

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF PORTLAND ZONING ORDINANCE, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF PORTLAND ZONING ORDINANCE (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY CITY OF PORTLAND OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY RICHARD GRAVES LAND SURVEYING.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. ELEVATIONS AND CONTOURS WERE DERIVED USING RADIAL TRIGONOMETRY AND DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE ONE (1) FOOT, AND THE SOURCE OF VERTICAL DATUM IS H.G.V.D. 1929.
13. BEARINGS SHOWN ARE BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM (NAD1983).
14. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0131G, EFFECTIVE DATE 04/17/2012, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 500 YEAR FLOOD PLAIN. PROPERTY IS IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF PORTLAND ZONING ORDINANCE
18. ADA PARKING AND ROUTE TO PROPOSED OFFICE BUILDING SHALL BE CONSTRUCTED TO MEET ALL ADA RULES AND REGULATIONS.

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF PORTLAND.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. PROVIDE NPDES PERMIT NUMBER AND NOC TO CITY OF PORTLAND ENGINEERING DIVISION WHEN RECEIVED.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK:
BM: PK NAIL SET IN EDGE OF BENCHMARK
Z: 783.00
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED MINERAL AGGREGATE TYPE A, GRADING D TO SPRINGLINE). TRENCH FILL TO BE MINERAL AGGREGATE TYPE A, GRADING D.

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

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

STATEMENT OF FINANCIAL RESPONSIBILITY:

THE DEVELOPER, TYLER COLLINS, WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THIS PROJECT.

OWNERSHIP AND MAINTENANCE PROVISIONS:

THE OWNER, TYLER COLLINS, WILL PROVIDE MAINTENANCE OF SAID PROJECT.

PROJECT DESCRIPTION:

TDOT ENTRANCE PERMIT.

ESTIMATED BEGINNING OF CONSTRUCTION:

APRIL 2026

ESTIMATED COMPLETION OF CONSTRUCTION:

APRIL 2027

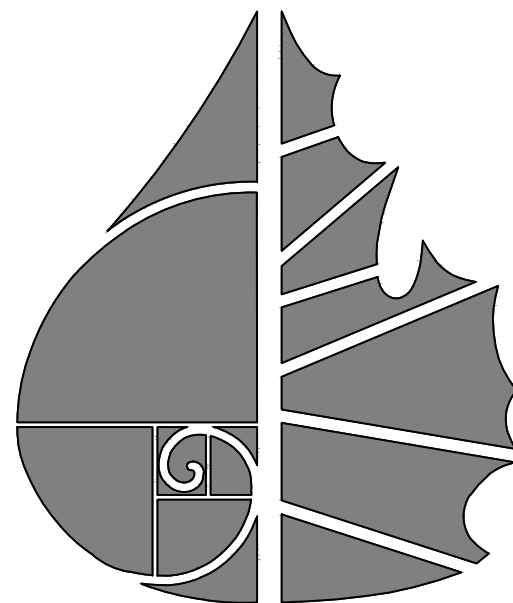
PDU STANDARD NOTES:

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 OF PRE-CONSTRUCTION MEETING A SURETY IN THE FORM OF A LETTER OF CREDIT 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 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, POTHOLES 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 GRAVITY SEWER MAIN PRIOR TO FINAL ACCEPTANCE. THE DEVELOPER WILL BE FINANCIALLY RESPONSIBLE FOR ALL CCTV INSPECTION.

PLAN SHEET INDEX:

DESCRIPTION
PROJECT NOTES
TDOT PERMIT

SHEET
C 1.1
C 1.2



GreenLID
Design

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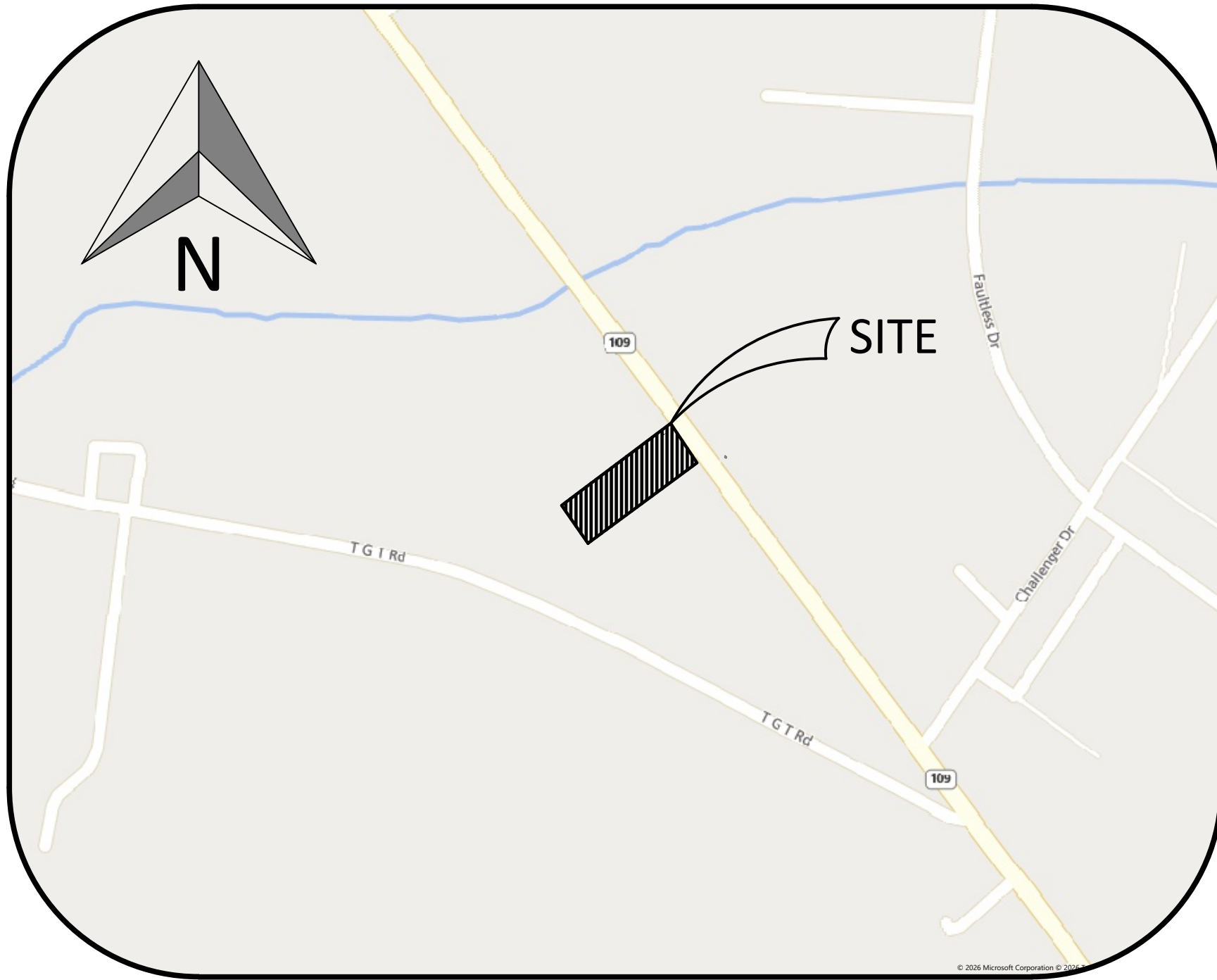
03-17-26

TYLER COLLINS PROPERTY
TDOT ENTRANCE PLAN
808 NORTH BROADWAY (HWY 109)
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

PROJECT NOTES

DEVELOPMENT NOTE:

THIS PLAN IS FOR THE CONSTRUCTION OF THE DRIVEWAY ENTRANCE TO HIGHWAY 109 NORTH. ANY ADDITIONAL DEVELOPMENT OF THIS PROPERTY WILL NEED TO BE APPROVED BY THE CITY OF PORTLAND PLANNING COMMISSION.



SITE DATA TABLE	
OWNER / DEVELOPER	TYLER COLLINS 320 AVENDIA LEONA SIESTA, FL 34242
SITE LOCATION	808 N BROADWAY, PORTLAND, TN 37148
TAX MAP	833
PARCEL	004.01 000
ACREAGE	88.4238 PG. 612
CURRENT ZONE	0.2 / ACRES ~25,510 SF
REQUESTED ZONE	GCS
EXISTING USE	GRAVEL PARKING AREA
PROPOSED USE	

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

REVISION

DATE

NO.

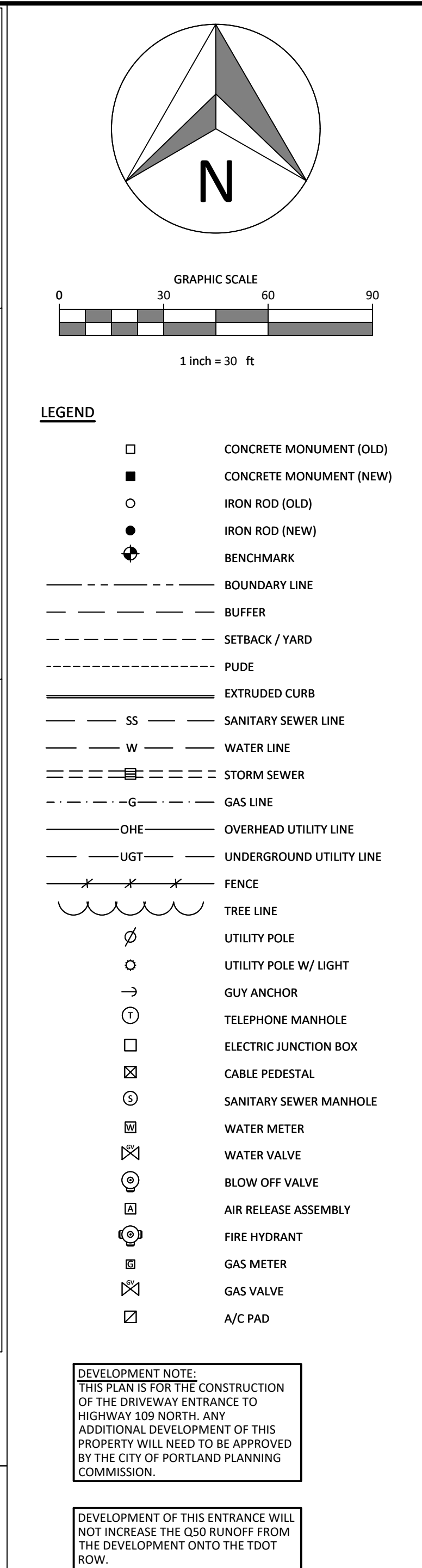
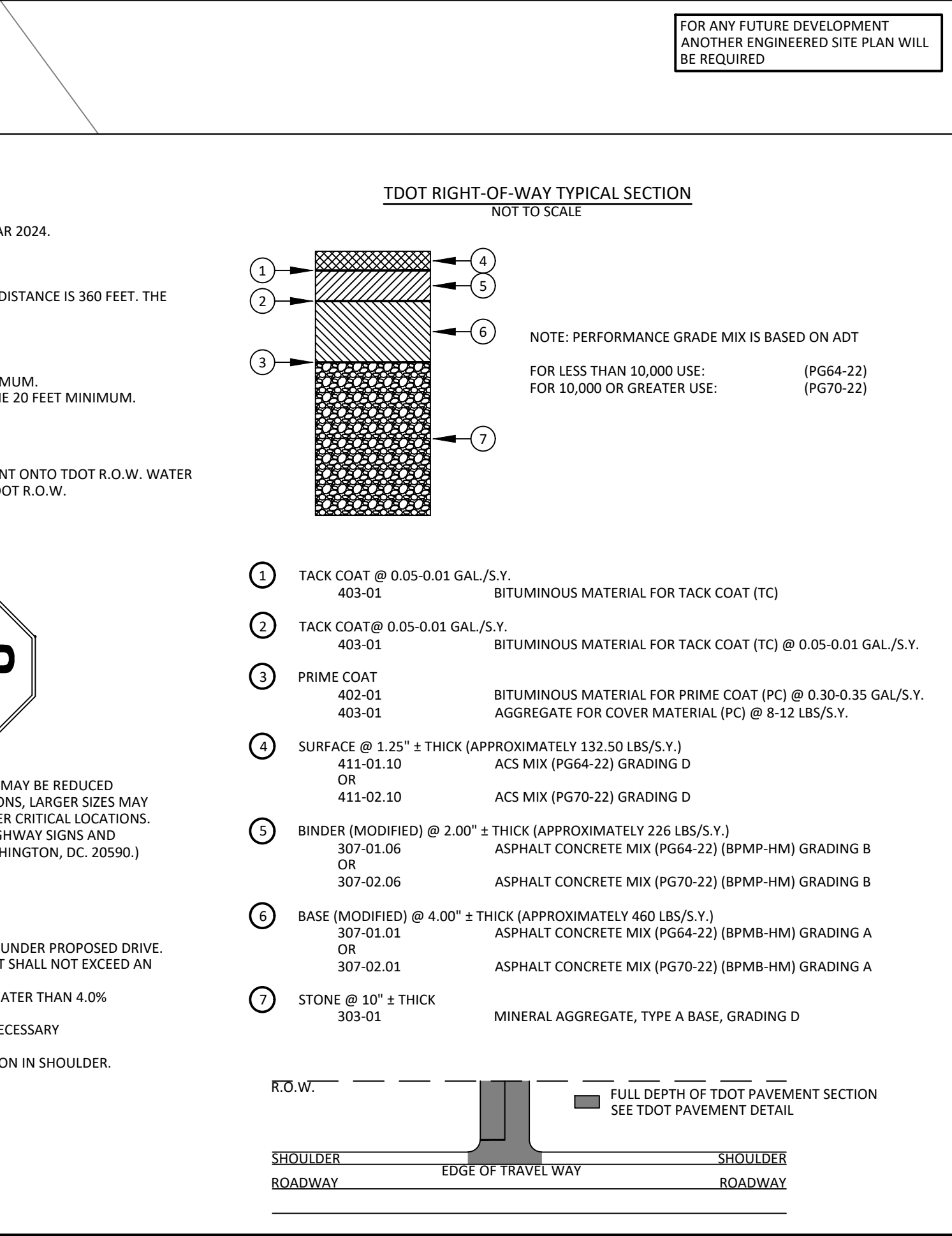
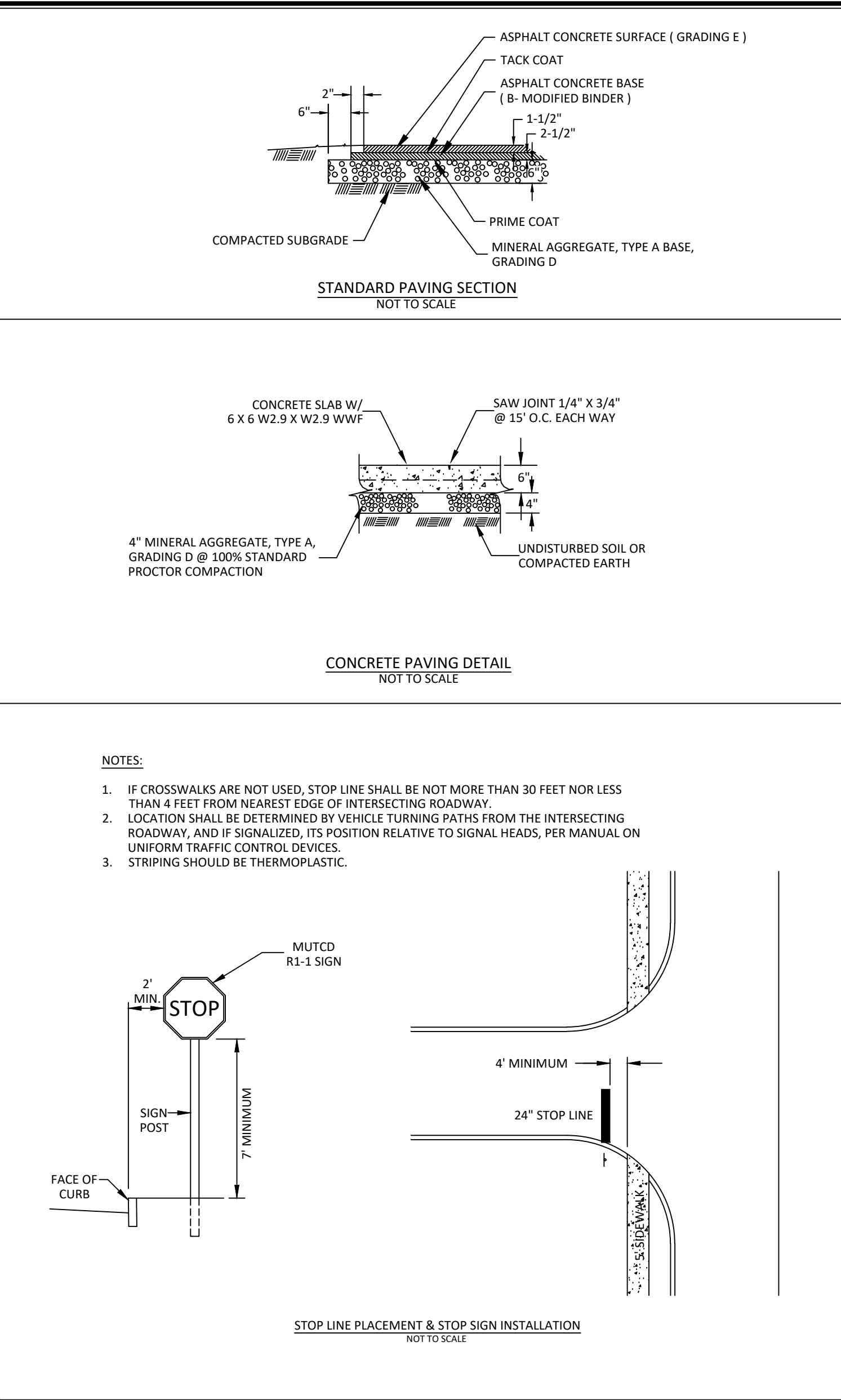
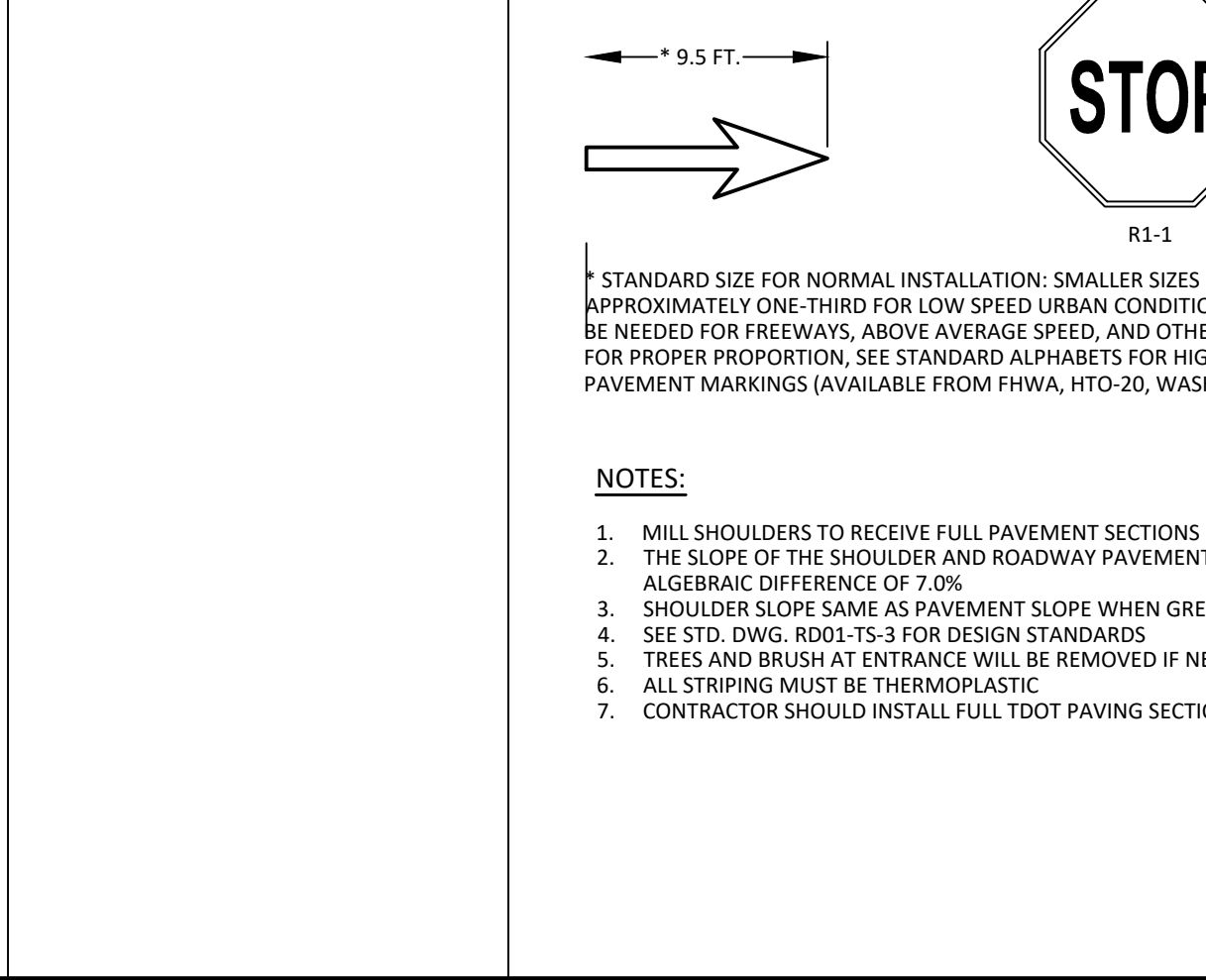
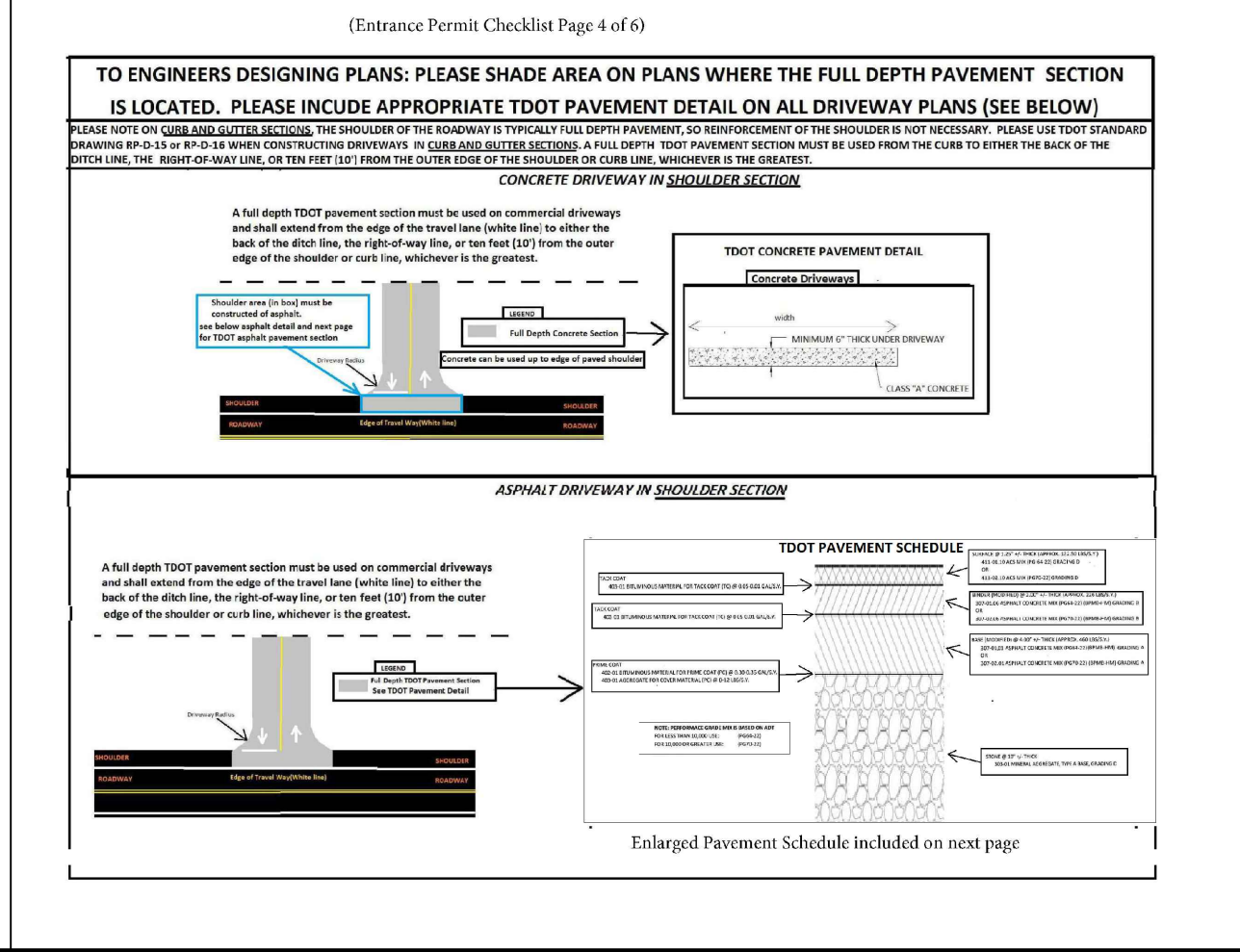
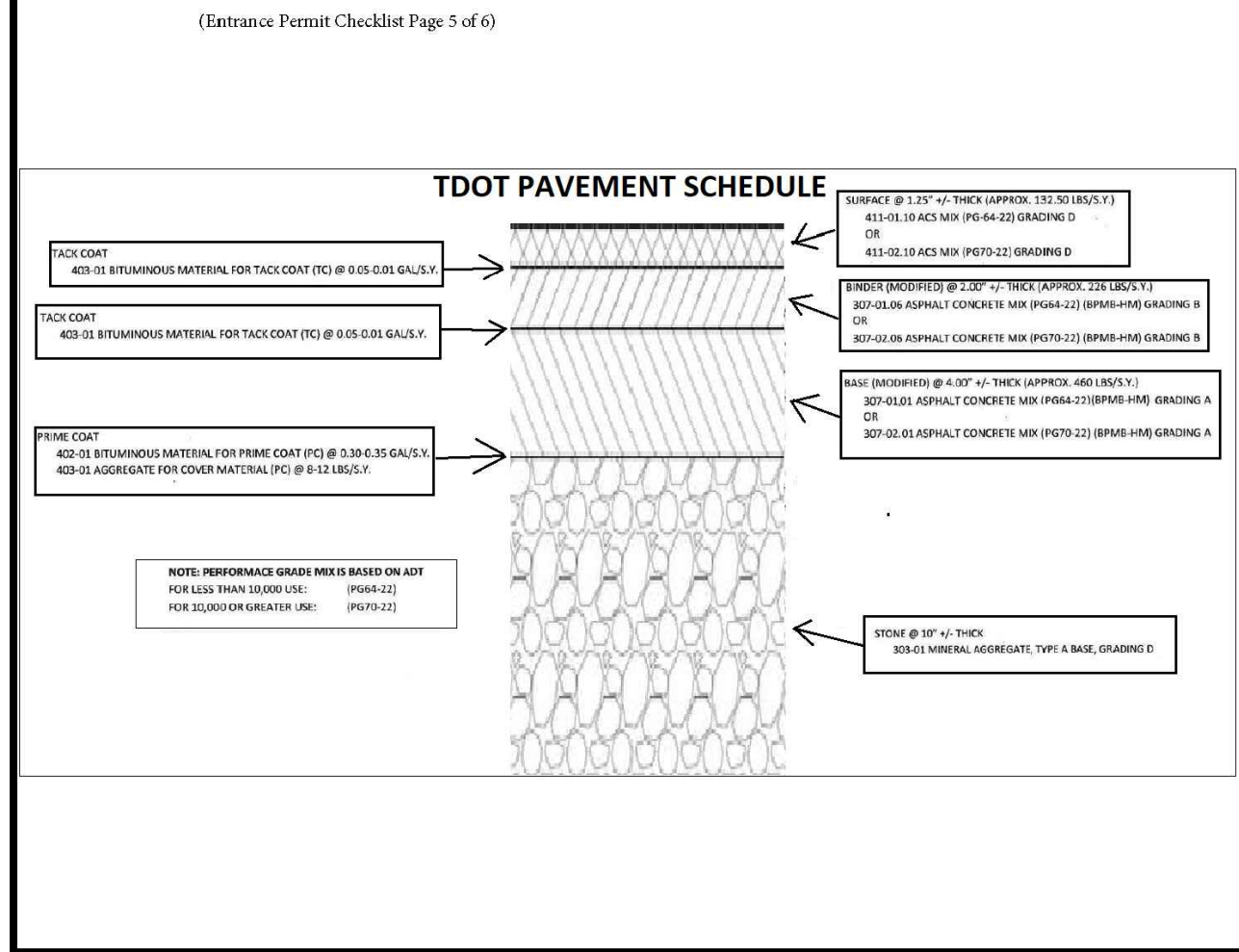
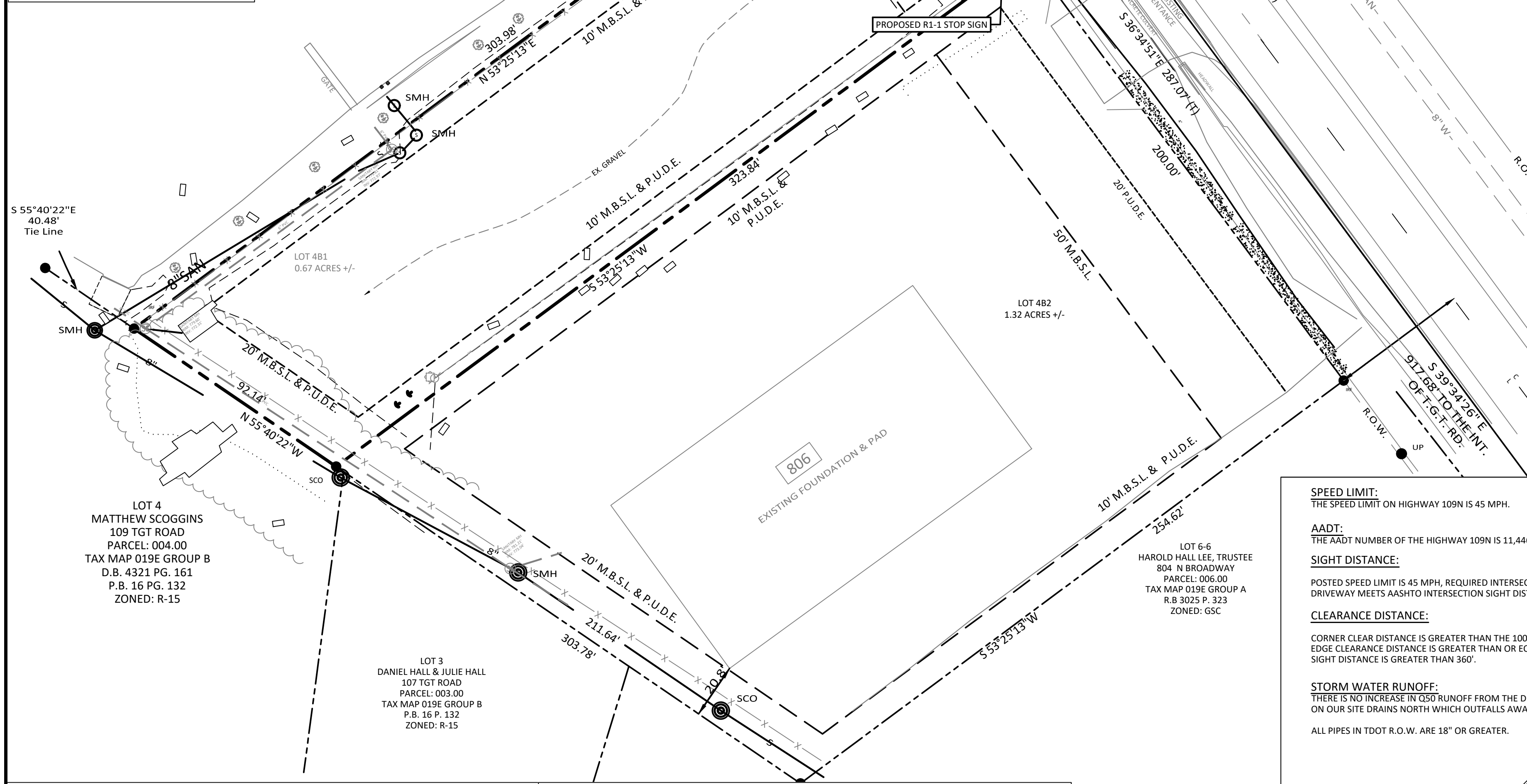
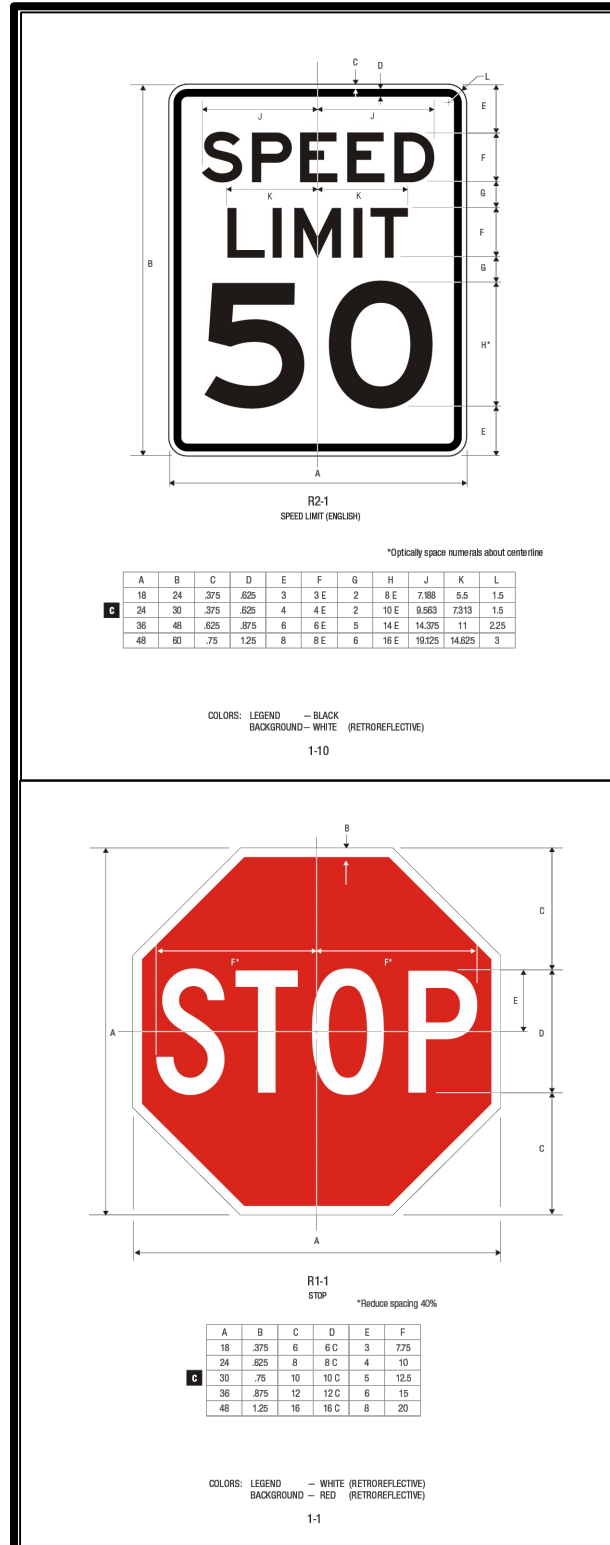
SHEET NO.

C 1.1

SHEET 1 OF 2

JOB# 24.085G

NOVEMBER 18, 2025



GreenLID Design logo and contact information: 114 B West Main Street, Gallatin, TN 37066, 615-230-7269, office@greendesign.com. The plan is for the TDOT Entrance Plan, showing the location of the entrance to the property. The plan is dated 03-17-26.