



Municipal Planning & Design Review Commission
Annual Meeting Agenda
Thursday, January 9, 2025, 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** - December 12, 2024.
- IV. ELECTION OF OFFICERS:
 1. Chair
 2. Vice Chair
 3. Secretary
- V. PUBLIC DISCUSSION:
- VI. REPORTS OF OFFICERS AND COMMITTEES:
- VII. UNFINISHED BUSINESS:
- VIII. NEW BUSINESS:
 1. **Action** - approval of Site Plan for Phase V and VI at Lakeland Meadows Planned Development.
 2. **Action** - approval of the Preliminary Development Plan Area 1, 4, and 7B at Ashmont Planned Development.
- IX. ANNOUNCEMENTS:
- X. ADJOURNMENT:



Municipal Planning & Design Review Commission
Regular Meeting Minutes
Thursday, December 12, 2024, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry at 5:30 p.m. on Thursday, December 12, 2024.

II. ROLL CALL:

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

Staff personnel in attendance were City Engineer Emily Harrell, Planning Director Paul Luker, Staff Planner Alex Barthol, and Community Development Specialist Lisa West (as acting recorder).

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting** - October 10, 2024

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

Discussion ensued.

When the question was called the meeting minutes passed as presented, voice vote, 5 in favor 0 against 1 abstain (5-0-1).

2. **Special Called Joint Meeting** - November 14, 2024

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

Discussion ensued.

When the question was called the meeting minutes passed as presented, voice vote, 5 in favor 0 against 1 abstain (5-0-1).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:
None,

VI. UNFINISHED BUSINESS:
None.

VII. NEW BUSINESS:

1. **Recommending approval to the Board of Commissioners** - regarding the updated Land Development Regulations (LDR).

Sal Feraci moved to bring this item to the floor, seconded by Carl Helton.

Planning Director Paul Luker presented this item.

Discussion ensued.

When the question was called the recommendation passed as presented, voice vote, 6 in favor 0 against 0 abstain (6-0-0).

VIII. ANNOUNCEMENTS:

1. Planning Director Paul Luker announced information regarding yearly training requirements.
2. Planning Director Paul Luker advised the board members of 2 administrative approvals regarding the subdivision of land.
3. Commissioner Atkinson provided a "thank you" message to the board members on behalf of the Board of Commissioners.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:42pm on Thursday, December 12, 2024.

These minutes were approved on January 9, 2025.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

Meeting Date: Thursday, January 9, 2025

Project: Lakeland Meadows Planned Development ph. V & VI – Site 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: David Bray, P.E.

STAFF RECOMMENDATION

City Staff recommends approval of the application as submitted.

DISCUSSION

The applicant is seeking approval of a site plan application for the Lakeland Meadows Planned Development. Included with the application is the tree removal plan as well as an amenity plan showing a community pool and pickle ball courts and a tree replacement plan.

ANALYSIS:

The site plan includes all trees to be removed as well as an amenity plan with community pool and replacement plantings. The trees to be removed were not included in the previously approved landscape plan as at the time, they were intended to remain. After development began it became apparent that with the topography of the land and the dirt that has already been moved on the site, these trees will not be viable and are creating a potential hazard for future homes. The developer has agreed to replant several trees in the same area and it also wanting to provide a community pool to be maintained by the future HOA. City Staff has reviewed the provided plans and is in agreement that the removal of the trees would not

negatively affect the overall development and is favor of approval of the applications as submitted. The applicant will be required to submit another site plan application for the design aspects of the community pool and any associated structures.

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Meadows phase V & VI Planned Development Site 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 Site Plan without conditions.
3. Motion to deny the Lakeland Meadows phase V & VI Planned Development Site Plan application:
 - a. Reason for denial



CITY OF LAKELAND
Application for Site Plan Approval

Case No. _____ Date of Application 12/12/2024

Name of Applicant Valleybrook Development, LLC.
Address 8620 Trinity Road, Suite 202; Cordova, TN 38018
Daytime Telephone Number 901.870.0900 Fax Number _____
E-mail louisriccijr@yahoo.com

Name of Property Owner same
Address _____ Telephone Number _____

Name of Project Planning/Engineering Firm The Bray Firm
Name of Project Manager or Contact Person David Bray
Address 2950 Stage Plaza North
Telephone Number 901.383.8668 Fax Number _____
E-mail dgbay@comcast.net

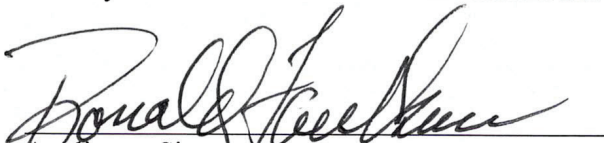
Name of Development Phases V& VI, Lakeland Meadows PD Parcel ID# L0140 00299
Location of Development North side of Old Brownsville Road @ Adiago Lane
Acreage 41.91 Acres Zoning District(s) _____ Planned development _____ Multiple Phases? ☒ Check if YES
Total Gross Building Area 63 lots Floor Area Ratio (FAR) n/a No. of Parking Spaces n/a
Amount of Open Space see overall PD Acres Open Space as Percent of Total Acreage see overall PD %

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

12/11/24
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

DEVELOPMENT AGREEMENT

Where public improvements are required as part of site plan approval or where fees are to be assessed by the City of Lakeland in relation to a development project, the developer(s) shall enter into a Development Agreement with the City of Lakeland for all required public improvements and/or fees assessed for development of a project.

The Development Agreement may also include any required private improvements given consideration as part of the approval of the site plan including such bonding or surety as may be required to guarantee such improvements are installed accordingly. The applicant shall appear before the Board of Commissioners of the City of Lakeland to request approval of the Development Agreement and subsequent authorization for the Mayor to execute the Development Agreement between the City and the applicant. All Development Agreements shall cover one hundred percent (100%) of the required public improvements by the developer(s) and shall include any and all fees associated with the development project as well as a surety bond or irrevocable letter of credit for such improvements. The applicant shall execute the approved Development Agreement and obtain required building permits and related permits from the City within six (6) months of approval of the Development Agreement by the City of Lakeland. Failure of the applicant to execute the Development Agreement within the prescribed six (6) month time period shall nullify and void the approval of the Development Agreement by the Board of Commissioners. In the event the approval of the Development Agreement is nullified and voided by the City, the applicant may reapply in writing for approval of a Development Agreement by the Board of Commissioners. A Development Agreement shall not be executed by the City in the event the Final Site Plan for the project has not been approved by the Planning Commission and Design Review Commission.

RECORDING OF FINAL PLAN DOCUMENT WITH REGISTERS OFFICE

The Final Site Plan shall be recorded at the Shelby County Register of Deeds Office after receiving approval of the Development Agreement by the Board of Commissioners. The Final Site Plan shall contain, at a minimum, the conditions of approval from the various boards and commissions involved in the review and approval of the site plan and related design elements including, but not limited to, the Planning Commission, Design Review Commission, and Board of Zoning Appeals. The site plan shall be presented to the City in a format suitable for recording upon completion of public and private improvements necessary for the project to function are satisfactorily completed.

The City of Lakeland requires that a copy of all CAD files (Final Plat, Landscape Plans, Detail Sheets, etc.) be submitted before the Final Plat is recorded or before CO is granted.

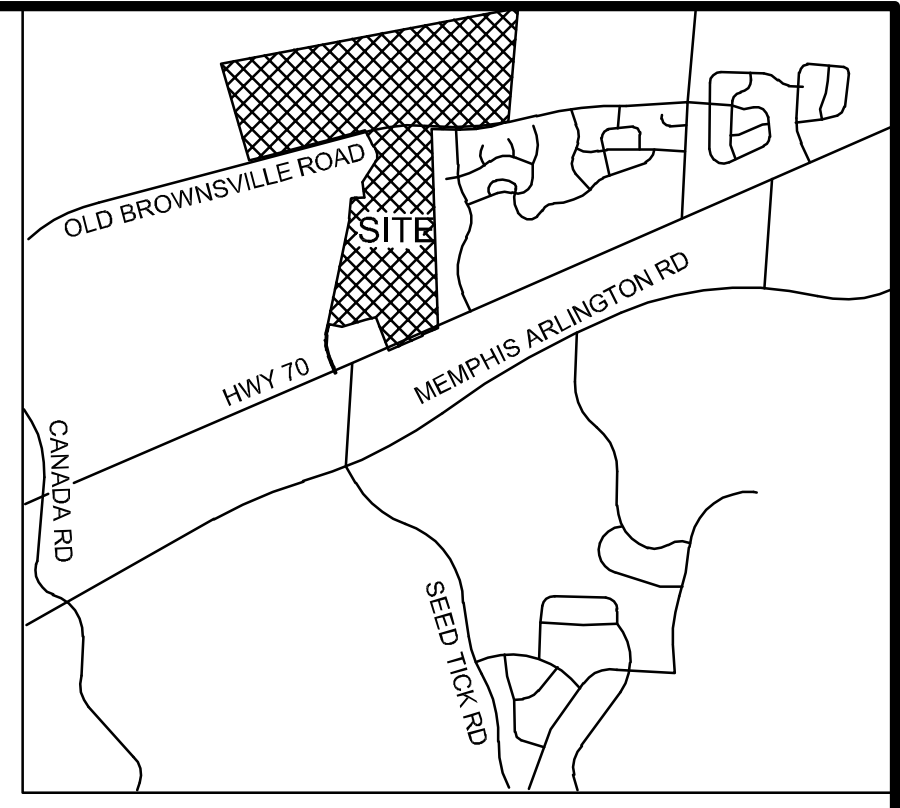
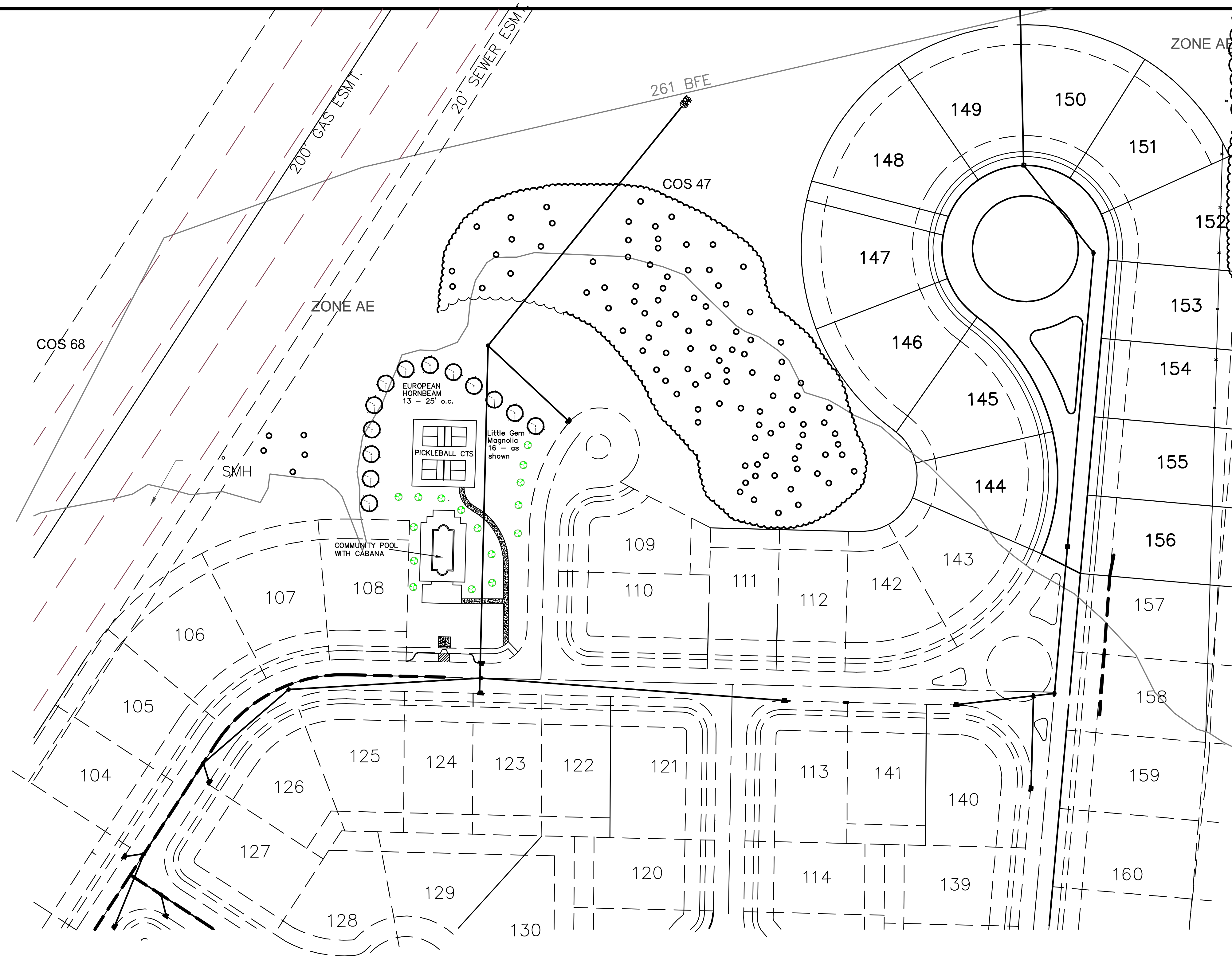
- CAD files may be submitted either on a flash drive, thumb drive, CD/DVD or by email (if possible)
- CAD files may be submitted in either DWG or DXF format
- All relevant information should be included (utilities, streets, parcels, curb, gutter, etc.)
- All multiline text (MTEXT) and all blocks should be exploded (all entities viewable/selectable individually, excluding symbols)
- All files should be in Tennessee State Plane coordinates, NAD83 with units in feet
- All external reference files (XREF) should be included with the drawing
- AutoCAD Release 2006 or later

As-Builts/Record Drawings (Final Plat, Landscape Plans, Detail Sheets, etc.) should be submitted on a CD. A scan of the drawing with the hand written as built information can be submitted in either jpeg or tiff format.

The Final Plat must have no less than three points labeled with coordinates in NAD 83 State Plane with units in feet along development boundary.

SITE PLAN SUBMISSION CHECKLIST

	For Office Use Only
1. Site Plan Review Application. The Applicant shall submit the following to the Code Administrator to constitute a Complete Application. a. Application Form and Fee. The application, fee list, and MPC Filing and Meeting Schedule can be obtained at City Hall. b. Digital and Paper. All Plats and plans shall be submitted in both digital and paper format. c. Tree Bank Contributions. Refer to the Tree Management Ordinance, Title 13, Chapter 4 of the Municipal Code. d. Plan Requirements. (1) A Plat of survey with metes and bounds legal description and property identification number. (2) The site plan shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and include the date and north arrow. It shall also detail: (a) Names, addresses, and telephone numbers of the Applicant and developer. (b) Existing buildings, structures, points of access, parking or loading areas, and public or private utilities. (c) Dimensioned Lot and Property Lines, including those abutting the Parcel(s) in question, Right(s)-of-Way, and Easements, as well as names of the existing streets and the Zoning designation of the Lots. (d) Existing natural conditions, including existing vegetation, trees, drainageways, flood elevation and/or Area of Special Flood Hazard per Section III.11, slope, and other unique features. (e) Proposed private and Public Improvements, including but not limited to Building Types, Accessory Structures, points of access, parking and loading areas, Easements, Right(s)-of-Way, and open space. (3) Additional plans required, unless deemed not applicable by the Code Administrator include: (a) Architectural elevations (all Facades) for all structures and buildings. (b) Tree Survey (refer to Tree Management Ordinance, Title 13, Chapter 4 of the Municipal Code) (c) Tree Replacement Plan (refer to Tree Management Ordinance, Title 13, Chapter 4 of the Municipal Code) (d) Tree Protection Plan (refer to Tree Management Ordinance, Title 13, Chapter 4 of the Municipal Code) (e) Storm water Management Plans (refer to III.7.A(6)) (f) Protection Zone Plan (refer to III.9.A(4)). (g) Traffic Impact Study (refer to IV.2). (h) Traffic Circulation Plan (on-site and off-site and vehicular and pedestrian). (i) Landscape Plan (refer to III.5 Landscape Standards). (j) Lighting plan. (k) Parking Plan (refer to III.6.A(4)). (l) Utility plans. (m) Signage, including entrance treatment plans. (n) Qualifying Features Delineation (refer to II.11.B). (o) Conservation Area Map (refer to III.8.B(7)) (p) Restoration and Management Plan, to be concurrently approved by the BOC (refer to III.8.C). (q) Soil Erosion and Sediment Plan, refer to III.9) (r) Statement of Intent. Describe the intended Use of the proposed development, including public and private Uses, the number of new Lots per Block, the number of new residential units by type, the new commercial or industrial Uses by square feet, number of employees and other Users, number of parking spaces provided, and quantity (acreage) of open space.	

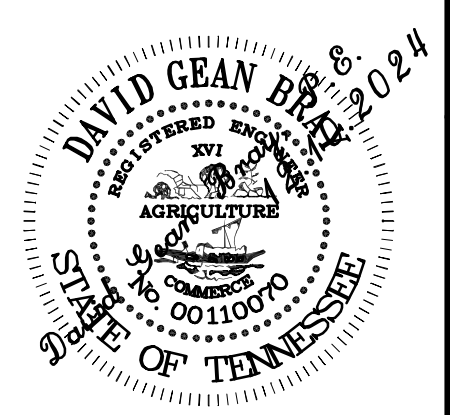


VICINITY MAP



0 60 120 180 240
SCALE IN FEET: 1"=60'

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



COS 47 AMENITY AREA
LAKELAND MEADOWS PLANNED DEVELOPMENT
DEVELOPER: VALLEYBROOK DEVELOPMENT, LLC.
ENGINEER: THE BRAY FIRM

SHEET 1 OF 1
DEPARTMENT OF ENGINEERING

AMENITY/LANDSCAPE PLAN
LAKELAND, TENNESSEE

SURVEY: TBF DATE: 3-2023 BOOK: _____
DESIGN: TBF DATE: 1-2024 SCALE: 1"=60'
REVIEWED

CITY ENGINEER DATE SHEET 1 OF 1









Meeting Date: Thursday, January 9, 2025

Project: Ashmont Area 1, 4, & 7B - Preliminary Development Plan

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 9640 Davies Plantation Road

Parcel ID: L0159 00395

Zoning District: C-2 (Regional Commercial)

Site Area: 99.3 acres

Applicant: Vince Smith

Representative: Cory Brady (ils – Integrated Land Solutions, PLLC)

STAFF RECOMMENDATION

City Staff recommends approval of the Ashmont Area 1, 4, and 7B Preliminary Development Plan with the following condition:

- Provide graphic showing pedestrian connectivity between commercial and residential areas.

BACKGROUND:

The Ashmont Planned Development located at the northwest corner of Canada Road and Davis Plantation Road was approved by the Board of Commissioners on June 9, 2022, via resolution R-43-2022. The Phase 1 Preliminary Development Plan was approved by the Municipal Planning Commission on December 14, 2023. The Area 2 Preliminary Development Plan was approved by the Municipal Planning Commission on February 8, 2024.

ANALYSIS:

Upon review by City Staff, the application is in basic compliance with the City of Lakeland Land Development Regulations as well as the approved Outline Plan. All lots meet the minimum size

requirements and all have the appropriate setbacks. Included with this application is the landscape and signage plan for this area.

Landscape Plan:

The Landscape plan includes all plantings at the entrance features, interior plantings at cluster mailbox locations, and plantings that line the rear of lots adjacent to Davis Plantation Road. A total of 136 trees, 184 shrubs, 238 various smaller plantings and 100,926 square feet of ground cover(sod/seeding). All plantings conform to the requirements established in the City of Lakeland Land Development Regulations.

Fencing/Signage

Neighborhood entrance signage and fencing is proposed at the main entrance off of Davis Plantation Road.

Cluster Mailbox

Four (4) USPS cluster mailboxes are proposed in common open space C. The boxes are placed behind the curb with and ADA accessible ramp.

EXAMPLE MOTIONS

1. Motion to approve the Ashmont Area 1, 4, and 7B Preliminary Development Plan subject to the following conditions:
 - a. Conditions as determined by Staff.
 - b. Conditions as determined by the Planning Commission
2. Motion to approve the Ashmont Area 1, 4, and 7B Preliminary Development Plan without conditions.
3. Motion to deny the Ashmont Area 1, 4, and 7B Preliminary Development Plan application:
 - a. Reason for denial



CITY OF LAKELAND
Application for Planned Developments

Case No. _____ Date of Application 12/12/2024

Name of Applicant Vince Smith/Ashmont Developer, LLC

Address 355 Tara Lane, Memphis, TN 38111

Daytime Telephone Number (901)489-5896 Fax Number _____

Name of Property Owner Ashmont Developer, LLC

Address 355 Tara Ln. Memphis, TN 38111 Telephone Number (901)489-5896

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 Planned Development Ashmont PD Area - Phase 3 Parcel ID# LO159 00395

Site Location Areas 1, 4, and 7b of the Ashmont Planned Development

Site Acreage Approx. 31 Acres Combined Zoning District(s) C-2 (PD Overlay)

Proposed Use(s) SF Residential, Office, and Independent Living

Proposed Number of Lots/Dwelling Units 48/3 Proposed Gross Floor Area N/A Sq. ft.

Multiple Phases? Yes If yes, total number of phases and schedule 4

Approval requested: ☐ Outline Plan ☒ Preliminary Development Plan ☐ Final Development Plan

Application for Planned Developments

Vince Smith

Applicants Signature

12/12/2024

Date

Property Owners Signature (if different from applicant)

Date

Please contact the Planning Department Staff for meeting dates and times, number of copies of all required materials, and the required filling fee to be submitted with the application.

CITY OF LAKELAND

10001 Highway 70

Lakeland, TN 38002

Office: (901) 867-2717 Fax: (901) 867-2063

Email: dmurrell@lakelandtn.org

www.lakelandtn.gov

OBJECTIVES

The Board of Commissioners may, upon proper application, grant a special permit for a Planned Development to facilitate the use of flexible techniques of land development and site design providing relief from zoning requirements designed for conventional developments. Planned developments shall be permitted in all zoning districts except for the FW-Floodway District.

PRE-APPLICATION CONFERENCE WITH CITY STAFF

At least thirty (30) days prior to filing any application for a Planned Development, the prospective applicant shall request a pre-application conference with the City. A preliminary development plan shall be submitted to the Planning Commission with the application for the Planned Development within six (6) months of the pre-application conference.

EFFECT OF APPROVAL OF DEVELOPMENT PLANS

INTEGRATED LAND SOLUTIONS, pllc

planning ▪ design ▪ landscape architecture

December 12, 2024

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

Re: Ashmont Planned Development
Preliminary Development Plan – Areas 1, 4, and 7B (Phase 3)

Mr. Luker,

On behalf of the property owner and developer, I am pleased to submit the phase three Preliminary Development Plan (PDP) for the Ashmont Planned Development. This submission represents the owner's intent to establish the remaining (48) single-family residential lots, (2) pad-ready commercial/office lots, and (1) pad-ready commercial/independent living lot in accordance with the approved Ashmont Planned Development Outline Plan. Following approval of this request, the owner will make all associated improvements and pursue final plat approval for lot transfers, future site plan submissions, and final implementation.

In support of this request, please find enclosed the following:

1. Preliminary Development Plan (Plats)
2. Detailed Landscape Plan – Area 4 (Only)

Once again on behalf of the owner and developer, it is our pleasure to once again work with the City of Lakeland. If you should have any questions or comments please do not hesitate to contact me at corybrady@gmail.com or (901) 493-6996.

Respectfully,



Cory Brady, PLA, AICP
Integrated Land Solutions, pllc



SITE BENCHMARK (T.B.M.): IRON PIN SET IN THE NORTH LINE OF EAST DAVIES PLANTATION ROAD (68' R.O.W.), SAID IRON PIN BEING 47.05' WEST OF THE WEST LINE OF CANADA ROAD (R.O.W. VARIES). ELEVATION: 400.03'

FEMA NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGERMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C0330G, COMMUNITY PANEL NO. 470402 0330 G, EFFECTIVE DATE: FEBRUARY 06, 2013.

REFER TO PROPERTY OWNER'S ASSOCIATION DECLARATION, RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE UNDER INSTRUMENT NUMBER _____, FOR PRIVATE INFRASTRUCTURE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, ARCHITECTURAL CONTROLS/COMMITTEES, AND PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

STORMWATER DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LOT AREA TABLE	
LOT #	AREA
1	10,189 S.F. (0.23 AC.)
2	9,000 S.F. (0.21 AC.)
3	9,000 S.F. (0.21 AC.)
4	9,000 S.F. (0.21 AC.)
5	8,669 S.F. (0.20 AC.)
6	10,759 S.F. (0.25 AC.)
7	11,334 S.F. (0.26 AC.)
8	12,567 S.F. (0.29 AC.)
9	12,568 S.F. (0.29 AC.)
10	15,517 S.F. (0.36 AC.)
11	19,232 S.F. (0.44 AC.)
12	11,810 S.F. (0.27 AC.)
13	11,808 S.F. (0.27 AC.)
14	11,808 S.F. (0.27 AC.)
15	11,808 S.F. (0.27 AC.)
16	15,630 S.F. (0.36 AC.)
17	10,892 S.F. (0.25 AC.)
18	10,892 S.F. (0.25 AC.)
19	10,892 S.F. (0.25 AC.)
20	10,905 S.F. (0.25 AC.)
21	9,000 S.F. (0.21 AC.)
22	9,000 S.F. (0.21 AC.)
23	11,762 S.F. (0.27 AC.)
24	13,030 S.F. (0.30 AC.)

LOT AREA TABLE	
LOT #	AREA
25	10,364 S.F. (0.24 AC.)
26	9,000 S.F. (0.21 AC.)
27	9,000 S.F. (0.21 AC.)
28	10,191 S.F. (0.23 AC.)
29	7,870 S.F. (0.18 AC.)
30	6,250 S.F. (0.14 AC.)
31	6,250 S.F. (0.14 AC.)
32	6,250 S.F. (0.14 AC.)
33	7,870 S.F. (0.18 AC.)
34	8,077 S.F. (0.19 AC.)
35	6,250 S.F. (0.14 AC.)
36	6,250 S.F. (0.14 AC.)
37	6,250 S.F. (0.14 AC.)
38	8,077 S.F. (0.19 AC.)
39	8,077 S.F. (0.19 AC.)
40	6,250 S.F. (0.14 AC.)
41	6,250 S.F. (0.14 AC.)
42	6,250 S.F. (0.14 AC.)
43	8,077 S.F. (0.19 AC.)
44	8,077 S.F. (0.19 AC.)
45	6,250 S.F. (0.14 AC.)
46	6,250 S.F. (0.14 AC.)
47	6,250 S.F. (0.14 AC.)
48	8,059 S.F. (0.19 AC.)

LOT #	MIN. FFE
1	386.75
2	388.25
3	389.25
4	389.00
5	388.25
6	387.75
7	386.50
8	386.00
9	385.00
10	385.00
11	385.50
12	386.00
13	386.25
14	385.00
15	383.00
16	381.00
17	381.75
18	384.00
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33	386.25
34	384.25
35	384.50
36	385.00
37	385.25
38	385.50
39	387.25
40	386.25
41	385.25
42	384.25
43	383.25
44	386.25
45	386.75
46	387.25
47	387.50
48	387.75

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	679.52	791.00	49.22	N38° 25' 35"E	658.82	
C2	283.63	859.00	18.92	S23° 16' 31"W	282.35	
C3	31.58	200.00	9.05	N10° 48' 00"W	31.54	
C4	7.99	30.00	15.26	N78° 27' 23"W	7.96	
C5	22.23	83.50	15.26	N78° 27' 23"W	22.17	
C6	32.70	48.00	39.04	S60° 48' 33"W	32.07	
C7	44.37	265.00	9.59	N80° 58' 51"W	44.32	
C8	78.54	50.00	90.00	N49° 13' 20"E	70.71	
C9	78.54	50.00	90.00	S40° 46' 40"E	70.71	
C10	157.08	50.00	180.00	N85° 46' 40"W	100.00	
C11	14.24	25.00	32.64	S87° 27' 14"W	14.05	
C12	17.31	75.00	13.23	N82° 50' 16"W	17.27	
C13	12.65	55.00	13.18	N82° 51' 43"W	12.62	
C14	48.11	290.00	9.50	N81° 01' 32"W	48.05	
C15	9.60	55.00	10.00	N80° 46' 40"W	9.59	
C16	13.09	75.00	10.00	N80° 46' 40"W	13.07	
C17	10.56	18.50	32.72	N12° 08' 16"W	10.42	
C18	27.49	17.50	90.00	N40° 46' 40"W	24.75	
C19	51.44	65.50	45.00	N18° 16' 34"W	50.13	
C20	51.44	65.50	45.00	N63° 16' 22"W	50.13	
C21	51.44	65.50	45.00	S71° 43' 50"W	50.13	
C22	51.44	65.50	45.00	S26° 44' 02"W	50.13	
C23	16.38	65.50	14.33	S2° 56' 35"E	16.34	
C24	86.50	65.50	75.67	S47° 56' 35"E	80.35	
C25	31.99	65.50	27.98	N80° 13' 47"E	31.68	
C26	54.05	65.50	47.28	N42° 35' 54"E	52.53	
C27	16.85	65.50	14.74	N11° 35' 27"E	16.80	
C28	10.56	18.50	32.72	N20° 34' 57"E	10.42	
C29	13.09	75.00	10.00	N89° 13' 21"E	13.07	
C30	9.60	55.00	10.00	N89° 13' 21"E	9.59	
C31	38.84	240.00	9.27	S81° 08' 29"E	38.80	
C32	14.86	55.00	15.48	S68° 45' 49"E	14.82	
C33	19.90	75.00	15.20	S68° 37' 23"E	19.84	
C34	14.28	25.00	32.72	S59° 51' 45"E	14.09	
C35	108.38	34.50	180.00	N85° 46' 40"W	69.00	
C36	23.56	15.00	90.00	N49° 13' 20"E	21.21	
C37	23.56	15.00	90.00	S40° 46' 40"E	21.21	
C38	23.56	15.00	90.00	S49° 13' 20"W	21.21	
C39	27.49	17.50	90.00	N40° 46' 40"W	24.75	
C40	23.56	15.00	90.00	N49° 13' 20"E	21.21	
C41	23.56	15.00	90.00	S40° 46' 40"E	21.21	
C42	23.56	15.00	90.00	S49° 13' 20"W	21.21	
C43	23.56	15.00	90.00	S40° 46' 40"E	21.21	
C44	23.56	15.00	90.00	N49° 13' 20"E	21.21	
C45	23.56	15.00	90.00	N40° 46' 40"W	21.21	
C46	23.56	15.00	90.00	S49° 13' 20"W	21.21	
C47	23.56	15.00	90.00	N40° 46' 40"W	21.21	
C48	54.19	34.50	90.00	S49° 13' 20"W	48.79	
C49	54.19	34.50	90.00	N40° 46' 40"W	48.79	

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.51	N3° 54' 29"E
L2	3.18	N86° 05' 05"W
L3	36.00	N86° 05' 05"W
L4	58.14	S3° 54' 55"W
L5	58.57	S10° 03' 02"W
L6	65.08	S23° 00' 23"W
L7	65.08	S36° 38' 53"W
L8	65.08	S50° 17' 23"W
L9	65.08	S63° 55' 53"W
L10	65.08	S77° 34' 23"W
L11	65.08	N88° 47' 07"W
L12	23.47	S61° 12' 24"W

PRELIMINARY PLAT		
ASHMONT PLANNED DEVELOPMENT AREAS 1, 4, & 7B		
LAKELAND, TENNESSEE		
TOTAL AREA 52.45 AC. (2,284,939 S.F.) - 51 LOTS		
ZONE: C-2 w PD OVERLAY		
<u>DEVELOPER:</u> ASHMONT DEVELOPER, LLC PO BOX 772808 MEMPHIS, TN 38177		<u>ENGINEER:</u> MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017
DATE: DECEMBER 2024	SCALE: 1"=100'	SHEET 1 OF 5

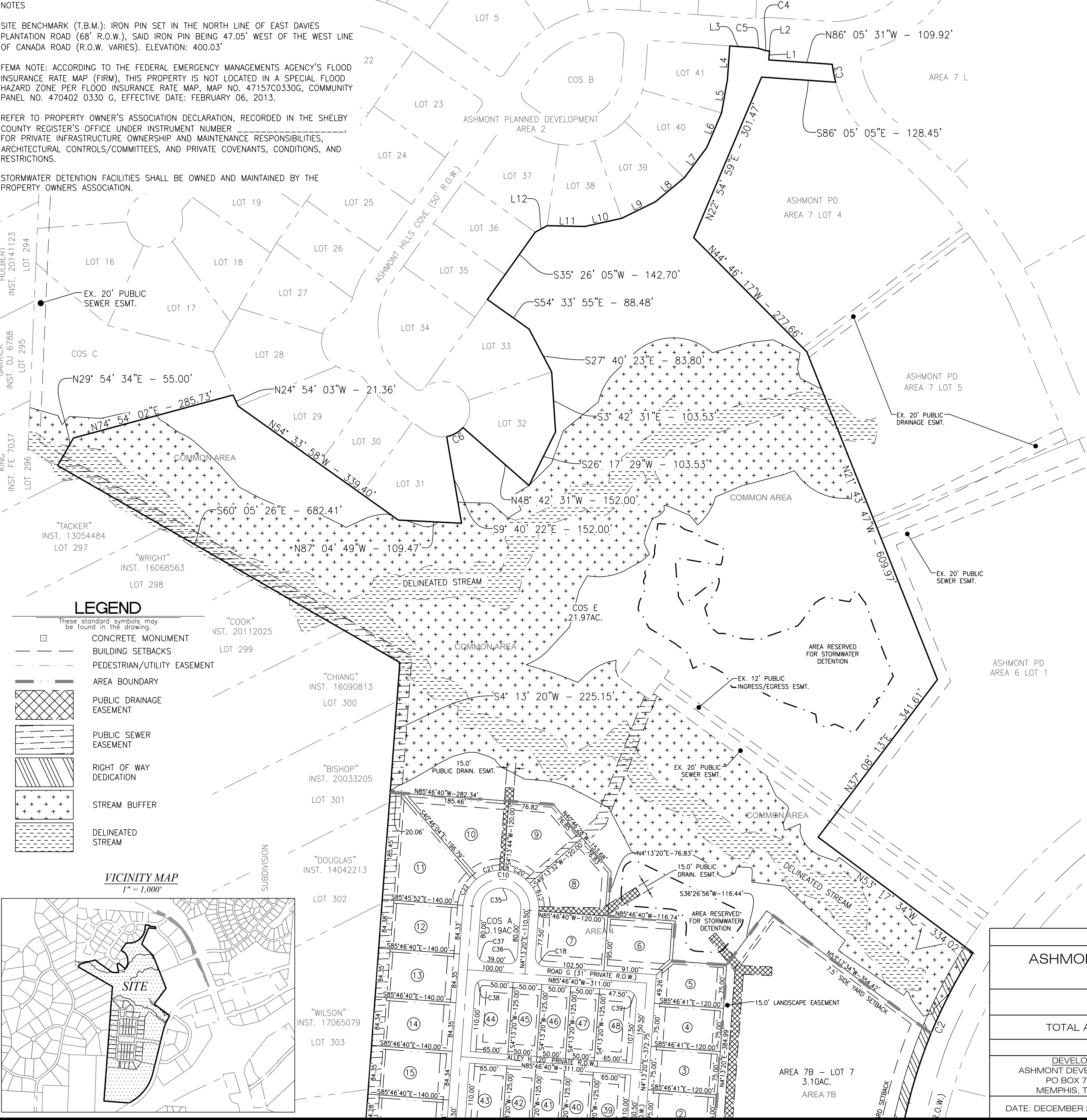
NOTES

SITE BENCHMARK (T.B.M.): IRON PIN SET IN THE NORTH LINE OF EAST DAVIES PLANTATION ROAD (68' R.O.W.), SAID IRON PIN BEING 47.05' WEST OF THE WEST LINE OF CANADA ROAD (R.O.W. VARIES). ELEVATION: 400.03'

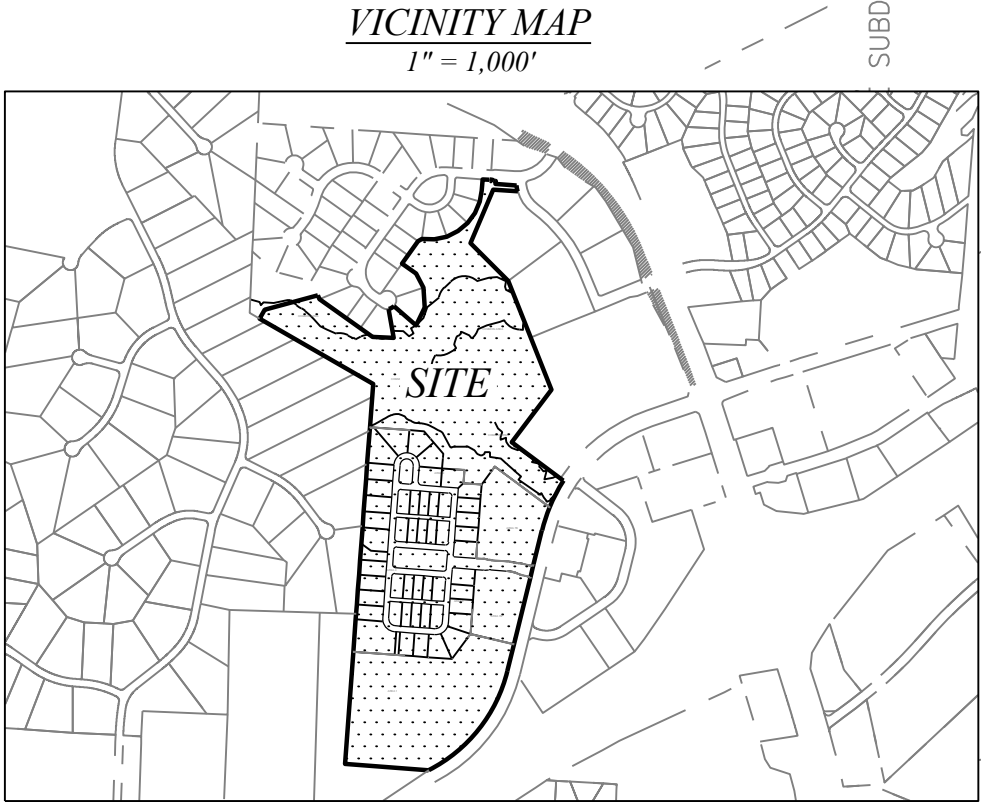
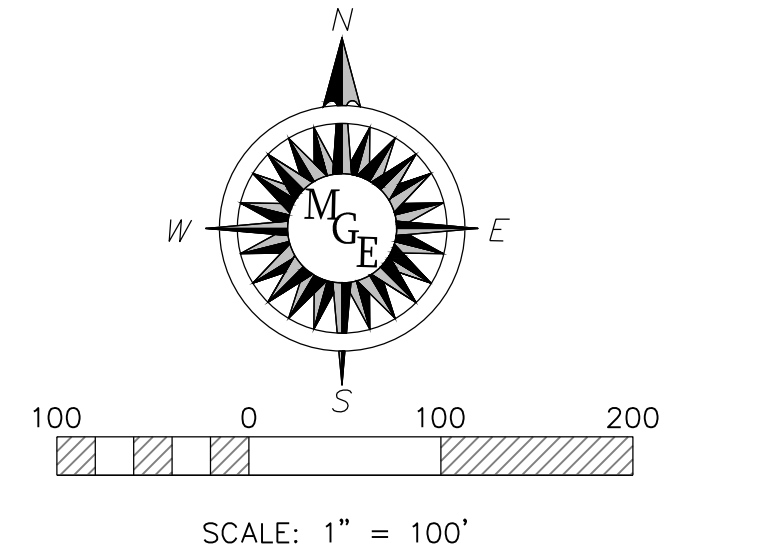
FEMA NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C0330G, COMMUNITY PANEL NO. 470402 0330 G, EFFECTIVE DATE: FEBRUARY 06, 2013.

REFER TO PROPERTY OWNER'S ASSOCIATION DECLARATION, RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE UNDER INSTRUMENT NUMBER _____, FOR PRIVATE INFRASTRUCTURE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, ARCHITECTURAL CONTROLS/COMMITTEES, AND PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

STORMWATER DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	679.52	791.00	49.22	N38° 25' 35"E	658.82
C2	283.63	859.00	18.92	S23° 16' 31"W	282.35
C3	31.58	200.00	9.05	N10° 48' 00"W	31.54
C4	7.99	30.00	15.26	N78° 27' 23"W	7.96
C5	22.23	83.50	15.26	N78° 27' 23"W	22.17
C6	32.70	48.00	39.04	S60° 48' 33"W	32.07
C7	44.37	265.00	9.59	N80° 58' 51"W	44.32
C8	78.54	50.00	90.00	N49° 13' 20"E	70.71
C9	78.54	50.00	90.00	S40° 46' 40"E	70.71
C10	157.08	50.00	180.00	N85° 46' 40"W	100.00
C11	14.24	25.00	32.64	S87° 27' 14"W	14.05
C12	17.31	75.00	13.23	N82° 50' 16"W	17.27
C13	12.65	55.00	13.18	N82° 51' 43"W	12.62
C14	48.11	290.00	9.50	N81° 01' 32"W	48.05
C15	9.60	55.00	10.00	N80° 46' 40"W	9.59
C16	13.09	75.00	10.00	N80° 46' 40"W	13.07
C17	10.56	18.50	32.72	N12° 08' 16"W	10.42
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LAKELAND, TENNESSEE		
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ZONE: C-2 w PD OVERLAY		
DEVELOPER: ASHMONT DEVELOPER, LLC PO BOX 772808 MEMPHIS, TN 38177		ENGINEER: MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017
DATE: DECEMBER 2024	SCALE: 1"=100'	SHEET 2 OF 5

NOTES

SITE BENCHMARK (T.B.M.): IRON PIN SET IN THE NORTH LINE OF EAST DAVIES PLANTATION ROAD (68' R.O.W.), SAID IRON PIN BEING 47.05' WEST OF THE WEST LINE OF CANADA ROAD (R.O.W. VARIES). ELEVATION: 400.03'

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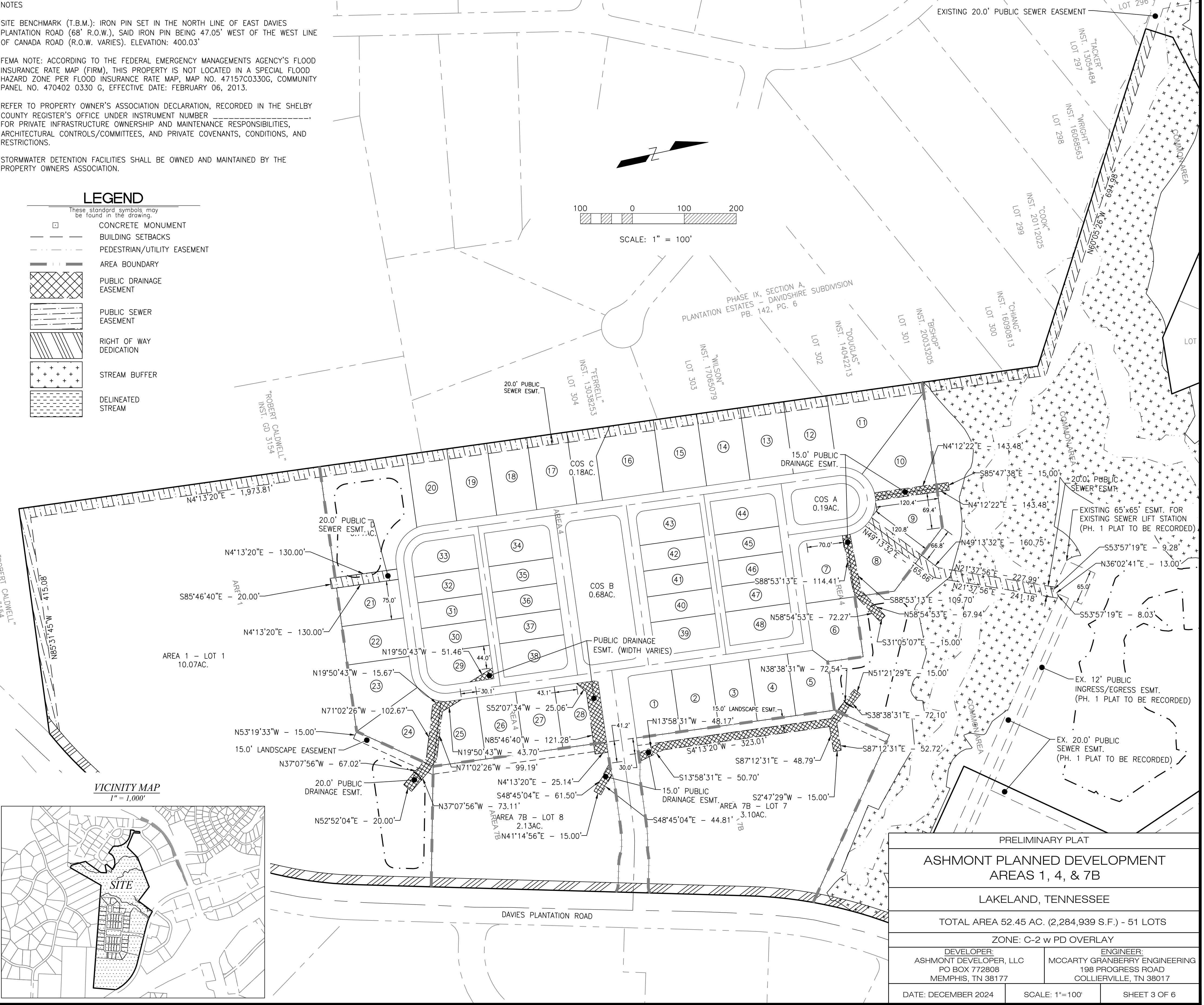
REFER TO PROPERTY OWNER'S ASSOCIATION DECLARATION, RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE UNDER INSTRUMENT NUMBER _____, FOR PRIVATE INFRASTRUCTURE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, ARCHITECTURAL CONTROLS/COMMITTEES, AND PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

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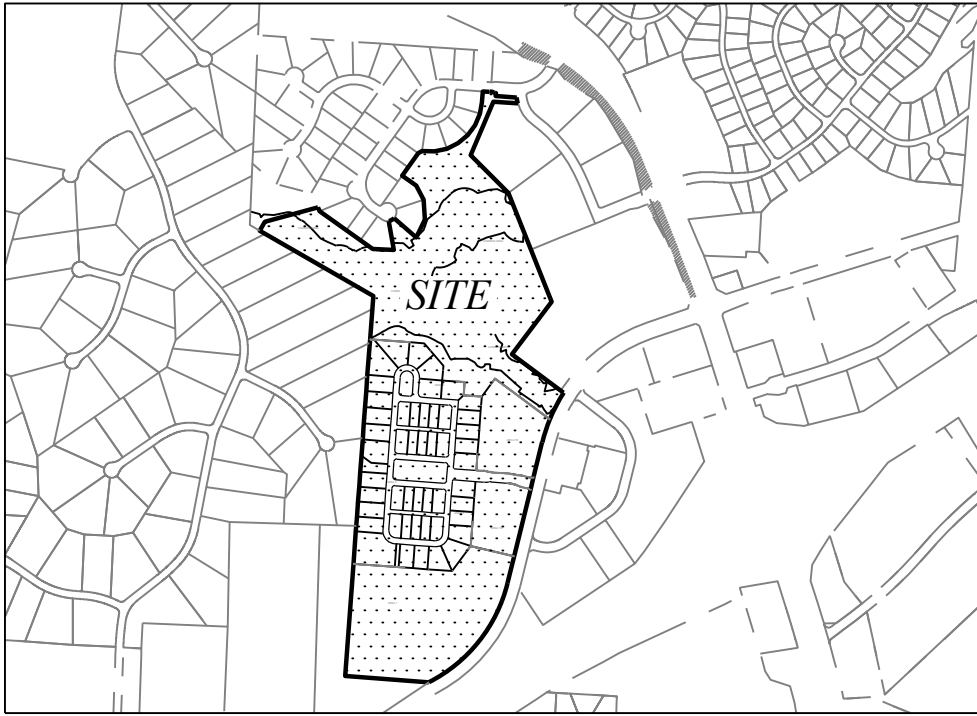
LEGEND

These standard symbols may be found in the drawing.

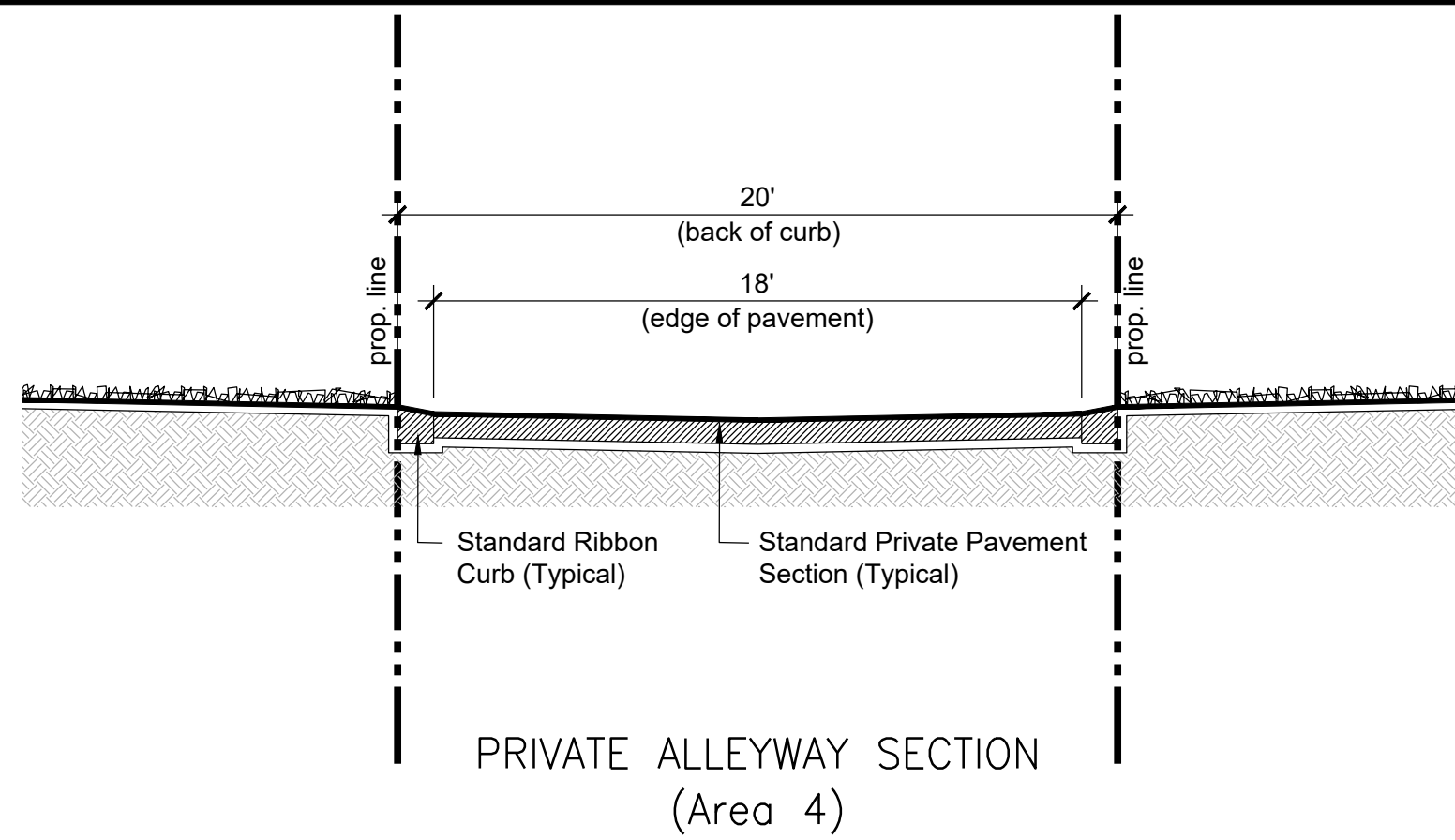
- CONCRETE MONUMENT
- BUILDING SETBACKS
- PEDESTRIAN/UTILITY EASEMENT
- AREA BOUNDARY
- PUBLIC DRAINAGE EASEMENT
- PUBLIC SEWER EASEMENT
- RIGHT OF WAY DEDICATION
- STREAM BUFFER
- DELINEATED STREAM



VICINITY MAP
1" = 1,000'



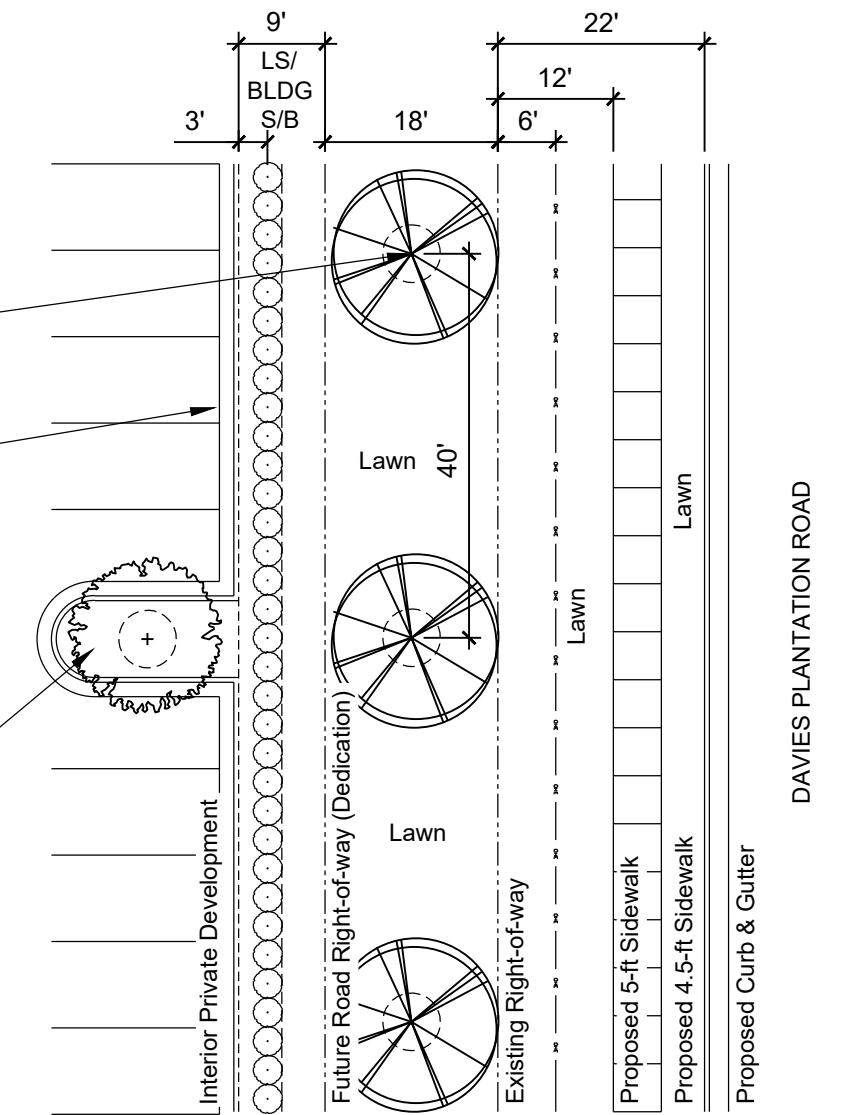
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DATE: DECEMBER 2024	SCALE: 1"=100'	SHEET 3 OF 6



Large Deciduous Shade Tree
40' o.c. Min. 2" cal. at Planting.

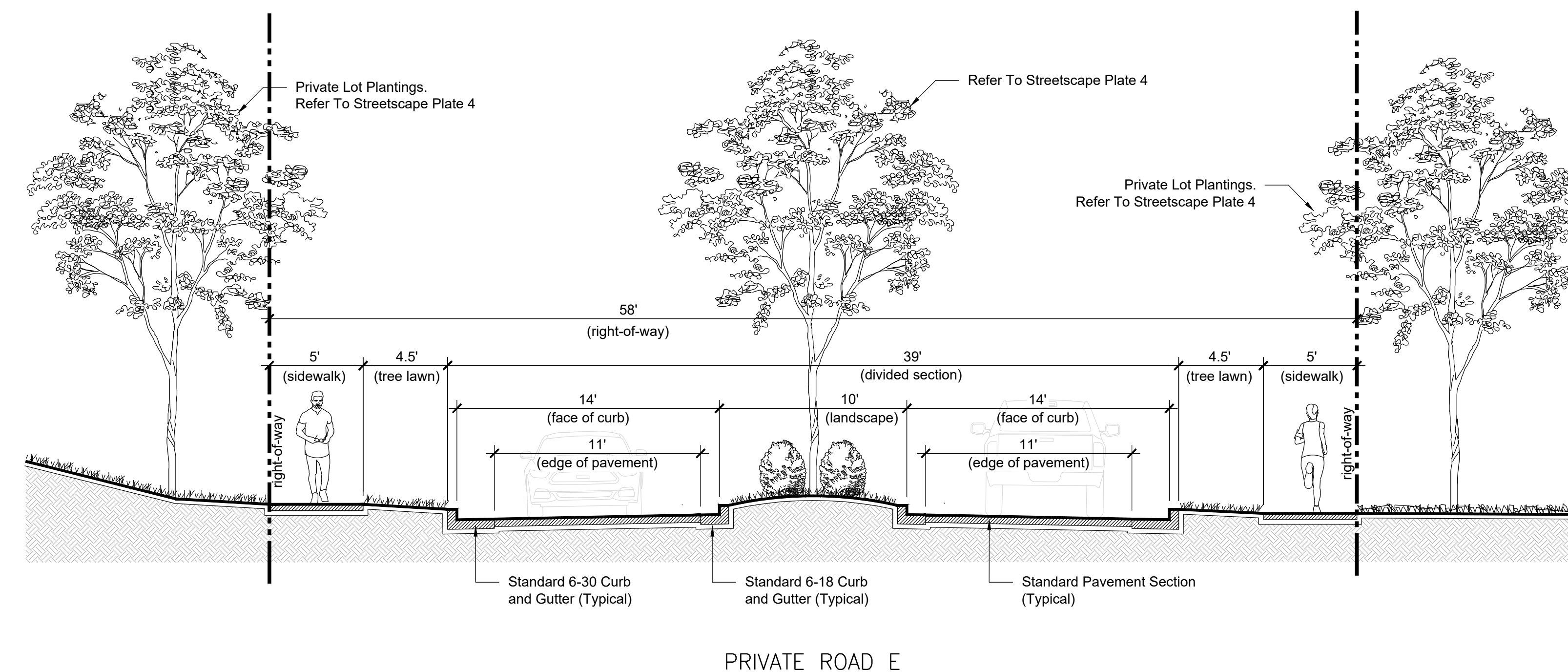
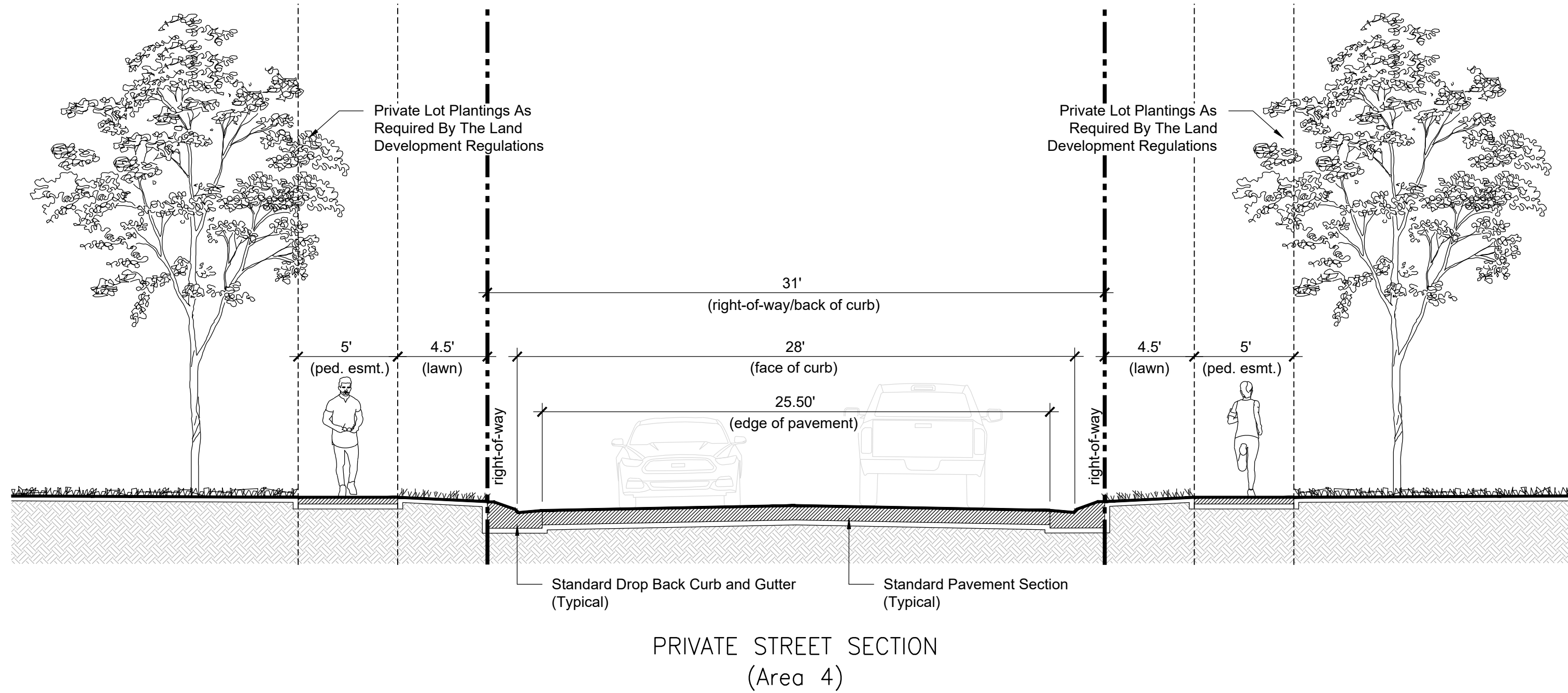
Where parking or drive isles about the
30' landscape buffer a continuous
evergreen hedge shall be required
offset approximately 3' from back of
curb. hedge shall be maintainable at
a 42' height at maturity.

Parking islands shall be landscaped
in accordance with the City of
Lakeland Land Development
Regulations.



STREETSCAPE PLATE 2 - DAVIES PLANTATION ROAD

1" = 20'-0"



Private Lot Plantings.
Refer To Streetscape Plate 4

Refer To Streetscape Plate 4

Private Lot Plantings.
Refer To Streetscape Plate 4

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ASHMONT PLANNED DEVELOPMENT AREAS 1, 4, & 7B		
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DATE: DECEMBER 2024	SCALE: N.T.S.	SHEET 4 OF 6

I. GENERAL INTENT

This Amended Outline Plan is intended to facilitate the design evolution of the previously approved Ashmont Planned Development (Resolution # R-43-2022). These conditions shall supersede the previously approved Outline Plan conditions. Where conflicts exist, these conditions apply. Where these conditions are silent on a particular provision, the previously approved outline plan conditions shall apply. Where these conditions and the previously approved outline plan conditions are silent on a particular matter, the City of Lakeland’s Land Development Regulations adopted at the time of approval shall apply. Refer to the previously approved outline plan (Resolution # R-43-2022) for architectural guidelines.

The land use and bulk regulations prescribed herein are based upon the "Area" classifications defined and delineated by the previously approved outline plan with the following exceptions. Areas 3 and 5, and their associated regulatory provisions, have been omitted, the Area 2 entitlement has been expanded, and the Area 4 entitlement has been relocated to replace the original Area 3 designation.

The design for single-family homes and commercial areas shall follow the previously approved single-family architectural pattern book and commercial architectural pattern book separately on file with the City of Lakeland’s planning department.

Per resolution # R-43-2022, the following provisions of the Land Development Regulations shall not apply to any Area within the PD:

- 1. Maximum Building Coverage;
- 2. Maximum Impervious + Semi-Pervious Coverage;
- 3. Minimum Coverage of Front Property Line;
- 4. Minimum Principal Building Height;
- 5. Attached Garage Facade Proportion;
- 6. Facade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety;
- 7. Conservation Area Requirements (Article II., Section 11) of Lakeland’s Land Development Regulations.

II. LAND USE and DEVELOPMENT REGULATIONS

- A. This subdivision is divided into five (5) delineated "Areas" previously classified by the approved outline plan with individual regulatory provisions prescribed for each. (Areas 3 and 5 omitted)

Area 1: C2 – Regional Commercial District as modified;
Area 2: R2 – Suburban Manor District as modified;
Area 4: R4 – Urban Estate District as modified;
Area 6: C2 – Regional Commercial District as modified;
Area 7: C2 – Regional Commercial District as modified.

- B. PERMITTED USES and DESIGN STANDARDS (where applicable)

All uses listed herein are defined by the City of Lakeland Land Development Regulations. Any use not specifically defined by the City’s land Development Regulations shall be defined herein.

AREA 1: C2 – Regional Commercial District as modified

- a. This area is intended to permit lodging and housing and residential uses (including multi-family), together with uses typically associated with senior living facilities as categorized in Article III, Section 2 of the Land Development Regulations.
- b. ALLOWABLE USES: Uses allowed within the C2 –Regional Commercial District to also include Independent Living, Assisted Living, Nursing Home, and on-site incidental services and amenities.

AREA 2: R2 – Suburban Manor District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. Design for Single-family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. The proposed subdivision may be privatized at the developer’s discretion, subject to all applicable regulations, and City Engineer approval.

AREA 4: R4 – Urban Estate District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. The design for Single-Family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner’s association.
- e. The proposed subdivision may be privatized at the developer’s discretion, subject to all applicable regulations.

AREA 6 and 7A: C2 – Regional Commercial District

- a. This area is intended to permit conventional lodging, retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. ALLOWABLE USES: Hotel/Motel, Neighborhood Retail, General Retail, Large Scale Retail, Liquor Store, Neighborhood Personal Services, General Services, Regional Services, Child Day Care, Outdoor Entertainment, Neighborhood Office, General Office, Taproom/Brewery. Any use not explicitly listed shall be prohibited.
- c. Design for commercial areas shall follow the Commercial Architectural Pattern Book as described in the PD Booklet, in lieu of the non-residential architectural guidelines in the Land Development Regulations.

AREA 7B: C2 – Regional Commercial District

- a. This area is intended to permit conventional retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. ALLOWABLE USES: All uses permitted within The City of Lakeland’s Land Development Regulations’ C2 – Regional Commercial District excluding hotels/motels and all prohibited uses listed below.

PROHIBITED USES (ALL AREAS):

Pawn Shop, Smoke or Vape Shop, Outdoor Sales, Vehicular Services and Sales, Laundromat, Commercial Greenhouse or Nursery, Payday or Other Loan Establishment, Adult or Sexually Oriented Business, Tattoo Shop.

C. BULK REGULATIONS

1. AREA 1: C2 Regional Commercial District

- a. Minimum Lot Width: N/A
- b. Minimum Lot Size: N/A
- c. Building Setbacks:
 - Davies Plantation Rd: 20-feet
 - Internal Private Dr.: 10-feet
 - Side Yard (Adj. Properties): 20-feet
 - Rear Yard (Adj. Properties): 20-feet
- d. Maximum Building Height: 4-story

2. Area 2: R2 – Suburban Manor District

- a. Front load garages are prohibited. All garages shall be internal side load format.
- b. Minimum Lot Width: 90-feet (Lots 1-37)/ 75-feet (Lots 38-41)
- c. Minimum Lot Size: 13,500sf (Lots 1-37)/ 10,500sf (Lots 38-41)
- d. Building Setbacks:
 - Front Yard/Street Side: 25-feet
 - Side Yard: 10-feet
 - Rear Yard: 25-feet
- e. Maximum Building Height: 2-story

3. Area 4: R4 – Urban Estate District

- a. Front load garages are prohibited. All garages shall be rear (alley) load or side (perimeter) load format.
- b. Minimum Lot Width: 50-feet (Alley)/ 75-feet (Perimeter)
- c. Minimum Lot Size: 6,250sf (Alley)/ 9,000sf (Perimeter)
- d. Building Setbacks:
 - Front Yard/Street Side: 20-feet
 - Side Yard: 5-feet
 - Rear Yard (Alley): 18-feet
 - Rear Yard (Perimeter): 15-feet
- e. Maximum Building Height: 2-story

C. BULK REGULATIONS (Continued)

1. Areas 6 & 7: C2 – Regional Commercial District

- a. Minimum Lot Width: 50-feet
- b. Minimum Lot Size: N/A
- c. Building Setbacks:
 - Canada Rd*: 70-feet (Measured from back of FUTURE Canada Rd. sidewalk)
 - Davies Plantation Rd: 9-feet (Area 6)/ 20-feet (Area 7a/b)
 - Public Street "A & C": 20-feet
 - Public Street "B": 15-feet
 - Internal Private Dr.: 10-feet
 - Side Yard: 7.5-feet
 - Rear Yard: 7.5-feet
- d. Min. Bldg. Separation: 10-feet (detached only)
- e. Maximum Building Height:
 - Hotel: 5-story
 - All other uses: 2-story

5. Right of Way Encroachment.

- a. In an effort to establish a consistent streetscape and building pattern along Canada Road, the City of Lakeland shall allow encroachment within the Canada Road right-of-way to permit sidewalk, lighting, signage, and landscape related improvements within the current Canada Road right-of-way;
- b. Where applicable, all associated dimensions prescribed by the bulk regulations herein shall be measured from the future Canada Road realignment back of sidewalk.

III. ROADWAYS, ACCESS, and PARKING

- A. Roadway Dedication and Improvements:

- 1. Canada Road: The developer shall not be responsible for dedication of right-of-way or improvements to existing or future Canada Road.
- 2. Davies Plantation Road: Concurrent with each contiguous phase, the developer shall dedicate 18-feet along the property frontage to provide the balance of an 86-foot public right-of-way. Davies Plantation Road will be improved to provide curb, gutter and sidewalk along the property frontage.
- 3. All internal public streets shall be dedicated to the City of Lakeland and improved in accordance with the street section provided herein, subject by approval of the City Engineer.
- 4. All private streets and alley shall be improved in accordance with the street section provided herein, subject by approval of the City Engineer.
- 5. All private streets and alleys shall be owned and maintained by an owners’ association.

- B. Access:

- 1. Refer to Sheet 1 of 6 for the general location of vehicular access with Area 1, Area 6, Area 7A, and Area 7B as described below. The access locations shown are conceptual and may be adjusted to work with final site plans of individual commercial lots.
- 2. A maximum of 4 curb cuts are allowed on Canada Road as generally illustrated.
- 3. A maximum of 2 curb cuts along Canada Road may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.
- 4. A maximum of 6 curb cuts are allowed on Davies Plantation Road as generally illustrated. All curb cuts on Davies Plantation Road may be full access.
- 5. All corner radii at intersections of public streets within the development may be a minimum of 15’ at the face of curb.
- 6. Residential lots within Area 2 shall be accessed from the public street.
- 7. Residential lots within Area 4 shall be accessed either from the public street or private alley.
- 8. In Areas 2 & 4, driveways may be a maximum of 18’ wide at the curb.
- 9. In Areas 2 & 4, driveways shall not be closer than 10’ from the end of radius of a public street intersection.
- 10.In Areas 1, 6, and 7, driveways shall not be closer than 50’ from the end of radius of a public street intersection.

- C. Parking and Loading:

- 1. Unless otherwise stated, parking and loading shall be provided in accordance with the City of Lakeland Land Development Regulations.
- 2. The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:
 - a. Independent Living: 1.25 spaces/studio unit, 1.5 spaces/1 bedroom unit, 1.75 spaces/2 bedroom unit;
 - b. Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee.
- 3. The Planning Commission may approve a alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
- 4. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

IV. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE

- A. A minimum (25%) of the net land (post dedications) of Ashmont PD area shall be reserved and designated as common area intended for tree preservation and/or passive recreational uses/amenity areas.
- B. In addition to the condition above, a minimum 20% of each commercial/office lot shall be reserved as green space. All pervious areas to include common lawns, landscape areas, streetscapes, bufferyards, etc shall qualify. Urban plazas and/or promenades may qualify when provided as a aesthetic element for the common enjoyment of patrons.
- C. Common Open Spaces areas shall be distributed throughout the residential portions of the planned development.
- D. Common Open Space areas are recommended within the commercial portions of the planned development by not required.
- E. All designated common areas shall be owned and maintained by a Homeowners Association and/or Property Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.
- F. Common Area, as designated, is intended to preserve the existing tree canopy, wetlands, and associated vegetation to the most reasonable extent possible while also satisfying the City’s Streamside Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, and passive recreational uses only.
- G. The details and specifications for all Landscape Plates, including streetscapes and buffers provided herein supersede the Landscape Plates section of the Ashmont PD Outline Plan Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building facade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
- H. Streetscape Plate 1 shall be installed along the property’s Canada Road frontage.
- I. Streetscape Plate 2 shall be installed along the property’s Davies Plantation Road frontage.
- J. Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
- K. Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
- L. Streetscape Plate 5 shall be installed along the Public Street "C" frontages.
- M. In Areas 6 & 7, a right-of-way encroachment shall be permitted in facilitation of the Canada Road streetscape Plate as described.
- N. The minimum street tree size shall be 2 inches in caliper for all streetscapes.
- O. All required landscaping shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
- P. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- Q. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail, fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- R. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- S. All retention ponds are required to have a fountain.

PRELIMINARY PLAT		
ASHMONT PLANNED DEVELOPMENT AREAS 1, 4, & 7B		
LAKELAND, TENNESSEE		
TOTAL AREA 52.45 AC. (2,284,939 S.F.) - 51 LOTS		
ZONE: C-2 w PD OVERLAY		
DEVELOPER: ASHMONT DEVELOPER, LLC PO BOX 772808 MEMPHIS, TN 38177		ENGINEER: MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017
DATE: DECEMBER 2024	SCALE: N.T.S.	SHEET 5 OF 6

IV. LANDSCAPING, SCREENING, AND COMMON OPEN SPACE (CONTINUED)

- T. Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
- U. Unless otherwise specified, all plant material shall adhere to the minimum size specified in the City of Lakeland's development regulations.

V. SIGNAGE

- A. Signage shall be permitted in accordance with the City of Lakeland Sign Ordinance as modified herein.
- B. One (1) overall development identity ground sign shall be permitted at each public street entrance in to the development to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.
- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VI. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- E. All sanitary sewer located in a private drive or otherwise outside of a public right-of-way shall be within a public easement.

VII. WATER SERVICE / UTILITIES

- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- E. Street light plans, if applicable, will be submitted for review and approval by City as part of final plans. Street lights are not required on roads internal to the development.

IX. DEVELOPMENT PHASING

- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construc tion of phases may be singular or a mix to meet current and future market demands.
- C. The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- D. A final site plan / plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.
- E. Minor changes may occur with the final plans that do not require Board of Commissioners approval. Minor changes are as defined below:
- Minor changes may include adjustments of lot lines and road or trail alignments within any phase or Area to work with final design and engineering. Lot lines may be added or deleted as a minor change, pursuant to the requirements below.
 - Minor changes may not increase density within any Area, allow additional uses within any Area, or cause any Area line to shift by more than 75-feet.

CERTIFICATE OF OWNERS AND DEDICATION

The undersigned, Ashmont Developer, LLC, hereby certify that they are the owners of the foregoing property and that the plat is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby dedicate to the City of Lakeland all Public Improvements, Easements, or lands herein specifically identified for dedication, for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Vince Smith

NOTARY’S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of CANADA ROAD BUSINESS PARK, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20____.

Notary Public

My Commission expires: _____

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL – SUBDIVISION

I, _____ do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Final Plat. The signing of this certificate shall in no way be deemed to constitute or effect an acceptance of the dedication of any street, improvement, or other ground shown upon the plat.

Date: _____

MPC Secretary

CERTIFICATE OF PLANNING REVIEW AND COMPLIANCE

The Final Plat and Site Plan Review is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: _____

Code Administrator

CERTIFICATE OF CITY ENGINEER

The Final Plat and Site Plan Review is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: _____

City Engineer

CERTIFICATE OF MORTGAGEE AND DEDICATION

We, the Mortgagee, _____, do hereby freely consent to the Subdivision of this property in accordance with the Final Plat; dedicate the Public Improvements, Easements, or lands herein specifically identified for dedication, to the appropriate agencies as outlined in this Plat and approved by the Municipal Planning Commission of Lakeland, Tennessee for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date:_____

Signature of Authorized Agent of Mortgagee

NOTARY’S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ (printed name) of _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be _____ (title) of the _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20____.

Notary Public

My Commission expires:_____

CERTIFICATE OF ENGINEER

I, JOHN McCARTY, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Preliminary Plat / Construction Plans / Final Plat (whichever is applicable) are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation, City of Lakeland Manual for Public Works and Materials Specifications, and all City of Lakeland ordinances, including Subdivisions.

In witness whereof, I the said JOHN McCARTY, a Professional Engineer, hereunto set out hand and affix my seal this _____day of _____ 20_____.

Tennessee Registration No. 111644

Professional Engineer

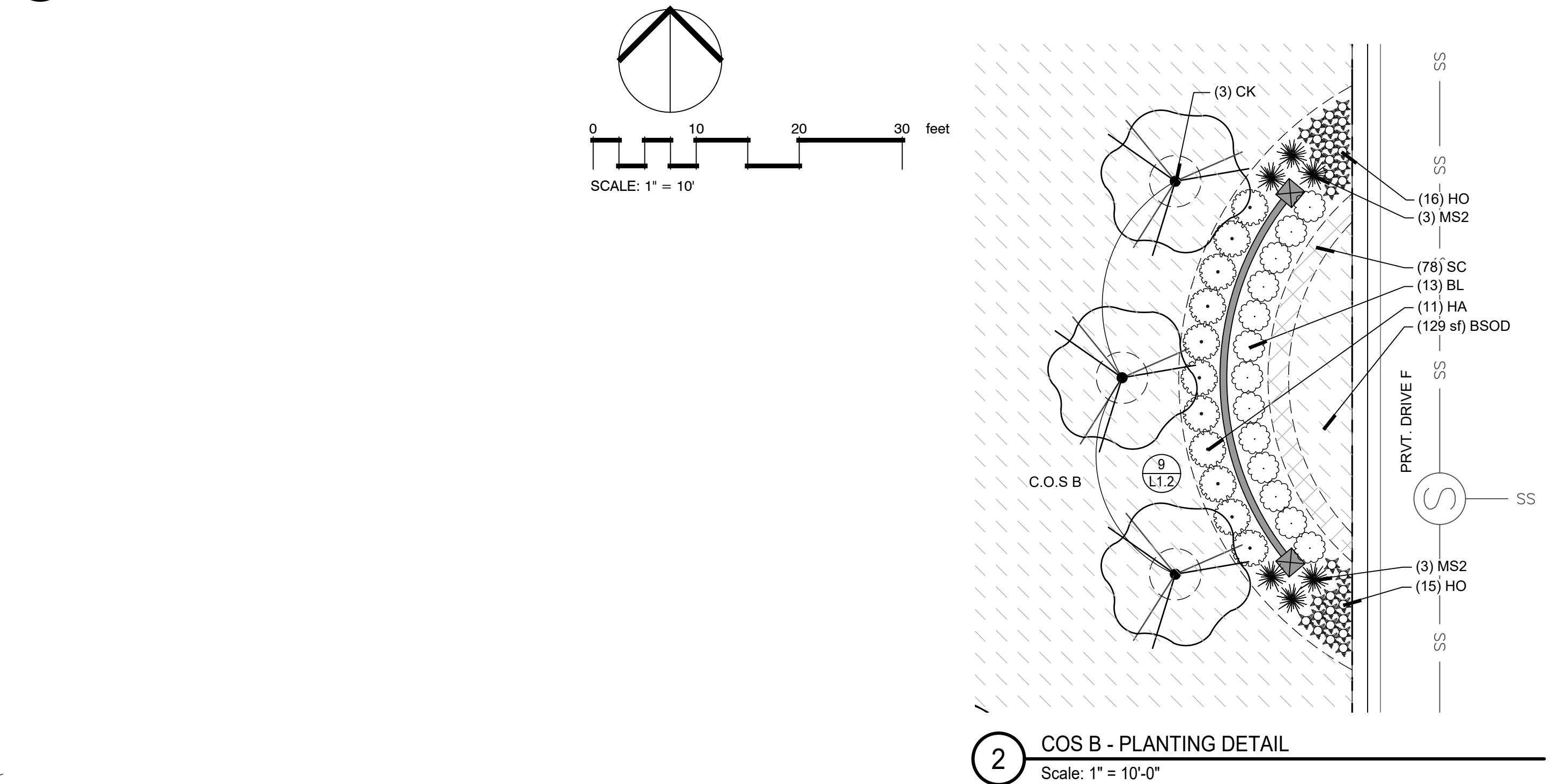
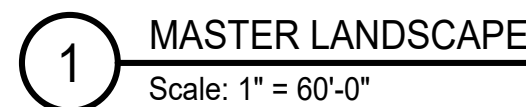
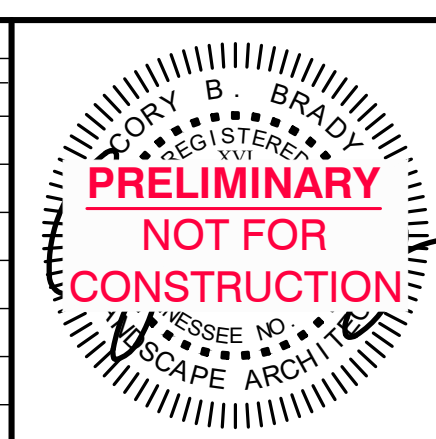
CERTIFICATE OF SURVEYOR
State of Tennessee
County of Shelby

I, Jeff Harris, hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon. This survey has been made using the latest recorded deed, is in compliance with the current Tennessee Minimum Standards of Practice and is correct to the best of my knowledge and belief.

I, in witness thereof, hereunto set out hand and affix my seal this day of _____, 2023.

Tennessee Registration No. 1818

PRELIMINARY PLAT		
ASHMONT PLANNED DEVELOPMENT AREAS 1, 4, & 7B		
LAKELAND, TENNESSEE		
TOTAL AREA 52.45 AC. (2,284,939 S.F.) - 51 LOTS		
ZONE: C-2 w PD OVERLAY		
DEVELOPER: ASHMONT DEVELOPER, LLC PO BOX 772808 MEMPHIS, TN 38177		ENGINEER: MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017
DATE: DECEMBER 2024	SCALE: N.T.S.	SHEET 6 OF 6

[illegible]

AREA 4
ASHMONT PD

ENGINEER: McCARTY GRANBERRY ENGINEERING

SHEET 1 OF 4

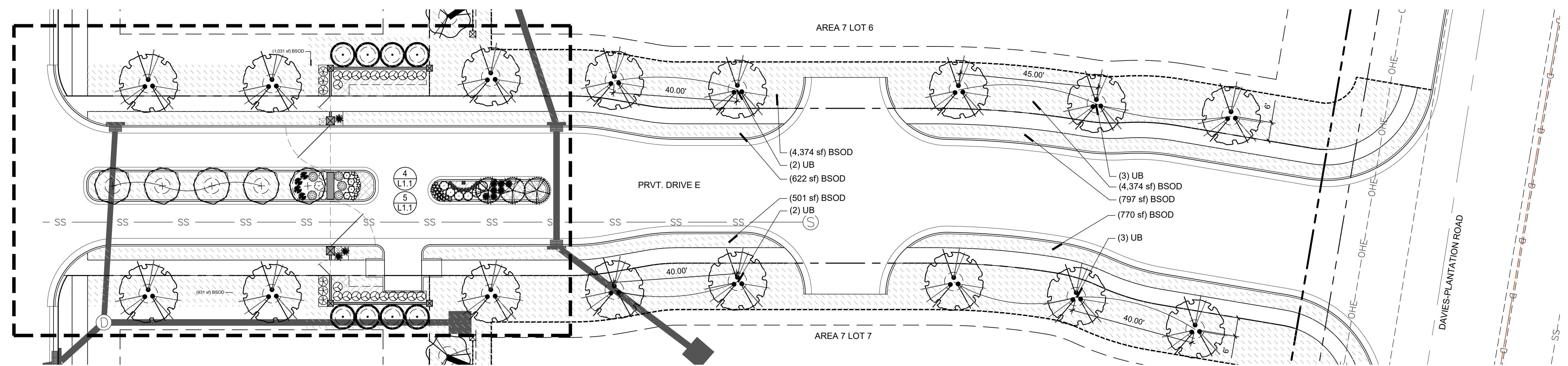
LANDSCAPE PLAN

LAKELAND, TENNESSEE

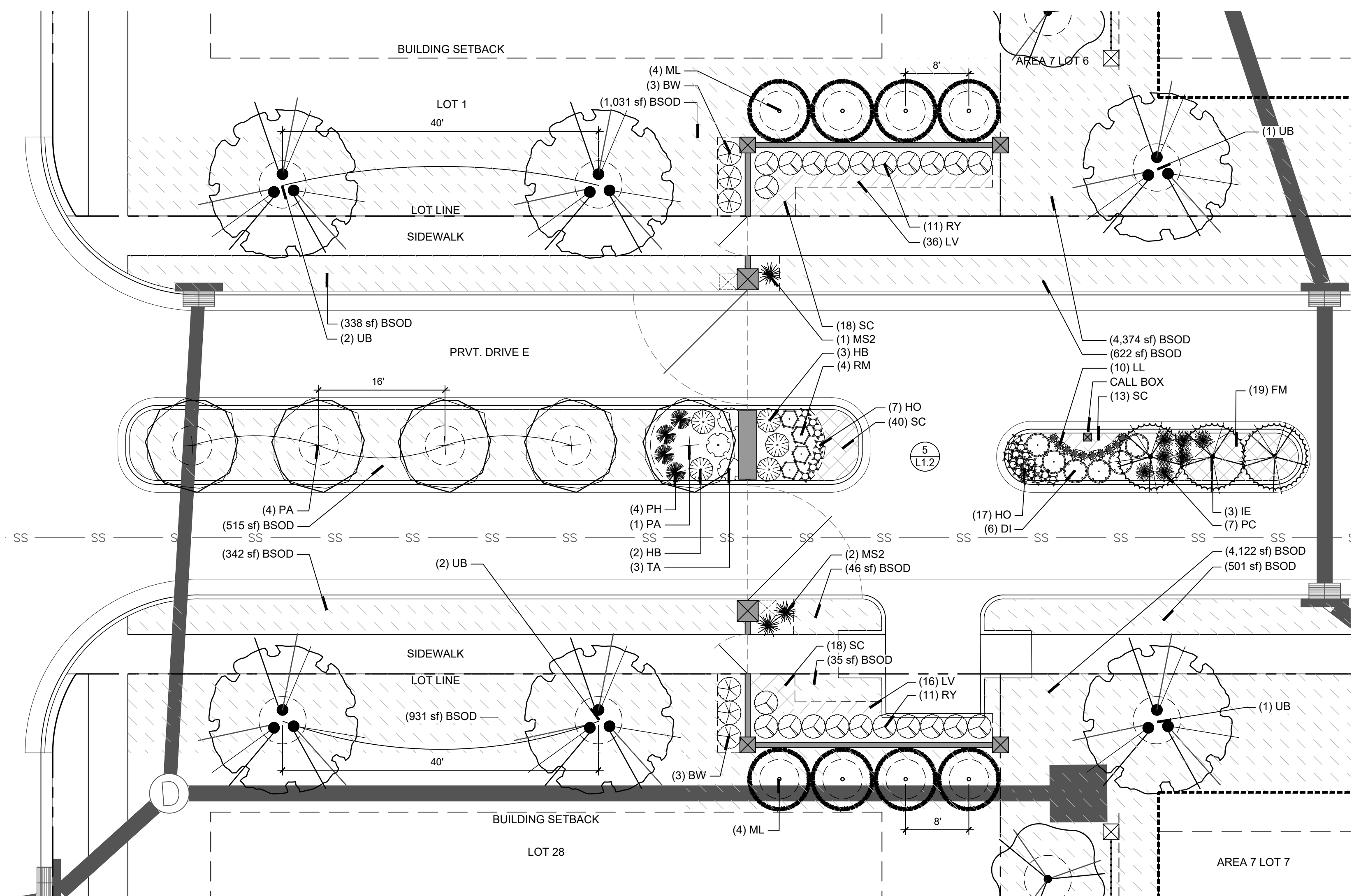
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DESIGN: CBB DATE: 8/24 CKD: CBB DATE: 8/24 SCALE:

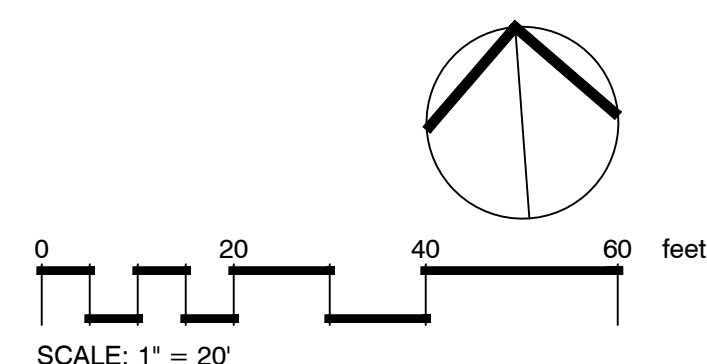
CITY ENGINEER _____ DATE _____



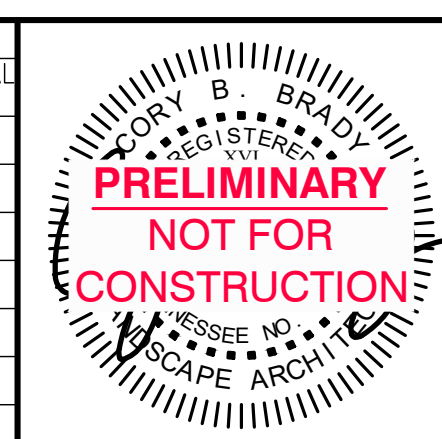
3 ENTRY - PLANTING DETAIL
Scale: 1" = 20'-0"



4 ENTRY - PLANTING DETAIL
Scale: 1" = 10'-0"



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

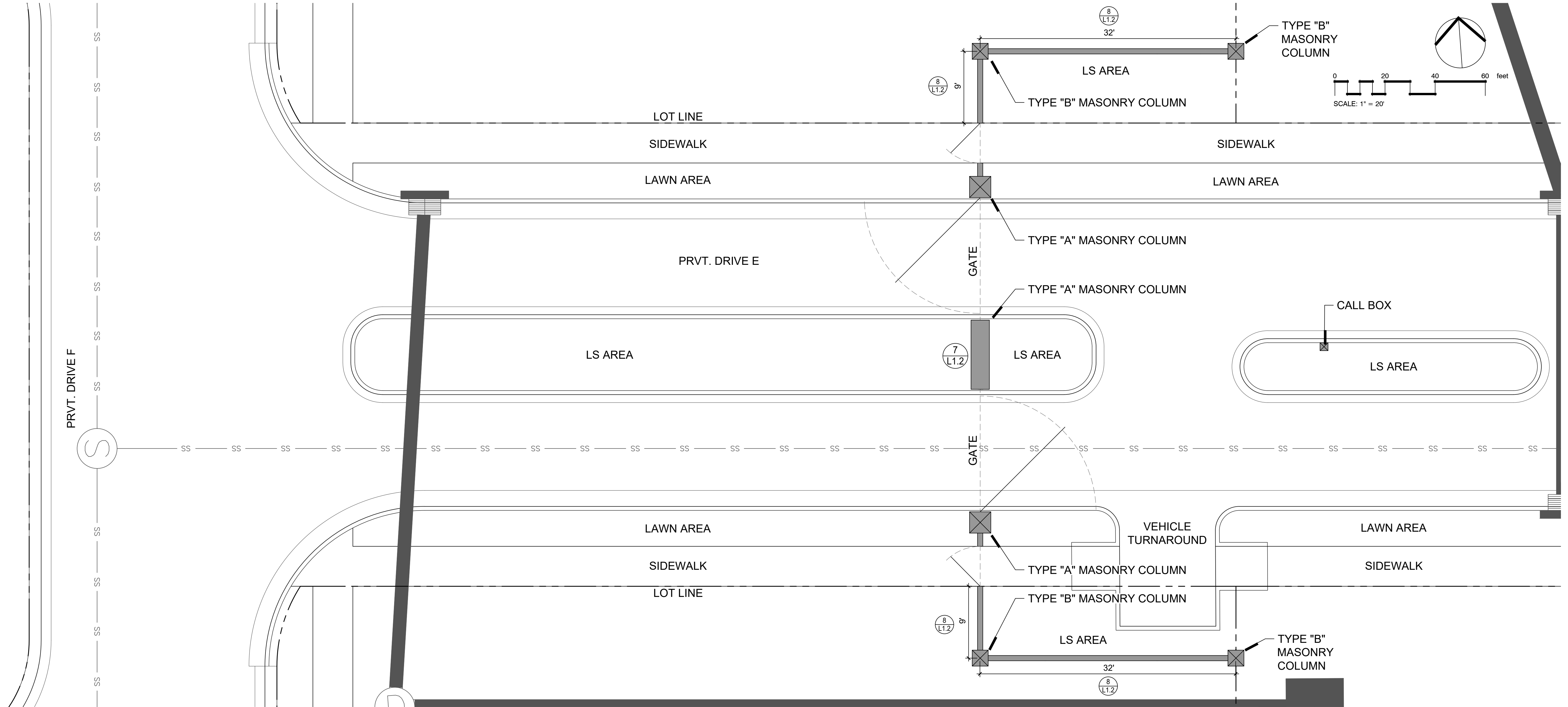


AREA 4
ASHMONT PD
DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

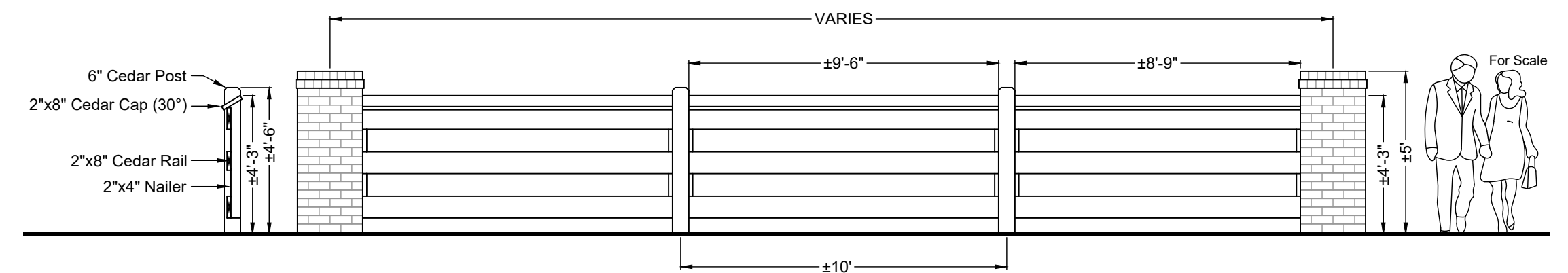
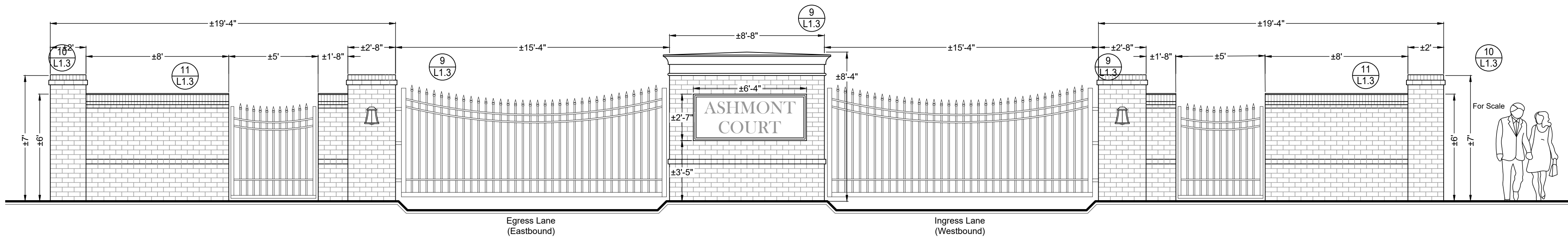
SHEET 2 OF 4

DIVISION OF ENGINEERING
LANDSCAPE PLAN
LAKELAND, TENNESSEE

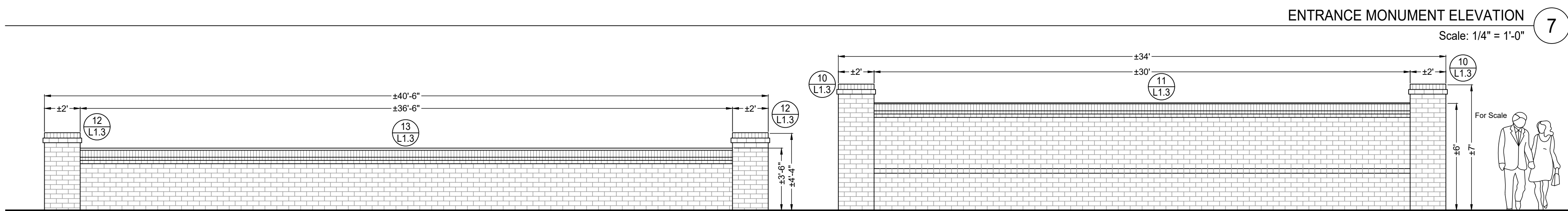
SURVEY: HARRIS DATE: 12/22 BOOK: _____
DESIGN: CBB DATE: 8/24 CKD: CBB DATE: 8/24 SCALE: _____
CITY ENGINEER _____ DATE _____



ENTRANCE MONUMENT ELEVATION 5
Scale: 1/4" = 1'-0"



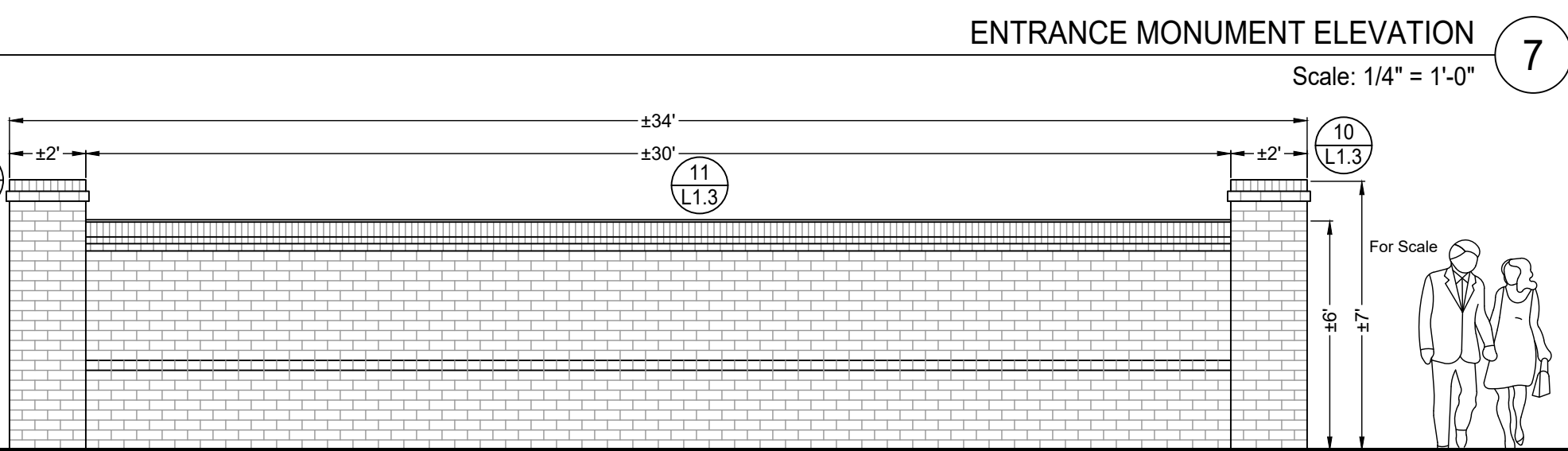
SPLIT RAIL FENCE ELEVATION 6
Scale: 1/4" = 1'-0"



42" WALL ELEVATION

Scale: 1/4" = 1'-0"

9



6' MASONRY WALL ELEVATION

Scale: 1/4" = 1'-0"

8

[illegible]

AREA 4
ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

LANDSCAPE PLAN

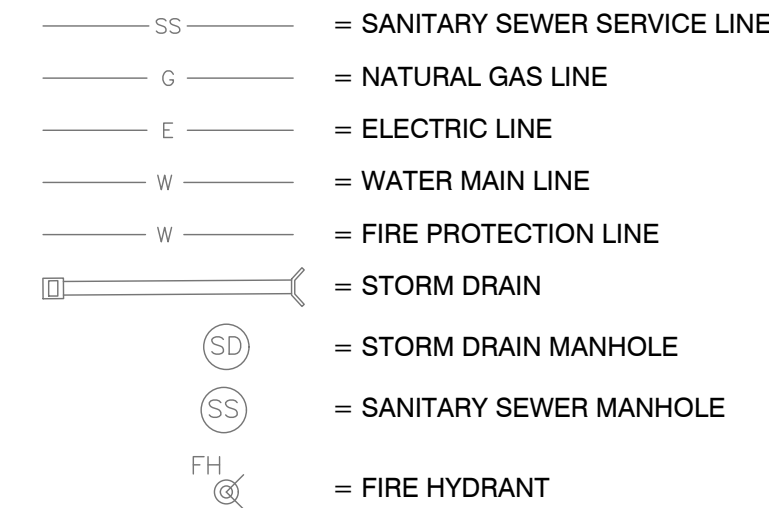
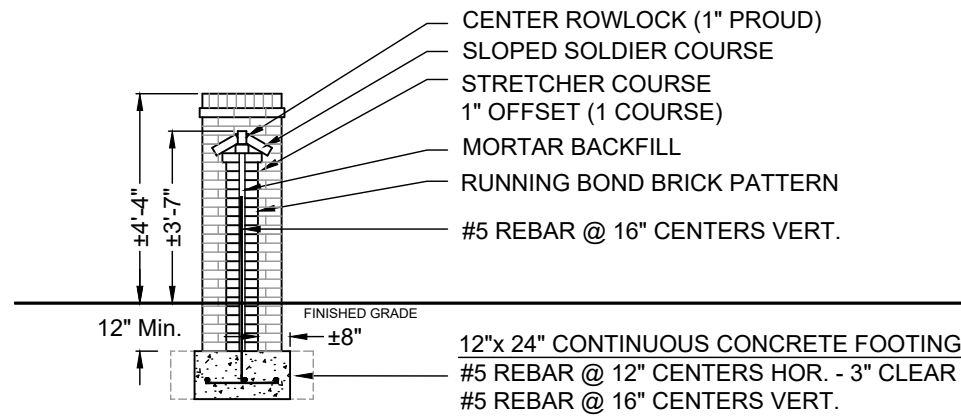
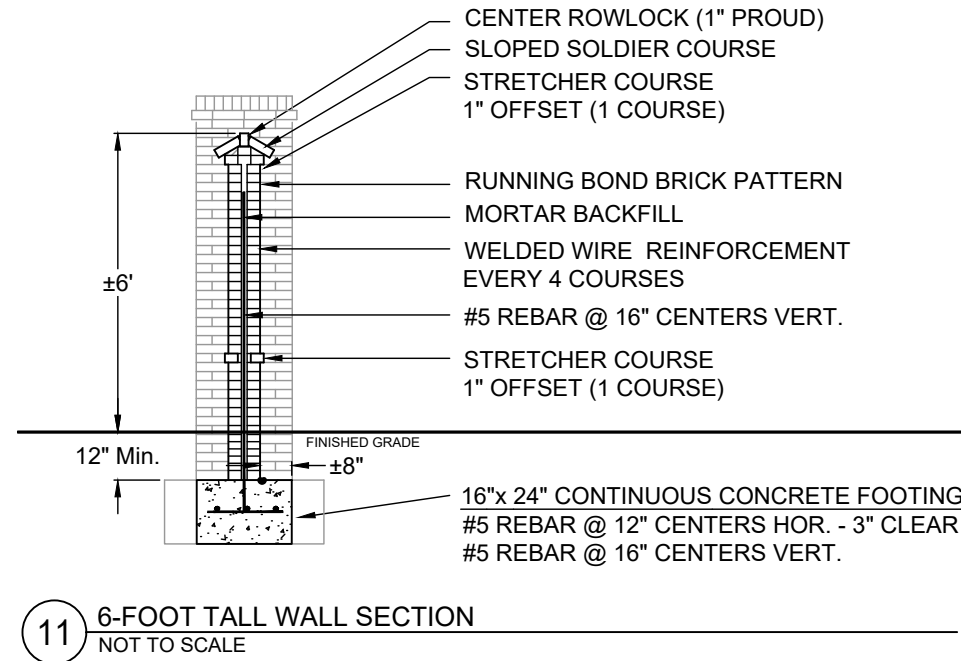
LAKELAND, TENNESSEE

SURVEY: HARRIS DATE: 12/22 BOOK:

DESIGN: CBB DATE: 8/24 CKD: CBB DATE: 8/24 SCALE:

CITY ENGINEER _____ DATE _____

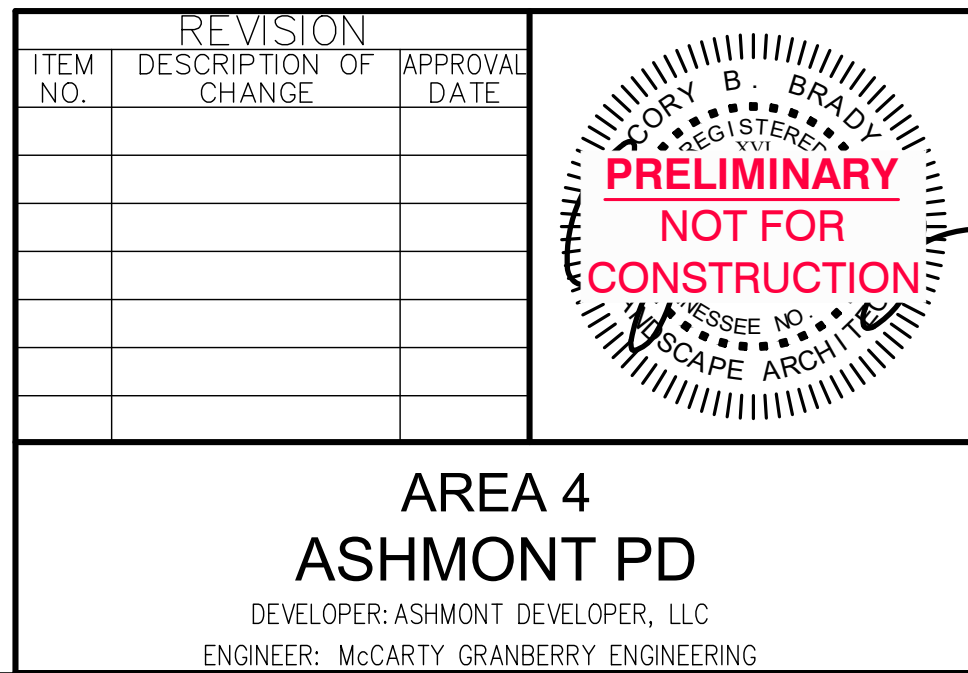
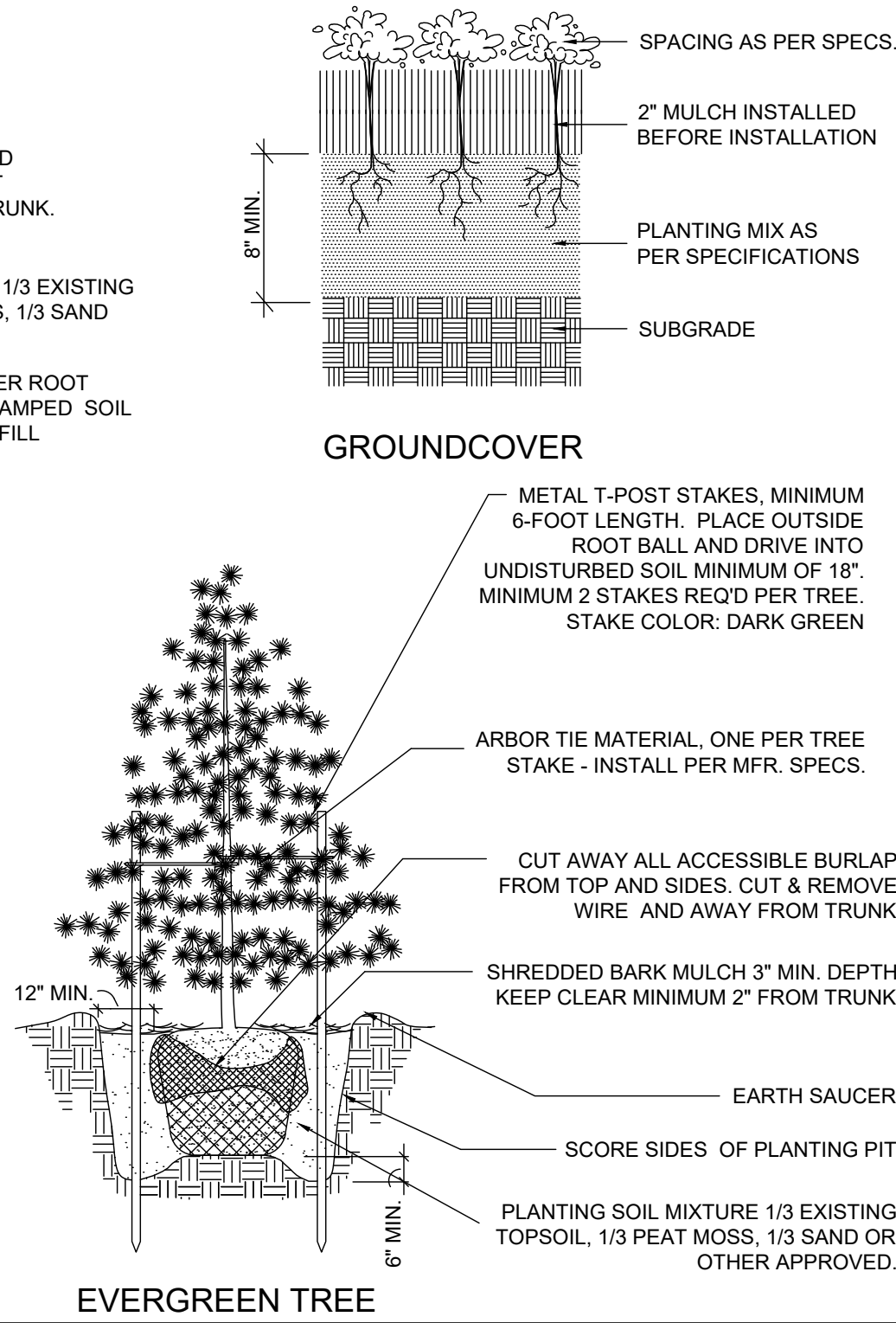
1. All plant materials shall conform to the standards of the "American Standard For Nursery Stock" as published by the American Association of Nurserymen.
2. All trees, shrubs and ground covers shown on the landscape plan shall be installed as the species specified in the plant schedule unless requested 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. Allants 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 place 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 materials 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 trees 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 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, electrical transformer or mechanical unit. Adjust plant material as necessary accommodate actual field condition.
24. All trees and groundcover 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, or adhere to other codes. Additional plant material shall 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.**



<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>REMARKS</u>
<u>TREES</u>						
	AA2	10	Autumn Blaze Freeman Maple / <i>Acer x freemanii</i> 'Jeffsred' TM	2.5" Cal.	B&B	
	CF	6	Forest Pansy Eastern Redbud / <i>Cercis canadensis</i> 'Forest Pansy'	1.5" Cal.	B&B	
	CK	5	Kousa Dogwood / <i>Cornus kousa</i>	1.5" Cal.	B&B	
	IE	39	Eagleston Holly / <i>Ilex x attenuata</i> 'Eagleston'	30 gal.	Pot	
	ML	8	Dwarf Southern Magnolia / <i>Magnolia grandiflora</i> 'Little Gem'	8' Ht.	Pot	
	PT	18	Loblolly Pine / <i>Pinus taeda</i>	8' Ht.	B&B	
	PA	5	Okame Flowering Cherry / <i>Prunus x 'Okame'</i>	1.5" Cal.	B&B	
	PY	9	Yoshino Cherry / <i>Prunus x yedoensis</i>	1.5" Cal.	B&B	
	QP	13	Willow Oak / <i>Quercus phellos</i>	2.5" Cal.	B&B	
	QS	7	Shumard Oak / <i>Quercus shumardii</i>	2.5" Cal.	B&B	
	UB	16	Bosque Lacebark Elm / <i>Ulmus parvifolia</i> 'UPMTF'	2.5" Cal.	B&B	

	BL	13	Little Missy Littleleaf Boxwood / Buxus microphylla 'Little Missy'	18" Ht.	Pot	36" o.c.
	BW	6	Wintergreen Korean Boxwood / Buxus sinica insularis 'Wintergreen'	24" Ht.	Pot	36" o.c.
	DI	6	Bayou Bliss Distylium / Distylium x 'BLDY01'	3 gal.	Pot	36" o.c.
	HO	55	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal.	Pot	18" o.c.
	HA	11	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	24" Ht.	Pot	42" o.c.
	HB	5	Bobo Panicle Hydrangea / Hydrangea paniculata 'ILVBOBO'	18" Ht.	Pot	36" o.c.
	IN2	9	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens'	5' Ht.	Pot	48" o.c.
	LL	10	Majestic Lilyturf / Liriope muscari 'Majestic'	Quart	Pot	15" o.c.
	MS2	9	Adagio Eulalia Grass / Miscanthus sinensis 'Adagio'	3 gal.	Pot	36" o.c.
	PC	7	Cheyenne Sky Prairie Winds Switch Grass / Panicum virgatum 'Cheyenne Sky'	3 gal.	Pot	30" o.c.
	PH	4	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	3 gal.	Pot	30" o.c.
	AS	20	Autumn Sangria Encore Azalea / Rhododendron x 'Roblee'	3 gal.	Pot	36" o.c.
	RY	22	Autumn Lily Encore Azalea / Rhododendron x 'Roblex'	24" Ht.	Pot	36" o.c.
	RM	4	Petite Knock Out Rose / Rosa x 'Meibennino'	3 gal.	Pot	30" o.c.
	TA	3	Cleyera / Ternstroemia gymnanthera	7 gal.	Pot	36" o.c.

	SC	167	Annuals / Annuals Contractor Selected	#SP4	Pot	12" o.c.
	BSOD	100,926 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'		sod	
	FM	19	Atlas Fescue / Festuca mairei	#SP4	Pot	24" o.c.
	LV	52	Variegated Lilyturf / Liriope muscari 'Variegata'	#SP4	Pot	12" o.c.



Page 30 of 30