



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, April 10, 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** - February 13, 2025
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
 1. **Action** - approval of site elevation changes at Zaxby's from the Design Review Commission.
 2. **Action** - rezoning recommendation to the Board of Commissioners for the northwest corner of Lot L015900126 from C-2 Regional Commercial to R-2 Suburban Manor.
 3. **Action** - approval of a Preliminary Subdivision Plat for the proposed Canada Road Subdivision.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:



Municipal Planning & Design Review Commission
Regular Meeting Minutes
Thursday, February 13, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, February 13, 2025.

II. ROLL CALL:

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

Staff personnel in attendance were City Manager Michael Walker, 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** - January 9, 2025

Sal Feraci 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, 6 in favor 0 against 1 abstain (6-0-1).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - Rezoning recommendation to the Board of Commissioners for 4853 Seed Tick Road from Agriculture (AG) to Neighborhood Office (NO).

For the record: Chair Adam Henry moved to discuss both new business items number 1 and number 2 together with the votes on each item remaining separate. No objections were heard.

Sal Feraci moved to bring this item to the floor, seconded by Bill Sheridan.

Planning Director Paul Luker presented this item.

Discussion ensued.

For the record: Applicant Will Sealock answered questions at the board's request.

Discussion ensued.

When the question was called the recommendation passed as presented, roll call vote, 7 in favor 0 against 0 abstain (7-0-0).

Yea: Adam Henry, Amber Hitchcock, Sal Feraci, Carl Helton, Bill Sheridan, Cat Wright, Commissioner Atkinson

Nay: None

Abstain: None

2. **Action** - Site Plan approval for Gibson Paving, Inc. *For the record:* The discussion for this item was combined with new business item number 1.

For the record: Chair Adam Henry motioned to add 3 conditions:

1. No heavy machinery/ trucks shall be permitted on the subject site.
2. This approval is contingent on the approval of the congruent rezoning request by the Board of Commissioners.
3. This approval is contingent on the recording of the final plat for the subject property.

No objections were heard.

When the question was called the resolution passed as presented,

roll call vote, 7 in favor 0 against 0 abstain (7-0-0).

VIII. ANNOUNCEMENTS:

None.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:49pm on Thursday, February 13, 2025.

These minutes were approved on April 10, 2025.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

DRAFT



Municipal Planning and Design Review Commission

Meeting Date: Thursday, April 10, 2025

Project: Zaxby's – Site Plan Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 9104 Highway 64

Parcel ID: L0159 00506

Zoning District: C-2: Regional Commercial

Site Area: .83 acres

Applicant: Memphis Foods, LLC dba Zaxby's

Representative: Jeremy Gattie

STAFF RECOMMENDATION

City Staff recommends approval of the Site Plan application for Zaxby's as submitted.

BACKGROUND:

The subject property is located at 9104 Highway 64 at the northwest corner of Fletcher Trace and Highway 64. The current building and elevations for this Zaxby's restaurant were approved in 2004. This is the last time the DRC has reviewed any changes to the site.

ELEVATIONS

The applicant is proposing to paint the exterior of the building Sherwin Williams 7005 (Pure White) with Sherwin Williams 7674 (Peppercorn) as an accent. All of the other architectural features will remain the same.

ANALYSIS:

Upon review by City Staff, this Site Plan Application is in basic conformance with the Land Development Regulations for the City of Lakeland. Staff is recommending approval of the application as submitted.



EXAMPLE MOTIONS

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



CITY OF LAKELAND

Application for Site Plan Approval

Case No. _____ Date of Application 3.18.25

Name of Applicant Memphis Foods, LLC dba Zaxby's

Address 9104 Hwy 64 Lakeland TN 38002

Daytime Telephone Number 901-386-9683 Fax Number _____

E-mail jgattie@zaxmemphisfoods.com

Name of Property Owner Jeremy Gattie

Address 5897 Friars Field Dr. Arlington TN 38002 Telephone Number 901-495-3917

Name of Project Planning/Engineering Firm _____

Name of Project Manager or Contact Person Jeremy Gattie

Address 5897 Friars Field Dr. Arlington TN 38002

Telephone Number 901-495-3917 Fax Number _____

E-mail jgattie@zaxmemphisfoods.com

Name of Development Zaxby's Parcel ID# _____

Location of Development 9104 Hwy 64 Lakeland TN 38002

Acreage _____ Acres Zoning District(s) _____ Multiple Phases? ☐ Check if YES

Total Gross Building Area _____ Floor Area Ratio (FAR) _____ No. of Parking Spaces _____

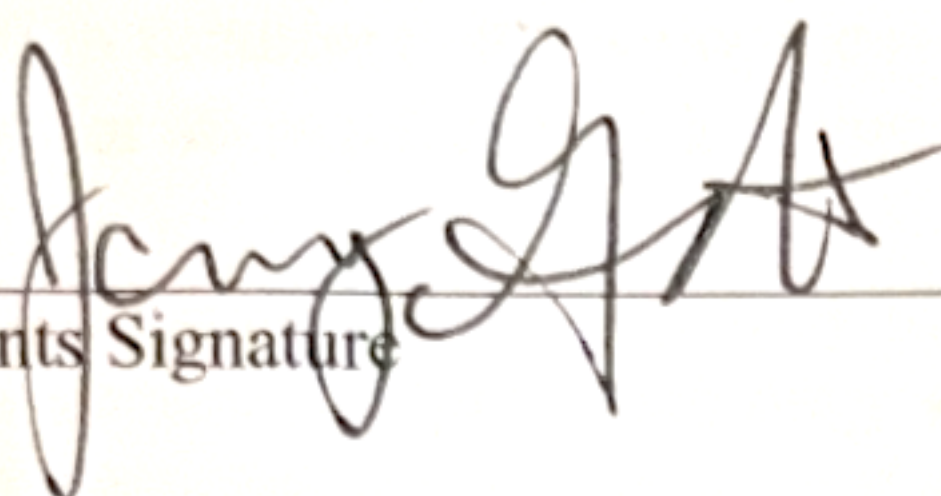
Amount of Open Space _____ Acres Open Space as Percent of Total Acreage _____%

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

3.18.25
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

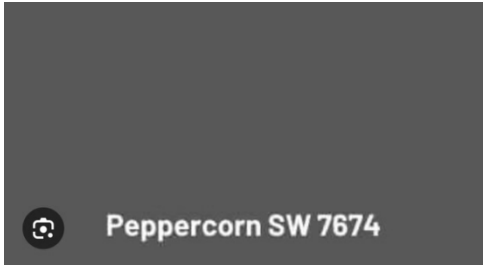
The applicant or its designated design professional shall conduct a pre-application conference with City staff a minimum of thirty (30) days in advance of submitting a site plan and related documents for review and approval by the City.

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.



Expert Pick

SW 7005

Pure White

FULL DETAILS ▾







Municipal Planning and Design Review Commission

Meeting Date: Thursday, April 10, 2025

Project: Canada Road LLC. – Rezoning Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: Northwest corner of L0159 00126

Parcel ID: L0159 00126

Zoning District: C-2: Regional Commercial

Site Area: 1.02 acres

Applicant: Canada Road LLC.

Representative: Cory Brady, PLA, AICP

STAFF RECOMMENDATION

City Staff recommends approval for the Rezoning Application for Canada Road LLC.

BACKGROUND:

The subject property is located in the northwest corner of L0159 00126 at the southern end of Bluebridge Lane. The current zoning for the property is C-2: Regional Commercial. The property is currently undeveloped but is ultimately planned to be developed as two single family residential lots should the rezoning application be approved.

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 Compact Residential, which would be in line with the adjacent properties. The request is to change the existing zoning of C2—Regional Commercial to R2—Suburban Manor. City Staff agrees that a single family residential use is the best use for this property and conforms with the overall vision set forth by the Comprehensive Plan. A subdivision application was also submitted with this rezoning request and will be contingent upon the recommendation from the MPC and ultimate decision by the Board of Commissioners.



1. Motion to approve the Canada Road LLC. Rezoning Application as submitted.
2. Motion to deny the Canada Road LLC. 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# L015900126 Date of Application March 13, 2025

Name of Applicant Canada Road LLC (Cory Brady, ILS - Representative)

Address 8480 E. Orchard Road, Ste. 3000. Greenwood Village, CO, 80111

Daytime Telephone Number (901) 493-6996

Email Address corybrady@gmail.com

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

Name Canada Road LLC (Property Owner)

Address 8480 EAST ORCHARD RD #3000, GREENWOOD VILLAGE CO 80111

Daytime Telephone Number 303-779-7979

Email Address METROBROKERS@JUNO.COM

Amendment to Zoning Map

Site Location: N/W Corner of L015900126 Present Use Vacant

Site Acreage 1.02 Acres Proposed Use(s) Single Family Residential Detached

Present Zoning District C-2 Regional Commercial Requested Zoning District R-2 Suburban Manor

Reason for Rezoning: Change to use compatible with adjacent residential

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.

Matthew Wissing
Applicants Signature

3/17/2025
Date

Property Owners Signature (if different than applicant)

Date

March 13, 2025

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

Re: Zoning Map Amendment,
2.13 Acres (Lot 1 & 2 of the proposed Canada Road Subdivision)

Mr. Luker,

On behalf of the property owner, I am requesting approval of a zoning map amendment to reclassify approximately 2.13 acres from C-2 Regional Commercial to R-2 Suburban Manor in accordance with the City of Lakeland Land Development Regulations. This request will allow the owner to terminate Blueridge Lane with a conventional cul-de-sac and establish two residential lots compatible with the adjacent Stonebridge Sec. A, 1st Addition subdivision recorded in PB 160, PG 44 at the Shelby County Register's Office.

This request is intended to accompany a separate preliminary plat application for the parent 32-acre tract generally located along the west side of Canada Road, approximately 1600-feet south of I-40, parcel #s L0159 00126 & L0159 00530. The underlying land area for lots 1 & 2 of the proposed Canada Road Subdivision is currently zoned C-2 Regional Commercial. However, a regulatory stream bisects the property and segregates the 2.13 acres from the remaining commercial land area. Reclassification of the 2.13 acres will result in a more compatible use of property immediately adjacent to the established residential subdivision as recommended by the City's Comprehensive Land Use Plan.

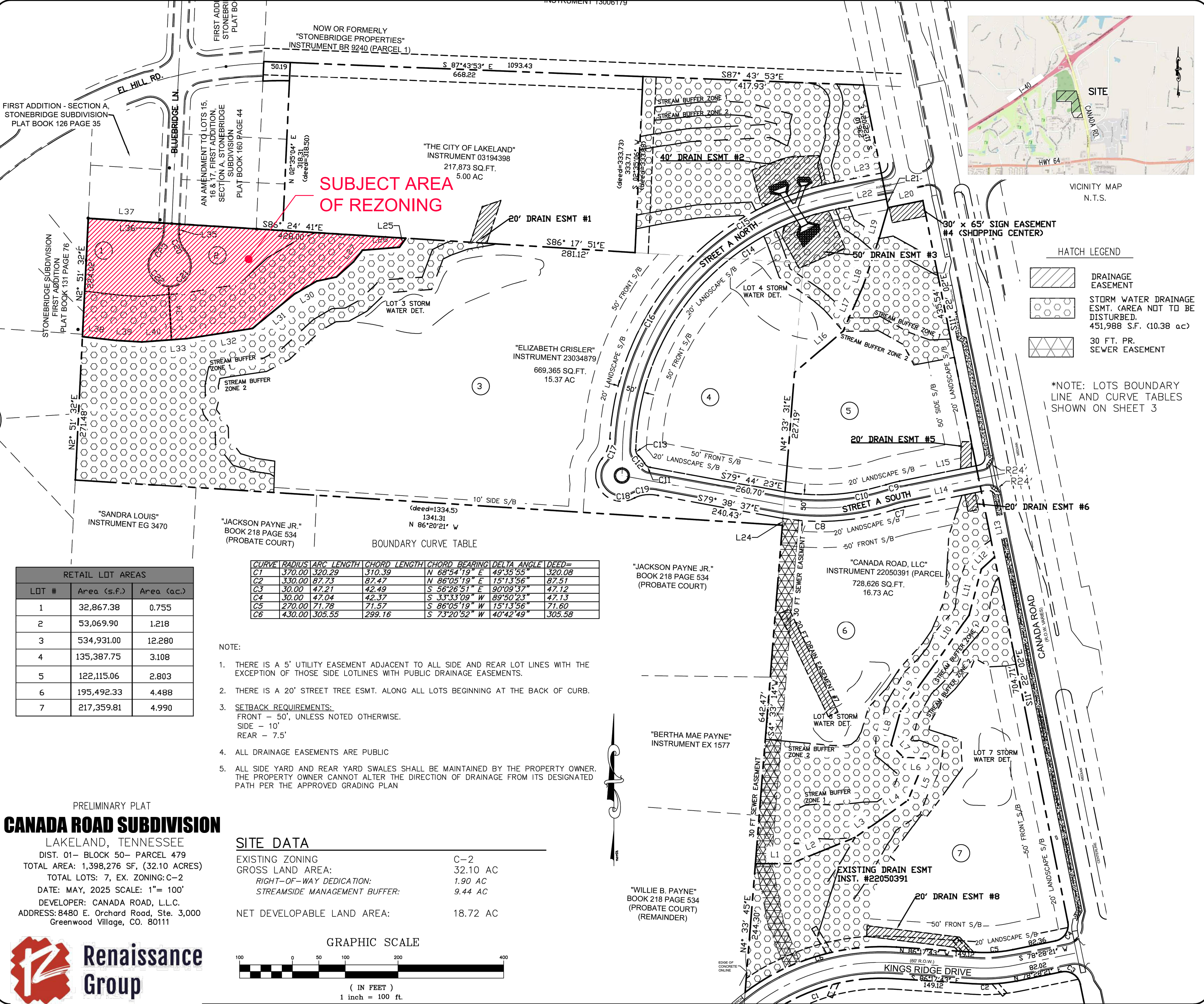
Due to the minor nature of the rezoning petition, the applicant requests a waiver of the traffic study requirement. It is our professional opinion that the two residential lots will have a negligible impact upon the surrounding neighborhood and thoroughfares.

Please find enclosed the pertinent information required for review. If you have any questions or comments, please do not hesitate to contact me at corybrady@gmail.com or (901) 493-6996. I look forward to working with you and discussing the project in more detail.

Respectfully,



Cory Brady, PLA, AICP
Integrated Land Solutions, pllc



FIRST ADDITION - SECTION A, STONEBRIDGE SUBDIVISION PLAT BOOK 126 PAGE 35

AN AMENDMENT TO LOTS 15, 16 & 17, FIRST ADDITION, SECTION A, STONEBRIDGE SUBDIVISION PLAT BOOK 160 PAGE 44

NOW OR FORMERLY "STONEBRIDGE PROPERTIES" INSTRUMENT BR 9240 (PARCEL 1)

"THE CITY OF LAKELAND" INSTRUMENT 03194398 217,873 SQ.FT. 5.00 AC

"ELIZABETH CRISLER" INSTRUMENT 23034879 669,365 SQ.FT. 15.37 AC

"JACKSON PAYNE JR." BOOK 218 PAGE 534 (PROBATE COURT)

"CANADA ROAD, LLC" INSTRUMENT 22050391 (PARCEL 728,626 SQ.FT. 16.73 AC

"BERTHA MAE PAYNE" INSTRUMENT EX 1577

"WILLIE B. PAYNE" BOOK 218 PAGE 534 (PROBATE COURT) (REMAINDER)

VICINITY MAP N.T.S.

30' x 65' SIGN EASEMENT #4 (SHOPPING CENTER)

HATCH LEGEND

- DRAINAGE EASEMENT
- STORM WATER DRAINAGE ESMT. (AREA NOT TO BE DISTURBED, 451,988 S.F. (10.38 ac))
- 30 FT. PR. SEWER EASEMENT

*NOTE: LOTS BOUNDARY LINE AND CURVE TABLES SHOWN ON SHEET 3

RETAIL LOT AREAS		
LOT #	Area (s.f.)	Area (ac.)
1	32,867.38	0.755
2	53,069.90	1.218
3	534,931.00	12.280
4	135,387.75	3.108
5	122,115.06	2.803
6	195,492.33	4.488
7	217,359.81	4.990

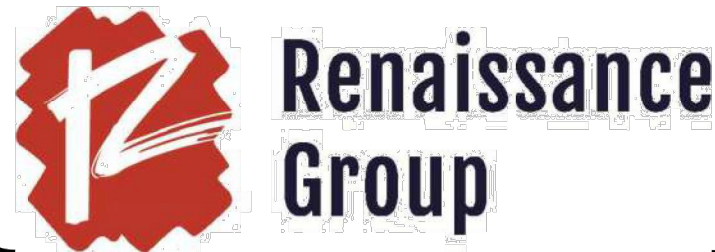
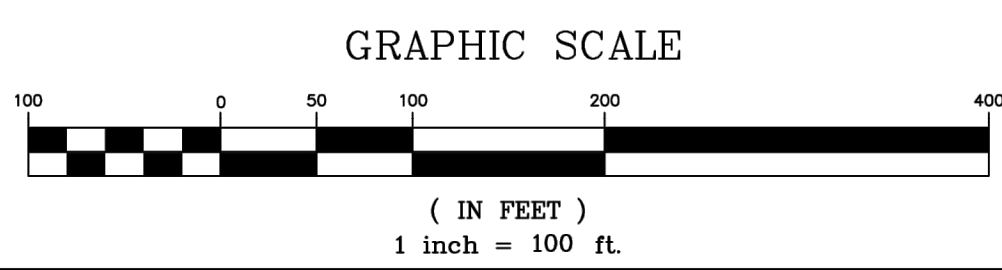
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEED=
C1	370.00	320.29	310.39	N 68°54'19" E	49°35'55"	320.08
C2	330.00	87.73	87.47	N 86°05'19" E	15°13'56"	87.51
C3	30.00	47.21	42.49	S 56°26'51" E	90°09'37"	47.12
C4	30.00	47.04	42.37	S 33°33'09" W	89°50'23"	47.13
C5	270.00	71.78	71.57	S 86°05'19" W	15°13'56"	71.60
C6	430.00	305.55	299.16	S 73°20'52" W	40°42'49"	305.58

NOTE:

- THERE IS A 5' UTILITY EASEMENT ADJACENT TO ALL SIDE AND REAR LOT LINES WITH THE EXCEPTION OF THOSE SIDE LOT LINES WITH PUBLIC DRAINAGE EASEMENTS.
- THERE IS A 20' STREET TREE ESMT. ALONG ALL LOTS BEGINNING AT THE BACK OF CURB.
- SETBACK REQUIREMENTS:
FRONT - 50', UNLESS NOTED OTHERWISE.
SIDE - 10'
REAR - 7.5'
- ALL DRAINAGE EASEMENTS ARE PUBLIC
- ALL SIDE YARD AND REAR YARD SWALES SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PROPERTY OWNER CANNOT ALTER THE DIRECTION OF DRAINAGE FROM ITS DESIGNATED PATH PER THE APPROVED GRADING PLAN

PRELIMINARY PLAT
CANADA ROAD SUBDIVISION
LAKELAND, TENNESSEE
DIST. 01- BLOCK 50- PARCEL 479
TOTAL AREA: 1,398,276 SF, (32.10 ACRES)
TOTAL LOTS: 7, EX. ZONING: C-2
DATE: MAY, 2025 SCALE: 1"= 100'
DEVELOPER: CANADA ROAD, L.L.C.
ADDRESS: 8480 E. Orchard Road, Ste. 3,000 Greenwood Village, CO. 80111

SITE DATA	
EXISTING ZONING	C-2
GROSS LAND AREA:	32.10 AC
RIGHT-OF-WAY DEDICATION:	1.90 AC
STREAMSIDE MANAGEMENT BUFFER:	9.44 AC
NET DEVELOPABLE LAND AREA:	18.72 AC





Municipal Planning and Design Review Commission

Meeting Date: Thursday, April 10, 2025

Project: Canada Road LLC. – Preliminary Development Plan Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: West side of Canada Road just north of Kingsridge Drive

Parcel ID: L0159 00126 and L0159 00530

Zoning District: C-2: Regional Commercial

Site Area: 32 acres

Applicant: Canada Road LLC.

Representative: Cory Brady, PLA, AICP

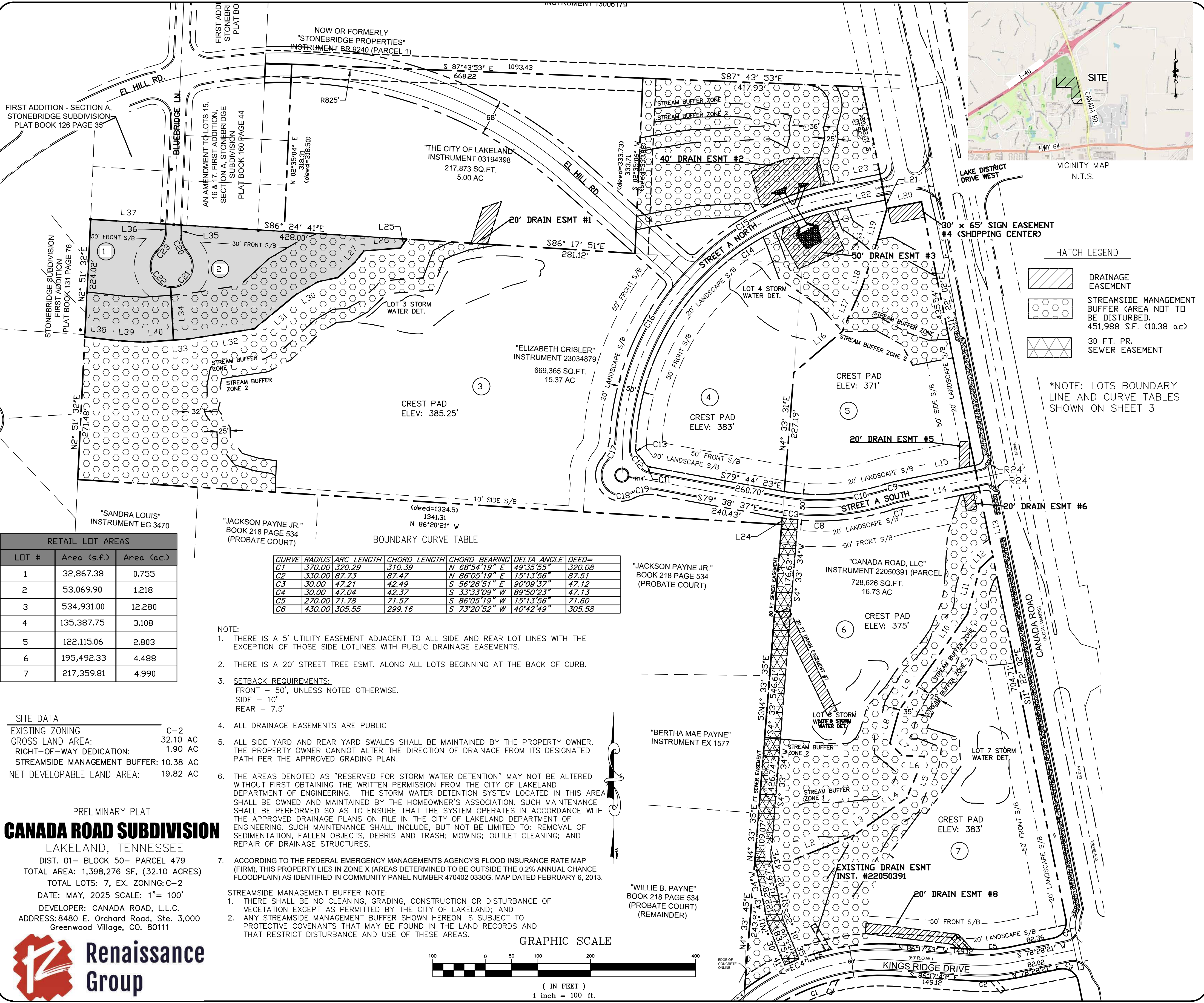
STAFF RECOMMENDATION

City Staff recommends approval for the PDP Application for Canada Road LLC with the following conditions:

- Canada Road at Street A intersection to be improved to match Lake District Drive.
- Provide trip generation report for the uses as described in the Sewer Request Letter.

BACKGROUND:

The subject property is located West side of Canada Road just north of Kingsridge Drive. There is a concurrent rezoning application for the northwest corner of the subject area that would change the zoning from C-2: Regional Commercial to R2–Suburban Manor. The property is currently undeveloped but is ultimately planned to be developed as five commercial lots.



RETAIL LOT AREAS		
LOT #	Area (s.f.)	Area (ac.)
1	32,867.38	0.755
2	53,069.90	1.218
3	534,931.00	12.280
4	135,387.75	3.108
5	122,115.06	2.803
6	195,492.33	4.488
7	217,359.81	4.990

SITE DATA

EXISTING ZONING	C-2
GROSS LAND AREA:	32.10 AC
RIGHT-OF-WAY DEDICATION:	1.90 AC
STREAMSIDE MANAGEMENT BUFFER:	10.38 AC
NET DEVELOPABLE LAND AREA:	19.82 AC

PRELIMINARY PLAT

CANADA ROAD SUBDIVISION

LAKELAND, TENNESSEE

DIST. 01- BLOCK 50- PARCEL 479

TOTAL AREA: 1,398,276 SF, (32.10 ACRES)

TOTAL LOTS: 7, EX. ZONING: C-2

DATE: MAY, 2025 SCALE: 1"= 100'

DEVELOPER: CANADA ROAD, L.L.C.

ADDRESS: 8480 E. Orchard Road, Ste. 3,000 Greenwood Village, CO. 80111



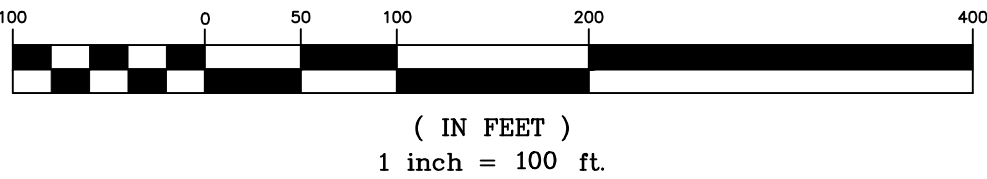
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEED=
C1	370.00	320.29	310.39	N 68°54'19" E	49°35'55"	320.08
C2	330.00	87.73	87.47	N 86°05'19" E	15°13'56"	87.51
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C6	430.00	305.55	299.16	S 73°20'52" W	40°42'49"	305.58

- NOTE:
1. THERE IS A 5' UTILITY EASEMENT ADJACENT TO ALL SIDE AND REAR LOT LINES WITH THE EXCEPTION OF THOSE SIDE LOTLINES WITH PUBLIC DRAINAGE EASEMENTS.
 2. THERE IS A 20' STREET TREE ESMT. ALONG ALL LOTS BEGINNING AT THE BACK OF CURB.
 3. SETBACK REQUIREMENTS:
FRONT - 50', UNLESS NOTED OTHERWISE.
SIDE - 10'
REAR - 7.5'
 4. ALL DRAINAGE EASEMENTS ARE PUBLIC
 5. ALL SIDE YARD AND REAR YARD SWALES SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PROPERTY OWNER CANNOT ALTER THE DIRECTION OF DRAINAGE FROM ITS DESIGNATED PATH PER THE APPROVED GRADING PLAN.
 6. THE AREAS DENOTED AS "RESERVED FOR STORM WATER DETENTION" MAY NOT BE ALTERED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE CITY OF LAKELAND DEPARTMENT OF ENGINEERING. THE STORM WATER DETENTION SYSTEM LOCATED IN THIS AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLANS ON FILE IN THE CITY OF LAKELAND DEPARTMENT OF ENGINEERING. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH; MOWING; OUTLET CLEANING; AND REPAIR OF DRAINAGE STRUCTURES.
 7. ACCORDING TO THE FEDERAL EMERGENCY MANAGERMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 0330G. MAP DATED FEBRUARY 6, 2013.

STREAMSIDE MANAGEMENT BUFFER NOTE:

1. THERE SHALL BE NO CLEANING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF LAKELAND; AND
2. ANY STREAMSIDE MANAGEMENT BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

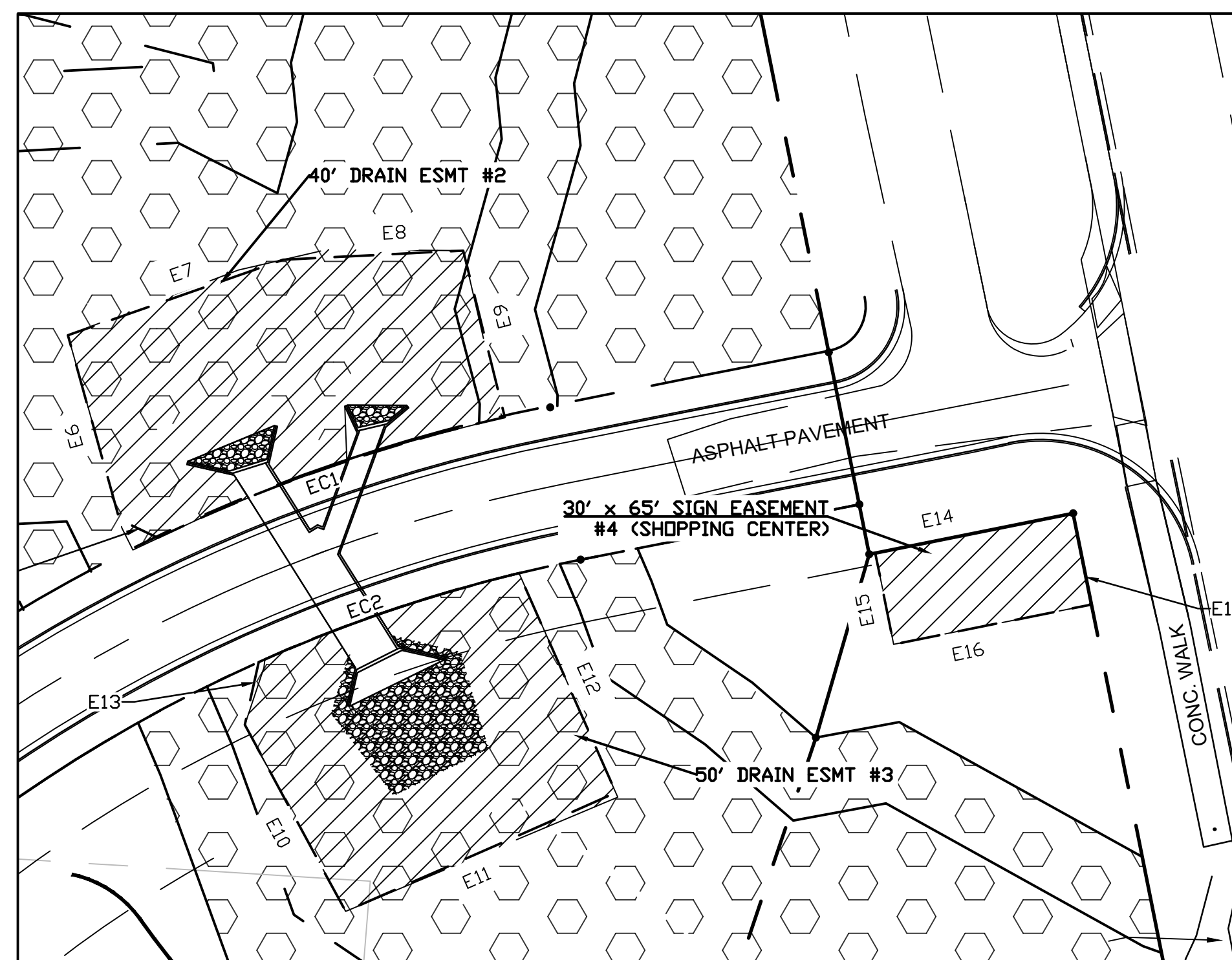
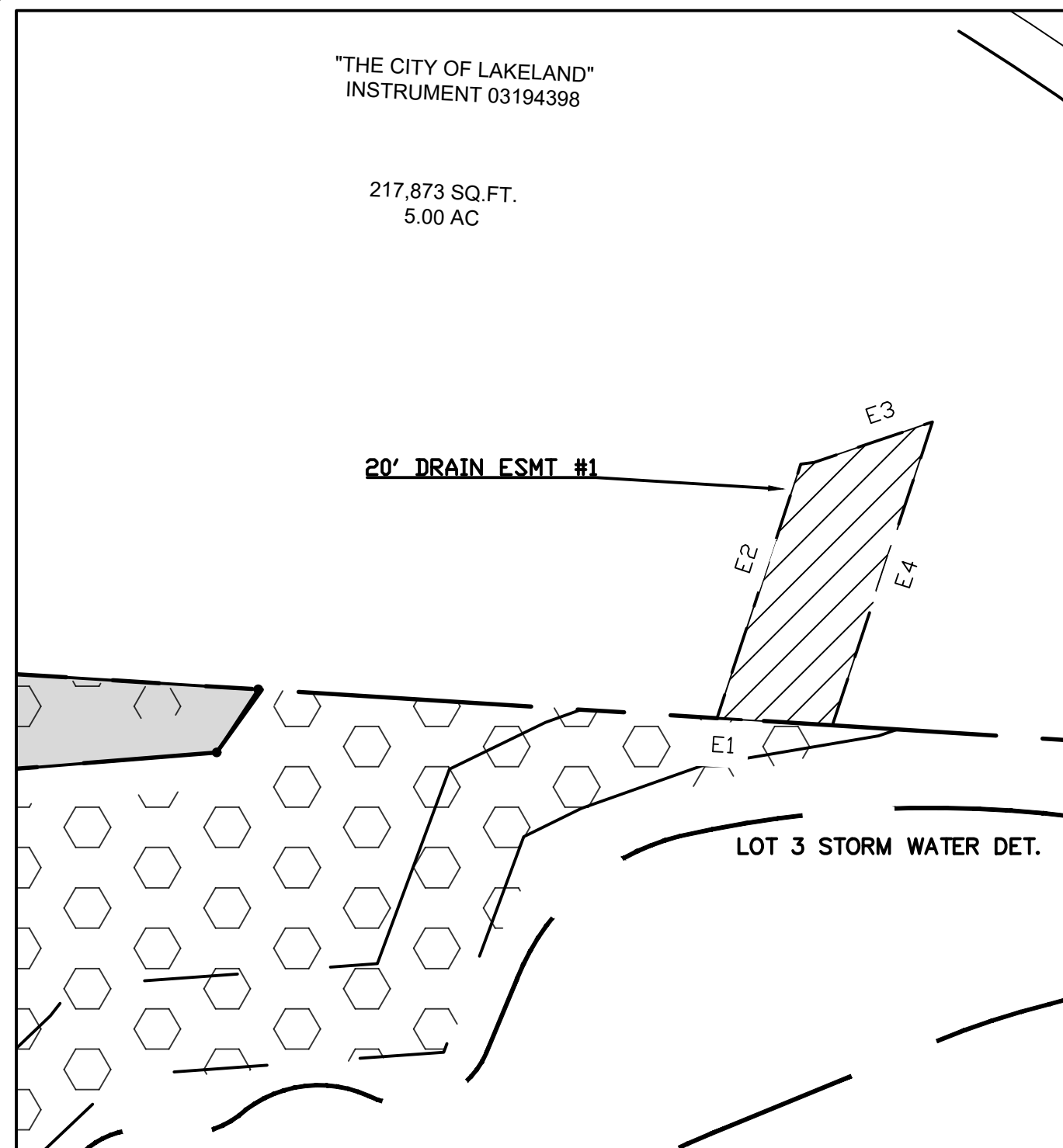
GRAPHIC SCALE



HATCH LEGEND

	DRAINAGE EASEMENT
	STREAMSIDE MANAGEMENT BUFFER (AREA NOT TO BE DISTURBED. 451,988 S.F. (10.38 ac))
	30 FT. PR. SEWER EASEMENT

*NOTE: LOTS BOUNDARY LINE AND CURVE TABLES SHOWN ON SHEET 3

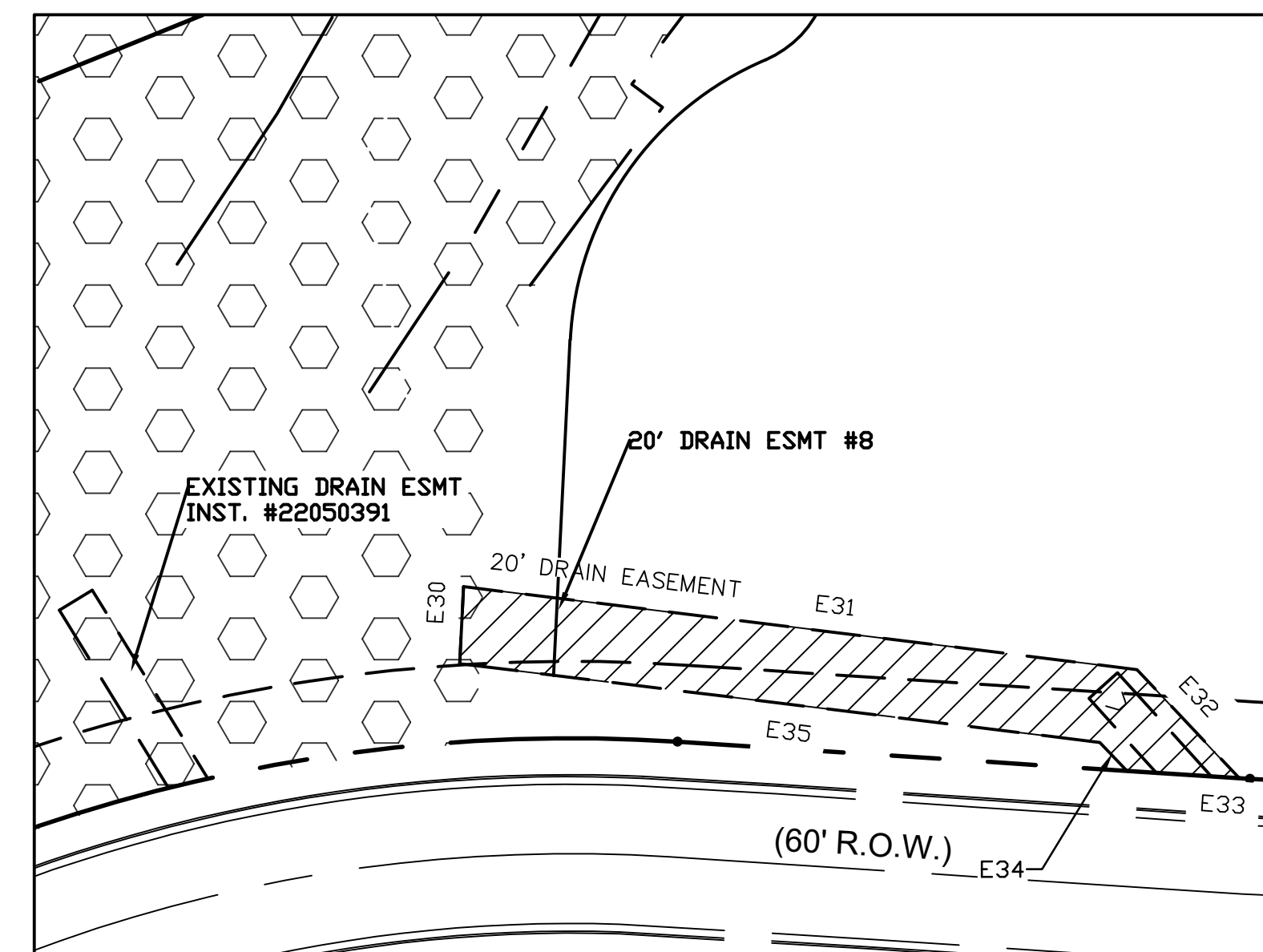
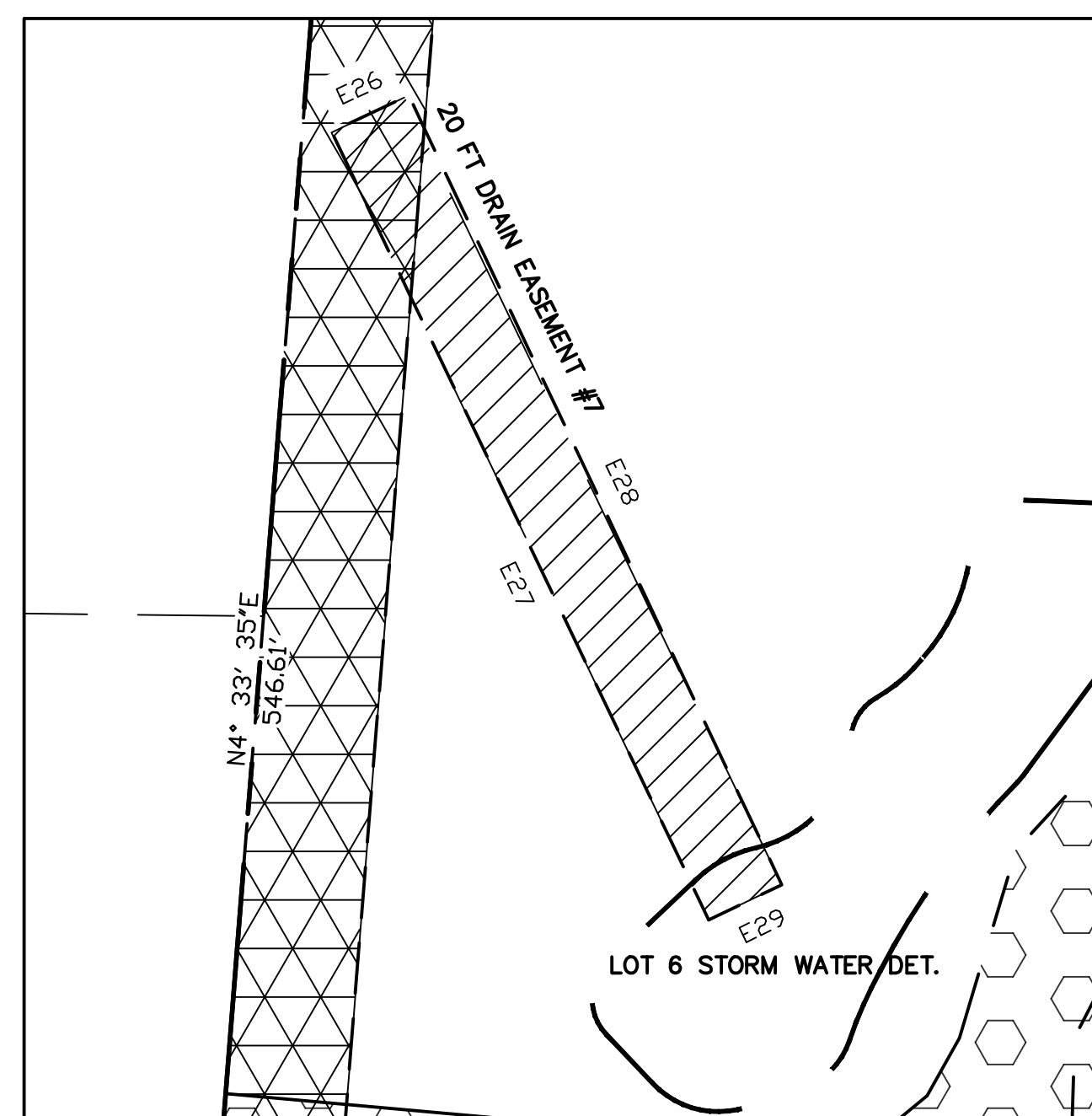
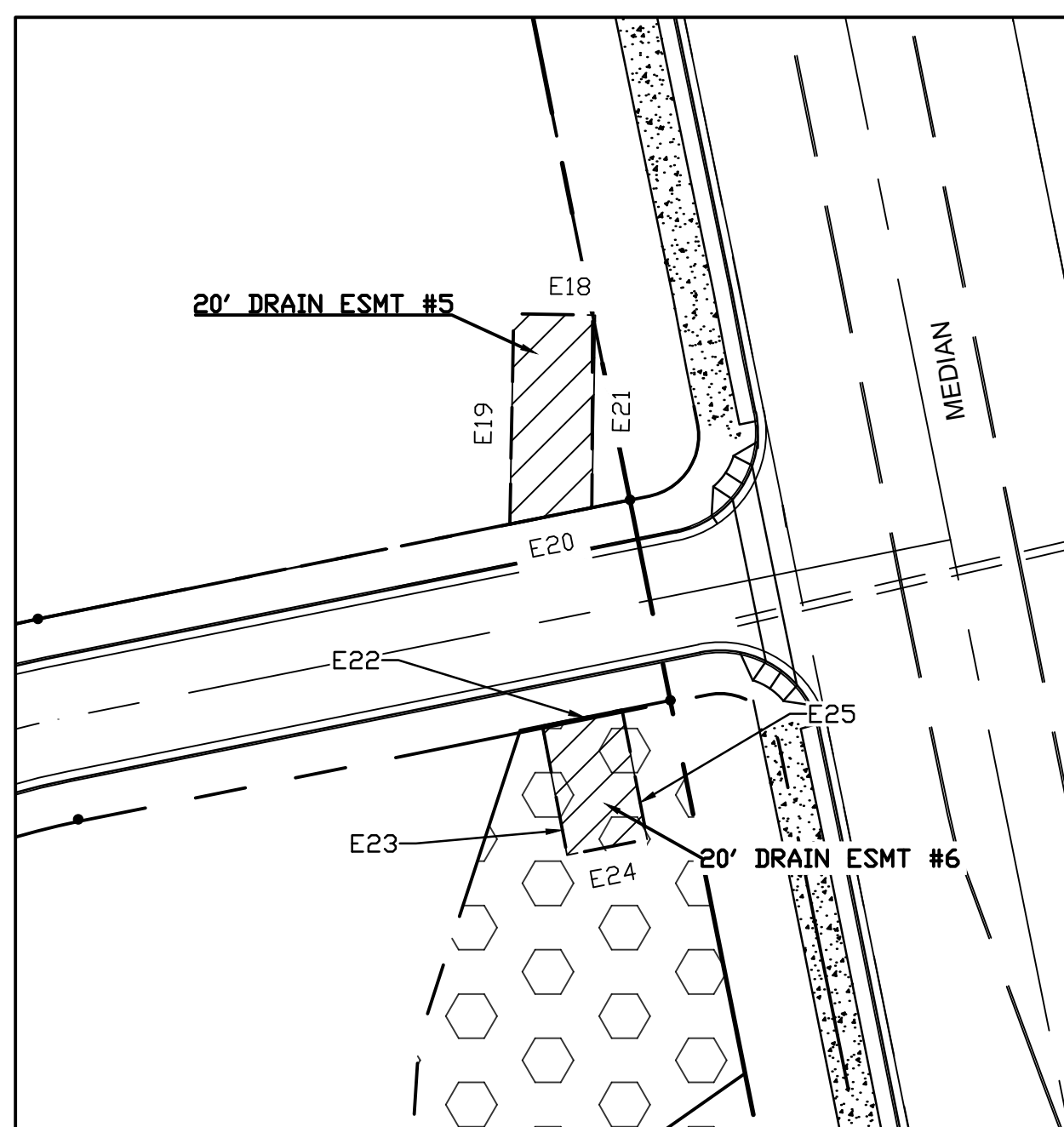


VICINITY MAP
N.T.S.

HATCH LEGEND

	DRAINAGE EASEMENT
	STREAMSIDE MANAGEMENT BUFFER (AREA NOT TO BE DISTURBED. 451,988 S.F. (10.38 ac))
	30 FT. PR. SEWER EASEMENT

*NOTE: EASEMENT LINE AND CURVE TABLES SHOWN ON SHEET 3



PRELIMINARY PLAT CANADA ROAD SUBDIVISION

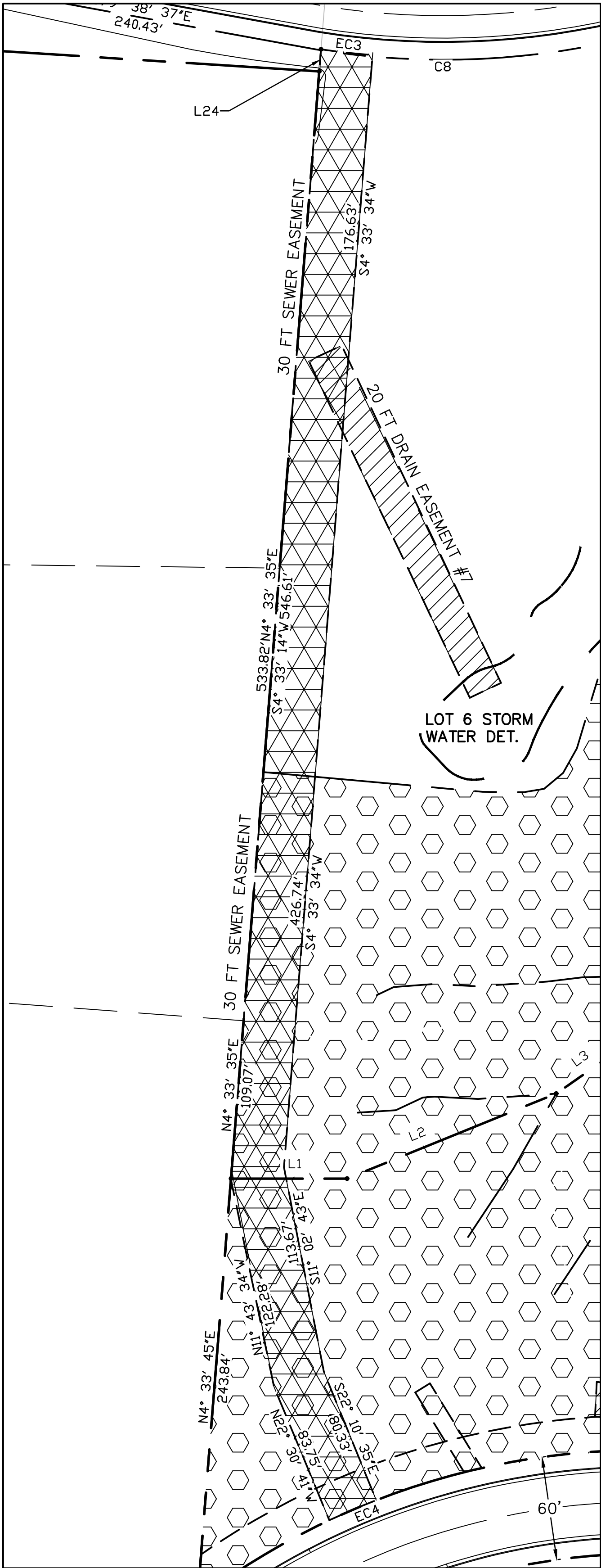
LAKELAND, TENNESSEE
DIST. 01- BLOCK 50- PARCEL 479
TOTAL AREA: 1,398,276 SF, (32.10 ACRES)
TOTAL LOTS: 7, EX. ZONING: C-2
DATE: MAY, 2025 SCALE: 1"= 40'
DEVELOPER: CANADA ROAD, L.L.C.
ADDRESS: 8480 E. Orchard Road, Ste. 3,000
Greenwood Village, CO. 80111



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



CANADA ROAD SUBDIVISION LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	67.10'	N90°00'00"E
L2	130.71'	N67°53'04"E
L3	72.42'	N54°48'13"E
L4	50.82'	N54°48'13"E
L5	85.90'	N22°46'34"E
L6	41.55'	N87°52'29"W
L7	33.77'	N45°06'37"W
L8	65.90'	N15°42'54"E
L9	134.79'	N36°00'38"E
L10	88.80'	N34°50'04"E
L11	89.05'	N14°55'40"E
L12	34.68'	N46°27'57"E
L13	126.33'	N11°22'02"W
L14	115.94'	S78°37'58"W
L15	117.81'	S78°37'58"W
L16	120.84'	N49°33'31"E
L17	65.70'	N24°03'03"E
L18	94.69'	N18°33'34"E
L19	61.52'	N16°14'21"E
L20	65.00'	N78°37'58"E

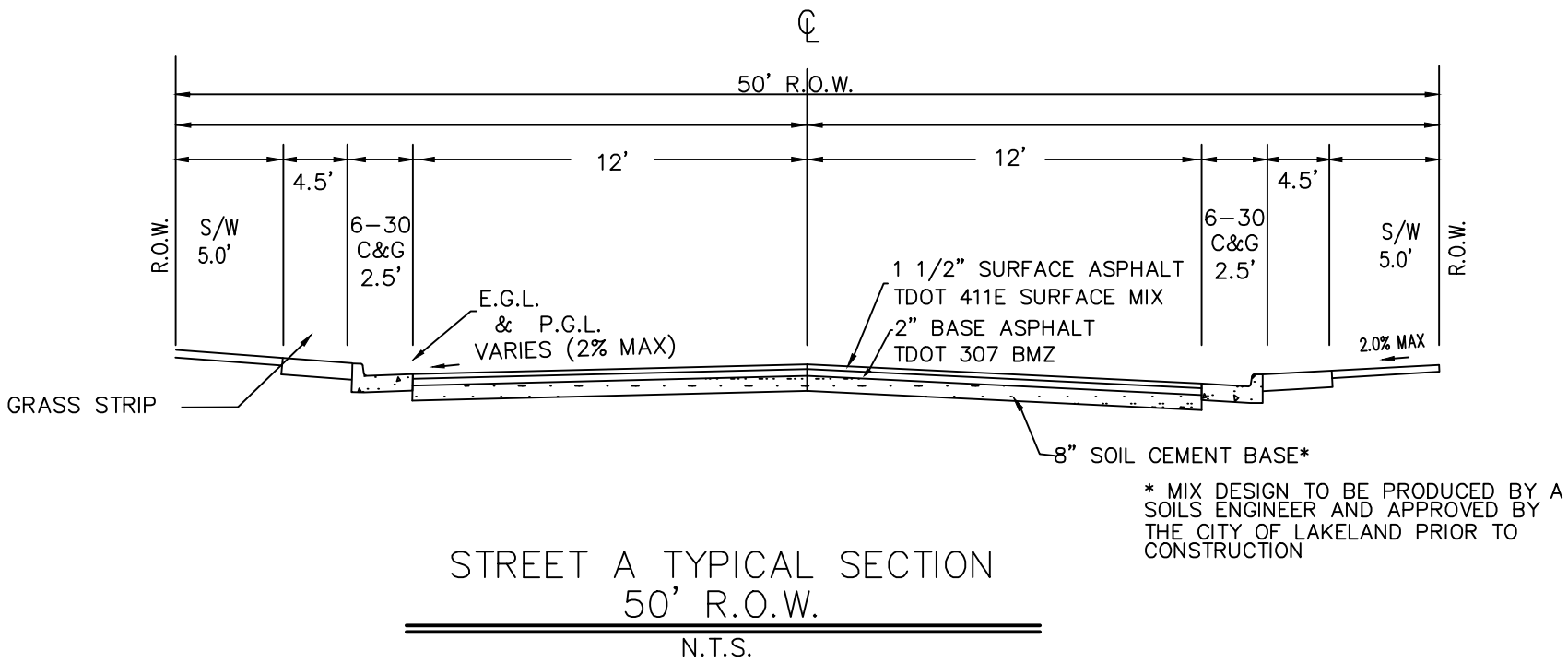
CANADA ROAD SUBDIVISION ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
E1	31.01'	S86°24'41"E
E2	71.11'	S18°15'40"W
E3	33.56'	S71°02'33"W
E4	85.19'	N18°15'40"E
E5	13.62'	S64°46'19"E
E6	61.73'	S15°39'24"E
E7	73.41'	S70°39'34"W
E8	58.14'	S87°04'21"W
E9	55.33'	N14°03'25"W
E10	68.34'	S28°20'54"E
E11	95.06'	N66°16'40"E
E12	77.29'	N23°47'33"W
E13	20.66'	S12°24'27"W
E14	65.00'	S78°37'58"W
E15	30.00'	S11°22'02"E
E16	65.00'	N78°37'58"E
E17	30.00'	N11°22'02"W
E18	19.34'	S88°56'36"E
E19	51.51'	N1°03'24"E
E20	20.48'	S78°37'58"W

CANADA ROAD SUBDIVISION LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	16.36'	N11°22'02"W
L22	91.54'	S78°47'05"W
L23	91.45'	S78°47'04"W
L24	12.80'	S4°33'14"W
L25	20.29'	S33°19'19"W
L26	70.45'	S85°21'31"W
L27	31.56'	S37°42'52"W
L28	39.52'	S49°31'35"W
L29	37.76'	S78°14'52"W
L30	49.60'	S59°42'23"W
L31	102.15'	S50°46'33"W
L32	125.20'	S81°07'36"W
L33	29.46'	N85°54'01"E
L34	99.48'	S3°06'42"E
L35	15.81'	N1°52'49"E
L36	16.34'	S1°55'19"W
L37	142.76'	S86°24'41"E
L38	64.67'	N83°36'18"W
L39	48.10'	N86°41'52"W
L40	56.43'	S85°50'31"W

CANADA ROAD SUBDIVISION ESMT LINE TABLE		
LINE #	LENGTH	DIRECTION
E21	47.11'	S0°14'54"W
E22	19.82'	S78°37'58"W
E23	32.13'	S10°42'38"E
E24	20.00'	N78°57'41"E
E25	32.24'	N11°02'19"W
E26	28.61'	S75°24'09"W
E27	193.99'	S9°10'54"E
E28	196.70'	N8°35'43"W
E29	26.47'	N80°49'06"E
E30	20.05'	N2°48'29"E
E31	176.34'	S82°58'40"E
E32	38.81'	S43°16'52"E
E33	29.25'	N86°17'43"W
E34	10.22'	N43°38'44"W
E35	167.62'	N82°58'40"W

CANADA ROAD SUBDIVISION LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C7	21.03'	280.38'	4°17'51"	21.02'	S75°11'20"W
C8	212.81'	486.05'	25°05'11"	211.11'	S85°34'59"W
C9	26.79'	244.42'	6°16'46"	26.77'	S75°13'18"W
C10	191.39'	405.05'	27°04'24"	189.62'	S85°43'16"W
C11	10.53'	11.32'	53°17'59"	10.16'	N52°58'47"W
C12	22.12'	52.35'	24°12'45"	21.96'	S38°26'11"E
C13	11.70'	12.15'	55°10'12"	11.26'	S22°57'27"E
C14	492.91'	473.97'	59°35'06"	470.99'	S30°58'47"W
C15	305.27'	533.77'	32°46'04"	301.12'	S62°24'02"W
C16	388.69'	517.33'	43°02'55"	379.61'	S24°29'32"W
C17	41.47'	63.37'	37°29'40"	40.74'	S21°42'55"W
C18	137.24'	48.96'	160°36'23"	96.52'	S39°50'27"E
C19	45.57'	66.30'	39°22'59"	44.68'	N84°02'24"E
C20	37.81'	48.10'	45°02'19"	36.85'	N18°51'40"W
C21	96.84'	41.17'	134°46'26"	76.01'	N25°12'12"E
C22	96.84'	41.17'	134°46'26"	76.01'	S20°01'21"E
C23	38.12'	49.98'	43°41'57"	37.20'	S25°23'30"W

CANADA ROAD MIXED USE ESMT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
EC1	305.27'	533.77'	32°46'04"	301.12'	S62°24'02"W
EC2	88.74'	484.96'	10°29'05"	88.62'	S71°08'24"W
EC3	15.01'	486.83'	1°45'59"	15.01'	S84°32'04"E
EC4	29.52'	430.00'	3°56'01"	29.51'	S66°51'00"W



* MIX DESIGN TO BE PRODUCED BY A
SOILS ENGINEER AND APPROVED BY
THE CITY OF LAKELAND PRIOR TO
CONSTRUCTION

CERTIFICATE OF ENGINEER
State of Tennessee
County of Shelby

I _____, 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 _____, a Professional Engineer, hereunto set out hand and affix my seal this _____day of _____20____.

Tennessee Registration No. _____

Professional Engineer



CERTIFICATE OF SURVEYOR
State of Tennessee
County of Shelby

I, _____ hereby certify that this plat was prepared from notes taken during an actual survey made by me during the month of _____, 20____, and that this Plat or Site Plan correctly represents said survey. All bearings are referenced to the 1983 Tennessee State Plane Coordinate System; all new property corners are marked in accordance with Lakeland Subdivision Standards; the precision of the unadjusted survey is 1:10,000 or greater and all special flood hazard areas are properly located as per the latest Flood Insurance Rate Map. All dimensions are expressed in feet and decimals. All bearings, distances, and field information are true and correct to the best of my knowledge.

In witness whereof, I the said _____, a Land Surveyor, hereunto set out hand and affix my seal this ____day of _____20____.

Tennessee Registration No. _____

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL –
SUBDIVISION

I, _____ do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Preliminary / Final Plat (whichever is applicable). 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 CITY ENGINEER

Construction Plans are Inspected and Approved by the City Engineer
This _____day of _____20____.

City Engineer

CERTIFICATE OF MORTGAGEE AND DEDICATION

The undersigned mortgagee, _____, hereby certify that they are the mortgagee 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: _____

Signature of Mortgagee

Include Notary Seal and Signature

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 Renaissance Group Center, subdivisiion, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I hereunto set out hand and affix my seal this_____ day of _____, 20____.

Notary Public

My Commission expires: _____

CERTIFICATE OF OWNER(S) AND DEDICATION

The undersigned owner, Lakeland Commons, 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: _____

Signature of Owner(s)

Include Notary Seal and Signature

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 Renaissance Group Center, subdivisiion, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I hereunto set out hand and affix my seal this_____ day of _____, 20____.

Notary Public

My Commission expires: _____

THE AREAS DENOTED AS "RESERVED FOR STORM WATER DETENTION" MAY NOT BE ALTERED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE CITY OF LAKELAND DEPARTMENT OF ENGINEERING. THE STORM WATER DETENTION SYSTEM LOCATED IN THIS AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLANS ON FILE IN THE CITY OF LAKELAND DEPARTMENT OF ENGINEERING. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH; MOWING; OUTLET CLEANING; AND REPAIR OF DRAINAGE STRUCTURES.

PRIOR TO APPROVAL OF THE FINAL PLAT, AN AS-BUILT SURVEY OF THE DETENTION POND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR. THE DEVELOPER'S ENGINEER SHALL SUBMIT THE AS-BUILT SURVEY WITH CALCULATIONS OF THE INCREMENTAL STORAGE AREA AND VOLUME AT MINIMUM 1' ELEVATION INCREMENTS, ALONG WITH A COMPARISON TO DESIGN INFORMATION PROVIDED IN THE DRAINAGE REPORT. THE ENGINEER SHALL SUBMIT A LETTER AND SUPPORTING MATERIALS TO THE CITY ENGINEER, DOCUMENTING THE AS-BUILT FUNCTIONALITY OF THE DETENTION POND.

PRELIMINARY PLAT
CANADA ROAD
MIXED USE DEVELOPMENT
AREA A & B

LAKELAND, TENNESSEE

DIST. 01– BLOCK 50– PARCEL 479

TOTAL AREA: 1,398,276 SF, (32.10 ACRES)

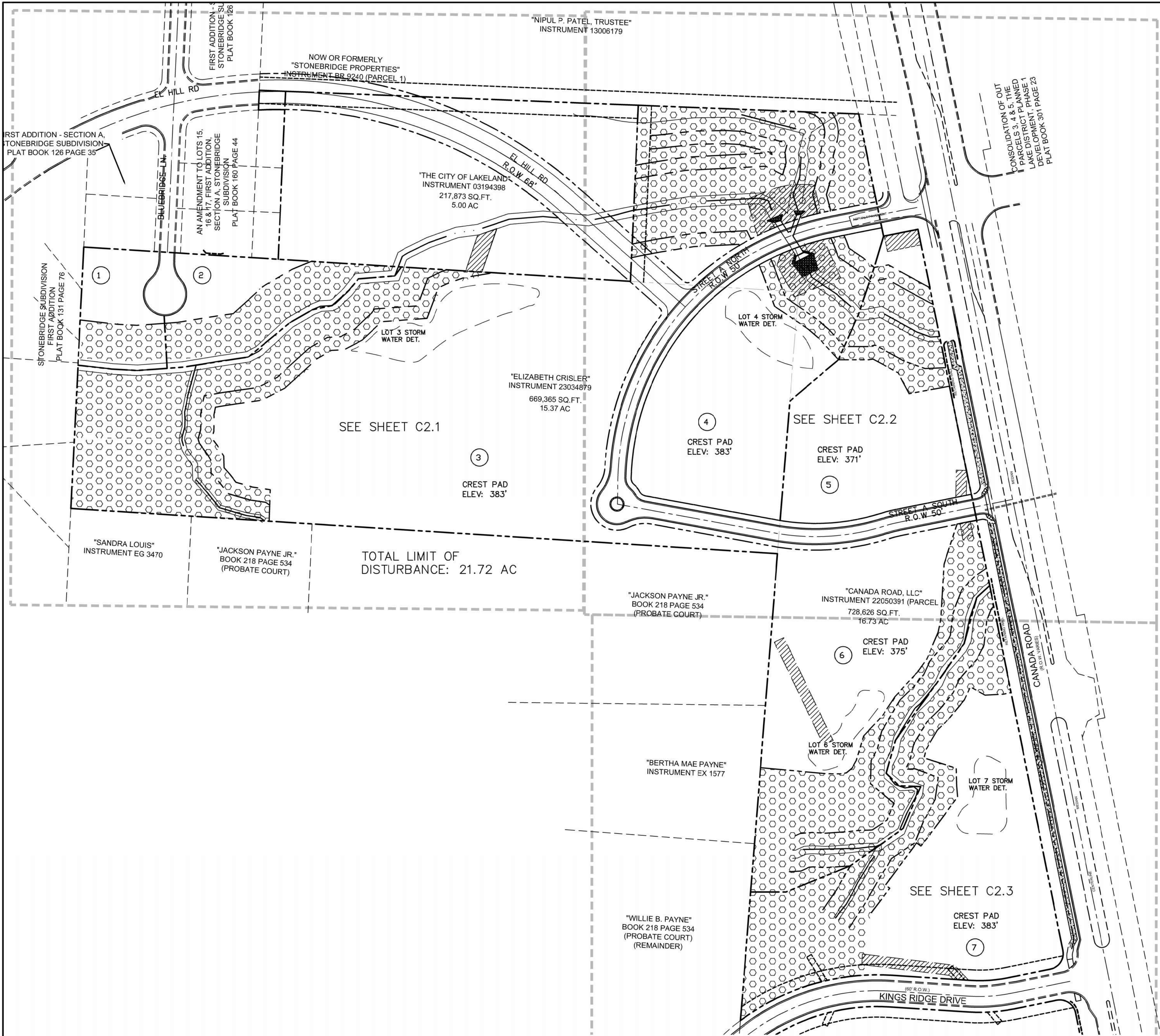
TOTAL LOTS: 7, EX. ZONING: C–2

DEVELOPER: CANADA ROAD, L.L.C.

ADDRESS: 8480 E. Orchard Road, Ste. 3,000
Greenwood Village, CO. 80111



Renaissance
Group



LEGEND	
PROPOSED MINOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EX. EDGE OF PAVEMENT	---
PROPERTY LINE	---
RIDGE LINE	---
STREAM FLOW LINE	---
STREAM BUFFER	---
CROSS-SECTION	---
RETAINING WALL	---
FLOW DIRECTION	→

HATCH LEGEND

	STREAMSIDE MANAGEMENT BUFFER (AREA NOT TO BE DISTURBED) 451,988 S.F. (10.38 ac)
	DRAINAGE EASEMENT

GENERAL NOTES

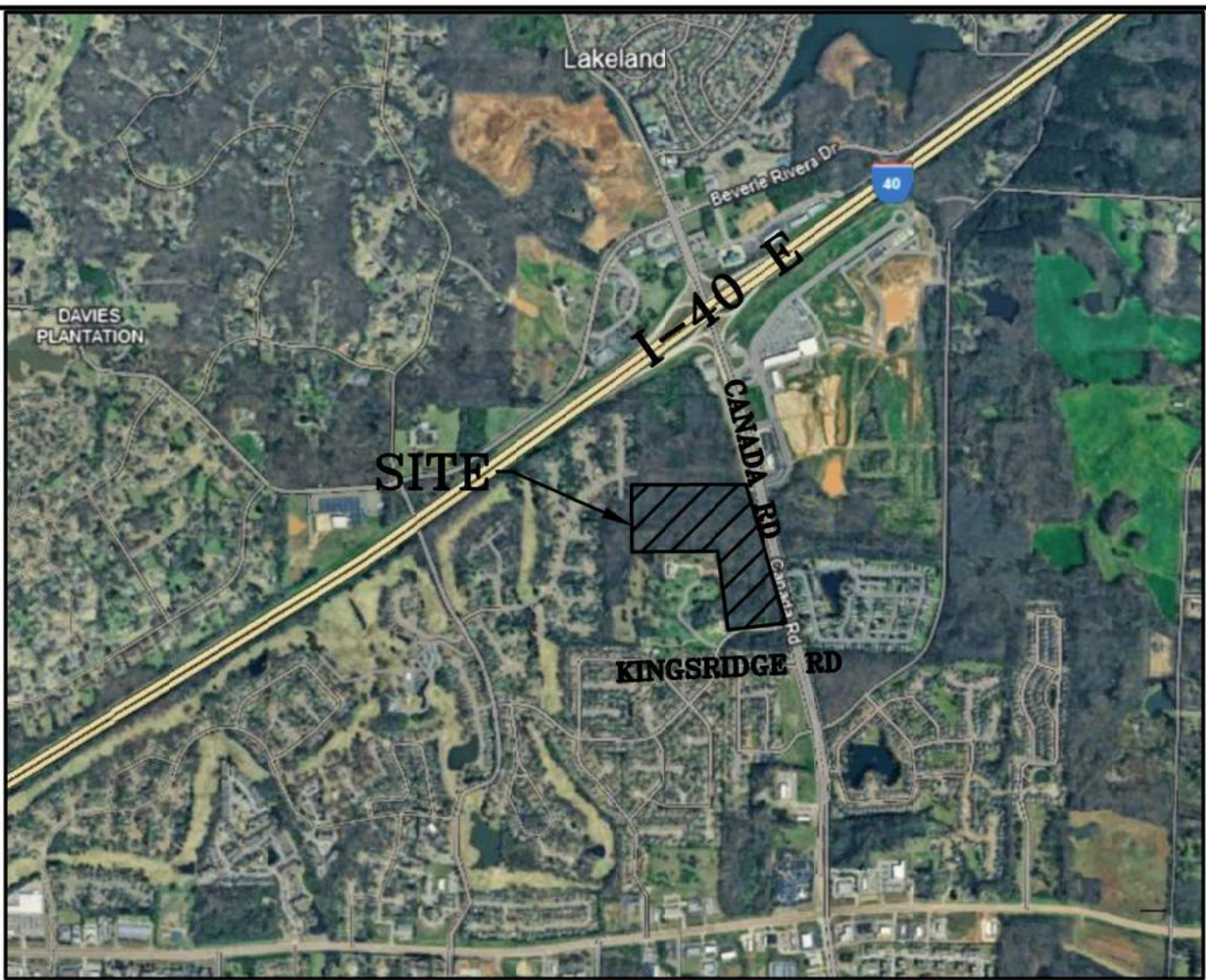
1. A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE.
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3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE 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 FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING ML&W, SOUTH CENTRAL BELL, TEXAS GAS COMPANY, AND/OR CITY OF MEMPHIS, PLEASE CALL 811.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF LAKELAND STANDARD CONSTRUCTION SPECIFICATIONS.
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8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
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Temporary Benchmark (T.B.M.): BENCH MARK - AN OPUS SOLUTION MADE ON-SITE (NAVD88). DRAIN INLET LOCATED ON THE WEST CORNER OF CANADA RD AND LAKE DISTRICT DR W. ELEVATION: 365.02

FEMA:
THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 0330G. MAP DATED FEBRUARY 6, 2013. flood elevation: 261.00

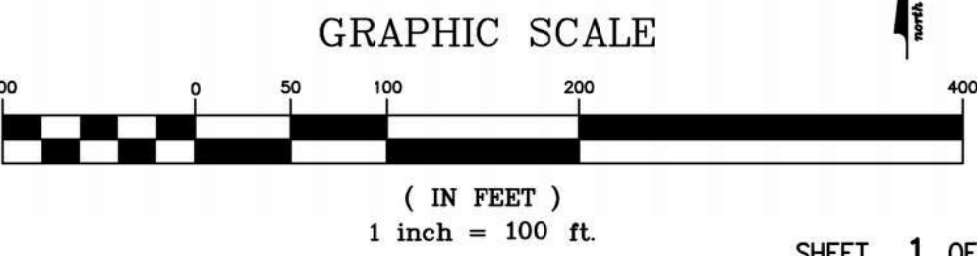


VICINITY MAP

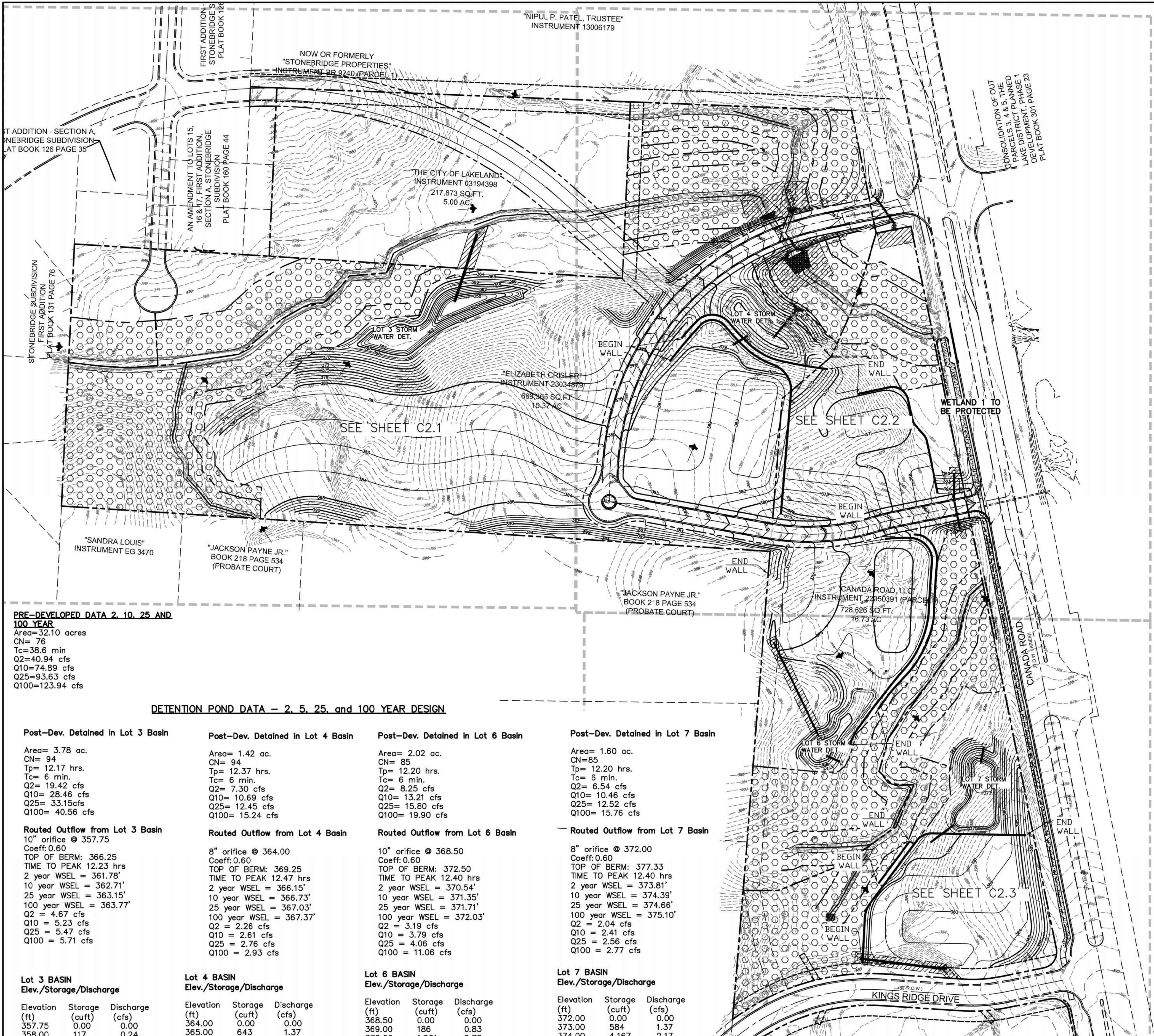
REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



CANADA ROAD MIXED USE
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.



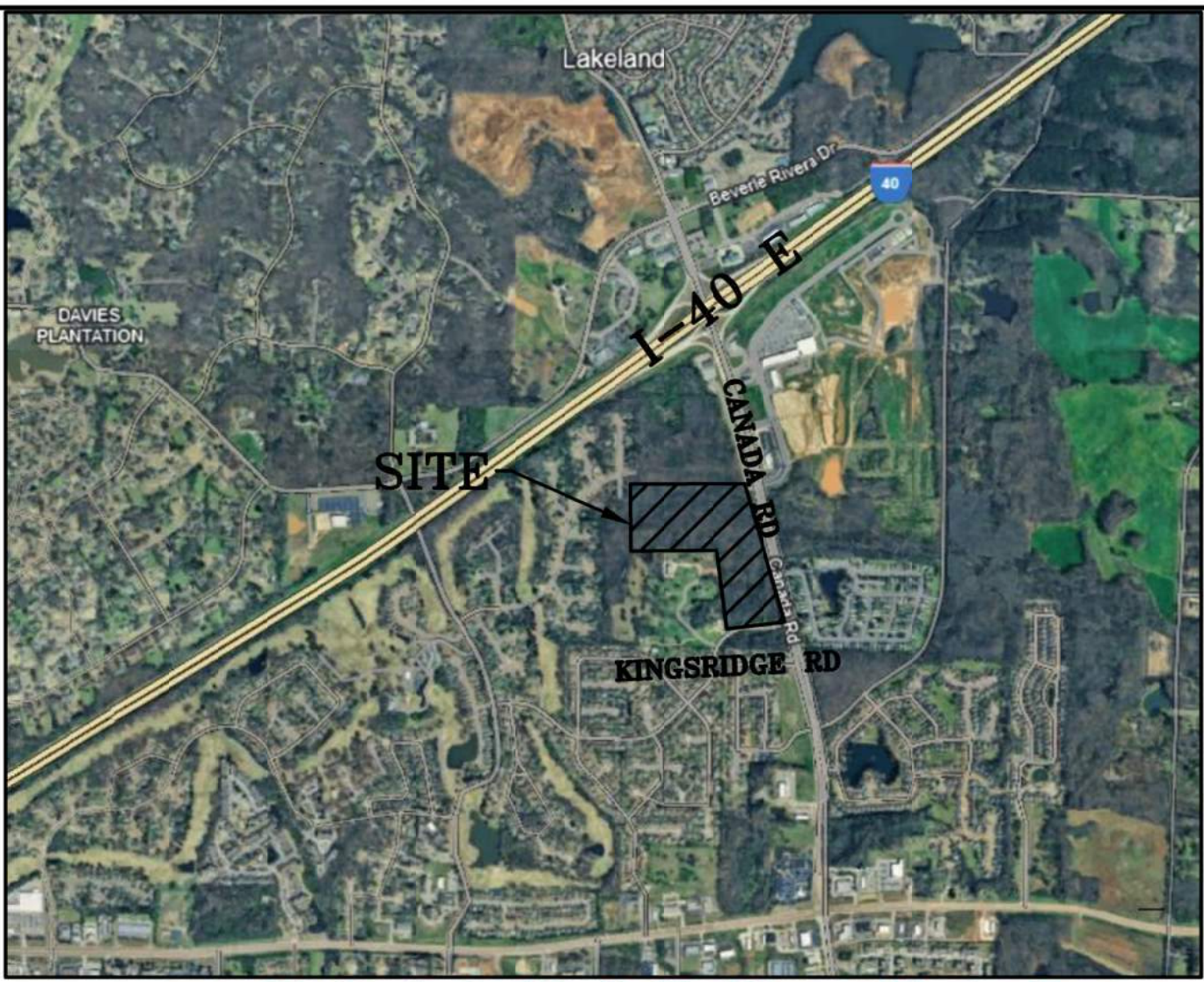
DIVISION OF ENGINEERING
MASTER GRADING PLAN PARCEL LAYOUT
LOCATION: NORTH OF KINGSRIDGE DR, WEST OF CANADA RD, 1,862 L.F. SOUTH OF I-40E
LAKELAND, TENNESSEE 38002
SURVEY: _____ DATE: _____ BOOK: _____
DESIGN: KB DATE: 1/25/20 DATE: 1/25/20 SCALE: 1"=50'
REVIEWED _____
DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____



LEGEND	
PROPOSED MINOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
EXISTING MAJOR CONTOUR	
EX. EDGE OF PAVEMENT	
PROPERTY LINE	
RIDGE LINE	
STREAM FLOW LINE	
STREAM BUFFER	
CROSS-SECTION	
RETAINING WALL	
FLOW DIRECTION	

HATCH LEGEND

	STREAMSIDE MANAGEMENT BUFFER (AREA NOT TO BE DISTURBED. 451,988 S.F. (10.38 ac))
	DRAINAGE EASEMENT



VICINITY MAP

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DETENTION POND DATA - 2, 5, 25, and 100 YEAR DESIGN

Post-Dev. Detained in Lot 3 Basin

Area= 3.78 ac.
CN= 94
Tp= 12.17 hrs.
Tc= 6 min.
Q2= 19.42 cfs
Q10= 28.46 cfs
Q25= 33.15 cfs
Q100= 40.56 cfs

Routed Outflow from Lot 3 Basin

10" orifice @ 357.75
Coeff: 0.60
TOP OF BERM: 366.25
TIME TO PEAK 12.23 hrs
2 year WSEL = 361.78'
10 year WSEL = 362.71'
25 year WSEL = 363.15'
100 year WSEL = 363.77'
Q2 = 4.67 cfs
Q10 = 5.23 cfs
Q25 = 5.47 cfs
Q100 = 5.71 cfs

Post-Dev. Detained in Lot 4 Basin

Area= 1.42 ac.
CN= 85
Tp= 12.37 hrs.
Tc= 6 min.
Q2= 7.30 cfs
Q10= 10.69 cfs
Q25= 12.45 cfs
Q100= 15.24 cfs

Routed Outflow from Lot 4 Basin

8" orifice @ 364.00
Coeff: 0.60
TOP OF BERM: 369.25
TIME TO PEAK 12.47 hrs
2 year WSEL = 366.15'
10 year WSEL = 366.73'
25 year WSEL = 367.03'
100 year WSEL = 367.37'
Q2 = 2.26 cfs
Q10 = 2.61 cfs
Q25 = 2.76 cfs
Q100 = 2.93 cfs

Post-Dev. Detained in Lot 6 Basin

Area= 2.02 ac.
CN= 85
Tp= 12.20 hrs.
Tc= 6 min.
Q2= 8.25 cfs
Q10= 13.21 cfs
Q25= 15.80 cfs
Q100= 19.90 cfs

Routed Outflow from Lot 6 Basin

10" orifice @ 368.50
Coeff: 0.60
TOP OF BERM: 372.50
TIME TO PEAK 12.40 hrs
2 year WSEL = 370.54'
10 year WSEL = 371.35'
25 year WSEL = 371.71'
100 year WSEL = 372.03'
Q2 = 3.19 cfs
Q10 = 3.79 cfs
Q25 = 4.06 cfs
Q100 = 11.06 cfs

Post-Dev. Detained in Lot 7 Basin

Area= 1.60 ac.
CN= 85
Tp= 12.20 hrs.
Tc= 6 min.
Q2= 6.54 cfs
Q10= 10.46 cfs
Q25= 12.52 cfs
Q100= 15.76 cfs

Routed Outflow from Lot 7 Basin

8" orifice @ 372.00
Coeff: 0.60
TOP OF BERM: 377.33
TIME TO PEAK 12.40 hrs
2 year WSEL = 373.81'
10 year WSEL = 374.39'
25 year WSEL = 374.66'
100 year WSEL = 375.10'
Q2 = 2.04 cfs
Q10 = 2.41 cfs
Q25 = 2.56 cfs
Q100 = 2.77 cfs

Lot 3 BASIN Elev./Storage/Discharge

Elevation (ft)	Storage (cuft)	Discharge (cfs)
357.75	0.00	0.00
358.00	117	0.24
359.00	1,903	2.34
360.00	4,562	3.36
361.00	8,232	4.15
362.00	14,396	4.81
363.00	23,723	5.39
364.00	35,100	5.84
365.00	48,625	6.34
366.00	65,268	21.18
366.25	70,107	21.61

Lot 4 BASIN Elev./Storage/Discharge

Elevation (ft)	Storage (cuft)	Discharge (cfs)
364.00	0.00	0.00
365.00	643	1.37
366.00	3,448	2.17
367.00	8,263	2.74
368.00	15,344	3.21
369.00	25,105	18.46
369.25	28,008	18.96

POST-DEVELOPED DATA 2, 10, 25, AND 100 YEAR

UN-DETAILED
Area = 23.28 ac
CN = 76
Tp = 12.03 hrs
Q2=29.69 cfs
Q10=54.31 cfs
Q25=67.90 cfs
Q100=89.89 cfs

Lot 6 BASIN Elev./Storage/Discharge

Elevation (ft)	Storage (cuft)	Discharge (cfs)
368.50	0.00	0.00
369.00	186	0.83
370.00	1,901	2.72
371.00	5,503	3.56
372.00	11,287	9.99
372.50	14,882	16.33

COMBINED POST DEV.

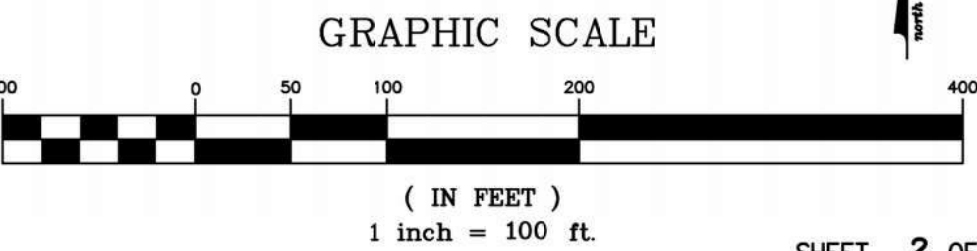
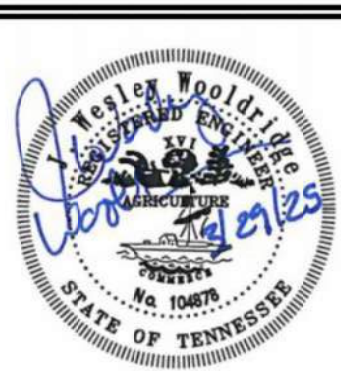
DETAILED plus UN-DETAILED
Post-Developed Detained & Un-detained Site Discharge
Area = 32.10 ac
Tp = 12.03 hrs
Q2=40.98 cfs
Q10=67.96 cfs
Q25=82.42 cfs
Q100=105.21 cfs

Lot 7 BASIN Elev./Storage/Discharge

Elevation (ft)	Storage (cuft)	Discharge (cfs)
372.00	0.00	0.00
373.00	584	1.37
374.00	4,167	2.17
375.00	10,499	2.73
376.00	17,921	3.16
377.00	26,489	18.37
377.33	29,646	19.09

CANADA ROAD MIXED USE

DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.



DIVISION OF ENGINEERING

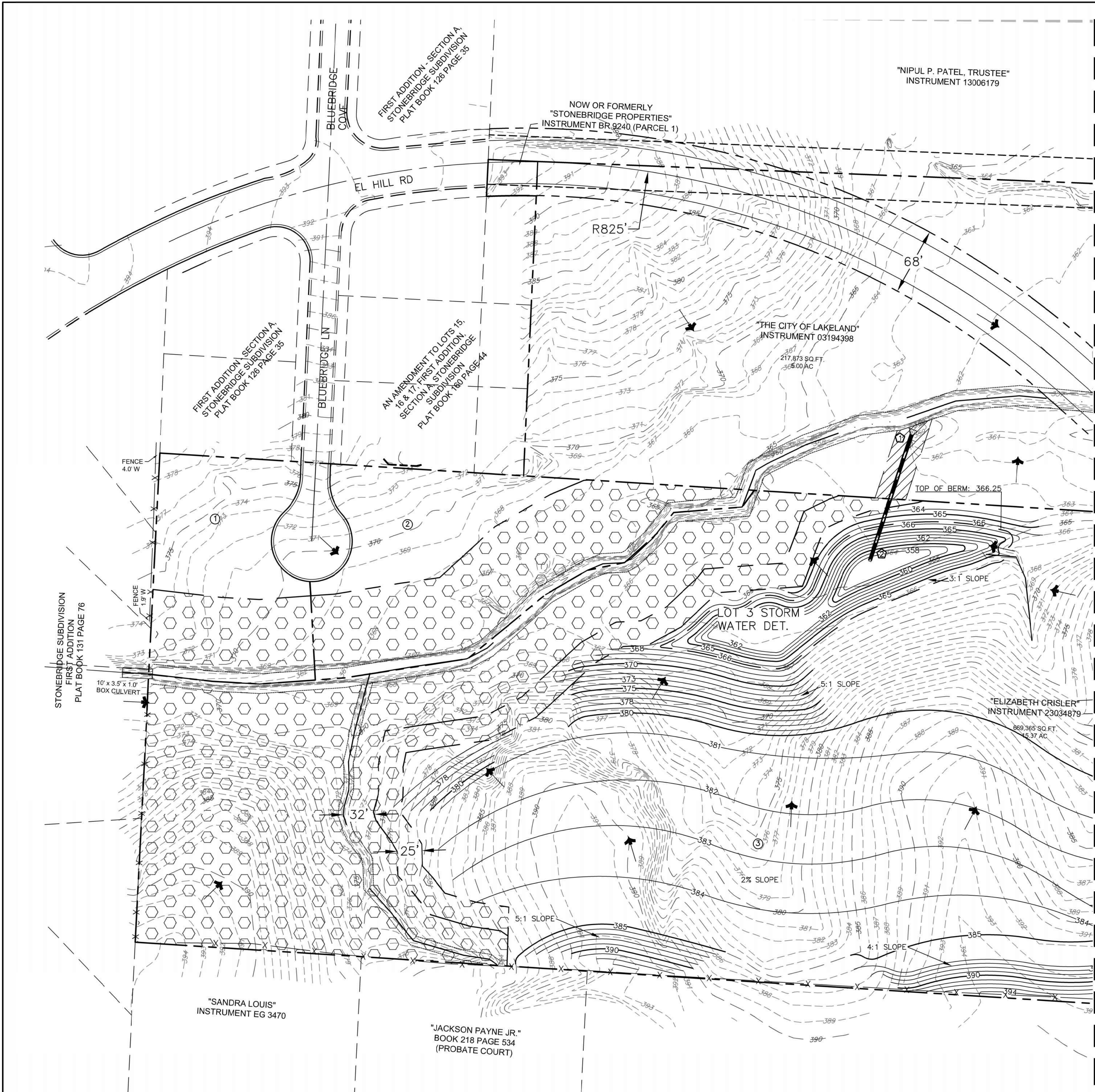
MASTER GRADING PLAN

LOCATION: NORTH OF KINGSRIDGE DR, WEST OF CANADA RD, 1,862 L.F. SOUTH OF I-40E
LAKELAND, TENNESSEE 38002

SURVEY: _____ DATE: _____ BOOK: _____

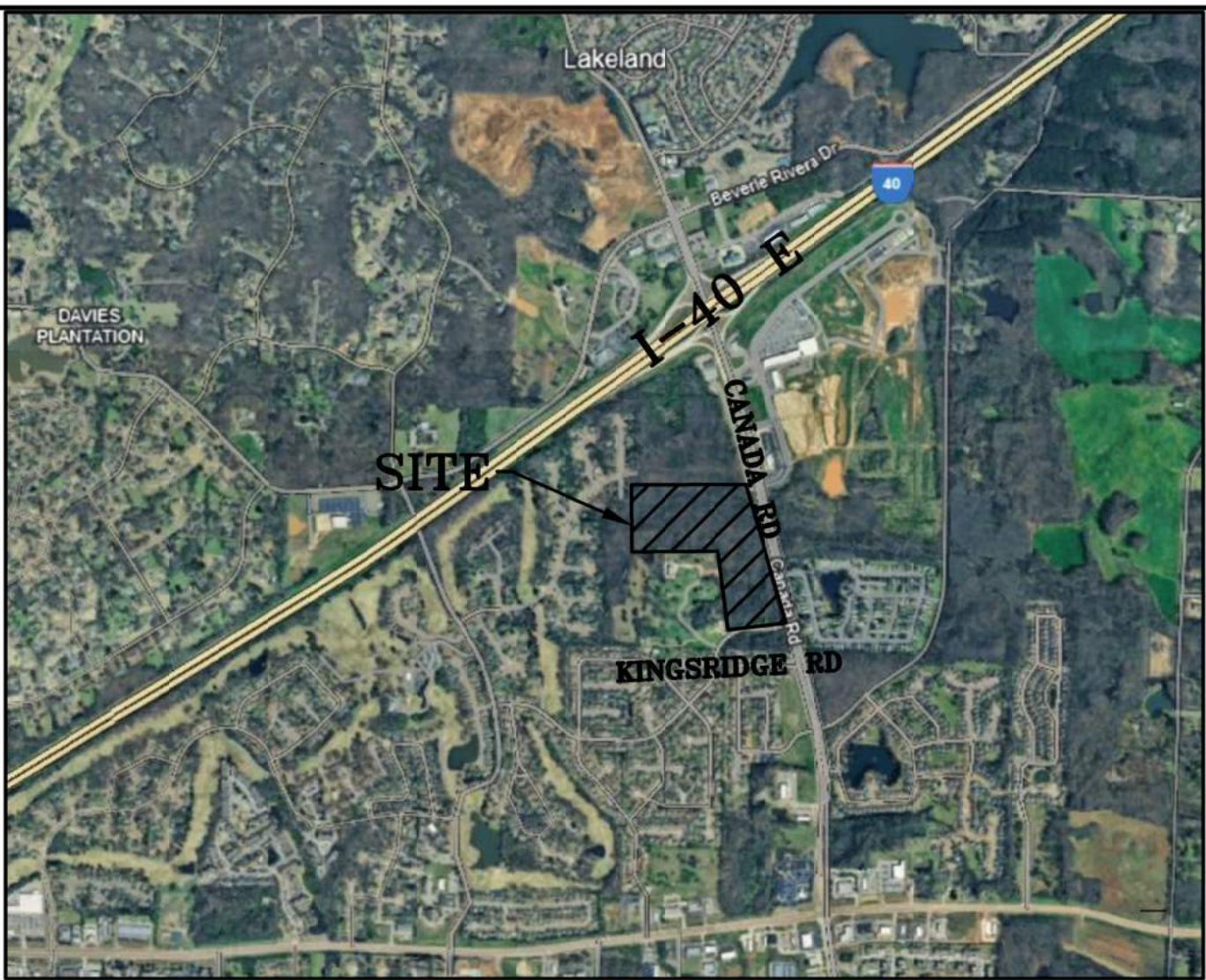
DESIGNER: _____ DATE: 1/25/2013 CD: JWW DATE: 1/25 SCALE: 1"=50'

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____



LEGEND	
PROPOSED MINOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
EXISTING MAJOR CONTOUR	
EX. EDGE OF PAVEMENT	
PROPERTY LINE	
RIDGE LINE	
STREAM FLOW LINE	
STREAM BUFFER CROSS-SECTION	
RETAINING WALL	
FLOW DIRECTION	

HATCH LEGEND	
	STREAMSIDE MANAGEMENT BUFFER (AREA NOT TO BE DISTURBED, 451,988 S.F. (10.39 ac))
	DRAINAGE EASEMENT



- GENERAL NOTES
1. A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE.
 2. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
 3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE 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 FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING ML&W, SOUTH CENTRAL BELL, TEXAS GAS COMPANY, AND/OR CITY OF MEMPHIS, PLEASE CALL 811.
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 5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
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 8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
 9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.

Temporary Benchmark (T.B.M.): BENCH MARK - AN OPUS SOLUTION MADE ONSITE (NAVDS8). DRAIN INLET LOCATED ON THE WEST CORNER OF CANADA RD AND LAKE DISTRICT DR W. ELEVATION: 365.02

FEMA:
THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 0330G. MAP DATED FEBRUARY 6, 2013. flood elevation: 261.00

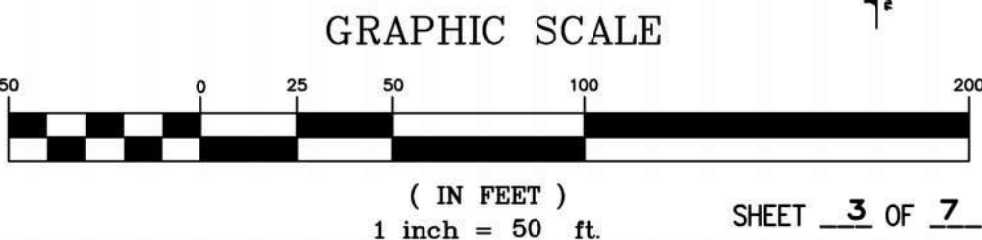
MATCH LINE SEE SHEET C2.3

CANADA RD MIXED USE - PIPE TABLE											
FROM	INV. ELEV	TO	INV. ELEV	PIPE DIA (IN)	MATERIAL	LEN (FT)	SLOPE (%)	D.A (AC)	DESIGN Q25(CFS)	CAPACITY QC (CFS)	VEL (FPS)
1	356.40	2	357.50	30	RCP	134	0.82	3.78	33.15	37.22	8.56

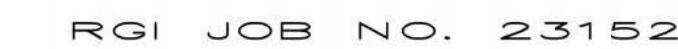
CANADA RD MIXED USE - STRUCTURE TABLE								
NO	TYPE	DA (AC)	Q25 (CFS)	TG/RIM ELEV	FL IN	FL IN	FL IN	FL OUT
1	30" TYPE D H/WALL	N/A	N/A	358.69				356.40
2	O.C.S	4.43	26.99	357.50				357.50

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

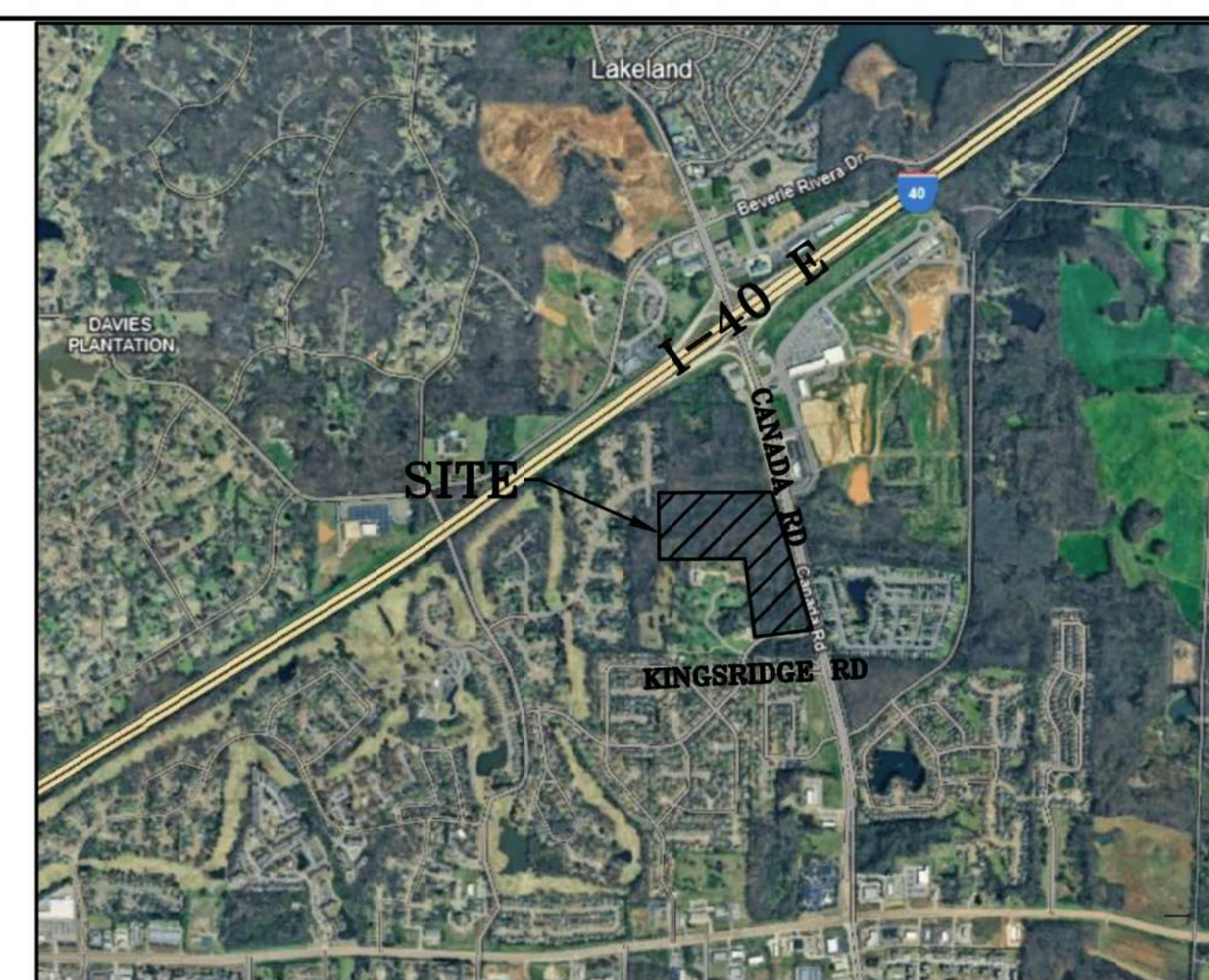
CANADA ROAD MIXED USE
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.



DIVISION OF ENGINEERING
GRADING PLAN
LOCATION: NORTH OF KINGSBRIDGE DR, WEST OF CANADA RD, 1,862 L.F. SOUTH OF I-40E
LAKELAND, TENNESSEE 38002
SURVEY: _____ DATE: _____ BOOK: _____
DESIGNER: _____ DATE: 1/25/2025 BY: JWW DATE: 1/25/2025 SCALE: 1"=50'
REVIEWED
DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____



HATCH LEGEND



GENERAL NOTES

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2. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SOODED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION OR DISTURBANCE ON THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING ML&GW, SOUTH CENTRAL BELL, TEXAS GAS COMPANY, AND/OR CITY OF MEMPHIS, PLEASE CALL 811.
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9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.

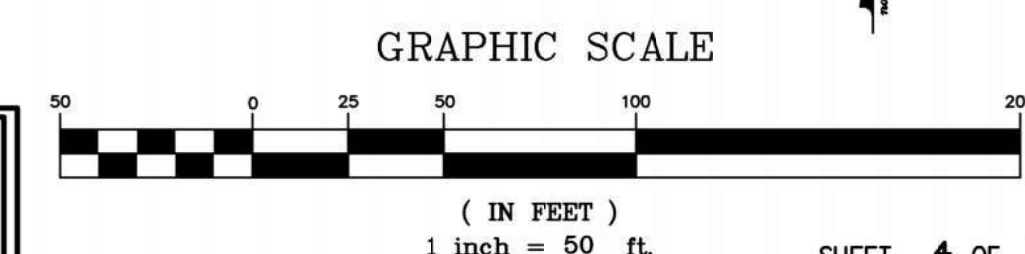
* EXISTING STRUCTURES

* EXISTING PIPELINE W/ Q10 DESIGN

Temporary Benchmark (T.B.M.): BENCH MARK - AN OPUS
SOLUTION MADE ONSITE (NAVD88). DRAIN INLET LOCATED
ON THE WEST CORNER OF CANADA RD AND LAKE
DISTRICT DR W. ELEVATION: 365.02

FEMA:
THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS
IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 03300
MAP DATED FEBRUARY 6, 2013. flood elevation: 261.00

CANADA ROAD MIXED USE
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.



DIVISION OF ENGINEERING

GRADING PLAN

LOCATION: NORTH OF KINGSRIDGE DR, WEST OF
CANADA RD, 1,862 L.F. SOUTH OF I-40E
LAKELAND, TENNESSEE 38002

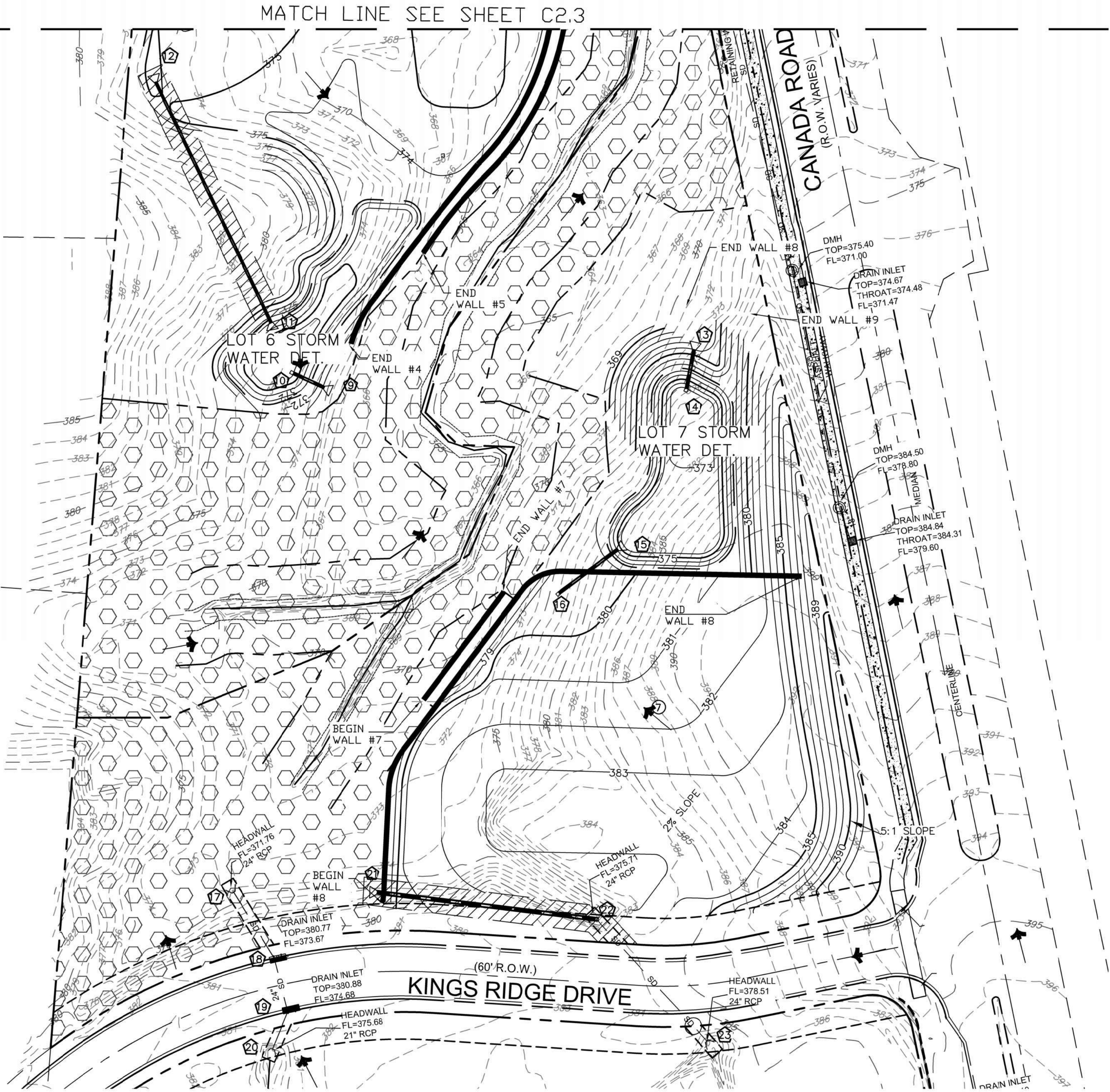
SURVEY: _____ DATE: _____ BOOK: _____

DESIGN: KB DATE: 1/25 CKD: JWW DATE: 1/25 SCALE: 1"=50'

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

Temporary Benchmark (T.B.M.):BENCH MARK – AN OPUS SOLUTION MADE ONSITE (NAVD88). DRAIN INLET LOCATED ON THE WEST CORNER OF CANADA RD AND LAKE DISTRICT DR W. ELEVATION: 365.02

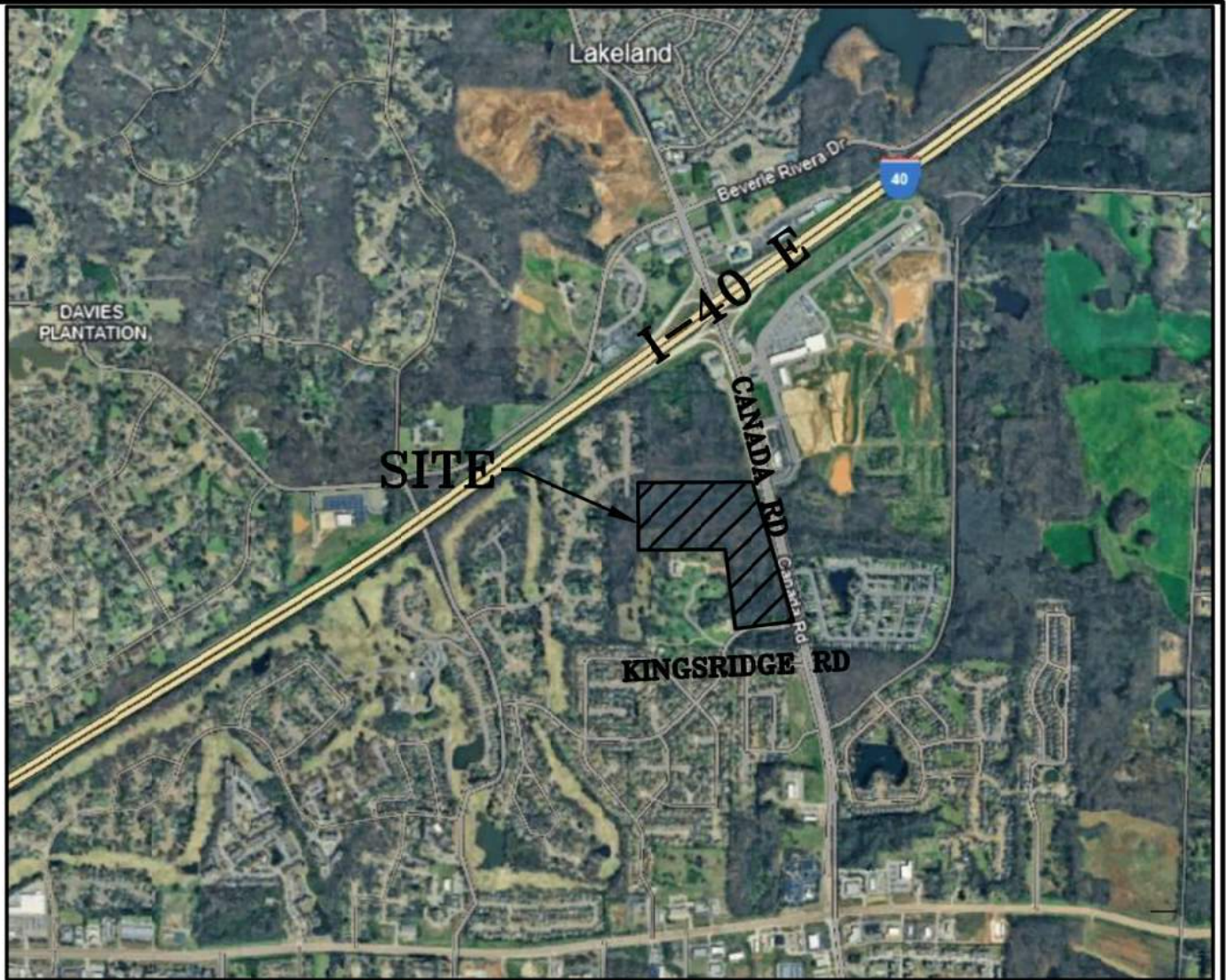
FEMA:
THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 0330G. MAP DATED FEBRUARY 6, 2013. flood elevation: 261.00



LEGEND	
PROPOSED MINOR CONTOUR	_____
EXISTING MINOR CONTOUR	_____
PROPOSED MAJOR CONTOUR	_____
EXISTING MAJOR CONTOUR	_____
EX. EDGE OF PAVEMENT	_____
PROPERTY LINE	_____
RIDGE LINE	_____
STREAM FLOW LINE	_____
STREAM BUFFER CROSS-SECTION	_____
RETAINING WALL	_____
FLOW DIRECTION	→

HATCH LEGEND

	STREAMSIDE MANAGEMENT BUFFER (AREA NOT TO BE DISTURBED. 451,988 S.F. (10.38 ac))
	DRAINAGE EASEMENT



VICINITY MAP

GENERAL NOTES

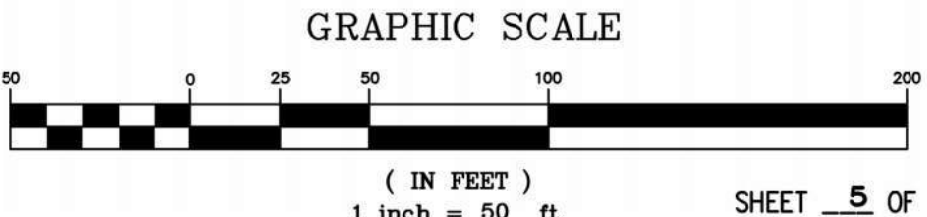
- A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE.
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CANADA RD MIXED USE - PIPE TABLE												
FROM	INV. ELEV	TO	INV. ELEV	PIPE DIA (IN)	MATERIAL	LEN (FT)	SLOPE (%)	D.A. (AC)	DESIGN Q25(CFS)	CAPACITY QC (CFS)	VEL (FPS)	VELOCITY FULL (FPS)
9	358.32	10	358.50	18	RCP	25	0.72	2.02	15.80	8.91	5.75	5.04
11	370.50	12	373.25	15	RCP	196	1.40	0.57	1.10	7.64	4.38	6.23
13	371.28	14	371.50	18	RCP	29	0.75	1.60	12.52	9.10	5.87	5.15
15	375.50	16	376.25	18	RCP	54	1.39	1.14	8.92	12.40	7.61	7.02
*17	371.76	*18	373.67	24	RCP	58	3.31	3.26	32.95	41.18	14.59	13.11
*18	373.67	*19	374.68	24	RCP	40	2.50	2.84	13.00	35.73	10.24	11.37
*19	374.68	*20	375.68	24	RCP	29	3.43	1.18	4.32	41.87	7.69	13.33
21	370.37	22	375.15	24	RCP	162	2.96	2.00	7.16	38.91	8.79	12.39
*22	375.71	*23	378.51	24	RCP	121	2.31	1.78	6.45	34.38	7.77	10.94
24	360.02	25	360.08	18	RCP	16	0.37	0.93	6.69	6.40	4.13	3.62
25	360.09	26	360.44	18	RCP	42	0.84	0.45	1.45	9.61	3.86	5.44
EX BOX CULVERT	352.06	29	354.10	18	RCP	57	3.60	0.76	5.51	19.93	9.25	11.28
* EXISTING PIPELINE W/ Q10 DESIGN												
*NOTE: THE EX. 3X3 RCBC COULD ONLY BE ACCESSED TO DETERMINE SIZE AT THE BEGINNING INLET END.												

CANADA RD MIXED USE - STRUCTURE TABLE								
NO	TYPE	DA (AC)	Q25 (CFS)	TG/RIM ELEV	FL IN	FL IN	FL IN	FL OUT
9	18" TYPE D H/WALL	N/A	N/A	368.49				368.32
10	O.C.S	2.02	15.80	368.50				368.5
11	15" TYPE D H/WALL	N/A	N/A	372.88				370.50
12	15" TYPE D H/WALL	0.57	1.1	375.02				373.25
13	18" TYPE D H/WALL	N/A	N/A	373.20				371.28
14	O.C.S	1.60	12.52	371.50				371.50
15	18" TYPE D H/WALL	N/A	N/A	377.89				375.50
16	4x4 INLET	1.14	8.92	378.75				376.25
*17	EXISTING H/WALL	N/A	N/A		371.76			371.76
*18	EXISTING TWIN INLET	0.42	19.95	380.77	373.67			371.76
*19	EXISTING TWIN INLET	1.66	8.68	380.88	374.68	375.68		373.67
*20	EXISTING H/WALL	1.18	4.32		375.68			375.68
21	24" TYPE D H/WALL	N/A	N/A	372.37				370.37
22	3x3 INLET	0.22	0.71	382.89	378.57			373.15
*23	EXISTING H/WALL	1.78	6.45		378.51			375.71
EXISTING STRUCTURES								

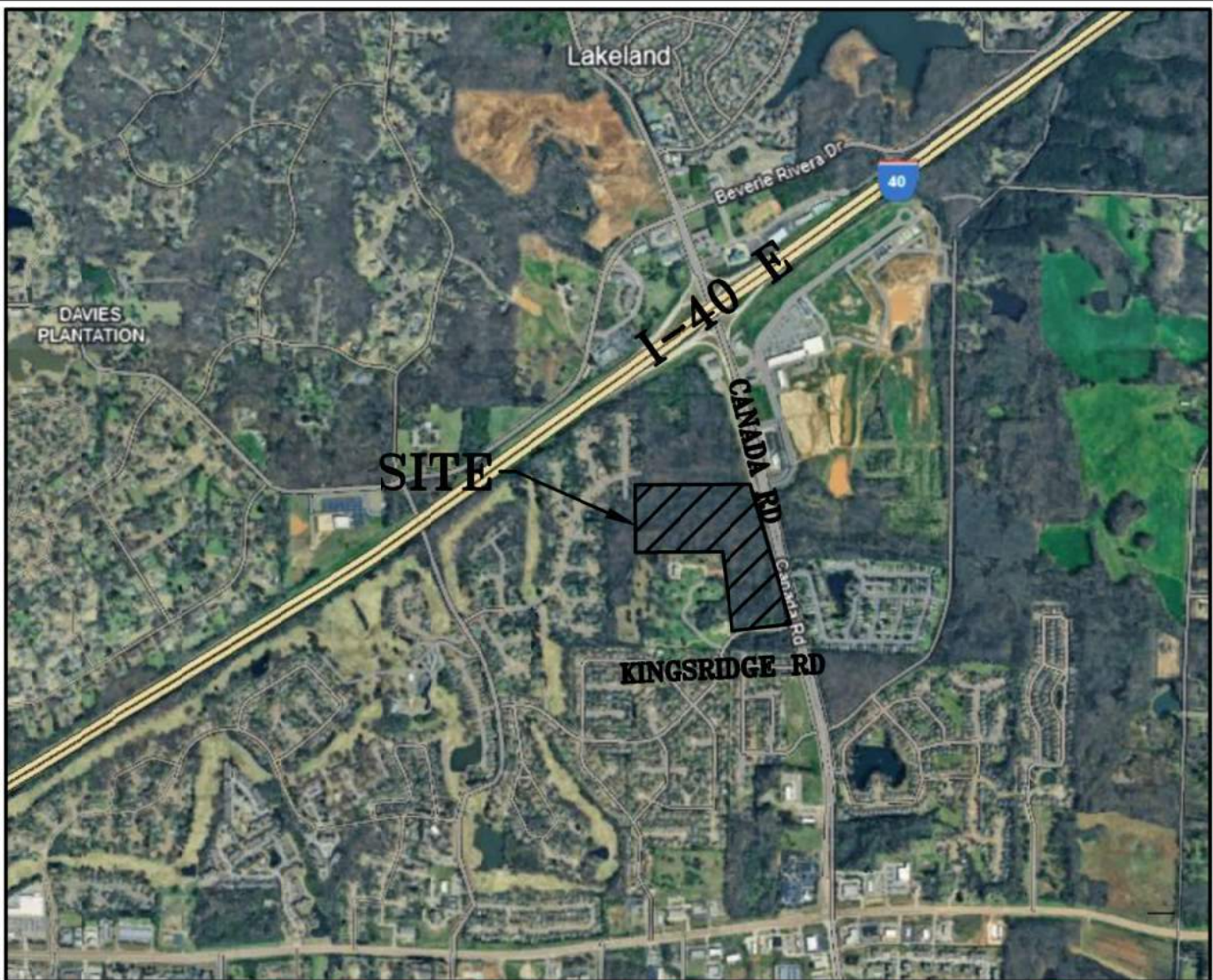
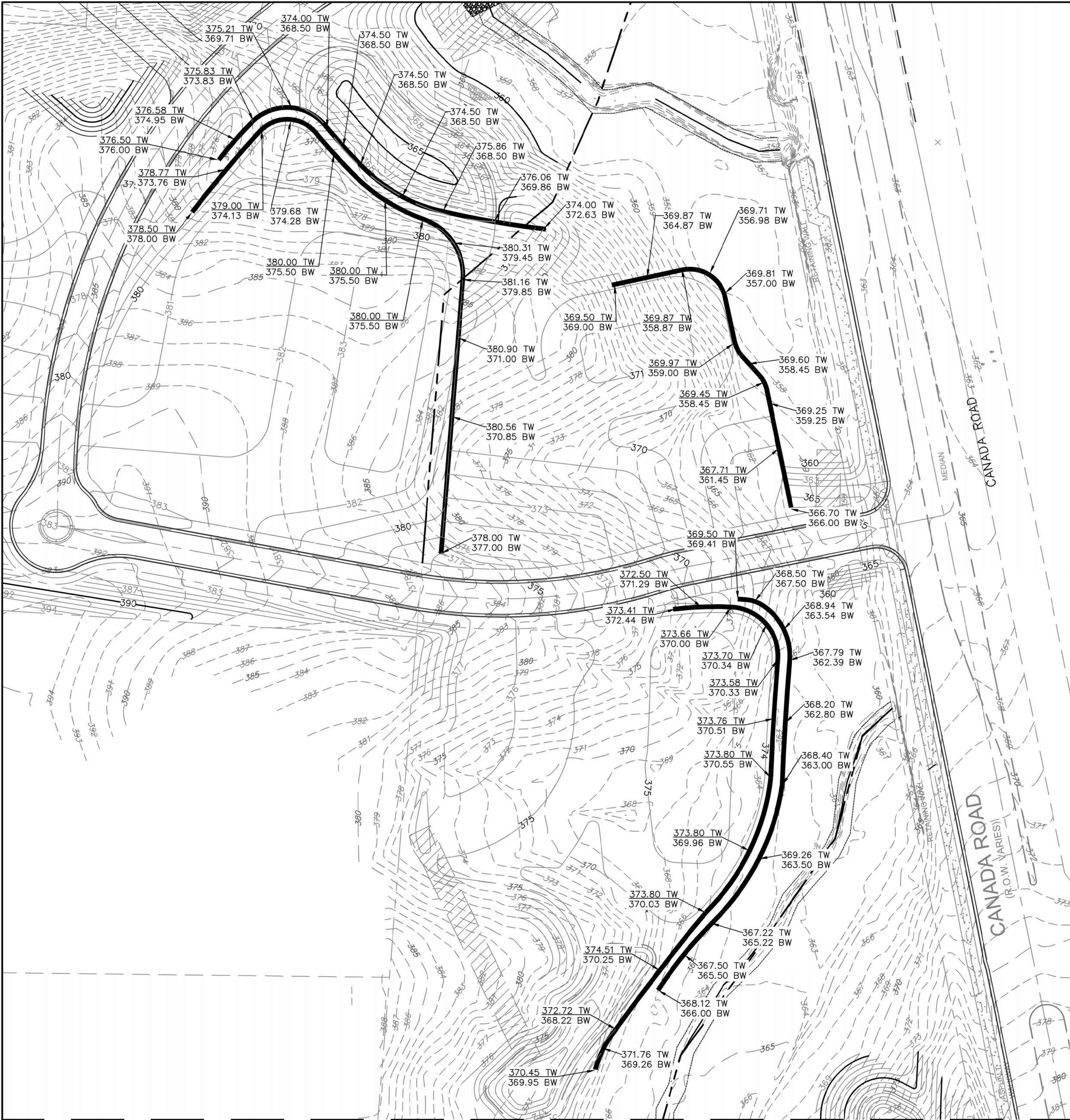
REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CANADA ROAD MIXED USE
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

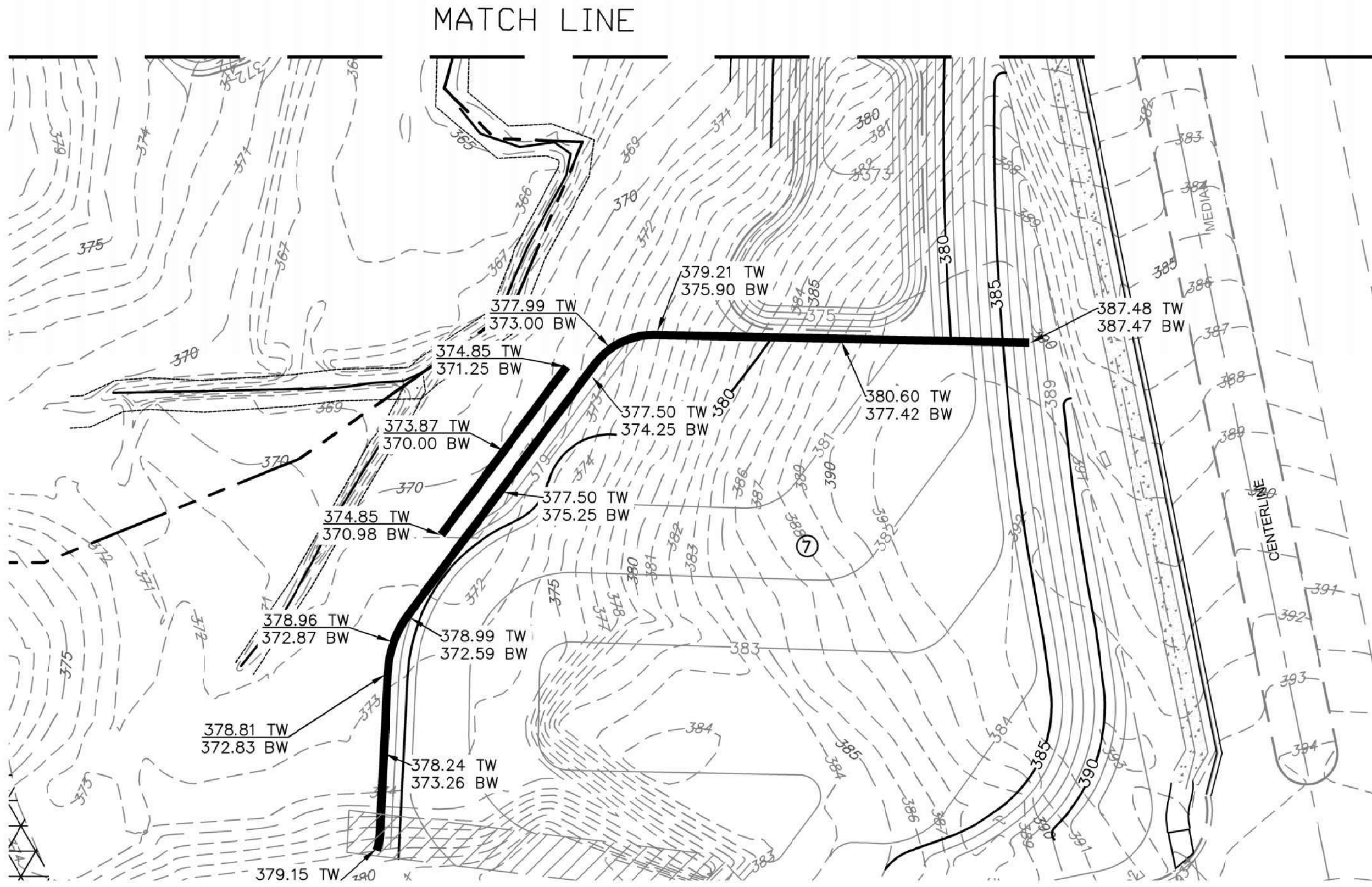


DIVISION OF ENGINEERING
PRELIMINARY GRADING PLAN
LOCATION: NORTH OF KINGSRIDGE DR, WEST OF CANADA RD, 1,862 L.F. SOUTH OF I-40E LAKELAND, TENNESSEE 38002

SURVEY: _____ DATE: _____ BOOK: _____
DESIGN: KB DATE: 1/25/2020 JWW DATE: 1/25/2020 SCALE: 1"=50'
REVIEWED: _____
DEPUTY CITY ENGINEER _____ DATE: _____ CITY ENGINEER _____ DATE: _____



VICINITY MAP



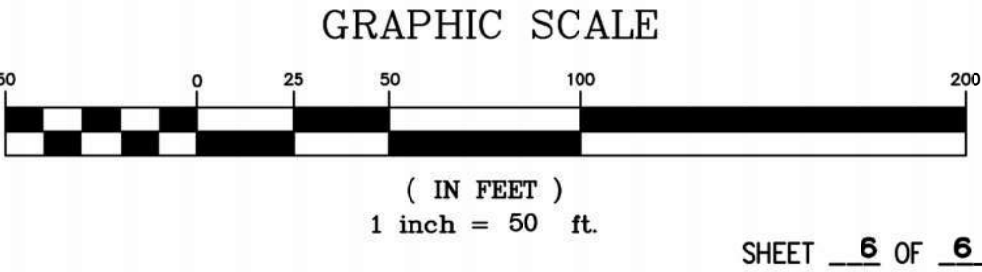
MATCH LINE

GENERAL NOTES

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REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CANADA ROAD MIXED USE
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.



DIVISION OF ENGINEERING

SPOT GRADING PLAN

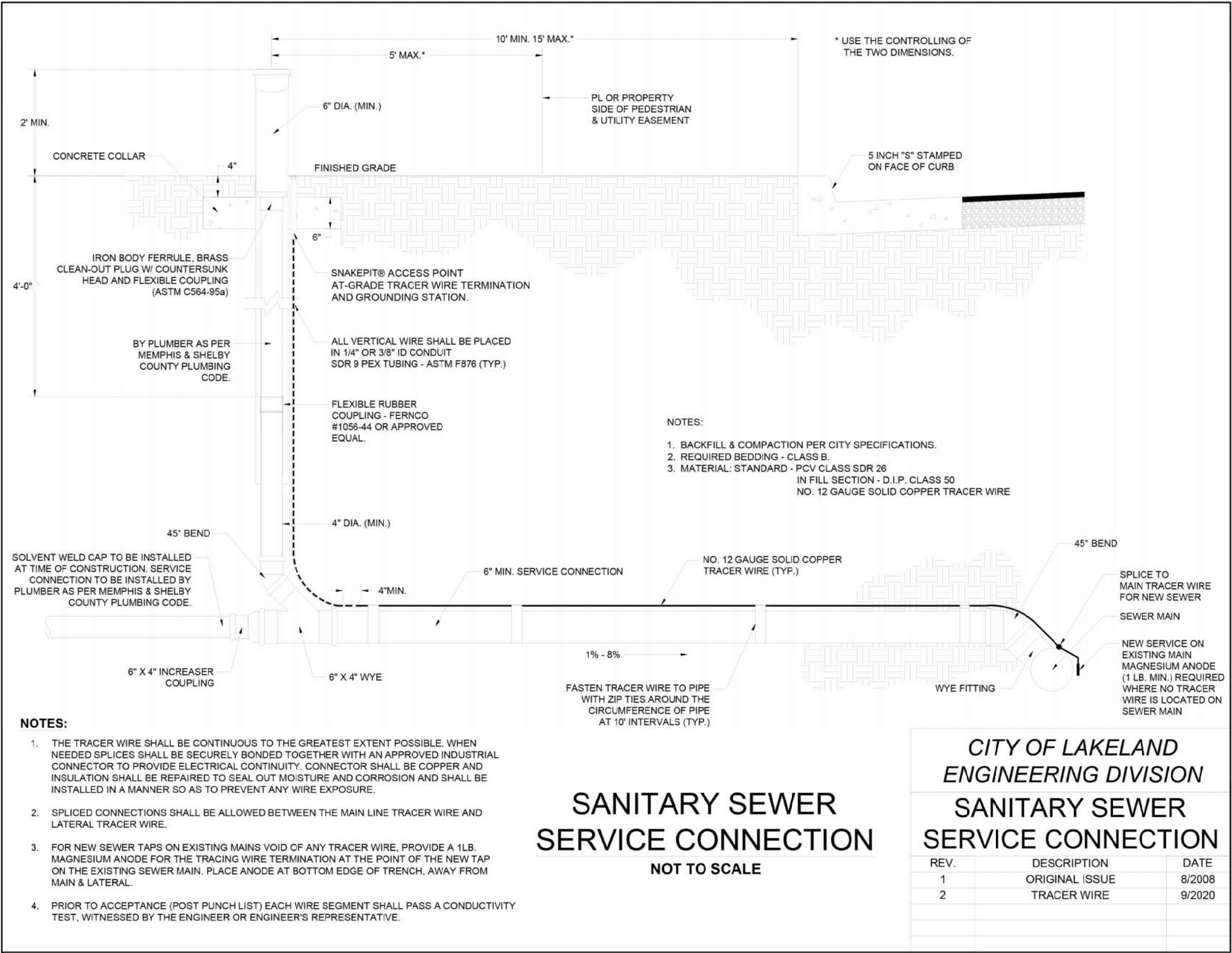
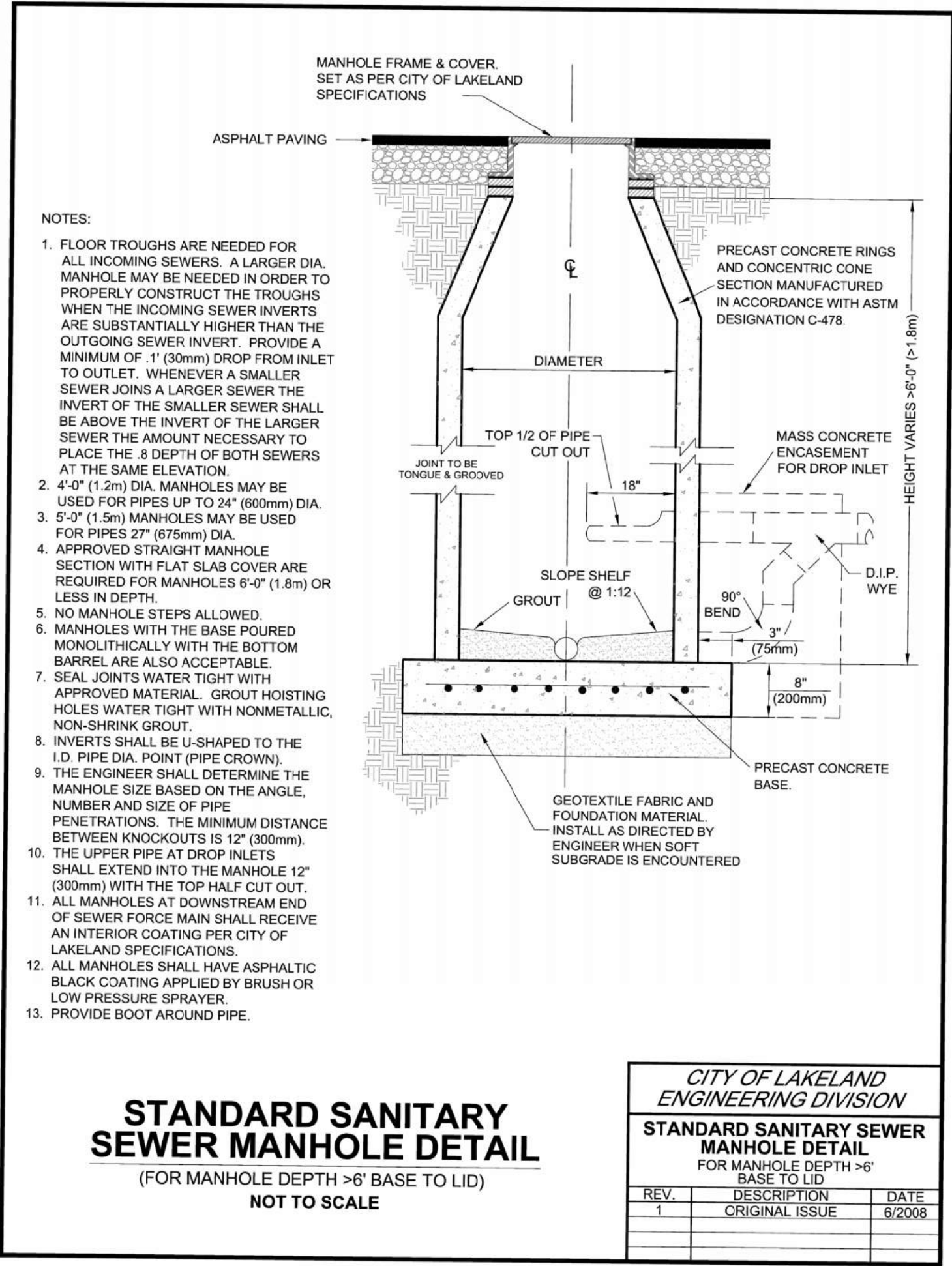
LOCATION: NORTH OF KINGSRIDGE DR, WEST OF CANADA RD, 1,862 L.F. SOUTH OF I-40E LAKELAND, TENNESSEE 38002

SURVEY: _____ DATE: _____ BOOK: _____

DESIGN: KB DATE: 9/24 CKD: JMW DATE: 9/24 SCALE: _____

REVIEWED _____

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



CANADA ROAD MIXED USE
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

SHEET 3 OF 3

DIVISION OF ENGINEERING
UTILITY DETAIL

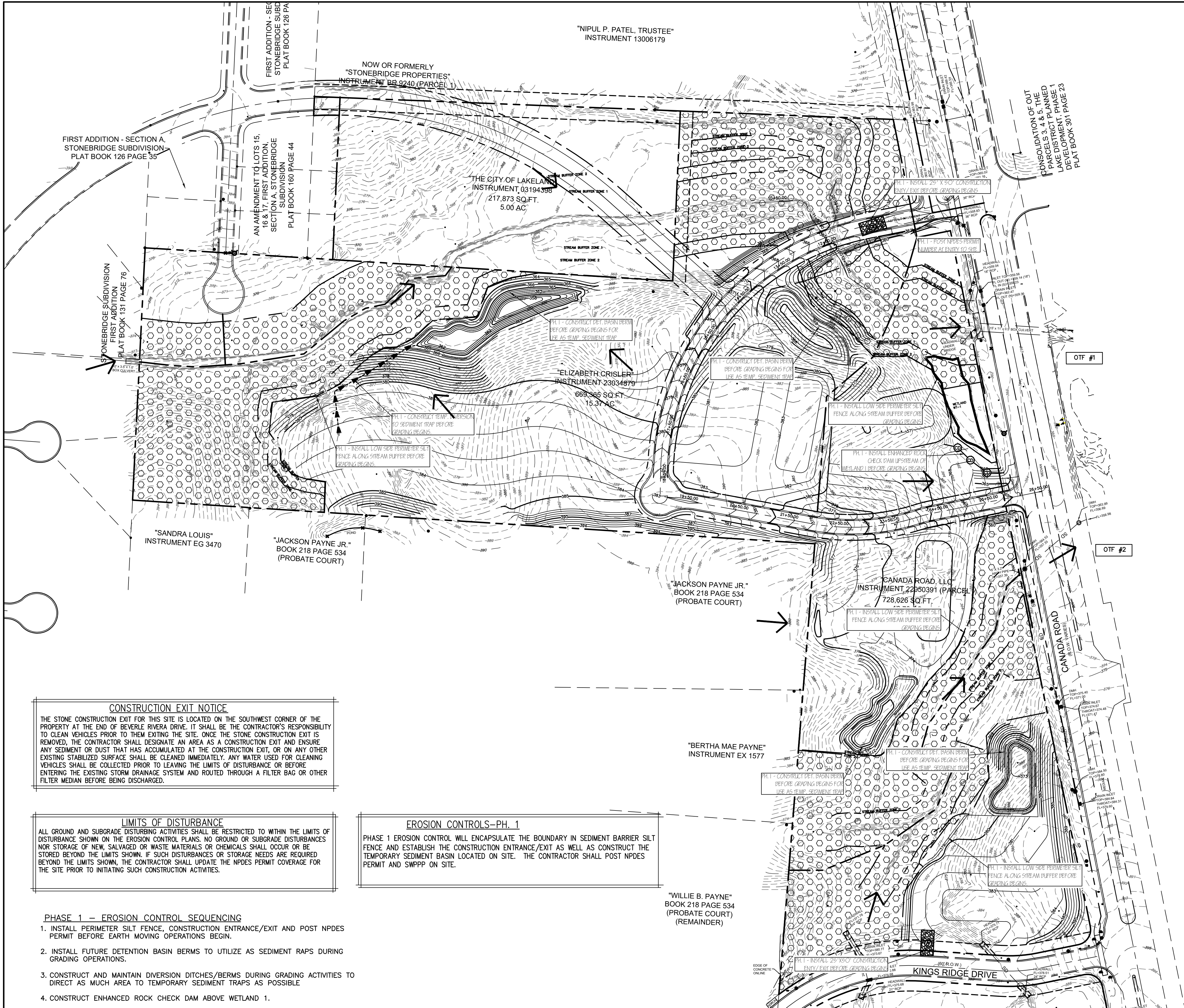
LOCATION: NORTH OF KINGSRIDGE DR, WEST OF CANADA RD, 1,862 L.F. SOUTH OF I-40E
LAKELAND, TENNESSEE 38002

SURVEY: _____ DATE: _____ BOOK: _____

DESIGN: KB DATE: 9/24 CKD: JWW DATE: 9/24 SCALE: _____

REVIEWED _____

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____



BMP NOTICE

INLET PROTECTION MEASURES MAY NOT BE SPECIFIED AT ALL LOCATIONS WITHIN THE VICINITY OF CONSTRUCTION ACTIVITIES. WHERE OVER EXCAVATION IS POSSIBLE, THOSE AREAS SHALL BE UTILIZED AS SEDIMENT TRAPS WHERE THE DISTURBED GRADE IS BENEATH THE SURROUNDING GRADES. WHEN NECESSARY, THE CONTRACTOR MAY UTILIZE ADDITIONAL BMP MEASURES, INCLUDING, BUT NOT LIMITED TO, SILT DIKE ON PAVEMENT, SILT FENCE AND DANDY BAG PRODUCTS, AS NECESSARY TO ENSURE ADEQUATE EROSION AND SEDIMENTATION CONTROL. IN THE UNLIKELY EVENT THAT CONSTRUCTION AREAS ARE OVERWHELMED DURING STORM EVENTS, ANY ACCUMULATED STORM WATER SHALL BE PUMPED OUT AND ROUTED THROUGH A FILTER BAG BEFORE DISCHARGING BEYOND THE PROJECT LIMITS OR ENTERING THE STORM DRAINAGE SYSTEM.

-CAUTION NOTICE TO CONTRACTOR-

IN CASE OF CONFLICTS BETWEEN EROSION CONTROL PLANS, THE SWPPP DOCUMENT, ANY PROJECT OR MUNICIPAL SPECIFICATIONS AND THE ACTUAL STATE NPDES GENERAL PERMIT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. IF PROPERLY IMPLEMENTED, THIS PLAN WILL PROVIDE AN EFFECTIVE MEANS FOR CONTROLLING EROSION. HOWEVER, IT IS ACKNOWLEDGED THAT NO ONE PLAN CAN BE PREPARED THAT WILL DEPICT ALL POSSIBLE CONTROL MEASURES NECESSARY FOR VARIOUS STAGES OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID ADEQUATE FUNDS TO PROVIDE ALL EROSION CONTROL MEASURES NECESSARY TO COMPLY WITH CODES FOR THE DURATION OF THE CONSTRUCTION PROJECT.

ACREAGE SUMMARY	
IMPERVIOUS AREA AT COMPLETION	1.90 ACRES
NON-DISTURB STREAM BUFFER AT COMPLETION	10.82 ACRES
PERVIOUS/SEEDED AREA AT COMPLETION	19.82 ACRES
TOTAL ON-SITE PERMITTED AREA	21.72 ACRES
TOTAL OFF-SITE PERMITTED AREA	0.000 ACRES
TOTAL PERMITTED AREA	21.72 ACRES

LEGEND

STREAM BUFFER AREAS NOT TO BE DISTURBED

LEGEND

SF—SF— SILTFENCE
LD—LD— LIMITS OF DISTURBANCE
ROCK CHECK DAM
CONSTRUCTION ENT./EXIT
DV—DV— DIVERSION DITCH
T.S.B. TEMP. SEDIMENT BASIN
OTF #1 OUTFALL #1
DRAINAGE PATTERN

CONSTRUCTION EXIT NOTICE

THE STONE CONSTRUCTION EXIT FOR THIS SITE IS LOCATED ON THE SOUTHWEST CORNER OF THE PROPERTY AT THE END OF BEVERLY RIVERA DRIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ONCE THE STONE CONSTRUCTION EXIT IS REMOVED, THE CONTRACTOR SHALL DESIGNATE AN AREA AS A CONSTRUCTION EXIT AND ENSURE ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ON ANY OTHER EXISTING STABILIZED SURFACE SHALL BE CLEANED IMMEDIATELY. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING THE EXISTING STORM DRAINAGE SYSTEM AND ROUTED THROUGH A FILTER BAG OR OTHER FILTER MEDIAN BEFORE BEING DISCHARGED.

LIMITS OF DISTURBANCE

ALL GROUND AND SUBGRADE DISTURBING ACTIVITIES SHALL BE RESTRICTED TO WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE EROSION CONTROL PLANS. NO GROUND OR SUBGRADE DISTURBANCES NOR STORAGE OF NEW, SALVAGED OR WASTE MATERIALS OR CHEMICALS SHALL OCCUR OR BE STORED BEYOND THE LIMITS SHOWN. IF SUCH DISTURBANCES OR STORAGE NEEDS ARE REQUIRED BEYOND THE LIMITS SHOWN, THE CONTRACTOR SHALL UPDATE THE NPDES PERMIT COVERAGE FOR THE SITE PRIOR TO INITIATING SUCH CONSTRUCTION ACTIVITIES.

PHASE 1 — EROSION CONTROL SEQUENCING

1. INSTALL PERIMETER SILT FENCE, CONSTRUCTION ENTRANCE/EXIT AND POST NPDES PERMIT BEFORE EARTH MOVING OPERATIONS BEGIN.
2. INSTALL FUTURE DETENTION BASIN BERMS TO UTILIZE AS SEDIMENT RAPS DURING GRADING OPERATIONS.
3. CONSTRUCT AND MAINTAIN DIVERSION DITCHES/BERMS DURING GRADING ACTIVITIES TO DIRECT AS MUCH AREA TO TEMPORARY SEDIMENT TRAPS AS POSSIBLE
4. CONSTRUCT ENHANCED ROCK CHECK DAM ABOVE WETLAND 1.

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS (AS APPLICABLE): TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC, IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

EROSION CONTROLS-PH. 1

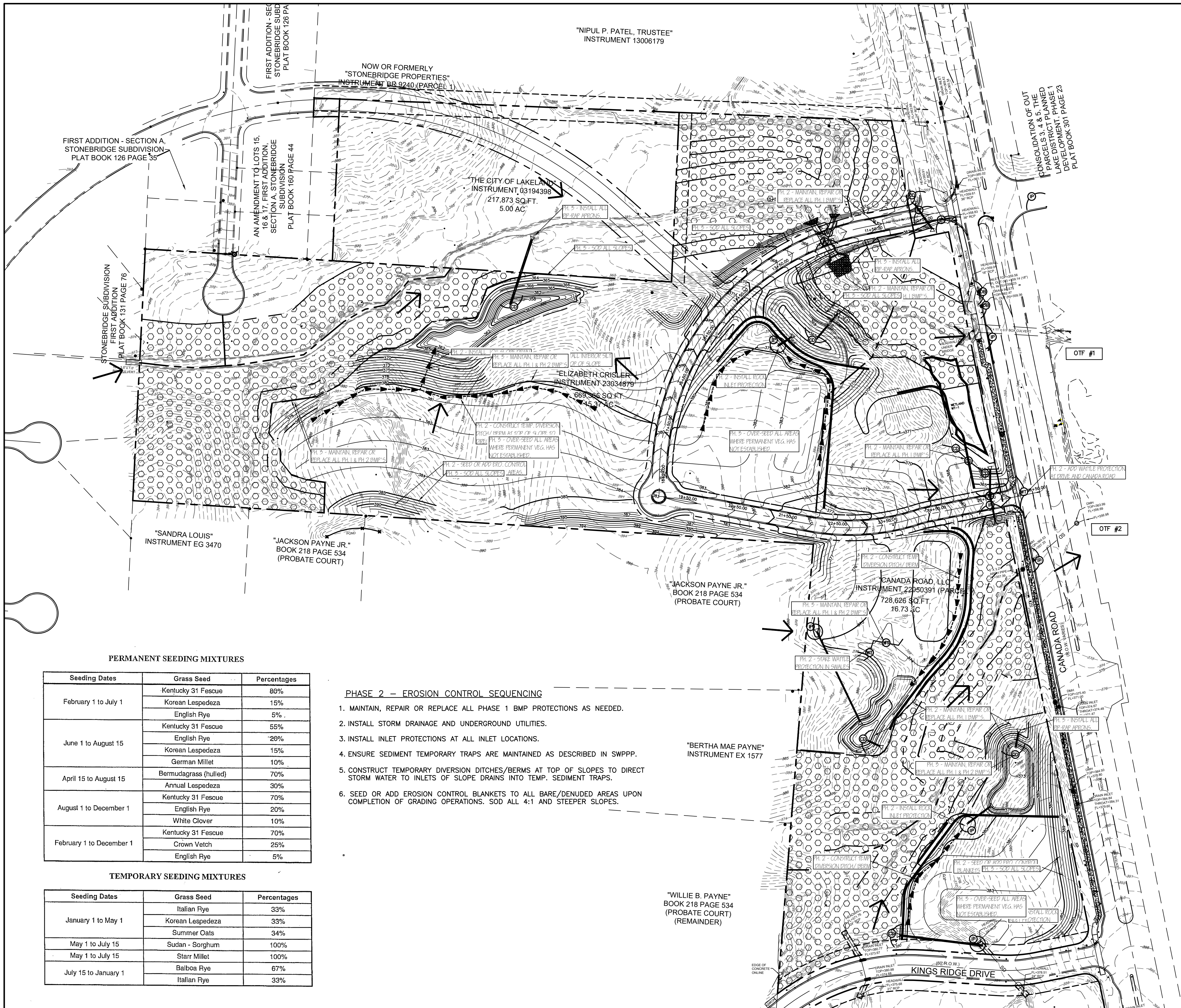
PHASE 1 EROSION CONTROL WILL ENCAPSULATE THE BOUNDARY IN SEDIMENT BARRIER SILT FENCE AND ESTABLISH THE CONSTRUCTION ENTRANCE/EXIT AS WELL AS CONSTRUCT THE TEMPORARY SEDIMENT BASIN LOCATED ON SITE. THE CONTRACTOR SHALL POST NPDES PERMIT AND SWPPP ON SITE.

"WILLIE B. PAYNE"
BOOK 218 PAGE 534
(PROBATE COURT)
(REMAINDER)

**EROSION & SEDIMENTATION CONTROL PLAN/SITE MAP,
SHEET 1 & 2 MUST BE POSTED IN JOB TRAILER.**

	REVISION DESCRIPTION OF CHANGE APPROVAL DATE	Temporary Benchmark (T.B.M.): BENCH MARK - AN OPUS SOLUTION MADE ONSITE (NAVD88), DRAIN INLET LOCATED ON THE WEST CORNER OF CANADA RD AND LAKE DISTRICT DR W. ELEVATION: 365.02 FEMA: THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 03306. MAP DATED FEBRUARY 6, 2013. Flood elevation: 281.00	SHEET 1 OF 5
	ITEM NO.	REVISION	
CANADA ROAD MIXED USE		DEVELOPER:	
RENAISSANCE GROUP, INC.		9700 VILLAGE CIRCLE, SUITE 100 LAKELAND, TN 38002 (901) 332-5533 VOICE (901) 332-5534 FAX	
TOWN ENGINEER		DATE	

DEPARTMENT OF ENGINEERING EROSION & SEDIMENTATION CONTROL PLAN, PH. 1 LAKELAND, TENNESSEE			
FROM: NA	TO: NA	BOOK: DC	
SURVEY: BENCHMARK	DATE: 1/06		
DESIGN: KB	DATE: 4/25	CKD: JWW	DATE: 4/25
REVIEWED		REVIEWED	
SCALE: 1"=100'			



ACREAGE SUMMARY	
IMPERVIOUS AREA AT COMPLETION	1.90 ACRES
NON-DISTURB STREAM BUFFER AT COMPLETION	10.82 ACRES
PERVIOUS/SEEDED AREA AT COMPLETION	19.82 ACRES
TOTAL ON-SITE PERMITTED AREA	21.72 ACRES
TOTAL OFF-SITE PERMITTED AREA	0.000 ACRES
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BMP NOTICE

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CAUTION NOTICE TO CONTRACTOR

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LEGEND

++ ++ ++
AREA DIVERTED AROUND TSB

LEGEND	
SF — SF	SILT FENCE
LD — LD	LIMITS OF DISTURBANCE
⊙	ROCK CHECK DAM
⊙	CONSTRUCTION ENT./EXIT
— — — — —	DIVERSION DITCH
T.S.T.	TEMP. SEDIMENT TRAP
OTF #1	OUTFALL #1
→	DRAINAGE PATTERN
WT — WT	STAKED WATTLE

LIMITS OF DISTURBANCE

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EROSION CONTROLS—PH. 1

PHASE 1 EROSION CONTROL WILL ENCAPSULATE THE BOUNDARY IN SEDIMENT BARRIER SILT FENCE AND ESTABLISH THE CONSTRUCTION ENTRANCE/EXIT AS WELL AS PROTECT EXISTING STORM DRAINAGE STRUCTURES LOCATED ON SITE WITH SILT FENCE SEDIMENT BARRIERS AND ROCK FILTER RINGS. THE CONTRACTOR SHALL POST NPDES PERMIT AND SWPPP ON SITE.

CONSTRUCTION EXIT NOTICE

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PERMANENT SEEDING MIXTURES		
Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

TEMPORARY SEEDING MIXTURES		
Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Baiboa Rye	67%
	Italian Rye	33%

- PHASE 2 — EROSION CONTROL SEQUENCING**
1. MAINTAIN, REPAIR OR REPLACE ALL PHASE 1 BMP PROTECTIONS AS NEEDED.
 2. INSTALL STORM DRAINAGE AND UNDERGROUND UTILITIES.
 3. INSTALL INLET PROTECTIONS AT ALL INLET LOCATIONS.
 4. ENSURE SEDIMENT TEMPORARY TRAPS ARE MAINTAINED AS DESCRIBED IN SWPPP.
 5. CONSTRUCT TEMPORARY DIVERSION DITCHES/BERMS AT TOP OF SLOPES TO DIRECT STORM WATER TO INLETS OF SLOPE DRAINS INTO TEMP. SEDIMENT TRAPS.
 6. SEED OR ADD EROSION CONTROL BLANKETS TO ALL BARE/DENUDED AREAS UPON COMPLETION OF GRADING OPERATIONS. SOD ALL 4:1 AND STEEPER SLOPES.

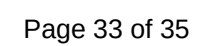
BEST MANAGEMENT PRACTICES SEQUENCE

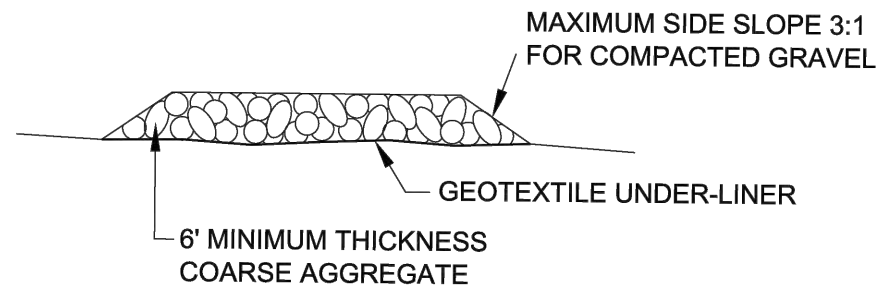
NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS (AS APPLICABLE): TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

EROSION & SEDIMENTATION CONTROL PLAN/SITE MAP, SHEET 1 & 5 MUST BE POSTED IN JOB TRAILER.

ITEM NO.	REVISION DESCRIPTION OF CHANGE	APPROVAL DATE	Temporary Benchmark (T.B.M.): BENCH MARK — AN OPUS SOLUTION MADE ONSITE (NAVD88). DRAIN INLET LOCATED ON THE WEST CORNER OF CANADA RD AND LAKE DISTRICT DR W. ELEVATION: 365.02 FEMA: THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 03306. MAP DATED FEBRUARY 6, 2013. Flood elevation: 261.00
			CANADA ROAD MIXED USE
			DEVELOPER:
			RENAISSANCE GROUP, INC.
			9700 VILLAGE CIRCLE, SUITE 100 LAKELAND, TN 38002 (901) 332-5533 VOICE (901) 332-5534 FAX

DEPARTMENT OF ENGINEERING EROSION & SEDIMENT CONTROL PLAN—PH. 2 LAKELAND, TENNESSEE			
FROM: NA	TO: NA	BOOK: DC	
SURVEY: BENCHMARK	DATE: 1/06		
DESIGN: KB DATE: 4/25	CKD: JWW DATE: 4/25	SCALE: 1"=100'	
REVIEWED	REVIEWED		
TOWN ENGINEER	DATE		





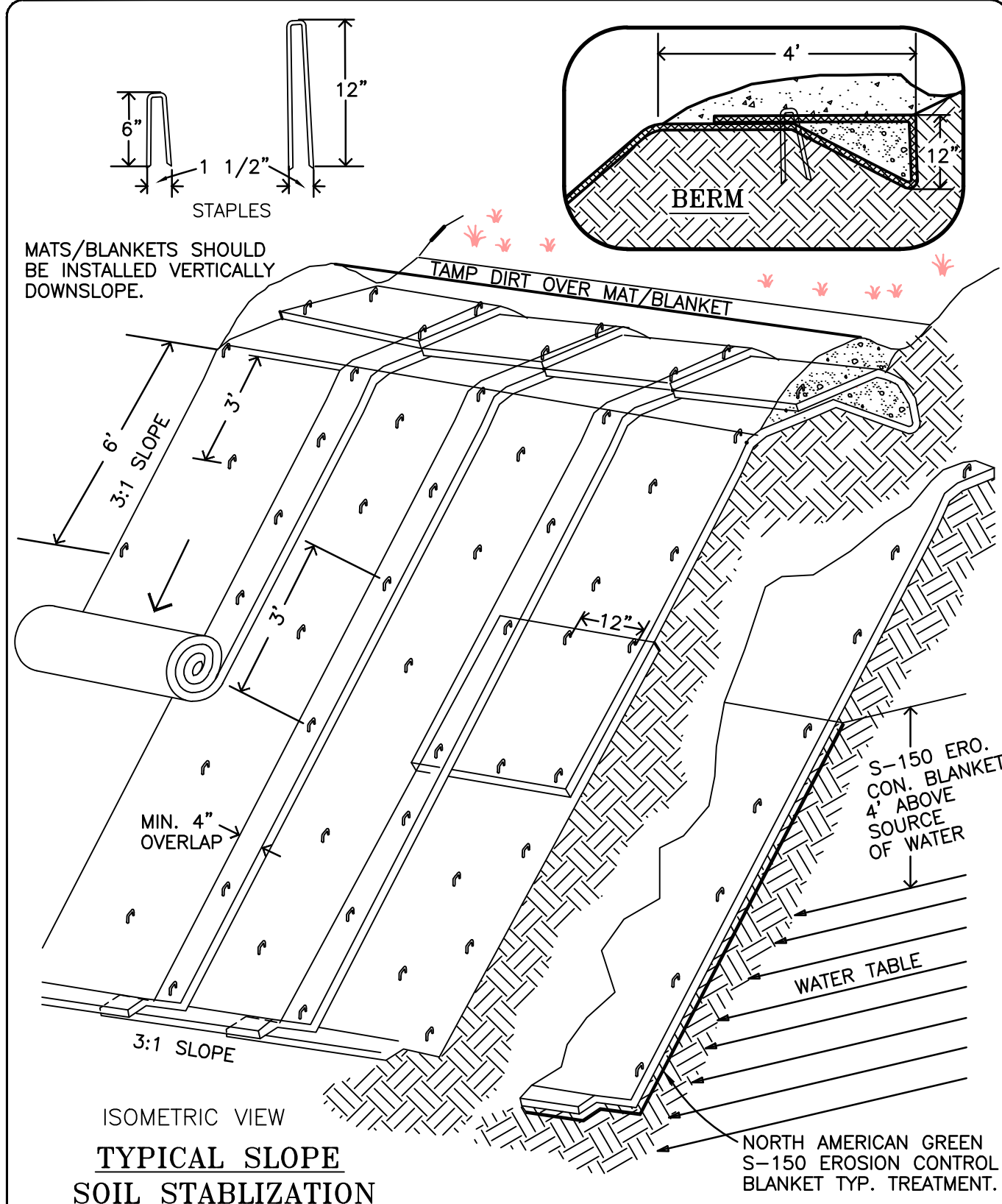
SECTION A-A

CONSTRUCTION
EXIT DETAIL
NOT TO SCALE

CITY OF LAKELAND
ENGINEERING DIVISION

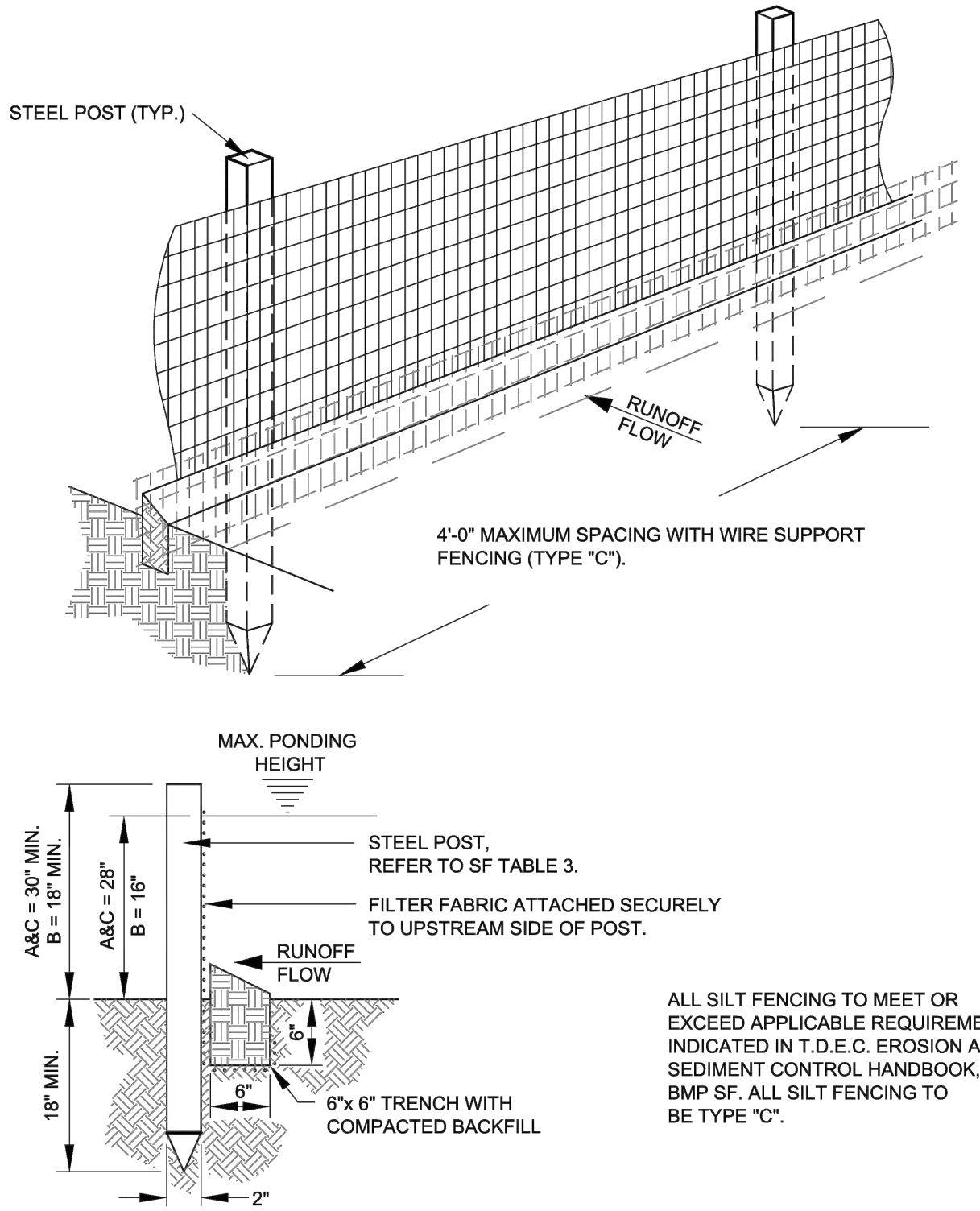
CONSTRUCTION
EXIT DETAIL

REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6/2008



- NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

NORTH AMERICAN GREEN
S-150 ERO.CONT. BLANKET
SLOPE INSTALLATION

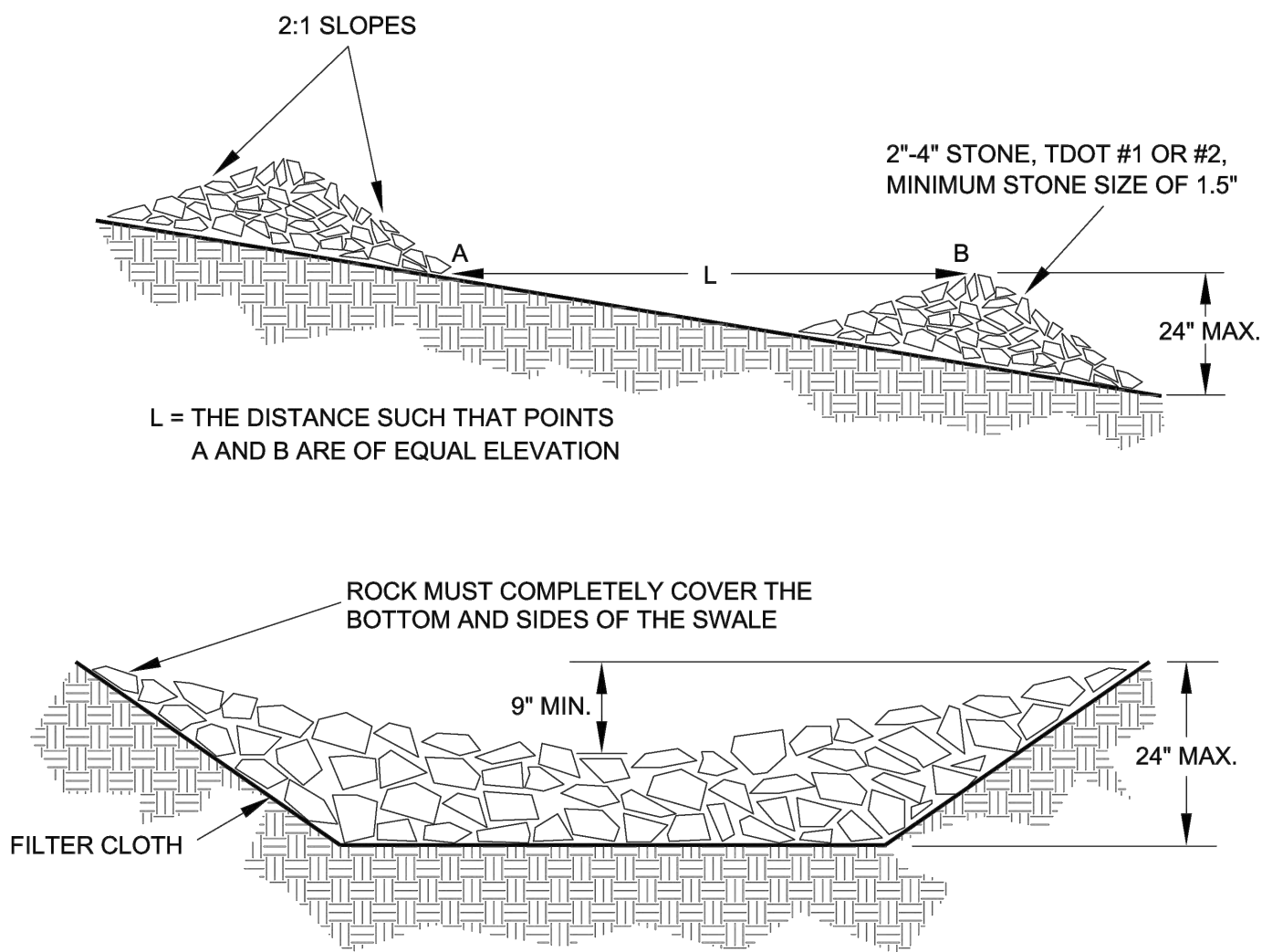


SILT FENCE DETAIL
NOT TO SCALE

CITY OF LAKELAND
ENGINEERING DIVISION

SILT FENCE
DETAIL

REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6/2008



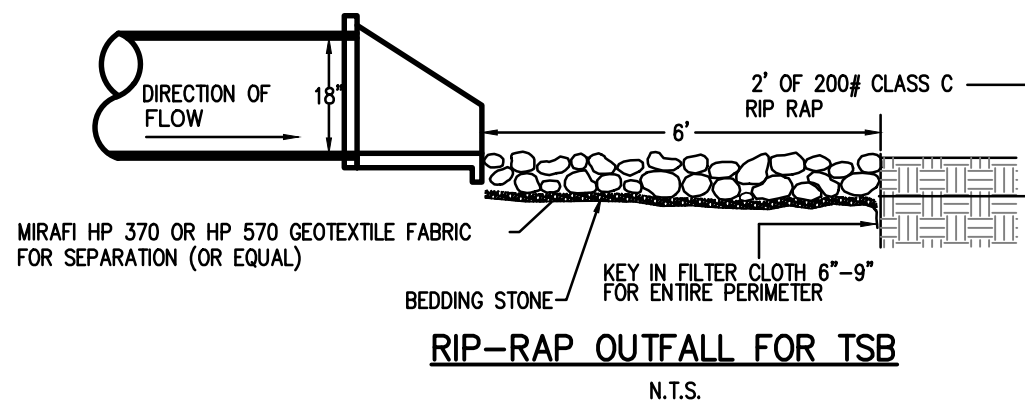
SECTION

STONE CHECK DAM
NOT TO SCALE

CITY OF LAKELAND
ENGINEERING DIVISION

STONE
CHECK DAM

REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6/2008



RIP-RAP OUTFALL FOR TSB
N.T.S.



ITEM NO.	REVISION DESCRIPTION OF CHANGE	APPROVAL DATE

Temporary Benchmark (T.B.M.):
BENCH MARK - AN OPUS SOLUTION MADE ONSITE (NAV088), DRAIN INLET LOCATED ON THE WEST CORNER OF CANADA RD AND LAKE DISTRICT DR W. ELEVATION: 365.02
FEMA:
THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 0330G. MAP DATED FEBRUARY 6, 2013. flood elevation: 261.00

CANADA ROAD MIXED USE
DEVELOPER:

RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX

DEPARTMENT OF ENGINEERING
EROSION CONTROL DETAILS
LAKELAND, TENNESSEE

FROM: NA TO: NA
SURVEY: BENCHMARK DATE: 1/06 BOOK: DC
DESIGN: KB DATE: 4/25 CKD: JWW DATE: 4/25 SCALE: 1"=60'
REVIEWED
TOWN ENGINEER DATE

The patented Dandy Bag® is designed for use with flat grates (including round) and mountable curbs to detain sediment-laden storm water. The suspended solids are allowed to settle out of the slowed flow prior to entering the Dandy Bag®.

Installation

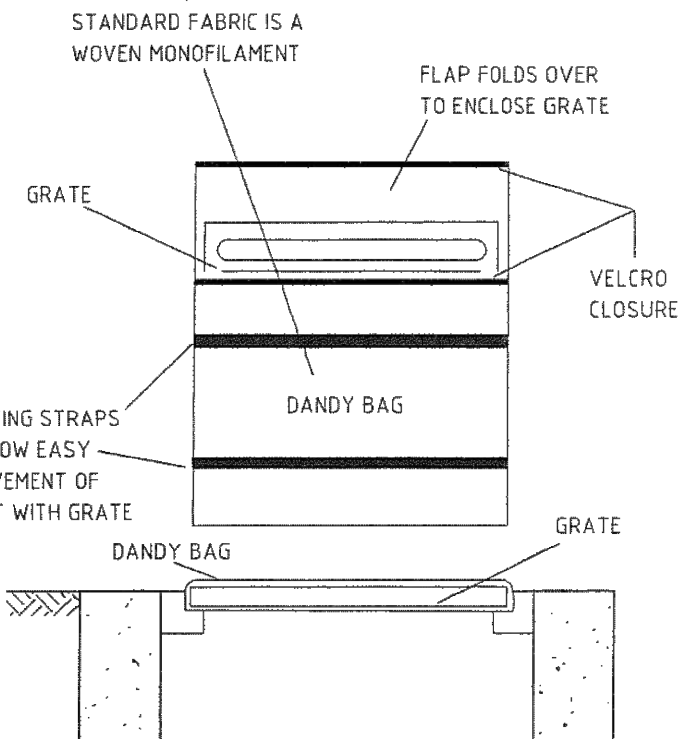
1. Stand the grate on end
2. Place the Dandy Bag® over the grate
3. Roll the grate over so that the open end is up
4. Pull up the slack
5. Tuck the flap in
6. Press the velcro strips together
7. Be sure that the end of the grate is completely covered by the flap or the Dandy Bag® will not work properly
8. Holding the handles, carefully place the Dandy Bag® with the grate inserted into the catch basin frame

Maintenance

To insure proper operation remove silt, sediment, and debris from the surface and the vicinity of the unit with a square point shovel or stiff bristle broom away from environmentally sensitive areas and waterways in manner satisfactory to the engineer/inspector. Remove fine material from inside Dandy Bag® as needed. Dispose of Dandy Bag® no longer in use at an appropriate recycling or solid waste facility.

Inlet Inspection

To inspect inlet, remove Dandy Bag® with grate inside, inspect catch basin and replace Dandy Bag® back into grate frame.



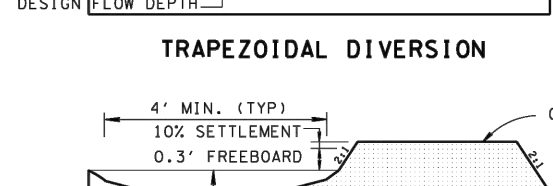
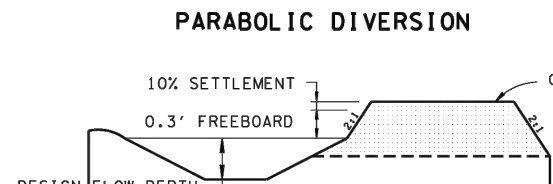
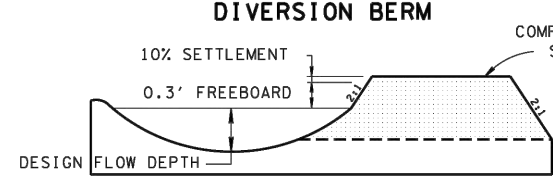
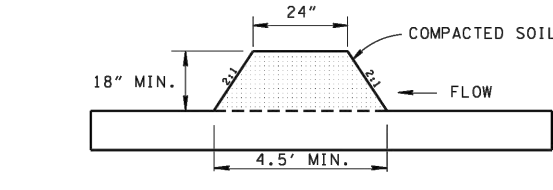
Ponding is likely if sediment is not removed regularly. The Dandy Bag® must never be used where overflow may endanger an exposed slope. The Dandy Bag® is not intended for any other use and should not be used for any other purpose.

DANDY BAG INSERT PLAN

N.T.S.

Created by: 10-29-00 11:46:56 AM DGT

TEMPORARY BERM DETAILS

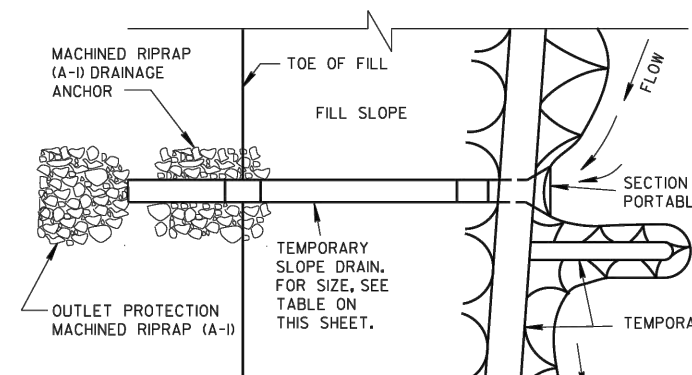


TEMPORARY BERMS GENERAL NOTES

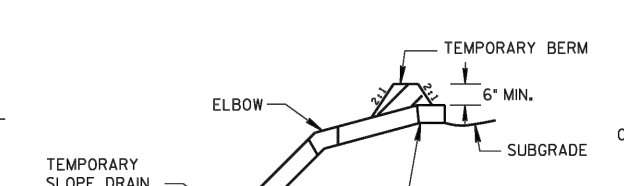
- USE TEMPORARY BERMS TO DIVERT FLOW FROM UNPROTECTED SLOPES TO STABILIZED DITCHES (OUTLETS) AND TO DIVERT SEDIMENT LADEN RUNOFF TO SEDIMENT TRAPS. TEMPORARY BERMS MAY BE USED ABOVE, ACROSS, OR BELOW DISTURBED AREAS.
- TEMPORARY BERMS SHALL BE CONSTRUCTED AT THE TOP OF ALL ERODIBLE CUT SLOPES DESIGNATED BY THE ENGINEER. THE GRADIENT OF THE BERMS SHALL BE THE MINIMUM POSSIBLE THAT CONDITIONS PERMIT. WHERE EXCESSIVE GRADIENTS ARE NECESSARY, CHECK DAMS SHALL BE USED IN ORDER TO REDUCE THE VELOCITY OF THE RUNOFF.
- STABILIZE THE BERMS AND/OR DITCHES OUTSIDE LIMITS OF CONSTRUCTION WITH VEGETATION OR RIPRAP WHENEVER THE PROFILE GRADE IS GREATER THAN 2%.
- CONSTRUCT THE TEMPORARY BERMS OUTSIDE THE LIMITS OF CONSTRUCTION BEFORE ACTUAL PROJECT CONSTRUCTION BEGINS AND SEED THE TEMPORARY BERMS WITHIN 15 CALENDAR DAYS OF CONSTRUCTION.
- MAINTAIN THE TEMPORARY BERMS BY INSPECTING AFTER EACH RAINFALL AND/OR ONCE WEEKLY AND REPAIR AS NEEDED.
- THE MAXIMUM DRAINAGE AREA FOR TEMPORARY BERMS SHALL BE 1.5 ACRES.
- TEMPORARY BERMS MAY REMAIN IN PLACE AS PERMANENT BERMS IF SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
- TEMPORARY BERMS SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:
203-01 ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED) PER CUBIC YARD
ITEMS USED FOR THE STABILIZATION OF BERMS SHALL BE PAID FOR UNDER THEIR RESPECTIVE ITEM NUMBERS.
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF TEMPORARY BERMS.

EROSION CONTROL PLAN LEGEND: ■■■■■■■■ TEMPORARY BERM

TEMPORARY SLOPE DRAIN WITH BERM AND RIPRAP



PLAN VIEW



TEMPORARY SLOPE DRAIN SIZES (FOR CUT SLOPES)

MINIMUM PIPE DIAMETER (IN)	MAXIMUM DRAINAGE AREA (ACRES)
8	0.25
10	0.3
12	0.5
15	0.75
18	1.5

SIDE VIEW

TEMPORARY SLOPE DRAIN WITH BERM AND RIPRAP GENERAL NOTES

- TEMPORARY SLOPE DRAINS ARE USED TO CONVEY CONCENTRATED STORMWATER FROM THE TOP OF A CUT OR FILL SLOPE TO ITS BASE, THUS PROTECTING THE SLOPE FROM EROSION.
- TEMPORARY SLOPE DRAINS SHALL BE USED AS THE EMBANKMENT IS CONSTRUCTED. LOCATION AND SPACING OF THE DRAIN ASSEMBLY SHALL BE DESIGNATED BY THE ENGINEER. ALL SLOPE DRAINS SHALL BE IN PLACE BY THE END OF EACH WORK SHIFT. THE DRAIN ASSEMBLY SHALL BE USED UNTIL THE SLOPES ARE PROTECTED WITH PERMANENT SOIL EROSION CONTROL MEASURES.
- THE MAXIMUM DRAINAGE AREA FOR TEMPORARY SLOPE DRAINS SHALL BE 1.5 ACRES. MULTIPLE PIPES MAY BE USED IN PLACE OF A SINGLE TEMPORARY SLOPE DRAIN FOR DRAINAGE AREAS LARGER THAN 1.5 ACRES.
- TEMPORARY SLOPE DRAINS SHALL BE ANCHORED WITH DROMETS OR STAKES AT INTERVALS NOT TO EXCEED 10 FEET. IN SOME CASES IT MAY BE NECESSARY TO EMBED THE SLOPE DRAIN INTO THE FILL SLOPE TO ENSURE PROPER ANCHORAGE.
- FOR HIGH FLOW CONDITIONS, A T-JOINT OR ELL-JOINT MAY BE USED DOWN STREAM ON THE TEMPORARY SLOPE DRAIN TO CONTROL VELOCITY. A T-JOINT OR ELL-JOINT MAY ALSO BE USED UPSTREAM AT LOW POINTS TO INTERCEPT FLOW.
- TEMPORARY SLOPE DRAINS SHALL EXTEND DOWN THE CUT OR FILL SLOPE TO A POINT BEYOND THE TOE OF THE SLOPE. A STABILIZED OUTLET FOR VELOCITY REDUCTION SHOULD BE PROVIDED.
- TEMPORARY SLOPE DRAINS SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:
203-01 ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED) PER CUBIC YARD
THRU
209-02.03 TEMPORARY SLOPE DRAIN PER LINEAR FOOT
209-05.06 MACHINED RIP-RAP (CLASS A-1) PER TON
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF TEMPORARY SLOPE DRAIN.

EROSION CONTROL PLAN LEGEND: ■■■■■■■■ TEMPORARY SLOPE DRAIN

- REV. 12-18-95: CHANGED DRAWING NO. FROM EC-STR-27 TO EC-STR-27.
- REV. 7-29-97: CHANGED EROSION CONTROL PLAN LEGEND.
- REV. 5-27-01: CHANGED ITEM NOS. 209-01 TO 209-03; TOP-02-06 TO 209-03.03; TOP-01 TO 209-05.06; 209-07-01 TO 209-05.07; AND 801-07 TO 801-01.01.
- REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: REVISED AND ADDED NOTES, REFORMATTED SHEET, CHANGED DRAWING NAME, AND MISC. DRAWING EDITS.
- REV. 8-1-12: MINOR EDITS TO DRAWING AND GENERAL NOTES.

MINOR REVISION -- FINAL APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

TEMPORARY SLOPE DRAIN AND BERM

10-26-92 EC-STR-27

SHEET 5 OF 5

DEPARTMENT OF ENGINEERING

SEDIMENT BASIN DETAILS

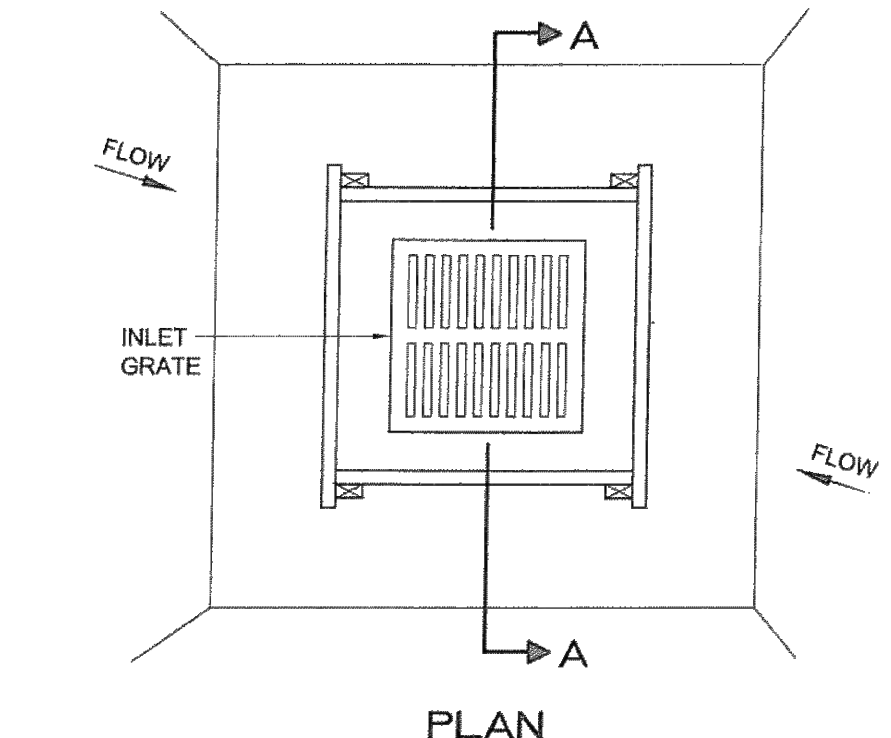
LAKELAND, TENNESSEE

FROM: NA TO: NA

SURVEY: BENCHMARK DATE: 1/06 BOOK: DC

DESIGN: DATE: CKD: DATE: SCALE: 1"=60'
REVIEWED

TOWN ENGINEER DATE



SILTATION CONTROL AT INLET - TYPE "B"

NOT TO SCALE

CITY OF LAKE LAND
ENGINEERING DIVISION

SILTATION CONTROL AT INLET - TYPE "B"

REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	4/2008



Temporary Benchmark (T.B.M.):
BENCH MARK - AN OPUS SOLUTION MADE ONSITE (NAVD88). DRAIN INLET LOCATED ON THE WEST CORNER OF CANADA RD AND LAKE DISTRICT DR W. ELEVATION: 365.02
FEMA:
THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 0330G. MAP DATED FEBRUARY 6, 2013. Flood elevation: 261.00

CANADA ROAD MIXED USE

DEVELOPER:

RENAISSANCE GROUP, INC.

9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX