



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, November 9, 2023, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. Regular Meeting Minutes - September 14, 2023
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Action** – Municipal Planning and Design Review Commission approval of Evergreen PD Landscape Plans.
 - 2. **Action** - Municipal Planning Commission approval of a Land Disturbance Permit at 0 Beverle Rivera Drive
 - 3. **Discussion and Possible Action**- Concerning Ritter fiberoptic project in Lakeland.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, SEPTEMBER 14, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

- I. CALL TO ORDER:** The meeting was called to order at 5:30 PM by Chairman Wyatt Bunker.

For the record: The pledge to the flag was led by Chairman Bunker.

II. ROLL CALL BY ACTING RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Absent
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
(C) Wyatt Bunker	Present

Others present:

Emily Harrell, City Engineer
Paul Luker, Planning Director
Alex Barthol, Staff Planner

III. APPROVAL OF MEETING MINUTES:

Commissioner Atkinson moved to approve the regular meeting minutes of July 13, 2023, as written, seconded by Mr. Henry.

Motion carried, voice vote, 6 in favor 0 against.

IV. PUBLIC DISCUSSION:

Public comments were deferred to the time of the agenda item.

V. REPORTS OF OFFICERS AND COMMITTEES: None

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

- Action – Municipal Planning/Design Review Commission approval of Lakeland School System administration building – site plan and building elevations.**

Commissioner Atkinson moved to bring this item to the floor, seconded by Ms. Hitchcock.

Matter was presented by Staff Planner Alex Barthol. Discussion ensued.

When the question was called the site plan and building elevations for Lakeland School System administration building was approved as presented and staff will sign off on the location, voice vote, 6 in favor, 0 against.

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, SEPTEMBER 14, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

2. Action – Municipal Planning Commission approval of Equestria planned development outline plan.

Commissioner Jim Atkinson moved to bring this item to the floor, seconded by Mr. Helton.

Matter was presented by Planning Director, Paul Luker. Discussion ensued..

For the record: Comments were heard from the following:

Charles Miller – 10236 Memphis-Arlington Road

David Gaines – 10443 Memphis-Arlington Road

Lisa Mutlu – 10185 Maple Run Drive

Lavonnie Perry Claybon – 10323 Memphis-Arlington Road

Ronnie A. Scruggs – 4776 King Everett Cove

Bill Sheridan – letter via email

Kurt Wagner – letter via email

Mike and Kim Scott – letter via email

Chairman Bunker moved for approval of the amended plan presented by City Staff, seconded by Ms. Hitchcock. Motion passed without objection.

When the question was called the amended plan was approved as presented by City Staff, voice vote, 7 in favor, 0 against.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

The meeting was adjourned at 6:03 p.m. without objections.

Amber Hitchcock, *Secretary*

ATTEST:

Cheyenne Carter, City Recorder

Meeting Date: Thursday, November 9, 2023

Project: Evergreen Planned Development – Landscape Plan

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: North side of Old Brownsville Rd, north of Ivy Creek Lane

Parcel ID: L0140 00326

Zoning District: AG (PUD)

Site Area: 79.36 acres

Applicant: Evergreen PD, LLC

Representative: Cory Brady

STAFF RECOMMENDATION

City Staff recommends approval of the application as submitted.

BACKGROUND:

The subject property is located north side of Old Brownsville Rd, north of Ivy Creek Lane. The plan was first approved by the Board of Commissioners in 2007 and extended on August 5, 2010 and again on November 10, 2014. The PD expired in 2017 before being extended on January 16, 2020. The latest amendment was approved by the Board of Commissioners on October 8, 2020.

DISCUSSION

The applicant is seeking approval of a site plan application for the Landscape Plan for the Evergreen Planned Development. Included with the application is overall landscape plans, cluster mailbox design, and entry signage and associate fencing.

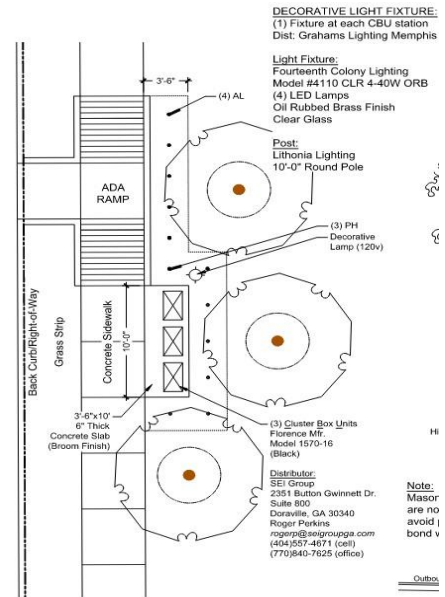
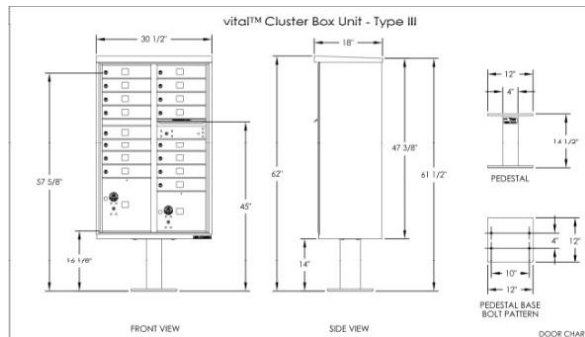
Landscape Plan:

The Landscape plan includes all plantings at the entrance features, along Old Brownsville Road and Evergreen Road, interior plantings at cluster mailbox locations, and plantings that line the

street adjacent to the storm water detention ponds and wetland/tree preservation area. A total of 61 trees, 219 shrubs, 168 various smaller plantings and 396,572 square feet of ground cover (sod/seeding). All plantings conform to the requirements established in the City of Lakeland Land Development Regulations.

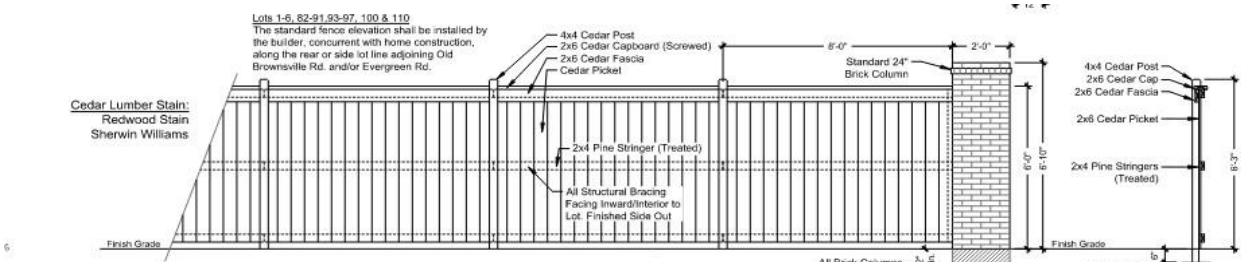
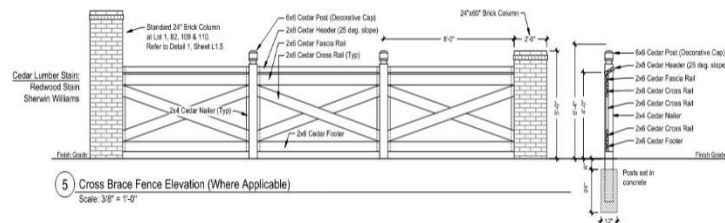
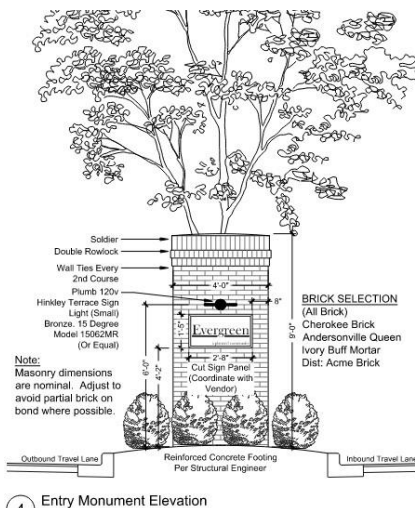
Cluster Mailboxes:

Three (3) cluster mailbox locations are spaced throughout the development and will be installed with each phase. The boxes are all located in common areas and are placed behind the sidewalk next to ADA accessible ramps with decorative lighting and plantings provided.



Signage/Fencing:

Neighborhood entrance signage is proposed at the primary entrance of of Old Brownsville Road in phase one, and at the secondary entrance off of Evergreen Road in the future phases. The monument sign will be constructed of brick (Cherokee Brick, Andersonville Queen) with a 3.7 square foot placard sign. For all lots that back up to Old Brownsville road and Evergreen Road, a six (6) foot cedar capped fence with Brick columns will be installed by the developer. A five (5) foot four(4) inch cross brace cedar fence with brick columnswill be installed adjoining the entrance features off of Old Brownsville Road and Evergreen Road.



EXAMPLE MOTIONS

1. Motion to approve the Evergreen Planned Development Landscape Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Evergreen Planned Development Landscape Plan without conditions.
3. Motion to deny the Evergreen Planned Development Landscape Plan application:
 - a. Reason for denial



CITY OF LAKE LAND
Application for Site Plan Approval

Case No. _____ Date of Application 10/19/2023

Name of Applicant Evergreen PD, LLC
Address 7390 Highway 64, Oakland, TN 38060
Daytime Telephone Number (901) 465-1675 Fax Number _____
E-mail karen@creeksidenewhomes.com

Name of Property Owner Same as applicant
Address _____ Telephone Number _____

Name of Project Planning/Engineering Firm Integrated Land Solutions, PLLC
Name of Project Manager or Contact Person Cory Brady, PLA, AICP
Address 9967 Bentwood Creek Cv., Collierville, TN 38017
Telephone Number (901)493-6996 Fax Number _____
E-mail corybrady@gmail.com

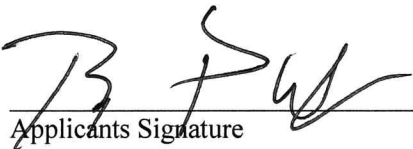
Name of Development Evergreen PD, Phase 1 (LS Plan/Sign) Parcel ID# L0140 00326
Location of Development North Side of Old Brownsville Rd, north of Ivy Creek Lane
Acreage _____ Acres Zoning District(s) AG (PUD) Multiple Phases? ☒ Check if YES
Total Gross Building Area N/A Floor Area Ratio (FAR) N/A No. of Parking Spaces N/A
Amount of Open Space N/A Acres Open Space as Percent of Total Acreage N/A %

Have any variances been granted by the Board of Zoning Appeals? _____ If yes, provide description and date(s).

Approval requested (Check One): Preliminary ☐ Final ☐

Date of Preliminary Site Plan approval, if applicable _____

In general, the Municipal Planning Commission (MPC) meets the third Thursday of each month at 5:30 p.m. in the Board Chambers of City Hall, at 10001 Highway 70. See attached schedule for filing deadlines. Eight (8) copies of all required materials, in addition to the required filing fee shall be submitted to the City for staff review by the application deadline. Additional copies, as directed by staff, must be provided for Municipal Planning Commission agenda packets. Contact the City at 901-867-2717 to confirm deadline and meeting dates and times.


Applicants Signature

10/19/23
Date

Property Owners Signature (if different from applicant)

Date

CITY OF LAKELAND
10001 Highway 70
Lakeland, TN 38002
Office: (901) 867-2717 Fax: (901) 867-2063
www.lakelandtn.gov

PRE-APPLICATION CONFERENCE WITH CITY STAFF

The applicant or its designated design professional shall conduct a pre-application conference with City staff a minimum of thirty (30) days in advance of submitting a site plan and related documents for review and approval by the City.

A pre-application conference shall not be required for the submittal of a final site plan if a preliminary site plan has been submitted and has received approval by the Planning Commission. An applicant has the option of submitting an application for a final site plan to the Planning Commission that had not received prior approval of a preliminary site plan. In such instances, the applicant shall submit plan documents that conform to the plan submittal requirement for both a preliminary and final site plan and related documents.

EFFECTIVE PERIOD OF SITE PLANS

The preliminary site plan approval granted by the Planning Commission, including such conditions as may be a part of the record, shall be effective for a period of one (1) year from the date of approval granted by the Planning Commission. The applicant may request in writing an extension upon the effective period of the preliminary site plan approval from the Planning Commission for a period not to exceed one (1) year from date of expiration of approval of the initial approval of the preliminary site plan granted by the Planning Commission. The approval of an extension by the Planning Commission may be subject to providing revisions to the preliminary site plan in compliance with design standards adopted by the City since the initial approval of the preliminary site plan had been granted by the Planning Commission.

The final site plan approval granted by the Planning Commission, including such conditions as may be a part of the record, shall be effective for a period of one (1) year from the date of approval granted by the Planning Commission. The applicant may request in writing an extension upon the effective period of the final site plan approval from the Planning Commission for a period not to exceed one (1) year from date of expiration of approval of the initial approval of the final site plan granted by the Planning Commission. Any modifications to the final site plan may require reconsideration of approved site plan by the Planning Commission and/or the Design Review Commission.

updated 5/16/17

October 20, 2023

Paul Luker, AICP
Planning Director
City of Lakeland
10001 Highway 70
Lakeland, TN 38002

Re: Request for Design Review Commission Approval
Development Signage, Cluster Mailboxes, and Landscape Amenity
Evergreen Planned Development

Mr. Luker,

On behalf of the property owner and developer I am requesting approval of the enclosed landscape plan for the Evergreen Planned Development. Although the planned development is intended to be constructed in multiple phases, it is the developer's intent to provide the landscape details and specifications for the overall development with one master landscape plan submission.

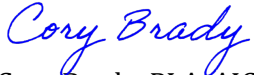
The enclosed plan set contains the following information:

1. Neighborhood signage, associated fencing, and landscape specifications for the primary entrance at Old Brownsville (Phase One) and the secondary entrance at Evergreen Road (Future Phase);
2. Three (3) USPS approved cluster box units, proposed locations (distributed and constructed as necessitated by phase), affiliated lighting, and affiliated landscape treatments;
3. Common area street tree specifications and final turf stabilization specifications.

As you are aware, phase one of the Evergreen Planned Development is currently under construction to establish 41 single-family residential lots in accordance with approved planned development outline plan. Upon approval of the enclosed landscape plans, the developer will install the entrance signage, fencing, and landscaping affiliated with the primary entrance at old Brownsville Road. Additionally, the developer will construct/install the phase one cluster mailbox units and affiliated landscaping and lighting within the designated common area adjacent to lot 65 as specified. As each future phase of development is constructed, the approved landscape specifications will be installed according to these approved plans.

If you should have any questions or comments please do not hesitate to contact me at corybrady@gmail.com or (901) 493-6996. It is always my pleasure to work with the City of Lakeland staff and commissions. I look forward to working with you again.

Respectfully,


Cory Brady, PLA, AICP
Integrated Land Solutions, pllc



Andersonville

Georgia Handcrafted

Andersonville is a favorite in our Handcrafted Collection. While the look and texture of reclaimed brick has steadily increased in popularity over the years. Andersonville is one of the most popular brick among those wanting to build modern farmhouses. It's the mixture of red, black and white brick that makes Andersonville a modern classic. Many home builders have chosen not to use reclaimed brick because of its weak structural integrity, exorbitant cost, and lack of availability. Cherokee Brick has paired the authentic look of true handmade brick with an innovative manufacturing process to create this distinctive collection. Unlike reclaimed brick, our brick meets all current ASTM standards. It also comes in a variety of styles, and it will return your initial investment to you (and then some). [Contact Us](#)

WHERE TO BUY



Andersonville / Buff



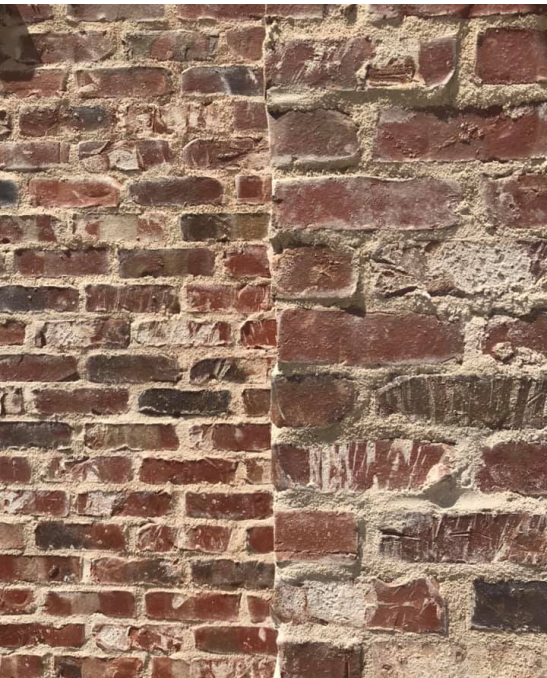
Andersonville / Porcelain



Andersonville / Porcelain



Andersonville / Ivory



Andersonville / Porcelain



Andersonville / Porcelain



Andersonville / Ivory



PRODUCTS ▾

BETTER WITH BRICK ▾

GALLERIES ▾

ABOUT ▾

RESOURCES

CONTACT ▾

WHERE TO BUY



Andersonville / Porcelain

Get in touch with us

Cherokee Brick Company supplies the highest quality brick nationwide. Contact us with any questions.

Name

Email

Phone



- PRODUCTS ▾
- BETTER WITH BRICK ▾
- GALLERIES ▾
- ABOUT ▾
- RESOURCES
- CONTACT ▾
- WHERE TO BUY

We don't provide pricing over the phone or through email. You will need to contact a showroom or a distributor for pricing and availability.





STAIN COLOR DETAILS



SW 3501 REDWOOD
Exterior Semi-Transparent Stain

STORE NEAR YOU

,
() -

We can also be reached by phone at:
1-800-4-SHERWIN (1-800-474-3794)



NOTES:

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.



FOURTEENTH COLONY LIGHTING

HANDCRAFTED LIGHT FIXTURES MADE IN MEMPHIS, TENNESSEE



Post / Column Mount

AVAILABLE IN 2 SIZES



CLICK PICTURE TO ENLARGE

4110

34" H

13.5" W

(pictured)

4120

38.75" H

16.5" W

Column Adapters

SPEC SHEET

Standard

1-60W Medium

Clear Glass

3" Post Fitter

Glass Options

Clear (CLR)

Seedy (SDY)

Lamp Options

1-60W Chimney

2-60W Candles

3-60W Candles

4-40W Candles

Finish Options

SPEC SHEET

Raw Brass (RWB)

Antique Brass (AB)

Blackened Brass (DAB)

Oil Rubbed Brass (ORB) (pictured)

Raw Copper (RWC) *

Antique Copper (AC) *

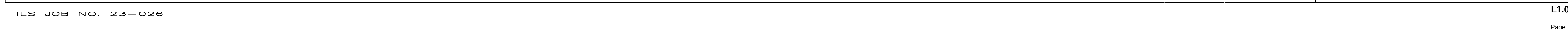
Blackened Copper (DAC)

Antique Copper Verde (ACV)

Copper Verde (CV)

Rust (RT)

*All finishes are hand-applied;**therefore variations will occur*** Finish will have brass accents*



Priscilla Kay James
Inst. No. P8-9758

Streamside Management Buffer
Tree Preservation Area

Heritage
Operating, L.p.
Inst. No. Gx-7079

Streamside Management Buffer
Tree Preservation Area

Common Open Space/
Tree Preservation Area
5.8 acres

FUTURE PHASE
PHASE ONE

FUTURE PHASE
PHASE ONE

FUTURE PHASE
PHASE ONE

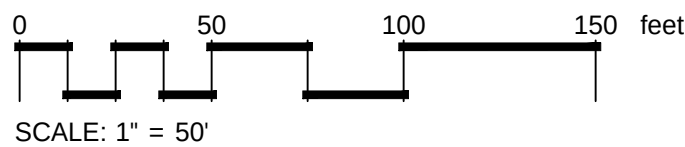
OLD BROWNSVILLE ROAD

Lakeland Heights Subd.
Pb. 208, Pg 51

DAY LILY DRIVE

WY CREEK LANE

DRAFT



SHEET 2 OF 7

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



ils
landscape
architecture planning
INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, TN 38017
901.493.6996 corybrady@gmail.com

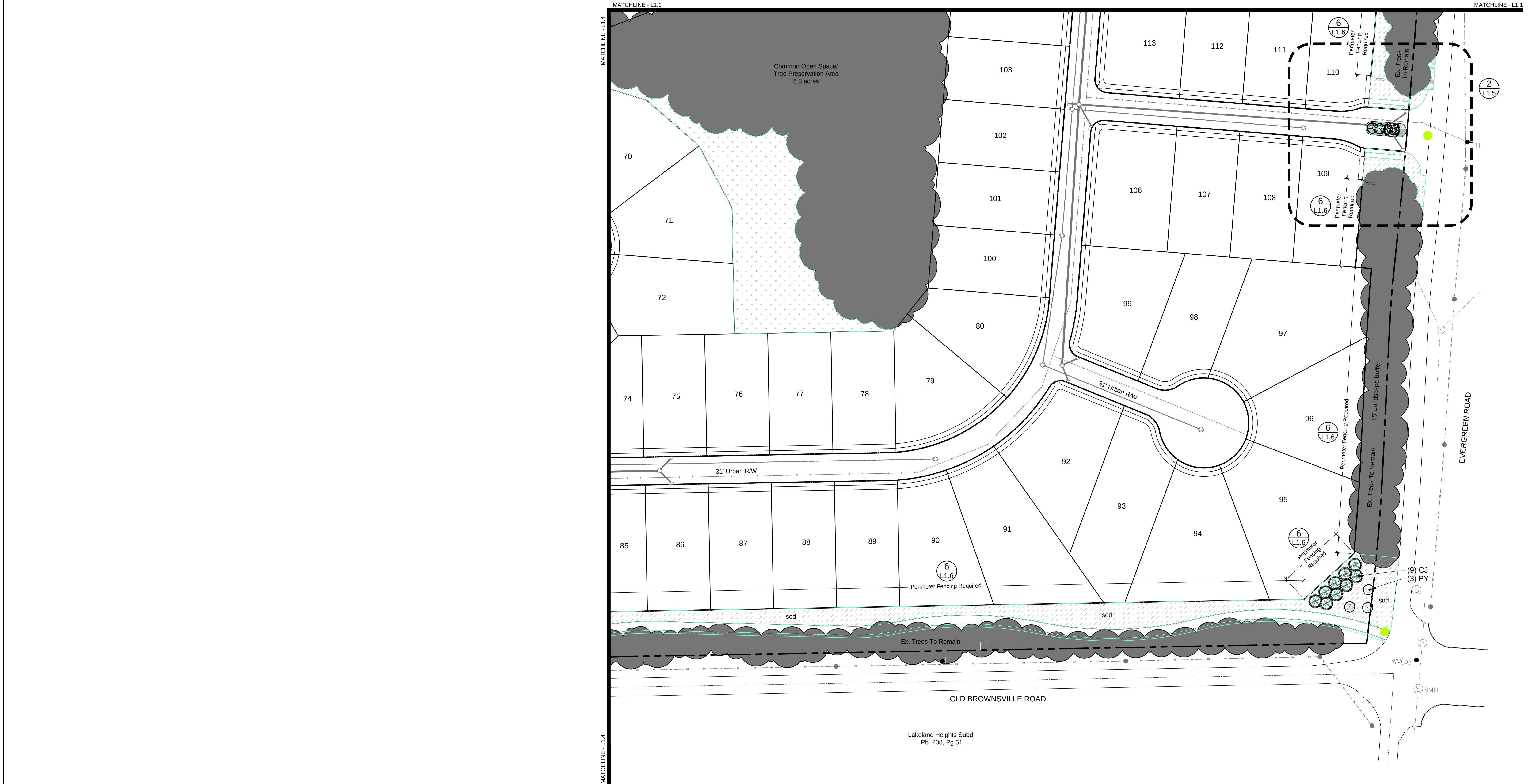
EVERGREEN
PLANNED DEVELOPMENT

DEVELOPER:
EVERGREEN PD, LLC

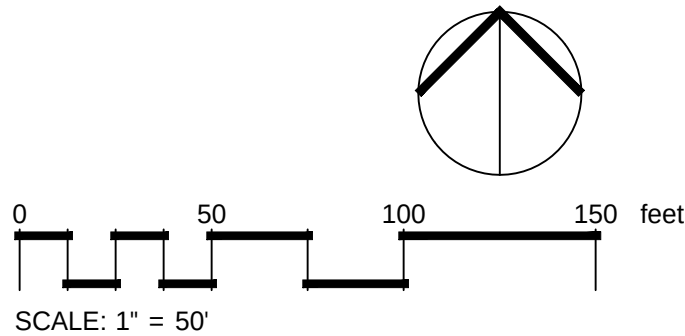
DIVISION OF ENGINEERING
LANDSCAPE PLAN
LAKELAND, TENNESSEE

SURVEY: MILESTONE DATE: 2020 BOOK:
DESIGN: CBB DATE: 10/23 CKD: CBB DATE: 10/23

CITY ENGINEER _____ DATE _____



DRAFT



SHEET 3 OF 7

ils

landscape
architecture planning

INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, TN 38017
901.493.6996 corybrady@gmail.com

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



EVERGREEN
PLANNED DEVELOPMENT

DEVELOPER:
EVERGREEN PD, LLC

DIVISION OF ENGINEERING

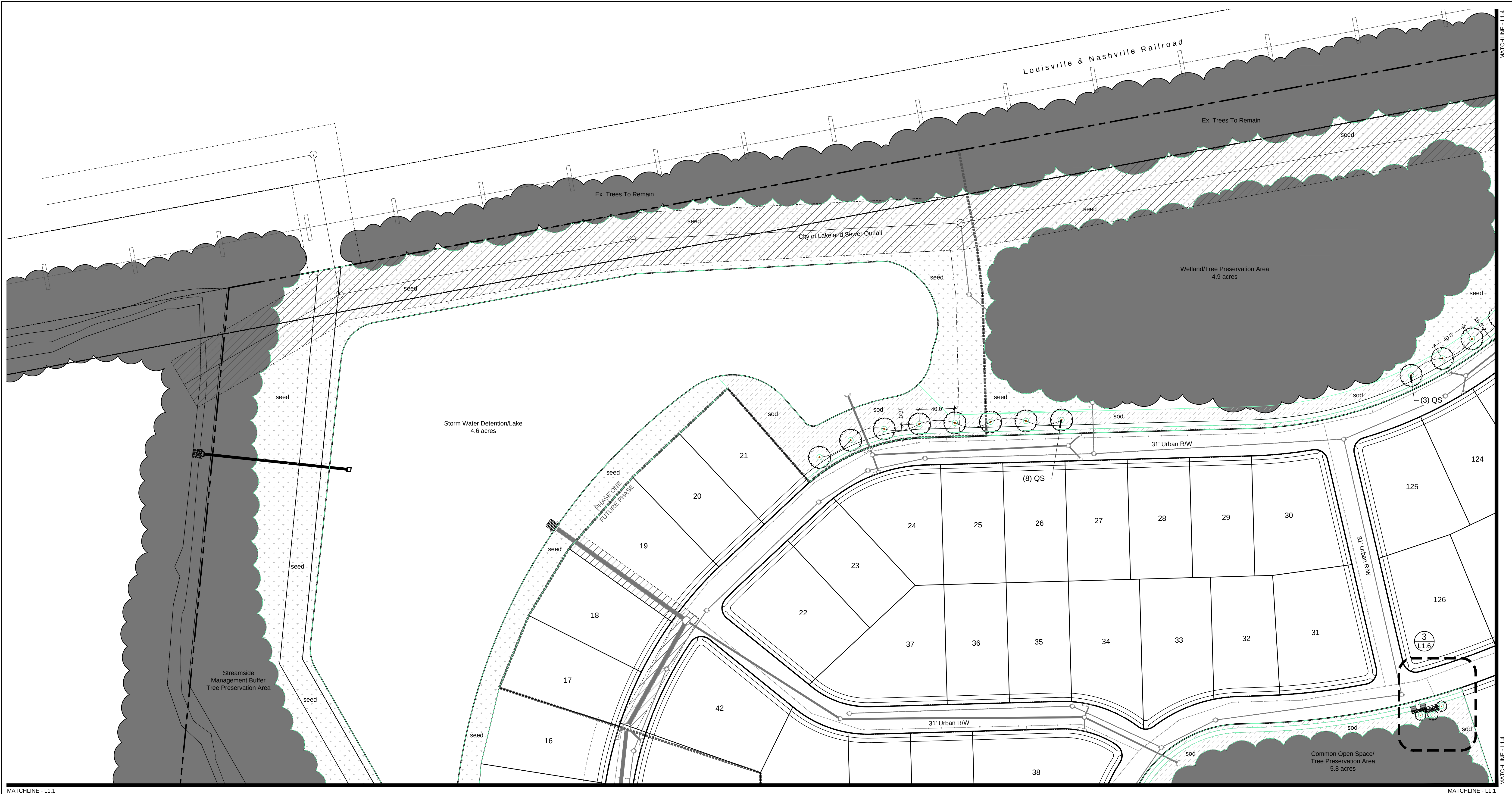
LANDSCAPE PLAN

LAKELAND, TENNESSEE

SURVEY: MILESTONE DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 10/23 CKD: CBB DATE: 10/23

CITY ENGINEER _____ DATE _____

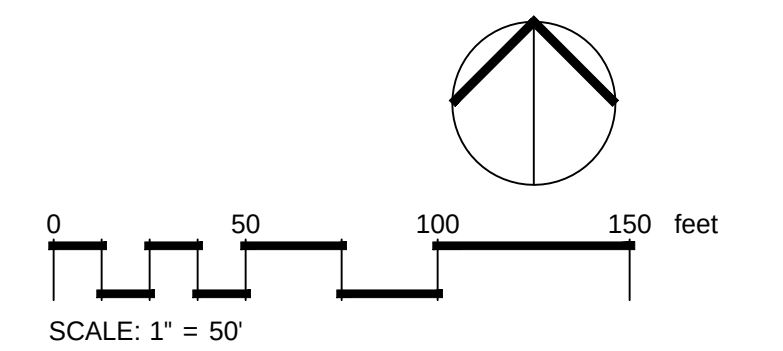


MATCHLINE - L1.1

MATCHLINE - L1.1

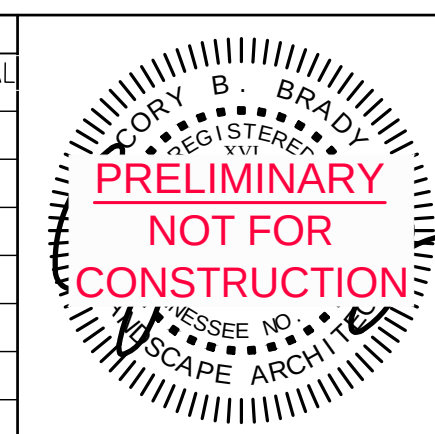
MATCHLINE - L1.4

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SHEET 4 OF 7

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



**EVERGREEN
PLANNED DEVELOPMENT**

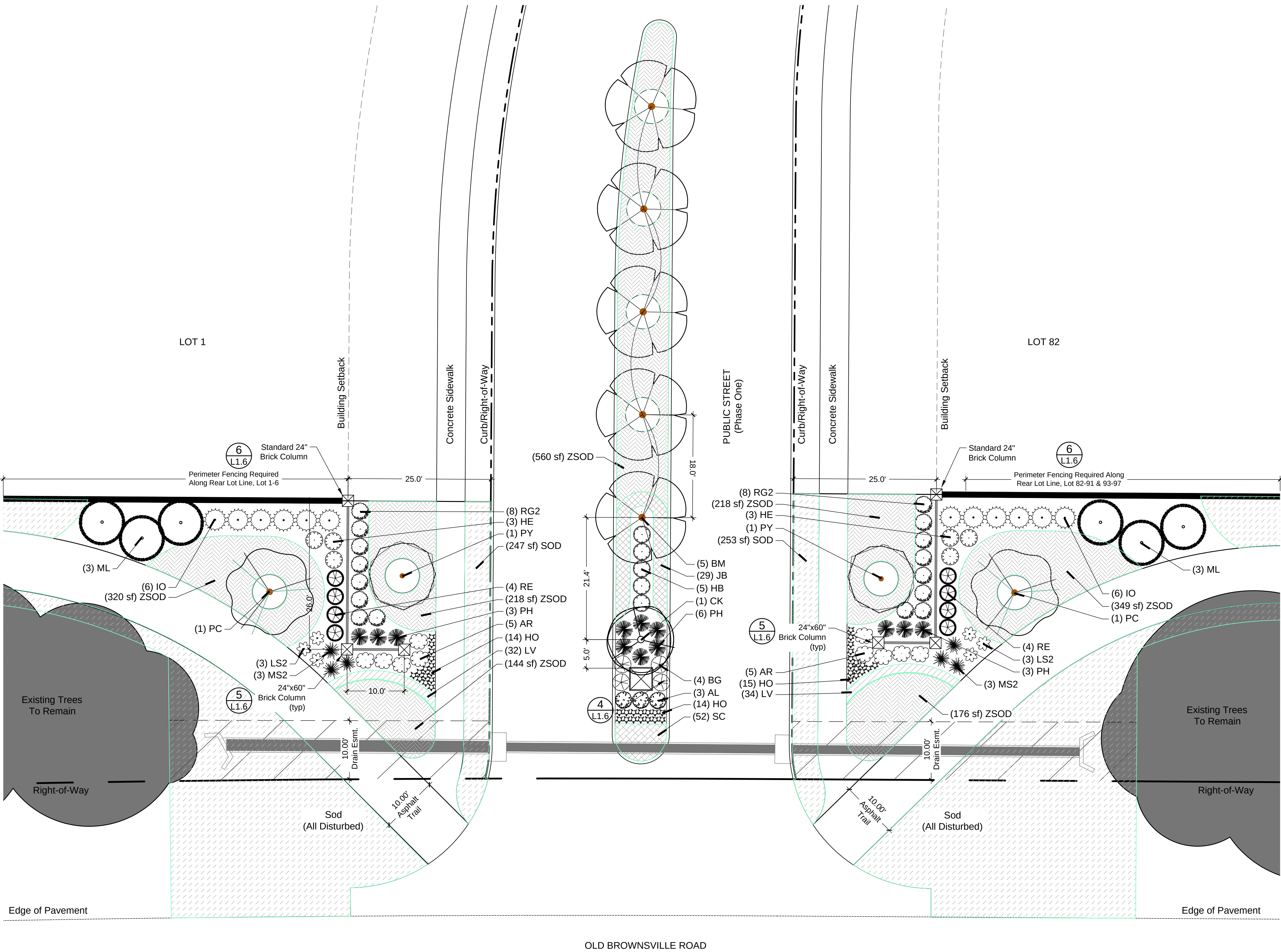
DEVELOPER:
EVERGREEN PD, LLC

LANDSCAPE PLAN
LAKELAND, TENNESSEE

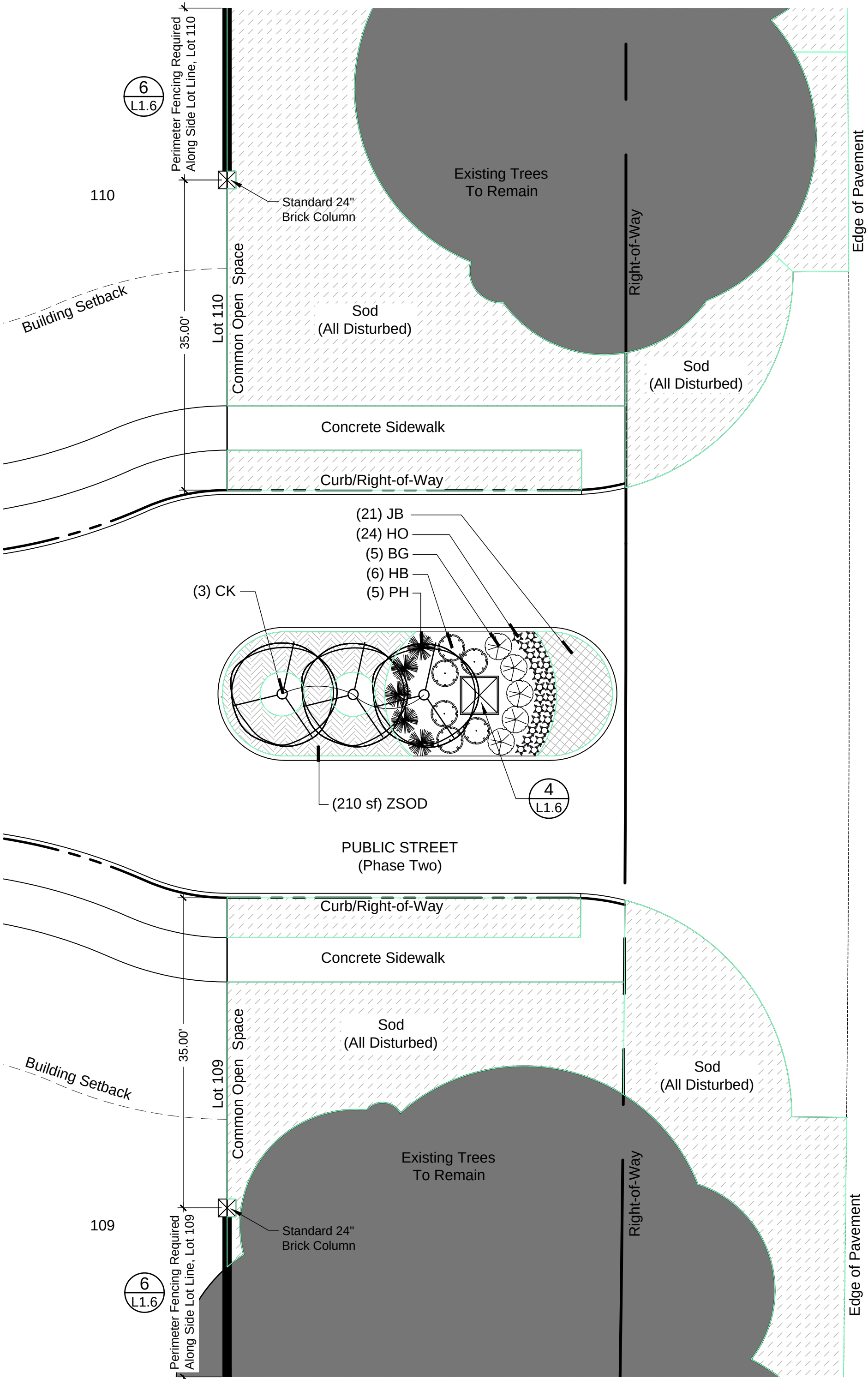
SURVEY: MILESTONE DATE: 2020 BOOK:
DESIGN: CBB DATE: 10/23 CKD: CBB DATE: 10/23

CITY ENGINEER _____ DATE _____

1 Neighborhood Entrance - Old Brownsville Road (Phase One)
Scale: 1" = 10'-0"



2 Neighborhood Entrance - Evergreen Road (Future Phase)
Scale: 1" = 10'-0"



NOTES:

1. Irrigation Required. A professionally designed, automated irrigation system is required within all ornamental landscape and turf areas shown.
2. Low Voltage Lighting Required. Professionally designed, automated low voltage lighting is recommended at each neighborhood entrance.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



EVERGREEN
PLANNED DEVELOPMENT

DEVELOPER:
EVERGREEN PD, LLC



DRAFT

DIVISION OF ENGINEERING
LANDSCAPE PLAN
LAKELAND, TENNESSEE

SURVEY: MILESTONE DATE: 2020 BOOK: _____
DESIGN: CBB DATE: 10/23 CKD: CBB DATE: 10/23
CITY ENGINEER _____ DATE _____

GENERAL NOTES

1. All plant material shall conform to the standards of the "American Standard For Nursery Stock" as published by the American Association of Nurserymen.
2. All trees, shrubs and ground covers shown on the landscape plan shall be installed as the species specified in the plant schedule unless requested in writing by the owner who reserves the right to substitute similar plant material. Subject to approval by the municipality.
3. The landscape architect and the owner reserves the right to reject any or all planting materials which in their opinion do not appear to fit for this planting installation.
4. Any substitutions or changes must be approved by the landscape architect.
5. The plant quantities illustrated on the plan shall supersede the quantities listed in the plant schedule. The contractor shall be responsible for verification of plant quantities.
6. Plant spacing is approximate. Space all shrubs equally to fill the intended space using the quantity illustrated.
7. Plant sizes are minimums. The contractor shall meet all size requirements listed. No undersized plant material will be accepted. Any substitutions must be approved by the owner, landscape architect, and municipality.
8. The landscape contractor shall locate a source for all planting materials prior to submitting a bid. A minimum of 1 in 10 plants of each plant species shall have a label attached providing the common and scientific name of said plant.
9. All plants shall be vigorous, healthy material free of pests and disease. Use appropriate fertilizers in recommended quantities.
10. The landscape contractor shall provide a one-year warranty on all materials from date of installation. The landscape contractor or the owner's designee shall be responsible for maintenance for one year. The name and contact information for the responsible party must be on file with the landscape inspector. The property owner is required by municipal ordinance to maintain the landscaping and grassed areas in good condition, thereafter.
11. It is the landscape contractor's responsibility to verify with the general contractor that the subgrade preparation has been completed and four (4) inches of topsoil has been placed on all proposed lawn areas and planting beds. The landscape contractor shall not begin any planting / installation until the general contractor has completed the subgrade work and the topsoil has been installed.
12. Any material that dies or defoliates prior to acceptance of the work will be promptly removed and replaced. Replacements shall also be guaranteed for a period of one year from date of installation.
13. Utility locations illustrated are conceptual. The landscape contractor shall have all utilities located and identified prior to installation of any plant materials. Landscape material shall be adjusted accordingly where conflicts exist.
14. The contractor assumes responsibility for any damages to such utilities incurred by his company. One Call= 811.
15. Prior of installation of sod, all proposed lawn areas shall be disked and raked smooth to a uniform grade as shown on the grading plan, be free of weeds and other debris, and the area fertilized as specified. After installation, sod shall be rolled at a sufficient rate to promote adequate root growth. All sod shall be laid within 24 hours of arriving at the site.
16. Prior to the installation of any plant material, all bed areas shall be amended to provide a planting soil mix composed of 2/3 existing topsoil and 1/3 pro-mix, garden mix or equal. If the existing soil is composed of primarily clay, the existing soil shall be removed at a depth of 18" and replaced with pro-mix, garden mix or equal and tilled under to a 24" depth.
17. A pre-emergent herbicide shall be applied to all shrub beds prior to the installation of plant material. The herbicide is to be applied per manufacturer's specifications and all state and local codes. Advise the owner of herbicide type and quality prior to application.
18. Adjustments may be made to the plan to adapt to actual field conditions, avoid utility conflicts, or the obstruction of the sight triangle at access points or intersections.
19. Mulch tree and shrub planting areas 3" deep immediately after installation. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
20. All plantings shall be thoroughly watered at the time of planting and as often thereafter as needed to keep the vegetation adequately hydrated.
21. Stake / guy all trees only when necessary. When high winds or other conditions occur, the landscape contractor shall take whatever precautions he deems necessary to protect the survival and appearance of the plants. All ties must be removed at the end of the one-year warranty period.
22. A 6-inch shovel cut bed edge shall be maintained along all landscape bed and tree well perimeters.
23. No shrub or tree shall be planted within 3 feet of any fire hydrant or mechanical unit.
24. Seasonal color and growth quantities refer to square footage. Space as required for species.
25. Any areas that are not specified for plant material shall be covered with seed or sod as specified, including the area between the property line and the edge of pavement. These areas shall be properly loosened and amended to promote growth.
26. Any banks, drainage ditches, or swales, must have a finished grade, be stabilized with sod, erosion control mat, stand of grass from seed or other approved technique, provide positive drainage with no pooling, and be easily maintained post construction. Coordinate with civil engineering plans and specifications.
27. The contractor shall strictly follow ordinances, approved plans, planting details and notes.
28. Adjust planting beds as needed to provide for and maintain proper positive drainage.
29. All disturbed areas shall be seeded or sodded as specified.
30. All ground mounted equipment or meters must be screened by landscaping, fencing or other approved measures to the satisfaction of staff, unless the equipment is required to maintain visibility and access. Additional plant material may be required to screen utility equipment not shown on these plans.
31. A fully automated, professionally designed irrigation system shall be installed having proper head to head coverage.
32. Keep all irrigation lines and apparatus and landscape materials within the property boundaries, and out of city right-of-way. Except as otherwise required.
33. Adjust irrigation spray to limit waste of water and prevent spray into street.
34. **Backflow preventers shall be located in the general location illustrated on the landscape plan. Incorporate the lowest profile cover available and screened with evergreen shrubs. Faux stone covers shall be prohibited.**

PLANT SCHEDULE

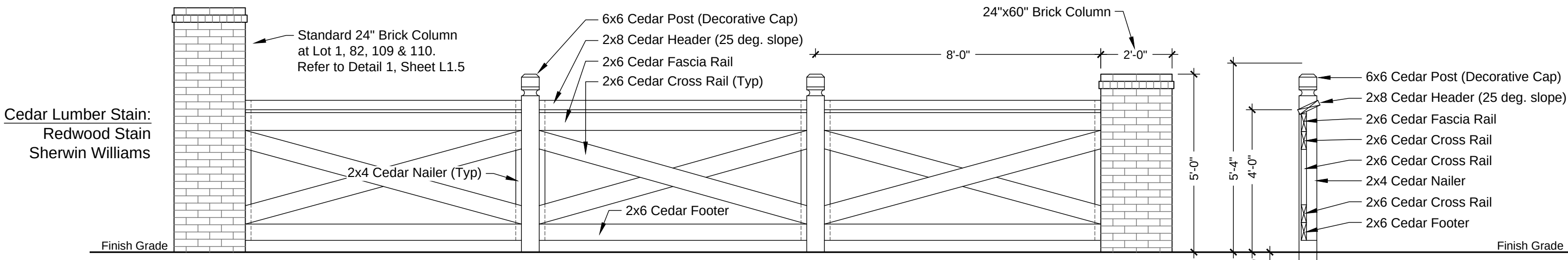
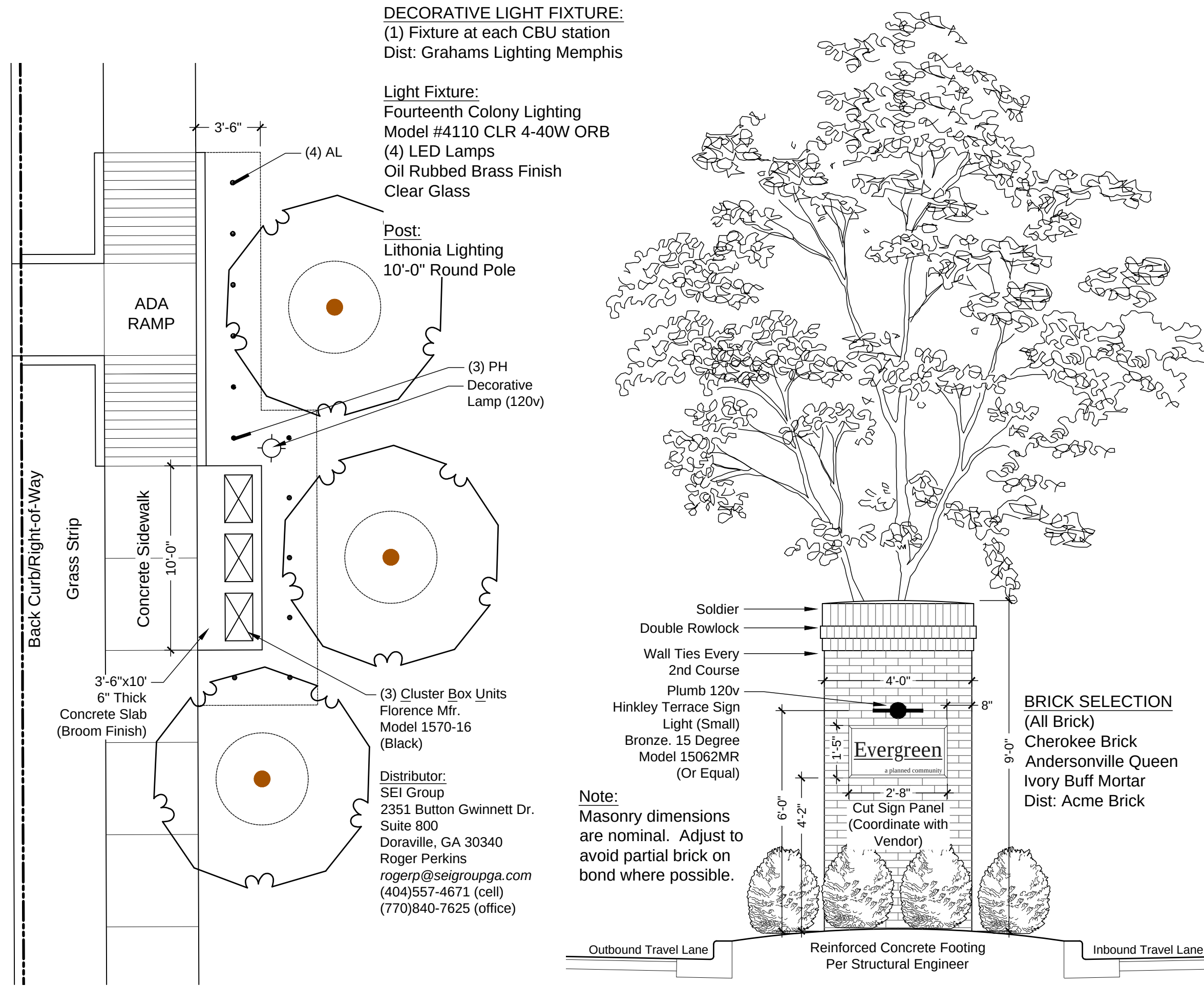
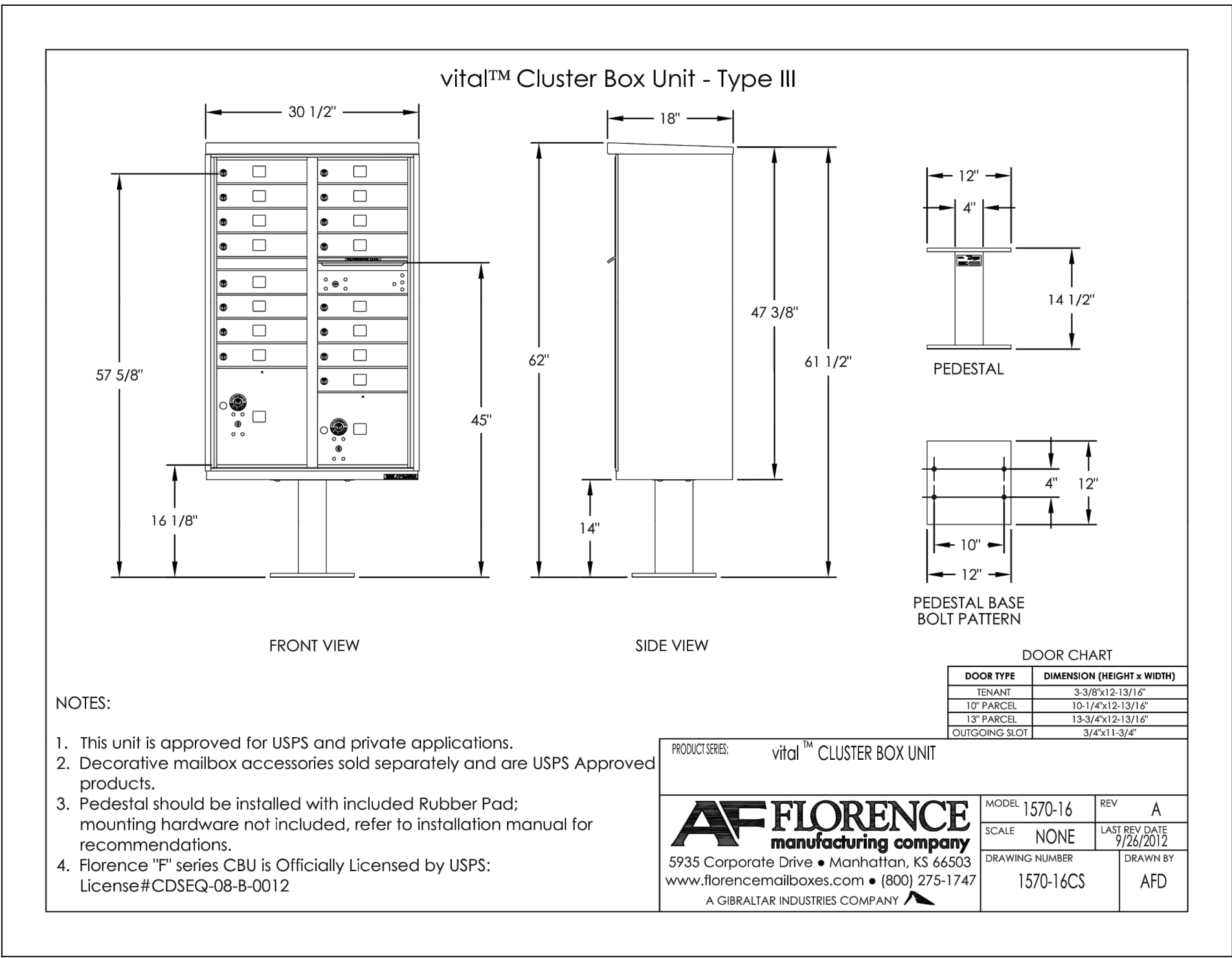
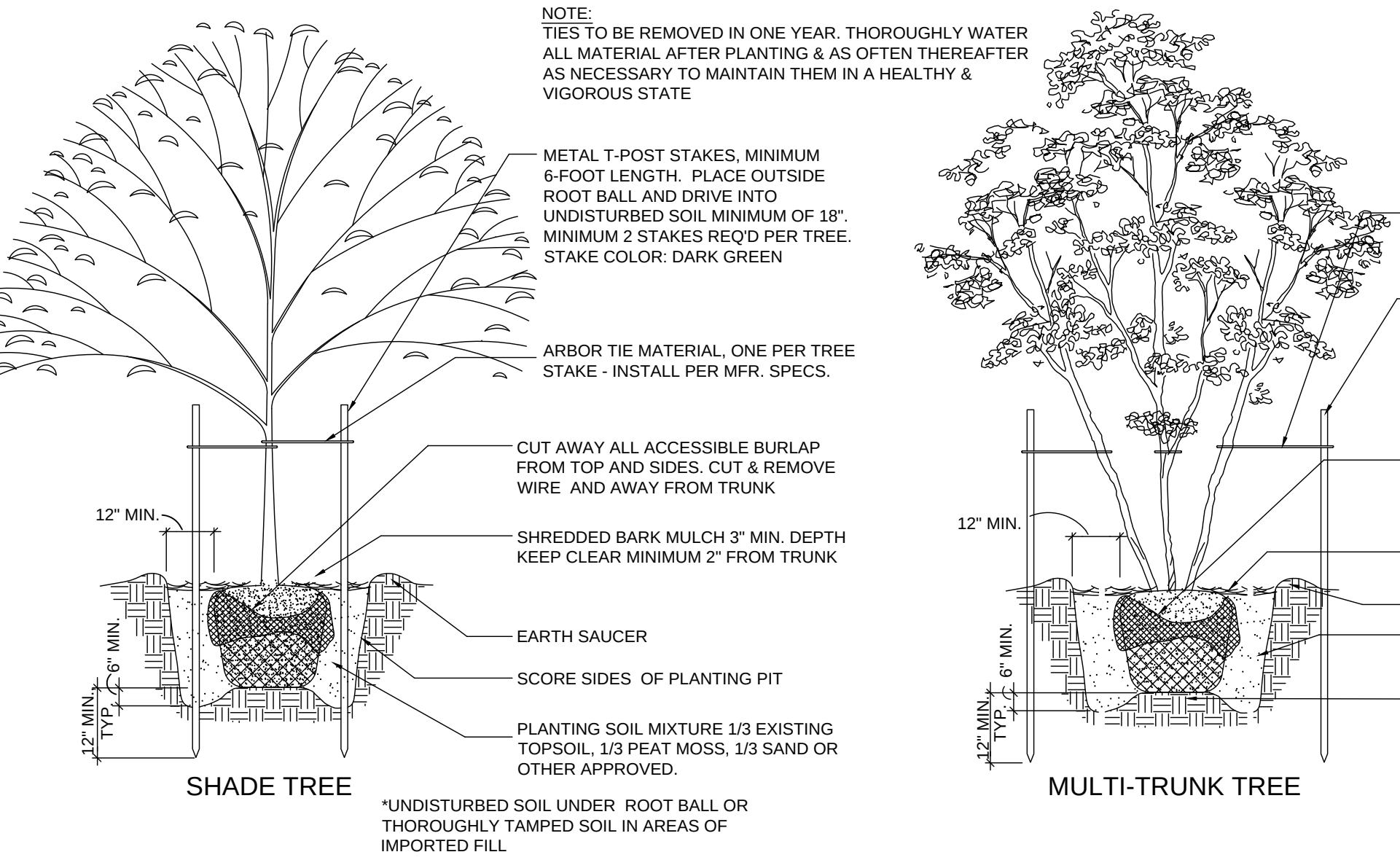
TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
BM	5	Bowhall Red Maple / Acer rubrum 'Bowhall'	2" Cal.	B&B
CC	12	Cherokee Chief Dogwood / Cornus florida 'Cherokee Chief'	1.5" Cal.	B&B
CK	4	Kousa Dogwood / Cornus kousa	1.5" Cal.	B&B
CJ	9	Japanese Cedar / Cryptomeria japonica	7" Ht.	B&B
ML	6	Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	7" Ht.	Pot
PC	2	Chinese Pistache / Pistacia chinensis	1.5" Cal.	B&B
PY	5	Yoshino Cherry / Prunus x yedoensis	1.5" Cal.	B&B
QS	18	Shumard Oak / Quercus shumardii	2" Cal.	B&B

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING
AR	10	Rose Creek Abelia / Abelia x 'Rose Creek'	18" Ht.	Pot	33" o.c.
AL	19	Little Richard Glossy Abelia / Abelia x grandiflora 'Little Richard'	18" Ht.	Pot	36" o.c.
BC	9	Baby Jade Dwarf Japanese Boxwood / Buxus microphylla japonica 'Grejade'	18" Ht.	Pot	36" o.c.
DC	20	First Editions Coppertone Distylium / Distylium x 'PIDIST-II'	18" Ht.	Pot	36" o.c.
HO	67	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal.	Pot	15" o.c.
HE	6	Endless Summer Hydrangea / Hydrangea macrophylla 'Bailmer' TM	24" Ht.	Pot	36" o.c.
HB	11	Bobo Panicle Hydrangea / Hydrangea paniculata 'ILVOBO'	18" Ht.	Pot	36" o.c.
IO	12	Oak Leaf Holly / Ilex x 'Oak Leaf'	6" Ht.	Pot	48" o.c.
LS2	6	Purple Pixie Dwarf Fringe Flower / Loropetalum chinense rubrum 'Peack'	3 gal.	Pot	30" o.c.
MS2	6	Adagio Eulalia Grass / Miscanthus sinensis 'Adagio'	24" Ht.	Pot	36" o.c.
PH	29	Hamelin Fountain Grass / Pennisetum alopecuroides 'Hamelin'	24" Ht.	Pot	36" o.c.
RG2	16	Gumpo Pink Satsuki Azalea / Rhododendron x 'Gumpo Pink'	18" Ht.	Pot	36" o.c.
RE	8	Autumn Carnation Encore Azalea / Rhododendron x 'Roblec'	24" Ht.	Pot	36" o.c.

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
SC	52	Annuals / Annuals Contractor Selected	#SP4	Pot	12" o.c.
*SEED	292,711 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'	seed		
SOD	101,666 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'	sod		
JB	50	Blue Rug Juniper / Juniperus horizontalis 'Blue Rug'	1 gal.	Pot	24" o.c.
*LV	66	Variiegated Lilyturf / Liriope muscari 'Variegata'	#SP4	Pot	12" o.c.
ZSOD	2,195 sf	Meyer Zoysia Grass / Zoysia japonica 'Meyer'	sod		

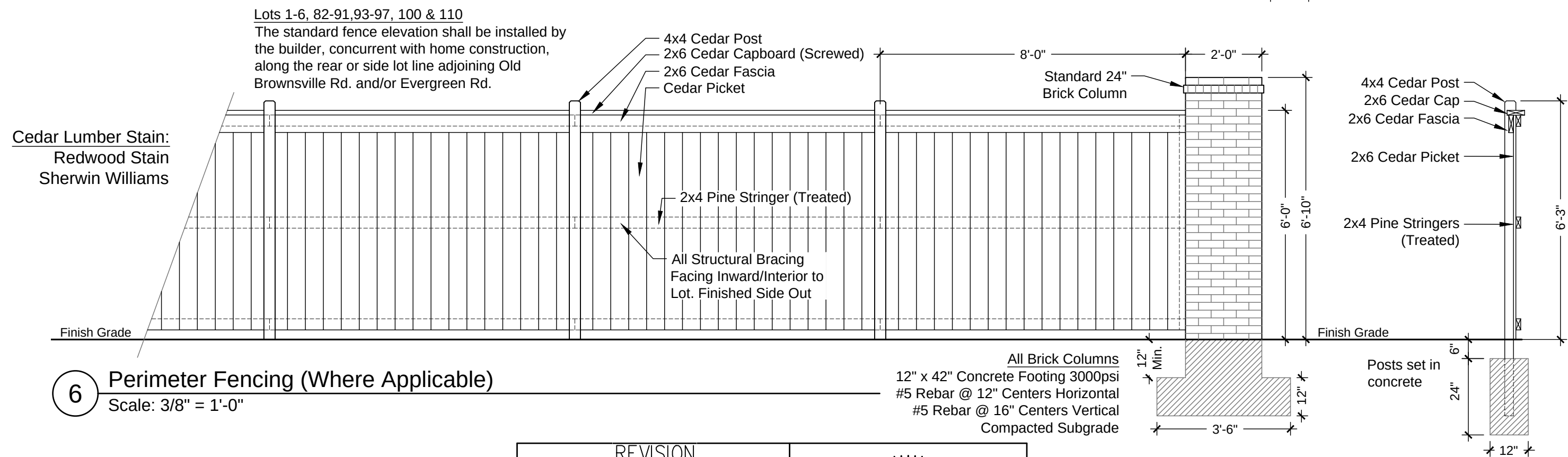
*All Disturbed Areas Must Be Sodded or Seeded. Coordinate with General Contractor.

Areas are estimated.



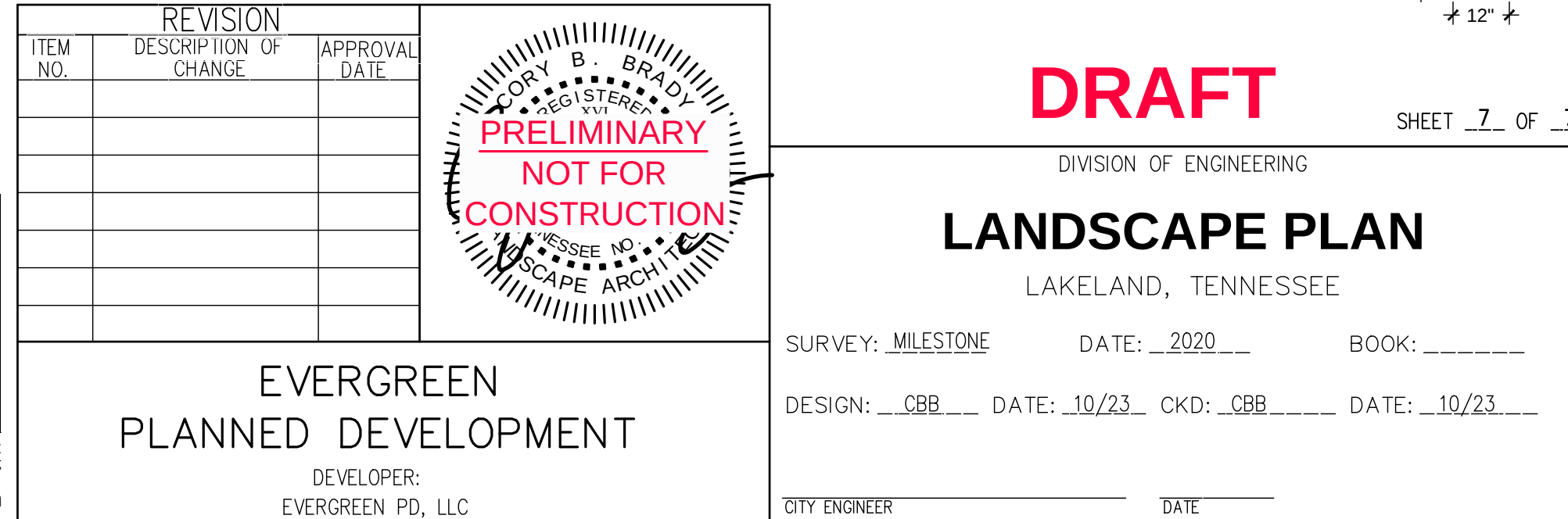
5 Cross Brace Fence Elevation (Where Applicable)

Scale: 3/8" = 1'-0"



6 Perimeter Fencing (Where Applicable)

Scale: 3/8" = 1'-0"



Meeting Date: Thursday, November 9, 2023

Project: Beverle Rivera Drive
Land Disturbance Permit

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 0 Beverle Rivera Drive
Parcel ID: L0159 00571
Zoning District: R-1: Low Density Residential
Site Area: 39.5. acres
Applicant: Ken Garland Co Inc.
Representative: David Bray

STAFF RECOMMENDATION

Staff recommends approval

DISCUSSION

The applicant, Ken Garland requests approval of a Land Disturbance Permit application for a 39.5 acre parcel on the north side of Beverle Rivera Drive west of Windward Slopes Park.

Title 18, Section 603 of the Lakeland Municipal Code requires that all land development activities disturbing one acre or more obtain a Land Disturbance Permit from the City. In accordance with the City's regulations, the applicant has provided the following documents as part of the permit application:

- Grading Plan
- Site Stabilization Plan

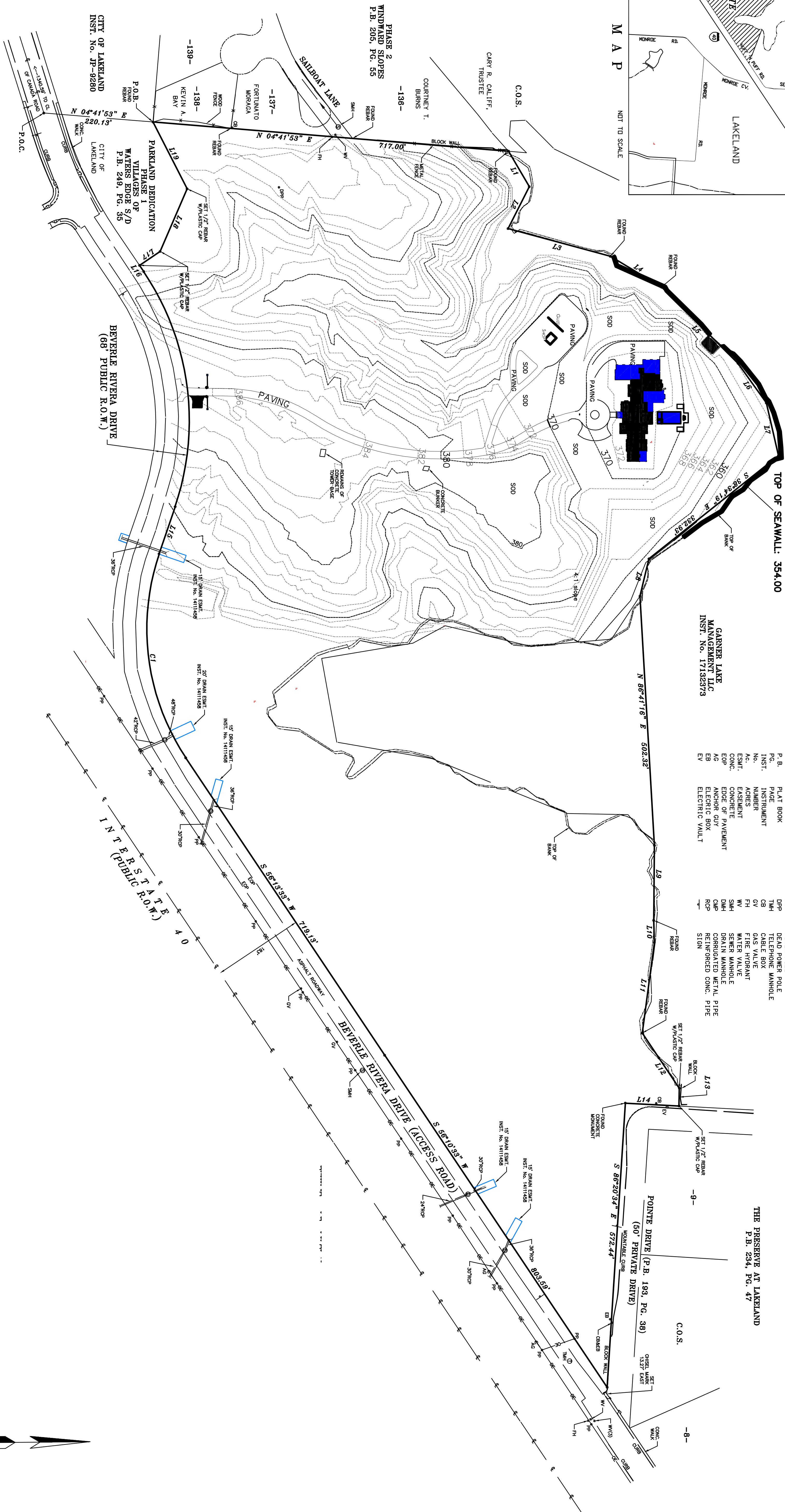
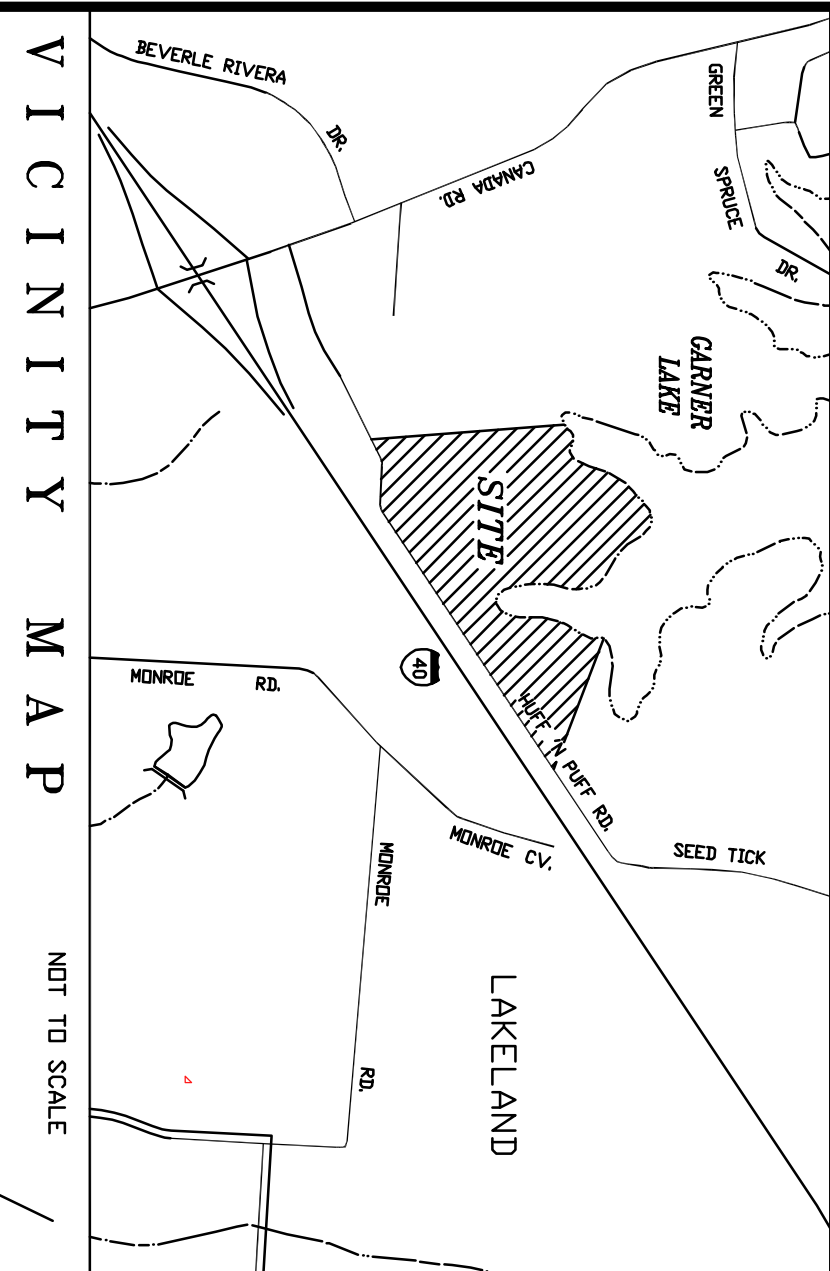
- Erosion Control Plan

Any approval of the Land Disturbance Permit by the Planning Commission should be made conditional upon the applicant satisfying all City regulations. Additional requirements that the City Engineer will need before issuing the Land Disturbance Permit include:

- obtaining Notice of Coverage from TDEC

EXAMPLE MOTIONS

1. Motion to approve the Land Disturbance Permit application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve Land Disturbance Permit application without conditions.
3. Motion to deny the Land Disturbance Permit application:
 - a. Reason for denial



LEGEND:		LEGEND CONTINUED:	
P.O.B.	POINT OF BEGINNING	OE	OVERHEAD ELECTRIC
R.O.W.	RIGHT-OF-WAY	PF	POWER POLE
P.B.	PIPE BOX	DP	DOWNHILL POLE
P2.	PIPE	TMH	TELEPHONE MANHOLE
INST.	INSTRUMENT	CB	CABLE BOX
No.	NUMBER	CAV	CAVITY VALVE
Ac.	ACRES	FW	FIRE HYDRANT
ENST.	ENCLAVE	WV	WATER VALVE
ENC.	ENCLOSURE	WM	WATER MAIN
EDP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE
AG	ANCHOR GUY	CMF	CORROGATED METAL PIPE
EB	ELECTRIC BOX	RCF	REINFORCED CONC. PIPE
	ELECTRIC VALVE	→	→

LEGEND	CONTINUUM
OE	OVERHEAD ELECTRIC
PP	POWER POLE
DP	DEAD POWER POLE
TMH	TELEPHONE MANHOLE
CB	CABLE BOX
GV	GAS VALVE
FH	FIRE HYDRANT
WV	WATER VALVE
SMH	SEWER MANHOLE
CMP	CEMENT MANHOLE
RCP	REINFORCED CONCRETE
PIPE	PIPE
SIGN	SIGN

0 50 100 200 300

GRAPHIC SCALE IN FEET: 1" = 100'

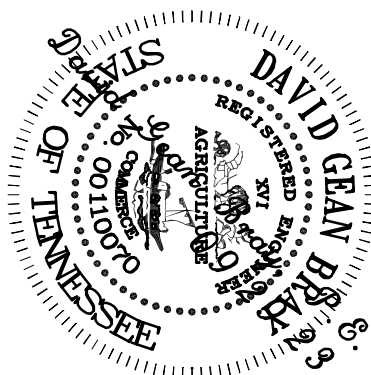
SHEET 1 OF 1
DIVISION OF ENGINEERING

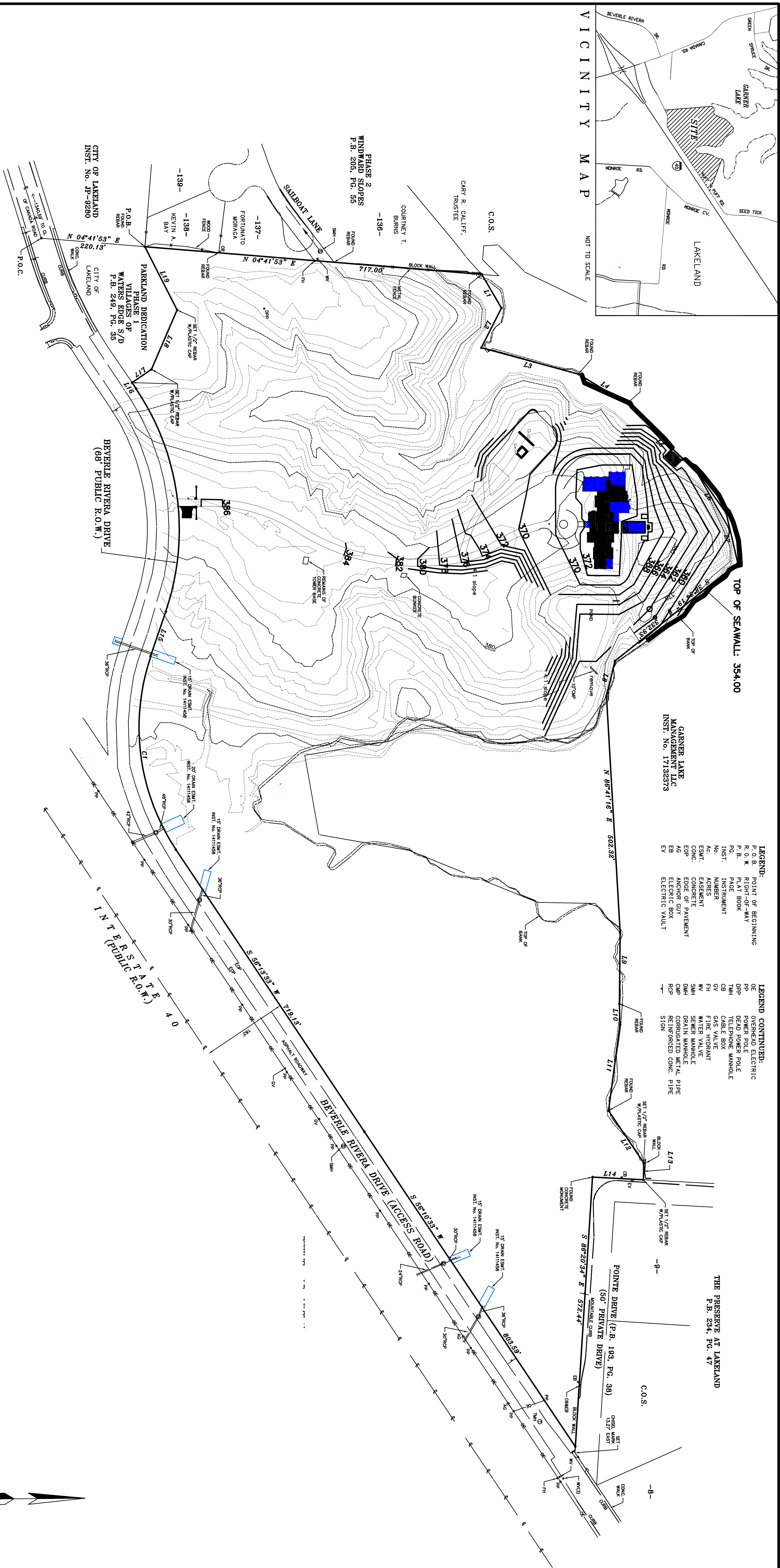
FINAL SITE STABILIZATION

LAKELAND, TENNESSEE

SURVEY: TBF DATE: 4-2023
DESIGN: TBF DATE: 9-2023 SCALE 1"=100'

HUEY FAMILY RESIDENCE
PREPARED FOR: HUEY FAMILY
ENGINEER: THE BRAY FIRM



[illegible]

GRAPHIC SCALE IN FEET: 1" = 100'

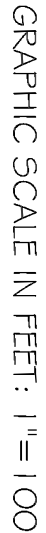
GRADING PLAN

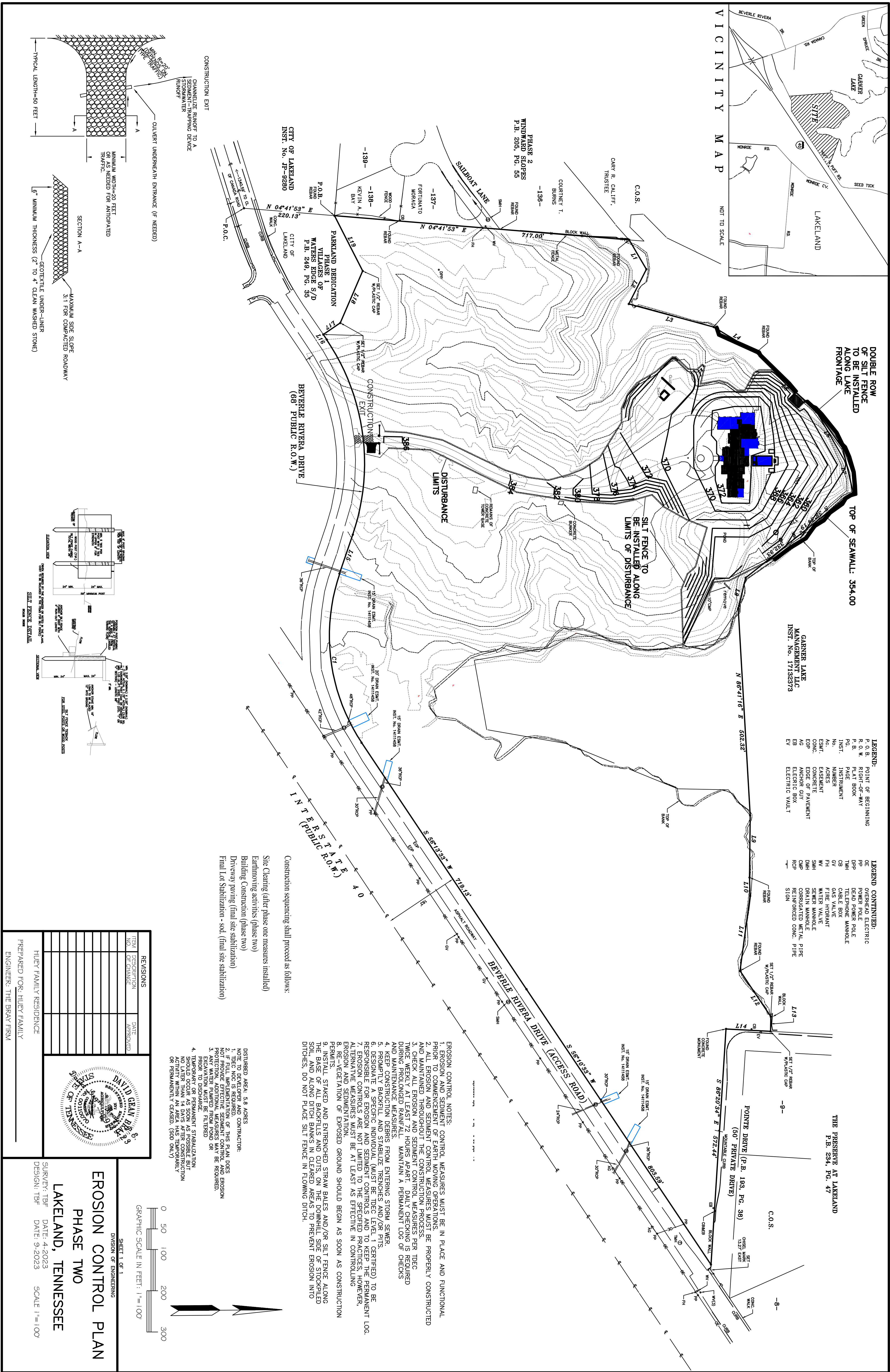
DIVISION OF ENGINEERING

LAKELAND, TENNESSEE

SURVEY: TBF DATE: 4-2023
DESIGN: TBF DATE: 9-2023 SCALE: 1"=100'

PREPARED FOR: HUEY FAMILY
ENGINEER: THE BRAY FIRM







Municipal Planning & Design Review Commission

Meeting Cycle: Thursday, November 9, 2023

Subject: **Discussion and Possible Action**- Concerning Ritter fiberoptic project in Lakeland.

Staff Contact: Paul Luker, Planning Director

STAFF RECOMMENDATION

BUDGET IMPACT

DISCUSSION