PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for September 8, 2026 at 5:00 PM
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. August 11, 2026

5. **Public Hearing**

   A. Jodie Harris (Applicant) request annexation approval: location 129 TGT Road, Portland, TN. (Tax Map 019, Parcel 09.09, County Residential, Sumner County, 2.65 Acres +/-) Zoned County(Residential)

   B. Jodie Harris (Applicant) Request rezone approval: location 129 TGT Road, Portland TN. (Tax Map 019, Parcel 09.09, County Residential, Sumner County, 2.65 Acres+/-) Rezoned from County (Residential) to RS-40 (Low Density Single Family Residential)

   C. Zach Wilkinson (Applicant) request rezone approval: Location 136 North Russell Street, Portland TN. (Tax Map 033A Parcel 007.00, Sumner County, 1.0 Acres +/-) Rezoned from R-10 (Low Density Residential) to RMU (Residential Mixed Use)

   D. Richard Graves (applicant) request annexation approval: location 0 Fountain Head Road, Portland TN. (Tax Map 039 Parcel 111.00, Sumner County, 4.6 acres+/-) Zoned County (Residential)

   E. Richard Graves (applicant) request rezone approval: location 0 Fountain Head Road, Portland TN. (Tax Map 039 Parcel 111.00, Sumner County, 4.6 Acres+/-) Rezoned from County (Residential) to RS-20 (Low Density Single Family Residential)

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

7. **New Business**

   A. Josh Lyon (Applicant) request site plan approval for Baywatch Industrial Site Plan: location Vaughn Parkway, Portland TN (Tax Map 12 Parcels 015.00 and 019.00, Robertson County, 53.63 acres+/-) Zoned IG (Industrial General)

   B. Jodie Harris (Applicant) request annexation approval: location 129 TGT Road, Portland, TN. (Tax Map 019, Parcel 09.09, County Residential, Sumner County, 2.65 Acres +/-) Zoned County(Residential)

   C. Jodie Harris (Applicant) Request rezone approval: location 129 TGT Road, Portland TN. (Tax Map 019, Parcel 09.09, County Residential, Sumner County, 2.65 Acres+/-) Rezoned from County (Residential) to RS-40 (Low Density Single Family Residential)

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

D. Zach Wilkinson (Applicant) request rezone approval: Location 136 North Russell Street, Portland TN. (Tax Map 033A Parcel 007.00, Sumner County, 1.0 Acres +/-) Rezoned from R-10 (Low Density Residential) to RMU (Residential Mixed Use)

E. Richard Graves (applicant) request annexation approval: location 0 Fountain Head Road, Portland TN. (Tax Map 039 Parcel 111.00, Sumner County, 4.6 acres+/-) Zoned County (Residential)

F. Richard Graves (applicant) request rezone approval: location 0 Fountain Head Road, Portland, TN. (Tax Map 039 Parcel 111.00, Sumner County, 4.6 Acres+/-) Rezoned from County (Residential) to RS-20 (Low Density Single Family Residential)

G. Thomas Steffen (applicant) request a minor amendment approval for Coventry Final Master Development Plan (PUD) location: 0 Westland Street (Tax Map 20P, Parcel 001.00, Sumner County, 26.10 +/- acres) R-10 PUD(Residential Planned Unit Development)

8. Old Business

A. Ordinance Amendment - Revision to Design Review Regulations. Building material Definitions and Table 3: Permitted Building Materials by Zoning and/or Use

9. Discussion

A. Conceptual Discussion: Richard Graves (applicant) 0 Fountain Head Road, Portland TN. (Tax Map 039 Parcel 111.00, Sumner County, 4.6 acres+/-) Rezoning from County Residential to RS-20 (Low Density Single Family Residential)

B. Conceptual: Discussion Bruce Rainey (applicant) 327 Portland Blvd, Portland TN. (Tax Map 033B Parcel 017.00 Sumner County, 1.1 acres +/-) Zoned R-10 (Low Density Residential)

10. Planning Commission Members Comments

11. City Planner's Comments

12. Public Recognition on Non-Agenda-Related Items

(3 minutes maximum per speaker)

Adjournment

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CITY OF PORTLAND

PORTLAND MUNICIPUL PLANNING COMMISSION
MEETING MINUTES
August 11, 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:	**MEMBERS ABSENT:**
Ann Blackburn-Chairwoman	Jessica Hunter
Vice Mayor Megann Thompson	Ted Jernigan
Robert Tooker	
Jim DiPiazza	
Luther Bratton	
Gail Gentry	
Chirag Patel	

A quorum was established.

STAFF PRESENT:
Nate Heisler-City Planner

Other Interested Parties:
Andy Leath
Paul Kail

Approval of Agenda

Motion to Approve: Gail Gentry
Second Motion: Robert Tooker. All were in favor, motion carried.7-0.
Yes: Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Gail Gentry, Chirag Patel
Absent: Jessica Hunter, Ted Jernigan

Approval of Minutes: July 14, 2026

Motion to Approve: Robert Tooker
Second Motion: Gail Gentry-All were in favor, motion carried. 7-0.
Yes: Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Gail Gentry, Chirag Patel
Absent: Jessica Hunter, Ted Jernigan

Public Comments

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Public Hearings

Ordinance Amendment – Revisions to Design Review Regulations. Building material definitions and Table 3: List of Permitted Building Materials by Zoning and/or Use

Notice of these public hearings was published in the *Portland Sun* on August 31, 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)

Ok, seeing none for that item.
We'll go ahead and closeout the public hearing portion and we'll move on to public recognition for public hearings and agenda related items. We'll have the speakers will have 5 minutes maximum to speak and we have one person that has signed up on the list.
Paul Kail, If you'll come up to the front state your name and address and you'll have 5 minutes.
Paul Kail: My name is Paul Kail Storguard Storage Facility. I thought if you guys have any questions for me or anything like that, I probably was supposed to sign that if I had to come up here
Ann Blackburn: it's OK, if we have questions we will call you up here.
Paul Kail: All right.
Ann Blackburn: Thank you. All right, that's the only speaker, person who had signed up to speak so we'll close out the public recognition portion and move on to New Business.

NEW BUSINESS

7A. Andy Leath (applicant) request Preliminary Plat approval for Magnolia Springs Subdivision :location 0 Bloomsbury Drive, Portland TN. (Tax Map 016, Parcel 031.03) Sumner County 13.35 +/- acres. Zoned RS-20 (Low Density Single Family Residential)

Nate Heisler: So, I'm going to zoom in on the map here, this is north of town, you can see Highway 109, I'm going to zoom into the Magnolia Springs Subdivision. Let me turn on parcels so you can see which one we're looking at. So, a little history on this project, I'm going to highlight the area too. So, this is what we're talking about. Little history on this project the Planning Commission had originally approved the preliminary plat for this project along with construction plans back in January of 2023. There are 3-year approvals with Preliminary Plats, so the plat had expired January of this year. We had a Pre Application meeting with GreenLID, the developer, they want to reapply for approval for the Preliminary Plat for this Magnolia Springs area and also, we had talked about the concept version of this at the last meeting, so this is the Preliminary Plat portion of this Planning process. I'm going to bring up the plat and show you what it looks like? So, this is the plat, staff has gone through reviews, and we have a couple

of open comments that are centered around, you know, notes and things like that, nothing major. There is water and sewer capacity for this project and based off the reviews, staff recommends an approval on this plan.
Ann Blackburn: Thank you, anyone, have any questions?
Robert Tooker: I had asked in our last meeting if you could just remind me about some earlier concerns about water pressure. I heard rumors about the houses; the new houses would be required to have sprinkler systems? I just don't understand that. I don't know of any other development that we've looked at, that requires sprinkler systems.
Andy Leath -GreenLID Design, representing the applicant: So yes, each new house will have its own sprinkler system confined inside the house.
Robert Tooker: Why is that?
Andy Leath: Because the pressures, Portland 's ordinance requires I think 1200 gallons a minutes or 1,000 gallons a minute for residential.
Nate Heisler: For fire suppression.
Andy Leath: For fire suppression. And it's only got 500 gallons a minute coming out of fire hydrants. So, while every other house in the subdivision isn't going to meet Portland 's current requirements these 14 will because they all have their individual sprinkler system inside. So, they're not going to be, they're going to have a tank in the garage and a pump inside the tank that will, if a fire happens, the pump will kick on and feed the sprinkler system.
Robert Tooker: Is this because pipes through the neighborhood or not large enough.
Andy Leath: Not necessarily through the neighborhood. It's the area in general. So, the neighborhood, if we went in and I think y'all have a current 6-inch line through the neighborhood, we're going to be installing an 8 inch in these 14 lots. I don't even know if we replaced the 6 inch with an 8 inch if it would get you to where Portland's current requirement is.
Robert Tooker: It's the feed to the neighborhood. Is because the pipes aren't large enough leading in or ?
Andy Leath: I think it's a lot bigger than just.
Luther Bratton: No, I think it's pretty simple, the development, when it was first designed, the 500 was in place, like when they built your houses and since then the cities increased that to a 1000.
Andy Leath: It's a 1000 for residential.
Ann Blackburn: Regulation exchanged.
Luther Bratton: That's basically it.
Robert Tooker: But does that mean then all of the existing homes and most of the homes in Portland don't have proper fire suppression.
Luther Bratton: Yes
Andy Leath: I didn't say it.
Robert Tooker: Is that right?
Luther Bratton: yeah. I mean to be honest, yes. there's places where.
Megann Thompson: Per the standard of the new, per the new updated appendixes we adopted. We adopted a new fire code, I think in 2019.
Andy Leath: It depends on what your standard.
Ann Blackburn: To meet the state.
Megann Thompson: To meet and it was recommended to us to meet, yeah.
Andy Leath: And it gets your ISO rating up. The more flow you have coming out of the fire hydrants the cheaper your overall fire insurance will be for the community.
Megan Thompson: And that could potentially change you know, if you know we're in talks with White House, I don't know what their plan is to the system but we had to make decisions to keep growth and you know at some point development started to grow at a faster pace and it was recommended that we probably needed increased water flow in new developments. This is now considered a new development

because they didn't finish it out in the phases as it was originally. They just they sat on it for a little bit so they could.
Robert Tooker: Just interesting. So, there is probably, I don't know how many houses are in that neighborhood.
Andy Leath: You still have 500 gallons a minute, so you still have a fire flow so if they hook up to the fire hydrant, there's going to be water coming out of it; it's just not coming out at.
Robert Tooker: The pressure.
Andy Leath : The same pressure capacity to Portland would say wanting to come out now.
Luther Bratton: And there is a debate it with. If it were more dense, you know, as we see in RM-1, 10,000 square foot lots, but in a lot on ½ acre lots, properties on1/2 acre, really, it's probably over kill. But it's important when you go (un-auditable) , like with the 10,000 square foot lots, the houses are like this, and you really need, I say you need to pressure more, but put they passed it throughout the whole community.
Robert Tooker: So, if they feed into the neighborhood isn't enough water for the property pressure, where penalizing the developers? Rather than the city fixing the problem?
Andy Leath: I mean we in full honesty we had the, Bryan Price, when he was still here presented an option for us to upgrade quite a bit of main, but this is what we chose to come back with, and obviously what he agreed to. So, each new home does have or each new of these 14 does have proper fire protection, it's just a different method than coming out of the fire hydrant.
Megann Thompson: And it has been frustrating because we do have to find work arounds and you know Chief Tyson you know he's the Fire Marshall, so he does talk about firewalls or fire suppression sprinklers, all of those things, has work arounds to we can't. But it was brought to us as, this is the standard we need to be at and yes, the city has taken strides over for sure the past 10 years to upgrade water lines and have development upgrade water lines and try to get bigger flows throughout the system. Ultimately you know, we realized it's too big of a job.
Robert Tooker: So, the sprinkler system is the only thing the developer could do, I guess.
Megann Thompson: Right, if they want to, or upgrade the water main line which was down 109 and astronomical and expense compared to sprinkler systems.
Andy Leath: But also, with Portland, so most every municipality in the county has a 1000 gallons a minute for residential, so that's not unusual. The only places I have 500 gallons of it right now are the county itself and Westmoreland, they're smaller communities. So, for city like Portland to be less than 1000 gallons a minute it's not (inaudible).
Robert Tooker: I just wonder how many, how many single-family homes in Portland have sprinkler systems?
Andy Leath: Probably none, to be honest with you. But it's something that's coming more prevalent in other communities and it's because the fire code, the fire code updates, and as you guys adopt the most recent fire code, you'll see more of it.
Luther Bratton: And I appraise properties out Robertson County, mostly that there's no way for development to achieve a 1000 gallons. Even in Sumner County, if you develop out in the county, there's just no way to achieve it so, you know, a lot of folks feel that they're much safer with the sprinkler systems. And it's not, but you think of, as you know, tear the house up, it's localized and it's I I've seen the demonstration, it's pretty effective.
Andy Leath: It's designed to keep the fire from spreading to the fire department time to get there it's not designed like necessarily put the blazing house fire out. It's to nip it in the bud starts to give the fire department time to get there and put it out.
Robert Tooker: One more question, since this is a kind of a redo or an update. Do you have a top level scheduled for infrastructure and for building?
Andy Leath: No, I mean Mr. Norris was chomping at the bit to begin a few months ago, when this was

brought to our attention that we let the Preliminary Plat lapse, so he's pretty sure he's even got materials on site and I haven't been out there myself, but I know we've staked sewer, staked water for him. Think that's part of what brought this to our attention, is he tried to get the Pre-Con going with the utility department, so he's ready to go.
Luther Bratton: I think that its more, the restrictions that was initially in place are they still in place? Building restrictions.
Andy Leath: What do you mean by that?
Luther Bratton: Well, the size, materials?
Andy Leath: Oh, no, none of that changed.
Luther Bratton: I think that was the question.
Andy Leath: None of that changed, this is the exact same submittal that was approved 3 years ago. With most recent comments.
Ann Blachburn: Do we have a motion on how to proceed?
Luther Bratton: I so move.
Gail Gentry: Second.
Ann Blackburn: Was your motion to approve?
Luther Bratton: Yes.

Motion to Approve: Luther Bratton
Second Motion: Gail Gentry-All were in favor, motion carried. 7-0.
Yes: Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Gail Gentry, Chirag Patel
Absent: Jessica Hunter, Ted Jernigan

7B. Kyle Schneider (applicant) request Site Plan approval for Storguard Expansion : location 1023 Gateview Drive, Portland TN. (Tax Map 034, Parcel 130.00) Sumner County 5.37 +/- acres. Zoned GCS (General Commercial Services)

Nate Heisler: So, I've zoomed into the property, this is off of highway 52 West. You could see Gateview Drive here and you can see the elementary school across the road. It's this property right here. So, one thing to keep in mind is that this property is governed by non-conforming uses, zoned GCS, General Commercial Services, which since this property has been built, storage units have been moved out of GCS and moved to IG industrial districts. So, we have regulations centered around non-conforming uses and one of those is called limited expansion. Meaning that if you have a non-conforming use like this, you can expand upon it, but it's based on the acquisition of additional land. So, if you're expanding on a lot that already exists, that's already been zoned, when it was approved originally, you can expand upon that as long as you're not pulling in more land. So that's where this falls under, that's the category that it falls under. To kind of give you an example of that, this is all existing you can see the 1, 2 and 3 buildings there, going to bring up the site plan, to show you here, so that's what we're looking at right now here on the site plan you can see the 3 buildings? This site plan is for an expansion to add an additional building in the same lot, here on the east side of the property. The size of this building is 18,200 square foot, follows under the same use and also to kind of add up on that, one thing that had come up during the review was parking. So, when you add an additional building like this it could affect parking but there was a BZA variance for parking granted back in 2021 for this property, for the same exact expansion the 18, 200. So that BZA variance is still in effect, so that means that they meet the parking requirements for this. They can shoot the parking where it's at. So that's one thing I wanted the

Planning Commission to know. Let me kind of show you the landscaping on this.
Ann Blackburn: So BZA already knew about the expansion, when they granted the variance?

Nate Heisler: The expansion, the notes and the BZA meeting was geared around the same exact site plan. So, I'm guessing the owner didn't want to go through it, with the Site Plan part of it, but the BZA did grant the variance for parking.
Paul Kail: I had this whole project approved in 21 and then I saw a squirrel.
Ann Blackburn: It happens.
Nate Heisler: So, there will be additional landscaping on the South side here, just because this property next to is zoned as residential. So, you'll see the additional landscaping. Around Design Review, we have Design Review Regulations that allow for additions like this and the way that it reads inside of our Design Review Regulations that it if you're doing an addition like this, it must match what is already there, materials and color. So, when you're looking at this, it's going to, the addition is going to look exactly like what's already there. Staff has about, I want to say, 10 open comments. None are major, somewhere around the grading plan and the drainage calculations, we're working with our engineer on that, and then I have a couple of clerical notes that need to be added to it too, so there's nothing major as far as open comments. So that's what we're looking at, and I'm going to take it back to the expansion here. So, keep in mind. It's just for this building right here. And that's what the expansion is for. If you have any questions, please let me know?
Ann Blackburn: Does anyone have questions?
Luther Bratton: Is that the property to the South, is that the proposed duplexes?
Nate Heisler: Yes Sir.
Ann Blackburn: How would y'all like to proceed?

Motion to Approve: Gail Gentry
Second Motion: Robert Tooker-All were in favor, motion carried. 7-0.
Yes: Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Gail Gentry, Chirag Patel
Absent: Jessica Hunter, Ted Jernigan

7C. It's an ordinance amendment revisions to the design review regulations, building material definition for Table 3 this admitted building material by zoning and or use.

Nate Heisler: So, I had placed on your desk, Design Review Regulations that we had discussions around last meeting. Let me let me bring it up on my screen, here just a minute. I don't think that I'll put that online. I'm going to grab a copy over here real quick. So, we had discussion around a couple of things last meeting , primarily around defining metal materials, if you turn to the chart on page 27 should be on the second page , we had discussions around, if you look at metal, we have architectural metal panels and then we also have metal siding ribbed and standing seam. I had added in some definitions for those during our pre app meetings, I was struggling with enforcing what exactly is architectural metal panels and what is standing seam and what is ribbed. So, our conversation last meeting was defining metal panels, architectural metal panels and then defining the standing seam in the ribbed. I believe by the end of the meeting, the group had agreed to open up the standing seam and ribbed metal siding for industrial districts. Currently it's not allowed in industrial. It's only architectural metal panels and I've had some local developers come to me and ask why that is, you know, especially when we have somebody like Kirby building systems here in town that does those sort of metals. So, this is me bringing a regulation change to the Planning Commission to, for one, define the metals and then also, open up the metal siding for industrial districts and if you look on the chart, one thing I was thinking about is, since our last meeting it might even be appropriate to add a note to the metal siding portion of this, in industrial districts, to limit Square footages. So, when you, do we want to open up metal siding for all industrial buildings? Which is fine, I think that's what we talked about last time and the group agreed with that, or do we want to open it up and have some sort of square footage cap? Is the group comfortable with metal

siding say on Vaughn Parkway? Those are larger buildings, you know most of those are over 50,000 square foot. Do we want to see metal siding for all industrial buildings become available or do we want to put say like a 50,000 square foot cap to where if you're 50,000 square foot and over you got to go back to using metal panels, architectural metal panels? See what I'm saying, does that make sense? So, I've added that note on there and I can, you know we didn't talked about that last time, but I can keep it or move it or do whatever the group wants me to do, but this is a regulation change so, I'd love to hear your feedback on it and where we need to go.
Ann Blackburn: What's y'all's thoughts?
Luther Bratton: Is there any way to, even with 50,000, I would personally like to see, something within the office area, the front of the facility, you know, have some something with character, cause when the economy's not good, someone may come in and you know, just put something up just not really desirable. It's you know, it's typically, most industrial, the offices are there in the front of the facility has a different look, character. Is there a way to do something here maybe, put a requirement, that it has to go before the BZA or Design Review or something to assure that it's just not, rather than doing the percentage.
Jim DiaPizzia: Are you saying like the metal portion over the industrial portion of the building and then the office portion?
Luther Bratton: Yeah. Yeah, something that adds some character to it, rather than give someone just doesn't care and just come in and want to build a warehouse like I don't you know most of the facilities I don't wanna drive, are really not, I mean there's a lot of metal but the front of the buildings they're really appealing to the eyes, so I didn't know if we could do something like that it's just an idea.
Nate Heisler: I can generate those regulations, but I guess the question would be . does the Planning Commission want to see those before approving. You know I'm fine with doing that we can we can defer it I can bring it back next meeting with those type of regulations or if you just want to approve based upon that I can I can do that too so whatever the group wants to see.
Luther Bratton: Me personally, if you don't have anything In front of you that would prevent us from deferring it, do you have anything that you about to prove or not to approve?
Nate Heisler: Well, I think the question for me is do we want to put a cap on it. That's the big question, do we want to put a square footage cap on when metal siding is cut off, for industrial districts.
Gail Gentry: For me, I would think the metal siding would be ok, as long as they do something decorative, on the front the office area.
Nate Heisler: Ok, so no cap.
Gail Gentry: Yeah.
Nate Heisler: OK.
Ann Blackburn: So, you're saying use the architectural metal panels on the front of the of the buildings.
Gail Gentry: Something to break it up and make it look nice and appealing from the road.
Nate Heisler: And also keep in mind that this is an ordinance, so it needs to go to City Council too. So, this is a recommendation to City Council and I can, if the body wishes I could make those changes and take it to City Council with the facade portion of this for office area. If you'd like?
Megann Thompson: How do we enforce that like? What if we're asking, how do we enforce that , I guess.
Luther Bratton: I think you would approach, like when I prepared these restrictions, I'll say 60% of the front of the dwelling or 80% and they can choose how they want to do the percentages.
Megann Thompson: I mean I'm supportive of it I. Just want to make sure that that forceable.
Luther Bratton: I mean that's the way we do it in residential, most of mine with say you have to have at least 60% of brick or on the front of the property and for brick to grade has to be brick to grade.
Megann Thompson: Or a metal siding cannot apply it in front facade like, that?

Nate Heisler: I can do some research.
Luther Bratton: Yeah, I personally think that if it's not anything pressing, to actually put your thoughts together and bring it back next month so to visit, I mean, is that if I have anything pressing, I would say we need to send it on.
Nate Heisler: There's nothing pressing, I just feel like that this needs to be a change to help me enforce it correctly.
Ann Blackburn: Yeah.
Luther Bratton: That's my thought .
Megann Thompson: Yeah. I do agree that there are, when we talk about Vaughn there are some very elaborate lobbies out there, and there are some buildings that invested a lot of money in their front facade and I would hate for them to feel like the building shows up next time and it's one big metal siding building with a door entrance and kind of, I appreciate Luther bringing that up because I hadn't considered that, you want to be more cost effective for someone building potentially a 750,000 square foot building. And that they put metal siding on it, but you don't want to lose that front facade that makes Vaughn Drive kind of a proud road to drive down. These industries are here, these big lobbies, these big corporate headquarters like.
Luther Bratton: Where I think you will see that, is where a lot of the corporate people, that's their office, so they wanted to look good, but oftentimes you may have an investor in Texas and all he's concerned about is a warehouse to store in Portland, he doesn't really care really, may not ever been to Portland. So, we have to kind of safeguard against someone that doesn't have pride in the community. Like most of the folks out there do.
Nate Heisler: Also keep in mind that there's other materials that they can choose from. This is just the metal portion of it. And you know, I'd like to think it through and talk it through with the group, like I said I was thinking about Vaughn Parkway and if you open it up completely, you know, somebody could go out there and put the metal siding building up and there's a couple of those in in Franklin next to the Interstate, so maybe put some sort of stipulation on it.
Luther Bratton: There is a couple on Kirby Drive. I mean you know back. 30 years ago.
Megann Thompson: And I get what you're saying with the cap, most of this stuff out in that industrial park in Vaughn Drive is not going to be less than 100,000 square foot. So, you're kind of protecting that area while opening up maybe some industrial land we have off Faultless and Kirby and all those smaller lots that might be able to pop up a smaller building, and kind of fit the facade of that area because it is updated. So, I get what you're trying to say and yeah maybe if we can.
Luther Bratton: And I wouldn't be opposed to doing both. You know you could have the cap and have the percentage, you know, I mean like that's.
Ann Blackburn: I like both.
Nate Heisler: Ok, well I'll work on it some more and I'll bring it back next month and add those things into it and we'll kind of go from there you have.
Megann Thompson: OK, so is that a motion to defer? Do we do that?

Motion to Defer Gail Gentry
Second Motion: Jim DiPiazza-All were in favor, motion carried. 7-0.
Yes: Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Gail Gentry, Chirag Patel
Absent: Jessica Hunter, Ted Jernigan

OK that closes up new business, we do not have any old business.
Planning Commission members Comments, does anyone have anything.

City Planner's Comments:

Nate Heisler: I want to let the group know that I'm working on setting up a training session towards the end of September. I've got a guy that I'm working with from MTAS, I won't say any names until we are set in stone, yet, but we've had a conversation if he said that he's going to come in but I just wanted to give you a heads up we're looking at an afternoon session. Maybe after lunch from 1 to 5 to get our 4 hours that we need this year and looking and getting a building off site from here and then maybe do some light catering and stuff. So, I just wanted to give you a heads up on that so be looking forward to an e-mail from me I'll be sending that out and like I said. The end of September that's when we're shooting for. So just a heads up.
Ann Blackburn: All right, Public Recognition for Non-Agenda related items, I didn't have any sign up for that and you want to make the last motion?
Luther Bratton: Do you won't comment on that, is that for City Council? Is that for Planning?
Ann Blackburn: I don't know.
Megann Thompson: We got one at City Council and then he , these are from the mayor and it's for you.
Luther Bratton: Well, thank you.
Megann Thompson: You can thank the mayor.
Ann Blackburn: Alright , motion to adjourn?
Gail Gentry: motion.
Jim DiPiazza: Second
Ann Blackburn: all right, all those in favor say aye.
All were in favor.

Motion to adjourn: Gail Gentry
Second Motion: Jim DiPiazza-All were in favor, motion carried. 7-0.
Yes: Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Gail Gentry, Chirag Patel
Absent: Jessica Hunter, Ted Jernigan

Adjournment 5:36 PM

_____ _____
Chairwoman Ann Blackburn Date

_____ _____
Recording Secretary Date





Sumner County - Parcel: 033A D 007.00



Date: August 11, 2026

County: SUMNER
Owner: MUNGER DOUGLAS
Address: NORTH RUSSELL STREET 136
Parcel ID: 033A D 007.00
Deeded Acreage: 0
Calculated Acreage: 1
Vexcel Imagery Date: 2023

1:1,128

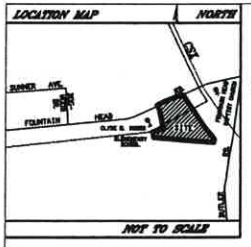
0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property

Annexation exibit of Wiseman Property

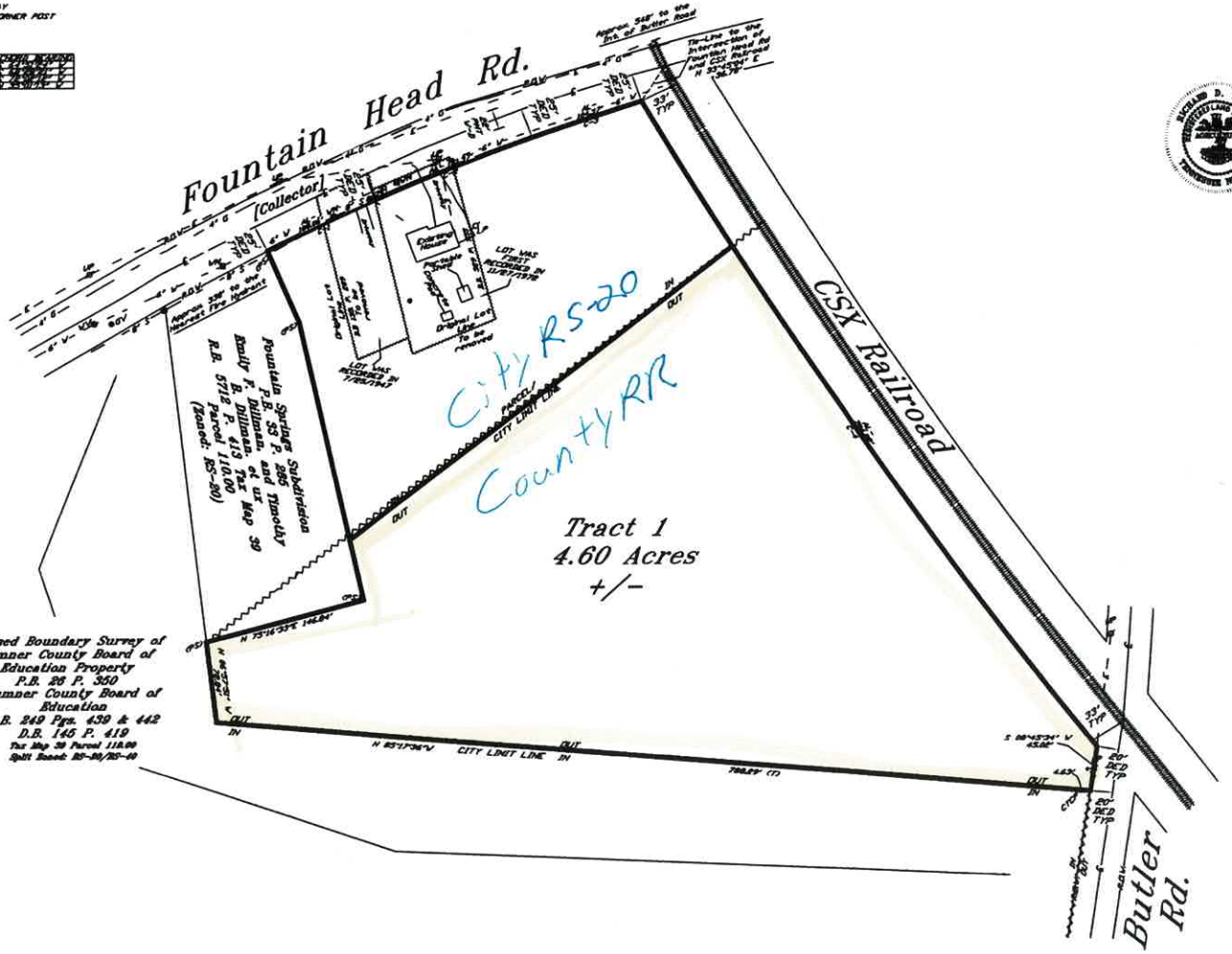


Legend

- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
- (PS) PRIOR SURVEY
- E ELECTRIC LINE
- G GASOLINE
- W WATERLINE
- S SEWER LINE
- APPROXIMATE CITY LIMITS
- WM WATER METER
- UP'S UTILITY POLE
- LP'S LIGHT POLE
- SMH SEWER MANHOLE
- GV GAS VALVE
- WV WATER VALVE
- IRF IRON RE-BAR FOUND
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
- P.S.S.L.E. PRIVATE SEWER SERVICE LINE EASEMENT
- ℄ CENTERLINE
- R.O.W. RIGHT-OF-WAY
- CTCP CROSS-TIE CORNER POST

Curve Data Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	166.42'	1196.28'	7°58'20"	166.29'	S 39°15'24" E
C2	166.42'	1196.28'	7°58'20"	166.29'	S 39°15'24" E



Revised Boundary Survey of Sumner County Board of Education Property
P.B. 29 P. 350
Sumner County Board of Education
D.B. 249 Pgs. 439 & 442
D.B. 145 P. 419
Tax Map 39 Parcel 110.00
Split Zoned: RS-20/RS-40



DEED REFERENCE(S): B.B. 5368 P. 523, B.B. 6688 P. 134, AND B.B. 6688 P. 631

TAX MAP REFERENCE: MAP 39 ALL OF PARCELS 109.00, 110.00, AND 111.00

I, HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY 1 SURVEY, AS TO BEING SO, PRECISION OF THE UNADJUSTED SURVEY OF 1 FOOT IN 10,000 FEET WHICH ALL BOUNDARY AND MONUMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0215F, EFFECTIVE DATE APRIL 17 1996, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATED: JULY 07, 2006

_____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1639

ZONED: RS-20 (Portland City Zoning)
RS (Sumner County Zoning)

TOTAL AREA BEING SURVEYED: 200,368.00 Sq. Ft. OR 4.60 Acre +/-

OWNERS:
Bob Wiseman and wife Lora Wiseman
128 Greenfield Lane
Goodlettsville, TN 37072

SURVEYORS NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR RESIDENTIAL USE.

2. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.

3. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, AS THE EASEMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER EASEMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR ASSUMES NO RIGHT TO REVISE ANY EASEMENTS NOT PROVIDED FOR OR KNOWN OF FOR THE INTENT OF THIS SURVEY.

4. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYORS ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.

5. SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.

6. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCUMBRANCES, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

7. 15" ARMORED DRIVEWAY CULVERT.

8. ALL DRIVEWAYS TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF SUBDIVISION REGULATIONS ART. 5.11 (A-E) FOR THE CITY OF PORTLAND.

9. DRAINAGE EASEMENTS OUTSIDE OF THE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.

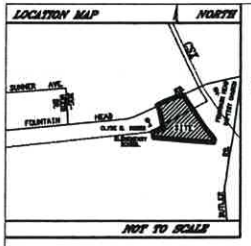
10. THE EXISTING HOME SHOWN DOES NOT MEET THE FRONT 40' AND SIDE 20' MINIMUM BUILDING SETBACK LINE. IF IT IS EVER ADDITED TO OR DESTROYED A NEW BUILDING MUST MEET NEW SETBACK LINES PER CHAPTER 10 OF THE COUNTY ZONING RESOLUTION.

11. LOT 2 IS SUBJECT TO A 40' PRIVATE SEWER SERVICE LINE EASEMENT TO SERVE LOT 3 OF RUSSELL PLACE.

Prepared by:
Richard D. Graves
Land Surveying
1769 New Highway 52E
Westmoreland, TN 37186
Phone: (615) 644-8017
Email: rgraves1226@icloud.com

Job # 26085TML

Annexation exibit of Wiseman Property

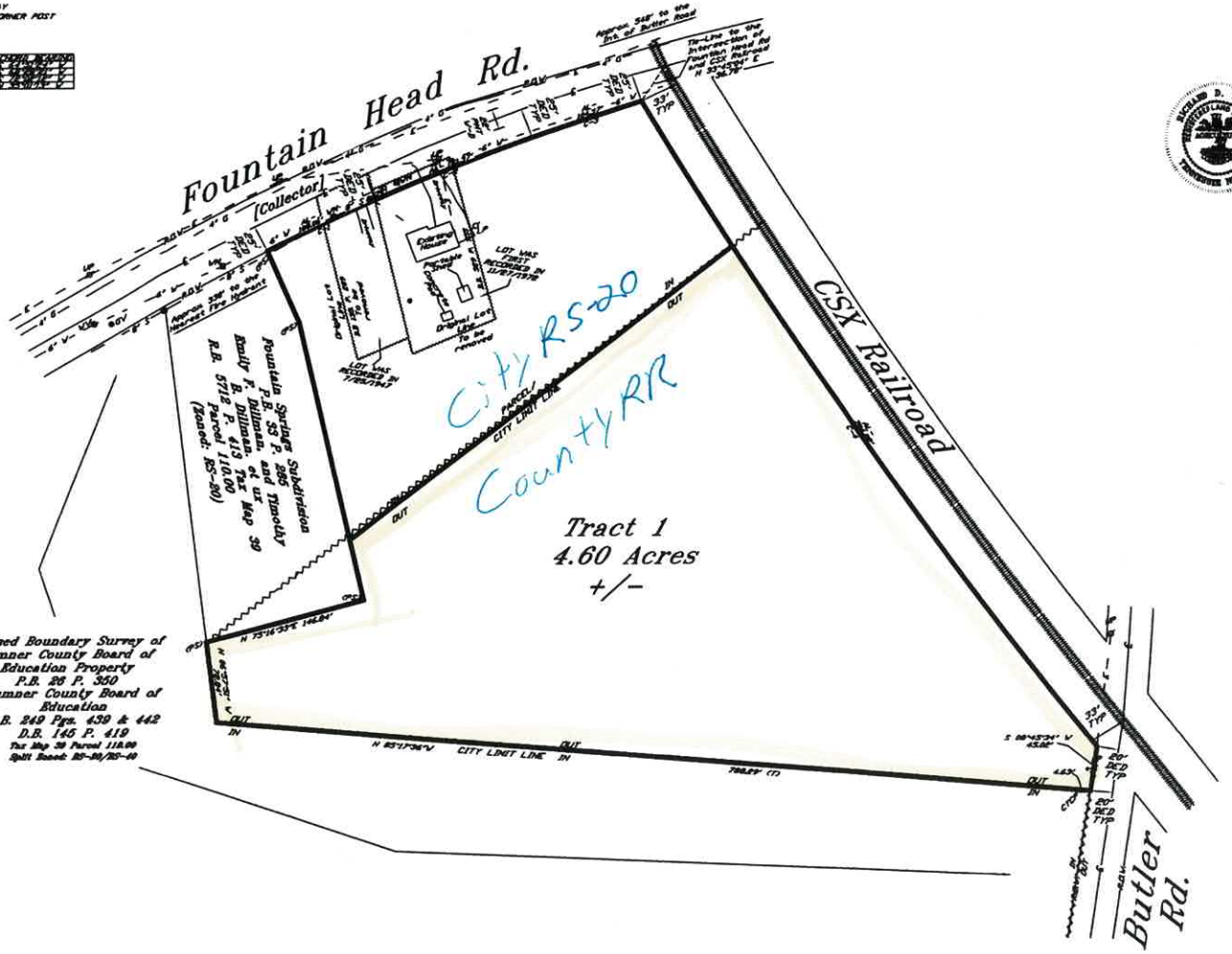


Legend

- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
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- ℄ CENTERLINE
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- CTCP CROSS-TIE CORNER POST

Curve Data Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	102.74'	1859.86'	3°09'54"	N 73°16'33" E	102.73'
C2	102.74'	1859.86'	3°09'54"	N 73°16'33" E	102.73'



Revised Boundary Survey of Sumner County Board of Education Property
P.B. 28 P. 350
Sumner County Board of Education
D.B. 249 Pgs. 439 & 442
D.B. 145 P. 419
Tax Map 39 Parcel 110.00
Split Zoned: RS-20/RS-40

N



DEED REFERENCE(S): B.B. 5368 P. 523, B.B. 6688 P. 134, AND B.B. 5368 P. 521

TAX MAP REFERENCE(S): MAP 39 ALL OF PARCELS 109.00, 110.00, AND 111.00

I, JERSEY CERTIFY THAT THIS PROPERTY SURVEY IS A OUTBOUND / SURVEY, AS TO DATE OF PRECISION OF THE UNADJUSTED SURVEY IS 1 FOOT IN 10,000 FEET, AND THAT ALL PLAT SHOWN AND MONUMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0215F, EFFECTIVE DATE APRIL 17 1996, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATED: JULY 07, 2006

_____ RICHARD D. GRAVES _____ Tenn. R.L.S. No. 1639

ZONED: RS-40 (Portions City Zoning) RS (Sumner County Zoning)

TOTAL AREA BEING SURVEYED: 200,548.00 Sq. Ft. OR 4.60 Acre +/-

OWNERS:
Bob Wiseman and wife Lora Wiseman
128 Greenfield Lane
Dickson Springs, TN 37055

SURVEYORS NOTES:

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7. 20' MINIMUM DRIVEWAY CULVERT.

8. ALL DRIVEWAYS TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF SUBDIVISION REGULATIONS 5-6 FOR THE CITY OF PORTLAND.

9. DRAINAGE FACILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.

10. THE EXISTING HOME SHOWN DOES NOT MEET THE FRONT 40' AND SIDE 20' MINIMUM BUILDING SETBACK LINE. IF IT IS EVER ADDITED TO OR DESIGN A NEW BUILDING MUST MEET NEW SETBACK LINES PER CHAPTER 10 OF THE COUNTY ZONING RESOLUTION.

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Job # 26085TML

SITE PLAN FOR

PROJECT BAYWATCH

REVISION 1

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

SHEET INDEX

NOTE	———	PROJECT NOTES
C1.00	———	OVERALL SITE LAYOUT
C1.01a & b	———	DEMO AND INITIAL EPSC
C1.02a & b	———	SITE LAYOUT
C1.02c	———	PEDESTRIAN CIRCULATION PLAN
C1.03a & b	———	GRADING PLAN
C1.04a & b	———	INTERMEDIATE EPSC
C1.05a & b	———	DRAINAGE PLAN
C1.05c	———	DRAINAGE TABLES
C1.06a & b	———	OVERALL UTILITY PLAN
C1.07a & b	———	FINAL STABILIZATION
C2.01	———	CONSTRUCTION DETAILS
C2.02	———	CONSTRUCTION DETAILS
C2.03	———	CONSTRUCTION DETAILS
C3.00*	———	PUBLIC WATER PLAN & PROFILE
C3.01	———	PUMP SUPPLY PLAN & PROFILE
C3.02	———	FIRE LOOP PLAN & PROFILE
C3.03*	———	WATERLINE DETAILS
C4.00*	———	PUBLIC SEWER PLAN & PROFILE
C4.01	———	OVERALL SEWER PLAN & PROFILE
C4.02	———	OVERALL SEWER PLAN & PROFILE
C4.03*	———	SEWERLINE DETAILS
L1	———	OVERALL LANDSCAPING PLAN
L2	———	LANDSCAPE SCREENING DETAIL
E0.10	———	ELECTRICAL SITE PLAN
E0.11	———	ELECTRICAL SITE PHOTOMETRIC PLAN
E0.12	———	ELECTRICAL SITE LIGHTING FIXTURES
A1.1	———	ARCHITECTURAL FLOORPLAN
A2.1	———	ARCHITECTURAL ELEVATIONS

PUBLIC UTILITY NOTE

SEPARATE SUBMITTALS TO UTILITY AGENCIES REFER TO TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION (TDEC) STAMPED APPROVED PLANS FOR ALL PUBLIC UTILITY CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

SOUTH POND					
	PRE-DEVELOPMENT		POST-DEVELOPMENT		TOTAL POST DEVELOPED
STORM EVENT (yr)	AREA=	24.895 AC	AREA TO DETENTION=	17.763 AC	TOTAL POST DEVELOPED AREA TO BASIN= 17.763 AC.
	CN=	69.2	CN=	74.2	
	T_C=	24.9 MIN.	T_C=	5 MIN.	

STORM EVENT (yr)	(1S) PRE-DEVELOPED DISCHARGE TO SOUTH(cfs)	(4S) POST-DEVELOPED TO DETENTION (cfs)	(1P) POND DISCHARGE (cfs)	MAX POND ELEVATION =715.50	(1R) DISCHARGE (cfs)
2	19.28	29.34	1.32	710.04	1.32
5	30.47	44.12	1.49	710.42	1.49
10	40.42	56.92	1.61	710.72	1.61
25	55.15	75.73	2.05	711.08	2.05
100	80.99	108.14	5.58	711.46	5.58

NORTH POND								
	PRE-DEVELOPMENT		POST-DEVELOPMENT				TOTAL POST DEVELOPED	
STORM EVENT (yr)	AREA=	45.593 AC	AREA TO EX	5.908 AC	AREA TO	43.992 AC	TOTAL POST DEVELOPED AREA TO BASIN=	49.900 AC.
	CN=	70	CN=	74	CN=	88.3		
	T_C=	31.8 MIN.	T_C=	5 MIN.	T_C=	5 MIN.		

	(2S) PRE-DEVELOPED DISCHARGE TO EX RETENTION(cfs)	ROADWAY ELEVATION TOP=712.14	(10S) POST-DEVELOPED TO EX POST CONTRUCTION RETENTION (cfs)	ROADWAY ELEVATION TOP=712.14	(5S & 6S) POST-DEVELOPED TO NEW RETENTION (cfs)	ROADWAY ELEVATION TOP=712.14	PEAK ELEVATION	PEAK DISCHARGE (CFS)
2	31.79	709.22	11.12	708.04	149.11	706.55	708.04	0.00
5	49.99	709.78	16.30	708.22	192.82	705.45	708.22	0.00
10	66.06	710.23	20.71	708.37	228.37	706.16	708.37	0.00
25	89.93	710.82	27.13	708.58	278.38	707.15	708.58	0.00
100	131.75	711.74	38.10	708.74	360.95	708.72	708.74	0.00
B2B 100	194.73	713.75	49.97	710.35	387.51	710.83	710.83	0.00

PROJECT DESCRIPTION
CONSTRUCTION OF A 703,321 SQ.FT. WAREHOUSE AND MANUFACTURING FACILITY

UTILITY SUMMARY TABLE

ITEM	UNIT	QUANTITY
SANITARY SEWER		
#8" SDR 26 PVC	L.F.	±2,550
#8" DUCTILE IRON	L.F.	±900
STANDARD MANHOLE	EACH	12
DOGHOUSE MANHOLE	EACH	1
WATER		
#8" C900 PVC	L.F.	±4,750
#2" C900 PVC	L.F.	±850

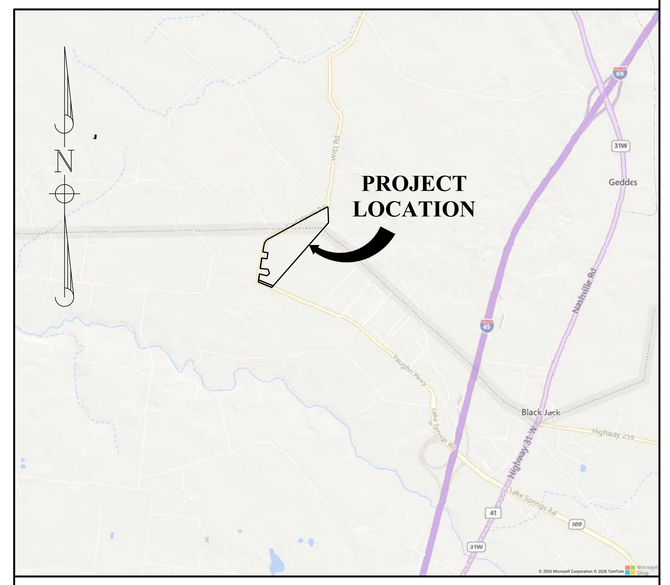
CONTRACTOR TO VERIFY ALL QUANTITIES

DRAINAGE NOTE
THIS DEVELOPMENT DISCHARGES TO THE FOLLOWING OUTFALL.
THE DEVELOPMENT WILL NOT INCREASE STORMWATER RUNOFF AT THIS OUTFALL.

SOUTH OUTFALL	NORTH OUTFALL
Q100 PRE: 80.99 CFS	Q100 PRE: 0.00 CFS
Q100 POST: 4.30 CFS	Q100 POST: 0.00 CFS

*SEE DRAINAGE SUMMARY FOR MORE INFORMATION

SITE COVERAGE
TOTAL PROPERTY AREA: 2,856,056.22 S.F. = 65.57 ACRES
AREA WITHIN CITY OF PORTLAND: 2,335,908.59 S.F. = 53.63 ACRES
(REMAINDER WITHIN SIMPSON COUNTY, KY: 520,147.63 S.F. = 11.94 AC)
PRE-DEVELOPED IMPERVIOUS AREA = 0 S.F. = 0 AC.
POST DEVELOPED IMP. AREA (WITHIN TN): ±1,273,470 S.F. (29.24 AC) = 54.52%
POST DEVELOPED IMP. AREA (WITHIN KY): ±11,045 S.F. (0.25 AC) = 2.12%
NET IMPERVIOUS AREA (COMBINED AREA) = ±1,284,515 S.F. = 29.49 AC.



Vicinity Map
Not to Scale

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

City of Portland – Sumner / Robertson County
Stormwater Management
Design/Submittal Requirements

Revised August 2018

Tennessee Construction General Permit Certification Stamp
City of Portland Sumner / Robertson County Engineering Department

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

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

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN___TNR (TBD)___. The Total Disturbed Area is: ___45.25___acres.
Check all that apply: This site discharges into waters identified by TDEC as:
☑ Impaired for siltation ☐ Impaired for habitat alteration ☐Exceptional
Signature — 09/02/26 Date
Circle one: Developer (Project Engineer) Other _____
Please attach a copy of the Notice of Coverage under the Construction General Permit.
NOTE: A Land Disturbance Permit shall not be issued until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: _____acres.
Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐Exceptional
Signature Date
Circle one: Developer Project Engineer Other _____

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

Note: The City of Portland Land Disturbance Permit is required for all projects one quarter (¼) acre or more.
(If you are unsure whether your particular project requires coverage under a Tennessee General Storm Water permit, please call the TDEC Field Office @ (615)-687-7000).

PORTLAND DEPARTMENT OF UTILITIES APPROVAL STAMP:

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

Portland Dept of Utilities Representative — Date

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3556 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com

JOSHUA M. LYON, REGISTERED ENGINEER, No. 112331, STATE OF TENNESSEE, 09/02/26
JOSHUA M. LYON, P.E. TN#112331

STATE OF KENTUCKY, JOSHUA M. LYON, 33369, LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

PROJECT BAYWATCH
DATE: 09/02/2026

TENNESSEE

PROPERTY OWNER:

L&W PROPERTIES GP
109 COLLEGE STREET
PORTLAND, TN 37148

DEVELOPER:

D.J. ARELLANO
PROLOGIS
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANO@PROLOGIS.COM

DEED REFERENCE:

PARCEL ONE:
PARCEL ID: 012 015.00
MAP 12, PARCEL 015 TAORCT
RB 1281, PG 284 RORCT

PARCEL TWO:
PARCEL ID: 012 019.00
MAP 12, PARCEL 019 TAORCT
RB 1113, PG 447 RORCT

PROPERTY INFORMATION:

ZONING: IG, GENERAL INDUSTRIAL

PARCEL ONE: 2,298,716.70 S.F. = 52.77 ACRES
PARCEL TWO: 37,191.89 S.F. = 0.85 ACRES
TOTAL AREA (TN): 2,335,908.59 S.F. = 53.63 ACRES

(+ KY PARCEL = 2,856,056.22 S.F. = 65.57 ACRES)

SITE USE

EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL

PARKING INFORMATION:

REQUIRED PARKING:

1/2,000 S.F. (WAREHOUSING)
680,321/2,000 = 340 SPACES

1/1,500 S.F. (MANUFACTURING)
20,000/1,500 = 13 SPACES

1/400 S.F. (OFFICE)
3,000/400 = 8 SPACES

(OR 1 PER 3 EMPLOYEES, WHICHEVER IS GREATER)

TOTAL REQUIRED: 361 [w/ 8 ADA]
PROVIDED: 366 SPACES
INCLUDING 8 ACCESSIBLE SPACES

LOT COVERAGE

EXISTING BUILDING AREA = 0 S.F.
NEW BUILDING AREA = 703,321 S.F.
BUILDING COVERAGE = 30.0%
MAX BUILDING HEIGHT: 75'-0"
PROPOSED CONCRETE SURFACE: ±145,300 S.F.
PROPOSED ASPHALT SURFACE: ±424,849 S.F.
IMPERVIOUS AREA: ±1,273,470 S.F. = 54.52%

TEMPORARY BENCHMARK(S):

TBM 'A': SURVEY NAIL SET IN THE SOUTHEASTERLY GRAVEL PARKING AREA.
N:842701.10, E:1793673.92
ELEVATION = 710.89'
HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88

TBM 'B': SURVEY NAIL SET IN THE CENTRAL GRAVEL PARKING AREA.
N:843799.70, E:1793915.97
ELEVATION = 732.67'
HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88

SIGN NOTE:

ALL SIGNS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE JURISDICTIONAL ZONING ORDINANCE. SEPARATE SIGN PERMIT MAY BE REQUIRED.

LANDSCAPE NOTE:

ALL LANDSCAPING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE JURISDICTIONAL DESIGN STANDARDS AND ZONING REGULATIONS. PLANT TYPES SHOWN MAY BE SUBSTITUTED WITH SIMILAR TYPES AND SIZES THAT ARE NATIVE TO THE AREA AND APPROVED BY THE GOVERNING JURISDICTION.

UTILITIES NOTE:

COORDINATE LOCATION AND INSTALLATION OF UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING PLANS, PORTLAND DEPARTMENT OF UTILITIES, AND TENNESSEE WATER RESOURCES

WATER: PORTLAND DEPARTMENT OF UTILITIES
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
TELEPHONE: (615) 323–1437

SEWER: PORTLAND DEPARTMENT OF UTILITIES
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
TELEPHONE: (615) 323–1437

ELECTRIC: C.E.M.C.
CONTACT: JUSTIN SHORT
207 SOUTH BROADWAY
PORTLAND, TENNESSEE 37148
TELEPHONE: (615) 325–4172 ext. 3302

INTERNET: C.E.M.C. "CUMBERLAND CONNECT"
(FIBER OPTIC INTERNET)
CONTACT: AS ABOVE

GAS: PORTLAND DEPARTMENT OF UTILITIES
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
TELEPHONE: (615) 323–1437

KENTUCKY

PROPERTY OWNER:

L&W PROPERTIES GP
323 B VICTOR REITER PARKWAY
PORTLAND, TN

DEVELOPER:

D.J. ARELLANO
PROLOGIS
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANO@PROLOGIS.COM

DEED REFERENCE:

PIDN: 038 00 00 014.00
MAP 038, PARCEL 014 TAOSCK
RB 278, PG 441 ROSCK

PROPERTY INFORMATION:

ZONING: I–2, HEAVY INDUSTRIAL

AREA: 520,147.63 S.F. = 11.94 ACRES

SITE USE

EXISTING USE: VACANT
PROPOSED USE: HEAVY INDUSTRIAL

PARKING INFORMATION:

(NO BUILDING OR PARKING PROPOSED WITHIN KENTUCKY BOUNDARY)

LOT COVERAGE

NO BUILDING PROPOSED.
PROPOSED ASPHALT SURFACE: ±11,045 S.F.
IMPERVIOUS AREA: ±11,045 S.F. = 2.12%

LANDSCAPE NOTE:

ALL LANDSCAPING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE JURISDICTIONAL DESIGN STANDARDS AND ZONING REGULATIONS. PLANT TYPES SHOWN MAY BE SUBSTITUTED WITH SIMILAR TYPES AND SIZES THAT ARE NATIVE TO THE AREA AND APPROVED BY THE GOVERNING JURISDICTION.

UTILITIES NOTE:

NO KENTUCKY UTILITIES PROPOSED

SIMPSON COUNTY P.C. NOTES:

1. NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNLESS AND UNTIL THE COUNTY ROAD SUPERVISOR FOR SIMPSON COUNTY HAS APPROVED THE DEVELOPER'S PROPOSED SOIL EROSION CONTROL PROCEDURES AND, IF REQUIRED, A SOIL EROSION CONTROL PLAN.

2. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION AND ALL CONDITIONS HAVE BEEN MET.

3. "I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) CONCEPT DEVELOPMENT PLAN FOR THE PROPERTY."

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SIGNATURE

4. DESIGN AND LAND USE STATEMENT:
THE PROPOSED MANUFACTURING AND WAREHOUSING DEVELOPMENT IS FULLY COMPATIBLE WITH THE EXISTING LAND USE PATTERNS, ZONING DESIGNATIONS, AND LONG–RANGE PLANNING OBJECTIVES FOR THE AREA SURROUNDING THE KENTUCKY–TENNESSEE STATE LINE. THE PROJECT SITE CONSISTS OF A 53–ACRE PARCEL IN TENNESSEE ZONED IG (GENERAL INDUSTRIAL) BY THE CITY OF PORTLAND AND A 12–ACRE PARCEL IN KENTUCKY ZONED I–2 (HEAVY INDUSTRIAL) BY SIMPSON COUNTY. BOTH JURISDICTIONS HAVE INTENTIONALLY DESIGNATED THIS AREA AS AN INDUSTRIAL PARK INTENDED TO SUPPORT REGIONAL EMPLOYMENT, LOGISTICS, AND MANUFACTURING ACTIVITY.
THE FRANKLIN FORWARD 2045 COMPREHENSIVE PLAN IDENTIFIES INDUSTRIAL DEVELOPMENT AS A CRITICAL COMPONENT OF SIMPSON COUNTY'S ECONOMIC BASE AND EMPHASIZES THE IMPORTANCE OF STRONG ECONOMY, REGIONALLY CONNECTED GROWTH, AND WELL–DESIGNED DEVELOPMENT. THE PLAN ENCOURAGES INDUSTRIAL USES IN LOCATIONS WITH APPROPRIATE ZONING, TRANSPORTATION ACCESS, AND PROXIMITY TO EXISTING EMPLOYMENT CENTERS – ALL OF WHICH APPLY TO THIS SITE. THE PROJECT STRENGTHENS THE COUNTY'S ECONOMIC RESILIENCE BY DIVERSIFYING THE INDUSTRIAL TAX BASE AND SUPPORTING JOB CREATION CONSISTENT WITH THE PLAN'S ECONOMIC DEVELOPMENT GOALS.
THE SURROUNDING NEIGHBORHOOD ALREADY CONTAINS INDUSTRIAL AND EMPLOYMENT–ORIENTED USES, INCLUDING EXISTING MANUFACTURING OPERATIONS, WAREHOUSING, AND UTILITY INFRASTRUCTURE. THE PROPOSED FACILITY CONTINUES THIS ESTABLISHED PATTERN AND IS THEREFORE COMPATIBLE WITH THE EXISTING CHARACTER OF THE AREA. THE SITE DESIGN INCORPORATES BUFFERING, CONTROLLED ACCESS POINTS, INTERNAL CIRCULATION FOR TRUCK TRAFFIC, AND STORMWATER MANAGEMENT PRACTICES THAT ENSURE COMPATIBILITY WITH NEARBY AGRICULTURAL AND RURAL RESIDENTIAL PROPERTIES WHILE MAINTAINING THE FUNCTIONAL NEEDS OF AN INDUSTRIAL OPERATION.
BECAUSE THE PROJECT IS LOCATED WITHIN A DESIGNATED INDUSTRIAL PARK SPANNING BOTH STATES, THE DEVELOPMENT REINFORCES THE PLAN'S EMPHASIS ON REGIONAL CONNECTIVITY, CROSS–JURISDICTIONAL ECONOMIC COOPERATION, AND EFFICIENT FREIGHT MOVEMENT. THE FACILITY'S LOCATION ALONG ESTABLISHED TRANSPORTATION CORRIDORS SUPPORTS THE COMPREHENSIVE PLAN'S GOALS FOR COORDINATED GROWTH AND INFRASTRUCTURE EFFICIENCY.
OVERALL, THE PROPOSED MANUFACTURING AND WAREHOUSING FACILITY IS CONSISTENT WITH THE SIMPSON COUNTY COMPREHENSIVE PLAN AND COMPATIBLE WITH THE EXISTING LAND USE AND DEVELOPMENT CHARACTER OF THE SURROUNDING NEIGHBORHOOD. IT ADVANCES THE COUNTY'S LONG–TERM ECONOMIC OBJECTIVES, FITS WITHIN THE INTENDED INDUSTRIAL ZONING FRAMEWORK, AND CONTRIBUTES TO A WELL–PLANNED REGIONAL EMPLOYMENT AREA.

GENERAL NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON THIS SITE THE LOCATION OF UTILITIES MUST BE IDENTIFIED BY CALLING THE TOLL–FREE TENNESSEE ONE CALL REFERENCE NUMBER 1–800–351–1111.
2. ALL CONSTRUCTION ON THIS SITE SHALL COMPLY WITH APPLICABLE REGULATIONS AS SPECIFIED BY THE CITY OF PORTLAND AND THE STATE OF TENNESSEE; SIMPSON COUNTY AND THE STATE OF KENTUCKY.
3. THE BOUNDARY SURVEY SHOWN HEREON WAS TAKEN FROM A SURVEY BY BLUE RIDGE SURVEYING SERVICES OF GALLATIN, TN, DATED: 12/26/2025.
4. ACCORDING TO MAP 47147C0140C, DATED 04/16/2008, THE ROBERSTON COUNTY, TN PORTION OF THE SITE IS NOT IN A FLOOD HAZARD AREA.
5. ACCORDING TO MAP 21213C0190C, DATED 03/17/2011, THE SIMPSON COUNTY, KY PORTION OF THE SITE INCLUDES A PORTION IN FLOOD HAZARD AREA ZONE 'A'.
6. SITE CONSTRUCTION WILL BEGIN FOLLOWING PLAN APPROVAL BY THE CITY OF PORTLAND, TN AND SIMPSON COUNTY, KY.
7. THESE PLANS MEET ALL APPLICABLE ADA RULES AND REGULATIONS

LAYOUT AND PAVING NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 3,500 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT ADA & LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
8. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
10. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
11. MAINTAIN ONE SET OF APPROVED CONSTRUCTION DRAWINGS ON THE JOB SITE, WITH FIELD REVISIONS, FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
12. PARKING STRIPES SHALL BE 4–INCH WHITE PAVEMENT PAINT.
13. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE THE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 15' SEGMENTS.
14. REFER TO THE MOST CURRENT ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND DIMENSIONS

GRADING AND DRAINAGE NOTES:

1. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
2. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
3. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
4. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
5. THE GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE, ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR–CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
7. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS.
8. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
10. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
11. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
13. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THIS INTENT OR ANY PROBLEMS WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
14. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
15. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
16. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 95% MAXIMUM PER ASTM D698.
17. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE.
18. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM, UNLESS NOTED OTHERWISE.
19. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
20. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED WITH DURING PROOFROLLS.
21. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
22. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.
23. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 95% OF MAXIMUM PER ASTM D698. CONSULT WITH CURRENT GEOTECHNICAL REPORT.
24. AN AS–BUILT TOPOGRAPHIC SURVEY OF THE FINAL STORMWATER MANAGEMENT POND(S) AND OUTLET STRUCTURE(S) SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW FOR COMPLIANCE WITH THE ORIGINAL DESIGN. THE CONTRACTOR MAY SUBMIT A PRELIMINARY TOPOGRAPHIC SURVEY TO THE ENGINEER PRIOR TO FINAL TOPSOIL APPLICATION.
25. THE STORMWATER RUNOFF CALCULATIONS ON THIS SITE HAVE BEEN PERFORMED USING THE TR–55 METHOD AND RATIONAL METHOD. RAINFALL DATA WAS OBTAINED FROM NRCS USGS PROGRAM. THE DETENTION BASIN IS SIZED TO HANDLE A 2 THROUGH 100 YEAR STORM EVENTS WITHOUT OVERTOPPING THE POND. STORMWATER PIPES HAVE BEEN SIZED TO HANDLE A 25 YEAR STORM EVEN UNDER FREEFLOW CONDITIONS.
26. IF PRESENT THE WATER QUALITY FEATURES SHALL BE INSPECTED AND CLEANED PER THE APPROVED LONG TERM MAINTENANCE PLAN.
27. IF A STORMWATER QUALITY UNIT/SYSTEM IS REQUIRED ON A SITE PLAN/SUBDIVISION PLAT, THE ENGINEER OF RECORD WILL BE REQUIRED TO INSPECT AND CERTIFY TO THE CONSTRUCTION/INSTALLATION OF THE FACILITY PER THE PLANS APPROVED BY THE CITY OF PORTLAND. WRITTEN CERTIFICATION SHALL INCLUDE AS–BUILT DRAWINGS, PICTURES OF INSTALLATION AND VARIOUS ANALYSES THAT MAY BE REQUIRED BY THE STORMWATER DEPARTMENT.
28. ALL TEMPORARY AND PERMANENT BMP'S, INCLUDING DETENTION, SHALL BE INSPECTED BY THE ENGINEER OF RECORD AND CERTIFIED TO BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS PRIOR TO THE COMMENCEMENT OF WORK AND THE ISSUANCE OF AN OCCUPANCY PERMIT.

GENERAL UTILITY NOTES:

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS FROM THE FACILITY. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE–CALL SYSTEM, INC. (TOCS) AT 1–800–351–1111 OF 811 AND ANY NON–TOCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE LOCAL UTILITY COMPANY NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.
5. MAINTAIN 10–FOOT HORIZONTAL AND 18–INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (4,000 P.S.I. MINIMUM) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES, OR OPERATING NUTS.
11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
13. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 26 PVC UNLESS NOTED OTHERWISE.
14. ALL WATER MAINS SHALL BE PRESSURE C900 PVC UNLESS NOTED OTHERWISE.
15. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
16. PROVIDE AS–BUILT DRAWINGS WHICH INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.

EPA&C NOTES:

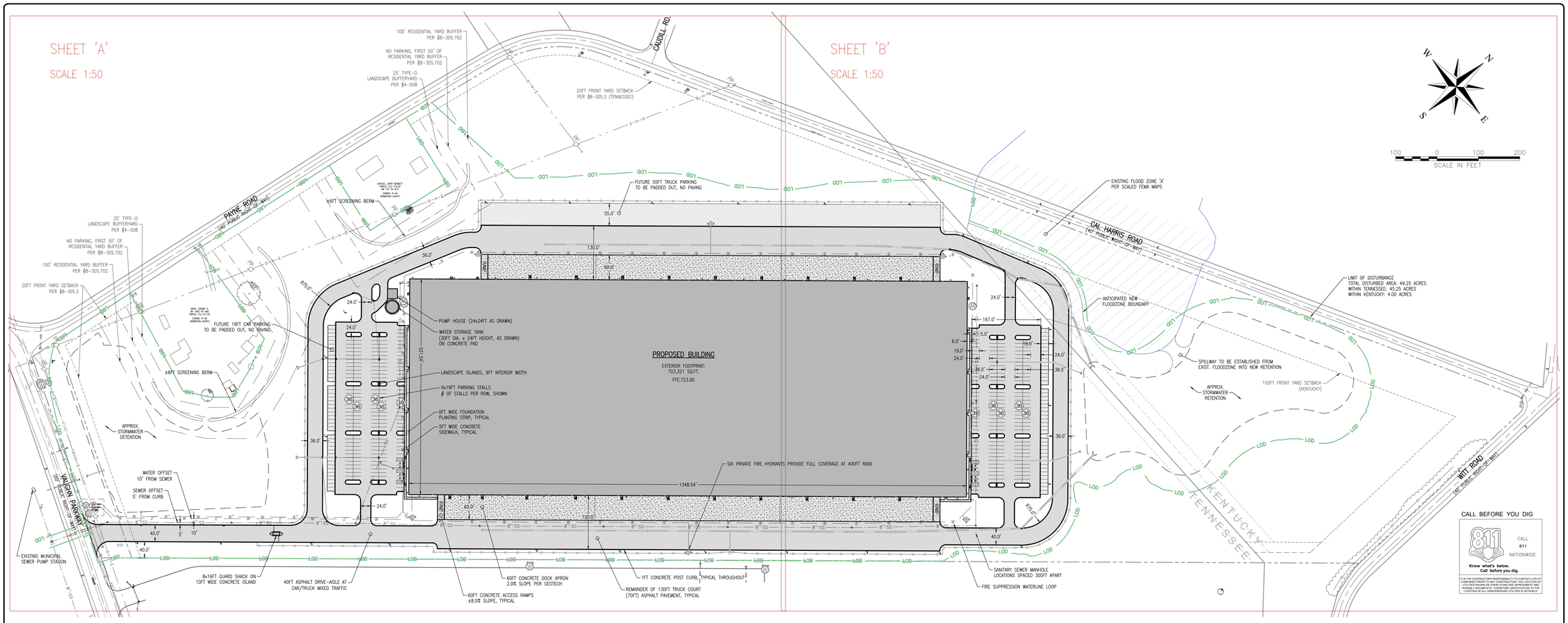
1. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING.
3. THE PROJECT IS SUBJECT TO INSPECTION BY THE CITY AND/OR COUNTY AT ANY TIME AND ITEMS FOUND DEFICIENT SHALL BE IMMEDIATELY CORRECTED. THE CITY AND/OR COUNTY MAY STOP CONSTRUCTION OF PROPERTIES, OR ADMINISTER OTHER ENFORCEMENT ACTIONS AS DEFINED BY THE CITY.
4. INSPECTIONS SHALL BE CONDUCTED PER THE LATEST EDITION OF THE TDEC CONSTRUCTION GENERAL PERMIT (SEE SECTION 3.5.B.2) AND/OR THE KEEC GENERAL CONSTRUCTION PERMIT.
5. THE APPROXIMATE TOTAL AREA OF THE SITE IS 65.57 ACRES – 53.63 ACRES IN THE STATE OF TENNESSEE, AND 11.94 ACRES IN THE STATE OF KENTUCKY. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 51.80 ACRES – 47.80 ACRES IN THE STATE OF TENNESSEE, AND 4.00 ACRES IN THE STATE OF KENTUCKY.
6. THE INCREASE IN POST–CONSTRUCTION IMPERVIOUS AREA IS 29.50 ACRES – 29.25 ACRES IN THE STATE OF TENNESSEE, AND 0.25 ACRES IN THE STATE OF KENTUCKY.
7. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON–SITE SOIL AND/OR OFF–SITE SOIL BORROW MATERIALS.
8. IF REQUIRED, THE OWNER AND THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AND/OR THE KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION, DIVISION OF WATER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE NOI FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITE WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED. SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES, SEPARATE NOI'S SHALL BE PROVIDED BY THE OWNER OR CONTRACTOR.
9. IF REQUIRED, THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
10. IF REQUIRED, AN EROSION PREVENTION & SEDIMENT CONTROL PLAN (EPASC) AND LAND DISTURBANCE PERMIT SHALL BE IN PLACE PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. IF REQUIRED, THE EPASC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EPASC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS. BMP'S MUST BE INSPECTED BY A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE.
11. APPROVED INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED PRIOR TO GRADING COMMENCEMENT.
12. SILT FENCE, OR OTHER SEDIMENT BARRIERS ARE TO BE INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWN SLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
13. ALL EPASC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
14. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN SEVEN (7) DAYS.
15. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS.
16. PRE–CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 14 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 14 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH, OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 14 CALENDAR DAYS OF FINAL GRADING.
17. EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING.
18. THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO REQUIRED SPECIFICATIONS PRIOR TO GRADING COMMENCEMENT. THE STONE SHALL BE 2 TO 3 INCH IN DIAMETER AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE AT LEAST 8 INCHES DEEP UNDERLAIN WITH FILTER FABRIC AND 50 FT LONG.
19. VEGETATIVE BUFFERS OR OTHER PROTECTION MUST BE PROVIDED ALONG STREAMS, RIVERS, AND PONDS TO AVOID EROSION OF BANKS.
20. ALL TREES DESIGNATED TO REMAIN, MUST BE PROTECTED. HEAVY EQUIPMENT SHOULD NOT BE OPERATED OR STORED, NOR MATERIALS HANDLED OR STORED, WITHIN THE DRIP LINES OF TREES.
21. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS, AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
22. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
23. BUILDING AND WASTE MATERIALS, AND NON STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASH WATER, OR MACHINERY LEAKAGE, OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM, GROUND WATER, OR NEARBY WATER BODY.
24. ALL EPSCS HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5 YEAR, 24 HOUR STORM EVENT.
25. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
JAN 1 – MAY 1 ITALIAN RYE / KOREAN LESPEDEZA / SUMMER OATS
MAY 1 – JULY 15 SUDAN OR STARR MILLET
JULY 15 – JAN 1 BALBOA RYE / ITALIAN RYE
26. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE
27. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVID

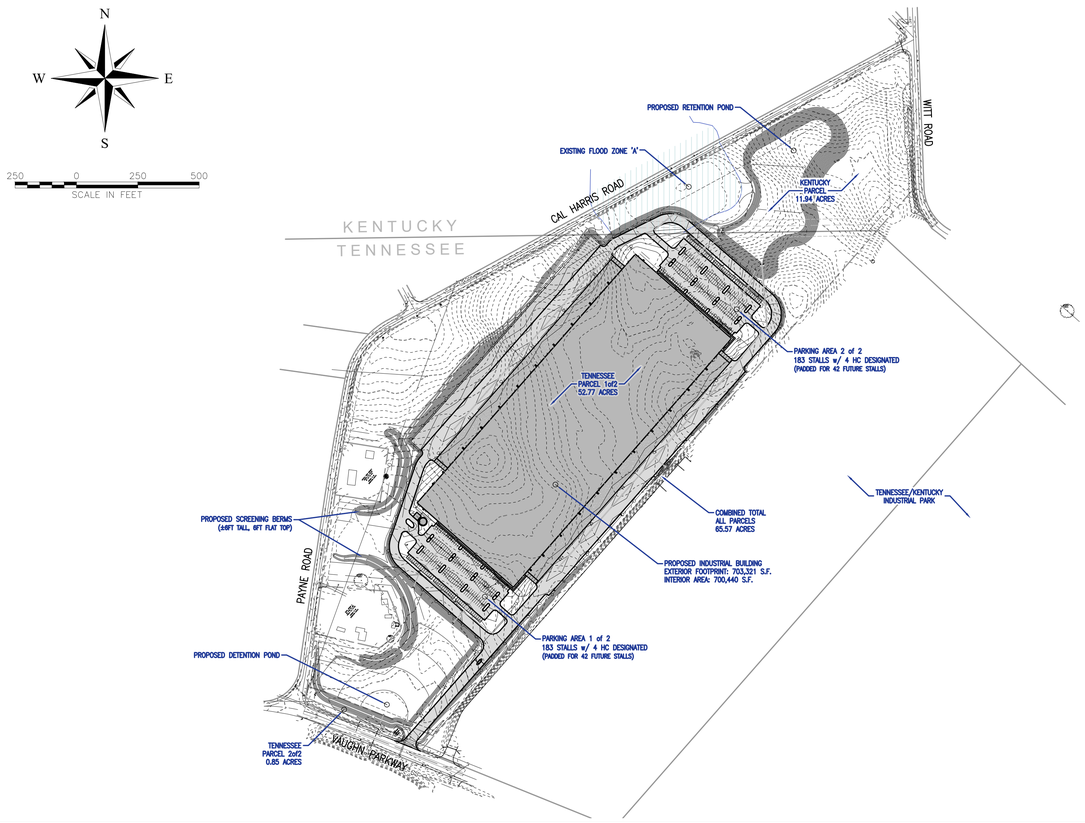
SHEET 'A'

SCALE 1:50

SHEET 'B'

SCALE 1:50







Vicinity Map
Not to Scale

KLOBER
ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3508 TOM JONES PKWY, SUITE F, SPRINGFIELD, TN 37172
PHONE: (615) 384-5495 FAX: (615) 384-5496
www.klobereng.com

NO.	BY	DATE	REVISIONS / DESCRIPTION
1	DRL	09/02/26	INITIAL SUBMITTAL FOR REVIEW / COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY

APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1331 LAKEVIEW ACRES PARKWAY
PORTLAND, TN

DEVELOPER:
D.J. ABELLANO
PROGRESS PROPERTIES
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANOPROPS@GMAIL.COM

TENNESSEE

APPLICANT/ PROPERTY OWNER:
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1331 LAKEVIEW ACRES
PORTLAND, TN 37148

DEVELOPER:
D.J. ABELLANO
PROGRESS PROPERTIES
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANOPROPS@GMAIL.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

OVERALL SITE LAYOUT

SHEET NUMBER
C1.00

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50 0 50 100
SCALE IN FEET

EROSION CONTROL CONSTRUCTION SEQUENCING

INITIAL PHASE

- CONTRACTOR & NECESSARY PROJECT REPRESENTATIVES TO ATTEND PRE-CONSTRUCTION MEETING WITH CITY REPRESENTATIVES
- INSTALL SWPPP BOX, CONSTRUCTION ENTRANCE, AND PERIMETER MEASURES
- INSTALL CONCRETE WASHOUT & OTHER REQUIRED EPSC CONTROLS ON SITE PRIOR TO TREE CLEARING & GRUBBING, SITE DEMOLITION, OR ANY OTHER EARTHWORK EFFORTS OCCUR
- INSTALL BYPASS DITCH ALONG WEST PROPERTY LINE AND STABILIZE WITH SC-150 MATTING IMMEDIATELY UPON INSTALLATION OF THE DITCH.
- INSTALL SEDIMENT TRAP AND REMAINING DIVERSION DITCHES
- IF REQUIRED, EPSC MEASURES SHALL BE INSPECTED BY CITY OFFICIAL. ADDITIONAL EPSC MEASURES SHALL BE INSTALLED AT THE REQUEST OF CITY OFFICIALS
- ALL SLOPES 3:1 OR STEEPER TO BE STABILIZED WITHIN 7 DAYS
- REMOVING SEDIMENT FROM SEDIMENT BASINS WHEN IT HAS ACCUMULATED TO ONE HALF THE DESIGN VOLUME OF THE WET STORAGE
- ONCE THE AREAS DRAINING TO THE SEDIMENT BASINS HAVE BEEN STABILIZED, REMOVE THE FOREBAY SPILLWAY, STABILIZE THE AREA, AND REMOVE CAP ON OUTLET STRUCTURE

INITIAL EROSION CONTROL SHALL BE ADJUSTED DURING GRADING OF THE SITE TO CONFORM TO CHANGING CONTOURS. CONTRACTOR SHALL ADJUST SILT FENCE AND CHECK DAMS TO MATCH PROPOSED CONTOURS AFTER GRADING IS COMPLETE.

WATERSHED CHARACTERISTICS		
BASIN	ACREAGE	OUTFALL/LOW POINT COORDINATES
1	24.895	36°38'48.84", 86°35'47.76"
2	45.593	36°39'10.80", 86°35'32.64"

CALL BEFORE YOU DIG

811 CALL 811 NATIONWIDE

Know what's below. Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

PAYNE ROAD
(40' PUBLIC RIGHT-OF-WAY)

CAUDILL RD

VAUGHN PARKWAY
(60' PUBLIC RIGHT-OF-WAY)

20FT FRONT YARD SETBACK (PORTLAND, TN BK-305.3)

20FT FRONT YARD SETBACK BK-305.3

INSTALL ORANGE SAFETY FENCE OFFSET FROM PROPERTY LINE

RESIDENCE

OUTBUILDING

GROVES, JERRY BENNETT
PARCEL 012 016.00
BK 727 PG 673
ZONING: R-40
(ROBERTSON COUNTY)

25' TYPE-D LANDSCAPE BUFFERYARD BK-308

50' (NO PARKING) BK-305.702

100' RESIDENTIAL YARD BUFFER BK-305.702

LIMIT OF DISTURBANCE
TOTAL DISTURBED AREA: 51.80 ACRES
WITHIN TENNESSEE: 47.80 ACRES
WITHIN KENTUCKY: 4.00 ACRES

WELL HOUSE

GRAVEL DRIVEWAY AND GATE/FENCE

DAVIS, JEREMY S.
BK 1942 PG 460
PARCEL 012 017.00
ZONING: R-40
(ROBERTSON COUNTY)

OUTBUILDING

LIVESTOCK FENCE

WOOD SHED

RESIDENCE

SWING SET AND TRAMPOLINE

OUTBUILDINGS

24x36" ELLIPTICAL RCP HEADWALL INV: 710.56

PARCEL LINE

NEW 20FT P.U.D.E.

INSTALL SEDIMENT BASIN OUTLET SYSTEM PER DRAINAGE PLAN SHEET C1.05a

ROCK FILTER CHECK DAMS

18" RCP HW INV: 707.43

18" RCP HW INV: 706.93

EXISTING SEWER LIFT STATION T.C. = 710.85 INV. = 701.60

INSTALL POND OUTLET, STRUCTURE PER DRAINAGE PLAN, OUTLET TO REMAIN CAPPED UNTIL CONVERSION TO DETENTION POND

ROCK FILTER RING

FAIRCLOTH SKIMMER

ESTABLISH SEDIMENT BASIN #1 SEE DETAIL ON SHEET C2.01

TEMPORARY CONCRETE WASHOUT

SWPPP MAILBOX (TN + KY)

INSTALL DRIVEWAY, CULVERT & HEADWALLS PER DRAINAGE PLAN, SHEET C1.05a

INSTALL TEMPORARY CONSTRUCTION ENTRANCE

TBM A

DEMO/REMOVE EXISTING GRAVEL PARKING AREA

50' RESIDENTIAL YARD BUFFER BK-305.702

100' RESIDENTIAL YARD BUFFER BK-305.702

SEDIMENT BASIN FOREBAY SEE DETAIL ON SHEET C2.01

INSTALL TWO ROWS OF POROUS BAFFLES

POROUS BERM TOP ELEV: 714.0

EXISTING 'CENTRAL GRAVEL' PARKING AREA' NOT TO REMAIN

TBM 6

WIRE-BACKED SILT FENCE TYPICAL

"PARCEL ONE"
L&W PROPERTIES GP
BK 1281 PG 284 RORCT
MAP 12 PARCEL 15 TADRCT
ZONING: IG

DEMO/REMOVE EXISTING WATER METER

ARROWHEAD ENGINEERED PRODUCTS INC
BK 2260 PG 819
PARCEL 012 018.01
ZONING: IG

MATCHLINE - SEE SHEET 'B' FOR CONTINUATION

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REVISIONS		
NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	UPDATES PER NASHVILLE PLANNING REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1111 LAFAYETTE STREET
PORTLAND, TN 37148
DEVELOPER:
DJ. ARELLANO
PROPERTIES, LLC
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANOPROPS@GMAIL.COM

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1111 LAFAYETTE PARKWAY
PORTLAND, TN
DEVELOPER:
DJ. ARELLANO
PROPERTIES, LLC
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANOPROPS@GMAIL.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

DEMO & INITIAL EPSC

SHEET NUMBER
C1.01a

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WATERSHED CHARACTERISTICS		
BASIN	ACREAGE	OUTFALL/LOW POINT COORDINATES
1	xx	36°38'49.32", 86°35'47.28"
2	xx	36°39'10.62", 86°35'27.57"

EROSION CONTROL CONSTRUCTION SEQUENCING

INITIAL PHASE

- CONTRACTOR & NECESSARY PROJECT REPRESENTATIVES TO ATTEND PRE-CONSTRUCTION MEETING WITH CITY REPRESENTATIVES
- INSTALL SWPPP BOX, CONSTRUCTION ENTRANCE, AND PERIMETER MEASURES
- INSTALL CONCRETE WASHOUT & OTHER REQUIRED EPSC CONTROLS ON SITE PRIOR TO TREE CLEARING & GRUBBING, SITE DEMOLITION, OR ANY OTHER EARTHWORK EFFORTS OCCUR
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- ONCE THE AREAS DRAINING TO THE SEDIMENT BASINS HAVE BEEN STABILIZED, REMOVE THE FOREBAY SPILLWAY, STABILIZE THE AREA, AND REMOVE CAP ON OUTLET STRUCTURE

N
W
E
S

50 0 50 100
SCALE IN FEET

MATCHLINE - SEE SHEET 'A' FOR CONTINUATION

CAL HARRIS ROAD
(60' PUBLIC RIGHT-OF-WAY)

SOFT FRONT YARD SETBACK (PORTLAND, TN §16-305.7)

FLOOD ZONE 'A'
(SCALED FROM FLOOD MAP)

WIRE-BACKED SILT FENCE
TYPICAL

ESTABLISH 2FT TALL
DIVERSION BERM
TO SEDIMENT BASIN

WIRE-BACKED SILT FENCE
TYPICAL

"PARCEL ONE"
L&W PROPERTIES GP
BK 1281 PG 284 RORCT
MAP 12 PARCEL 15 TAORCT
ZONING: IG

CLEAR & GRUB
EXISTING TREE LINE

THREE ROWS OF
POROUS BAFFLES

ESTABLISH
SEDIMENT BASIN #2
SEE DETAIL ON
SHEET C2.01

APPARENT STATE (UNRECORDED) LINE

LIMIT OF DISTURBANCE
TOTAL DISTURBED AREA: 51.80 ACRES
WITHIN TENNESSEE: 47.80 ACRES
WITHIN KENTUCKY: 4.00 ACRES

SOFT FRONT YARD SETBACK (KY)

L&W PROPERTIES GP
BK 278 PG 441
PARCEL 038-00-00-014.00
ZONING: I-2

WITT ROAD
(ONE PUBLIC RIGHT-OF-WAY)

WIRE FENCE

SOFT FRONT YARD SETBACK (KY)

KENTUCKY
TENNESSEE

25FT NON-ACCESSIBLE STRUCTURE SETBACK
25FT NON-ACCESSIBLE STRUCTURE SETBACK

SOFT SIDE YARD SETBACK (KY)

25FT SIDE ACC. STRUCTURE SETBACK (KY)

ARROWHEAD ENGINEERED PRODUCTS INC
BK 2260 PG 819
PARCEL 012 018.01
ZONING: IG

SFC PORTLAND VP LLC
PARCEL 038-00-00-014.02
ZONING: I-2

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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	INITIAL SUBMITTAL/ADDRESS REVIEW COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
1331 CLINT MOORE ROAD
PORTLAND, TN 37148

DEVELOPER:
D.J. ARELLANO
ARCO HOMES
477 GRAY STREET
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DARELLANOARCO@GMAIL.COM

KENTUCKY
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
1331 CLINT MOORE ROAD
PORTLAND, TN

DEVELOPER:
D.J. ARELLANO
ARCO HOMES
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANOARCO@GMAIL.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

DEMO & INITIAL EPSC

SHEET NUMBER
C1.01b

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ASPHALT PAVEMENT LIGHT DUTY, SEE C2.02

ASPHALT PAVEMENT HEAVY DUTY, SEE C2.02

CONCRETE PAVEMENT SEE DETAIL AT C2.02

PROPOSED BUILDING

GRASSED AREA PADDED FOR FUTURE PARKING EXPANSION

GRASSED AREAS TYPICAL

50 0 50 100
SCALE IN FEET

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PAYNE ROAD
(60' PUBLIC RIGHT-OF-WAY)

CAUDILL RD

20FT FRONT YARD SETBACK (PORTLAND, TN §8-305.3)

GROVES, JERRY BENNETT
PARCEL 012 016.00
BK 727 PG 673
ZONING: R-40
(ROBERTSON COUNTY)

RESIDENCE

OUTBUILDING

25' TYPE-D LANDSCAPE BUFFERYARD §4-308

50' (NO PARKING) §8-305.702

100' RESIDENTIAL YARD BUFFER §8-305.703

EARTHEN BERM ±6FT TALL w/ 6FT WIDE FLAT TOP TO BE LANDSCAPED FOR SCREENING

FUTURE TRAILER STAGING (PARKING AREA) TO BE PADDED OUT WITH GRADING PLAN SEED & STRAW STABILIZATION

PROPOSED LIGHT POLES

PROPOSED PRIVATE FIRE HYDRANT

1FT TALL CONCRETE POST CURB AT TRUCK COURT PERIMETER

WELL HOUSE

GRAVEL DRIVEWAY AND GATE/FENCE

DAVIS, JEREMY S.
BK. 1942 PG 460
PARCEL 012 017.00
ZONING: R-40
(ROBERTSON COUNTY)

OUTBUILDING

LIVESTOCK FENCE

WOOD SHED

SWING SET AND TRAMPOLINE

OUTBUILDINGS

RESIDENCE

PARCEL LINE

24x36" ELLIPTICAL RCP HEADWALL INV: 710.56

NEW 20FT P.U.D.E.

"PARCEL ONE" L&W PROPERTIES GP BK 1281 PG 284 ROWCT MAP 12 PARCEL 15 TADRCT ZONING: IG

PUMP HOUSE

WATER TANK

TBM B

5'x5' CONCRETE PAD

DOWNSPOUTS DRAIN TO SURFACE, TYPICAL

5' CONCRETE SIDEWALK

6' PLANTING STRIP

2'-WIDE, CURBED CONCRETE THROUGH ISLAND FOR DRAINAGE

PROPOSED BUILDING

EXTERIOR FOOTPRINT: 703,321 SQ.FT.
FFE:723.00

MATCHLINE - SEE SHEET 'B' FOR CONTINUATION

SOLID-HATCHED AREA DENOTES LIGHT-DUTY ASPHALT

CROSS-HATCHED AREA DENOTES HEAVY-DUTY ASPHALT

FUTURE PARKING AREA TO BE PADDED OUT WITH GRADING PLAN

6IN TALL CONCRETE POST CURB TYPICAL THROUGHOUT

PERIMETER SECURITY FENCING 8-FEET BEHIND CURBS, TYPICAL

CONCRETE PAVEMENT AT DOCK APRON

1FT TALL CONCRETE POST CURB AT TRUCK COURT PERIMETER

(BUILDING EXTERIOR)

(TO RAMP WALL)

STORMWATER POND #1 (DETENTION)

FOREBAY #1

FOREBAY #2

FOREBAY #3

ROCK FOREBAY BERM

18" RCP HW INV: 707.43

18" RCP HW INV: 706.93

EXISTING SEWER LIFT STATION T.C. = 710.85 INV. = 701.60

VAUGHN PARKWAY
(60' PUBLIC RIGHT-OF-WAY)

TBM A

MONUMENT SIGN BY OTHERS, SEPARATE PERMITTING REQUIRED

TRACTOR-TRAILER ENTRY PATH TRACKING

PROVIDE KNOX BOX ACCESS FOR EMERGENCY FIRST-RESPONDERS

PRIVATE #8" WATERLINE FIRE SUPPRESSION FEEDER

DOMESTIC #2" SERVICE WATERLINE

PRIVATE #8" WATERLINE FIRE SUPPRESSION LOOP

ARROWHEAD ENGINEERED PRODUCTS INC
BK. 2260 PG 819
PARCEL 012 018.01
ZONING: IG

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
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PHONE: (615) 384-2005 FAX: (615) 384-2464
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NO.	BY	DATE	REVISIONS / DESCRIPTION
1	DRL	09/02/26	INITIAL SUBMITTAL FOR REVIEW COMMENTS

JOSHUA M. LYON
STATE OF TENNESSEE
112331

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1331 L & W WATER PARKWAY
PORTLAND, TN 37148

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1331 L & W WATER PARKWAY
PORTLAND, TN

DEVELOPER:
DJ. ARELLANO
PROJECT DIRECTOR
477 GRAY STREET
HARTWELL, GA 30643
DARELLANOPROJ@GMAIL.COM

DEVELOPER:
DJ. ARELLANO
PROJECT DIRECTOR
477 GRAY STREET
HARTWELL, GA 30643
DARELLANOPROJ@GMAIL.COM

PROJECT BAYWATCH

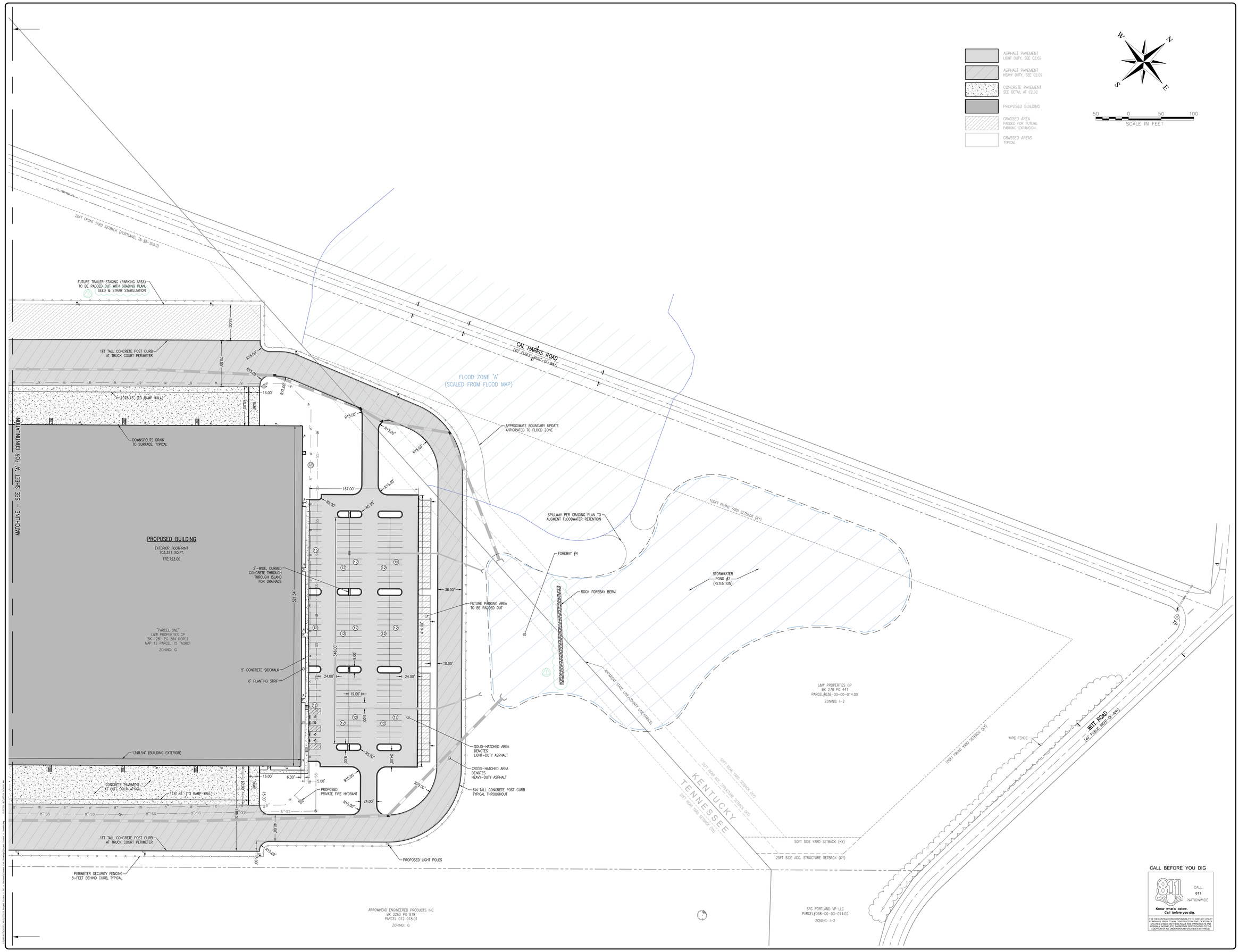
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

SITE LAYOUT

SHEET NUMBER
C1.02a

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NO.	BY	DATE	DESCRIPTION
			REVISIONS
1	DRL	09/02/26	PLANNING COMMISSION REVIEW COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
113 LAWRENCE KEITH PARKWAY
PORTLAND, TN

DEVELOPER:
D.J. ABELLANO
PROJECT MANAGER
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANOPROJECTS.COM

TENNESSEE
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
113 LAWRENCE KEITH
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DEVELOPER:
D.J. ABELLANO
PROJECT MANAGER
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANOPROJECTS.COM

PROJECT BAYWATCH

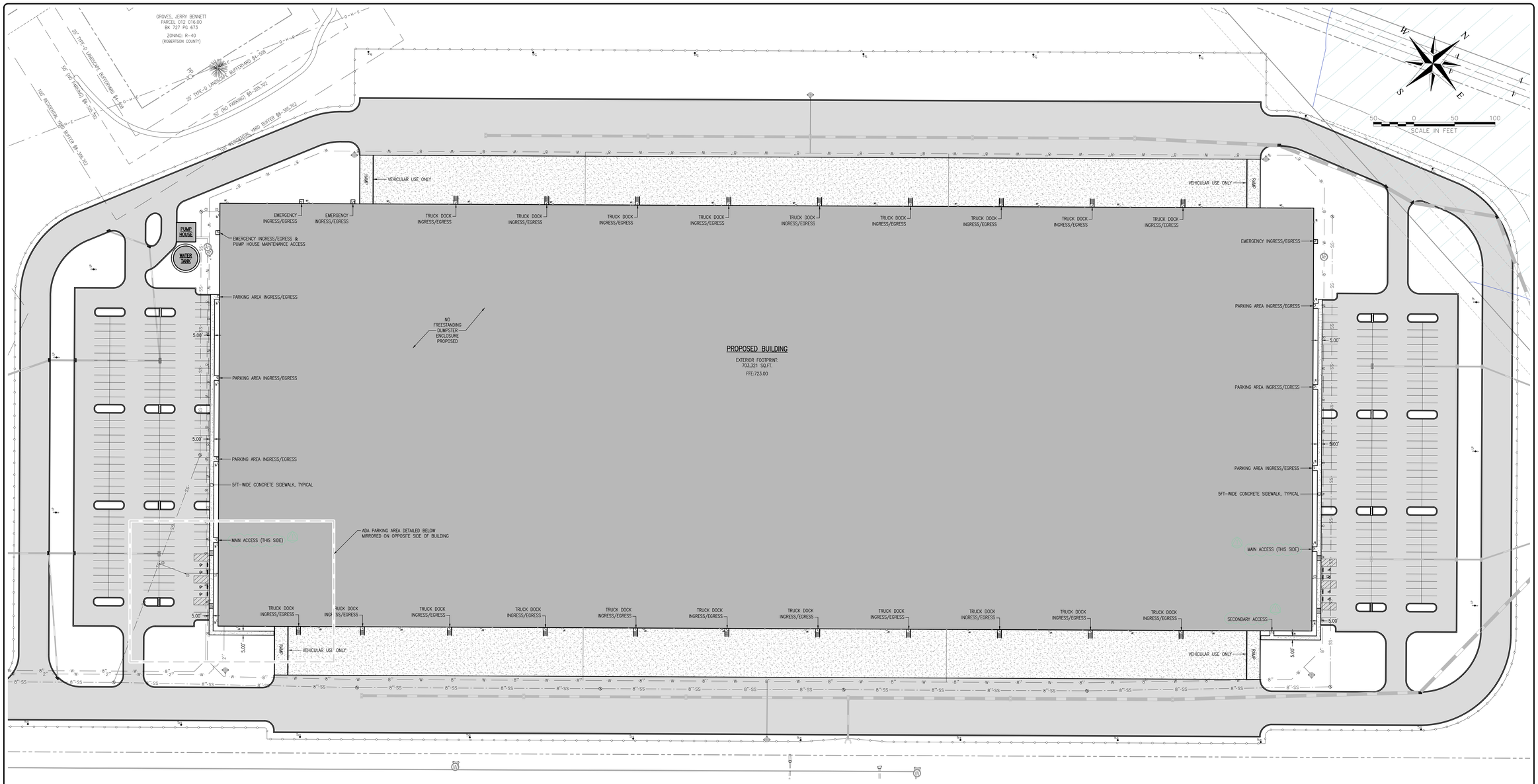
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

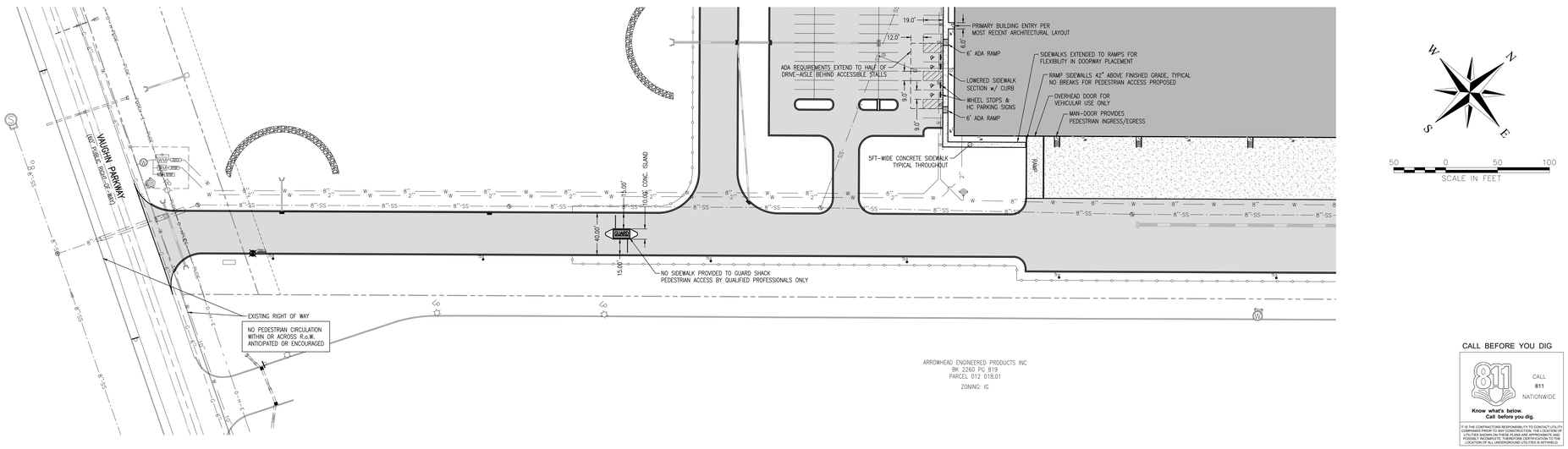
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ARROWHEAD ENGINEERED PRODUCTS INC
BK 2260 PG 819
PARCEL 012 018.01
ZONING: IG

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NO.	BY	DATE	REVISIONS
1	DRL	09/02/26	ADDRESSED PLANNING/STAFF REVIEW COMMENTS

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

STATE OF KENTUCKY
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LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1513 LAKE VISTA CIRCLE
PORTLAND, TN 37148

DEVELOPER:
D.J. REELLANO
PROJECT MANAGER
477 GRAY STREET
NASHVILLE, TN 37203
DJREELLANO@PROLOGIS.COM

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PORTLAND, TN 37148

DEVELOPER:
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PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
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DATE:	09/02/2026
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PEDESTRIAN CIRCULATION

SHEET NUMBER
C1.02c

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SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3556 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4488
www.kloberengr.com

REVISIONS		
NO.	BY	DATE	DESCRIPTION
1	DRL	8/2026	UPDATES PER MUNICIPAL REVIEW COMMENTS

JOSHUA M. LYON, P.E. TN# 113231

JOSHUA M. LYON, P.E. KY# 33369

NOT FOR CONSTRUCTION

TENNESSEE	KENTUCKY
APPLICANT/ PROPERTY OWNER:	APPLICANT/ PROPERTY OWNER:
LAW PROPERTIES GP 109 COLLEGE STREET PORTLAND, TN 37148	LAW PROPERTIES GP 323 B VICOR RIDGE PARKWAY PORTLAND, TN
DEVELOPER:	DEVELOPER:
D.J. ABELLANO PROLOGIS 477 GRAY STREET NASHVILLE, TN 37203 DABELLANO@PROLOGIS.COM	D.J. ABELLANO PROLOGIS 477 GRAY STREET NASHVILLE, TN 37203 DABELLANO@PROLOGIS.COM

PROJECT BAYWATCH

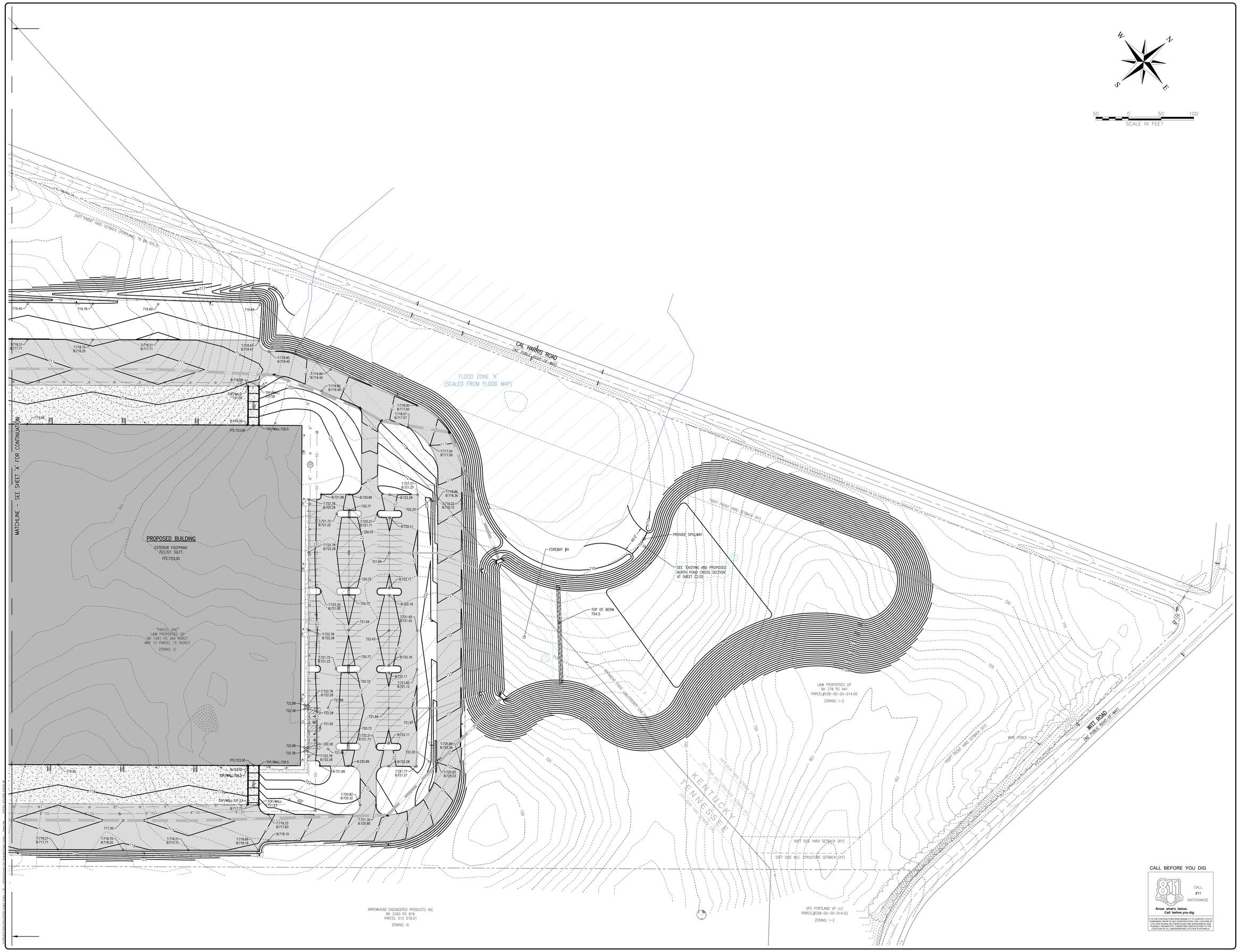
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C070125

GRADING PLAN

SHEET NUMBER C1.03a


MATCHLINE - SEE SHEET 'B' FOR CONTINUATION
PROPOSED BUILDING
EXTERIOR FOOTPRINT: 70,000 SQ FT
TFE:733.00
PARCEL ONE
LAW PROPERTIES GP
BK 1942 PG 1010
MAP 12 PARCEL 15 MARKET
ZONING: IG
PARCEL 012.01
ARROWHEAD ENGINEERED PRODUCTS INC
BK 1942 PG 1010
PARCEL 012 010.01
ZONING: IG
DAVIS, JEREMY S.
BK 1942 PG 1010
PARCEL 012.01.000
ZONING: R-40
(ROBERTSON COUNTY)
GRAVEL, JERRY BENNETT
PARCEL 012.01.000
BK 727 PG 613
ZONING: R-40
(ROBERTSON COUNTY)
VAUGHN PARKWAY
(160' PUBLIC RIGHT-OF-WAY)
PAVE
CAUDILL RD.
(50' PUBLIC RIGHT-OF-WAY)
EXISTING SEWER LIFT STATION T.E. = 719.60 INV. = 701.60
24"x36" ELLIPTICAL RCP HEADWALL INV. 710.56
TBM A
EL=715.79
N=2,153,29
TBM B
EL=718.14
N=2,153,29
FLAT-TOP BERM
EMERGENCY SPILLWAY
TOP OF BERM 715.0
TOP OF BERM 711.0
ROCK FOREBAY BERM
FOREBAY #1
FOREBAY #2
20FT FRONT YARD SETBACK BA-302.3
100' RESIDENTIAL YARD BUFFER BA-305.702
50' (NO PARKING) BA-305.702
25' TYPE-D LANDSCAPE BUFFERYARD BA-308
100' RESIDENTIAL MAIN BUFFER BA-305.702
50' (NO PARKING) BA-305.702
25' TYPE-D LANDSCAPE BUFFERYARD BA-308
100' RESIDENTIAL YARD BUFFER BA-305.702
25' TYPE-D LANDSCAPE BUFFERYARD BA-308
50' (NO PARKING) BA-305.702
100' RESIDENTIAL YARD BUFFER BA-305.702
EXISTING DRIVEWAY AND ENTRANCE
WELL HOUSE
LIVESTOCK FENCE
WOOD SHED
SWING SET AND TRAMPOLINE
OUTBUILDINGS
RESIDENCE
OUTBUILDING
RESIDENCE
OUTBUILDING
DUMPSTER ENCLOSURE
DUMPSTER ENCLOSURE
DOME LIGHT
WALL SIGN
CANOPY
CANOPY
CANOPY



CALL BEFORE YOU DIG

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Know what's below. Call before you dig.

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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/2026	PLANNING COMMISSION REVIEW COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
1321 CLEVELAND ST
PORTLAND, TN 37148

KENTUCKY
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
1321 CLEVELAND STREET
PORTLAND, TN

DEVELOPER:
D.J. ARELLANO
HOMES OF MERIT
477 GRAY STREET
HENDERSONVILLE, TN 37075
DARELLANO@PROTOCOL2.COM

DEVELOPER:
D.J. ARELLANO
HOMES OF MERIT
477 GRAY STREET
MADISONVILLE, TN 37354
DARELLANO@PROTOCOL2.COM

PROJECT BAYWATCH

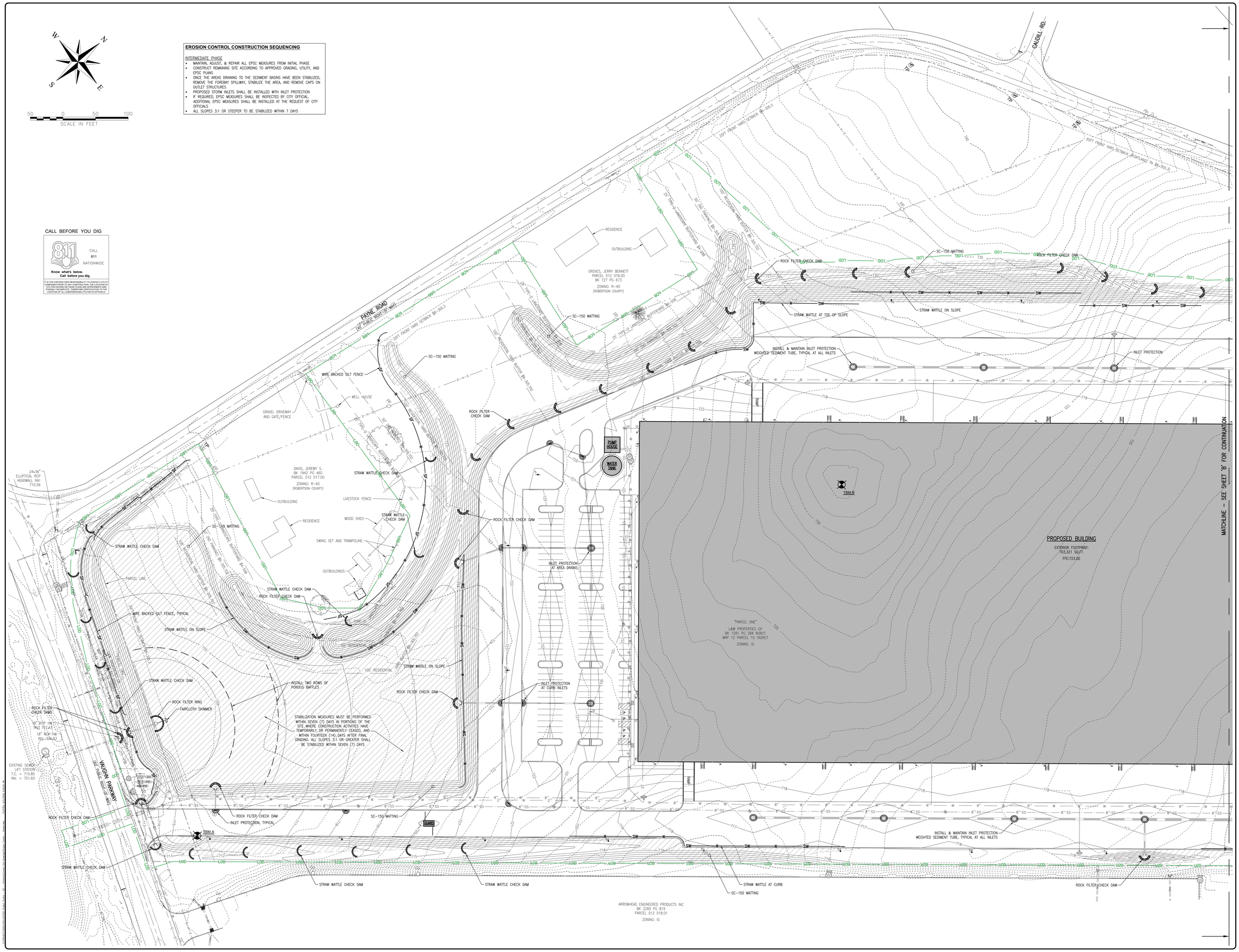
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

GRADING PLAN

SHEET NUMBER
C1.03b

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PHONE: (615) 384-2945 FAX: (615) 384-2946
www.klobereng.com

NO.	BY	DATE	REVISIONS
1	DRL	09/02/26	ADDRESS COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
133 LAKE POINTE NORTH PARKWAY
PORTLAND, TN
DEVELOPER:
D.J. ABELLANO
JOSH ROGERS
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANO@PROLOG.COM

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
133 LAKE POINTE DRIVE
PORTLAND, TN 37148
DEVELOPER:
D.J. ABELLANO
JOSH ROGERS
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANO@PROLOG.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

INTERMEDIATE EPSC

SHEET NUMBER
C1.04a

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EROSION CONTROL CONSTRUCTION SEQUENCING

INTERMEDIATE PHASE

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

W N S E

50 0 50 100
SCALE IN FEET

MATCHLINE - SEE SHEET 'A' FOR CONTINUATION

PROPOSED BUILDING
EXTERIOR FOOTPRINT
203,321 SQ.FT.
FFE:723.00

"PARCEL ONE"
L&W PROPERTIES GP
BK 1281 PG 284 ROSCT
MAP 12 PARCEL 15 TAORCT
ZONING: IG

SOFT FRONT YARD SETBACK (PORTLAND, TN 80'-305.7')

CAL HARRIS ROAD
(60' PUBLIC RIGHT-OF-WAY)

WIRE BACKED SILT FENCE
SC-150 MATTING
ROCK FILTER CHECK DAM
INSTALL & MAINTAIN INLET PROTECTION WEIGHTED SEDIMENT TUBE, TYPICAL AT ALL INLETS
INLET PROTECTION
INLET PROTECTION AT AREA DRAINS
INSTALL & MAINTAIN INLET PROTECTION WEIGHTED SEDIMENT TUBE, TYPICAL AT ALL INLETS
SC-150 MATTING
STRAW WATTLE AT CURB
THREE ROWS OF POROUS BAFFLES
INLET PROTECTION AT CURB INLETS
FLOOD ZONE 'A' (SCALED FROM FLOOD MAP)
STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN SEVEN (7) DAYS
STRAW WATTLES ON SLOPE
L&W PROPERTIES GP
BK 278 PG 441
PARCEL 038-00-00-014.00
ZONING: I-2
WIRE FENCE
WITT ROAD
(60' PUBLIC RIGHT-OF-WAY)
KENTUCKY
TENNESSEE
50FT SIDE YARD SETBACK (KY)
25FT SIDE ACC. STRUCTURE SETBACK (KY)
ARROWHEAD ENGINEERED PRODUCTS INC
BK 2260 PG 819
PARCEL 012 018.01
ZONING: IG
SFG PORTLAND VP LLC
PARCEL 038-00-00-014.02
ZONING: I-2

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
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PHONE: (615) 384-2900 FAX: (615) 384-2945
www.klobereng.com

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	PORTLAND PLANNING/EPSC REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1233 LONG HOUSE REED PARKWAY
PORTLAND, TN
DEVELOPER:
D.J. ABELLANO
ARCHITECTURE
477 GRAY STREET
MARSHALL, TX 75672
DABELLANOARPD@GMAIL.COM

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1233 LONG HOUSE REED PARKWAY
PORTLAND, TN 37148
DEVELOPER:
D.J. ABELLANO
ARCHITECTURE
477 GRAY STREET
MARSHALL, TX 75672
DABELLANOARPD@GMAIL.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

INTERMEDIATE EPSC

SHEET NUMBER
C1.04b

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AS-BUILT NOTE:
IN ACCORDANCE WITH THE CITY OF PORTLAND REQUIREMENTS, THE CITY OF PORTLAND ENGINEERING DEPARTMENT MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY:
- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

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

Spread & Head Calculation (Design)

Inlet	Flow (100-YR), Q (cfs)	Manning's n	Side Slope, Sx (ft/ft)	Street Grade, S_L (ft/ft)	Spread, T (ft)	Tc (min)	Ku	Sump Condition Head (in); c=0.6	Open Area of Grate (ft^2)
CI1	3.06	0.014	0.033	0.011	**7.5**	**5**	0.56	NA	NA
CI2	1.56	0.014	0.033	0.015	**5.5**	**5**	0.56	NA	NA

50 0 50 100
SCALE IN FEET

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PAYNE ROAD
(40' PUBLIC RIGHT-OF-WAY)
CAUDILL RD
VAUGHN PARKWAY
(60' PUBLIC RIGHT-OF-WAY)
PROPOSED BUILDING
EXTERIOR FOOTPRINT: 703,321 SQ.FT.
FFE:723.00
"PARCEL ONE"
L&W PROPERTIES GP
BK 1281 PG 284 RORCT
MAP 12 PARCEL 15 TAORCT
ZONING: IG
GROVES, JERRY BENNETT
PARCEL 012.016.00
BK 727 PG 673
ZONING: R-40
(ROBERTSON COUNTY)
DAVIS, JEREMY S.
BK 1942 PG 460
PARCEL 012.017.00
ZONING: R-40
(ROBERTSON COUNTY)
ARROWHEAD ENGINEERED PRODUCTS INC
BK 2260 PG 819
PARCEL 012.018.01
ZONING: IG
RESIDENCE
OUTBUILDING
WELL HOUSE
GRAVEL DRIVEWAY AND GATE/FENCE
LIVESTOCK FENCE
WOOD SHED
SWING SET AND TRAMPOLINE
OUTBUILDINGS
PARCEL LINE
PUMP HOUSE
WATER TANK
FOREBAY #1
FOREBAY #2
FOREBAY #3
TOP OF BERM 711.0
TOP OF BERM 715.0
TOP OF BERM 715.0
24x36" ELLIPTICAL RCP HEADWALL INV: 710.56
18" RCP HW INV: 707.43
18" RCP HW INV: 709.93
EXISTING SEWER LIFT STATION T.C. = 710.85 INV. = 701.60
TBM A
TBM 6
DOWNSPOUTS TO AD-9
DOWNSPOUTS TO AD-10
DOWNSPOUTS TO AD-11
DOWNSPOUTS DRAIN TO SURFACE, TYPICAL
DOWNSPOUTS TO AD-3
DOWNSPOUTS TO AD-4
DOWNSPOUTS DRAIN TO SURFACE, TYPICAL
DOWNSPOUTS TO AD-5
DOWNSPOUTS TO AD-6
MATCHLINE - SEE SHEET 'B' FOR CONTINUATION
25' TYPE-D LANDSCAPE BUFFERYARD W/ 6' OPAQUE FENCE
50' (NO FENCING) BY-305.2(E)
100' RESIDENTIAL YARD BUFFER BY-305.2(E)
40' FRONT YARD SETBACK BY-305.3
20' REAR YARD SETBACK BY-305.3
20' SIDE YARD SETBACK BY-305.3
100' RESIDENTIAL

KLOBER ENGINEERING SERVICES
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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	PER STAFF & TECHNICAL REVIEW COMMENTS

JOSHUA M. LYON, P.E. TN#112331
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
133 INDUSTRIAL PARK PARKWAY
PORTLAND, TN
DEVELOPER:
D.J. ABELLANO
ARROWHEAD
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANO@PROLOG.COM

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
133 INDUSTRIAL PARK
PORTLAND, TN 37148
DEVELOPER:
D.J. ABELLANO
ARROWHEAD
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANO@PROLOG.COM

PROJECT BAYWATCH
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

DRAINAGE PLAN

SHEET NUMBER
C1.05a

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- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

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

W N S E

50 0 50 100
SCALE IN FEET

MATCHLINE - SEE SHEET 'A' FOR CONTINUATION

50FT FRONT YARD SETBACK (PORTLAND, TN §IX-305.7)

CAL HARRIS ROAD
(60' PUBLIC RIGHT-OF-WAY)

FLOOD ZONE 'A'
(SCALED FROM FLOOD MAP)

AD-12 AD-13 AD-15 AD-14 AD-7 AD-9

O-15 O-16 O-17 O-18 O-13 O-14 O-11 O-12 O-10

HW-6 HW-5 HW-7

DOWNSPOUTS TO AD-12

DOWNSPOUTS TO AD-13

DOWNSPOUTS DRAIN TO SURFACE, TYPICAL

DOWNSPOUT TO CI-15

PROPOSED BUILDING
EXTERIOR FOOTPRINT
203,321 SQ.FT.
FFE:723.00

"PARCEL ONE"
L&W PROPERTIES GP
BK 1281 PG 284 R.O.R.C.T.
MAP 12 PARCEL 15 T.A.O.R.C.T.
ZONING: IG

DOWNSPOUTS DRAIN TO SURFACE, TYPICAL

DOWNSPOUTS TO AD-7

DOWNSPOUTS TO AD-9

FOREBAY #4

TOP OF BERM
704.5

SEE 'EXISTING AND PROPOSED NORTH POND CROSS SECTION' AT SHEET C2.02

50FT FRONT YARD SETBACK (KY)

APPROX. STATE LINE (NOT SURVEY GRADE)

KENTUCKY
TENNESSEE

25FT REAR ACC. STRUCTURE SETBACK (KY)

10FT SIDE YARD SETBACK (KY)

25FT SIDE ACC. STRUCTURE SETBACK (KY)

L&W PROPERTIES GP
BK 278 PG 441
PARCEL 038-00-00-014.00
ZONING: I-2

WIRE FENCE

WITT ROAD
(ONE PUBLIC RIGHT-OF-WAY)

ARROWHEAD ENGINEERED PRODUCTS INC
BK 2260 PG 819
PARCEL 012 018.01
ZONING: IG

SFG PORTLAND VP LLC
PARCEL 038-00-00-014.02
ZONING: I-2

CALL BEFORE YOU DIG
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PHONE: (615) 384-2005 FAX: (615) 384-2045
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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	INITIAL SUBMITTAL FOR MUNICIPAL REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1324 LEBANON RD
PORTLAND, TN 37148
DEVELOPER:
D.J. ARELLANO
HOMES OF DISTINCTION
477 GRAY STREET
HENDERSONVILLE, TN 37075
DARELLANOHOMES@COMCAST.NET

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1324 LEBANON RD
PORTLAND, TN
DEVELOPER:
D.J. ARELLANO
HOMES OF DISTINCTION
477 GRAY STREET
HENDERSONVILLE, TN 37075
DARELLANOHOMES@COMCAST.NET

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

DRAINAGE PLAN

SHEET NUMBER
C1.05b

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DRAINAGE STRUCTURE DATA

STRUCTURE NUMBER	STRUCTURE TYPE	GRATE	RIM ELEV.	INVERT OUT
HW1	HEADWALL W/ EDS	-	711.00	708.00
HW2	HEADWALL W/ EDS	-	713.00	710.50
HW3	HEADWALL W/ EDS	-	717.00	713.95
HW4	HEADWALL W/ EDS	-	717.00	714.00
HW5	HEADWALL W/ EDS	-	707.00	702.50
HW6	HEADWALL W/ EDS	-	708.00	703.22
HW7	HEADWALL W/ EDS	-	715.00	713.50
HW8	HEADWALL W/ EDS	-	712.00	710.00
HW9	HEADWALL	-	714.00	710.50
HW10	HEADWALL W/ EDS	-	713.00	710.00
AD1	DOUBLE AREA DRAIN	4074	720.45	716.00
AD2	DOUBLE AREA DRAIN	4074	720.45	715.50
AD3	TRIPLE AREA DRAIN	4074	716.25	710.75
AD4	DOUBLE AREA DRAIN	4074	716.25	709.75
AD5	DOUBLE AREA DRAIN	4074	716.25	708.75
AD6	TRIPLE AREA DRAIN	4074	716.25	713.25
AD7	DOUBLE AREA DRAIN	4074	716.25	706.75
AD8	TRIPLE AREA DRAIN	4074	716.25	705.75
AD9	TRIPLE AREA DRAIN	4074	716.25	710.75
AD10	DOUBLE AREA DRAIN	4074	716.25	709.75
AD11	DOUBLE AREA DRAIN	4074	716.25	708.75
AD12	DOUBLE AREA DRAIN	4074	716.25	707.75
AD13	TRIPLE AREA DRAIN	4074	716.25	706.75
AD14	DOUBLE AREA DRAIN	4074	720.45	715.00
AD15	DOUBLE AREA DRAIN	4074	720.45	716.50
CI1	DOUBLE CURB INLET	3103	714.90	711.00
CI2	DOUBLE CURB INLET	3103-V	718.00	713.00
CI3	DOUBLE CURB INLET	3103-V	721.20	716.50
CI4	DOUBLE CURB INLET	3103-V	722.90	714.25
CI5	DOUBLE CURB INLET	3103	720.80	715.00
CI6	DOUBLE CURB INLET	3103-V	722.90	714.75
CI7	DOUBLE CURB INLET	3103	720.80	715.00
CI8	DOUBLE CURB INLET	3103	720.00	716.25
CI9	DOUBLE CURB INLET	3103-V	720.50	716.50
CI10	DOUBLE CURB INLET	3103-V	721.00	704.00
CI11	DOUBLE CURB INLET	3103	720.80	714.50
CI12	DOUBLE CURB INLET	3103-V	723.67	714.00
CI13	DOUBLE CURB INLET	3103	720.80	715.50
CI14	DOUBLE CURB INLET	3103-V	719.67	715.00
CI15	DOUBLE CURB INLET	3103-V	718.25	705.75
CI16	DOUBLE CURB INLET	3103-V	718.70	705.00
CI17	DOUBLE CURB INLET	3103-V	718.40	704.80
CI18	DOUBLE CURB INLET	3103	716.67	704.25

STORM PIPE DATA

FROM STRUCTURE	INVERT	TO STRUCTURE	INVERT	PIPE LENGTH (FEET)	PIPE DIAMETER (INCHES)	PIPE MATERIAL	SLOPE (%)	Q_C (CFS)	25 YR Q_D (CFS)
AD9	710.75	AD10	709.75	197	36	RCP	0.51%	52.56	30.98
AD10	709.75	AD11	708.75	197	36	RCP	0.51%	52.56	46.76
AD11	708.75	AD12	707.75	197	48	RCP	0.51%	113.19	62.64
AD12	707.75	AD13	706.75	197	48	RCP	0.51%	113.19	78.34
AD13	706.75	CI15	705.75	175	48	RCP	0.57%	120.09	101.74
CI15	705.75	CI16	705.00	137	48	RCP	0.55%	117.54	102.45
CI16	705.00	CI17	704.80	34	48	RCP	0.59%	121.84	103.74
CI17	704.80	CI18	704.25	101	48	RCP	0.54%	117.23	104.41
CI18	704.25	HW6	703.22	206	48	RCP	0.50%	112.33	107.28
AD3	710.75	AD4	709.75	197	36	RCP	0.51%	52.56	20.90
AD4	709.75	AD5	708.75	197	36	RCP	0.51%	52.56	34.63
AD5	708.75	AD6	707.75	197	36	RCP	0.51%	52.56	48.39
HW11	713.25	AD6	707.75	48	24	RCP	11.46%	84.69	12.19
AD6	707.75	AD7	706.75	197	48	RCP	0.51%	113.19	74.07
AD7	706.75	AD8	705.75	197	48	RCP	0.51%	113.19	88.72
AD8	705.75	CI10	704.00	301	48	RCP	0.58%	121.13	110.11
CI10	704.00	HW5	702.50	249	48	RCP	0.60%	123.30	113.23
AD15	716.50	CI13	715.50	102	18	RCP	0.98%	11.50	4.86
CI13	715.50	CI14	715.00	28	18	RCP	1.79%	15.52	7.12
CI14	715.00	HW8	710.00	70	18	RCP	7.14%	31.05	8.83
AD14	715.00	CI11	714.50	102	18	RCP	0.49%	8.13	4.86
CI11	714.50	CI12	714.00	28	18	RCP	1.79%	15.52	7.12
CI12	714.00	HW7	713.50	67	18	RCP	0.75%	10.04	7.62
CI2	713.00	CI1	711.00	196	15	RCP	1.02%	7.22	1.28
CI1	711.00	HW2	710.50	25	15	RCP	2.00%	10.10	3.80
AD1	716.00	CI5	715.50	102	18	RCP	0.49%	8.13	4.87
CI5	715.00	CI4	714.50	29	24	RCP	1.72%	32.85	7.10
CI3	716.50	CI4	715.00	150	15	RCP	1.00%	7.14	1.65
CI4	714.25	HW3	713.95	59	24	RCP	0.51%	17.84	8.75
CI9	716.50	CI8	716.25	49	18	RCP	0.51%	8.30	0.59
CI8	716.25	AD2	715.50	136	18	RCP	0.55%	8.63	2.53
AD2	715.50	CI7	715.00	102	24	RCP	0.49%	17.52	7.39
CI7	715.00	CI6	714.75	29	24	RCP	0.86%	23.23	9.61
CI6	714.75	HW4	714.00	61	24	RCP	1.23%	27.74	12.26
HW9	710.50	HW10	710.00	64	24	RCP	0.78%	22.11	X
PDS	708.36	HW1	708.00	36	18	RCP	1.00%	11.62	X

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KLOBER ENGINEERING SERVICES

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3598 TOM HALE RD HWY. SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 900-2000 FAX: (615) 712-4464
www.klobereng.com

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	PRELIMINARY/FINAL PLAT REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE

APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1311 ALLEN STREET
PORTLAND, TN 37148

DEVELOPER:
D.J. ABELLANO
PROJECT MANAGER
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANO@PROLOGIS.COM

KENTUCKY

APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1311 ALLEN STREET
PORTLAND, TN

DEVELOPER:
D.J. ABELLANO
PROJECT MANAGER
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANO@PROLOGIS.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

DRAINAGE TABLES

SHEET NUMBER

C1.05c

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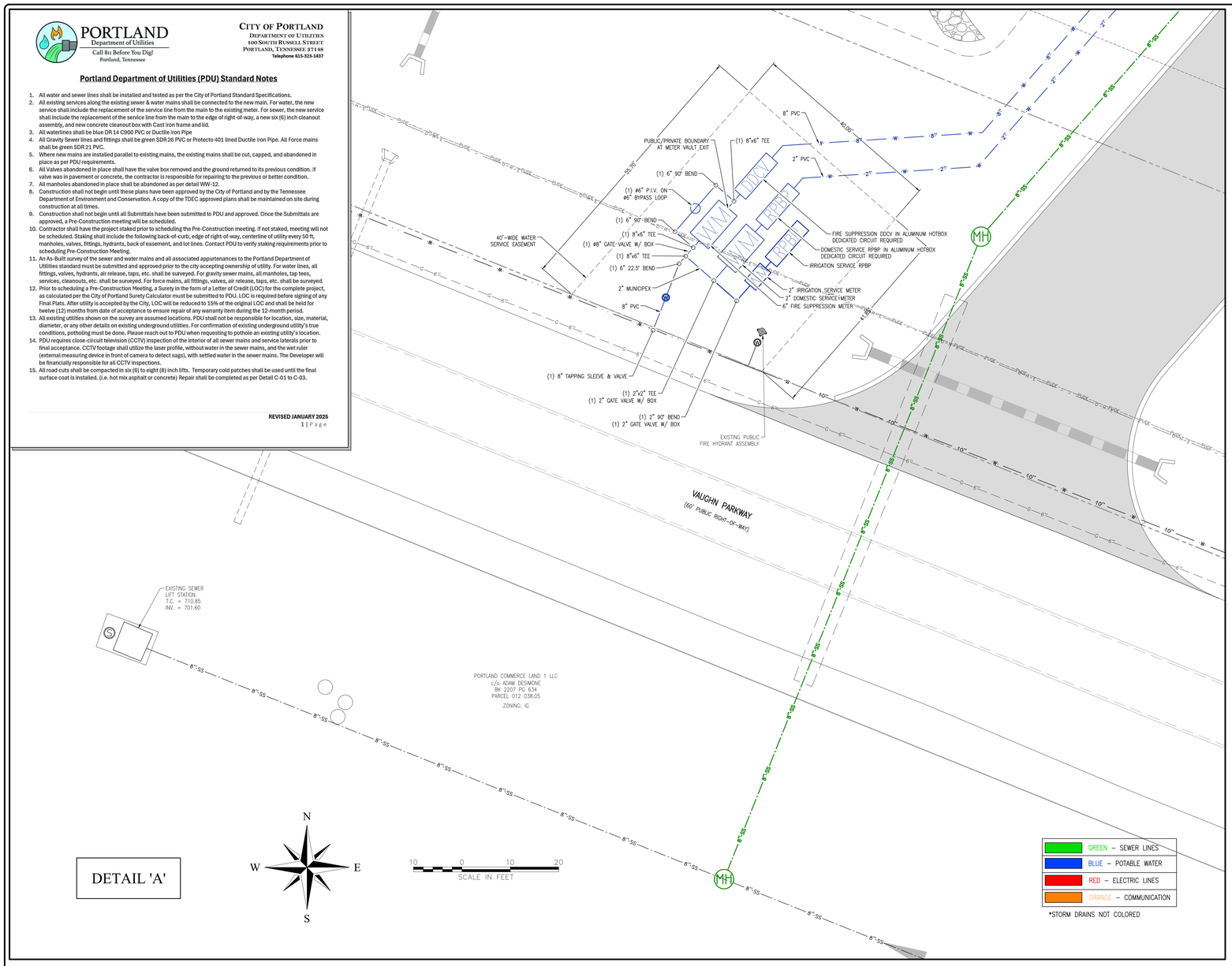
PORTLAND
Department of Utilities
Call 811 Before You Dig!
Portland, Tennessee

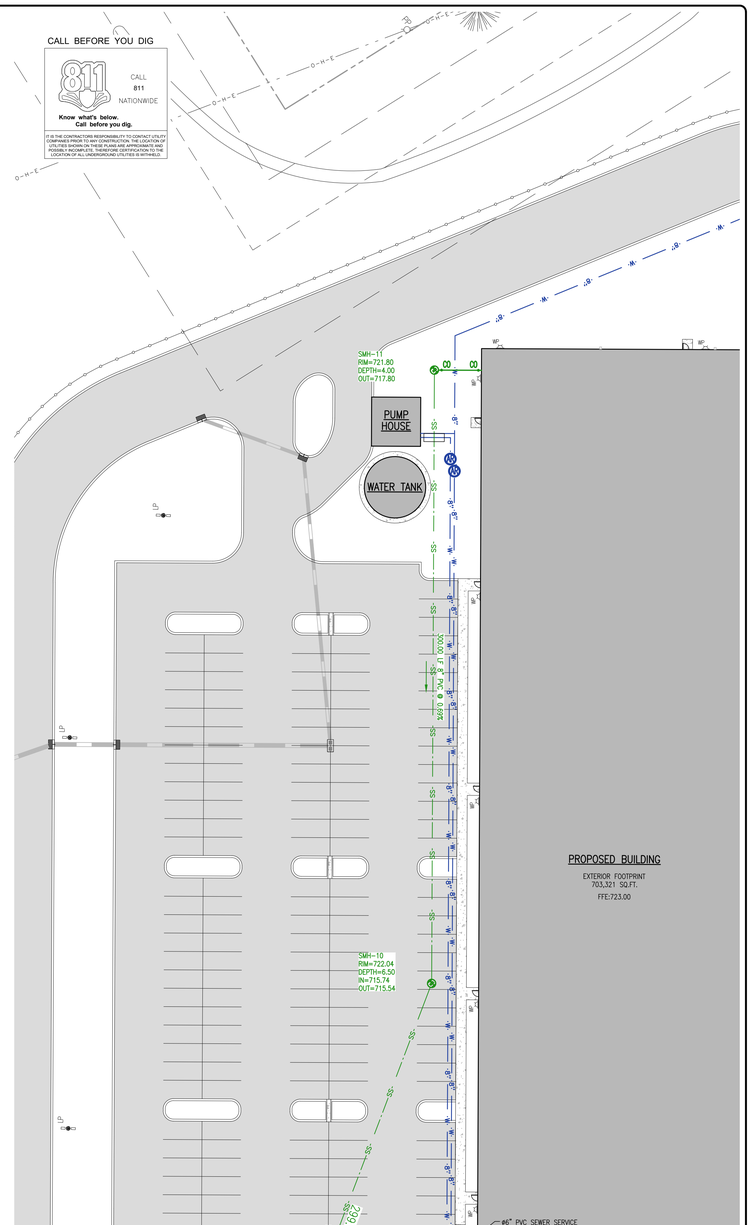
CITY OF PORTLAND
DEPARTMENT OF UTILITIES
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
Telephone 615-323-1437

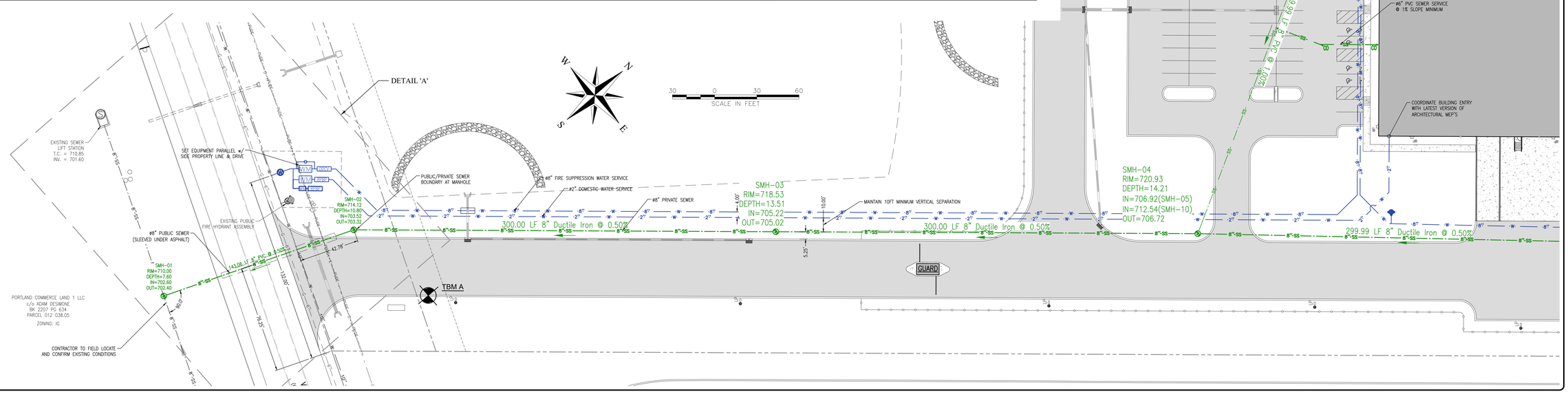
Portland Department of Utilities (PDU) Standard Notes

1. All water and sewer lines shall be installed and tested as per the City of Portland Standard Specifications.
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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.
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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.
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REVISED JANUARY 2025
1 | Page







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NO.	BY	DATE	REVISIONS DESCRIPTION
1	DRL	09/02/26	PDU/TDEC PLAN SUBMITTAL REVIEW COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1331 LAKE ROYER PARKWAY
PORTLAND, TN 37148
DEVELOPER:
D.J. ABELLANO
PROJECT MANAGER
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANOPROJECTS@GMAIL.COM

KENTUCKY
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PORTLAND, TN
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NASHVILLE, TN 37203
DARELLANOPROJECTS@GMAIL.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

OVERALL UTILITY PLAN

SHEET NUMBER
C1.06a

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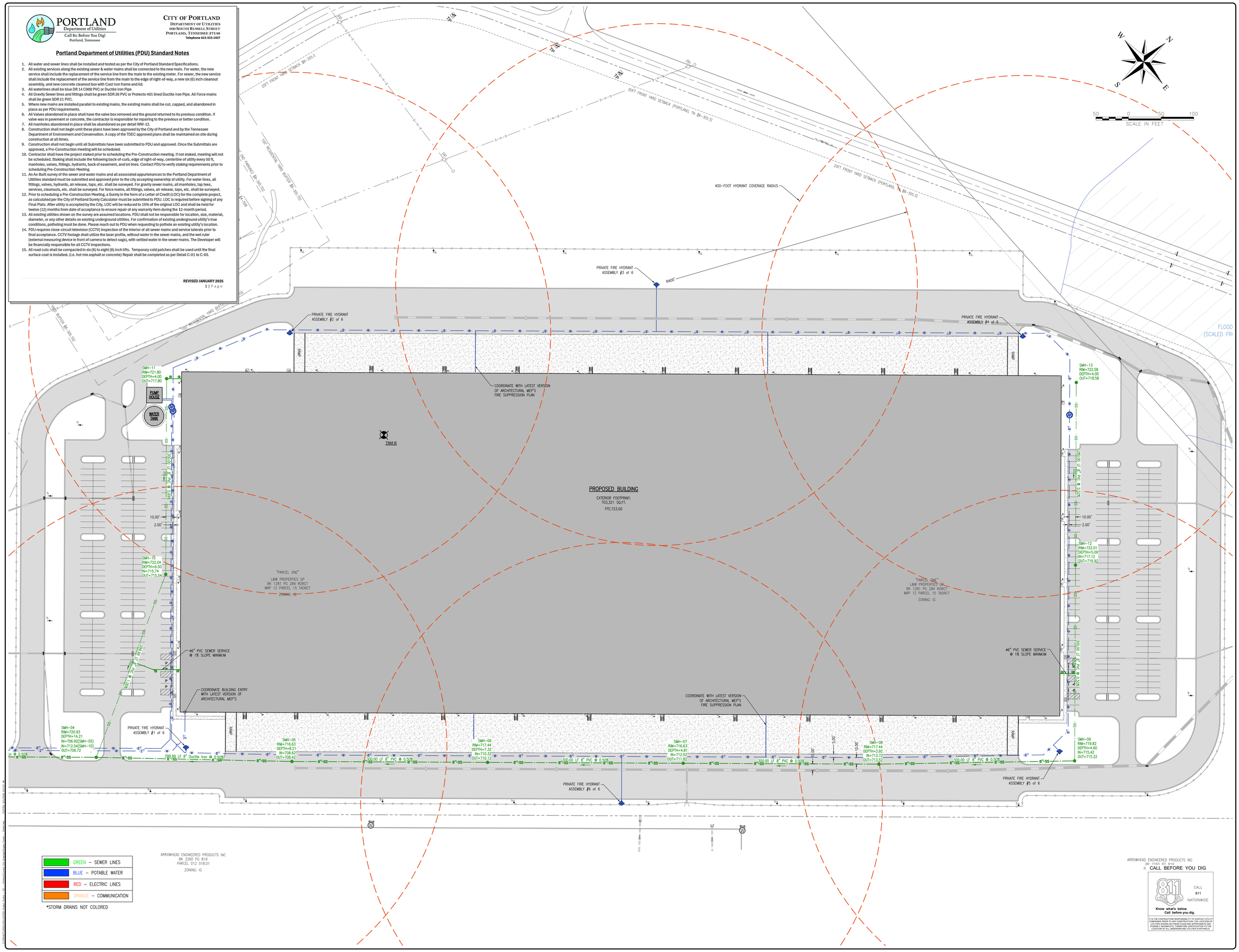
PORTLAND
Department of Utilities
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Portland, Tennessee

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DEPARTMENT OF UTILITIES
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
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REVISED JANUARY 2025



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NO.	BY	DATE	REVISIONS DESCRIPTION
1	DJ	09/02/26	PRELIMINARY SUBMITTAL REVIEW COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/ PROPERTY OWNER:
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1000 PORTLAND BYPASS ROUTE, PARKWAY
PORTLAND, TN
DEVELOPER:
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PROJECT MANAGER
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DABELLARD@PROLOGIS.COM

TENNESSEE
APPLICANT/ PROPERTY OWNER:
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PROJECT BAYWATCH

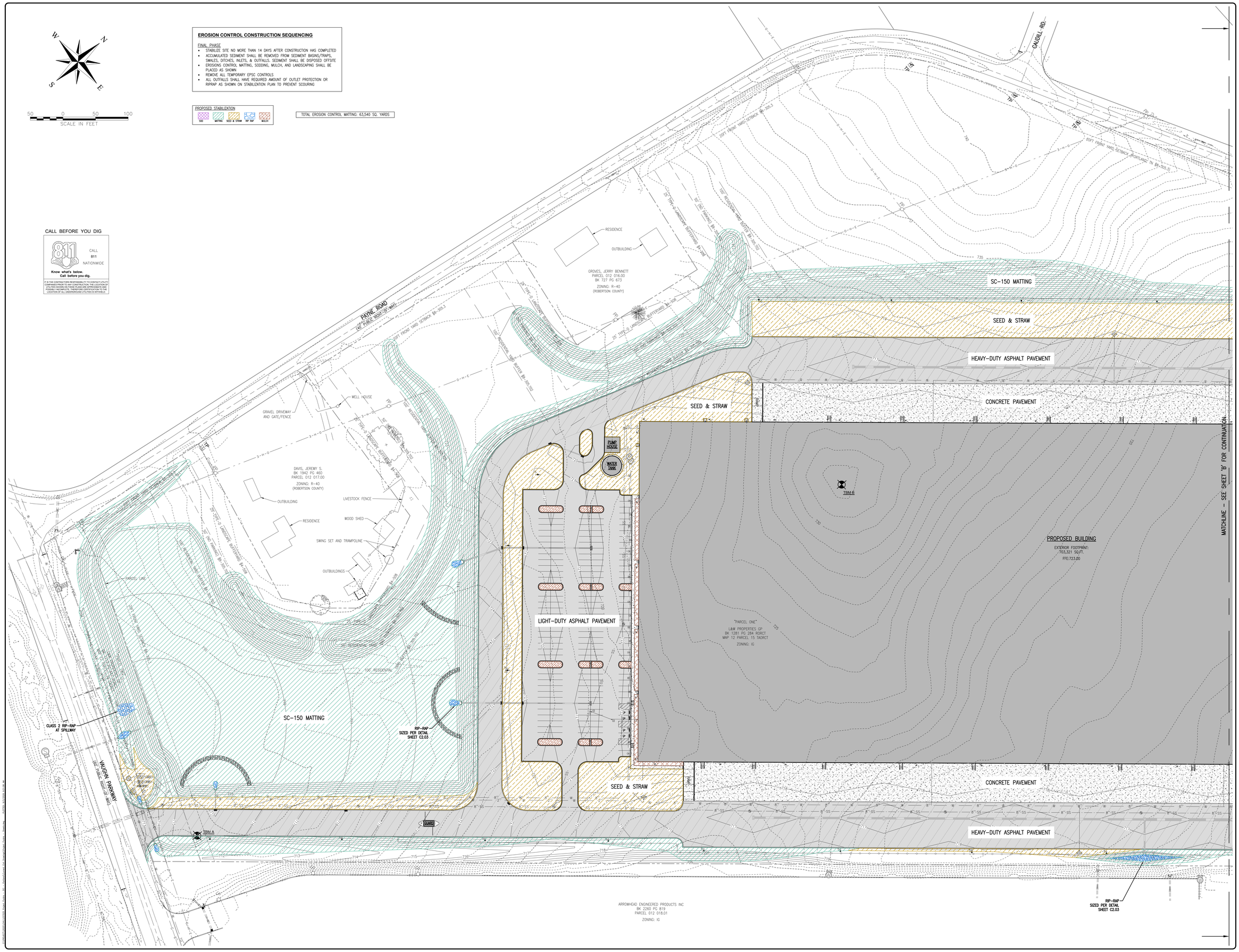
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

OVERALL UTILITY PLAN

SHEET NUMBER
C1.06b

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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	ADDRESS, PROJECT NAME, REVISED COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY

APPLICANT/ PROPERTY OWNER:
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133 LAKE POINTE RETER PARKWAY
PORTLAND, TN

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HENDERSONVILLE, TN 37075
DABELLANO@PROJECTBAY.COM

TENNESSEE

APPLICANT/ PROPERTY OWNER:
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PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

FINAL STABILIZATION

SHEET NUMBER
C1.07a

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EROSION CONTROL CONSTRUCTION SEQUENCING

FINAL PHASE

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

TOTAL EROSION CONTROL MATTING: 63,540 SQ. YARDS

PROPOSED STABILIZATION

SOD | MATTING | SEED & STRAW | RIP RAP | MULCH

N

W E S

50 0 50 100

SCALE IN FEET

MATCHLINE - SEE SHEET 'A' FOR CONTINUATION

SOFT FRONT YARD SETBACK (PORTLAND, TN §4-305.7)

CAL HARRIS ROAD
(60' PUBLIC RIGHT-OF-WAY)

SC-150 MATTING

SEED & STRAW

HEAVY-DUTY ASPHALT PAVEMENT

CONCRETE PAVEMENT

PROPOSED BUILDING
EXTERIOR FOOTPRINT
203,321 SQ.FT.
FFE:723.00

"PARCEL ONE"
L&W PROPERTIES GP
BK 1281 PG 284 RORCT
MAP 12 PARCEL 15 TAORCT
ZONING: IG

LIGHT-DUTY ASPHALT PAVEMENT

FLOOD ZONE 'A'
(SCALED FROM FLOOD MAP)

RIP-RAP
SIZED PER DETAIL
SHEET C2.03

RIP-RAP
SIZED PER DETAIL
SHEET C2.03

SC-150 MATTING

FRONT YARD SETBACK (KY)

INVERT FLOW PATH

L&W PROPERTIES GP
BK 278 PG 441
PARCEL 038-00-00-014.00
ZONING: I-2

WIRE FENCE

WITT ROAD
(60' PUBLIC RIGHT-OF-WAY)

KENTUCKY
TENNESSEE

25FT SIDE YARD SETBACK (KY)

25FT SIDE ACC. STRUCTURE SETBACK (KY)

25FT REAR YARD SETBACK (KY)

SFG PORTLAND VP LLC
PARCEL 038-00-00-014.02
ZONING: I-2

ARROWHEAD ENGINEERED PRODUCTS INC
BK 2260 PG 819
PARCEL 012 018.01
ZONING: IG

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REVISIONS

NO.	BY	DATE	DESCRIPTION
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JOSHUA M. LYON, P.E. TN#112331

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/
PROPERTY OWNER:
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1281 VAUGHN PARKWAY
PORTLAND, TN 37148

DEVELOPER:
D.J. ARELLANO
HOMES OF DESTINY
477 GRAY STREET
NASHVILLE, TN 37201
DARELLANOHOMES@GMAIL.COM

KENTUCKY
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
1281 VAUGHN PARKWAY
PORTLAND, TN 37148

DEVELOPER:
D.J. ARELLANO
HOMES OF DESTINY
477 GRAY STREET
NASHVILLE, TN 37201
DARELLANOHOMES@GMAIL.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

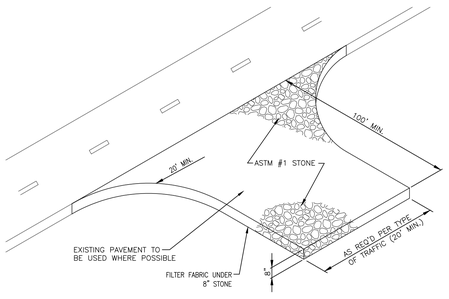
DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

FINAL STABILIZATION

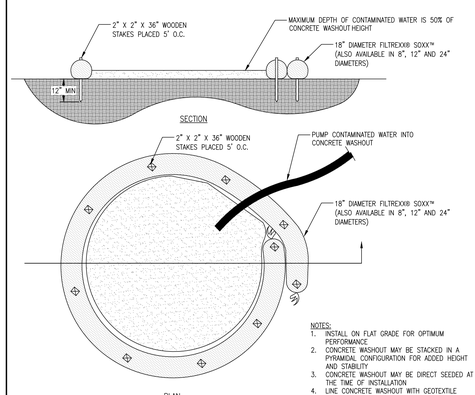
SHEET NUMBER

C1.07b

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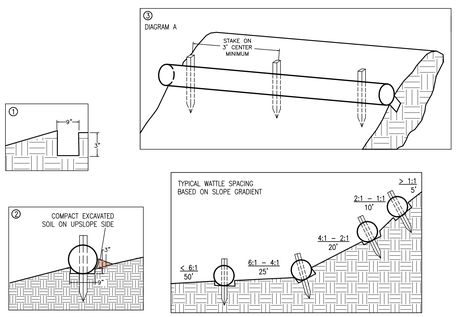


TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE METRO STORMWATER MANAGEMENT MANUAL TCP-03



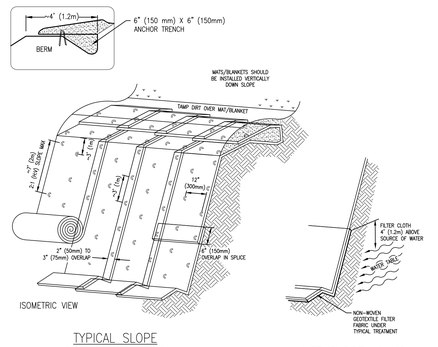
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION
4. LINE CONCRETE WASHOUT WITH GEOTEXTILE FABRIC

FILTREXX® CONCRETE WASHOUT
NOT TO SCALE



1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 –1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

STRAW WATTLE ON SLOPE
NOT TO SCALE

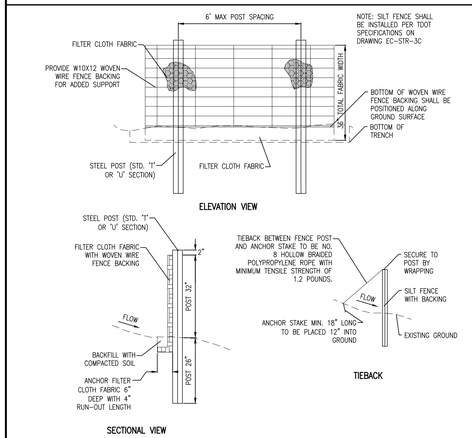


TYPICAL SLOPE SOIL STABILIZATION
N.T.S.

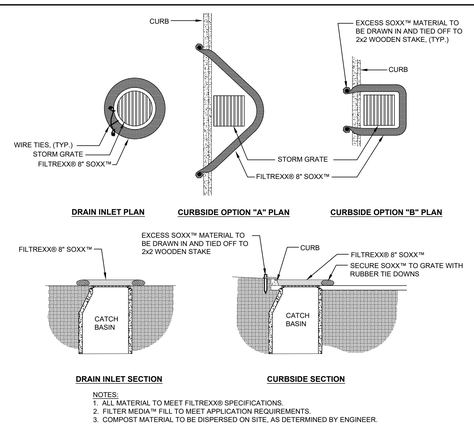
WET SLOPE LINING
N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

GRASS MATTING PLACEMENT
METRO STORMWATER MANAGEMENT MANUAL PESC-02

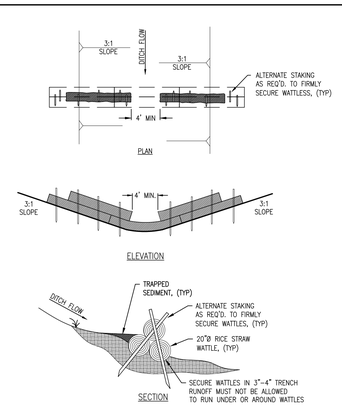


TEMPORARY SILT FENCE WITH BACKING
NOT TO SCALE

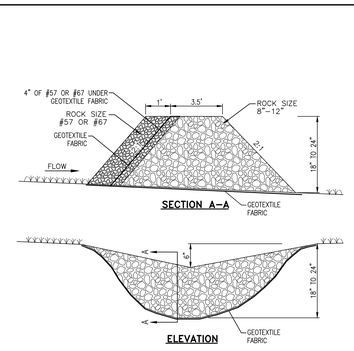


NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

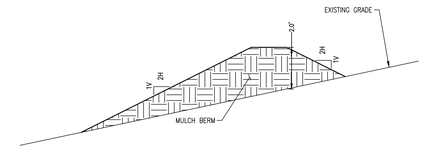
FILTREXX® INLET PROTECTION
NTS



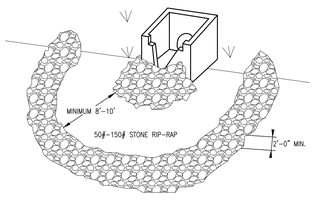
STRAW FILTER CHECK DAM
NOT TO SCALE



ROCK FILTER-CHECK DAM
NOT TO SCALE



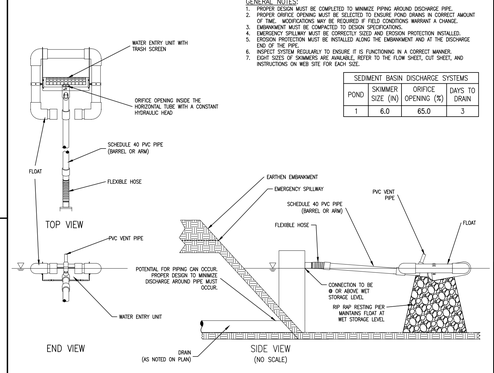
MULCH DIVERSION BERM
NOT TO SCALE



FILTER RING
NOT TO SCALE

GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE SIZE/OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

SEDIMENT BASIN DISCHARGE SYSTEMS			
POND	SKIMMER SIZE (IN)	ORIFICE OPENING (%)	DAYS TO DRAIN
1	6.0	65.0	3



SKIMMER FOR SEDIMENT BASIN

FAIRCLOTH® SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT

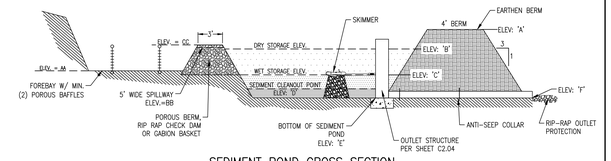
J. W. FAIRCLOTH & SON, INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (910) 733-1344
FAX: (910) 733-1346
EMAIL: MARK@FAIRCLOTHSKIMMER.COM

DRAWN BY T. R. EVANS 10/10

SEDIMENT CLEANOUT POND:
34 CY/ACRE x WATERSHED ACRES x 27 CF/CY = VOLUME @ ELEV 'D'
LIMIT OF WET STORAGE:
67 CY/ACRE x WATERSHED ACRES x 27 CF/CY = VOLUME @ ELEV 'C'
LIMIT OF DRY STORAGE:
134 CY/ACRE x WATERSHED ACRES x 27 CF/CY = VOLUME @ ELEV 'B'
NOTE: ELEVATIONS WERE INTERPOLATED FROM HYDROCAD CUMULATIVE STORAGE.

FOREBAY ELEVATION TABLE			
POND	AA	BB	CC
1	712.00	713.50	714.00

SEDIMENT BASIN ELEVATION TABLE						
POND	A	B	C	D	E	F
1	715.50	712.00	710.96	710.25	708.36	708.00



SEDIMENT POND CROSS SECTION
NOT TO SCALE

SEDIMENT BASIN - DISCHARGE TO SUMMERS BRANCH (IMPARIED, DESIGNED FOR 5-YEAR STORM EVENT)													
BASIN #	DRAINAGE AREA		VOLUME REQUIRED (CU. FT)				VOLUME PROVIDED (CU. FT)				5-YR PEAK FLOW RATE (CFS)	REQUIRED SURFACE AREA AT TOP OF DRY STORAGE (S.F)***	PROVIDED SURFACE AREA AT TOP OF DRY STORAGE (S.F)
	S.F.	ACRES	WET STORAGE	DRY STORAGE	TOTAL	FOREBAY****	WET STORAGE	DRY STORAGE	TOTAL	FOREBAY			
South	1,084,391	24.894	45,034	45,034	90,067	11,258	84,306	84,306	168,612	25,044	30.47	13273	98096

SEDIMENT POND VOLUMES

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3598 TOM HALE RD. | SUITE F | SPRINGFIELD, TN 37172
PHONE: (615) 384-2004 | FAX: (615) 384-2044
www.klobereng.com

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	PER STATE/UTILITY/CITY REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1313 LAFAYETTE ROAD
PORTLAND, TN 37148
DEVELOPER:
D.J. ABELLANO
HOMES, LLC
477 GRAY STREET
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DABELLANOHOMES@GMAIL.COM

KENTUCKY
APPLICANT/ PROPERTY OWNER:
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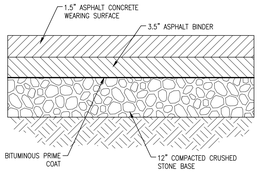
PROJECT BAYWATCH
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

CONSTRUCTION DETAILS

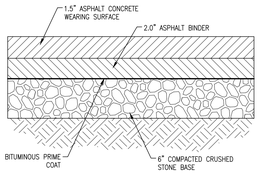
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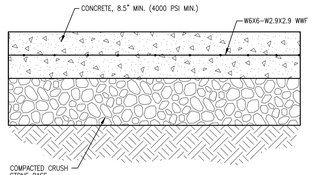
HEAVY DUTY ASPHALT PAVING DETAIL
NOT TO SCALE

VERIFY PAVEMENT AND STONE THICKNESS WITH ANY CURRENT GEOTECH REPORT

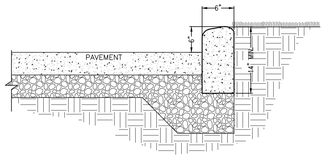


LIGHT DUTY ASPHALT PAVING DETAIL
NOT TO SCALE

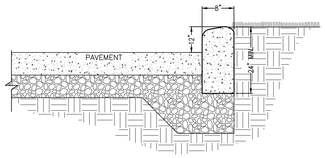
VERIFY PAVEMENT AND STONE THICKNESS WITH ANY CURRENT GEOTECH REPORT



CONCRETE PAVING DETAIL
NOT TO SCALE



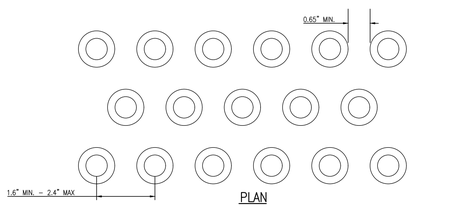
TYPICAL POST CURB DETAIL
NOT TO SCALE



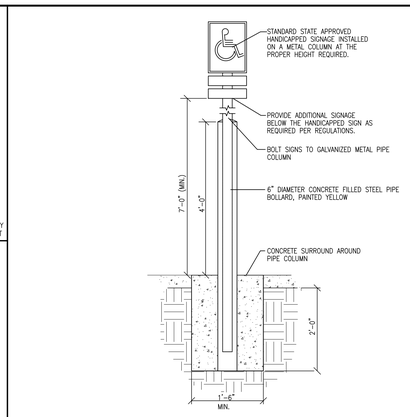
TRUCK COURT POST CURB DETAIL
NOT TO SCALE

NOTES:

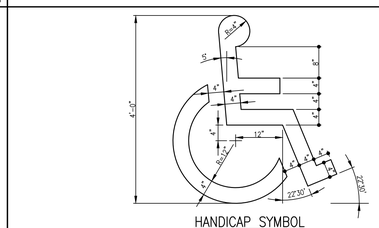
1. DETECTABLE WARNING SURFACE IS REQUIRED AT ALL SIDEWALK RAMPS AT BOUNDARY WITH ADJACENT PAVEMENT.
2. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCHES MIN. TO 1.4 INCHES MAX., A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MIN. TO 65 PERCENT OF THE BASE DIAMETER MAX. AND A HEIGHT OF 0.2 INCHES
3. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES MIN. AND 2.4 INCHES MAX., AND A BASE-TO-BASE SPACING OF 0.65 IN MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES.
4. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DAR-ON-LIGHT
5. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES MIN. IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION



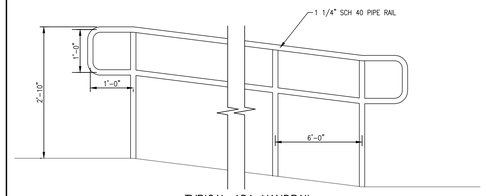
DETECTABLE WARNINGS
NOT TO SCALE



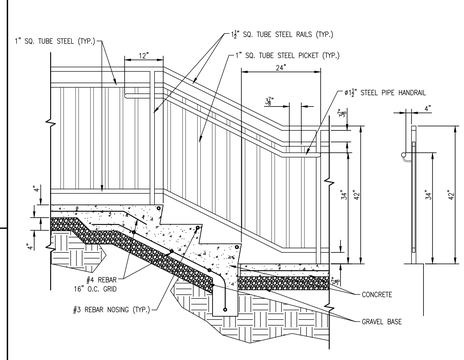
EXTERIOR HANDICAPPED SIGN
NOT TO SCALE



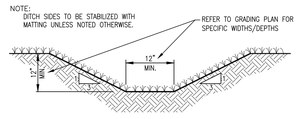
HANDICAP SYMBOL
NOT TO SCALE



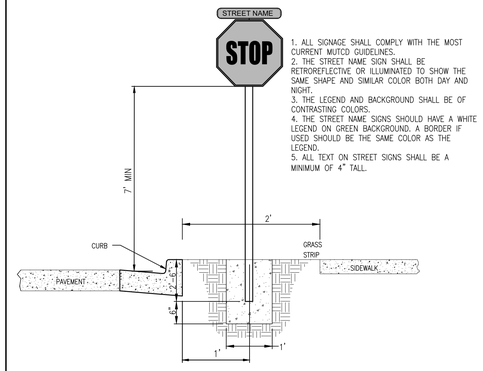
TYPICAL ADA HANDRAIL
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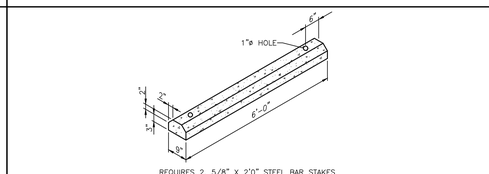
STAIR & HANDRAIL DETAIL
NOT TO SCALE



TYPICAL FLAT BOTTOM DITCH DETAIL
NOT TO SCALE

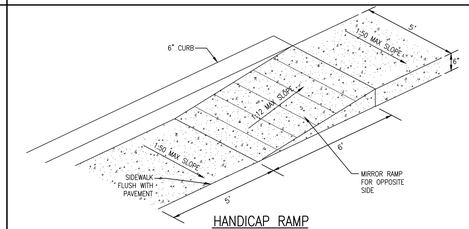


STOP AND STREET SIGN PLACEMENT
NOT TO SCALE

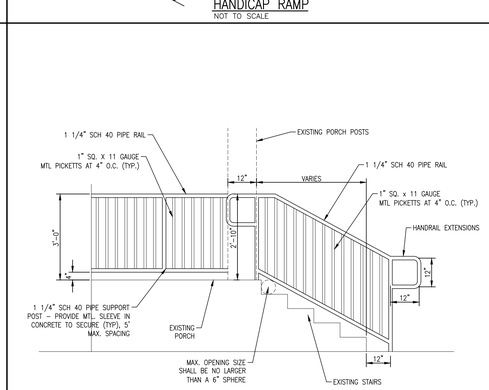


REQUIRES 2, 5/8" X 2'0" STEEL BAR STAKES FOR EACH CURB SECTION. CURB REINF. W/2 #3 BARS. LOCATE WHEEL STOP 2' FROM FACE OF SIDEWALK HEADER OR EDGE OF PAVEMENT.

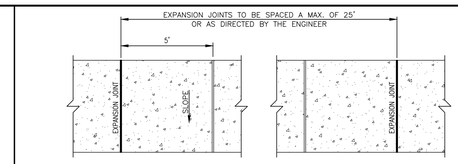
TYPICAL PARKING CURB
NOT TO SCALE



HANDICAP RAMP
NOT TO SCALE

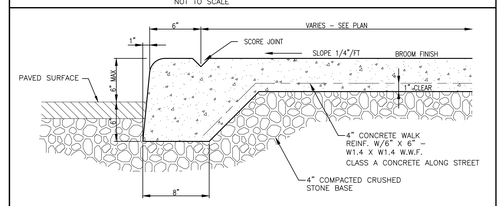


TYPICAL STAIR PLAN
NOT TO SCALE

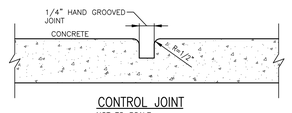


GENERAL NOTES:
1. SIDEWALKS SHALL BE A MIN. OF 4" IN THICKNESS AND MAINTAIN A MIN. OF 3' CLEARANCE THROUGH THE PATH
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL BE 1:48 (VERTICAL:HORIZONTAL).

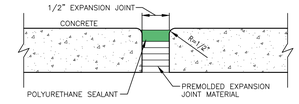
TYPICAL CONCRETE SIDEWALK
NOT TO SCALE



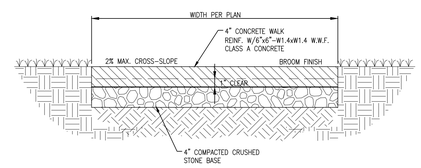
CONCRETE SIDEWALK & HAUNCHED CURB
NOT TO SCALE



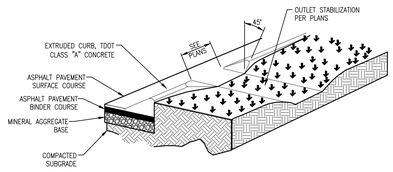
CONTROL JOINT
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE



CONCRETE SIDEWALK CROSS SECTION
NOT TO SCALE



TYPICAL CURB CUT
NOT TO SCALE

SPRINGFIELD PUBLIC WORKS DR-304A

KLOBER
ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3508 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 384-2945 FAX: (615) 384-2946
www.klobereng.com

NO.	BY	DATE	REVISIONS DESCRIPTION
1	JML	09/02/26	INITIAL SUBMITTAL FOR REVIEW / COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
LAW PROPERTIES GP
1331 KLONDIKE ROAD
PORTLAND, TN 37148
DEVELOPER:
DJ. ARELLANO
PROJECT MANAGER
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANOPROJECTS@GMAIL.COM

KENTUCKY
APPLICANT/ PROPERTY OWNER:
LAW PROPERTIES GP
1331 KLONDIKE WATER PARKWAY
PORTLAND, TN
DEVELOPER:
DJ. ARELLANO
PROJECT MANAGER
477 GRAY STREET
NASHVILLE, TN 37203
DARELLANOPROJECTS@GMAIL.COM

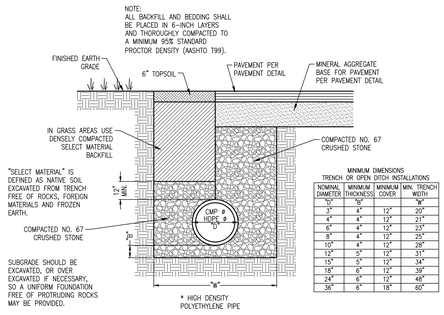
PROJECT BAYWATCH
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

CONSTRUCTION DETAILS

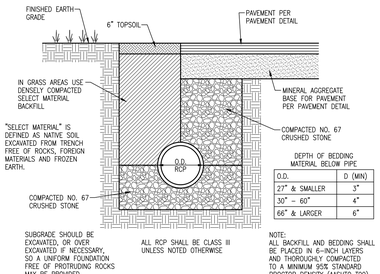
SHEET NUMBER
C2.02

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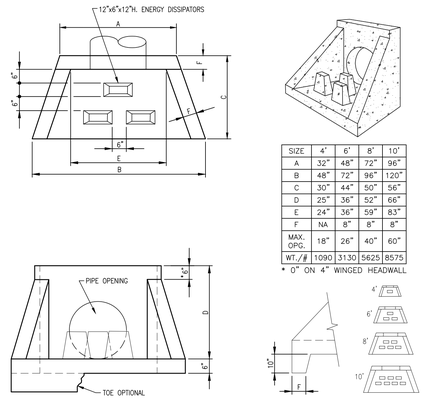
MINIMUM DIMENSIONS TRENCH OR OPEN DITCH INSTALLATIONS			
NOMINAL DIAMETER	MINIMUM THICKNESS	MINIMUM COVER	MIN. TRENCH WIDTH
"D"	"B"	"C"	"W"
3"	4"	12"	20"
4"	4"	12"	21"
6"	4"	12"	23"
8"	4"	12"	25"
10"	4"	12"	28"
12"	5"	12"	31"
15"	5"	12"	34"
18"	6"	12"	39"
24"	6"	12"	48"
36"	6"	18"	60"

CMP OR HDPE* BEDDING (NON-PERFORATED)
NOT TO SCALE



DEPTH OF BEDDING MATERIAL BELOW PIPE	
O.D.	D (MIN)
27" & SMALLER	3"
30" - 60"	4"
66" & LARGER	6"

RCP BEDDING – CLASS B
NOT TO SCALE



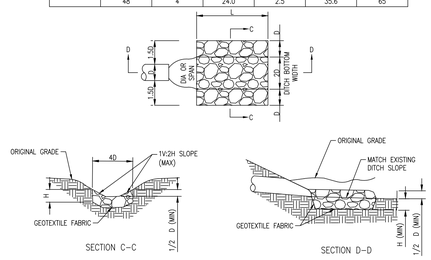
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. OPG.	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

* 0" ON 4" WINGED HEADWALL

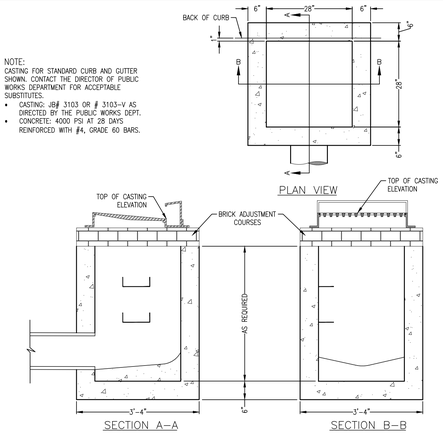
WINGED HEADWALL W/ENERGY DISSIPATORS
NOT TO SCALE CLOUD SW-301 OR EQUAL

OUTLET WITH DITCH PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

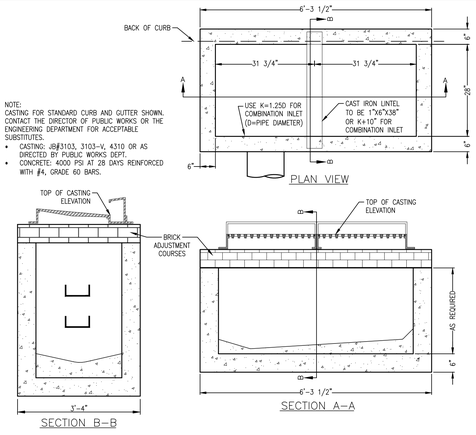
	(D) – CULVERT SIZE IN INCHES	RIPRAP CLASS	(L) LENGTH OF APRON IN FEET	(H) DEPTH OF APRON IN FEET	(CY) ESTIMATED RIPRAP QUANTITY	(SY) ESTIMATED GEOTEXTILE FAB.
WITH END SECTION	12	2	4.0	1.5	0.9	5
	18	2	6.0	1.5	2.0	8
	24	2	8.0	1.5	3.6	13
	30	3	12.5	2.0	9.3	24
	36	3	15.0	2.0	13.4	32
	42	4	21.0	2.5	27.3	53
	48	4	24.0	2.5	35.6	65



TYPICAL RIP-RAP APRON AT HEADWALL
NOT TO SCALE



TYPICAL PRECAST SINGLE INLET
NOT TO SCALE



TYPICAL PRECAST DOUBLE INLET
NOT TO SCALE

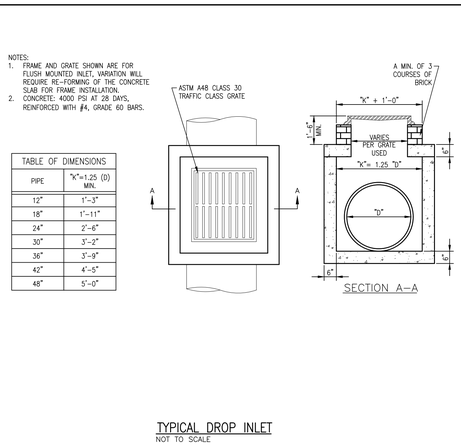
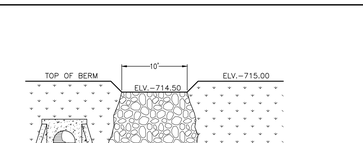
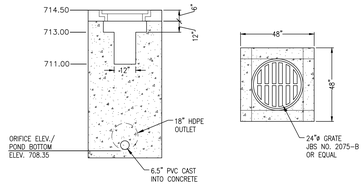


TABLE OF DIMENSIONS	
PIPE	"K"=1.25 (D) MIN.
12"	1'-3"
18"	1'-11"
24"	2'-6"
30"	3'-2"
36"	3'-9"
42"	4'-5"
48"	5'-0"

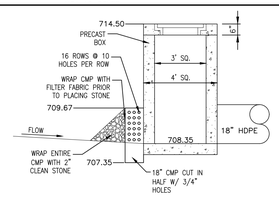
TYPICAL DROP INLET
NOT TO SCALE



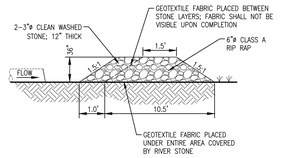
SPILLWAY DETAIL
NOT TO SCALE



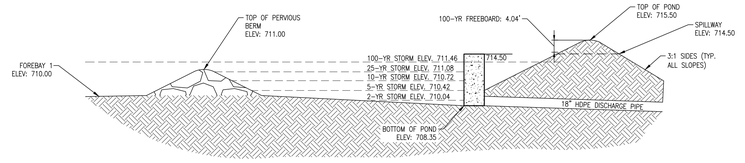
POND DISCHARGE STRUCTURE
NOT TO SCALE



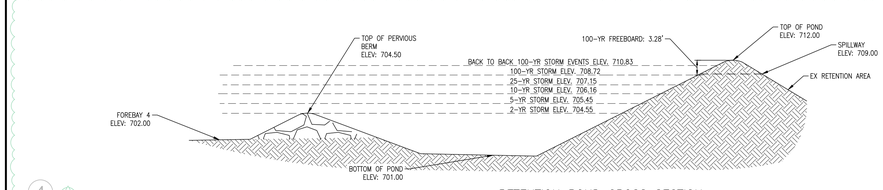
POND OUTLET PROTECTION
NOT TO SCALE



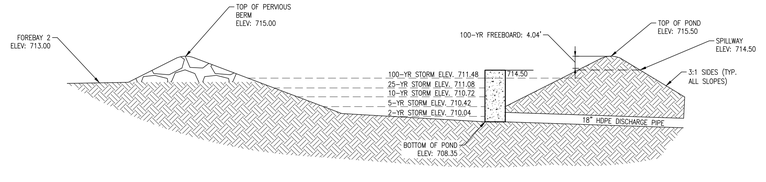
PRETREATMENT CELL WITH PERMEABLE STONE BERM
NOT TO SCALE TYPICAL



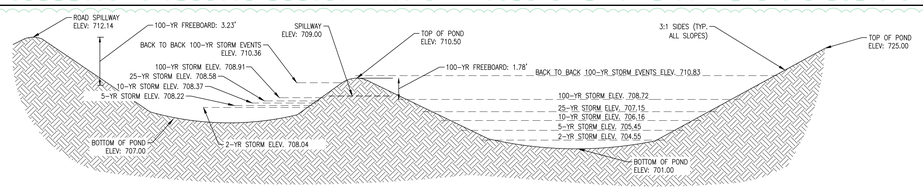
WATER QUALITY POND CROSS SECTION
NOT TO SCALE



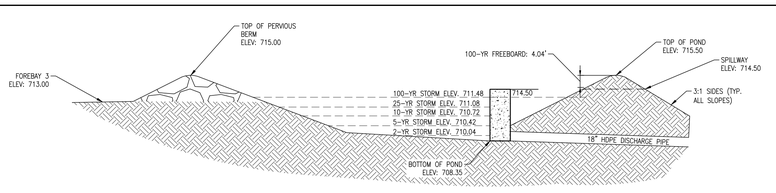
RETENTION POND CROSS SECTION
NOT TO SCALE



WATER QUALITY POND CROSS SECTION
NOT TO SCALE



EXISTING AND PROPOSED NORTH POND CROSS SECTION
NOT TO SCALE



WATER QUALITY POND CROSS SECTION
NOT TO SCALE

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3508 TOM JONES PKWY, SUITE F, SPRINGFIELD, TN 37172
PHONE: (615) 384-2945 FAX: (615) 384-2946
www.klobereng.com

NO.	BY	DATE	REVISIONS DESCRIPTION
1	DRL	09/02/26	PRELIMINARY/FINAL REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/ PROPERTY OWNER: LAW PROPERTIES GP 1331 N.E. 25TH AVENUE PORTLAND, TN
DEVELOPER: D.J. ABELLANO PROJECT MGR. 477 GRAY STREET MARSHALL, 37203 DARELLAWKPROJ@GMAIL.COM

TENNESSEE
APPLICANT/ PROPERTY OWNER: LAW PROPERTIES GP 1331 N.E. 25TH AVENUE PORTLAND, TN 37148
DEVELOPER: D.J. ABELLANO PROJECT MGR. 477 GRAY STREET NASHVILLE, TN 37203 DARELLAWKPROJ@GMAIL.COM

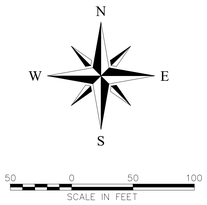
PROJECT BAYWATCH
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

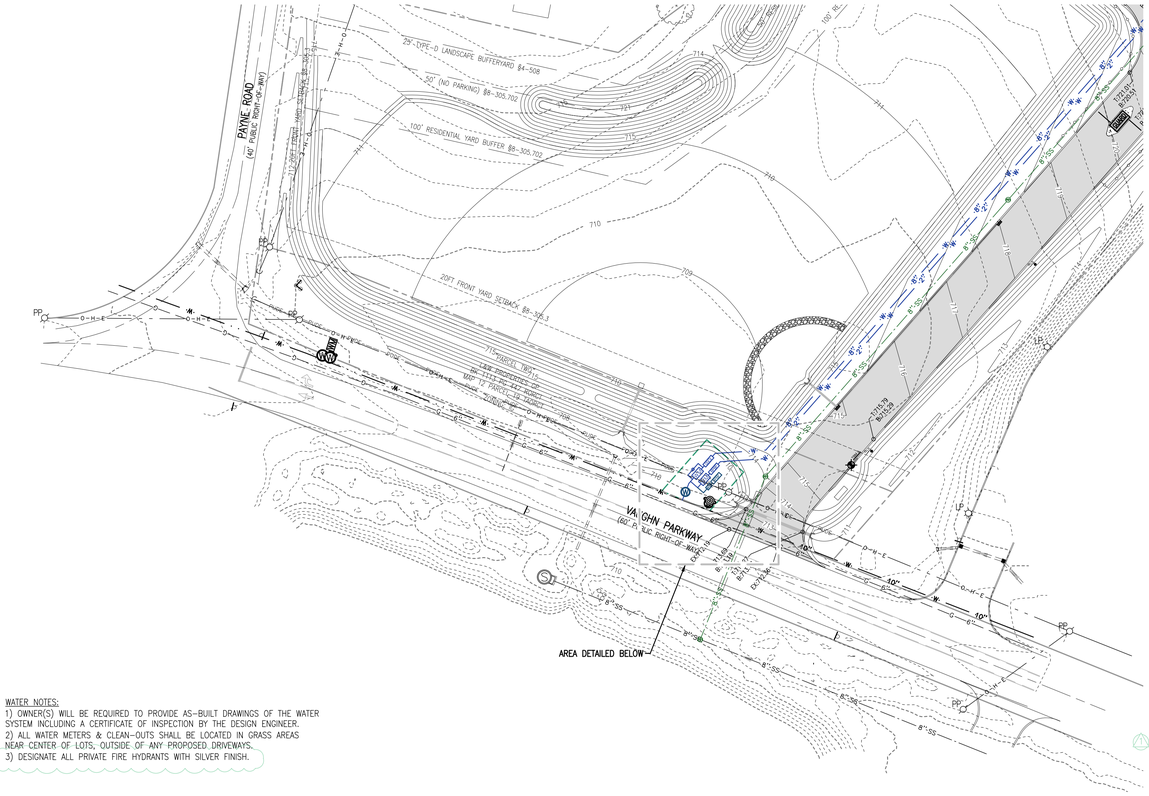
DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

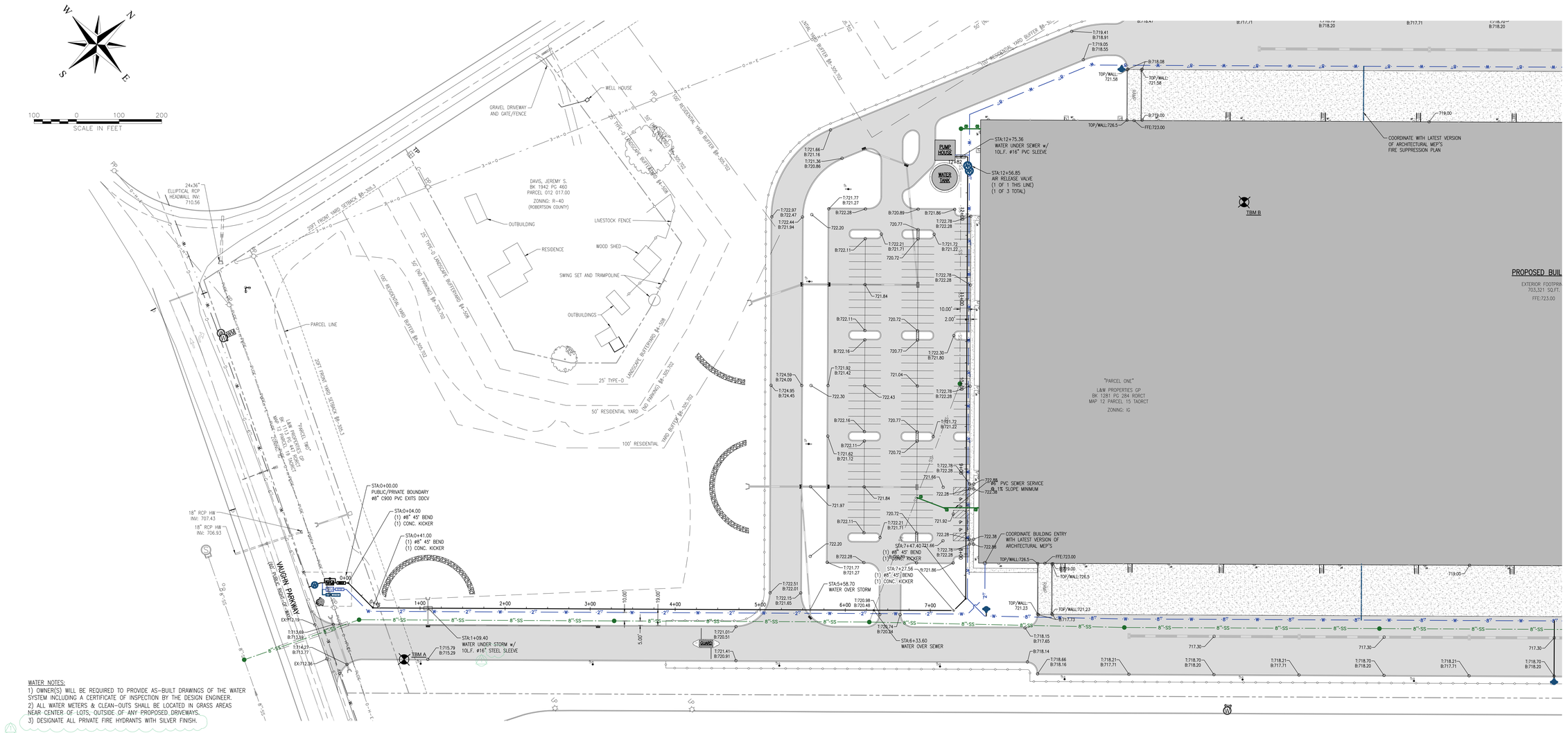
CONSTRUCTION DETAILS

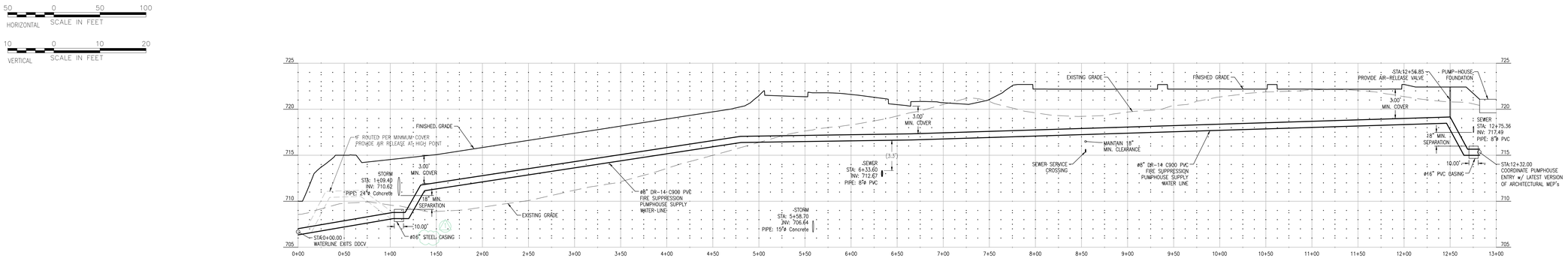
SHEET NUMBER
C2.03

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PAYNE ROAD
(40' PUBLIC RIGHT-OF-WAY)
25' TYPE-D LANDSCAPE BUFFERYARD §4-508
30' (NO PARKING) §8-305.702
100' RESIDENTIAL YARD BUFFER §8-305.703
20FT FRONT YARD SETBACK §8-305.3
VAUGHN PARKWAY
(60' PUBLIC RIGHT-OF-WAY)
AREA DETAILED BELOW
EXISTING 8" SS
EXISTING 8" WATER
EXISTING 12" WATER
EXISTING 6" WATER
EXISTING 8" GAS
EXISTING 6" GAS
EXISTING 4" GAS
EXISTING 2" GAS
EXISTING 1" GAS
EXISTING 8" PVC
EXISTING 6" PVC
EXISTING 4" PVC
EXISTING 2" PVC
EXISTING 1" PVC
EXISTING 6" DIP
EXISTING 4" DIP
EXISTING 2" DIP
EXISTING 1" DIP
EXISTING 6" CIP
EXISTING 4" CIP
EXISTING 2" CIP
EXISTING 1" CIP
EXISTING 8" DUCTILE IRON
EXISTING 6" DUCTILE IRON
EXISTING 4" DUCTILE IRON
EXISTING 2" DUCTILE IRON
EXISTING 1" DUCTILE IRON
EXISTING 8" CAST IRON
EXISTING 6" CAST IRON
EXISTING 4" CAST IRON
EXISTING 2" CAST IRON
EXISTING 1" CAST IRON
EXISTING 8" ASBESTOS
EXISTING 6" ASBESTOS
EXISTING 4" ASBESTOS
EXISTING 2" ASBESTOS
EXISTING 1" ASBESTOS
EXISTING 8" CONCRETE
EXISTING 6" CONCRETE
EXISTING 4" CONCRETE
EXISTING 2" CONCRETE
EXISTING 1" CONCRETE
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EXISTING 8" HDPE
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EXISTING 1" UNKNOWN
EXISTING 8" OTHER
EXISTING 6" OTHER
EXISTING 4" OTHER
EXISTING 2" OTHER
EXISTING 1" OTHER





CALL BEFORE YOU DIG

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Know what's below. Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

KLOBER ENGINEERING SERVICES
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3598 TOM AUSTIN HWY, SUITE F, SPRINGFIELD, TN 37172
PHONE: (615) 384-2945 FAX: (615) 384-2946
www.klobereng.com

NO.	BY	DATE	REVISIONS DESCRIPTION

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/ PROPERTY OWNER: L&W PROPERTIES GP 133 EAST MAIN STREET PORTLAND, TN 37148
DEVELOPER: D.J. REELLANO PROJECTS, LLC 477 GRAY STREET NASHVILLE, TN 37203 DARELLANO@PROJLOG.COM

TENNESSEE
APPLICANT/ PROPERTY OWNER: L&W PROPERTIES GP 133 EAST MAIN STREET PORTLAND, TN 37148
DEVELOPER: D.J. REELLANO PROJECTS, LLC 477 GRAY STREET NASHVILLE, TN 37203 DARELLANO@PROJLOG.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

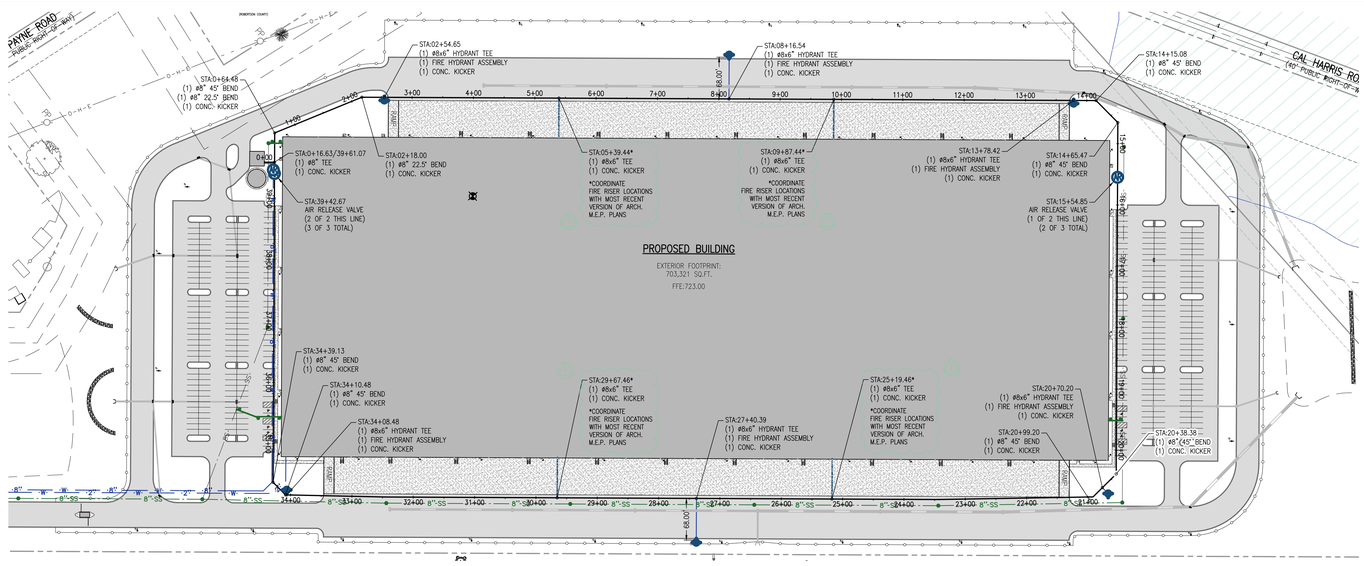
PUMP FEED PLAN & PROFILE

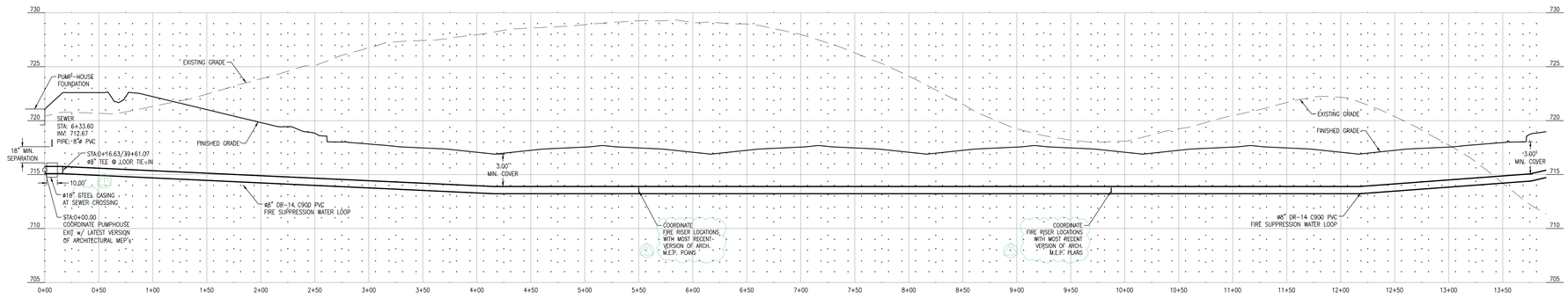
SHEET NUMBER
C3.01

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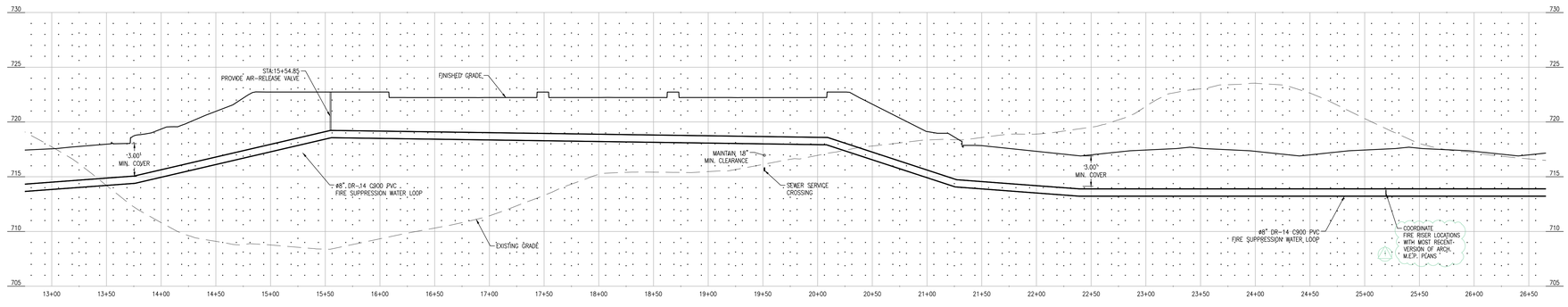
WATER NOTES:
1) OWNER(S) WILL BE REQUIRED TO PROVIDE AS-BUILT DRAWINGS OF THE WATER SYSTEM INCLUDING A CERTIFICATE OF INSPECTION BY THE DESIGN ENGINEER.
2) ALL WATER METERS & CLEAN-OUTS SHALL BE LOCATED IN GRASS AREAS NEAR CENTER OF LOTS, OUTSIDE OF ANY PROPOSED DRIVEWAYS.
3) DESIGNATE ALL PRIVATE FIRE HYDRANTS WITH SILVER FINISH.

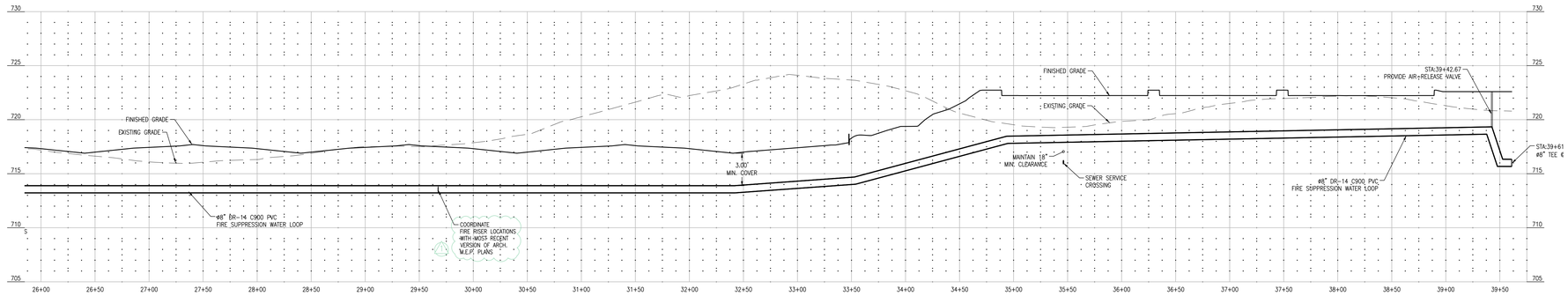




50 0 50 100 HORIZONTAL SCALE IN FEET

10 0 10 20 VERTICAL SCALE IN FEET





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KLOBER ENGINEERING SERVICES
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3598 TOM AUSE RD HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 384-5495 WWW.KLOBERENG.COM

NO.	BY	DATE	REVISIONS / DESCRIPTION
1	JML	09/02/26	PLANNING COMMISSION REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER: L&W PROPERTIES OF PORTLAND, LLC 1133 MEDICAL PARKWAY PORTLAND, TN 37148
DEVELOPER: D.J. ABELLANO PROPERTIES 477 GRAY STREET MARSHALL, TX 75672 DARELLANOPROPS@GMAIL.COM

KENTUCKY
APPLICANT/ PROPERTY OWNER: L&W PROPERTIES OF PORTLAND, LLC 1133 MEDICAL PARKWAY PORTLAND, TN
DEVELOPER: D.J. ABELLANO PROPERTIES 477 GRAY STREET MARSHALL, TX 75672 DARELLANOPROPS@GMAIL.COM

PROJECT BAYWATCH
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

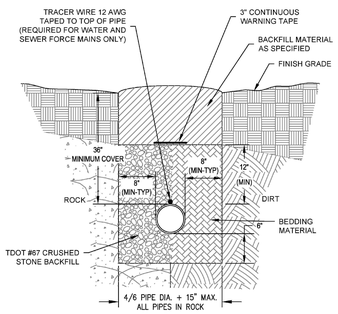
DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

FIRE LOOP PLAN & PROFILE

SHEET NUMBER
C3.02

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

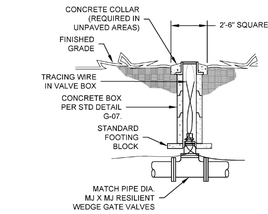


WATER TRENCH DETAIL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 5
DATE:06/05/2024

W-01



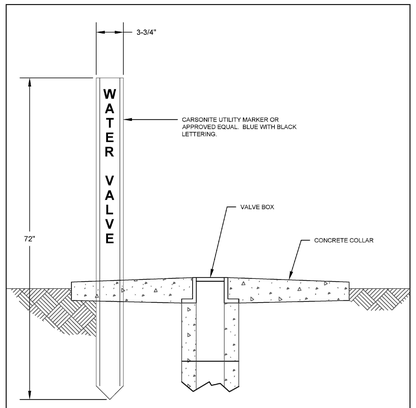
NOTES:
1. TRACING WIRE SHALL BE CONNECTED TO VALVE BOX FRAME FOR ACCESSIBILITY.

GATE VALVE INSTALLATION
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 3
DATE:06/05/2024

W-09

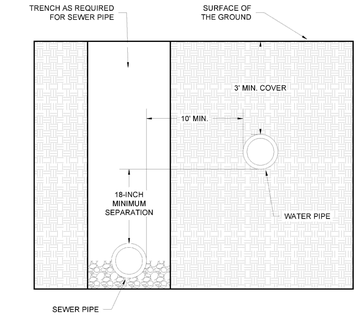


WATER UTILITY MARKER
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 3
DATE:06/05/2024

W-12

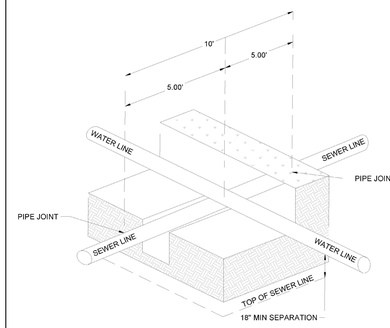


WATER - SEWER SEPARATION DETAIL - PARALLEL
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 2
DATE:06/05/2024

W-25

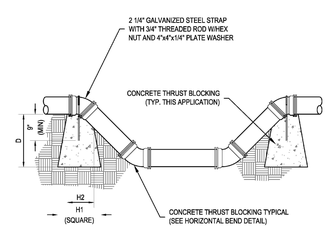


WATER-SEWER SEPARATION DETAIL - PERPENDICULAR
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 2
DATE:06/05/2024

W-26

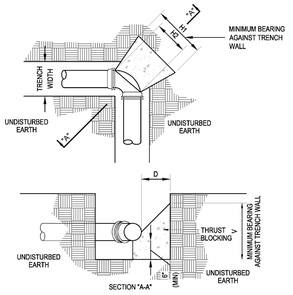


VERTICAL BENDS
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 4
DATE:06/05/2024

W-05
(1 of 4)

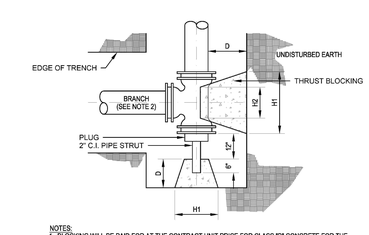


HORIZONTAL BENDS
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 4
DATE:06/05/2024

W-05
(2 of 4)



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

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

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 4
DATE:06/05/2024

W-05
(3 of 4)

90°EL, CROSSES, AND TY-ES					90° BENDS					45° BENDS					22-1/2° BENDS					11-1/4° BENDS					PER EA.
H1	H2	Y	3	ΔxFt	H1	H2	Y	3	ΔxFt	H1	H2	Y	3	ΔxFt	H1	H2	Y	3	ΔxFt	H1	H2	Y	3	ΔxFt	
16"	12"	12"	18"	1.86	16"	12"	12"	18"	1.86	16"	8"	12"	18"	1.86	16"	8"	12"	18"	1.56	16"	8"	12"	18"	1.50	2" - 1"
24"	12"	12"	18"	2.23	24"	12"	12"	18"	2.23	16"	8"	12"	18"	1.86	16"	8"	12"	18"	1.56	16"	8"	12"	18"	1.50	2" - 4"
24"	16"	16"	24"	3.55	30"	16"	16"	24"	4.05	24"	16"	16"	24"	3.35	24"	16"	16"	24"	3.35	24"	16"	16"	24"	3.35	6"
36"	16"	16"	24"	5.03	36"	16"	16"	24"	7.35	30"	16"	16"	24"	3.95	24"	16"	16"	24"	3.45	24"	16"	16"	24"	3.45	8"
48"	24"	24"	24"	7.03	36"	24"	24"	24"	10.25	36"	16"	24"	24"	4.65	24"	16"	16"	24"	4.60	24"	16"	16"	24"	4.60	10"
54"	30"	24"	24"	13.40	54"	30"	24"	36"	18.15	42"	16"	24"	24"	5.40	24"	16"	24"	24"	6.60	24"	16"	24"	24"	6.10	12"
60"	32"	30"	24"	17.90	60"	42"	24"	36"	25.00	48"	24"	30"	24"	13.20	30"	24"	24"	24"	9.20	27"	24"	24"	24"	7.90	14"
66"	34"	34"	24"	22.50	66"	48"	24"	36"	29.80	48"	30"	30"	24"	17.00	36"	30"	27"	24"	11.80	27"	24"	27"	24"	9.10	16"
66"	36"	40"	24"	27.50	66"	66"	24"	36"	33.00	48"	30"	36"	24"	17.00	36"	30"	36"	24"	13.90	27"	30"	36"	24"	11.00	18"
	38"		24"			42"		24"			42"		24"			36"		24"			30"	42"		28"		20"
	42"		24"			52"		24"			48"		24"			42"		24"				42"		32"		23"
	54"		24"			66"		24"			72"		24"			72"		24"				48"		36"		26"

NOTES:
1. BLOCKING WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR CLASS "B" CONCRETE FOR THE VOLUME SHOWN IN THE ABOVE TABLE FOR EACH FITTING SO BLOCKED ONLY IF A SEPARATE ITEM APPEARS IN THE SCHEDULE OF A PROPOSAL FOR A UNIT PRICE CONTRACT. OTHERWISE, THERE WILL BE NO SEPARATE PAYMENT FOR CONCRETE THRUST BLOCKING.
2. DIMENSIONS ARE CONTROLLED BY DIAMETER OF BRANCH MAIN.
3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THRUST BLOCKING ON ALL TEES, BENDS, TAPPING SLEEVES AND VALVES, AND ANY OTHER PIPING CONNECTIONS AS SHOWN ON THE STANDARD DETAIL SHEET. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE ANY PRE-MIX CONCRETE SUCH AS SAK-CRETE. ALL THRUST BLOCKING SHALL BE VISUALLY INSPECTED PRIOR TO BACKFILLING BY THE OWNER'S REPRESENTATIVE.

CONCRETE THRUST BLOCKING TABLE
N.T.S.

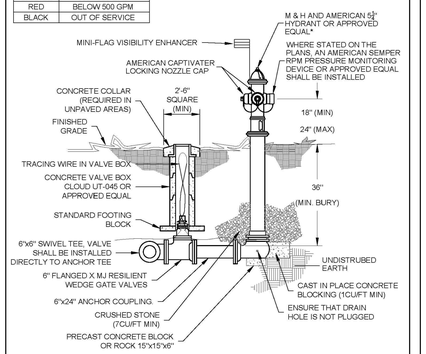
CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 4
DATE:06/05/2024

W-05
(4 of 4)

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

NOTES:
1. AS PER NFPA 291, ALL PUBLIC HYDRANTS ARE TO BE YELLOW. ALL PRIVATE HYDRANTS SHALL BE SILVER.
2. CONTRACTOR IS RESPONSIBLE FOR PAINTING CAPS AS PER FLOW PRIOR TO PDU ACCEPTANCE OF WATER MAIN.



FIRE HYDRANT ASSEMBLY
N.T.S.

CITY OF PORTLAND
DEPARTMENT OF UTILITIES - WATER
STANDARD WATER DETAILS

REVISION NO: 8
DATE:09/05/2024

W-08

DESIGNATE ALL PRIVATE FIRE HYDRANTS WITH SILVER FINISH.

PORTLAND
Department of Utilities
Call 811 Before You Dig
Portland, Tennessee

CITY OF PORTLAND
DEPARTMENT OF UTILITIES
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
Telephone 615-323-1457

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.

REVISED JANUARY 2025

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3556 TOM HICKS MEMORIAL PKWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 384-2005 FAX: (615) 384-2464
www.klobereng.com

NO.	BY	DATE	DESCRIPTION
			REVISIONS
1	DRL	09/02/26	UPDATES PER PLANNING PDU REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
1000 VAUGHN PKWY, SUITE 1
PORTLAND, TN 37148

DEVELOPER:
D.J. WELLAND
PO BOX 1555
477 GRAY STREET
NASHVILLE, TN 37203
DWELLAND@PROLOGIS.COM

TENNESSEE
APPLICANT/
PROPERTY OWNER:
L&W PROPERTIES GP
1000 VAUGHN PKWY, SUITE 1
PORTLAND, TN 37148

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NASHVILLE, TN 37203
DWELLAND@PROLOGIS.COM

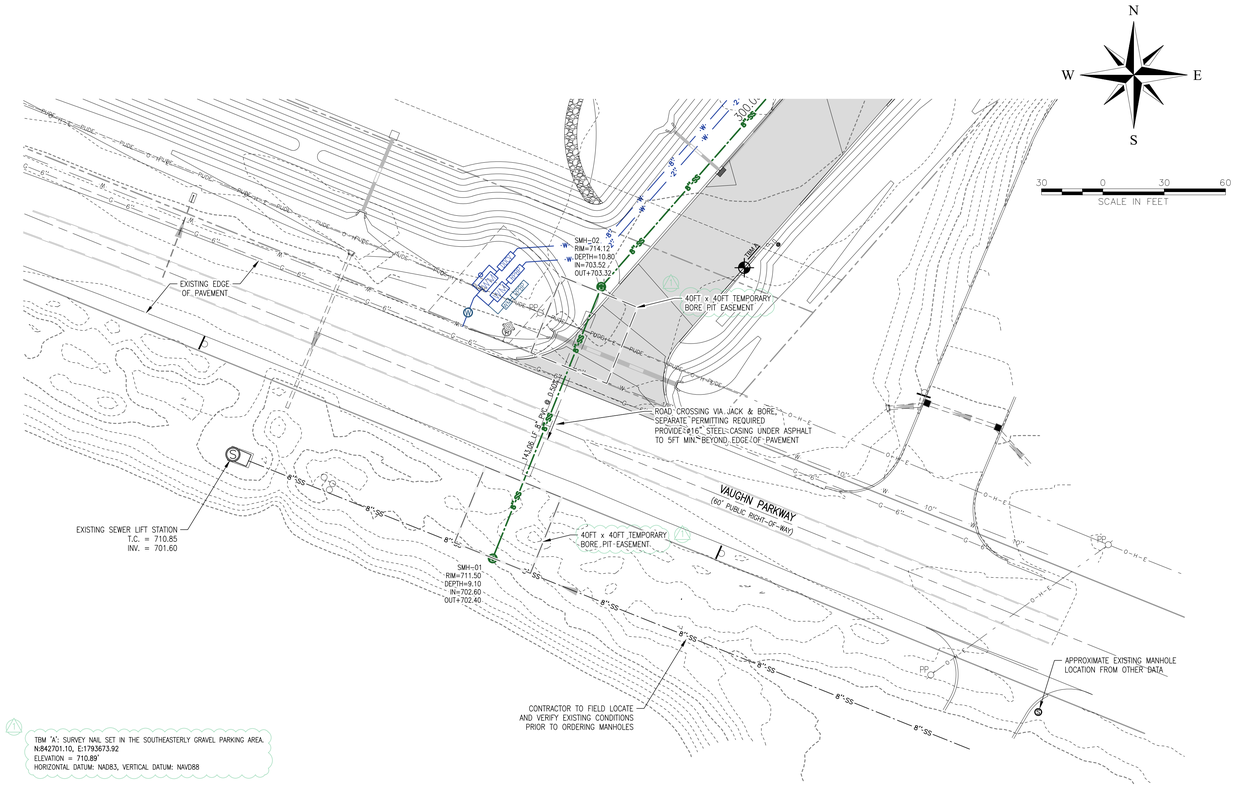
PROJECT BAYWATCH
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

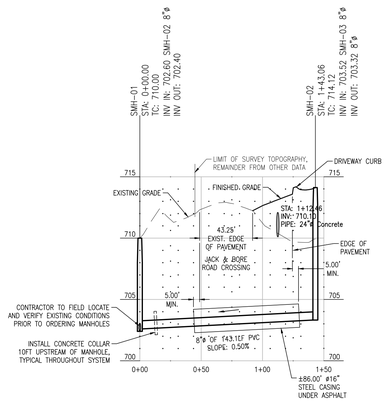
DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

WATERLINE DETAILS

SHEET NUMBER
C3.03

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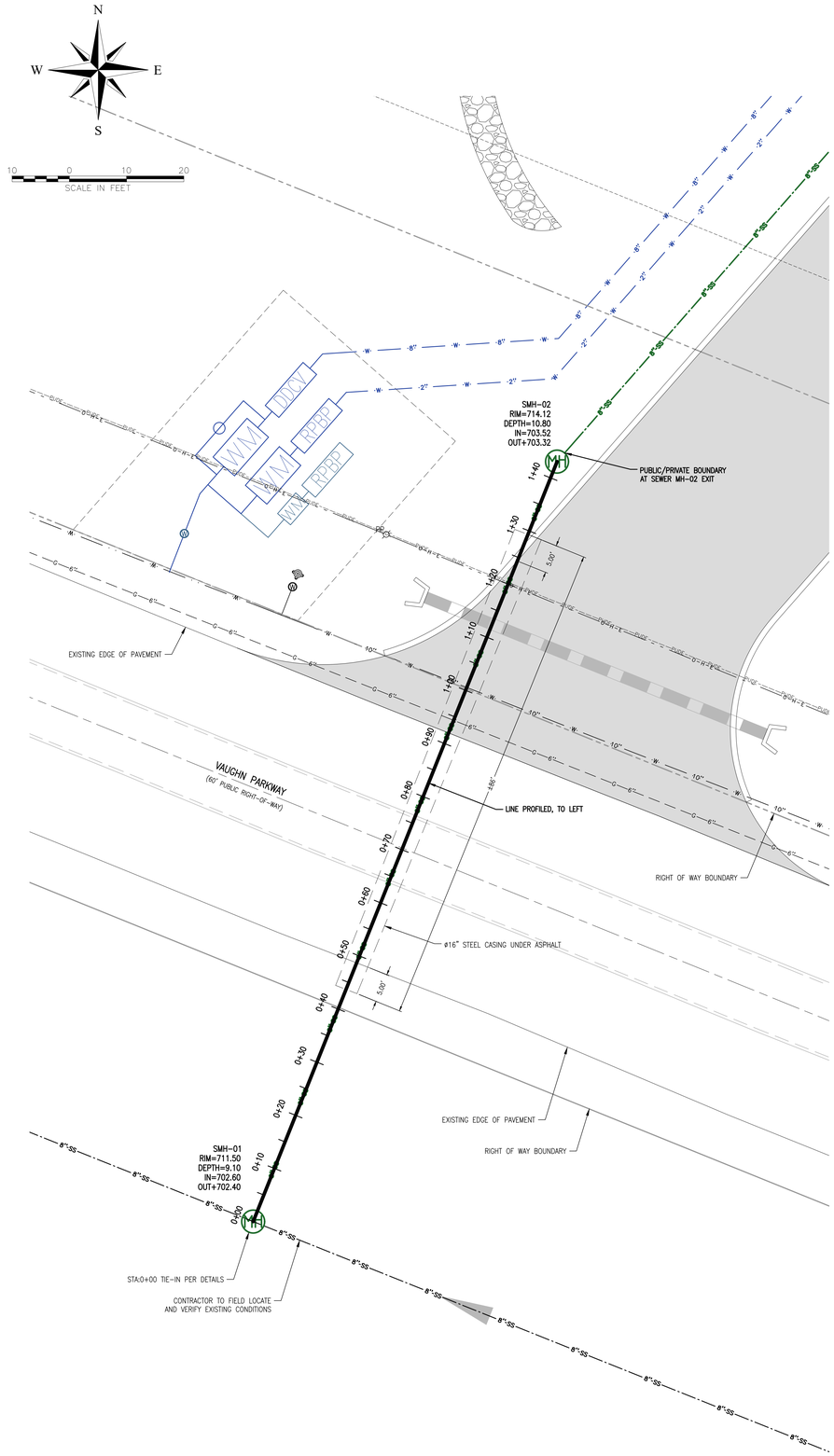


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Know what's below. Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



SEWER NOTES:

1) OWNER(S) WILL BE REQUIRED TO PROVIDE AS-BUILT DRAWINGS OF THE SEWER SYSTEM INCLUDING A CERTIFICATE OF INSPECTION BY THE DESIGN ENGINEER.
2) ALL WATER METERS & CLEAN-OUTS SHALL BE LOCATED IN GRASS AREAS NEAR CENTER OF LOTS, OUTSIDE OF ANY PROPOSED DRIVEWAYS.
3. ALL SEWER MAINS TO BE 8" SDR-35 PVC

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3598 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 384-2945 FAX: (615) 384-2946
www.klobereng.com

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	PLANS PER PLANNING/PUBLIC REVIEW COMMENTS

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

STATE OF KENTUCKY JOSHUA M. LYON 33369 LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1318 LOCUST STREET
PORTLAND, TN 37148
DEVELOPER:
D.J. ABELLANO
PROJECTWORKS
477 GRAY STREET
NASHVILLE, TN 37201
DABELLANOPROJECTS@GMAIL.COM

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1318 & 1320 VAUGHN PARKWAY
PORTLAND, TN
DEVELOPER:
D.J. ABELLANO
PROJECTWORKS
477 GRAY STREET
NASHVILLE, TN 37201
DABELLANOPROJECTS@GMAIL.COM

PROJECT BAYWATCH

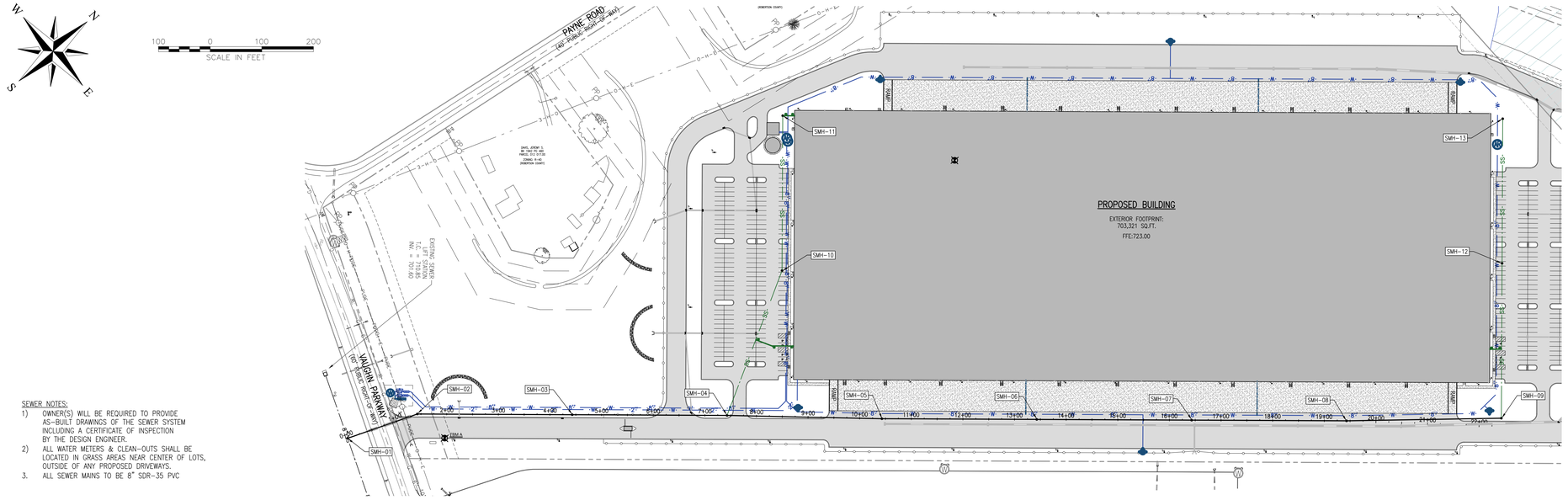
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

PUBLIC SEWER PLAN & PROFILE

SHEET NUMBER
C4.00

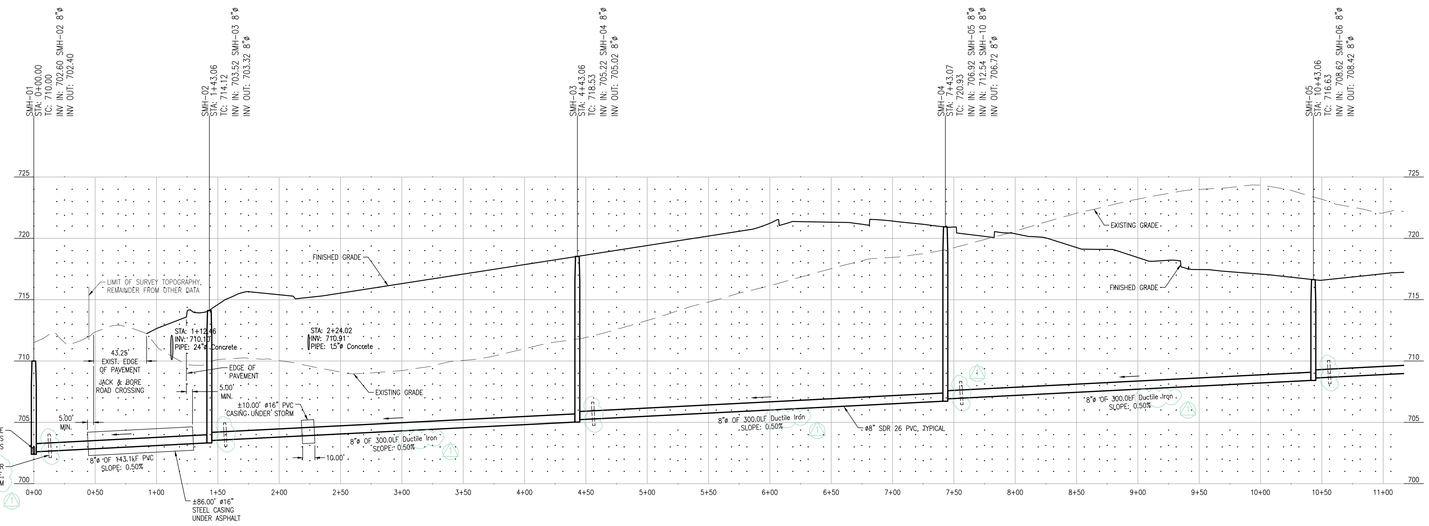
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100 0 100 200
SCALE IN FEET

SEWER NOTES:
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2) ALL WATER METERS & CLEAN-OUTS SHALL BE LOCATED IN GRASS AREAS NEAR CENTER OF LOTS, OUTSIDE OF ANY PROPOSED DRIVEWAYS.
3. ALL SEWER MAINS TO BE 8" SDR-35 PVC

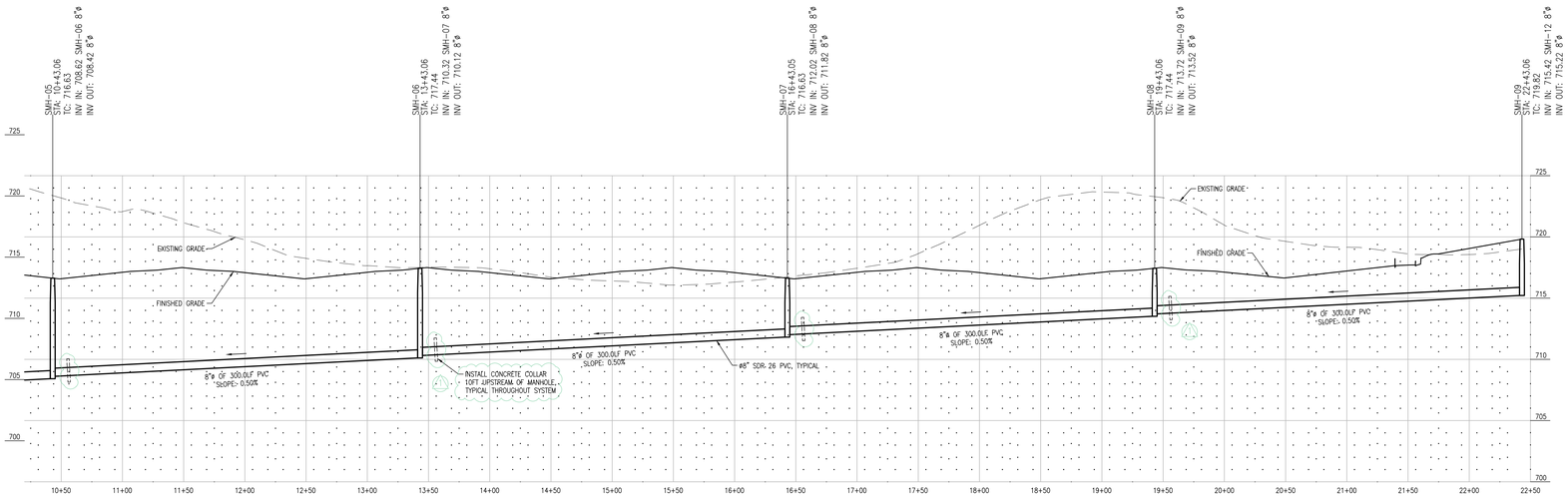
SMH01-05



50 0 50 100
HORIZONTAL SCALE IN FEET

10 0 10 20
VERTICAL SCALE IN FEET

SMH05-09



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IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY THAT ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

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PHONE: (615) 384-2005 EMAIL: INFO@KLOBERENG.COM
WWW.KLOBERENG.COM

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/2026	PER STATE/STAFF/UTILITY REVIEW COMMENTS

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

JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1324 N. MAIN STREET
PORTLAND, TN 37148

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1324 N. MAIN STREET
PORTLAND, TN

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D.J. ABELLANO
(615) 255-0555
477 GRAY STREET
NASHVILLE, TN 37203
DABELLANOPROPS@GMAIL.COM

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PROJECT BAYWATCH

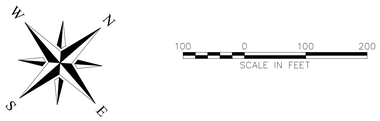
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

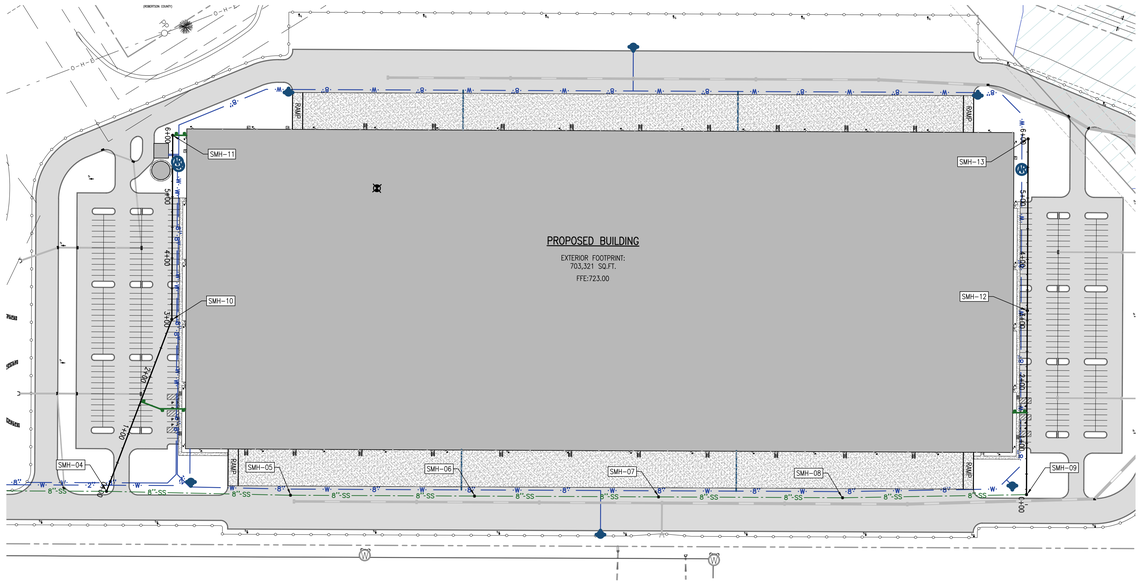
OVERALL SEWER PLAN & PROFILE

SHEET NUMBER
C4.01

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SEWER NOTES:

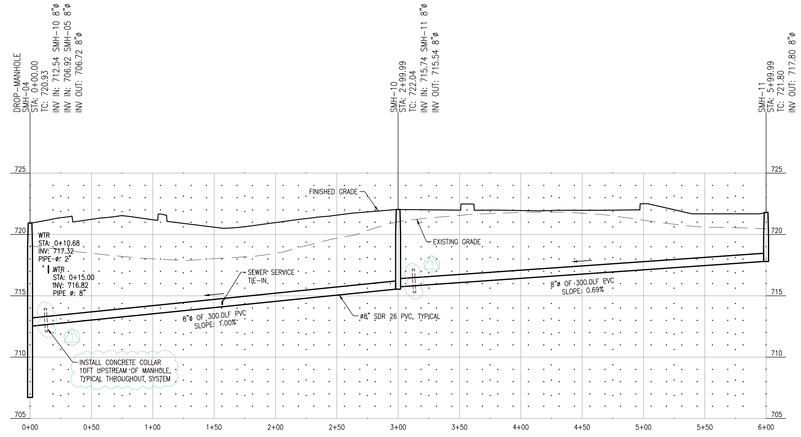
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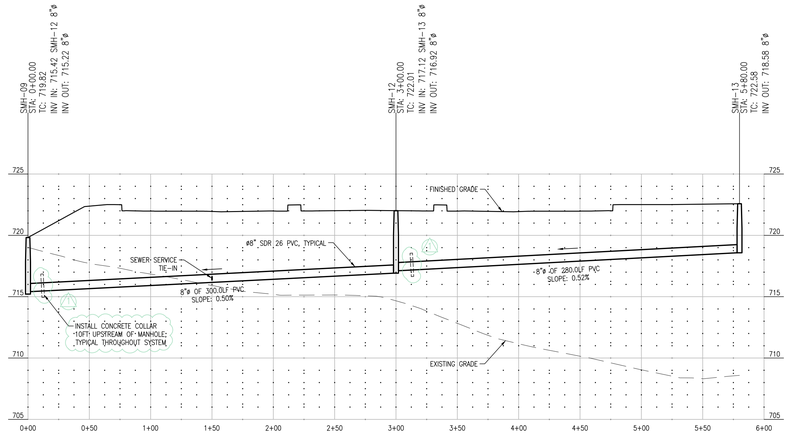
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SMH04-11



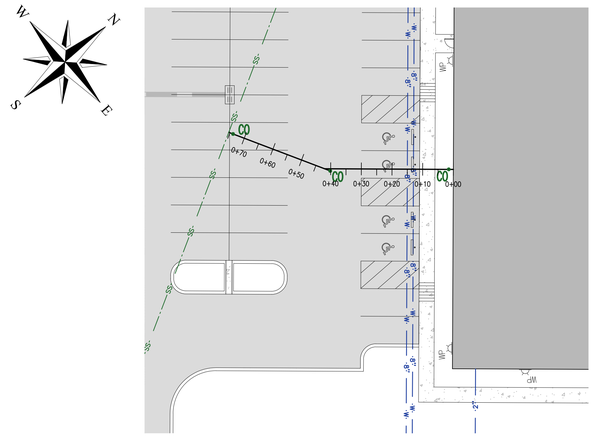
SMH09-13

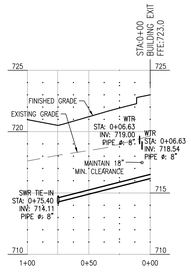


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HORIZONTAL SCALE IN FEET

10 0 10 20
VERTICAL SCALE IN FEET

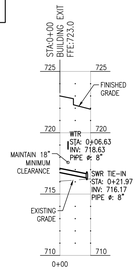
SERVICE SOUTH

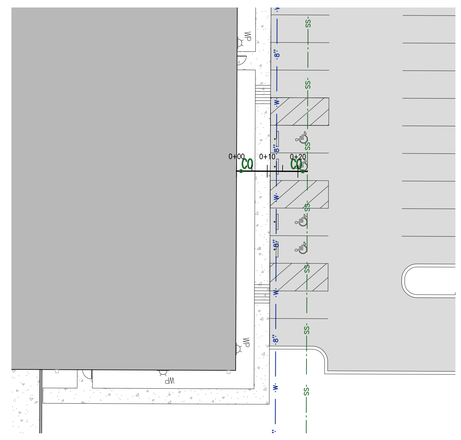




20 0 20 40
SCALE IN FEET

SERVICE NORTH





20 0 20 40
SCALE IN FEET

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PHONE: (615) 384-2945 FAX: (615) 384-2946
www.klobereng.com

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	INITIAL SUBMITTAL REVIEW COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&W PROPERTIES GP
1313 LAKE ROYER PARKWAY
PORTLAND, TN

DEVELOPER:
D.J. ABELLANO
PROJECT MANAGER
477 GRAY STREET
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DABELLANO@PROJECTBAY.COM

TENNESSEE
APPLICANT/ PROPERTY OWNER:
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1313 LAKE ROYER PARKWAY
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DEVELOPER:
D.J. ABELLANO
PROJECT MANAGER
477 GRAY STREET
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DABELLANO@PROJECTBAY.COM

PROJECT BAYWATCH

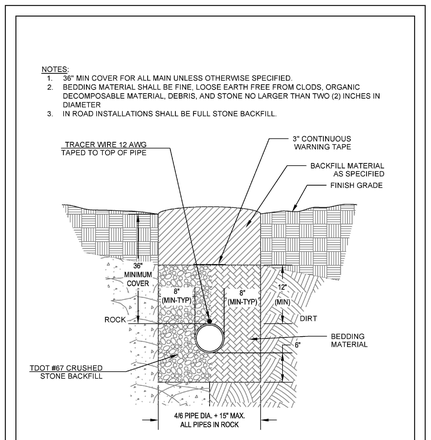
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

OVERALL SEWER PLAN & PROFILE

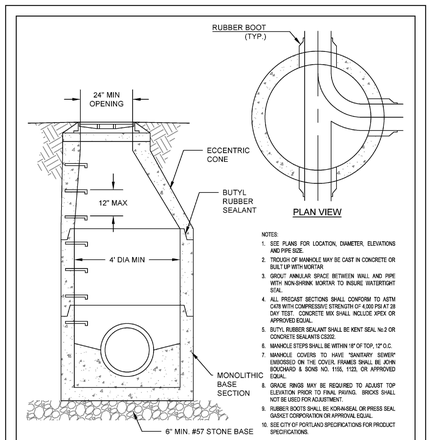
SHEET NUMBER
C4.02

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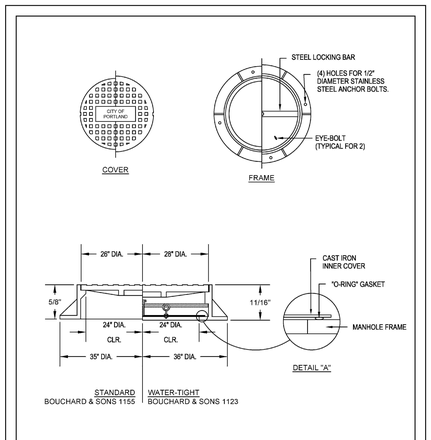
SEWER FORCE MAIN TRENCH DETAIL
N.T.S.

Call 811 Before You Dig! Portland, Tennessee	CITY OF PORTLAND DEPARTMENT OF UTILITIES - SEWER STANDARD SEWER DETAILS	REVISION NO: 3 DATE:06/05/2024 WW-02



PRECAST MANHOLE
N.T.S.

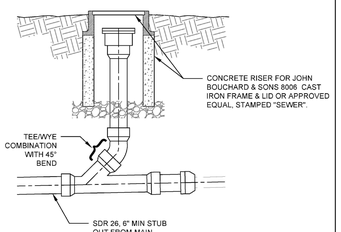
Call 811 Before You Dig! Portland, Tennessee	CITY OF PORTLAND DEPARTMENT OF UTILITIES - SEWER STANDARD SEWER DETAILS	REVISION NO: 3 DATE:06/05/2024 WW-03



FRAME AND COVER DETAIL
N.T.S.

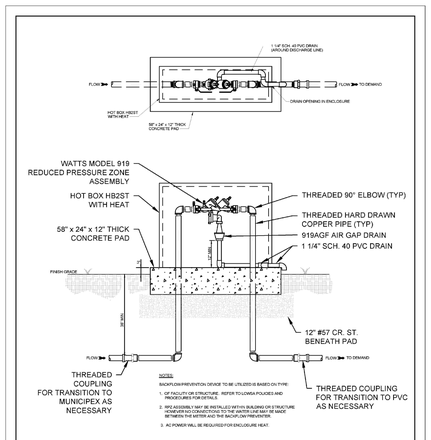
Call 811 Before You Dig! Portland, Tennessee	CITY OF PORTLAND DEPARTMENT OF UTILITIES - SEWER STANDARD SEWER DETAILS	REVISION NO: 3 DATE:06/05/2024 WW-05

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



CLEANOUT BOX
N.T.S.

Call 811 Before You Dig! Portland, Tennessee	CITY OF PORTLAND DEPARTMENT OF UTILITIES - SEWER STANDARD SEWER DETAILS	REVISION NO: 4 DATE:06/05/2024 WWI-08



1-2 INCH BACKFLOW PREVENTER DETAIL
N.T.S.

Call 811 Before You Dig! Portland, Tennessee	CITY OF PORTLAND DEPARTMENT OF UTILITIES - WATER STANDARD WATER DETAILS	REVISION NO: 2 DATE:06/05/2024 W-17

PORTLAND
Department of Utilities
Call 811 Before You Dig!
Portland, Tennessee

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

Portland Department of Utilities (PDU) Standard Notes

1. All water and sewer lines shall be installed and tested as per the City of Portland Standard Specifications.
2. All existing services along the existing sewer & water mains shall be connected to the new main. For water, the new service shall include the replacement of the service line from the main to the 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.

REVISED JANUARY 2025

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www.klobereng.com

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DRL	09/02/26	UPDATES PER PLANNING PRE-REVIEW COMMENTS

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

STATE OF KENTUCKY
JOSHUA M. LYON
33369
LICENSED PROFESSIONAL ENGINEER
JOSHUA M. LYON, P.E. KY#33369

NOT FOR CONSTRUCTION

TENNESSEE
APPLICANT/ PROPERTY OWNER:
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1513 PHILLIPS STREET
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DEVELOPER:
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DABELLANOPROJECTS@GMAIL.COM

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1513 LAWRENCE REECE PARKWAY
PORTLAND, TN

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477 GRAY STREET
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DABELLANOPROJECTS@GMAIL.COM

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	09/02/2026
PROJECT NO.:	C07025

SEWER LINE DETAILS

SHEET NUMBER
C4.03

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LANDSCAPE NOTES

PRIOR TO EXCAVATION AND INSTALLATION FIELD VERIFY ALL UTILITIES.

REMOVE STONE OVER 1/4", CLAY POCKETS, & FINE GRADE ALL PLANTING AREAS.

NEW PLANTING AREAS SHALL BE FERTILIZED WITH 12# / 1000 S.F. OF 10-10-10 FERTILIZER OR CONTAIN 30% ADDED 'HOLY COW' (OR EQUAL) MIX TOPSOIL AMENDMENT.

NEW PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED BARK MULCH. FINELY GROUND, NO NUGGETS, 1/2" DIAMETER MAX. PIECES. REFUSE & STONE FREE. PINE STRAW ACCEPTABLE PER CLIENT APPROVAL, NO PINE NUGGETS OR SYNTHETIC MULCH.

VERIFY ALL QUANTITIES. IN THE EVENT OF A DISCREPANCY, CONTACT THE DESIGNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE PLANTING PLAN.

EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

WIRE BASKETS SHALL BE COMPLETELY REMOVED, BURLAP SHALL BE CUT TOP TO BOTTOM IN 5 PLACES. BURY NATURAL TWINE. DISPOSE OF SYNTHETIC ROPE AND TRUNK WRAP OFFSITE.

SUB-GRADE STAKE TREES IN PLACE PER DETAIL – NO GUYING, NO ABOVE GROUND STAKES. NO
CANOPY TREE SHALL BE LOCATED WITHIN 20' OF AN OVERHEAD UTILITY, POWER LINE, OR LIGHT POLE (UNLESS SPECIFIC VERTICAL / NARROW CULTIVAR (10')). NO CANOPY TREE SHALL BE LOCATED WITHIN A GAS, WATER, SEWER, UNDERGROUND ELECTRIC, CABLE, FIBER, OR PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER AND APPROVAL BY THE EASEMENT HOLDER. LOCATING PLANT MATERIALS WITHIN DRAINAGE IS ACCEPTABLE. MATERIALS SHALL BE NO CLOSER THAN 3' FROM THE CENTER OF FLOWLINE.

REQUIREMENTS

USE: INDUSTRIAL–NON RESIDENTIAL

NORTH PARKING LOT LANDSCAPING
224 / 15 = 15 TREES

SOUTH PARKING LOT LANDSCAPING
224 / 15 = 15 TREES

PARKING GREEN INTERIOR
PARKING LOT AREA: 150,000 SF
REQUIRED: 10% 15,000 SF
PROVIDED: 30% 45,000 SF

FOUNDATION PLANTING AT PARKING
NORTH PARKING LOT 425 LF
250 LF PROVIDED (58.8%)
SOUTH PARKING LOT 425 LF
520 LF PROVIDED (122.3%)

STREET FRONTAGE PLANTING (PAYNE)
1,200 LF / 40 = 30 TREES
1,200 LF / 5 = 240 *SHRUBS

STREET FRONTAGE PLANTING (VAUGHN)
220 LF / 40 = 6 TREES
220 LF / 5 = 44 *SHRUBS

OPEN SPACE LANDSCAPING
SITE AREA: 2,854,350 SF
REQUIRED: 20% 570,850 SF
PROVIDED: 47% 1,347,895 SF

FOUNDATION PLANTING
5' DEPTH WITH 50% MIN. GREEN
TOTAL BUILDING FACADE: 3,738 LF
50% X 3,738 LF = 1,869 LF
1,869 LF / 10 = 187 SHRUBS

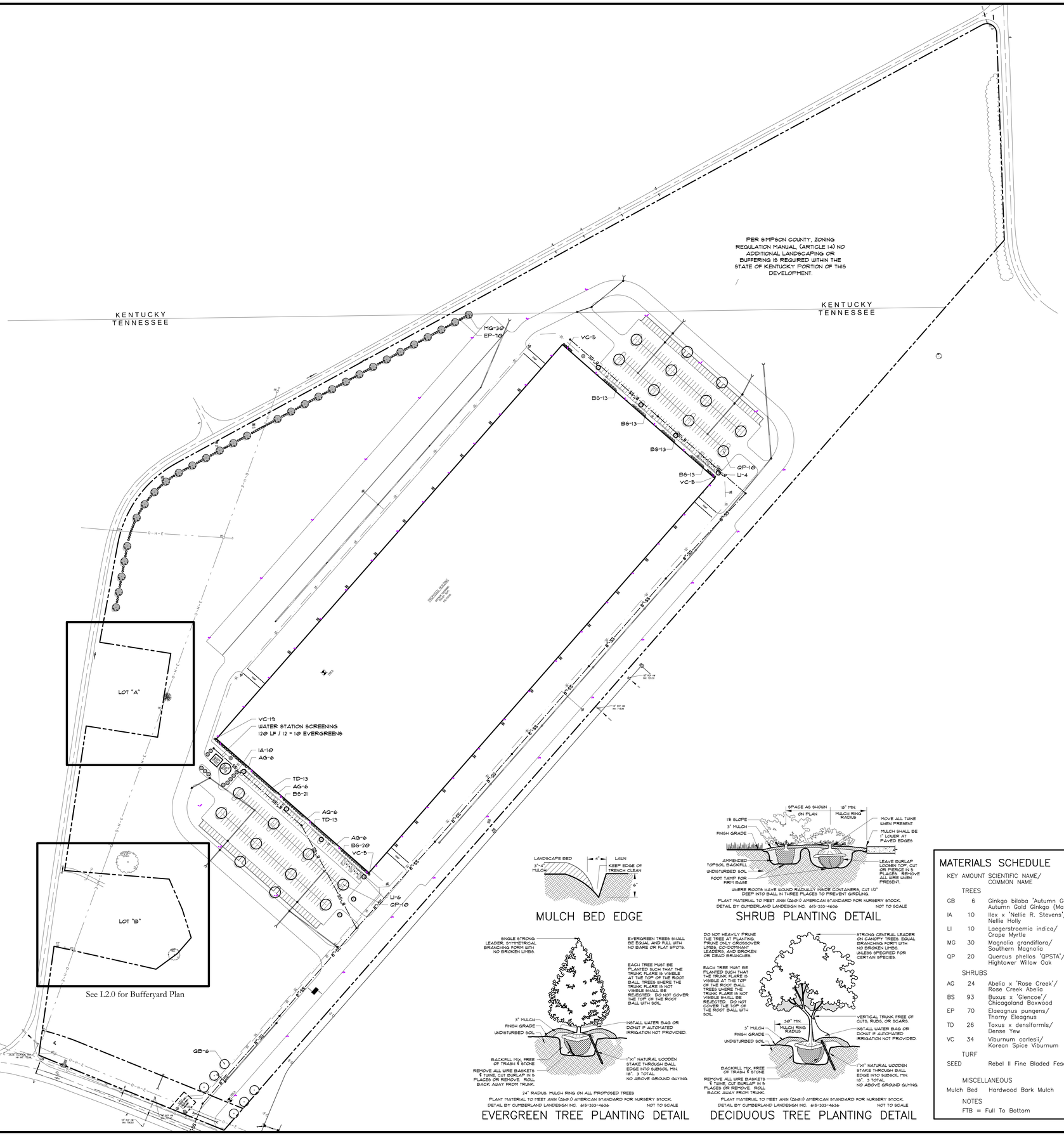
BUFFERYARDS
25' 'D CLASS' AT RESIDENTIAL
LOT "A" – 588 lf TOTAL
CANOPY 4 X 5.88 = 24
UNDERSTORY 10 X 5.88 = 59
SHRUBS 17 X 5.88 = 100
LOT "B" – 822 lf TOTAL
CANOPY 4 X 8.22 = 33
UNDERSTORY 10 X 8.22 = 83
SHRUBS 17 X 8.22 = 140
SEE L2.0 FOR BUFFER DESIGN

TREE SPECIES MIX
30% MAX. & 5+ GENUS SATISFIED

WATER STATION SCREENING
120 LF / 12 = 10 EVERGREENS

NOTES:
BUFFERYARD MATERIALS PARTIALLY SATISFY SCREENING OF PARKING LOTS FROM PUBLIC ROADWAYS

615-333-4636
615-512-3018
Nashville, TN



CALL BEFORE YOU DIG

MULCH BED EDGE

PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

SHRUB PLANTING DETAIL

PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

EVERGREEN TREE PLANTING DETAIL

PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

DECIDUOUS TREE PLANTING DETAIL

MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
TREES						
GB	6	Ginkgo biloba 'Autumn Gold'/ Autumn Gold Ginkgo (Male)	11'–13'	5'–6'	2.0"	Symmetrical, Matched
IA	10	Ilex x 'Nellie R. Stevens'/ Nellie Holly	6' Min.	2'–3'	FTB	Or Equal Ilex (No Foster)
LI	10	Lagerstroemia indica/ Crape Myrtle	6' Min.	5'–6'	3 Cane, 1" Each	Color Selection by Owner
MG	30	Magnolia grandiflora/ Southern Magnolia	6' Min.	2'–3'	FTB	
QP	20	Quercus phellos 'QPSTA'/ Hightower Willow Oak	11'–13'	5'–6'	2.0"	Strong Leader, Symmetrical
SHRUBS						
AG	24	Abelia x 'Rose Creek'/ Rose Creek Abelia	12" Min.	15"–18"	FTB	
BS	93	Buxus x 'Glencoe'/ Chicagoland Boxwood	24" Min.	15"–18"	FTB	
EP	70	Elaeagnus pungens/ Thorny Eleagnus	24" Min.	15"–18"	FTB	
TD	26	Taxus x densiformis/ Dense Yew	24" Min.	15"–18"	FTB	
VC	34	Viburnum carlesii/ Korean Spice Viburnum	24" Min.	15"–18"	FTB	
TURF						
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			
MISCELLANEOUS			REMARKS			
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.			
NOTES						
FTB = Full To Bottom						

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3598 TOM EVANS ROAD, SUITE 2 PRINCETON, KY 37172
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NO.	BY	DATE	DESCRIPTION
REVISIONS			

CONSTRUCTION DOCUMENTS

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&R PROPERTIES GP
1131 LAKE RIDGE PKWY
PORTLAND, TN 37148
DEVELOPER:
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TENNESSEE
APPLICANT/ PROPERTY OWNER:
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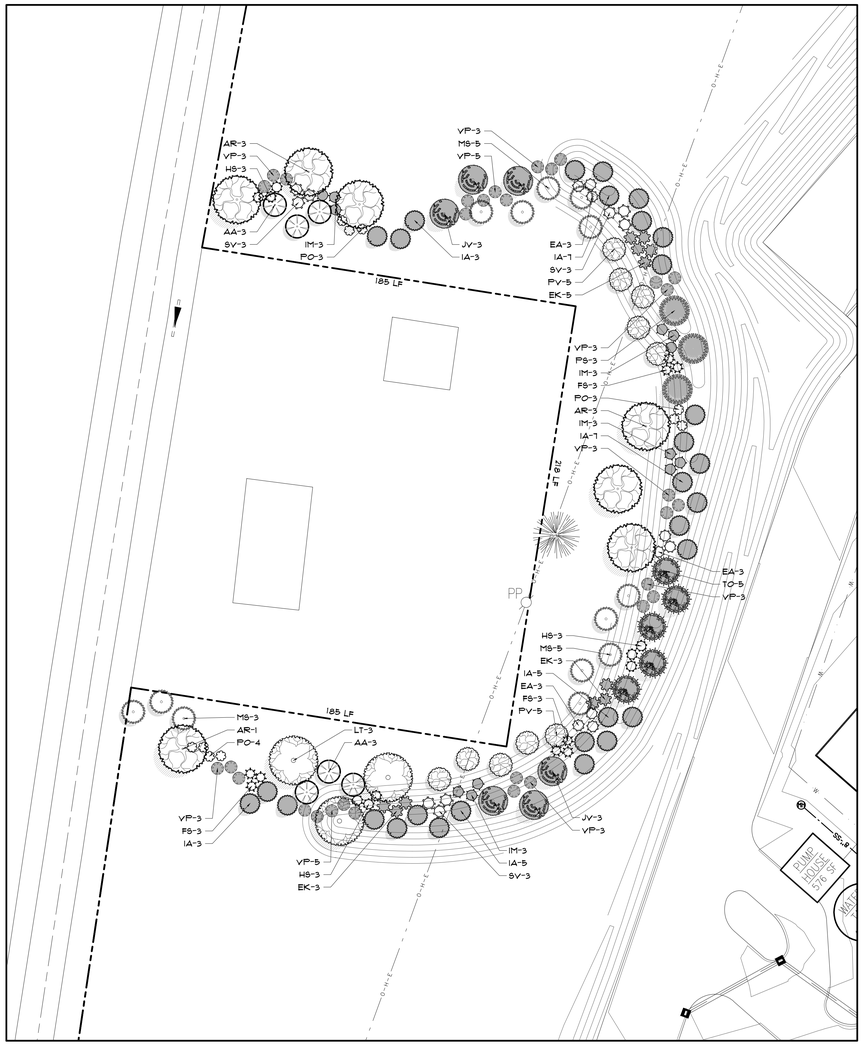
90% CHECK-SET

PROJECT BAYWATCH

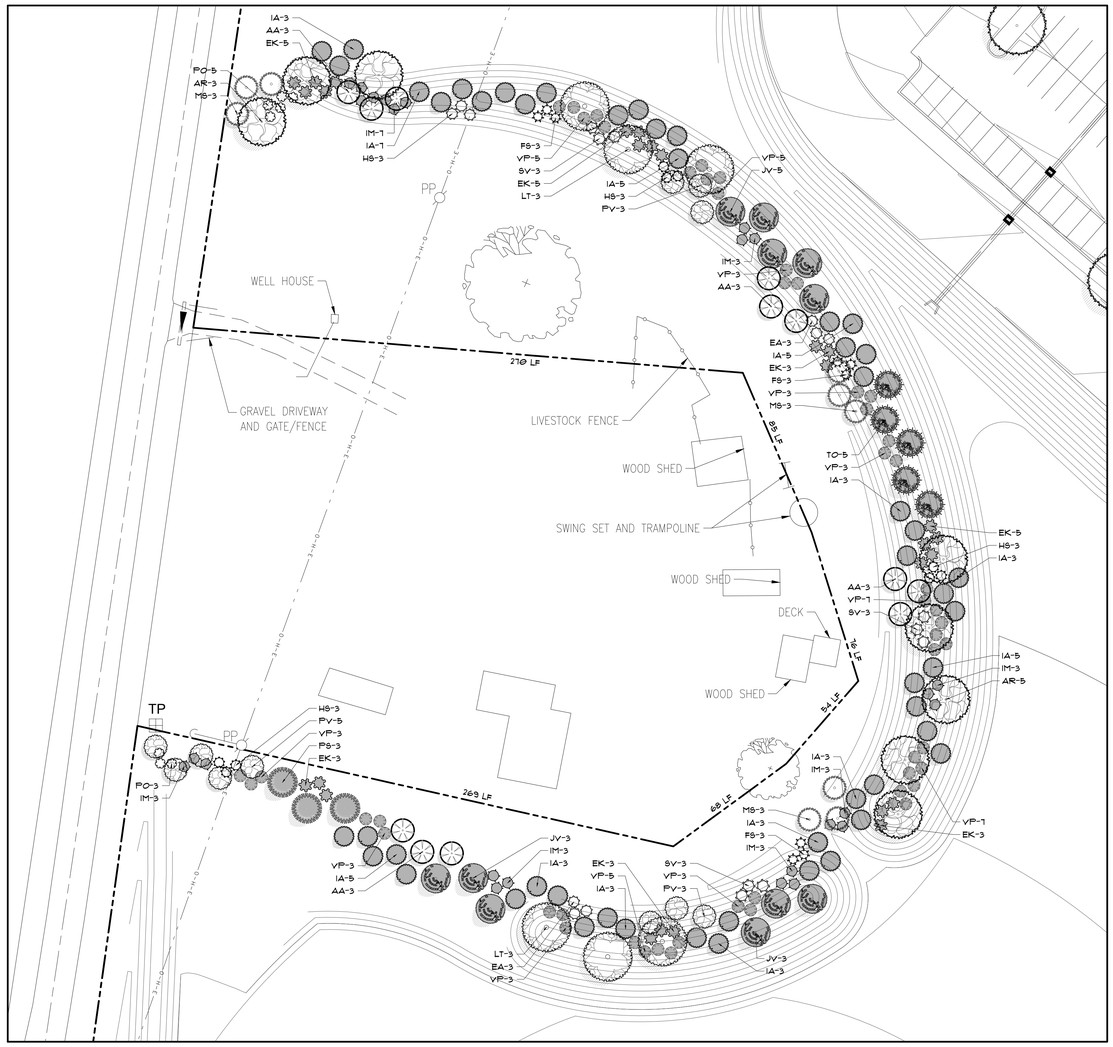
VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	08/07/2026
PROJECT NO.:	C07025

SHEET NUMBER
L1



LOT "A" BUFFERYARD



LOT "B" BUFFERYARD

30 15 0 30

Scale: 1" = 30'-0"

811 CALL BEFORE YOU DIG

LOT 'A' BUFFERYARD MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
		CANOPY TREES				
AR	7	Acer rubrum/ Red Maple	11'–13'	5'–6'	2.0"	Symmetrical, Strong Leader
JV	6	Juniperus virginiana/ Eastern Red Cedar	6' Min.	2'–3'	FTB	
LT	3	Liriodendron tulipifera/ Tulip Poplar	11'–13'	5'–6'	2.0"	Symmetrical, Strong Leader
PS	3	Pinus strobus/ White Pine	6' Min.	2'–3'	FTB	Or Equal Pinus
TO	5	Thuja occidentalis 'Green Giant'/ Green Giant Arborvitae	6' Min.	2'–3'	FTB	Or Equal Thuja
	24	Total				
		UNDERSTORY TREES				
AA	6	Amelanchier arborea/ Common Serviceberry	6' Min.	2'–3'	2.0"	Single or Multi Trunk
IA	30	Ilex x 'Nellie R. Stevens'/ Nellie Holly	6' Min.	2'–3'	FTB	Or Equal Ilex (No Foster)
MS	13	Magnolia x soulangeana/ Saucer Magnolia	6' Min.	2'–3'	2.0"	No Stub Cuts, Full Form
PV	10	Prunus virginiana/ Canada Chokecherry	6' Min.	2'–3'	2.0"	No Stub Cuts, Full Form
	59	Total				
		SHRUBS				
EA	9	Euonymus alata/ Burning Bush	24" Min.	15"–18"	FTB	
EK	11	Euonymus kiautschovicus/ Manhattan Euonymus	24" Min.	15"–18"	FTB	
FS	9	Forsythia intermedia/ Common Forsythia	24" Min.	15"–18"	FTB	
HS	9	Hibiscus syriacus/ Rose of Sharon	24" Min.	15"–18"	FTB	
IM	12	Ilex cornuta 'Burfordii'/ Burford Holly	24" Min.	15"–18"	FTB	Or Equal Ilex
PO	10	Physocarpus opulifolius/ Common Ninebark	24" Min.	15"–18"	FTB	
SV	9	Syringa vulgaris/ Common Lilac	24" Min.	15"–18"	FTB	
VP	31	Viburnum x 'Pragense'/ Prague Viburnum	24" Min.	15"–18"	FTB	Or Equal Viburnum
	100	Total				
		TURF				
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			
		MISCELLANEOUS	REMARKS			
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.			
		NOTES				
		FTB = Full To Bottom				

LOT 'B' BUFFERYARD MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
		CANOPY TREES				
AR	8	Acer rubrum/ Red Maple	11'–13'	5'–6'	2.0"	Symmetrical, Strong Leader
JV	11	Juniperus virginiana/ Eastern Red Cedar	6' Min.	2'–3'	FTB	
LT	6	Liriodendron tulipifera/ Tulip Poplar	11'–13'	5'–6'	2.0"	Symmetrical, Strong Leader
PS	3	Pinus strobus/ White Pine	6' Min.	2'–3'	FTB	Or Equal Pinus
TO	5	Thuja occidentalis 'Green Giant'/ Green Giant Arborvitae	6' Min.	2'–3'	FTB	Or Equal Thuja
	33	Total				
		UNDERSTORY TREES				
AA	12	Amelanchier arborea/ Common Serviceberry	6' Min.	2'–3'	2.0"	Single or Multi Trunk
IA	51	Ilex x 'Nellie R. Stevens'/ Nellie Holly	6' Min.	2'–3'	FTB	Or Equal Ilex (No Foster)
MS	9	Magnolia x soulangeana/ Saucer Magnolia	6' Min.	2'–3'	2.0"	No Stub Cuts, Full Form
PV	11	Prunus virginiana/ Canada Chokecherry	6' Min.	2'–3'	2.0"	No Stub Cuts, Full Form
	83	Total				
		SHRUBS				
EA	6	Euonymus alata/ Burning Bush	24" Min.	15"–18"	FTB	
EK	27	Euonymus kiautschovicus/ Manhattan Euonymus	24" Min.	15"–18"	FTB	
FS	9	Forsythia intermedia/ Common Forsythia	24" Min.	15"–18"	FTB	
HS	12	Hibiscus syriacus/ Rose of Sharon	24" Min.	15"–18"	FTB	
IM	22	Ilex cornuta 'Burfordii'/ Burford Holly	24" Min.	15"–18"	FTB	Or Equal Ilex
PO	5	Physocarpus opulifolius/ Common Ninebark	24" Min.	15"–18"	FTB	
SV	9	Syringa vulgaris/ Common Lilac	24" Min.	15"–18"	FTB	
VP	50	Viburnum x 'Pragense'/ Prague Viburnum	24" Min.	15"–18"	FTB	Or Equal Viburnum
	140	Total				
		TURF				
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			
		MISCELLANEOUS	REMARKS			
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.			
		NOTES				
		FTB = Full To Bottom				

LOT 'A'
25' 'D CLASS' AT RESIDENTIAL
588 lf TOTAL
CANOPY 4 X 5.88 = 24
UNDERSTORY 10 X 5.88 = 59
SHRUBS 17 X 5.88 = 100

LOT 'B'
25' 'D CLASS' AT RESIDENTIAL
822 lf TOTAL
CANOPY 4 X 8.22 = 33
UNDERSTORY 10 X 8.22 = 83
SHRUBS 17 X 8.22 = 140

SEE L1.0 FOR NOTES & DETAILS

615-333-4636
615-512-3018
Nashville, TN

KLOBER ENGINEERING SERVICES
SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3586 TOM MARTIN DRIVE, SUITE 120, FRANKLIN, TN 37172
PHONE: (615) 790-2000 FAX: (615) 370-1465
www.klobereng.com

NO.	BY	DATE	DESCRIPTION
			REVISIONS

CONSTRUCTION DOCUMENTS

KENTUCKY
APPLICANT/ PROPERTY OWNER:
L&M PROPERTIES GP
1 MILL & MAIN PLACE, SUITE 210
LOUISVILLE, KY 40206

TENNESSEE
APPLICANT/ PROPERTY OWNER:
L&M PROPERTIES GP
1 MILL & MAIN PLACE, SUITE 210
PORTLAND, TN 37148

DEVELOPER:
D.J. AIELLARO
PROJECTS, LLC
477 OAK STREET
HUDSON, TN 37203
DAIELLARO@PROJLLC.COM

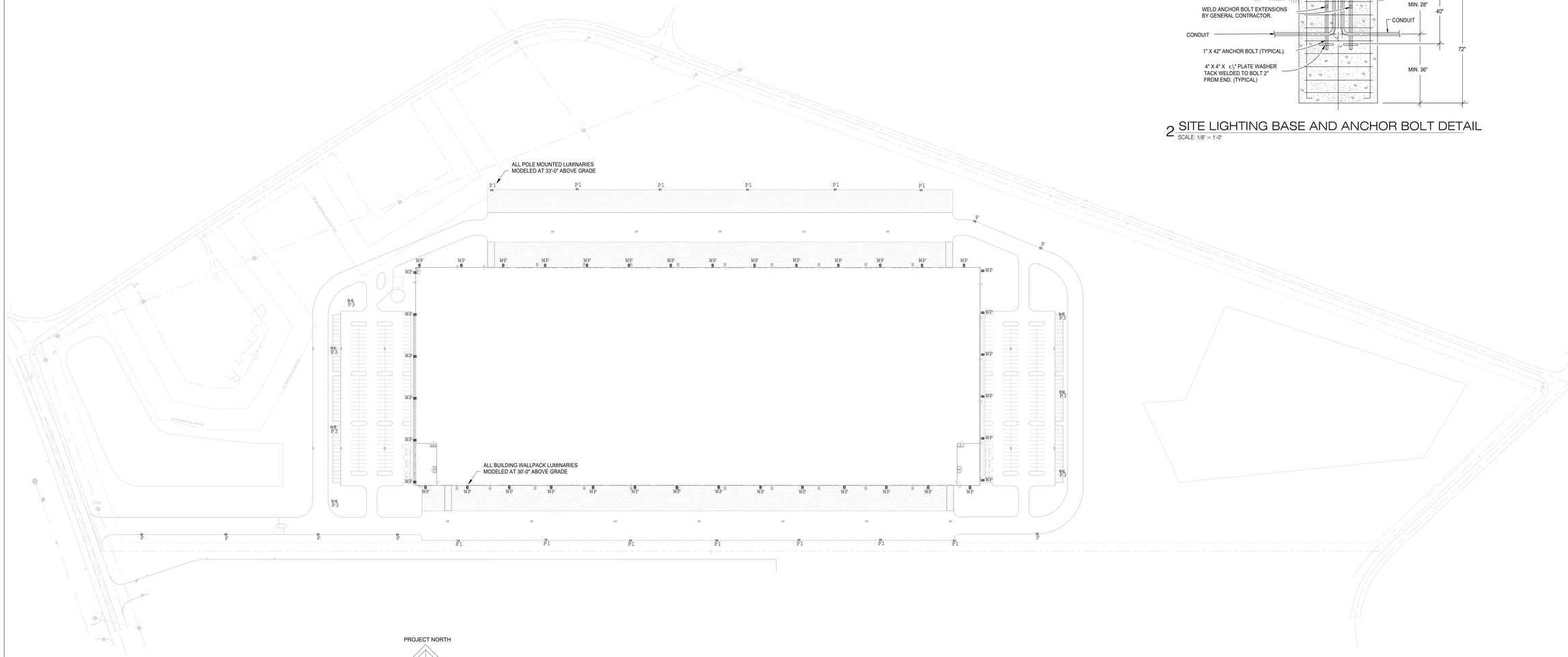
90% CHECK-SET

PROJECT BAYWATCH

VAUGHN PARKWAY
PORTLAND, TN 37148
ROBERTSON COUNTY

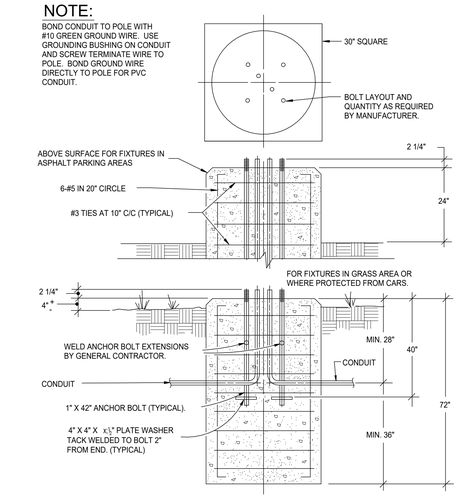
DRAWN BY:	DRL
CHECKED BY:	JML
DATE:	08/07/2026
PROJECT NO.:	C07025

SHEET NUMBER
L2



1 ELECTRICAL SITE PLAN
SCALE: 1" = 100'-0"

NOTE:
BOND CONDUIT TO POLE WITH #10 GREEN GROUND WIRE. USE GROUNDING BUSHING ON CONDUIT AND SCREW TERMINATE WIRE TO POLE. BOND GROUND WIRE DIRECTLY TO POLE FOR PVC CONDUIT.



2 SITE LIGHTING BASE AND ANCHOR BOLT DETAIL
SCALE: 1/8" = 1'-0"

D F + H SERVICES PLLC
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NASHVILLE, TN 37212
office@dfhservices.com
615.390.6131
615.207.4721
JOB # 26.157

PROLOGIS
PROJECT BAYWATCH
TRACK 4, VAUGHN PKWY
PORTLAND, TN

REV	DATE	DESCRIPTION

CHRISTOPHER E. BUCKNER
REGISTERED ENGINEER
AGENT OF RECORD
No. 103414
STATE OF TENNESSEE
8/31/26

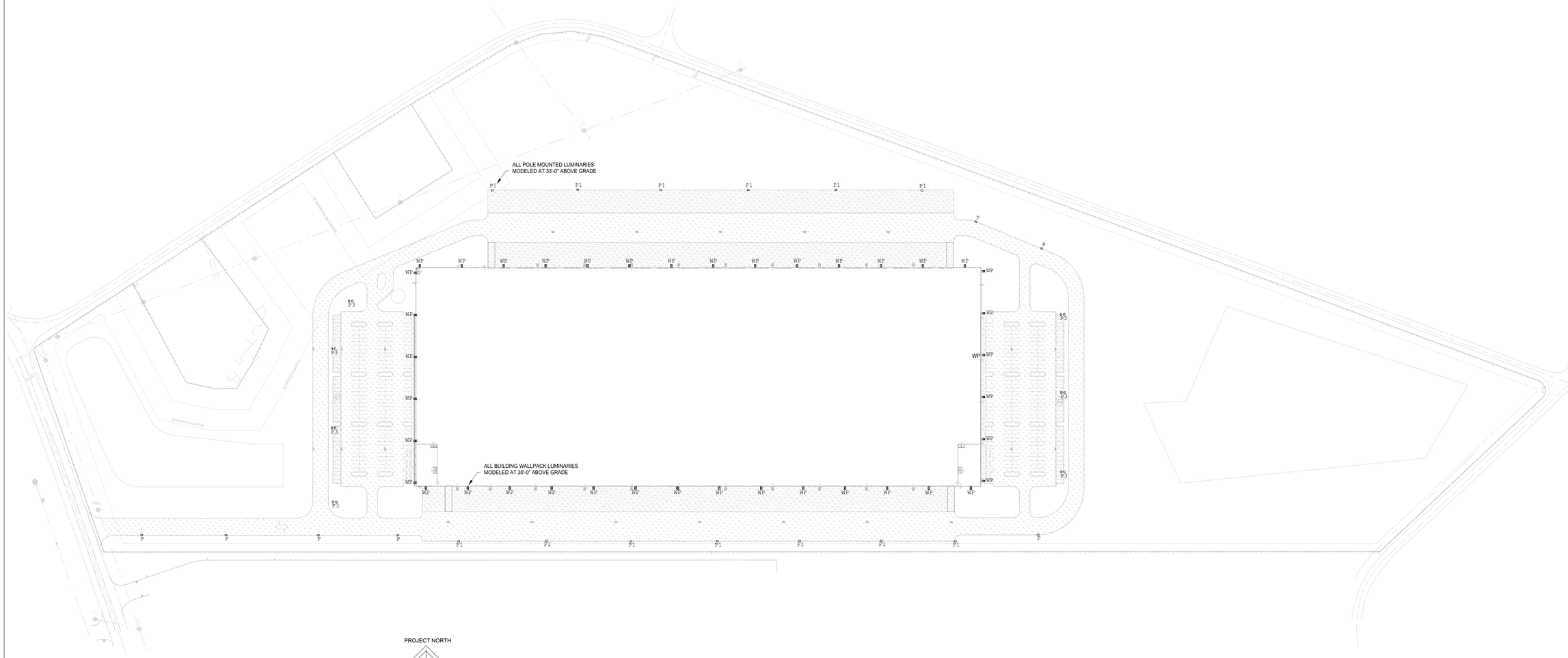
PROJ. NO.: DFH-26.15 7
DATE: 08/31/2026

ELECTRICAL SITE PLAN

E0.10

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]
	7	P	Single	RAR2-480L-340-4K7-2	0.900	48474	347.1	2429.7	BEACON
	13	P1	Single	RAR2-480L-340-4K7-3	0.900	47875	347.1	4512.3	BEACON
	7	P3	Back-Back	RAR2-480L-340-4K7-4W	0.900	47312	347.1	4859.4	BEACON
	40	WP	Single	RAR2-480L-340-4K-4F	0.900	44727	340	13600	BEACON

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	3.21	10.1	0.5	6.42	20.20
Northern Residental lot line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.10	0.8	0.0	N.A.	N.A.
Southern Residental lot line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
auto parking	Illuminance	Fc	2.93	9.7	0.6	4.88	16.17
general traffic circulation	Illuminance	Fc	3.40	9.5	0.0	N.A.	N.A.
main building entry and exits	Illuminance	Fc	5.07	10.1	2.9	1.75	3.48
pedestrian walkways	Illuminance	Fc	4.94	9.7	2.9	1.70	3.34
trailer parking and truck	Illuminance	Fc	3.23	10.1	0.5	6.46	20.20



PROJECT NORTH

TRUE NORTH

1 ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 100'-0"

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615.207.4721
JOB # 26.157

PROLOGIS
PROJECT BAYWATCH
TRACK 4, VAUGHN PKWY
PORTLAND, TN

REV	DATE	DESCRIPTION

CHRISTOPHER E. BUCKNER
REGISTERED ENGINEER
AGRICULTURE
MECHANICAL
No. 103414
STATE OF TENNESSEE
8/31/26

PROJ. NO.: DFH-26.15 7

DATE: 08/31/2026

ELECTRICAL SITE PHOTOMETRIC PLAN

E0.11

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RATIO Series
AREA/SITE LIGHTER

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #: P, P1, P3, WP

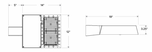
FEATURES

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

MICROSTRIKE



RAR1



RAR2



	Weight	EPA at 0°
RAR1	13.5 lbs / 6.1 kg	.45ft.² / .13m²
RAR2	24 lbs / 10.9 kg	.55ft.² / .17m²

CONTROL TECHNOLOGY

LIGHTGRID

SERVICE PROGRAMS

QS10

SPECIFICATIONS

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

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

INSTALLATION
- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

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

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

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

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

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RATIO Series
AREA/SITE LIGHTER MICRO STRIKE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #: P, P1, P3, WP

Gray Shading = Service Program Limit of 15 Luminaires QS10

MICRO STRIKE OPTICS - ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXW-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1 Micro Strike	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal (120-277V)
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV Forward	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5F IES TYPE IV Forward		240 240V
	160L-100 100W - 12,000 Lumens		5QW IES TYPE V		277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2 Micro Strike	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Protocell and Bluetooth Programming [1,2]	BC Backlight control
ASQU Universal arm mount for square pole, 52 Drill pattern. Does not include round pole adaptor	BLS Black Gloss Smooth	NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocell and Bluetooth Programming [1,2]	F Fusing [3]
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [1,2]	TB Terminal block
A_ Arm mount for round pole/ B3 drill pattern	DBS Dark Bronze Gloss Smooth	**Control Options Other**	2PF 2 power feed with 2 drivers [4]
A_U Universal arm mount for round pole	GTT Graphite Matte Textured	SCP_F Programmable occupancy sensor [1,6]	
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured	ADO AutoDim Timer Based Dimming	
	Color Option	ADT AutoDim Time of Day Dimming	
	CC Custom Color	BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Protocell and 360° Lens [5]	
		BTS-40F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Protocell and 360° Lens [5]	
		BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-D PIR Occupancy Sensor with Automatic Dimming Protocell and 360° Lens [5]	

Notes:
1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Not available with 25, 50, 255, 295 & 340W configurations
3 At least one SCPREMOTE required to program SCP motion sensor
4 Replace "_" with BF or 40F lens
5 Must specify voltage
6 Networked Controls cannot be combined with other control options
7 Not available with 2PF option
8 BTS and BTSO available for 70 Watts or higher and only on 120-277 voltage

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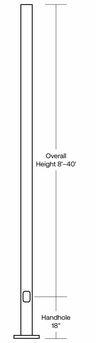
SSAB Series Poles
SQUARE STRAIGHT ALUMINUM

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

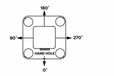
SPECIFICATIONS

CONSTRUCTION
- Shaft: One-piece straight aluminum with square cross section, flat sides and minimum radius on all corners; Extruded shafts of 6061-T6 aluminum in 1/8", 3/16", or 1/4" thickness. Base plate of 356 cast aluminum
- Four (4) individual bolt covers provided, painted to match pole and base finish
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 aluminum hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling.
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
    1 x 36 x 4 — TAB-36-M38
- Super Durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards

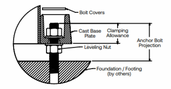
INSTALLATION
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location



BASE



BASE DETAIL



TENON



POLE CAP



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SSAB Series Poles
SQUARE STRAIGHT ALUMINUM

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

ORDERING INFORMATION

Example: SSAB25-50B-2L-S2-DBT-UL

SSAB Poles	Height	Shaft	Thickness	Mounting	Drill Pattern	Finish	Options
SSAB Square Straight Aluminum Pole Beacon	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) OT Open Top (includes pole cap)	B1 Cruciac "AM" arm B3 2 bolt (3-1/2" spacing) Viper "A" arm S2 2 bolt (3-1/2" spacing) Viper "AD" arm UDP Universal Drill Pattern	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGT Light Grey Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured **Color Option** CC Custom Color [6]	GFI [1] 20 Amp GFCI Receptacle and Cover EHH [2] Extra Handhole COS [3] 3" Coupling CO7 [3] 7" Coupling C2O [3] 2" Coupling MPB [4] Mid-pole Luminaire Bracket VM1 [4,5] Mode vibration dampener VM2 [5] 2nd mode vibration dampener LAB Less Anchor Bolts UL Certified

Accessories (Order Separately)

Part Number	Description
A819999-0001	Field-installed 2nd mode vibration dampener – VM2508
A819999-0005	Field-installed 2nd mode vibration dampener – VM2510
A819999-0004	Field-installed 2nd mode vibration dampener – VM2512
A819999-0003	Field-installed 2nd mode vibration dampener – VM2514
A819999-0007	Field-installed 2nd mode vibration dampener – VM2516
A819999-0006	Field-installed 2nd mode vibration dampener – VM2518
A819999-0002	Field-installed 2nd mode vibration dampener – VM2520
A819999-0009	Field-installed 2nd mode vibration dampener – VM2524
A819999-0008	Field-installed 2nd mode vibration dampener – VM2525

1 Removable tenon used in conjunction with side arm mounting. Not specify desired arm configuration followed by the "TR" notation. Example: SSA-B-25-40-A-1-BT-TA-BBTT.
2 Custom colors available; RAL number preferable
3 Specify option location using logic found on page 3 (Option Orientation).
4 VMI recommended on poles 20' and taller with EPA of less than 1.
5 There will be a weld witness mark on the side of the pole with the Factory installed VM2
6 Only available in 4in diameter poles

MOUNTING ORIENTATION

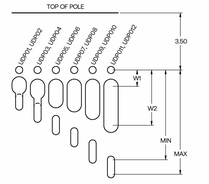
⊙ ⟵ Denotes handhole location



DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)

TOP OF POLE



Two Bolt Mounting with Center Wireway						
Mounting Hardware	Universal Mounting Patterns					
½" or less	UDP01	UDP03	UDP05	UDP07	UDP09	UDP011
¾" to ½"	UDP02	UDP04	UDP06	UDP08	UDP010	UDP012
"Min" Attachment Dimension	1.69	2.25	3.00	3.76	4.50	5.80
"Max" Attachment Dimension	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.13	2.60	3.00

UDP to accommodate 3rd Party Luminaires. Current Brands only utilize exact drill patterns as published.

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PROLOGIS
PROJECT BAYWATCH
TRACK 4, VAUGHN PKWY
PORTLAND, TN

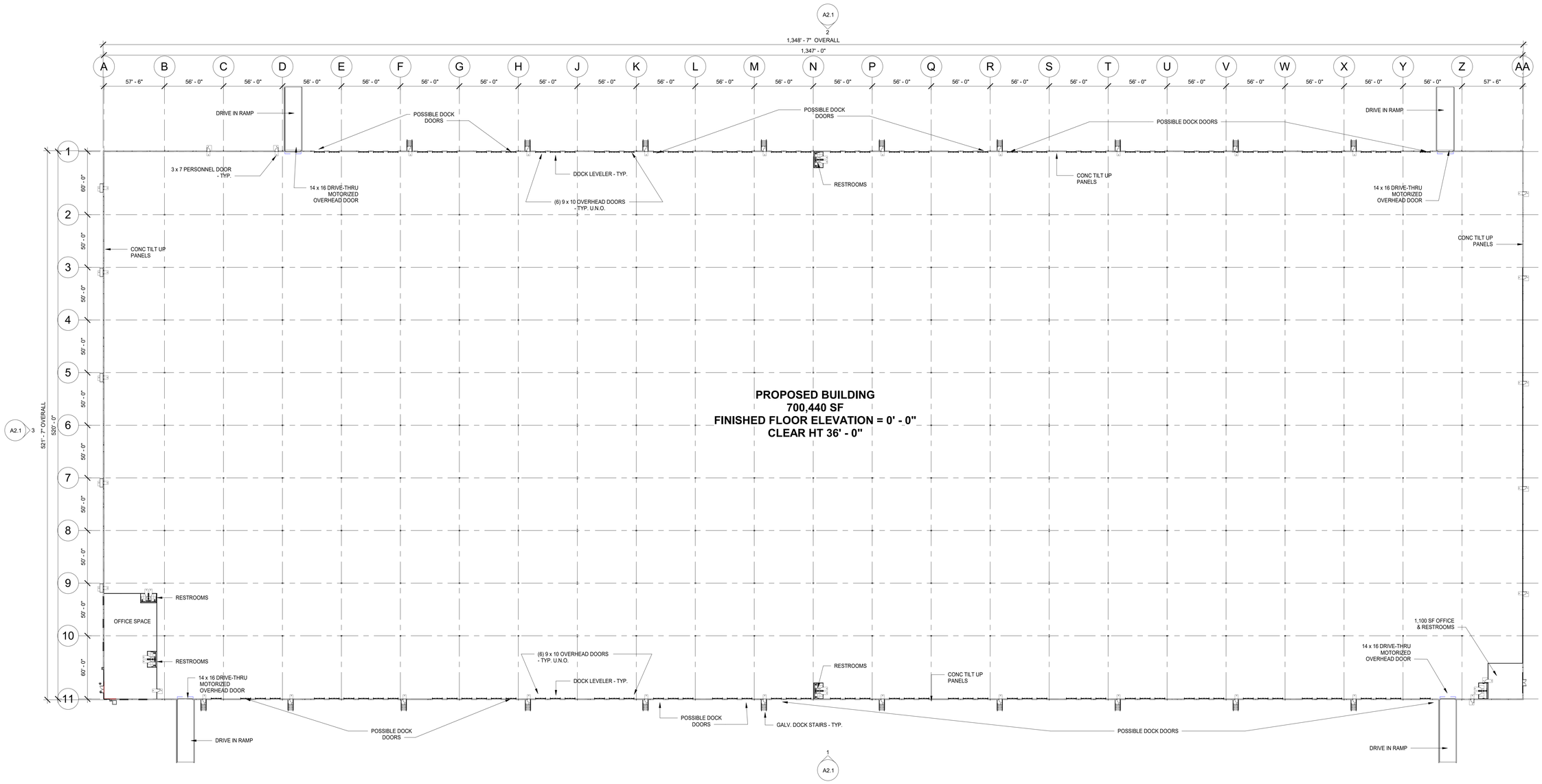
REV	DATE	DESCRIPTION

CHRISTOPHER E. BUCKNER
REGISTERED ENGINEER
AGENCY
No. 103414
STATE OF TENNESSEE
8/31/26

PROJ. NO.: DFH-26.15 7
DATE: 08/31/2026

ELECTRICAL SITE LIGHTING FIXTURES

E0.12



PROJECT NORTH

TRUE NORTH

1 FLOOR PLAN

SCALE: 1" = 40'-0"

GENERAL FLOOR PLAN NOTES

- ALL *RED* DIMENSIONS ARE TO FACE OF CMU, FACE OF CONCRETE TILT-UP, FACE OF STUD, OR COLUMN CENTERLINE, U.N.O..

- ALL *BLUE* DIMENSIONS ARE FACE OF FINISHED MATERIAL TO FACE OF FINISHED MATERIAL, U.N.O.

- DOORS AND WINDOWS ARE CENTERED WITHIN THE WALL UNLESS NOTED OTHERWISE. DOOR JAMBS ARE 6" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.

- SEE SHEET A0.0 - LIFE SAFETY PLAN FOR FIRE EXTINGUISHER NOTES AND LOCATIONS.

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(615) 397-6878

Project No. T25052

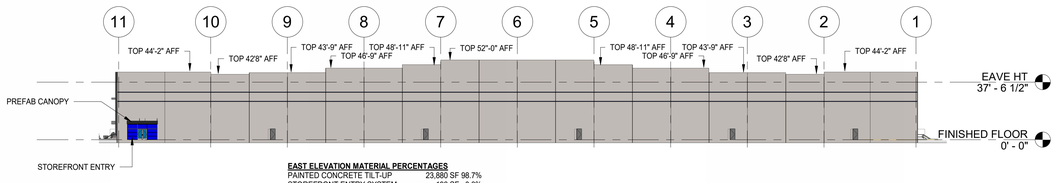
T.W. FRIERSON CONTRACTOR, INC.

FLOOR PLAN

PROLOGIS
PROJECT BAYWATCH
TRACK 4, VAUGHN PKWY
PORTLAND, TN

REV.	DESCRIPTION	DATE	CHK	DWG
	PC RESUBMITTAL	9/2/26	SMF	MRO

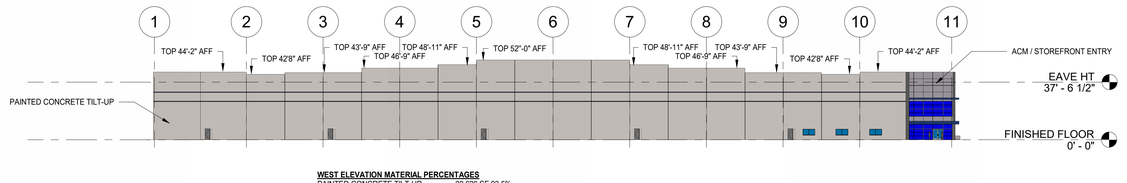
A1.1



EAST ELEVATION MATERIAL PERCENTAGES

PAINTED CONCRETE TILT-UP	23,880 SF	98.7%
STOREFRONT ENTRY SYSTEM	198 SF	0.8%
OTHER ENTRY DOORS	120 SF	0.5%
TOTAL	**24,198 SF**	

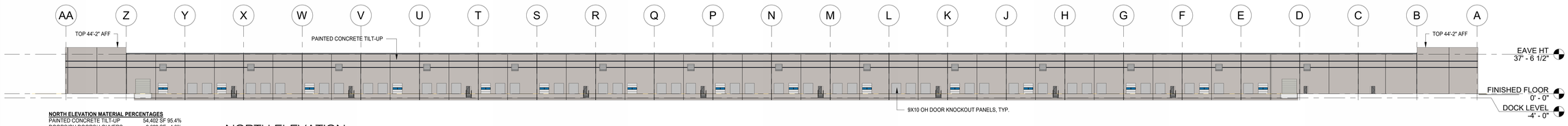
4 EAST ELEVATION
SCALE: 1" = 40'-0"



WEST ELEVATION MATERIAL PERCENTAGES

PAINTED CONCRETE TILT-UP	22,626 SF	93.5%
ACM METAL PANELS	782 SF	3.2%
STOREFRONT ENTRY SYSTEM	670 SF	2.8%
OTHER ENTRY DOORS	120 SF	0.5%
TOTAL	**24,198 SF**	

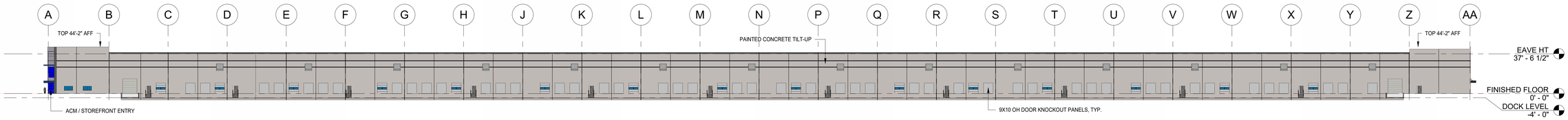
3 WEST ELEVATION
SCALE: 1" = 40'-0"



NORTH ELEVATION MATERIAL PERCENTAGES

PAINTED CONCRETE TILT-UP	54,402 SF	95.4%
DOORS/OH DOORS/ LOUVERS	2,622 SF	4.6%
TOTAL	**57,024 SF**	

2 NORTH ELEVATION
SCALE: 1" = 40'-0"



NORTH ELEVATION MATERIAL PERCENTAGES

PAINTED CONCRETE TILT-UP	53,978 SF	94.7%
ACM METAL PANELS	304 SF	0.5%
STOREFRONT ENTRY SYSTEM	120 SF	0.2%
DOORS/OH DOORS/ LOUVERS	2,622 SF	4.6%
TOTAL	**57,024 SF**	

1 SOUTH ELEVATION
SCALE: 1" = 40'-0"



5 BUILDING RENDERING
SCALE: NTS

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DCi
2571 Kraft Dr. Nashville, TN 37204
www.dci-arch.us
(615) 397-6878

Project No. T25052

T.W. FRIERSON CONTRACTOR, INC.

EXTERIOR ELEVATIONS

PROLOGIS
PROJECT BAYWATCH
TRACK 4, VAUGHN PKWY
PORTLAND, TN

REV.	DESCRIPTION	DATE	CHK	DWG
	PC RESUBMITTAL	9/2/26	SMF	MRO

A2.1





Sumner County - Parcel: 033A D 007.00



Date: August 11, 2026

County: SUMNER
Owner: MUNGER DOUGLAS
Address: NORTH RUSSELL STREET 136
Parcel ID: 033A D 007.00
Deeded Acreage: 0
Calculated Acreage: 1
Vexcel Imagery Date: 2023

1:1,128

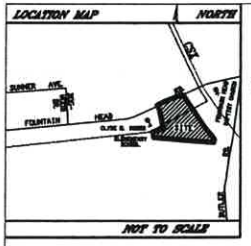
0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property

Annexation exibit of Wiseman Property

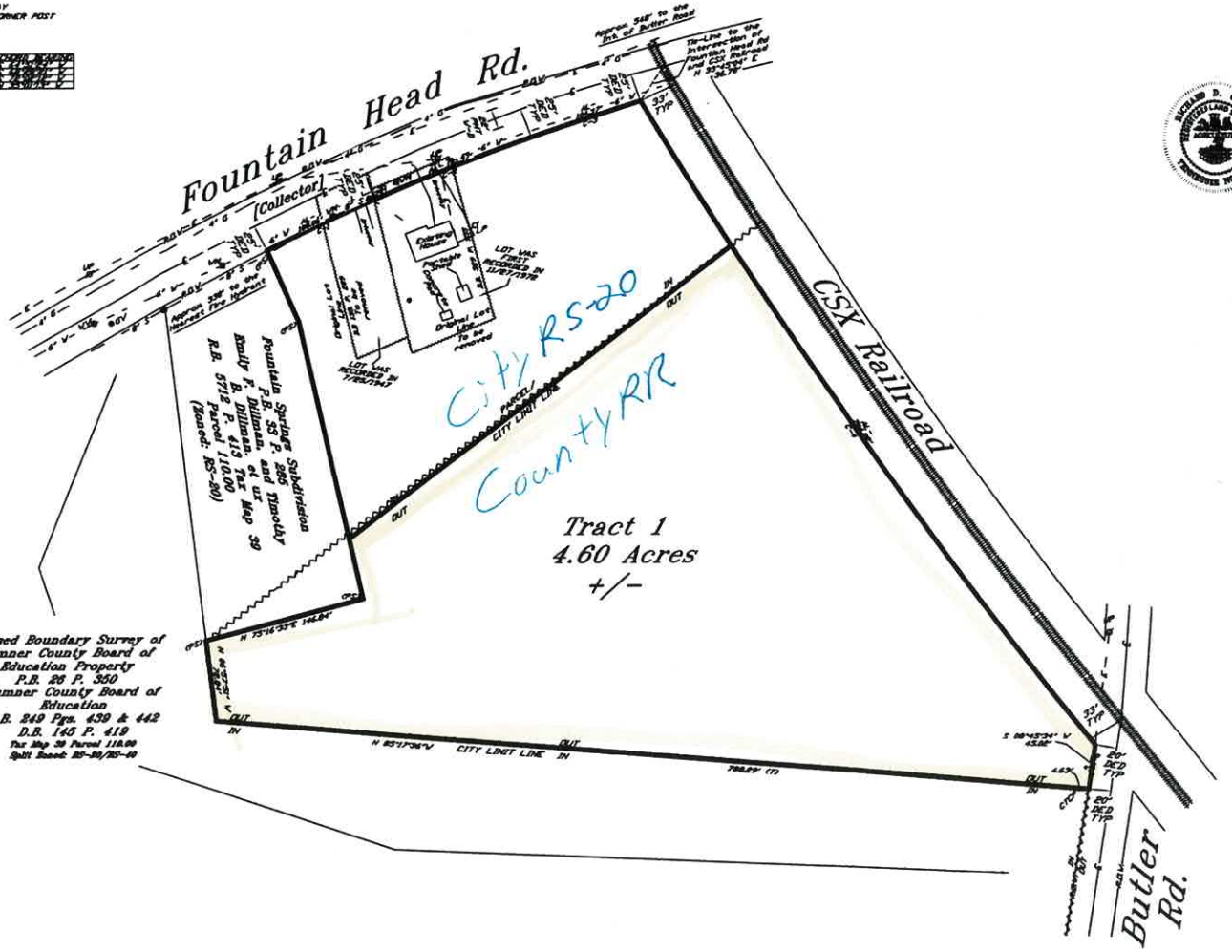


Legend

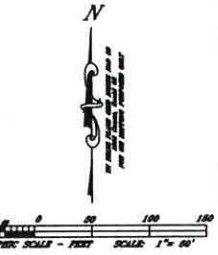
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
- (PS) PRIOR SURVEY
- E ELECTRIC LINE
- G GASOLINE
- W WATERLINE
- S SEWER LINE
- APPROXIMATE CITY LIMITS
- WM WATER METER
- UP'S UTILITY POLE
- LP'S LIGHT POLE
- SMH SEWER MANHOLE
- GV GAS VALVE
- WV WATER VALVE
- IRF IRON RE-BAR FOUND
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
- P.S.S.L.E. PRIVATE SEWER SERVICE LINE EASEMENT
- ℄ CENTERLINE
- R.O.W. RIGHT-OF-WAY
- CTCP CROSS-TIE CORNER POST

Curve Data Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	104.72'	1860.08'	3°13'39"	104.71'	S 53°37'34" E
C2	104.72'	1860.08'	3°13'39"	104.71'	S 53°37'34" E



Revised Boundary Survey of Sumner County Board of Education Property
P.B. 28 P. 350
Sumner County Board of Education
D.B. 249 Pgs. 439 & 442
D.B. 145 P. 419
Tax Map 39 Parcel 110.00
Split Zoned: RS-20/RS-40



DEED REFERENCE(S): B.B. 5368 P. 523, B.B. 4688 P. 134, AND B.B. 5368 P. 521

TAX MAP REFERENCE(S): MAP 39 ALL OF PARCELS 109.00, 110.00, AND 111.00

I, JERSEY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY 1 SURVEY, AS TO BEING SO, PRECISION OF THE UNADJUSTED SURVEY OF 1 FOOT IN 10,000 FEET WHICH ALL PUBLISHED AND POSTED CHECKS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 47165C0215G, EFFECTIVE DATE APRIL 17 2008, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATED: JULY 07, 2026

_____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1639

ZONED: RS-40 (Portland City Zoning)
RS (Sumner County Zoning)

TOTAL AREA BEING SURVEYED: 200,366.00 Sq. Ft. or 4.60 Acres +/-

OWNERS:
Rob Wiseman and wife Lora Wiseman
128 Greenfield Lane
Dunlap Springs, TN 37625

SURVEYORS NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR RESIDENTIAL USE.

2. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.

3. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, AS THE EASEMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE ARE COSTS OTHER EASEMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR ASSUMES NO RIGHT TO REVISE ANY EASEMENTS NOT PROVIDED FOR OR KNOWN OF FOR THE INTENT OF THIS SURVEY.

4. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYORS ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.

5. SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.

6. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCUMBRANCES, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

7. 20' DRAINAGE DRIVEWAY CULVERT.

8. ALL PRIVATE TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF SUBDIVISION PO STD. SW-8 FOR THE CITY OF PORTLAND.

9. DRAINAGE FACILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.

10. THE EXISTING HOME SHOWN DOES NOT MEET THE FRONT 40' AND SIDE 20' MINIMUM BUILDING SETBACK LINE. IF IT IS EVER ADJUSTED OR ANY ADDITION OR NEW BUILDING MUST MEET NEW SETBACK LINES PER CHAPTER 10 OF THE COUNTY ZONING RESOLUTION.

11. LOT 2 IS SUBJECT TO A 40' PRIVATE SEWER SERVICE LINE EASEMENT TO SERVE LOT 3 OF RUSSELL PLACE.

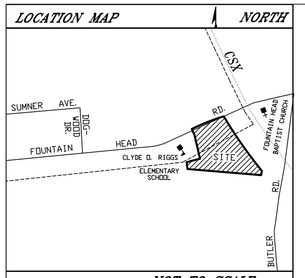
Prepared by:
Richard D. Graves
Land Surveying
1769 New Highway 52E
Westmoreland, TN 37186
Phone: (615) 644-8077
Email: grawsor1226@icloud.com

Job # 26085TML

Conceptual Plat of K-Hill Place 14th Civil District Sumner County, Tennessee

(Partially Inside Portland City Limits)

LOCATION MAP — **NORTH**



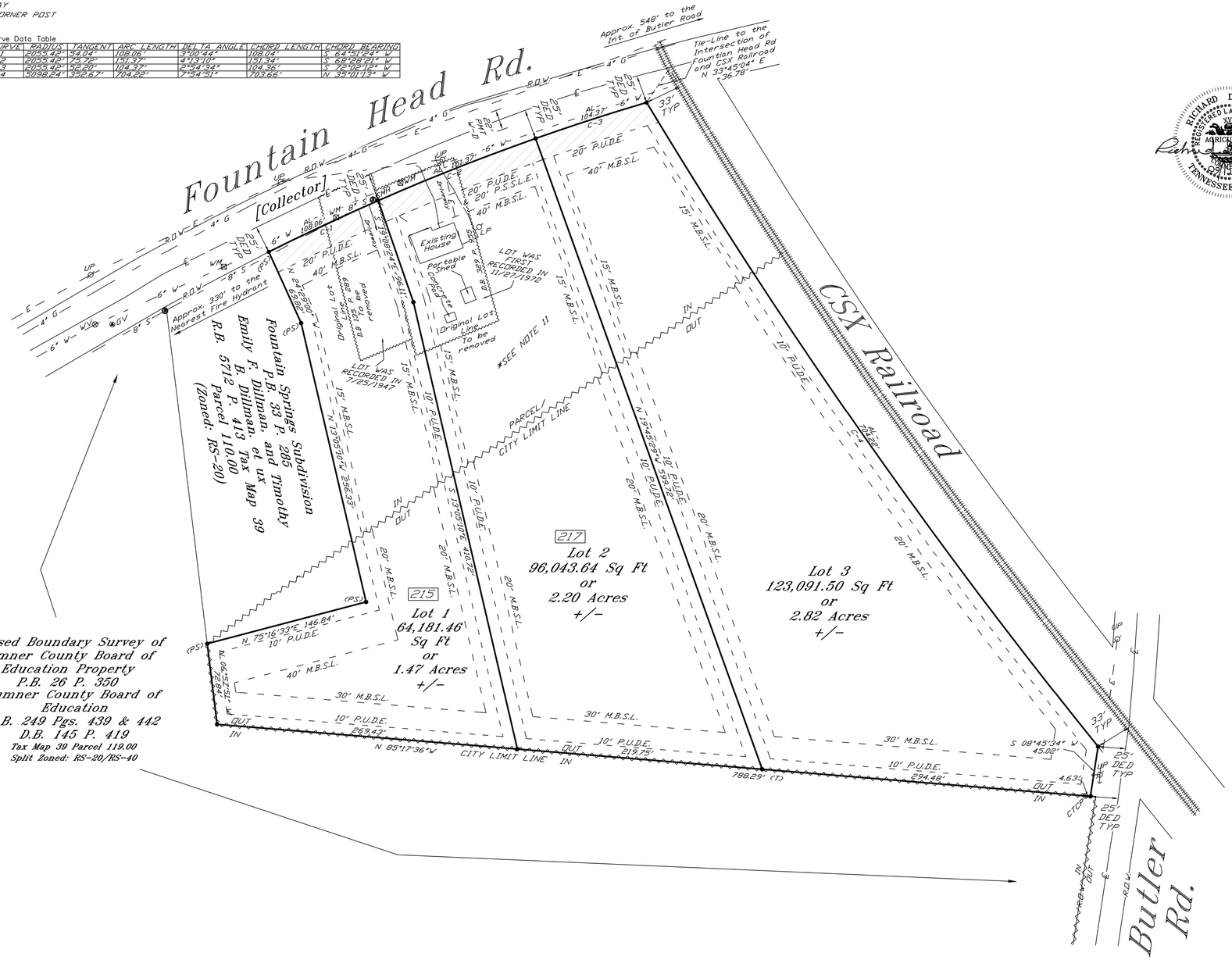
NOT TO SCALE

Legend

●	1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED.
(PS)	PRIOR SURVEY
—E—	ELECTRIC LINE
—G—	GASLINE
—W—	WATERLINE
—S—	SEWER LINE
~~	APPROXIMATE CITY LIMITS
WM ⊠	WATER METER
UP ⌀	UTILITY POLE
LP ⌀	LIGHT POLE
SMH ◎	SEWER MANHOLE
GV ▲	GAS VALVE
WV ⊗	WATER VALVE
IRF	IRON RE-BAR FOUND
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
P.S.S.L.E.	PRIVATE SEWER SERVICE LINE EASEMENT
℄	CENTERLINE
R.O.W.	RIGHT-OF-WAY
CTCP ◉	CROSS-TIE CORNER POST

Curve Data Table

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C-1	2059.42'	54.04'	108.06'	3°00'44"	108.04'	S 64°51'24" W
C-2	2059.42'	76.22'	152.37'	4°14'10"	152.34'	S 62°58'51" W
C-3	2059.42'	52.20'	104.37'	2°54'34"	104.36'	S 59°45'56" W
C-4	5098.24'	352.67'	704.22'	7°54'51"	703.66'	N 35°01'13" W



N

TN STATE PLANE GRID NORTH NAD 83 1996 Conus, Geoid 03 FOR GIS MAPPING PURPOSES ONLY

50 0 50 100 150

GRAPHIC SCALE – FEET SCALE: 1"= 50'

RICHARD D. GRAVES REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 1628

DEED REFERENCE: R.B. 5368 P. 523, R.B. 6000 P. 136, AND R.B. 5368 P. 514

TAX MAP REFERENCE: MAP 39 ALL OF PARCELS 109.00, 110.01, AND 111.00

I, HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 138,399 AS SHOWN HEREON. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER #715C0 125G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: August 12, 2026

_____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1628

ZONED: RS-20 (Portland City Zoning)
RR (Sumner County Zoning)

TOTAL AREA BEING SURVEYED:
283,316.60 Sq. Ft. OR 6.49 Acre +/-

OWNERS
Dale Wisenan and wife Lesa Wisenan
118 Greenfield Lane
Castalian Springs, TN 37031

SURVEYORS NOTES:

1: THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR RESIDENTIAL USE.

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6: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

7: 15" MINIMUM DRIVEWAY CULVERT.

8: ALL DRIVEWAYS TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF DIAGRAM PW STD. DW-01 FOR THE CITY OF PORTLAND.

9: DRAINAGE EASEMENTS OUTSIDE OF THE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.

10: THE EXISTING HOME SHOWN DOES NOT MEET THE FRONT 40' AND SIDE 20' MINIMUM BUILDING SETBACK LINE. IF IT IS EVER REMOVED FOR ANY REASON A NEW BUILDING MUST MEET NEW SETBACK LINES PER CHAPTER 13 OF THE COUNTY ZONING RESOLUTION.

11: LOT 2 IS SUBJECT TO A 20' PRIVATE SEWER SERVICE LINE EASEMENT TO SERVE LOT 3 OF K-HILL PLACE.

MS4 Storm Water 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 ARE 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I(we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of- way limits of the road.

Date: _____ Owner: _____
Anthony Dale Wisenan

Date: _____ Owner: _____
Lesa Wisenan

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.

Date: 09/12/26 Richard D. Graves
Registered Surveyor No.1628

CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES

I hereby certify that the property numbers assigned herein conform to Sumner County Emergency Communications District (E-911) policies and the street name(s) conform to the inter-local agreement for non-duplication.

_____ _____
Date Sumner County Emergency Communications E-911 District

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

I hereby certify: (1) that the public streets have been installed in an acceptable manner and according to City specifications in the subdivision entitled Final Plat of K-Hill Place or, (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Department of Public Works to assure completion of all required improvements in case of default.

_____ _____
Date Authorized Signature

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM (WHITE HOUSE UTILITY DISTRICT)

I hereby certify that the water system improvements outlined or indicated hereon have been installed in accordance with current local and/or state government requirements) or a bond or other form of surety has been filed with White House Utility District to guarantee installation of the water system improvements.

Date:_____ _____
Authorized Signature
_____
Name & Title

CERTIFICATE OF STORMWATER SYSTEM (CITY OF PORTLAND)

I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage Requirements. I hereby certify: (1) that the stormwater system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Public Works Department to assure completion of all required stormwater improvements in case of default.

Date: _____ _____
Authorized Signature

CERTIFICATE OF SEWER SYSTEM

I hereby certify: (1) that the sewer system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Utilities Department to assure completion of all required sewer improvements in case of default.

Date:_____ _____
Name & Title

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Portland, Tennessee, except for Special Exceptions, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

_____ _____
Date Secretary of the Planning Commission

Void if not recorded by: _____

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52E
Westmoreland, TN 37186
Phone: (615) 644-2077
Email: gravesr1628@hotmail.com

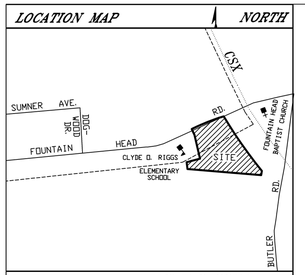
TENNESSEE ONE-CALL SYSTEM
BEFORE YOU DIG CALL 811
UTILITIES SHOWN ARE APPROXIMATE. ALL UTILITIES ARE NOT SHOWN.

Job # 26085TML

Conceptual Plat of K-Hill Place 14th Civil District Sumner County, Tennessee

(Partially Inside Portland City Limits)

LOCATION MAP — **NORTH**



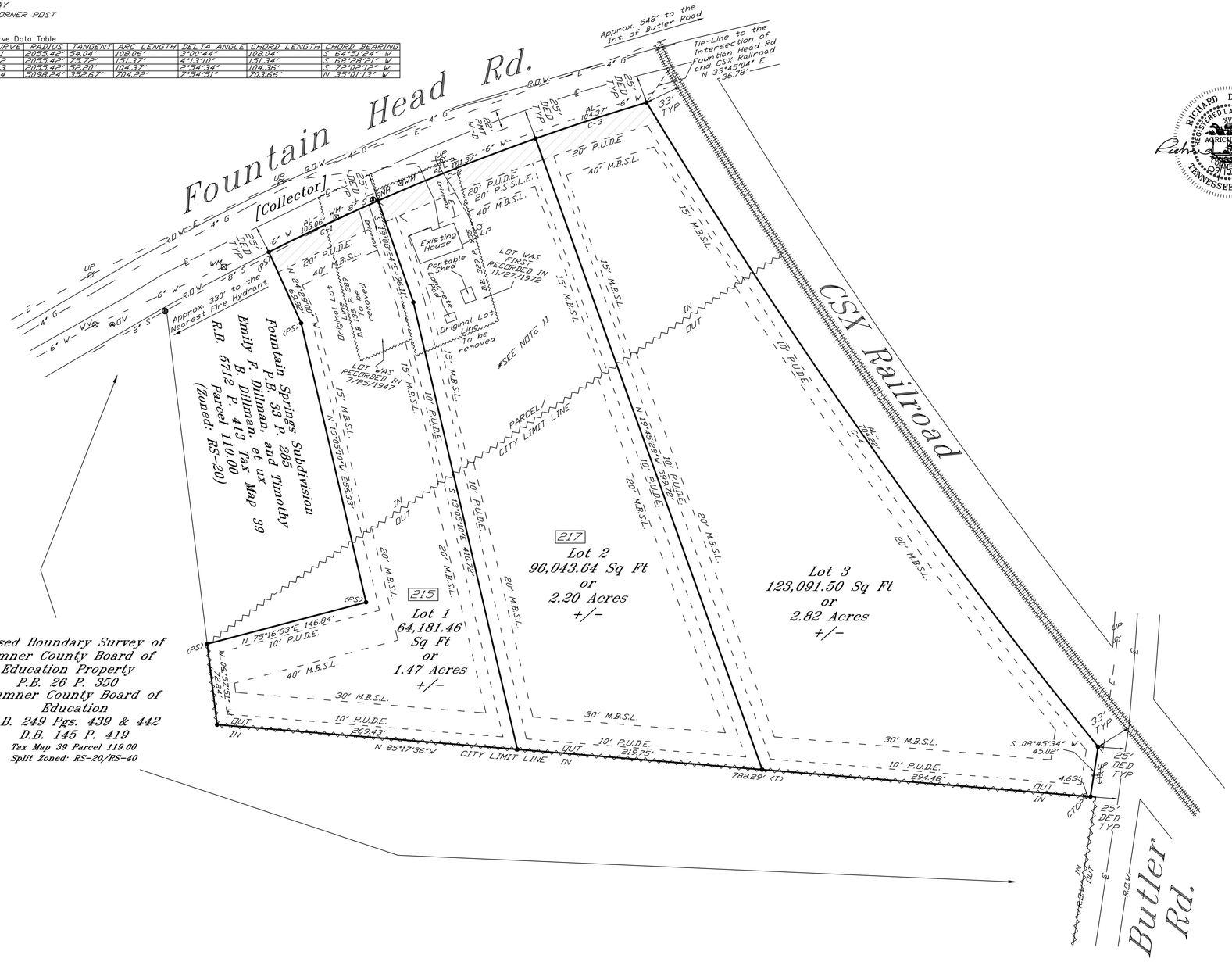
NOT TO SCALE

Legend

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—G—	GASLINE
—W—	WATERLINE
—S—	SEWER LINE
~~	APPROXIMATE CITY LIMITS
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IRF	IRON RE-BAR FOUND
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
P.S.S.L.E.	PRIVATE SEWER SERVICE LINE EASEMENT
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R.O.W.	RIGHT-OF-WAY
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Revised Boundary Survey of Sumner County Board of Education Property
P.B. 26 P. 350
Sumner County Board of Education
D.B. 249 Pgs. 439 & 442
D.B. 145 P. 419
Tax Map 39 Parcel 119.00
Split Zoned: RS-20/RS-40

50 0 50 100 150

GRAPHIC SCALE – FEET SCALE: 1"= 50'

RICHARD D. GRAVES REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 1628 09/12/26

DEED REFERENCE: R.B. 5368 P. 523, R.B. 6000 P. 136, AND R.B. 5368 P. 514

TAX MAP REFERENCE: MAP 39 ALL OF PARCELS 109.00, 110.01, AND 111.00

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SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER #715C0 125G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: August 12, 2026

_____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1628

ZONED: RS-20 (Portland City Zoning)
RR (Sumner County Zoning)

TOTAL AREA BEING SURVEYED:
283,316.60 Sq. Ft. OR 6.49 Acre +/-

OWNERS
Dale Wisenan and wife Lesa Wisenan
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9: DRAINAGE EASEMENTS OUTSIDE OF THE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.

10: THE EXISTING HOME SHOWN DOES NOT MEET THE FRONT 40' AND SIDE 20' MINIMUM BUILDING SETBACK LINE. IF IT IS EVER REMOVED FOR ANY REASON A NEW BUILDING MUST MEET NEW SETBACK LINES PER CHAPTER 13 OF THE COUNTY ZONING RESOLUTION.

11: LOT 2 IS SUBJECT TO A 20' PRIVATE SEWER SERVICE LINE EASEMENT TO SERVE LOT 3 OF K-HILL PLACE.

MS4 Storm Water 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 ARE 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I(we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of- way limits of the road.

Date: _____ Owner: _____
Anthony Dale Wisenan

Date: _____ Owner: _____
Lesa Wisenan

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.

Date: 09/12/26 Richard D. Graves
Registered Surveyor No.1628

CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES

I hereby certify that the property numbers assigned herein conform to Sumner County Emergency Communications District (E-911) policies and the street name(s) conform to the inter-local agreement for non-duplication.

_____ _____
Date Sumner County Emergency Communications E-911 District

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

I hereby certify: (1) that the public streets have been installed in an acceptable manner and according to City specifications in the subdivision entitled Final Plat of K-Hill Place or, (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Department of Public Works to assure completion of all required improvements in case of default.

_____ _____
Date Authorized Signature

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM (WHITE HOUSE UTILITY DISTRICT)

I hereby certify that the water system improvements outlined or indicated hereon have been installed in accordance with current local and/or state government requirements) or a bond or other form of surety has been filed with White House Utility District to guarantee installation of the water system improvements.

Date:_____ _____
Authorized Signature

_____
Name & Title

CERTIFICATE OF STORMWATER SYSTEM (CITY OF PORTLAND)

I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage Requirements. I hereby certify: (1) that the stormwater system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Public Works Department to assure completion of all required stormwater improvements in case of default.

Date: _____ _____
Authorized Signature

CERTIFICATE OF SEWER SYSTEM

I hereby certify: (1) that the sewer system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Utilities Department to assure completion of all required sewer improvements in case of default.

Date:_____ _____
Name & Title

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Portland, Tennessee, except for Special Exceptions, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

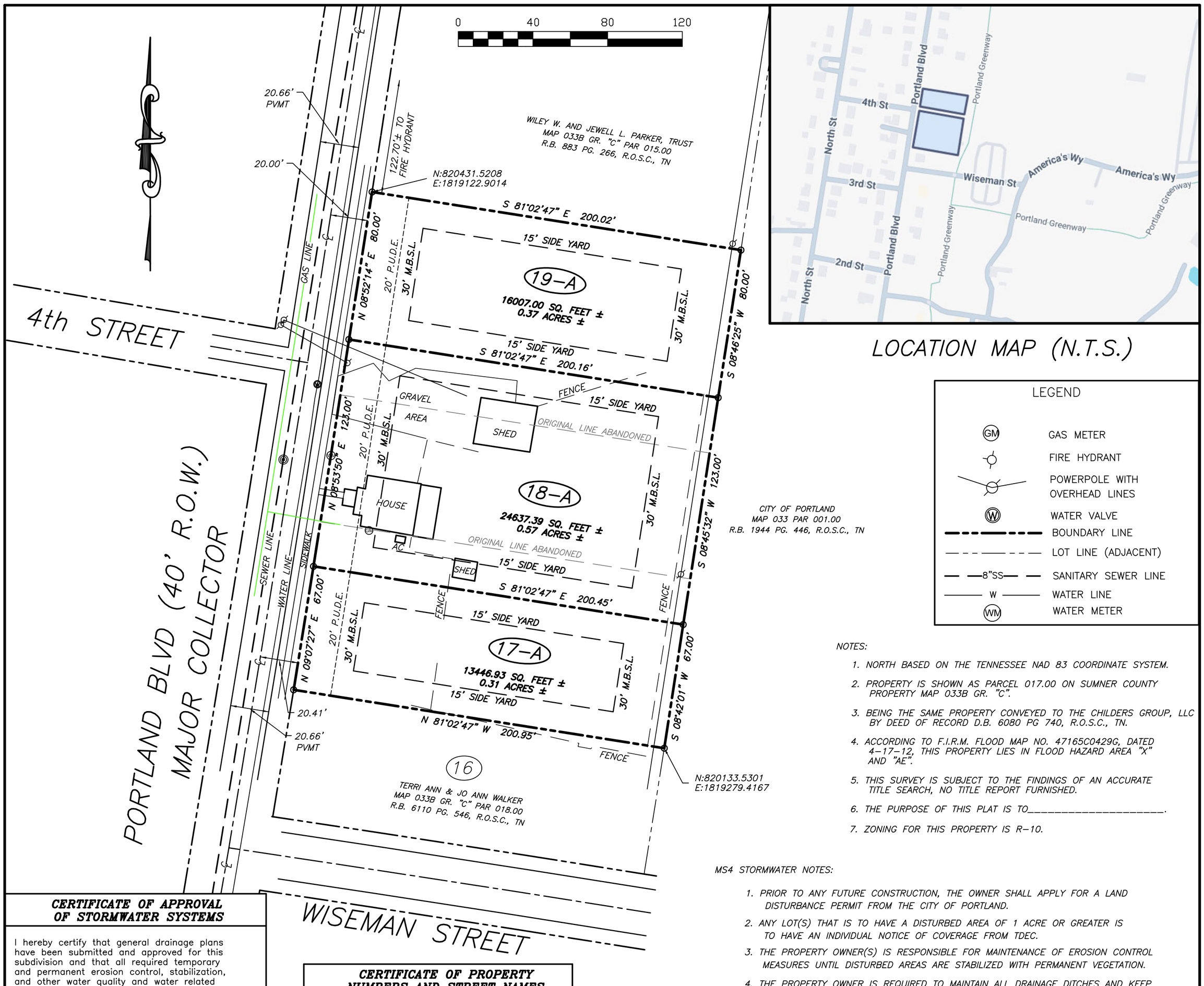
_____ _____
Date Secretary of the Planning Commission

Void if not recorded by: _____

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52E
Westmoreland, TN 37186
Phone: (615) 644-2077
Email: gravesr1628@hotmail.com

TENNESSEE ONE-CALL SYSTEM
BEFORE YOU DIG CALL 811
UTILITIES SHOWN ARE APPROXIMATE. ALL UTILITIES ARE NOT SHOWN.

Job # 26085TML



LOCATION MAP (N.T.S.)

LEGEND

- GM — GAS METER
- FIRE HYDRANT
- POWERPOLE WITH OVERHEAD LINES
- W — WATER VALVE
- BOUNDARY LINE
- LOT LINE (ADJACENT)
- 8"SS — SANITARY SEWER LINE
- W — WATER LINE
- WM — WATER METER

NOTES:

1. NORTH BASED ON THE TENNESSEE NAD 83 COORDINATE SYSTEM.
2. PROPERTY IS SHOWN AS PARCEL 017.00 ON SUMNER COUNTY PROPERTY MAP 033B GR. "C".
3. BEING THE SAME PROPERTY CONVEYED TO THE CHILDERS GROUP, LLC BY DEED OF RECORD D.B. 6080 PG 740, R.O.S.C., TN.
4. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0429G, DATED 4-17-12, THIS PROPERTY LIES IN FLOOD HAZARD AREA "X" AND "AE".
5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.
6. THE PURPOSE OF THIS PLAT IS TO_____.
7. ZONING FOR THIS PROPERTY IS R-10.

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(S) 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(S) IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL 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 ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF THE CITY OF PORTLAND STORMWATER MANAGEMENT COORDINATOR.
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.

PLAT CONTAINS: 48,078.32 SQ. FEET ± / 1.11 ACRES ±

CERTIFICATE OF APPROVAL OF STORMWATER SYSTEMS

I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage Requirements. I hereby certify: (1) that the stormwater system outlined or indicated hereon has been installed in accordance with the current State and/or local government requirements or, (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Public Works Department to assure completion of all required stormwater inprovements in case of default.

_____
Date

_____
County Engineer

CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES

I hereby certify that the property numbers assigned herein conform to Sumner County Emergency Communications District (E-911) polices and street name(s) conform to the inter-local agreement for non-duplication.

DATE : _____

_____
Sumner County Emergency Communications
E-911 District

APPROVAL OF SEWER SYSTEMS

I hereby certify: (1) that the sewer system outlined hereon has been installed in accordance with current State and/or local government requirements; or (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Utilities Department to assure completion of all required sewer improvements in case of default.

_____
Date

_____
Name & Title

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limites of the road.

DATE : _____ OWNER : _____

TITLE : _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County.

DATE : _____

_____
REGISTERED SURVEYOR

J. BRUCE RAINEY — REGISTERED LAND SURVEYOR XVI — AGRICULTURE — COMMERCE — TENNESSEE — No. 823

FINAL PLAT OF CHILDERS PROPERTY

PROPERTY LOCATED AT 327 PORTLAND BLVD
IN THE CITY OF PORTLAND
16th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE
DATE : AUGUST 12, 2026
SCALE : 1" = 40'

OWNED BY :
CHILDERS GROUP, LLC
1691 NOAH LANE
GALLATIN, TN 37066-7581

APPROVAL OF WATER SYSTEMS

I hereby certify: (1) that the water system outlined hereon has been installed in accordance with current State and/or local government requirements; or (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Utilities Department to assure completion of all required water improvements in case of default.

_____
Date

_____
Name & Title

APPROVAL OF STREETS

I hereby certify (1) that the public streets have been installed in an acceptable manner and according to City specifications in the subdivision entitled:_____CHILDERS PROPERTY_____ or (2) that a Letter of Credit in the amount of $_____ has been posted with the City of Portland Department of Public Works to assure all required improvements in case of default.

DATE : _____

_____
City Engineer

APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Portland, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

DATE: _____

_____
Secretary, Planning Commission

VOID UNLESS RECORDED BY: _____

RECORD

Recorded _____
in Book _____, Page _____
of the Register's Office, Sumner County, TN.

Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
900 S. BROADWAY ST, P.O. BOX 429
PORTLAND, TN 37148
Phone 615-822-0012
Email
REQUEST@BRUCERAINEYANDASSOCIATES.COM

JOB. NO. 250222