



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, July 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** - June 12, 2025
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
 1. **Action** - approval of the site plan and architectural design for the Lakeland Community Center.
- VII. NEW BUSINESS:
 1. **Action** - approval of a Site Plan for Phases V & VI-A of the Lakeland Meadows Planned Development.
 2. **Action** - approval of the Final Development Plan for Phases V & VI-A and VI-B of the Lakeland Meadows Planned Development.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

CITY OF
LAKE LAND
TENNESSEE

Municipal Planning & Design Review Commission
Regular Meeting Minutes
Thursday, June 12, 2025, 5:30 PM
City Hall, 10001 Hyw 70 Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, June 12, 2025.

II. ROLL CALL:

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

Staff personnel in attendance were City Manager Michael Walker, Planning Director Paul Luker, Staff Planner Alex Barthol, Parks and Recreation Director Andrew Fisher and Community Development Specialist Lisa West.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - May 8, 2025

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

Discussion ensued.

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

IV. PUBLIC DISCUSSION:

None

V. REPORTS OF OFFICERS AND COMMITTEES:

None

VI. UNFINISHED BUSINESS:

None

VII. NEW BUSINESS:

1. **Action** - approval of the Final Development Plan for Phases 1, 2 & 3 of the Ashmont Planned Development.

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

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Developer Cory Brady addressed the board's questions and comments.

Discussion ensued.

Conditions:

1. The Area 2 Plat needs a note that all sanitary sewer is public.
2. The Area 2 Plat needs a public sewer easement in the streets, since they are private.
3. The Area 2 Plat needs a note that the drainage is private.
4. The plat will not be recorded until punch list items for Area 6 Lot 1 & Area 7A Lots 2-6 and Area 2 are substantially complete as determined by the City Engineer.

When the question was called the approval of the Final Development Plan for Phases 1, 2 and 3 of the Ashmont Planned Development passed with conditions, voice vote, 8 in favor 0 against 0 abstain (8-0-0).

2. **Action** - approval of site plan and architectural design / signage for the Lakeland Community Center.

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

4F Design representative Trey Yancey presented this item.

Discussion ensued.

Conditions:

1. Review updated branding, photometric and signage at next meeting, July 10, 2025.

When the question was called the resolution passed with conditions, voice vote, 8 in favor 0 against 0 abstain (8-0-0).

VIII. ANNOUNCEMENTS:

1. Chair Adam Henry announced the Freedom Festival on July 5th.
2. City Manager Michael Walker announced the Community Clean Up Day on June 28th.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:10pm on Thursday, June 12, 2025.

These minutes were approved on July 10, 2025.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

DRAFT

Meeting Date: Thursday, May 8, 2025

Project: Lakeland Meadows – Ph V and VI-B -Amenities Site Plan

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 0 Old Brownsville Rd

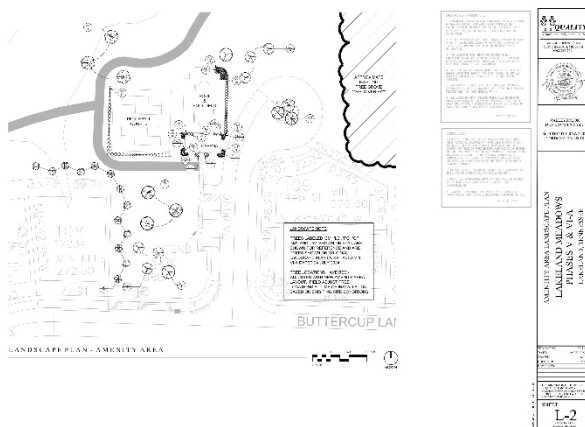
Zoning District: AG: Agriculture (Planned Development Overlay)

Applicant: Valley Brook Development, LLC

Representative: David Bray, The Bray Firm

STAFF RECOMMENDATION

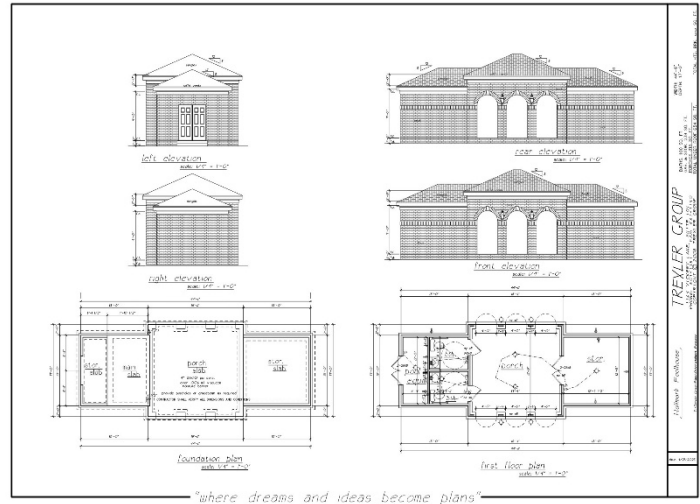
City Staff recommends approval of the Site Plan Application for Lakeland Meadows Planned Development amenities plan as submitted.



BACKGROUND:
The subject property is located On the Northside of Old Brownsville Road just west of the Evergreen Planned Development. The last MPC approval for Lakeland Meadows was an Outline Plan Amendment on January 19, 2025. This approval reduced the overall lot count from three-hundred and five (305) to two-hundred and fifty-one (251).and portioned off a section of the property to be reserved for the City of Lakeland.

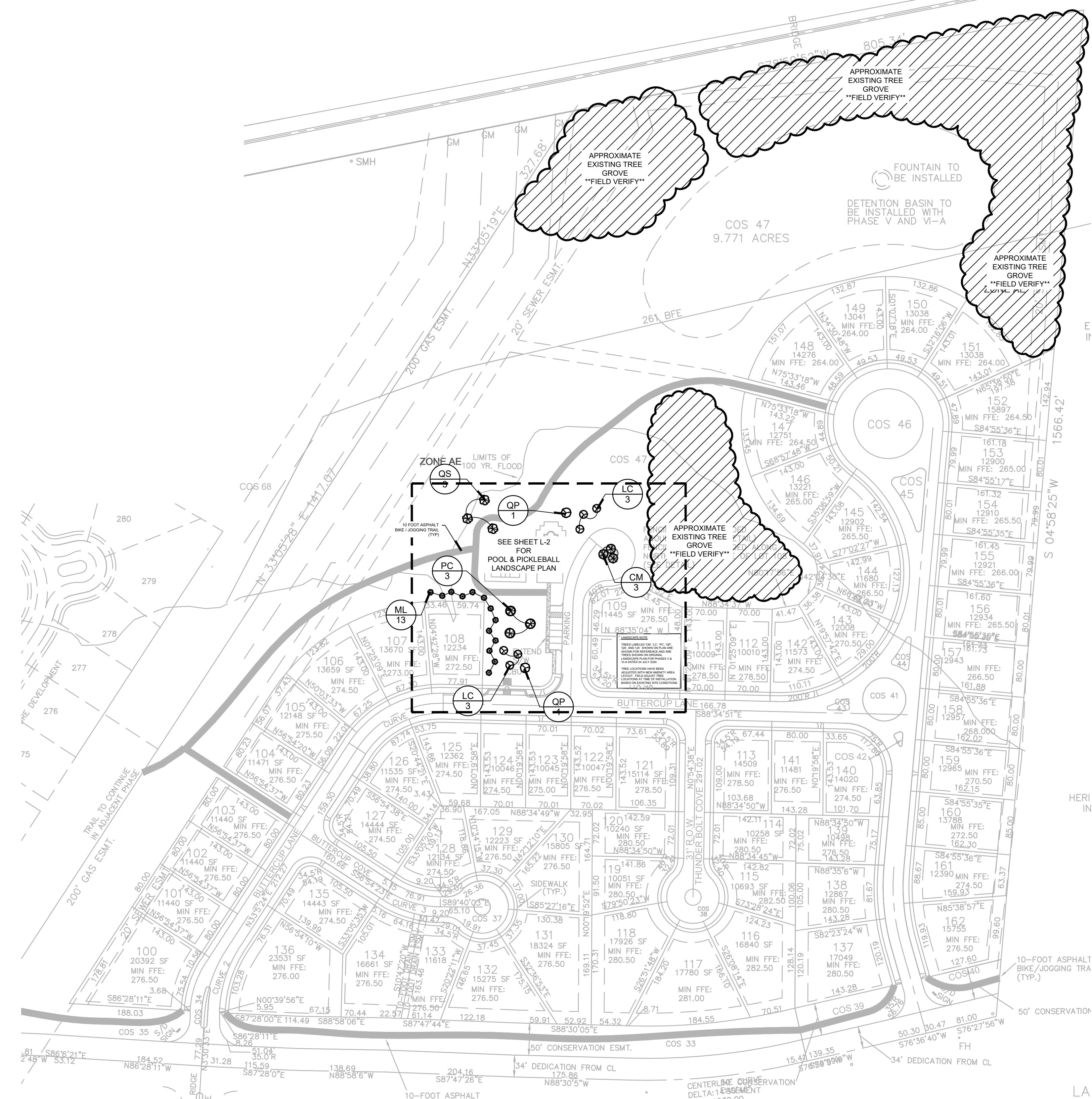
ANALYSIS:

The specific request in this Site Plan application is for the elevations of a pool house, pickleball courts and the associated fencing and landscaping. The attached plans detail that the pool itself will be surrounded by fencing as well as lot 108. The attached elevations show the approximate design of the pool house. Additional landscaping will also be provided to help screen the area from the adjacent lots.



EXAMPLE MOTIONS

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



CURVE TABLE:

NUMBER	DELTA	RADIUS	TANGENT	LENGTH
1	3°41'37"	975.00	31.4447	62.86
2	29°34'58"	212.61	56.13	109.77
3	32°45'30"	150.00	44.09	85.77
4	58°19'36"	154.63	86.29	157.27

LANDSCAPE PLAN - AMENITY AREA

LANDSCAPE PLAN - GENERAL NOTES:

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

REV 26 SEPT 2023

PLANTING NOTES:

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

REV 26 SEPT 2023

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

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

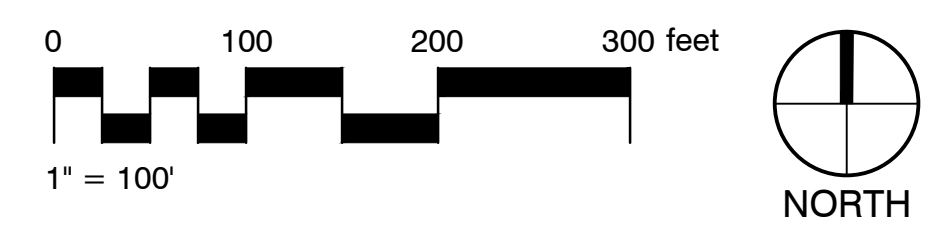
AMENITY AREA LANDSCAPE PLAN
LAKELAND MEADOWS
PHASES V & VI-A
LAKELAND, TENNESSEE

PROJECT NO.: 23-1180
DATE: 19 JUNE 2025
DRAWN: MRC
CHECKED: MRC
REVISIONS:

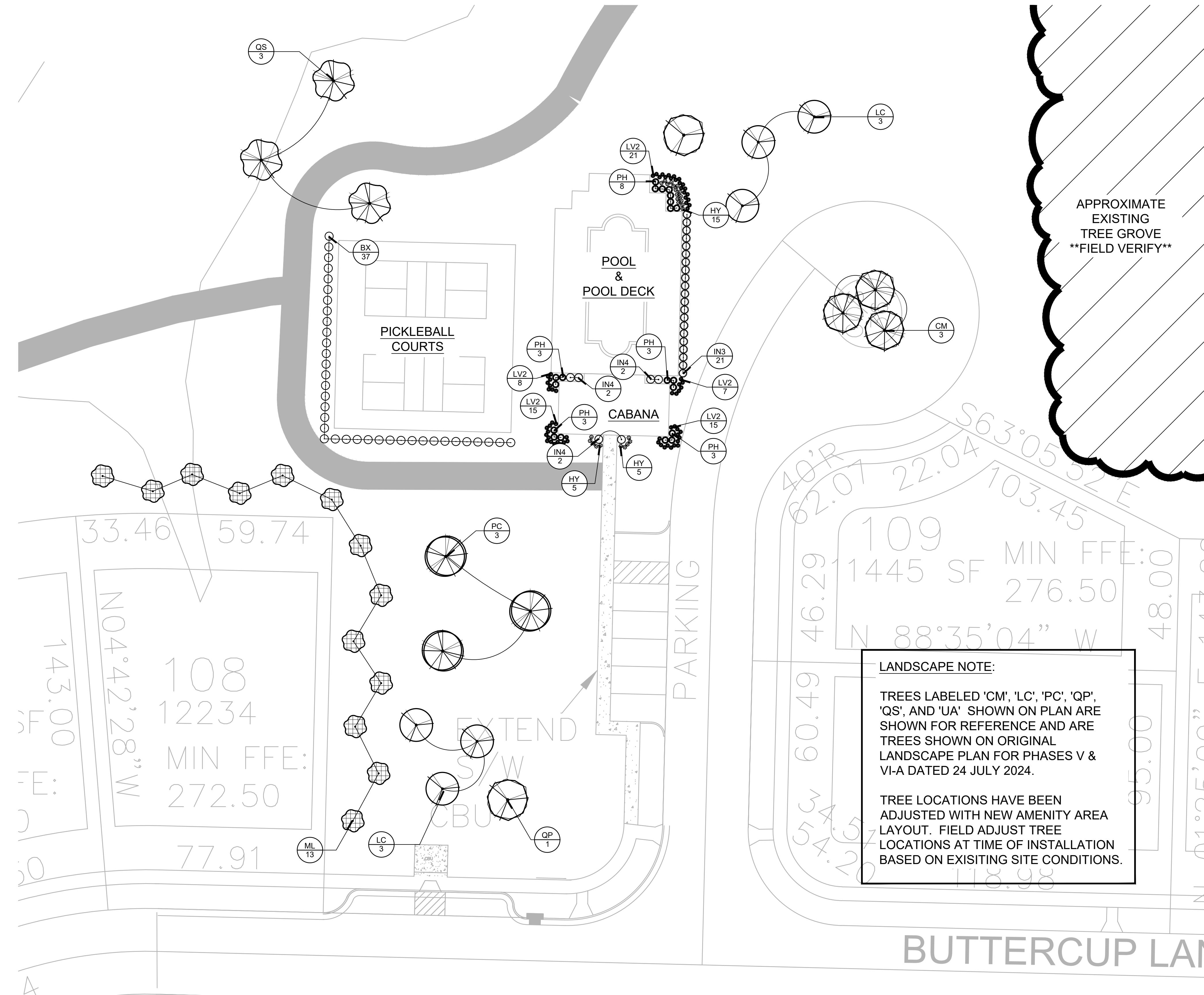
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SHEET
L-1
AMENITY AREA
LANDSCAPE PLAN

VALLEYBROOK DE
8620 TRINITY RO
CORDOVA, TN 380
901-870-0900
OWNER/DEVELO
DATE: APRI



ORIGINAL SHEET SIZE: 24 x 36



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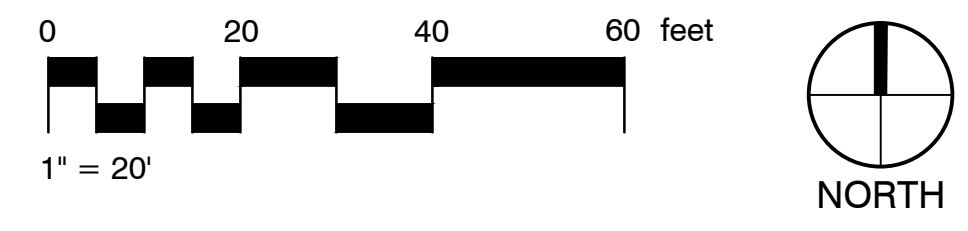
REV 26 SEPT 2023

LANDSCAPE NOTE:

TREES LABELED 'CM', 'LC', 'PC', 'QP', 'QS', AND 'UA' SHOWN ON PLAN ARE SHOWN FOR REFERENCE AND ARE TREES SHOWN ON ORIGINAL LANDSCAPE PLAN FOR PHASES V & VI-A DATED 24 JULY 2024.

TREE LOCATIONS HAVE BEEN ADJUSTED WITH NEW AMENITY AREA LAYOUT. FIELD ADJUST TREE LOCATIONS AT TIME OF INSTALLATION BASED ON EXISITING SITE CONDITIONS.

LANDSCAPE PLAN - AMENITY AREA





QUALITY
Landscape and Garden Center

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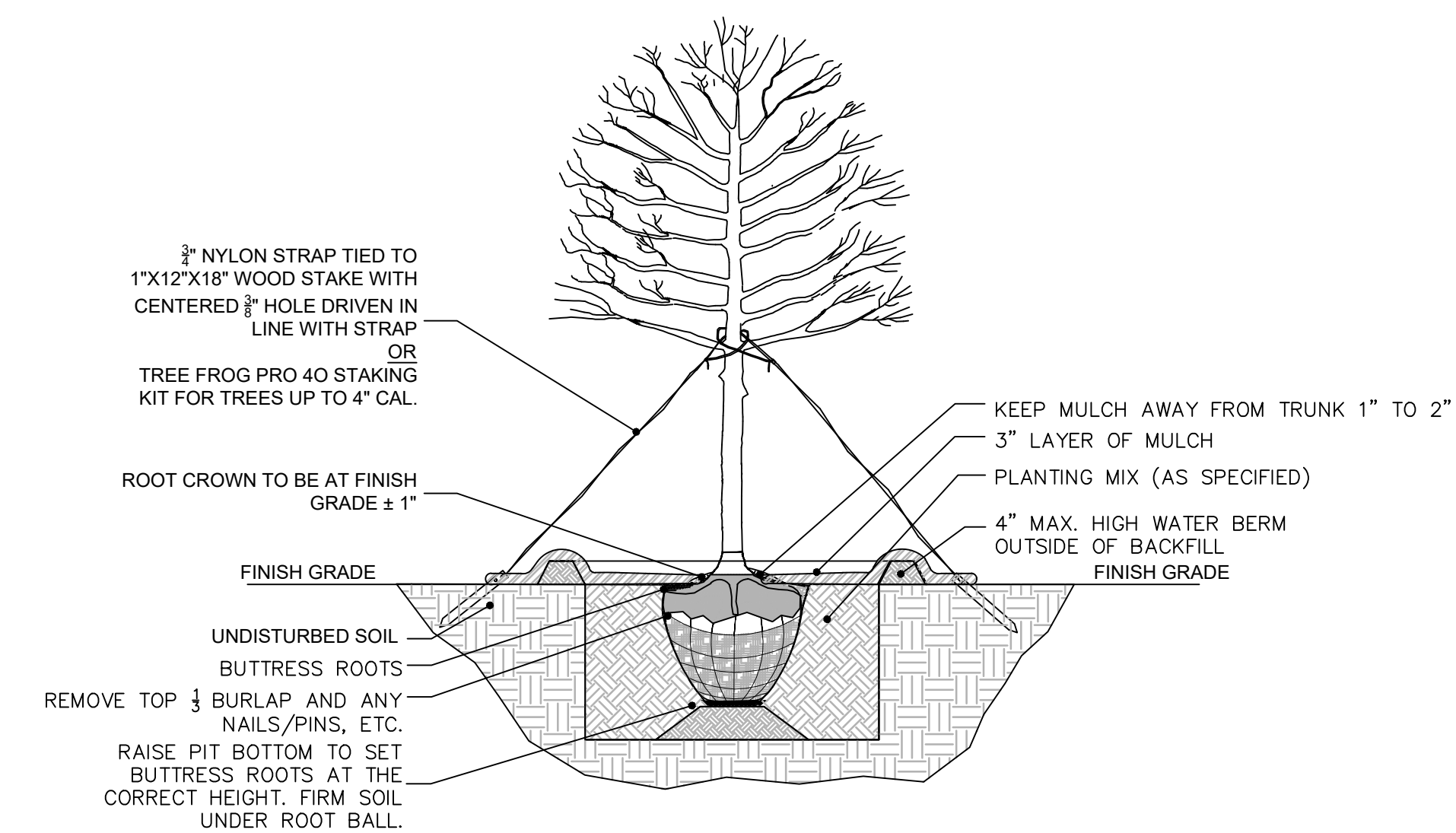
AMENITY AREA LANDSCAPE PLAN
LAKELAND MEADOWS
PHASES V & VI-A
LAKELAND, TENNESSEE

PROJECT NO.:	23-1180
DATE:	19 JUNE 2025
DRAWN:	MRC
CHECKED:	MRC
REVISIONS:	
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<p>SHEET L-2 AMENITY AREA LANDSCAPE PLAN</p>	

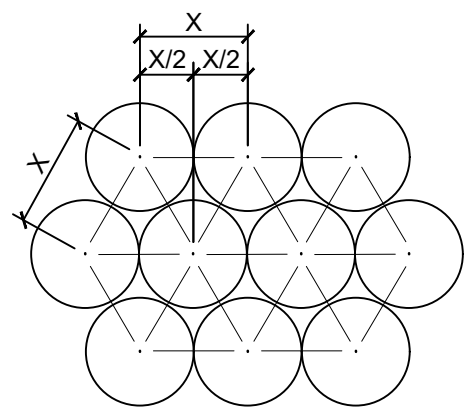
ORIGINAL SHEET SIZE: 24 x 36

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	DETAIL	REMARKS	
TREES									
	CM	3	MILKY WAY KOUSA DOGWOOD CORNUS KOUSA 'MILKY WAY'	2" CAL	B&B / CONT.			STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.	
	LC	6	BILOXI CRAPE MYRTLE LAGERSTROEMIA INDICA x FAURIEI 'BILOXI'	2" CAL	B&B / CONT.			STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.	
	ML	13	LITTLE GEM DWARF SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'	CONT. / B&B		1'-8" HT.		STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. DENSE FOLIAGE. ALL TREES SHALL MATCH.	
	PC	3	CHINESE PISTACHE PISTACIA CHINENSIS	CONT. / B&B	2" CAL			STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.	
	QP	2	WILLOW OAK QUERCUS PHELLOS	CONT. / B&B	2" CAL			STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. ALL TREES SHALL MATCH.	
	QS	3	SHUMARD OAK QUERCUS SHUMARDII	CONT. / B&B				STRAIGHT CENTRAL LEADER. FULL, UNIFORM CANOPY. DENSE FOLIAGE. ALL TREES SHALL MATCH.	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING	DETAIL	REMARKS
SHRUBS									
	BX	37	WINTERGREEN BOXWOOD BUXUS MICROPHYLLA	3 GAL			36" O.C.		
	IN3	21	NEEDLEPOINT CHINESE HOLLY ILEX CORNUTA 'NEEDLEPOINT'	3 GAL			36" O.C.		FULL, UNIFORM CANOPY. ALL PLANTS SHALL MATCH.
	IN4	6	DWARF YAUPOH HOLLY ILEX VOMITORIA 'NANA'	3 GAL			36" O.C.		FULL, UNIFORM CANOPY. ALL PLANTS SHALL MATCH.
	LV2	66	VARIEGATED LILYTURF LIRIOPE MUSCARI 'VARIEGATA'	1 GAL			18" O.C.		FULL, UNIFORM CANOPY. ALL PLANTS SHALL MATCH.
	PH	20	HEAVY METAL BUTCH GRASS FANCIUM VIRGATUM 'HEAVY METAL'	3 GAL			30" O.C.		FULL, UNIFORM CANOPY. ALL PLANTS SHALL MATCH.

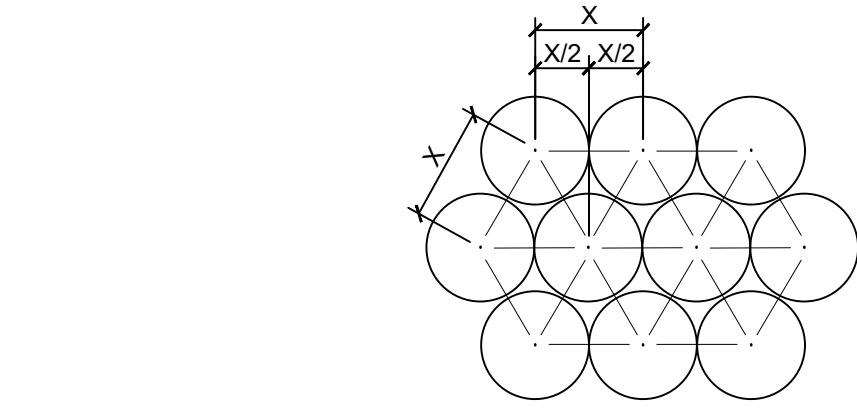


1 TYPICAL SPECIMEN TREE PLANTING
N.T.S. 329343-01



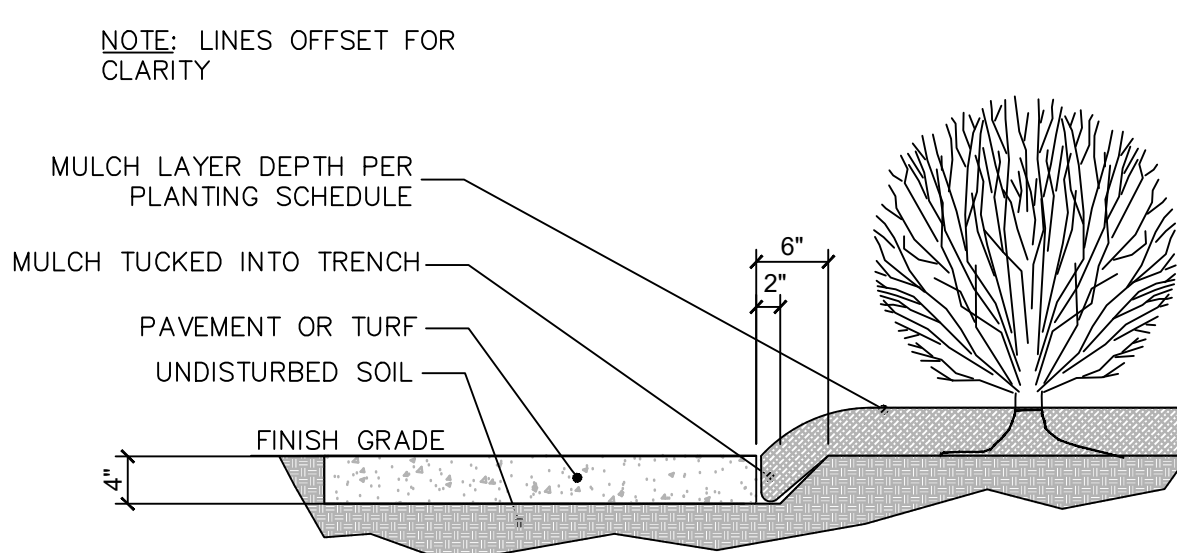
- NOTES:**
- SEE PLANTING PLANS FOR SHRUB & GROUND COVER AREAS.
 - ROWS SHALL BE STRAIGHT & PARALLEL.
 - SPACING SHOWN ON PLANT SCHEDULE (X).

3 TYPICAL SHRUB SPACING DETAIL
N.T.S. 329333-02



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2 TYPICAL SHRUB SPACING DETAIL
N.T.S. 329333-01



4 TYPICAL PLANTING BED EDGE DETAIL
N.T.S. 329333-03

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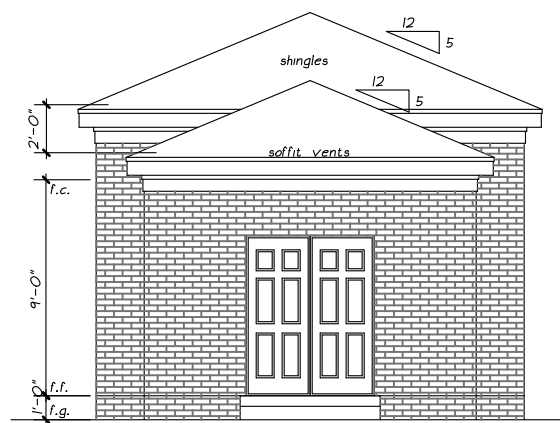
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PLANT SCHEDULE & DETAILS
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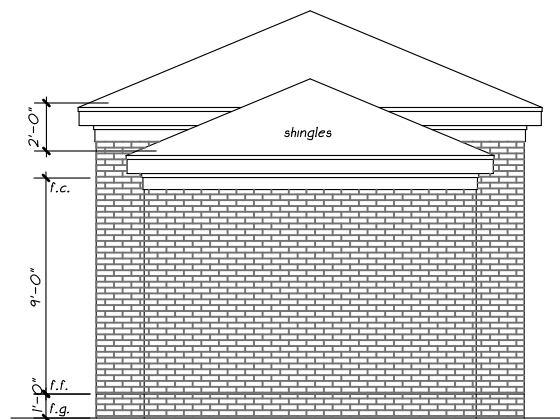
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SHEET
L-3
AMENITY AREA
PLANT SCHEDULE & DETAILS

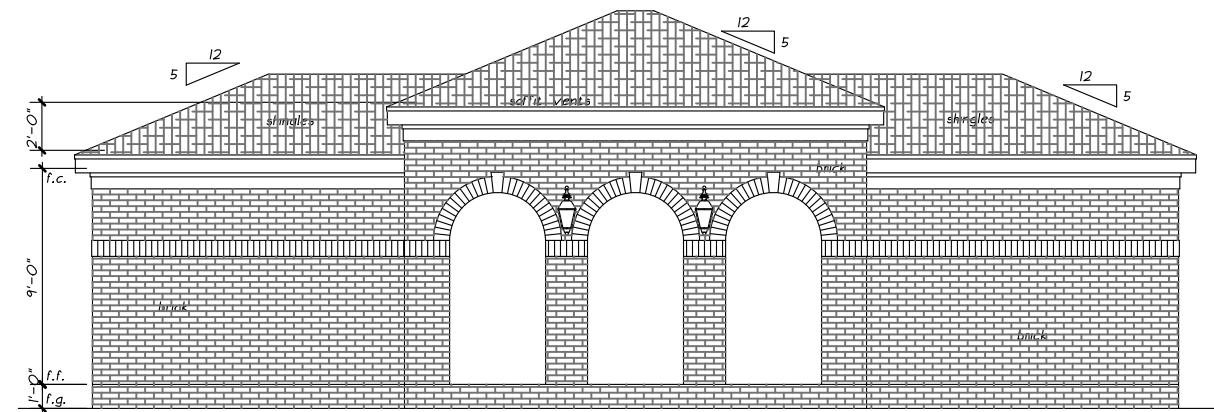
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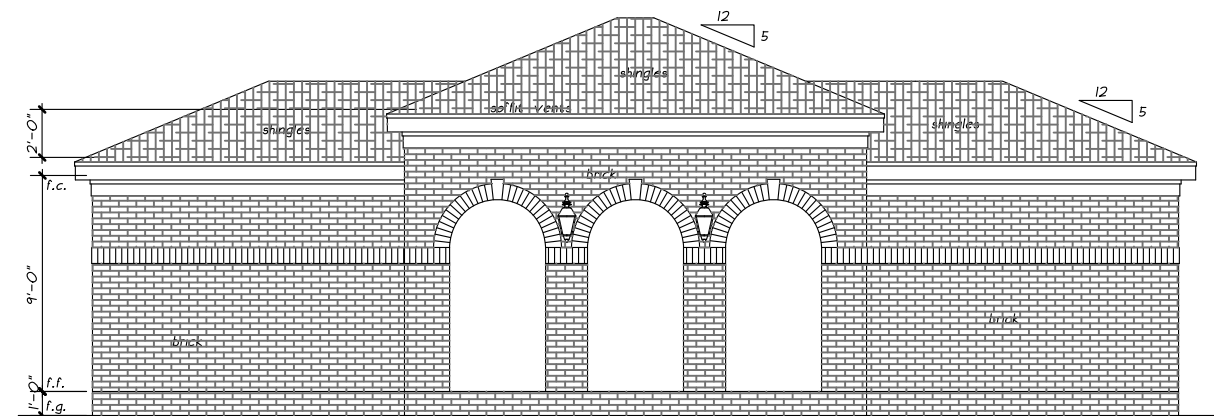
left elevation
scale: 1/4" = 1'-0"



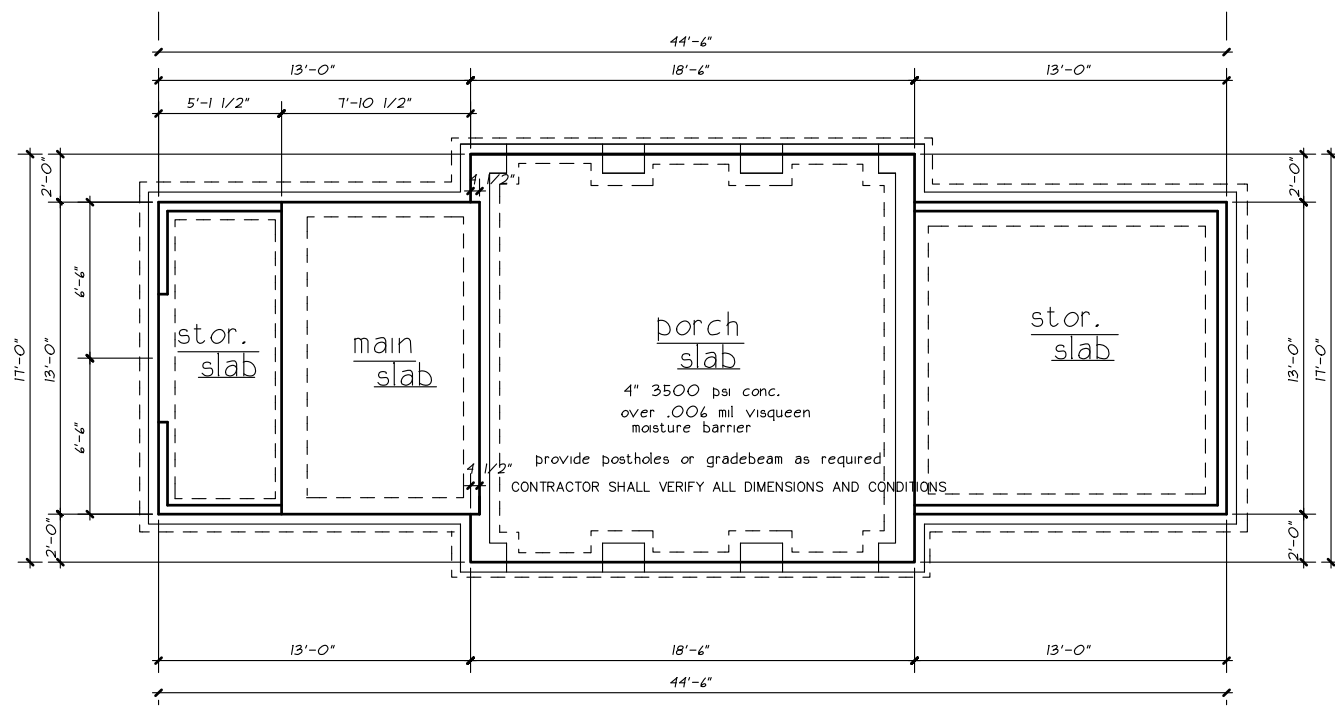
right elevation
scale: 1/4" = 1'-0"



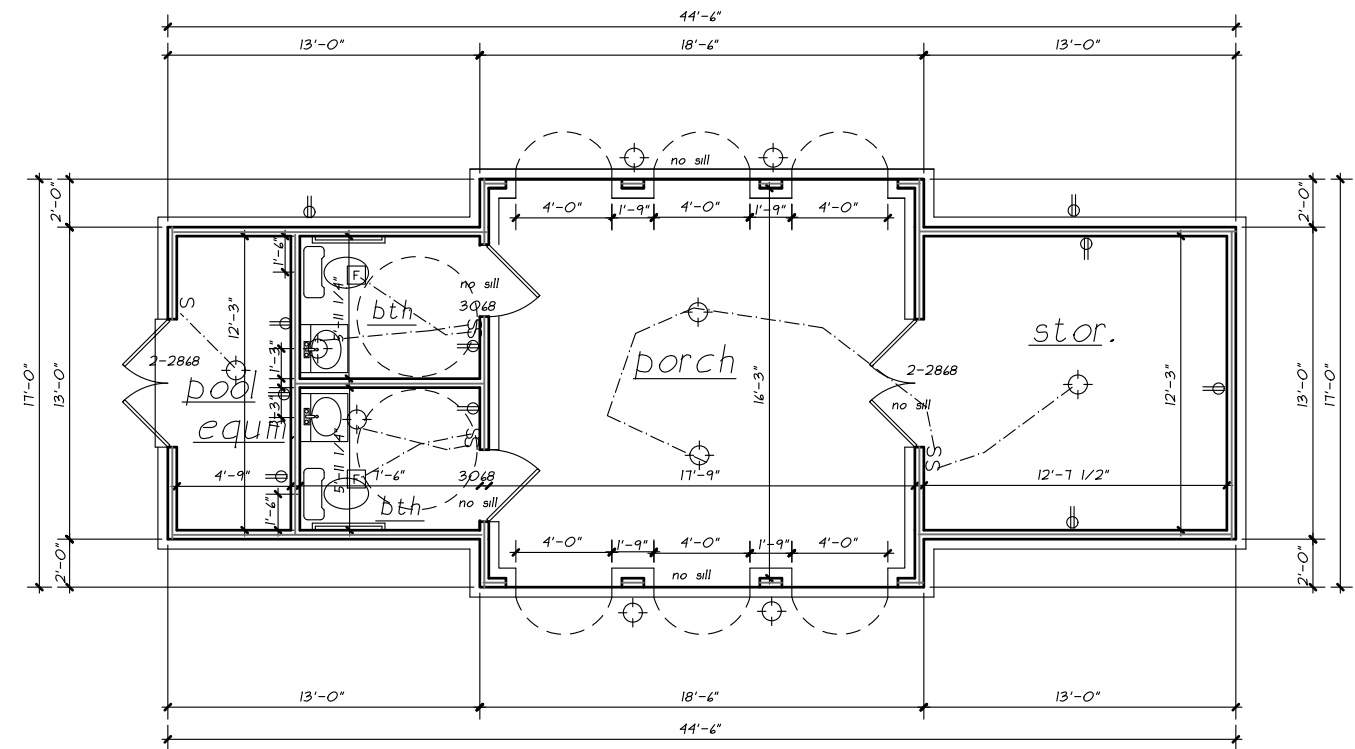
rear elevation
scale: 1/4" = 1'-0"



front elevation
scale: 1/4" = 1'-0"



foundation plan
scale: 1/4" = 1'-0"



first floor plan
scale: 1/4" = 1'-0"

"where dreams and ideas become plans"

WIDTH: 44'-6"
DEPTH: 17'-0"

BATHS: 100 SQ. FT.
GAR. & STOR: 239 SQ. FT.
PORCHES: 315 SQ. FT.
TOTAL UNDER ROOF: 654 SQ. FT.

TREXLER GROUP

1164 VICKERY BLVD, SUITE 101190
PHONE: 501-1151 FAX: 531-1190
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Hallmark Poolhouse

date: 4/21/2025

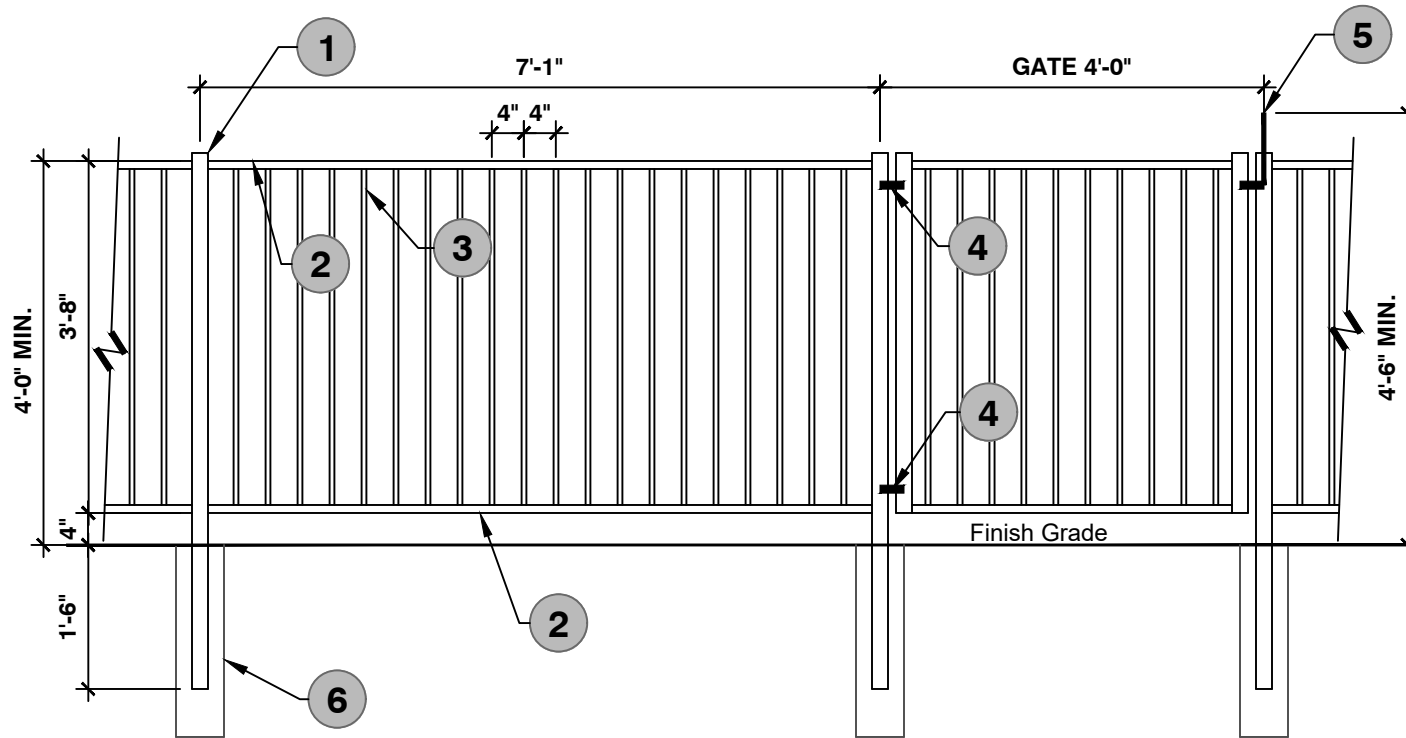
Fence Notes:

1. Pool fence and gate(s) shall be wrought iron
2. Pool fence and gate(s) shall be powder coated black

Gate Notes:

1. Gate shall swing outward away from pool
2. Gate shall have spring-loaded, self closing hinges
3. Gate shall have top-loaded latch mounted minimum 54" above finished grade

- 1 2" POST - TYPICAL
- 2 1" TOP / BOTTOM RAIL - TYPICAL
- 3 5/8" PICKET - TYPICAL
- 4 SPRING LOADED, SELF-CLOSING HINGE
- 5 TOP PULL GATE LATCH
- 6 POST FOOTING - TYPICAL



00

TYPICAL POOL FENCE & GATE

1/2" = 1'-0"

DETAIL-FILE

Meeting Cycle: Thursday, July 10, 2025

Subject: **Action** - approval of the Final Development Plan for Phases V & VI-A and VI-B of the Lakeland Meadows Planned Development.

Staff Contact:

STAFF RECOMMENDATION

BUDGET IMPACT

DISCUSSION

Meeting Date: Thursday, July 10, 2025

Project: Lakeland Meadows – Final Development Plan – Phases V and VI-B

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 0 Old Brownsville Rd

Zoning District: AG: Agriculture (Planned Development Overlay)

Site Area: 41.91 acres

Applicant: Valley Brook Development, LLC

Representative: David Bray, The Bray Firm

STAFF RECOMMENDATION

City Staff recommends approval of the Final Development Plan Application for the Lakeland Meadows Planned Development as submitted.

BACKGROUND:

The subject property is located On the Northside of Old Brownsville Road just west of the Evergreen Planned Development. The last MPC approval for Lakeland Meadows was an Outline Plan Amendment on January 19, 2025. This approval reduced the overall lot count from three-hundred and five (305) to two-hundred and fifty-one (251).and portioned off a section of the property to be reserved for the City of Lakeland.

ANALYSIS:

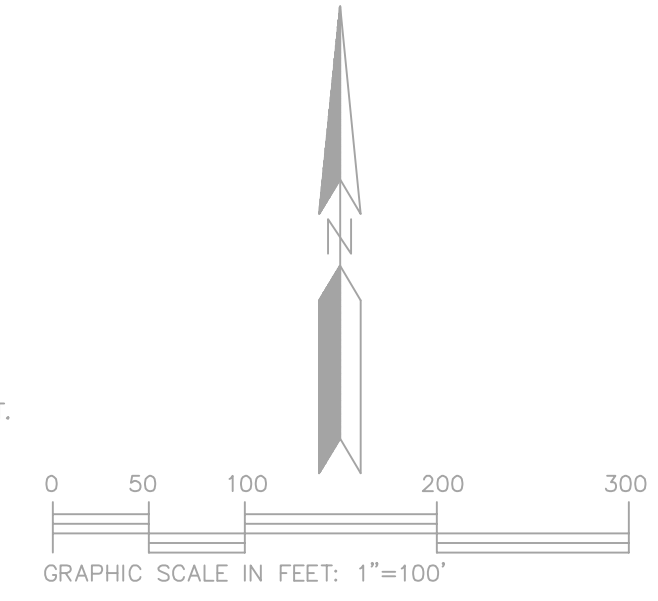
The specific request in this Final Development Plan is to record the 63 total lots in phases V and VI-B of the Lakeland Meadows Planned Development. City Staff has reviewed the application and is in agreement with the Final Development Plans as submitted. These plats will not be recorded until all Engineering punch list items have been satisfactorily completed.

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Meadows Final Development Plan Application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission.
2. Motion to approve the Lakeland Meadows Final Development Plan Application without conditions.
3. Motion to deny the Lakeland Meadows Final Development Plan Application:
 - a. Reason for denial



- NOTES:
1. A FIVE (5) FOOT CONCRETE SIDEWALK ALONG THE FRONTAGE OF EACH LOT SHALL BE INSTALLED BY THE BUILDING PERMIT HOLDER PRIOR TO THE USE AND OCCUPANCY OF THE HOUSE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE HOUSE OR BUILDING.
 2. THERE IS A 30-FOOT BUILDING SETBACK ALONG THE FRONT LOT LINE OF ALL LOTS.
 3. THERE IS A 20-FOOT REAR YARD SETBACK ALONG THE REAR OF ALL LOTS.
 4. THERE IS A 5-FOOT BUILDING SETBACK ALONG THE SIDE AND REAR OF ALL LOTS.
 5. THERE IS A 14-FOOT WIDE LANDSCAPE/PEDESTRIAN EASEMENT ALONG THE FRONT OF LOTS AND 5-FOOT UTILITY EASEMENT ON ALL SIDE LINES. UTILITY AND DRAINAGE EASEMENTS AND UTILITY AND SEWER EASEMENTS SHALL ALSO INCORPORATE UTILITY AND PEDESTRIAN EASEMENTS AS APPROPRIATE.
 6. THERE SHALL BE A 5-FOOT UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES WITH THE EXCEPTION OF SIDE LOT LINES WITH PUBLIC DRAINAGE EASEMENTS.
 7. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 47047C0285C, DATED NOVEMBER 5, 2008.BFE:261.0
 8. ALL COS LOTS SHALL BE OWNED AND MAINTAINED BY LAKELAND MEADOWS HOA. HOA SHALL SUBMIT MAINTENANCE PLAN FOR MOWING, TRIMMING, PRUNING, & IRRIGATION MAINTENANCE.
 9. 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 THEY 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.
 10. 50-FOOT CONSERVATION EASEMENT NOTE SHALL CONTAIN THE FOLLOWING - HOA TO MAINTAIN 50-FOOT CONSERVATION EASEMENT ALONG OLD BROWNSVILLE RD. PERMITTED MAINTENANCE ACTIVITIES INCLUDE REMOVAL OF DEAD OR DISEASED TREES AND CLEARING UNDERBRUSH. NO HEAVY EQUIPMENT SHALL BE PERMITTED WITHIN THE EASEMENT.



SHEET 1 OF 2
FINAL PLAT
PHASE V
LAKELAND MEADOWS PLANNED DEVELOPMENT
LAKELAND, SHELBY COUNTY, TENNESSEE

VALLEYBROOK DEVELOPMENT, LLC.
8620 TRINITY ROAD, SUITE 202
CORDOVA, TN 38018
901-870-0900
OWNER/DEVELOPER

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

CURVE TABLE:

NUMBER	DELTA	RADIUS	TANGENT	LENGTH
1	3°41'37"	975.00	31.4447	62.86
2	29°34'58"	212.61	56.13	109.77
3	32°45'30"	150.00	44.09	85.77
4	58°19'36"	154.63	86.29	157.27

ZONED: PLANNED DEVELOPMENT
DATE: JUNE 2025
SCALE: 1"=100'
LOTS: 50 ACRES: 27.319 ACRES

CERTIFICATE ENGINEER

I, DAVID GEAN BRAY, 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 LAKE LAND MANUAL FOR PUBLIC WORKS AND MATERIALS SPECIFICATIONS, AND ALL CITY OF LAKE LAND ORDINANCES, INCLUDING DIVISIONS.

IN WITNESS WHEREOF, I, THE SAID DAVID GEAN BRAY, PROFESSIONAL CIVIL ENGINEER, HERETO SET OUT HAND AND AFFIX MY SEAL THIS 11TH DAY OF JUNE, 2025.

PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE CERTIFICATE NO. 110076 11.2025

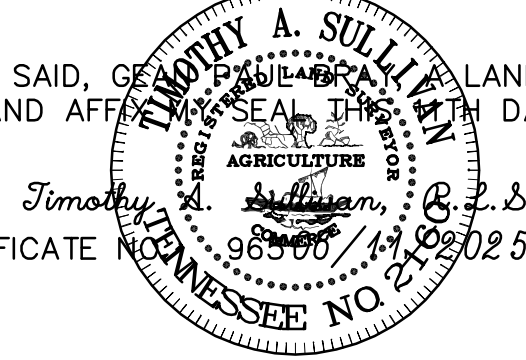


CERTIFICATE OF SURVEYOR:

I, TIMOTHY A. SULLIVAN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME DURING THE MONTH OF FEBRUARY 2023, 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 LAKE LAND 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, TIMOTHY A. SULLIVAN, LAND SURVEYOR, HERETO SET OUT HAND AND AFFIX MY SEAL THIS 11TH DAY OF JUNE, 2025.

LAND SURVEYOR
STATE OF TENNESSEE CERTIFICATE NO. 24802 11.2025



CERTIFICATE OF OWNER(S) AND DEDICATION:

THE UNDERSIGNED, _____, HERE BY CERTIFY THAT HE IS THE CHIEF MANAGER OF VALLEYBROOK DEVELOPMENT, LLC. 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 LAKE LAND AND 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.

VALLEYBROOK DEVELOPMENT, LLC. _____ DATE _____

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGES HIMSELF TO BE CHIEF MANAGER OF VALLEYBROOK DEVELOPMENT, LLC. AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

WITNESS MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL – SUBDIVISION

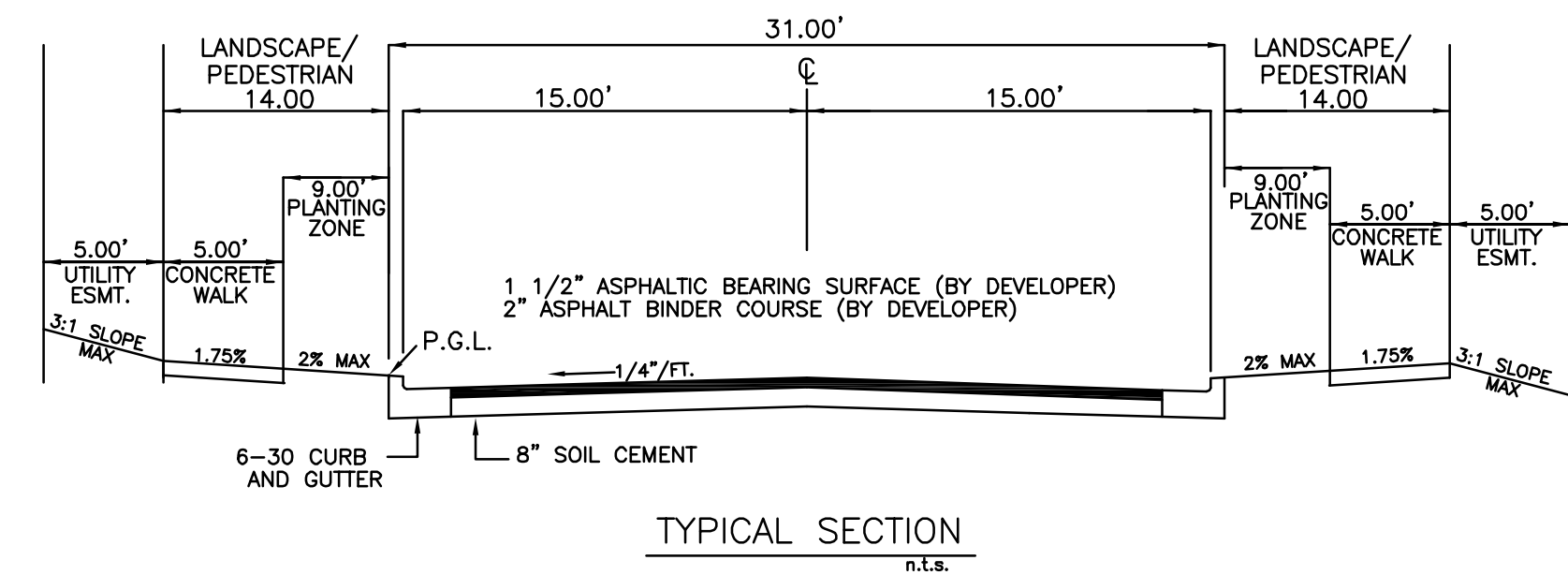
I, _____, DO HEREBY CERTIFY THAT THE CITY OF LAKE LAND MUNICIPAL PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT. THE SIGNING OF THIS CERTIFICATE SHALL IN NO WAY BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE OF THE DEDICATION OF ANY STREET, IMPROVEMENT, OR OTHER GROUND SHOWN UPON THE PLAT.

MPC SECRETARY _____ DATE _____

CERTIFICATE OF CITY ENGINEER

THE FINAL PLAT IS REVIEWED AND DEEMED COMPLIANT WITH THE LAND DEVELOPMENT REGULATIONS, SUBJECT TO ANY WAIVERS, MODIFICATIONS, OR VARIANCES THEREOF GRANTED BY THE CITY OF LAKE LAND.

CITY ENGINEER _____ DATE _____



EACH LOT OWNER SHALL BE RESPONSIBLE FOR INITIAL PLANTING AND MAINTAINING THE STREET TREES SHOWN ON THE APPROVED LANDSCAPE PLAN FOR THIS DEVELOPMENT. SEE LANDSCAPE PLAN FOR SPACING AND SIZING REQUIREMENTS.

LOT	REQUIRED TREES	S.F.	FFE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
100		20392	276.50	30'	20'	5'
101	ALLEE LACEBARK ELM - 2	11440	276.50	30'	20'	5'
102	ALLEE LACEBARK ELM - 2	11440	276.50	30'	20'	5'
103	ALLEE LACEBARK ELM - 2	11440	276.50	30'	20'	5'
104	ALLEE LACEBARK ELM - 2	11471	276.50	30'	20'	5'
105	ALLEE LACEBARK ELM - 2	12148	275.50	30'	20'	5'
106	ALLEE LACEBARK ELM - 2	13659	274.50	30'	20'	5'
107	ALLEE LACEBARK ELM - 2	13670	273.00	30'	20'	5'
108	ALLEE LACEBARK ELM - 2	12234	272.50	30'	20'	5'
109	WILLOW OAK - 4	11445	276.50	30'	20'	5'
110	ALLEE LACEBARK ELM - 3, WILLOW OAK - 2	14324	276.50	30'	5'	5'
111	ALLEE LACEBARK ELM - 2	10009	278.50	30'	20'	5'
112	ALLEE LACEBARK ELM - 2	10010	278.50	30'	20'	5'
113	ALLEE LACEBARK ELM - 2, WILLOW OAK - 4	14509	278.50	30'	5'	5'
114	WILLOW OAK - 2	10258	280.50	30'	20'	5'
115	WILLOW OAK - 1	10693	282.50	30'	20'	5'
116	WILLOW OAK - 1	16840	282.50	30'	20'	5'
117	WILLOW OAK - 1	17780	281.00	30'	20'	5'
118	WILLOW OAK - 1	17926	280.50	30'	20'	5'
119	WILLOW OAK - 1	10051	280.50	30'	20'	5'
120	WILLOW OAK - 2	10240	280.50	30'	20'	5'
121	ALLEE LACEBARK ELM - 2, WILLOW OAK - 4	15114	278.50	30'	5'	5'
122	ALLEE LACEBARK ELM - 1	10047	276.50	30'	20'	5'
123	ALLEE LACEBARK ELM - 2	10045	275.00	30'	20'	5'
124	ALLEE LACEBARK ELM - 1	10046	274.50	30'	20'	5'
125	ALLEE LACEBARK ELM - 3	12362	274.50	30'	20'	5'
126	ALLEE LACEBARK ELM - 3	11535	274.50	30'	20'	5'
127	ALLEE LACEBARK ELM - 3, WILLOW OAK - 4	14444	274.50	30'	5'	5'
128	WILLOW OAK - 3	12134	274.50	30'	20'	5'
129	WILLOW OAK - 1	12223	276.50	30'	20'	5'
130	WILLOW OAK - 1	15805	276.50	30'	20'	5'
131	WILLOW OAK - 1	18325	276.50	30'	20'	5'
132	WILLOW OAK - 1	15321	276.50	30'	20'	5'
133	WILLOW OAK - 2	11618	276.50	30'	20'	5'
134	WILLOW OAK - 2	16661	276.50	30'	20'	5'
135	ALLEE LACEBARK ELM - 2, WILLOW OAK - 3	14443	274.50	30'	5'	5'
136	ALLEE LACEBARK ELM - 4	23517	276.00	30'	20'	5'
137	ALLEE LACEBARK ELM - 2	17048	280.50	30'	20'	5'
138	ALLEE LACEBARK ELM - 2	12759	280.50	30'	20'	5'
139	ALLEE LACEBARK ELM - 2	10513	276.50	30'	20'	5'
140	ALLEE LACEBARK ELM - 5	14020	274.50	30'	5'	5'
141	ALLEE LACEBARK ELM - 2	11481	276.50	30'	20'	5'
142	ALLEE LACEBARK ELM - 3	11573	274.50	30'	20'	5'
143	ALLEE LACEBARK ELM - 4	12008	270.50	30'	20'	5'
157	ALLEE LACEBARK ELM - 2	12943	266.50	30'	20'	5'
158	ALLEE LACEBARK ELM - 2	12957	268.00	30'	20'	5'
159	ALLEE LACEBARK ELM - 2	12965	270.50	30'	20'	5'
160	ALLEE LACEBARK ELM - 2	13788	272.50	30'	20'	5'
161	ALLEE LACEBARK ELM - 2	12390	274.50	30'	20'	5'
162	ALLEE LACEBARK ELM - 2	15755	276.50	30'	20'	5'

NOTE: PROTECTIVE COVENANTS AND HOA DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER _____

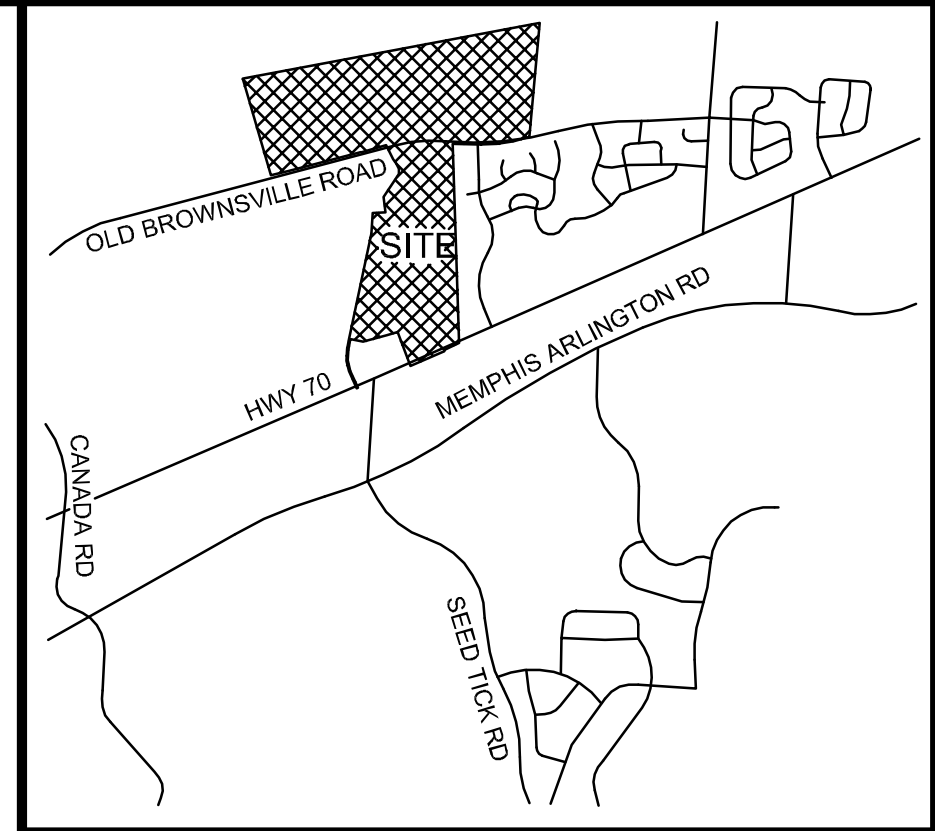
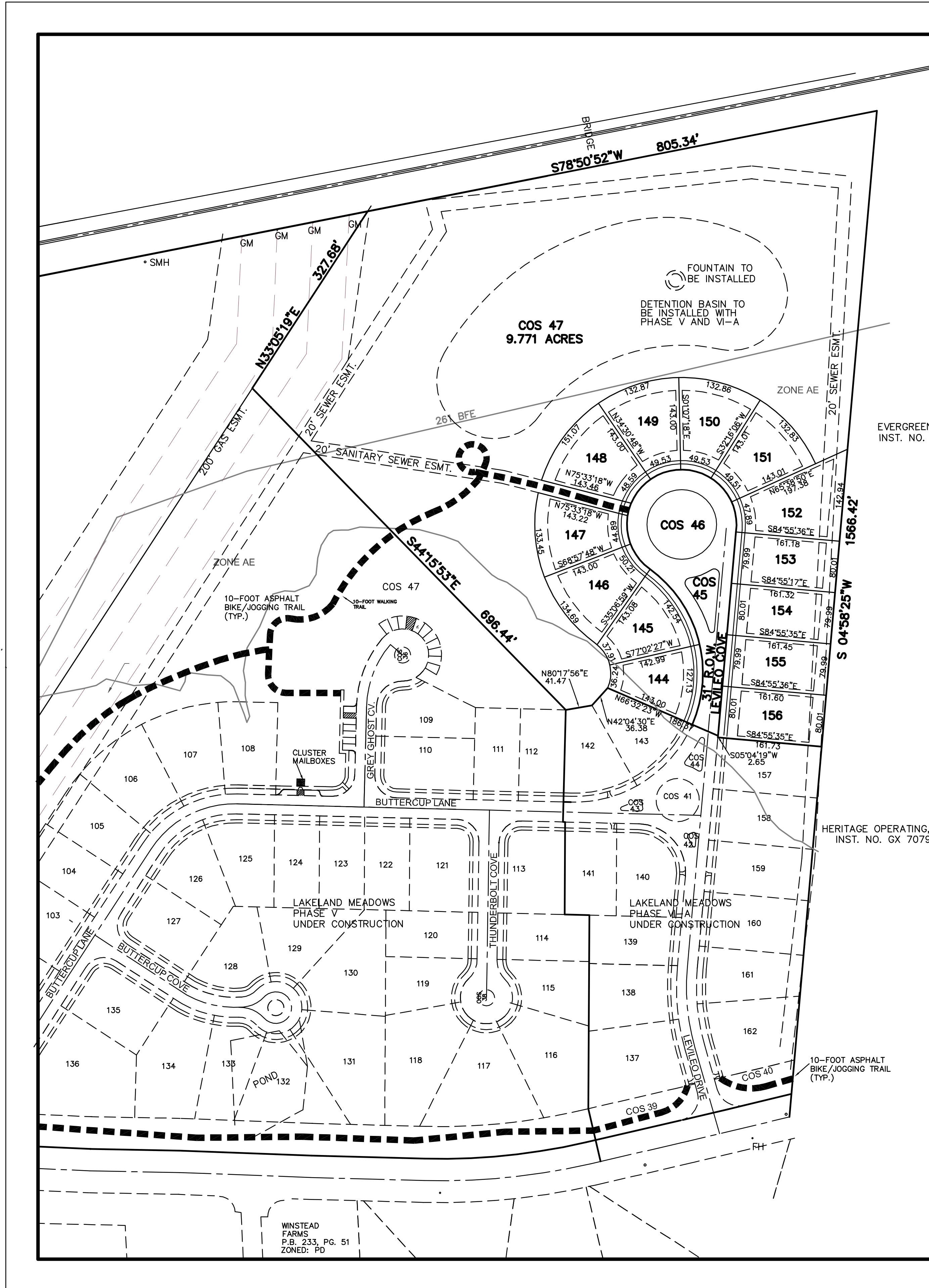
SHEET 2 OF 2
FINAL PLAT

PHASE V
LAKE LAND MEADOWS PLANNED DEVELOPMENT
LAKE LAND, SHELBY COUNTY, TENNESSEE

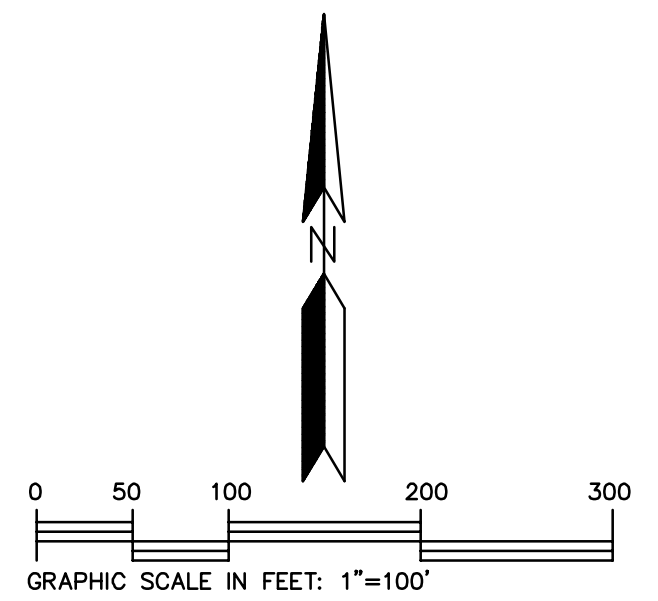
VALLEYBROOK DEVELOPMENT, LLC.
8620 TRINITY ROAD, SUITE 202
CORDOVA, TN 38018
901-870-0900
OWNER/DEVELOPER

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

ZONED: PLANNED DEVELOPMENT DATE: JUNE 2025 SCALE: 1"=100' LOTS: 50 ACRES: 27.319 ACRES



- NOTES:
1. A FIVE (5) FOOT CONCRETE SIDEWALK ALONG THE FRONTAGE OF EACH LOT SHALL BE INSTALLED BY THE BUILDING PERMIT HOLDER PRIOR TO THE USE AND OCCUPANCY OF THE HOUSE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE HOUSE OR BUILDING.
 2. THERE IS A 30-FOOT BUILDING SETBACK ALONG THE FRONT LOT LINE OF ALL LOTS.
 3. THERE IS A 20-FOOT REAR YARD SETBACK ALONG THE REAR OF ALL LOTS.
 4. THERE IS A 5-FOOT BUILDING SETBACK ALONG THE SIDE AND REAR OF ALL LOTS.
 5. THERE IS A 14-FOOT WIDE LANDSCAPE/PEDESTRIAN EASEMENT ALONG THE FRONT OF LOTS AND 5-FOOT UTILITY EASEMENT ON ALL SIDE LINES. UTILITY AND DRAINAGE EASEMENTS AND UTILITY AND SEWER EASEMENTS SHALL ALSO INCORPORATE UTILITY AND PEDESTRIAN EASEMENTS AS APPROPRIATE.
 6. THERE SHALL BE A 5-FOOT UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES WITH THE EXCEPTION OF SIDE LOT LINES WITH PUBLIC DRAINAGE EASEMENTS.
 7. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 47047C0285C, DATED NOVEMBER 5, 2008. BFE: 261.0
 8. ALL COS LOTS SHALL BE OWNED AND MAINTAINED BY LAKELAND MEADOWS HOA. HOA SHALL SUBMIT MAINTENANCE PLAN FOR MOWING, TRIMMING, PRUNING, & IRRIGATION MAINTENANCE.
 9. 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 THEY 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.



SHEET 1 OF 2
 FINAL PLAT
PHASE VI-B
LAKELAND MEADOWS PLANNED DEVELOPMENT
 LAKELAND, SHELBY COUNTY, TENNESSEE

VALLEYBROOK DEVELOPMENT, LLC. 8620 TRINITY ROAD, SUITE 202 CORDOVA, TN 38018 901-870-0900 OWNER/DEVELOPER	THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 901-383-8668 ENGINEER
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ZONED: PLANNED DEVELOPMENT DATE: JUNE 2025 SCALE: 1"=100' LOTS: 13 ACRES: 14.591 ACRES

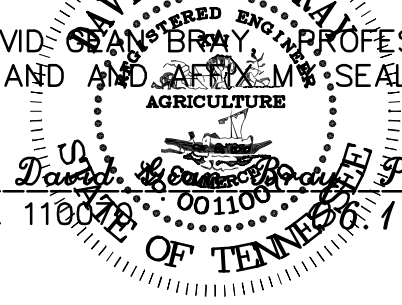
WINSTEAD FARMS
P.B. 233, PG. 51
ZONED: PD

CERTIFICATE ENGINEER

I, DAVID GEAN BRAY, 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 DIVISIONS.

IN WITNESS WHEREOF, I, THE SAID DAVID GEAN BRAY, PROFESSIONAL CIVIL ENGINEER, HERETO SET OUT HAND AND AFFIX MY SEAL THIS 11TH DAY OF JUNE, 2025.

PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE CERTIFICATE NO. 110076
11.2025

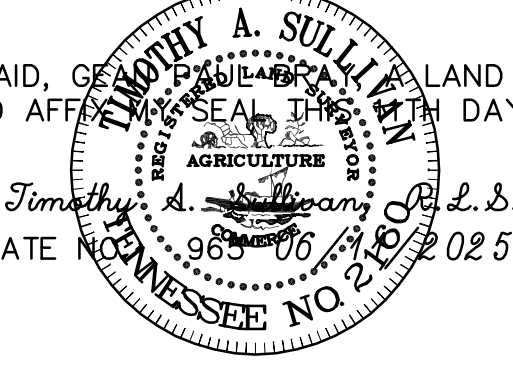


CERTIFICATE OF SURVEYOR:

I, TIMOTHY A. SULLIVAN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME DURING THE MONTH OF FEBRUARY 2023, 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, TIMOTHY A. SULLIVAN, LAND SURVEYOR, HERETO SET OUT HAND AND AFFIX MY SEAL THIS 11TH DAY OF JUNE, 2025.

LAND SURVEYOR
STATE OF TENNESSEE CERTIFICATE NO. 98006
11.2025



CERTIFICATE OF OWNER(S) AND DEDICATION:

THE UNDERSIGNED, VALLEYBROOK DEVELOPMENT, LLC., HERE BY CERTIFY THAT HE IS THE CHIEF MANAGER OF VALLEYBROOK DEVELOPMENT, LLC. 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 AND 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.

VALLEYBROOK DEVELOPMENT, LLC. _____ DATE _____

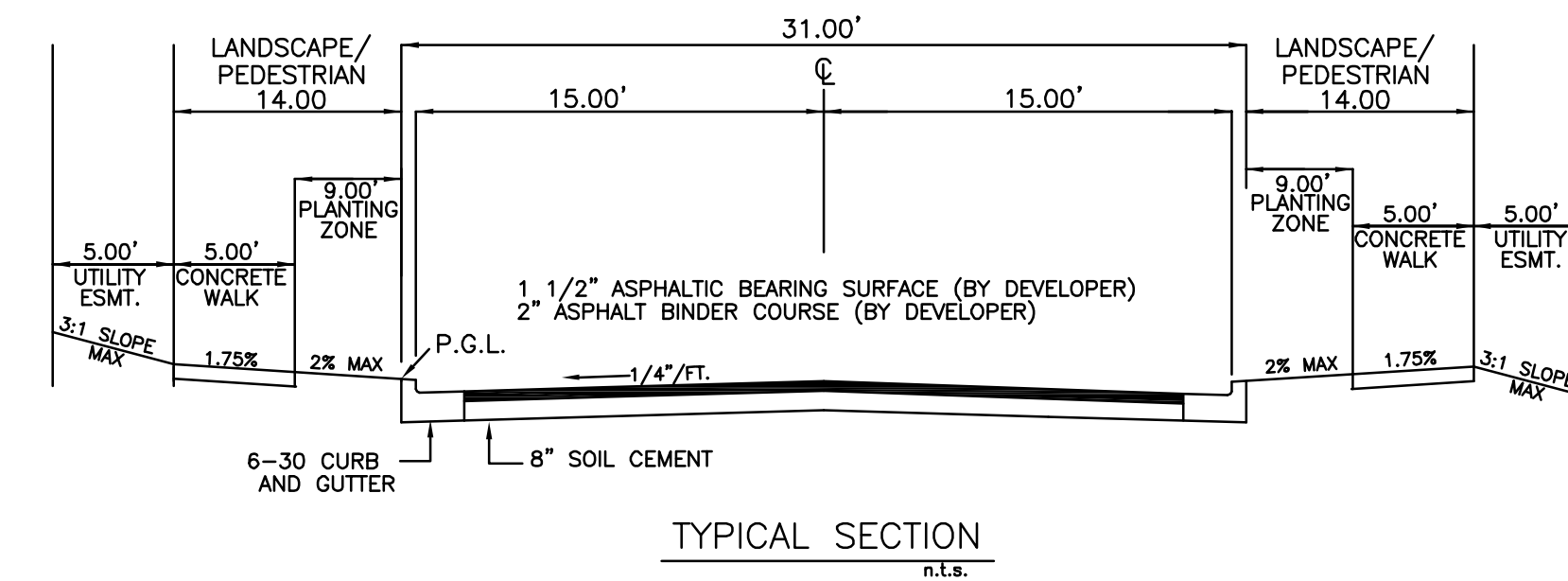
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGES HIMSELF TO BE CHIEF MANAGER OF VALLEYBROOK DEVELOPMENT, LLC. AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

WITNESS MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL – SUBDIVISION

I, _____ DO HEREBY CERTIFY THAT THE CITY OF LAKELAND MUNICIPAL PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT. THE SIGNING OF THIS CERTIFICATE SHALL IN NO WAY BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE OF THE DEDICATION OF ANY STREET, IMPROVEMENT, OR OTHER GROUND SHOWN UPON THE PLAT.

MPC SECRETARY _____ DATE _____

CERTIFICATE OF CITY ENGINEER

THE FINAL PLAT IS REVIEWED AND DEEMED COMPLIANT WITH THE LAND DEVELOPMENT REGULATIONS, SUBJECT TO ANY WAIVERS, MODIFICATIONS, OR VARIANCES THEREOF GRANTED BY THE CITY OF LAKELAND.

CITY ENGINEER _____ DATE _____

EACH LOT OWNER SHALL BE RESPONSIBLE FOR INITIAL PLANTING AND MAINTAINING THE STREET TREES SHOWN ON THE APPROVED LANDSCAPE PLAN FOR THIS DEVELOPMENT. SEE LANDSCAPE PLAN FOR SPACING AND SIZING REQUIREMENTS.

LOT	REQUIRED TREES	S.F.	FFE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
144	ALLEE LACEBARK ELM - 2	11680	266.50	30'	20'	5'
145	ALLEE LACEBARK ELM - 2	12902	265.50	30'	20'	5'
146	ALLEE LACEBARK ELM - 2	13221	265.00	30'	20'	5'
147	ALLEE LACEBARK ELM - 2	12751	264.50	30'	20'	5'
148	ALLEE LACEBARK ELM - 2	14276	264.00	30'	20'	5'
149	ALLEE LACEBARK ELM - 2	13041	264.00	30'	20'	5'
150	ALLEE LACEBARK ELM - 2	13038	264.00	30'	20'	5'
151	ALLEE LACEBARK ELM - 2	13038	264.00	30'	20'	5'
152	ALLEE LACEBARK ELM - 2	15897	264.50	30'	20'	5'
153	ALLEE LACEBARK ELM - 2	12900	265.00	30'	20'	5'
154	ALLEE LACEBARK ELM - 2	12910	265.50	30'	20'	5'
155	ALLEE LACEBARK ELM - 2	12921	266.00	30'	20'	5'
156	ALLEE LACEBARK ELM - 2	12934	265.50	30'	20'	5'

NOTE: PROTECTIVE COVENANTS AND HOA DOCUMENTS ARE RECORDED IN INSTRUMENT NUMBER _____

SHEET 2 OF 2
FINAL PLAT
PHASE VI-B
LAKELAND MEADOWS PLANNED DEVELOPMENT
LAKELAND, SHELBY COUNTY, TENNESSEE

VALLEYBROOK DEVELOPMENT, LLC.
8620 TRINITY ROAD, SUITE 202
CORDOVA, TN 38018
901-870-0900
OWNER/DEVELOPER

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

ZONED: PLANNED DEVELOPMENT DATE: JUNE 2025 SCALE: 1"=100' LOTS: 13 ACRES: 14.591 ACRES