deal with the detention adjacent to floods and floodplains? If you attenuate things, you can actually create issues with the large floods, there's a lot of municipalities that don't want you to detain adjacent to floodways for that reason. So, what we have communicated and committed to is we will continue those discussions, if it turns out That we need to provide detention we will do that we just want to have a good conversation with staff and y'all 's engineer to understand what the problems are down stream, that's occurring, so we can address it appropriately. So, coming back with Phase 2, this is again, probably going to be in the next few months that we would come back with phase 2. If we have to add detention in phase 1 as part of this, we will do that.

Ted Jernigan: So, I guess, Why do you not already know what's going to be required? I mean you know the end result; you know where you want to be. You're trying to figure out how to get there.

Jeff Hooper: Because we do not know what's occurring downstream as far as the flooding problems are concerned. So, we want to sit down and understand those specifically so we can develop a solution that is in the best interest of the city is that a 2-year storm event and the 5-year storm event is it 100-year storm event? I can and the 100-year storm event, which is what we're talking about in floodways and

floodplains, attenuation takes peak discharge from our site and takes that peak towards what's coming down the stream and matches it up which can be even more detriment to flooding so that's what we're trying to protect against. So, our commitment was to yes figure out sit down with y'all engineers with your staff to say what is the true problem and what is the best solution for city of Portland.

Ted Jernigan: And I appreciate that and I think that's how we need to approach it. I guess. I'm having a hard time reconciling my mind, voting for this site approval tonight, when we don't know those answers. When we've had past precedent, we had the same problem we didn't give them approved for site approval because of the same issue and I say the issue because we didn't know how to solve that problem. At that point. Am I wrong in saying that?

Ann Blackburn: No, it's like putting the cart before the horse.

Jeff Hooper: That's a fair statement, what I will say is is you know from the sequencing standpoint is this is not the only opportunity we're going to be in front of you as far as this project is concerned. I guess one just one project this whole development is going we're not just asking for phase one we need to get started on phase one so we can tear down the old building to do Phase 2, but for us it's one big project and we are going to bring that information back to you so that's been our commitment to staff.

Ted Jernigan: I just think that at this point and yet on other projects staff would have required drainage calculations to be complete by this point, is that a fair statement?

Carlton Cobb: On a typical project yes.

Ted Jernigan: And that's all I'm saying, I'm not saying I'm against this project, I'm not saying we're not going to get drainage to work, I'm saying in the process that we treat everybody the same, I'm having a trouble, I'm having stay with that.

Jeff Hooper: And that we have developed an extensive drainage report, the only thing that is not settled out of that is the detention component of it.

Ted Jernigan: And that is something that you need to work out with the city and their city engineers.

Jeff Hooper: We have committed to that, we'll have focal point, we meet the water quality requirements for the project. The discussion is. What is the issue with the flooding? What's in the best interest of the city with regards to that flooding? There are there are further conversations that need to be had, but on the same flip side of the token the state needs to start moving on sequence one.

Ted Jernigan: And I understand that.

Robert Tooker: How much time are we talking about, is it a 30-day kind of a set of discussions, is it 60 days?

Carlton Cobb: So, this one 's depending on what's going on with it, we've been consulting with Metro in Nashville with this one, trying to figure out what's their method of doing detention in the flood way. If you have a large bodies like (in-audible), just being super high level, you're not gonna require detention, because you're not going to affect it. If you have creek such as ours, then you start having those conversations saying what's the best route to figure out if you gonna flood somebody downstream, if it's necessary, so they have to do I think the headrest, on all that. So, depending on how long it takes to do that modeling it could be between 3 months 6 months to a year, depending on what how in-depth they go and we kind of get them the perimeters to go off of. It could be something that we work out next week, it would be something that it takes 6 months, I'm not sure. But what we have discussed is that once they get to phase one. We're going to get this super hard. Before Phase 2 and phase 3 gets moving. And that's just because it's no different than any other project that we have. We know that we can we can hold this amount of water, it's not going to affect anything but once you get to the next level that's going to have the issues. so, I think it's just phase one approval. And that would be our recommendation just to approve phase one not approve Phase 2 or Phase 3 at this time.

Robert Tooker: Phase one is building a brand-new building in the deep part of the floodway?

Carlton Cobb: yeah.

Jeff Hooper: So, phase one sits upon the hill towards the railroad tracks. And that's behind insisting

school; it is the pieces on the highest ground it's out there now and has the least Impact to it. Sequence 2 is where the parking actually gets down into the floodway and such, all that to say is yeah, we're still committed to this this is a project the state is going to move forward with, and our commitment is is we want to do what's right. We think there's a larger conversation of what's happening in the flood modeling floodplain, floodway. I will say things you know things that we have done already on this set is making sure we have backwater valves for our discharges so we're not pushing water out of the system from the floodway back into our system. We are providing or cut, out in the floodplain to basically offset and provide more storage volume down in the floodplain floodway as well, so try to do the things that are positive to the development and to the floodplain, floodplain. yeah, there's just a bigger conversation about detention do we want to attenuate or do we not.

Ted Jernigan: Do I understand that you've already submitted drainage calculations for phase one.

Jeff Hopper: We submitted a package, but it is basically when it talks about the quantity side, the detention side, it says we will have those further conversations with staff to provide what you want. But we need a better understanding of what's going on in the city and that that's just information we don't have at this point.

Ted Jernigan: What I guess what I'm hearing in? Maybe I'm not hearing you correctly but what. I'm hearing is. The city does not have drainage calculations for phase one currently.

Jeff Hopper: Not regarding detention, everything else, yes sir they do. A full package.

Megann Thompson: How's everybody, all the department heads, everybody signed off on this? I mean, I didn't get your staff report this time, so like your staff comments, like city engineer signed off.

Nate Heisler: So, as far as everything but the detention, stormwater portion.

Megann Thompson: But they're all comfortable moving forward with this based on not having calculations.

Nate Heisler: As far as staff reviews everything but the stormwater portion and Carlton can speak to the stormwater portion, but I also wanted to say when you're looking at this map, the floodway limits is this blue line right here. So, this side is in, this side is out. So, sequence one here, the phase one is not within the floodway it's outside of the floodplain sequence one. So that's part of the conversation that me and Jeff had had so maybe there needs to be a conversation around Phase 2 but what we're looking at right now is phase one is not in the floodway.

Luther Bratton: You know. I've seen the situations like this before and typically, they solve the issue before they started the project. You know approval phase and hope phase 2 works, and so did you guys look at actually dealing with the entire drainage stormwater for the entire site irrespective of the phases and that's what I've seen is lacking, because something could happen and phase 2 and 3 may not materialize. so typically, what I've seen is it it doesn't matter if it does if it doesn't materialize, It's designed so that the water's been taken care of and so from what I'm hearing sort of like with Ted, you approve this and we and then we'll figure it out, you know. Is that a fair assessment?

Jeff Hooper: It's fair and again I will just say that this is one project we're asking for the first sequence to be approved or first phase to be approved. Everything that you see is based off where we're going with the full project and from the stormwater perspective hydraulics, water, quality side of things, It's all designed for all phase's it's in our report everything else. The conversation has come up multiple times throughout our design with staff of talking about detention, we had it in our we actually had in our first pre app meeting, saying hey, how do we want to handle this and there needs to be further conversation. Can understand where your position is, but we also feel there's not a lot of risk going with phase one and if we need detention, that's a condition of approval staff says we ultimately have detention, we're going to provide it.

From our engineering perspective we just want to make sure we're making the right decision we just don't have all that information until we can sit down with all your staff, and your city engineer and say what are the downstream problems that are going on do we want to attenuate or do we. Not want to attenuate.

Yeah, metro would tell you and I understand not metro, don't we want the maximum capacity for the

large storm that's coming towards us. That may not be the exact solution for here, it may be that we want to do some detention to the 2-year storm. yeah, because that's the focus of what you're having issues with downstream, so our request is to consider approving sequence one to the state can continue along with the development of TCAT , We're committed to working with staff and making sure that whatever it is, is the appropriate solution from detention perspective, whether it's in or it's out or it's could be a hybrid.

Carlton Cobb: And again, with this is a unique situation because I've been here 10 years now, I don't think that we've built in the floodplain yet. And so, the directions that we're taking its kind of uncharted territory, even when we dealt with like I say the last meeting but those detention areas and like I said we've been consulting with metro to figure out how they're doing it because

I just don't know, to be honest. But as far as with this portion of the property, we know how the waters reacting up there. I'm not afraid of the first section. We are looking at more or less the second and 3rd sections of how it's going to impact downstream and back to that time frame situation of how long it's going to take to get it done. I really don't know because we've had several people, the college street project, I can't remember the name of it maybe it's Monday property, they had to do a similar drainage thing, and they went to the Army Corps on all of that and I think it's a little close to a year to get that done. It just depends on what is being requested. And we're going to have to go through Food Lion parking lot go under 109 to look at the drainage ditch that runs through the whole city. So, depending on how many structures we required him to go after is what it's going to take for the time frame to design it. I could see probably doing parking lot detention, possibly permeable pavers, possibly something in the ground above the floodplain to stay out of that flood way, we just don't know. But I don't want to tell them to design one way and then it not in not be necessary if that makes sense.

Robert Tooker: Can you give me a rough timeline of the sequence one and sequence 2

Jeff Hooper: Yes sir. The state would love to break ground for next month on sequence one start earthwork and start the sequence one building. It is roughly a 12-month construction project immediately after that the existing building would start being demoed. And the next 2 buildings would be built and that's another 12 and 14 months, so we're looking at about 2 years overall construction schedule.

Robert Tooker: OK.

Ann Blackburn: I'm confused on like you want to go ahead and get started on this in a month. Building this and tear down but we don't you don't even know what's going to be needed to address the water issue.

Jeff Hooper: So again, we've done everything on the quality side of it, treat the stormwater before it's released, we also provide an additional storage volume and the floodplain which we think again is a positive result to flooding and management of the floodplain and floodways. It's the detention piece and how does it affect anything downstream it's just not it's not as straightforward if we were if we weren't on the floodplain we'd already had her detention in the system and saying hey here we go we understand. It. That's when you're in these situations that you're immediately adjacent to floodway and floodplain that you have to question that from an engineering perspective and flooding perspective what's in the best interest and so that's the piece that still needs to be done. Again, if it needs detention. We will provide it if you want us to provide detention now and just assume that it's needed. We can calculate that in and get it to staff. And then as we study it, if it's OK to take it out, we'll take it, that's an alternative approach. But again, we wanted to have this. Conversation with staff.

Ted Jernigan: There's no doubt you have a challenging piece of property. That's saying it mildly. I think I'm going to vote against it, and I'll tell you why 2 reasons I don't think you should my opinion I don't think we need to be building something we don't have calculations on to know exactly how we're even going to handle the drainage, 1 and 2 is a process problem with within us, I guess. For how we have treated previous people have come before us. In the same situation they just have all their ducks in a row we turn them down and ask him to defer a month so I'm going to be voting no, but I wanted to tell you why I'm voting no.

Ann Blackburn: How long did you say it would take to study this and come up with this.

Carlton Cobb: It will be well Into the summertime. So, Like I said this is a unique situation. We've had a

lot of meetings about this property to say the least. And try to do our due diligence on what to make our recommendation to be. Staff feels comfortable releasing. the first phase and working on because they did provide some detention in. We aren't saying what they provided because we don't have actual no calculations of what they did but they are holding some water back before it goes out. The problem that we have is that we don't know if we actually going to move forward with detention. We don't know if it's going to be required or not required to hold back as much as we're anticipating. Umm. It could take like I said it could take anywhere from one week to a year depending on what's going on and what we require them to go through, and we'll be working with Jason on this one and definitely work with Metro this one because they deal with it more than we do. But with this one. It's going to be hard for us to say we can be back in 2 Planning Commission Meetings to discuss this project. And I would be afraid to delay it. And it'd be a phase of where It's a weak soil somewhere and they can't work on it say September /October. And then there'll be. Behind another year or so. We feel comfortable enough to let them go ahead and move forward with this first phase and then go ahead and get it to work with us on getting the detention and everything that we may require may not require worked out. It's just a unique situation.

Ann Blackburn: Because the building could be done by the time the years up.

Carlton Cobb: There could be, but I have faith in them that they're going to have all this stuff done at that time as well. We work with engineers before with this type of stuff and I had to do my research on it to make sure they built in in areas like this before they have so I'm not afraid of that part, I'm afraid of what we may require, what we may not require because we haven't been in this situation before.

Jeff Hooper: Yeah, I think that's been part of the conversation is your regulations say you have to provide detention, we've just questioned that and staff and we don't know the proper answer as a collective group, us as the as the engineer of record and the city and knowing what is in the best interest of the city. So state is desperately needing to start this project, that's why we're here in front of you tonight to ask for you to be able to do that. The commitment is we want to do it right, if we need to provide that detention that it shows, we need to provide that detention, we'll have to provide it. If you prefer, we can go ahead and just design detention and say we're not going to worry about the attenuation and how it might affect the 100-year flood and be in compliance, right, and say hey, here's the detention, we can provide all this calculations really easy, and then we can back it back out if we determined it's not the best solution. our request is as we really need to get going, would love to get approval tonight we're committed to making sure that the detention component is done properly, whether it's providing it or not.

Megann Thompson: To me I don't think it should be delayed or necessarily denied. To me it's more of a risk for the state and that we don't exactly know what is going to be. But your Stormwater Director is standing in front of you telling you he's comfortable on how to figure it out and he said that at the last meeting, he was comfortable. So, at some point we're nitpicking into stormwater that we don't know anything about, you have to lean on your Directors. I think it's a great project for the for the city. I would hate to see it get wrapped up and contingencies and deferrals. Because I do think that your Stormwater Director standing in front of you, saying it's going to get figured out, the phase one is not part of the problem. So, I don't know, I tend to lean in with the Director of Stormwater, on this one.

Jim DiPiazza: So, I just wanted to be clear, so phase one 's good to go, meaning that's the only thing we're voting on here tonight we're just phase one not Phase 2 phase 3 and that is not in any type of floodplain.

Carlton Cobb: No. This one isn't.

Megann Thompson: That's what I'm saying, to me it's more of a risk that the state might have to put in more than you were anticipating when we get into Phase 2 and phase 3. You're saying the state wants this project, we're going to get it done.

Ann Blackburn: So, what are we voting on? So, good with what we're actually voting on.

Carlton Cobb: Yeah.

Ann Blackburn: It's the later stuff.

Megann Thompson: Its phase 2 and 3.

Jim DiPiazza: And we are going to have to vote on phase 2 and 3, right?

Jeff Hooper: Yeah, there's only 2 phases. If you want to make it contingent on that don't approve Phase 2 until we suffice all your detention requirements, that's OK with us. Again, it needs a study, and we have committed to that study we've had lots of conversations about it; we had one last Wednesday in depth about it again. I think that's part of some of the reasons that staff is leaning on some of the metro folks to say hey how have y'all been handling, Is the best way to handle it? I can tell you how we've handled it on other projects I don't need the city or staff to rely on me on how we did it on other projects I need the city to be you know reliable on themselves of this is what we want you guys to do, and make that determination to see what do you want us to do. We question what is the best thing and we are committed to studying that best thing and provide a solution.

Ted Jernigan: Just so everybody knows, you still have not submitted calculations for phase one.

Jeff Hooper: We did not submit detention calculations for phase one.

Ted Jernigan: OK, so if you if you want to vote for this tonight you need to make it contingent upon them having detention. Which is not currently involved but to make them put detention in phase one.

Megann Thompson: You can make that motion.

Ted Jernigan: I can, if you want me to, I'm still voting no, just out of principal. And you understand why.

Luther Bratton: And I think, some of the members are concerned about, you know how we treat and treat everybody the same, and I have that same concern. But I do think that when one government entity is working with another government entity, I feel more comfortable that those things are going to happen, than John Cue developer it may not come out right it may not be the correct way but it's not just like some other. So, agree with the Ted, that I would offer a motion to approved if we included the language that he just recommended.

Megann Thompson: The detention for phase one?

Ted Jernigan: Yeah, the drainage calculations need to have detention for phase one, they currently do not have that built in.

Jeff Hooper: And I'm ok with that, may I ask a question? If it's determined, we need to take it out and not do it are we ok if presenting that and taking it back out at a future date and I don't want to commit to it if it's not the right thing.

Ted Jernigan: In my opinion, I'm speaking for Carlton or anybody else, but in the future if you determine how the system is going to work, and it needs to come out or can come out in order to take it out.

Jeff Hooper: it's your insurance to make sure you're getting it. If it's not needed, we don't necessarily have to build it is what I'm hearing is that correct.

Luther Bratton: That's my motion, can I get a second.

Robert Tooker: Second

Ann Blackburn: OK, there any discussion? OK so we're the motion is.

Luther Bratton: The motion is to approve with the Contingent that commissioner has put in whatever that might be you want to. Repeat that for the minutes.

Jeff Hooper: I want to make sure I'm clear about that to.

Ted Jernigan: Well, my I guess in my mind, what I'm saying is you're going to submit calculations with detention for phase one, with knowing that once the entire system is resolved if you need to take detention out you can.

Jeff Hooper: So, we're committing detention in phase one regardless and it can be removed if the studies support it correct?

Ann Blackburn: everybody clear on that? Is there any discussion on the motion? OK all those in favor say aye, aye. Any opposed? No. (Ted Jernigan)

Motion Passes contingent to having drainage calculations and detention for phase 1.

Motion to approve: Luther Bratton

Second Motion: Robert Tooker- All were in favor, motion carried.6-0.

Yes: Robert Tooker, Jim DiPiazza, Chairwoman Ann

Blackburn, Chirag Patel, Vice Mayor Megann Thompson, Luther Bratton

No: Ted Jernigan

Abstained: No One

Absent: Gail Gentry, Jessica Hunter

Motion Passed: (Voice Vote)

- 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)

Nate Heisler: OK, so this property is located just right up from City Hall. here this is Richland Estates. the Planning Commission is also seeing this project in other forms originally it had come through as a town home development, last Planning Commission, the board approved the conceptual version of this plat. So, the developments changed from townhomes to single family homes and with a total of 27 lots. For the review of this one we went through the review with our new subdivision regulations, so it matches what we have in our subdivision regulations. And like I said before this preliminary plat this is a start of the plating process and the conceptual was approved last month. Staff has done reviews on this and staff recommends approval, based upon reviews that we've done.

Motion to approve: Robert Tooker

Second Motion: Chirag Patel- All were in favor, motion carried.6-0.

Yes: Ted Jernigan, Robert Tooker, Jim DiPiazza, Chairwoman Ann

Blackburn, Chirag Patel, Vice Mayor Megann Thompson

Abstained: No One

Absent: Gail Gentry, Jessica Hunter

Motion Passed: (Voice Vote)

Old Business

- A. Zach Wilkinson applicant request a site plan approval for 5 Chefs & Occasions location is 103 McGlothlin Street, Portland Tennessee (Tax Map 033 H Parcels 017.00& 019.00 Sumner County, 1.47 +/- acres. Zone CBD central business district.

Nate Heisler: So, a little history this came through last month and the Planning Commission voted to defer based off of stormwater concerns, and before I bring Carlton up to say to say something. Another thing that was discussed about this project was a design review appeal, that went to the City Council or last meeting for the building materials. The reason behind that is because of central business districts they allow only for brick, but the City Council voted to approve the appeal for fiber cement to match the surrounding property. So, just wanted to let you know that about the appeal process for Design review. Carlton, you want to talk about Storm Water?

Carlton Cobb: So going back from last item on the agenda, so we've met with the engineer on this one, on phase one is only 1400 square feet of additional impervious surface. You think about, is about the size

of a house, so we're not going to require detention in this first phase. Detention will be designed for Phase 2 to help the entire project. So basically, it wasn't enough to affect the area. I recommend approval.

Motion to approve: Ted Jernigan

Second Motion: Chirag Patel- All were in favor, motion carried.6-0.

Yes: Ted Jernigan, Robert Tooker, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel

Abstained: Vice Mayor Megann Thompson

Absent: Gail Gentry, Jessica Hunter

Motion Passed: (Voice Vote)

Discussion:

1. Changing IG Religious Facilities

Nate Heisler: Yeah so, just to give you a little detail about this discussion the Planning Department had been approached by a property located off of Victor Reither Road here you can see this is where Victor Reiter connects with Highway 109 and you have the 7th day Church right here, it's this building here. This building is located within an IG district which is industrial general zoning, the problem that we had run into when the applicant had spoken to me is that the request was just to put a Church in that building. I'm going to bring up the chart here for industrial uses and kind of show you what I'm what I've been working with him. So, this is the permitted uses and conditional uses chart for industrial districts we got IR, which is industrial restrictive, which is a limited Industrial zone we have IG which is general and then we have specialized industrial which is your higher impact uses in industrial zone. So, when we come down under community facility activities under F, we have a religious facility. So, now we're looking at this column under IR it allows for conditional use with the BZA for religious facility under IR zoning. The problem that we have with this site is this IG, so it says that it's not permitted, this discussion revolves around a zoning ordinance change how would the Planning Commission fill about a zoning ordinance change to allow conditional uses to be available in IG districts? For not only this property, but if it changes, it would be for all industrial general properties. Another thing to keep in mind that's a part of this we see with the conditional use if the BZA were to grant something like that, this provision that is 14 - 506.7. I'll bring that up; 2 things need to be changed in the zoning ordinance to make this come to fruition, one changing the conditional use to be available on IG and the other is that regulation. I'm going to bring that up here. There's a provision in that regulation that regulates such facilities and this is under religious facilities only be allowed on major or only be allowed on major collector streets as shown in the major thoroughfare plan which would, at this point, be our comprehensive plan and Victor Reiter is considered a local road so it's not a collector road. So, to fit what this request is, Provision 3 would need to be removed and then we'd have to allow for conditional uses under IG for religious facilities. So that that's the discussion, before I bring an Ordinance change, I wanted to talk with the Planning Commission to see how you guys felt about that?

Robert Tooker: So, is that a separate parcel of land. Or is it merged in with.

Nate Heisler: So that's another part of the discussion that we had had, the person that talked to me for rezone came to the discussion, but the problem that we have with the rezone is that this building is a part of the bigger parcel and it includes this manufacturing facility, so if we were to rezone the property it could affect that manufacturing facility. So, when talking with him, I felt like the path of least resistance, would not be to rezone the entire parcel but to change the zoning ordinance?

Megann Thompson: They're not interested in like making that just a separate lot.

Nate Heisler: They don't want to subdivide it as far as I know, that was brought up but, it didn't seem like

that was an interest.

Ted Jernigan: So, to me, It feels like, It would be changing everything to fit this one piece of property. And that's not, in my mind, the intent of what this is for, I thought this was to guide everybody as to what we could do. To me this. Is going backwards And saying we're going to make this fit just based on that.

Megann Thompson: Yeah, you don't want to subdivide, we'll just create an ordinance.

Ted Jernigan: Yeah, that's the way it feels.

Ann Blackburn: I agree

Jim DiPiazza: I agree

Robert Tooker: So, the BZA could consider this and approve this one time.

Ann Blackburn: They can't right now I'm not with the current zoning.

Nate Heisler: And if changed. It would still give BZA the ability to make those decisions you know. It wouldn't be a permitted by right use it would be the BZA making a conditional use for that.

Ted Jernigan: The other conditional use you would be taken out of the BZA, right? We would have to remove that, for them to even be able to vote on it.

Nate Heisler: For it to be located on the collector street, yes, because Victor Reiter is a local road. So, there's 2 things that need to be changed.

Ted Jernigan: Just feels like we're trying to change the ordinances to fit one piece of property.

Nate Heisler: And it could affect future properties yes.

Luther Bratton: You know typically it's a detached facility. It's still some of the corporate offices, and in my mind, its one block off of off Broadway and then, it just in my mind be reasonable since there's a church across the street. I don't know that and I agree with the commissioner that the changing it for one particular situation, but this is a very unique situation where it's detached and to me that that leads me to want to support something there, I don't know what.

Megann Thompson: What zoning does religious facilities fall under now?

Nate Heisler: It's a conditional use.

Megann Thompson: It's only a conditional use.

Nate Heisler: They would have to have BZA and it's only a conditional use in some spots like, as you see with the industrial uses, it's only available in IR districts. It's only conditional use and it's also available in residential districts too like ours.

Luther Bratton: Did the city not utilizes facility at one time?

Megann Thompson: It was the library at one point. The city didn't utilize it; it was the library. that there.

Luther Bratton: I don't know what the answer is but because of the close proximity. To 109 and that is detached the thought of actually changing the guidelines for every industrial building they would be leasing sections. You know for that's a Church it's not something I know that we would want to push but since its oscillated and stand along. you know, corporate probably not going to agree with you but just cutting an acre office adequate parking is everything that's. You know is there. So, I don't know what the answer is.

Jim DiPiazza: I don't think that changing the ordinance for everyone for this one parcel.

Nate Heisler: So, I think I got the feedback.

Ann Blackburn: Yeah.

Megann Thompson: Unless you have more information, I worry about precedence down the road and what that looks like with opening conditionally since it's a vacant building vacant corporate buildings attached to these big warehouses and kind of just have this sporadic stuff around town, I don't know if you think there's more information or more ways to look at it.

Nate Heisler: Well typically we would do a rezoning or a subdivision and a rezone, but I don't think that was the route they wanted to go. So, my thought was how can you make it work and this was the path that I felt like if you make it work but I wanted to have a discussion first.

Megann Thompson: To me, I think it's a great lot anyway with a great building. I don't understand why

you. subdivide it and eventually sell it. You know to me it looks like great piece of property anyway, if you subdivide it and rented it.

Robert Tooker: It certainly would make it a lot easier if it was rezoned.

Megann Thompson: Yeah, I mean that had to break off that parcel then rezone it, I think that's a very valuable piece of property to stand on its own but it's not my decision.

Luther Bratton: I think you got your feet. If that's what you were looking?

Nate Heisler: That's what I was looking for right there.

2. Fences

Nate Heisler: Yes, I wanted to bring this discussion to the Planning Commission the planning department in the last year or so, I mean it's every year pretty much, but we pick up a lot of neighborhood arguments around fencing. A Lot of spite fences going up, a lot of fences being built without contacting the city and you know we don't have a permitting process for fences we have ordinances on fencing. But there's no permitting process for fences. So, the discussion that I wanted to bring up to the Planning Commission was there's a provision in there that the planning department is having issues with and that is in the fencing ordinance calls out the finished side of the fence needs to be facing towards the neighbors and the mayor actually brought this up on the council agenda last meeting to talk to them about it but I wanted to talk to this group we see a lot of fences being built and either neighbors or property owners don't know that and the fence has already been committed to it it's already been paid for and then I have to send them a violation letter and it becomes a very emotional thing and it sometimes they don't want to change it and it becomes more violation letters in court and trying to make them change it or it becomes well I'll just tear it down, type deals and they're kind of long processes and we see a lot of them. So, I guess the discussion is centered around is how the Planning Commission feels about the finished side of the fence even facing the neighbors, is that's something that the board even cares about. Could we remove that provision and let people build fences the way they want to build them. That way we're not having to chase them down and they build the wrong way and spend a lot of department time and you know trying to get them to change that the violation letters and stuff. So, I just kind of wanted to have that conversation with you like I said that Mayor had brought it up at council and in his Mayor report I think he's going to talk with them next meeting too, but just kind of wanted to see how the group felt about that removing that finished side towards the neighbor provision.

Ann Blackburn: You said you have a lot of them, like last year, how many did you do?

Nate Heisler: I would say probably within the year, 3 to 4, this year we're up to 3 to 4 and you know they last pretty long time and would constantly calling and the neighbors call and it becomes us rereferring pretty much between neighbors you know, and then they're mad and they're mad and then you're kind of stuck in the middle and it takes a lot of time and a lot of effort to get it to where it needs to be and eventually somebody just ends up getting mad and taking down the fence or they end up fixing it usually but it's a long, thing that takes up a lot of time and I just wanted to kind of bring it to your attention and see how you felt about it.

Jim Dipiazza: I always thought throughout the United States it was pretty much standard that the good side had to face the neighbor.

Ann Blackburn: I did too.

Megann Thompson: Yeah, that's what I think, what I ever put up in a subdivision has always faced outward like a good side right and my neighborhood she landscaped that whole side of my fence on her side. You know I'm saying like. I get it's frustrating my concern is, we think about all the new homes that we're building are we going to have facing in facing out facing in facing out? That's a concern and I don't know if that's something you can ask in HOA 's, can you put it in the HOA, our fencing, and then you enforce it? And then that takes it off the city. Our fencing policy needs to be in

your HOA regulations, and then it's HOA 's problem, right?

Nate Heisler: Yeah, that could be a possibility.

Robert Tooker: I think your city ordinance should be kind of overarching and the HOA's can restrict some of that. I've never heard of putting fences in the front yard in a city. But that basically says you can, but our HOA says no fences in the front yard in our neighborhood. Just as an example. I did an Internet check quick check and it's interesting they say well fences should in essence fences should be installed following a good neighbor policy with finished exterior towards neighbors. This is just an AI Internet search.

Megann Thompson: And I think that's the consensus here, that's the standard I think everybody 's always taken if you're going to put a fence like finish that gives out.

Robert Tooker: But if you're talking about height weather fences are in the front yard HOA 's kind of take care of some of that it's a little more restricting than what the city would require.

Megann Thompson: I guess that's the question, can we have our fencing policy put in the HOA 's moving forward?

Nate Heisler: We can we can request that.

Megann Thompson: Well, I mean they have their own thing. I know you can't dictate their bylaws, but you can you can ask for things.

Ann Blackburn: But they have to be on top of our standards, like we have a minimum standard, they have to be that, in addition to like they can't be less than our standards.

Megann Thompson: If it was in there though they would have the leg to stand on as like when you bought your home you agreed to this not like oh, I didn't know. To me it could take the city out of it, it's just the city standard and you're adopting that in your HOA bylaws.

Nate Heisler: That could be something that we add to some sort of restrictive covenants and PUD's, you know when they build those but I just I just kind of wanted to hear your thoughts on it you know the planning department, each spring we brace for fencing season. You know, we get phone calls and they're not happy campers, you know, either side of it so.

Megann Thompson: My concern is, this is the uniformness in these newer subdivisions, if we don't enact something, in which I mean, we don't have that in any of those. so that. might still be your issue if that came up, but moving forward. if we could somehow get it in our language just to take that off of you guys. I do think the standard is important, I think it's there for a reason, I think most people, common courtesy, understand that.

Jim DiPiazza: Right.

Luther Bratton: you know I'm torn, but I think the issue that we possibly get into, is that if all fences are not created equally, irrespective of which side is next to me, this would be nice but if it was someone Ted's metal material from USA or something that finished side versus and then we do not involved with that so I'd be reluctant to change something . I know he claims he gets the call but there's the person that gets beat up and I wish I could help but I don't know.

Megann Thompson: Maybe just looking to see about adding that secondary language into this, so we can direct it like hey, you're in this company, your HOA would take care of this problem for you not the city.

Nate Heisler: I think that's good.

Megann Thompson: Maybe that would alleviate some of it, because that's not our business, spats aren't our business.

Robert Tooker: But there's a lot of places that don't have HOA's.

Jim DiPiazza: Right.

Megann Thompson: But I think moving forward, our dense development, I mean yeah, we're not going to be able to stop the random fences showing up in already established neighborhoods or older homes or whatever, I mean that's not going to go away, but, If we can you know, protect.

Luther Bratton: Not to beat up those 5000 square foot lots, that I support, you know when we start dealing with fences and your lots only 5000 square feet, it creates another and most of those HOA 's have restrictions about, in some situations, no fences and so for us to insinuate that we want you to put a fence up and I can reach out and touch my neighbor, so the fence I could touch, so I think if we push that I think that that's going to be an issue.

Megann Thompson: I'm not telling anyway to do their fences, what kind of fences or anything. I'm just saying that we, as our city, our fencing policy is the good side out.

Luther Bratton: If you allow?

Megann Thompson: I'm not dictating anybody's fencing guidelines on an HOA. I'm just saying, can you add in this language that any fences have to be good side out in your HOA bylaws, If you allow fencing, any fences have to be, good side out.

Robert Tooker: I like that approach; the other thing was I mean you could require a permit for fences. Fences are pretty expensive.

Megann Thompson: Nate said no!

Nate Heisler: I will say that we have a lot of fences and.

Robert Tooker: I'm not even talking about fee's for fences and that kind of thing, but, , just something that helps to regulate it.

Nate Heisler: Yeah, we thought about that we've had internal conversations around that but there's so many fences. We just don't know if the staff is there for that, to manage it. You know. So, we're managing violations at this point.

Robert Tooker: That's the problem, that's the after the problem solution.

Nate Heisler: Yeah.

Luther Bratton: When you want some feedback, you got it?

Nate Heisler: I got it.

Ann Blackburn: Maybe put it on the website, more prominent, maybe if it's they can see it easier.

Megann Thompson: Cedric could do a post on Facebook; it's spring season reminding.

Nate Heisler: That's a good idea, we did put the fencing ordinances on the Planning page a couple of years ago, front and center you know, so everybody can see it, we get so many, I was like, we got put that there.

Ann Blackburn: Send letters to the fencing companies and say hey, just for a reminder.

Jim DiPiazza: The fencing companies, do they call and ask what the ordinance is?

Nate Heisler: Not usually, no.

Ann Blackburn: I know more than likely, it's people who put up their fences their selves that's done this, but I know if I paid somebody to put up a fence and then it comes back and I'm getting violations I'm going after the fencing company.

Megann Thompson: I mean at some point a license and insured fencer should know the ordinance to say oh, in Portland you have to have, it's not a choice. So, I would agree with Ann, if I paid somebody to put up a fence, I would say, you messed this up, I don't know anything about ordinances.

Ann Blackburn: When I list somebody 's house I got to know this the ordinance for signs before I put it in somebody 's yard.

Nate Heisler: We have permits for those?

Ann Blackburn: Or I'm going to get a violation.

Nate Heisler: Well, thank you for the feedback.

Planning Commission Members' Comments: No Comments

City Planner's Comments: Nate Heisler:

Nate Heisler: Yes ma'am, so our last meeting we had discussed what we had a public comment around prints and when prints should be turned in. I'll look back and look at our regulations; I looked at the

zoning ordinance which pertains to engineer site plans I looked at the subdivision regulations as it pertains to plats and also look at PUD's. We have no specific requirement for sizes as it pertains to prints to Planning Commission. So, what we did this meeting was is we asked for 11 x 17 and we delivered it to you. I guess what I really need to know from the Planning Commission is that sufficient, is that or are they is the size big enough for you to understand it and see it. You know Zach had spoken last month in the in the bigger ones we get, those are very expensive. You know those are thousands of dollars to print off and 11X 17 you can print off with an office copier. So, our regulations don't have any impact on that but that's what I really want to say I want to ask the group are they comfortable with the way that we did it tonight, we'll just keep doing it this way.

Jim DiPiazza: I've already given you my opinion, I liked It better.

Megann Thompson: It was a lot more manageable.

Nate Heisler: OK, we will keep doing that.

Megann Thompson: Yeah, I felt like I was able to flip and find things quicker.

Ann Blackburn: If I can't see something we can always open that attachment you e-mail us and like zoom in.

Nate Heisler: And I've also changed the staff report to. You know how I used to do attachments to it but now I figured out a way to link our IDT projects in there that way oh you got to just click on it it'll bring it up. So, that's been changed over the last several meetings, I don't know if you've noticed but being able to do that you can pull it up the PDF and you can look at it that way if you want you to.

Megann Thompson: And one thing if anybody had any more issues maybe talking to the mayor if you know the laptops that we have for City Council maybe seeing if we can bring those out for Planning Commission just to have on standby if we need to pull something up.

Nate Heisler: I can discuss with IT on that, that was a thought of mine too. That's all. I got.

Public Recognition on Non-Agenda-Related Items (3 minutes maximum per speaker)-No One Spoke

Motion to Adjourn: Jim DiPiazza

Second Motion: Robert Tooker- All in Favor, Motion carried 7-0

All in Favor: Vice Mayor Megann Thompson, Robert Tooker, Ted Jernigan, Chairwoman Ann Blackburn, Jim DiPiazza, Luther Bratton, Chirag Patel

Absent: Jessica Hunter, Gail Gentry

Motion Passed: (Voice Vote)

Adjournment 6:43 PM

Chairwoman Ann Blackburn

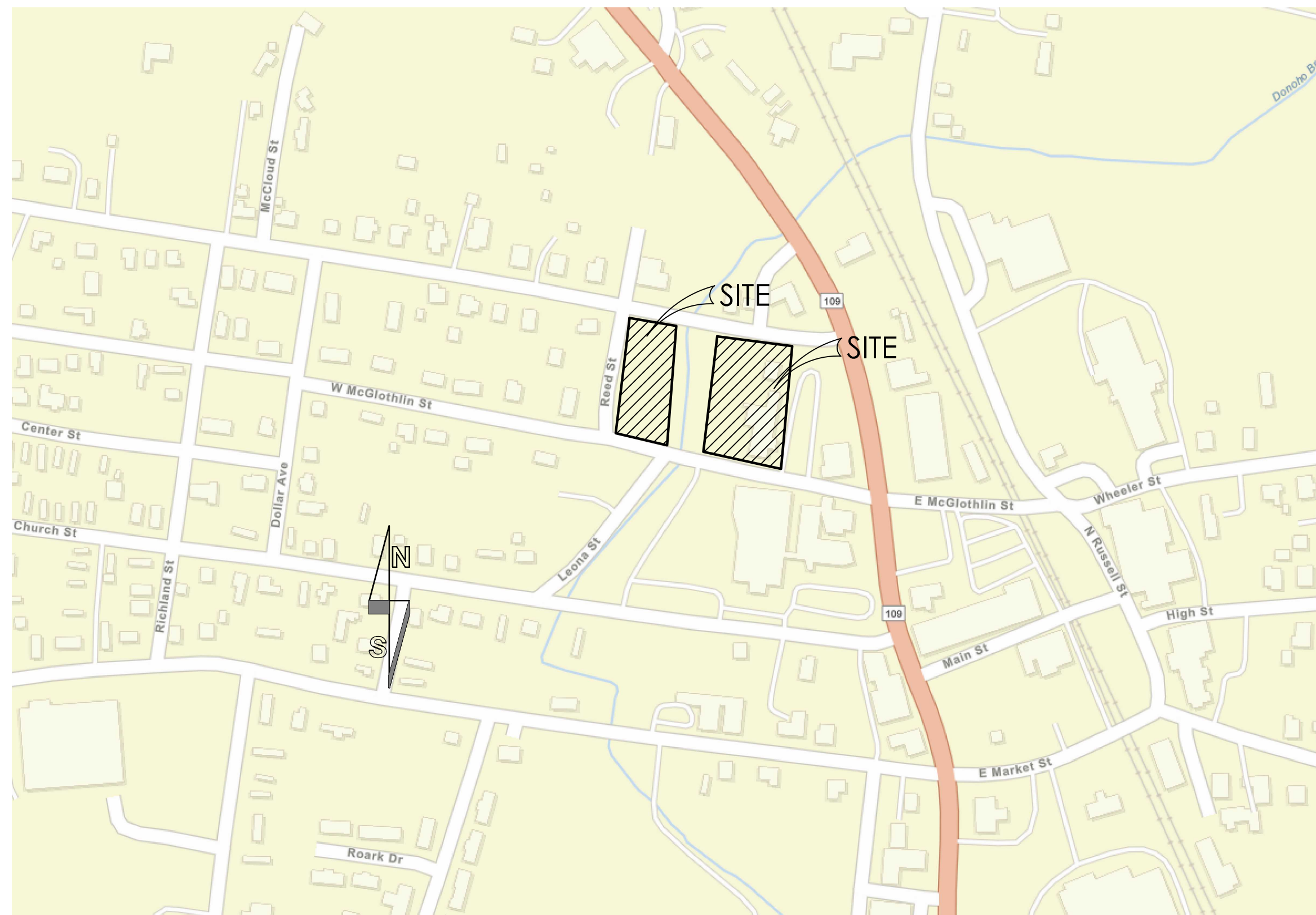
Date

Recording Secretary

Date

PHASE 2
CITY OF PORTLAND, SUMNER COUNTY,
TENNESSEE
MAP 033H GROUP C PARCEL 17.00 & 19.00

PROJECT DESCRIPTION
ADDITION OF RETAIL AND PARKING FOR 5-CHEFS AND OCCASIONS SITE



LOCATION MAP
NOT TO SCALE

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
COVER SHEET	CS 0.0
EXISTING CONDITIONS	S 1.0
DEMOLITION PLAN	C 2.0
SITE LAYOUT	C 3.0
GRADING PLAN	C 4.0
DRAINAGE AND SITE DETAILS	C 4.1
UTILITY PLAN	C 5.0
EROSION CONTROL PLAN A	C 6.1
EROSION CONTROL PLAN B	C 6.2
EROSION CONTROL PLAN C	C 6.3
PROJECT NOTES AND DETAILS	C 6.4
PARKING EXHIBIT	P 1
LANDSCAPING PLAN	L 1.0

	SITE DATA TABLE
SITE LOCATION	103 W MC GLOTHLIN ST PORTLAND, IN 37148
TAX MAP	033H GROUP C
PARCEL	019.68
SUBDIVISION	LOT 1 OF OCCASIONS SUBDIVISION (P8 21 PG 41)
DEED	RB 1843
PG	S97
ACREAGE	1.47 ACRES
CURRENT ZONE	CD-CENTRAL BUSINESS DISTRICT
REQUESTED ZONE	N/A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RESTAURANT AND RETAIL PARKING

	SITE DATA TABLE
SITE LOCATION	0 MC CLOTHLIN ST PORTLAND, TN 37148
TAX MAP	033H GROUP C
PARCEL	017.00
SUBDIVISION	N/A
DEED	RB 1700
PG.	450
ACREAGE	0.92 ACRES
CURRENT ZONE	CB2-CENTRAL BUSINESS DISTRICT
REQUESTED ZONE	N/A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	PARKING

CBD BUFFER YARD REQUIREMENTS		
	ORDINANCE	PROPOSED
CBD TO CBD	NONE	NONE

CBD BULK AND AREA REGULATIONS - 103 W MCGLOTHLIN ST		
	ORDINANCE	PROVIDED
MAXIMUM LOT COVERAGE	100% MAX	45.9%
MAXIMUM IMPERMEABLE SURFACE RATIO	1.0	0.75
MINIMUM LOT AREA	6,000 SF	64,033 SF
MAXIMUM HEIGHT	65 FEET	40 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 BULK AND AREA REGULATIONS - 0 MCGLOTHLIN ST		
	ORDINANCE	PROVIDED
MAXIMUM LOT COVERAGE	100% MAX	0%
MAXIMUM IMPERMEABLE SURFACE AREA	1.0	0.6
MINIMUM LOT AREA	6,000 SF	40,074 SF
MAXIMUM HEIGHT	65 FEET	40 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 LANDSCAPING REGULATIONS (PHASE 2 IMPROVEMENTS)		
	ORDINANCE	PROVIDED
FOUNDATION PLANTING (500 LF APPLIC.)	10 SHRUBS/100 LF = 60	15
STREET BUFFER (PARKING AREA)	SHRUBS @ 5' CENTER	YES
STREET BUFFER (PARKING AREA)	TREES @ 40' CENTER	YES
PARKING AREA	10% MIN. ISLAND w/ TREE	10.3% .4

CBD PARKING REGULATIONS		PROVIDED
	ORDINANCE	
PHASE 1 RETAIL (5,910 SF)	1 PER 400 SF=15	
PHASE 1 RESTAURANT (6,875 SF)	1 PER 150=46	
PHASE 2 RETAIL (2,836 SF)	1 PER 500 SF=25	
PHASE 1&2 COMBINED (122,621 SF) *2.0, 4-105.2 REQUIREMENT	5,511,000 SF=120/25=440 * 1 VAN ACCESSIBLE	109/11 ADA @ CHURCH 43 @ 435 ADA @ SCH 43 @ NEW PARKING
TOTAL	215 STANDARD	11 ADA @ CHURCH 5 ADA @ SCH 3 VAN ACCESSIBLE

*SEE PARKING DETAIL SHEET FOR RESTRIPING OF ADA SPOTS.
*BUILDING SQUARE FOOTAGE ABOVE SHOWN FOR PHASE 1 & 2 BUILDOUT.

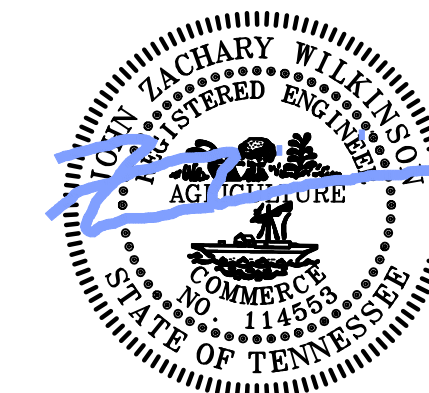
PREPARED BY:



CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING

120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940

zwilkinson@cornerstonedevelopments.com



05/13/2026



IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
or (800) 351-1111 or (615) 366-1983
TENNESSEE ONE CALL IT'S THE LAW



5-CHEFS AND OCCASIONS EXPANSION
SITE PLAN PHASE 2
103 W. MCGLOTHLIN ST
PORTLAND, TN
SUMNER COUNTY, TENNESSEE

COVER SHEET

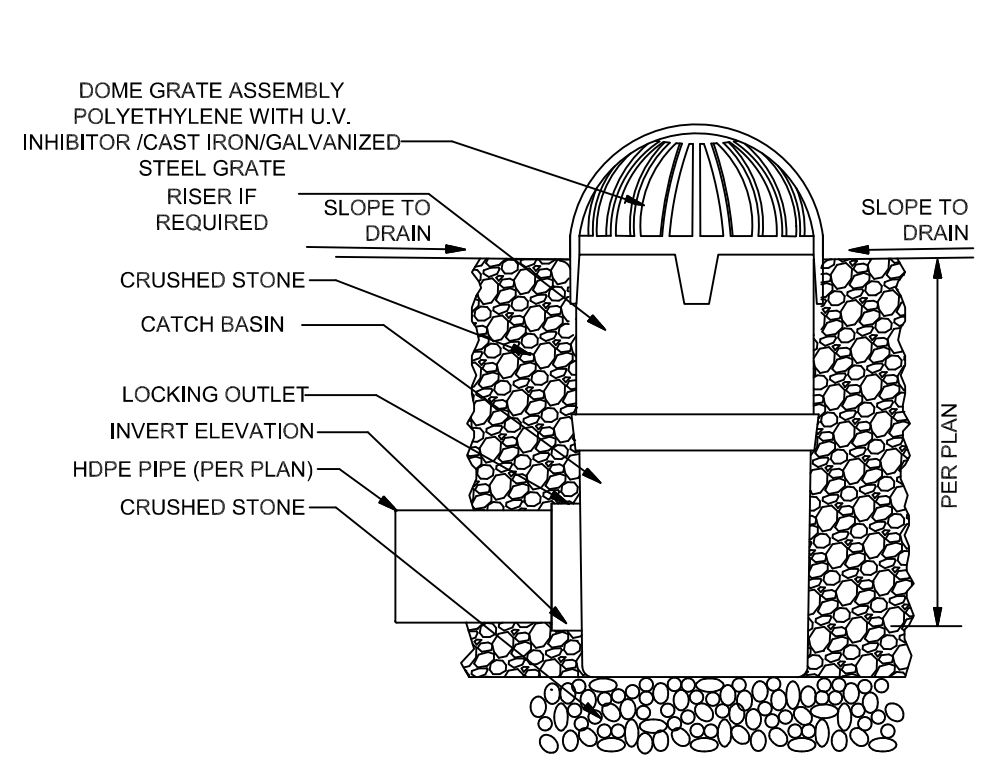
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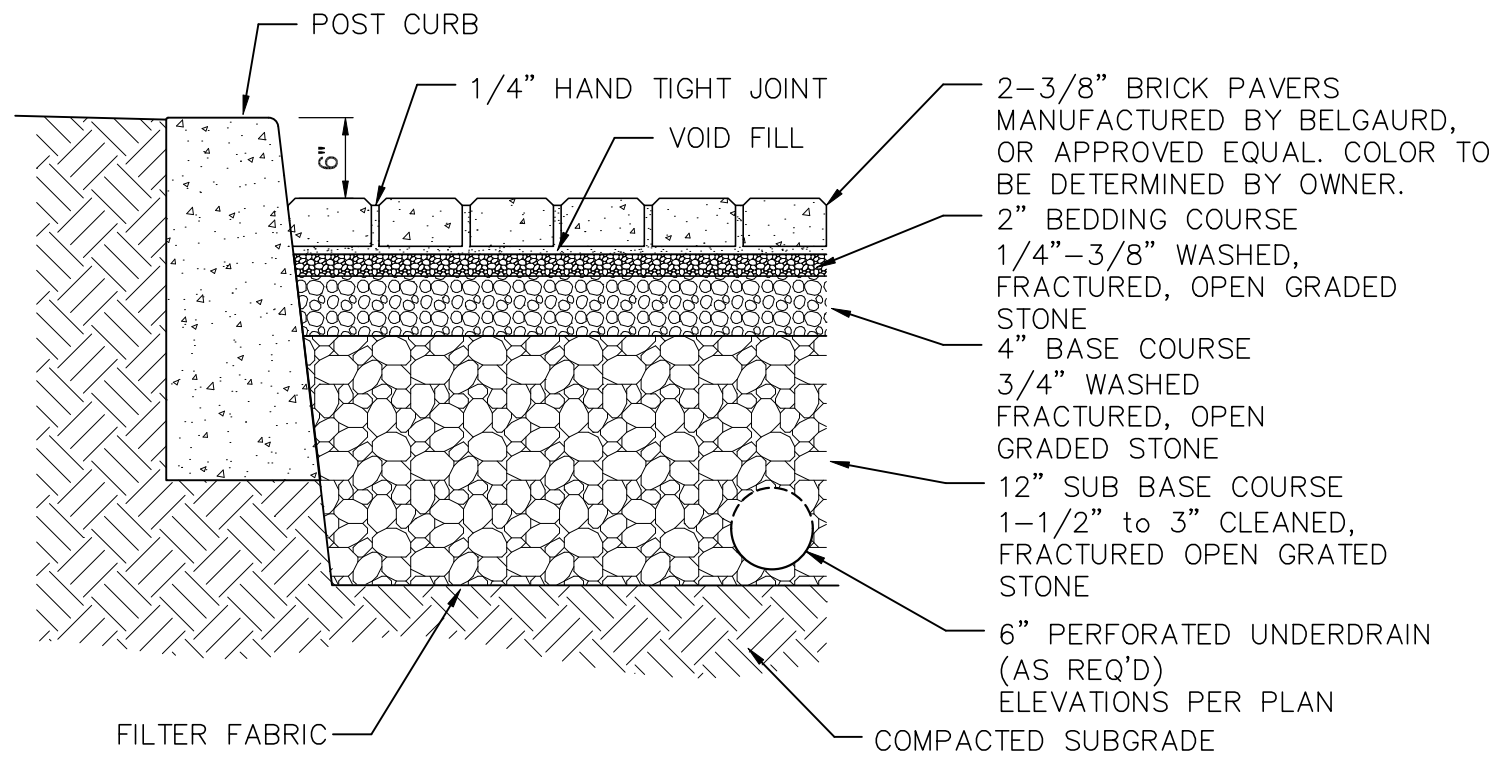
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SHEET 1 OF 13

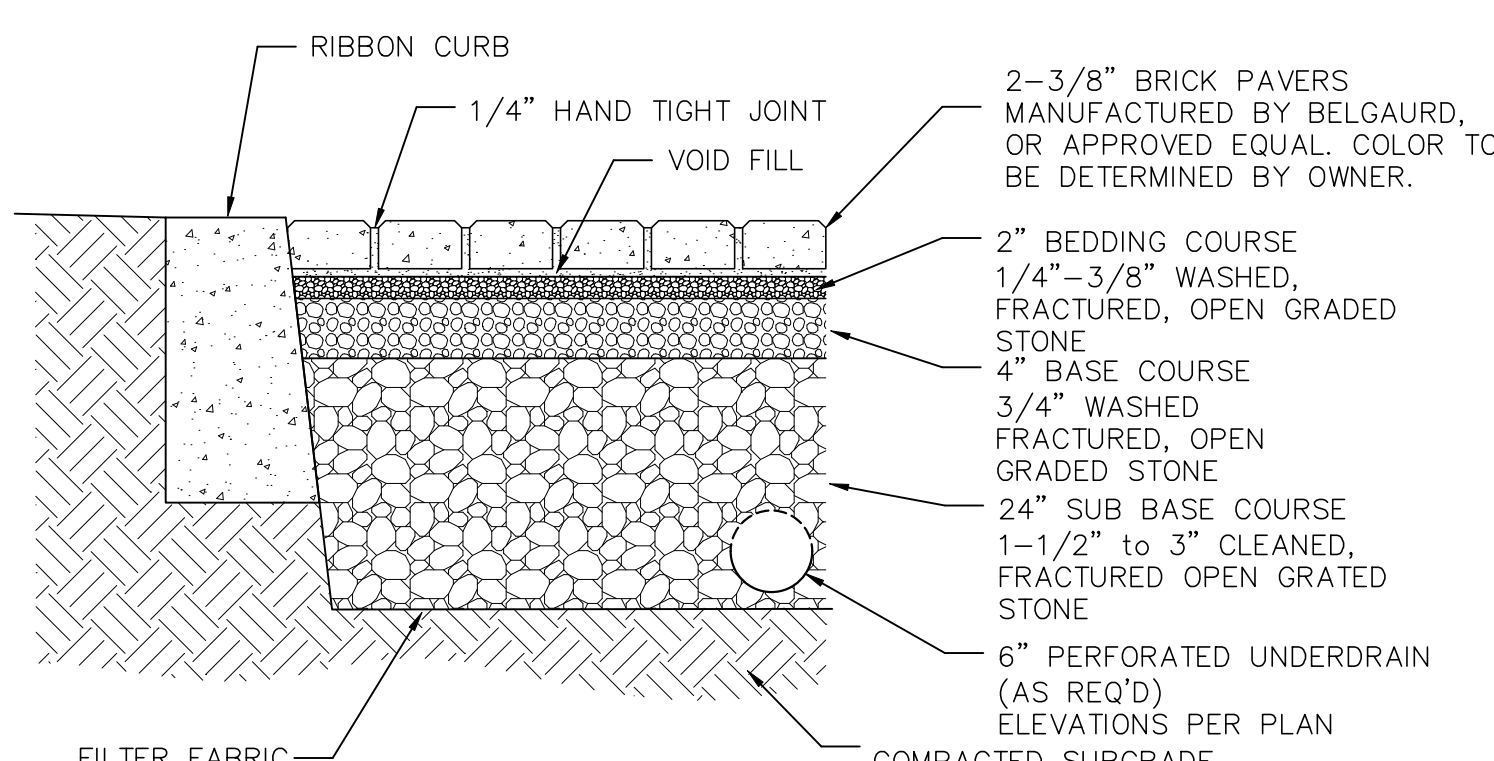
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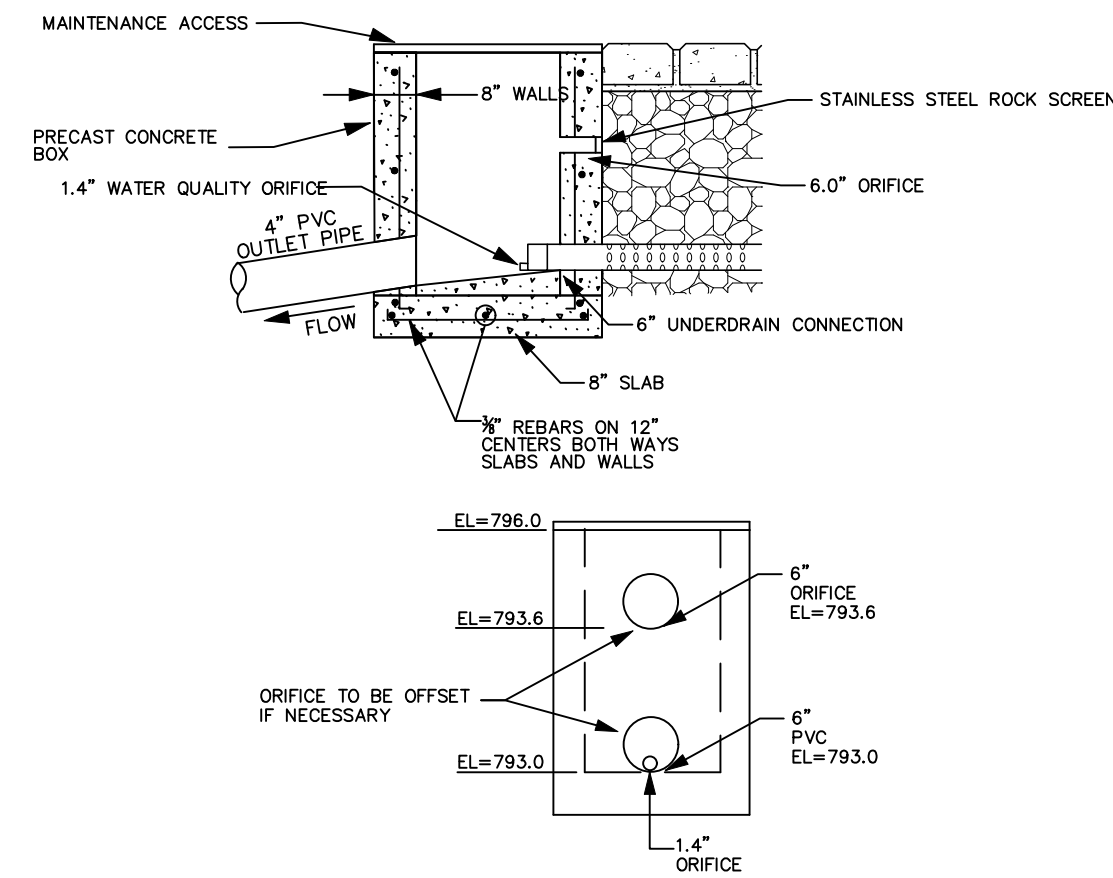
AREA DRAIN DETAIL
N.T.S.



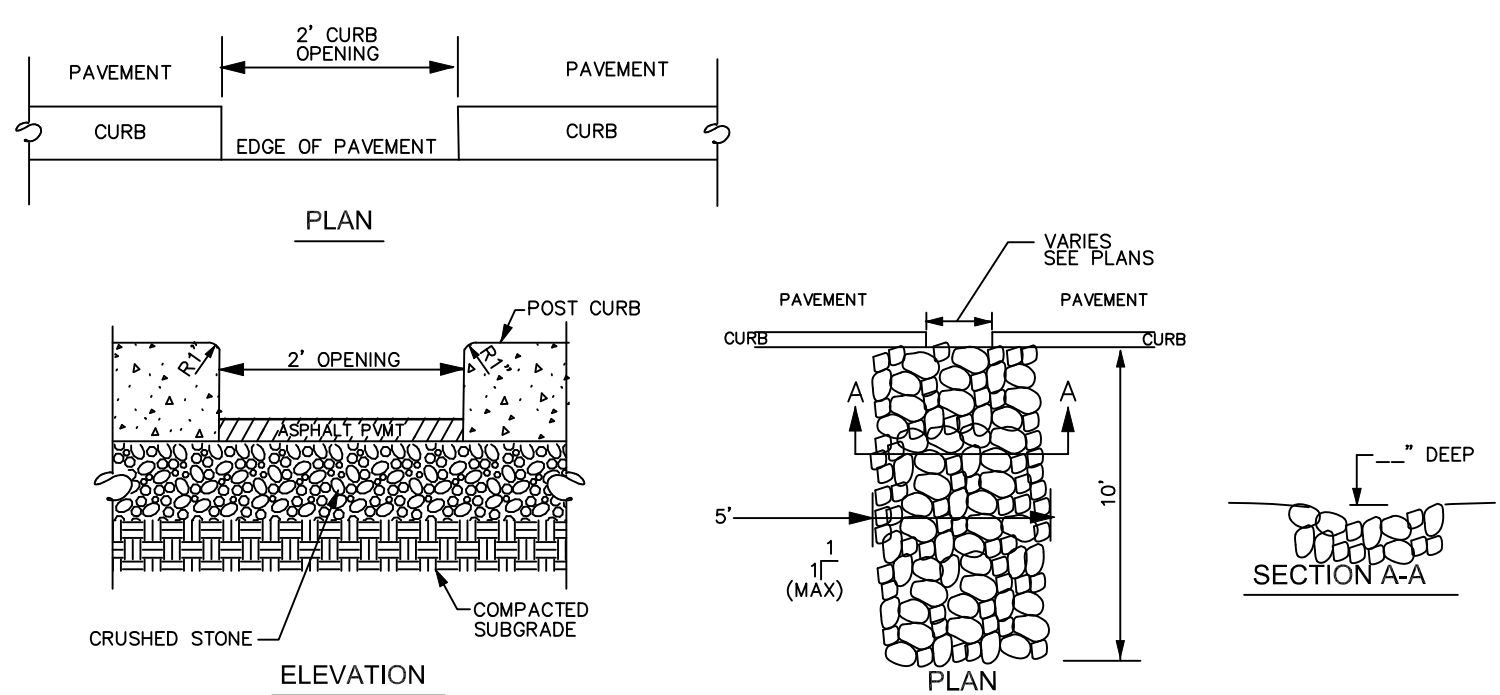
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WEST OF STREAM
N.T.S.



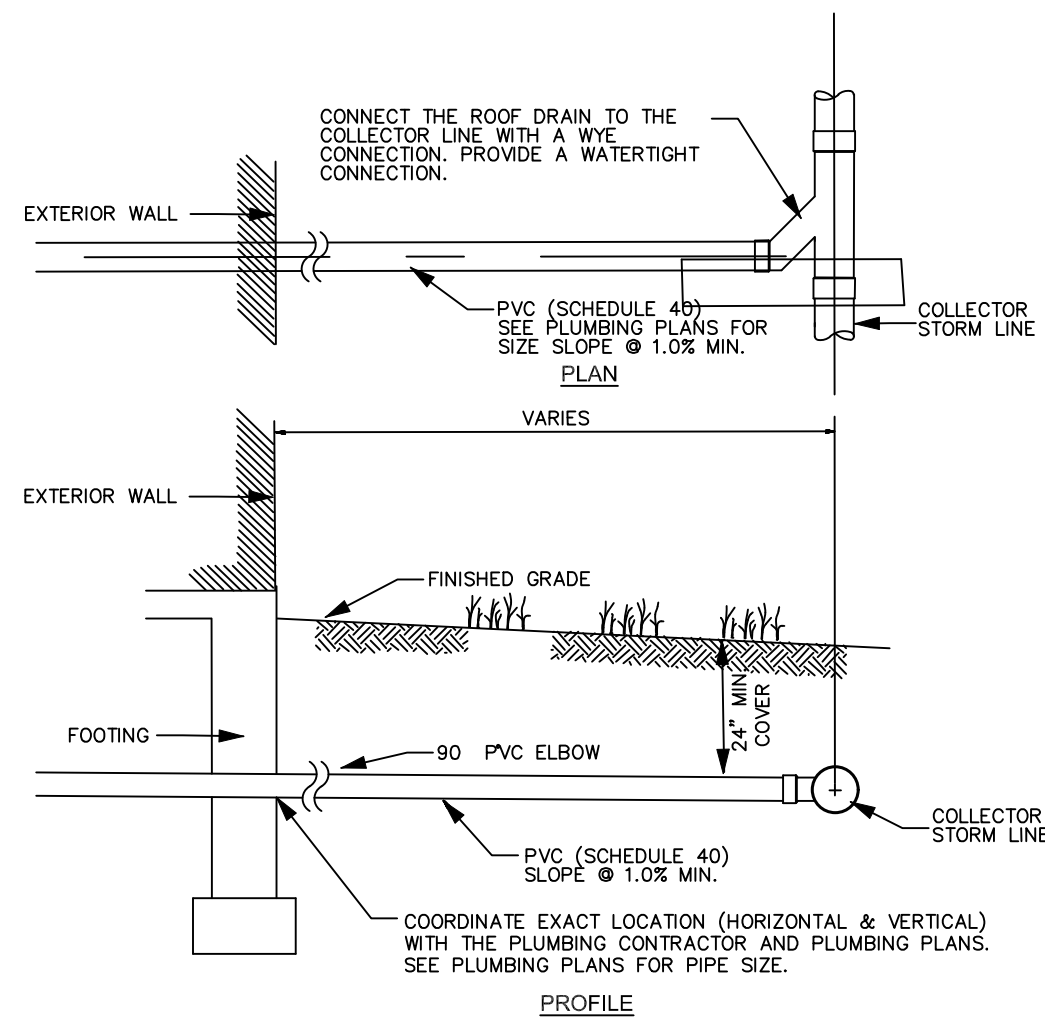
PERMEABLE PAVER DETAIL OUTFALL 1
EAST OF STREAM
N.T.S.



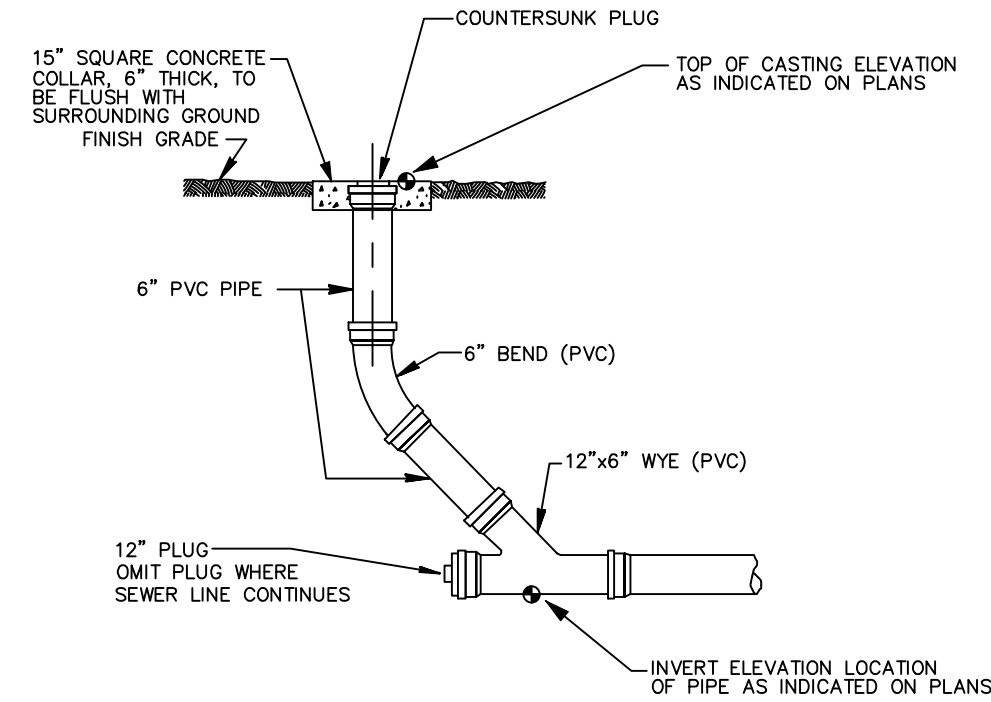
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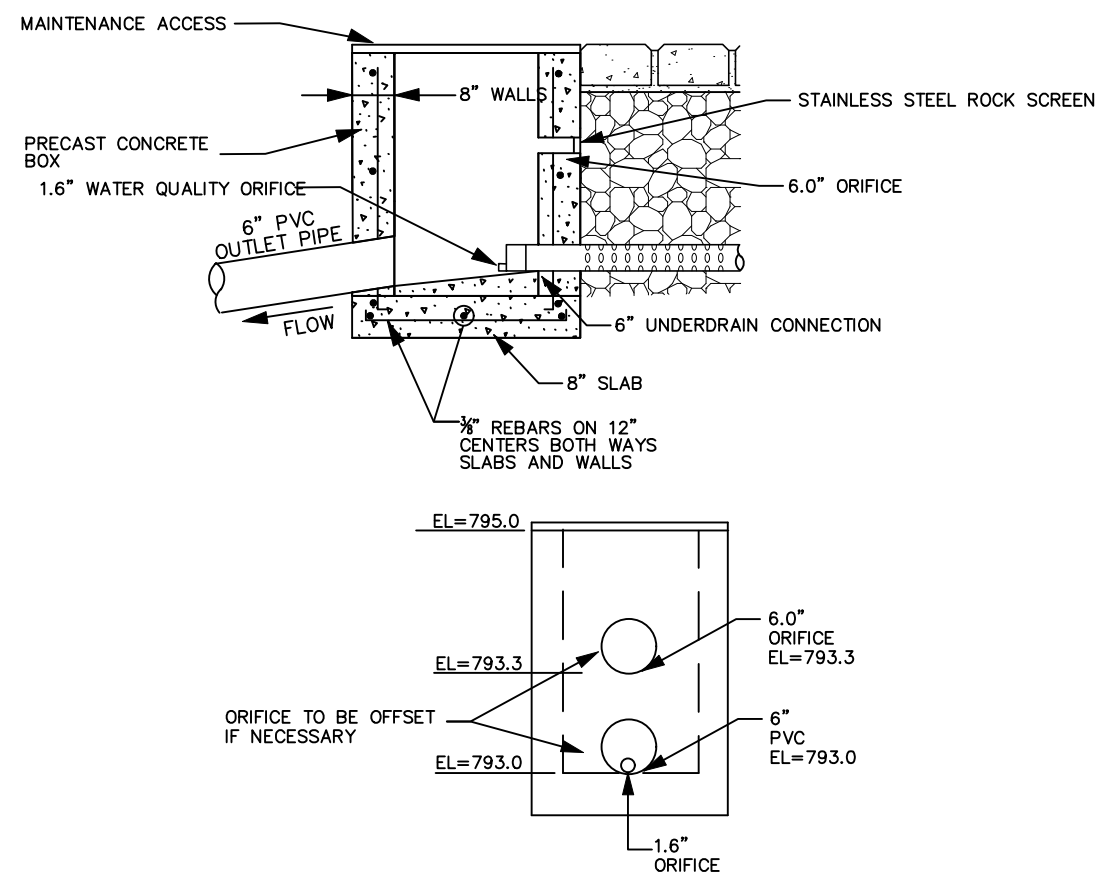
POST CURB CUT DETAIL
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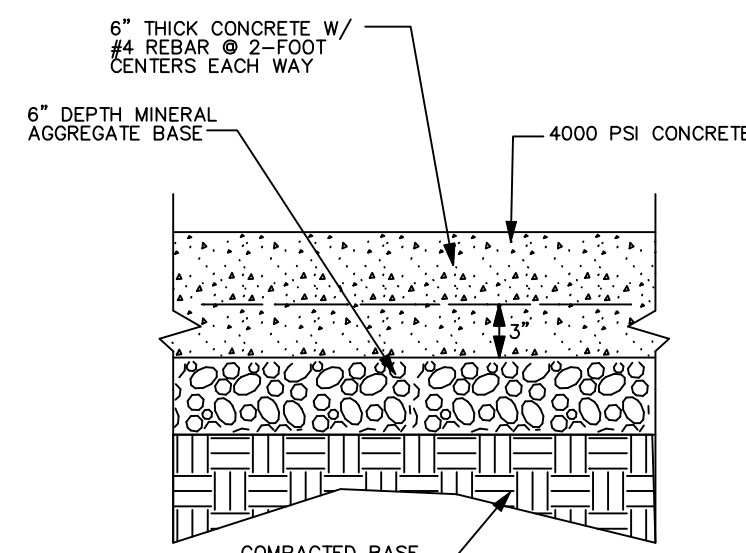
TYPICAL ROOF DRAIN DETAIL
N.T.S.



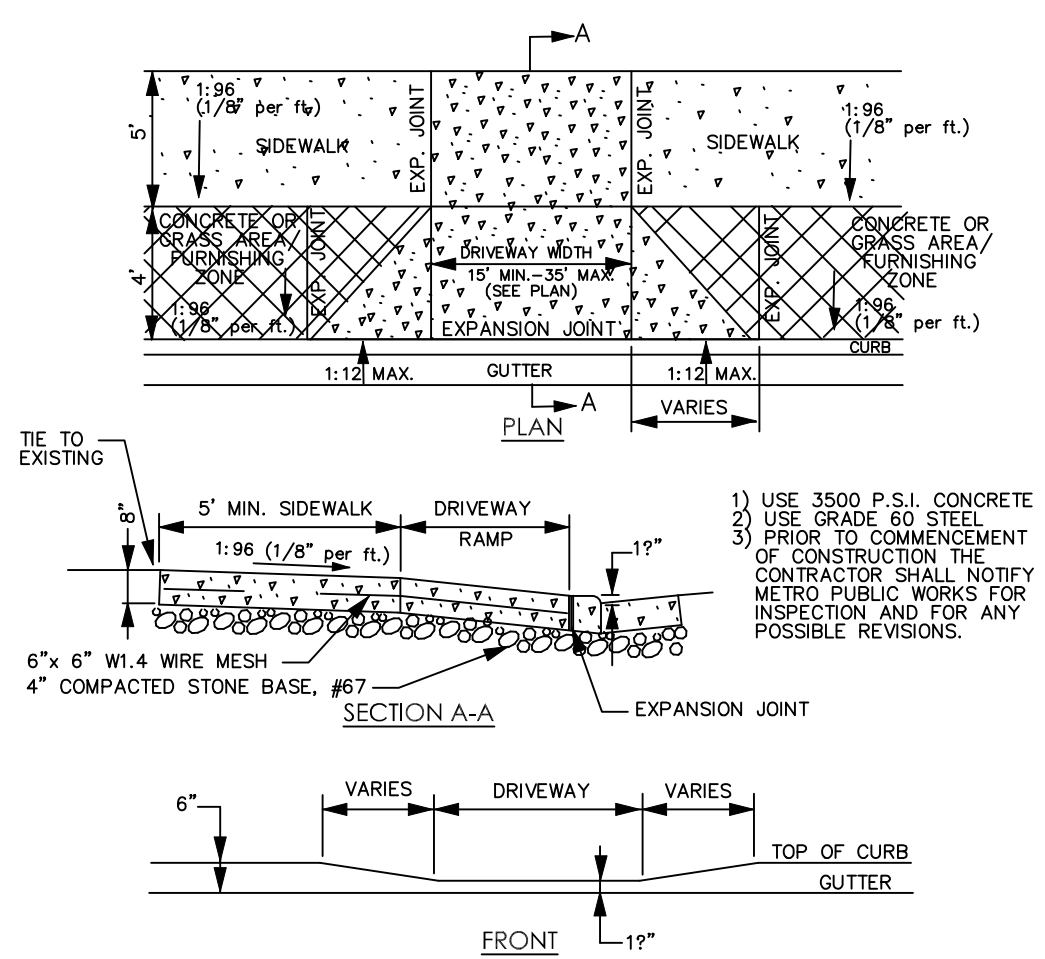
ROOF DRAIN CLEANOUT
N.T.S.



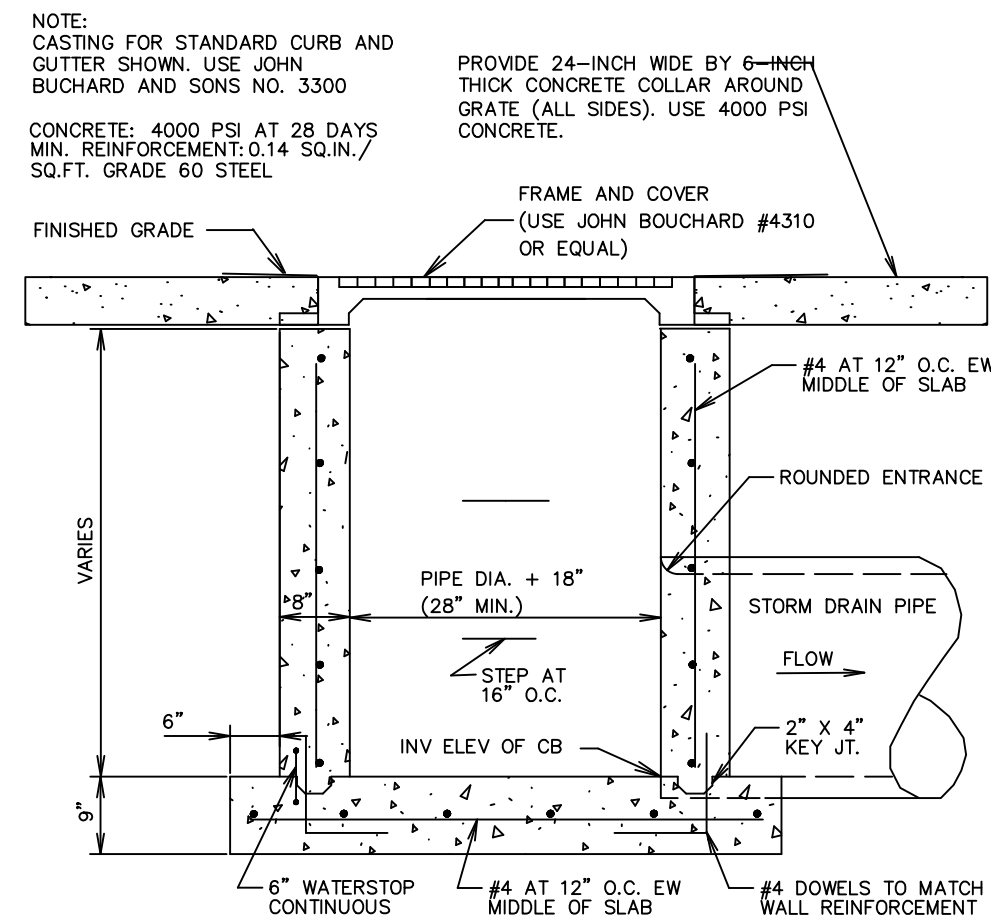
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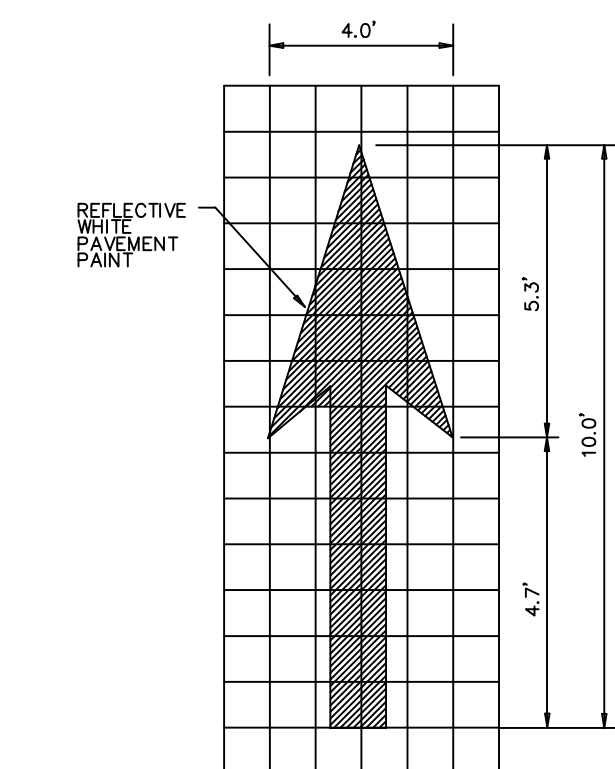
CONCRETE PAVEMENT
N.T.S.



COMMERCIAL DRIVEWAY RAMP
N.T.S.
(METRO STANDARD ST-324)

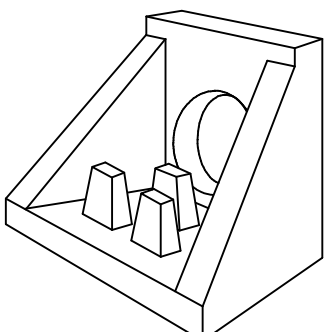


AREA DRAIN
N.T.S.

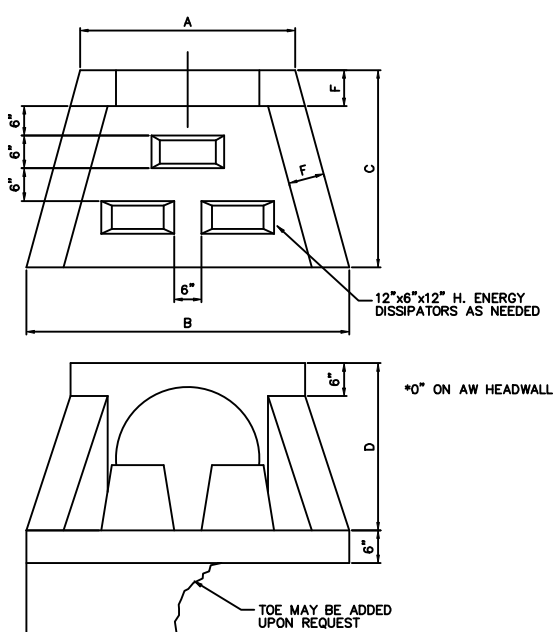


STRAIGHT DIRECTIONAL ARROW
N.T.S.

SIZE	AW	BW	CW	DW
A	32"	48"	60"	96"
B	48"	72"	102"	120"
C	30"	44"	54"	66"
D	28"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	50"	75"
WT/*	1,380	3,100	8,100	11,400



- GENERAL NOTES:
- MINIMUM REINFORCING WIRE, 1/4\"/>
 - f_c = 4,500 PSI.
 - f_y = 60KSI.



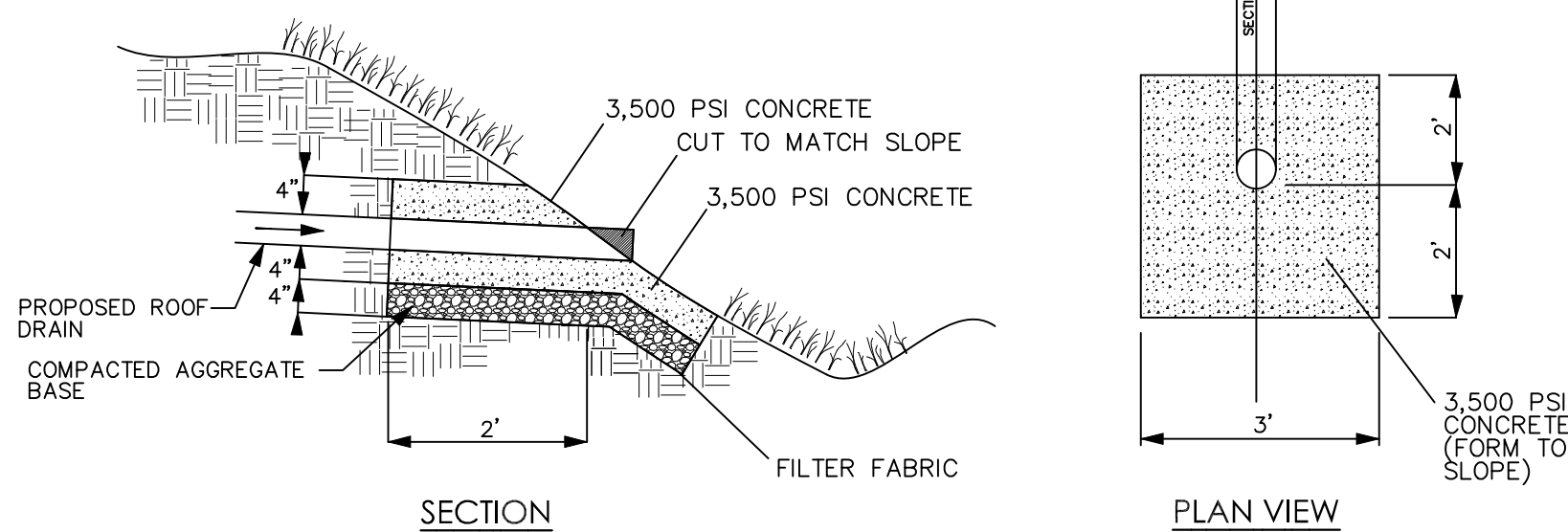
NASHVILLE
FRANKLIN
KNOXVILLE
CHATTANOOGA

LOUISVILLE
LEWISTON
HOPKINSVILLE
ELIZABETHTOWN

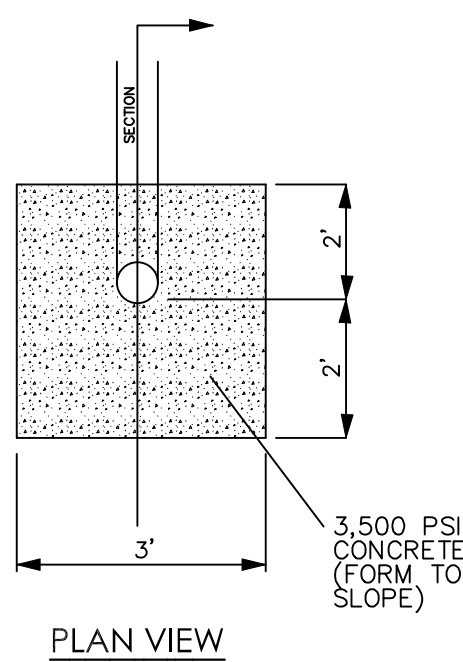
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DWG. No. ET-003

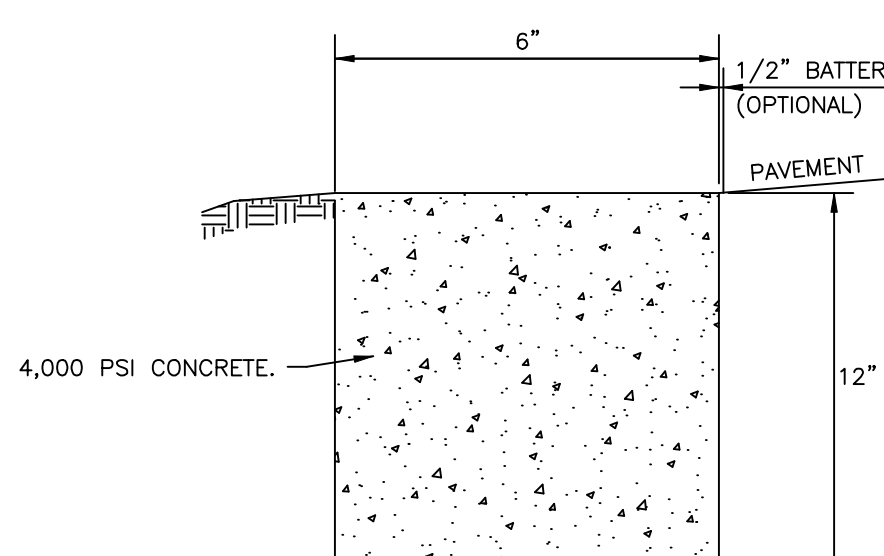
WINGED HEADWALL WITH
ENERGY DISSIPATORS
N.T.S.



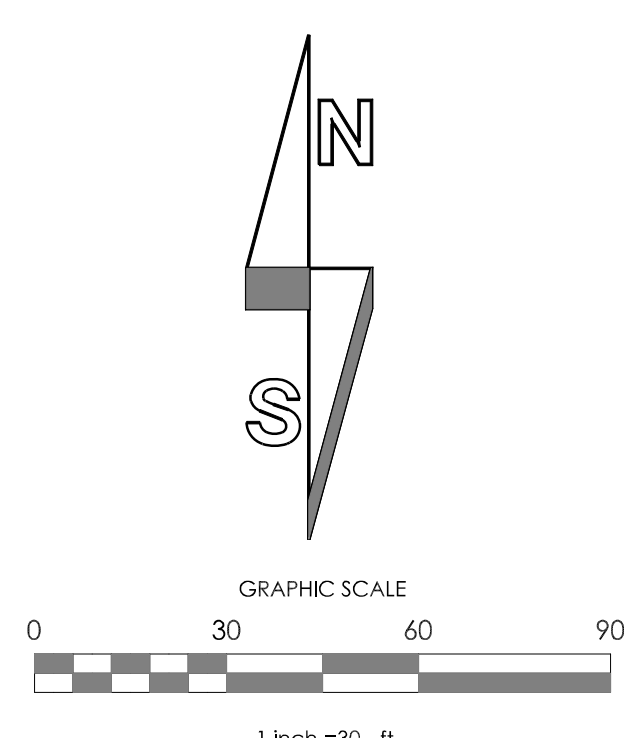
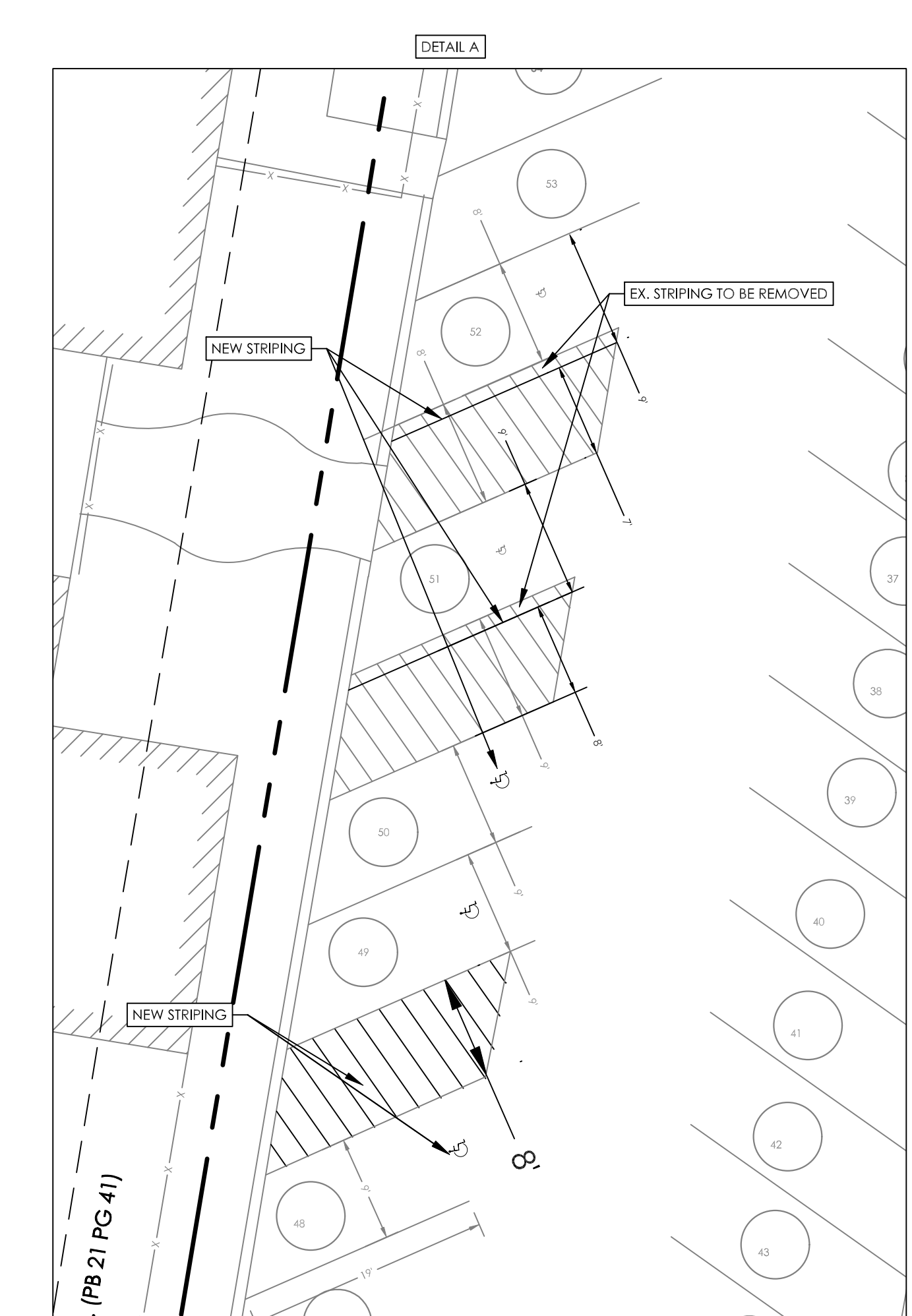
SLOPE HEADWALL
N.T.S.



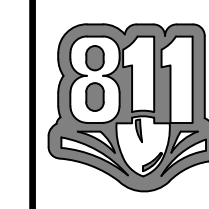
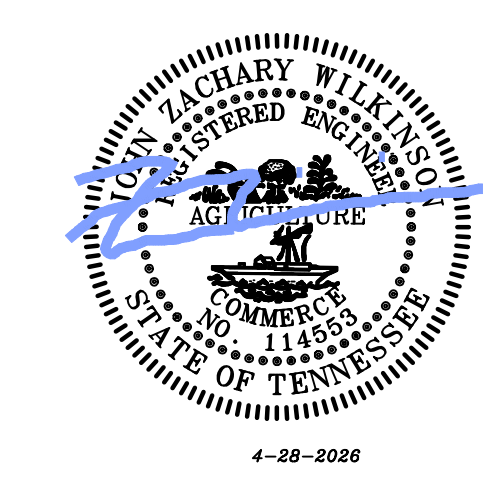
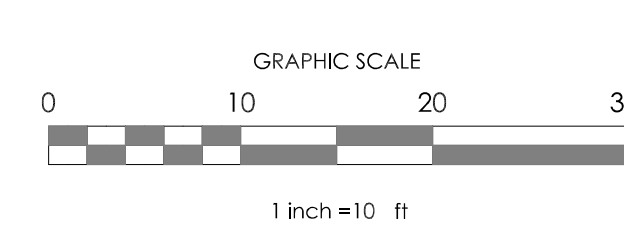
POST CURB
N.T.S.



REBON CURB
N.T.S.



- | | | |
|--|-----|--|
| | 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 |
| | | EDGE OF PAVEMENT |
| | | SANITARY SEWER LINE |
| | | WATER LINE |
| | | STORM SEWER |
| | | GAS LINE |
| | | OVERHEAD UTILITY LINE |
| | | UNDERGROUND UTILITY LINE |
| | | FENCE |
| | | 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 |



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

OCCASIONS
PARKING LOT DETAIL SHEET
103 WEST MCGLOTHLIN STREET
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

PARKING EXHIBIT PHASE 2

[illegible]

SHEET NO.
P1

PROJECT #: 25.250CDS	DATE: 5-5-2026
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- 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.
- 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.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
- ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED. PREFORMED FIBER EXPANSION JOINTS (1/2") SHALL BE PROVIDED WHERE SIDEWALKS OR PADS CONTACT EXTERIOR BUILDING WALLS OR CONCRETE CURBS. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 25' TO MATCH TRANSVERSE JOINT MARKINGS. TRANSVERSE JOINT MARKINGS SHALL BE MADE TO FORM BLOCKS AS NEARLY SQUARE AS POSSIBLE.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING.
- 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.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, IF AVAILABLE.
- 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.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- ALL ACCESSIBLE PARKING SPACES ARE TO RECEIVE AN ACCESSIBLE SIGN AND ACCESSIBLE SYMBOL PAINTED ON THE PAVEMENT. STALLS ADJACENT TO LOADING ZONES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO THE CURRENTLY ENFORCED ADA STANDARD/CODE OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND T.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- ALL ON-SITE PAVEMENT MARKINGS SHALL BE 4" PAINTED, USING WHITE LINES ON ASPHALT PAVING AND YELLOW LINES ON PORTLAND CEMENT CONCRETE PAVING, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS IN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- AS REPRESENTATIVE OF THE OWNER, THE ENGINEER SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUB-CONTRACTOR; SHALL HAVE NO AUTHORITY TO STOP WORK; SHALL NOT HAVE CHARGE OF THE WORK; SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE; OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS OR OTHER WORK AIDS.
- ALL SIDEWALKS, PROPOSED AND EXISTING, ARE TO BE CONSTRUCTED AND/OR LEFT IN A CONDITION THAT MEETS OR EXCEEDS LOCAL STANDARDS.
- ALL WORK IN THE RIGHT OF WAY MUST COMPLY WITH T.D.O.T. AND LOCAL STREET DIVISION STANDARDS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK.

1. WHENEVER CONSTRUCTION OPERATIONS ENCOACH ON THE RIGHT-OF-WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.
2. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY OF ADJACENT ROADWAYS.
3. ALL TRAFFIC CONTROL, INCLUDING MARKINGS, SIGNS, ETC. SHALL FOLLOW THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. EXCAVATION AND LANE CLOSURE PERMITS ARE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.

3. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111).
2. CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON ENTITIES NAMED HERON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND CONVEYANCES OF RECORD OR IN EXISTENCE. A TITLE COMMITMENT WAS NOT PROVIDED TO THE SURVEYOR.
5. THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
6. BEARING BASIS IS TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83. ELEVATIONS SHOWN HEREON ARE BASED VERTICAL DATUM NAVD 1988.

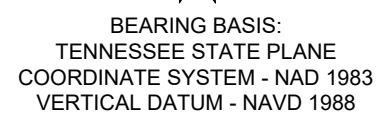
1. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. CONTRACTOR IS TO DISPOSE OF DEMOLISHED MATERIAL OFF OF THE OWNER'S PROPERTY AT NO ADDITIONAL COST, IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. BEFORE DEMOLITION, G.C. TO COORDINATE W/ OWNER ON ANY EQUIPMENT/ITEMS WHICH THE OWNER WILL KEEP.
2. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. TO BE REMOVED SHALL BE REMOVED TO SUBGRADE, OR TO STONE BASE.
3. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
5. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH CRUSHED STONE AND COMPACTED.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE.
8. COORDINATE ALL DEMOLITION WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER PRIOR TO PERFORMING THE WORK AND OBTAIN APPROVAL TO INSURE MINIMAL INTERRUPTIONS IN SERVICE TO EXISTING FACILITIES.
9. ALL HAZARDOUS MATERIALS ON-SITE MUST BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL AGENCIES HAVING JUSTIFICATION OVER SUCH, COORDINATE DISPOSAL WITH THE OWNER'S REPRESENTATIVE.
10. ALL UTILITY ADJUSTMENTS TO BE PERFORMED BY RESPECTIVE UTILITY UNLESS OTHERWISE NOTED. EROSION CONTROL SHALL BE INSTALLED AS NECESSARY DURING DEMOLITION OPERATIONS TO INSURE THAT ANY SEDIMENT TRANSPORT/SEDIMENT RUNOFF THAT DOES OCCUR WILL REMAIN ON-SITE.
11. ALL DEMOLITION, TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

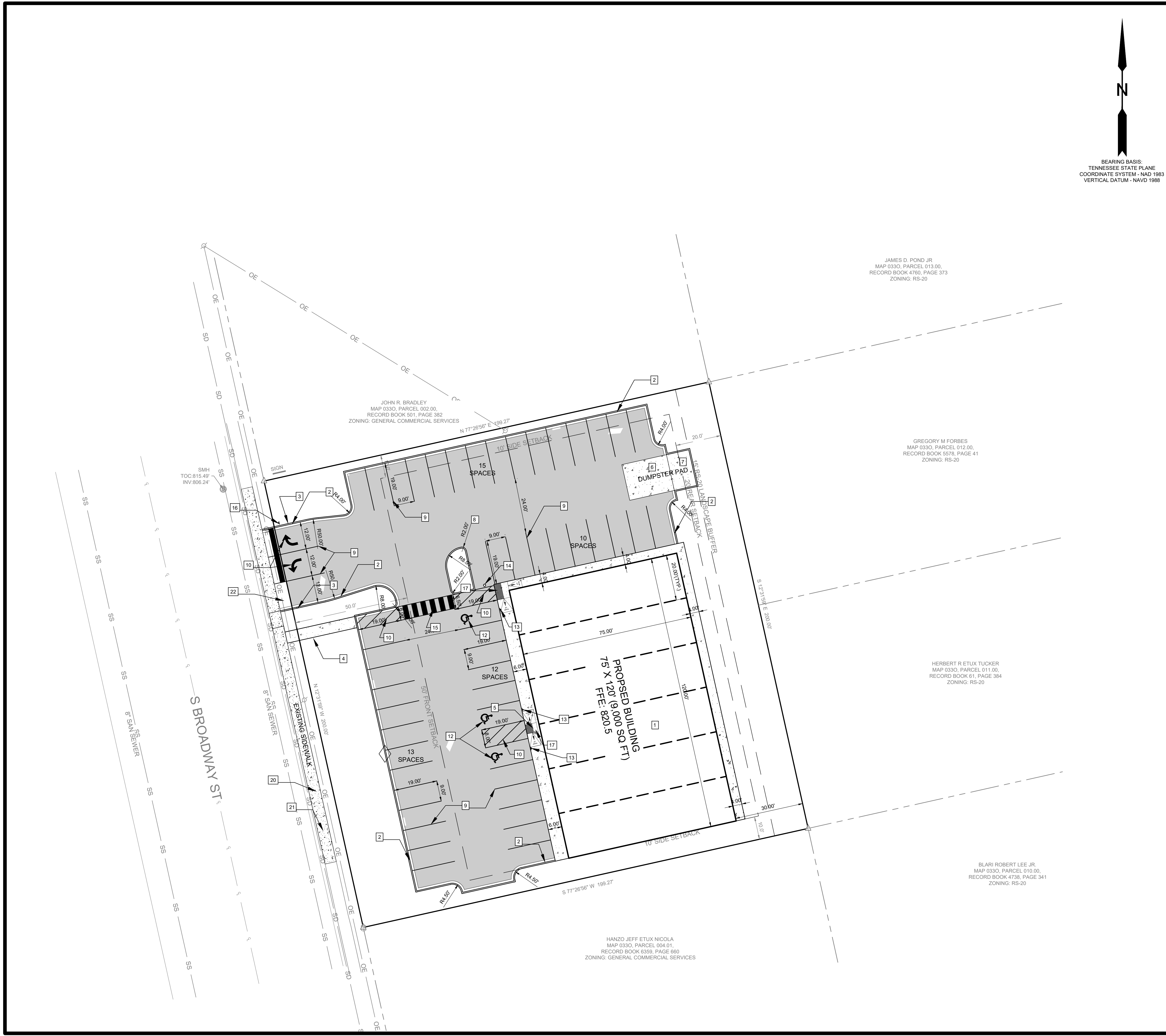
1. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
2. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
4. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND/OR AS APPROVED BY OWNER'S REPRESENTATIVE AND ENGINEER.
2. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6".
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE STABILIZED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED, BUT NO LONGER THAN 14 DAYS LATER.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 33% 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 OWNER'S REPRESENTATIVE AND TOWN/ CITY ENGINEER.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE OWNER'S REPRESENTATIVE AND TOWN/CITY ENGINEER, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND TOWN/CITY ENGINEER.
10. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURERS' RECOMMENDATIONS OR SOD.
11. ANY MUD/CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED TO SURROUNDING ROADS, OR OTHER SURROUNDING ROADS OR PARKING AREAS SHALL BE CLEANED UP IMMEDIATELY.
12. IF REQUIRED, CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ALL COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE. IN ADDITION TO THE CONSTRUCTION ENTRANCE, AN ALL WEATHER DRIVE MUST BE IN PLACE AND ACCESSIBLE TO ALL AREAS OF THE CONSTRUCTION SITE THAT WILL CONTAIN COMBUSTIBLES THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROCESS. THE ALL WEATHER DRIVE SHALL BE NO LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH WITH ADEQUATE TURNING RADIUS CAPABLE OF SUPPORTING THE IMPOSED LOADS OF THE FIRE DEPARTMENT APPARATUS.
13. GENERAL CONTRACTOR SHALL KEEP GROUND DISTURBANCE TO THE MINIMUM REQUIRED TO COMPLETE THE PROJECT. ALL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED IF DISTURBED AREA HAS NOT BEEN WORKED WITHIN THE PAST 14 DAYS.
14. SOD SHALL BE TURF TYPE TALL FESCUE.
15. TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM PERIOD OF 7 DAYS. TEMPORARY STABILIZATION MEASURES, I.E. SEEDING & MULCHING, SHALL BE PERFORMED ON ANY UNPROTECTED AREA WHERE CONSTRUCTION OPERATIONS WILL CEASE FOR 7 OR MORE DAYS.

1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE WATER AND SEWER DEPARTMENT RULES, REGULATIONS, RATES, POLICIES, AND STANDARDS OF LOCAL JURISDICTION.
2. A MINIMUM VERTICAL SEPARATION OF 18" IS REQUIRED AT ANY LOCATION WHERE A WATER LINE CROSSES A SANITARY SEWER LINE. IF THIS SEPARATION CANNOT FEASIBLY BE OBTAINED, THE WATER LINE MUST BE INSTALLED IN SUCH A MANNER THAT NO JOINT IS WITHIN 5' OF THE SANITARY SEWER LINE AND A SEPARATION OF 6" MUST BE MAINTAINED. BOTH LINES MUST BE DUCTILE IRON PIPE.
3. A MINIMUM VERTICAL SEPARATION OF 18" IS REQUIRED AT ANY LOCATION WHERE A WATER LINE CROSSES A STORM DRAINAGE LINE.
4. INSTALL UNDERGROUND ELECTRIC SERVICE PER TOWN/CITY ELECTRIC UTILITY SPECIFICATIONS.
5. GENERAL CONTRACTOR MUST HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
6. ALL APPROPRIATE FEES MUST BE PAID PRIOR TO BEGINNING SITE UTILITY CONSTRUCTION.
7. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
8. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
9. THE OWNER/ DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE TOWN/CITY PUBLIC WORKS FOR CONNECTION FEES.
10. CONTRACTORS FOR SEWER WORK MUST BE APPROVED BY THE TOWN/CITY PUBLIC WORKS.

IS PROJECT NO: 251123	DATE: 05/13/2026
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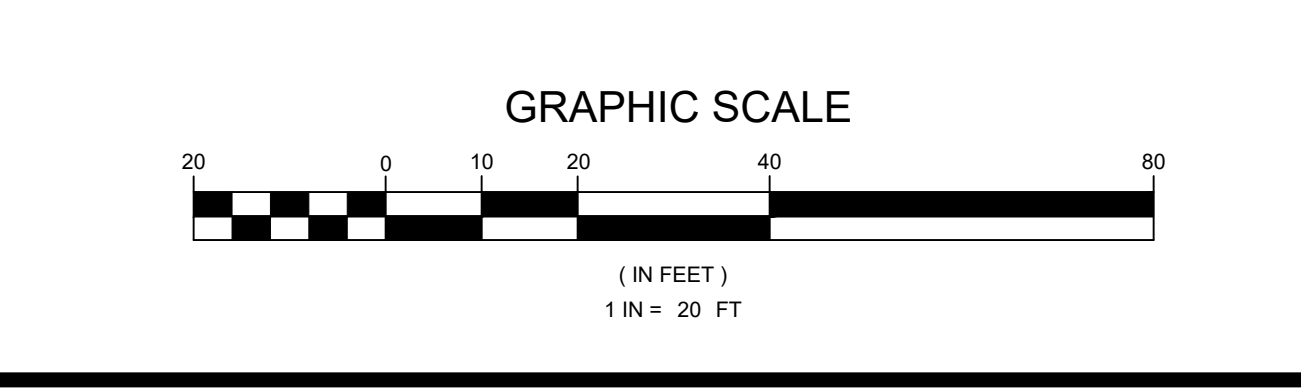


LEGEND			
	PROPERTY LINE		GUY WIRE
	PROPERTY ADJOINER LINE		LIGHT POLE
	EASEMENT LINE (ESMT)		POWER POLE
	CENTERLINE OF ROAD		ELECTRIC TRANSFORMER
	WATER LINE		WATER METER
	GAS LINE		WATER VALVE
	OVERHEAD UTILITY LINE		NATURAL GAS METER
	SEWER LINE		NATURAL GAS VALVE
	STORM DRAIN LINE		STORM MANHOLE
	OVERHEAD COMS LINE		CATCH BASIN
	FLOW LINE		CLEANOUT
	DRAIN AREA LINE		SIGN
	REBAR FOUND		TELEPHONE PEDESTAL
	5/8" REBAR WITH L.I.		FIRE HYDRANT
	SMITH CAP SET		SEWER MANHOLE
	UNMARKED POINT		
	BENCHMARK		
	CONCRETE SURFACE		
	ASPHALT SURFACE		

- SITE SPECIFIC LAYOUT NOTES:**
- 1 PROPOSED 9,000 SQUARE FEET BUILDING (SEE ARCHITECTURAL PLANS)
 - 2 INSTALL CURB & GUTTER (REF. C-920)
 - 3 INSTALL CURB TAPER (REF. C-920)
 - 4 INSTALL CONCRETE SIDEWALK SECTION (REF. C-920)
 - 5 INSTALL PARALLEL CURB RAMP (REF. C-920)
 - 6 INSTALL HEAVY DUTY CONCRETE PAVING SECTION (REF. C-920)
 - 7 INSTALL DUMPSTER PAD & ENCLOSURE PER CITY OF PORTLAND STANDARDS (REF. C-900)
 - 8 INSTALL ASPHALT PAVING SECTION (REF.C-920)
 - 9 INSTALL 4" PAINTED SINGLE SOLID WHITE LINE (TYP.)
 - 10 INSTALL 4" WIDE PAINTED WHITE STRIPES, 3.0' O.C. @ 45°
 - 11 INSTALL WHITE PAINTED DIRECTIONAL ARROW (REF. C-900)
 - 12 INSTALL WHITE PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHERE SHOWN ON PLAN) (REF. C-920)
 - 13 INSTALL ACCESSIBLE PARKING SIGN (REF. C-920)
 - 14 INSTALL BOLLARD (REF. C-921)
 - 15 INSTALL CROSSWALK (REF. C-921)
 - 16 INSTALL STOP SIGN AT EXIT (REF. C-921)
 - 17 INSTALL ADA COMPLIANT LONGITUDINAL RAMP WITH HANDRAILS. MAXIMUM SLOPE NOT TO EXCEED 8.33% (REF. C-921)

- SITE SPECIFIC LAYOUT NOTES:**
- 20 REPLACE SIDEWALK IN THE RIGHT-OF-WAY TO BE FULL DEPTH CURB AND SIDEWALK AND REMOVE THE EXISTING LOWERED CURB WHERE THE EXISTING DRIVEWAYS ARE. INSTALL #5 VERTICAL DOWEL BARS INTO CURB AT A SPACING NOT TO EXCEED 3' C-C ALONG THE SAWCUT CURB PORTION OF CURB AND GUTTER. THE DOWEL MAY BE DRILLED AND GROUTED IN PLACE. RECONSTRUCT CONCRETE CURB PORTION OF CURB AND GUTTER. INSTALL PER TDOT DETAIL RP-VC-10.
 - 21 CONSTRUCT 5' CONCRETE SIDEWALK IN TDOT RIGHT-OF-WAY. INSTALL PER MM-SW-1.
 - 22 CONSTRUCT TYPE C DRIVEWAY RAMP PER TDOT DETAIL RP-D-16

- TDOT COMMERCIAL ENTRANCE NOTES:**
- DRIVEWAY MEETS TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
 - ALL STRIPING IN TDOT ROW SHALL BE THERMOPLASTIC.
 - THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.
 - REF. C-980 FOR TDOT DRIVEWAY ENTRANCE AND CURB AND GUTTER STANDARD DETAILS. DRIVEWAY PAVEMENT MUST BE CONSTRUCTED TO THE TDOT PAVEMENT DETAIL.
 - TN-109 HAS A POSTED SPEED LIMIT OF 45 MPH AT THE SITE LOCATION.
 - THE AADT FOR TN-109 IN 2025 WAS 19,694.



PORTLAND COMMONS
CIVIL SITE PLAN
706 SOUTH BROADWAY STREET
PORTLAND, SUMNER COUNTY, TENNESSEE

REVISIONS

THIS DRAWING SHALL BE CONSIDERED
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AFFIRMED HERETO

LAYOUT

NUMBER: C-200

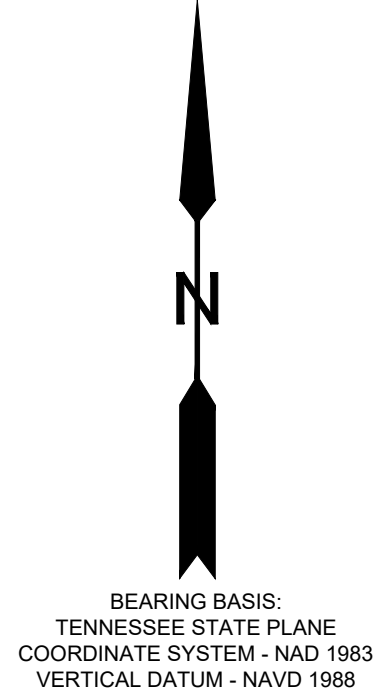
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475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-255-0230

DRAWN BY: GLH
CHECKED BY: WFS
PROJECT # 251123

DATE: 05/05/2026
SCALE: 1"= 20'

Page 39 of 75

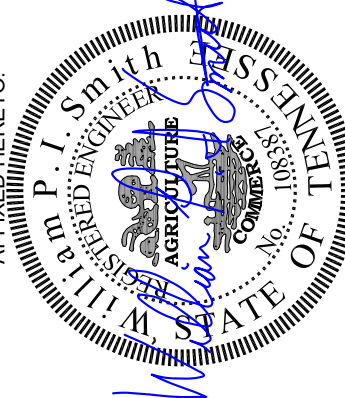


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05/13/2026

SCALE: 1" = 20'

DATE: 05/05/2026

DRAWN BY: GLH
PROJECT # 251123

STORM A PIPES								
PIPE ID	DESCRIPTION	INNER DIAMETER (in)	SLOPE	START STRUCTURE	START INVERT ELEVATION (ft)	END STRUCTURE	END INVERT ELEVATION (ft)	LENGTH (ft)
P1	ADS HP STORM PIPE	15"	2.03%	A3	817.50	A2	816.00	74.00
P2	ADS HP STORM PIPE	18"	1.06%	A2	815.90	A1	814.90	94.50
P3	ADS HP STORM PIPE	18"	1.05%	A1	814.80	A0	814.00	67.00
STORM B PIPES								
	DESCRIPTION	INNER DIAMETER (in)	SLOPE	START STRUCTURE	START INVERT ELEVATION (ft)	END STRUCTURE	END INVERT ELEVATION (ft)	LENGTH (ft)
P4	ADS HP STORM PIPE	18"	1.14%	B2	815.80	B1	815.10	61.50
P5	ADS HP STORM PIPE	18"	11.43%	B1	815.00	B0	814.60	3.50

STORM A STRUCTURES			
STRUCTURE ID	STRUCTURE TYPE	GRATE TYPE	RIM ELEVATIONS (ft)
A3	SINGLE CURB INLET	STANDARD CURB INLET GRATE	817.84
A2	SINGLE CURB INLET	STANDARD CURB INLET GRATE	817.31
A1	SINGLE CURB INLET	STANDARD CURB INLET GRATE	818.22
A0	SINGLE CURB INLET	STANDARD CURB INLET GRATE	817.50

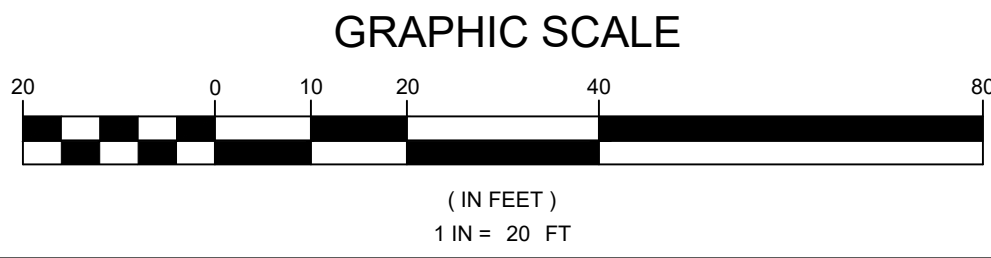
STORM B STRUCTURES			
STRUCTURE ID	STRUCTURE TYPE	GRATE TYPE	RIM ELEVATIONS (ft)
B2	CURB INLET	N/A	818.6
B1	CURB INLET	N/A	818.39
B0	CURB INLET	N/A	818.19

PROPOSED DITCH AND DIVERSION BERM INFORMATION								
DITCH ID	LENGTH	FLOWLINE (START)	FLOWLINE (END)	LONG. SLOPE	TYPE	MIN HEIGHT	BOTTOM WIDTH	SIDE SLOPES
	(ft)	ELV (ft)	ELV (ft)	(%)		(in)	(in)	
D1	134	819.80	817.50	VARIES	V-DITCH	12	--	3H:1V
DIV. BERM ID	LENGTH (ft)	TOP BERM (START) ELV (ft)	TOP BERM (END) ELV (ft)	LONG. SLOPE %	TOP WIDTH (in)	MINIMUM HEIGHT (in)		SIDE SLOPES
DB1	210	820.60	817.00	VARIES	6	9		2H:1V

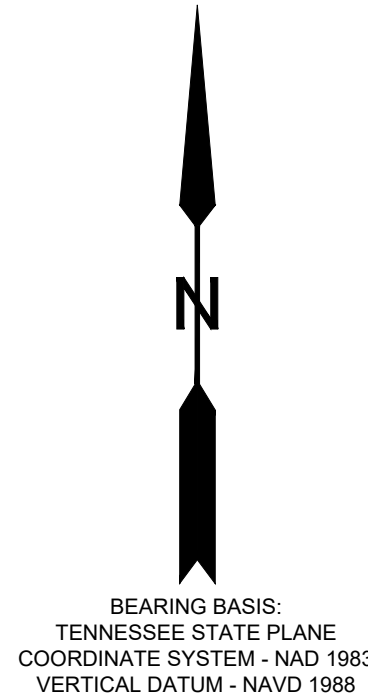
STORM STRUCTURE ID: 

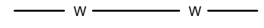
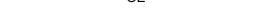
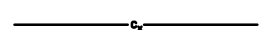
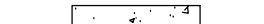
STORM PIPE ID: 

DITCH/BERM ID: 



- GRADING AND DRAINAGE NOTES :
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
 - CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
 - ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
 - SLOPES RANGE FROM 3:1 TO 1:1 AROUND THE SITE.
SLOPES THAT ARE STEEPER THAN 3:1 ARE TO BE STABILIZED WITH RIP RAP OR TURF REINFORCEMENT MATS
 - SEE TABLES BELOW FOR STORM STRUCTURES, PIPES, AND DITCHES
 - SPOT ELEVATIONS GIVEN AT FINISHED SURFACE ELV
 - P (PAVEMENT)
 - TC (TOP OF CONCRETE)
 - FL (FLOW LINE)
 - TB (TOP OF BERM)
 - CONSTRUCT PARKING LOT TO DIRECT STORMWATER TO CURB INLETS.
 - REF. C-90X AND C-90X FOR GRADING DETAILS



	PROPERTY LINE		GUY WIRE
	PROPERTY ADJOINER LINE		LIGHT POLE
	EASEMENT LINE (ESMT)		POWER POLE
	CENTERLINE OF ROAD		ELECTRIC TRANSFORMER
	WATER LINE		WATER METER
	GAS LINE		WATER VALVE
	OVERHEAD UTILITY LINE		NATURAL GAS METER
	SEWER LINE		NATURAL GAS VALVE
	STORM DRAIN LINE		STORM MANHOLE
	OVERHEAD COMS LINE		CATCH BASIN
	FLOW LINE		CLEANOUT
	DRAIN AREA LINE		SIGN
	REBAR FOUND		TELEPHONE PEDESTAL
	5/8" REBAR WITH L.I. SMITH CAP SET		FIRE HYDRANT
	UNMARKED POINT		SEWER MANHOLE
	BENCHMARK		WATER FLOW DIRECTION ON SURFACE
	CONCRETE SURFACE		
	ASPHALT SURFACE		

PORTLAND COMMONS
CIVIL SITE PLAN
706 SOUTH BROADWAY STREET
PORTLAND, SUMNER COUNTY, TENNESSEE

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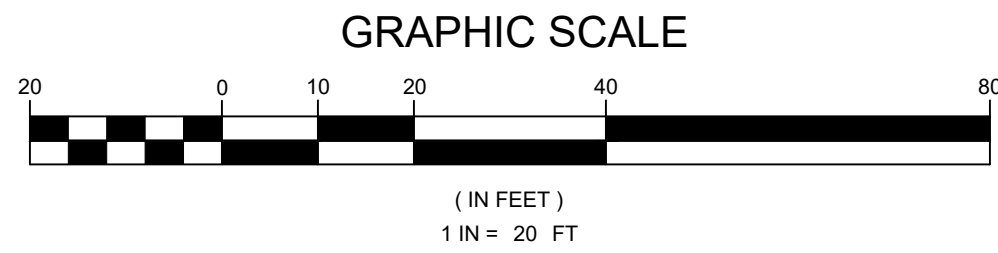


05/13/2026

STORM A PIPES								
PIPE ID	DESCRIPTION	INNER DIAMETER (in)	SLOPE	START STRUCTURE	START INVERT ELEVATION (ft)	END STRUCTURE	END INVERT ELEVATION (ft)	LENGTH (ft)
P1	ADS HP STORM PIPE	15"	2.03%	A3	817.50	A2	816.00	74.00
P2	ADS HP STORM PIPE	18"	1.06%	A2	815.90	A1	814.90	94.50
P3	ADS HP STORM PIPE	18"	1.05%	A1	814.80	A0	814.00	67.00
STORM B PIPES								
	DESCRIPTION	INNER DIAMETER (in)	SLOPE	START STRUCTURE	START INVERT ELEVATION (ft)	END STRUCTURE	END INVERT ELEVATION (ft)	LENGTH (ft)
P4	ADS HP STORM PIPE	18"	1.14%	B2	815.80	B1	815.10	61.50
P5	ADS HP STORM PIPE	18"	11.43%	B1	815.00	B0	814.60	3.50

STORM A STRUCTURES			
STRUCTURE ID	STRUCTURE TYPE	GRATE TYPE	RIM ELEVATIONS (ft)
A3	SINGLE CURB INLET	STANDARD CURB INLET GRATE	817.84
A2	SINGLE CURB INLET	STANDARD CURB INLET GRATE	817.31
A1	SINGLE CURB INLET	STANDARD CURB INLET GRATE	818.22
A0	SINGLE CURB INLET	STANDARD CURB INLET GRATE	817.50

STORM B STRUCTURES			
STRUCTURE ID	STRUCTURE TYPE	GRATE TYPE	RIM ELEVATIONS (ft)
B2	CURB INLET	N/A	818.6
B1	CURB INLET	N/A	818.39
B0	CURB INLET	N/A	818.19



SHEET: GRADING/ DRAINAGE



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DRAWN BY: GLH	CHECKED BY: WPS
PROJECT # 251123	SCALE: 1"= 20'
DATE: 05/05/2026	

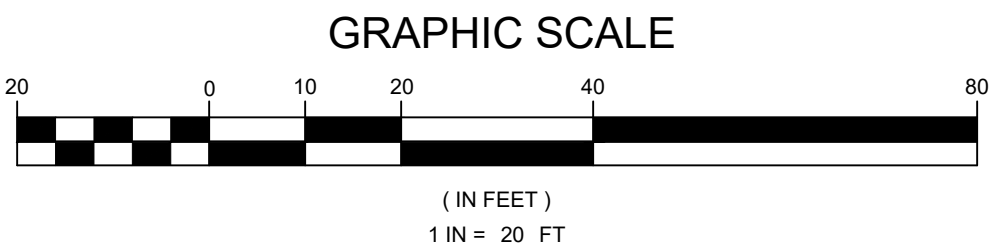
EROSION CONTROL LEGEND

-----	LIMITS OF DISTURBANCE
——— SF ——— SF ———	SILT FENCE
	CHECK DAM
	INLET PROTECTION
	AREA TO BE SEED AND MULCHED
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	OUTFALL

BEARING BASIS:
TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

	PROPERTY LINE		GUY WIRE
	PROPERTY ADJOINER LINE		LIGHT POLE
	EASEMENT LINE (ESMT)		POWER POLE
	CENTERLINE OF ROAD		ELECTRIC TRANSFORMER
	WATER LINE		WATER METER
	GAS LINE		WATER VALVE
	OVERHEAD UTILITY LINE		NATURAL GAS METER
	SEWER LINE		NATURAL GAS VALVE
	STORM DRAIN LINE		STORM MANHOLE
	OVERHEAD COMS LINE		CATCH BASIN
	FLOW LINE		CLEANOUT
	DRAIN AREA LINE		SIGN
	REBAR FOUND		PEDESTRIAN
	5/8\"/>		FIRE HYDRANT
	SMITH CAP SET		SEWER MANHOLE
	UNMARKED POINT		
	BENCHMARK		
	CONCRETE SURFACE		
	ASPHALT SURFACE		

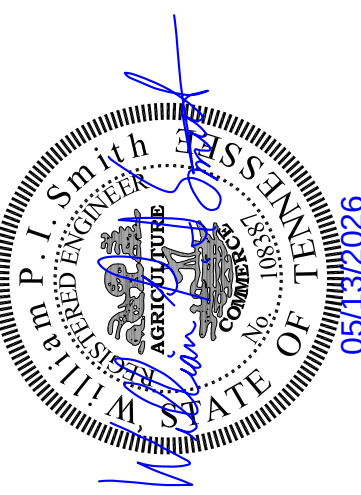
1. CONTRACTOR TO INSTALL AND MAINTAIN APPROXIMATELY 353 LF STANDARD SILT FENCE PERIMETER (REF. C-940).
2. INSTALL CONCRETE WASHOUT (REF. C-940)
3. INSTALL FOD SYSTEM CONSTRUCTION EXIT (REF. C-940)



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[illegible]

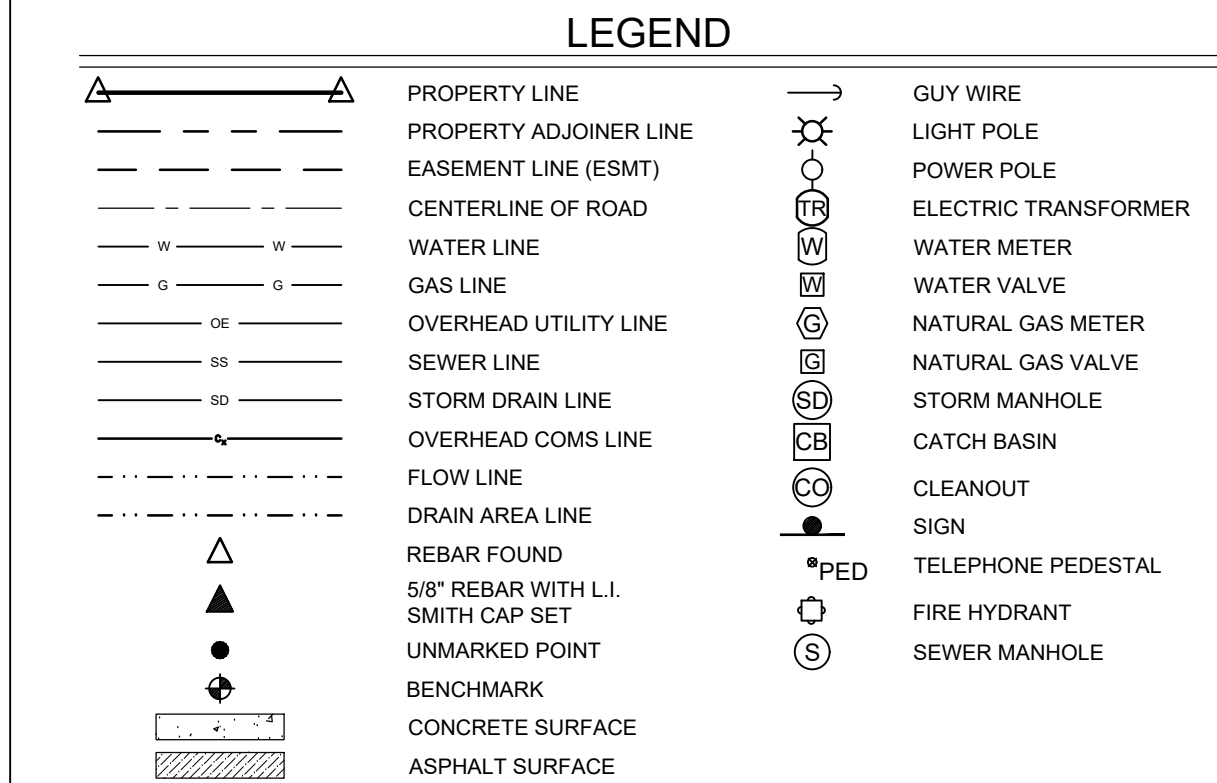
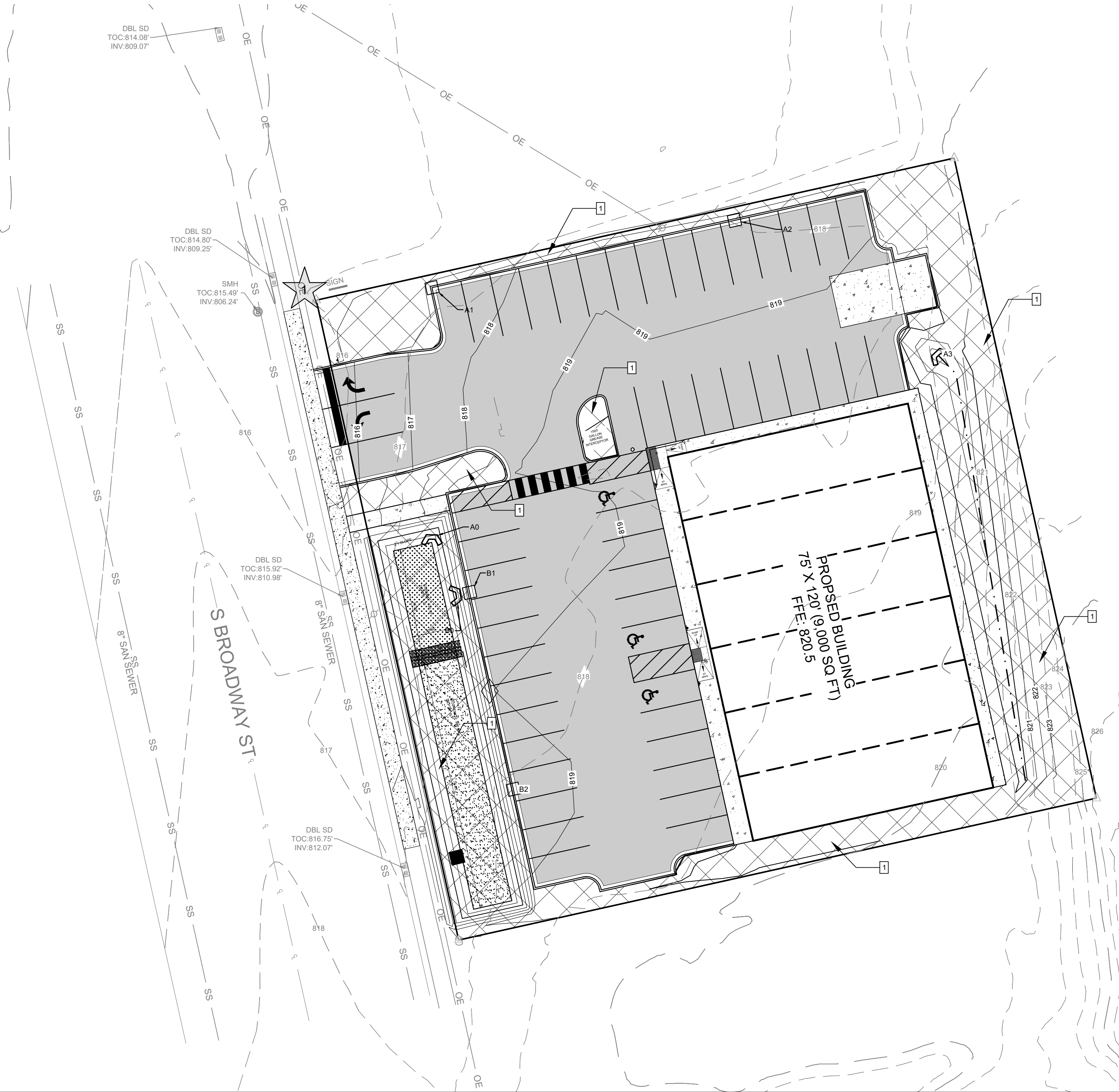
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PROJECT # 251123	DATE: 05/05/2026	



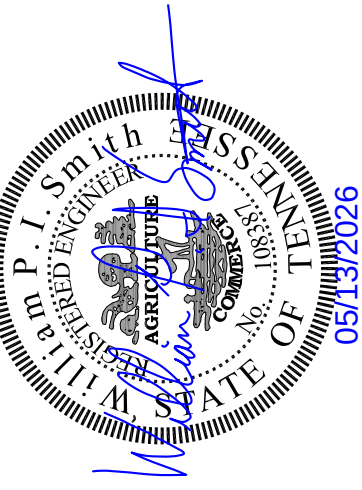
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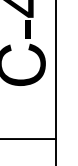
(IN FEET)
1 IN = 20 FT

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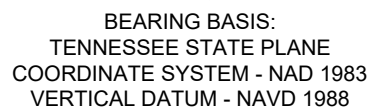


SHEET:	EPSC PHASE 2	 L.I. Smith and Associates, Inc. LAND DEVELOPMENT / INFRASTRUCTURE DESIGN SURVEYING SERVICES	NUMBER:	C-401

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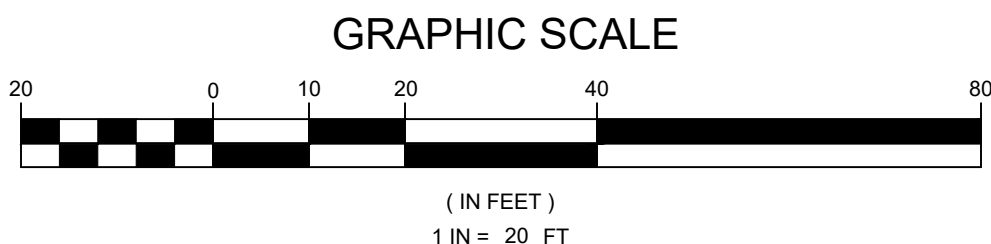
DRAWN BY:	GLH	CHECKED BY:	WPS	DATE:	05/05/2026
PROJECT #	251123				



	PROPERTY LINE		GUY WIRE
	PROPERTY ADJOINER LINE		LIGHT POLE
	EASEMENT LINE (ESMT)		POWER POLE
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	DRAIN AREA LINE		SIGN
	REBAR FOUND		TELEPHONE PEDESTAL
	5/8" REBAR WITH L.I.		FIRE HYDRANT
	SMITH CAP SET		SEWER MANHOLE
	UNMARKED POINT		
	BENCHMARK		
	CONCRETE SURFACE		
	ASPHALT SURFACE		

SITE SPECIFIC UTILITY NOTES:

1. POINT OF CONNECTION - DOMESTIC WATER SERVICE (EACH DOMESTIC LINE WILL HAVE ITS OWN CONNECTION TO THE WATER MAIN)(COORDINATE WITH UTILITY COMPANY PRIOR TO INSTALLATION) (REF. C-951)
2. INSTALL CLUSTER DOMESTIC WATER METER BOX AND BACKFLOW PREVENTER (REF. C-951)
3. INSTALL 1" MUNICIPEX DOMESTIC WATER SERVICE FROM METER TO EACH TENANT (REF. C-950)
4. POINT OF CONNECTION - FIRE LINE SERVICE (COORDINATE WITH UTILITY COMPANY PRIOR TO INSTALLATION) (REF. C-951)
5. INSTALL FIRE SERVICE METER BOX AND BACKFLOW PREVENTER (REF. C-951)
6. INSTALL 6" SDR-21 FIRE SERVICE LINE FROM METER TO THE RISER ROOM (REF. C-950)
7. POINT OF CONNECTION - IRRIGATION WATER SERVICE (COORDINATE WITH UTILITY COMPANY PRIOR TO INSTALLATION) (REF. C-951)
8. INSTALL IRRIGATION WATER METER BOX AND BACKFLOW PREVENTER (REF. C-951)
9. INSTALL 0.75" MUNICIPEX DOMESTIC WATER SERVICE (REF. C-950)
10. POINT OF CONNECTION - SEWER SERVICE AT EXISTING MAIN - KOR-N-SEAL WATER TIGHT CONNECTION TO 4" SDR 26 PVC (COORDINATE WITH UTILITY COMPANY PRIOR TO INSTALLATION) (CONTRACTOR TO VERIFY INVERT AND LOCATION PRIOR TO CONSTRUCTION) (REF. C-950)
11. INSTALL 6" SDR-26 PVC SEWER SERVICE LINE TO EACH TENANT AT A MINIMUM SLOPE OF 0.25"/12" (REF. C-950)
12. INSTALL 6" SDR-26 PVC GREASE SERVICE LINE FROM GREASE INTERCEPTOR TO EACH TENANT AT MINIMUM SLOPE OF 0.25"/12" (REF. C-950)
13. INSTALL SEWER CLEANOUT AT A SPACING NOT TO EXCEED 75' (REF. C-950)
14. INSTALL 1,500 GALLON GREASE INTERCEPTOR (REF. C-950)



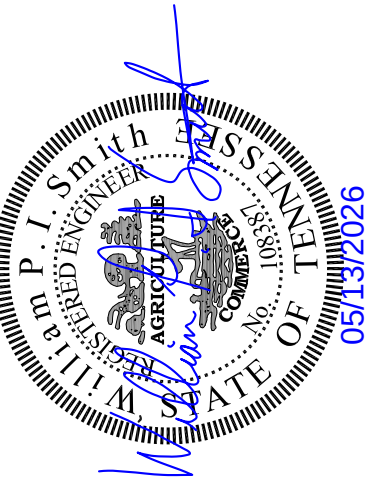
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CIVIL SITE PLAN

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UTILITIES	C-500
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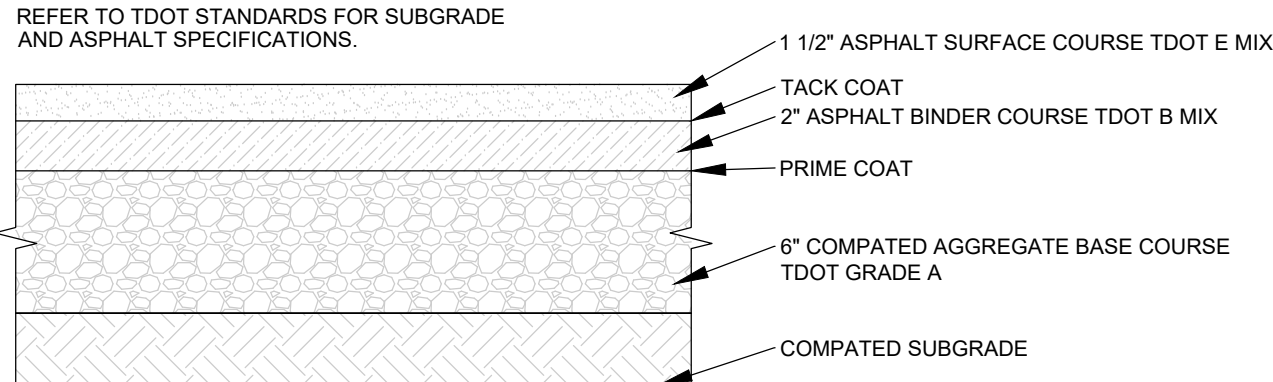
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PROJECT # 251123	DATE: 05/05/2026	

2.01

LIGHT DUTY ASPHALT PAVEMENT

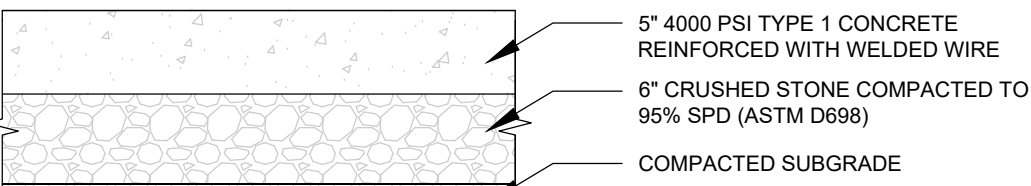
NOT TO SCALE



2.02

HEAVY DUTY CONCRETE PAVEMENT

NOT TO SCALE



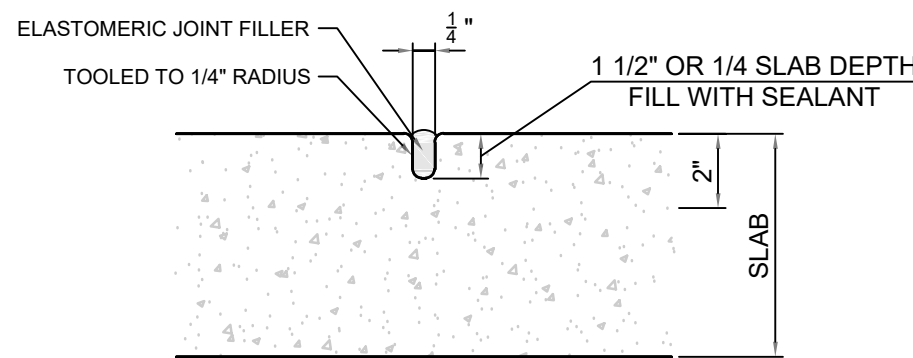
NOTES:

1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50-FOOT.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.

EXPANSION JOINT

NOT TO SCALE

2.05



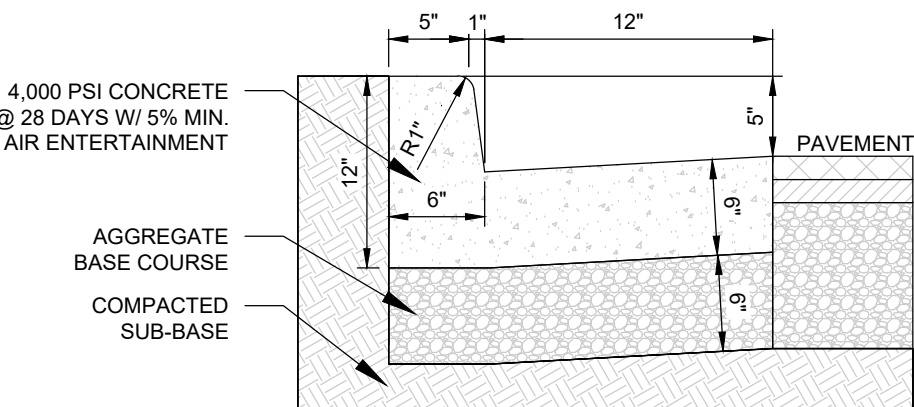
NOTES:

1. CONTROL JOINT MUST BE PERFORMED WITHIN 12 HOURS OF CONCRETE PLACEMENT DO A DEPTH NO LESS THAN 1/4-INCH THE OVERALL CONCRETE DEPTH.

SAWCUT CONTROL JOINT

NOT TO SCALE

2.06



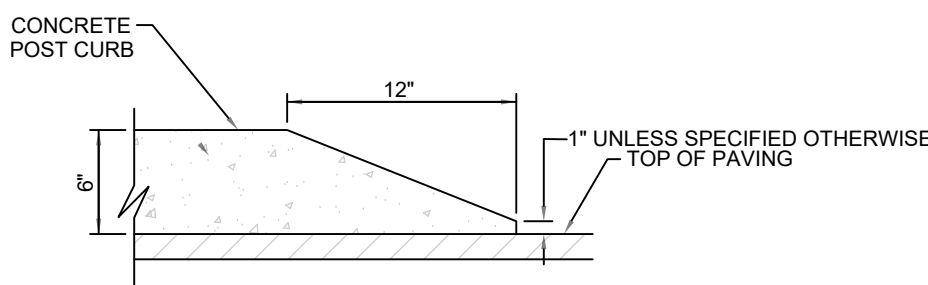
NOTES:

1. CURBING TO BE CONSTRUCTED IN 10 FOOT LENGTHS.
2. EXPANSIONS JOINTS SHALL BE PROVIDED AT THE ENDS AND MID-POINT OF RADIUS RETURNS, AT INTERVALS NOT TO EXCEED 50 FEET, AND AT ANY POINT WHERE THE NEW FIBER EXPANSION JOINT MATERIAL.
3. EXPANSION JOINT MATERIAL SHALL BE 3/4 INCH PREFORMED FIBER EXPANSION JOINT MATERIAL.
4. CONSTRUCTION JOINTS TO BE 10' O/C.
5. ALL JOINTS SEALED PER SPEC.

CONCRETE CURB & GUTTER

NOT TO SCALE

2.07



TAPERED CONCRETE POST CURB DETAIL

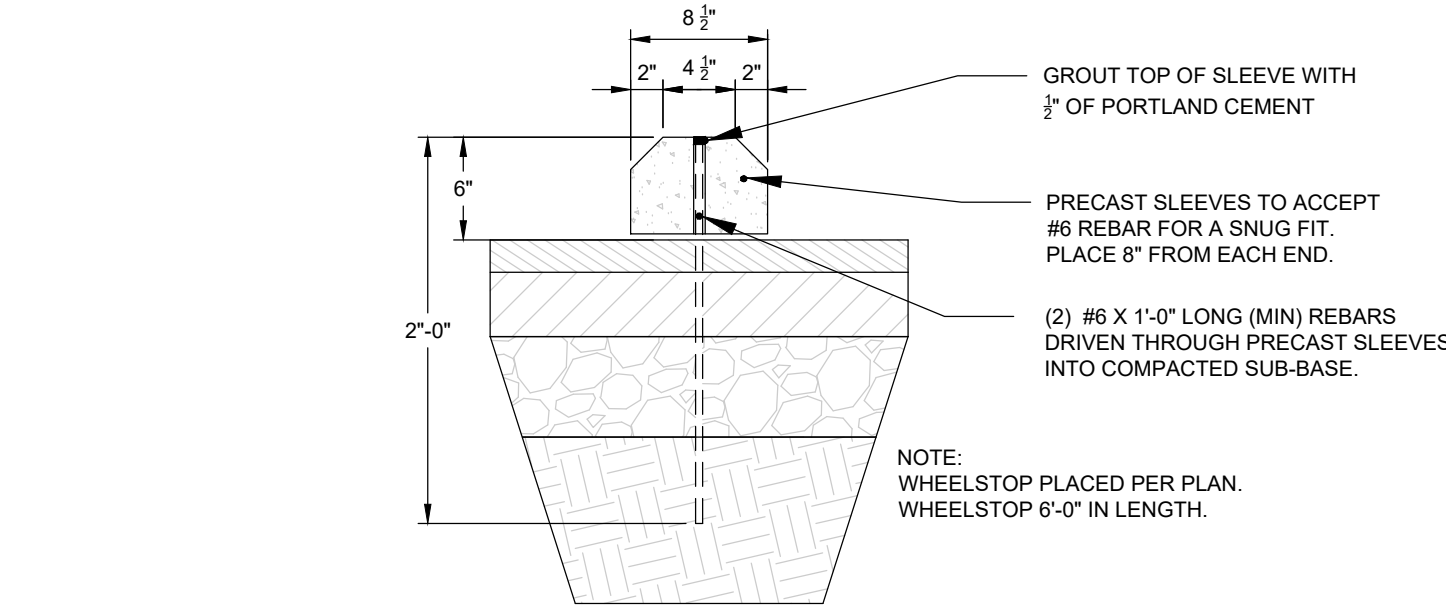
NOT TO SCALE

2.08

2.09

PAINTED PAVEMENT MARKING (ACTIVE HANDICAP SYMBOL) AND RESERVED PARKING FOR ACCESSIBILITY SIGNS

NOT TO SCALE

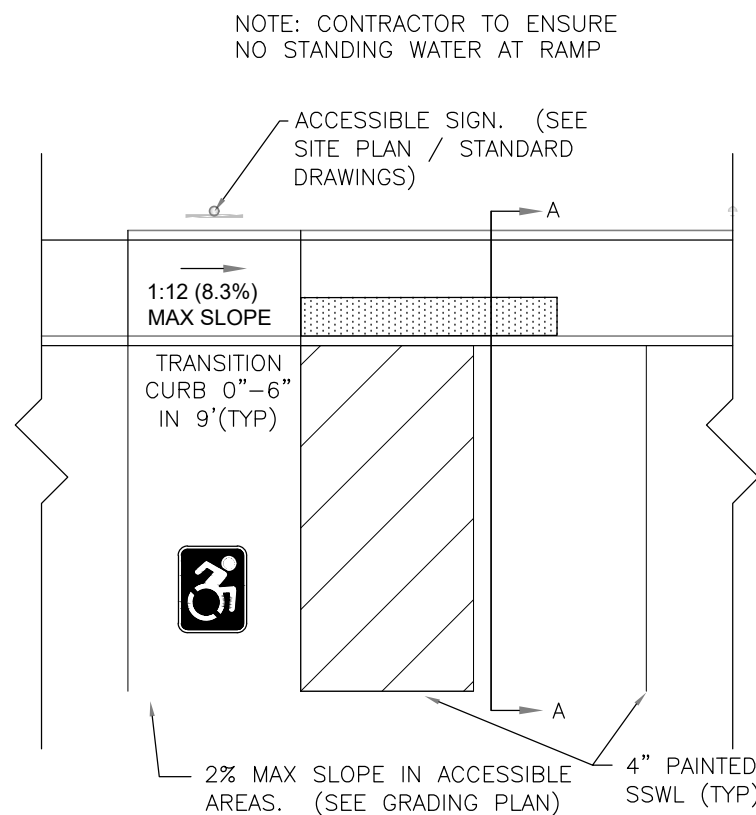


NOTE: WHEELSTOP PLACED PER PLAN. WHEELSTOP 6'-0" IN LENGTH.

2.10

CONCRETE WHEEL STOP

NOT TO SCALE



ACCESSIBLE PARKING LAYOUT AND RAMP DETAIL WITH PAINTED PAVEMENT MARKINGS

NOT TO SCALE

2.11



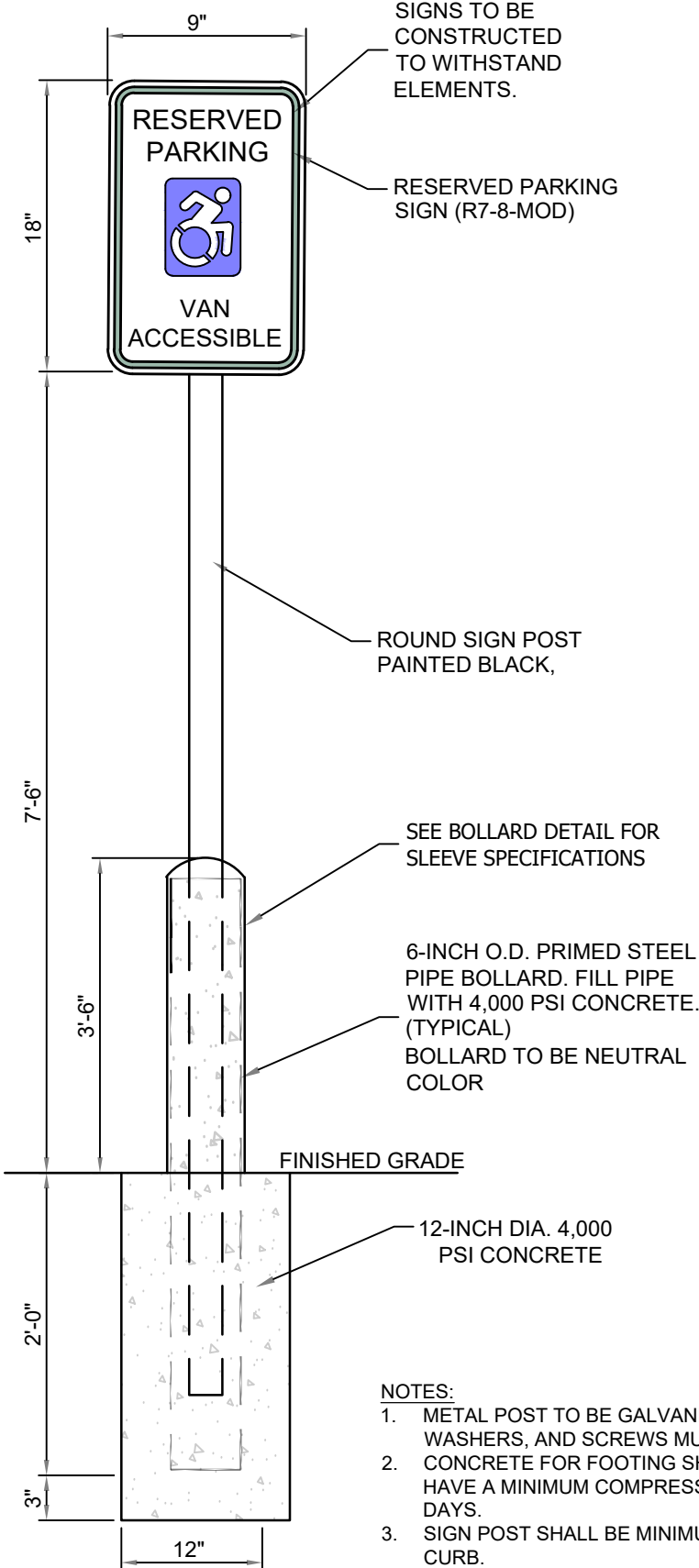
NOTE: FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED, AT LEAST ONE SHALL BE A VAN PARKING SPACE WITH THE R7-8P SUPPLEMENTARY SIGN.

- GENERAL NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
 2. COORDINATE INSTALLATION WITH STANDARD GROUND MOUNTED SIGN DETAIL DRAWING.
 3. SEE SITE PLAN FOR LOCATION. SIGNS MAY BE MOUNTED ON THE SAME POST AS SHOWN ON THE SITE PLAN.
 4. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.

2.12

ACCESSIBLE PARKING SIGN

NOT TO SCALE



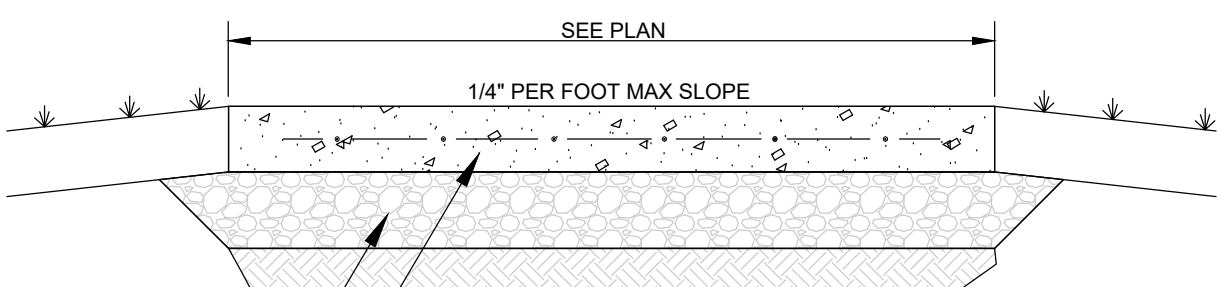
- NOTES:
1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS, AND SCREWS MUST BE RUSTPROOF.
 2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS.
 3. SIGN POST SHALL BE MINIMUM 2 FT CLEAR FROM BACK OF CURB.
 4. ALL TRAFFIC SIGN INSTALLATION SHALL BE PER STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
 5. ALL TRAFFIC SIGN POSTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE 2'X2' SQUARE BREAKAWAY 14 GA GALVANIZED STEEL WITH PUNCHED HOLES.
 6. THE TAPCO VLOC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.

2.04

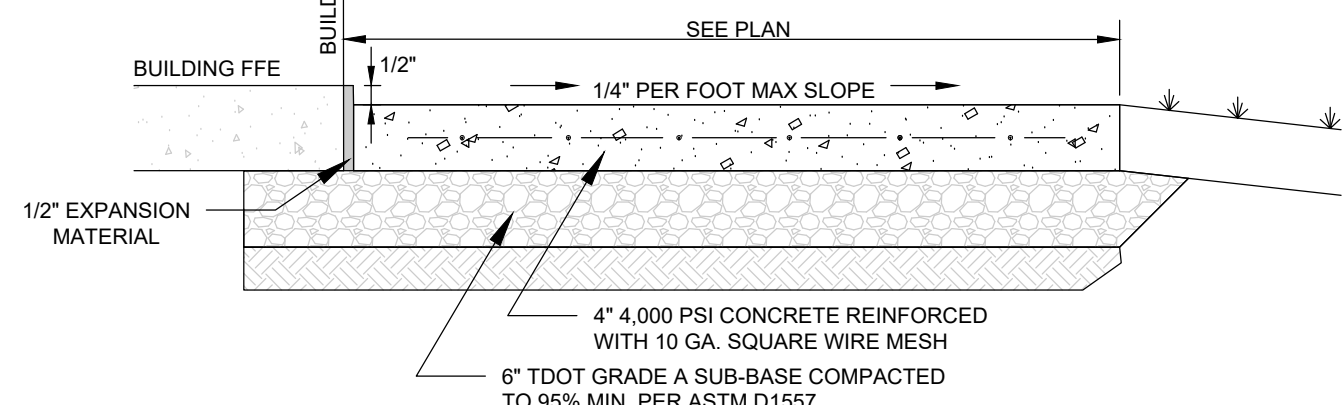
CONCRETE SIDEWALK

NOT TO SCALE

OPTION A:



OPTION B:



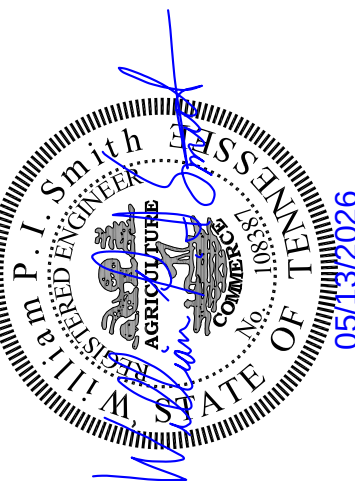
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CIVIL SITE PLAN

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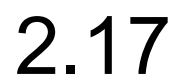


SITE DETAILS

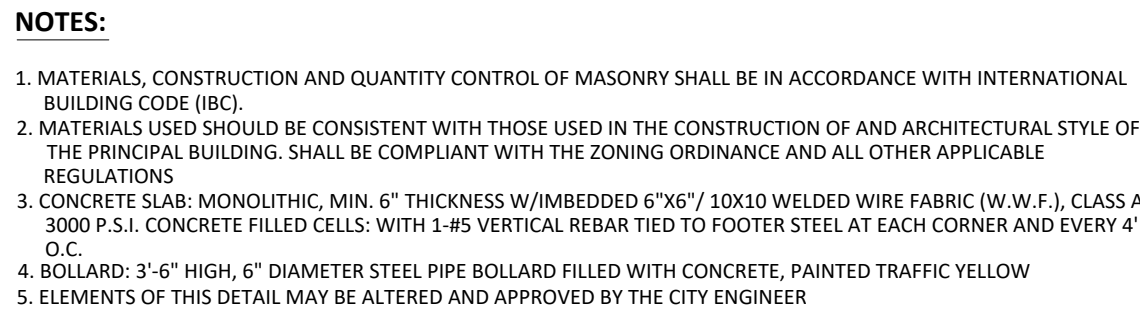
NUMBER: C-920

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DATE: 05/13/2026
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SITE DETAILS

NUMBER: C-921


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IIS PROJECT NO: 251123		DATE: 05/13/2026

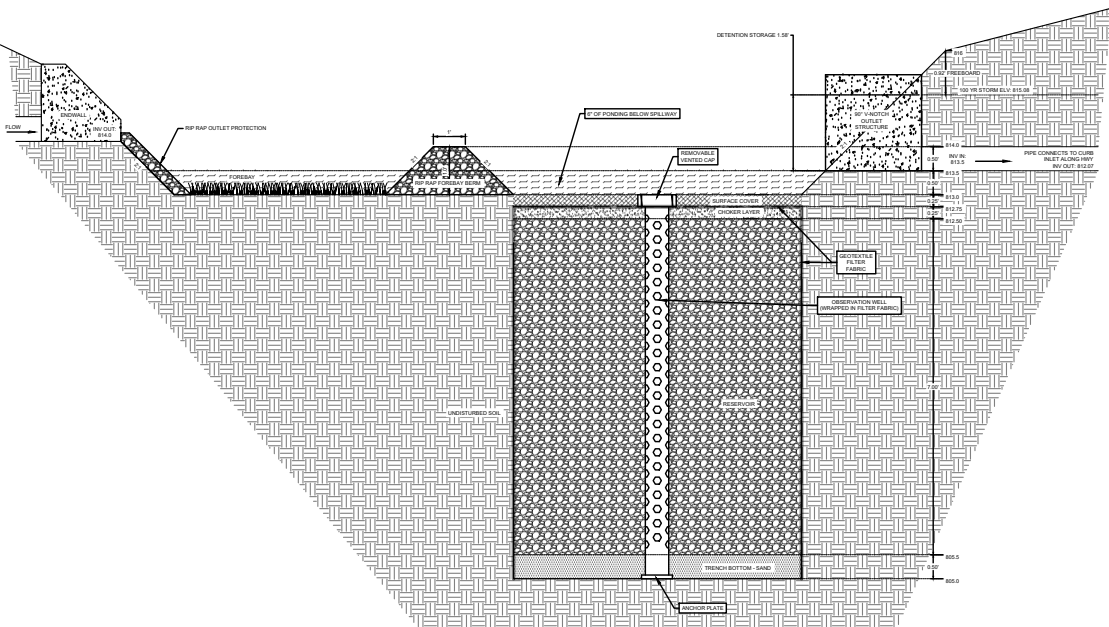
DETAIL NOTE:

- ENGINEER TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BACKFILLING THE INFILTRATION TRENCH FOR AS-BUILT CERTIFICATION.
- VEHICULAR AND EQUIPMENT TRAFFIC SHALL BE PROHIBITED IN THE INFILTRATION TRENCH AREA TO PREVENT COMPACTION AND SEDIMENT DEPOSITION.

Infiltration Trench Number :	Design	As-Built
Treatment Volume (TV), CF		
Surface Area, SF		
Emergency Spillway Elevation*		
Overflow (TOC) Elevation*		
(A) - GIP Surface Elevation		
(B) - Top of Stone Elevation**		
Outlet Elevation*		
(C) - Subgrade Elevation		

* N/A if not required
 ** Required if using turf as a surface cover

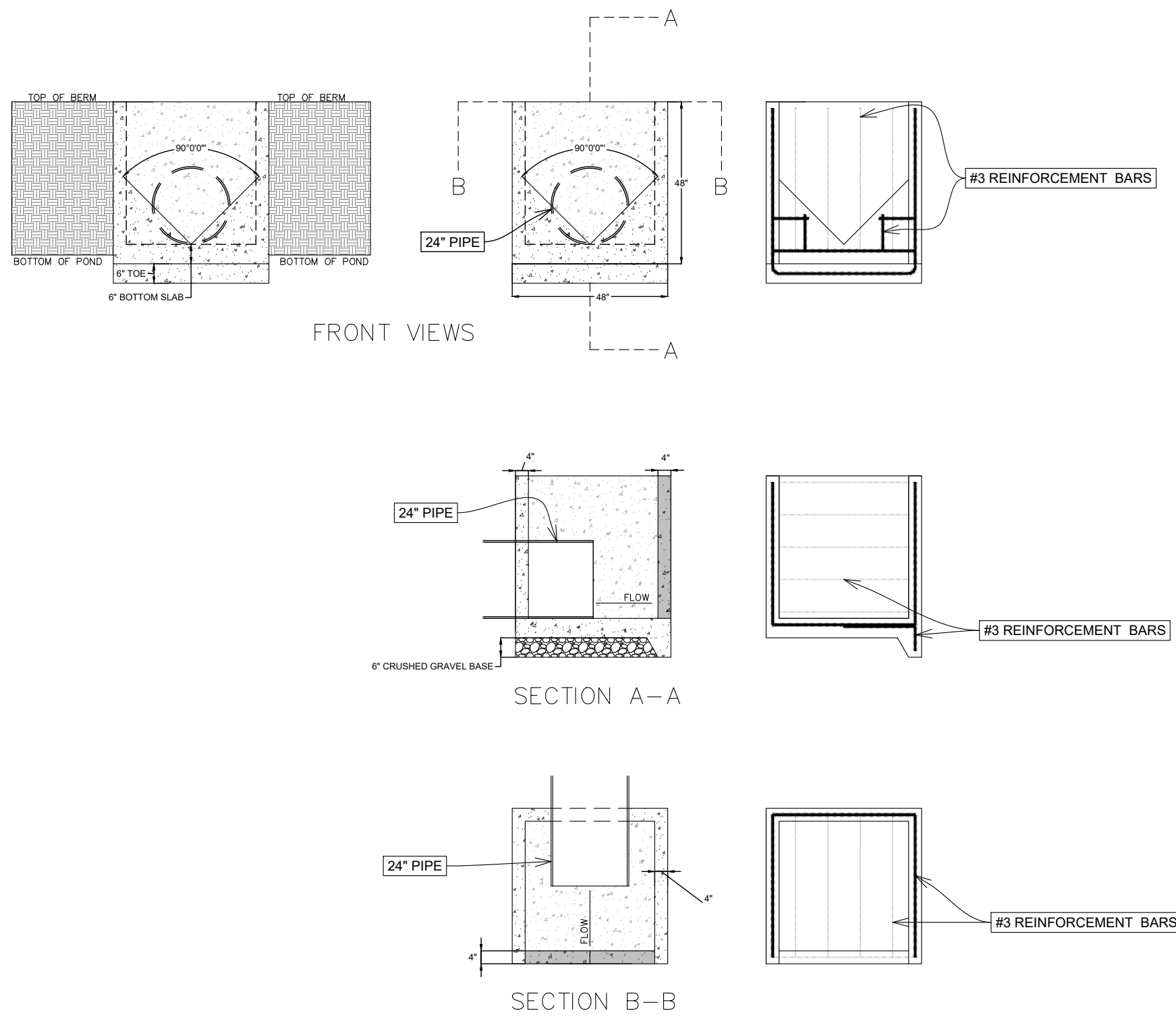
All elevations shall be NAVD88



Infiltration Trench Material Specifications		
Material	Specifications	Notes
Surface Cover	River stone 1/4" (acceptable with subgrade finish, no road leader)	Use a 3 inch layer on the surface of the filter bed in order to suppress weed growth & prevent erosion
Geotextile	Use a non-woven geotextile fabric with a flow rate of ≥ 110 gpm/ft ² (e.g., Gerdas 311 or equivalent)	Apply to the sides and below surface cover ASTM D2838-06, ASTM D4913-04 D4711
Choker Layer	#89 or #89 clean washed stone	Meet TDOT Construction Specifications
Reservoir Layer	#57 or #42 clean washed stone	Meet TDOT Construction Specifications
Trench bottom	Coarse sand	Meet TDOT Construction Specifications
Observation Well	6-inch SDR 35 PVC pipe with vented cap and anchor plate	Install one per 50 feet of length of infiltration trench (minimum 1)

3.06

INFILTRATION TRENCH



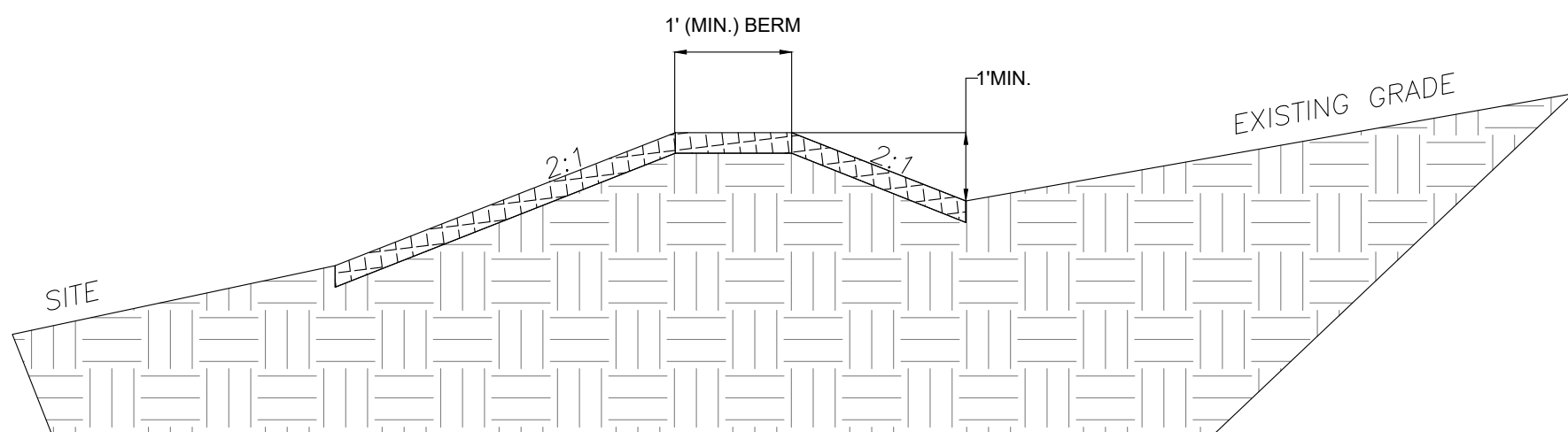
NOTES:

1. CONCRETE: 4000 PSI
2. STEEL: ASTM GR 60
3. REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY.
4. MIN COVER OVER REINFORCEMENT BARS IS 2" AND EMBEDMENT LENGTH IS 6"
5. 3/4" CHAMFER ON ALL EXPOSED EDGES

3.08

V-NOTCH OUTLET STRUCTURE

(INTENTIONALLY LEFT BLANK)



THE BERM AND SLOPES WILL BE LINED WITH REINFORCED STRAW
MATTING AND SEEDING IN ACCORDANCE WITH GSWCC SEEDING RATES.

3.07

DIVERSION BERM

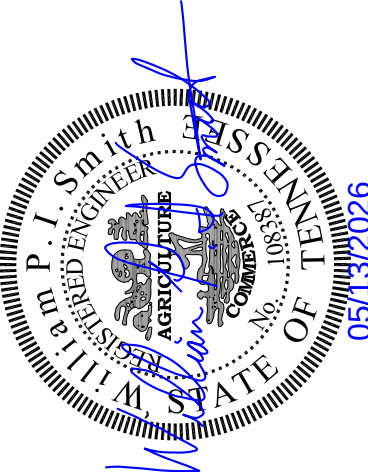
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REVISIONS

[illegible]

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05/13/2026

SHEET: STORMWATER DETAILS NUMBER: C-931

NUMBER: C-931

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IS PROJECT NO: 251123	DATE: 05/13/2026
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4.02



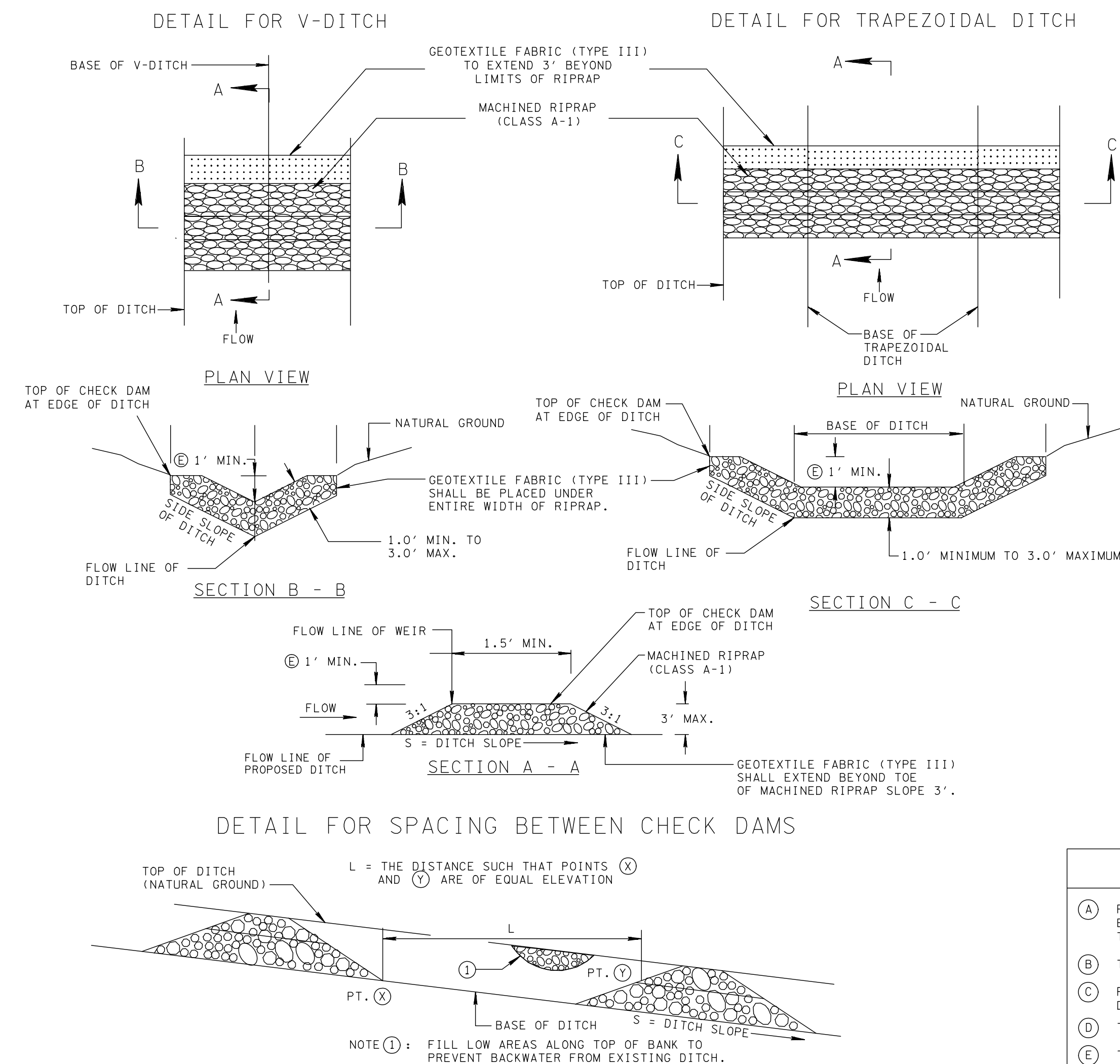
NOT TO SCALE

4.05



NOT TO SCALE

IS PROJECT NO: 251123	DATE: 05/13/2026
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ROCK CHECK DAM ESTIMATED QUANTITIES									
	2:1 DITCH SLOPE			3:1 DITCH SLOPE			4:1 DITCH SLOPE		
V-DITCH 1	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF
	1.5	6.5	16.8	1.5	9.2	23.7	1.5	12.0	30.9
	2.0	13.0	24.6	2.0	18.4	34.8	2.0	24.1	45.4
	2.5	22.8	33.9	2.5	32.3	48.0	2.5	42.1	62.5
	3.0	36.5	44.7	3.0	51.7	63.2	3.0	67.3	82.5
TRAPEZOIDAL DITCH	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF	HEIGHT FT	RIP RAP TON	GEOTEXTILE SF
	1.5	8.9	22.8	1.5	11.6	29.7	1.5	14.4	36.9
	2.0	16.9	31.9	2.0	22.3	42.1	2.0	27.9	52.7
	2.5	28.7	42.6	2.5	38.1	56.6	2.5	47.9	71.2
	3.0	44.7	54.7	3.0	59.8	73.2	3.0	75.5	92.4

1. ESTIMATED QUANTITIES BASED ON 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.
2. ESTIMATED QUANTITIES BASED ON 4FT BOTTOM WIDTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.

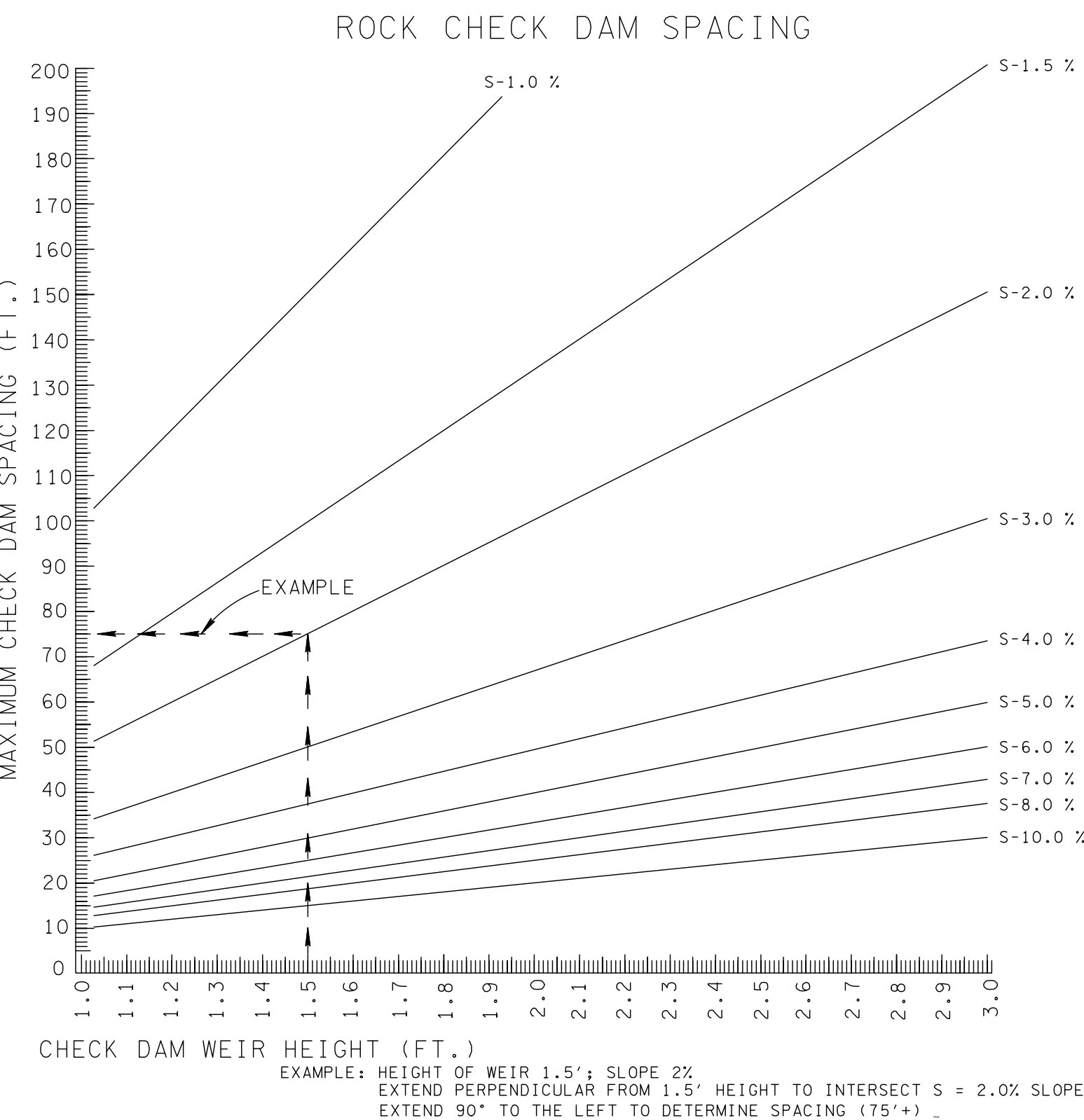
EROSION CONTROL PLAN LEGEND :  ROCK CHECK DAM (V-DITCH)

EROSION CONTROL PLAN LEGEND :  ROCK CHECK DAM (TRAPEZOIDAL DITCH)

ROCK CHECK DAM

NOT TO SCALE

4.06



ROCK CHECK DAM GENERAL NOTES

- (A) ROCK CHECK DAMS ARE TO BE USED FOR VELOCITY REDUCTION AND EROSION PREVENTION IN AREAS WHERE CONCENTRATED FLOW EXISTS. ROCK CHECK DAMS SHALL NOT BE USED IN STREAMS OR OTHER NATURAL WATER RESOURCES. ROCK CHECK DAMS ARE NOT TO BE USED FOR SEDIMENT CONTROL AND SHOULD NOT BE CONSIDERED A SEDIMENT TRAPPING DEVICE.
- (B) THE DRAINAGE AREA FOR THE ROCK CHECK DAMS SHALL BE 10 ACRES OR LESS.
- (C) ROCK CHECK DAMS MAY REMAIN IN PLACE AS PERMANENT CHECK DAMS, IF SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
- (D) THE CENTER OF THE ROCK CHECK DAM MUST BE AT LEAST ONE (1) FOOT LOWER THAN THE OUTER EDGES.
- (E) THE DEPTH OF FLOW ON THE CENTER OF THE STRUCTURE SHALL BE COMPUTED FOR THE PEAK FLOW RATE GENERATED BY THE 2-YEAR, 24-HOUR STORM IN ORDER TO ENSURE THAT THE TOP OF THE STRUCTURE WILL NOT BE OVERTOPPED. FOR SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE DEPTH SHOULD BE DETERMINED FOR THE 5-YEAR, 24-HOUR PEAK FLOW RATE. THIS WILL ELIMINATE THE ROCK-SOIL FAILURE POINT WHERE THE ROCK CHECK DAM AND NATURAL GROUND MERGE.
- (F) FOR SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MINIMUM HEIGHT OF THE STRUCTURE ABOVE THE DITCH BOTTOM SHALL BE INCREASED TO 2 FEET.
- (G) THE MAXIMUM SPACING BETWEEN ROCK CHECK DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE FLOW LINE OF THE WEIR OF THE DOWNSTREAM DAM (SEE ROCK CHECK SPACING GRAPH THIS SHEET).
- (H) ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.
- (I) PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST FOR FILTER SOCK DITCH APPLICATION MAY BE USED AND SHALL BE PAID UNDER FOLLOWING ITEM NUMBER:
- 209-08.09 FILTER SOCK CHECK DAM PER EACH
- (J) ROCK CHECK DAMS SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:
- 209-08.07 ROCK CHECK DAM PER EACH
- PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ROCK CHECK DAMS.
- (K) SEDIMENT SHALL BE REMOVED FROM BEHIND THE ROCK CHECK DAMS WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE DAM AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

PORTLAND COMMONS

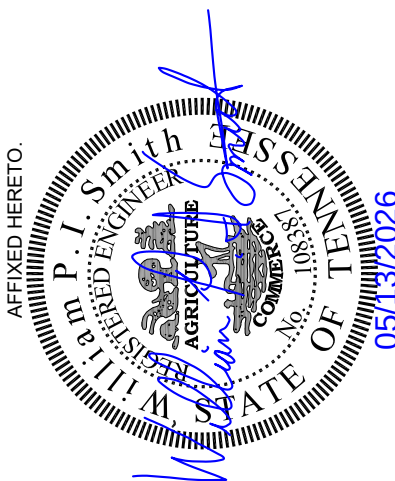
CIVIL SITE PLAN

706 SOUTH BROADWAY STREET

PORTLAND, SUMNER COUNTY, TENNESSEE

REVISIONS

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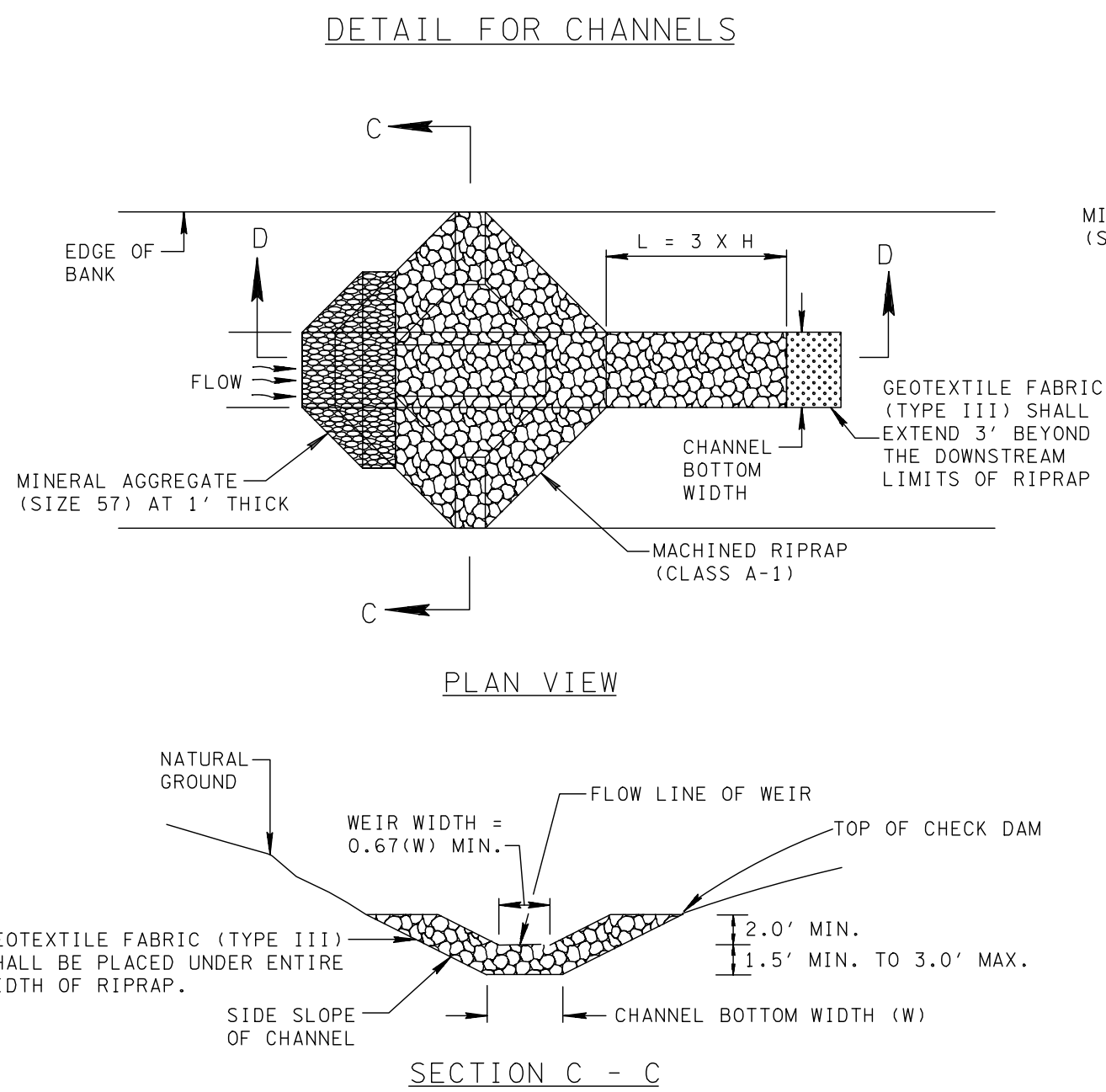
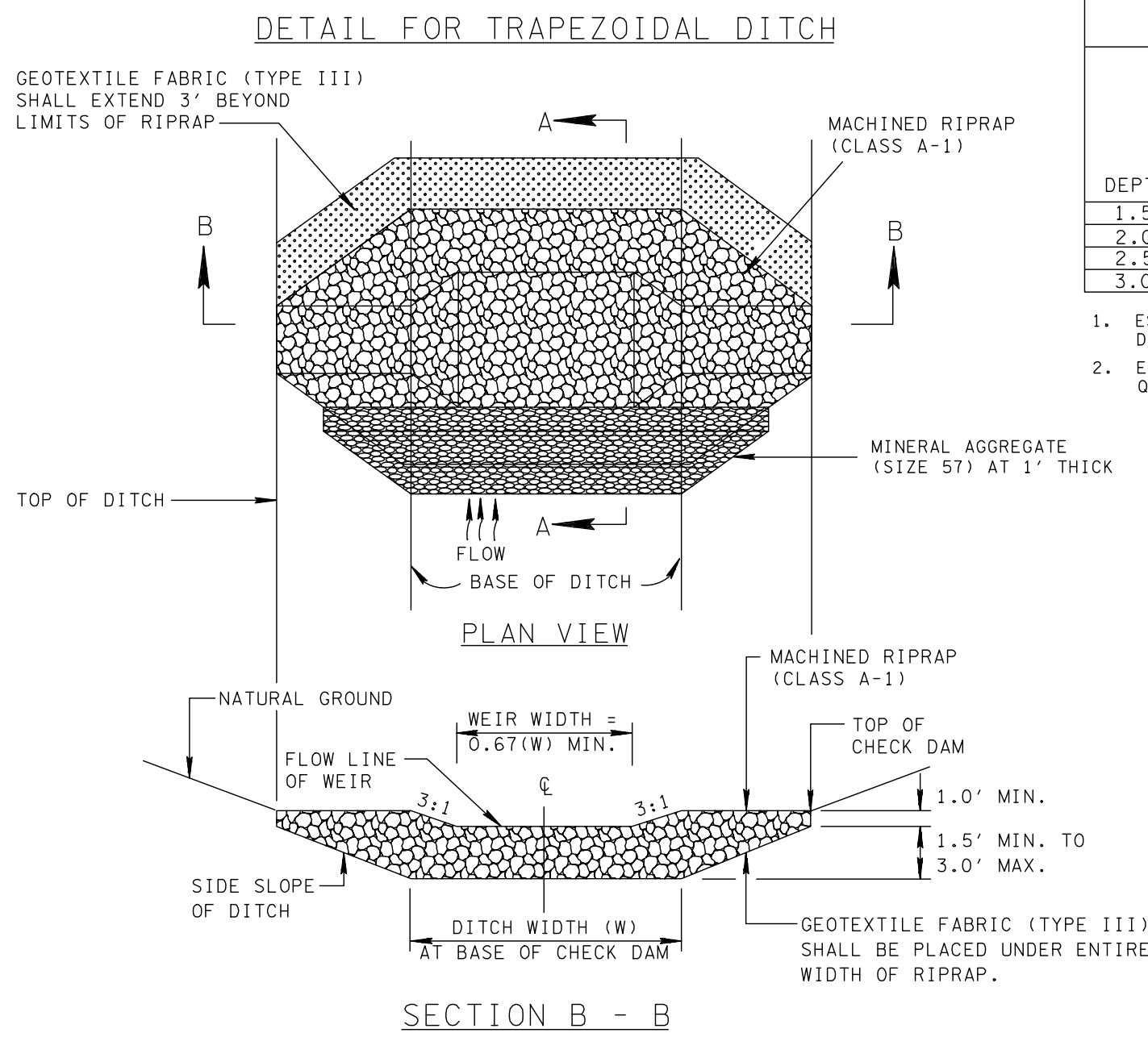
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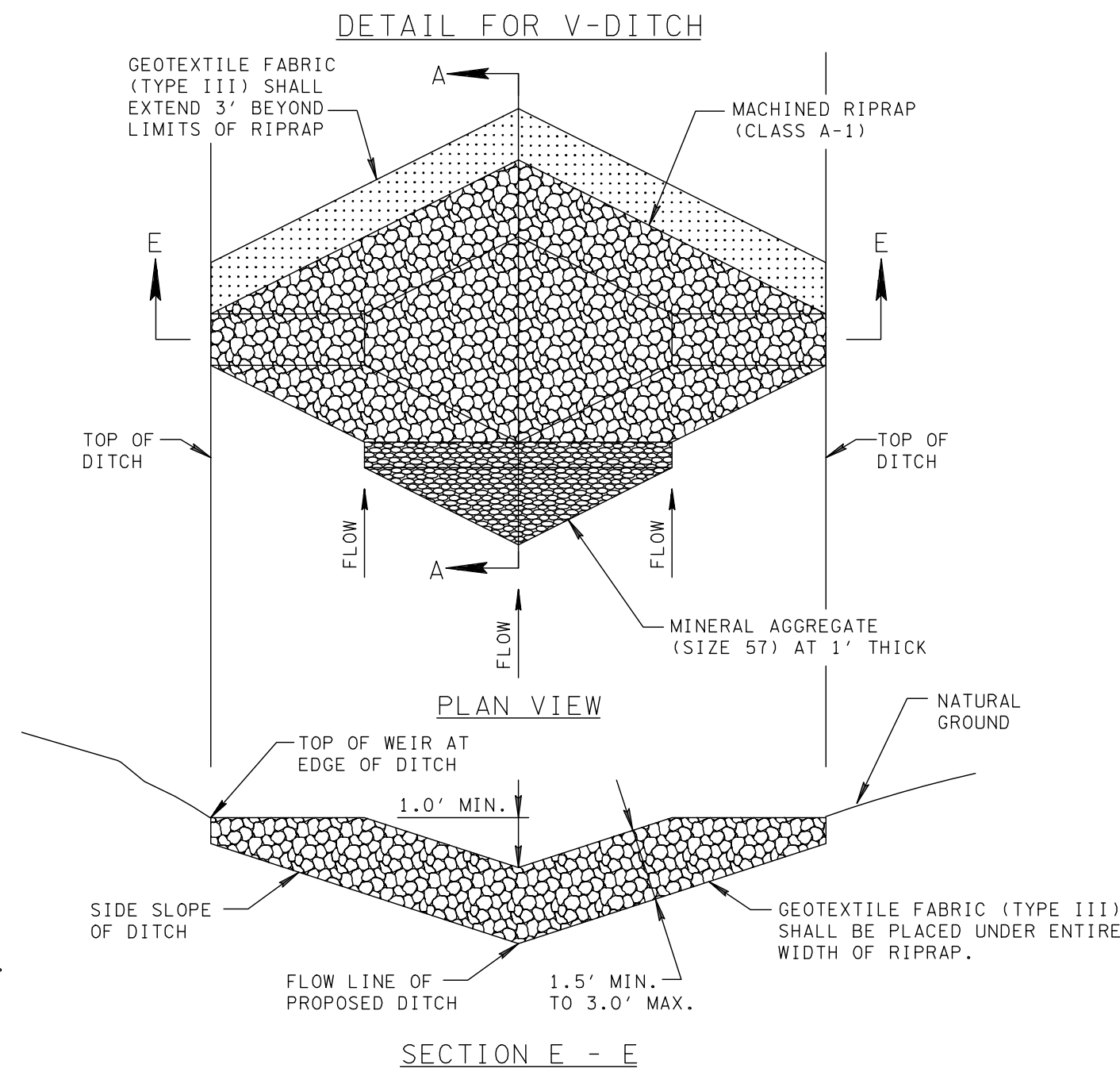
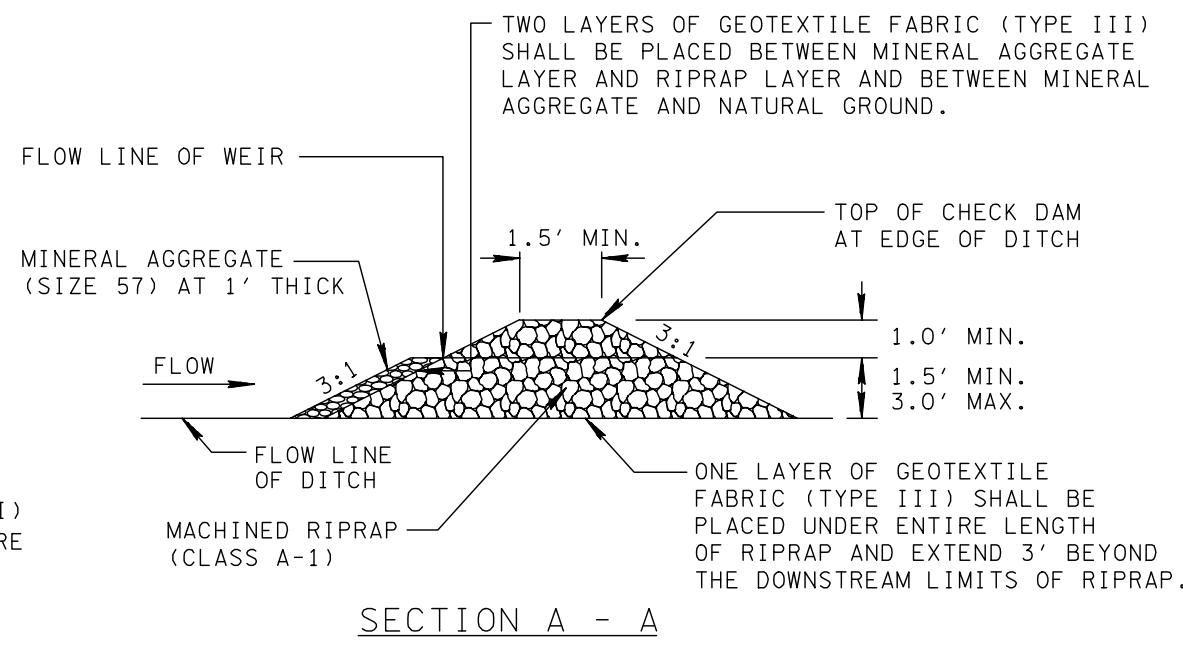
DATE: 05/13/2026

LIS PROJECT NO: 251123



DEPTH	V-DITCH ¹			TRAPEZOIDAL DITCH ²		
	MINERAL AGGREGATE (SIZE 57) (TON)	MACHINED RIPRAP (CLASS A-1) (TON)	GEOTEXTILE FABRIC (TYPE III) (S.Y.)	MINERAL AGGREGATE (SIZE 57) (TON)	MACHINED RIPRAP (CLASS A-1) (TON)	GEOTEXTILE FABRIC (TYPE III) (S.Y.)
1.5	0.21	12.2	31.7	0.29	17.2	40.3
2.0	0.33	20.2	44.0	0.44	27.6	54.7
2.5	0.48	31.1	58.3	0.62	41.2	71.0
3.0	0.66	45.1	74.7	0.83	58.3	89.3

- ESTIMATED QUANTITIES BASED ON 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.
- ESTIMATED QUANTITIES BASED ON 4FT BOTTOM WIDTH, 4 FT DEPTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.



ENHANCED ROCK CHECK DAM GENERAL NOTES

- ENHANCED ROCK CHECK DAMS MAY BE USED TO REDUCE FLOW VELOCITIES TO ALLOW SEDIMENTS TO DROP OUT. THEY MAY BE EMPLOYED WHERE THE DRAINAGE AREA EXCEEDS THE MAXIMUM FOR ROCK CHECK DAMS OR WHERE A FILTRATION FUNCTION FOR VERY LOW FLOWS IS DESIRED. ENHANCED ROCK CHECK DAMS SHALL NOT BE USED IN STREAMS OR WETLANDS UNLESS PROVIDED FOR IN THE PERMITS.
- AT MOST SITES, THE MAXIMUM ALLOWABLE DRAINAGE AREA SHALL BE 30 ACRES. AT SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM ALLOWABLE DRAINAGE AREA SHALL BE 20 ACRES.
- ENHANCED CHECK DAM MAY REMAIN IN PLACE AS PERMANENT CHECK DAM. IF SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
- THE CENTER OF THE ENHANCED ROCK CHECK DAM USED IN DITCHES MUST BE AT LEAST ONE (1) FOOT LOWER THAN THE OUTER EDGES. THE CENTER OF ENHANCED ROCK CHECK DAMS USED IN CHANNELS MUST BE AT LEAST TWO (2) FEET LOWER THAN THE OUTER EDGES.
- THE DEPTH OF FLOW ON THE CENTER OF THE STRUCTURE SHALL BE COMPUTED FOR THE PEAK FLOW RATE GENERATED BY THE 2-YEAR, 24-HOUR STORM IN ORDER TO ENSURE THAT THE TOP OF THE STRUCTURE WILL NOT BE OVERTOPPED. FOR SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT IMPAIRED STREAMS, THE DEPTH SHOULD BE DETERMINED FOR THE 5-YEAR, 24-HOUR PEAK FLOW RATE. THIS WILL ELIMINATE THE ROCK - SOIL FAILURE POINT WHERE THE ENHANCED ROCK CHECK DAM AND NATURAL GROUND MERGE.
- THE MAXIMUM SPACE BETWEEN ENHANCED ROCK CHECK DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM IS AT THE SAME ELEVATION AS THE FLOW LINE OF THE WEIR OF THE DOWNSTREAM DAM. (SEE ROCK CHECK DAM SPACING GRAPH ON EC-STR-6)
- ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.
- PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST FOR FILTER SOCK DITCH APPLICATION MAY BE USED AND SHALL BE PAID UNDER FOLLOWING ITEM NUMBER:
209-08.09 FILTER SOCK CHECK DAM PER EACH
- ENHANCED ROCK CHECK DAMS SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:
209-08.08 ENHANCED ROCK CHECK DAM PER EACH
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ENHANCED ROCK CHECK DAMS.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE ENHANCED ROCK CHECK DAM WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

ENHANCED ROCK CHECK DAM

NOT TO SCALE

EROSION CONTROL PLAN LEGEND:

- ENHANCED ROCK CHECK DAM (TRAPEZOIDAL DITCH)
- ENHANCED ROCK CHECK DAM (V-DITCH)
- ENHANCED ROCK CHECK DAM (CHANNEL)

4.07

PORTLAND COMMONS

CIVIL SITE PLAN

706 SOUTH BROADWAY STREET

PORTLAND, SUMNER COUNTY, TENNESSEE

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DATE: 05/13/2026

LIS PROJECT NO: 251123

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05/13/2026

5.01



CITY OF PORTLAND
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STANDARD WATER DETAILS

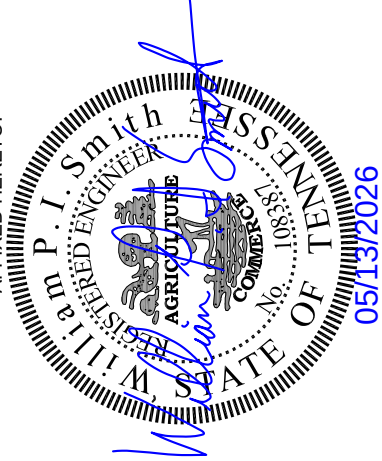
REVISION NO: 6
DATE:06/05/2024

W-02

PORTLAND COMMONS
CIVIL SITE PLAN
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UTILITY DETAILS

NUMBER: C-950

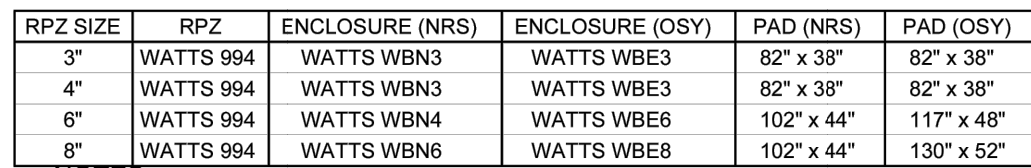
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PROJECT NO: 251123	DATE: 05/13/2026
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- 3-8 INCH REDUCED PRESSURE BACKFLOW PREVENTER DETAIL**
N.T.S.



CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 2
DATE:06/05/2024

W-06



CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 2
DATE:06/05/2024

W-17



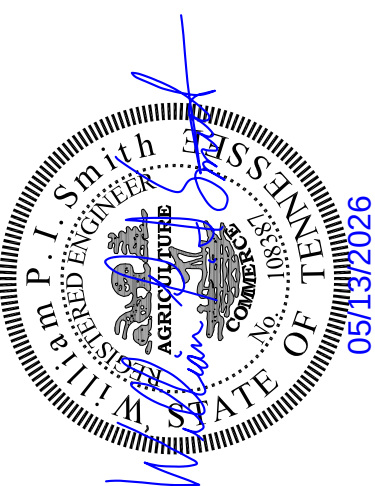
CITY OF PORTLAND
DEPARTMENT OF UTILITIES
STANDARD UTILITY DETAILS

REVISION NO: 2
DATE:11/04/2024

C-01

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UTILITY DETAILS

NUMBER: C-951

NUMBER: C-951

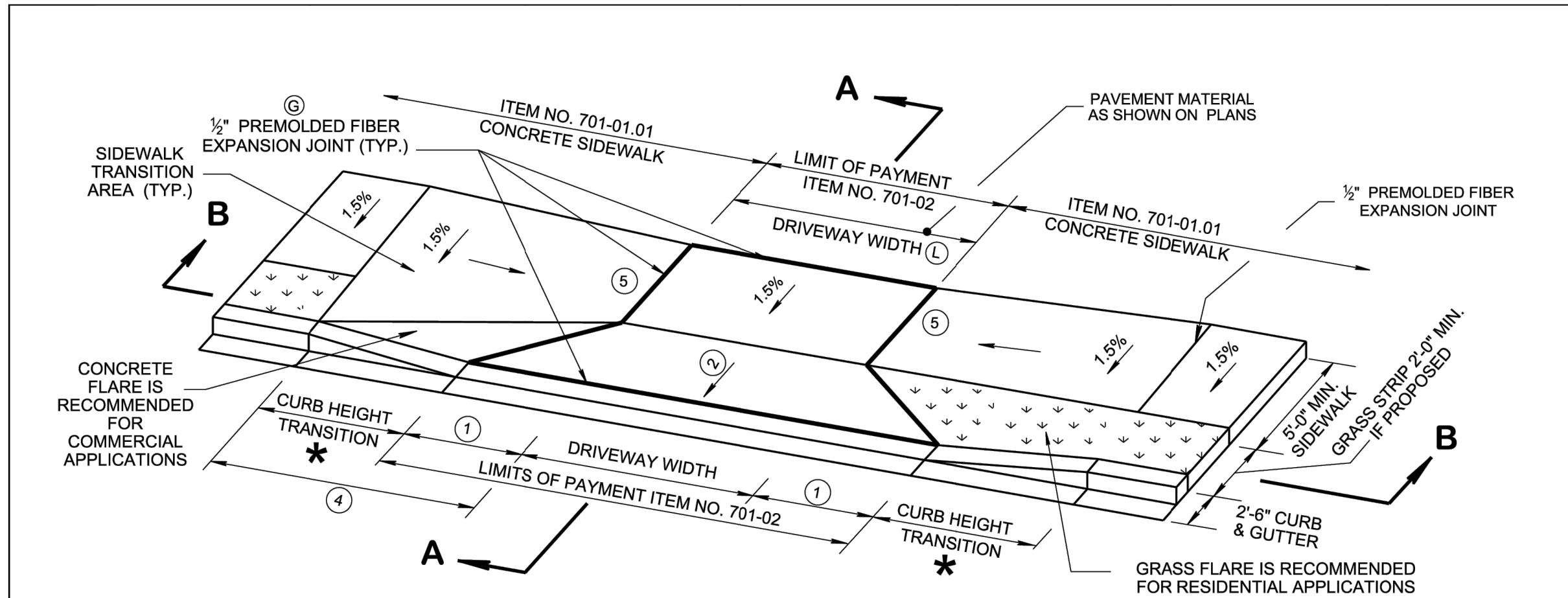
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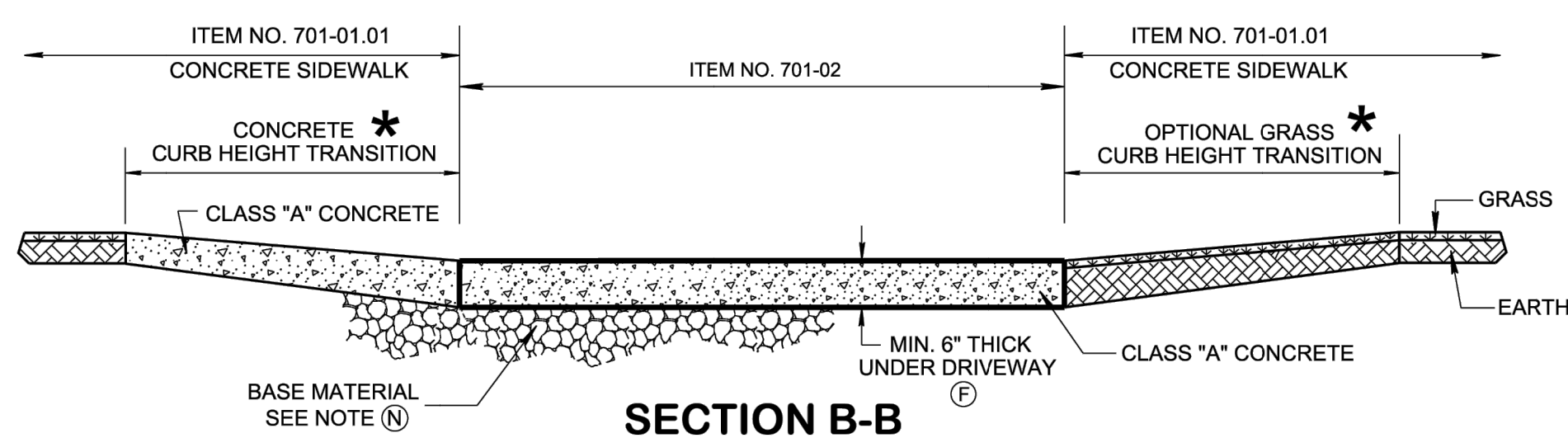
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IS PROJECT NO: 251123	DATE: 05/13/2026
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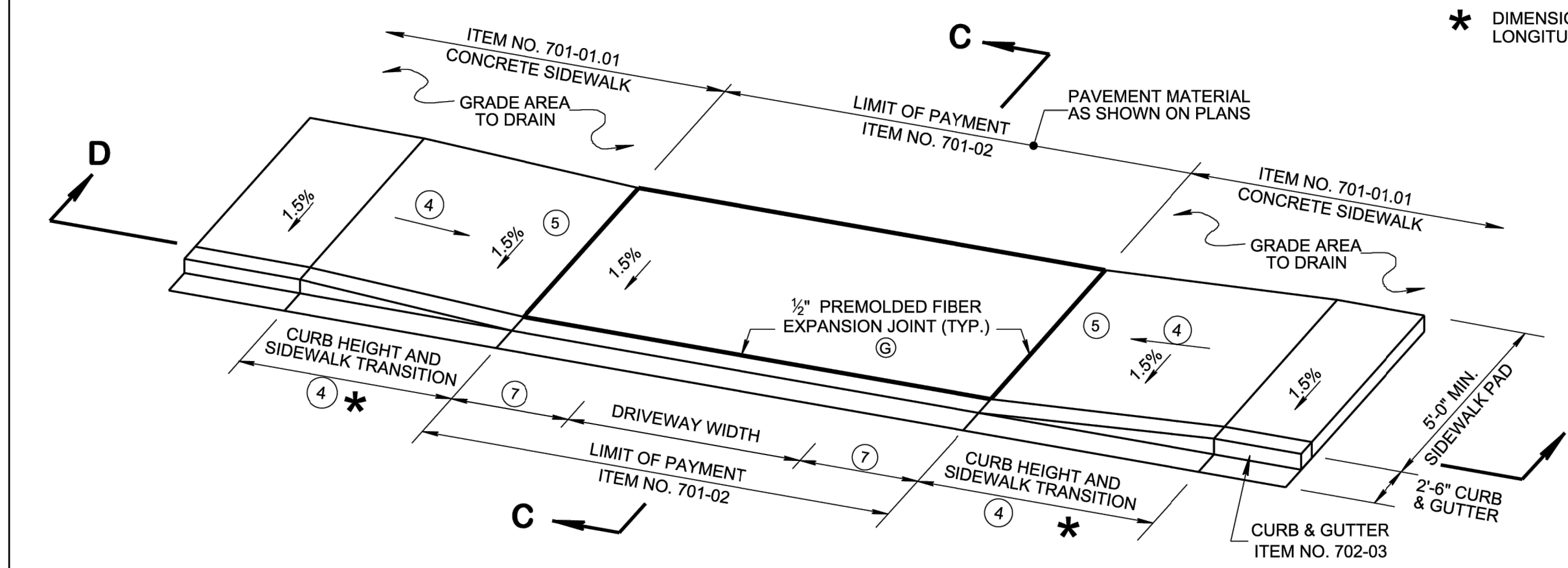
REVISIONS



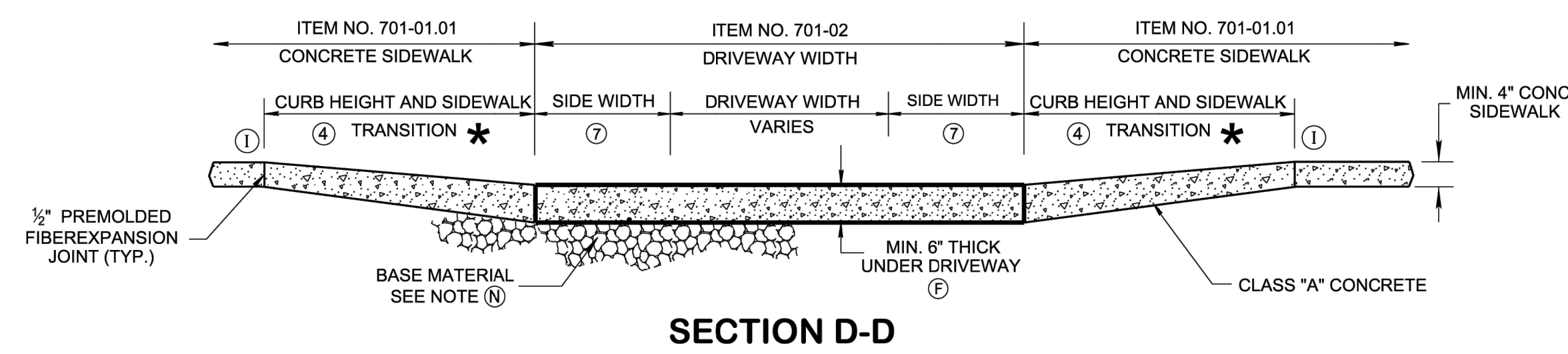
TYPE "B" DRIVEWAY ACROSS LOWERED SIDEWALK
(WITH GRASS STRIP)



SECTION B-B

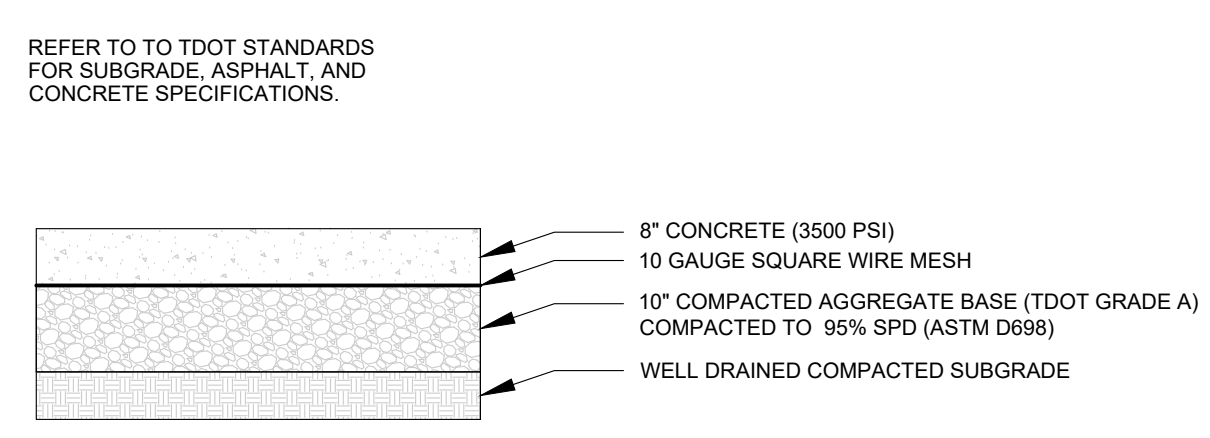


TYPE "C" DRIVEWAY ACROSS LOWERED SIDEWALK

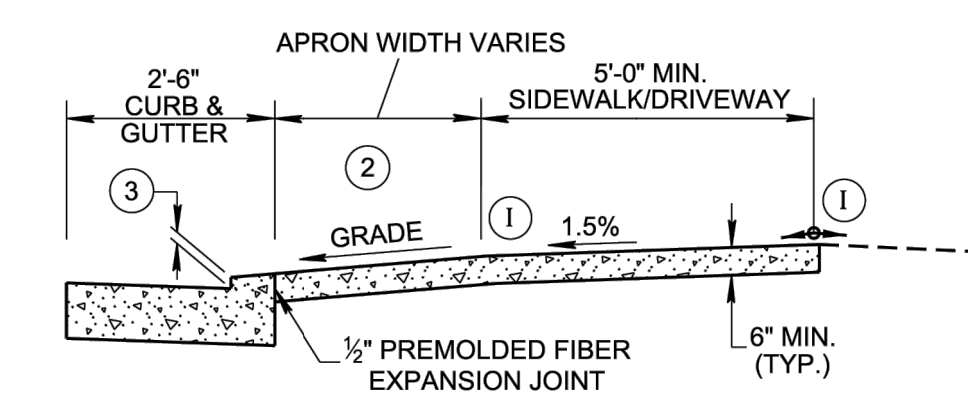


SECTION D-D

NOT TO SCALE



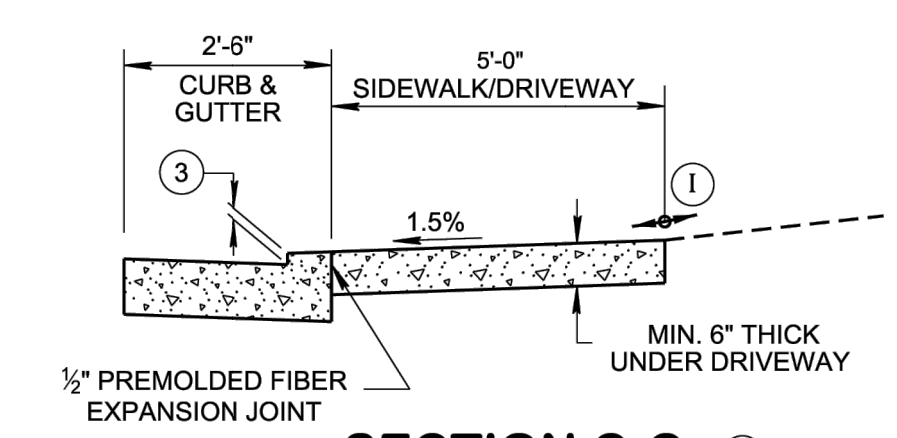
TDOT CONCRETE DRIVEWAY PAVEMENT
NOT TO SCALE



SECTION A-A (6)

FOOTNOTES

- (1) SIDE FLARE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SIDE FLARE WIDTH SHOULD BE A MINIMUM 3'-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-VC-10 & RP-VC-11.
- (4) THE SLOPE OF THE SIDEWALK AND/OR CURB HEIGHT TRANSITION VARIES TO A MAXIMUM OF 8.33% LENGTH OF TRANSITION IS RELATIVE TO THE LONGITUDINAL ROADWAY GRADE.
- (5) COMMERCIAL DRIVEWAY ENTRANCE TYPICALLY (MAX. 40' WIDE) MAY REQUIRE DETECTABLE WARNING SURFACES IF ENTRANCE SERVES MORE THAN 400 VEHICLES PER DAY. SEE STD. DWG. NOS. MM-CR- SERIES FOR DETAILS.
- (6) 3R PROJECTS MAY REQUIRE SLOPE CORRECTION, PARALLEL CROSS-WALK MARKINGS (ESPECIALLY AT TWO WAY DRIVEWAY ENTRANCES), AND DETECTABLE DOME SURFACE TO MAINTAIN CONTINUITY AT COMMERCIAL DRIVE ENTRANCES. ADDITIONAL SIGNS (WATCH FOR PED) MAY BE ADDED AT DRIVEWAYS BY THE DIRECTION OF AN ENGINEER IF NEEDED.
- (7) SIDE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SIDE WIDTH SHOULD BE A MINIMUM 3'-6" FOR RESIDENTIAL DRIVEWAYS.



SECTION C-C (6)

GENERAL NOTES

- (A) DUE TO THE ELEVATION CHANGE FOR PEDESTRIANS ON THE SIDEWALK, THIS APPLICATION IS UNDESIRABLE AND IS TO BE USED IN LIMITED APPLICATIONS. SEE RP-D-15 FOR THE PREFERRED DRIVEWAY TYPE.
- (B) 5'-0" MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1.5% THROUGH DRIVEWAYS.
- (C) DESIGNER TO CHECK GUTTER FLOW DEPTH AT DRIVEWAY LOCATIONS TO ASSURE THAT THE DESIGN FLOW DOES NOT OVERTOP THE SIDEWALK AREA. IF OVERTOPPING OCCURS, PLACE AN INLET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN MITIGATION.
- (D) THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED 1.5% IN THE SIDEWALK AREA.
- (E) DRIVEWAYS TO BE BUILT COMPLETE OR IN PART AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- (F) ALL CONCRETE DRIVEWAYS TO BE 6" UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
- (G) 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.
- (H) THE ROADWAY DESIGNER SHALL CONSIDER THE USE OF A CATCH BASIN ON EITHER SIDE OF DRIVEWAY. CAREFUL CONSIDERATION TO THE PLACEMENT OF CATCH BASINS SHALL BE TAKEN IF THE DRIVEWAY IS IN A VERTICAL SAG CURVE.
- (I) ALGEBRAIC DIFFERENCE NOT TO EXCEED 10.0%.
- (J) PAY ITEMS:

ITEM NO:	303-01,	MINERAL AGGREGATE, TYPE A BASE, GRADING D,	PER TON.
ITEM NO:	701-01.01,	CONCRETE SIDEWALK (4"),	PER S.F.
ITEM NO:	701-02,	CONCRETE DRIVEWAY,	PER S.F.
ITEM NO:	701-02.02,	CONCRETE DRIVEWAY (8"),	PER S.F.
ITEM NO:	702-03,	CONCRETE COMBINED CURB & GUTTER,	PER C.Y.
- (K) WHEN MORE THAN 2 DRIVEWAYS ARE PROPOSED, USE TYPE "A" DRIVEWAY AS SHOWN ON STANDARD DRAWING RP-D-15 TO REDUCE ROLLER COASTER EFFECT FOR PEDESTRIANS.
- (L) TYPICAL DRIVEWAY WIDTHS ARE 12' (14' TWO WAY) FOR RESIDENTIAL AND 24' (40' MAX.) FOR COMMERCIAL. FOR ADDITIONAL TDOT DRIVEWAY REQUIREMENTS SEE "HSAM VOL.3".
- (M) 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 701-01.01.
- (N) 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 DELIVERY ACCESS AS WELL. A DRIVEWAY PAVEMENT DESIGN WITH 6" CONCRETE PAVEMENT AND 4" AGGREGATE DEPTH MAY BE LIMITED TO LIGHT COMMERCIAL VEHICULAR TRAFFIC.

REV. 7-15-08: UPDATED SIDEWALK DIMENSIONS.

REV. 4-8-16: ADDED ITEM NUMBERS. UPDATED SLOPES AND DIMENSIONS. UPDATED NOTES.

REV. 07-16-18: ADDED NOTES TO CONC. FLARE AND GRASS FLARE IN ISOMETRIC VIEW. ADDED GENERAL NOTE (6) & (8).

REV. 01-07-19: ADDED LIMITS FOR ITEM NO. 701-02. ADJUSTED LOCATION OF GENERAL NOTE NOS. (1) & (8) ON DETAILS. REDREW SHEET.

REV. 10-16-20: ADDED GENERAL NOTE (3) MINERAL AGGREGATE ITEM NUMBER AND BASE MATERIAL ON SECTIONS B-B AND D-D.

REV. 06-15-21: REVISED AND MERGED GENERAL NOTES (1) AND (8). ADJUSTED LOCATION OF GENERAL NOTE NOS. REVISED GENERAL NOTES (6) (M) AND (N) ADDED PAY ITEM NO. 701-02.02.

REV. 10-29-2021: FOOTNOTE NUMBER 7 WAS ADDED. SIDE WIDTH AND FOOTNOTE NUMBER 7 WERE ADDED ON TYPE C DRIVEWAY AND ON SECTION D-D.

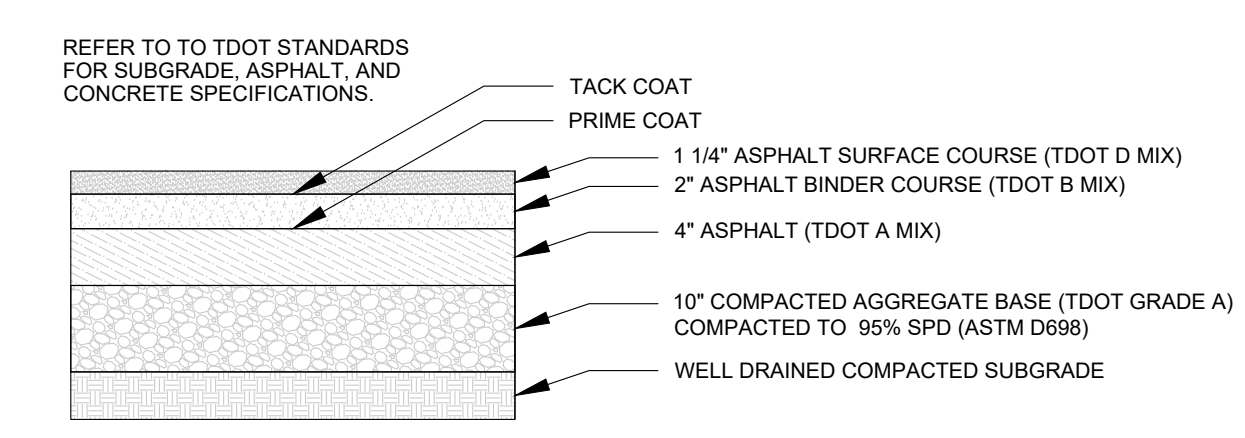
REV. 04-01-25: NOTE (L) REFERENCE TO HSAM VOL 3

☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD
DRAWING
DEPARTMENT OF TRANSPORTATION

DETAILS OF
LOWERED
STANDARD
CONCRETE
DRIVEWAYS

04-10-2025 RP-D-16



TDOT ASPHALT DRIVEWAY PAVEMENT
NOT TO SCALE

PORTLAND COMMONS
CIVIL SITE PLAN
706 SOUTH BROADWAY STREET
PORTLAND, SUMNER COUNTY, TENNESSEE

REVISIONS

THIS DRAWING SHALL BE CONSIDERED PRELIMINARY IN NATURE AND IN NO WAY SHALL BE USED FOR CONSTRUCTION. THE ENGINEER OR SURVEYOR OF RECORD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS HEREIN.

L.I. Smith & Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES

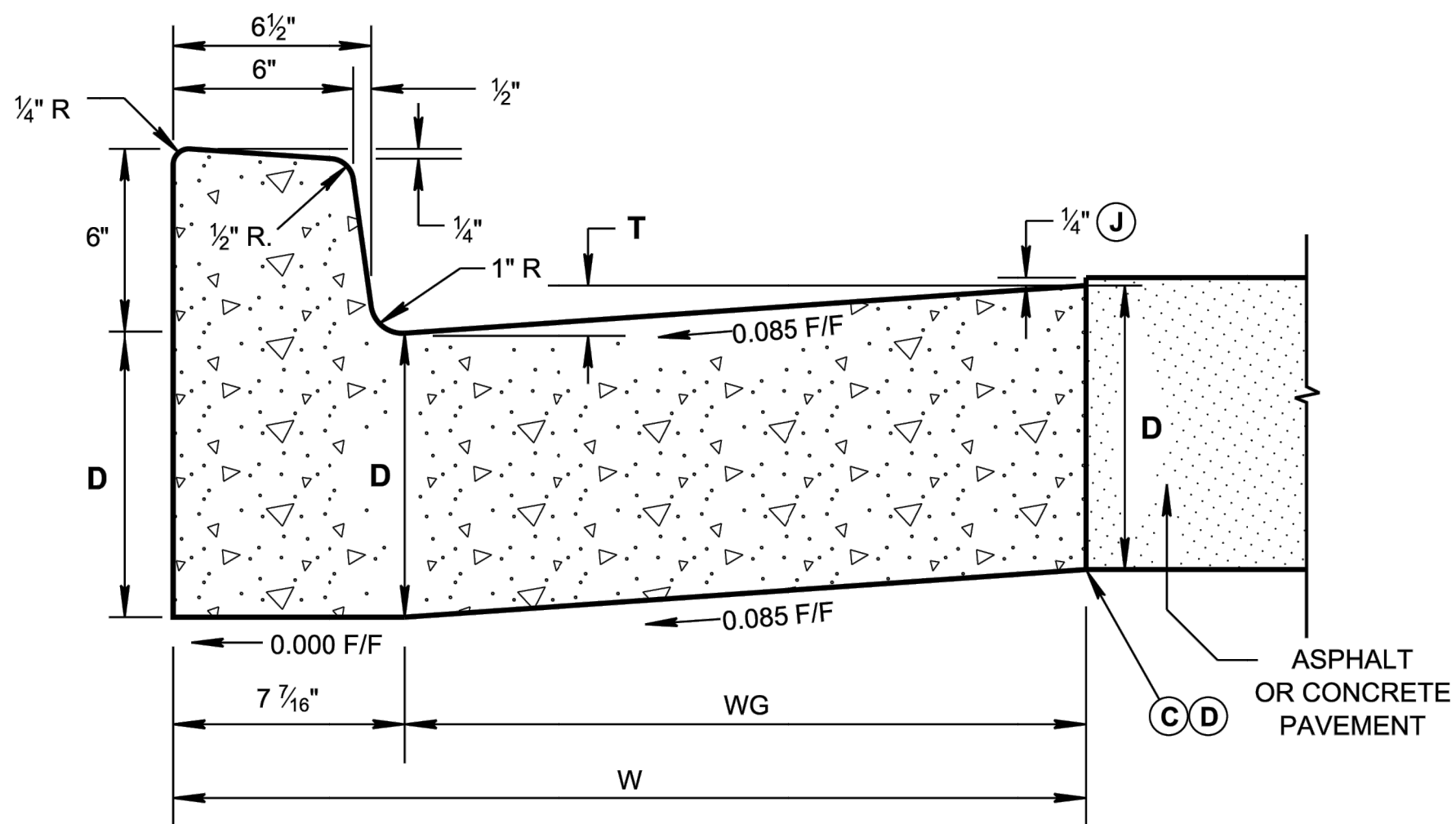
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DATE: 05/13/2026

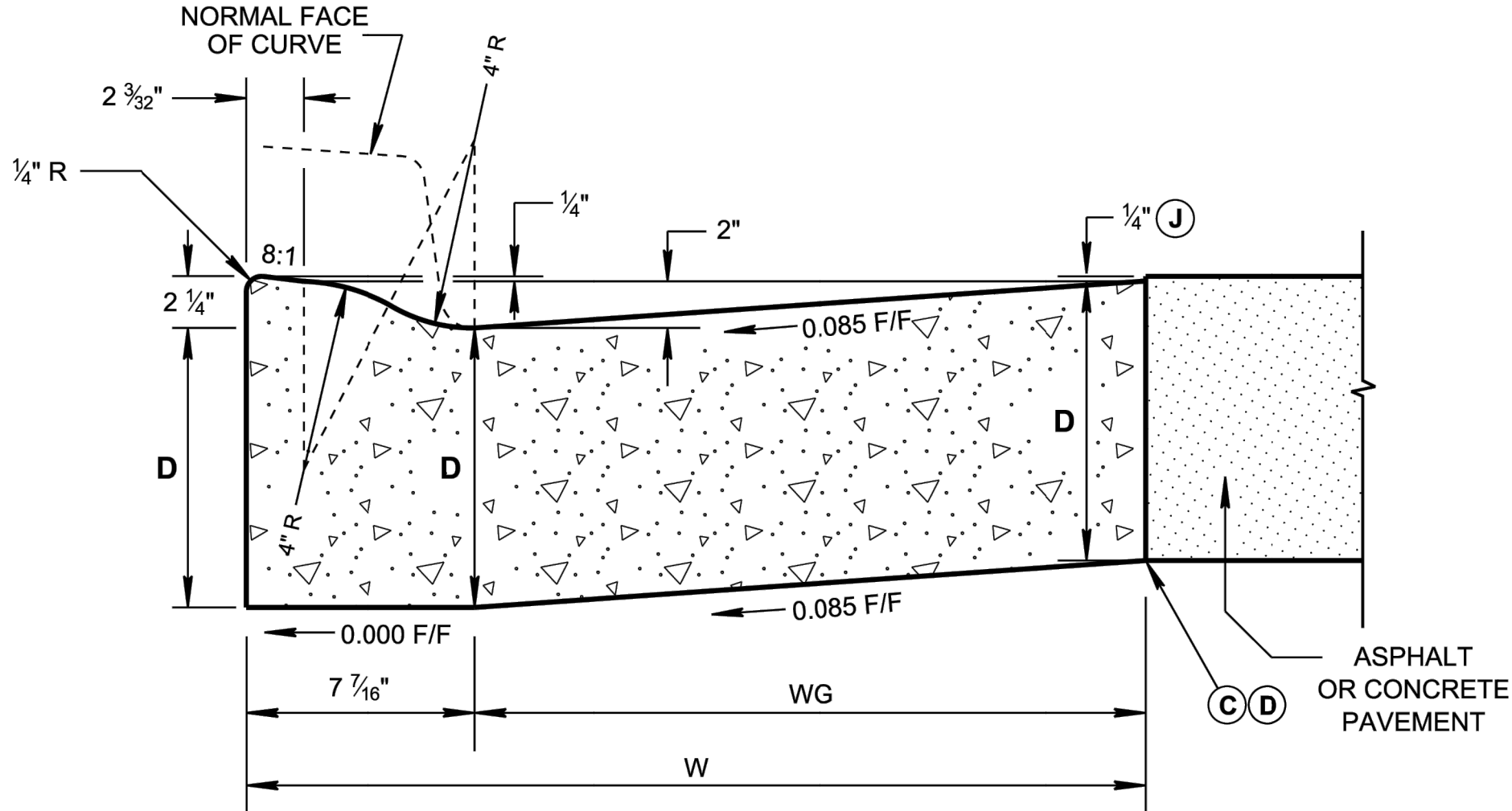
TDOT DETAILS
NUMBER: C-960
SHEET: 05/13/2026

96

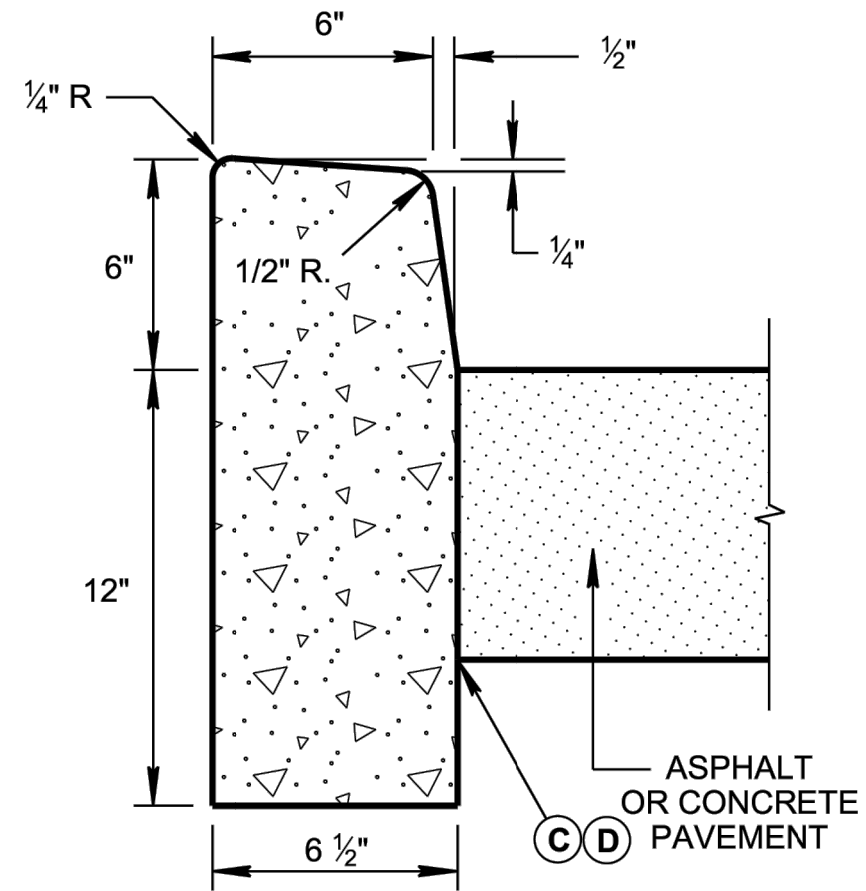
05/13/2026



6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

REV. 06-28-2019: REVISED DETAILS FOR 6" CONCRETE COMBINED CURB AND GUTTER AND LOWERED CONCRETE CURB. GENERAL NOTES: ADDED NOTE (J). REVISED NOTES (C) AND (D). MOVED LOWERED CONCRETE CURB NOTES TO NOTES NOS. (K) AND (L). ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDREW SHEET.

REV. 03-04-2021: REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE 6-42 FROM THE DRAWING AND REVISED TABLES. REMOVED "COMBINED" FROM THE TITLE AND FROM THE TABLES.

CONCRETE CURB AND GUTTER TABLE			
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES
6-30	30	22 9/16"	2
6-36	36	28 9/16"	2 1/2

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
6	30	0.05573	0.04875
	36	0.06499	0.05804
7	30	0.06345	0.05647
	36	0.07425	0.06730

LEGEND	
D	= VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T	= VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
W	= TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG	= WIDTH OF GUTTER

GENERAL NOTES	
(A)	FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
(B)	THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.
(C)	CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
(D)	EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS: 1. AT TANGENT POINTS OF CIRCULAR CURBS. 2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS. 3. AT OTHER PLACES WHERE STRESSES MAY DEVELOP. 4. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE. 5. THE MAXIMUM SPACING IS TO BE 100 FEET LINEAR. 6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.
(E)	CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
(F)	EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.
(G)	ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.
(H)	THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.
(I)	PAYMENT WILL BE AS FOLLOWS: ITEM NO. 702-01 CONCRETE CURB, PER C.Y. ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER, PER C.Y.
(J)	THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.
LOWERED CONCRETE CURB NOTES	
(K)	TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
(L)	TO BE USED FOR PROPOSED RAMP OPENINGS.

(Replaced Std Dwg RP-NMC-11)

STATE OF TENNESSEE
STANDARD
DRAWING
DEPARTMENT OF TRANSPORTATION

VERTICAL
CONCRETE CURB
AND
CURB AND GUTTER
(FOR 6" & 7" GUTTER DEPTH)

05-15-2018 RP-VC-11

PORTLAND COMMONS
CIVIL SITE PLAN
706 SOUTH BROADWAY STREET
PORTLAND, SUMNER COUNTY, TENNESSEE

REVISIONS

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AFFIXED HERETO.

05/13/2026

TDOT DETAILS

NUMBER: C-961

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SURVEYING SERVICES

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DRAWN BY: AAR

CHECKED BY: WFS

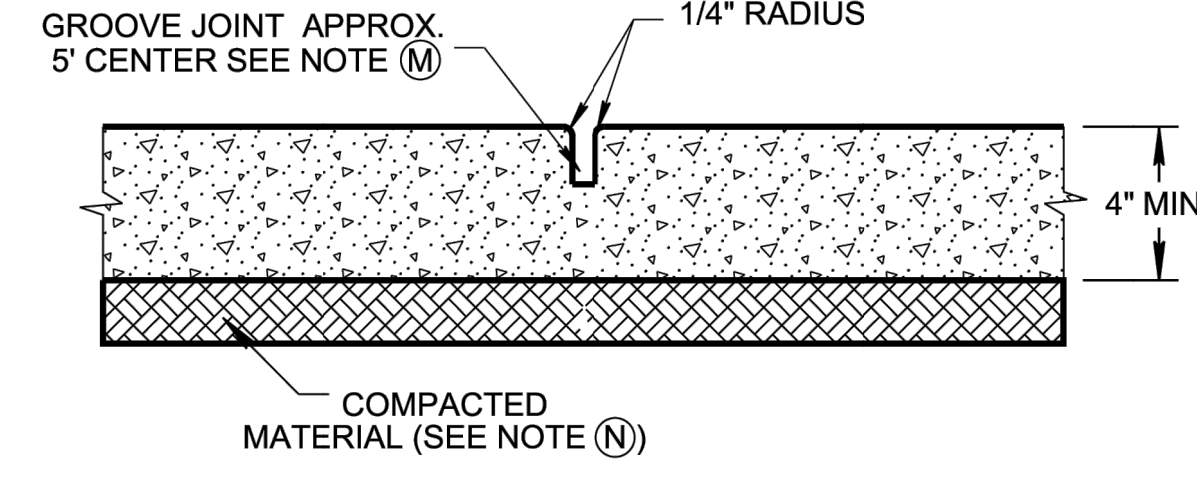
DATE: 05/13/2026

LIS PROJECT NO: 251123

STATE OF TENNESSEE
STANDARD
DRAWING
DEPARTMENT OF TRANSPORTATION

VERTICAL
CONCRETE CURB
AND
CURB AND GUTTER
(FOR 6" & 7" GUTTER DEPTH)

05-15-2018 RP-VC-11



HAND TOOL GROOVE JOINT DETAIL

REV. 04-30-2026: REVISED CROSS SLOPE
TO 1.5% MAX. ON THE PLAN VIEWS. MINOR
REVISION MADE TO THE REFERENCED
STANDARD DRAWINGS.

ROADWAY OR SHOULDER

CURB AND GUTTER

2'-6"

EXPANSION JOINT

MIN. 5'-0" SIDEWALK

CROSS SLOPE 1.5 % MAX.

1' MIN.

COMPACTED MATERIAL (SEE NOTE (N))

Diagram illustrating the required clearances and dimensions for a mail box installation:

- Mail Box Dimensions:** The mail box is 20" - 24" wide and 41" - 45" high.
- Clearance:** A minimum 4' clear path is required at the mail box location.
- Location:** The mail box is positioned relative to the ROADWAY OR SHOULDER.
- Ground Slope:** The ground slope is specified as CROSS SLOPE 1.5 % MAX.

Diagram illustrating the typical pole foundation and cross-section details:

- ROADWAY OR SHOULDER**: The area to the left of the curb and gutter.
- CURB AND GUTTER**: The raised edge of the roadway, with a width of **2'-6"**.
- SERVICE POLE**: The vertical pole structure.
- FOR SIDEWALK = 1' (MIN.)** and **FOR SHARED-USE PATH = 2' (MIN.)**: Dimensions for the path width to the right of the pole.
- 12" DESIRED MIN 5' SIDEWALK OR 10' SHARED-USE PATH**: Dimensions for the path width to the right of the pole.
- CROSS SLOPE 1.5 % MAX.**: The slope of the ground surface to the right of the pole.
- COMPACTED MATERIAL (SEE NOTE (N))**: The material used for the base of the pole foundation.
- TYPICAL POLE FOUNDATION (SEE NOTE)**: The foundation structure supporting the pole.
- GRASS STRIP**: The area to the right of the compacted material.

SECTION C-C
TYPICAL SIDEWALK CROSS SECTION
WITH GRASS STRIP AND SERVICE APPURTENANCES

GENERAL NOTES

- (A) ALWAYS PLACE SIDEWALK AS FAR AS AWAY FROM THE TRAVELLED WAY WHEN POSSIBLE. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
- (B) WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
- (C) SIDEWALK WIDTHS DO NOT INCLUDE THE SIX INCH CURB WIDTH OF PROPOSED TOP OF CURB.
- (D) MAXIMUM SIDEWALK CROSS SLOPE IS 1.5 %. ALL SIDEWALKS SHALL HAVE A BROOM FINISH AND SHALL BE 4" THICK UNLESS THE PLANS CALL FOR 6" THICKNESS. THE CONCRETE SHALL BE CLASS "A" AT 3000 PSI. ALL COST TO BE INCLUDED IN ITEM NO. 701-01.01, CONCRETE SIDEWALK (4"), S.F. OR 701-01.02, CONCRETE SIDEWALK (6"), S.F.
- (E) EXPANSION JOINTS ARE TO BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND AN OTHER LOCATIONS WHERE STRESSES MAY DEVELOP. THE COST OF ALL EXPANSION JOINTS IS TO BE INCLUDED IN THE UNIT PRICE BID FOR THE PROPOSED SIDEWALK.
- (F) CONCRETE JOINT MATERIAL TO BE FLUSH WITH THE SIDEWALK SURFACE, ONE INCH PREFORMED FILLER IN ACCORDANCE WITH SECTION 701.06 OF THE STANDARD SPECIFICATIONS.
- (G) ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.
- (H) HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
- (I) LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 5 FEET OR LESS IN WIDTH.
ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 5 FEET BUT LESS THAN 9 FEET IN WIDTH.
TWO LONGITUDINAL JOINT MARKINGS WILL BE REQUIRED ON SIDEWALKS OVER 9 FEET BUT LESS THAN 12 FEET IN WIDTH.
- (J) TRANSVERSE JOINT MARKERS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL.
- (K) WHEN LEAVING A SQUARE OPENING IN THE SIDEWALK, THE LENGTH OF THE SIDE OF THE SQUARE OPENING SHOULD BE EQUAL TO THE DIAMETER OF THE FIXED OBJECT PLUS SIXTEEN INCHES. IT WILL BE BORDERED BY HALF INCH EXPANSION JOINT.
- (L) WHEN NEW SIDEWALK IS PLACED ADJACENT TO EXISTING SIDEWALK THE CONTRACTOR SHALL CORRECT ALL ABRUPT CHANGES AND SLOPES TO PROVIDE A SMOOTH TRANSITION FROM THE LIMIT OF CONSTRUCTION TO EXISTING PEDESTRIAN FACILITY.
- (M) DIVIDE THE SURFACE OF SIDEWALKS INTO BLOCKS USING A GROOVING TOOL. SPACE THE GROOVES APPROXIMATELY 5 FEET APART TO PRODUCE SQUARE BLOCKS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- (N) SHAPE AND COMPACT THE SUBGRADE TO A FIRM, EVEN SURFACE IN REASONABLY CLOSE CONFORMITY WITH THE GRADE AND CROSS-SECTION SHOWN ON THE PLANS. REMOVE ALL SOFT AND YIELDING MATERIAL, REPLACE IT WITH ACCEPTABLE MATERIAL, AND COMPACT IT AS DIRECTED BY THE ENGINEER.

SHEET:	TDOT DETAILS	NUMBER:	C-962
	 L.I. Smith and Associates, Inc. LAND DEVELOPMENT INFRASTRUCTURE DESIGN — SURVEYING SERVICES —		
302 North Caldwell Street, Paris, TN 38242 731-644-1014 www.lisnri.com 475 Metrolplex Drive, Suite 212 Nashville, TN 37211 615-286-0280 DRAWN BY: AAR CHECKED BY: WPS DATE: 05/13/2016			

LS
L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
— SURVEYING SERVICES —

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475 Metcalf Drive, Suite 212 Nashville, TN 37214 | 615-255-0200

WN BY: AAR	CHECKED BY: WPS	SCALE:
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OWN ST: 704K	DATE: 05/13/2026
PROJECT NO: 251123	

473 Mettlerplex Drive
DRAWN BY: AAR
IIS PROJECT NO: 251123

DESCRIPTION	SHEET
COVER SHEET	C 1.1
PROJECT NOTES	C 1.2
SITE PLAN	C 2.0
GRADING PLAN	C 3.0

UTILITY OWNERS			
WATER SEWER GAS	CITY OF PORTLAND PUBLIC UTILITIES 100 SOUTH RUSSELL STREET PORTLAND, TN 37148 (615) 325-6776	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

SITE DATA TABLE	
OWNER	PORTLAND INDUSTRIAL BOARD 100 SOUTH RUSSELL STREET PORTLAND, TN 37148
DEVELOPER	FOOD WARMING EQUIPMENT COMPANY 5599 HIGHWAY 31W PORTLAND, TN 37148
SITE LOCATION	5599 HWY 31-W
TAX MAP	038
PARCEL	064.00; R8 1472, PG 774
ACREAGE	15.75 ±
CURRENT ZONE	IG
REQUESTED ZONE	-
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL

SITE DEVELOPMENT PLAN APPROVAL

THE CITY OF PORTLAND MUNICIPAL REGIONAL PLANNING COMMISSION HAS APPROVED THE FINAL SITE DEVELOPMENT PLAN FOR _____ AND _____ ON _____ DAY, _____. THE ZONING ADMINISTRATOR AND _____ HAVE REVIEWED THIS PROJECT AND DETERMINED THAT IT IS APPROPRIATE. CITY STAFF HAS REVIEWED THIS SITE DEVELOPMENT PLAN AND IT MEETS THE CITY'S DEVELOPMENT ORDINANCES AND CONDITIONS OF APPROVAL, EXCEPT FOR ANY VARIANCES OR EXCEPTIONS GRANTED BY THE BOARD OF ZONING APPEALS OR PLANNING COMMISSION.

THE SITE DEVELOPMENT PLAN SHALL EXPIRE ON THIS _____ DAY _____ IF _____
SITE PREPARATION (GRADING) HAS NOT BEGUN AND BUILDING PERMITS HAVE NOT BEEN ISSUED. THE SITE DEVELOPMENT
PLAN APPROVAL SHALL BE EXTENDED TO _____ DAY _____ ONCE THE CONSTRUCTION OF BUILDINGS OR
STORMWATER STRUCTURES HAS BEEN STARTED SO LONG AS THE PROPER PERMITS ARE MAINTAINED.

ZONING ADMINISTRATOR _____ DATE _____

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 0.166 ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

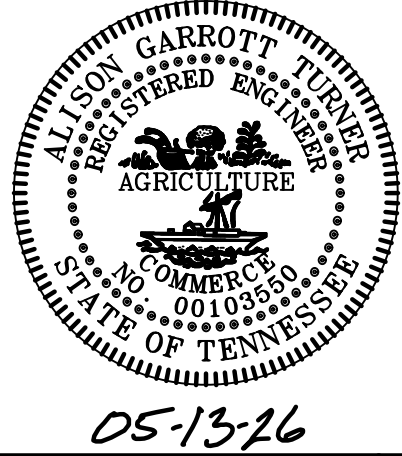
☒IMPAIRED FOR SILTATION ☒IMPAIRED FOR HABITAT ALTERATION ☐EXCEPTIONAL

SIGNATURE W. A. Zuck DATE 05-13-26

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

NOTE: PROJECTS OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE, WHILE PROJECTS OF LESS THAN ONE (1) ACRE DO NOT REQUIRE STATE PERMIT COVERAGE. ALSO, PROJECTS OF LESS THAN ONE (1) ACRE THAT ARE PART OF A TOTAL DEVELOPMENT PROJECT OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE.

NOTE: THE CITY OF PORTLAND LAND DISTURBANCE PERMIT IS REQUIRED FOR ALL PROJECTS ONE QUARTER (1/4) ACRE OR MORE.



FWE SITE LAND PLANNING
DUE DILIGENCE
5599 HWY 31W
CITY OF PORTLAND, 1ST CIVIL DISTRICT
ROBERTSON COUNTY, TENNESSEE

COVER PAGE

[illegible]

SHEET NO.
C 1.1

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF PORTLAND SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF PORTLAND SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF PORTLAND OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY RICHARD D. GRAVES LAND SURVEYING. DRAWING DATED 07-12-2018.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).
13. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47147C0280C, EFFECTIVE DATE APRIL 18, 2008, SHOWS THIS PROPERTY TO BE IN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
14. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
15. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
16. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.

BENCHMARK:

THE BENCHMARK FOR THIS SITE IS A 5/8" IRF LOCATED ON THE SOUTHEASTERN CORNER OF THE SITE BOUNDARY AT ELEVATION 722.90.
THE COORDINATES FOR THE BENCHMARK ARE 36.5966, -86.5887.

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF PORTLAND.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNRI00000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
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 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

(2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

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

(2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG 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.

(3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT. FIELD ADJUST AS NECESSARY.
10. LAND DISTURBANCE PERMIT
CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND ENGINEERING DIVISION PRIOR TO GRADING.
11. STORMWATER MAINTENANCE AGREEMENT
OWNER TO PROVIDE COPY OF SIGNED AND RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT.
12. TDEC NOC
TDEC NOTICE OF COVERAGE IS NOT REQUIRED AS THE PROJECT WILL NOT BE DISTURBING MORE THAN AN ACRE.

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 BUFFER, 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 OF 10 FEET FROM THE DWELLING, INCLUDING GARAGE DOORS, AS REQUIRED BY THE PORTLAND BUILDING CODES OFFICE.
- SWPPP NOTES
1. ALL BEST MANAGEMENT PRACTICES ARE TO BE ADHERED TO THROUGHOUT THE LIFE OF THE PROJECT.
 2. ALTHOUGH THE OUTFALL ON THIS PROJECT INVOLVES A DRAINAGE AREA THAT IS GREATER THAN 10 AC, A SEDIMENT BASIN WILL NOT BE NEEDED AS THE STORMWATER WILL BE BYPASSING THE CONSTRUCTION THROUGH A SERIES OF STORMWATER PIPES.
 3. THE OUTFALL ON THIS PROJECT INVOLVES A DRAINAGE AREA > 10 AC. QUALITY ASSURANCE OF EPSC MEASURES SHALL BE CONDUCTED BY QUALIFIED PERSONNEL WITHIN A MONTH OF CONSTRUCTION COMMENCING PER NPDES PERMIT SECTION 3.1.2.
 4. A COPY OF THE SWPPP IS TO BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH RECORDS OF EROSION CONTROL INSPECTIONS PER NPDES PERMIT SECTION 3.3.3.
 5. EXISTING SITE SOILS (NPDES PERMIT SECTION 3.5.1.i)

DKB2 DICKSON SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
HYDROLOGIC-GROUP C
THIS SOIL IS VERY DEEP, MODERATELY AND HAS A FRAGIPAN IN THE SUBSOIL. THE SURFACE LAYER IS BROWN SILT LOAM AND 11 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 20 INCHES IS LIGHT OLIVE BROWN SILT LOAM. THE FRAGIPAN EXTENDS FROM A DEPTH OF 20 TO 47 INCHES. IT IS YELLOWISH BROWN SILT LOAM THAT HAS REDDISH, BROWNISH, AND GRAYISH MOTTLES. BELOW THIS TO A DEPTH OF ABOUT 60 INCHES, THE SUBSOIL IS RED GRAVELLY SILTY CLAY LOAM THAT HAS BROWNISH AND GRAYISH MOTTLES.

NE NEWARK SILT LOAM, 0 TO 2 SLOPES, ERODED
HYDROLOGIC-GROUP B(2)
THIS SOIL HAS A DEPTH OF MORE THAN 80 INCHES. IT IS SOMEWHAT POORLY DRAINED. THE DEPTH TO THE WATER TABLE IS ABOUT 6 TO 18 INCHES.

NXC NIXA CHERTY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED
HYDOLOGIC SOIL GROUP-C
THE DEPTH OF THIS SOIL IS ABOUT 27 INCHES TO THE FRAGIPAN. IT IS MODERATELY WELL DRAINED. THE DEPTH TO THE WATER TABLE IS MORE THAN 80 INCHES.

LIMITS OF DISTURBANCE = 0.12 ± AC (NPDES PERMIT SECTION 3.5.1.c)
 6. SEDIMENT IS TO BE REMOVED AS REQUIRED OR WHEN MEASURES ARE AT 67% CAPACITY PER NPDES PERMIT SECTION 3.5.3.1.e.
 7. A STABILIZED CONSTRUCTION ACCESS SHALL BE IMPLEMENTED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES PER NPDES PERMIT SECTION 3.5.3.1.n.
 8. TEMPORARY OR PERMANENT STABILIZATION SHALL BE WITHIN 14 DAYS (7 DAYS FOR > 35% SLOPES) ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED PER NPDES PERMIT SECTION 3.5.3.2.
 9. EPSC MEASURES HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR STORM EVENT PER NPDES PERMIT SECTION 3.5.3.3.
 10. EPSC MEASURES PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL ARE INTENDED TO DISSIPATE ENERGY AND SLOW THE VELOCITY OF RUNOFF FLOW FROM THE SITE PER NPDES PERMIT SECTION 3.5.4.
 11. INADEQUATE OR DAMAGED EROSION CONTROL MEASURES WILL BE REPLACED, MODIFIED, OR REPAIRED WITHIN 7 DAYS OF THE INSPECTOR'S REPORTING.
 12. ALL SEDIMENT CONTROL TO BE INSPECTED AT LEAST TWICE PER WEEK AND INSPECTIONS ARE TO BE PERFORMED AT LEAST 72 HOURS APART PER NPDES PERMIT SECTION 3.5.8.2. A RAINFALL GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND DURATION FOR EACH RAIN EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
 13. EROSION PREVENTION AND SEDIMENT CONTROL MUST BE IN PLACE AND INSPECTED BY THE CITY OF PORTLAND STORMWATER INSPECTOR PRIOR TO GRADING AS SHOWN ON THESE PLANS AND CONTAINED IN THIS SWPPP.
 14. A LAND DISTURBANCE PERMIT IS TO BE OBTAINED FROM THE CITY OF PORTLAND STORMWATER DEPARTMENT PRIOR TO GRADING
 15. TOPSOIL IS TO BE STRIPPED AND STORED. COMPACT SITE TOPSOIL PILES BY WALKING DOZIER (0-6 OR GREATER) UNTIL TOTAL TOPSOIL STOCKPILE IS IN PLACE. TEMPORARY SEED TOPSOIL STOCKPILE WITHIN 14 DAYS AFTER STOCKPILE IS COMPLETE.

PROJECT DESCRIPTION

THIS PROJECT IS TO CONSTRUCT A 6,912 SF OUTDOOR STORAGE BUILDING. CONSTRUCTION WILL INCLUDE ALL REQUIRED APPURTENANCES.

ESTIMATED CONSTRUCTION SCHEDULE:

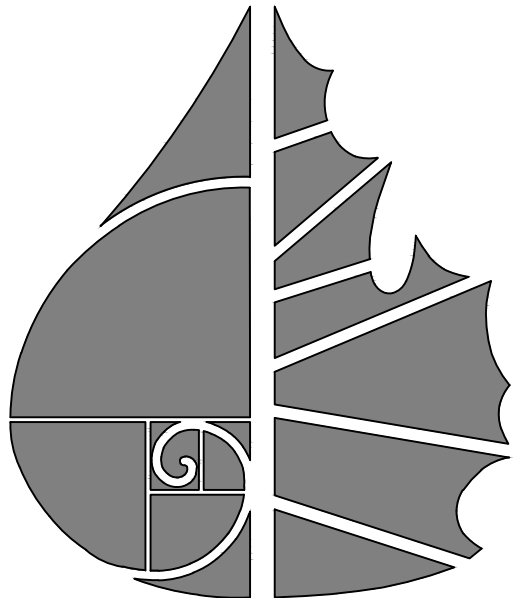
BEGIN: JUNE 2026

END: JUNE 2027

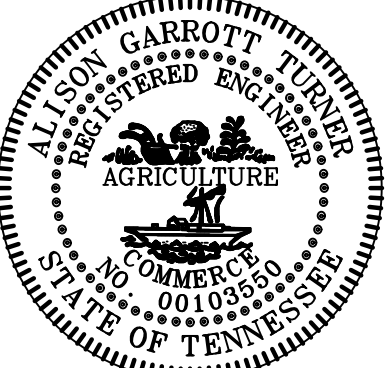
STATEMENT OF FINANCIAL RESPONSIBILITY:

THE DEVELOPER, FWE CO. INC., WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

IG BULK AND AREA REGULATIONS				
	ORDINANCE	EXISTING	PROPOSED	TOTAL
MAXIMUM LOT COVERAGE	70%	23.54%	0.74%	24.28%
MAXIMUM LOT COVERAGE		161,500 SF	5,100 SF	166,600 SF
MAXIMUM BUILDING HEIGHT	45 FEET			
FRONT YARD	20 FT	20 FT	20 FT	20 FT
SIDE YARD	10 FT	10 FT	10 FT	10 FT
REAR YARD	20 FT	20 FT	20 FT	20 FT
MINIMUM LOT AREA	40,000 SF	703,058 SF	6,912 SF	709,970 SF
MINIMUM LOT WIDTH	100 FT	800 FT	800 FT	800 FT
IMPERVIOUS AREA	-	303,668 SF	5,100 SF	308,768 SF



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



05-13-26

FWE SITE LAND PLANNING
DUE DILIGENCE
5599 HWY 31W
CITY OF PORTLAND, 1ST CIVIL DISTRICT
ROBERTSON COUNTY, TENNESSEE

PROJECT NOTES

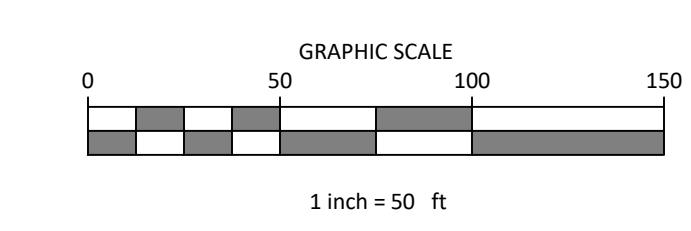
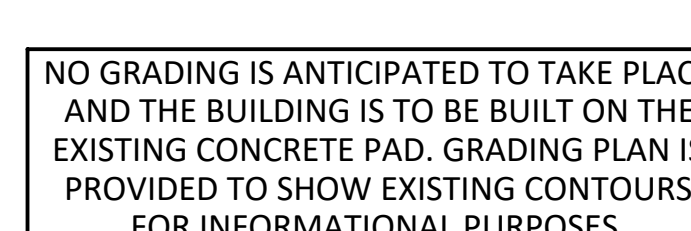
NO. DATE REVISION

SHEET NO.
C 1.2

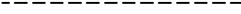
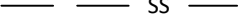
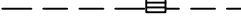
SHEET 2 OF 4

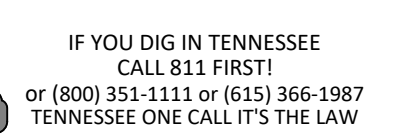
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MAY 13, 2026

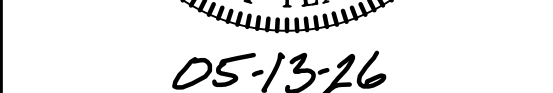


LEGEND

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



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



FWE SITE LAND PLANNING DUE DILIGENCE 5599 HWY 31W CITY OF PORTLAND, 1ST CIVIL DISTRICT ROBERTSON COUNTY, TENNESSEE	GRADING PLAN
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[illegible]

SHEET NO.
C 3.0
SHEET 4 OF 4

Project Site Information:

- Total Site +/- 2.8 Acres
Drainage Area 0.74 Ac Site Impervious Surface - 0.55 Ac = 74% Impervious
Zoning - CS

- Stormwater Flows							
Pre Vs Post Flows							
In CFS							
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
Pre-development	0.87	1.95	2.97	4.68	5.87	7.20	
Post-development	0.23	1.00	2.73	4.60	5.47	7.12	

Project Utility Information:

- Private Utility Services ONLY
NO MAIN EXTENSIONS

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.

TDEC NOTE

The project associated with these submitted plans is covered under Tennessee Construction General Permit TNR248532.

Check all that apply: This site discharges into waters identified by TDEC as:

☒ Impaired for e coli ☐ Impaired for habitat alteration ☐ Exceptional

Signature Brian Hamilton Date Apr 8, 2026

Circle one: Developer Project Engineer Other _____

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

SITE DEVELOPMENT PLANS

for:

BROWN
OFFICE / FLEX SPACE
FACILITY

Located:

115 EAST
KNIGHT STREET
PORTLAND
SUMNER COUNTY
TENNESSEE

PARCEL 0331 C 017.00



Plan Prepared By:


Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

Client:
Cornerstone Development
Services Surveying
120 Main Street
Portland, TN 37148

SHEET INDEX:

GENERAL:

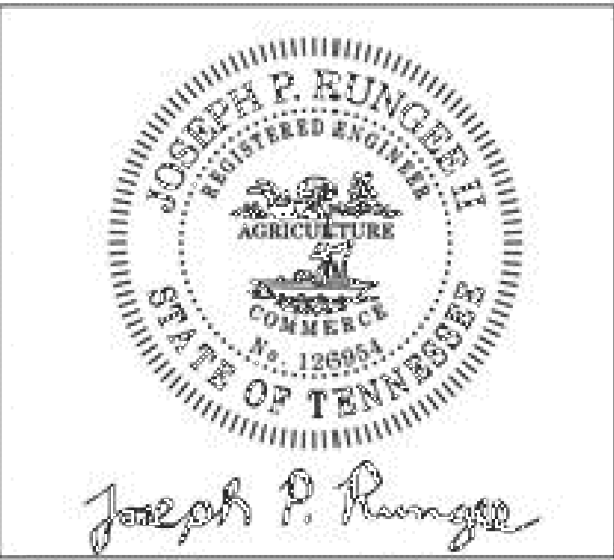
C0.0	COVER SHEET
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CIVIL:

S1.0	EXISTING CONDITIONS
A2.0	ARCHITECTURAL ELEVATIONS
C1.0	SITE AND UTILITY PLAN
C1.1	PEDESTRIAN CIRCULATION PLAN
C2.0	GRADING AND DRAINAGE PLAN
C2.1	INITIAL EROSION CONTROL PLAN
C2.2	INTERMEDIATE EROSION CONTROL PLAN
C2.3	FINAL STABILIZATION PLAN
C2.4	SWPPP NOTES AND DRAINAGE DETAILS
C3.0	CIVIL DETAILS
C3.1	SANITARY DETAILS
L1.0	LANDSCAPE / LIGHTING PLAN

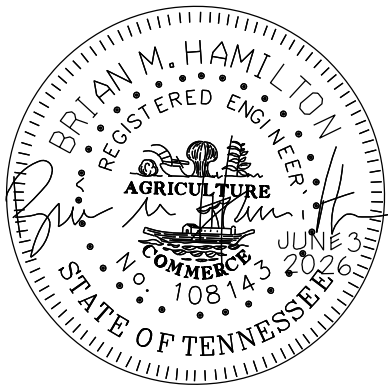
NO-RISE CERTIFICATION

This document is to certify that I am duly qualified engineer licensed to practice in the State of Tennessee. It is to further certify that the attached technical data supports the fact that the proposed building will not increase the base flood elevations or floodway elevations, or impact the floodway widths, on Donoho Branch at 115 East Knight St, published cross-sections in the Flood Insurance Study for Sumner County, dated February 26, 2021 and will not increase the base flood elevations or floodway elevations, or impact the floodway widths at unpublished cross-sections in the area of the proposed development.



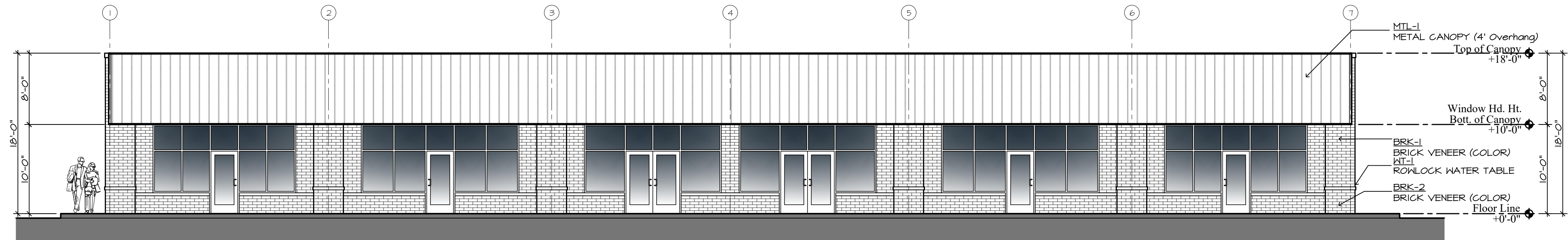
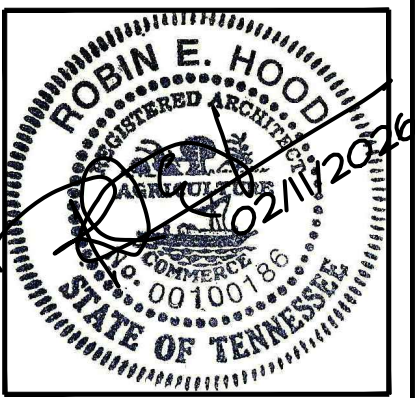
Seal and Signature

Joseph Rungee
Name
Senior Project Engineer
Title
210 25th Avenue North, Suite 800
Address
Nashville, TN 37203
07/21/2025
Date

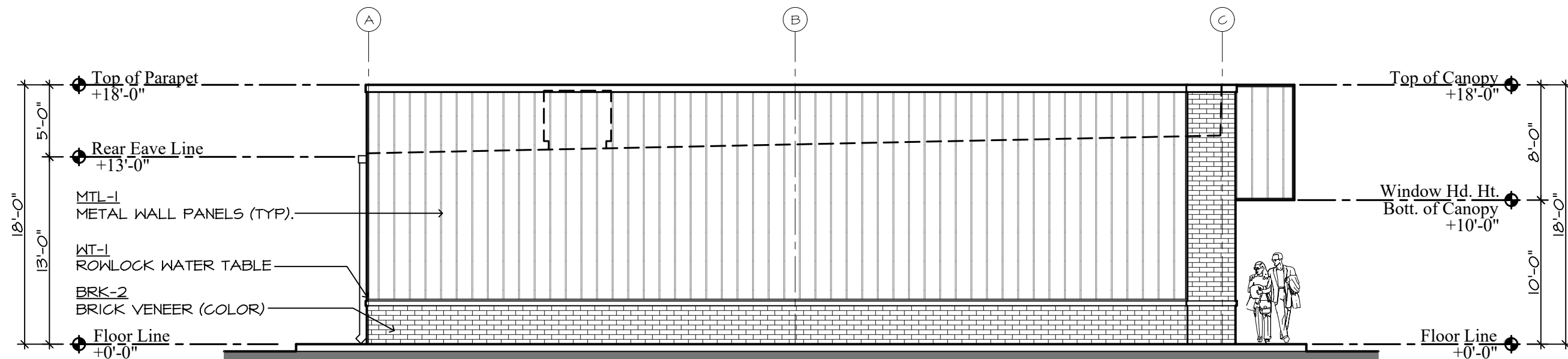


COVER

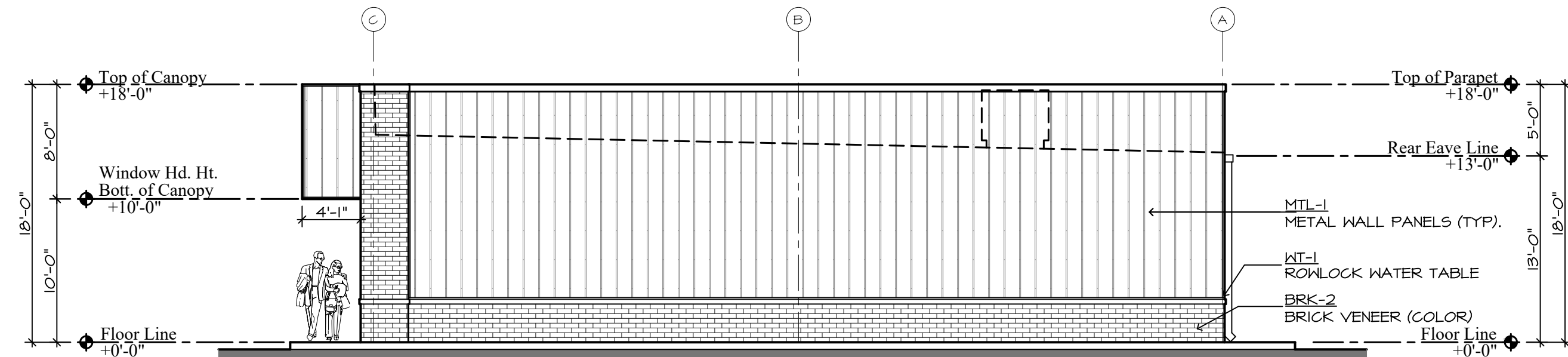
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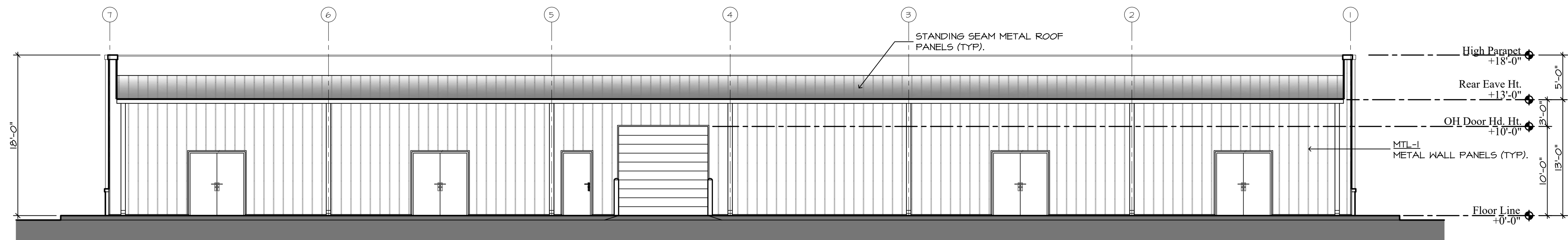
North Exterior Elevation (Facing East Knight St.)
Scale: 1/8" = 1'-0"



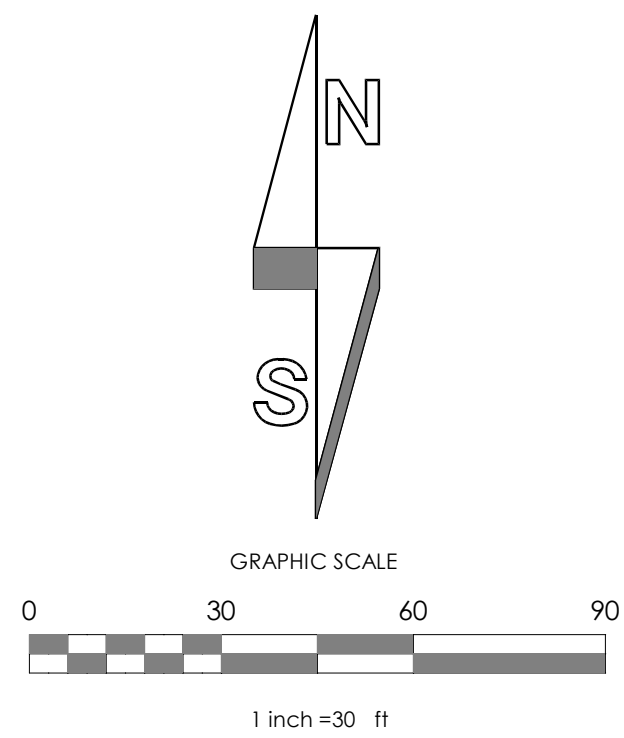
East Exterior Elevation
Scale: 1/8" = 1'-0"



West Exterior Elevation
Scale: 1/8" = 1'-0"



South Exterior Elevation
Scale: 1/8" = 1'-0"



PREPARED BY:



CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING

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

THE BROWN PROPERTY
BOUNDARY AND TOPOGRAPHICAL SURVEY
115 EAST KNIGHT STREET
PORTLAND
SUMNER COUNTY, TENNESSEE

EXISTING CONDITIONS

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
	EDGE OF PAVEMENT
	SANITARY SEWER LINE
	WATER LINE
	STORM SEWER
	GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	FENCE
	TREE LINE
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	GUY ANCHOR
	LIGHT POLE
	ELECTRICAL TRANSFORMER
	ELECTRICAL VAULT
	COMMUNICATIONS VAULT
	COMMUNICATIONS PEDESTAL
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	BLOW OFF VALVE
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	STORM MANHOLE

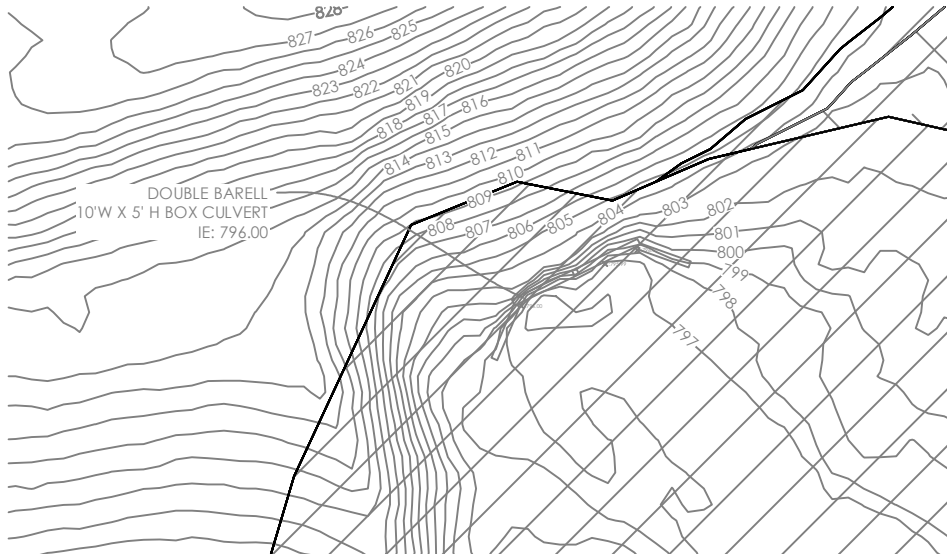
TAX ASSESSORS REFERENCE
BEING SHOWN ON TAX MAP 33I, GROUP C, PARCEL 17.00 AND 17.01 OF THE TAX ASSESSORS OFFICE OF SUMNER COUNTY,
TENNESSEE.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO PHILLIP G. BROWN & WIFE, ANGELA F. BROWN BY DEED OF RECORD
IN RECORD BOOK 2467, PAGE 361 AND 2467, PAGE 376, REGISTERS OFFICE OF SUMNER COUNTY, TN.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS. OF PROPERTY REFERENCED.
2. SUBJECT PROPERTY IS ZONED GCS. REFER TO ZONING ORDINANCE FOR APPLICABLE SETBACKS.
3. SUBJECT PROPERTY WAS REPAIRED 05/14/2025 UTILIZING R/C TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
4. BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2011.00). THE DOT GNSS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RTK TECHNIQUES. THE TYPE OF GPS EQUIPMENT USED: CARLSON CRX2 ROBOTIC TOTAL STATION.
5. TYPE OF TRANSIT USED: CARLSON CRX2 ROBOTIC TOTAL STATION.
6. RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
HRMS AVG: 0.03
VRMS AVG: 0.05
COMBINED GRID FACTOR: 1.00
7. VERTICAL CONTROL BASED ON NAVD83 (GEOID 2010)
8. THIS SURVEY HAS NOT BEEN FURNISHED WITH A TITLE REPORT. THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN INDEPENDENT TITLE SURVEY. ANY DISCREPANCIES 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.
9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE CORRECT 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 THEREO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. ALWAYS CALL 811 PRIOR TO ANY DIGGING.
10. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON.
11. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
12. BY GRAPHIC POLYLINES ONLY, SUBJECT PROPERTY IS IN FLOOD ZONE "AE" AND FLOODWAY AREA ACCORDING TO F.I.R.M. 47165C0134C, WITH EFFECTIVE DATE 4-17-2012, AND IS IN A SPECIAL FLOOD HAZARD AREA.
13. THIS SURVEYOR HAS NOT BEEN EMPLOYED TO DETERMINE THE EXACT LOCATION OF SUBJECT PROPERTY.
14. FROM REVIEW OF THE USF&S SERVICE NATIONAL WETLANDS INVENTORY, WETLANDS ARE SHOWN ON SUBJECT PROPERTY. ONLY A DETAILED WETLANDS EVALUATION BY QUALIFIED PERSONNEL CAN DETERMINE EXACT WETLANDS STATUS.
15. POINTS SHOWN WERE GENERATED WITH FIELD RUN MEASUREMENTS IN COMBINATION WITH UTILIZATION OF LIDAR DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM.

DOWNSTREAM STRUCTURE DETAIL
BOX CULVERT @ HWY 52E



TOTAL AREA
3.32 ACRES
(144,482 SF)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	100.93'	96.70'	S 55°41'23" E	57°49'48"
C2	50.00'	149.73'	99.73'	N 67°26'06" E	171°34'49"

DATE : 4-8-2026



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



TN RLS #2776

[illegible]

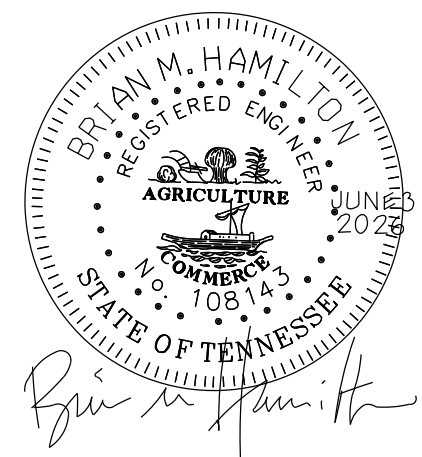
SHEET NO.

\$1.0

SHEET 1 OF 1

PROJECT #: 25.078

DATE: 05/14/2025



sheet title:
**SITE AND
UTILITY PLAN**

for:

**BROWN
OFFICE / FLEX SPACE
FACILITY**

located:

**115
EAST
KNIGHT
STREET**

**PORTLAND
SUMMER
COUNTY
TENNESSEE**

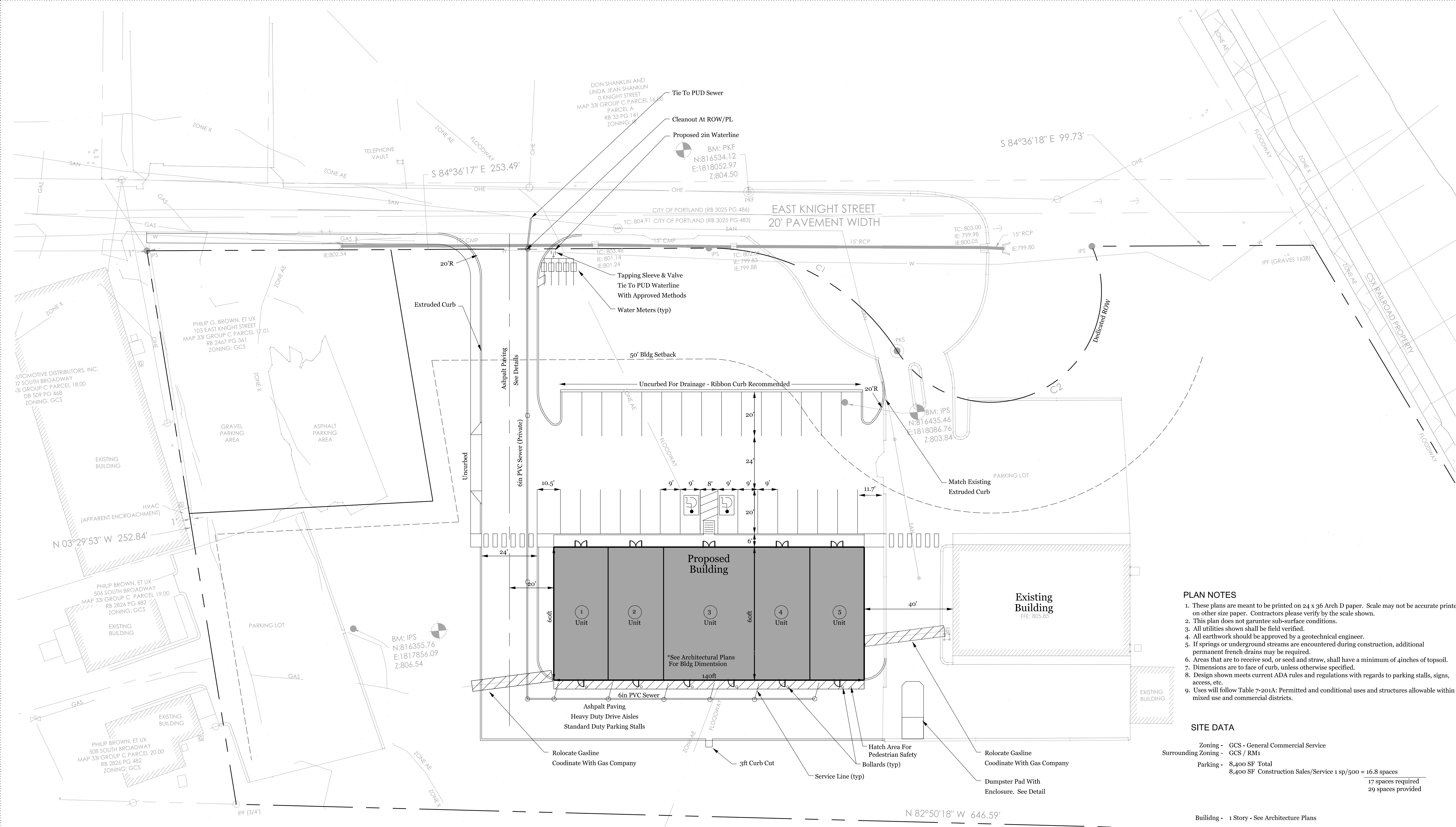
Project #:
NC 26-508
Original Issue Date:
11 Mar 2025

Revisions:
1 8Apr26 - City Comments
2 6May26 - City Comments
3 3Jun26 - City Comments

Phase:
Construction Drawings

Site And Utility Plan

C1.0

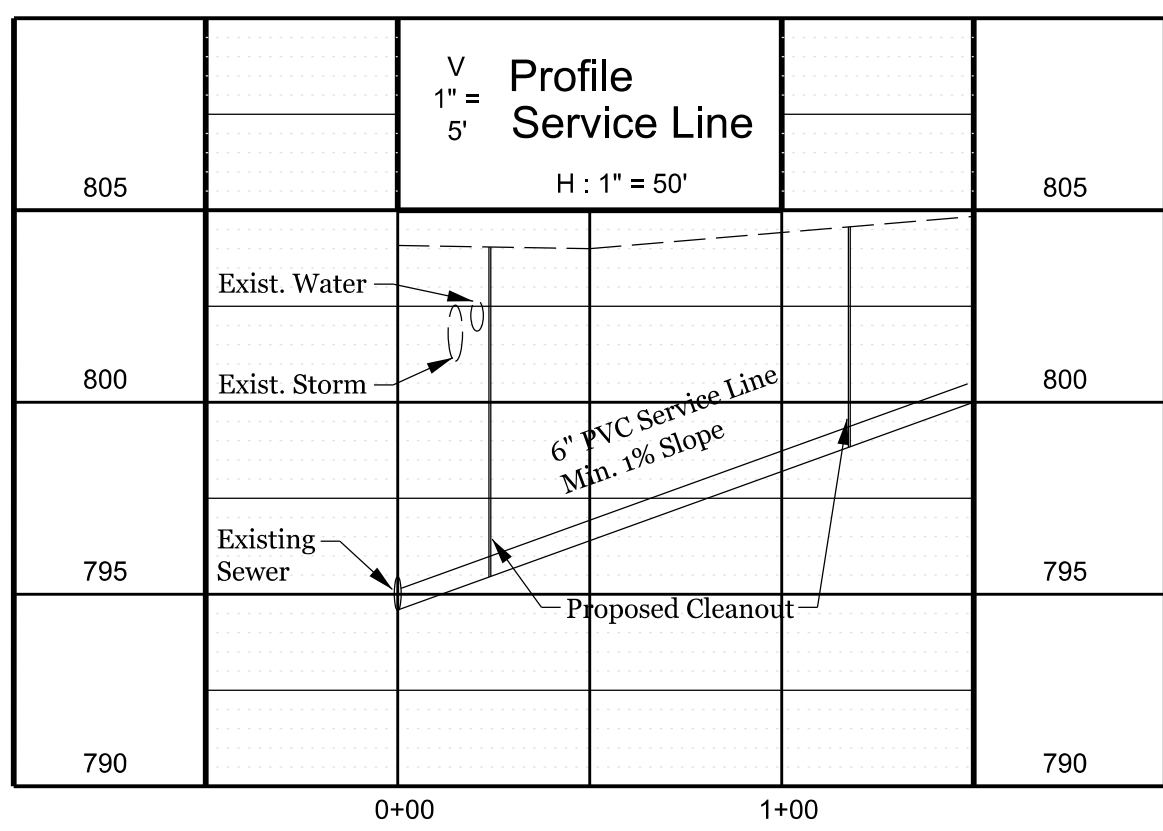


- PLAN NOTES**
- These plans are meant to be printed on 24 x 36 Arch D paper. Scale may not be accurate printed on other size paper. Contractors please verify by the scale shown.
 - This plan does not guarantee sub-surface conditions.
 - All utilities shown shall be field verified.
 - All earthwork should be approved by a geotechnical engineer.
 - If springs or underground streams are encountered during construction, additional permanent french drains may be required.
 - Areas that are to receive sod, or seed and straw, shall have a minimum of 4inches of topsoil.
 - Dimensions are to face of curb, unless otherwise specified.
 - Design shown meets current ADA rules and regulations with regards to parking stalls, signs, access, etc.
 - Uses will follow Table 7-201A: Permitted and conditional uses and structures allowable within mixed use and commercial districts.

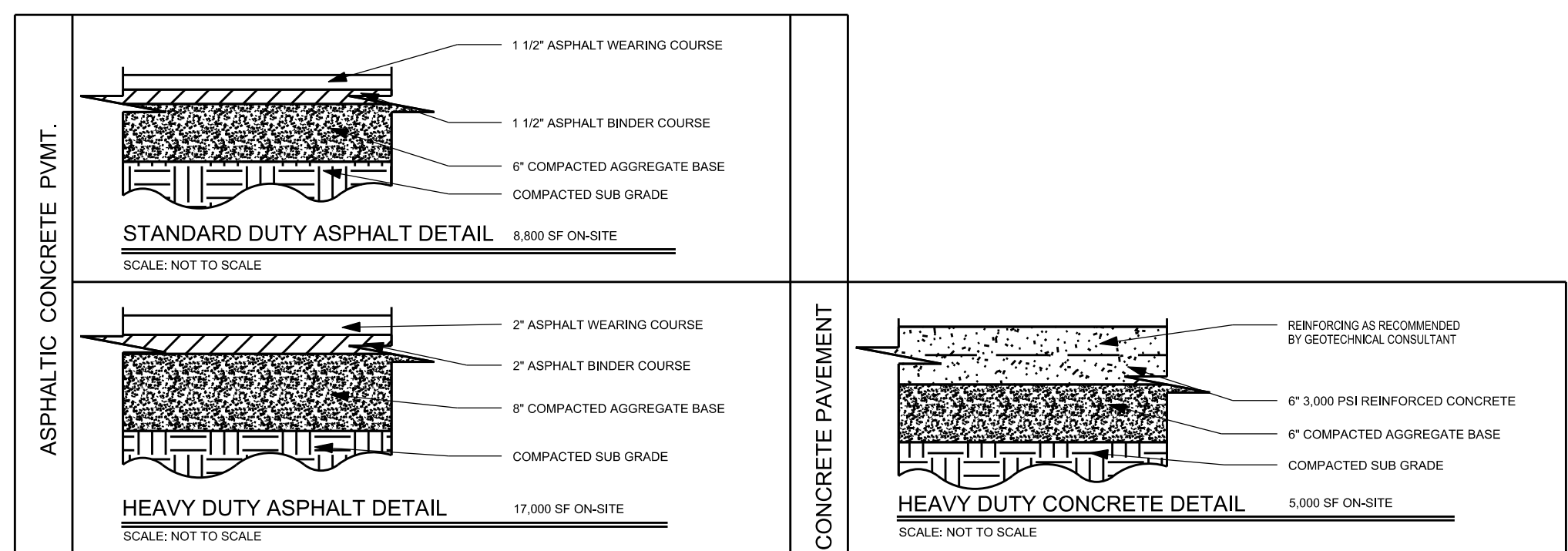
SITE DATA

Zoning - GCS - General Commercial Service
Surrounding Zoning - GCS / RM1
Parking - 8,400 SF Total
8,400 SF Construction Sales/Service 1 sp/500 = 16.8 spaces
17 spaces required
29 spaces provided

Building - 1 Story - See Architecture Plans



2 Service Line Profile



3 Pavement Details
not to scale
Drive Aisles - Heavy Duty Asphalt
Parking Spaces - Standard Duty Asphalt

1A DRAKEWOOD AUTO SALES
TH BROADWAY
JUP C PARCEL 21.00
087 PG 590
NING: GCS

Parcel 0331 C 017.00
Address: 115 E. KNIGHT CIRCLE

Owner: BROWN PHILIP G ETUX & ANGELA F
897 COKER FORD ROAD
PORTLAND TN 37148

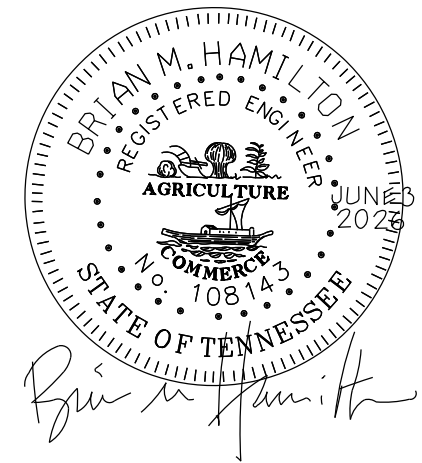
Engineer: NASHVILLE CIVIL, LLC
BRIAN HAMILTON, PE
615.353.9622
B@NASHVILLECIVIL.COM

BENCHMARK - NAVD 88
IRON PIN ELEV 803.84

GRAPHIC SCALE : 20
1" = 20'

0 20 40

TN SL PL NAD83



sheet title:
**PEDESTRIAN
CIRCULATION PLAN**

for:

**BROWN
OFFICE / FLEX SPACE
FACILITY**

located:

**115
EAST
KNIGHT
STREET**

**PORTLAND
SUMNER
COUNTY
TENNESSEE**

Project #:
NC 26-508

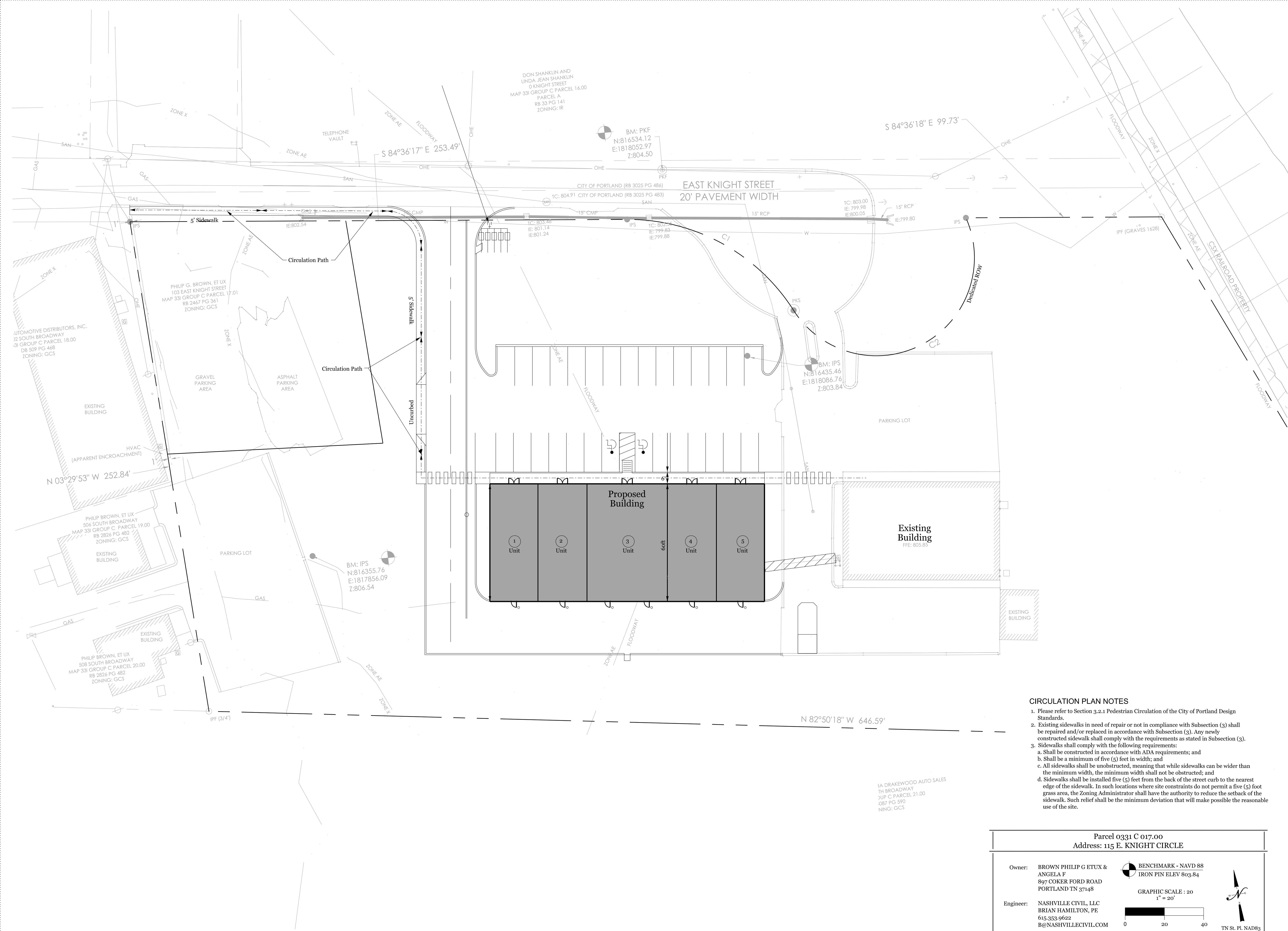
Original Issue Date:
11 Mar 2025

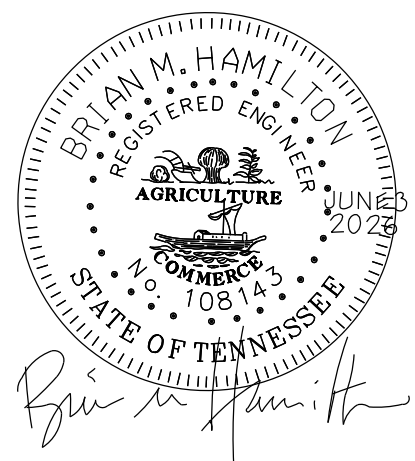
Revisions:
1 8Apr26 - City Comments
2 6May26 - City Comments
3 3Jun26 - City Comments

Phase:
Construction Drawings

Pedestrian Circulation Plan

C1.1





sheet title:
**GRADING AND
DRAINAGE PLAN**

for:

**BROWN
OFFICE / FLEX SPACE
FACILITY**

located:

**115
EAST
KNIGHT
STREET**

**PORTLAND
SUMNER
COUNTY
TENNESSEE**

Project #:
NC 26-508

Original Issue Date:
11 Mar 2025

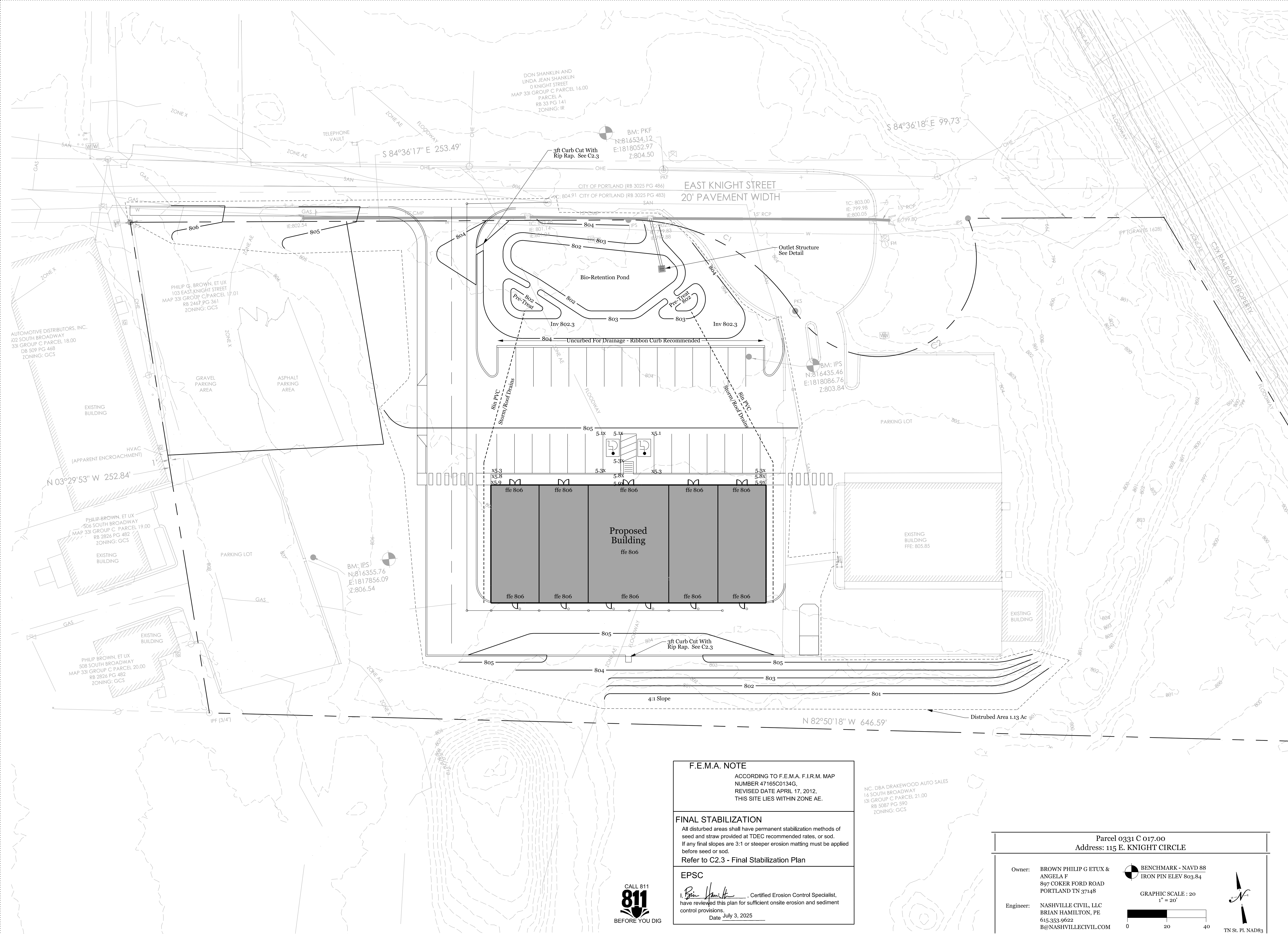
Revisions:

1 8Apr26 - City Comments
2 6May26 - City Comments
3 3Jun26 - City Comments

Phase:
Construction Drawings

Grading And Drainage Plan

C2.0



F.E.M.A. NOTE
ACCORDING TO F.E.M.A. F.I.R.M. MAP
NUMBER 47165C0134G,
REVISED DATE APRIL 17, 2012,
THIS SITE LIES WITHIN ZONE AE.

FINAL STABILIZATION
All disturbed areas shall have permanent stabilization methods of
seed and straw provided at TDEC recommended rates, or sod.
If any final slopes are 3:1 or steeper erosion matting must be applied
before seed or sod.
Refer to C2.3 - Final Stabilization Plan

EPSC
I, *Brian Hamilton*, Certified Erosion Control Specialist,
have reviewed this plan for sufficient onsite erosion and sediment
control provisions.
Date July 3, 2025



NC, DBA DRAKEWOOD AUTO SALES
16 SOUTH BROADWAY
131 GROUP C PARCEL 21.00
RB 5087 PG 590
ZONING: GCS

Parcel 0331 C 017.00
Address: 115 E. KNIGHT CIRCLE

Owner: BROWN PHILIP G ETUX &
ANGELA F
897 COKER FORD ROAD
PORTLAND TN 37148

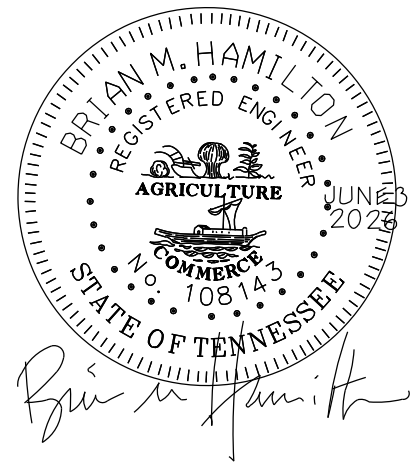
Engineer: NASHVILLE CIVIL, LLC
BRIAN HAMILTON, PE
615.353.9622
B@NASHVILLECIVIL.COM

BENCHMARK - NAVD 88
IRON PIN ELEV 803.84

GRAPHIC SCALE : 20
1" = 20'

0 20 40

TN SL PL NAD83



sheet title:
**INITIAL EROSION
CONTROL PLAN**

for:
**BROWN
OFFICE / FLEX SPACE
FACILITY**

located:
**115
EAST
KNIGHT
STREET**

**PORTLAND
SUMMER
COUNTY
TENNESSEE**

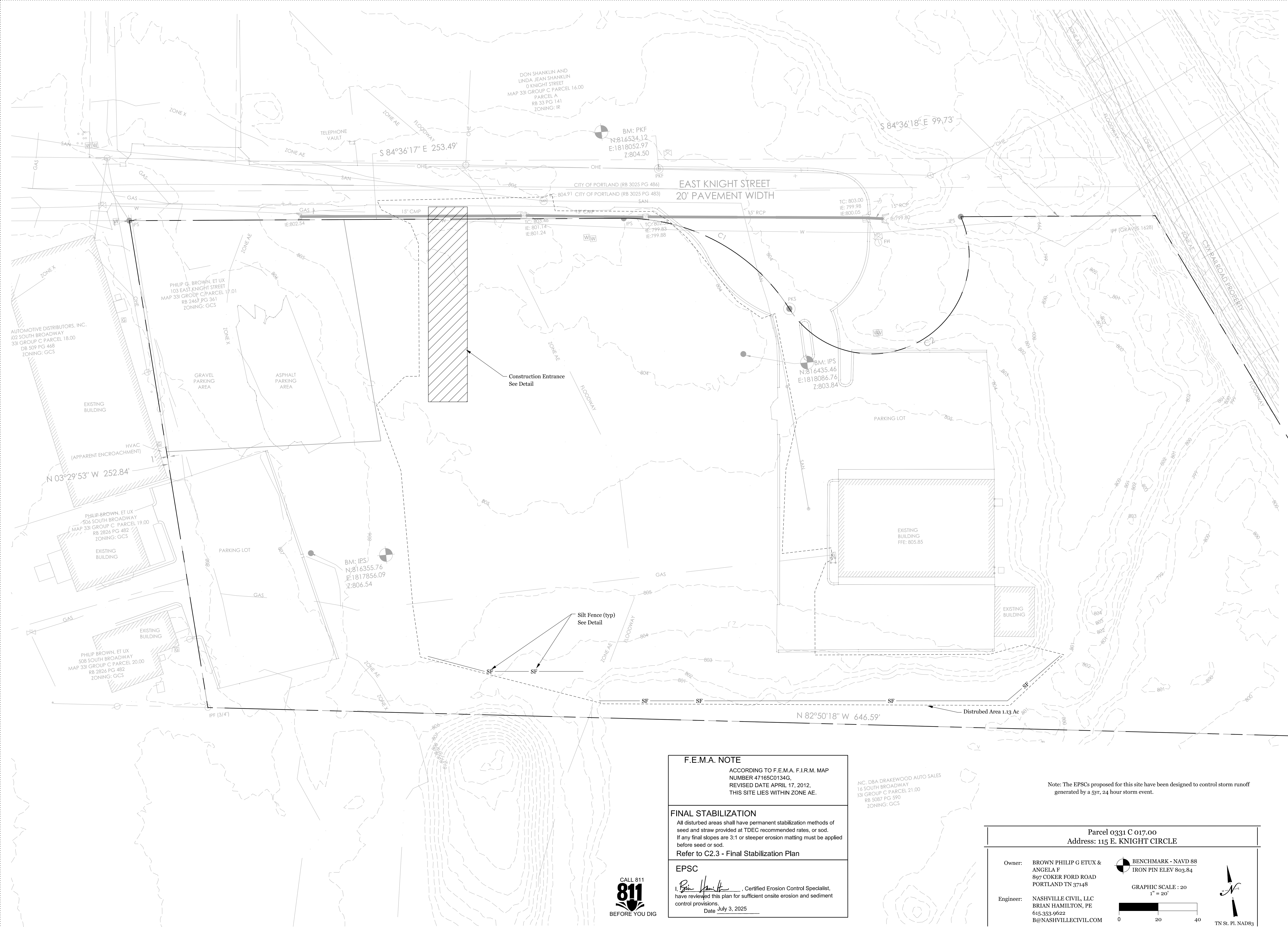
Project #:
NC 26-508
Original Issue Date:
11 Mar 2025

Revisions:
1 8Apr26 - City Comments
2 6May26 - City Comments
3 3Jun26 - City Comments

Phase:
Construction Drawings

Initial Erosion Control Plan

C2.1



F.E.M.A. NOTE

ACCORDING TO F.E.M.A. F.I.R.M. MAP
NUMBER 47165C0134G,
REVISED DATE APRIL 17, 2012,
THIS SITE LIES WITHIN ZONE AE.

FINAL STABILIZATION

All disturbed areas shall have permanent stabilization methods of
seed and straw provided at TDEC recommended rates, or sod.
If any final slopes are 3:1 or steeper erosion matting must be applied
before seed or sod.

Refer to C2.3 - Final Stabilization Plan

EPSC

Brian Hamilton, Certified Erosion Control Specialist,
have reviewed this plan for sufficient onsite erosion and sediment
control provisions.
Date July 3, 2025



NC, DBA DRAKEWOOD AUTO SALES
16 SOUTH BROADWAY
331 GROUP C PARCEL 21.00
RB 5087 PG 590
ZONING: GCS

Note: The EPSCs proposed for this site have been designed to control storm runoff
generated by a 5yr, 24 hour storm event.

Parcel 0331 C 017.00
Address: 115 E. KNIGHT CIRCLE

Owner: BROWN PHILIP G ETUX &
ANGELA F
897 COKER FORD ROAD
PORTLAND TN 37148

Engineer: NASHVILLE CIVIL, LLC
BRIAN HAMILTON, PE
615.353.9622
B@NASHVILLECIVIL.COM

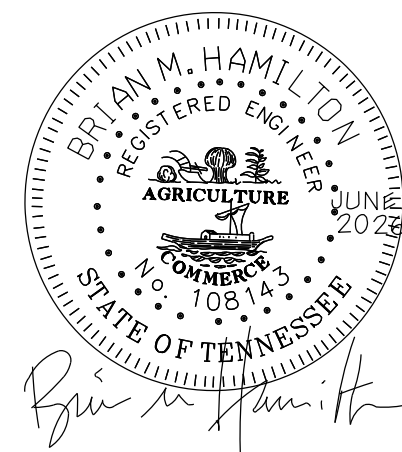
BENCHMARK - NAVD 88
IRON PIN ELEV 803.84

GRAPHIC SCALE : 20
1" = 20'

0 20 40



TN S.L. PL. NAD83



INTERMEDIATE EROSION CONTROL PLAN

BROWN
OFFICE / FLEX SPACE
FACILITY

115
EAST
KNIGHT
STREET

PORTLAND
SUMNER
COUNTY
TENNESSEE

Original Issue Date:
11 Mar 20256

1 8Apr26 - City Comments
2 6May26 - City Comments
3 3Jun26 - City Comments

Intermediate Erosion Control Plan

C2.2

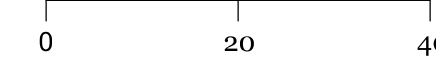


Owner: BROWN PHILIP G ETUX &
ANGELA F
897 COKER FORD ROAD
PORTLAND TN 37148

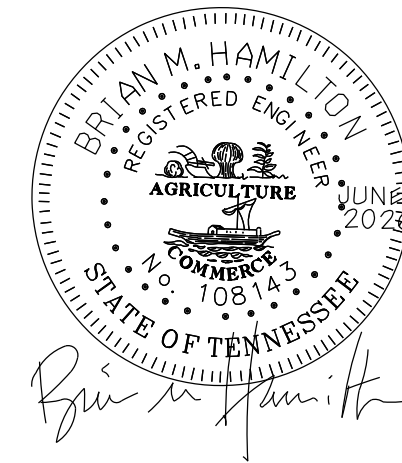
Engineer: NASHVILLE CIVIL, LLC
BRIAN HAMILTON, PE
615.353.9622
B@NASHVILLECIVIL.COM

 BENCHMARK - NAVD 88
IRON PIN ELEV 803.84

GRAPHIC SCALE : 20
1" = 20'



TN St. Pl. NAD83



sheet title:

**FINAL
STABILIZATION PLAN**

for:

**BROWN
OFFICE / FLEX SPACE
FACILITY**

located:

**115
EAST
KNIGHT
STREET****PORTLAND
SUMMER
COUNTY
TENNESSEE**

Project #:

NC 26-508

Original Issue Date:

11 Mar 2025e

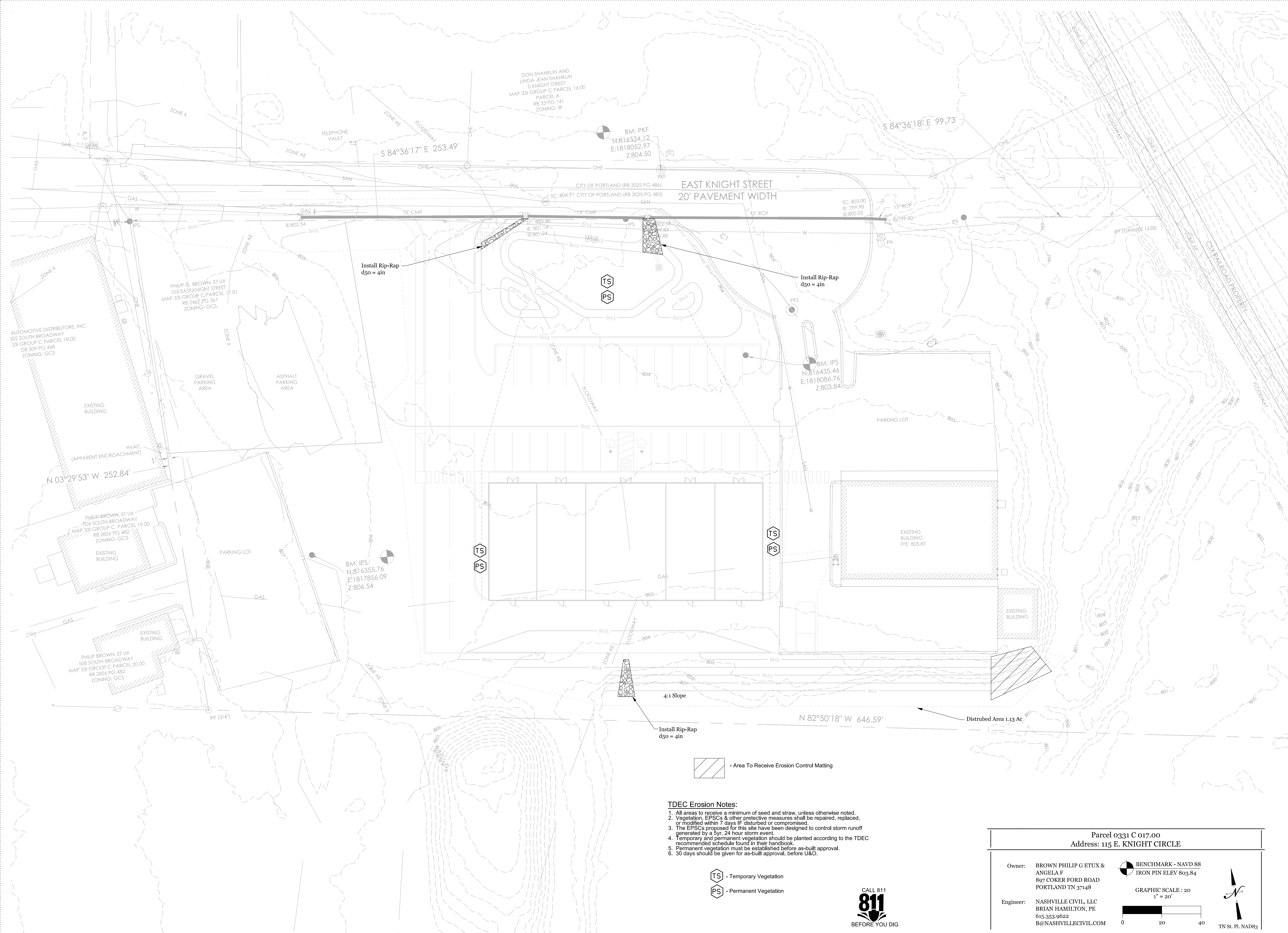
Revisions:

- 1 8Apr26 - City Comments
- 2 6May26 - City Comments
- 3 3Jun26 - City Comments

Phase:

Construction Drawings

Final Stabilization Plan

C2.3**TDEC Erosion Notes:**

1. All areas to receive a minimum of seed and straw, unless otherwise noted.
2. Vegetation, EPSCs & other protective measures shall be repaired, replaced, or modified within 7 days IF disturbed or compromised.
3. The EPSCs proposed for this site have been designed to control storm runoff generated by a 5yr, 24 hour storm event.
4. Temporary and permanent vegetation should be planted according to the TDEC recommended schedule found in their handbook.
5. Permanent vegetation must be established before as-built approval.
6. 30 days should be given for as-built approval, before U&O.

(TS) - Temporary Vegetation

(PS) - Permanent Vegetation

CALL 811
811
BEFORE YOU DIG

Parcel 0331 C 017.00
Address: 115 E. KNIGHT CIRCLE

Owner: BROWN PHILIP G ETUX &
ANGELA F
897 COKER FORD ROAD
PORTLAND TN 37148

Engineer: NASHVILLE CIVIL, LLC
BRIAN HAMILTON, PE
615.353.9622
B@NASHVILLECIVIL.COM

BENCHMARK - NAVD 88
IRON PIN ELEV 803.84

GRAPHIC SCALE : 20
1" = 20'

0 20 40



TN S.L. PL. NAD83

STORMWATER POLLUTION PREVENTION PLAN NOTES

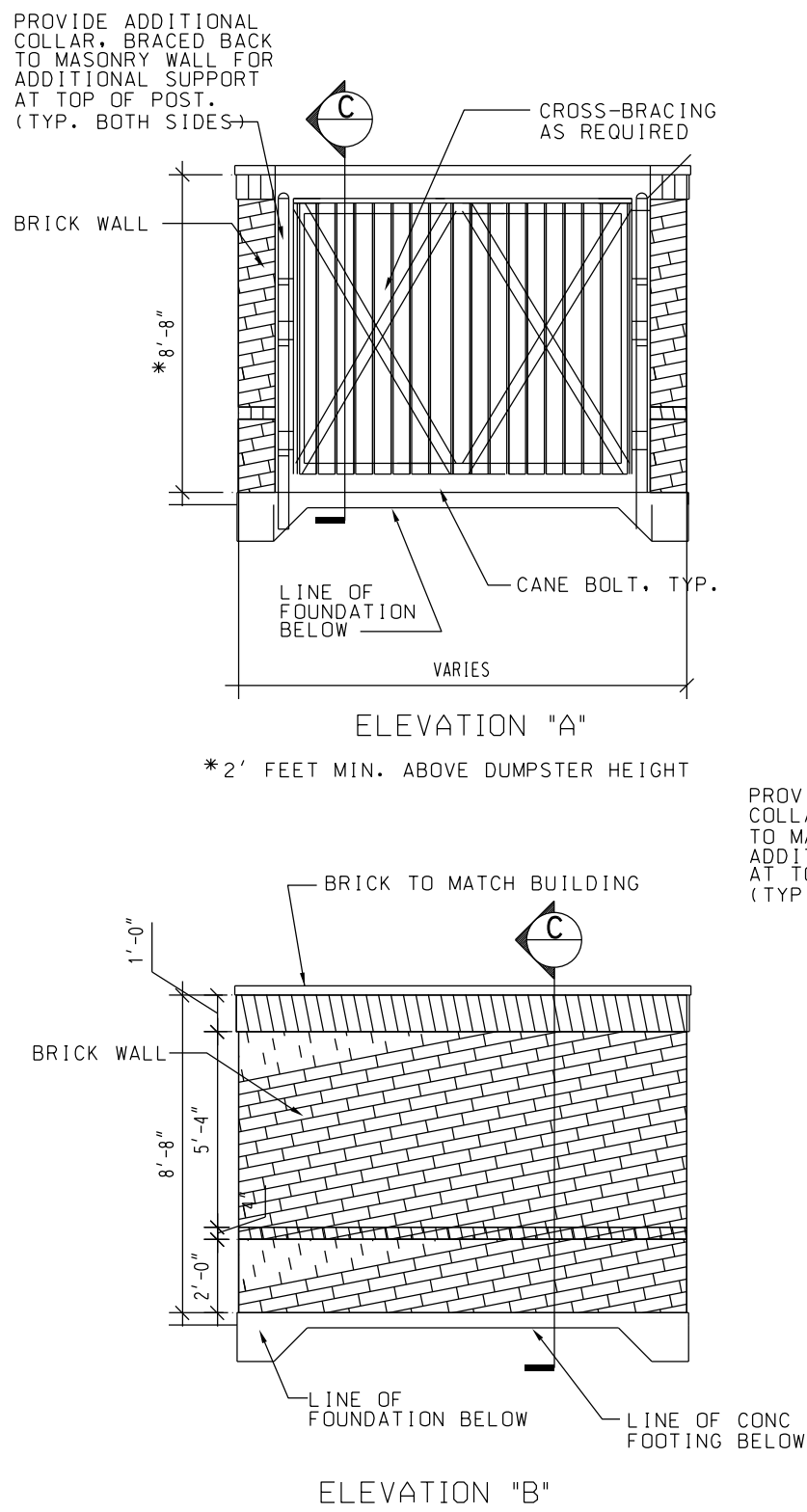
1. The contractor is responsible for making sure that a copy of the SWPPP is retained on-site at or near the construction entrance. If a construction trailer is not available, the contractor shall provide a waterproof enclosure near the construction entrance to place the SWPPP. In addition to the SWPPP, the contractor shall make certain that the following information must also be posted at the construction site (in a construction trailer or in the waterproof enclosure): a.) A copy of the notice of coverage (NOC) with the NPDES permit tracking number for the construction project number, b.) name, company name, email address, telephone number and address of the project site owner or a local contact person; c.) a brief description of the project; d.) the location of the SWPPP if an on-site location for storing the plan is not available.
2. The owner of this project site will provide erosion control measures as shown on this SWPPP. If the owner sells this property, the new property owner will be required to obtain coverage under this permit from the governing federal, state and local agencies and the new property owner shall assume operational control and responsibility for the portion of the site that he/she purchases.
3. Prior to the commencement of any clearing or grubbing, the contractor shall erect "construction fencing", tree protection fencing, caution tape, etc., along the limits of disturbance to protect trees, stream bank buffers, etc. that are not to be disturbed.
4. Prior to any type of construction activity, the contractor shall install the stone based construction exit, the silt fence and the sediment traps/basins when indicated on the SWPPP. Additional erosion control measures such as rock check dams, diversion swales, temporary creek crossings, temporary mulching of disturbed areas, final seed and straw application and general erosion control maintenance shall be provided as construction progresses and these measures become necessary. The contractor shall be responsible for implementing all of the erosion control measures.
5. All erosion control measures shall be installed and maintained in accordance with the manufacture's specifications and recommendations. It is the purpose of all control measures to slow runoff so that fill and gully formation is prevented. The contractor shall inspect the control measures periodically and replace and/or modify the controls for relevant site situations.
6. Where the application of temporary or permanent grass seed is specified as part of the SWPPP, the contractor shall use an appropriate grass seed mixture for the time of year that the seed is sowed. Use fescue during the spring and summer months and a mixture of fescue and winter rye during the fall and winter months. Sow at a rate of 6 lbs. per 1000 s.f. of area. Provide adequate amounts of water to establish a healthy stand of grass.
7. If sediment escapes the construction site, it is the contractor's responsibility to remove the sediment that has escaped the site. The contractor shall obtain the permission of the landowner where the sediment has accumulated before removal can begin. If sediment enters a stream, the contractor must also gain the written permission of the State before remediation/restoration can begin.

8. The contractor shall remove sediment from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary and must be removed when capacity has been reduced by 50%.
9. Litter, construction debris and construction chemicals exposed to storm water shall be picked up and removed from the site to prevent them from becoming a pollutant source for storm water discharges. After use, materials used for erosion prevention and sediment control should be removed from the site.
10. There are no other construction activities or industrial activities associated with this project site that are covered under a separate permit.
11. There are no streams or wetlands on or near this project site, therefore no additional permits associated with these features are required.
12. All earth stockpiles, whether on the project site or off-site shall include erosion control measures to prevent the material from being washed from the site by storm water runoff.
13. Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
14. This project does not disturb more than 50 acres, but areas of the completed phase must be stabilized with in 15 days.
15. For projects that have a disturbed area of greater than 50 acres, the contractor shall provide a phasing plan to only disturb 50 acres or less at one time. Submit the phasing plan to the state and local agencies for their review.
16. Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
17. The contractor shall maintain a rain gauge and daily rainfall records at the site.
18. The contractor shall initiate stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site must be completed no later than 15 days after the construction activity on that portion of the site has temporarily or permanently ceased.
19. The contractor shall construct temporary diversion swales to divert off-site runoff from crossing the disturbed areas. These diversion swales, when necessary, shall be field located to avoid existing trees wherever possible.
20. No work shall be allowed in or around streams or wetlands without the proper permits. Prior to the commencement of any construction activities in these areas, the contractor shall obtain a copy of the permits from the property owner, which allows this work. He shall not begin work without obtaining a copy of these permits or stiff fines from the federal and state agencies may be levied.

21. Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe, well-grassed or lined channel or other equivalent means so the discharge does not cause erosion and sedimentation. Discharged water must not cause an objectionable color contrast with the receiving stream.
22. After construction is complete, all disturbed areas, which are not covered with impermeable surface (i.e. asphalt, concrete, buildings, etc.), shall be covered with topsoil (4-inch thick minimum), grass seed and straw. The contractor shall maintain the seed and straw until a solid, healthy stand of permanent grass covers the disturbed areas.
23. Silt fence shall be used along the lower edge of disturbed areas that have sheet flow runoff. Where runoff is concentrated (such as swales and ditches), bampus fences or rock check dams shall be used to slow the velocity and allow settling of sediment.
24. All construction and waste material shall be collected and removed from the site on a periodic basis. All construction and waste material shall be located outside of any existing or proposed drainage ways and shall be covered and protected from the rain until they are removed from the site. Any liquid materials or chemicals stored on-site shall be located away from any existing or proposed drainage ways and a berm of sufficient height to contain the entire volume of the liquid shall be constructed to completely encompass and impound the stored materials to prevent a spill from flowing off of the site.
25. All soil, plants, trees and other vegetation in protected streams and wetlands and along the banks of same are protected by State law and therefore a prohibited from being removed. The contractor shall ensure that these areas remain undisturbed during construction. He shall erect construction barriers or take other means necessary to insure that the areas remain protected.
26. The contractor shall employee a person to inspect the erosion control measures as required by the State and local agencies. The inspector must have successfully completed the "Fundamentals of Erosion Prevention and Sediment Control" course provided by the State. A copy of the certification or training record for inspector certification should be kept on site.
27. Inspections described in the Tennessee General Permit shall be performed at least twice every calendar week and shall be performed at least 72 hours apart. Inspect all erosion control measures, disturbed areas, storage of material areas, outfall points, construction access points, etc.
28. Inspections shall also be performed before anticipated storm events (or series of storm events such as intermittent showers over one or more days), and within 24 hours after the end of a storm event of 0.5 inches or greater.
29. Any inadequate control measures or control measures in disrepair shall be replaced or modified or repaired as necessary before the next rain event if possible, but in no case more than 7 days after the need is identified. The contractor shall provide additional erosion control measures where necessary to insure adequate control so that no silt exits the project site.

30. Inspections shall be documented and include: the scope of the inspection, name and title of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate fro a particular location), and actions taken in accordance with the General Permit. Inspections documentation will be maintained on site and made available upon request. Inspection reports must be submitted to the State (TDEC) within 10 days of the request. Use the inspection report form provided in Appendix C of the General Permit and complete on a weekly basis.
31. Sediment removed from sediment control structures is to be placed at a site that has been permitted by local and state agencies. The contractor is responsible for obtaining the site to "waste" the sediment material. The sediment shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the storm water run-off. Cost of this treatment is to be included in the price for the earthwork.
32. The contractor shall seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. The contractor shall take whatever means necessary to establish permanent soil stabilization. Any areas that do not include construction activity for more than 14 days shall be temporarily covered with straw to help prevent erosion.
33. Remove sediment from all drainage structures, pipes and swales before acceptance by the developer or the local governing agency.
34. Remove the temporary erosion and water pollution control devices only when in the opinion of the owner's representative, they are no longer needed.
35. During the period between the end of the construction and the establishment of the permanent vegetation, erosion control measures shall remain in place and maintained. Once permanent vegetation is established, then the erosion control measures may be removed.
36. This SWPPP is developed in accordance with the Tennessee General NPDES Permit (TNR100000) for storm water discharges associated with construction activity (TNCGP), and is prepared using sound engineering practices. Nashville Civil, LLC personnel involved with the development of this plan have completed the design of vegetative and structural measures for erosion and sediment control course available from the State of Tennessee.

As instructed by Part III.F of the TNCGP, this plan and all attachments are hereby submitted to the local Environmental Assistance Center (EAC), along with the complete, correctly signed Notice of Intent (NOI). Construction will not be initiated prior to 30 days from the date of submittal of this document, or prior to receipt of a Notice of Coverage (NOC) from the Tennessee Department of Environment and Conservation (TDEC). This SWPPP is an evolving document that can change with field adjustments. And changes in the field need to be noted and TDEC provided a copy of the changes.



3 BRICK SINGLE DUMPSTER ENCLOSURE
not to scale

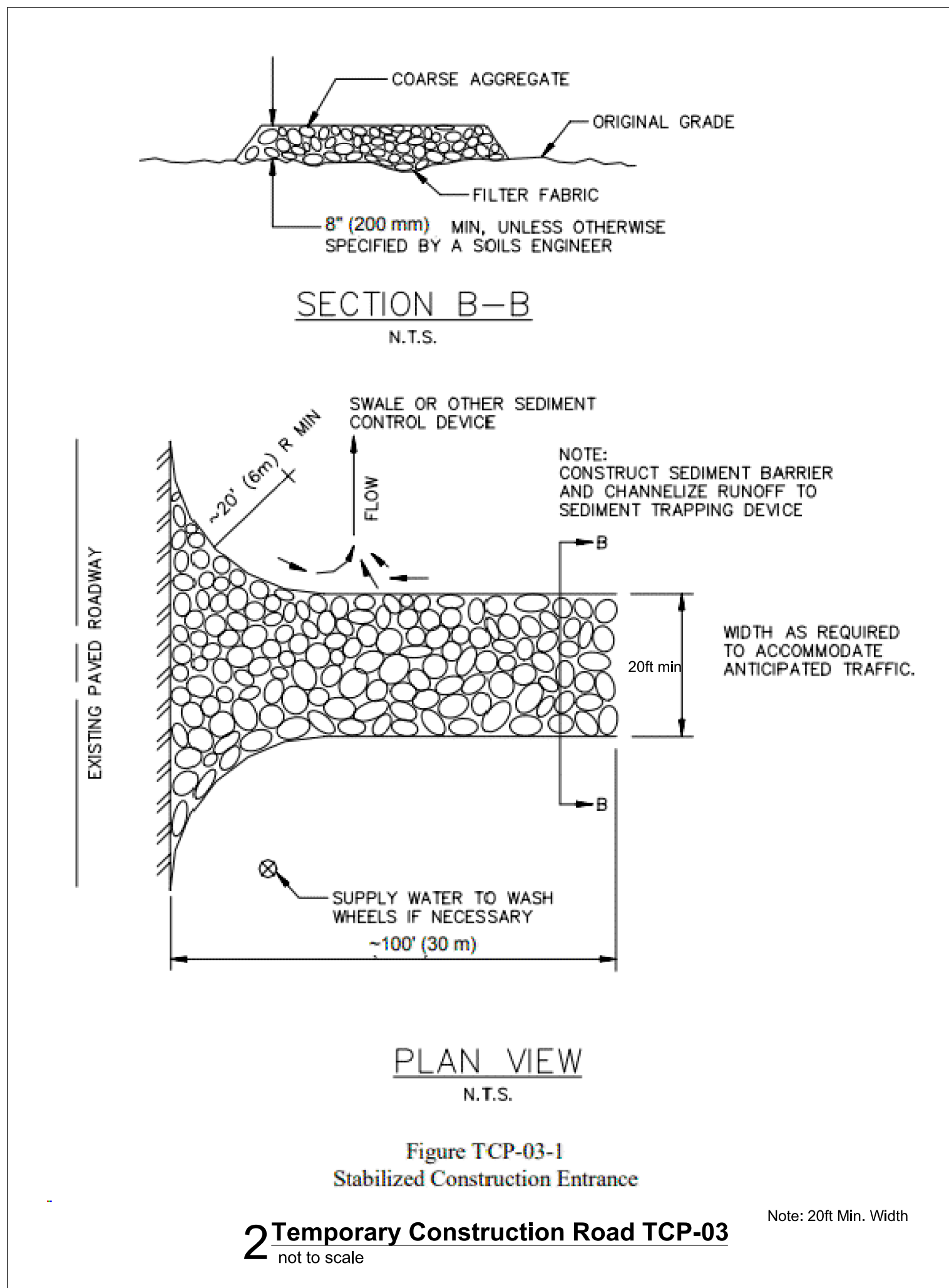


Figure TCP-03-1
Stabilized Construction Entrance

2 Temporary Construction Road TCP-03
not to scale

Note: 20ft Min. Width

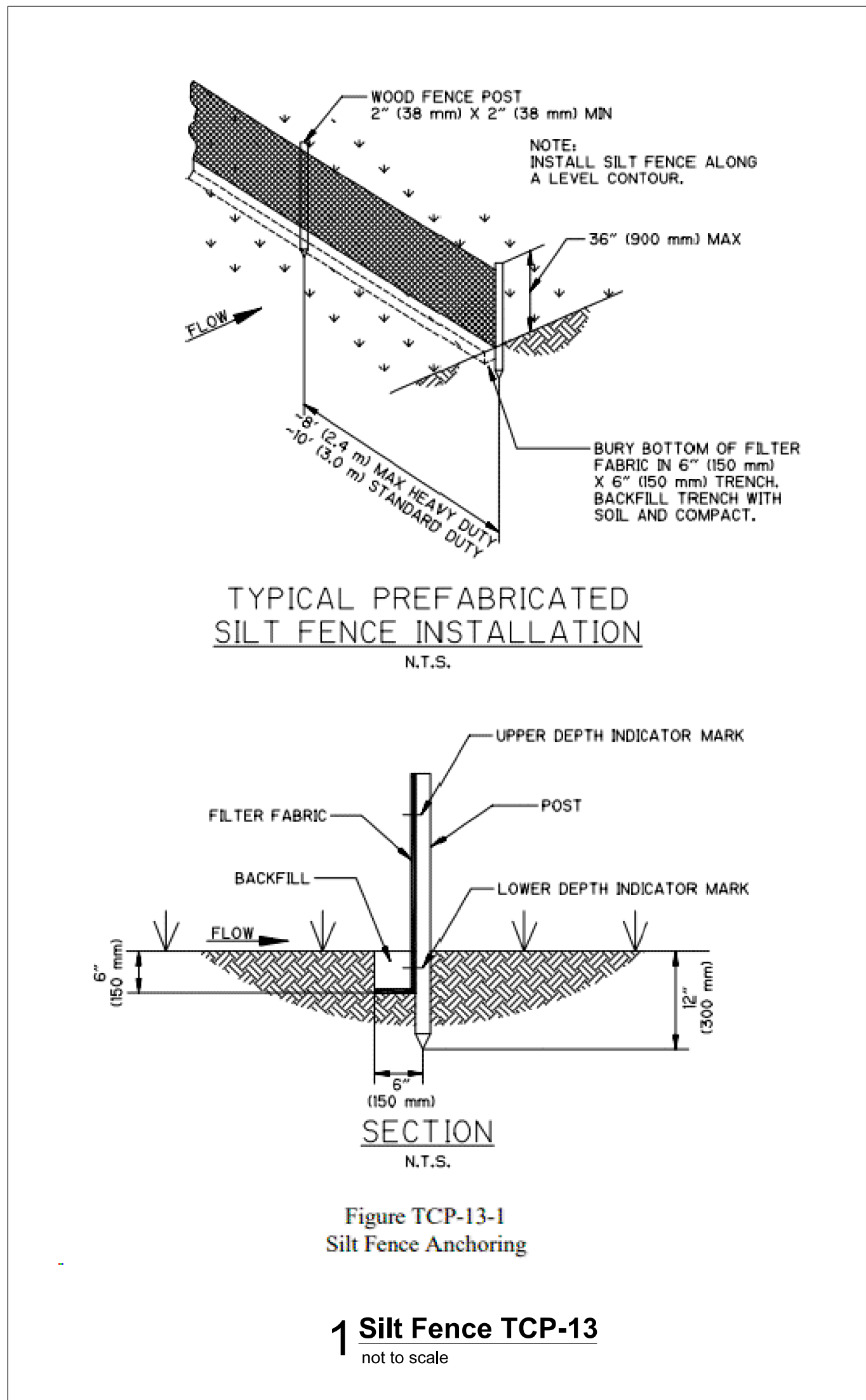
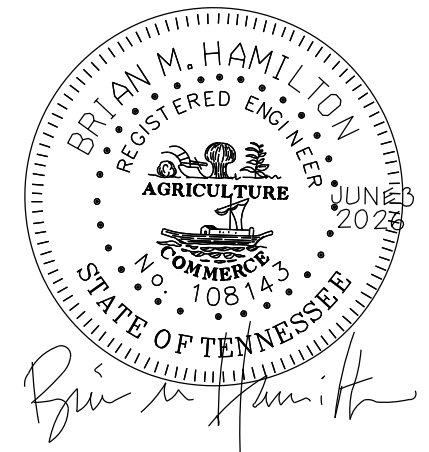


Figure TCP-13-1
Silt Fence Anchoring

1 Silt Fence TCP-13
not to scale



sheet title:
**CIVIL DETAILS
AND SWPPP NOTES**

for:

**BROWN
OFFICE / FLEX SPACE
FACILITY**

located:

**115
EAST
KNIGHT
STREET**

**PORTLAND
SUMNER
COUNTY
TENNESSEE**

Project #:
NC 26-508
Original Issue Date:
11 Mar 20256
Revisions:
1 8Apr26 - City Comments
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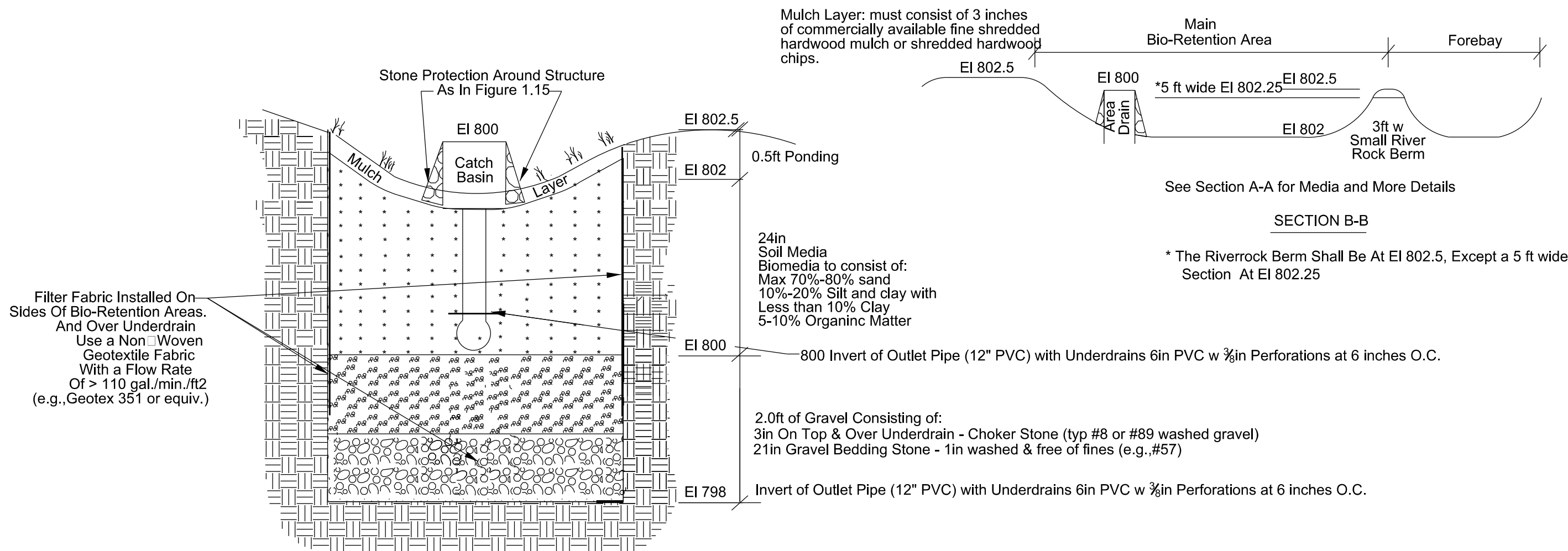
Phase:
Construction Drawings

Civil Details And SWPPP Notes

C2.4

NOTE:

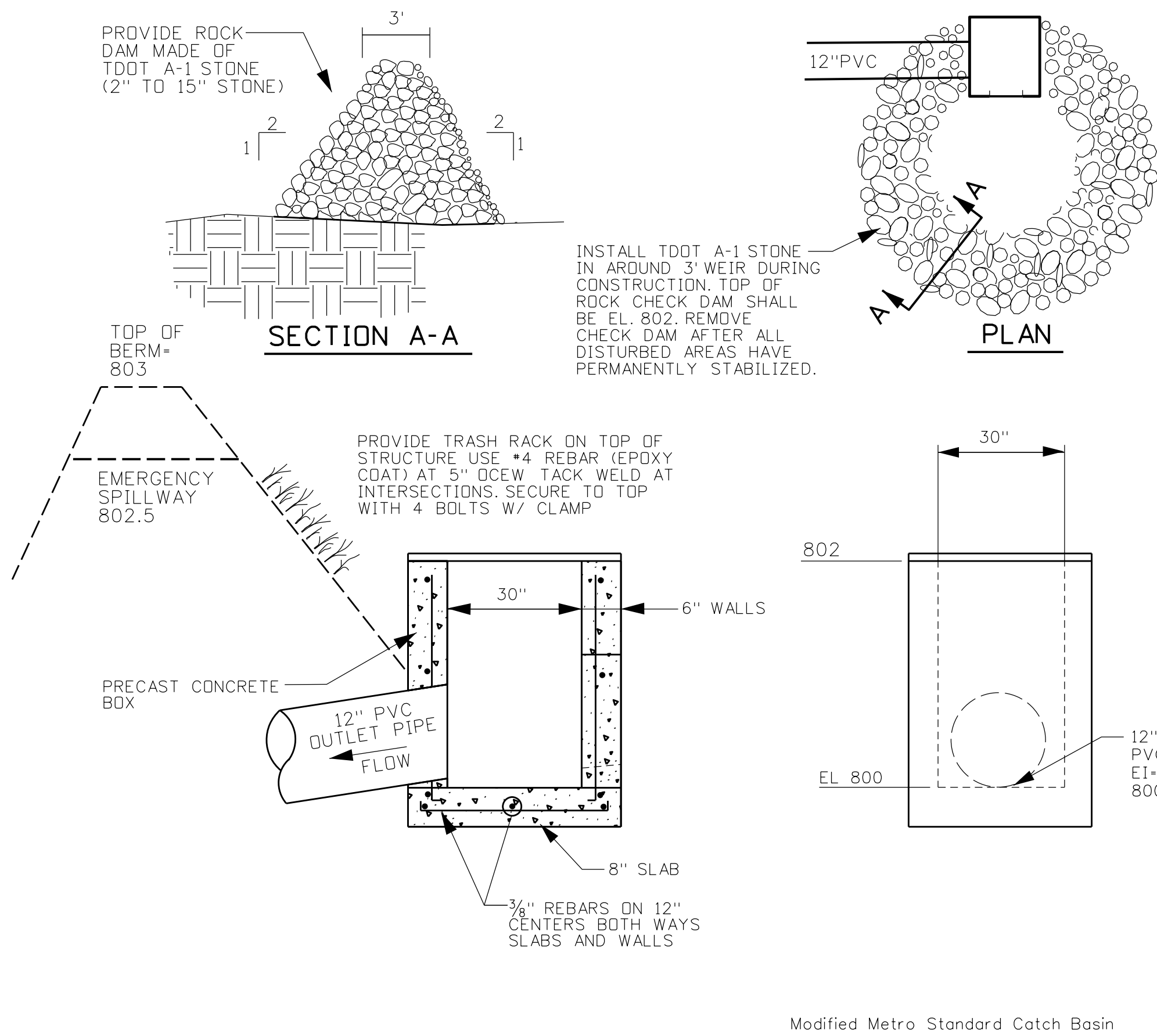
Contractor shall notify Engineer at least 24 hours prior to the installation of the planting soil filter bed. At the completion of installation, the above referenced person will collect one sample per bioretention bed for analysis and confirmation of the soil characteristics as defined by GIP-01, Filter Media and Surface Cover, Section 6.6, page 20.



Notes:
Contractor to Refer To GIP-01 Metro LID Stormwater Regulation Volume 5.

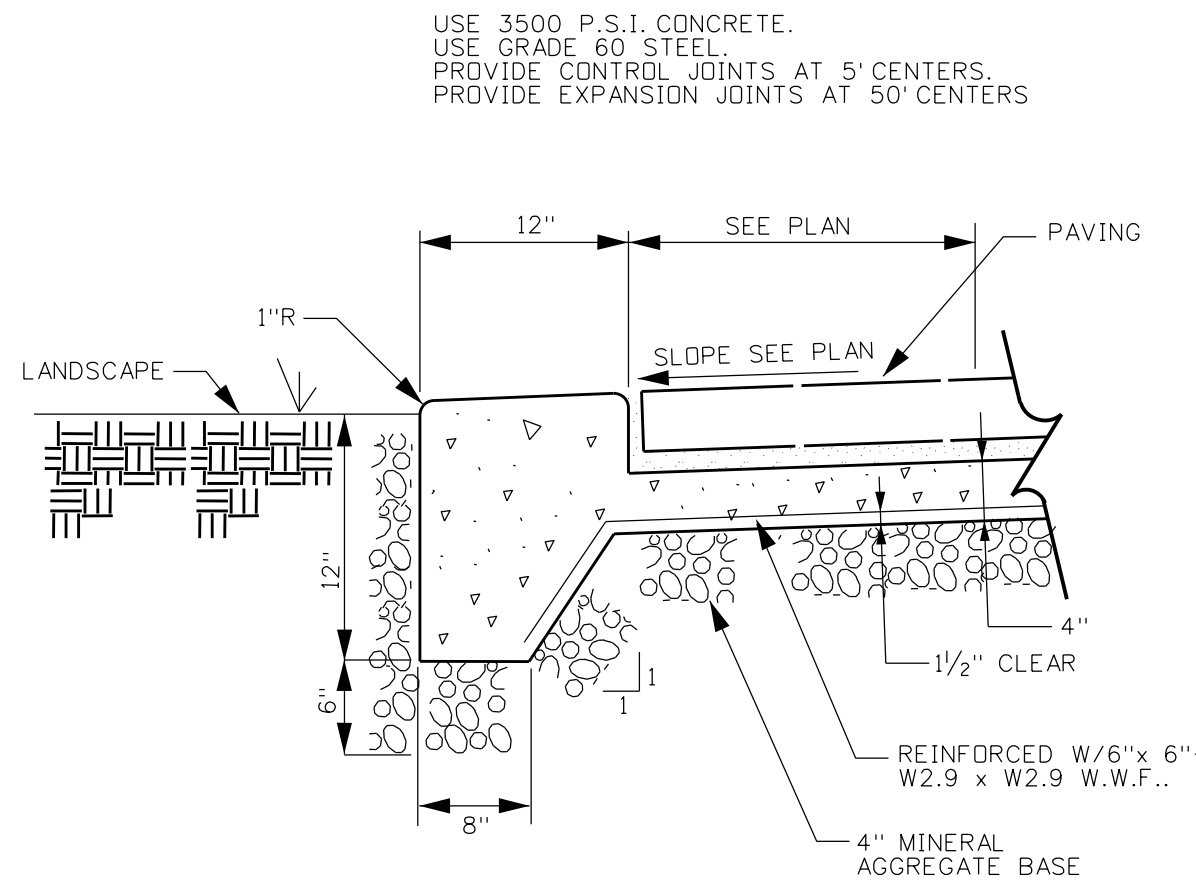
Level 2 Design

12 BIO-RETENTION POND 2 DETAIL (GIP-01)
not to scale

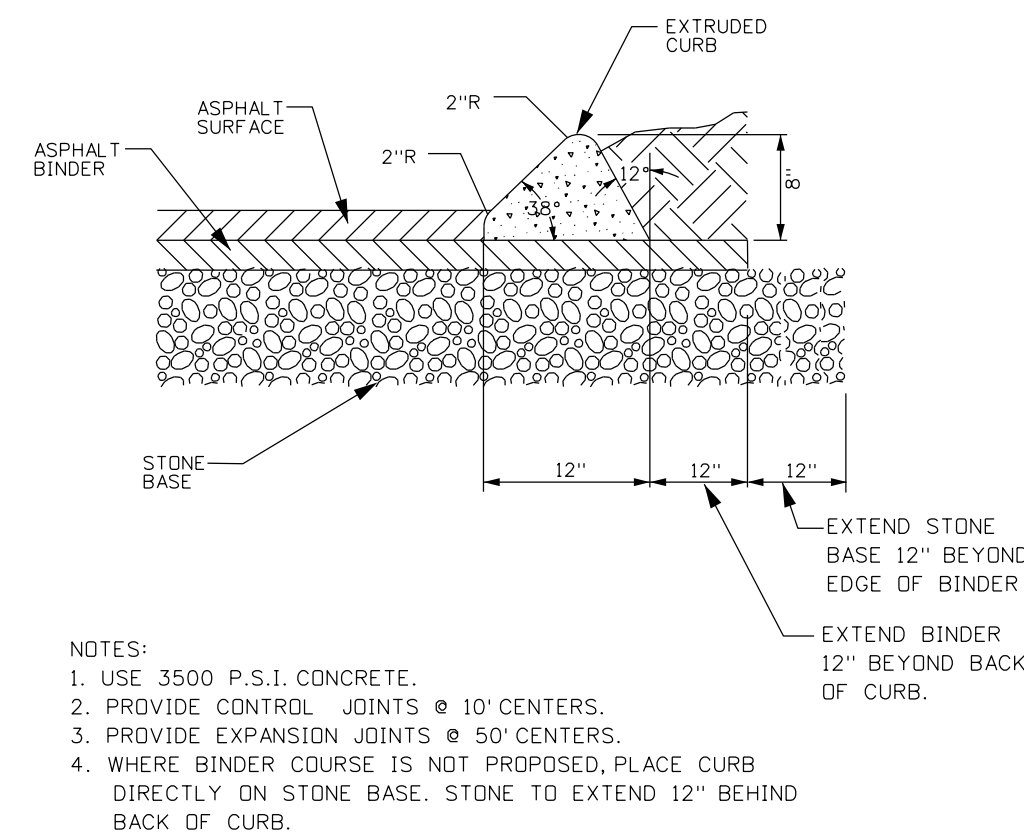


9 BIO-RETENTION POND 2 OUTLET STRUCTURE
not to scale

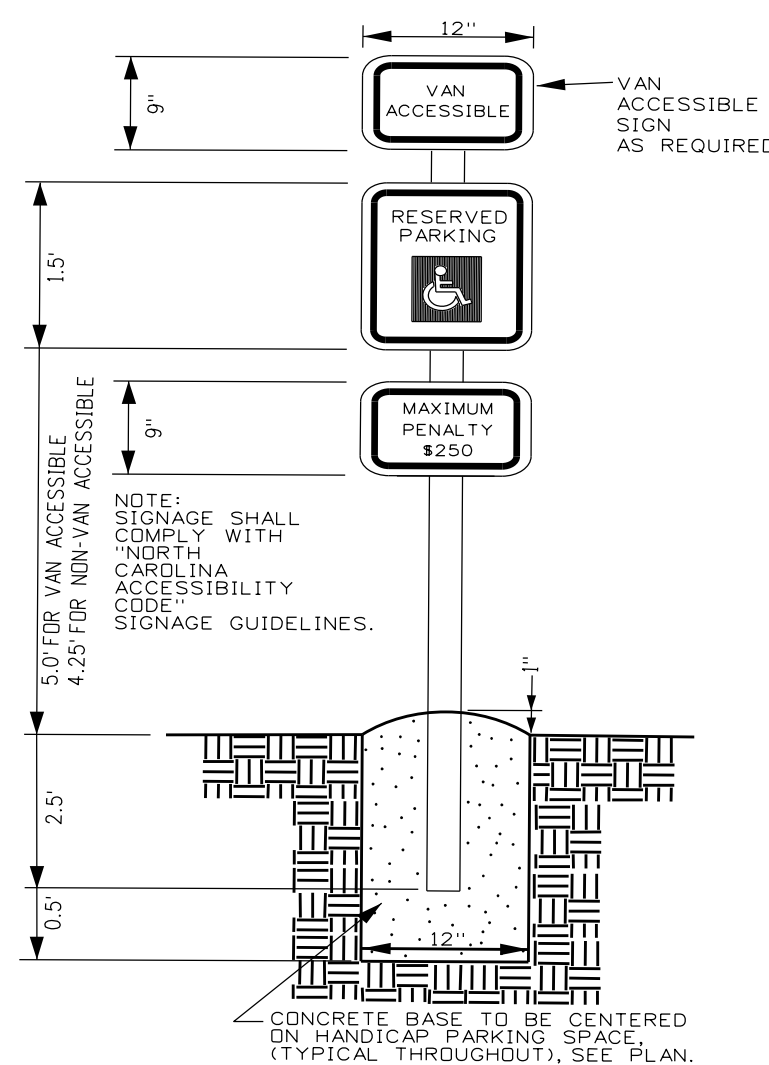
Modified Metro Standard Catch Basin



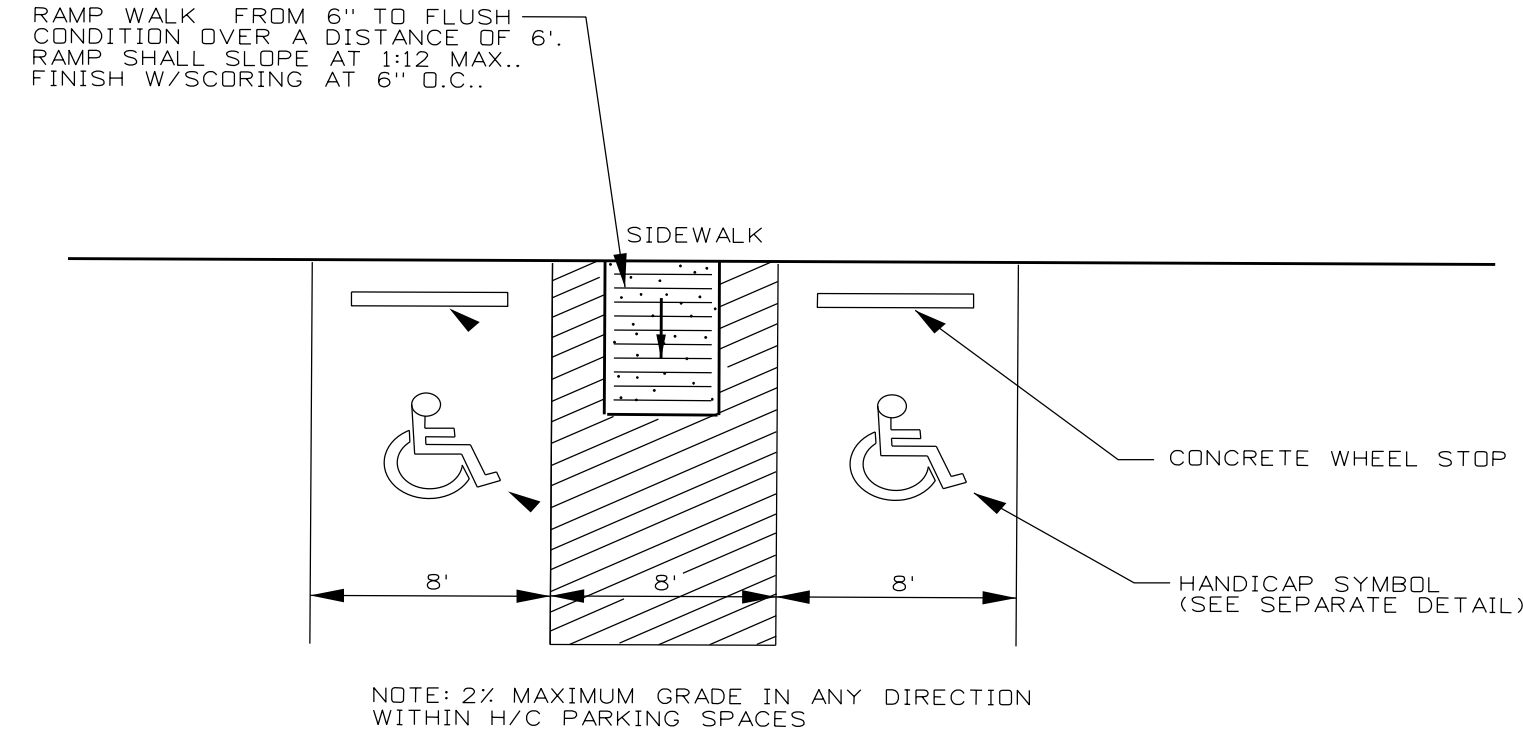
10 RIBBON CURB
not to scale



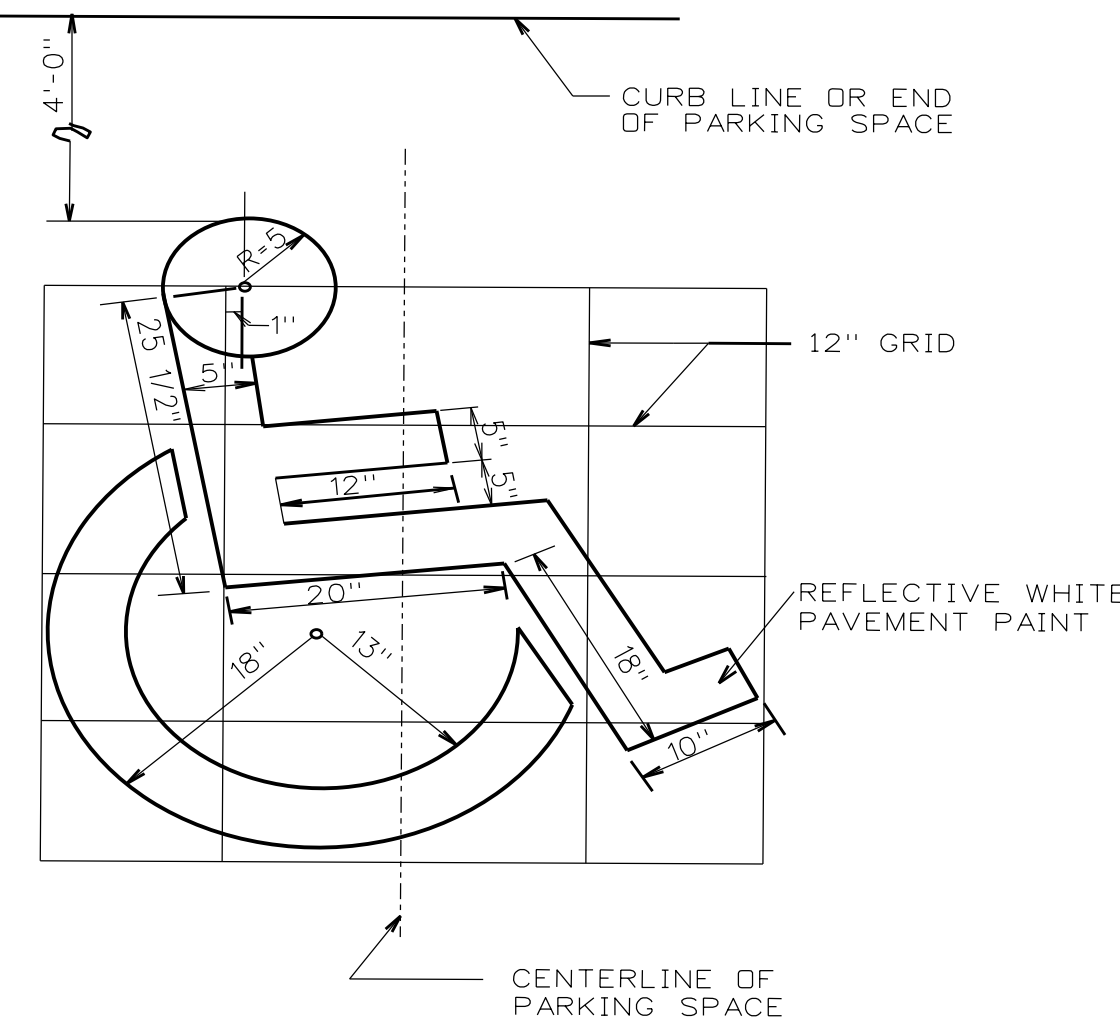
11 EXTRUDED CURB
not to scale



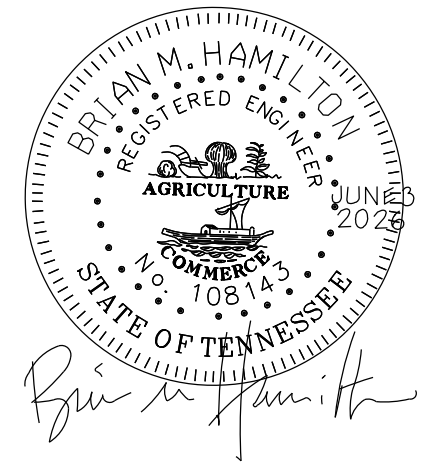
8 HANDICAP PARKING SIGN
not to scale



13 HANDICAP RAMP WITH RAMP
not to scale



7 HANDICAP PARKING SYMBOL
not to scale



sheet title:
SANITARY DETAILS

for:

**BROWN
OFFICE / FLEX SPACE
FACILITY**

located:

**115
EAST
KNIGHT
STREET**

**PORTLAND
SUMNER
COUNTY
TENNESSEE**

Project #:
NC 26-508

Original Issue Date:
11 Mar 2025

Revisions:

1 8Apr26 - City Comments
2 6May26 - City Comments
3 3Jun26 - City Comments

Phase:
Construction Drawings

Sanitary Details

C3.1

