



Municipal Planning & Design Review Commission
Special Called Meeting Agenda
Thursday, June 27, 2024, 5:00 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. Action - approval of a Land Disturbance Permit for Phases 2 & 3 of the Evergreen Planned Development.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:



Municipal Planning and Design Review Commission

Meeting Date: Thursday, June 13, 2024

Project: Evergreen PD Phase 2 & 3 - Land Disturbance Permit

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: 37.1 acres

Applicant: David Bray

Representative: David Bray

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. The Phase 1 Final Development Plan was approved by the Municipal Planning and Design Review Commission on April 11, 2024.

DISCUSSION

The applicant requests approval of a Land Disturbance Permit application for a 37.1 acre area on the north side of Old Brownsville Road, adjacent to phase 1 of the Evergreen PD.

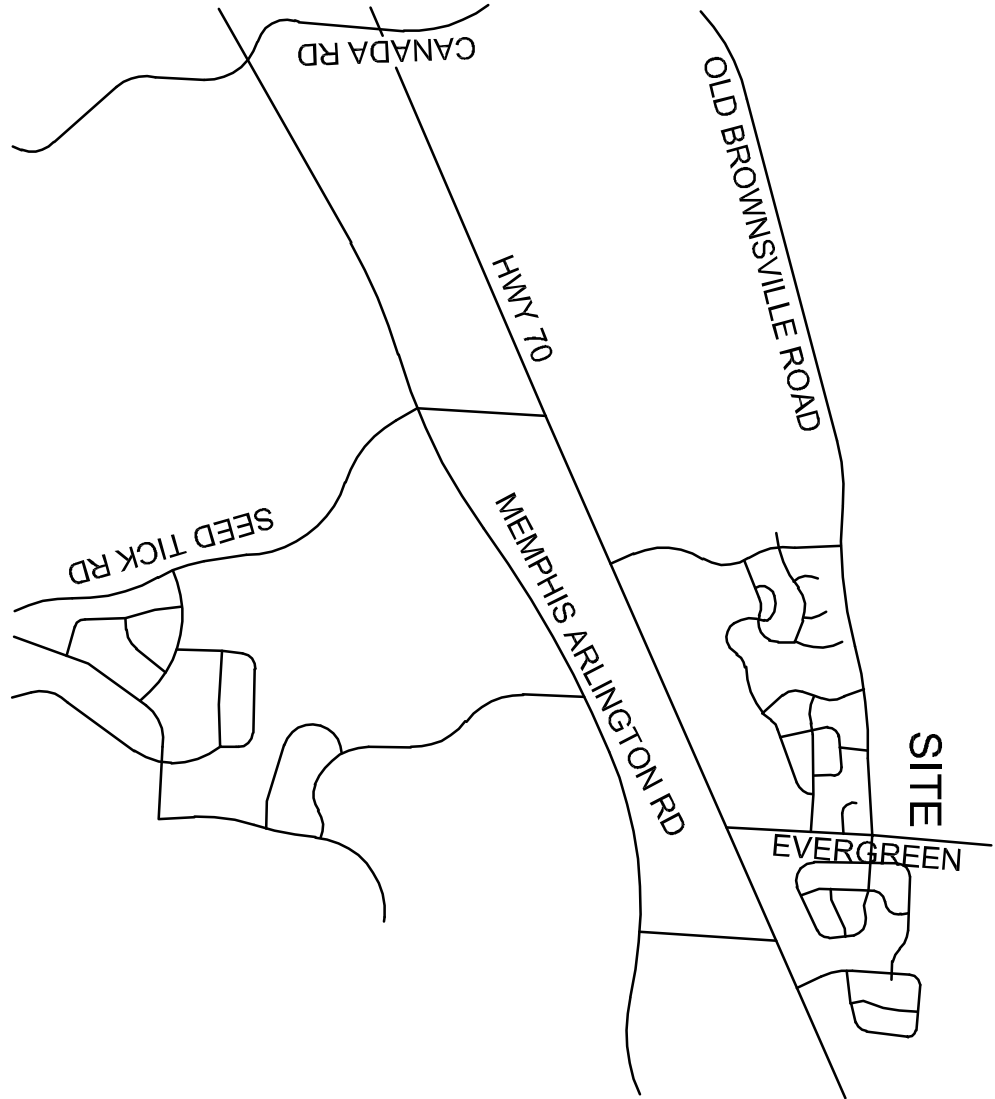
Title 18, Section 603 of the Lakeland Municipal Code requires that all land development activities disturbing one acre or more obtain a Land Disturbance Permit from the City. In accordance with the City’s regulations, the applicant has provided the following documents as part of the permit application:

- Erosion Control Plan
- Grading and Drainage Plan
- Tree Plan

Any approval of the Land Disturbance Permit by the Planning Commission should be made conditional upon the applicant satisfying all City regulations and any additional requirements made by the City Engineer.

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



CONSTRUCTION DRAWINGS - LDP

EVERGREEN PLANNED DEVELOPMENT

PHASES 2 & 3

LAKELAND, TENNESSEE

EVERGREEN LLC,
10971 CHAPEL HILL ROAD
LAKELAND, TN
◀901▶ 301-3990
OWNER/DEVELOPER

THE BRAY FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN 38134
◀901▶ 383-8668
ENGINEER

GENERAL NOTES

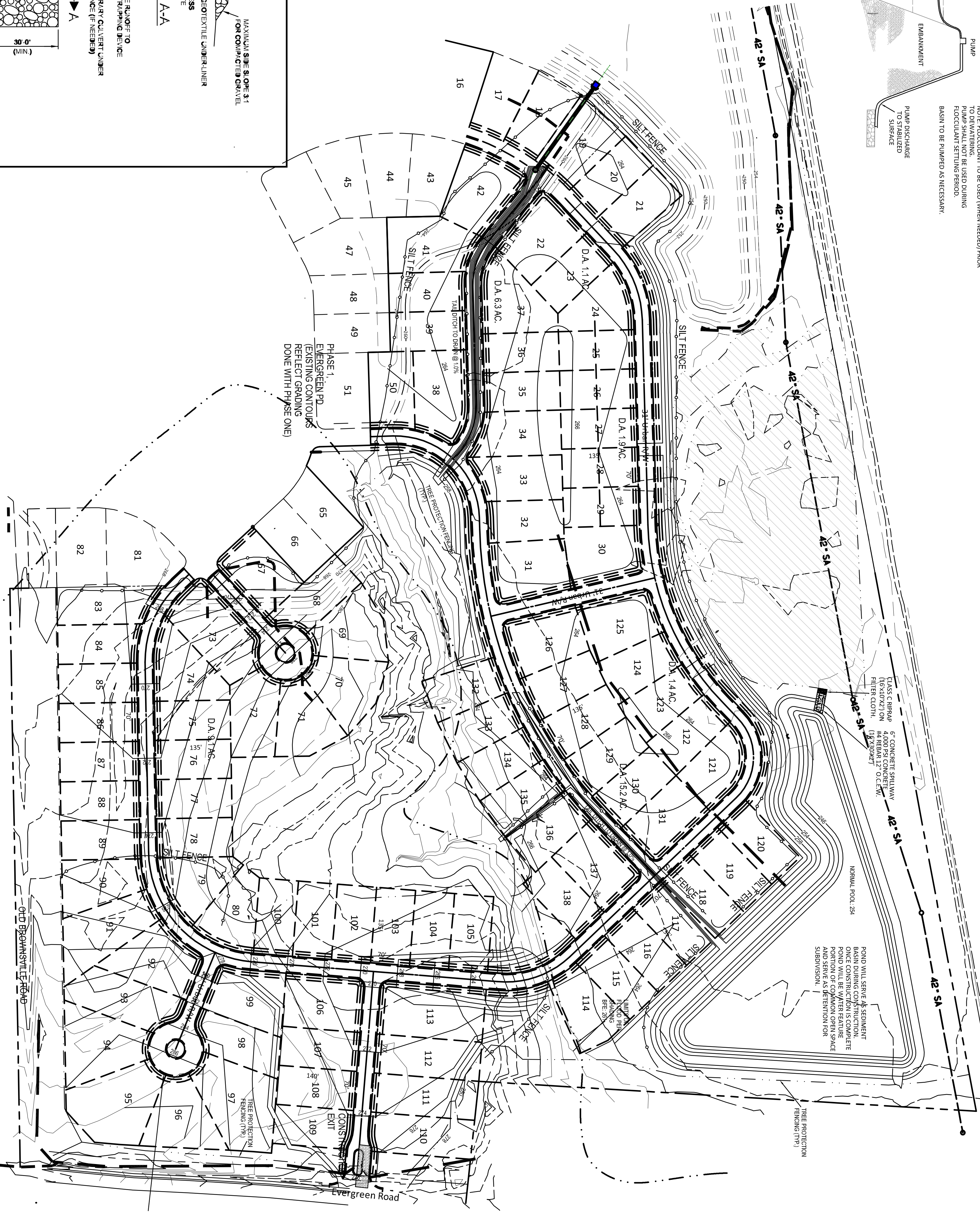
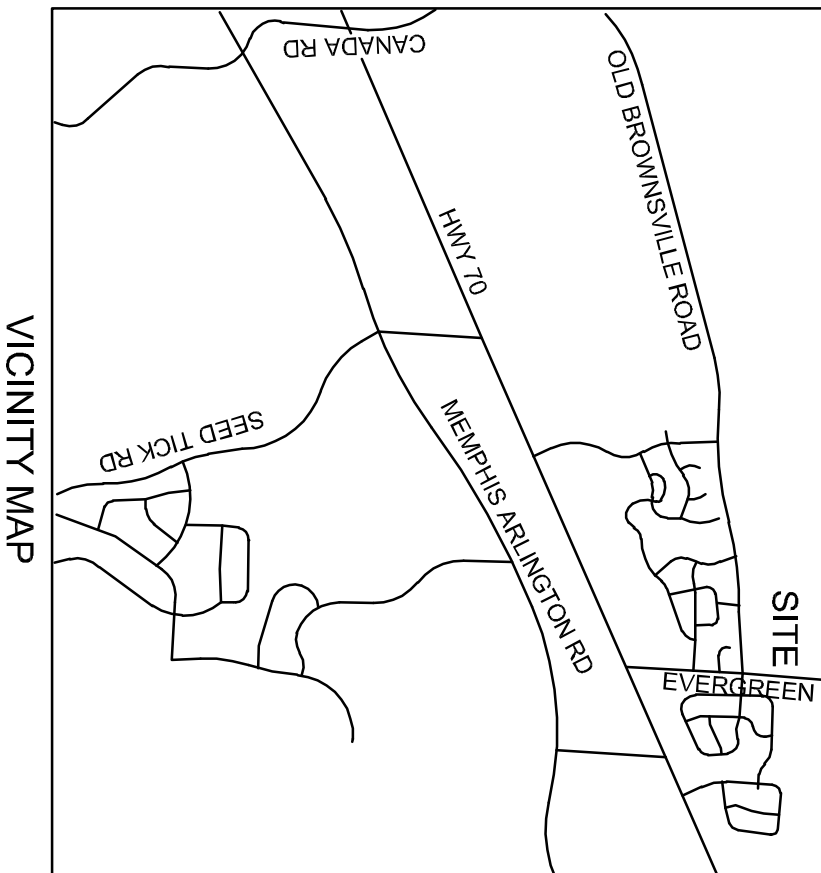
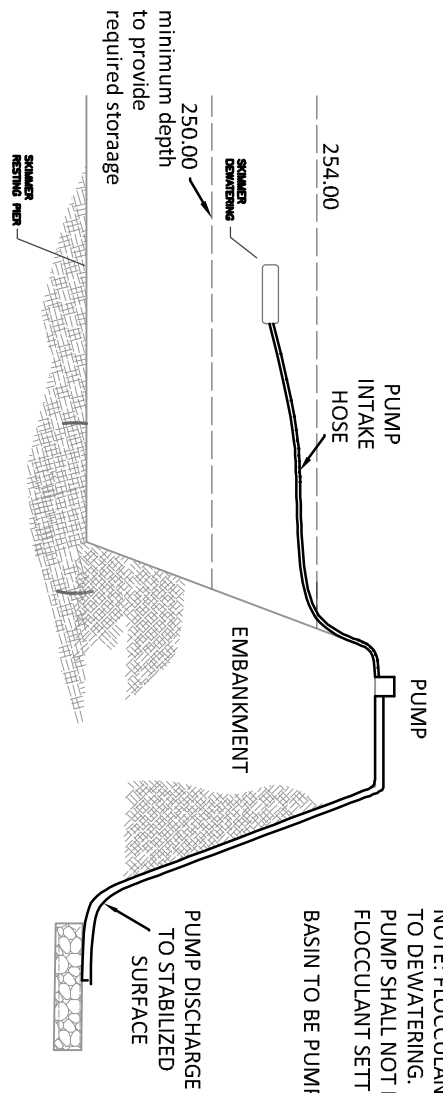
CONSTRUCTION NOTES:

1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. THE CONTRACTOR SHALL VERIFY ANY EXISTING DATA AND REPORT ANY STATE DISCREPANCIES TO THE ENGINEER.
3. THE CONTRACTOR SHALL NOT ENTER ADJACENT PROPERTIES OR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT PRIOR PERMISSION FROM SAID PROPERTY OWNER.
4. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROPRIATELY SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITIES.
5. EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED AS NECESSARY TO PREVENT EROSION.
6. TYPICAL SIDE SLOPES TO BE 1 FOOT VERTICAL TO 4 FEET HORIZONTAL.
7. ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE RESEED, MULCHED, FERTILIZED, AND/OR SODED AS REQUIRED TO PREVENT EROSION.
8. 24 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND & PROCEDURES SHALL MEET STANDARD CITY OF LAKELAND SPECIFICATIONS.
9. ALL FILL AND/OR TRENCH BACKFILL SHALL BE COMPACTED ON 6 INCH LAYERS TO A MINIMUM OF 95% RELATIVE COMPACTION.
10. THE FINISH GRADE MUST BE AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB.
11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION TO PREVENT DOWNSTREAM SITUATIONS. PREP, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL METHODS AS PER THE CITY OF LAKELAND, SHELBY COUNTY, AND STATE OF TENNESSEE REGULATIONS, AND SPECIFICATIONS.
13. EROSION CONTROL METHODS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LAKELAND SUBDIVISION REGULATIONS.
14. LOT GRADING AND DRAINAGE SHALL BE COMPLETED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BE AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB.
15. THE FINISH GRADE SHALL BE AT LEAST 5 PERCENT IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2 PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE.
16. PROPERTY OF LAKELAND SHALL HAVE INHERENT/LEGISLATIVE RIGHT TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.

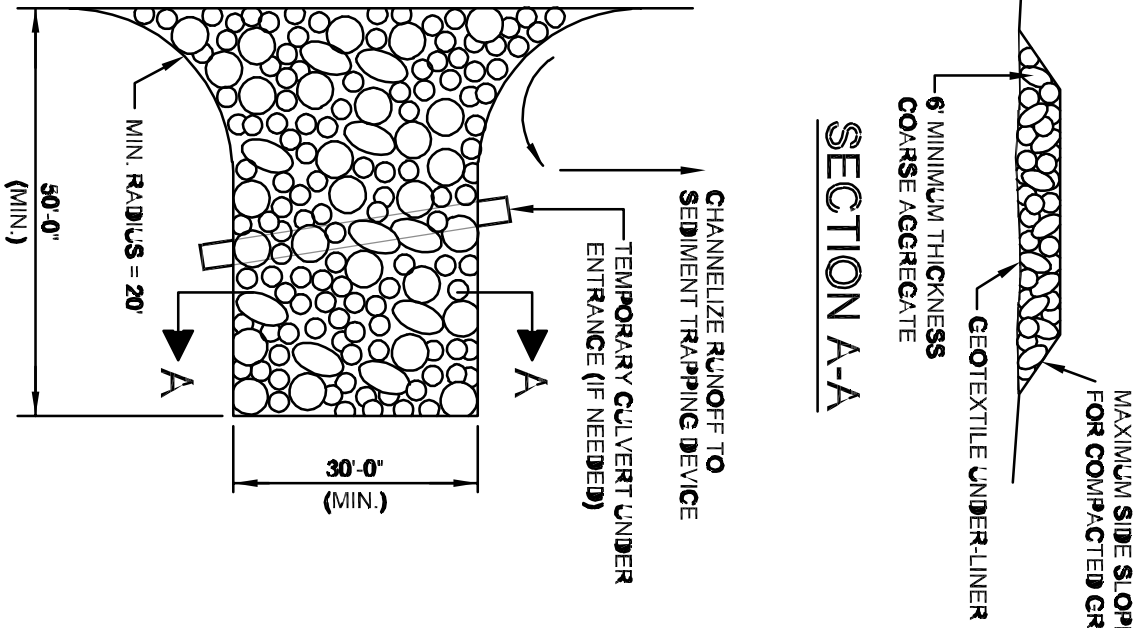
SCHEDULE OF DRAWINGS

COVER PAGE	1
EROSION CONTROL PLAN - PH. 1	2
EROSION CONTROL PLAN - PH. 2	3
EROSION CONTROL PLAN - PH. 3	4
GRADING AND DRAINAGE PLAN	5
TREE PLAN	6

NOTE: FLOCCULANT TO BE USED (WHEN NEEDED) PRIOR TO DEWATERING. PUMP SHALL NOT BE USED DURING FLOCCULANT SETTLING PERIOD. BASIN TO BE PUMPED AS NECESSARY.



SECTION A-A



CONSTRUCTION EXIT DETAIL

CITY OF LAKELAND	
ENGINEERING DIVISION	
CONSTRUCTION EXIT DETAIL	
REV.	DESCRIPTION
1	DESIGNED BY
2	CHECKED BY
3	DATE

Construction sequencing shall proceed as follows:
Site Clearing (after phase one measures installed)
Earthmoving activities (phase two)
Seed and Mulch (phase three)

SEDIMENT BASIN SIZE

DRAINAGE AREA INTO BASIN: 27.1 ACRES
S: 2.42, P: 4.08 (2 YR. TOTAL RAINFALL)
 $Q = (P \cdot 0.25)^{1/2} / (P + 0.85)$
Q = 2.15 INCHES TOTAL RUNOFF

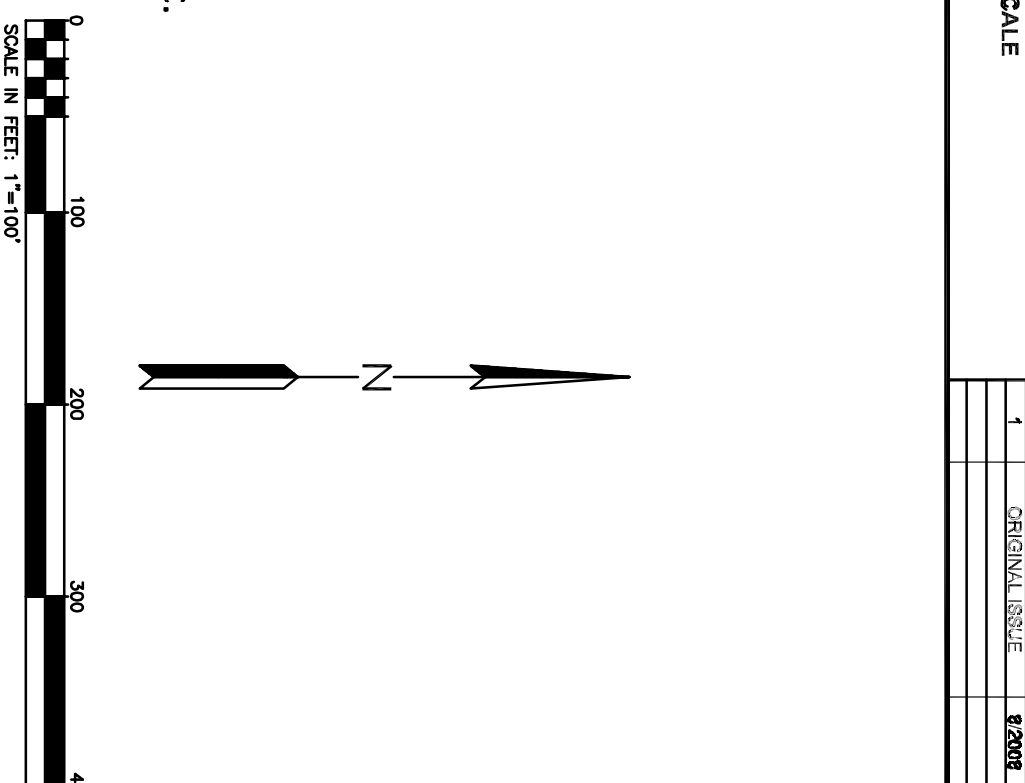
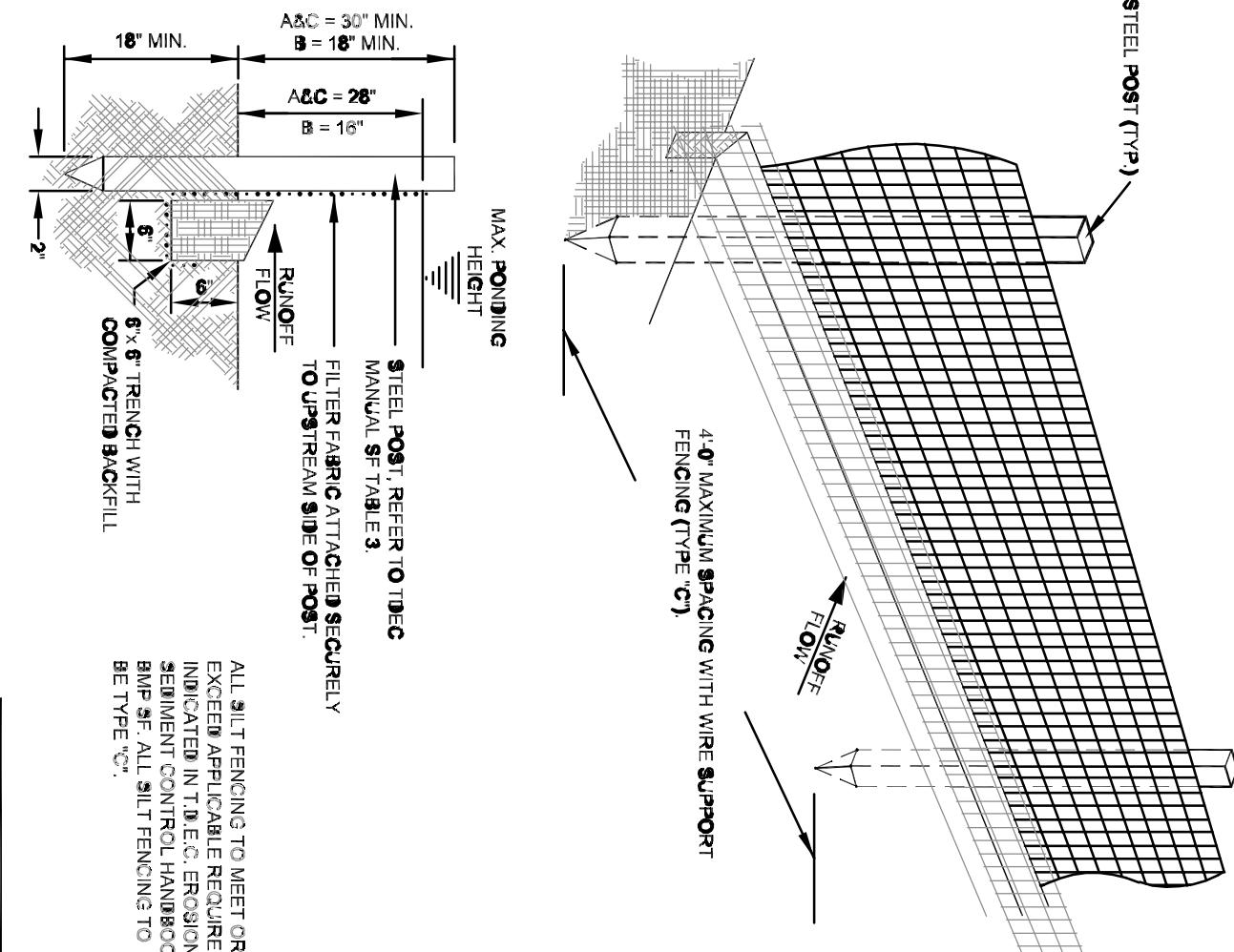
TOTAL STORAGE REQUIRED: 212,000 CUFT
POND CONSTRUCTION STORAGE PROVIDED: 911,500 CUFT (EXCEEDS REQUIRED)

CONTRACTOR SHALL PROVIDE FLOCCULANT AND PUMPING OF POND AS NECESSARY DURING EARTHMOVING ACTIVITIES.

PHASE 1
EVERGREEN PD.
(EXISTING CONTOURS
REFLECT GRADING
DONE WITH PHASE ONE)

SILT FENCE DETAIL

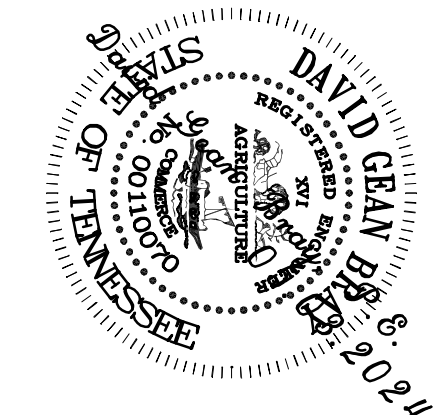
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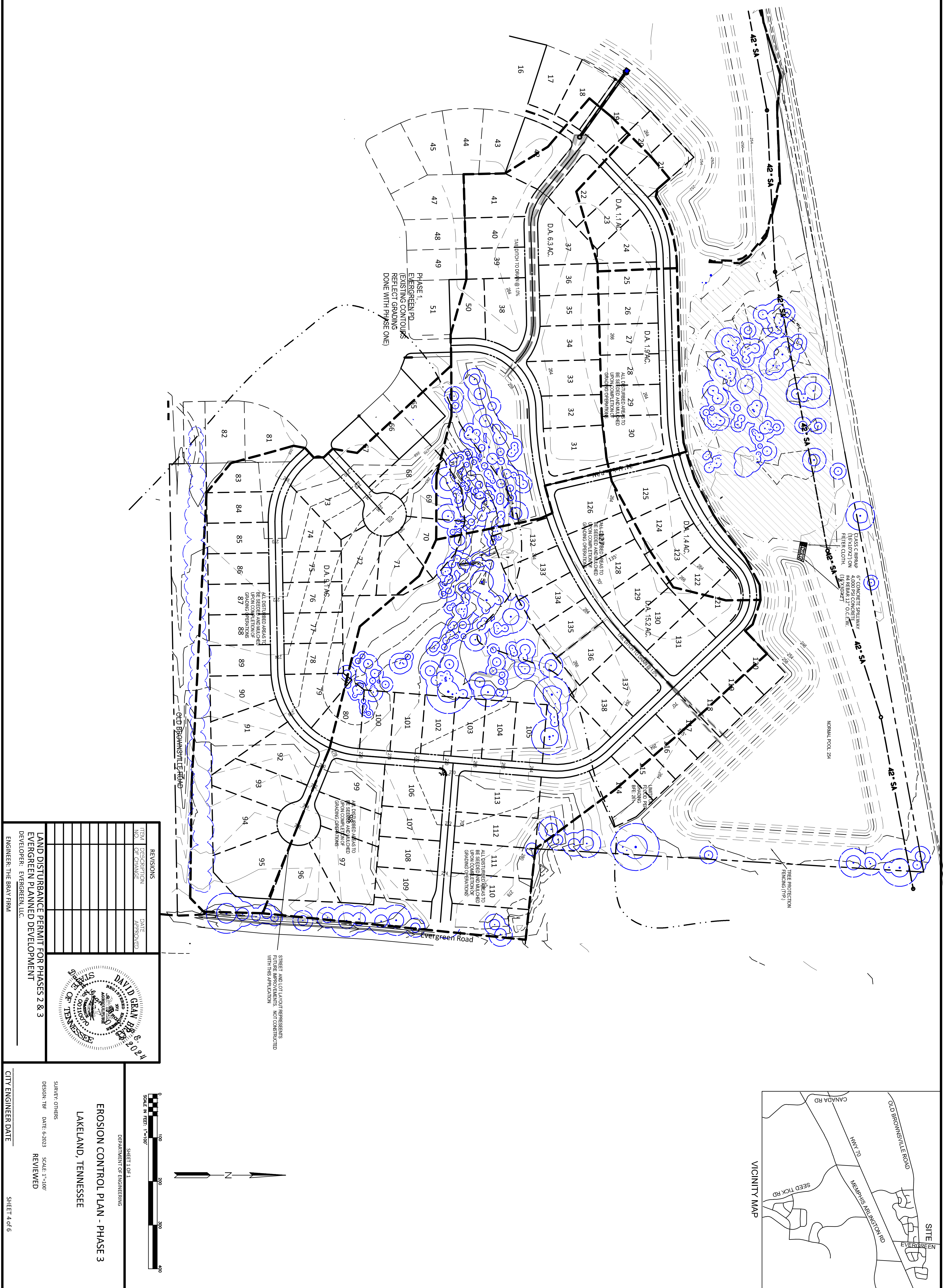
EROSION CONTROL PLAN - PHASE TWO
LAKELAND, TENNESSEE

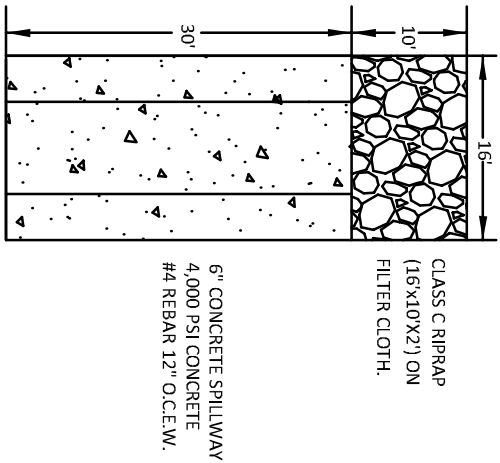
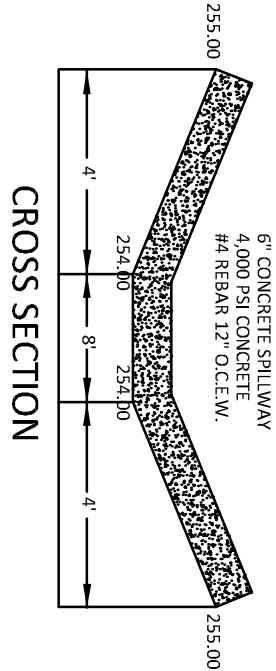
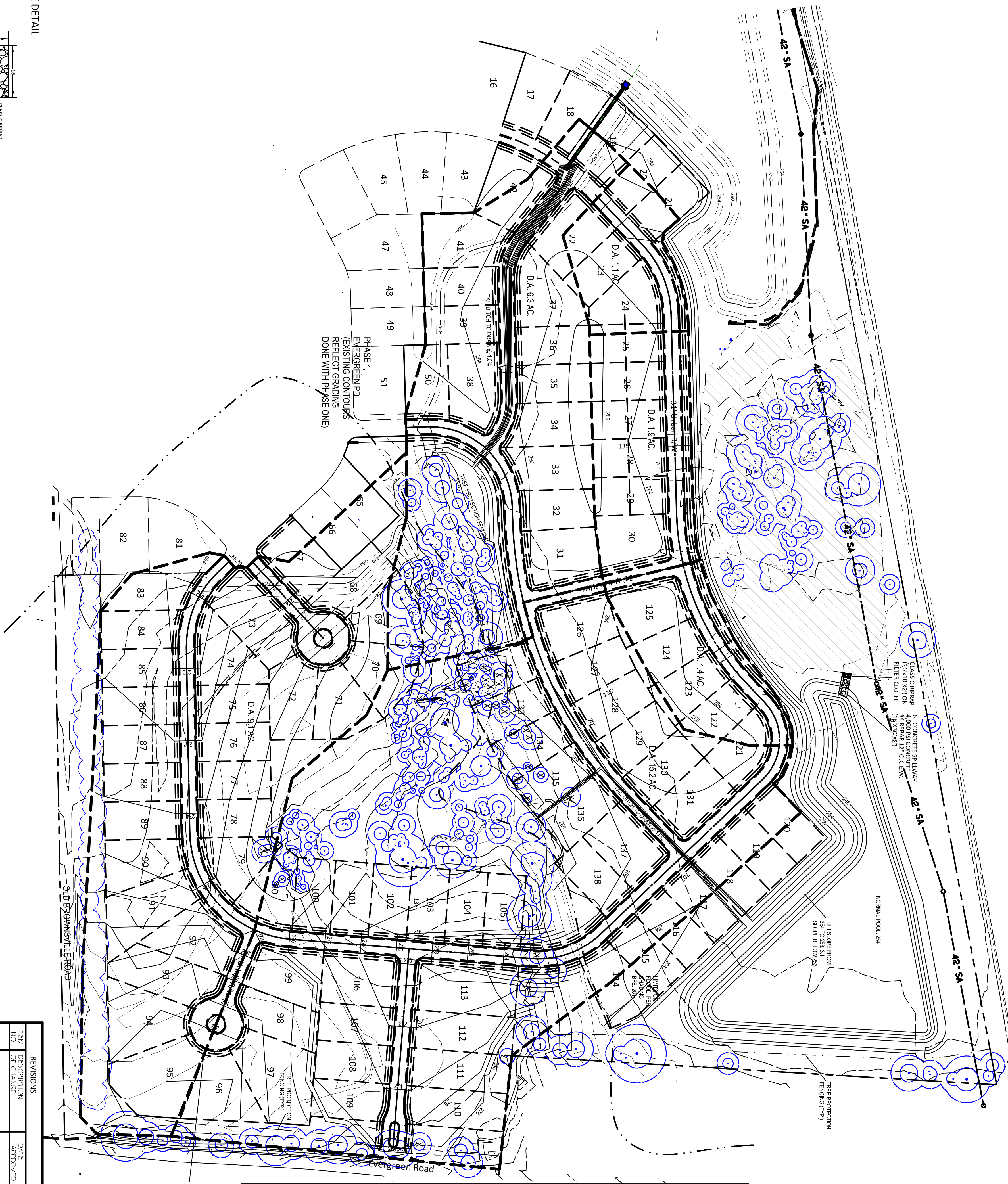
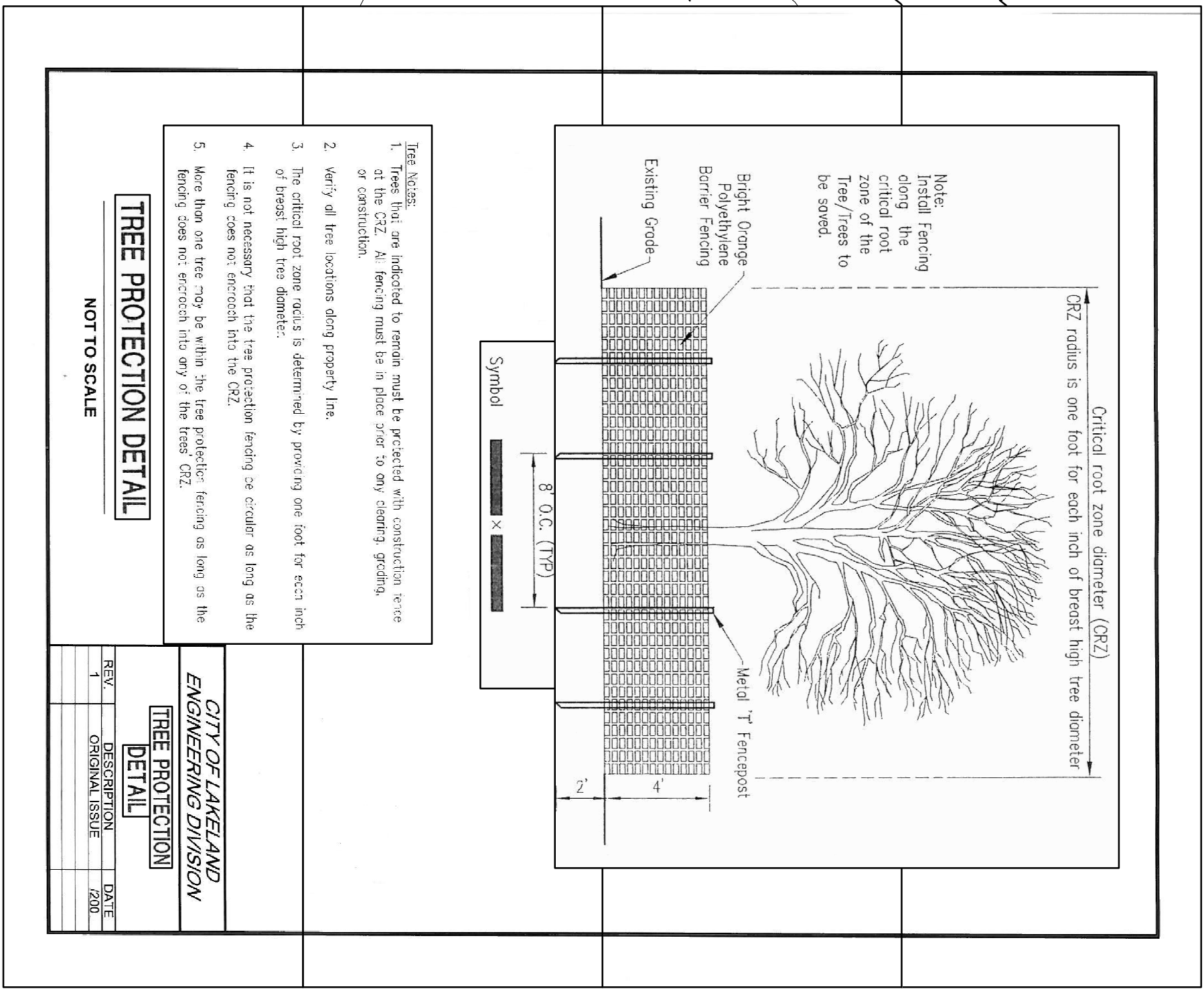
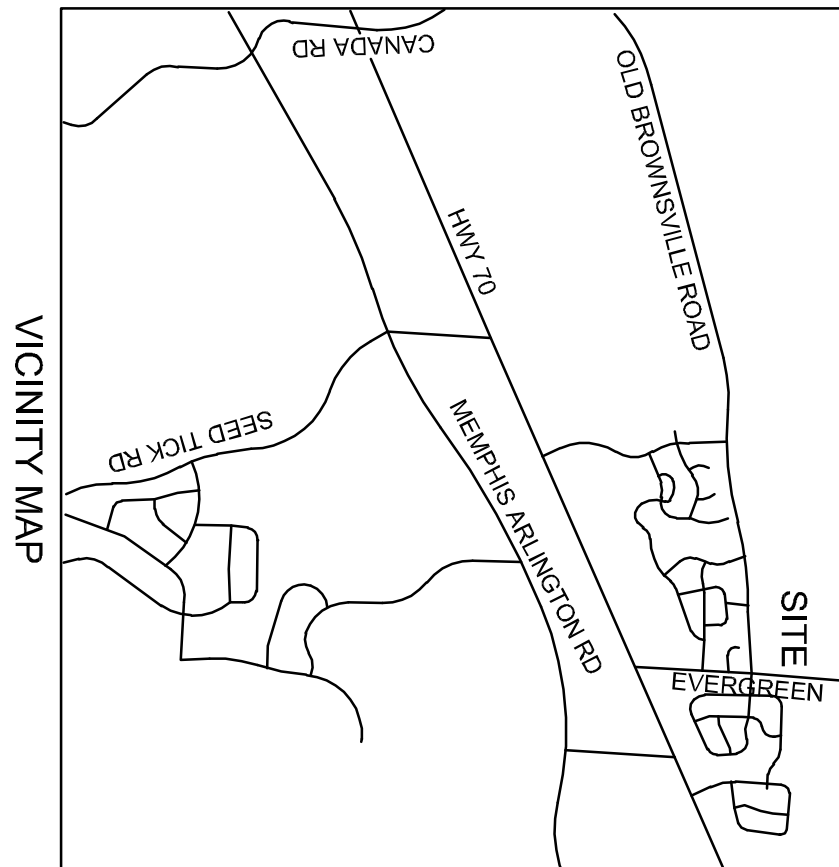
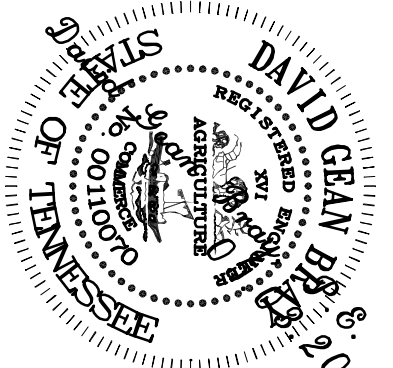
SURVEY: OTHERS
DESIGN: TIF
DATE: 6-2023
SCALE: 1"=100'

LAND DISTURBANCE PERMIT FOR PHASES 2 & 3
EVERGREEN PLANNED DEVELOPMENT
DEVELOPER: EVERGREEN, LLC
ENGINEER: THE BRAY FIRM



EROSION CONTROL LEGEND
SILT FENCE
CONSTRUCTION EXIT



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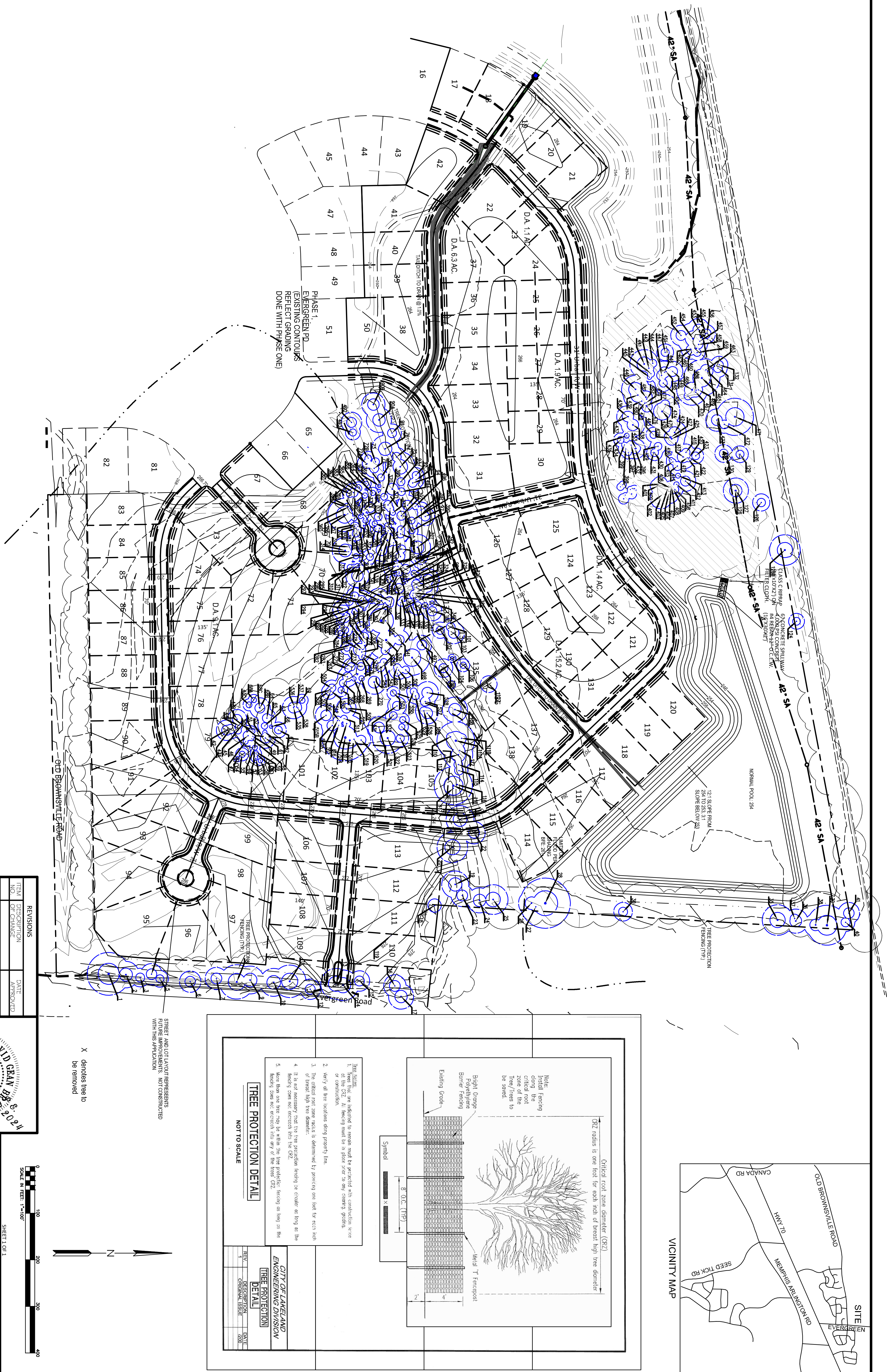
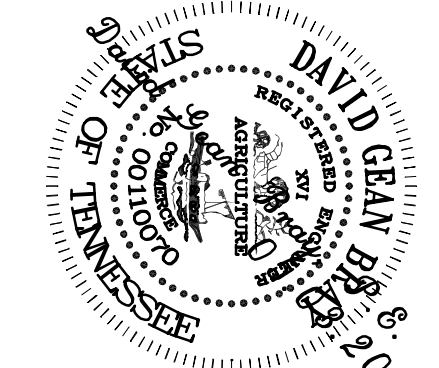
GRADING AND DRAINAGE PLAN

LAKELAND, TENNESSEE

LAND DISTURBANCE PERMIT FOR PHASES 2 & 3
EVERGREEN PLANNED DEVELOPMENT
DEVELOPER: EVERGREEN, LLC.
ENGINEER: THE BRAY FIRM

SURVEY: OTHERS
DESIGN: T&E DATE: 6-2023
SCALE: 1"=100'
REVIEWED
CITY ENGINEER DATE

SHEET 5 of 6

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TREE PROTECTION PLAN

LAKELAND, TENNESSEE

LAND DISTURBANCE PERMIT FOR PHASES 2 & 3
EVERGREEN PLANNED DEVELOPMENT
DEVELOPER: EVERGREEN, LLC.
ENGINEER: THE BRAY FIRM

CITY ENGINEER DATE SHEET 6 OF 6