



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, August 8, 2024, 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** - May 9, 2024
 2. **Regular Meeting Minutes** - June 13, 2024
 3. **Special Called Meeting Minutes** - June 27, 2024
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 1. **Action** - approval of Lakeland Meadows Planned Development Ph. V and VI - Landscape Plan.
 2. **Action** - approval of a Land Disturbance Permit for Heron's Ridge Planned Development.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MAY 9, 2024, 5:30 PM
CITY HALL, LAKELAND, TENNESSEE 38002**

I. CALL TO ORDER BY CHAIR:

The meeting was called to order at 5:30PM by Chair Adam Henry on Thursday, May 9, 2024.

II. ROLL CALL BY RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Rebecca Hecker-Mosbrugger	Present
Carl Helton	Present
Adam Henry (Chair)	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Bill Sheridan	Present

Others present: City Manager Michael Walker, City Attorney Will Patterson, City Engineer Emily Harrell, Planning Director Paul Luker, City Planner Alex Barthol, Community Development Specialist Lisa West, and City Recorder Cheyenne Carter

III. APPROVAL OF PREVIOUS MEETING MINUTES:

1. Regular Meeting Minutes – April 11, 2024

Carl Helton moved to bring this item to the floor seconded by Bill Sheridan.

Discussion ensued.

For the record: Chair Adam Henry motioned to amend the minutes to correct a name typographical error on new business agenda item number 2. The correction is as follows:

1. Remove “Amber” from the name “Bill Sheridan” for the seconded by recording.

No objections were heard.

When the question was called, the minutes passed as amended, voice vote, 8 in favor 0 against (8-0).

IV. PUBLIC DISCUSSION:

1. Richard Todd of the 10000 block of Ramblewood Drive.
2. Greg Williams of the 10000 block of Ramblewood Drive.

V. REPORTS OF OFFICERS AND COMMITTEES:

None

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MAY 9, 2024, 5:30 PM
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VI. OLD BUSINESS:

1. Action – approval of Equestria PD Preliminary Development Plan

Carl Helton moved to bring this item to the floor seconded by Bill Sheridan.

City Manager Michael Walker and Planning Director Paul Luker presented this item.

For the record: Equestria applicant, Doug Swink, provided comment and answered questions at the request of the board.

Discussion ensued.

For the record: Greg Williams of the 10000 block of Ramblewood Drive approached the board with a question with board approval.

Discussion ensued.

For the record: Richard Todd of the 10000 block of Ramblewood Drive approached the board with additional comments with board approval.

Discussion ensued.

For the record: Mike Scott of the 4000 block of Maple Walk Drive approached the board with comments with board approval.

Discussion ensued.

For the record: Kurt Wagner of the 4000 block of Maple Walk Drive approached the board with comments with board approval.

Discussion ensued.

For the record: Krista York of the 10000 block of Ramblewood Drive approached the board with comments with board approval.

Discussion ensued.

Shawn Rowland motioned to approve the Equestria PD Preliminary Development Plan with conditions seconded by Bill Sheridan and without objection. The conditions are as followed:

1. A landscape easement shall be placed on the rear of lots 118 and 119 to act as a buffer between the adjacent property.
2. The road width on Lakeland Trace heading north from Maple Walk Drive

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REGULAR MEETING MINUTES
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shall match the width to the south.

Discussion ensued.

When the question was called, the Equestria PD Preliminary Development Plan passed with conditions, roll call vote, 7 in favor 1 against (7-1).

Commissioner Jim Atkinson	Yea
Sal Feraci	Yea
Rebecca Hecker-Mosbrugger	Yea
Carl Helton	Yea
Amber Hitchcock	Yea
Shawn Rowland	Yea
Bill Sheridan	Nay
Adam Henry (Chair)	Yea

VII. NEW BUSINESS:

None.

VIII. ANNOUNCEMENTS:

1. Planning Director Paul Luker provided an announcement regarding a future work session with this board regarding the updated Land Development Regulations.
2. City Manager Michael Walker provided an announcement regarding the IDB of the City as the project has received its first Tax Increment Funding collection.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:51 p.m. on Thursday, May 9, 2024.

These minutes were approved on August 8, 2024.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 13, 2024, 5:30 PM
CITY HALL, LAKELAND, TENNESSEE 38002**

I. CALL TO ORDER BY CHAIR:

The meeting was called to order at 5:31PM by Chair Adam Henry on Thursday, June 13, 2024.

II. ROLL CALL BY RECORDER:

Commissioner Jim Atkinson	Absent
Sal Feraci	Present
Rebecca Hecker-Mosbrugger	Absent
Carl Helton	Present
Adam Henry (Chair)	Present
Amber Hitchcock	Absent
Shawn Rowland	Present
Bill Sheridan	Absent

Others present: City Engineer Emily Harrell, Planning Director Paul Luker, City Planner Alex Barthol, Community Development Specialist Lisa West, and City Recorder Cheyenne Carter

For the record: Chair Adam Henry called the meeting to order however, due to lack of quorum, verified by roll call, no business was conducted and the meeting was adjourned.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:32 p.m. on Thursday, June 13, 2024.

These minutes were approved on August 8, 2024.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder



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

I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, June 27, 2024.

II. ROLL CALL:

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Carl Helton	Present
Amber Hitchcock	Present
Bill Sheridan	Present
Shawn Rowland	Present
Adam Henry	Present
Rebecca Hecker-Mosbrugger	Absent

Staff personnel in attendance were City Engineer Emily Harrell, Planning Director Paul Luker, City Planner Alex Barthol, Community Development Specialist Lisa West, and City Recorder Cheyenne Carter.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

None.

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. OLD BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval of a Land Disturbance Permit for Phases 2 & 3 of the Evergreen Planned Development.

Carl Helton moved to bring this item to the floor, seconded by Shawn Rowland.

City Planner Alex Barthol presented this item.

Questions from the board members were answered by a representative from the contractor.

Discussion ensued.

For the record: Public comments were heard from the following:

1. Richard Gonzales of the 5000 block of Conifer View Lane.
2. George Munchow of the 10000 block of Hwy 70.

Discussion ensued.

When the question was called the land disturbance permit was approved as presented, voice vote, 7 in favor 0 against 0 abstain (7-0-0).

VIII. ANNOUNCEMENTS:

1. Planning Director Paul Luker announced the cancelation of the July meeting due to lack of business.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:16pm on Thursday, June 27, 2024.

These minutes were approved on August 8, 2024.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

Meeting Date: Thursday, August 8, 2024

Project: Lakeland Meadows Planned Development ph. V & VI – Landscape Plan

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: North side of Old Brownsville Rd, west of Evergreen PD

Parcel ID: L0140 00299

Zoning District: AG (PUD)

Site Area: 118.63 acres

Applicant: Valleybrook Development, LLC

Representative: Matthew Copp, PLA, ASLA

STAFF RECOMMENDATION

City Staff recommends approval of the application as submitted.

DISCUSSION

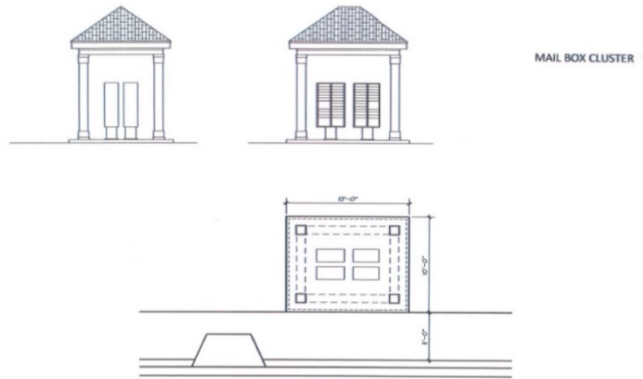
The applicant is seeking approval of a site plan application for the Landscape Plan for the Lakeland Meadows Planned Development. Included with the application are the overall landscape plans, cluster mailbox design and location, and entry signage with associated fencing.

LANDSCAPE PLAN:

The Landscape plan includes all plantings at the entrance features, along Old Brownsville Road, interior plantings at cluster mailbox locations, and plantings that line the storm water detention pond. Supplemental plantings were also provided on Old Brownsville Road to account for trees that were removed due to utility work being performed in the area. A total of 299 trees, 12 shrubs, and 52 various smaller plantings are proposed. All plantings conform to the requirements established in the City of Lakeland Land Development Regulations.

CLUSTER MAILBOXES:

One cluster mailbox location is proposed at the corner of Grey Ghost Cove and Buttercup Lane. The mailboxes will be covered, and off-street parking is provided. The locations proposed have been reviewed and approved by the USPS.



SIGNAGE/FENCING:

Neighborhood entrance signage is proposed at the primary entrance off of Old Brownsville Road. The monument signs are identical to those approved in the previous phases of Lakeland Meadows south of Old Brownsville Road.

SIGNAGE PLANS

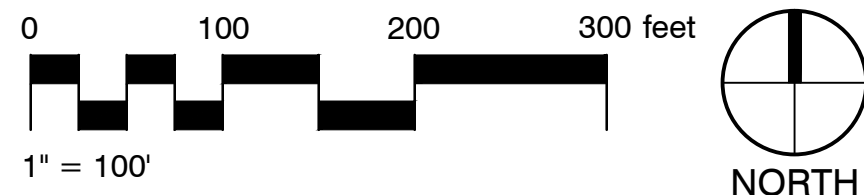


EXAMPLE MOTIONS

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



LANDSCAPE PLAN



LANDSCAPE PLAN - GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION IS BASED ON SITE PLAN PROVIDED BY BRAY ENGINEERING. INFORMATION IS FOR REFERENCE ONLY. EXISTING CONDITIONS SHOWN ON CONSTRUCTION DOCUMENTS MAY NOT BE ACCURATE AND/OR TRUE TO SCALE. FIELD VERIFY PRIOR TO CONSTRUCTION.
2. IN THE EVENT DISCREPANCIES ARISE BETWEEN EXISTING CONDITIONS SHOWN ON CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS IN THE FIELD, CONTACT LANDSCAPE ARCHITECT, MATTHEW COPP, AT 901-268-7129.
3. THIS LANDSCAPE PLAN SHOWS THE REQUIRED MINIMUM LANDSCAPING AND/OR TREE MITIGATION AS SHOWN IN THE PATTERN BOOK FOR LAKELAND MEADOWS. OWNER, AT THEIR DISCRETION, MAY SUPPLEMENT MINIMUM REQUIRED LANDSCAPING.
4. ANY SUPPLEMENTAL LANDSCAPING MUST INCLUDE CODE REQUIRED MINIMUM LANDSCAPING SHOW ON THIS PLAN AS WELL AS MEET ALL MINIMUM REQUIREMENTS AS REQUIRED IN THE CITY OF LAKELAND, TENNESSEE.
5. ALL AREAS NOT PLANTED WITH TREES, SHRUBS, OR ORNAMENTAL GROUNDCOVERS SHALL BE SOLID SODDED WITH A TURF GRASS SUITABLE FOR ZONE 7(B). SOD TYPE: BERMUDA TIF 419
6. ALL LANDSCAPE AREAS INCLUDING TREES, SHALL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, OR THE OWNER SHALL PROVIDE A SOURCE FOR WATER WHICH CAN BE USED TO WATER LANDSCAPING AS REQUIRED FOR ESTABLISHMENT.

REV 26 SEPT 2023

PLANTING NOTES:

1. **SOIL PREP:** LANDSCAPE CONTRACTOR SHALL PREP ALL PLANTING AREAS AS FOLLOWS: INCORPORATE A THREE (3) INCH DEPTH OF SOIL AMENDMENTS SUCH AS COMPOSTED LEAF COMPOST, COTTON BURR COMPOST, PEAT MOSS OR APPROVED EQUAL OVER EXISTING OR IMPORTED TOP SOIL. MECHANICALLY TILL SOIL AMENDMENTS INTO EXISTING TOPSOIL TO A DEPTH OF SIX (6) TO EIGHT (8) INCHES. FURTHER AMEND PLANTING AREAS AS REQUIRED PER SOILS REPORT TO ADJUST MICRO AND MACRO SOIL NUTRIENT LEVELS FOR THE GROWTH OF ORNAMENTAL LANDSCAPE PLANTINGS.
2. ALL TREES, SHRUBS, PERENNIALS, GROUND COVERS, AND SOD SHALL BE PLANTED PER STANDARD PLANTING DETAILS PROVIDED.
3. **MULCH:** ALL PLANTING BED AREAS AND TREES SHALL BE MULCHED WITH A MINIMUM THREE (3) INCH DEPTH OF DOUBLE HAMMERED HARDWOOD MULCH.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE ONE (1) UPRIGHT OR LOW-PROFILE WATERING BAG ON EACH EVERGREEN AND DECIDUOUS TREE.

REV 26 SEPT 2023



5845 GOODMAN ROAD
OLIVE BRANCH, MS 38654
(662) 895-7611



VALLEYBROOK
DEVELOPMENT, LLC

8620 TRINITY ROAD 202
CORDOVA, TN 38018

LANDSCAPE PLAN LAKELAND MEADOWS PHASES V & VI-A LAKELAND, TENNESSEE

PROJECT NO.: 23-1180
DATE: 24 JULY 2024
DRAWN: MRC
CHECKED: MRC
REVISIONS:

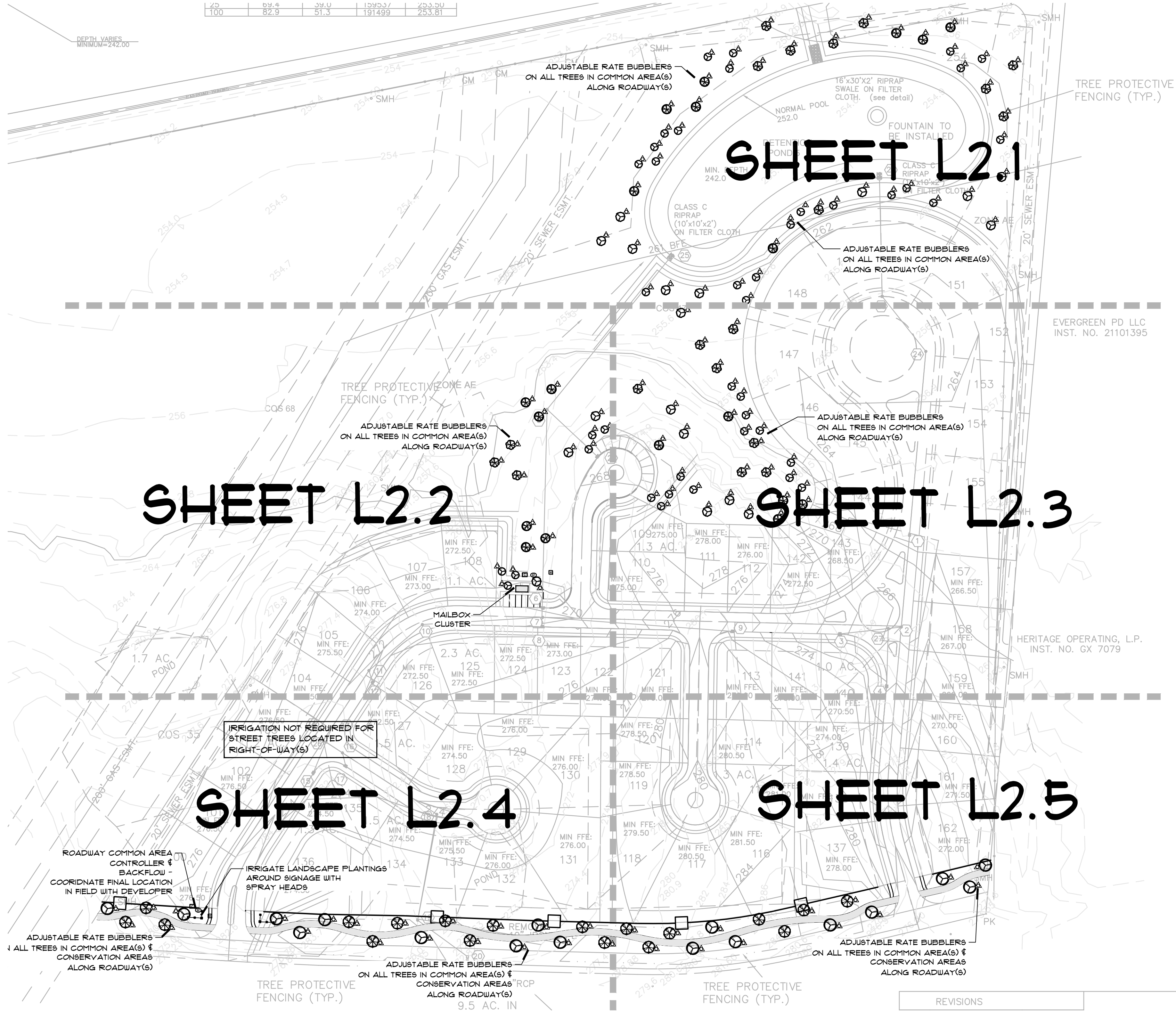
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SHEET

L-1

LANDSCAPE PLAN

ORIGINAL SHEET SIZE: 24 x 36



IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD FGA-PR8-D GLOBE 1IN, 1-1/2IN, 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE. WITH PRESSURE REGULATOR MODULE.			
	WATTS LF909M1 1-1/2" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.			
	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK W/IF MODULE AND FLOW SENSOR READY.			
	WATER METER 1-1/2"			
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21			
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21			
	PIPE SLEEVE: PVC SCHEDULE 40			
Valve Callout Valve Number Valve Flow Valve Size				

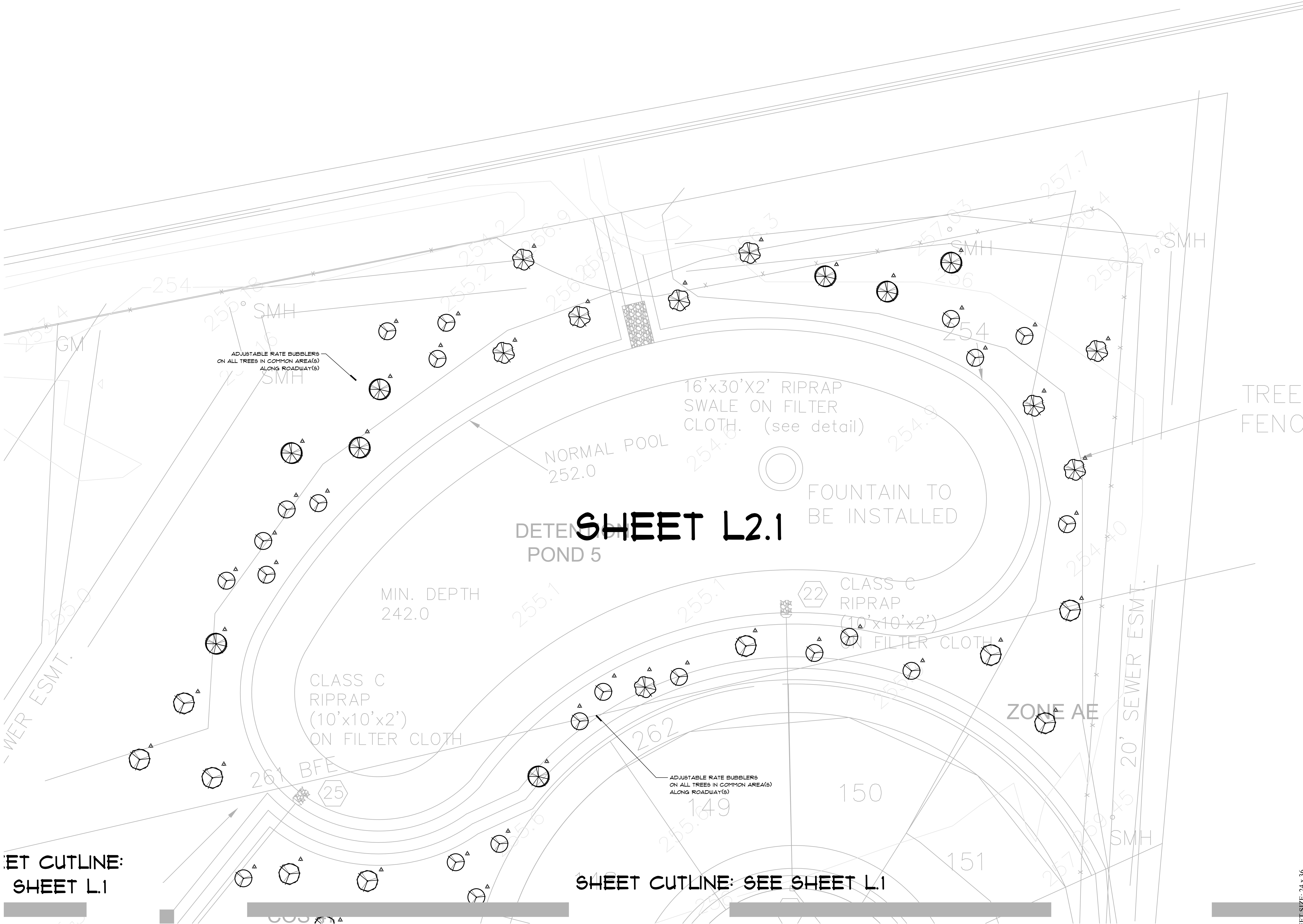
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DEVELOPMENT, LLC
8620 TRINITY ROAD 202
CORDOVA, TN 38018

OVERALL IRRIGATION PLAN
LAKELAND MEADOWS
PHASES V & VI-A
LAKELAND, TENNESSEE

PROJECT NO.:	23-1180
DATE:	24 JULY 2024
DRAWN:	MRC
CHECKED:	MRC
REVISIONS:	
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SHEET L-2.0 OVERALL IRRIGATION PLAN	

ORIGINAL SHEET SIZE: 24 x 36



SEE SHEET L.1

SEE SHEET L.1

SEE SHEET L.1

SHEET CUTLINE: SEE SHEET L.2



5845 GOODMAN ROAD
OLIVE BRANCH, MS 38654
(662) 895-7611



VALLEYBROOK
DEVELOPMENT, LLC
8620 TRINITY ROAD 202
CORDOVA, TN 38018

IRRIGATION PLAN
LAKELAND MEADOWS
PHASES V & VI-A
LAKELAND, TENNESSEE

PROJECT NO.: 23-1180
DATE: 24 JULY 2024
DRAWN: MRC
CHECKED: MRC
REVISIONS:

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SHEET
L-2.2
IRRIGATION PLAN

ORIGINAL SHEET SIZE: 24 x 36

IRRIGATION PLAN

SHEET CUTLINE: SEE SHEET L.2

SHEET CUTLINE: SEE SHEET L.4

SHEET CUTLINE: SEE SHEET L.2

SHEET CUTLINE: SEE SHEET L.3

TREE PROTECTIVE
FENCING (TYP.)

COS 68

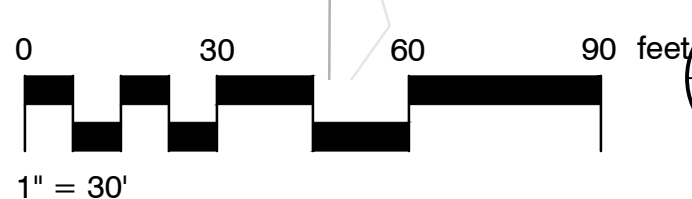
SHEET L2.2

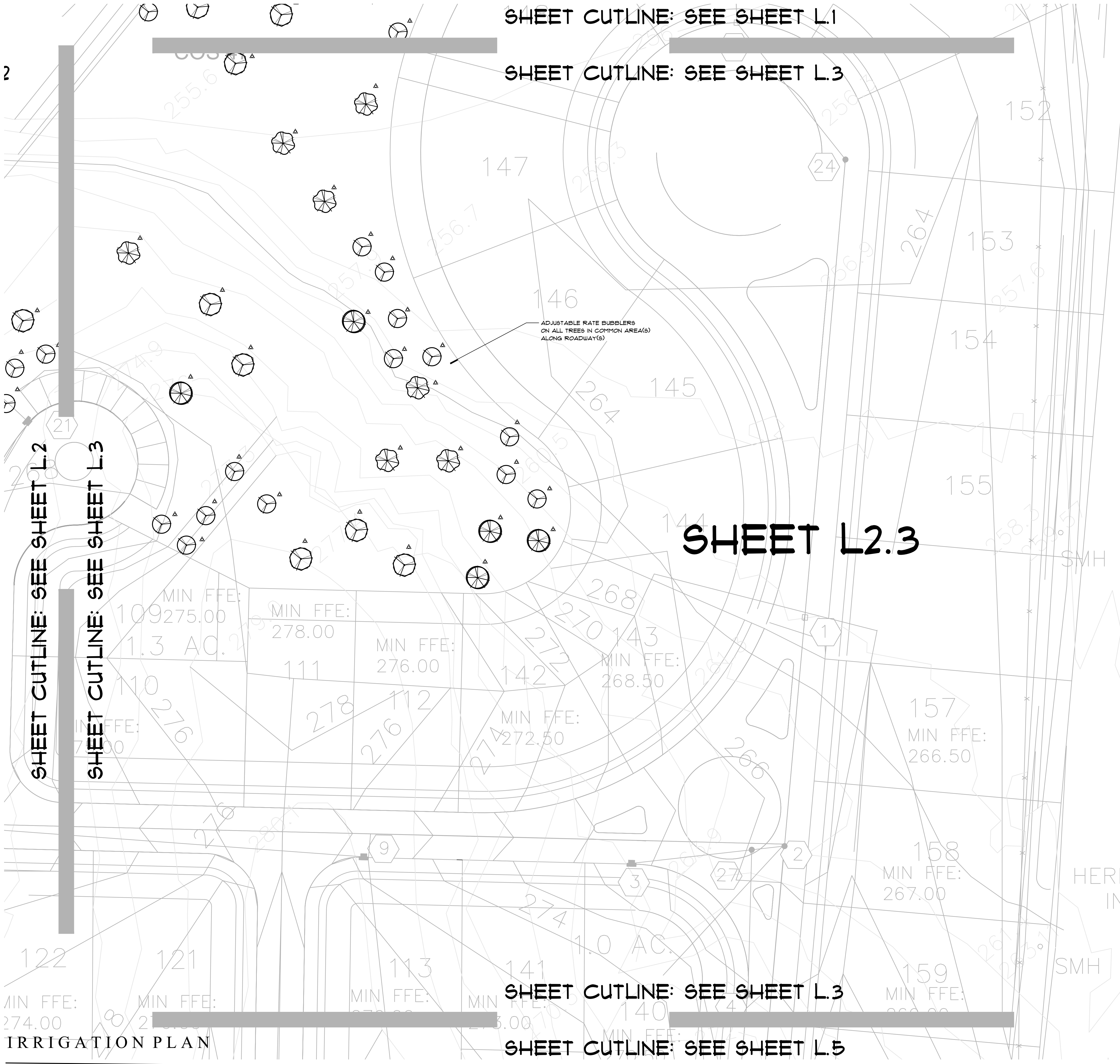
COMMON AREA
CONTROLLER &
BACKFLOW TO BE
LOCATED AT MAILBOX
CLUSTER

ADJUSTABLE RATE BUBBLERS
ON ALL TREES IN COMMON AREA(S)
ALONG ROADWAY(S)

MAILBOX
CLUSTER
+/- 7'-4" W x 9'-8" L

IRRIGATION NOT REQUIRED
FOR STREET TREES
LOCATED IN
RIGHT-OF-WAY(S)





EVERGREEN PD LLC
INST. NO. 21101395



5845 GOODMAN ROAD
OLIVE BRANCH, MS 38654
(662) 895-7611



VALLEYBROOK
DEVELOPMENT, LLC
8620 TRINITY ROAD 202
CORDOVA, TN 38018

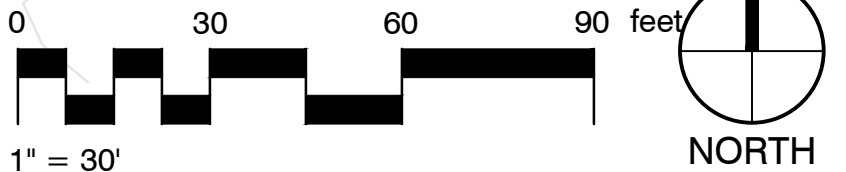
IRRIGATION PLAN
LAKELAND MEADOWS
PHASES V & VI-A
LAKELAND, TENNESSEE

PROJECT NO.:	23-1180
DATE:	24 JULY 2024
DRAWN:	MRC
CHECKED:	MRC
REVISIONS:	

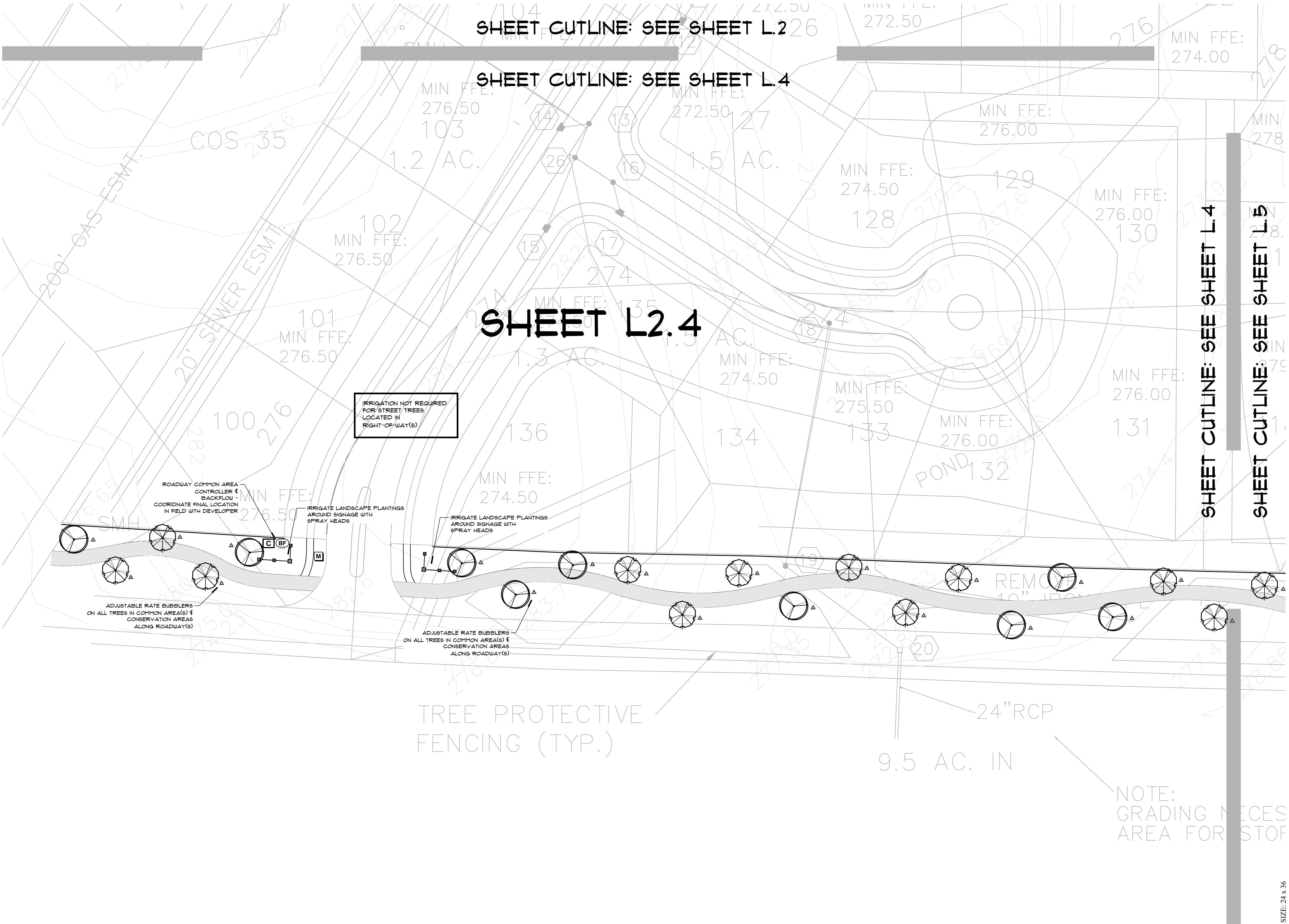
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SHEET
L-2.3
IRRIGATION PLAN

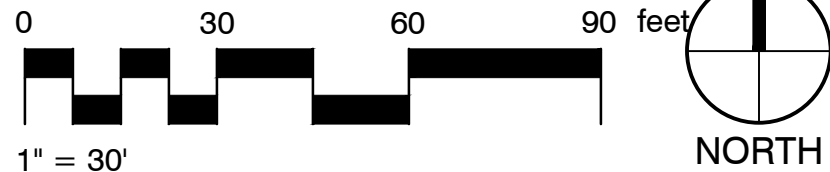
HERITAGE OPERATING, L.P.
INST. NO. GX 7079



ORIGINAL SHEET SIZE: 24 x 36



IRRIGATION PLAN





5845 GOODMAN ROAD
OLIVE BRANCH, MS 38654
(662) 895-7611



MATTHEW ROBERT CORP.
REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
Tennessee No. 1893
24 July 2024

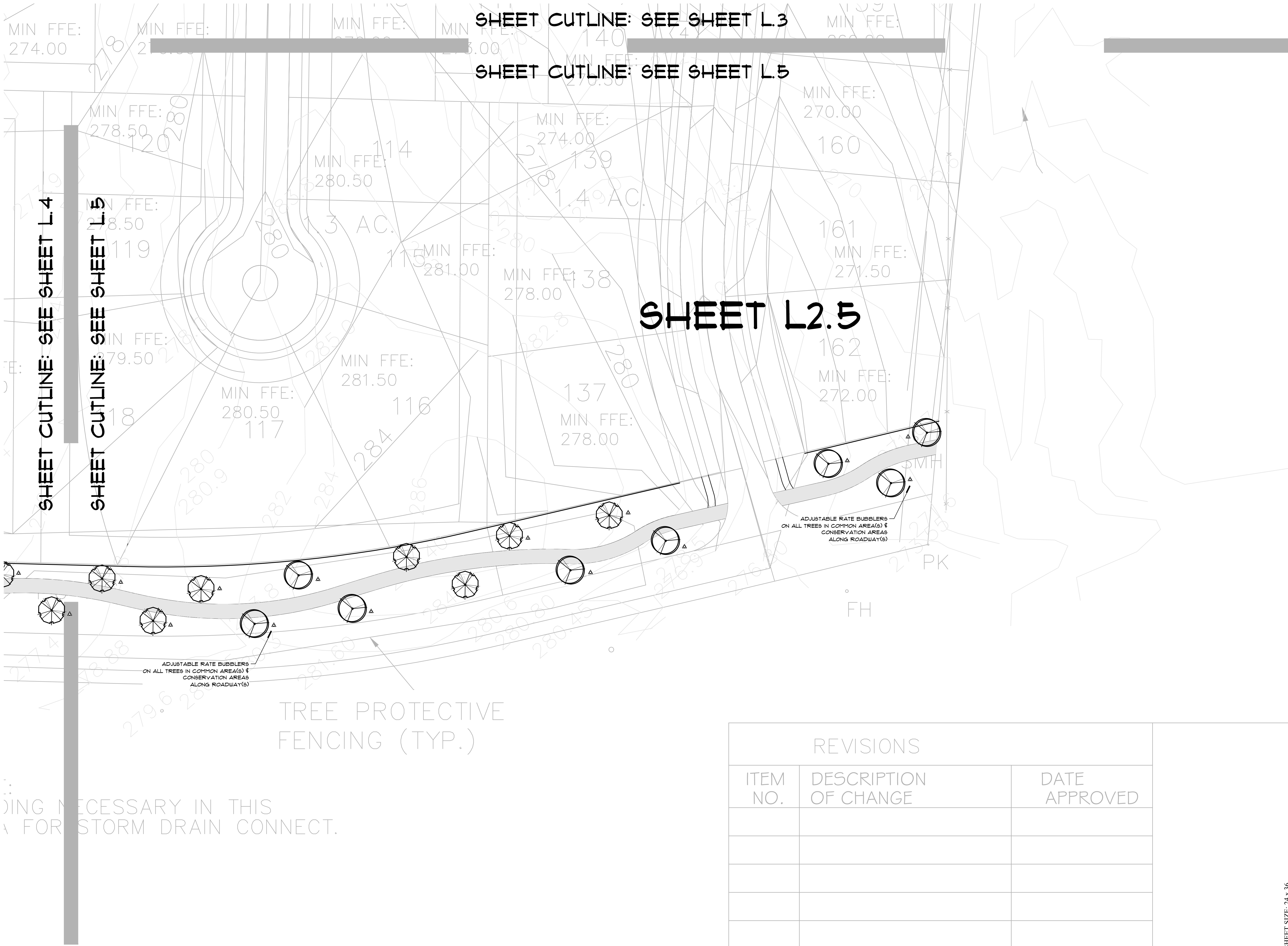
VALLEYBROOK
DEVELOPMENT, LLC
8620 TRINITY ROAD 202
CORDOVA, TN 38018

IRRIGATION PLAN
LAKELAND MEADOWS
PHASES V & VI-A
LAKELAND, TENNESSEE

PROJECT NO.:	23-1180
DATE:	24 JULY 2024
DRAWN:	MRC
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REVISIONS:	

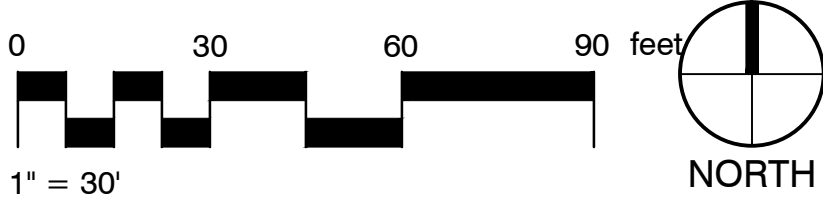
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SHEET
L-2.4
IRRIGATION PLAN



IRRIGATION PLAN

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



5845 GOODMAN ROAD
OLIVE BRANCH, MS 38654
(662) 895-7611

VALLEYBROOK
DEVELOPMENT, LLC

8620 TRINITY ROAD 202
CORDOVA, TN 38018

IRRIGATION PLAN

LAKELAND MEADOWS

PHASES V & VI-A

LAKELAND, TENNESSEE

PROJECT NO.: 23-1180

DATE: 24 JULY 2024

DRAWN: MRC

CHECKED: MRC

REVISIONS:

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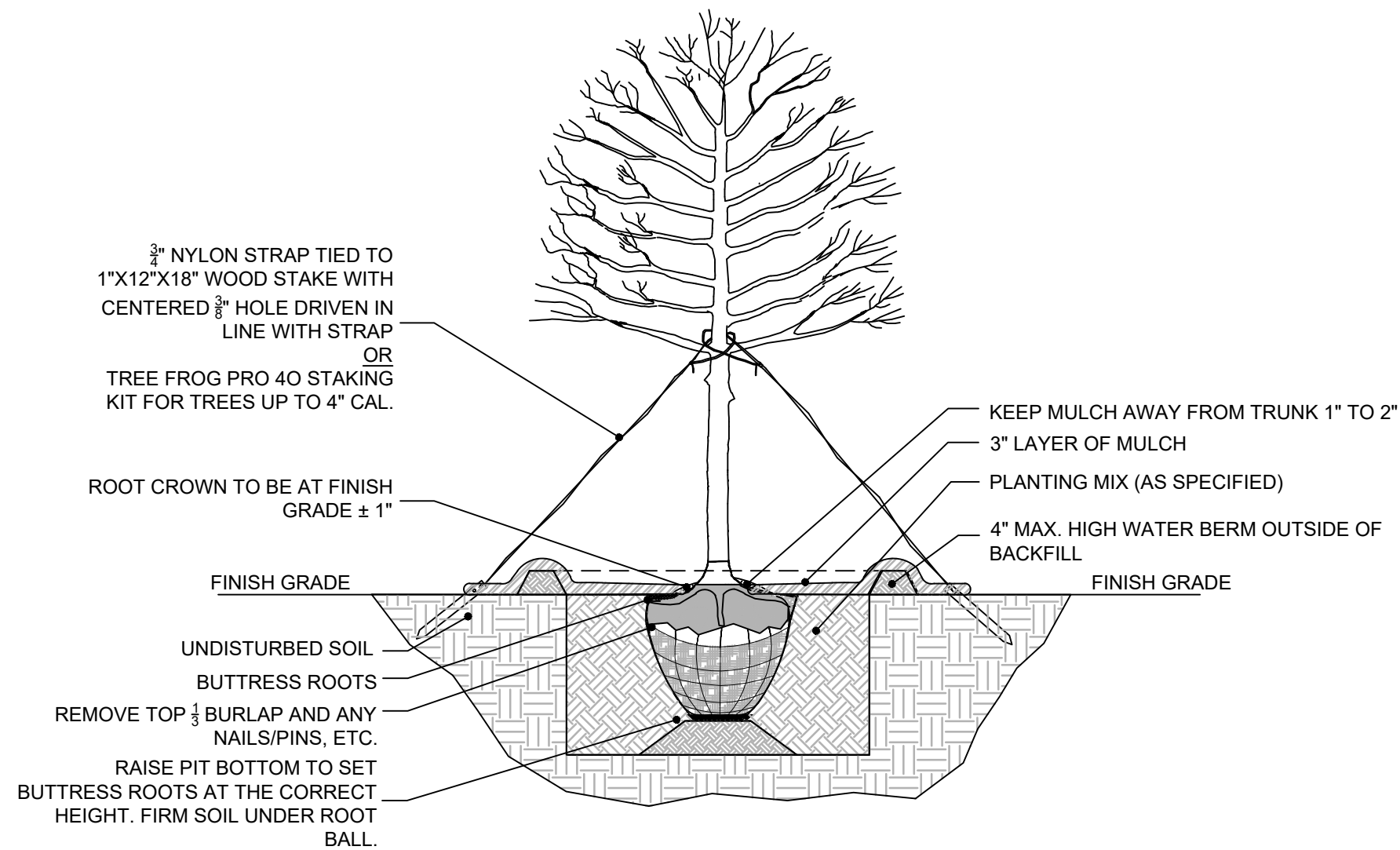
SHEET

L-2.5

IRRIGATION PLAN

ORIGINAL SHEET SIZE: 24 x 36

PLANT SCHEDULE									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		QTY	REMARKS
TREES									
	CM	CORNUS KOUSA 'MILKY WAY' STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.	MILKY WAY KOUSA DOGWOOD	2" CAL	B&B / CONT.			26	STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.
	LC	LAGERSTROEMIA INDICA X FAURIEI 'BILOXI' STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.	BILOXI GRAPE MYRTLE	2" CAL	B&B / CONT.			41	STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.
	PC	PISTACIA CHINENSIS	CHINESE PISTACHE	CONT. / B&B	2" CAL			19	
	QB	QUERCUS BICOLOR STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. DENSE FOLIAGE. ALL TREES SHALL MATCH.	SWAMP WHITE OAK	CONT. / B&B	2" CAL			18	STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. DENSE FOLIAGE. ALL TREES SHALL MATCH.
	QL	QUERCUS LYRATA	OVERCUP OAK	CONT. / B&B	2" CAL			17	
	QP	QUERCUS PHELLOS	WILLOW OAK	CONT. / B&B	2" CAL			65	
	QS	QUERCUS SHUMARDII STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. DENSE FOLIAGE. ALL TREES SHALL MATCH.	SHUMARD OAK	CONT. / B&B				19	STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. DENSE FOLIAGE. ALL TREES SHALL MATCH.
	TS	THUJA OCCIDENTALIS 'SMARAGD' STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. DENSE FOLIAGE. ALL TREES SHALL MATCH.	EMERALD GREEN ARBORVITAE	CONT. / B&B		6' HT		10	STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. DENSE FOLIAGE. ALL TREES SHALL MATCH.
	UA	ULMUS PARVIFOLIA 'ALLEE' STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.	ALLEE® LACEBARK ELM	2" CAL	B&B / CONT.			84	STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD		QTY	REMARKS
SHRUBS									
	BS	BUXUS SEMPERVIRENS FULL, UNIFORM CANOPY. ALL PLANTS SHALL MATCH.	COMMON BOXWOOD	B&B/CONT.	24" HT	24"		12	FULL, UNIFORM CANOPY. ALL PLANTS SHALL MATCH.
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	QTY	REMARKS
GROUND COVERS									
	HY	HEMEROCALLIS X	HYBRID DAYLILY	1 GAL			18" O.C.	52	

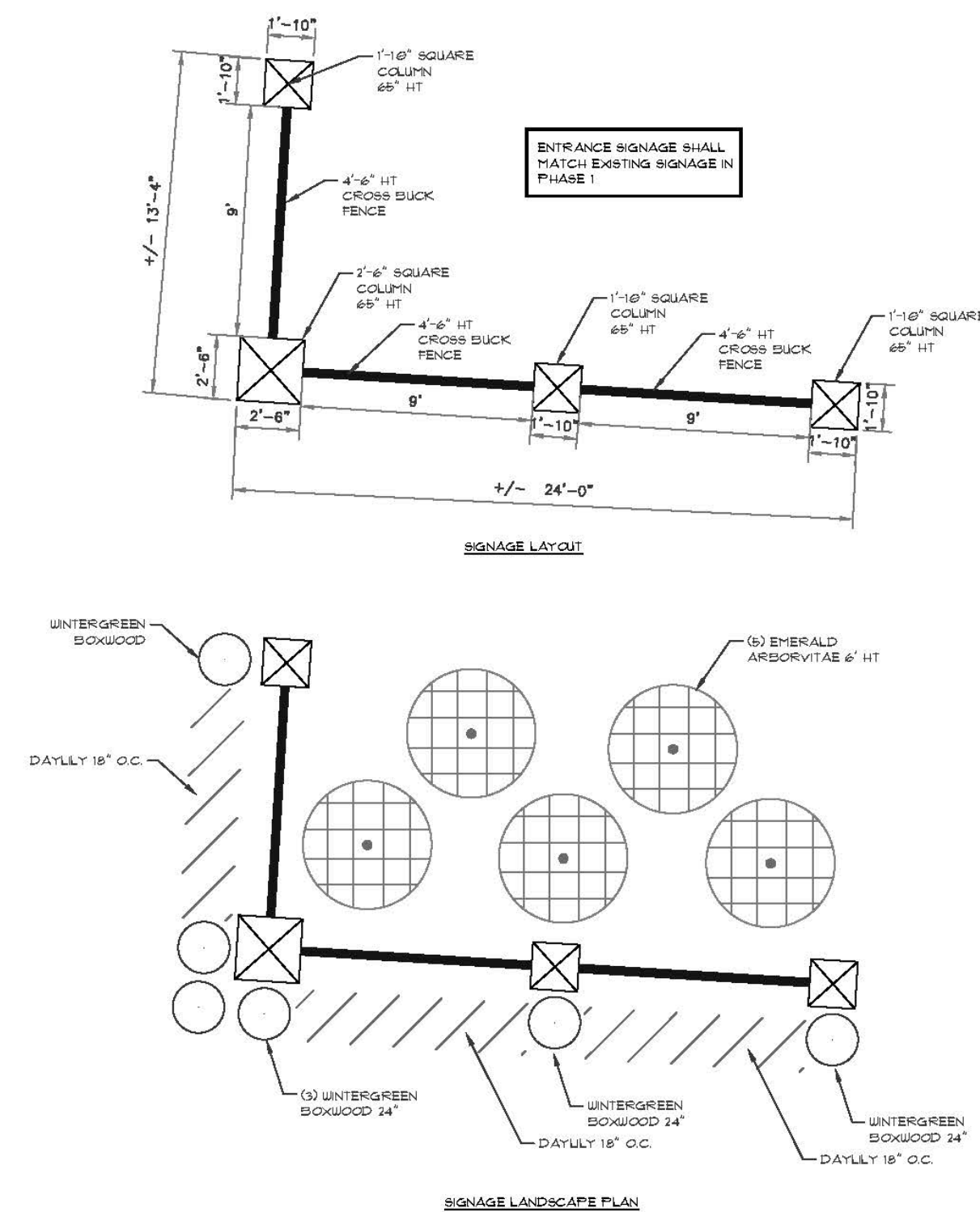


1 TYPICAL SPECIMEN TREE PLANTING

N.T.S.

329343-01

LANDSCAPE PLAN - GENERAL NOTES	PLANTING NOTES:
1. EXISTING CONDITIONS INFORMATION IS BASED ON SITE PLAN PROVIDED BY BRAY ENGINEERING. INFORMATION IS FOR REFERENCE ONLY. EXISTING CONDITIONS SHOWN ON CONSTRUCTION DOCUMENTS MAY NOT BE ACCURATE AND/OR TRUE TO SCALE. FIELD VERIFY PRIOR TO CONSTRUCTION. 2. IN THE EVENT DISCREPANCIES ARISE BETWEEN EXISTING CONDITIONS SHOWN ON CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS IN THE FIELD, CONTACT LANDSCAPE ARCHITECT, MATTHEW COPP, AT 901-268-7123. 3. THIS LANDSCAPE PLAN SHOWS THE REQUIRED MINIMUM LANDSCAPING AND/OR TREE MITIGATION AS SHOWN IN THE PATTERN BOOK FOR LAKELAND MEADOWS. OWNER, AT THEIR DISCRETION, MAY SUPPLEMENT MINIMUM REQUIRED LANDSCAPING. 4. ANY SUPPLEMENTAL LANDSCAPING MUST INCLUDE CODE REQUIRED MINIMUM LANDSCAPING SHOW ON THIS PLAN, AS WELL AS MEET ALL MINIMUM REQUIREMENTS AS REQUIRED IN THE CITY OF LAKELAND, TENNESSEE. 5. ALL AREAS NOT PLANTED WITH TREES, SHRUBS, OR ORNAMENTAL GROUNDCOVERS SHALL BE SOLD SOUDED WITH A TURF GRASS SUITABLE FOR ZONE 7(B). SOD TYPE: BERMIUDA TIF 419 6. ALL LANDSCAPE AREAS INCLUDING TREES, SHALL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, OR THE OWNER SHALL PROVIDE A SOURCE FOR WATER WHICH CAN BE USED TO WATER LANDSCAPING AS REQUIRED FOR ESTABLISHMENT.	1. <u>SOIL PREP</u>: LANDSCAPE CONTRACTOR SHALL PREP ALL PLANTING AREAS AS FOLLOWS: INCORPORATE A THREE (3) INCH DEPTH OF SOIL AMENDMENTS SUCH AS COMPOSTED LEAF COMPOST, COTTON BURR COMPOST, PEAT MOSS OR APPROVED EQUAL OVER EXISTING OR IMPORTED TOP SOIL. MECHANICALLY TILL SOIL AMENDMENTS INTO EXISTING TOPSOIL TO A DEPTH OF SIX (6) TO EIGHT (8) INCHES. FURTHER AMEND PLANTING AREAS AS REQUIRED PER SOILS REPORT TO ADJUST MICRO AND MACRO SOIL NUTRIENT LEVELS FOR THE GROWTH OF ORNAMENTAL LANDSCAPE PLANTINGS. 2. ALL TREES, SHRUBS, PERENNIALS, GROUND COVERS, AND SOD SHALL BE PLANTED PER STANDARD PLANTING DETAILS PROVIDED. 3. <u>MULCH</u>: ALL PLANTING BED AREAS AND TREES SHALL BE MULCHED WITH A MINIMUM THREE (3) INCH DEPTH OF DOUBLE HAMMERED HARDWOOD CHIP. 4. LANDSCAPE CONTRACTOR SHALL PROVIDE ONE (1) UPRIGHT OR LOW-PROFILE WATERING BAG ON EACH EVERGREEN AND DECIDUOUS TREE.



SIGNAGE PLANS



SIGNAGE PHOTOS



5845 GOODMAN ROAD
OLIVE BRANCH, MS 38654
(662) 895-7611



VALLEYBROOK
DEVELOPMENT, LLC

8620 TRINITY ROAD 202
CORDOVA, TN 38018

PLANT SCHEDULE & DETAILS
LAKELAND MEADOWS
PHASES V & VI-A
LAKELAND, TENNESSEE

PROJECT NO.:	23-1180
DATE:	24 JULY 2024
DRAWN:	MRC
CHECKED:	MRC
REVISIONS:	

THIS DRAWING IS THE PROPERTY
OF QUALITY LANDSCAPE &
GARDEN CENTER AND MAY NOT BE
REPRODUCED OR USED WITHOUT
WRITTEN PERMISSION.

SHEET

L-3

PLANT SCHEDULE & DETAILS

ORIGINAL SHEET SIZE: 24 x 36



Municipal Planning and Design Review Commission

Meeting Date: Thursday, August 8, 2024

Project: Heron's Ridge Ph 2, Section C -Land Disturbance Permit

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 10331 Herons Ridge Cv

Parcel ID: L0151 00195

Zoning District: R-1 (PRD): Planned Low Density Residential

Site Area: 17.98 acres

Applicant: Cook Road, LLC

Representative: Wesley Wooldridge, P.E., I.S.A.C.A.

STAFF RECOMMENDATION

City Staff recommends approval of the Land Disturbance Permit at 10331 Herons Ridge Cv as presented.

DISCUSSION:

The applicant, Cook Road, LLC requests approval of a Land Disturbance Permit application for a 17.98 acre parcel on the east side of Herons Pond Lane. The total area of disturbance in 14.55 acres.

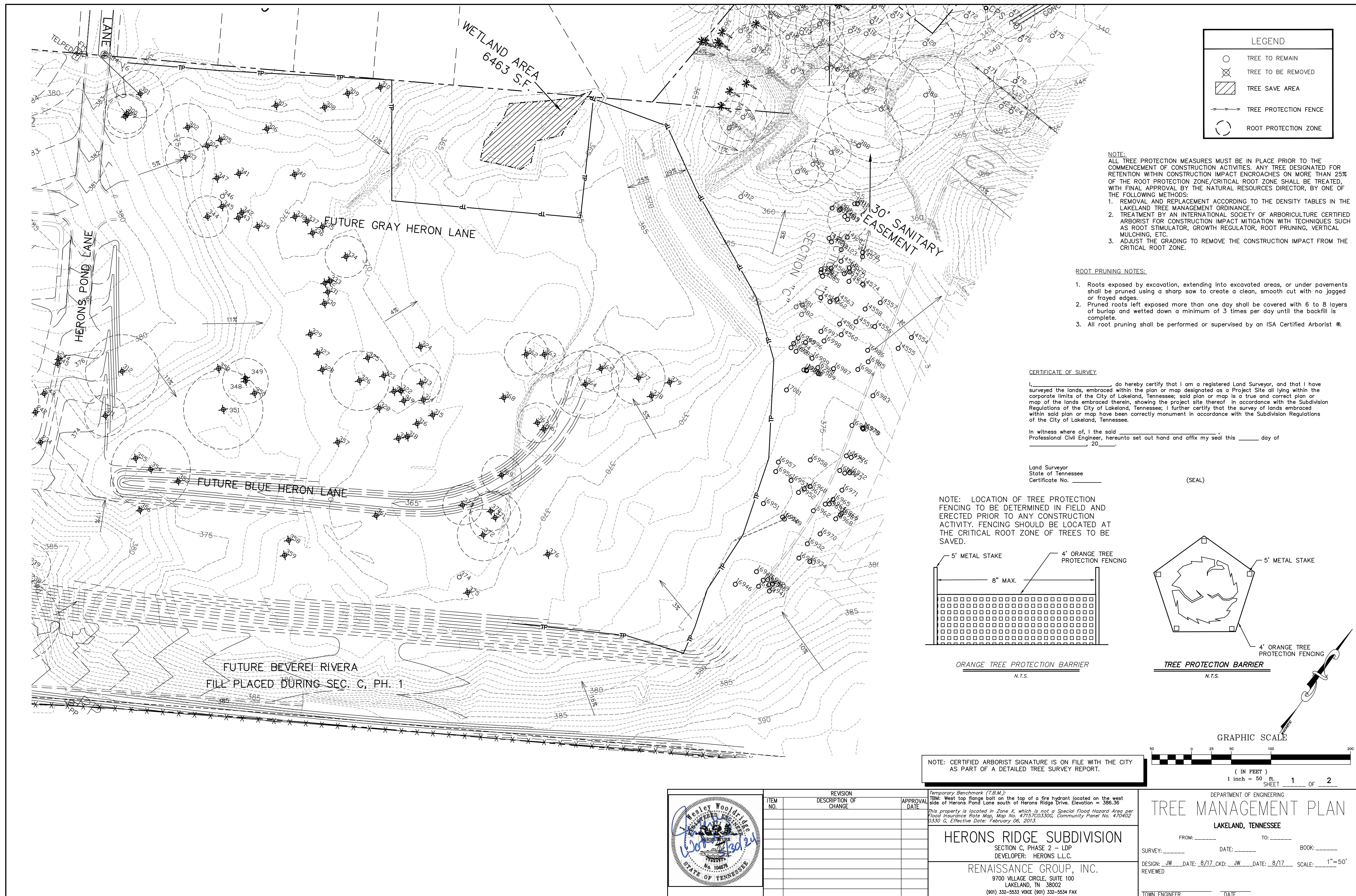
Title 18, Section 603 of the Lakeland Municipal Code requires that all land development activities disturbing one acre or more obtain a Land Disturbance Permit from the City. In accordance with the City's regulations, the applicant has provided the following documents as part of the permit application:

- Tree Management Plan
- Erosion Control Plan
- Tree Survey

Any approval of the Land Disturbance Permit by the Planning Commission should be made conditional upon the applicant satisfying all City regulations. A Grading and Drainage Plan will be provided with forthcoming Construction Plans.

EXAMPLE MOTIONS

1. Motion to approve the Land Disturbance Permit for Heron's Ridge Ph 2, Section C subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Land Disturbance Permit for Heron's Ridge Ph 2, Section C without conditions.
3. Motion to deny the Land Disturbance Permit for Heron's Ridge Ph 2, Section C application:
 - a. Reason for denial

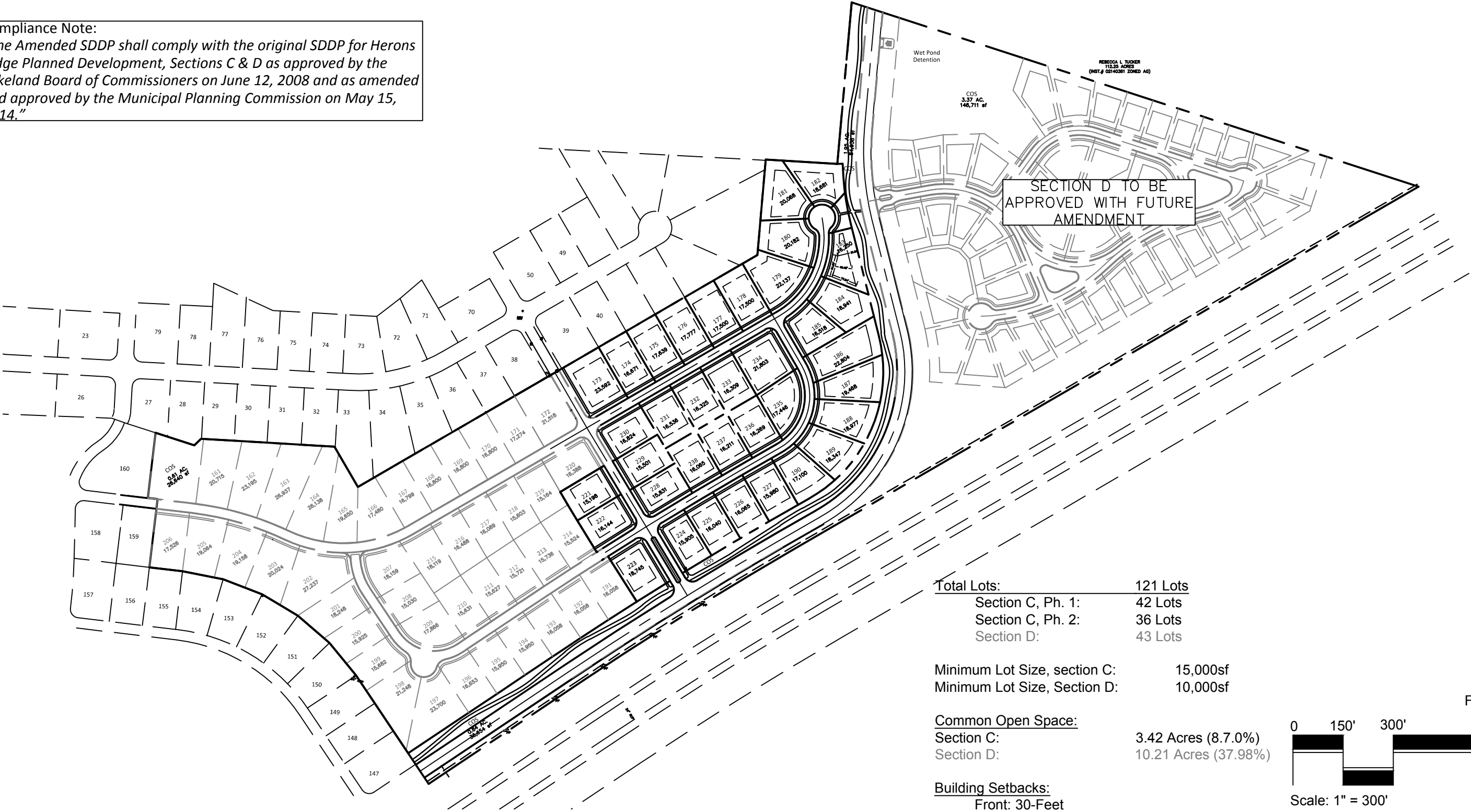


Herons Ridge, SECTION C, PHASE 1 - Tree Survey									
Tree#	Spp.	DBH	Tree#	Spp.	DBH	Tree#	Spp.	DBH	Tree#
1	Sweet Gum	16	55	Southern Red Oak	18	109	Loblolly Pine	18	163
2	Cherry	30	56	Post Oak	21	110	Loblolly Pine	20	164
3	Ash	22	57	White Oak	22	111	Loblolly Pine	19	165
4	Southern Red Oak	38	58	White Oak	28	112	Loblolly Pine	16	166
5	American Elm	24	59	White Oak	28	113	Loblolly Pine	16	167
6	Cottonwood	17	60	Post Oak	19	114	Loblolly Pine	18	168
7	Loblolly Pine	16	61	Sweet Gum	33	115	Loblolly Pine	16	169
8	Sweet Gum	45	62	Sweet Gum	22	116	Loblolly Pine	25	170
9	Sweet Gum	16	63	Sweet Gum	16	117	Loblolly Pine	16	171
10	Red Maple	19	64	Sweet Gum	17	118	Loblolly Pine	19	172
11	Black Cherry	17	65	Sweet Gum	21	119	Loblolly Pine	18	173
12	Honey Locust	16	66	White Oak	47	120	Loblolly Pine	18	174
13	Black Gum	16	67	Southern Red Oak	22	121	Loblolly Pine	18	175
14	Elm	16	68	White Oak	21	122	Loblolly Pine	17	176
15	Loblolly Pine	22	69	Southern Red Oak	18	123	Loblolly Pine	16	177
16	Elm	16	70	Ash	26	124	Loblolly Pine	16	178
17	Loblolly Pine	21	71	Post Oak	21	125	Loblolly Pine	19	179
18	Elm	17	72	Southern Red Oak	26	126	Loblolly Pine	18	180
19	Elm	19	73	White Oak	22	127	Loblolly Pine	21	181
20	Thorny Pear	17	74	Southern Red Oak	16	128	Loblolly Pine	18	182
21	Elm	19	75	White Oak	16	129	Loblolly Pine	17	183
22	Southern Red Oak	21	76	White Oak	21	130	Loblolly Pine	16	184
23	White Oak	18	77	Southern Red Oak	42	131	Loblolly Pine	16	185
24	Southern Red Oak	17	78	Southern Red Oak	32	132	Loblolly Pine	16	186
25	Southern Red Oak	20	79	Cherry	18	133	Pear	18	187
26	Cherry Bark Oak	19	80	Cedar	16	134	Elm	16	188
27	Cherry Bark Oak	22	81	Cedar	16	135	Loblolly Pine	18	189
28	Cherry Bark Oak	28	82	Sweet Gum	17	136	Loblolly Pine	18	190
29	White Oak	18	83	Hickory	19	137	Loblolly Pine	16	191
30	Elm	16	84	Sweet Gum	19	138	Loblolly Pine	18	192
31	Elm	25	85	Pecan	18	139	Loblolly Pine	19	193
32	Elm	17	86	Cherry	18	140	Loblolly Pine	17	194
33	Pear	22	87	Sweet Gum	16	141	Loblolly Pine	18	195
34	Ash	18	88	Sweet Gum	25	142	Loblolly Pine	17	196
35	Elm	21	89	Honey Locust	18	143	Loblolly Pine	19	197
36	Post Oak	28	90	Elm	19	144	Loblolly Pine	16	198
37	Shagbark Hickory	18	91	Honey Locust	17	145	Loblolly Pine	16	199
38	Southern Red Oak	26	92	Loblolly Pine	16	146	Loblolly Pine	16	200
39	Hickory	20	93	Loblolly Pine	20	147	Loblolly Pine	16	201
40	Post Oak	30	94	Loblolly Pine	16	148	Loblolly Pine	20	202
41	Southern Red Oak	18	95	Loblolly Pine	20	149	Loblolly Pine	18	203
42	White Oak	20	96	Pear	19	150	Loblolly Pine	19	204
43	White Oak	21	97	Loblolly Pine	18	151	Loblolly Pine	17	205
44	Sweet Gum	16	98	Loblolly Pine	18	152	Loblolly Pine	19	206
45	White Oak	28	99	Loblolly Pine	18	153	Loblolly Pine	16	207
46	White Oak	18	100	Loblolly Pine	17	154	Loblolly Pine	17	208
47	Southern Red Oak	19	101	Loblolly Pine	18	155	Loblolly Pine	22	209
48	Asn	32	102	Loblolly Pine	16	156	Loblolly Pine	18	210
49	Hickory	19	103	Loblolly Pine	17	157	Loblolly Pine	18	211
50	Southern Red Oak	18	104	Loblolly Pine	18	158	Loblolly Pine	22	212
51	Hickory	24	105	Loblolly Pine	20	159	Loblolly Pine	22	213
52	Southern Red Oak	23	106	Loblolly Pine	17	160	Loblolly Pine	22	214
53	Southern Red Oak	16	107	Loblolly Pine	18	161	Loblolly Pine	16	215
54	White Oak	19	108	Loblolly Pine	16	162	Loblolly Pine	18	216

Herons Ridge, SECTION C, PHASE1 - Tree Survey									
Tree#	Spp.	DBH	Tree#	Spp.	DBH	Tree#	Spp.	DBH	Tree#
214	Loblolly Pine	23	267	Loblolly Pine	18	321	Loblolly Pine	17	374
215	Loblolly Pine	18	268	Loblolly Pine	18	322	Loblolly Pine	16	375
216	Loblolly Pine	18	269	Loblolly Pine	19	323	Loblolly Pine	17	376
217	Loblolly Pine	18	270	Loblolly Pine	24	324	Cherry	17	377
218	Loblolly Pine	19	271	Loblolly Pine	20	325	Loblolly Pine	17	378
219	Loblolly Pine	19	272	Loblolly Pine	20	326	Cherry Bark Oak	30	379
220	Loblolly Pine	21	273	Loblolly Pine	19	327	Loblolly Pine	18	380
221	Loblolly Pine	19	274	Loblolly Pine	18	328	Loblolly Pine	23	381
222	Loblolly Pine	19	275	Loblolly Pine	18	329	Loblolly Pine	16	382
223	Loblolly Pine	19	276	Loblolly Pine	17	330	Loblolly Pine	19	383
224	Loblolly Pine	23	277	Cherry	16	331	Loblolly Pine	20	384
225	Loblolly Pine	26	278	Loblolly Pine	22	332	Loblolly Pine	18	385
226	Loblolly Pine	22	279	Elm	17	333	Loblolly Pine	18	386
227	Loblolly Pine	28	280	Elm	22	334	Pear	21	387
228	Loblolly Pine	30	281	Loblolly Pine	18	335	Loblolly Pine	20	388
229	Cottonwood	18	282	Loblolly Pine	18	336	Loblolly Pine	18	389
230	Loblolly Pine	20	283	Loblolly Pine	23	337	Loblolly Pine	17	390
231	Loblolly Pine	18	284	Loblolly Pine	19	338	Loblolly Pine	21	391
232	Loblolly Pine	20	285	Loblolly Pine	22	339	Loblolly Pine	18	392
233	Loblolly Pine	20	286	Loblolly Pine	19	340	Loblolly Pine	19	393
234	Loblolly Pine	22	287	Loblolly Pine	18	341	Loblolly Pine	19	394
235	Loblolly Pine	21	288	Loblolly Pine	17	342	Loblolly Pine	19	395
236	Water Oak	20	289	Loblolly Pine	21	343	Loblolly Pine	19	396
237	Black Locust	40	290	Loblolly Pine	22	344	Cottonwood	21	397
238	Black Locust	19	291	Loblolly Pine	19	345	Loblolly Pine	18	398
239	Cottonwood	22	292	Loblolly Pine	18	346	Loblolly Pine	19	399
240	Loblolly Pine	21	293	Loblolly Pine	19	347	Loblolly Pine	20	400
241	Loblolly Pine	20	294	Loblolly Pine	18	348	Cottonwood	23	401
242	Cottonwood	18	295	Loblolly Pine	23	349	Loblolly Pine	17	402
243	Loblolly Pine	20	296	Loblolly Pine	20	350	Loblolly Pine	16	403
243A	Loblolly Pine	18	297	Cottonwood	30	351	Willow	40	404
244	Loblolly Pine	17	298	Loblolly Pine	18	352	Loblolly Pine	20	405
245	Loblolly Pine	19	299	Cottonwood	22	353	Loblolly Pine	21	406
246	Loblolly Pine	18	300	Cottonwood	20	354	Cottonwood	40	407
247	Loblolly Pine	18	301	Loblolly Pine	24	355	Cottonwood	21	408
248	Loblolly Pine	16	302	Cottonwood	24	356	Loblolly Pine	20	409
249	Loblolly Pine	17	303	Elm	20	357A	Loblolly Pine	20	410
250	Cottonwood	26	304	Loblolly Pine	18	357B	Winged Elm	17	411
251	Loblolly Pine	20	305	Loblolly Pine	20	358	Loblolly Pine	22	412
252	Cottonwood	23	306	Loblolly Pine	21	359	Loblolly Pine	20	413
253	Loblolly Pine	19	307	Loblolly Pine	21	360	Elm	24	414
254	Loblolly Pine	18	308	Loblolly Pine	16	361	Loblolly Pine	22	415
255	Loblolly Pine	18	309	Loblolly Pine	22	362	Black Locust	22	416
256	Loblolly Pine	20	310	Loblolly Pine	20	363	Willow	20	417
257	Loblolly Pine	26	311	Cottonwood	21	364	Willow	34	418
258	Loblolly Pine	18	312	White Oak	37	365	Willow	24	419
259	Loblolly Pine	22	313	Sycamore	20	366	Cottonwood	18	420
260	Loblolly Pine	24	314	Loblolly Pine	16	367	Cherry Bark Oak	20	421
261	Loblolly Pine	19	315	Loblolly Pine	22	368	Cherry Bark Oak	17	422
262	Loblolly Pine	18	316	Loblolly Pine	20	369	Cottonwood	20	423
263	Loblolly Pine	19	317	Loblolly Pine	16	370	Elm	20	424
264	Loblolly Pine	16	318	Loblolly Pine	16	371	Cottonwood	26	425
265	Loblolly Pine	19	319	Loblolly Pine	18	372	Willow	26	426
266	Loblolly Pine	18	320	Loblolly Pine	19	373	Elm	20	427

Herons Ridge, SECTION C, PHASE 1 - Tree Survey											
Tree#	Spp.	DBH	Tree#	Spp.	DBH	Tree#	Spp.	DBH	Tree#	Spp.	DBH
428	Elm	17	482	Southern Red Oak	30	536	Southern Red Oak	24	590	Southern Red Oak	30
429	Cherry Bark Oak	23	483	Southern Red Oak	23	537	Southern Red Oak	18	591	Southern Red Oak	19
430	Cedar	17	484	Southern Red Oak	21	538	Cedar	16	592	Honey Locust	22
431	Cedar	17	485	Cherry Bark Oak	21	539	Cedar	17	593	Southern Red Oak	35
432	Cedar	24	486	Cherry Bark Oak	23	540	Southern Red Oak	24	594	Black Cherry	25
433	White Oak	26	487	White Oak	28	541	Cherry Bark Oak	20	595	Southern Red Oak	25
434	Cherry Bark Oak	24	488	Post Oak	22	542	Cherry Bark Oak	30	596	Southern Red Oak	23
435	Elm	18	489	Post Oak	28	543	Honey Locust	20	597	Honey Locust	40
436	Southern Red Oak	32	490	Southern Red Oak	21	544	Southern Red Oak	32	598	Honey Locust	35
437	Southern Red Oak	34	491	Black Gum	21	545	Elm	18	599	Elm	23
438	Cherry Bark Oak	37	492	Southern Red Oak	28	546	Cherry Bark Oak	32	600	Southern Red Oak	26
439	Cherry Bark Oak	21	493	White Oak	22	547	Southern Red Oak	19	601	Cedar	25
440	Hickory	18	494	Sweet Gum	21	548	Southern Red Oak	19	602	Sweet Gum	25
441	Honey Locust	34	495	Southern Red Oak	28	549	Sweet Gum	33	603	Cherry Bark Oak	19
442	White Oak	18	496	Post Oak	27	550	Sweet Gum	25	604	Cherry Bark Oak	34
443	White Oak	29	497	White Oak	17	551	Sweet Gum	22	605	Cherry Bark Oak	19
444	White Oak	23	498	White Oak	29	552	Sweet Gum	26	606	Hickory	18
445	Southern Red Oak	25	499	White Oak	22	553	Sweet Gum	20	607	Hickory	20
446	Hickory	19	500	White Oak	18	554	Sweet Gum	23	608	Hickory	18
447	Cherry Bark Oak	23	501	White Oak	17	555	Sweet Gum	34	609	Sweet Gum	20
448	Cherry Bark Oak	22	502	Cherry Bark Oak	32	556	Sweet Gum	20	610	Sweet Gum	23
449	Southern Red Oak	21	503	Cherry Bark Oak	26	557	Southern Red Oak	21	611	Cherry Bark Oak	31
450	Sycamore	37	504	Sweet Gum	21	558	Sweet Gum	21	612	Southern Red Oak	20
451	Southern Red Oak	21	505	Sweet Gum	20	559	Cherry Bark Oak	22	613	Cherry Bark Oak	20
452	White Oak	26	506	Red Maple	21	560	White Oak	37	614	Sweet Gum	27
453	Cherry Bark Oak	23	507	Sweet Gum	18	561	White Oak	35	615	Pine	24
454	Ash	23	508	Cherry Bark Oak	20	562	Hickory	27	616	Sweet Gum	19
455	White Oak	44	509	Cedar	19	563	Sweet Gum	23	617	White Oak	20
456	Cherry Bark Oak	21	510	Cedar	19	564	Sweet Gum	22	618	Cherry Bark Oak	21
457	White Oak	19	511	Southern Red Oak	22	565	Hickory	18	619	Cherry Bark Oak	18
458	Hickory	20	512	Cherry Bark Oak	20	566	Willow	24	620	Cherry Bark Oak	28
459	Cherry Bark Oak	26	513	Cherry Bark Oak	26	567	Southern Red Oak	19	621	Southern Red Oak	22
460	Cherry Bark Oak	19	514	Cherry Bark Oak	20	568	Southern Red Oak	30	622	Southern Red Oak	24
461	White Oak	37	515	Southern Red Oak	20	569	Cedar	19	623	Southern Red Oak	25
462	White Oak	48	516	Southern Red Oak	19	570	Southern Red Oak	23	624	Southern Red Oak	23
463	Cherry Bark Oak	36	517	Southern Red Oak	18	571	Cedar	20	625	Southern Red Oak	36
464	Cherry Bark Oak	25	518	Southern Red Oak	28	572	Cedar	22	626	Southern Red Oak	27
465	Southern Red Oak	29	519	Loblolly Pine	23	573	Cedar	19	627	Scarlett Oak	20
466	Sweet Gum	27	520	Sweet Gum	19	574	Hickory	27	628	Southern Red Oak	26
467	Sweet Gum	18	521	Willow	19	575	Honey Locust	21	629	Southern Red Oak	21
468	Sweet Gum	22	522	Southern Red Oak	17	576	Honey Locust	34	630	Southern Red Oak	18
469	Cherry Bark Oak	27	523	Sweet Gum	18	577	Cherry Bark Oak	24	631	Southern Red Oak	25
470	Honey Locust	22	524	Southern Red Oak	21	578	Elm	27	632	Southern Red Oak	26
471	Cherry Bark Oak	32	525	Southern Red Oak	18	579	Hickory	22	633	Southern Red Oak	19
472	Sweet Gum	20	526	Southern Red Oak	21	580	Post Oak	22	634	Sweet Gum	20
473	Honey Locust	32	527	Southern Red Oak	30	581	Post Oak	22	635	Cherry Bark Oak	30
474	Sweet Gum	24	528	Hickory	18	582	Cedar	19	636	Cherry Bark Oak	18
475	Sweet Gum	20	529	Sweet Gum	22	583	Honey Locust	34	637	Cherry Bark Oak	20
476	Sweet Gum	18	530	Cherry Bark Oak	21	584	Honey Locust	30	638	Post Oak	25
477	Sweet Gum	18	531	Southern Red Oak	22	585	Elm	20	639	Cherry Bark Oak	22
478	Sweet Gum	20	532	Sweet Gum	20	586	Elm	21	640	Scarlett Oak	22
479	Sweet Gum	21	533	Sweet Gum	23	587	Southern Red Oak	26	641	Southern Red Oak	33
480	Cherry Bark Oak	22	534	Cherry Bark Oak	23	588	Southern Red Oak	20	642	White Oak	24
481	Cherry Bark Oak	23	535	Southern Red Oak	24	589	Southern Red Oak	21	643	Southern Red Oak	18

Compliance Note:
"The Amended SDDP shall comply with the original SDDP for Herons Ridge Planned Development, Sections C & D as approved by the Lakeland Board of Commissioners on June 12, 2008 and as amended and approved by the Municipal Planning Commission on May 15, 2014."

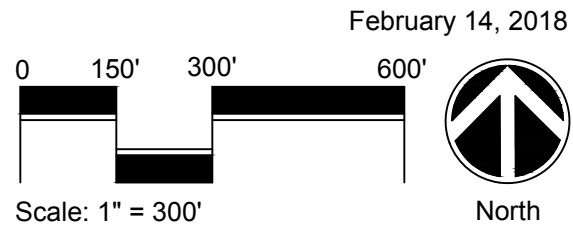


Total Lots:	121 Lots
Section C, Ph. 1:	42 Lots
Section C, Ph. 2:	36 Lots
Section D:	43 Lots

Minimum Lot Size, section C:	15,000sf
Minimum Lot Size, Section D:	10,000sf

Common Open Space:	
Section C:	3.42 Acres (8.7.0%)
Section D:	10.21 Acres (37.98%)

Building Setbacks:	
Front:	30-Feet
Side:	10-Feet
Rear:	30-Feet



Renaissance Group
architecture ■ engineering ■ planning ■ interiors

Amended Site Plan HERONS RIDGE P.D. SECTION C and D Lakeland, TN