



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, February 13, 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** - January 9, 2025
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Action** - Rezoning recommendation to the Board of Commissioners for 4853 Seed Tick Road from Agriculture (AG) to Neighborhood Office (NO).
 - 2. **Action** - Site Plan approval for Gibson Paving, Inc.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:



Municipal Planning & Design Review Commission
Annual Meeting Minutes
Thursday, January 9, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Sal Feraci (acting Chair) 5:30 p.m. on Thursday, January 9, 2025.

II. ROLL CALL:

Amber Hitchcock	Present
Sal Feraci (as acting chair)	Present
Rebecca Hecker-Mosbrugger	Present
Carl Helton	Present
Bill Sheridan	Present
Shawn Rowland	Present (late arrival 5:47pm)
Commissioner Jim Atkinson	Present
Adam Henry	Absent

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

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - December 12, 2024.

Bill Sheridan moved to bring this item to the floor seconded by Amber Hitchcock.

Discussion ensued.

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

IV. ELECTION OF OFFICERS:

1. Chair
Commissioner Atkinson motioned to nominate Adam Henry to serve as Chair seconded by Bill Sheridan. No objections were heard.
2. Vice Chair
Carl Helton motioned to nominate Bill Sheridan to serve as Vice Chair

seconded by Rebecca Hecker-Mosbrugger. No objections were heard.

3. Secretary

Commissioner Atkinson motioned to nominate Shawn Rowland to serve as Secretary seconded by Amber Hitchcock. No objections were heard.

V. PUBLIC DISCUSSION:

None.

VI. REPORTS OF OFFICERS AND COMMITTEES:

None.

VII. UNFINISHED BUSINESS:

None.

VIII. NEW BUSINESS:

1. **Action** - approval of Site Plan for Phase V and VI at Lakeland Meadows Planned Development.

Bill Sheridan moved to bring this item to the floor, seconded by Commissioner Atkinson.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Comments were heard from applicant Louis Ricci.

Commissioner Atkinson motioned to add a condition seconded by Amber Hitchcock:

1. The installation of a perimeter fence and ample landscaping provided between lot 108 and the public amenities.

No objections were heard.

When the question was called the site plan passed with conditions, voice vote, 6 in favor 0 against 0 abstain (6-0-0).

2. **Action** - approval of the Preliminary Development Plan Area 1, 4, and 7B at Ashmont Planned Development.

Bill Sheridan moved to bring this item to the floor, seconded by Commissioner Atkinson.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Comments were heard from applicant Cory Brady.

Commissioner Atkinson motioned to add condition seconded by Bill Sheridan:

1. A detailed connectivity plan is provided for the entire development.

No objections were heard.

When the question was called the preliminary development plan passed with conditions, voice vote, 7 in favor 0 against 0 abstain (7-0-0).

IX. ANNOUNCEMENTS:

None.

X. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:53pm on Thursday, January 9, 2025.

These minutes were approved on February 13, 2025.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder



Municipal Planning and Design Review Commission

Meeting Date: Thursday, February 13, 2025

Project: Gibson Paving Inc. – Rezoning Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 4853 Seed Tick Road

Parcel ID: L0150 00182C

Zoning District: AG-(Agriculture)

Site Area: 2.2 acres

Applicant: Gibson Paving Inc.

Representative: William P. Sealock, NCARB + AIA

STAFF RECOMMENDATION

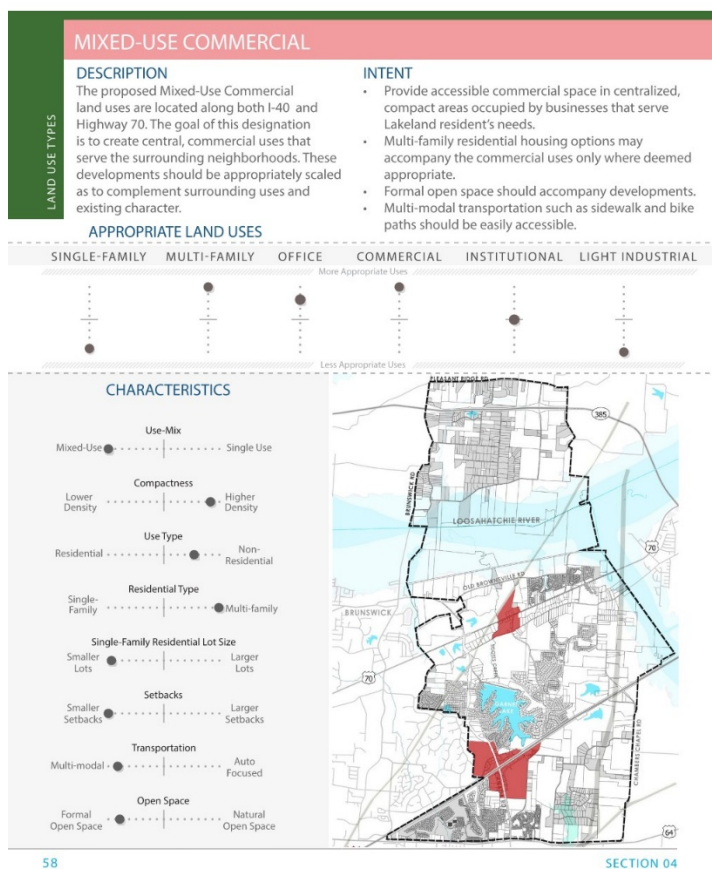
City Staff recommends approval for the Rezoning Application for Gibson Paving Inc.

BACKGROUND:

The subject property is located at 4853 Seed Tick Road just south of the intersection of Seed Tick Road and Highway 70, and just to the east of the Lakeland Town Center Planned Development. The current zoning for the property is AG–(Agriculture). The property currently has a single-family home on the property that is planned to be converted into an office use should the rezoning application be approved.

ANALYSIS:

Upon review by City Staff, this rezoning application is supported by the recently approved Comprehensive Plan for the City of Lakeland. The plan shows this area to ultimately be zoned as Mixed-Use Commercial, which would be in line with the adjacent properties. The request is to change the existing zoning of AG–(Agriculture) to NO–(Neighborhood Office). City Staff agrees that an office use is the best reuse of the existing structure, while still conforming with the overall vision set forth by the Comprehensive Plan. An additional Subdivision application as well as a Site Plan application will still need to be submitted to address any changes to the existing building and landscaping as well as to officially plat the property as it is currently unrecorded.



EXAMPLE MOTIONS

1. Motion to approve the Gibson Paving Inc. Rezoning Application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Gibson Paving Inc. Rezoning Application without conditions.
3. Motion to deny the Gibson Paving Inc. Rezoning Application:
 - a. Reason for denial



CITY OF LAKE LAND

Application for an Amendment to the Official Zoning Map or Zoning Ordinance

Case No. _____ Parcel ID# L0150 00182C Date of Application 01/08/2025
Name of Applicant Gibson Paving Inc.
Address 10056 Highway 70 Lakeland, TN 38002
Daytime Telephone Number 901-301-2994 Email Address Jgibson75@bellsouth.net

If different from the applicant, owner or other person having contractual interest in the property:

Name _____
Address _____
Daytime Telephone Number _____ Email Address _____

Amendment to Zoning Map

Site Location: 4853 Seedtick Road Present Use Single Family Residential
Site Acreage 2.22 Acres Proposed Use(s) Office
Present Zoning District AG - Agriculture Requested Zoning District NO - Neighborhood Office
Reason for Rezoning: Convert existing residential house into a small office building.

Amendment to Zoning Text

Section of the Zoning Ordinance to be amended _____
Amendment Requested (attach specific language of proposed amendment using format of Zoning Ordinance).
Reason for text amendment _____

In general, the Planning Commission meets the third Thursday of each month at 5:30 p.m. in the Board Chambers of City Hall located at 10001 U.S. Highway 70. All applications and related plan documents must be received by 4:00 p.m. thirty (30) days prior to the MPC meeting. If the thirty (30) days falls on the weekend, the application/documents must be in by the preceding Friday. Three (3) copies of all required materials, in addition to the required filing fee shall be submitted to the City by the application deadline. Contact the City at 901-867-2717 to confirm deadline and meeting dates and times.

Applicants Signature

01/09/2025

Date

Property Owners Signature (if different than applicant)

Date

CITY OF LAKELAND
10001 US Highway 70
Lakeland, TN 38002

REVIEW AND RECOMMENDATION OF THE PLANNING COMMISSION

The Planning Commission shall review and make a recommendation to the Board of Commissioners on all proposed amendments to the Zoning Ordinance and Official Zoning Map. No change in or departure from the text or map, as certified by the Planning Commission, shall be made unless such change or departure is first submitted to the Planning Commission for a recommendation of approval and if recommended for disapproval by the Planning Commission, receive the favorable vote of a majority of the entire membership of the Board of Commissioners. During consideration by the Planning Commission, a public hearing will be held to facilitate public comment. Changes in zoning classification and text amendments are approved by Ordinance by the Board of Commissioners and require two (2) separate readings of an Ordinance and a public hearing.

GROUND S FOR AMENDMENT

Eligible Applicant: An owner may apply for Rezoning provided that a Preapplication Conference (I.4.A) was completed within the six (6) months prior to application. The Code Administrator or the MPC, on behalf of any City department or the BOC, may also make an application.

ZONING AMENDMENT APPLICATION SUBMISSION CHECKLIST

This application shall be accompanied by maps, drawings and other supportive information necessary to demonstrate that the proposed amendment is in general conformance with the Land Use Plan of the area and that public necessity, convenience, and general welfare require the adoption of the proposed amendment. Specifically, the application shall contain, at a minimum, the following information:

	For Office Use Only
The Applicant shall submit the following to the Code Administrator to constitute a Complete Application. a. Application Form and Fee. If the Applicant is not the City, an application shall be completed and fees paid. The application, fee list, MPC meeting schedule, and submission deadline can be obtained at City Hall. b. Digital and Paper. All Plats and plans shall be submitted in both digital and paper format. c. Rezoning Plan Requirements. (1) A Plat of survey with metes and bounds legal description and property identification number. (2) The plan shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and shall include the date and north arrow, as well as the following information: (a) Present and proposed zoning designation and proposed Use of each Parcel in question. (b) The recommended land Use classification contained in the adopted Land Use Plan of the City. (c) Map of proposed Building and Open Space Types (refer to III.3-4), Conservation Area (refer III.8), Streamside Buffers (refer to III.12) per Lot. (d) Additional Requirements. Applicant shall provide the following unless determined unnecessary by the Code Administrator. (1) Traffic Impact Study (refer to IV.2). (2) Vicinity Map. A vicinity map showing the subject property and all other Parcels, buildings, structures, Rights-of-Way, and Zoning Districts within one thousand (1,000) feet of the outer boundary of the Parcel under consideration. (3) When in conjunction with Preliminary Plat, all submittals for Preliminary Plat are required.	

January 8, 2025

To: Lakeland Resident and/or Property Owner

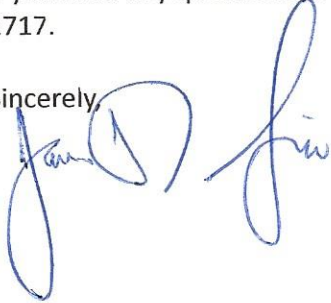
Re: Lakeland Municipal Planning Commission

On Thursday, February 13, 2025, at 5:30 p.m., at Lakeland City Hall, the Municipal Planning Commission will meet to hear a request by Gibson Paving, Inc. for a request to re-zone the property located at 4853 Seedtick Road from the current zoning of Agriculture to Neighborhood Office. The vicinity map and site plan are enclosed for your review.

You are hereby notified of this meeting as a neighboring property owner and are invited to attend the meeting to state your concerns, or you may fax any concerns regarding this matter to (901) 867-2063.

If you have any questions or need additional information, please contact Lakeland City Hall at (901) 867-2717.

Sincerely,

A handwritten signature in blue ink, appearing to be "James D. Fin", written over the word "Sincerely,".

Enclosures: Vicinity Map
Site Plan

SEED TICK LLC
492 SWEETBRIER RD #
MEMPHIS TN 38120

SAINT RITA REAL ESTATE COMPANY LLC
6105 SUMMER AVE #
BARTLETT TN 38134

CACARO LESLIE J QUALIFIED SUBCHAPTER S
10186 WOODBROOK DR #
LAKELAND TN 38002

BROCK MYRA A R
9889 HIGHWAY 70 #
ARLINGTON TN 38002

LAKELAND COMMONS LP
6075 POPLAR AVE #630
MEMPHIS TN 38119

CREECH SHANNON W & LAWONNA P
9853 MEMPHIS ARLINGTON RD #
LAKELAND TN 38002

HAWKINS BRIAN & TERESA
9920 MEMPHIS ARLINGTON RD #
LAKELAND TN 38002

LAKELAND COMMONS LP
6075 POPLAR AVE #630
MEMPHIS TN 38119

BOARD OF EDUCATION FOR THE LAKELAND
10001 HIGHWAY 70 #
ARLINGTON TN 38002

NASH JENNIFER H & WINFRED D JR
9950 MEMPHIS ARLINGTON RD #
LAKELAND TN 38002

SSYAMA HOLDINGS LLC
PO BOX 157 #
EADS TN 38028

TWIN OAKS PLAZA NO 3 LLC
8499 DEADFALL RD #
MILLINGTON TN 38053

JONES GILLILAND GROUP LLC
5100 POPLAR AVE #30
MEMPHIS TN 38137

CRAFT DALE M & TERESA S
4766 SEED TICK RD #
LAKELAND TN 38002

LAKELAND COMMONS LP
6075 POPLAR AVE #630
MEMPHIS TN 38119

HAMILTON LAWRENCE S SR AND JOAN E
2710 RUTHERFORD WAY #
CHARLESTON SC 29414

HOWARD JEFF A & DENISE
9885 MEMPHIS ARLINGTON RD #
LAKELAND TN 38002

HAMILTON LAWRENCE S SR AND JOAN E
2710 RUTHERFORD WAY #
CHARLESTON SC 29414

HARRELL TIM S & KRISTIE M
9941 HIGHWAY 70 #
ARLINGTON TN 38002

CACARO LESLIE J REVOCABLE LIVING TRUST
10186 WOODBROOK DR #
LAKELAND TN 38002

LAKELAND COMMONS LP
6075 POPLAR AVE #630
MEMPHIS TN 38119

JAMES JASON AND PRISCILLA K JAMES
11359 S LOTHAIR AVE #
CHICAGO IL 60643

ABDU ADIO I
4746 SEED TICK RD #
LAKELAND TN 38002

LAKELAND COMMONS PRINCIPAL LLC
355 TARA LN #
MEMPHIS TN 38111

HARDING ACADEMY OF MEMPHIS INC
1100 CHERRY RD #
MEMPHIS TN 38117

CHAUDHRY AMARJIT & KAMALJIT
9371 FALCON HILL DR #
LAKELAND TN 38002

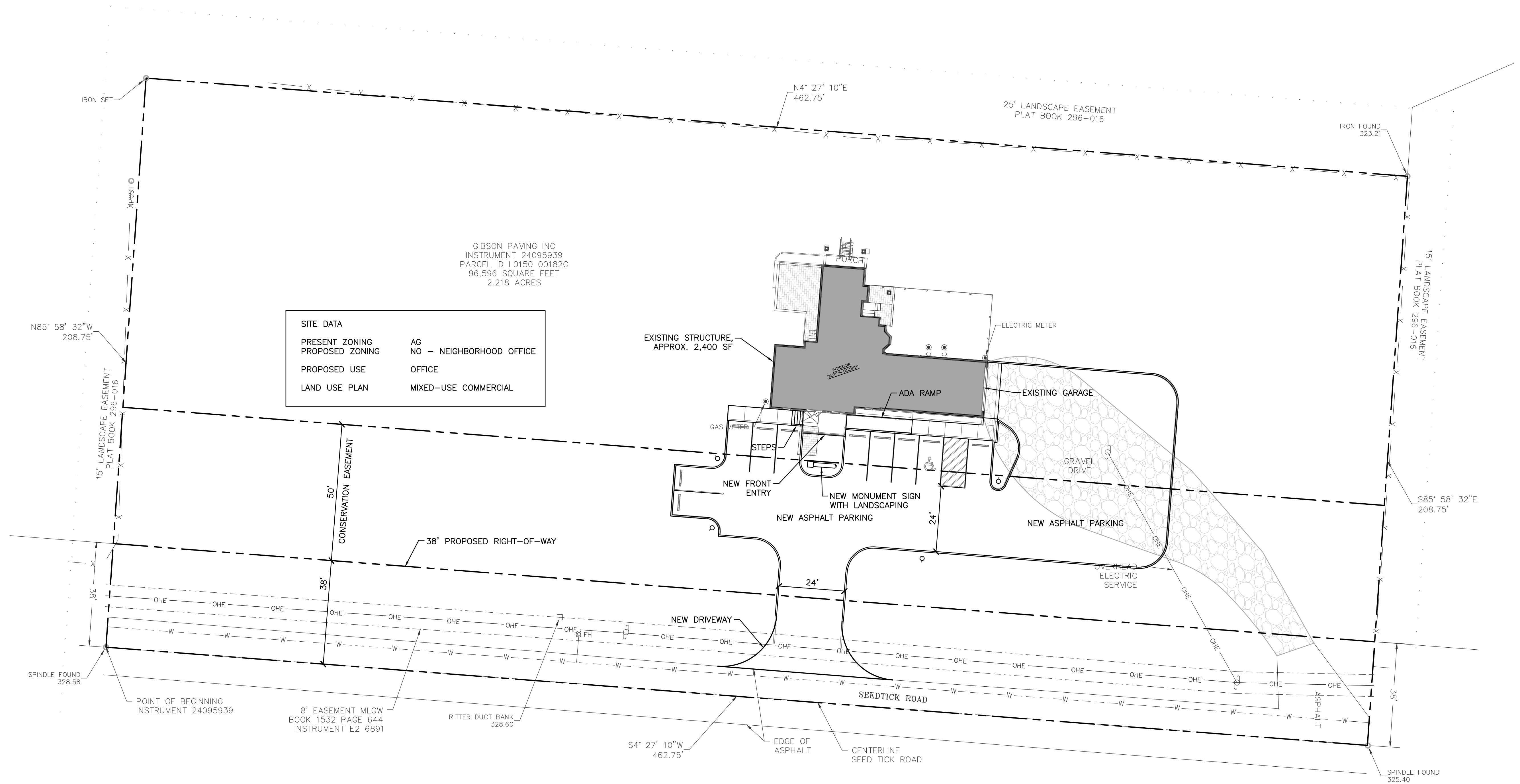
LAKELAND COMMONS PH II LLC
355 TARA LN #
MEMPHIS TN 38111

SEED TICK LLC
492 SWEETBRIAR RD #
MEMPHIS TN 38120

HOWARD EUGENE SR & BETTY J
9905 MEMPHIS-ARLINGTON RD #
LAKELAND TN 38002

LAKELAND COMMONS PH II LLC
355 TARA LN #
MEMPHIS TN 38111

LAKELAND COMMONS PH II LLC
355 TARA LN #
MEMPHIS TN 38111



REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE
 7975 STAGE HILLS BOULEVARD, SUITE 1 MEMPHIS, TENNESSEE 38133 901.377.9984 office 901.385.1613 fax www.efiglobal.com		



GIBSON PAVING OFFICE
OWNER: GIBSON PAVING, INC.
ENGINEER: EFI GLOBAL

GRAPHIC SCALE 1" = 20'

SHEET 1 of 1

CITY OF LAKELAND DIVISION OF ENGINEERING

CONCEPT PLAN
LOCATION: 4853 SEEDTICK ROAD
LAKELAND, TENNESSEE

SURVEY _____ DATE _____ BOOK _____
DESIGN BY: EFI GLOBAL DATE 01-07-25 SCALE AS NOTED
REVIEWED _____
DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

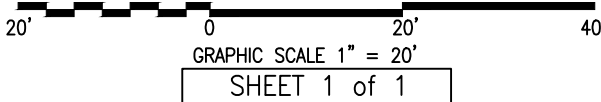


REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE

7975 STAGE HILLS BOULEVARD, SUITE 101
MEMPHIS, TENNESSEE 38133

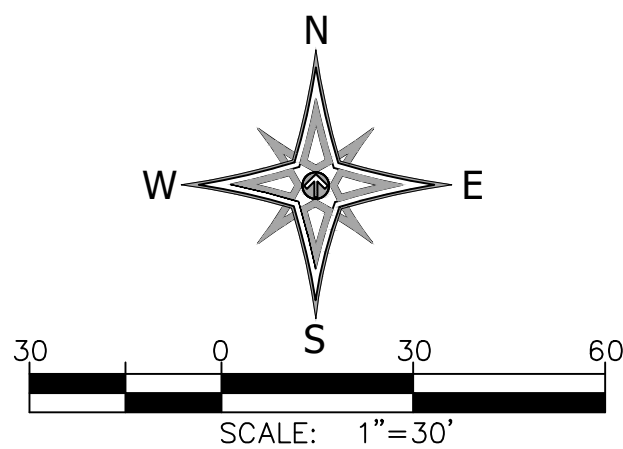
901.377.9984 office
901.385.1013 fax
www.efiglobal.com

GIBSON PAVING OFFICE
OWNER: GIBSON PAVING, INC.
ENGINEER: EFI GLOBAL



CITY OF LAKELAND DIVISION OF ENGINEERING
VICINITY MAP
LOCATION: 4853 SEEDTICK ROAD
LAKELAND, TENNESSEE

SURVEY	DATE	BOOK
DESIGN BY: EFI GLOBAL	DATE 01-07-25	SCALE AS NOTED
REVIEWED		
DEPUTY CITY ENGINEER	DATE	CITY ENGINEER DATE



GENERAL SURVEY NOTES:

1. SURVEY PREPARED FOR GIBSON PAVING.
2. BEARINGS ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM VIA INET REFERENCE STATION AND TRIMBLE R12 GNSS RECEIVERS.
HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88
GEOID: 18
3. NO CERTIFICATION IS GIVEN TO STATE PLANE COORDINATE LOCATION. COORDINATES ARE GIVEN TO AID IN FUTURE REVOCERY OF ON THE GROUND MONUMENTS. PLAT IS RELATIVE TO ON THE GROUND MONUMENTS FOUND OR SET BY THIS SURVEY.
4. THERE MAY BE UNDERGROUND OR NON-VISIBLE UTILITIES, DRAIN AND/OR SEWER LINES ACROSS THIS PROPERTY THAT ARE NOT SHOWN. THE PROPER UTILITY AUTHORITIES SHOULD BE CONTACTED FOR MORE SPECIFIC LOCATIONS AND INFORMATION ON UNDERGROUND UTILITIES.
5. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA MAP 47157C02156 WITH AN EFFECTIVE DATE OF 2/6/2013

INSTRUMENT 24095939
EDCO Title & Closing Services, Inc.
6510 Stage Road, Suite 1
Bartlett, Tennessee 38134
(901)382-0470 (Phone) / (901)382-2226 (Fax)
File # 24-2183

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged,

Twin Oaks Plaza No.3, LLC, a Tennessee Limited Liability Company, ("Grantors"),

Has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto

Gibson Paving, Inc., a Tennessee Corporation, ("Grantee")

The following described property, to wit:

Four parcels of land on the West side of Seed Tick Road as described in Instrument Numbers Y1 9880, RS 7922, S1 1650, in the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the centerline of Seed Tick Road, said point being 317 feet North of the centerline of Memphis-Arlington Road, thence: South 90 degrees, 00 minutes, 00 seconds west, a distance of 208.75 feet to a point, thence: North 00 degrees, 00 minutes, 00 seconds west, a distance of 462.75 feet to a point, thence: North 90 degrees, 00 minutes, 00 seconds East, a distance of 208.75 feet to a found spike, said point being the centerline of said Seed Tick Road, thence; along the centerline of said Seed Tick Road South 90 degrees, 00 minutes, 00 seconds East, a distance of 462.75 feet to a point, said point being the point of beginning of said lot, and being the same property and description as shown in Warranty Deed of record as Instrument Number 05001216, in the Register's Office of Shelby County, Tennessee. * re-recorded at Instrument No. 07185202,

Being the same property conveyed to Twin Oaks Plaza No.3, LLC by Quitclaim Deed of record at Instrument Number 18022343, dated 01/02/2018 and recorded 03/08/2018, in the Register's Office of Shelby County, Tennessee, as amended by Surveyor's Affidavit of record at Instrument No. 24079003, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereto appertaining unto Grantee, his/her/their heirs, successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, that the title thereto is free, clear and unencumbered except as follows:

Subdivision Restrictions, Building Lines & Easements in all instruments of record **

except for the following, all subsequent years' taxes not yet due and payable;

and Grantor will forever warrant and defend the same against the claims of all persons whomsoever

The words Grantor and Grantee shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

** including, but not limited to, Easements of record at Book 1532, Page 644 and Instrument Numbers E2 6891 and M2 9021, all in said Register's Office; and

CERTIFICATE OF SURVEY

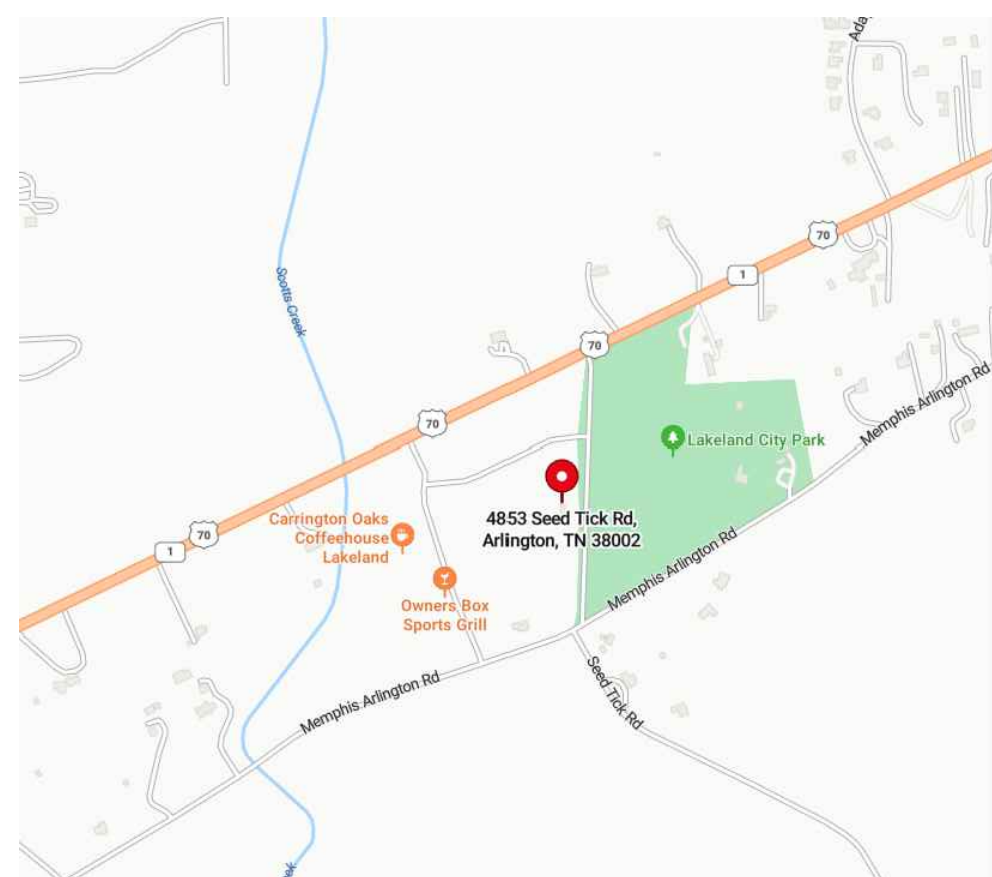
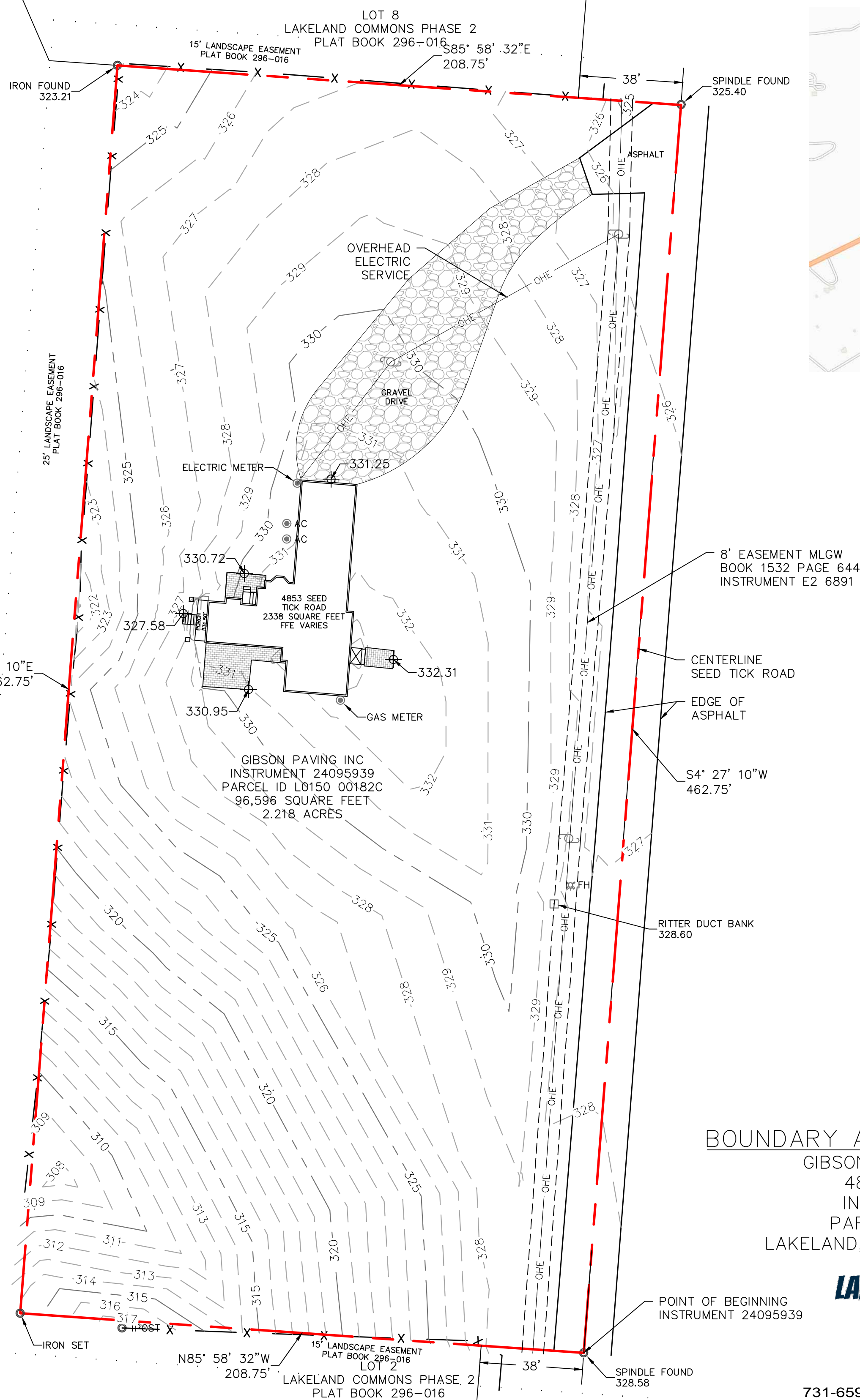
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY, THAT THIS IS A CLASS 1 LAND SURVEY AS DEFINED IN TITLE 62 CHAPTER 18 TENNESSEE CODE, AND THAT THE RATIO OF PRECISION EXCEEDS 1:10,000.

12/27/24
DATE
ROBERT LANCE LANIER
TN LICENSED LAND SURVEYOR 3065



N4° 27' 10"E
462.75'

12/27/24

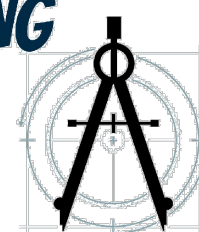


VICINITY MAP
NOT TO SCALE

BOUNDARY AND TOPOGRAPHIC SURVEY

GIBSON PAVING INC. PROPERTY
4853 SEED TICK ROAD
INSTRUMENT 24095939
PARCEL ID L0150 00182C
LAKELAND, SHELBY COUNTY, TENNESSEE

LANIER LAND SURVEYING
4090 AIRLINE ROAD
EADS TN 38028



731-659-1087 E-MAIL lance @ midsouthes.com

SHEET
1 OF 1



Municipal Planning and Design Review Commission

Meeting Date: Thursday, February 13, 2025

Project: Gibson Paving Inc. – Site Plan Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 4853 Seed Tick Road

Parcel ID: L0150 00182C

Zoning District: AG-(Agriculture)

Site Area: 2.2 acres

Applicant: Gibson Paving Inc.

Representative: William P. Sealock, NCARB + AIA

STAFF RECOMMENDATION

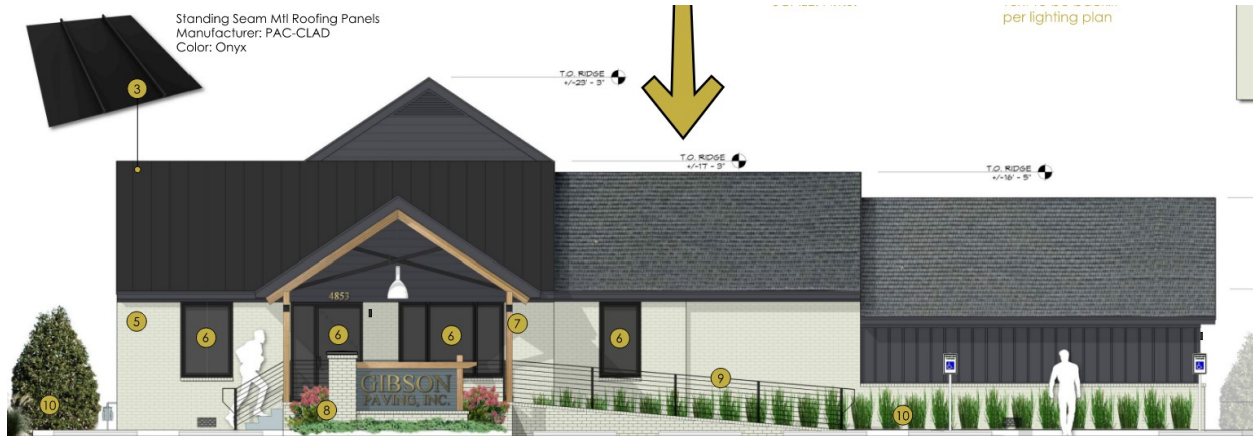
City Staff recommends approval of the Site Plan application for Gibson Paving Inc as submitted, pending the rezoning approval by the Board of Commissioners.

BACKGROUND:

The subject property is located at 4853 Seed Tick Road, just south of the intersection of Seed Tick Road and Highway 70, and just to the east of the Lakeland Town Center Planned Development. The current zoning for the property is AG–(Agriculture). Should the concurrent rezoning request be approved by the Board of Commissioners, the new zoning will be NO-(Neighborhood Office). The property currently has a single-family home that is to be converted to an office use.

ELEVATIONS:

The east elevation or the “front” facing Seed Tick Road is where the majority of the renovations are planned to take place. The existing dormer, front porch slab, iron posts and roof gable are to be removed. An expanded covered entry way with yellow cedar timber posts and scissor trusses will take its place with an ADA accessible ramp and handrails. A portion of the roofing will be replaced with standing seam metal roof panels. All windows will be replaced with prefinished aluminum clad windows and one window will be removed and infilled with the adjacent exterior wall finish. Finally, the exterior brick will be painted Sherwin Williams 7013 Ivory Lace.



East "Seedtick" Elevation - Proposed

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

The west elevation or the “back” of the building will receive minor updates to match the other renovations. All windows and doors will be replaced to match the east side as well as expanding the standing seam metal roof panels. A new fenced in dog walk area is proposed on the northwest side with a retaining wall to level the area. Finally, all railings will be replaced to match the front, and the raised decking will be replaced will timbertech composite boards.



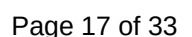
Northwest Elevation - Proposed

The existing gravel drive will be removed and replaced with a new drive that is centered on the building. Twelve (12) regular spaces and two handicapped parking spaces are proposed on the east and north sides. The parking lot as shown does extend into the fifty (50) foot non disturbance area that is in place for Seed Tick Road, however after review staff is in agreement that there are currently no significant trees and or plantings that will be impacted by this parking lot placement. Otherwise, the parking shown is in compliance with the current land development regulations.

[illegible]

One monument sign is proposed in front of the main entrance to the building. The sign consists of a masonry base and column to match the building with a yellow cedar timber frame.

Four pole mounted full cutoff LED lights are proposed for the parking lot lighting. Full photometric to the property line are not shown but City staff agrees that the numbers shown indicate that no light bleed over will occur. Other accent lighting is provided on the building around entrances as well as the ground sign. All lighting as shown is in compliance with the current Land Development Regulations.



ANALYSIS:

Upon review by City Staff, this Site Plan Application is in basic conformance with the Land Development Regulations for the City of Lakeland apart from the intrusions listed above into the fifty (50) foot non disturbance area that is in place for Seed Tick Road. Should this application be approved, the applicants next step will be to officially plat the property as it is currently unrecorded. According to the current Land Development Regulations, this minor subdivision application can be approved administratively by City Staff

EXAMPLE MOTIONS

1. Motion to approve the Gibson Paving Inc. Site Plan Application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Gibson Paving Inc. Site Plan Application without conditions.
3. Motion to deny the Gibson Paving Inc. Site Plan Application:
 - a. Reason for denial

Statement of Intent: An existing residence located at 4853 Seedtick Rd. in Lakeland, TN is to be converted into a Neighborhood Office for Gibson Paving, Inc. & staff. Updates to the building exterior will include all new windows & man doors, the removal of existing front porch & dormer windows, the addition of a sizable gabled entry porch with timber accents and an accessible ramp with railing for entry, new standing seam metal roofing over primary entrance, and the updating of all exterior building mounted light fixtures and the addition of new site lighting. The project will also include new parking lot paving to include 16 available parking stalls. A new monument sign is being proposed in front of the building on axis with the vehicular entry drive. Lastly, the project will introduce new landscaping for beautification & screening.



© CENTRI ARCHITECTURE, PLLC



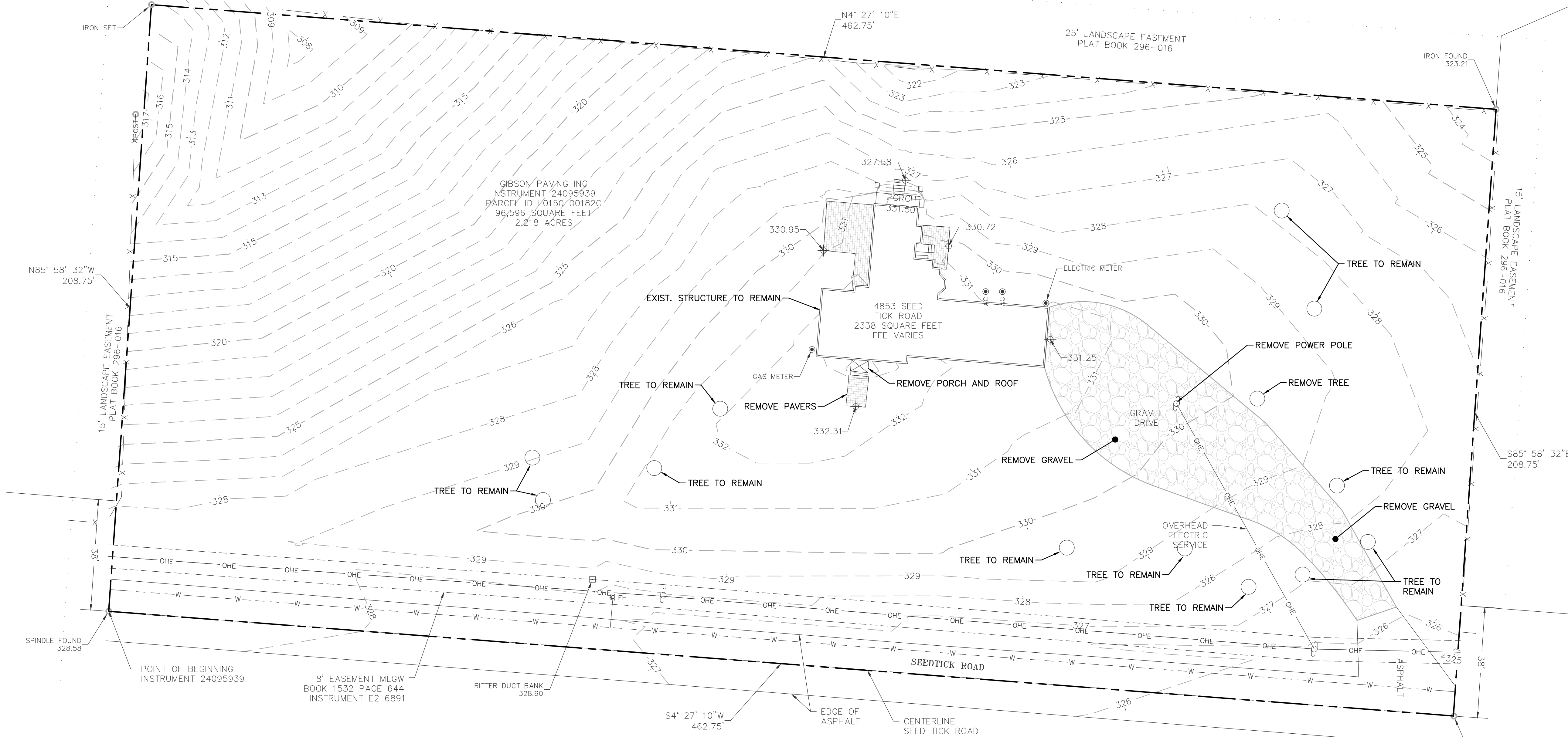
INDEX:	01 - Boundary & Topographic Survey	09 - Architectural Elevations
	02 - Existing Conditions & Demo Plan	10 - Planting Schedule
	03 - Tree Protection Plan	11 - Landscape Site Plan
	04 - Site Plan	12 - Landscape Enlargement
	05 - Grading & Drainage Plan	13 - Site Lighting Plan
	06 - Erosion Control Plan - Temporary	14 - Lighting Fixtures + Photometrics
	07 - Site Utility Plan	
	08 - Architectural Elevations + Signage + Materials	

4853 Seedtick Rd.
GIBSON PAVING, INC.
DESIGN REVIEW SUBMISSION
February 13th, 2025 - City of Lakeland Tennessee
Municipal Planning & Design Review Commission Meeting



GIBSON PAVING, INC.

February 13th, 2025 - City of Lakeland Tennessee Municipal Planning & Design Review Commission



GIBSON PAVING OFFICE
OWNER: GIBSON PAVING, INC.
ENGINEER: EFI GLOBAL



NOTES:

1. UTILITY DISCLAIMER: LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE INDICATED ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE PROJECT SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE, WHETHER THEY ARE INDICATED OR NOT. CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO THE UTILITY LINES, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
2. FOR UNDERGROUND UTILITY LOCATIONS CALL TENNESSEE ONE CALL.
3. FIELD VERIFY EXISTING GRADES AND COMPARE WITH PLAN ON THIS SHEET. REPORT ALL DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION OPERATIONS.
4. ALL EDGES OF CONCRETE AND ASPHALT TO BE REMOVED SHALL BE SAWCUT ON NEAT LINES.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY ON ANY ADJUSTMENTS TO UTILITY BOXES OR VALVES.
6. ANY DAMAGE TO EXISTING SITE FEATURES, DURING CONSTRUCTION ACTIVITIES, NOT SHOWN TO BE REMOVED SHALL BE REPLACED AT THE DIRECTION OF THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.

CITY OF LAKELAND DIVISION OF ENGINEERING
EXISTING CONDITIONS & DEMO PLAN
LOCATION: 4853 SEEDTICK ROAD
LAKELAND, TENNESSEE

20' 0' 20' 40'
GRAPHIC SCALE 1" = 20'



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MEMPHIS, TENNESSEE 38133
901.377.9984 office
901.385.1813 fax
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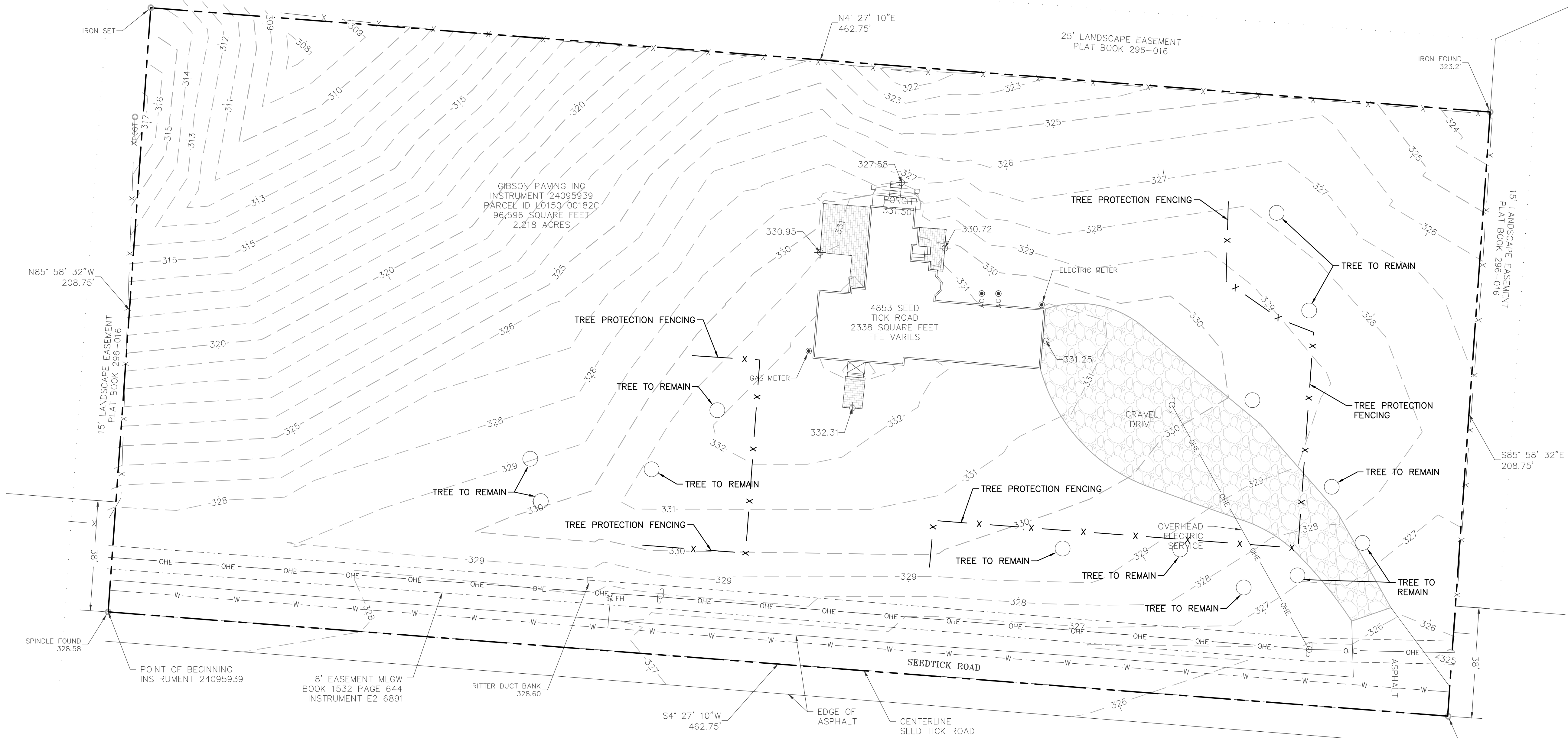
4853 Seedtick Rd.

GIBSON PAVING, INC.
DESIGN REVIEW SUBMISSION

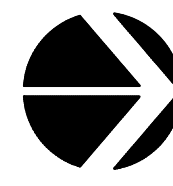
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02 - Existing Conditions & Demo Plan

03 - Tree Protection Plan



GIBSON PAVING OFFICE
OWNER: GIBSON PAVING, INC.
ENGINEER: EFI GLOBAL

 NORTH

CITY OF LAKELAND DIVISION OF ENGINEERING
TREE PROTECTION PLAN
LOCATION: 4853 SEEDTICK ROAD
LAKELAND, TENNESSEE

20' 0 20' 40'
GRAPHIC SCALE 1" = 20'

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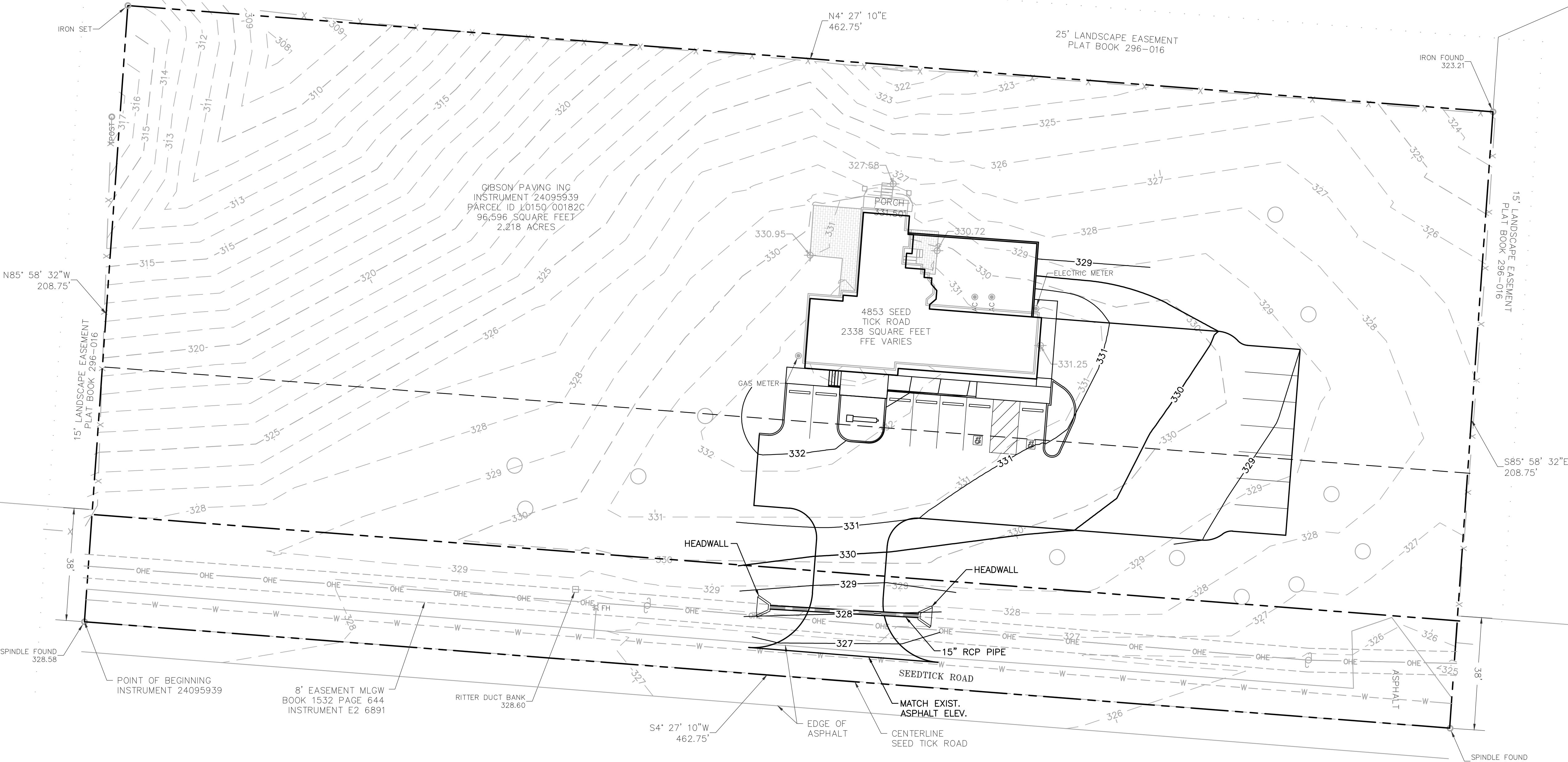


- | | | |
|--|--|--------------------------------|
| PRELIMINARY OR FINAL (as applicable) | | |
| SITE DATA | | |
| PROJECT NAME: | GIBSON PAVING OFFICE | |
| Preliminary/Final Site Plan: | PRELIMINARY SITE PLAN | |
| SUBDIVISION (include phase/section): | | |
| LOT NUMBER: | | |
| ADDRESS: | 4853 SEEDTICK ROAD | |
| CITY, COUNTY, STATE: | LAKELAND, SHELBY CO., TN | |
| MAP, GROUP, PARCEL NUMBER: | L0150 00182C | |
| EXISTING ZONING AND APPLICABLE OVERLAYS: | EXISTING ZONING - AG
PROPOSED ZONING - NO | |
| ACREAGE OF SITE: | 1.814 AC. (AFTER ROW DEDICATION) | |
| MINIMUM REQUIRED SETBACK LINES: | Minimum Required | Provided |
| Yard fronting on any street: | 50 FT, FROM ROW | |
| Side yard: | 5 FT | |
| Rear yard: | 10 FT | |
| OWNERSHIP: | GIBSON PAVING, INC. | |
| Address: | 10056 HIGHWAY 70 LAKELAND, TN | |
| Phone No.: | 901-301-2994 | |
| Fax No.: | | |
| E-mail address: | JGIBSON75@BELLSOUTH.NET | |
| Contact Name: | JAY GIBSON | |
| APPLICANT/DESIGN PROFESSIONAL: | EFT Global | |
| Address: | 7975 Stage Hills Blvd, Ste 1, Memphis, TN | |
| Phone No.: | 901-355-1347 | |
| Fax No.: | | |
| E-mail address: | Roy.Lamica@eftglobal.com | |
| Contact Name: | Roy Lamica, P.E. | |
| PROPOSED USES
(as defined by Zoning Ord or Outline Plan) | OFFICE | |
| BUILDING HEIGHT(S) (all buildings): | EXISTING | |
| NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed): | 3,960 SQ. FT. | |
| RESIDENTIAL DWELLINGS | Maximum Density | Density and Dwellings Provided |
| FLOOR AREA RATIO (FAR): | Maximum Limit
0.25 | Provided
0.05 |
| OPEN SPACE RATIO (GREENSPACE): | Minimum Required
30% | Provided
82% |
| PARKING | Minimum Required/Maximum Limit
16 | Provided
16 |

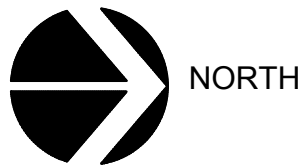
20' 0 20' 40'

GRAPHIC SCALE 1" = 20'



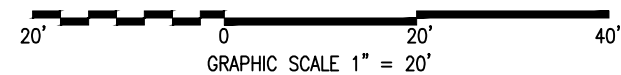


GIBSON PAVING OFFICE
OWNER: GIBSON PAVING, INC.
ENGINEER: EFI GLOBAL



- NOTES:
1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING, AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
 2. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE PROJECT ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
 3. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
 4. NEWLY CUT OR FILLED EMBANKMENTS SHALL BE SODDED SOLID OR SEEDED, MULCHED, AND STAKED TO ADEQUATELY PREVENT SOIL EROSION.
 5. THE LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN A MANNER TO INSURE THAT EXISTING UTILITIES ARE NOT INTERFERED WITH OR DISRUPTED. FOR UNDERGROUND UTILITY LOCATIONS, CALL 811.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT.
 7. FILL UNDER THE BUILDING SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY. FILL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. ALL FILL SHALL BE PLACED IN 6" LIFTS COMPACTED.
 8. BEFORE WORK BEGINS, CALL THE CITY OF LAKELAND ENGINEERING OFFICE.
 9. ALL CONSTRUCTION MATERIALS SHALL BE PER CITY OF LAKELAND STANDARDS AND SPECIFICATIONS.
 10. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 11. ALL SPOT ELEVATIONS ALONG CURBS ARE TO BOTTOM OF CURB/GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
 12. ADA PARKING SPACES AND ADJACENT ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
 13. ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%, UNLESS OTHERWISE NOTED.
 14. ADA RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33%.

CITY OF LAKELAND DIVISION OF ENGINEERING
GRADING & DRAINAGE PLAN
LOCATION: 4853 SEEDTICK ROAD
LAKELAND, TENNESSEE

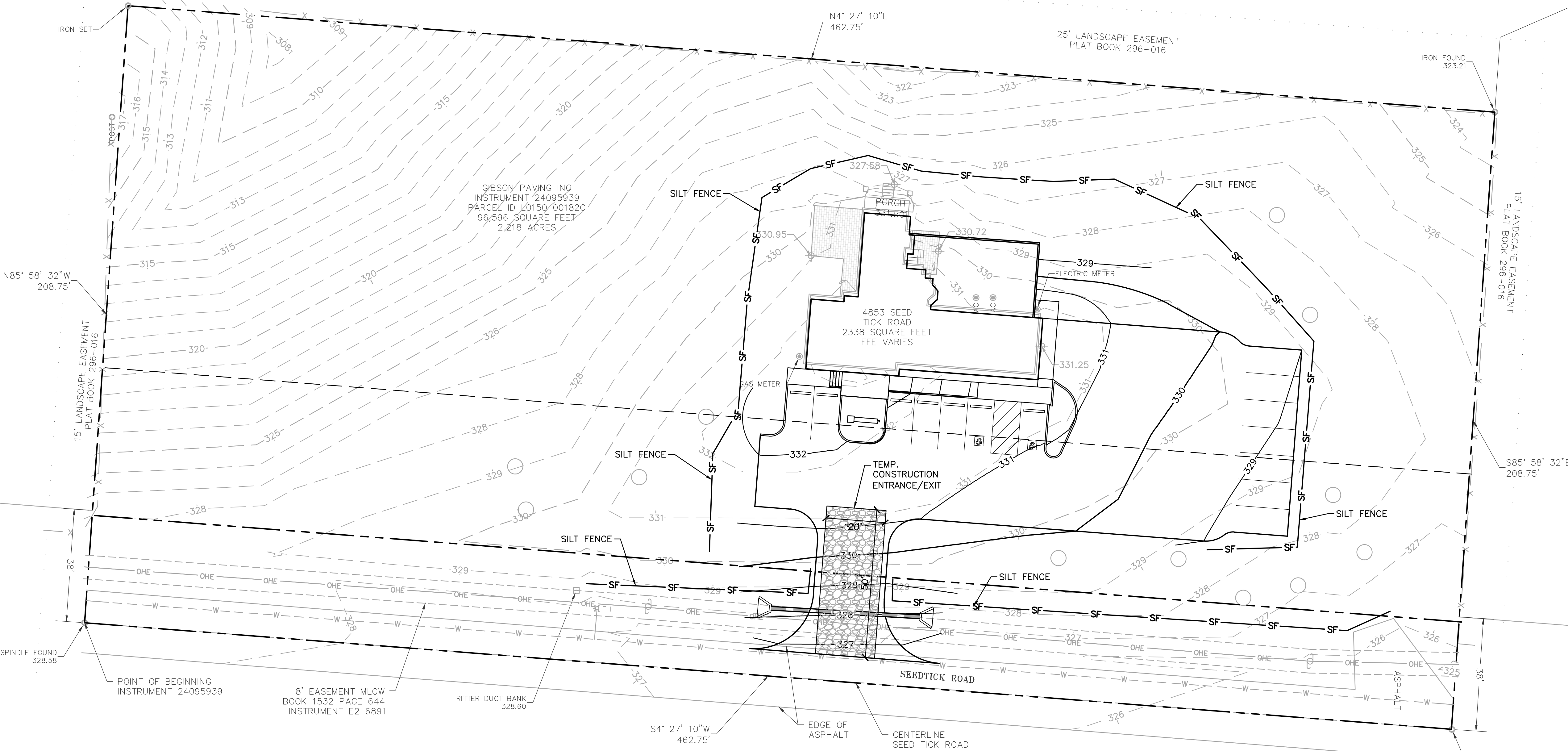


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05 - Grading & Drainage Plan

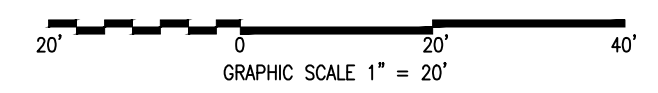


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OWNER: GIBSON PAVING, INC.
ENGINEER: EFI GLOBAL



- NOTES:
1. ALL DISTURBED EARTHEN AREAS SHALL BE SODDED.
 2. EROSION CONTROL MEASURES SHOWN ARE MINIMUM AND DO NOT ACCOUNT FOR THE CONTRACTORS SEQUENCE OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFYING THE EROSION CONTROL MEASURES AS REQUIRED FOR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN EROSION AS REQUIRED BY ADEQ.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS AND REPORTING AS REQUIRED BY TDEC. TYPICAL INSPECTIONS ARE TWICE A WEEK.
 4. CONTRACTOR SHALL ONLY USE PROPOSED CONSTRUCTION ENTRANCE FOR INGRESS/EGRESS FROM THE SITE.

CITY OF LAKELAND DIVISION OF ENGINEERING
EROSION CONTROL PLAN-TEMPORARY
LOCATION: 4853 SEEDTICK ROAD
LAKELAND, TENNESSEE



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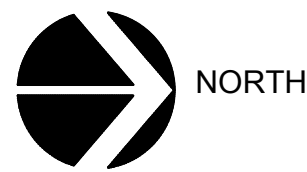


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06 - Erosion Control Plan - Temporary



GIBSON PAVING OFFICE
OWNER: GIBSON PAVING, INC.
ENGINEER: EFI GLOBAL



07 - Site Utility Plan

CITY OF LAKELAND DIVISION OF ENGINEERING
SITE UTILITY PLAN
LOCATION: 4853 SEEDTICK ROAD
LAKELAND, TENNESSEE

20' 0 20' 40'
GRAPHIC SCALE 1" = 20'



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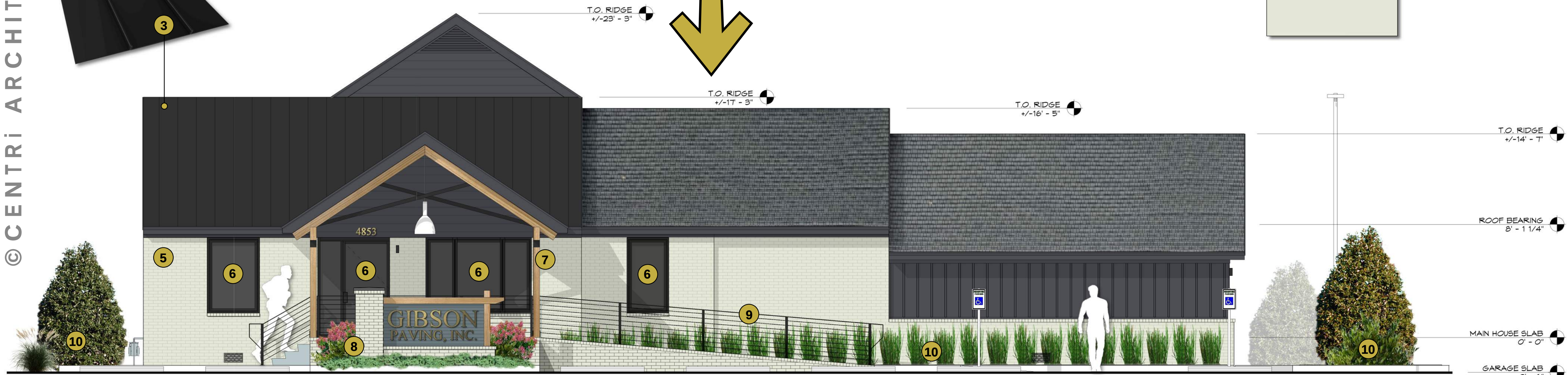
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PAVING, INC.
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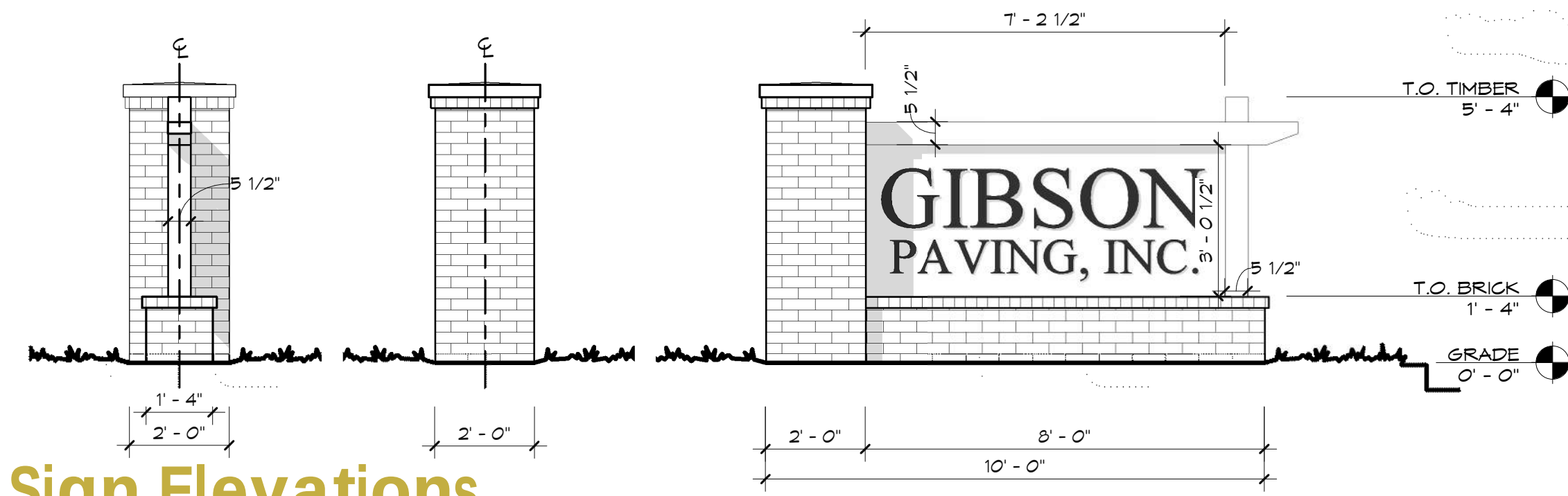
East "Seedtick" Elevation - Existing



East "Seedtick" Elevation - Proposed

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

- | | | | |
|---|---|---|--|
| <p>1 Remove existing dormer.</p> <p>2 Remove existing front porch slab, railing, iron posts, and roof gable.</p> <p>3 Replace existing shingle roof w/ prefinished standing seam metal roofing by Pac-Clad - Color: Onyx</p> | <p>4 Infill existing windows w/ adjacent exterior wall finish.</p> <p>5 Painted brick masonry - Sherwin Williams 7013 Ivory Lace as Basis of Design. Verify color match to existing color.</p> <p>6 New Prefinished Aluminum Clad Windows & Doors by Weathershield - Color: Obsidian as Basis of Design.</p> | <p>7 Yellow cedar timber posts & scissor trusses w/ transparent stain - steel diagonals, mounting plates & brackets to be painted black.</p> <p>8 Monument Sign composed of painted brick Masonry, painted cement board, and stained yellow cedar timber frame.</p> | <p>9 New ADA compliant access ramp w/ steel & cable handrail - painted black.</p> <p>10 New Landscaping - see landscaping plan</p> |
|---|---|---|--|



Sign Elevations

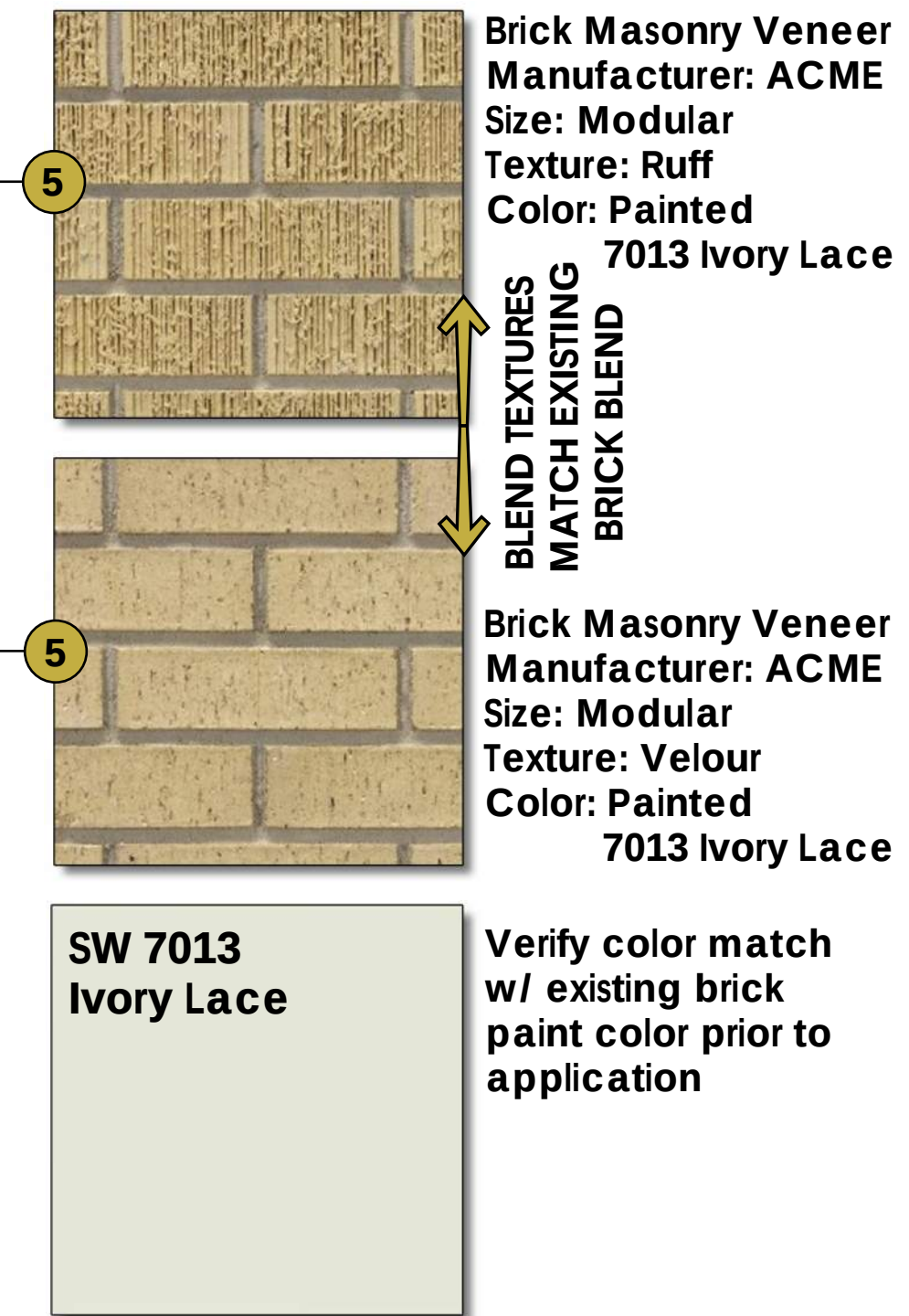
SCALE: 3/8" = 1'-0"



Proposed Monument Sign

SCALE: N.T.S.

**Text to be backlit
per lighting plan**



SW 7013
Ivory Lace

Verify color match w/ existing brick paint color prior to application



Northwest Elevation - Existing



Northwest Elevation - Proposed



Southwest Elevation - Existing



Southwest Elevation - Proposed

- 1 Replace existing double door & arched transom entry w/ new Prefinished Aluminum Clad Rectangular Frame & Glazing by Weathershield as Basis of Design.
- 2 New dog walk turf area w/ 48in. steel picket guardrail painted black as Basis of Design along perimeter.
- 3 Overhead electric entrance to be re-routed underground from Seedtick Rd.
- 4 Replace existing softwood decking with new Timbertech decking boards & guard railing as Basis of Design. Color to match/compliment existing siding.

- 5 Demolish existing concrete steps.
- 6 New Landscaping - see landscaping plan Mechanical Units, Electrical Meter & Gas Meter shall be screened from view.
- 7 New concrete retaining wall for leveled dog walk - painted to match existing concrete porch slabs.
- 8 New 42" steel & cable guard & handrail - painted black.
- 9 Prefinished Standing Seam Roofing Panels by Pac-clad - Color: Onyx as Basis of Design.

09 - Architectural Elevations



4853 Seedtick Rd.

GIBSON PAVING, INC.
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GENERAL PLANTING NOTES:

- SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS WITHOUT PRIOR OWNER AND LANDSCAPE ARCHITECT APPROVAL. SHOULD IT BE NECESSARY TO MAKE SUBSTITUTIONS, SUBMIT A LETTER TO THE OWNER AND LANDSCAPE ARCHITECT STATING REASON AND ANY DIFFERENCE IN PRICE RESULTING FROM SUCH SUBSTITUTIONS. WRITTEN AUTHORIZATION FROM OWNER AND LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH SUBSTITUTIONS.
 - ALL PLANTINGS TO REMAIN THREE FEET (3') CLEAR OF ANY FIRE HYDRANT. FIRE HYDRANTS TO HAVE A SIX FOOT (6') DIAMETER CLEAR AREA. CONTRACTOR (INSTALLER) TO NOTIFY LANDSCAPE ARCHITECT OF ANY PROPOSED PLANTINGS WHICH CONFLICT WITH THIS SIX FOOT (6') DIAMETER CLEAR AREA. PROPOSED PLANTINGS WILL BE ADJUSTED AS REQUIRED.
 - THE QUANTITIES OF PLANT MATERIAL SHOWN ON PLAN ARE TO SUPERSEDE THOSE LISTED IN THE PLANT MATERIAL SCHEDULE. THE CONTRACTOR (INSTALLER) SHALL CONFIRM QUANTITIES OF PLANT MATERIAL AS SHOWN PER PLAN.
 - PLANTS DESIGNATED "B&B" IN THE PLANT SCHEDULE SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH HEMP BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.
 - USE ONLY "HEMP" BURLAP AND TWINE. DO NOT USE PRESERVED BURLAP OR TWINE. REMOVE ALL HEMP TWINE ATTACHED TO THE TREE TRUNK AFTER PLANTING. REMOVE ALL BURLAP AND TWINE FROM THE TOP ONE-THIRD (1/3) OF THE ROOT BALL AFTER PLANTING.
 - ROOT BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO TEN INCHES (10") PER CALIPER INCH OF THE TREE TO BE TRANSPLANTED.
 - THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. THE CONTRACTOR (INSTALLER) SHALL WATER ALL PLANTS, AS NECESSARY, UNTIL PLANTING.
 - NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK, BREAK BRANCHES OR DISFIGURE/DESTROY ITS NATURAL SHAPE.
 - HANDLE ALL PLANTS SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, PROTECT THE ENTIRE PLANT WITH TARPULINS OR OTHER SUITABLE COVERINGS. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
 - NO MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN (EITHER BEFORE OR DURING THE PROCESS OF PLANTING) OR IF BURLAP, STAVES, ROPES OR PLATFORMS HAVE BEEN REMOVED.
 - PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADENED, THE CONTRACTOR (INSTALLER) SHALL LOCATE ALL ELECTRIC CABLES, CONDUITS, UTILITY LINES, ETC. AND TAKE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT THAT ANY UTILITIES ARE DISTURBED, THE CONTRACTOR (INSTALLER) SHALL PROMPTLY NOTIFY THE PROJECT MANAGER. FOR LINE LOCATIONS CALL 811 OR VISIT: WWW.CALL811.COM
 - CONTRACTOR (INSTALLER) SHALL ENSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - CONTRACTOR (INSTALLER) SHALL VERIFY THAT REQUIRED UNDERGROUND UTILITIES ARE AVAILABLE, IN PROPER LOCATION AND READY FOR USE.
 - NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ALL UNSATISFACTORY DRAINAGE OR SOIL CONDITIONS. OBTAIN APPROVAL OF METHOD OF CORRECTION BEFORE CONTINUING THE AFFECTED PORTION OF THE WORK. ALTERNATE PLANT LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT. CONTRACTOR (INSTALLER) TO PREPARE SUCH ALTERNATE PLANT PITS AT NO ADDITIONAL COST TO OWNER.
 - BEGINNING INSTALLATION MEANS ACCEPTANCE OF EXISTING CONDITIONS.
 - PRIOR TO THE INSTALLATION OF PLANTINGS, ALL BED SHAPES TO BE PAINTED OUT IN THE FIELD AND ALL TREE LOCATIONS TO BE FLAGGED OR STAKED. THE CONTRACTOR SHALL SCHEDULE AN ON SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW AND WILL MODIFY AS DIRECTED PRIOR TO PLANT MATERIAL INSTALLATION.
 - ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY LANDSCAPE ARCHITECT. RELOCATE ANY PLANTS INCORRECTLY ARRANGED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - PRE-EMERGENT HERBICIDE (TRIFLURAL OR APPROVED EQUAL) SHALL BE APPLIED (IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.
 - ALL PLANTING BEDS SHALL BE EXCAVATED TO RECEIVE A MINIMUM 3" DEEP LAYER OF MULCH.
 - CONTRACTOR (INSTALLER) SHALL PROVIDE A WARRANTY ON THE WORK OF THIS SECTION FOR A MINIMUM OF ONE (1) YEAR, INCLUDING THE ONE (1) CONTINUOUS GROWING SEASON. WARRANTY SHALL COMMENCE ON DATE OF FINAL ACCEPTANCE.
 - CONTRACTOR (INSTALLER) SHALL PROVIDE SUPPLEMENTAL WATERINGS DURING THE ONE (1) YEAR WARRANTY PERIOD AS NECESSARY FOR VIGOROUS PLANT HEALTH.
 - ALL PLANTING BEDS ARE TO BE ROTO-TILLED TO A MINIMUM OF 12 INCHES (12") DEEP. AMEND EXISTING SOIL WITH A COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT OF THE SOIL TO A FIVE PERCENT (5%) DRY WEIGHT.
 - IN AREAS WHERE BEDS ARE TO BE CREATED OR TREES INSTALLED IN EXISTING TURF, TURF IS TO BE REMOVED PRIOR TO CONSTRUCTION OF THE BED OR EXCAVATION OF THE TREE PIT.
 - TREE PLANTING PITS ARE TO BE FILL WITH A COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT OF THE BACKFILL TO A FIVE PERCENT (5%) DRY WEIGHT.
 - LABEL AT LEAST ONE TREE, PLANT AND GROUNDCOVER OF EACH VARIETY WITH A WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME EITHER SECURELY ATTACHED OR INSTALLED ADJACENT TO PLANT.
 - DO NOT REMOVE LABELS ATTACHED TO PLANT MATERIAL UNTIL DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
 - DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK CALIPER, AS SPECIFIED ON THE PLANT MATERIAL SCHEDULE, ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
 - PRUNING: EACH TREE OR SHRUB SHALL BE PRUNED AT THE DISCRETION OF OR AS DIRECTED BY LANDSCAPE ARCHITECT, AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, BUT IN NO CASE SHALL THE PLANTS SUPPLIED UNDER THIS CONTRACT BE PRUNED BACK TO SUCH AN EXTENT THAT THEY NO LONGER MEET SPECIFICATIONS. REMOVE OR CUT BACK BROKEN, DEAD, DAMAGED, SUCKER GROWTH AND UNSYMMETRICAL GROWTH OF NEW WOOD AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - UPON COMPLETION OF WORK, NOTIFY LANDSCAPE ARCHITECT AT LEAST TEN (10) WORKING DAYS PRIOR TO REQUESTED DATE OF INSPECTION. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL WORK IS RE-INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.
 - UPON SATISFACTORY COMPLETION OF REPAIRS AND/OR REPLACEMENTS, THE LANDSCAPE ARCHITECT SHALL CERTIFY, IN WRITING, THE ACCEPTANCE OF THE WORK IN TOTAL.
 - THE ONE (1) YEAR WARRANTY PERIOD BEGINS ON THE DATE OF THE FINAL ACCEPTANCE.
- SODDING:**
- ALL EXISTING AREAS OF LAWN ARE TO REMAIN. AREAS DISTURBED DURING CONSTRUCTION WILL BE SODDED WITH HYBRID BERMUDA SOD. VERIFY SOD EXTENTS IN FIELD ONCE THE SITE IS READY FOR SOD.
 - SOD ALL DISTURBED AREAS, AS INDICATED ON PLANS OR REQUESTED BY OWNER OR LANDSCAPE ARCHITECT, WITH SPECIFIED SOD TYPE. SLOPES GREATER THAN 3:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. ALL DRAINAGE SWALES ARE TO BE SODDED AND PEGGED.
 - THOROUGHLY TILL SOIL TO A DEPTH OF FOUR INCHES (4") WITH SIX CUBIC FOOT (6 CU.FT.) OF PROMIX, TWENTY FIVE POUNDS (25 LBS.) OF A COMPLETE FERTILIZER AND ONE CUBIC YARD (1 CU.YD.) OF SAND PER ONE THOUSAND SQUARE FEET (1000 SQ.FT.) OF LAWN AREA. FOLLOWING THIS, THE SOD AREA SHALL BE FINE GRADED TO REMOVE ALL RIDGES AND DEPRESSIONS AND THE SURFACE CLEARED OF ALL STONES, STICKS, NEEDS AND OTHER DEBRIS.
 - PROMIX: MIX OF SANDY LOAM, PINE FINES, MULCH FINES, COMPOST AND SAND.
 - SOD IS TO BE ROLLED AND WATERED AT THE TIME OF INSTALLATION.
 - LAY SOD TIGHT WITH NO OPEN JOINTS AND NO OVERLAPPING; STAGGER END JOINTS TWELVE INCHES (12") MINIMUM. DO NOT STRETCH OR OVERLAP SOD PIECES.
 - LAY SOD AS SOON AS IT IS DELIVERED TO PLANTING AREAS. LAY ONLY HEALTHY, MOIST, GREEN SOD. ANY SOD WHICH IS BROWN AND UNDER STRESS IS UNACCEPTABLE. ANY SOD WHICH IS NOT LAID WITHIN TWENTY FOUR (24) HOURS OF DELIVERY IS UNACCEPTABLE.
 - SOD PIECES SMALLER THAN EIGHT INCHES (8") SQUARE ARE ACCEPTABLE ONLY WHEN SITE CONDITIONS MANDATE.
 - SOD SHALL BE A MINIMUM OF 3/4" THICK, FREE OF NEEDS AND PESTS AND CUT NO MORE THAN 24 HOURS PRIOR TO PLANTING.
- MULCH:**
- IN AREAS WHERE DECORATIVE GRAVEL IS NOT SPECIFIED, MULCH SHALL CONSIST OF PARTIALLY DECOMPOSED HARDWOOD OR APPROVED SUBSTITUTE AND SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE DISPLACED BY WIND OR WATER RUNOFF.
- DECORATIVE GRAVEL:**
- DECORATIVE GRAVEL, TO BE #21 OVERSIZE OR #51 LESTONE. SUBMIT SAMPLE TO OWNER FOR APPROVAL/SELECTION PRIOR TO INSTALLATION.
- IRRIGATION:**
- IRRIGATION IS NOT PROPOSED. ALL PLANT MATERIAL, TO BE INSTALLED WITH A WATER RETENTION PRODUCT MIXED IN WITH THE PLANTING PIT BACKFILL (SOIL MOIST) AND ALL TREES TO BE INSTALLED WITH TREE WATERING BASS. REFER TO THE PLANT NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

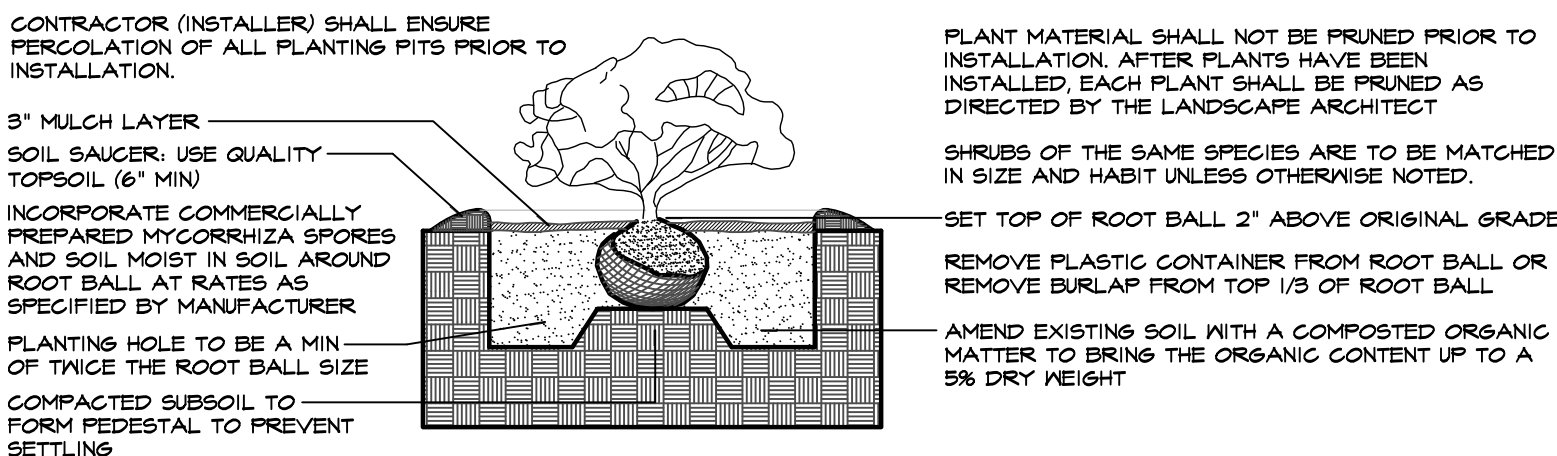
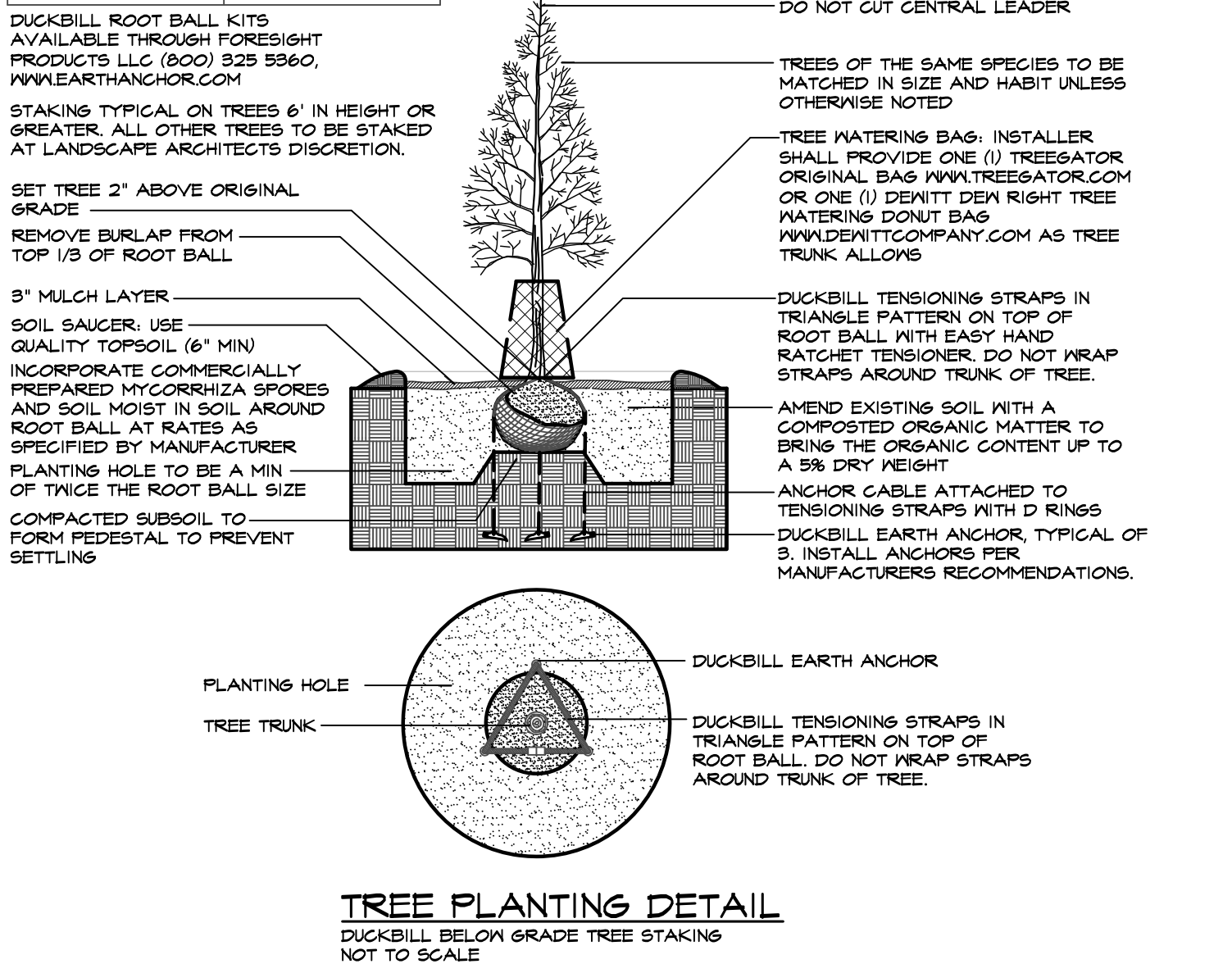
SOIL MOIST NOTES:

- (ALL INFORMATION ADAPTED FROM: WWW.SOILMOIST.COM)
- CONTRACTOR SHALL USE SOIL MOIST POLYMER GRANULAR FOR PLANTING BEDS AND LARGE COVERAGE AREAS ONLY.
 - CONTRACTOR SHALL USE 2" SOIL MOIST DISKS FOR TREE AND SHRUB PLANTING PITS ONLY.
 - SOIL MOIST SHALL BE INCORPORATED INTO ALL PLANTING AREAS.
 - SOIL MOIST SHALL NOT BE USED FOR SODDED OR SEEDED AREAS.
 - SOIL MOIST MUST BE INCORPORATED INTO THE SOIL AT THE ROOT-LEVEL OF THE PLANT.
 - CONTRACTOR SHALL NOT TOP DRESS OR PLACE SOIL MOIST ON THE SURFACE.
 - SOIL MOIST SHALL BE INTRODUCED PER SPECIFIED APPLICATION RATES ONLY.
 - CONTRACTOR SHALL MIX ONE-HALF OF AMOUNT AROUND PLANTING AREA AND MIX THE REMAINDER INTO THE BACKFILL. DO NOT AMEND THE TOP TWO INCHES (2") OF BACKFILL.
 - CONTRACTOR SHALL USE TWO POUNDS (2 lbs.) OF SOIL MOIST PER CUBIC YARD OF SOIL FOR BULK MIXING. DO NOT AMEND THE TOP TWO INCHES (2") OF BACKFILL.
 - CONTRACTOR SHALL USE BULK MIXING INSTRUCTIONS FOR PLANTING MASSES AND LARGE COVERAGE AREAS ONLY.
 - CONTRACTOR MAY APPLY A MAXIMUM OF ONE POUND (1 LB.) OF SOIL MOIST PER 100 sq. ft. OF COVERAGE AREA.
 - CONTRACTOR MAY USE TWO INCH (2") SOIL MOIST DISKS FOR TREE AND SHRUB APPLICATIONS ONLY. ONE INCH (1") SOIL MOIST DISKS MAY ONLY BE USED IN SMALL CONTAINERS.
 - CONTRACTOR SHALL PLACE ONE (1) OR TWO (2) SOIL MOIST DISKS PER EACH CALIPER INCH ON TREES AND SHRUBS. A MAXIMUM OF THREE (3) DISKS MAY BE USED FOR HEAVY FEEDERS.
 - CONTRACTOR SHALL PLACE SOIL MOIST DISKS AT BASE OF PLANTING PIT, PLACE PLANT AND FILL WITH BACKFILL. DO NOT AMEND THE TOP TWO INCHES (2") OF BACKFILL.
 - CONTRACTOR SHALL ONLY USE SOIL MOIST IN ACCORDANCE WITH APPLICATION RATE SPECIFICATIONS PROVIDED BY KWA OR JRM CHEMICAL.
 - CONTRACTOR SHALL LIBERALLY WATER ALL PLANT MATERIALS AFTER INSTALLATION TO ACTIVATE SOIL MOIST.
- PRODUCT SHALL MEET JRM CHEMICAL TECHNICAL SPECIFICATIONS AS FOLLOWS. SHALL BE A CROSSLINKED POLYACRYLAMIDE POLYMER WITH A POTASSIUM SALT BASE THAT HAS A MINIMUM OF 99.5% ACTIVE MATERIAL. POLYMER SHALL BE ABLE TO HOLD 200 TIMES ITS WEIGHT IN TAP WATER RATED AT 160mg OF NaCl PER LITER OF WATER, WITH A PH OF 6.0 - 11.0. GRADE SIZE SHALL BE 1000-2000 IN MICRON SIZE, AS MANUFACTURED BY JRM CHEMICAL, INC. OF CLEVELAND OHIO, 800-462-4010 OR EQUAL (SUBMITTAL OF DETAIL COMPOSITION REQUIRED).

B&B APPLICATION RATE

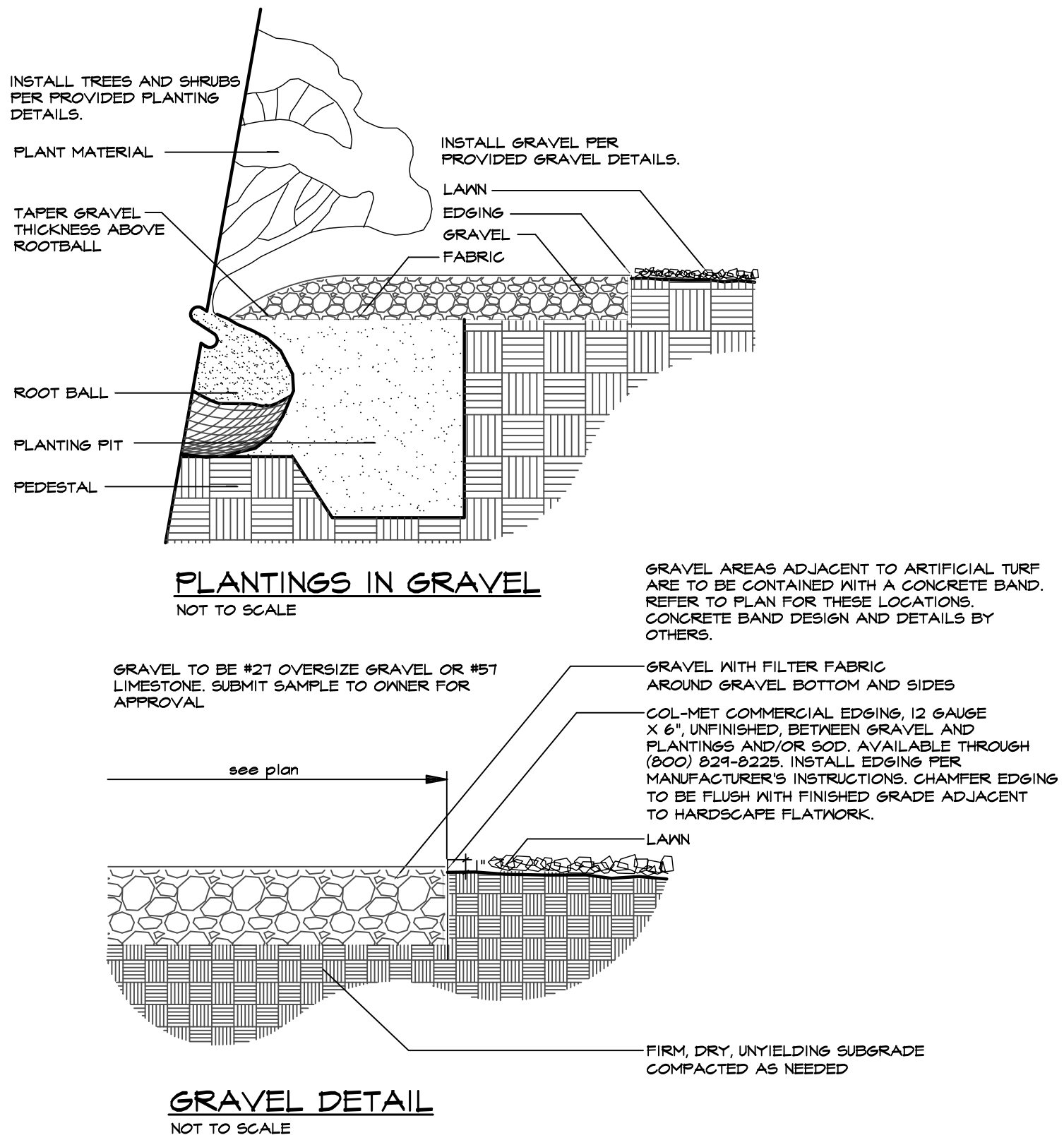
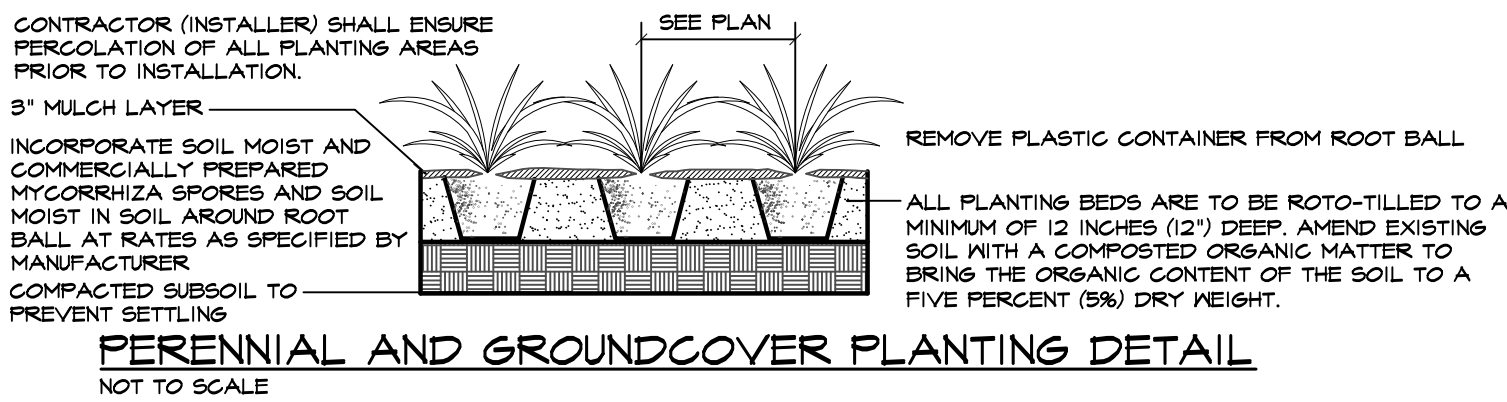
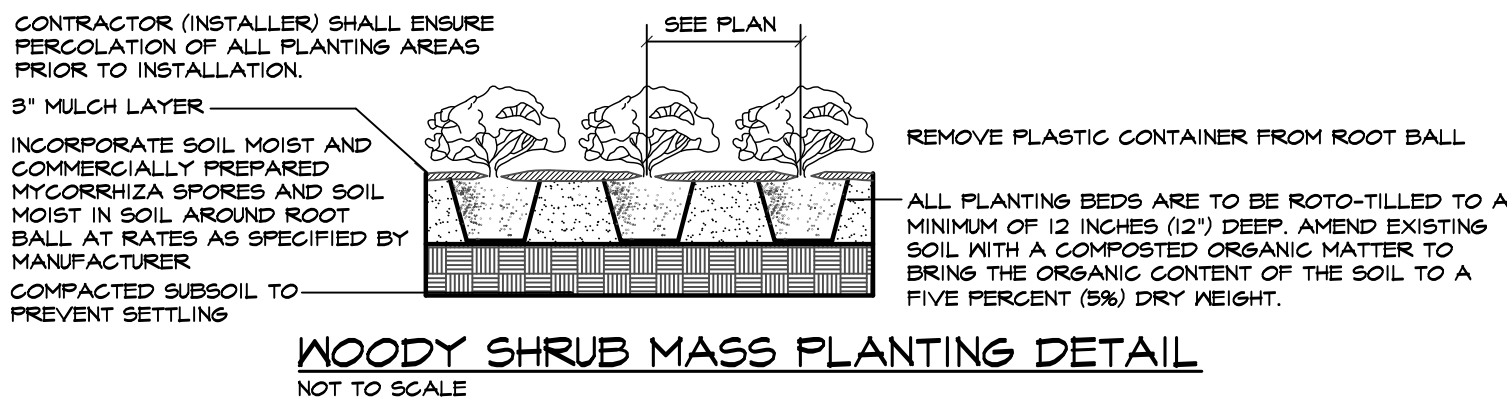
CALIPER	AVERAGE AMOUNT (GRANULAR)	SANDY SOILS (GRANULAR)	AVERAGE AMOUNT (2" DISKS)
1"	2 oz.	3 oz.	2
2"	4 oz.	6 oz.	4
3"	6 oz.	9 oz.	6
4"	8 oz.	12 oz.	8

TREE DIAMETER	DUCKBILL ROOT BALL KIT
Up to 2"	MODEL 40 RBK KIT
Up to 3"	MODEL 60 RBK KIT
Up to 6"	MODEL 80 RBK KIT



KWA
KERSEY/WIKE ASSOCIATES, INC.

- Landscape Architecture •
- 5050 Poplar Avenue, Suite 1225 •
- Memphis, TN 38157 •
- 901-685-8696 •
- www.kerseywike.com •



TREE SCHEDULE

SPECIFIED SIZES BASED ON LAKELAND LANDSCAPE REQUIREMENTS, REDUCTIONS IN SIZES ARE NOT ALLOWED WITHOUT PERMISSION FROM LAKELAND PLANNING DEPARTMENT.

QTY	COMMON NAME	SCIENTIFIC NAME	CAL	HEIGHT	SPREAD	CONT	REMARKS
2	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	--	8'	--	--	FULL TO GROUND, MITIGATION TREE
1	WHITE OAK	QUERCUS ALBA	3"	--	--	--	FULL HEADS, MITIGATION TREE
1	SHUMARD OAK	QUERCUS SHUMARDII	3"	--	--	--	FULL HEADS, MITIGATION TREE
2	AUTUMN BLAZE MAPLE	ACER 'AUTUMN BLAZE'	3"	--	--	--	FULL HEADS, MATCHED
1	STAR MAGNOLIA	MAGNOLIA STELLATA	1.5"	--	--	--	FULL HEADS
1	MARREN'S RED DECIDUOUS HOLLY	ILEX DECIDUA 'MARREN'S RED'	1.5"	--	--	--	FULL HEADS, MATCHED
2	TREE FORM FOSTER HOLLY	ILEX X ATTENUATA 'FOSTERI'	1.5"	--	--	--	FULL HEADS, MATCHED

WOODY SHRUB SCHEDULE

SPECIFIED SIZES BASED ON LAKELAND LANDSCAPE REQUIREMENTS, REDUCTIONS IN SIZES ARE NOT ALLOWED WITHOUT PERMISSION FROM LAKELAND PLANNING DEPARTMENT.

QTY	COMMON NAME	SCIENTIFIC NAME	CAL	HEIGHT	SPREAD	CONT	REMARKS
10	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	--	30"	--	--	FULL TO GROUND, MATCHED
49	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	--	30"	--	--	FULL, MATCHED
8	DWARF YAUPOH HOLLY	ILEX VOMITORIA 'NANA'	--	30"	--	--	FULL, MATCHED
14	EMERALD HEIGHTS DISTYLIUM	DISTYLIUM EMERALD HEIGHTS'	--	30"	--	--	FULL, MATCHED
24	LITTLE QUICKFIRE HYDRANGEA	HYDRANGEA 'LITTLE QUICKFIRE'	--	30"	--	--	FULL, MATCHED
50	DWARF PROCUMBENS JUNIPER	JUNIPERUS PROCUMBENS 'NANA'	--	6"	--	1 GAL	18' O/C

HERBACEOUS SCHEDULE

SPECIFIED SIZES BASED ON LAKELAND LANDSCAPE REQUIREMENTS, REDUCTIONS IN SIZES ARE NOT ALLOWED WITHOUT PERMISSION FROM LAKELAND PLANNING DEPARTMENT.

QTY	COMMON NAME	SCIENTIFIC NAME	CAL	HEIGHT	SPREAD	CONT	REMARKS
10	DWARF MISCANTHUS	MISCANTHUS SINENSIS 'NANA'	--	--	--	3 GAL	FULL, MATCHED
174	MAJESTIC PURPLE LIRIOPE	LIRIOPE MUSCARI 'MAJESTIC PURPLE'	--	--	--	4" POT	12' O/C
140	RUDBECKIA	RUDBECKIA FULGIDA 'AMERICAN GOLD RUSH'	--	--	--	QUART	18' O/C
56	EQUISETUM	EQUISETUM HYEMALE	--	--	--	QUART	18' O/C

10 - Planting Schedule

4853 Seedtick Rd.

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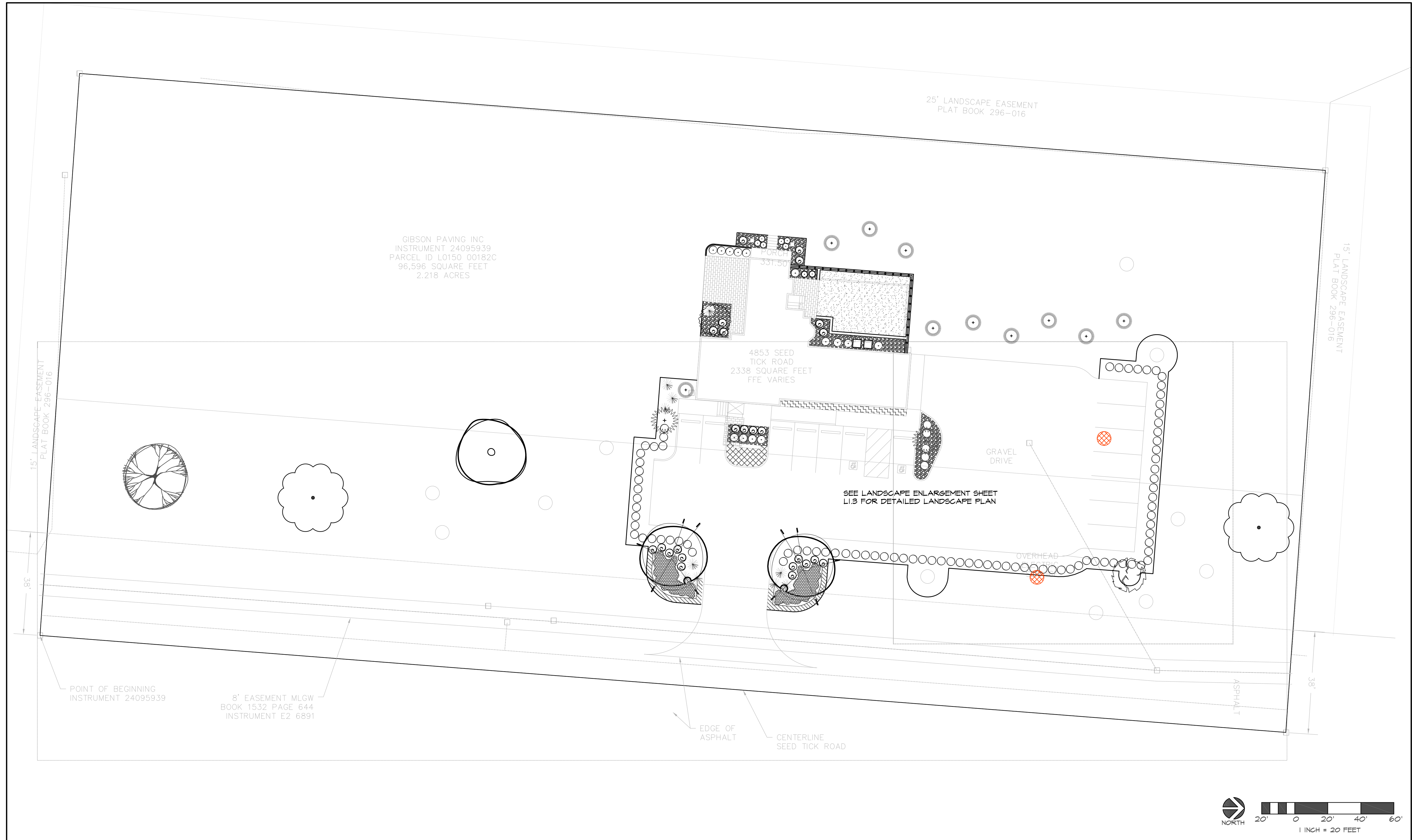
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LANDSCAPE SITE PLAN
SCALE: 1"=20'

11 - Landscape Site Plan



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	LIRIOPE @ 12" O/C		STAR MAGNOLIA
	RUDBECKIA @ 18" O/C		SOUTHERN MAGNOLIA (MITIGATION TREE)
	EQUISETUM @ 18" O/C, MULCHED WITH DECORATIVE GRAVEL		WHITE OAK (MITIGATION TREE)
	DWARF PROCUMBENS JUNIPER @ 24" O/C		SHUMARD OAK (MITIGATION TREE)
	DECORATIVE GRAVEL		AUTUMN BLAZE MAPLE
	WARREN'S RED DECIDUOUS HOLLY		
	TREE FORM FOSTER HOLLY		
	NELLIE R. STEVENS HOLLY		
	CARISSA HOLLY		
	DWARF YAUPOH HOLLY		
	EMERALD HEIGHTS DISTYLIUM		
	LITTLE QUICKFIRE HYDRANGEA		
	DWARF MISCANTHUS		

LANDSCAPE LEGEND
SCALE: 1"=20'



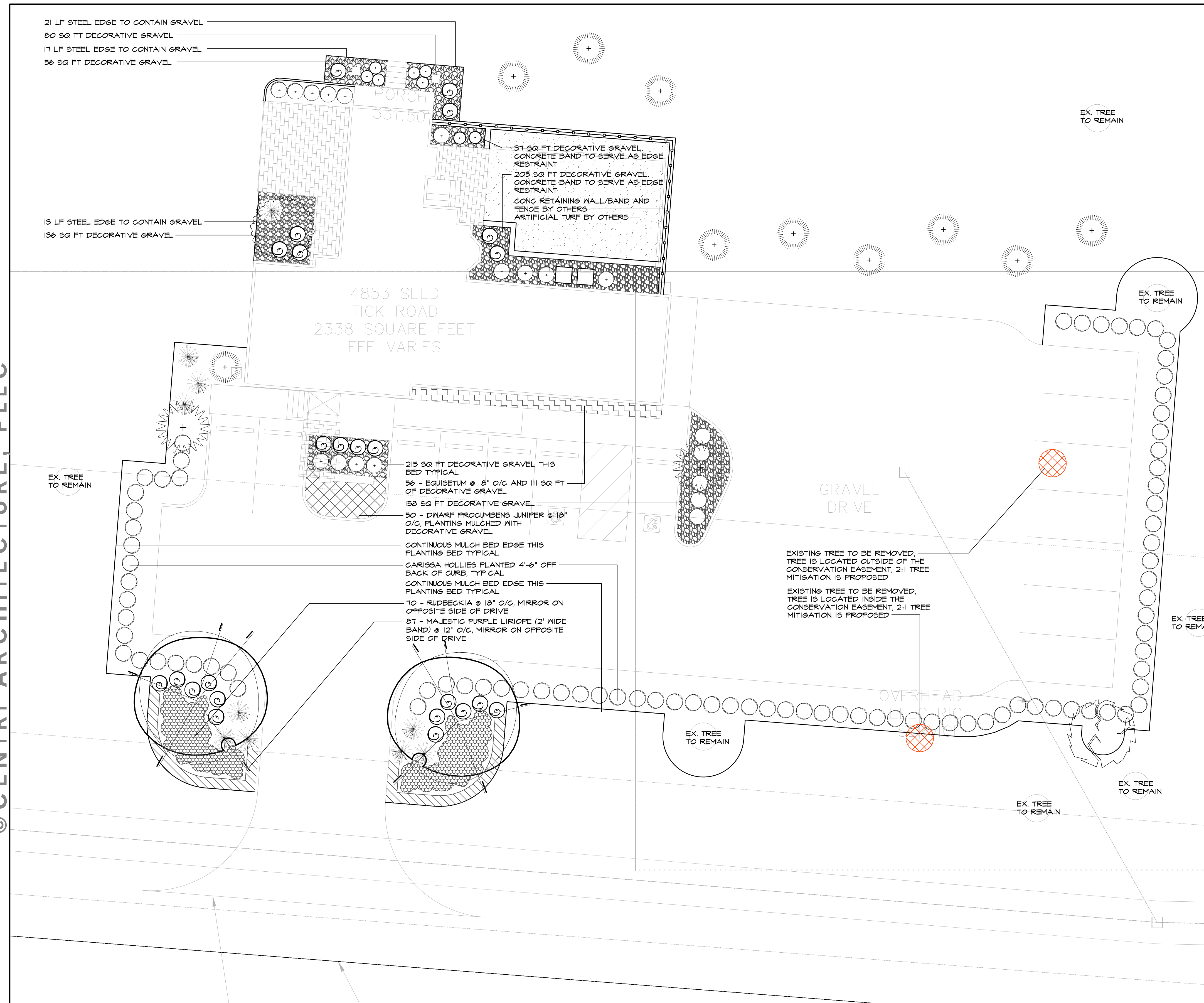
4853 Seedtick Rd.

GIBSON PAVING, INC.

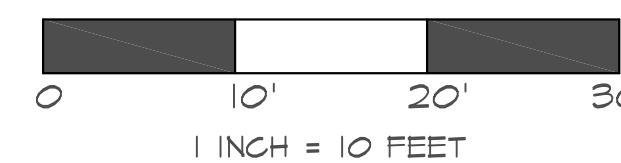
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12 - Landscape Enlargement



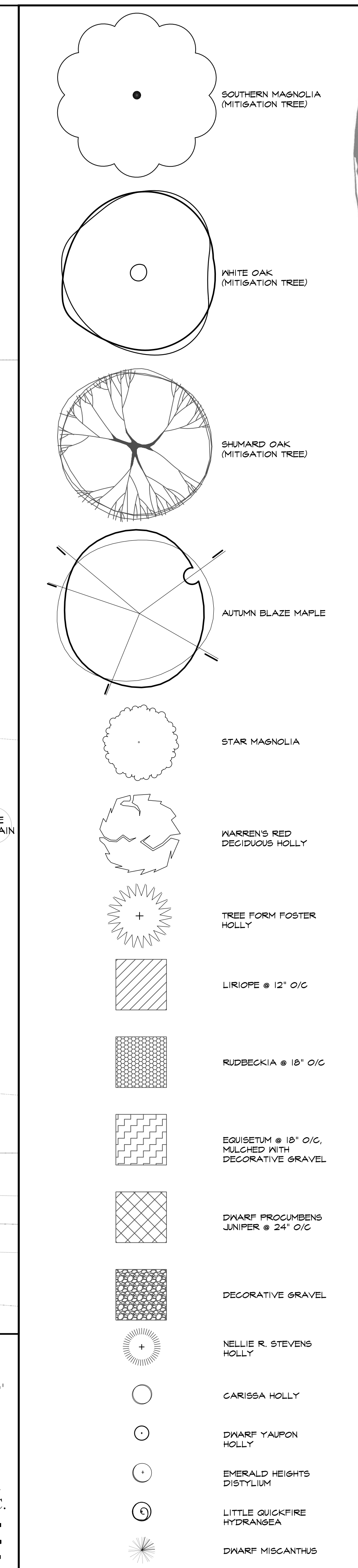
LANDSCAPE ENLARGEMENT
SCALE: 1"=10'



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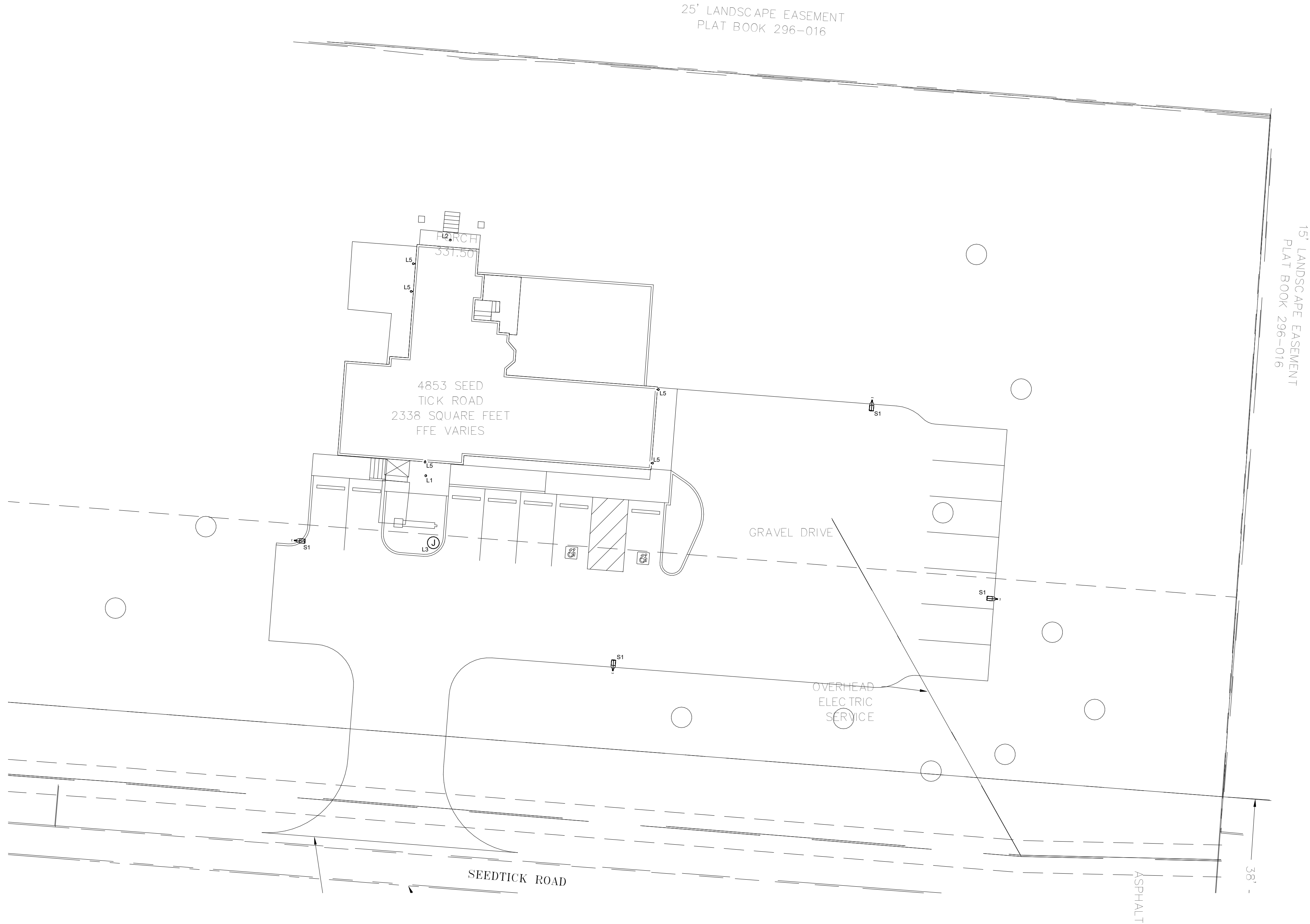
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GIBSON PAVING INC
INSTRUMENT 24095939
PARCEL ID L0150 00182C
96,596 SQUARE FEET
2.218 ACRES



1 SITE LIGHTING PLAN
E1 1/16" = 1'-0"



LIGHTING FIXTURE SCHEDULE							
Mark	Description	Manufacturer	Model	Lamp	Initial Color Temperature	Electrical Data	Comments
L1	LED CYLINDER	DMF	DC4-T4-W-L-D-2D-WF-0-00-00-30-WH-T-EM-RWW	LED	3000 K	120 V/1-25 VA	PROVIDE WITH 48" STEM
L2	LED CYLINDER	DMF	DC4-SM-W-M-D-15-FL-0-00-00-30-BK-T-EM-	LED	3000 K	120 V/1-17 VA	SURFACE MOUNT
L3	SIGN LED TAPE	DIODE LED	DI-120V-INFBS3C3-30-H**-MTCH	LED	3000 K	120 V/1-98 VA	
L5	3" WALL CYLINDER	DMF	XCW-R-6-W-D-10-FL-0-00-00-30-BK-T-00-S	LED	3000 K	120 V/1-13 VA	
S1	LED AREA LIGHT	TGS	ALPE2-S-L-C-4-U-FM-D	LED	3000 K	120 V/1-138 VA	<varies>
S1P	AREA POLE	ULS	RSP-20	N/A		0 V/1-0 VA	

13 - Site Lighting Plan



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