CITY OF LAKELAND TENNESSEE

Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, September 11, 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** - August 14, 2025

IV. PUBLIC DISCUSSION:

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

1. **Action** - rezoning recommendation to the Board of Commissioners for Lot L015900512 at 0 Kingsridge Dr from C-2 Regional Commercial to R-4 Urban Estate.

2. **Action** - approval of a Preliminary Subdivision Plat for Lot L015900512 at 0 Kingsridge Dr.

3. **Action** - approval of Site Plan for Area 1, Lot 1 in Ashmont Planned Development.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

CITY OF LAKELAND TENNESSEE

Municipal Planning & Design Review Commission
Regular Meeting Minutes
Thursday, August 14, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:
The meeting was called to order by Sal Feraci 5:30 p.m. on Thursday, August 14, 2025.

II. ROLL CALL:

Shawn Rowland	Present - late arrival @ 5:40pm
Sal Feraci	Present
Carl Helton	Present
Bill Sheridan	Present
Jason Eaton	Present
Commissioner Jim Atkinson	Present
Adam Henry	Absent
Amber Hitchcock	Absent
Cat Wright	Absent

Staff personnel in attendance were Planning Director Paul Luker, Staff Planner Alex Barthol and Community Development Specialist Lisa West as acting Recorder.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - July 10, 2025

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

Discussion ensued.

When the question was called the resolution passed as presented, voice vote, 4 in favor 0 against 1 abstain (4-0-1).

IV. PUBLIC DISCUSSION:
None

V. REPORTS OF OFFICERS AND COMMITTEES:
None

VI. UNFINISHED BUSINESS:
None

DRAFT

VII. NEW BUSINESS:

1. **Action** - approval of site elevation changes and signs at Backyard Burgers from the Design Review Commission.

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

   Staff Planner Alex Barthol presented this item.

   Discussion ensued.

   Applicant Howard Allen present information to the board.

   Commissioner Atkinson motioned to approve the site elevation changes with the following conditions:

   1. One additional wall sign may be installed over the east building entrance. The size shall be reviewed and approved by City Staff.
   2. The sign face of the existing pylon sign may be updated to reflect the brand update. This update is contingent upon the removal of the lower changeable copy sign attached to the pylon sign. All plans are subject to City Staff review.
   3. The incidental "flame" signs may remain as installed.

   This motion was seconded by Shawn Rowland.

   When the question was called the site plan elevation and signs were approved with conditions, voice vote, 6 in favor 0 against 0 abstain (6-0-0).

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:
There being no other business on which to act, the meeting was adjourned without objection at 5:59pm on Thursday, August 14, 2025.

These minutes were approved on September 11, 2025.

_____
Shawn Rowland
Mayor

ATTEST:

_____
Cheyenne Carter
City Recorder

DRAFT

CITY OF LAKELAND TENNESSEE

Municipal Planning and Design Review Commission

Meeting Date: Thursday, September 11, 2025

Project: Canada Road LLC. – Rezoning Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location:	Southwest corner of Canada Road and Kingsridge Drive
Parcel ID:	L0159 00512
Zoning District:	C-2: Regional Commercial
Site Area:	2.96 acres
Applicant:	Canada Road LLC.
Representative:	Cory Brady, PLA, AICP

STAFF RECOMMENDATION

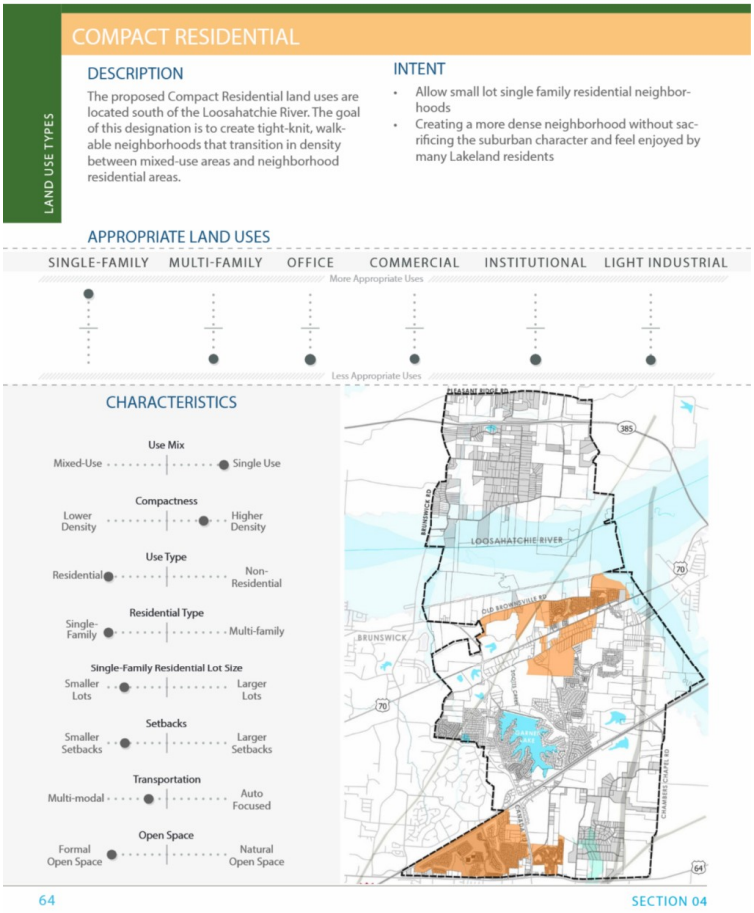
City Staff recommends approval for the Rezoning Application for Canada Road LLC.

BACKGROUND:

The subject property is located at the southwest corner of Canada Road and Kingsridge Drive. The current zoning for the property is C-2: Regional Commercial. The property is currently undeveloped but is ultimately planned to be developed as nine (9) single family residential lots should the rezoning application be approved.

ANALYSIS:

Upon review by City Staff, this rezoning application is supported by the 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 R4–Urban Estate. 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 Preliminary Plat 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.



EXAMPLE MOTIONS

1. Motion to recommend approval to the Board of Commissioners of the Canada Road LLC. Rezoning Application as submitted.
2. Motion to recommend denial to the Board of Commissioners of the Canada Road LLC. Rezoning Application:
   a. Reason for denial

CITY OF LAKELAND

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

Case No. _____ Parcel ID# L0159 00512 Date of Application 08/11/2025

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

Address 8480 E. Orchard Rd, 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 _____

Address _____

Daytime Telephone Number _____ Email Address _____

Amendment to Zoning Map

Site Location: S/W Corner of Kings Ridge & Canada Rd Present Use Vacant

Site Acreage 2.96 Acres Proposed Use(s) Residential

Present Zoning District C-2 (Commercial) Requested Zoning District R-4 (Urban Estate)

Reason for Rezoning: To align with the recommendations of the city's comprehensive plan.

Amendment to Zoning Text

Section of the Zoning Ordinance to be amended _____

Amendment Requested (attach specific language of proposed amendment using format of Zoning Ordinance).

Reason for text amendment _____

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

Applicants Signature — Date 8/11/2025

Property Owners Signature (if different than applicant) — Date

last updated 5 /7/17

INTEGRATED LAND SOLUTIONS, pllc
planning ▪ design ▪ landscape architecture

August 11, 2025

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

Re: Rezoning Request for 2.96 Acres at Kingsridge Drive and Canada Road

Mr. Luker,

On behalf of the property owner, I am requesting approval of a zoning map amendment to reclassify approximately 2.96 acres from C-2 Regional Commercial to R-4 Urban Estate in accordance with the City's Land Development Regulations. The subject property is located at the southwest corner of Kingsridge Drive and Canada Road and is identified as Parcel ID #L0159 00512.

This request is consistent with the City's recently adopted Comprehensive Plan, which designates the property for Compact Residential land use. As described in the Comprehensive Plan, the Compact Residential designation is intended to "allow small lot single-family residential neighborhoods and create a more dense neighborhood without sacrificing the suburban character and feel enjoyed by many Lakeland residents." The proposed rezoning will facilitate the development of compact, single-family detached homes that are compatible with existing residential subdivisions along Kingsridge Drive.

In conjunction with this rezoning request, the property owner is submitting a separate preliminary plat application reflecting the intent to develop a nine (9) lot single-family detached residential subdivision in accordance with the R-4 Urban Estate zoning provisions.

If you have any questions or require additional information, please contact me at corybrady@gmail.com or (901) 493-6996. I look forward to working with you and discussing the project in greater detail.

Respectfully,

Cory Brady

Cory Brady, PLA, AICP
Integrated Land Solutions, pllc

9967 Bentwood Creek Cove ▪ Collierville, TN 38017
901.493.6996 ▪ corybrady@gmail.com

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

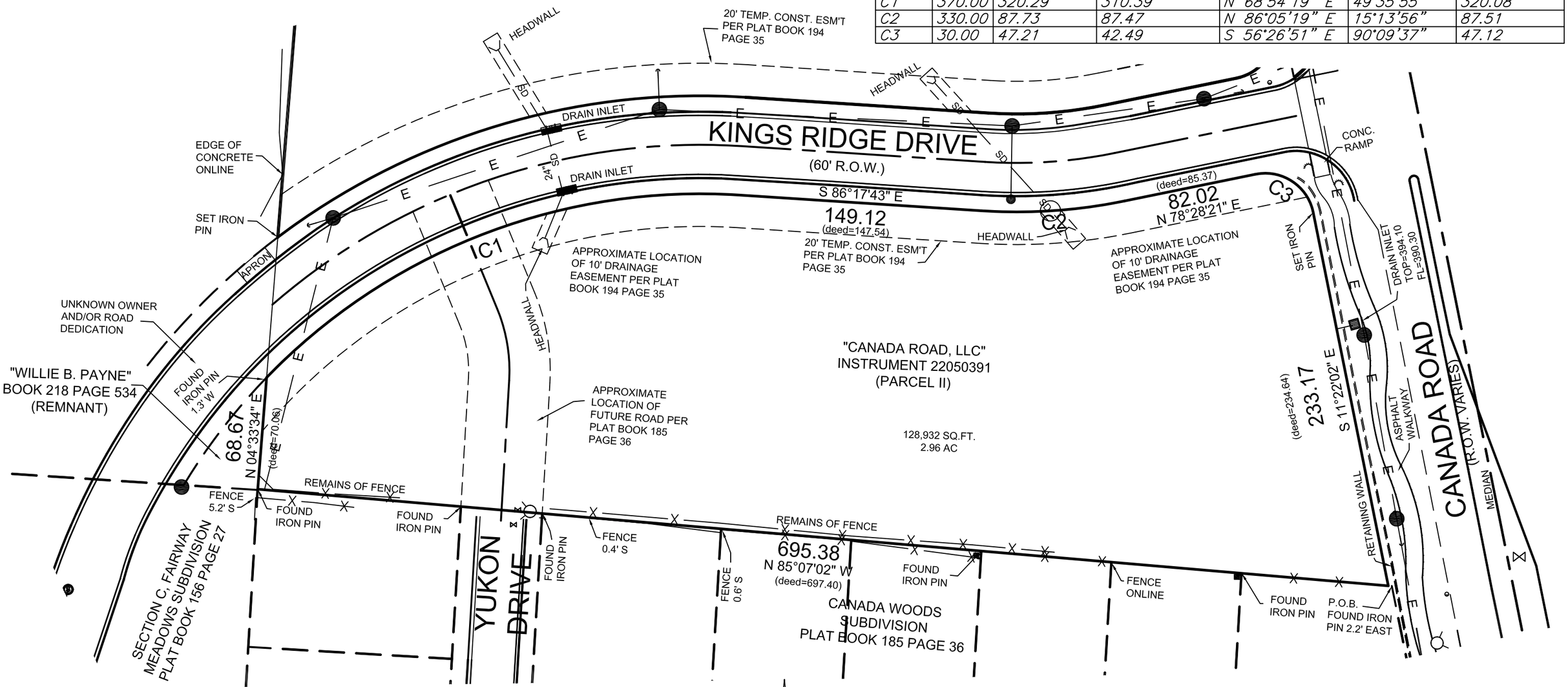


EXHIBIT OF THE CANADA ROAD, LLC PROPERTY AS DESCRIBED IN INSTRUMENT 22050391 (PARCEL II) IN LAKELAND, SHELBY COUNTY, TENNESSEE

GEODETIC NORTH

60 0 60 120 180

Scale: 1" = 60'

EXHIBIT BASED ON SURVEY PREPARED MAY 2024

HARRIS & ASSOCIATES LAND SURVEYORS, LLC

554 Greentree Cove, Suite 102B · Collierville, Tennessee 38017 · (901)362-2345

DATE : May 13, 2024

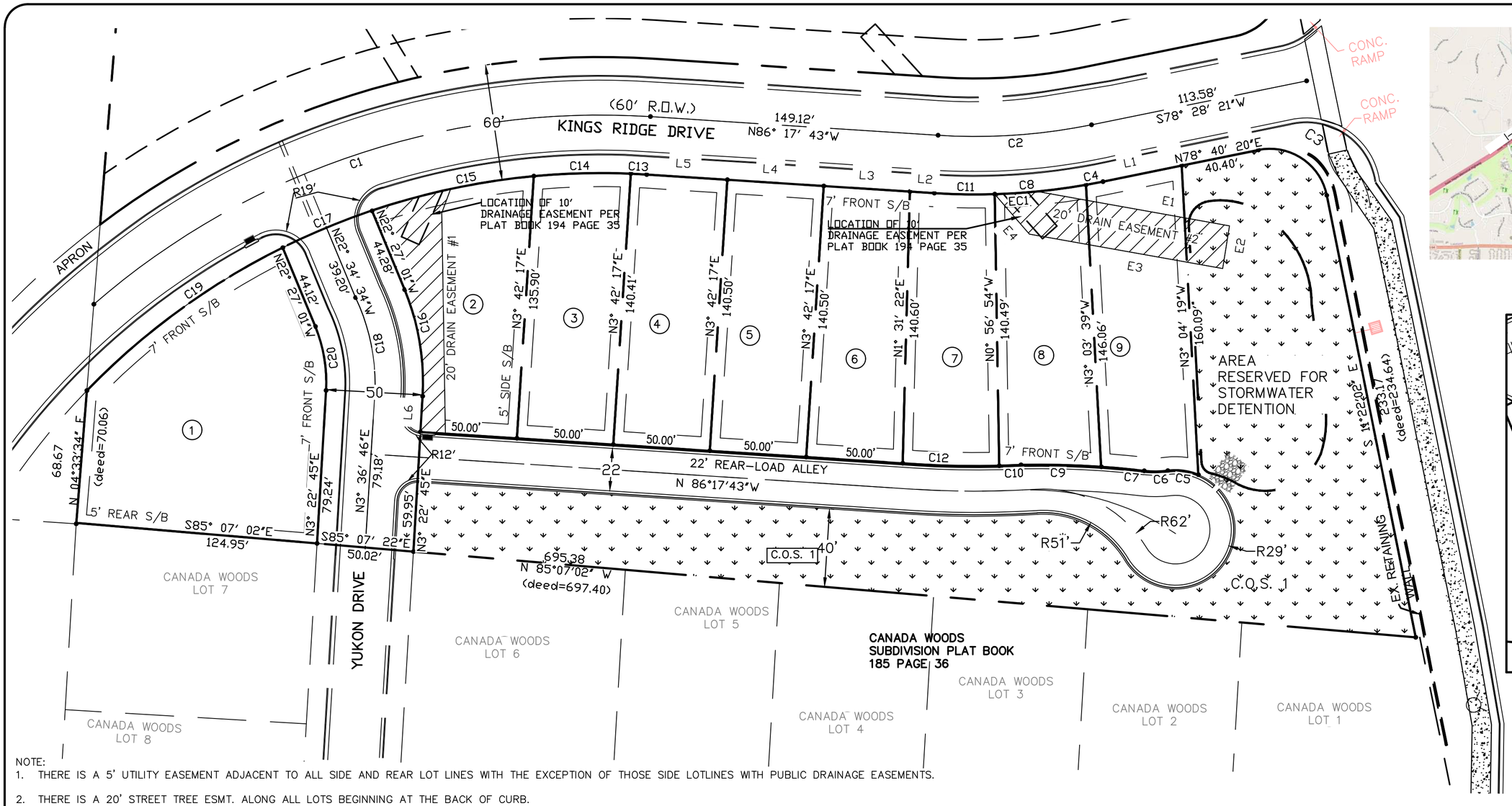
SCALE : 1" = 60'

DRAWN BY : JW

ORDERED BY : C/O CORY BRADY
CANADA ROAD

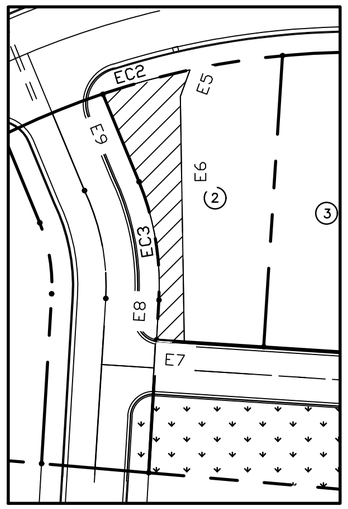
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Copyright: 2025 Harris&Associates Land Surveyors, LLC





VICINITY MAP
N.T.S.



SCALE: 1'=40' EASEMENT #1

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. ALL DRAINAGE EASEMENTS ARE PUBLIC
4. 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.
5. 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.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE.

CANADA ROAD SUBDIVISION
TOWN HOME LOT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	311.80'	400.00'	44°39'41"	303.96'	S71°22'26"W
C2	79.76'	300.00'	15°13'56"	79.52'	S86°05'19"W
C3	47.2'	30.00'	90°09'37"	42.49'	S56°26'51"E
C4	8.95'	330.00'	1°33'17"	8.95'	N79°14'59"E
C5	15.92'	30.65'	29°45'10"	15.74'	N82°25'28"W
C6	12.40'	49.25'	14°25'13"	12.36'	S89°29'03"W
C7	22.42'	463.82'	2°46'12"	22.42'	N84°41'26"W
C8	47.49'	330.00'	8°14'42"	47.45'	S84°09'16"W
C9	41.41'	463.82'	5°06'56"	41.40'	S88°38'00"E
C10	11.32'	465.50'	1°23'38"	11.32'	N87°45'21"E
C11	31.26'	330.00'	5°25'39"	31.25'	N89°00'33"W
C12	49.99'	465.50'	6°09'12"	49.97'	S88°28'14"E
C13	8.21'	370.00'	1°16'15"	8.21'	N86°55'51"W
C14	50.24'	370.00'	7°46'49"	50.20'	S88°32'37"W
C15	85.80'	370.00'	13°17'13"	85.61'	S78°00'37"W
C16	56.35'	125.00'	25°49'46"	55.88'	S9°32'08"E
C17	50.05'	316.88'	9°03'01"	50.00'	S67°35'35"W
C18	51.77'	103.46'	28°40'08"	51.23'	S11°12'17"E
C19	126.99'	370.00'	19°39'54"	126.37'	S53°56'18"W
C20	33.81'	75.00'	25°49'46"	33.53'	N9°32'08"W

CANADA ROAD SUBDIVISION
TOWN HOME LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	41.55'	N78°28'21"E
L2	12.67'	N86°17'43"W
L3	44.65'	N86°17'43"W
L4	50.00'	N86°17'43"W
L5	41.79'	N86°17'43"W
L6	18.61'	S3°22'45"W

CANADA ROAD SUBDIVISION
TOWN HOME LOT LINE EASEMENT TABLE

LINE #	LENGTH	DIRECTION
E1	101.04'	S79°52'28"E
E2	22.37'	S9°02'10"W
E3	101.57'	N79°53'37"W
E4	27.34'	N40°59'59"W
E5	13.23'	N20°09'26"E
E6	114.16'	N0°56'11"W
E7	12.97'	S86°15'39"E
E8	18.54'	S3°22'45"W
E9	44.28'	S22°27'01"E

CANADA ROAD SUBDIVISION
TOWN HOME LOT EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
EC1	22.03'	330.00'	3°49'29"	22.03'	N86°22'01"E
EC2	42.24'	370.00'	6°32'26"	42.21'	S74°38'13"W
EC3	56.35'	124.72'	25°53'17"	55.88'	S9°32'08"E

TOWNHOME LOT AREAS	
Parcel #	Area
1	14,410.92
2	7,889.77
3	6,934.10
4	7,022.74
5	7,023.36
6	6,647.66
7	6,597.54
8	6,129.04
9	5,610.77

HATCH LEGEND

DRAINAGE EASEMENT

C.O.S. 1
0.84 A.C. (36638.87 S.F.)

NEW SIDEWALK

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE DATA

EXISTING ZONING	C-2
PROPOSED ZONING	R4
SETBACKS:	
FRONT (MIN/MAX):	7FT/15FT
REAR:	5FT
SIDE:	5FT
GROSS LAND AREA:	2.96 AC
RIGHT-OF-WAY DEDICATION:	0.50 AC
GREEN SPACE:	0.84 AC
NET DEVELOPABLE LAND AREA:	1.56 AC

PRELIMINARY PLAT

KINGSRIDGE SUBDIVISION

LAKELAND, TENNESSEE

DIST. 01- BLOCK 50- PARCEL 479
TOTAL AREA: 129,222.41 SF, (2.96 ACRES)
TOTAL LOTS: 9, EX. ZONING: C-2

DATE: AUGUST, 2025 SCALE: 1"= 40'

DEVELOPER: CANADA ROAD, L.L.C.
ADDRESS: 8480 E. Orchard Road, Ste. 3,000
Greenwood Village, CO. 80111

Renaissance Group

RGI PROJECT #23152

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, subdivisioin, 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, subdivisioin, 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.

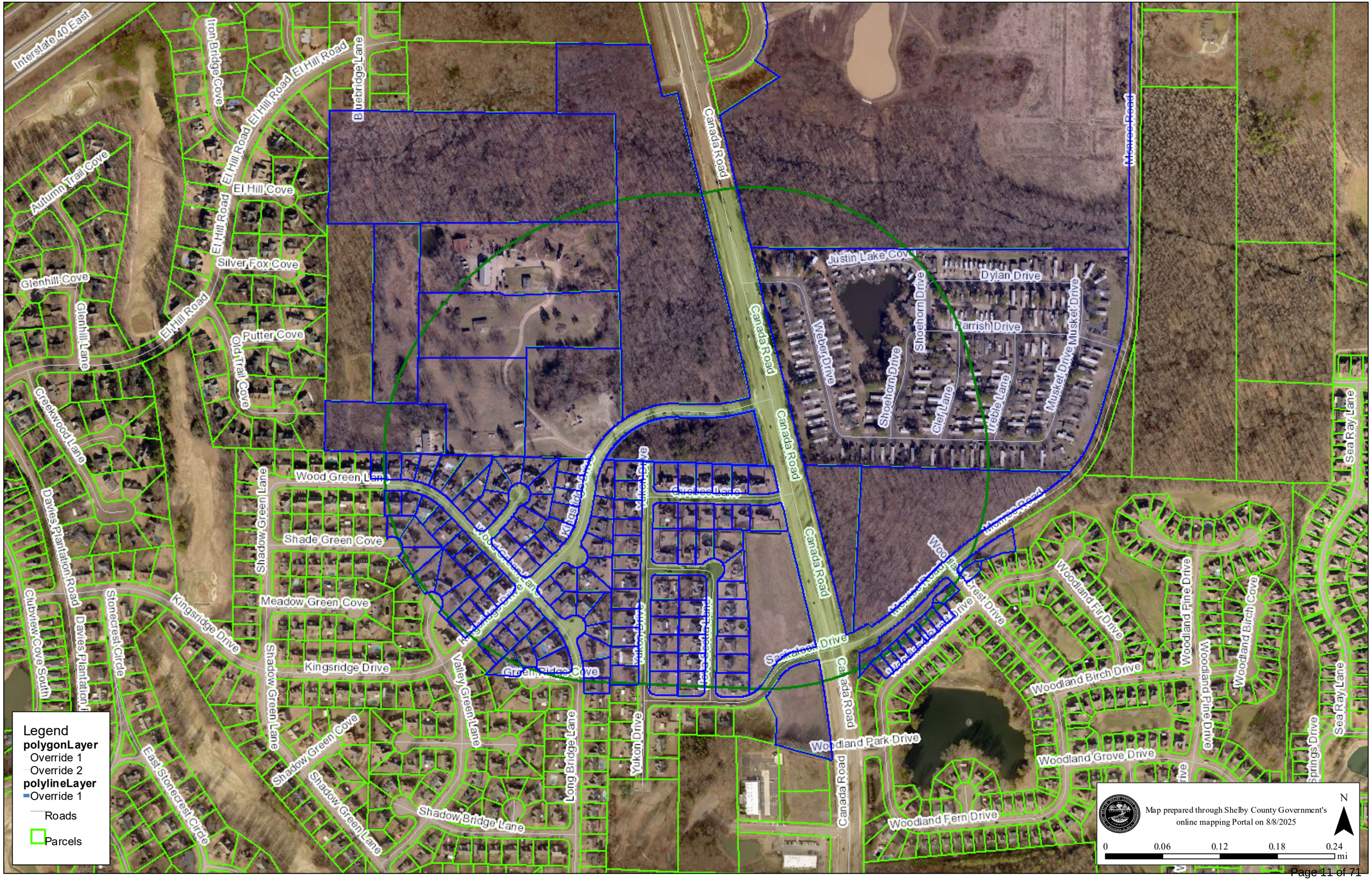
PRELIMINARY PLAT

KINGSRIDGE 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
DEVELOPER: CANADA ROAD, L.L.C.
ADDRESS: 8480 E. Orchard Road, Ste. 3,000
Greenwood Village, CO. 80111

Renaissance Group


Interstate 40 East
Iron Bridge Cove
El Hill Road
Bluebridge Lane
Canada Road
Manor Road
Autumn Trail Cove
El Hill Cove
Silver Fox Cove
Glenhill Cove
Glenhill Lane
Putter Cove
Old Trail Cove
Justin Lake Cove
Dylan Drive
Weber Drive
Shoehorn Drive
Harrish Drive
Clef Lane
Treble Lane
Musket Drive
Wood Green Lane
Shade Green Cove
Meadow Green Cove
Kingsridge Drive
Green Ridge Cove
Valley Green Lane
Long Bridge Lane
Yukon Drive
Shadow Bridge Lane
Shadow Green Cove
Davies Plantation Road
Clubview Cove South
Stonecrest Circle
East Stonecrest Circle
Sandalwood Drive
Woodland Park Drive
Woodland Grove Drive
Woodland Fern Drive
Woodland Fir Drive
Woodland Pine Drive
Woodland Birch Drive
Woodland Birch Cove
Sea Ray Lane
Springs Drive
Legend
polygonLayer
Override 1
Override 2
polylineLayer
Override 1
Roads
Parcels
Map prepared through Shelby County Government's online mapping Portal on 8/8/2025
N
0
0.06
0.12
0.18
0.24
mi

9730 LAKELAND HILLS TRUST
3225 MCLEOD DR #777
LAS VEGAS NV 89121

ABDURAHMAN HILWA M
3177 WOODLAND CREST DR #
LAKELAND TN 38002

AKERS ANDREW C & ALISA
9825 QUEBEC LN #
ARLINGTON TN 38002

AMOS CYNTHIA L
3135 LONG BRIDGE LN #
ARLINGTON TN 38002

AVALOS KIMBERLY D
9880 KINGSRIDGE DR #
ARLINGTON TN 38002

BILLINGS BOBBY E JR
9755 WOOD GREEN LN #
LAKELAND TN 38002

BOBBIT BLAKE E & JULIE A
3156 YUKON DR #
LAKELAND TN 38002

BRATTON JOHN & L ROBIN
9754 KINGSRIDGE DR #
LAKELAND TN 38002

BRAXTON-MCCRAW CAROLYN
9840 QUEBEC DR #
LAKELAND TN 38002

BRINKMEYER NEIL W LIVING TRUST AND
3122 LONG BRIDGE LN #
LAKELAND TN 38002

BROOKS BRENDA R
9786 KINGSBRIDGE DR #
ARLINGTON TN 38002

BROWN JOHN A
3184 NOVIA SCOTIA LN #
ARLINGTON TN 38002

BROWN LESTER P & LITZI T
9684 SHADE GREEN CV #
ARLINGTON TN 38002

BROWNING WILLIAM D AND JANET A REVOCABLE
6856 TREE SPRING CV #
BARTLETT TN 38135

C CUBED LAND INVESTORS
6093 WILD OAKS #
MEMPHIS TN 38120

CALVI FELIX JR & SUZANNE
9685 SHADE GREEN CV #
LAKELAND TN 38002

CANADA ROAD LLC
8480 E ORCHARD RD #1100
GREENWOOD CO 80111

CANADA TRACE INC
3291 SHOEHORN DR #
ARLINGTON TN 38002

CANNON PETER L & ANNE H
3176 NOVIA SCOTIA LN #
ARLINGTON TN 38002

COMSTOCK WILLIAM J & GINGER R
9835 QUEBEC LN #
ARLINGTON TN 38002

CORDER JARED K
9720 LAKELAND HILLS CV #
ARLINGTON TN 38002

CRISLER ELIZABETH
145 WYNNDALE LAKE RD #
TERRY MS 39170

CRYE HAROLD E REVOCABLE LIVING TRUST AND
8643 POPLAR PIKE #
GERMANTOWN TN 38138

CUMMINGS JUDY C AND AMANDA M MANESS (RS)
9761 KINGSRIDGE DR #
ARLINGTON TN 38002

DAVIS ERMA L
9719 KINGSRIDGE DR #
ARLINGTON TN 38002

DAVIS ROBERT J JR & STEPHANIE S
9670 WOOD GREEN LN #
ARLINGTON TN 38002

DEWEESE JULIA
9928 WOODLAND BEND DR #
ARLINGTON TN 38002

DINH HOA THI
9860 QUEBEC LN #
ARLINGTON TN 38002

DONNER PAUL S
3132 NOVA SCOTIA LN #
ARLINGTON TN 38002

DORMAN PEGGY J
3185 YUKON DR #
ARLINGTON TN 38002

DORMAN PHILLIP H & BONNIE G
9779 KINGSRIDGE DR #
ARLINGTON TN 38002

DUNCAN JOHN T
9739 LAKELAND HILLS CV #
ARLINGTON TN 38002

ETHERIDGE BARBARA H
9753 KINGSRIDGE DR #
ARLINGTON TN 38002

FIELDS CHARLOTTE
9855 QUEBEC LN #
LAKELAND TN 38002

FILI FRANKIE V SR AND BARBARA A FILI
9699 WOOD GREEN LN #
LAKELAND TN 38002

FILL ANTHONY J
9700 WOOD GREEN LN #
ARLINGTON TN 38002

FKH SFR PROPCO B HLD LP
1850 PARKWAY PL #900
MARIETTA GA 30067

FKH SFR PROPCO I LP
1850 PARKWAY PL #900
MARIETTA GA 30067

FU DONGHUI
628 PORT NATCHEX CV #
COLLIERVILLE TN 38017

GARNER CASSIDY M & STACEY
3140 LONG BRIDGE LN #
LAKELAND TN 38002

GERBER ASHLEY & DAVID
3147 NOVIA SCOTIA LN #
LAKELAND TN 38002

GOMES HECTOR L G & DESIREE C M REUSSER
9741 KINGSRIDGE DR #
LAKELAND TN 38002

GOMEZ J GUADALUPE AND MA J SERNA
9768 KINGSRIDGE DR #
LAKELAND TN 38002

GOODEN KALEB & LAUREN
9709 WOOD GREEN LN #
LAKELAND TN 38002

GRAMMER KEITH A & RHONDA
9815 QUEBEC LN #
LAKELAND TN 38002

HA DE & DONNA K
3117 NOVIA SCOTIA LN #
ARLINGTON TN 38002

HAMADA YAHIA & HANAN
9740 LAKELAND HILLS CV #
ARLINGTON TN 38002

HANNAH LINDY C
3145 YUKON DR #
LAKELAND TN 38002

HARRISON FREDERICK R & CATHY B
60 ROSE CIR #
DRASCO AR 72530

HARRISON PEYTON AND KATHLEEN SMITH (RS)
9745 LAKELAND HILLS CV #
LAKELAND TN 38002

HIGGINBOTHAM MARK A & TRACYE J
3166 VALLEY GREEN CV #
ARLINGTON TN 38002

HILLYAR CHARLES G
9773 KINGSRIDGE DR #
ARLINGTON TN 38002

HITCHCOCK TROY & CHERYL
2001 PARK PL #150
BIRMINGHAM AL 35203

HOLDFORD CLAY S
9735 WOOD GREEN LN #
ARLINGTON TN 38002

HOQUE MD & AYESHA KHATUN
9746 LAKELAND HILLS CV #
LAKELAND TN 38002

HSIUNG KAI Y
3131 NOVIA SCOTIA LN #
LAKELAND TN 38002

HSIUNG KAICHI & ALICE S
3148 YUKON DR #
LAKELAND TN 38002

HUBBARD KENNETH
9694 WOOD GREEN LN #
LAKELAND TN 38002

JACKSON JANICE
9678 WOOD GREEN LN #
ARLINGTON TN 38002

JAGGER ALEJANDRA M & SCOTT N
3145 LONG BRIDGE LN #
LAKELAND TN 38002

JEWELL LINDA C LIVING TRUST
21801 SUNSET LAKE CT #
ESTERO FL 33928

JONES DALE
3120 YUKON DR #
ARLINGTON TN 38002

JONES JAMES C & JANICE R
9810 QUEBEC LN #
ARLINGTON TN 38002

KILBY RYAN & LEA VANELLI
3148 LONG BRIDGE LN #
LAKELAND TN 38002

KNIGHT DELOISE J
9865 QUEBEC LN #
ARLINGTON TN 38002

LAKE DISTRICT LLC
5959 TOPANGA CANYON BLVD #285
WOODLAND HILLS CA 91367

LOGAN TRACY S
9906 WOODLAND BEND DR #
LAKELAND TN 38002

LUKE SHAWN P
3165 NOVIA SCOTIA LN #
ARLINGTON TN 38002

LYKINS LOWELL J & VICKIE A
3135 YUKON DR #
ARLINGTON TN 38002

MA DAVID & XIAO YING ZHUANG
3205 YUKON DR #
LAKELAND TN 38002

MAKRAM NAOUM R AND EHAB ABEDELMEIEK AND
3156 LONG BRIDGE LN #
LAKELAND TN 38002

MANNS CHRISTOPHER M
3157 NOVIA SCOTIA LN #
LAKELAND TN 38002

MAREE MOUSA AND MUAWIA M MAREE (RS)
9760 KINGSRIDGE DR #
ARLINGTON TN 38002

MCKENZIE ERIC T & LAURA P
9729 WOOD GREEN LN #
ARLINGTON TN 38002

MERTELL SCOTT R & JENNIFER
3150 SCOTIA LN #
LAKELAND TN 38002

MOSKOVITZ RICHARD JR & ELEANOR B
9725 KINGSRIDGE DR #
LAKELAND TN 38002

MOSS ANNER J AND SHEMAIAH J MOSS (RS)
3142 NOVIA SCOTIA LN #
ARLINGTON TN 38002

MURRAY CATHERINE D
9850 QUEBEC LN #
ARLINGTON TN 38002

MYERS BEATRIZ LIVING TRUST
9845 QUEBEC LN #
LAKELAND TN 38002

NGUYEN TUYET
9728 KINGSRIDGE DR #
LAKELAND TN 38002

ODOM PATRICK & NOEMI S
9912 WOODLAND BEND DR #
LAKELAND TN 38002

OLYMPUS BORROWER LLC
PO BOX 4090 RD #
SCOTTSDALE AZ 85261

OPLER SHERRY I
9725 LAKELAND HILLS CV #
ARLINGTON TN 38002

PARKS MICHELE L
9722 KINGSRIDGE DR #
ARLINGTON TN 38002

PAYNE ANDY
8615 ELLIS RD #
MEMPHIS TN 38133

PAYNE BERTHA M
9890 KINGSRIDGE DR #
ARLINGTON TN 38002

PAYNE JACKSON JR
13020 HIGHWAY 196 #
EADS TN 38028

PAYNE WILLIE B
9870 KINGSRIDGE DR #
ARLINGTON TN 38002

PEARCE BLAIR A & KRISTA D
PO BOX 4090 #
SCOTTSDALE AZ 85261

PEARSALL RHONDA J
3195 YUKON DR #
LAKELAND TN 38002

PERKINS DEAN L & ROSALIE G
3140 YUKON DR #
ARLINGTON TN 38002

PERSON ROBERT JR
3130 YUKON DR #
ARLINGTON TN 38002

PHELAN DOUG R & LEATHERWOOD JESSICA J
9810 KINGSRIDGE DR #
ARLINGTON TN 38002

PORTER RANDY A & ALESIA A
9686 WOOD GREEN LN #
LAKELAND TN 38002

POUNDERS CHARLES L & TERRIE L
3172 NOVIA SCOTIA LN #
ARLINGTON TN 38002

PRIEST EDDIE L & MARY W
3180 NOVIA SCOTIA LN #
LAKELAND TN 38002

PROGRESS RESIDENTIAL BORROWER 1 LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

PROGRESS RESIDENTIAL BORROWER 12 LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

PROGRESS RESIDENTIAL BORROWER 2 LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

RATCLIFF BETTY F REVOCABLE LIVING TRUST
3164 NOVA SCOTIA LN #
LAKELAND TN 38002

RAUCHLE MICHAEL G & CLARA R
9767 KINGSRIDGE DR #
LAKELAND TN 38002

RESTREPO SAMIR
3144 LONG BRIDGE LN #
LAKELAND TN 38002

RM1 SFR PROPCO B L P
1850 PARKWAY PL #900
MARIETTA GA 30067

ROBINSON DONNA M
9820 QUEBEC LN #
ARLINGTON TN 38002

ROBINSON RONALD & SUSAN M
9731 KINGSRIDGE DR #
ARLINGTON TN 38002

RODGERS MARILYN G
9706 WOOD GREEN LN #
LAKELAND TN 38002

SAID MARK R
9830 QUEBEC LN #
LAKELAND TN 38002

SCIARA JOHN D
9750 LAKELAND HILLS CV #
ARLINGTON TN 38002

SEVEN POINTS BORROWER LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

SFR 2014-TN LLC
23975 PARK SORRENTO #300
CALABASAS CA 91302

SHA FENG & DIANA LAU
47 TOBIN AVE #
GREAT NECK NY 11021

SHANKLIN DAVID
9745 WOOD GREEN LN #
ARLINGTON TN 38002

SHRIVER WILLIAM G & CHRISTY A
8977 PEMBROKE ELLIS DR #
BARTLETT TN 38133

SIMMONS KIMBERLY
9715 WOOD GREEN LN #
ARLINGTON TN 38002

SMITH AMY J
3158 VALLEY GREEN CV #
LAKELAND TN 38002

SPENCER DENISE P
9744 GREEN RIDGE CV #
LAKELAND TN 38002

STAFFORD GRAHAM W & RACHEL S
10350 DAWN MEADOWS CV #
ATOKA TN 38004

STAFFORD TOMMY L
3191 YUKON DR #
ARLINGTON TN 38002

STEVENSON JAMES L & AMANDA L WOODS
3169 YUKON DR #
LAKELAND TN 38002

STEWART RONALD W JR
3139 NOVIA SCOTIA LN #
LAKELAND TN 38002

STRICKLAND BETTY J
9740 WOOD GREEN LN #
ARLINGTON TN 38002

STRONG JANICE M
9802 KINGRIDGE DR #
ARLINGTON TN 38002

TANNER BILLY L
3125 YUKON DR #
ARLINGTON TN 38002

TEMPLETON TERRY R & CARRIE L
3168 NOVA SCOTIA LN #
LAKELAND TN 38002

THOMAS STANLEY J III & STEPHANIE D
3116 NOVIA SCOTIA LN #
ARLINGTON TN 38002

TODD MICHAEL & ANGIE
3215 YUKON DR #
ARLINGTON TN 38002

TORRES FRANCISCO A
9723 WOOD GREEN LN #
LAKELAND TN 38002

TRAFTON ROY G III
3167 VALLEY GREEN CV #
ARLINGTON TN 38002

TRAN TAM T & HIEU S VU
9760 KINGSRIDGE DR #
LAKELAND TN 38002

TREMMEL JOHN R & STEPHANIE G
9794 KINGSRIDGE DR #
ARLINGTON TN 38002

TRUONG YEN THI
3152 LONG BRIDGE LN #
LAKELAND TN 38002

VANHORN MOLLIE C
3159 YUKON DR #
ARLINGTON TN 38002

WALLACE ULESS
3168 YUKON DR #
LAKELAND TN 38002

WHITMORE TRAVIS E
9680 SHADE GREEN CV #
LAKELAND TN 38002

WILD CHARLES D
3130 LONG BRIDGE LN #
ARLINGTON TN 38002

WOODLAND PARK HOMEOWNERS ASSOC
PO BOX 488 #
ARLINGTON TN 38002

WOOG JORGE
9687 WOOD GREEN LN #
ARLINGTON TN 38002

YAMASA CO LTD
PO BOX 4090 #
SCOTTSDALE AZ 85261

COMPACT RESIDENTIAL

DESCRIPTION

The proposed Compact Residential land uses are located south of the Loosahatchie River. The goal of this designation is to create tight-knit, walkable neighborhoods that transition in density between mixed-use areas and neighborhood residential areas.

INTENT

- Allow small lot single family residential neighborhoods
- Creating a more dense neighborhood without sacrificing the suburban character and feel enjoyed by many Lakeland residents

APPROPRIATE LAND USES

SINGLE-FAMILY | MULTI-FAMILY | OFFICE | COMMERCIAL | INSTITUTIONAL | LIGHT INDUSTRIAL

More Appropriate Uses

Less Appropriate Uses

CHARACTERISTICS

Use Mix
Mixed-Use — Single Use

Compactness
Lower Density — Higher Density

Use Type
Residential — Non-Residential

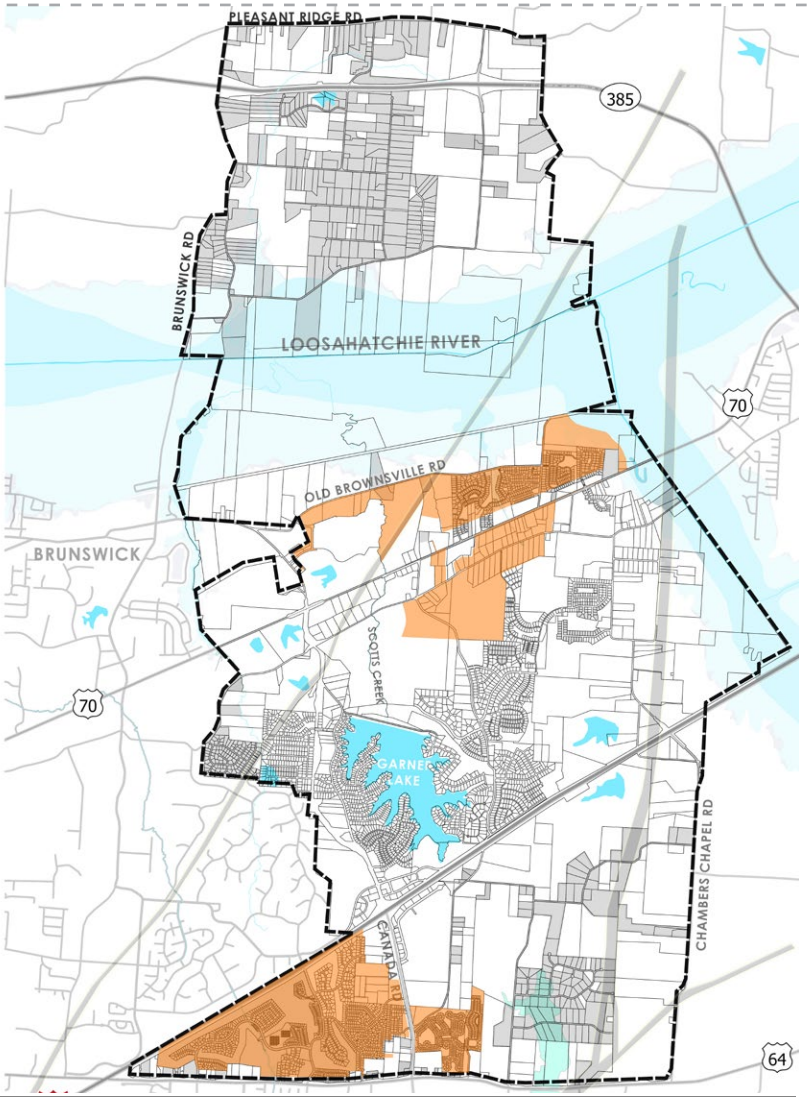
Residential Type
Single-Family — Multi-family

Single-Family Residential Lot Size
Smaller Lots — Larger Lots

Setbacks
Smaller Setbacks — Larger Setbacks

Transportation
Multi-modal — Auto Focused

Open Space
Formal Open Space — Natural Open Space



HOUSING POLICY RECOMMENDATIONS

HE.1 PRESERVE THE RESIDENTIAL CHARACTER OF LAKELAND

Maintain single-family as the City's dominant housing type by concentrating other types of development in areas more suitable for moderate- to higher-density uses. Use the Conceptual Growth Map as a guide for steering new development to the appropriate locations.

HE.2 EVALUATE ZONING AND DEVELOPMENT STANDARDS TO ALLOW FOR NEW DEVELOPMENT TO OCCUR WHERE APPROPRIATE

Where appropriate, the City of Lakeland should encourage Planned Residential Developments (PRDs) and educate officials and residents on the advantages of this development type. Regulations relating to height restrictions, setback, dwellings per acre, and lot sizes should be re-evaluated to allow for increased flexibility, which may help accommodate Lakeland's growing population.

HE.3 MAINTAIN AN ADEQUATE SUPPLY OF HOUSING THAT VARIES IN SIZE AND STYLE

The City of Lakeland should aim to preserve stable neighborhoods and enhance areas that offer short- and medium-term residential development opportunities. Providing design standards that encourage a mixture of lot sizes, housing types, and price points will result in a more resilient community. Requirements for multifamily and affordable housing should be evaluated periodically and updated as appropriate.

HE.4 PURSUE HOUSING INVESTMENT IN AND NEAR MIXED-USE NODES

More compact housing options in locations identified as Compact Residential or Mixed-Use Residential should be promoted to provide a greater connection between commercial uses and residents. This residential development pattern appeals to a diverse portion of the population by creating a more walkable community, including Lakeland residents who would like to age in place but are seeking a lower-maintenance lifestyle with convenient access to amenities.

CITY OF LAKELAND TENNESSEE

Municipal Planning and Design Review Commission

Meeting Date: Thursday, September 11, 2025

Project: Canada Road LLC. – Preliminary Plat Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location:	Southwest corner of Canada Road and Kingsridge Drive
Parcel ID:	L0159 00512
Zoning District:	C-2: Regional Commercial
Site Area:	2.96 acres
Applicant:	Canada Road LLC.
Representative:	Cory Brady, PLA, AICP

STAFF RECOMMENDATION

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

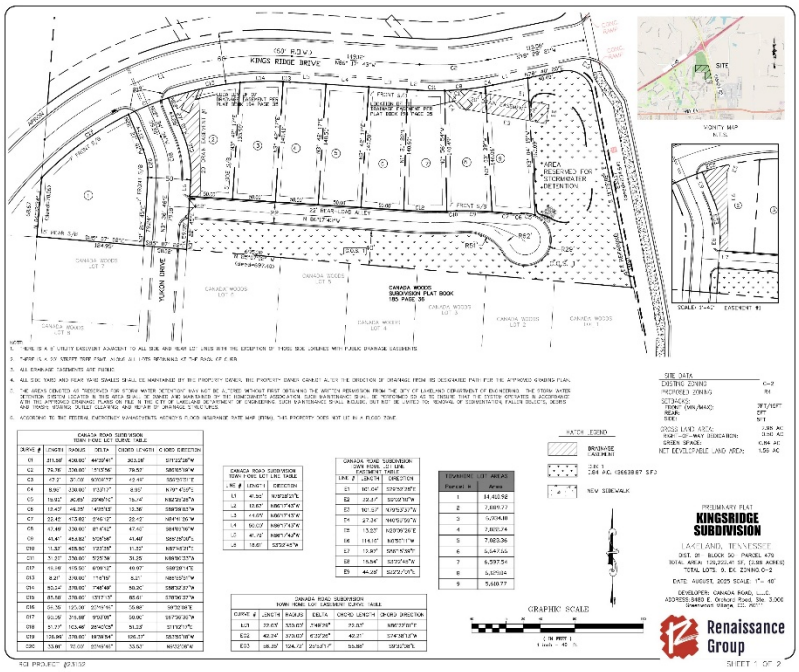
- All lots excluding lot nine (9) shall have a front setback of fifteen (15) feet.
- Lot nine (9) shall have a front setback of twenty (20) feet to avoid a drainage easement.
- The rezoning application for the subject property is approved by the Board of Commissioners.

BACKGROUND:

The subject property is located at the southwest corner of Canada Road and 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 R4–Urban Estate. The property is currently undeveloped but is ultimately planned to be developed as nine (9) single family residential lots.

ANALYSIS:

Upon review by City Staff, this Preliminary Plat application is supported by the recently approved Comprehensive Plan for the City of Lakeland. The plan shows this area to ultimately be compact residential, which would be in line with the adjacent properties. All setbacks and proposed lot sizes are in accordance with the Land Development Regulations for the R4- Urban Estate zoning district. City staff is in favor of approval of the application as submitted.



EXAMPLE MOTIONS

1. Motion to approve the Canada Road LLC. Preliminary Plat Application as submitted.
2. Motion to approve the Canada Road LLC. Preliminary Plat Application subject to the following conditions as determined by City Staff.
   - All lots excluding lot nine (9) shall have a front setback of fifteen (15) feet.
   - Lot nine (9) shall have a front setback of twenty (20) feet to avoid a drainage easement.
   - The rezoning application for the subject property is approved by the Board of Commissioners.
3. Motion to approve the Canada Road LLC. Preliminary Plat Application subject to the conditions as determined by the MPC.
4. Motion to deny the Canada Road LLC. Preliminary Plat Application:
   a. Reason for denial

CITY OF LAKELAND

Application for Preliminary and Final Subdivision Plat Approval

Case No._____ Date of Application 8/11/25

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 Fax Number _____

E-mail corybrady@gmail.com

Name of Property Owner Canada Road LLC

Address See Applicant Address Telephone Number (303) 779-7979

Name of Project Planning/Engineering Firm Renaissance Group, Inc. (W. Wooldridge, PE)

Name of Project Manager or Contact Person Cory Brady, PLA, AICP

Address 9967 Bentwood Creek Cv., Collierville, TN 38017

Telephone Number (901)493-6996 Fax Number _____

E-mail corybrady@gmail.com

Name of Subdivision _____ Parcel ID# L0159 00512

Location of Subdivision S/W Corner of Kings Ridge & Canada Rd. Intersection

Acreage 2.96 Acres Proposed No. of Lots 9 (Res) Range of Lot Sizes 5600 sq. ft. to 14,400 sq. ft.

Zoning District(s) R-4 (Urban Estate) Minimum Lot Width 50 ft.

Setback Requirements: Front_____ft. Side_____ft. Rear_____ft.

Multiple Phases? Yes/No If yes, how many phases are anticipated?_____(Provide schedule)

Plat approval requested (check one): Preliminary [X] Final [ ] Amendment [ ]

Date of Preliminary Plat approval, if applicable _____

Date of Final Plat approval, if applicable _____

Is the applicant seeking any variances from the Subdivision Regulations? ☐ YES NO ☑

Are there any variances from the Zoning Ordinance applicable to proposed subdivision? YES ☐ NO ☑

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 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. Four (4) copies of all required materials, in addition to the required filing fee shall be submitted to the City by the application deadline. Contact the City at 901-867-2717 to confirm deadline and meeting dates and times.

Applicants Signature

8/11/2025
Date

Property Owners Signature (if different from applicant)

Date

CITY OF LAKELAND

Contact: City of Lakeland
10001 Highway 70
Lakeland, TN 38002
Office: (901) 867-2717 Fax: (901)867-2063

PRE-APPLICATION CONFERENCE WITH CITY STAFF

The applicant or their designated design professional shall consult with City staff for advice and assistance a minimum of thirty (30) days in advance of a formal submission of an application and related plan documents.

EFFECTIVE PERIOD OF SUBDIVISION PLATS

Approval of a Master/Preliminary Plan shall lapse unless a Construction Plan, for all or part of the proposed subdivision, is submitted within twelve months from the date of the Master/Preliminary Plan approval, or unless an extension of time is applied for and granted by the Planning Commission. Failure of the developer to act within the specified time or denial of a time extension shall require new application for Master/Preliminary Plan approval including the application fee.

JURISDICTION AND POLICY

The Subdivision Regulations govern all subdivision of land lying within the corporate limits of the City of Lakeland under authority granted by Section 13-4-301, Tennessee Code Annotated. The term "subdivision" means the division of a tract or parcel of land into two or more lots, sites or other divisions requiring new street or utility construction, or any division of five acres or less for the purpose, whether immediate or future, of sale or building development, and includes resubdivision. It is the policy of the Planning Commission to consider each proposed subdivision development on its merits in context with existing or planned land use, population and traffic distribution, sound management of natural resources, and the needs and best interest of the

INTEGRATED LAND SOLUTIONS, pllc
planning ▪ design ▪ landscape architecture

August 11, 2025

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

RE: Letter of Request
Preliminary Plat Approval for Kingsridge Subdivision

Mr. Luker,

On behalf of the property owner, I am requesting approval of a preliminary plat to establish nine (9) single-family detached residential lots with various common areas in accordance with the City of Lakeland Zoning Ordinance and the R-4 Urban Estate zoning district provisions. The subject property contains approximately 2.96 acres located at the southwest corner of Kingsridge Drive and Canada Road and is identified as Parcel ID #L0159 00512.

The proposed Kingsridge Subdivision has been designed to meet or exceed all R-4 Urban Estate development standards, providing compact residential lots consistent with the recommendations of the City's Comprehensive Plan. The subdivision layout is been configured to ensure orderly development, provide safe and efficient access, and provide residential lots that are compatible with the adjacent residential neighborhoods.

Please find enclosed the preliminary plat, supporting documentation, and technical information for your review. If you have any questions or require additional information, I can be reached at corybrady@gmail.com or (901) 493-6996. I look forward to working with you and discussing the project in greater detail.

Respectfully,

Cory Brady

Cory Brady, PLA, AICP
Integrated Land Solutions, pllc

9967 Bentwood Creek Cove ▪ Collierville, TN 38017
901.493.6996 ▪ corybrady@gmail.com

INTEGRATED LAND SOLUTIONS, pllc
planning ▪ design ▪ landscape architecture

August 11, 2025

Emily Harrell, PE
City Engineer
City of Lakeland
10001 Highway 70
Lakeland, TN 38002

Re: Sewer Request
Kingsridge Subdivision (Proposed)

Ms. Harrell,

Canada Road LLC has filed an application requesting preliminary plat approval of the proposed Kingsridge Subdivision. The subject 32-acre tract is generally located at the southwest corner of Kingsridge Road and Canada Road, parcel # L0159 00512.

Canada Road LLC is requesting a connection to the municipal wastewater treatment facilities that serve the proposed residential subdivision. The proposed subdivision consists of nine (9) single-family lots in accordance with the City of Lakeland's Land Development Regulations and Comprehensive Land Use Plan.

An estimate of the required sewer capacity is as follows:
(9) Single-family residential homes @ 350 GPD/lot = 3150 GPD (Gross)

Sanitary sewer will extend due west from the proposed alley to the extension of Yukon Drive where it will turn north and extend under Kingsridge Drive to the newly installed Canada Road sanitary sewer system, this will require a +/-46 feet of 12" bore to span Kingsridge Drive.

Respectfully,

Cory Brady

Cory Brady, PLA, AICP
Integrated Land Solutions, pllc

9967 Bentwood Creek Cove ▪ Collierville, TN 38017
901.493.6996 ▪ corybrady@gmail.com

August 12, 2025

Re: Trip Generation for The Kingsridge Subdivision, Lakeland TN.

The projected Trip Generation calculations for the proposed development, which 9 single-family detached homes, located south of Kingsridge Road at the intersection Kingsridge and Canada Road are as follows:

Single-Family Detached Housing, Code 210:

Average Daily: Ln(T) = 0.92 Ln(x)+2.68, Fitted Curve Equation
T = 85 trips
50% entering (42), 50% exiting (43)

AM Peak Hour: T = 0.71(x) + 7.23, Fitted Curve Equation
T =7 trips
26% entering (2), 74% exiting (5)

PM Peak Hour: Ln(T) = 0.93 Ln(X) + 0.36, Fitted Curve Equation
T = 9 trips
64% entering (6), 36% exiting (3)

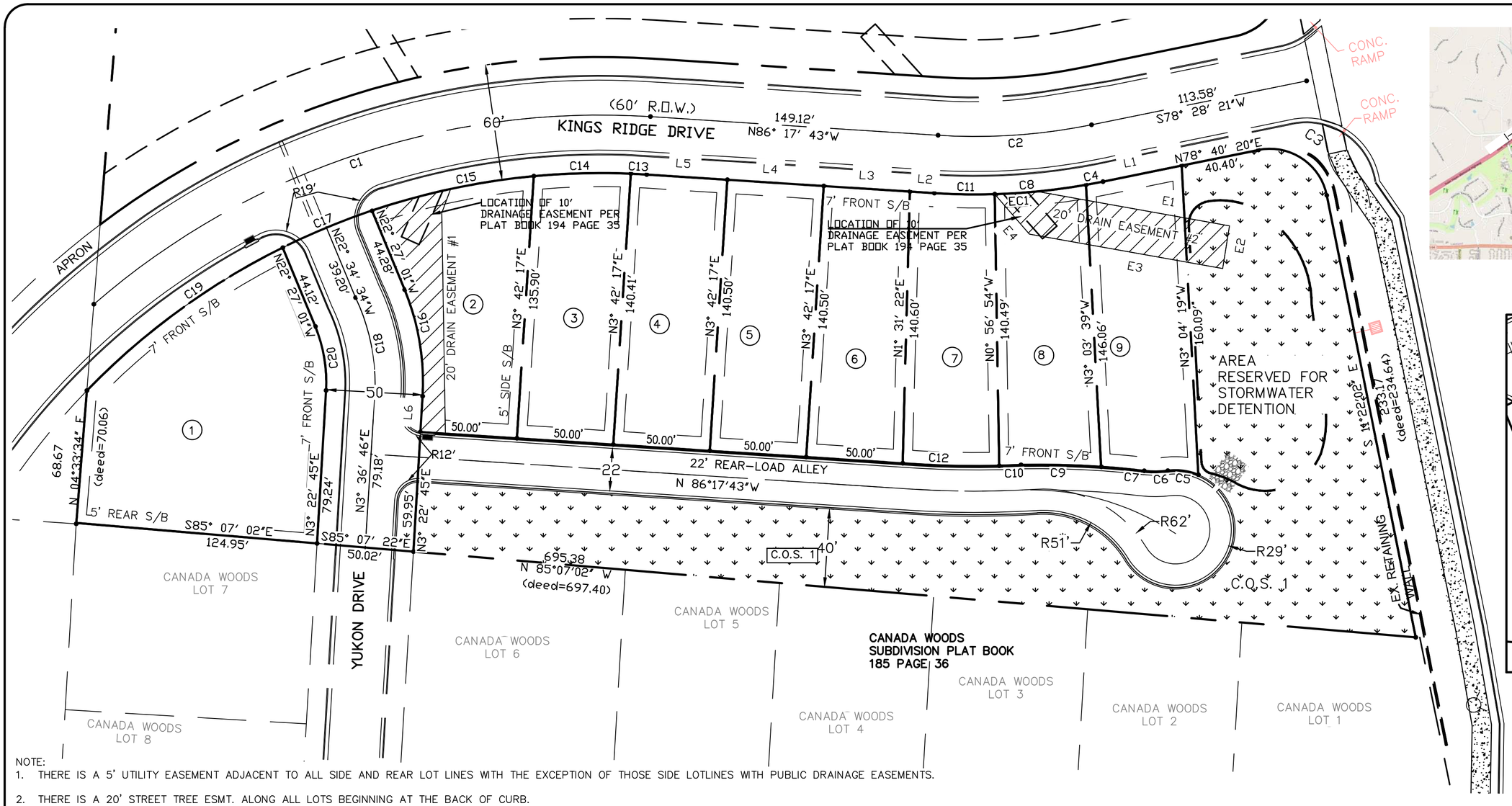
Saturday Peak Hour: T = 0.86(X) + 9.72, Fitted Curve Equation
T = 8 trips
54% entering (4), 46% exiting (4)

The Kingsridge Subdivision development will generate a total of 85 daily trips.

Reference ITE Trip Generation Manual 11th Edition, Single-Family Detached Housing, Code 210.

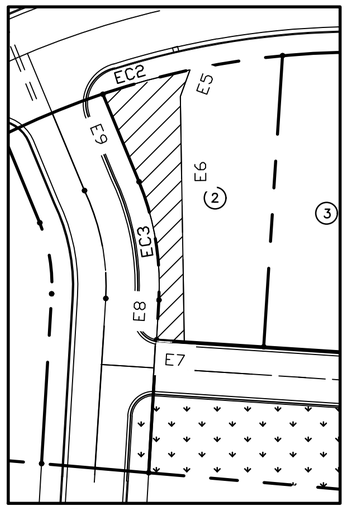
Sincerely,
Renaissance Group, Inc

J. Wesley Wooldridge, P.E.
Director of Civil Engineering, Partner





VICINITY MAP
N.T.S.



SCALE: 1'=40' EASEMENT #1

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. ALL DRAINAGE EASEMENTS ARE PUBLIC
4. 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.
5. 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.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE.

SITE DATA	
EXISTING ZONING	C-2
PROPOSED ZONING	R4
SETBACKS:	
FRONT (MIN/MAX):	7FT/15FT
REAR:	5FT
SIDE:	5FT
GROSS LAND AREA:	2.96 AC
RIGHT-OF-WAY DEDICATION:	0.50 AC
GREEN SPACE:	0.84 AC
NET DEVELOPABLE LAND AREA:	1.56 AC

HATCH LEGEND

DRAINAGE EASEMENT

COS 1
0.84 A.C. (36638.87 S.F.)

NEW SIDEWALK

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CANADA ROAD SUBDIVISION
TOWN HOME LOT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	311.80'	400.00'	44°39'41"	303.96'	S71°22'26"W
C2	79.76'	300.00'	15°13'56"	79.52'	S86°05'19"W
C3	47.2'	30.00'	90°09'37"	42.49'	S56°26'51"E
C4	8.95'	330.00'	1°33'17"	8.95'	N79°14'59"E
C5	15.92'	30.65'	29°45'10"	15.74'	N82°25'28"W
C6	12.40'	49.25'	14°25'13"	12.36'	S89°29'03"W
C7	22.42'	463.82'	2°46'12"	22.42'	N84°41'26"W
C8	47.49'	330.00'	8°14'42"	47.45'	S84°09'16"W
C9	41.41'	463.82'	5°06'56"	41.40'	S88°38'00"E
C10	11.32'	465.50'	1°23'38"	11.32'	N87°45'21"E
C11	31.26'	330.00'	5°25'39"	31.25'	N89°00'33"W
C12	49.99'	465.50'	6°09'12"	49.97'	S88°28'14"E
C13	8.21'	370.00'	1°16'15"	8.21'	N86°55'51"W
C14	50.24'	370.00'	7°46'49"	50.20'	S88°32'37"W
C15	85.80'	370.00'	13°17'13"	85.61'	S78°00'37"W
C16	56.35'	125.00'	25°49'46"	55.88'	S9°32'08"E
C17	50.05'	316.88'	9°03'01"	50.00'	S67°35'35"W
C18	51.77'	103.46'	28°40'08"	51.23'	S11°12'17"E
C19	126.99'	370.00'	19°39'54"	126.37'	S53°56'18"W
C20	33.81'	75.00'	25°49'46"	33.53'	N9°32'08"W

CANADA ROAD SUBDIVISION
TOWN HOME LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	41.55'	N78°28'21"E
L2	12.67'	N86°17'43"W
L3	44.65'	N86°17'43"W
L4	50.00'	N86°17'43"W
L5	41.79'	N86°17'43"W
L6	18.61'	S3°22'45"W

CANADA ROAD SUBDIVISION
TOWN HOME LOT LINE EASEMENT TABLE

LINE #	LENGTH	DIRECTION
E1	101.04'	S79°52'28"E
E2	22.37'	S9°02'10"W
E3	101.57'	N79°53'37"W
E4	27.34'	N40°59'59"W
E5	13.23'	N20°09'26"E
E6	114.16'	N0°56'11"W
E7	12.97'	S86°15'39"E
E8	18.54'	S3°22'45"W
E9	44.28'	S22°27'01"E

CANADA ROAD SUBDIVISION
TOWN HOME LOT EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
EC1	22.03'	330.00'	3°49'29"	22.03'	N86°22'01"E
EC2	42.24'	370.00'	6°32'26"	42.21'	S74°38'13"W
EC3	56.35'	124.72'	25°53'17"	55.88'	S9°32'08"E

TOWNHOME LOT AREAS	
Parcel #	Area
1	14,410.92
2	7,889.77
3	6,934.10
4	7,022.74
5	7,023.36
6	6,647.66
7	6,597.54
8	6,129.04
9	5,610.77

PRELIMINARY PLAT

KINGSRIDGE SUBDIVISION

LAKELAND, TENNESSEE

DIST. 01- BLOCK 50- PARCEL 479
TOTAL AREA: 129,222.41 SF, (2.96 ACRES)
TOTAL LOTS: 9, EX. ZONING: C-2

DATE: AUGUST, 2025 SCALE: 1"= 40'

DEVELOPER: CANADA ROAD, L.L.C.
ADDRESS: 8480 E. Orchard Road, Ste. 3,000
Greenwood Village, CO. 80111

Renaissance Group

RGI PROJECT #23152

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, subdivisioin, 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, subdivisioin, 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.

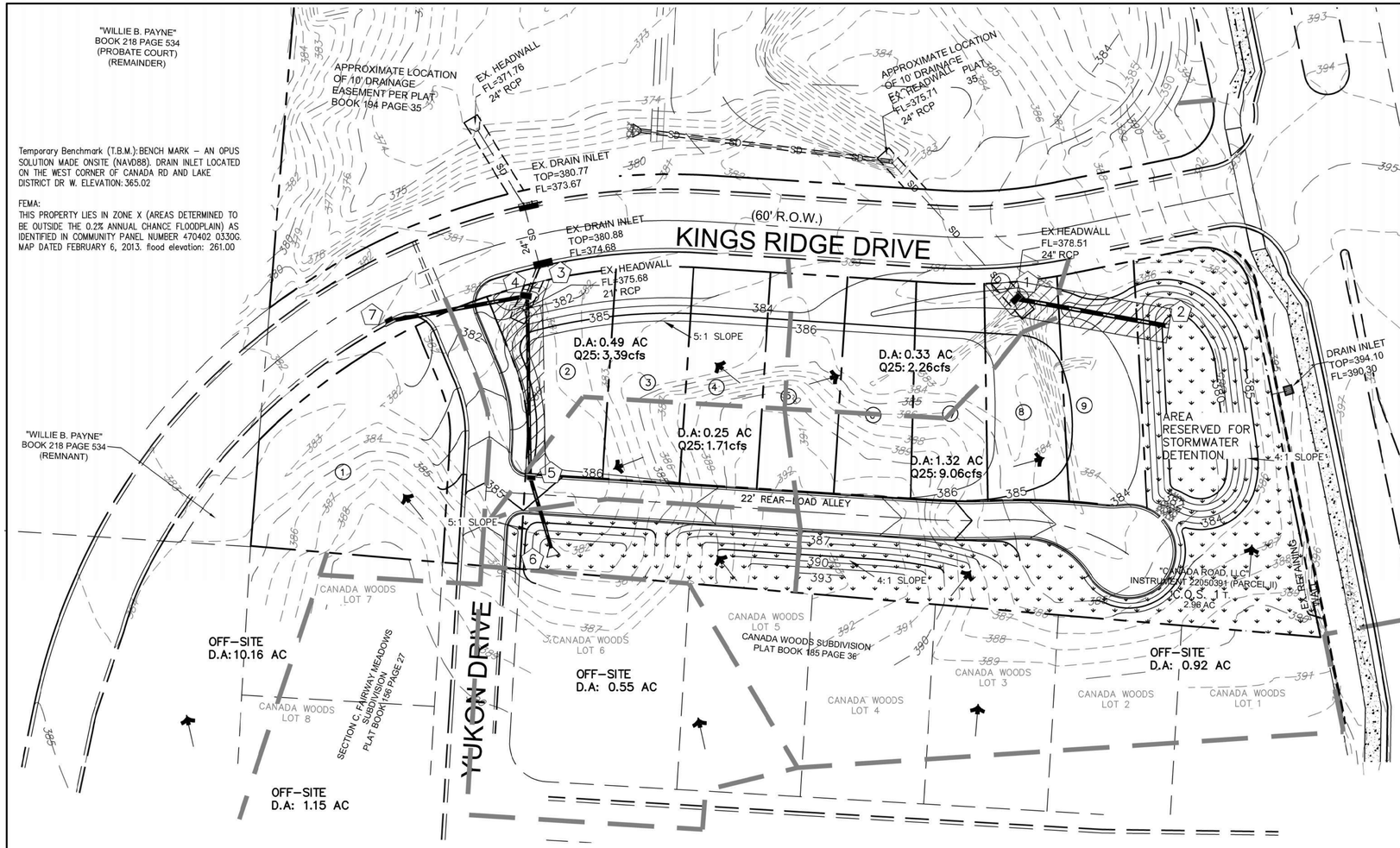
PRELIMINARY PLAT

KINGSRIDGE 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
DEVELOPER: CANADA ROAD, L.L.C.
ADDRESS: 8480 E. Orchard Road, Ste. 3,000
Greenwood Village, CO. 80111

Renaissance Group



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

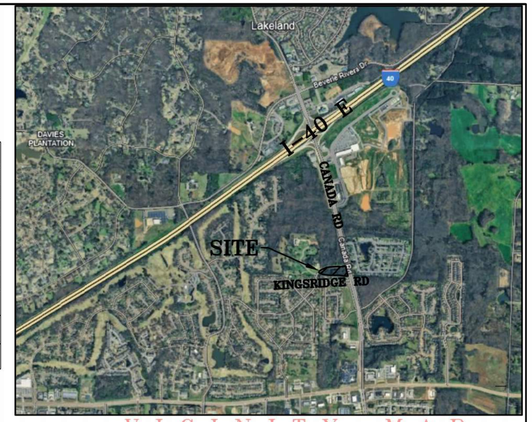
FEMA:
THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470402 0330G. MAP DATED FEBRUARY 6, 2013. flood elevation: 261.00

HATCH LEGEND

DRAINAGE EASEMENT

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	



VICINITY MAP

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 MLG&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.
7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
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.

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.

KINGSRIDGE SUBDIVISION - STRUCTURE TABLE

NO	TYPE	DA (AC)	Q25 (CFS)	TG/RIM ELEV	FL IN	FL IN	FL IN	FL OUT
**1	TDOT # 11 INLET	0.33	2.26	384.73	380.00	374.50		378.51
2	O.C.S	1.32	9.06	380.00				379.50
*3	EX. TWIN 672- INLET	1.66	13.06	380.88	374.68	374.78		373.67
**4	TDOT #11 INLET	0.49	3.39	380.89	375.89	376.14	375.78	375.68
5	TDOT #14 INLET	0.25	1.71	384.98	381.08	381.68		380.93
6	18" TYPE D H/WALL	0.90	3.69	383.88				381.68
7	TDOT #14 INLET	1.67	13.33	381.17	377.09			375.89
* EXISTING STRUCTURES								
**CONVERT EXISTING H/WALL TO TDOT #11 INLET								

KINGSRIDGE SUBDIVISION - 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)
1	378.51	2	379.50	21	RCP	99	1.00	1.32	9.06	15.85	6.79	6.59
*3	374.68	*4	375.68	21	RCP	22	4.62	3.31	22.12	34.07	15.04	14.16
4	375.89	7	377.50	18	RCP	90	1.79	1.67	13.33	14.05	9.04	7.95
4	376.14	5	380.93	15	RCP	117	4.10	1.15	5.40	13.08	10.12	10.66
5	381.08	6	381.68	15	RCP	48	1.24	0.90	3.69	7.20	5.92	5.86
* EXISTING PIPELINE												

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

PRE-DEVELOPED DATA 2, 10, 25 AND 100 YEAR
Area=2.96 acres
CN= 76
Tc=32.5 min
Q2=4.29 cfs
Q10=7.84 cfs
Q25=9.80 cfs
Q100=12.97 cfs

POST-DEVELOPED DATA 2, 10, 25 AND 100 YEAR UN-DETAINED
Area = 1.07 ac
CN = 84
Tp =12.10 hrs
Q2=2.72 cfs
Q10=4.45 cfs
Q25=5.37 cfs
Q100=6.82 cfs

Post-Dev. Detained
Area= 1.32 ac.
CN= 92
Tp= 12.07 hrs.
Tc= 19.7 min.
Q2= 4.62 cfs
Q10= 6.91 cfs
Q25= 8.11 cfs
Q100=9.99 cfs

Routed Outflow
Area (Post-Dev + Off-Site)=
1.32+0.92= 2.24 ac
10" orifice @ 380.00
Coeff: 0.60
TOP OF BERM: 383.50
TIME TO PEAK 12.23 hrs
2 year WSEL = 381.57'
10 year WSEL = 382.33'
25 year WSEL = 382.62'
100 year WSEL = 382.80'
Q2 = 2.81 cfs
Q10 = 3.64 cfs
Q25 = 5.88 cfs
Q100 = 11.81 cfs

Lot 3 BASIN Elev./Storage/Discharge

Elevation (ft)	Storage (cuft)	Discharge (cfs)
379.50	0.00	0.00
380.00	642	0.00
381.00	5,092	2.00
382.00	10,818	3.30
383.00	17,919	17.64
383.50	22,016	20.05

COMBINED POST DEV. DETAINED plus UN-DETAINED Post-Developed Detained & Un-detained Site Discharge
Area = 2.98ac (on-site)-0.92ac (off-site)
Tp =12.13 hrs
Q2=5.32cfs -0.71cfs
Q10 =7.80cfs -0.91cfs
Q25 =10.04cfs -2cfs
Q100=18.14cfs -8.32cfs

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SHEET 1 OF 2

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

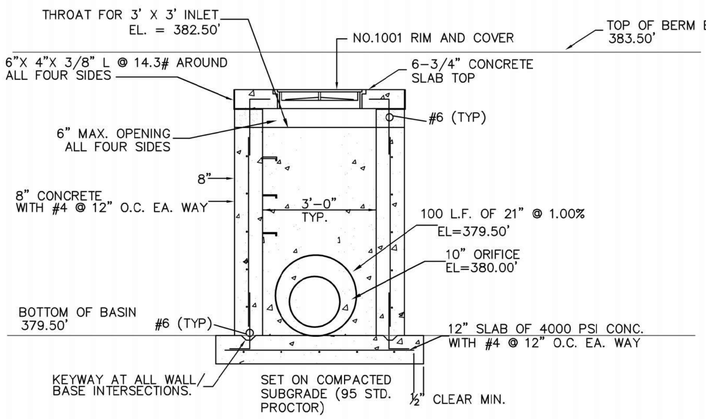
Kenton Woolfolk Registered Engineer 10687 STATE OF TENNESSEE 8/25/25

KINGSRIDGE SUBDIVISION
DEVELOPER: CANADA ROAD LLC
ENGINEER: RENAISSANCE GROUP, INC.

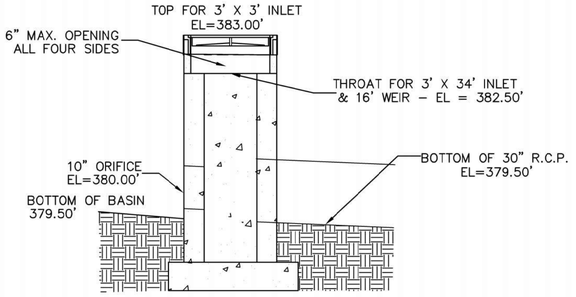
DIVISION OF ENGINEERING
GRADING PLAN
LOCATION: WEST SHOULDER OF SOUTH BOUND CANADA ROAD
LAKELAND, TENNESSEE 38002

SURVEY: _____ DATE: _____ BOOK: _____
DESIGN: KB DATE: 8/25 CKD: JWW DATE: 8/25 SCALE: 1"=50'
REVIEWED
DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

RGI JOB NO. 23152



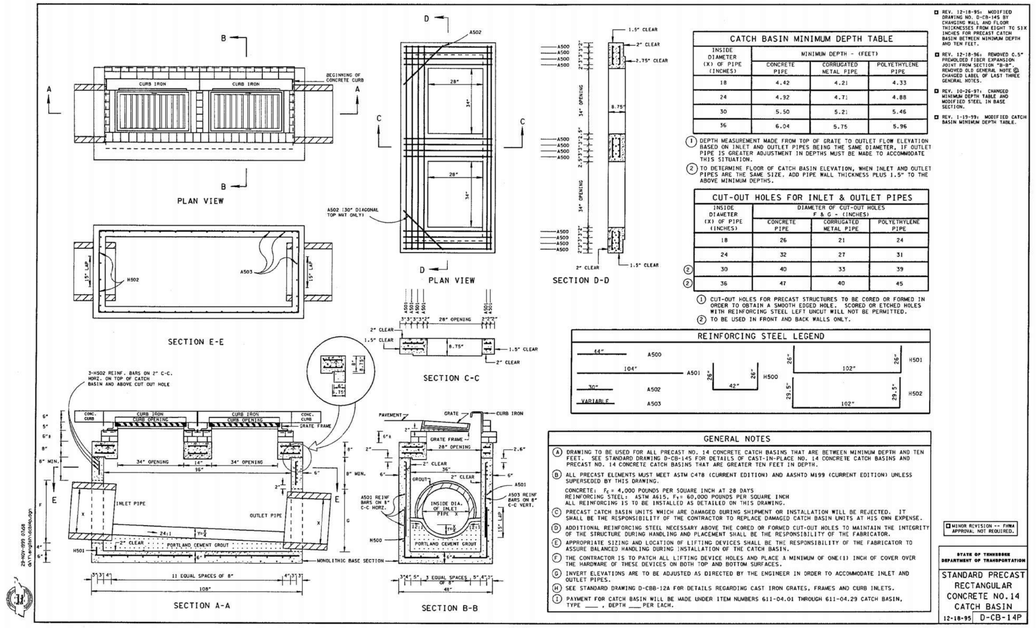
SECTION A



O.C.S.

MOD. 3'X3' PRECAST–STRUCTURE 2

N.T.S.



CATCH BASIN MINIMUM DEPTH TABLE			
INSIDE DIAMETER (X) OF PIPE (INCHES)	MINIMUM DEPTH - (FEET)		
	CONCRETE PIPE	CORRUGATED METAL PIPE	POLYETHYLENE PIPE
18	4.42	4.21	4.33
24	4.92	4.71	4.88
30	5.50	5.21	5.46
36	6.04	5.75	5.96

(1) DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION BASED ON INLET AND OUTLET PIPES BEING THE SAME DIAMETER, IF OUTLET PIPE IS GREATER ADJUSTMENT IN DEPTHS MUST BE MADE TO ACCOMMODATE THIS SITUATION.

(2) TO DETERMINE FLOOR OF CATCH BASIN ELEVATION, WHEN INLET AND OUTLET PIPES ARE THE SAME SIZE, ADD PIPE WALL THICKNESS PLUS 1.5" TO THE ABOVE MINIMUM DEPTHS.

CUT-OUT HOLES FOR INLET & OUTLET PIPES			
INSIDE DIAMETER (X) OF PIPE (INCHES)	DIAMETER OF CUT-OUT HOLES F & C - (INCHES)		
	CONCRETE PIPE	CORRUGATED METAL PIPE	POLYETHYLENE PIPE
18	26	21	24
24	32	27	31
(2) 30	40	33	39
(2) 36	47	40	45

(1) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE CORED OR FORMED IN ORDER TO OBTAIN A SMOOTH EGGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

(2) TO BE USED IN FRONT AND BACK WALLS ONLY.

REINFORCING STEEL LEGEND

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL PRECAST NO. 14 CONCRETE CATCH BASINS THAT ARE BETWEEN MINIMUM DEPTH AND TEN FEET. SEE STANDARD DRAWING D-CB-145 FOR DETAILS OF CAST-IN-PLACE NO. 14 CONCRETE CATCH BASINS AND PRECAST NO. 14 CONCRETE CATCH BASINS THAT ARE GREATER TEN FEET IN DEPTH.

(B) ALL PRECAST ELEMENTS MUST MEET ASTM C478 (CURRENT EDITION) AND AASHTO M199 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.
CONCRETE; F_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL; ASTM A615, F_y= 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(C) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

(D) ADDITIONAL REINFORCING STEEL NECESSARY ABOVE THE CORED OR FORMED CUT-OUT HOLES TO MAINTAIN THE INTEGRITY OF THE STRUCTURE DURING HANDLING AND PLACEMENT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(E) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR TO ASSURE BALANCED HANDLING DURING INSTALLATION OF THE CATCH BASIN.

(F) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES AND PLACE A MINIMUM OF ONE(1) INCH OF COVER OVR THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(G) INVERT ELEVATIONS ARE TO BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(H) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.

(I) PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-04.01 THROUGH 611-04.29 CATCH BASIN, TYPE ____ , DEPTH ____ PER EACH.

REV. 12-18-95- MODIFIED BEARING NO. D-CB-145 BY CHANGING WALL AND FLOOR THICKNESS FROM FIVE INCHES TO SIX INCHES FOR PRECAST CATCH BASIN BETWEEN MINIMUM DEPTH AND TEN FEET.

REV. 12-18-96- REMOVED 0.5" PREMOLDED FIBER EXPANSION JOINT FROM SECTION "B-B". ADDED CLEAR DIMENSIONS. CHANGED LABEL OF LAST THREE GENERAL NOTES.

REV. 10-26-97- CHANGED VERTICAL DEPTH REQUIREMENTS, ADDED HANDLING AND CUT-OUT HOLE NOTES.

REV. 1-15-99- MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

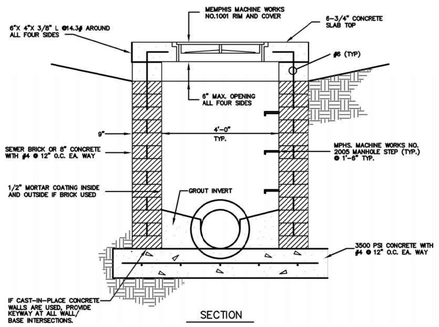
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST RECTANGULAR CONCRETE NO.14 CATCH BASIN

12-18-95 D-CB-14P



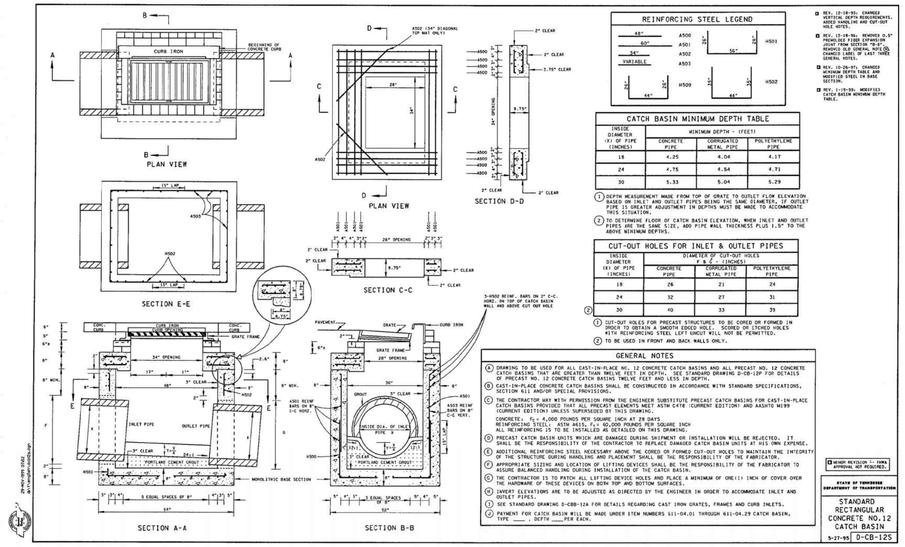
TOP VIEW



SECTION

4X4 INLET

N.T.S.



REINFORCING STEEL LEGEND

CATCH BASIN MINIMUM DEPTH TABLE			
INSIDE DIAMETER (X) OF PIPE (INCHES)	MINIMUM DEPTH - (FEET)		
	CONCRETE PIPE	CORRUGATED METAL PIPE	POLYETHYLENE PIPE
18	4.25	4.04	4.17
24	4.75	4.54	4.71
30	5.33	5.04	5.29

(1) DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION BASED ON INLET AND OUTLET PIPES BEING THE SAME DIAMETER, IF OUTLET PIPE IS GREATER ADJUSTMENT IN DEPTHS MUST BE MADE TO ACCOMMODATE THIS SITUATION.

(2) TO DETERMINE FLOOR OF CATCH BASIN ELEVATION, WHEN INLET AND OUTLET PIPES ARE THE SAME SIZE, ADD PIPE WALL THICKNESS PLUS 1.5" TO THE ABOVE MINIMUM DEPTHS.

CUT-OUT HOLES FOR INLET & OUTLET PIPES			
INSIDE DIAMETER (X) OF PIPE (INCHES)	DIAMETER OF CUT-OUT HOLES F & C - (INCHES)		
	CONCRETE PIPE	CORRUGATED METAL PIPE	POLYETHYLENE PIPE
18	26	21	24
24	32	27	31
(2) 30	40	33	39
(2) 36	47	40	45

(1) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE CORED OR FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

(2) TO BE USED IN FRONT AND BACK WALLS ONLY.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 12 CONCRETE CATCH BASINS AND ALL PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE GREATER THAN TWELVE FEET IN DEPTH. SEE STANDARD DRAWING D-CB-12P FOR DETAILS OF PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE LESS THAN TWELVE FEET IN DEPTH.

(B) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS.

(C) THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C478 (CURRENT EDITION) AND AASHTO M199 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.
CONCRETE; F_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL; ASTM A615, F_y= 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(D) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

(E) ADDITIONAL REINFORCING STEEL NECESSARY ABOVE THE CORED OR FORMED CUT-OUT HOLES TO MAINTAIN THE INTEGRITY OF THE STRUCTURE DURING HANDLING AND PLACEMENT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(F) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR TO ASSURE BALANCED HANDLING DURING INSTALLATION OF THE CATCH BASIN.

(G) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES AND PLACE A MINIMUM OF ONE(1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(H) INVERT ELEVATIONS ARE TO BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(I) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.

(J) PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-04.01 THROUGH 611-04.29 CATCH BASIN, TYPE ____ , DEPTH ____ PER EACH.

REV. 12-18-95- CHANGED VERTICAL DEPTH REQUIREMENTS, ADDED HANDLING AND CUT-OUT HOLE NOTES.

REV. 12-18-96- REMOVED 0.5" PREMOLDED FIBER EXPANSION JOINT FROM SECTION "B-B". ADDED CLEAR DIMENSIONS. CHANGED LABEL OF LAST THREE GENERAL NOTES.

REV. 10-26-97- CHANGED VERTICAL DEPTH REQUIREMENTS, ADDED HANDLING AND CUT-OUT HOLE NOTES.

REV. 1-15-99- MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.

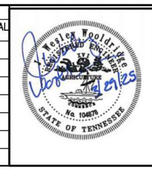
MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD RECTANGULAR CONCRETE NO.12 CATCH BASIN

5-27-99 D-CB-12S

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



KINGSRIDGE SUBDIVISION

DEVELOPER: CANADA ROAD LLC
ENGINEER: RENAISSANCE GROUP, INC.

SHEET 2 OF 2

DIVISION OF ENGINEERING

GRADING DETAIL

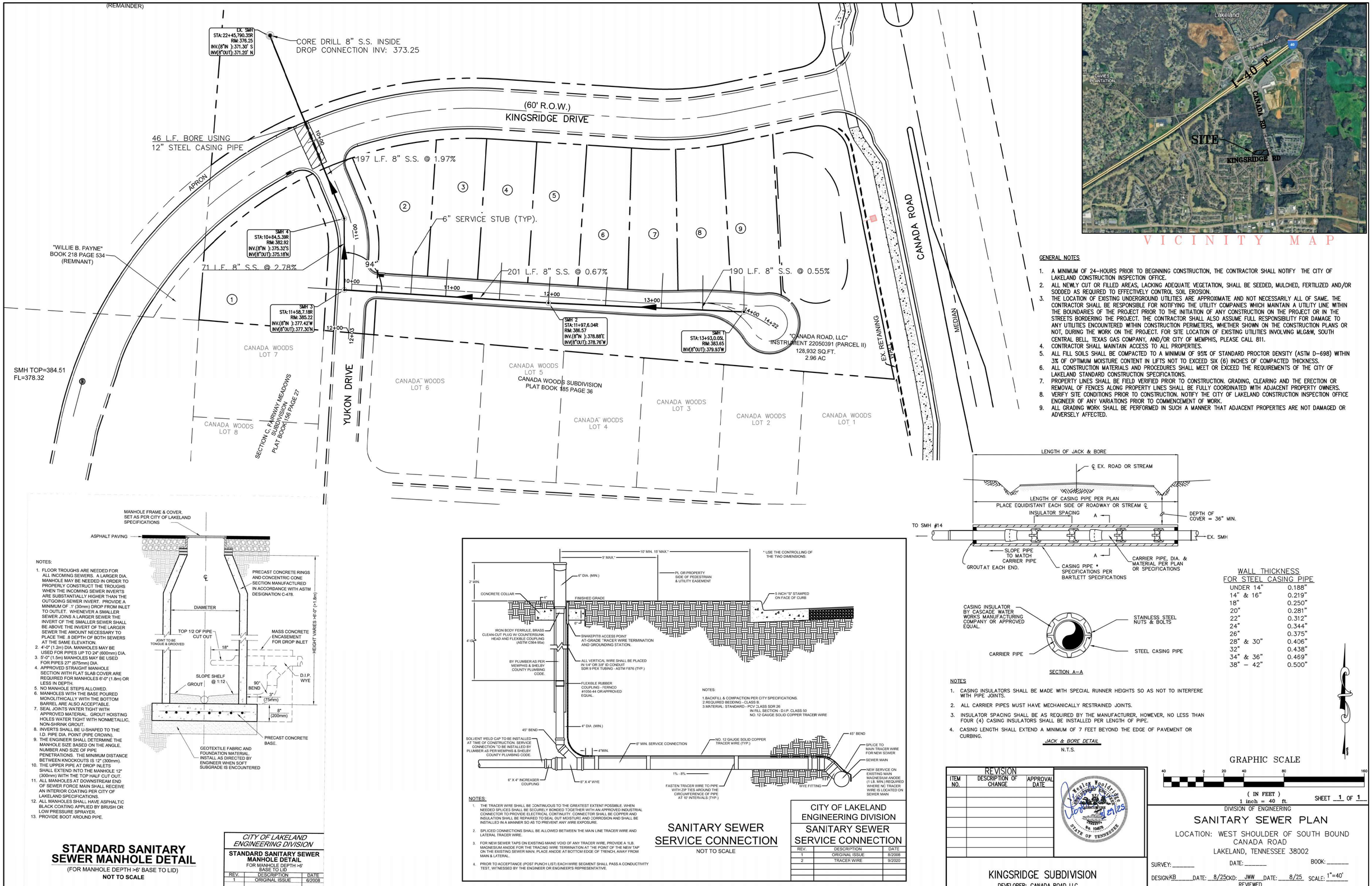
LOCATION: WEST SHOULDER OF SOUTH BOUND CANADA ROAD
LAKELAND, TENNESSEE 38002

SURVEY: _____ DATE: _____ BOOK: _____

DESIGN: KB DATE: 8/25 CKD: JWW DATE: 8/25 SCALE: _____
REVIEWED

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

RGI JOB NO. 23152



VICINITY MAP

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 MLG&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.
7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
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.

SECTION A-A

WALL THICKNESS FOR STEEL CASING PIPE

UNDER 14"	0.188"
14" & 16"	0.219"
18"	0.250"
20"	0.281"
22"	0.312"
24"	0.344"
26"	0.375"
28" & 30"	0.406"
32"	0.438"
34" & 36"	0.469"
38" - 42"	0.500"

NOTES

1. CASING INSULATORS SHALL BE MADE WITH SPECIAL RUNNER HEIGHTS SO AS NOT TO INTERFERE WITH PIPE JOINTS.
2. ALL CARRIER PIPES MUST HAVE MECHANICALLY RESTRAINED JOINTS.
3. INSULATOR SPACING SHALL BE AS REQUIRED BY THE MANUFACTURER, HOWEVER, NO LESS THAN FOUR (4) CASING INSULATORS SHALL BE INSTALLED PER LENGTH OF PIPE.
4. CASING LENGTH SHALL EXTEND A MINIMUM OF 7 FEET BEYOND THE EDGE OF PAVEMENT OR CURBING.

JACK & BORE DETAIL

N.T.S.

NOTES:

1. FLOOR TROUGHS ARE NEEDED FOR ALL INCOMING SEWERS. A LARGER DIA. MANHOLE MAY BE NEEDED IN ORDER TO PROPERLY CONSTRUCT THE TROUGHS WHEN THE INCOMING SEWER INVERTS ARE SUBSTANTIALLY HIGHER THAN THE OUTGOING SEWER INVERT. PROVIDE A MINIMUM OF .1' (30mm) DROP FROM INLET TO OUTLET. WHENEVER A SMALLER SEWER JOINS A LARGER SEWER THE INVERT OF THE SMALLER SEWER SHALL BE ABOVE THE INVERT OF THE LARGER SEWER THE AMOUNT NECESSARY TO PLACE THE .8 DEPTH OF BOTH SEWERS AT THE SAME ELEVATION.
2. 4'-0" (1.2m) DIA. MANHOLES MAY BE USED FOR PIPES UP TO 24" (600mm) DIA.
3. 5'-0" (1.5m) MANHOLES MAY BE USED FOR PIPES 27" (675mm) DIA.
4. APPROVED STRAIGHT MANHOLE SECTION WITH FLAT SLAB COVER ARE REQUIRED FOR MANHOLES 6'-0" (1.8m) OR LESS IN DEPTH.
5. NO MANHOLE STEPS ALLOWED.
6. MANHOLES WITH THE BASE POURED MONOLITHICALLY WITH THE BOTTOM BARREL ARE ALSO ACCEPTABLE.
7. SEAL JOINTS WATER TIGHT WITH APPROVED MATERIAL. GROUT HOISTING HOLES WATER TIGHT WITH NONMETALLIC, NON-SHRINK GROUT.
8. INVERTS SHALL BE U-SHAPED TO THE I.D. PIPE DIA. POINT (PIPE CROWN).
9. THE ENGINEER SHALL DETERMINE THE MANHOLE SIZE BASED ON THE ANGLE, NUMBER AND SIZE OF PIPE PENETRATIONS. THE MINIMUM DISTANCE BETWEEN KNOCKOUTS IS 12" (300mm).
10. THE UPPER PIPE AT DROP INLETS SHALL EXTEND INTO THE MANHOLE 12" (300mm) WITH THE TOP HALF CUT OUT.
11. ALL MANHOLES AT DOWNSTREAM END OF SEWER FORCE MAIN SHALL RECEIVE AN INTERIOR COATING PER CITY OF LAKELAND SPECIFICATIONS.
12. ALL MANHOLES SHALL HAVE ASPHALTIC BLACK COATING APPLIED BY BRUSH OR LOW PRESSURE SPRAYER.
13. PROVIDE BOOT AROUND PIPE.

STANDARD SANITARY SEWER MANHOLE DETAIL

(FOR MANHOLE DEPTH >6' BASE TO LID)

NOT TO SCALE

CITY OF LAKELAND ENGINEERING DIVISION

STANDARD SANITARY SEWER MANHOLE DETAIL

FOR MANHOLE DEPTH >6' BASE TO LID

REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6/2008

NOTES:

1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. WHEN NEEDED SPLICES SHALL BE SECURELY BONDED TOGETHER WITH AN APPROVED INDUSTRIAL CONNECTOR TO PROVIDE ELECTRICAL CONTINUITY. CONNECTOR SHALL BE COPPER AND INSULATION SHALL BE REPAIRED TO SEAL OUT MOISTURE AND CORROSION AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY WIRE EXPOSURE.
2. SPLICED CONNECTIONS SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE AND LATERAL TRACER WIRE.
3. FOR NEW SEWER TAPS ON EXISTING MAINS VOID OF ANY TRACER WIRE, PROVIDE A 1LB. MAGNESIUM ANODE FOR THE TRACING WIRE TERMINATION AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN. PLACE ANODE AT BOTTOM EDGE OF TRENCH, AWAY FROM MAIN & LATERAL.
4. PRIOR TO ACCEPTANCE (POST PUNCH LIST) EACH WIRE SEGMENT SHALL PASS A CONDUCTIVITY TEST, WITNESSED BY THE ENGINEER OR ENGINEER'S REPRESENTATIVE.

SANITARY SEWER SERVICE CONNECTION

NOT TO SCALE

CITY OF LAKELAND ENGINEERING DIVISION

SANITARY SEWER SERVICE CONNECTION

REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	8/2008
2	TRACER WIRE	9/2020

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

"Alaska Tooled the Oregon Trail Wisconsin Kansas Texas" NO. 10081 STATE OF TENNESSEE

KINGSRIDGE SUBDIVISION

DEVELOPER: CANADA ROAD LLC
ENGINEER: RENAISSANCE GROUP, INC.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SHEET 1 OF 1

DIVISION OF ENGINEERING

SANITARY SEWER PLAN

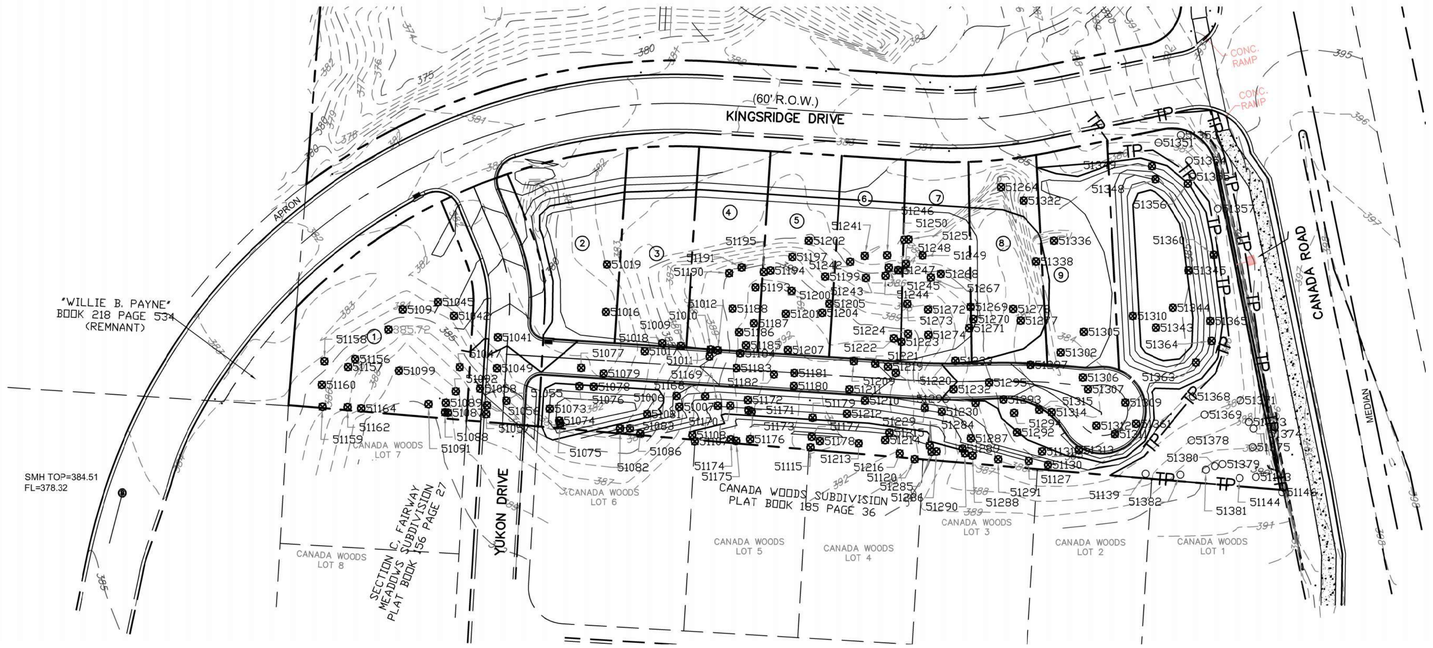
LOCATION: WEST SHOULDER OF SOUTH BOUND CANADA ROAD
LAKELAND, TENNESSEE 38002

SURVEY:_____ DATE:_____ BOOK:_____

DESIGN:KB DATE: 8/25 CKD: JWW DATE: 8/25 SCALE: 1"=40'
REVIEWED

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

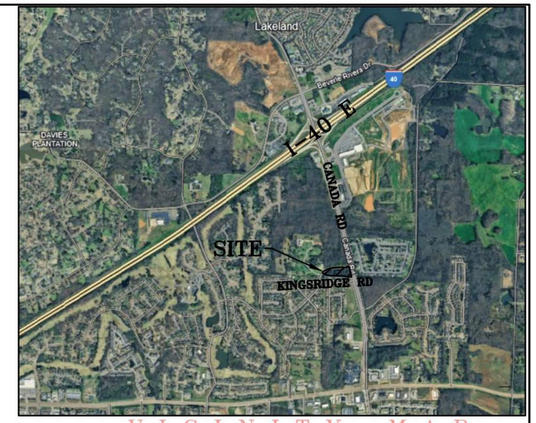
RGI JOB NO. 23152



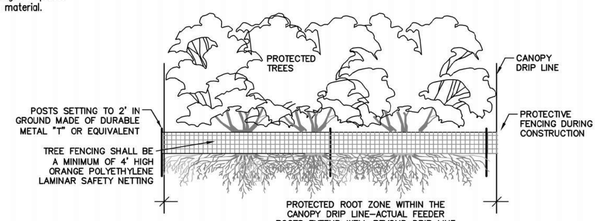
LEGEND	
EXISTING MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EX. EDGE OF PAVEMENT	
PROPERTY LINE	
STREAM FLOW LINE	
STREAM BUFFER CROSS-SECTION	
RETAINING WALL	
TREE PROTECTION BARRIER	TP TP TP
EXISTING TREES REMOVER	⊗
EXISTING TREES PRESERVED	○

PRIOR TO CONSTRUCTION: The contractor or subcontractor shall construct and maintain, for each protected tree or group of trees on a construction site, a protective fencing which encircles the outer limits of the critical root zone of the trees to protect it from construction activity. All protective fencing shall be in place prior to commencement of any site work and remain in place until all exterior work has been completed.

PROTECTIVE FENCING: Orange vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet (4') high and supported at a maximum of 10' intervals by approved methods sufficient enough to keep the fence upright in place. The fencing shall be of a highly visible material.



VICINITY MAP

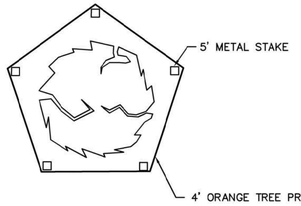


TREE PROTECTION FENCING
NOT TO SCALE

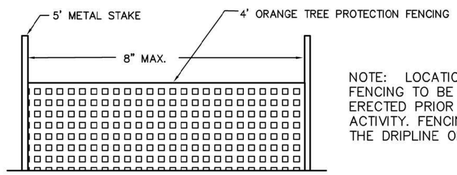
PRESERVED TREES	
Point #	Raw Description
51081	OAK 12
51082	ELM 12
51083	ELM 15
51086	ELM 12
51107	PI 15
51108	GUM 18
51115	OAK 12
51120	OAK 12
51127	ELMTW 12
51130	ELM 12
51131	ELM 12
51139	CED 12
51143	CED 15
51144	ELM 12
51146	PEAR 12
51174	OAK 12
51175	OAK 12
51176	ELM 12
51213	CED 12
51216	ELM 12

PRESERVED TREES	
Point #	Raw Description
51284	CED 12
51285	CED 12
51286	ELM 12
51287	OAK 15
51288	OAK 12
51289	CED 12
51290	ELM 12
51291	OAK 12
51292	OAK 15
51349	ELM 12
51351	ELM 12
51353	OAK 18
51354	OAK 24
51355	CH 12
51356	ELM 12
51357	OAK 12
51363	OAK 24
51364	ELM 12
51368	OAK 18
51369	CED 12

PRESERVED TREES	
Point #	Raw Description
51371	ELM 15
51373	CED 12
51374	OAK 24
51375	ELM 12
51378	CED 12
51379	CED 12
51380	CED 12
51381	CED 12
51382	ELM 15

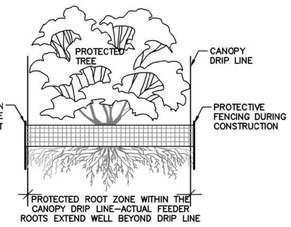


TREE PROTECTION BARRIER
N.T.S.



ORANGE TREE PROTECTION BARRIER
N.T.S.

NOTE: LOCATION OF TREE PROTECTION FENCING TO BE DETERMINED IN FIELD AND ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. FENCING SHOULD BE LOCATED AT THE DRIPLINE OF TREES TO BE SAVED.



REMOVED TREES	
Point #	Raw Description
51211	OAK 15
51212	CED 12
51210	CED 12
51223	CED 12
51229	CED 12
51230	CED 12
51232	ELM 12
51233	ELM 18
51241	GUM 12
51242	ELM 12
51243	CH 12
51244	CED 12
51245	CH 12
51246	GUM 12
51247	CED 12
51248	CED 12
51251	PI 12
51264	LOC 12
51267	CED 12
51268	CED 12

REMOVED TREES	
Point #	Raw Description
51269	OAK 12
51270	CED 12
51271	ELM 12
51272	CED 12
51273	PI 12
51274	CED 12
51277	PI 12
51278	LOC 12
51293	ELM 15
51215	CED 12
51224	CED 12
51249	ELM 12
51250	PI 12
51294	ELM 12
51295	ELM 12
51296	OAK 18
51297	GUM 12
51302	LOC 12
51305	LOC 12
51306	LOC 12

REMOVED TREES	
Point #	Raw Description
51307	GUM 12
51309	ELM 12
51310	PI 18
51311	OAK 12
51312	ELM 12
51313	OAK 24
51314	ELM 12
51315	SYC 12
51336	LOC 12
51338	PEAR 12
51343	ELM 12
51344	OAK 12
51345	OAK 12
51348	ELM 12
51360	OAK 24
51361	ELM 12
51365	POP 15
51009	PITW 12
51170	PI 12
51171	PI 12

REMOVED TREES	
Point #	Raw Description
51172	PI 12
51177	CED 12
51179	CED 15
51180	PI 12
51181	OAK 12
51182	PI 15
51183	PI 12
51184	PI 12
51185	PI 15
51187	PI 12
51194	OAK 15
51195	OAK 15
51197	CED 12
51199	OAK 12
51200	OAK 12
51201	CED 12
51202	PI 12
51204	CED 12
51205	CED 15
51207	CED 12

REMOVED TREES	
Point #	Raw Description
51006	PI 12
51007	PI 12
51010	PI 12
51011	PI 12
51012	PI 12
51016	OAK 12
51017	PI 15
51018	PI 12
51019	OAK 15
51041	PI 18
51042	PI 18
51045	OAK 12
51047	PI 15
51049	OAK 12
51055	PI 15
51056	PI 15
51057	ELM 12
51058	PI 12
51073	SYC 15
51074	ELM 12

REMOVED TREES	
Point #	Raw Description
51075	ELM 12
51076	ELM 12
51077	PEAR 12
51078	ELM 12
51079	OAK 12
51087	ELM 12
51088	ELM 12
51089	PI 12
51091	CED 12
51092	PI 15
51097	OAK 12
51098	PI 15
51099	PITW 12
51115	OAK 12
51156	PI 15
51157	OAK 15
51158	PI 15
51159	ELM 15
51160	OAK 12
51162	ELM 12

REMOVED TREES	
Point #	Raw Description
51164	ELM 12
51168	PI 12
51169	PI 12
51173	PI 12
51178	PI 15
51186	PI 15
51188	PI 12
51190	PI 12
51191	PI 12
51193	PI 12
51209	CED 12
51214	CED 12
51219	CED 12
51220	CED 12
51221	ELM 12
51222	CED 12
51322	PEAR 12

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

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

KINGSRIDGE SUBDIVISION
DEVELOPER: CANADA ROAD LLC
ENGINEER: RENAISSANCE GROUP, INC.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SHEET 1 OF 1

DIVISION OF ENGINEERING

TREE PROTECTION PLAN

LOCATION: WEST SHOULDER OF SOUTH BOUND CANADA ROAD
LAKELAND, TENNESSEE 38002

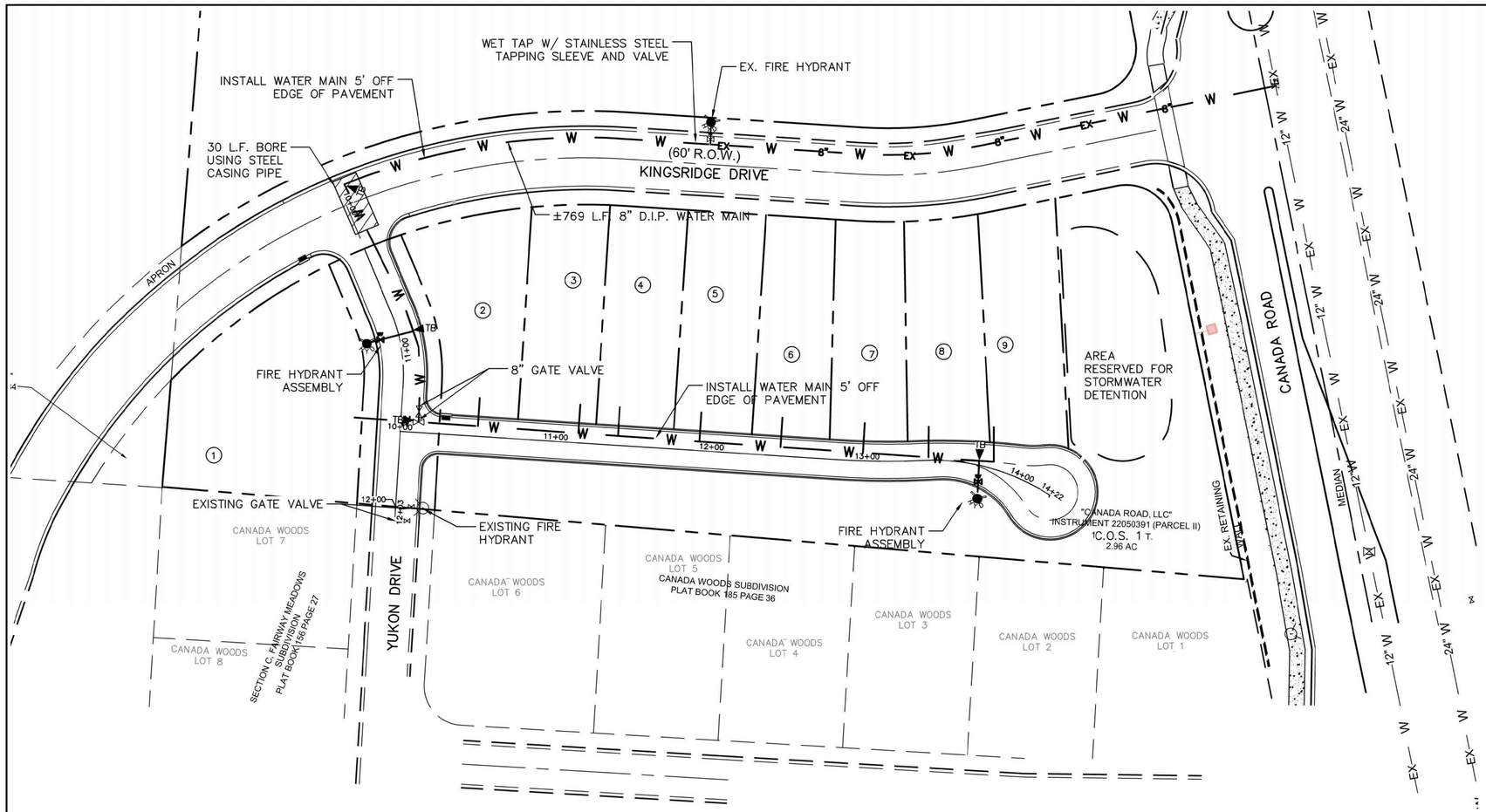
SURVEY: _____ DATE: _____ BOOK: _____

DESIGN: KB DATE: 8/25 CKD: JWW DATE: 8/25 SCALE: 1"=50'
REVIEWED

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

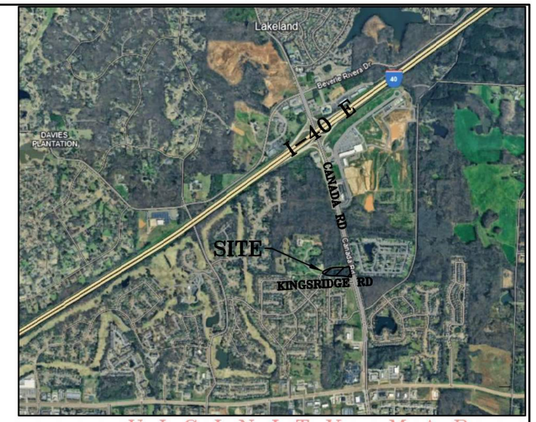
RGI JOB NO. 23152

8 OF 8



WATER LEGEND

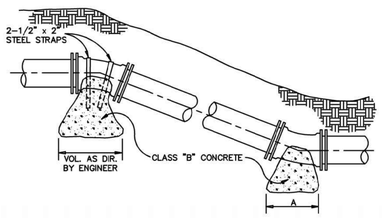
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK (TB)



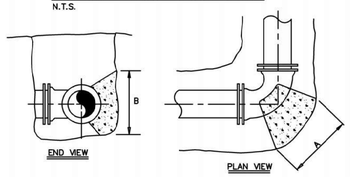
VICINITY MAP

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 MLG&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.
7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
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.



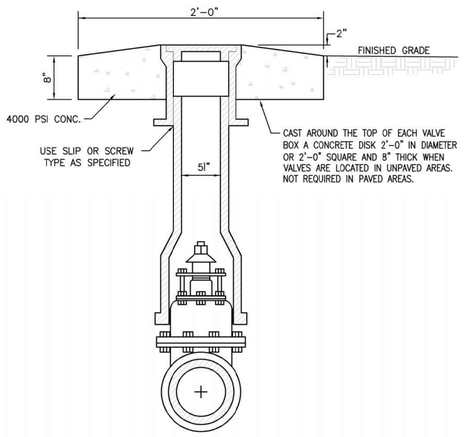
VERTICAL THRUST BLOCK DETAIL
N.T.S.



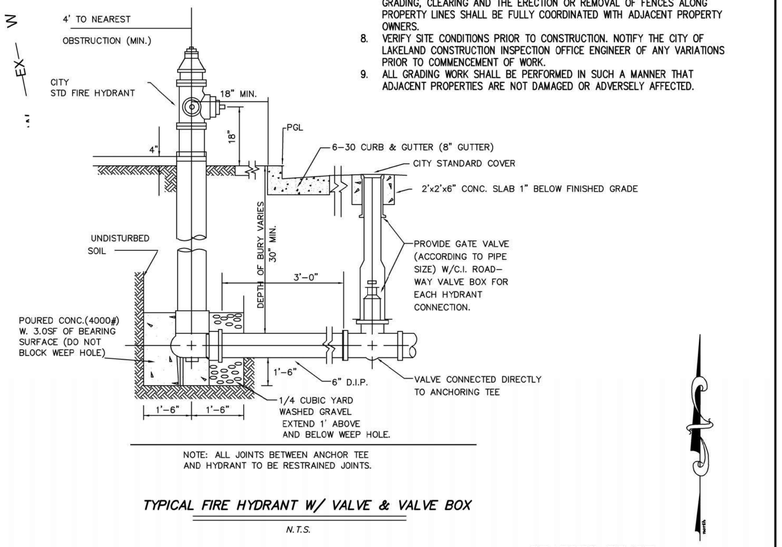
PIPE SIZE		12"	10"	8"	6"&4"
90° BEND	A	4'-0"	4'-0"	3'-0"	2'-0"
	B	4'-0"	3'-0"	2'-6"	2'-0"
TEE	A	4'-0"	3'-0"	2'-6"	2'-0"
	B	3'-0"	3'-0"	2'-0"	1'-6"
45° BEND	A	3'-0"	3'-0"	2'-0"	1'-6"
	B	3'-0"	3'-0"	2'-0"	1'-6"
22 1/2° BEND	A	2'-6"	2'-0"	2'-0"	1'-6"
	B	3'-0"	1'-6"	1'-6"	1'-6"
11 1/4° BEND	A	2'-0"	1'-6"	1'-6"	1'-6"
	B	2'-0"	1'-6"	1'-6"	1'-6"
DEAD END MAIN	A	4'-0"	3'-0"	3'-0"	3'-0"
	B	3'-0"	3'-0"	2'-0"	1'-0"

THRUST BLOCK & BRACE DETAIL
N.T.S.

NOTE: ALL FITTINGS SHALL BE WRAPPED WITH VISQUEEN PRIOR TO PLACING CONCRETE.



WATER VALVE AND VALVE BOX
(N.T.S.)



NOTE: ALL JOINTS BETWEEN ANCHOR TEE AND HYDRANT TO BE RESTRAINED JOINTS.

TYPICAL FIRE HYDRANT W/ VALVE & VALVE BOX
N.T.S.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SHEET 1 OF 1

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

KINGSRIDGE SUBDIVISION
DEVELOPER: CANADA ROAD LLC
ENGINEER: RENAISSANCE GROUP, INC.

DIVISION OF ENGINEERING

WATER PLAN

LOCATION: WEST SHOULDER OF SOUTH BOUND CANADA ROAD
LAKELAND, TENNESSEE 38002

SURVEY: _____ DATE: _____ BOOK: _____

DESIGN: KB DATE: 8/25 CKD: JWW DATE: 8/25 SCALE: 1"=40'
REVIEWED

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

RGI JOB NO. 23152


L0159 00128
L0159 00530
L0159 00129
L0159 00130
Kingsridge Drive
Canada Road
Weber Drive
L0159 00140
L0159 00512
L0159H N00024
L0159H N00011
L0159H N00012
L0159H N00023
L0159H N00022
L0159H N00013
L0159H N00021
L0159H N00020
L0159H N00019
L0159H N00018
L0159H N00025
L0159G E00007
L0159H N00026
L0159G E00008
L0159G E00009
L0159H N00027
L0159G E00010
L0159G E00011
Yukon Drive
L0159G E00006
L0159G E00005
L0159G E00004
L0159G E00003
L0159G E00002
L0159G E00001
Quebec Lane
L0159G E00053
L0159G E00054
L0159G E00055
L0159G E00056
L0159G E00057
L0159G E00058
L0159G E00052
L0159G E00051
L0159G E00050
L0159G E00049
L0159 00501
L0159 00175
Legend
polygonLayer
Override 1
Override 2
polygonLayer
Override 1
Roads
Parcels
Map prepared through Shelby County Government's online mapping Portal on 8/11/2025
N
0
0.015
0.03
0.045
0.06
mi

AKERS ANDREW C & ALISA
9825 QUEBEC LN #
ARLINGTON TN 38002

BRAXTON-MCCRAW CAROLYN
9840 QUEBEC DR #
LAKELAND TN 38002

C CUBED LAND INVESTORS
6093 WILD OAKS #
MEMPHIS TN 38120

CANADA ROAD LLC
8480 E ORCHARD RD #1100
GREENWOOD CO 80111

CANADA TRACE INC
3291 SHOEHORN DR #
ARLINGTON TN 38002

COMSTOCK WILLIAM J & GINGER R
9835 QUEBEC LN #
ARLINGTON TN 38002

DINH HOA THI
9860 QUEBEC LN #
ARLINGTON TN 38002

FIELDS CHARLOTTE
9855 QUEBEC LN #
LAKELAND TN 38002

FKH SFR PROPCO B HLD LP
1850 PARKWAY PL #900
MARIETTA GA 30067

GRAMMER KEITH A & RHONDA
9815 QUEBEC LN #
LAKELAND TN 38002

JONES JAMES C & JANICE R
9810 QUEBEC LN #
ARLINGTON TN 38002

KNIGHT DELOISE J
9865 QUEBEC LN #
ARLINGTON TN 38002

MA DAVID & XIAO YING ZHUANG
3205 YUKON DR #
LAKELAND TN 38002

MURRAY CATHERINE D
9850 QUEBEC LN #
ARLINGTON TN 38002

MYERS BEATRIZ LIVING TRUST
9845 QUEBEC LN #
LAKELAND TN 38002

PAYNE WILLIE B
9870 KINGSRIDGE DR #
ARLINGTON TN 38002

PEARSALL RHONDA J
3195 YUKON DR #
LAKELAND TN 38002

PHELAN DOUG R & LEATHERWOOD JESSICA J
9810 KINGSRIDGE DR #
ARLINGTON TN 38002

PROGRESS RESIDENTIAL
BORROWER 12 LLC
PO BOX 4090 #
SCOTTSDALE AZ 85261

ROBINSON DONNA M
9820 QUEBEC LN #
ARLINGTON TN 38002

SAID MARK R
9830 QUEBEC LN #
LAKELAND TN 38002

STRONG JANICE M
9802 KINGRIDGE DR #
ARLINGTON TN 38002

TODD MICHAEL & ANGIE
3215 YUKON DR #
ARLINGTON TN 38002

TREMMEL JOHN R & STEPHANIE G
9794 KINGSRIDGE DR #
ARLINGTON TN 38002

Municipal Planning and Design Review Commission

Meeting Date: Thursday, September 11, 2025

Project: Ashmont Independent Living – Site Plan Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Parcel ID:	L0159 00395
Zoning District:	C-2 (Regional Commercial)
Site Area:	9.97 acres
Applicant:	Ashmont Developer, LLC
Representative:	Cory Brady (ils – Integrated Land Solutions, PLLC)

STAFF RECOMMENDATION

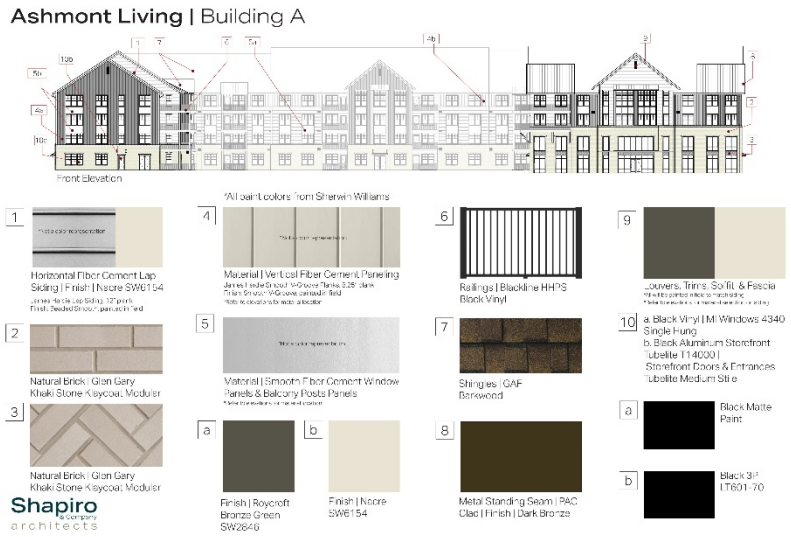
City Staff recommends approval of the Site Plan application for Ashmont Independent Living as submitted.

BACKGROUND:
The Ashmont Planned Development located at the northwest corner of Canada Road and Davis Plantation Road was approved by the Board of Commissioners on June 9, 2022, via resolution R-43-2022. The Phase 1 Preliminary Development Plan was approved by the Municipal Planning Commission on December 14, 2023. The Phase 2 PDP was approved on February 8, 2024. The Phase 3 PDP was approved on January 9, 2025. The Final Development plan for the subject property was approved on June 12, 2025.

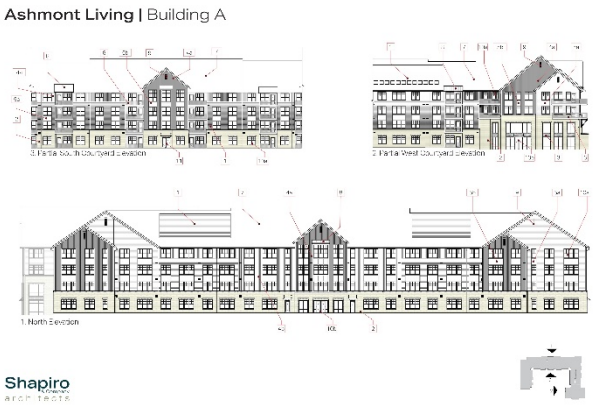
DISCUSSION:
This application is a request for approval by the Municipal Planning Commission of all site improvements including all civil work, site access, parking and circulations and site lighting as well as Design Review Commission approval of building elevations and landscaping. The proposed use is a 4-story independent living facility. Two main buildings are proposed with a total of two hundred and forty-eight (248) units consisting of 283,369 square feet. Accessory uses are proposed as well including a swimming pool, pickle ball court, and a day walk area.

ELEVATIONS:

All elevations are proposed to utilize the same building materials. The bulk of first floor façade is Natural brick (Glen Gary khaki stone klaycoat modular) with the top three floors consisting of vertical fiber cement paneling (James Hardie Smooth V-Groove Planks), however the applicant has agreed to add more brick to several of the gable protruding sections not shown on the current elevations. The roof is a mix of shingles (barkwood) and standing seam metal panels (PAC clad, dark brown). The balconies and window accents consist of smooth fiber cement panels (Roycroft Bronze Green SW2846 and Nacre SW6154).



All other accents, (louvers, trim, soffit and fascia) will be painted to match the siding. All materials, paint and style are consistent with the architectural standards established in the Ashmont PD outline plan as well as the Lakeland Land Development Regulations.

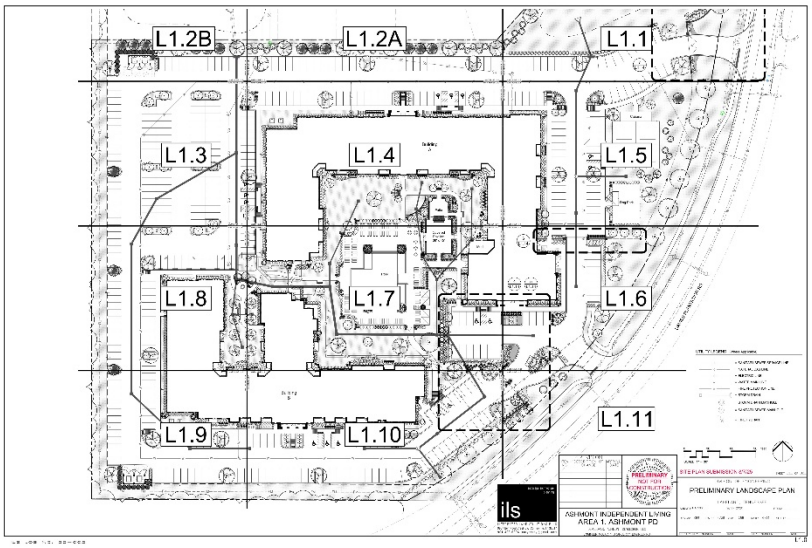


PARKING AND CIRCULATION:

All access to the site is provided from Davies Plantation Road. Two access drives are proposed, one gated and one main entrance for guest parking. Internal gates provide access to residents' parking that wraps around both buildings. A total of four hundred and seven (407) parking spaces is proposed which is in line with what is required for this amount of units

LANDSCAPING:

Extensive landscaping is proposed around the entire perimeter of the parking lot as well as the buildings and dumpster enclosures. Larger trees and decorative fencing are proposed along Davies Plantation Road and the entrance features. The private residential entrance also has an ornamental steel sliding gate.



SITE LIGHTING

A total of eighty (80) pole mounted LED lights and fifty-seven (57) wall mounted lights are proposed for the parking lot and building accent lights. Full photometric to the property line indicate that minimal light bleed over will occur. All lighting as shown is in compliance with the current Land Development Regulations.

ANALYSIS:

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

EXAMPLE MOTIONS

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

CITY OF LAKELAND

Application for Site Plan Approval

Case No. _____ Date of Application 08/07/2025

Name of Applicant Ashmont Developer, LLC

Address PO Box 772808, Memphis, TN 38177

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

E-mail kakivs@gmail.com

Name of Property Owner Ashmont Developer, LLC

Address _____ Telephone Number _____

Name of Project Planning/Engineering Firm ILS, PLLC/McCarty Granberry/ Shapiro Architects

Name of Project Manager or Contact Person Cory Brady, PLA, AICP

Address 9967 Bentwood Creek Cv., Collierville, TN 38017

Telephone Number (901) 493-6996 Fax Number _____

E-mail corybrady@gmail.com

Name of Development Ashmont Independent Living Parcel ID# L0159 00395

Location of Development Area 1, Lot 1 Ashmont PD (Pending Recording)

Acreage 9.97ac Acres Zoning District(s) C-2 (PD Overlay) Multiple Phases? ☐ Check if YES

Total Gross Building Area 311,000 Floor Area Ratio (FAR) 0.72 No. of Parking Spaces 407

Amount of Open Space 3.47 Acres Open Space as Percent of Total Acreage 36 %

Have any variances been granted by the Board of Zoning Appeals? N/A If yes, provide description and date(s).

Approval requested (Check One): Preliminary ☐ Final ☑

Date of Preliminary Site Plan approval, if applicable N/A

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

July 30. 2025
Date

Property Owners Signature (if different from applicant)

Date

CITY OF LAKELAND
10001 Highway 70
Lakeland, TN 38002
Office: (901) 867-2717Fax: (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.

August 7, 2025

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

Re: Final Site Plan Application
Area 1, Lot 1 of the Ashmont Planned Development (Pending Recording)

Mr. Luker,

On behalf of the applicant, Ashmont Developer LLC, I am requesting site plan approval to facilitate the construction of an independent living facility upon Area 1, Lot 1 of the Ashmont Planned Development. The subject property is located approximately 2300' south of Canada Road along East Davies Plantation Road, formerly the paintball park.

Ashmont Developer, LLC intends to construct a 4-story, independent living facility that comprises two buildings containing 248 total residential units combined. "Building A" contains 137 units and approximately 175,000 square feet of gross floor area. "Building B" contains 111 units and approximately 137,000 square feet of gross floor area. Of the 248 units proposed, the project contains (130) 1-bedroom units, (112) 2-bedroom units, and (6) 3-bedroom units. Amenities include an 11000 square foot club & game room with golf simulators & interior lounge, a 2000 square foot fitness center/spa, a 1400 square foot senior center, a 16000 square foot pool area, two pickleball courts with lounging areas, a dedicated dog run, a courtyard pavilion, two outdoor kitchen areas, outdoor gathering areas, and various other passive use areas.

The facility is served by a private, primarily gated, drive network with two segregated points of access along E. Davis Plantation Rd. The main access is the southernmost drive located in direct proximity to the leasing center, senior center, and other amenity spaces located within "Building A". The northernmost drive is intended for residents, emergency access, and services only. Three (3) vehicular gates regulate access to and from the interior residential units. Beyond the gates, 390 private parking spaces are provided for residents and their guests, while 25 public parking spaces are reserved for the leasing center, senior center, and support services. In total, 415 parking spaces are provided at a ratio equivalent to 1.5 spaces for each 1-bedroom unit and 1.75 spaces for each 2-bedroom and 3-bedroom unit.

To accommodate the overall design as presented, the applicant is seeking minor relief from Section 3.12.C(2) of the City's Land Development Regulations to allow greater flexibility in the frequency of interior landscape islands in the parking areas. As proposed, the greatest separation between interior landscape islands is 14 parking spaces. Where the recommended 1:10 ratio is exceeded, the parking areas immediately adjoin peripheral landscape areas. Otherwise, it is our understanding that the site plan, architecture, lighting, and landscape specifications are in full

9967 Bentwood Creek Cove ▪ Collierville, TN 38017
901.493.6996 ▪ corybrady@gmail.com

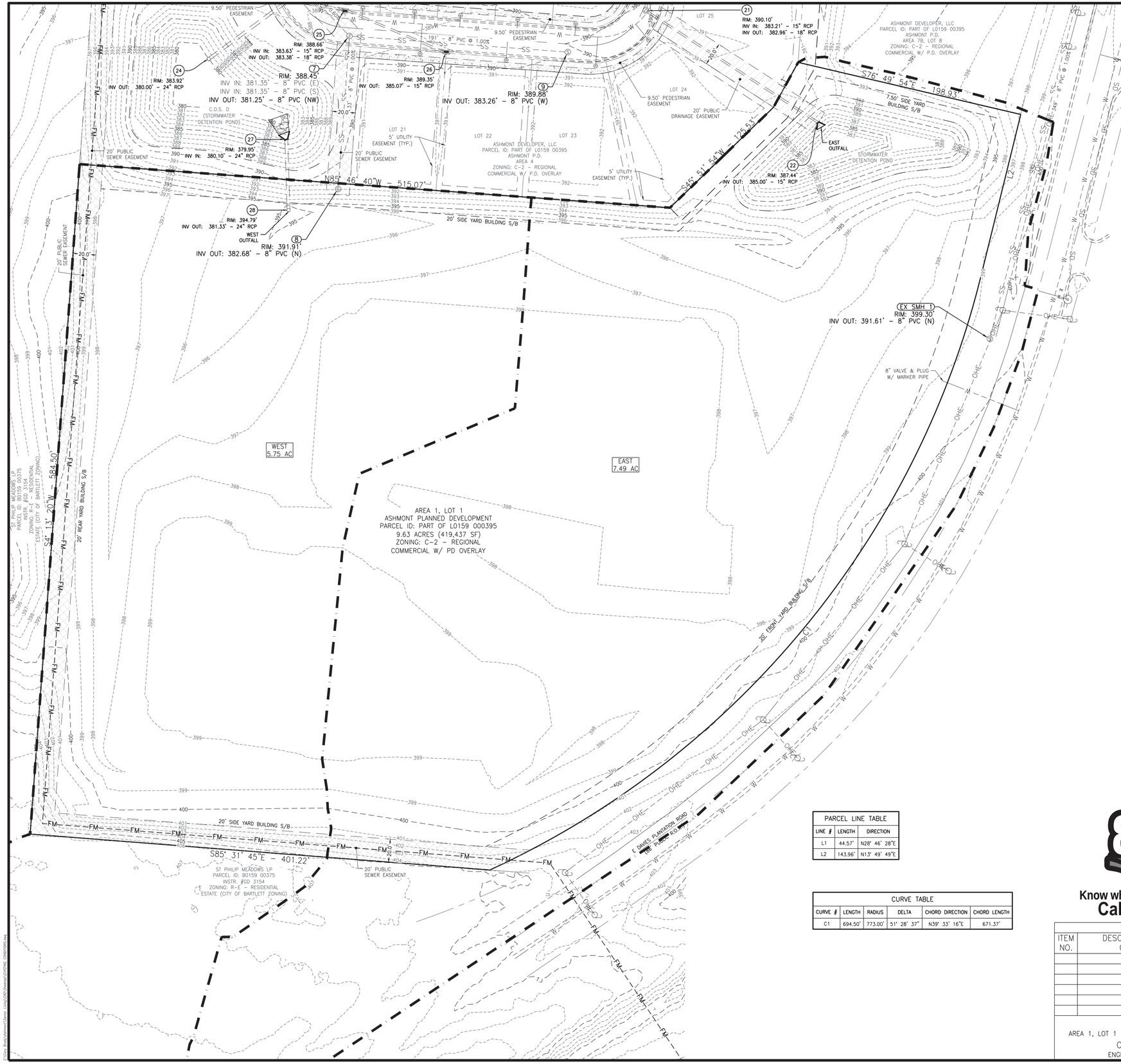
compliance with the governing provisions outlined in the City's Land Development Regulations and conditions of the Ashmont Planned Development.

Please find enclosed the necessary documentation to accompany the final site plan application. If you have any questions, please contact me at corybrady@gmail.com or (901) 493-6996. Thank you for your consideration.

Respectfully,



Cory Brady, PLA, AICP
Integrated Land Solutions, PLLC



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	44.57'	N28° 46' 28"E
L2	143.96'	N13° 49' 49"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	694.50'	773.00'	51° 28' 37"	N39° 33' 16"E	671.37'

NOTE:

REFER TO THE FOLLOWING FOR ADDITIONAL INFORMATION ON AREA 1, AREA 4, & AREA 7B OF ASHMONT PLANNED DEVELOPMENT:

- 'CONSTRUCTION PLANS FOR ASHMONT PLANNED DEVELOPMENT – AREAS 1, 4, & 7B' PREPARED BY McCARTY GRANBERRY ENGINEERING & DATED 03/31/2025.

NOTES:

1. ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
2. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
3. ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, AND/OR CITY REGULATIONS.
4. ALL UTILITY RELOCATION COSTS SHALL BE AT THE DEVELOPER'S EXPENSE. RELOCATION SHALL BE COORDINATED WITH THE UTILITY COMPANY AND/OR THE CITY OF LAKELAND.
5. DEVELOPER/CONTRACTOR SHALL COORDINATE THE NEW LOCATION OF RELOCATED SIGNS WITH THE CITY OF LAKELAND.
6. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM.
7. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIAL RESULTING FROM DEMOLITION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING UTILITY LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT. DAMAGED LINES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR IS CAUTIONED REGARDING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES ON-SITE, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR VERIFYING ANY LOCATIONS AND INVERTS.
11. ALL EXISTING ON-SITE AND OFF-SITE FEATURES INCLUDING BUT NOT LIMITED TO FENCES, POWER POLES, UTILITY LINES, CURB & GUTTER, WATER METERS, SIDEWALKS, LIGHT POLES, & STORM DRAINS SHALL REMAIN UNLESS NOTED OTHERWISE.

LEGEND

These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROP. LINES
- BACK OF CURB
- FACE OF CURB
- SIDEWALK
- EDGE OF PAVEMENT
- ROADWAY CENTERLINE
- OHE — EX. OH ELECTRIC LINES
- UGE — EX. UG ELECTRIC LINES
- W — EX. WATER LINES
- SS — EX. SEWER LINES
- D — EX. STORM DRAIN
- G — EX. GAS LINE
- UGC — EX. UG CABLE
- FBO — EX. FIBER OPTIC
- X — EX. FENCE LINES
- EX. SIDEWALK
- EX. EASEMENT
- W — PR. WATER LINE
- SS — PR. SEWER LINE
- PR. STORM DRAIN
- DRAINAGE BASIN
- EASEMENT

EX.	PR.	
		UTILITY POLE
		FIRE HYDRANT
		LIGHT POLE
		TELEPHONE PEDESTAL
		WATER VALVE
		WATER METER
		SEWER MANHOLE
		DRAINAGE MANHOLE
		ELECTRICAL BOX
BFP	BFP	BACKFLOW PREVENTER

- CONCRETE
- PUBLIC DRAINAGE EASEMENT
- PUBLIC SEWER EASEMENT
- STORMWATER DETENTION POND
- UTILITY EASEMENT
- PEDESTRIAN EASEMENT
- RIPRAP

N

0 40' 80'

1" = 40'

Know what's **below.** **Call** before you dig.

THE CITY OF LAKELAND SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.

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

ELEVATION: 400.03'

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

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

ASHMONT LIVING LAKELAND
AREA 1, LOT 1 OF ASHMONT P.D.; 9570 & 9640 E DAVIES PLANTATION ROAD
OWNER: *ASHMONT DEVELOPER, LLC*
ENGINEER: McCARTY GRANBERRY ENGINEERING FIRM

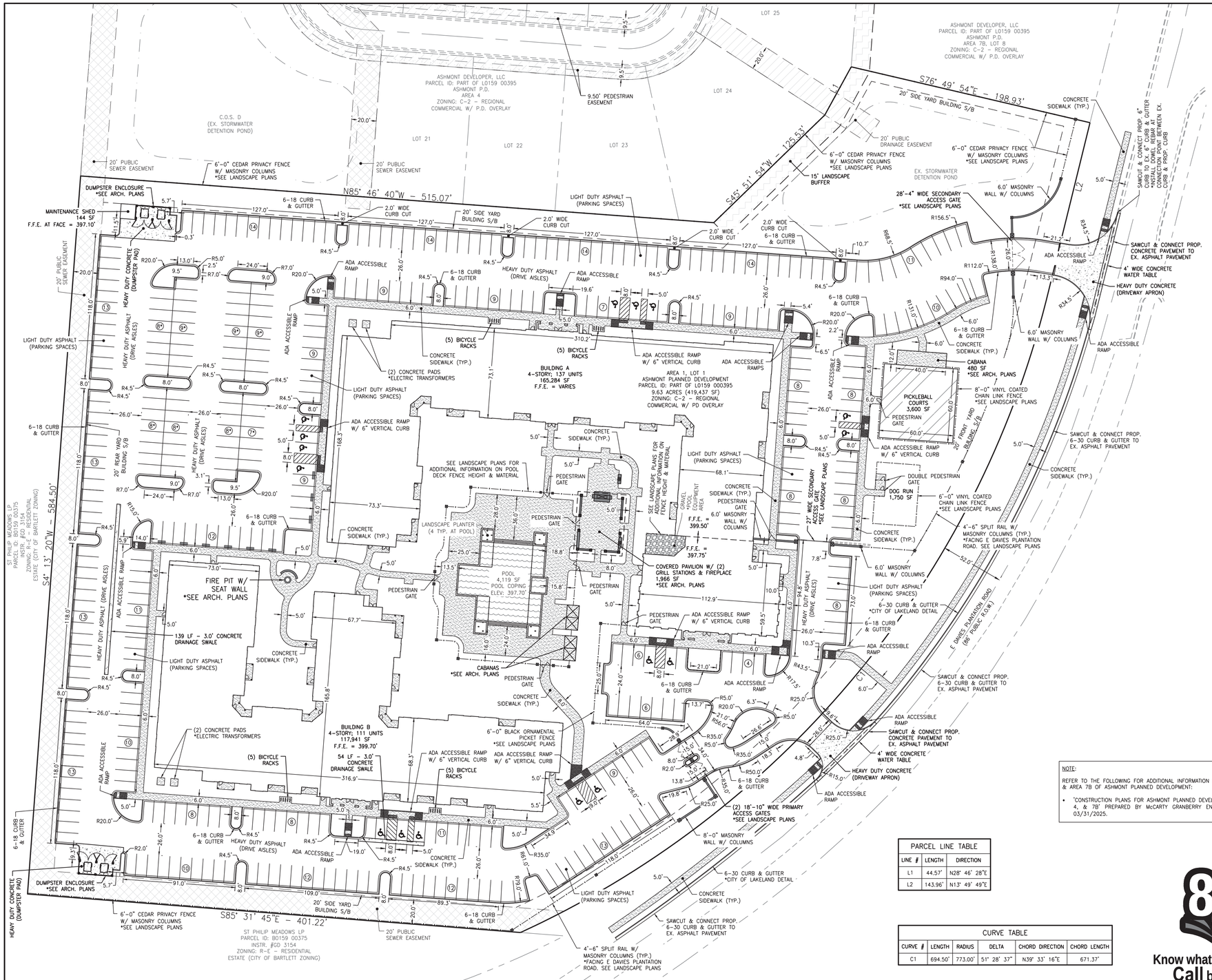
DIVISION OF ENGINEERING

EXISTING CONDITIONS

LAKELAND, TN

SURVEY: *HARRIS & ASSOC.* DATE: *12/21/2022* PROJECT NO.: 24036
DESIGN BY: *J. MCCARTY, P.E.* DATE: *08/04/2025* BOOK:
DRAWN BY: *J. JOSEY* DATE: *08/04/2025* SCALE: 1" = 40'

CITY ENGINEER DATE



NOTES:

1. ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
2. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
3. ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, AND CITY REGULATIONS.
4. ALL PARKING LOT STRIPING SHALL BE TRAFFIC WHITE UNLESS NOTED OTHERWISE. ALL ADA LANDING AREAS SHALL BE 4" TRAFFIC WHITE STRIPING @ 45° 2.0' O.C. UNLESS NOTED OTHERWISE.
7. ALL PAINTED PAVING MARKINGS SUCH AS LETTERING AND ARROWS SHALL BE PAINTED USING STENCILS/TEMPLATES UNLESS NOTED OTHERWISE. USE STENCIL/TEMPLATES FROM PAVEMENT STENCIL COMPANY, STENCILS@PAVEMENTSTENCIL.COM; 1 (800) 250-5547.
8. ALL CURB RADII ARE 3.0' UNLESS NOTED OTHERWISE.
9. PARKING SPACE DIMENSIONS AS INDICATED ON THIS SHEET SHALL HAVE SUFFICIENT 2.0' OVERHANG DISTANCE INTO THE LANDSCAPE BUFFER OR SIDEWALK AND SHALL CONFORM TO THE "TYPICAL 18' PARKING SPACE LAYOUT," "TYPICAL 19' PARKING SPACE LAYOUT," & "TYPICAL ADA ACCESSIBLE PARKING SPACE LAYOUT" DETAILS.
10. SEE SHEET 18 – COMBINATION UTILITY PLAN, THIS SET, FOR ADDITIONAL INFORMATION ON TYPICAL PAVING SECTIONS.
11. SEE SHEET 19 – SIGNAGE & STRIPING PLAN, THIS SET, FOR ADDITIONAL INFORMATION ON REQUIRED ON-SITE SIGNAGE & PAVEMENT MARKINGS.
12. ALL SIDEWALKS, CURB RAMPS, DETECTABLE WARNING STRIPS (TRUNCATED DOMES), CURB & GUTTER, DRIVEWAYS, ETC. WITHIN PUBLIC R.O.W. SHALL BE IN ACCORDANCE WITH THE CITY OF LAKELAND DETAILS & SPECIFICATIONS UNLESS NOTED OTHERWISE.
13. ACCORDING TO THE ASHMONT PLANNED DEVELOPMENT OUTLINE PLAN, THE MINIMUM NUMBER OF REQUIRED PARKING SPACES IS:
    - 1.25 PARKING SPACES/STUDIO UNIT
    - 1.50 PARKING SPACES/1 BEDROOM UNIT
    - 1.75 PARKING SPACES/2 BEDROOM UNIT

NOTE:

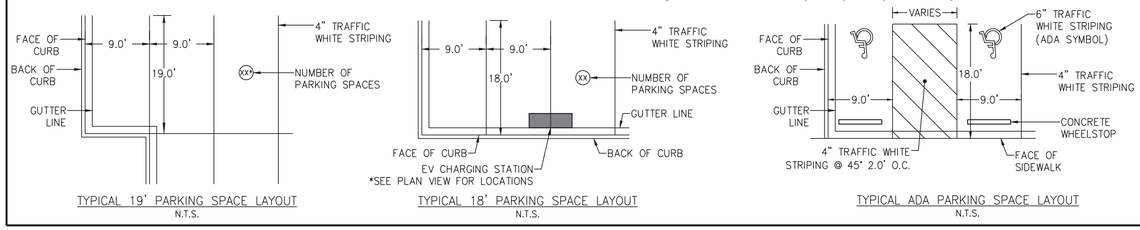
REFER TO THE FOLLOWING FOR ADDITIONAL INFORMATION ON AREA 1, AREA 4, & AREA 7B OF ASHMONT PLANNED DEVELOPMENT:

- 'CONSTRUCTION PLANS FOR ASHMONT PLANNED DEVELOPMENT – AREAS 1, 4, & 7B' PREPARED BY McCARTY GRANBERRY ENGINEERING & DATED 03/31/2025.

SITE PLAN DATA CHART		
PROJECT NAME:	ASHMONT LIVING LAKELAND	
SITE PLAN TYPE:	FINAL SITE PLAN	
SUBDIVISION (INCLUDE PHASE/SECTION):	ASHMONT PLANNED DEVELOPMENT	
LOT NUMBER:	AREA 1, LOT 1	
PROPERTY ADDRESS:	BUILDING A: 9640 E DAVIES PLANTATION ROAD BUILDING B: 9570 E DAVIES PLANTATION ROAD	
CITY, COUNTY, STATE:	CITY OF LAKELAND, SHELBY COUNTY, TENNESSEE	
PARCEL ID:	PART OF L0159 000395	
EXISTING ZONING AND APPLICABLE OVERLAYS:	C-2: REGIONAL COMMERCIAL W/ PD OVERLAY	
ACREAGE OF SITE:	9.63 AC /419,437 SF	
MINIMUM REQUIRED SETBACK LINES:	MINIMUM REQUIRED	PROVIDED
FRONT YARD:	20 FT	68.58 FT
NORTH SIDE YARD:	10 FT / 20 FT (SEE PLAN VIEW)	20.00 FT
SOUTH SIDE YARD:	20 FT	91.30 FT
REAR YARD:	20 FT	95.09 FT
OWNERSHIP / DEVELOPER: ASHMONT DEVELOPMENT, LLC		
Address:	355 TARA LANE MEMPHIS, TN 38111	
Phone No.:	N/A	
Fax No.:	N/A	
E-mail Address:	kakvis@gmail.com; bthomas@cityllc.com	
Contact Name:	VINCE SMITH & BARTON THOMAS	
APPLICANT/DESIGN PROFESSIONAL: McCARTY GRANBERRY ENGINEERING FIRM		
Address:	198 PROGRESS ROAD COLLIERVILLE, TN 38017	
Phone No.:	901-221-0075	
Fax No.:	N/A	
E-mail Address:	rbingham@mccartygranberry.com	
Contact Name:	ROBERT BINGHAM, P.E.	
PROPOSED USES:	MULTI-FAMILY	
BUILDING HEIGHT:	MAXIMUM HEIGHT	PROPOSED
	4-STORY	BUILDING A: 4-STORY (42'-0") BUILDING B: 4-STORY (42'-0")
NUMBER OF DWELLING UNITS:	EXISTING	PROPOSED
	0 UNITS	BUILDING A: 137 UNITS (82) 1 BR; (49) 2 BR; (6) 3 BR BUILDING B: 111 UNITS (48) 1 BR; (63) 2 BR; (0) 3 BR TOTAL: 248 UNITS (130) 1 BR; (112) 2 BR; (6) 3 BR
BUILDING SQUARE FOOTAGE:	EXISTING	PROPOSED
	0 SF	BUILDING A: 165,284 SF BUILDING B: 117,941 SF SHED: 144 SF TOTAL: 283,369 SF
FLOOR AREA RATIO (FAR):	MAXIMUM LIMIT	PROVIDED
	NONE	0.68
OPEN SPACE PERCENTAGE (% PERVIOUS AREA/GREEN SPACE):	MINIMUM REQUIRED	PROVIDED
	20%	36.03% (151,072 SF)
PROPOSED PARKING[2]:	MINIMUM REQUIRED	PROVIDED
	SEE NOTE #13, THIS SHEET	407

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	44.57'	N28° 46' 28"E
L2	143.96'	N13° 49' 49"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	694.50'	773.00'	51° 28' 37"	N39° 33' 16"E	671.37'



TYPICAL 19' PARKING SPACE LAYOUT
N.T.S.

TYPICAL 18' PARKING SPACE LAYOUT
N.T.S.

TYPICAL ADA PARKING SPACE LAYOUT
N.T.S.

PARKING SPACE NOTES:

1. ALL PARKING SPACES AND STRIPING, INCLUDING WHEEL STOPS AND ADA STALLS, SHALL BE PAINTED TRAFFIC WHITE.
2. ALL PAINTED PAVING MARKING SUCH AS LETTERING AND ARROWS SHALL BE PAINTED USING TEMPLATES.
3. PARKING SPACE DIMENSIONS AS INDICATED ON THIS SHEET SHALL HAVE SUFFICIENT 2.0' OVERHANG DISTANCE INTO THE LANDSCAPE BUFFER OR SIDEWALK AND SHALL CONFORM TO THE "TYPICAL 18' PARKING SPACE LAYOUT," "TYPICAL 19' PARKING SPACE LAYOUT" & "TYPICAL ADA ACCESSIBLE PARKING SPACE LAYOUT" DETAILS.

LEGEND

These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROP. LINES
- BACK OF CURB
- FACE OF CURB
- SIDEWALK
- EDGE OF PAVEMENT
- ROADWAY CENTERLINE
- OHE — EX. OH ELECTRIC LINES
- UGE — EX. UG ELECTRIC LINES
- W — EX. WATER LINES
- SS — EX. SEWER LINES
- D — EX. STORM DRAIN
- G — EX. GAS LINE
- UGC — EX. UG CABLE
- FBO — EX. FIBER OPTIC
- EX. FENCE LINES
- EX. SIDEWALK
- EX. EASEMENT
- W — PR. WATER LINE
- SS — PR. SEWER LINE
- PR. STORM DRAIN
- DRAINAGE BASIN
- EASEMENT

EX.	PR.	
		UTILITY POLE
		FIRE HYDRANT
		LIGHT POLE
		TELEPHONE PEDESTAL
		WATER VALVE
		WATER METER
		SEWER MANHOLE
		DRAINAGE MANHOLE
		ELECTRICAL BOX
BFP	BFP	BACKFLOW PREVENTER

- EX. CONCRETE
- PROP. ADA ACCESSIBLE RAMP
- PROP. PARKING LOT STRIPING
- PROP. CONCRETE SIDEWALK
- PROP. HEAVY DUTY CONCRETE
- PROP. PICKLEBALL COURT
- PROP. SWIMMING POOL
- PROP. WALL, FENCE COLUMN, FIRE PIT, OR EV CHARGING STATION
- PROP. LANDSCAPE AREA AT POOL
- PUBLIC DRAINAGE EASEMENT
- PUBLIC SEWER EASEMENT
- EX. STORMWATER DETENTION POND
- PEDESTRIAN EASEMENT
- LANDSCAPE BUFFER
- PROP. GRAVEL

N

0 40' 80'

1" = 40'

811 Know what's below. Call before you dig.

THE CITY OF LAKELAND SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.

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

ELEVATION: 400.03'

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

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

ROBERT STEPHEN BINGHAM REGISTERED ENGINEER AGRICULTURAL COMMONWEALTH OF TENNESSEE 2025

ASHMONT LIVING LAKELAND
AREA 1, LOT 1 OF ASHMONT P.D.; 9570 & 9640 E DAVIES PLANTATION ROAD
OWNER: *ASHMONT DEVELOPER, LLC*
ENGINEER: McCARTY GRANBERRY ENGINEERING FIRM

DIVISION OF ENGINEERING

SITE PLAN

LAKELAND, TN

SURVEY:	HARRIS & ASSOC.	DATE: 12/21/2022	PROJECT NO.: 24036
DESIGN BY:	R. BINGHAM, P.E.	DATE: 08/04/2025	BOOK:
DRAWN BY:	J. JOSEY	DATE: 08/04/2025	SCALE: 1" = 40'

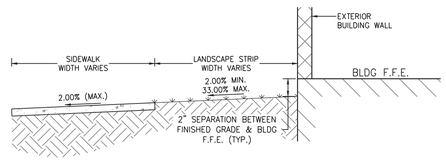
CITY ENGINEER — DATE

Z:\Cory Brady\Ashmont\Construction Drawings\Area 1\Area 1 Site Plan.dwg

NOTES:

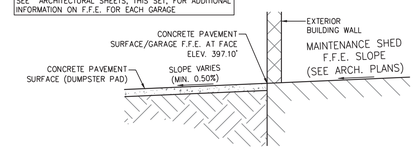
1. ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
2. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
3. ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, AND CITY REGULATIONS.
4. DRAINAGE BASIN AREAS SHOWN WITH BOXES ARE SUBBASINS OF OVERALL BASINS. INDIVIDUAL BASINS DRAIN TO STRUCTURE OR LOCATION AS INDICATED IN SAID BOX.
5. GRASS AREAS SHALL HAVE A MAXIMUM SLOPE OF 33% (3:1) UNLESS NOTED OTHERWISE.
6. ALL ROOF DOWNSPOUTS SHALL SPLASH TO GRADE UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE A CONCRETE SPLASH BLOCK AT ALL ROOF DOWNSPOUTS.
7. ALL STORM SEWER STRUCTURES & PIPES ARE PRIVATE UNLESS NOTED OTHERWISE.
8. ALL 6-18 CURB & GUTTER IS 'SPILL CURB' UNLESS NOTED OTHERWISE.
9. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM.
10. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIAL RESULTING FROM DEMOLITION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING UTILITY LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT. DAMAGED LINES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR IS CAUTIONED REGARDING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES ON-SITE, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR VERIFYING ANY LOCATIONS AND INVERTS.
14. ALL EXISTING ON-SITE AND OFF-SITE FEATURES INCLUDING BUT NOT LIMITED TO FENCES, POWER POLES, UTILITY LINES, CURB & GUTTER, WATER METERS, SIDEWALKS, LIGHT POLES, & STORM DRAINS SHALL REMAIN UNLESS NOTED OTHERWISE.

XX — STRUCTURE NUMBER
X.XX AC — CONTRIBUTING DRAINAGE AREA

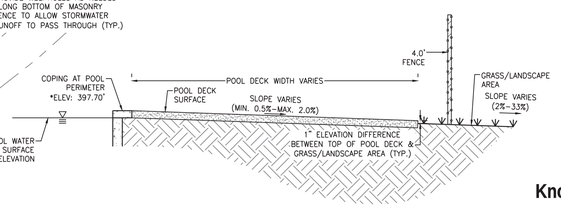


GROUND SURFACE AT BUILDING EXTERIOR DETAIL
N.T.S.

NOTE:
GARAGE FLOORS SHALL HAVE A LONGITUDINAL (SIDE TO SIDE) SLOPE OF 0% ACROSS THE FACE OF THE GARAGE. SEE ARCHITECTURAL SHEETS, THIS SET, FOR ADDITIONAL INFORMATION ON F.F.E. FOR EACH GARAGE.



MAINTENANCE SHED DETAIL
N.T.S.



POOL DECK DETAIL
N.T.S.

Know what's **below.**
Call before you dig.

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

ELEVATION: 400.03'

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

NOTE:
REFER TO THE FOLLOWING FOR ADDITIONAL INFORMATION ON AREA 1, AREA 4, & AREA 7B OF ASHMONT PLANNED DEVELOPMENT:

- 'CONSTRUCTION PLANS FOR ASHMONT PLANNED DEVELOPMENT – AREAS 1, 4, & 7B' PREPARED BY McCARTY GRANBERRY ENGINEERING & DATED 03/31/2025.

LEGEND

These standard symbols may be found in the drawing.

PROPERTY LINES
ADJOINING PROP. LINES
BACK OF CURB
FACE OF CURB
SIDEWALK
EDGE OF PAVEMENT
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G — EX. GAS LINE
UGC — EX. UG CABLE
FBO — EX. FIBER OPTIC
X — EX. FENCE LINES
EX. SIDEWALK
EX. EASEMENT
W — PR. WATER LINE
SS — PR. SEWER LINE
PR. STORM DRAIN
DRAINAGE BASIN
EASEMENT

EX.	PR.	
		UTILITY POLE
		FIRE HYDRANT
		LIGHT POLE
		TELEPHONE PEDESTAL
		WATER VALVE
		WATER METER
		SEWER MANHOLE
		DRAINAGE MANHOLE
		ELECTRICAL BOX
BFP	DCVA	BACKFLOW PREVENTER

EX. CONCRETE
PROP. ADA ACCESSIBLE RAMP
PROP. CONCRETE SIDEWALK
PROP. HEAVY DUTY CONCRETE
PROP. PICKLEBALL COURT
PROP. SWIMMING POOL
PROP. WALL, FENCE COLUMN, FIRE PIT, OR EV CHARGING STATION
PROP. LANDSCAPE AREA AT POOL
PUBLIC DRAINAGE EASEMENT
EX. STORMWATER DETENTION POND
PROP. RIPRAP
EX. RIPRAP

N

0 40' 80'
1" = 40'

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

ROBERT STEPHEN BINGHAM — REGISTERED ENGINEER — AGRICULTURAL — COMMERCIAL — STATE OF TENNESSEE — 2025

ASHMONT LIVING LAKELAND
AREA 1, LOT 1 OF ASHMONT P.D.; 9570 & 9640 E DAVIES PLANTATION ROAD
OWNER: *ASHMONT DEVELOPER, LLC*
ENGINEER: McCARTY GRANBERRY ENGINEERING FIRM

DIVISION OF ENGINEERING

GRADING & DRAINAGE PLAN

LAKELAND, TN

SURVEY: *HARRIS & ASSOC.* DATE: *12/21/2022* PROJECT NO.: 24036
DESIGN BY: *R. BINGHAM, P.E.* DATE: *08/04/2025* BOOK:
DRAWN BY: *J. JOSEY* DATE: *08/04/2025* SCALE: 1" = 40'

CITY ENGINEER DATE

NOTE:

REFER TO THE FOLLOWING FOR ADDITIONAL INFORMATION ON AREA 1, AREA 4, & AREA 7B OF ASHMONT PLANNED DEVELOPMENT:

- "CONSTRUCTION PLANS FOR ASHMONT PLANNED DEVELOPMENT – AREAS 1, 4, & 7B" PREPARED BY McCARTY GRANBERRY ENGINEERING & DATED 03/31/2025.

NOTES:

1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING, AND THE ERECTION OR REMOVAL FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH THE ADJACENT PROPERTY OWNERS.
2. ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
3. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
4. ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, & CITY REGULATIONS.
5. ALL UTILITY RELOCATION COSTS SHALL BE AT THE DEVELOPER'S EXPENSE. RELOCATION SHALL BE COORDINATED WITH THE UTILITY COMPANY AND/OR CITY OF LAKELAND.
6. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING UTILITY LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT. DAMAGED LINES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR IS CAUTIONED REGARDING THE PRESENCE OF EXISTING UNDERGROUND UTILTIES ON-SITE, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR VERIFYING ANY LOCATIONS AND INVERTS.
10. ALL EXISTING ON-SITE AND OFF-SITE FEATURES INCLUDING BUT NOT LIMITED TO FENCES, POWER POLES, UTILITY LINES, CURB & GUTTER, WATER METERS, SIDEWALKS, LIGHT POLES, & STORM DRAINS SHALL REMAIN UNLESS NOTED OTHERWISE.
11. TRACER WIRE, IF REQUIRED, SHALL BE EIGHTEEN INCHES (18") ABOVE THE CROWN OF THE WATER LINE. TRACER WIRE SHALL BE PROVIDED AND INSTALLED FOR ALL SERVICE LINES THAT ARE NOT DUCTILE IRON (I.E. 2" SERVICE LINES).
12. REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITY BUILDING ENTRIES.
13. ALL STORM SEWER, SANITARY SEWER, WATER LINES, STRUCTURES, & APPURTENANCES ARE PRIVATE UNLESS NOTED OTHERWISE.
14. CONTRACTOR SHALL PROVIDE A MINIMUM 3.0' RADIUS CLEAR SPACE AROUND ALL POST INDICATOR VALVES (PIV), FIRE HYDRANTS, & FIRE DEPARTMENT CONNECTIONS (FDC).
15. ALL ROOF DOWNSPOUTS/DRAINS SHALL SPLASH TO GRADE UNLESS NOTED OTHERWISE. A CONCRETE SPLASH BLOCK SHALL BE PROVIDED AT ALL ROOF/DOWNSPOUTS THAT SPLASH TO GRADE.

LEGEND

These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROP. LINES
- BACK OF CURB
- FACE OF CURB
- SIDEWALK
- EDGE OF PAVEMENT
- ROADWAY CENTERLINE
- OHE — EX. OH ELECTRIC LINES
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- W — EX. WATER LINES
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- D — EX. STORM DRAIN
- G — EX. GAS LINE
- UGC — EX. UG CABLE
- FBO — EX. FIBER OPTIC
- X — EX. FENCE LINES
- EX. SIDEWALK
- EX. EASEMENT
- W — PR. WATER LINE
- SS — PR. SEWER LINE
- PR. STORM DRAIN
- DRAINAGE BASIN
- EASEMENT

EX.	PR.	
		UTILITY POLE
		FIRE HYDRANT
		LIGHT POLE
		TELEPHONE PEDESTAL
		WATER VALVE
		WATER METER
		SEWER MANHOLE
		DRAINAGE MANHOLE
		ELECTRICAL BOX
BFP	BFP	BACKFLOW PREVENTER

BUILDING B WATER DETAILS
SCALE: 1" = 5'

BUILDING A WATER DETAILS
SCALE: 1" = 5'

N

0 40' 80'

1" = 40'

- EX. CONCRETE
- PROP. ADA ACCESSIBLE RAMP
- PROP. CONCRETE SIDEWALK
- PROP. HEAVY DUTY CONCRETE
- PROP. PICKLEBALL COURT
- PROP. SWIMMING POOL
- PROP. WALL, FENCE COLUMN, FIRE PIT, OR EV CHARGING STATION
- PROP. LANDSCAPE AREA AT POOL
- PUBLIC DRAINAGE EASEMENT
- PUBLIC SEWER EASEMENT
- EX. STORMWATER DETENTION POND
- UTILITY EASEMENT
- PEDESTRIAN EASEMENT

STRUCTURE LEGEND

- (XX) DRAINAGE STRUCTURE
- (XX) PR. SANITARY SEWER STRUCTURE
- (XX) EX. SANITARY SEWER STRUCTURE

811 Know what's below. Call before you dig.

THE CITY OF LAKELAND SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.

SITE BENCHMARK (T.B.M.):

IRON PIN SET IN THE NORTH LINE OF EAST DAVIES PLANTATION ROAD (68' R.O.W.), SAID IRON PIN BEING 47.05' WEST OF THE WEST LINE OF CANADA ROAD (R.O.W. VARIES).

ELEVATION: 400.03'

F.E.M.A. NOTE:

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

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

ASHMONT LIVING LAKELAND

AREA 1, LOT 1 OF ASHMONT P.D.; 9570 & 9640 E DAVIES PLANTATION ROAD

OWNER: *ASHMONT DEVELOPER, LLC*

ENGINEER: McCARTY GRANBERRY ENGINEERING FIRM

DIVISION OF ENGINEERING

COMBINATION UTILITY PLAN

LAKELAND, TN

SURVEY: *HARRIS & ASSOC.* DATE: *12/21/2022* PROJECT NO.: 24036

DESIGN BY: R. BINGHAM, P.E. DATE: *08/04/2025* BOOK:

DRAWN BY: J. JOSEY DATE: 08/04/2025 SCALE: 1" = 40'

CITY ENGINEER DATE

L1.2B

L1.2A

L1.1

L1.3

L1.4

Building
A

L1.5

Cabana

Dog Park

Patio

Covered
Pavilion
36' x 45'

Mech.

Pool

L1.8

L1.7

L1.6

7
L1.14

6
L1.14

4
L1.14

5
L1.14

DAVIES PLANTATION RD.

Building
B

L1.9

L1.10

L1.11

UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 30 60 90 feet

SCALE: 1" = 30'

SITE PLAN SUBMISSION 8/7/25

SHEET 1 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
LICENSE NO.

PRELIMINARY
NOT FOR
CONSTRUCTION

landscape architecture
planning
ils
INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC

ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

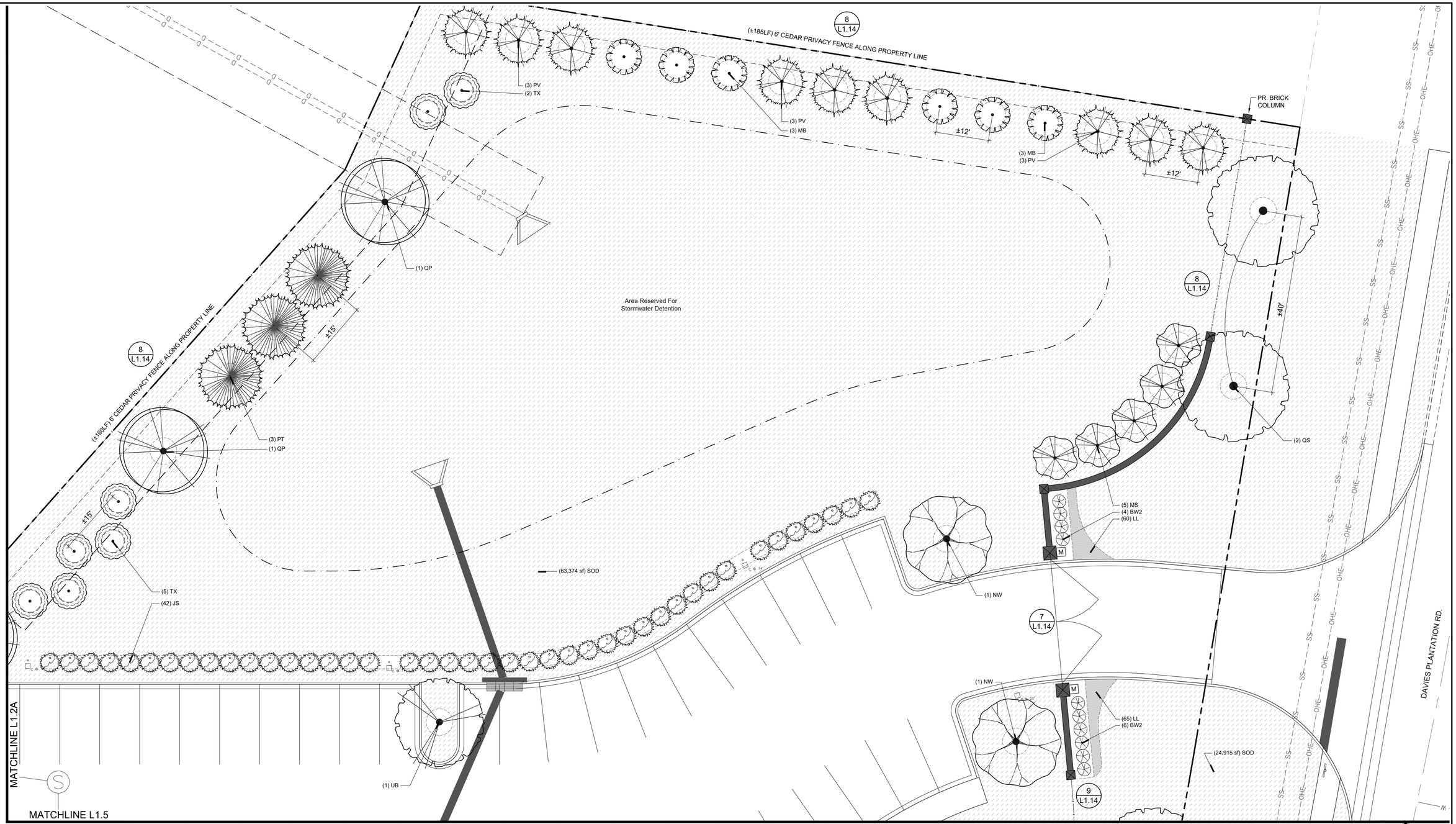
SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.0



UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 2 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1

PRELIMINARY
NOT FOR CONSTRUCTION

landscape architecture
planning
ils
INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD
DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

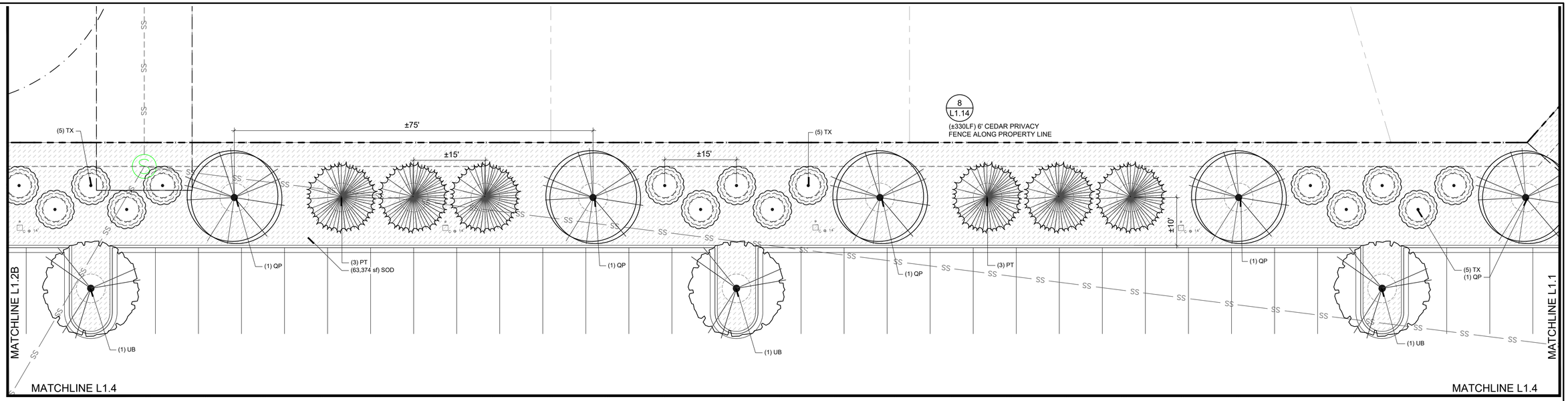
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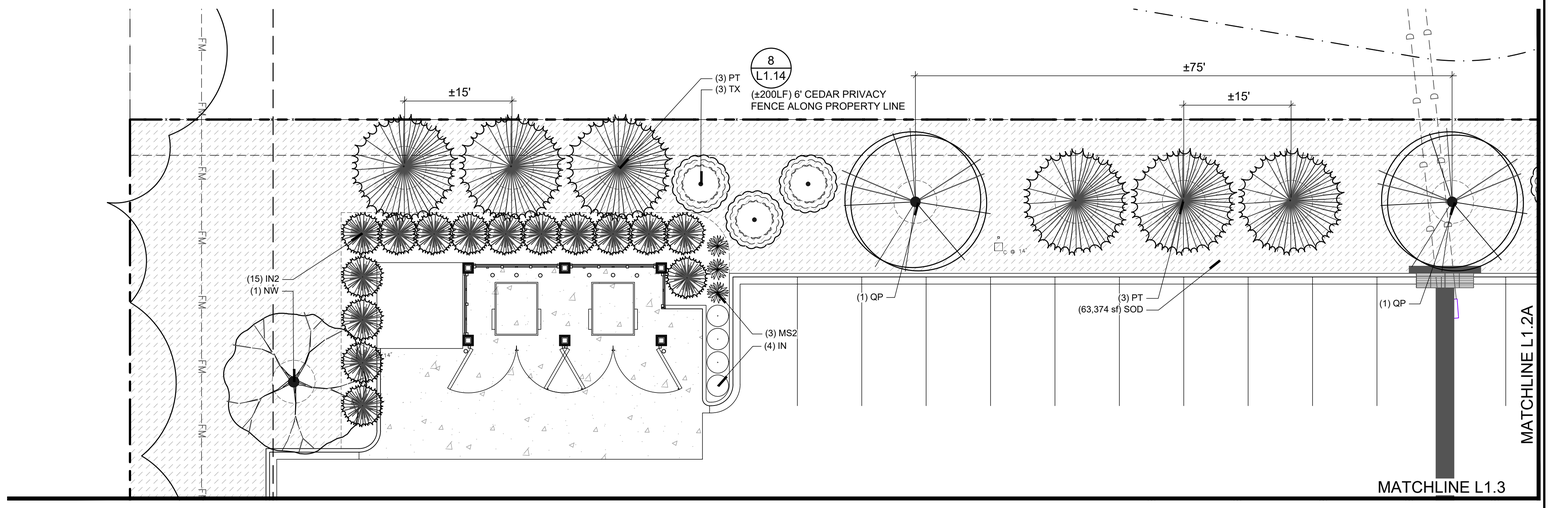
DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.1





UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 3 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO.

PRELIMINARY
NOT FOR
CONSTRUCTION

landscape architecture
planning
ils
INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

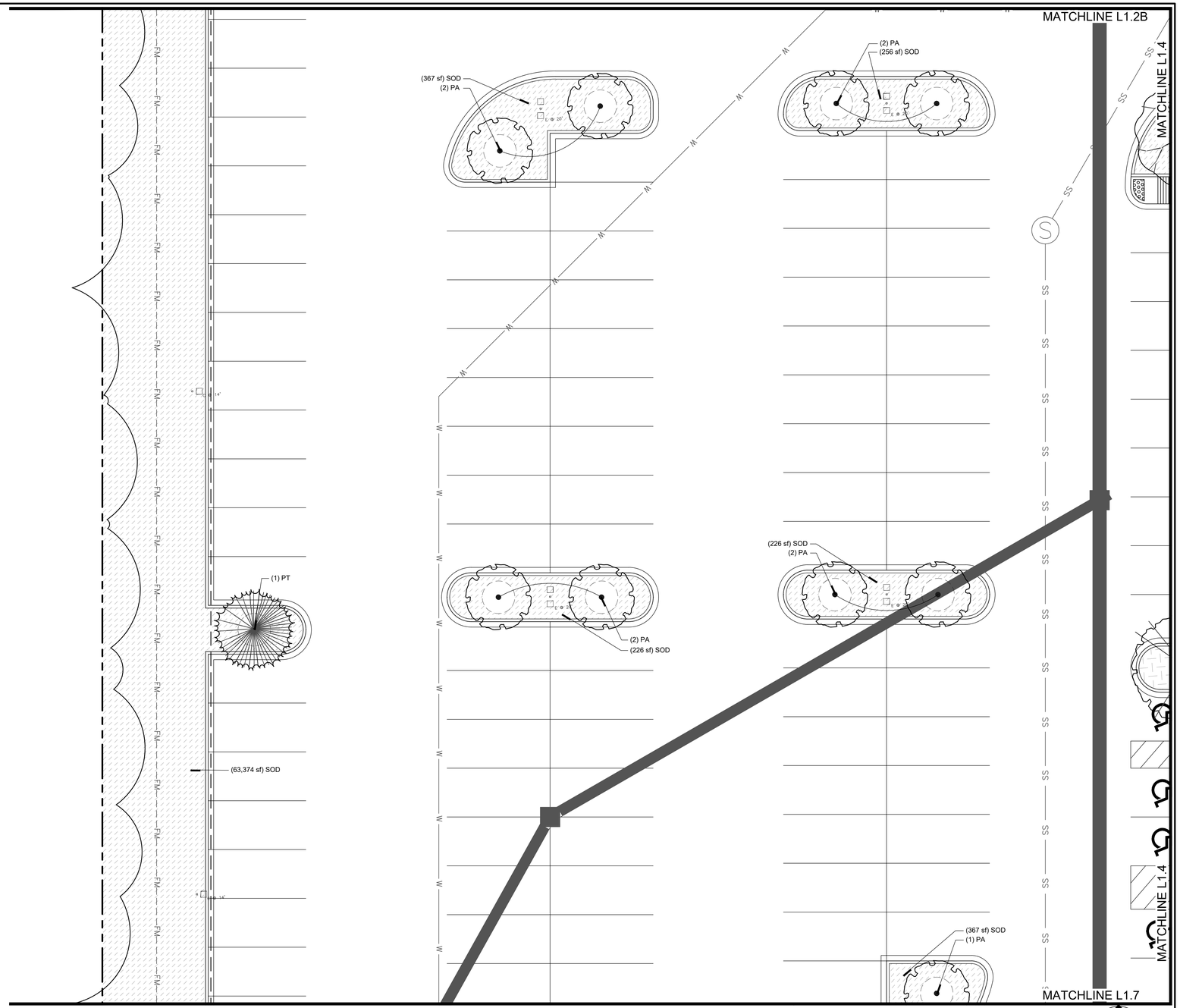
SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.2



UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 4 OF 16

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1234

PRELIMINARY
NOT FOR CONSTRUCTION

landscape architecture
planning
ils
INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.3

MATCHLINE L1.2A

MATCHLINE L1.2A

MATCHLINE L1.3

MATCHLINE L1.5

(178 sf) SOD

(1) NW

(23) JB
(1) UB

(24) LB
(24) LB

(12) RB
(23 sf) RG2

(12) RB
(23 sf) RG2

(23) JB
(1) UB

(1,417 sf) SOD

(8) CE2
(23) LB

(2) NM

(24) LB

(330 sf) SOD

(23) BW2
(3) BM
(4) AG

(7) AC
(3) HW

(1) IS2

(11) LB

(3) AL3

(1) IS2

(3) HW
(8) AC
(8) CE2

(20) BW2

(10) BW2
(3) IL
(11) BW2

Building A

(1) UB
(26) JB

(13) AC2
(13) BW2

MATCHLINE L1.2A

MATCHLINE L1.7

(6) AG
(5) LU2
(5) RR

(4) PO

(5) CE2
(1) BH

(4) PO

(4) PO

(5) CE2
(1) BH

(4) PO
(4) CE2
(1) BH

(4) SB
(3) CE2

(6) AG
(5) RR

(7) BL
(5) SB
(3) CE2

(5) NM
(4) CE2

(7) LI
(1) BH

(5) AL
(4) RH

(4) RH
(5) AL

(7) LI
(3) LW

(5) FN
(15) NM

(1) CW

(2,883 sf) SOD

(5) RR
(7) JI
(6) HW

(1) CW

(6,789 sf) SOD

(3) MS

BENCH

(1) CF2

(5) RR
(11) MS2
(12) JI

(17) BL

(9) BL

(13) HO2
(3) CE2

(494 sf) SOD

(3) NM
(62) LB
(3) NM
(7) TU2

(5) LB
(1) IF
(27) SC
(23) LB
(9) RD2
(1) PY
(3) HE

(5) LB
(1) IF
(25) SC
(3) LB

(8) RH
(1) PY
(10) NM

(1) NW

(1) IL
(5) PO
(3) LU2
(3) HB

10
L1.14

60" HT.
ORNAMENTAL
PICKET FENCE
(TYP)

(3) MS2
(5) BW

(6) BW
(5) TS

(1) PA

(1) GK

gate

(4) NM
(5) TB
(1) MS2

(4) CP2

BENCH

(3) CE2
(3) HE
(3) FN
(39) LV

(3) RD2
(9) DE

(8) LI

(2) CE2

(2) RD2

MATCHLINE L1.7

MATCHLINE L1.5

0 10 20 30 feet

SCALE: 1" = 10'

UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 346

PRELIMINARY
NOT FOR CONSTRUCTION

landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS,PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

SITE PLAN SUBMISSION 8/7/25

SHEET 5 OF 16

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

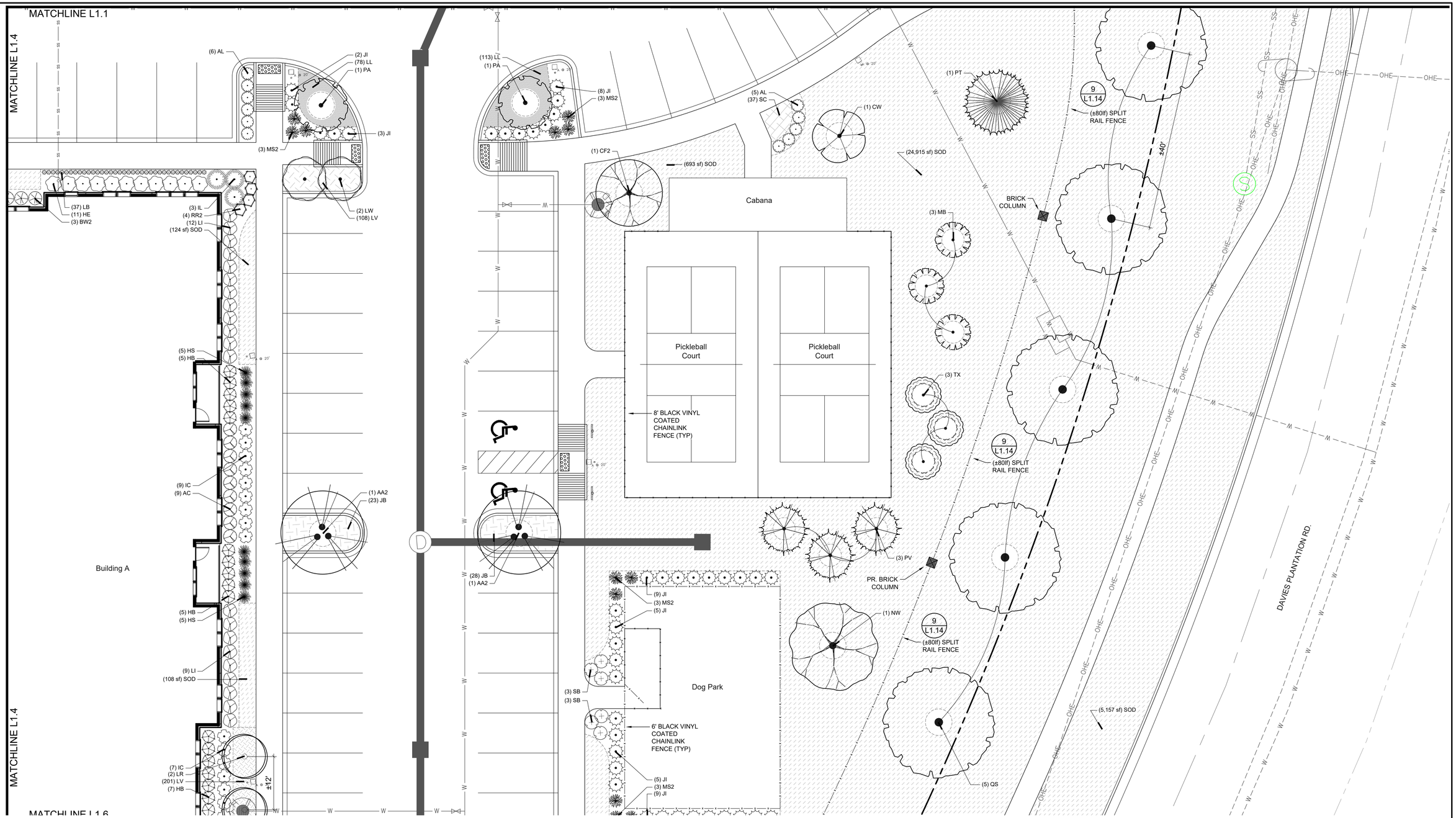
SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25—002

L1.4



UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 6 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED TENNESSEE LANDSCAPE ARCHITECT

PRELIMINARY
NOT FOR CONSTRUCTION

landscape architecture
planning
ils
INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.5

MATCHLINE L1.5

MATCHLINE L1.7

(5) IC
(201) LV
(1) LR
(6) HB

(4) PO

(5) BM

SLIDING GATE

6 L1.14

(5) LI
(6) RB

(109 sf) SOD

(5) BW2
(3) MS2
(39) SC

Building A

(39) SC
(3) MS2

(9) IC
(24) HO2
(1) IL

(1) BH
(11) RE
(12) LU2

(41) LV

(3) CE2

(16) CE2

(6) DV

(8) RB
(48) SC

(71) LL
(48) SC

(5) CE2

(1) AB
(110) LV

(8) MS2

(3) PY

(±18lf) SPLIT RAIL FENCE

9 L1.14

±15'

(±42lf) SPLIT RAIL FENCE

9 L1.14

BRICK COLUMN

(1) QS

(7) LI
(6) RB
(194 sf) SOD
(29) DBH

(3) AA2

BFP

(24,915 sf) SOD

±30'

(16) HO2

(1) NW

(418 sf) SOD

(1) PY

(5,157 sf) SOD

DAVIES PLANTATION RD.

OHE

W

(42) JB
(9) DV
(9) RI2
(33) HO2

(148) LL

MATCHLINE L1.7

(3) LU2
(3) CE2

(7) RR2
(3) IC
(3) HB

(77) SC
(130 sf) SOD
(3) LW

(9) RB
(13) HO2
(37) SC

(5) MS2
(1) LW

(5) FN
(2) LU2

EXIT

MATCHLINE L1.11

UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 7 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED TENNESSEE LANDSCAPE ARCHITECT

PRELIMINARY
NOT FOR CONSTRUCTION

landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS,PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.6

MATCHLINE L1.4

MATCHLINE L1.2A

MATCHLINE L1.8

MATCHLINE L1.10

MATCHLINE L1.6

Building B

Building A

Pool

Wet Deck

Wet Deck

Wet Deck

Hot Tub

Pool Equipment

Covered Pavilion
36' x 45'

48" HT. ORNAMENTAL
PICKET GATE (TYP)

10
L1.14

60" HT.
ORNAMENTAL
PICKET FENCE
(TYP)

BENCH

gate

FDC

(13) BW2
(96 sf) SOD
(2) HB
(5) PO
(11) JI
(2) LU2
(7) GK
(3) MS2
(7) LI
(1) ML
(10) DBH
(148) LV
(4) RR2
(3) CE2
(1) IS2
(3) TB
(452 sf) SOD
(178 sf) SOD
(3) MS2
(11) HO2
(5) AL
(1) CW
(6,789 sf) SOD
(6) RR2
(8) BW
(5) HO2
(4) NM
(3) LR
(77) NT
(651 sf) SOD
(4) NM
(5) HO2
(8) BW
(6) RR2
(1) CE2
(1) CO
(8) IC
(5) MS2
(11) DBH
(3) EJ
(1) IF
(5) CE2
(2) GA
(13) BW2
(517 sf) SOD
(11) JI
(3) RD2
(18) LB
(1) TB
(2) GA
(4) RR
(7) JI
(1) MS2
(6) HE
(2) RR2
(3) RD2
(3) PS
(5) RR
(1) IF
(4) PO
(3) CE2
(11) HO2
(4) PO
(3) CE2
(5) HE
(12) BW2
(3) MS2
(1) TB
(8) BL
(1) AB
(24) HO2
(8) BL
(1) AB
(24) HO2
(24) HO2
(8) BL
(1) AB
(24) HO2
(8) BL
(1) AB
(3) MS2
(6) BW
(5) TS
(7) BW
(4) CP2
(1) PA
(3) CE2
(4) RI2
(8) LI
(49) LV
(3) CE2
(3) RD2
(2) RD2
(5) DE
(3) CP2
(3) CP2
(8) DE
(6) RD2
(7) HJ2
(7) HJ2
(4) HB
(4) BL
(17) HO2
(9) HO2
(5) BL
(5) HB
(5) BL
(19) HO2
(1) MS2
(7) NM
(7) BL
(14) HO2
(9) FN
(1) CW
(8) HS
(5) MS2
(6) RH
(4) MS2
(1) ML
(3) BW
(4) CP2
(1) TB
(1) UB
(2) FN
(3) CE2
(8) HE
(9) RD2
(2,883 sf) SOD
(3) CK
(3) AL
(35) SC
(29) SC
(3) AL
(3) CK
(92 sf) SOD
(9) BW2
(1) QP
(7) PS2
(5) BM
(4) HS
(1) ML
(14) LU2
(11) RE
(1) BH
(3) CE2
(35) LV
(8) RE
(1) PY
(27) JB
(9) HJ
(2) CE2
(71) LL
(5) ML
(6) TS
(5) HJ
(6) RE
(16) JB
(1) PY
(5) PS2
(3) BM
(16) PO
(42) JB
(20) PS
(5) TB
(7) RL
(7,147 sf) SOD
(1) QP
(1) CO
(1) NW
(1) QS
(8) RR2
(13) HJ
(4) FN
(3) DBH
(4) FN
(3) DBH
(5) CE2
(3) MS2
(1) TB
(12) BW2
(5) AC
(1) PA
(4) SB
(2) BW2

UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- D = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 8 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

TROY B. BRADY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1111

PRELIMINARY
NOT FOR
CONSTRUCTION

landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

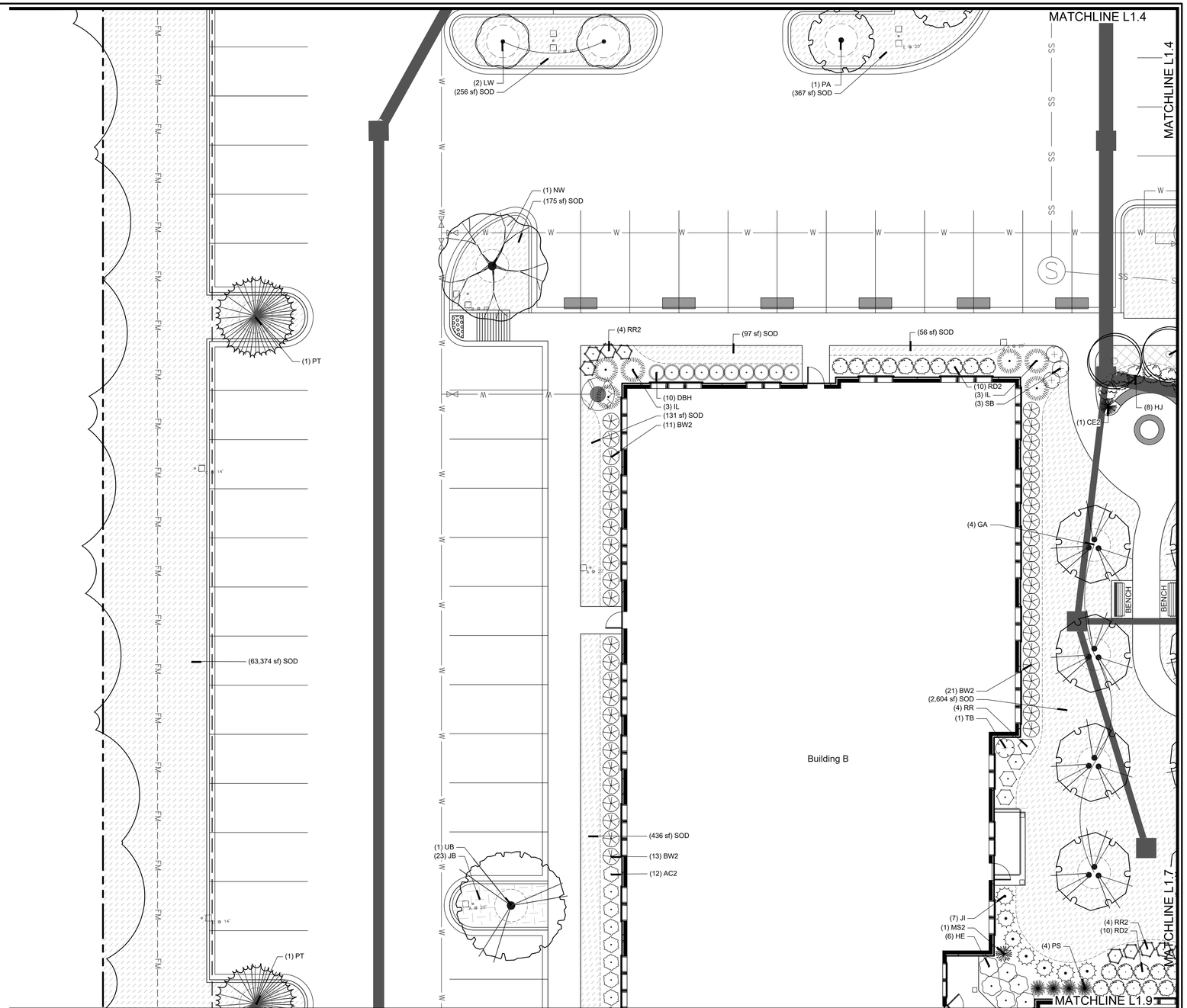
SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.7



UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 9 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED TENNESSEE LANDSCAPE ARCHITECT

PRELIMINARY
NOT FOR CONSTRUCTION

landscape architecture
planning
ils
INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

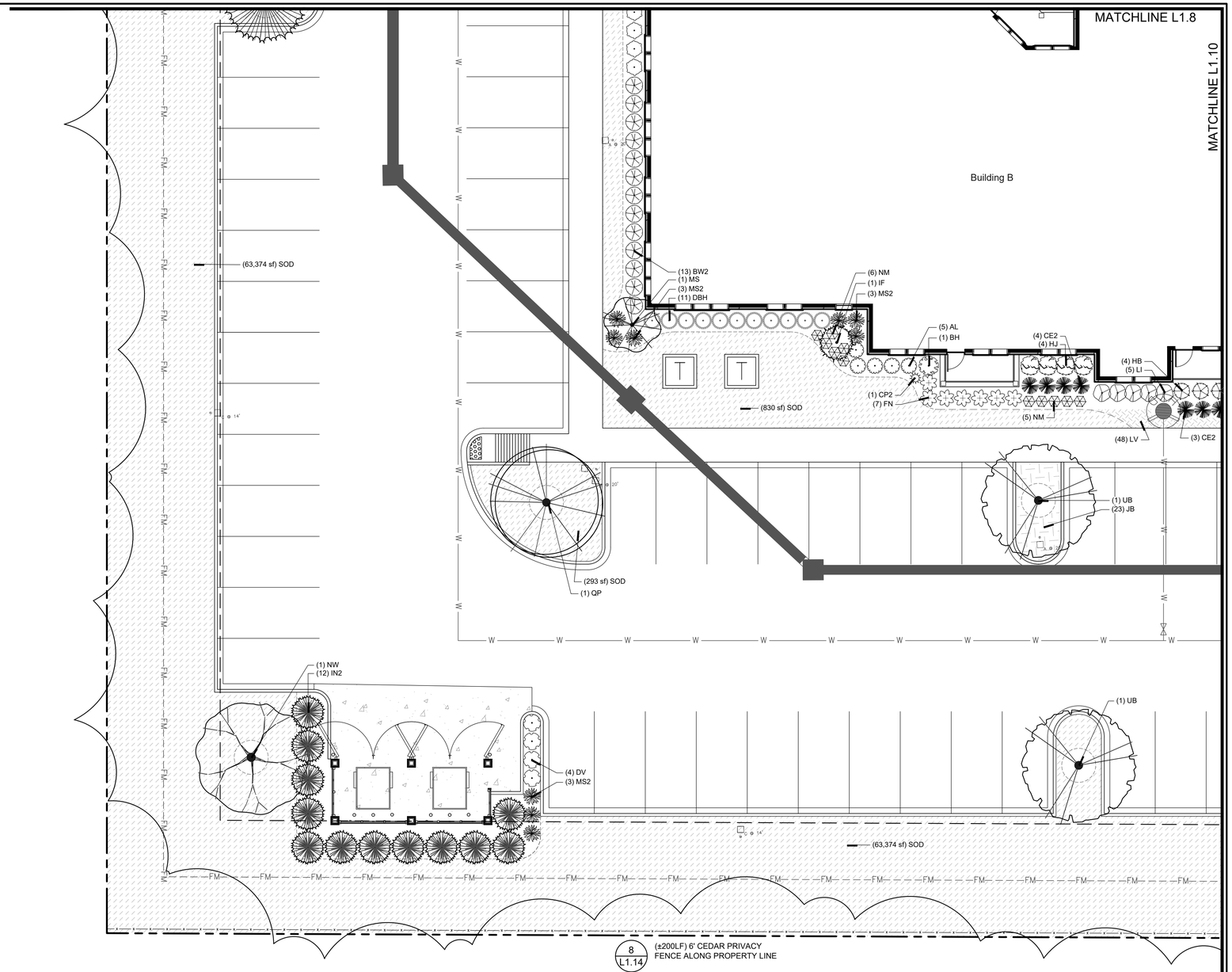
SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.8



UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 10 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

TORY B. BRADY REGISTERED TENNESSEE LANDSCAPE ARCHITECT

PRELIMINARY
NOT FOR CONSTRUCTION

landscape architecture
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ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

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DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

SURVEY: HARRIS DATE: 2020 BOOK: _____

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DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.9

MATCHLINE L1.7

MATCHLINE L1.9

MATCHLINE L1.7

MATCHLINE L1.11

Building B

(214 sf) SOD

(10) BW2
(3) IS2

(7) IN
(15) HO2

(1) QP
(3,512 sf) SOD

(5) TB
(1) AA2
(141 sf) SOD

(3) CE2
(5) HW

(6) FN

(4) PO
(1) IF
(3) MS2

(4) DV
(5) LI

(3) CK

(6) RH

(4) RI2
(4) AR
(18) LV

(3) LB

(11) LB

(4) DV
(5) AR
(4) RI2

(5) HB
(5) LI

(23) LV

(5) CE2

(8) LU2

(4) DV
(4) LI

(83 sf) SOD

(5) BW
(5) RR2

(16) LV

(13) DBH
(5) CE2

(15) LB

(180 sf) SOD

±10'

(120) LL

(3) LR
(7) RR2
(127 sf) SOD

(5) CK
(5) RB

D

(1) AA2

(3) QS
(45) EJ

9
L1.14

(±160lf) SPLIT RAIL FENCE
W/BRICK COLUMN

(19 sf) RG2

(40 sf) RG2

(12) RB
(37) SC

(12) RB
(37) SC

(1) UB

(1) AA2

PR. BRICK
COLUMN

±40'

(10,339 sf) SOD

(10,339 sf) SOD

DAVIES PLANTATION RD.

(63,374 sf) SOD

8
L1.14

(±200LF) 6' CEDAR PRIVACY
FENCE ALONG PROPERTY LINE

PR. BRICK
COLUMN

UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
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- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 11 OF 16

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

PRELIMINARY
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ASHMONT INDEPENDENT LIVING
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DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

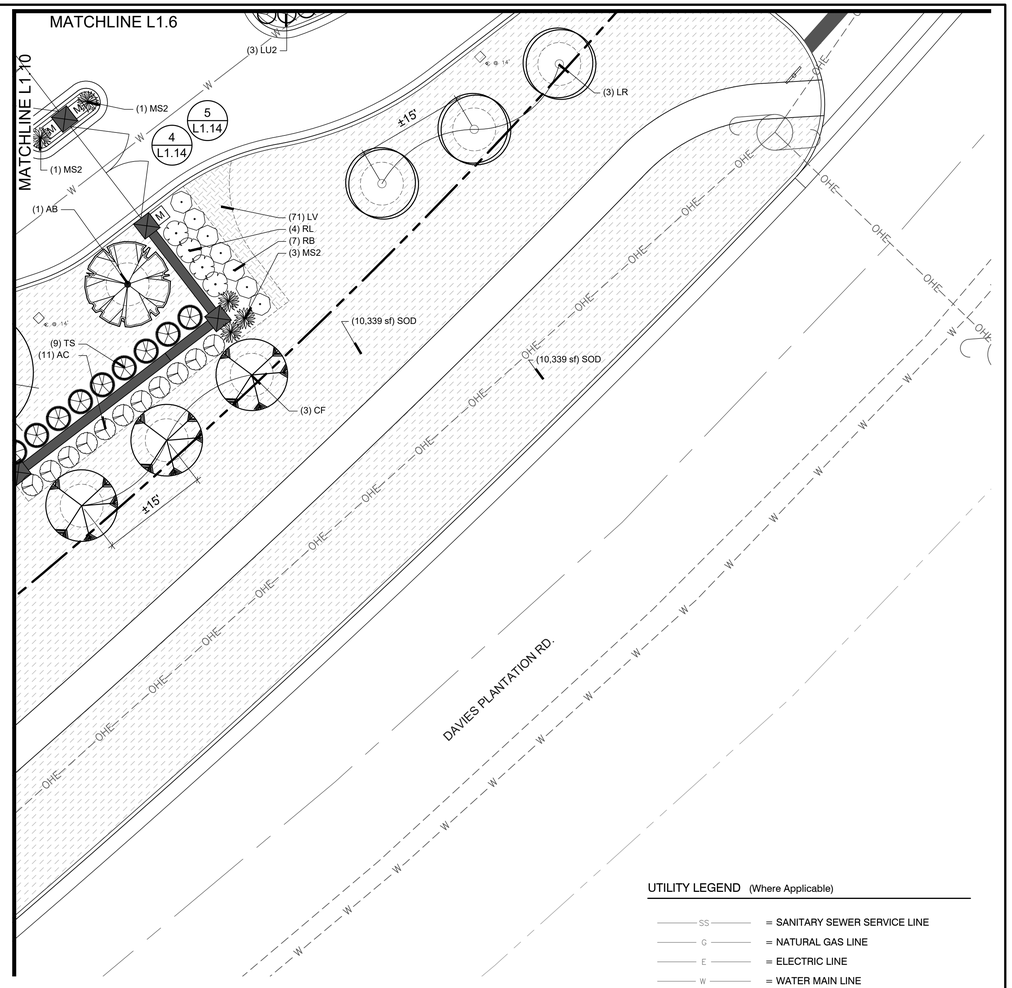
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ILS JOB NO. 25-002

L1.10



UTILITY LEGEND (Where Applicable)

- SS = SANITARY SEWER SERVICE LINE
- G = NATURAL GAS LINE
- E = ELECTRIC LINE
- W = WATER MAIN LINE
- W = FIRE PROTECTION LINE
- = STORM DRAIN
- SD = STORM DRAIN MANHOLE
- SS = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT

0 10 20 30 feet

SCALE: 1" = 10'

SITE PLAN SUBMISSION 8/7/25

SHEET 12 OF 16

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REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1101

PRELIMINARY
NOT FOR CONSTRUCTION

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING

PRELIMINARY LANDSCAPE PLAN

LAKELAND, TENNESSEE

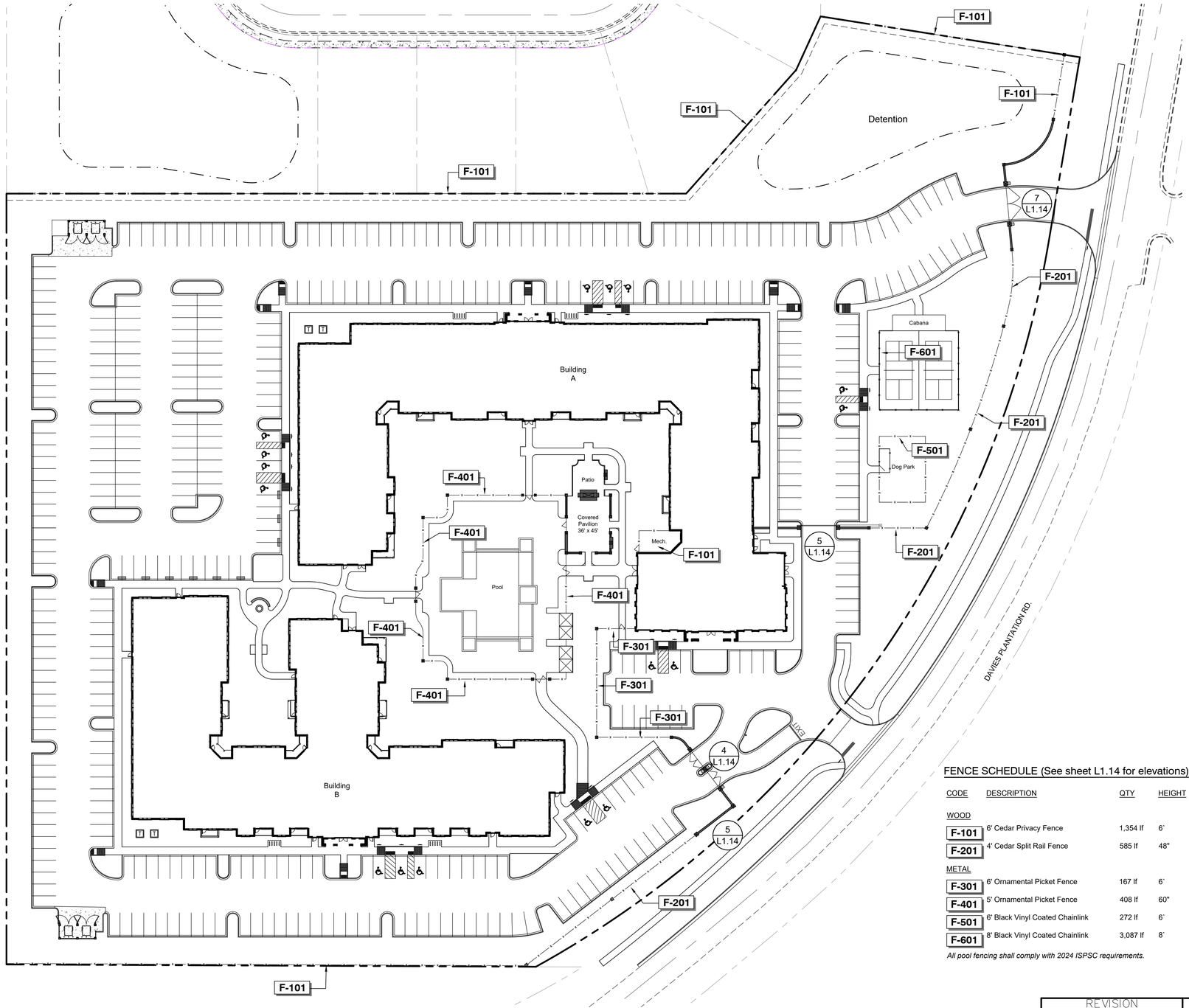
SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

L1.11

ILS JOB NO. 25-002



FENCE SCHEDULE (See sheet L1.14 for elevations)

CODE	DESCRIPTION	QTY	HEIGHT	MATERIAL	COLOR	LOCATION
WOOD						
F-101	6' Cedar Privacy Fence	1,354 lf	6`	Cedar	Benjamin Moore: Black Forest Green (HC-187)	N/S Site Perimter
F-201	4' Cedar Split Rail Fence	585 lf	48"	Cedar	Benjamin Moore: Black Forest Green (HC-187)	E. Davies Plantaition Rd. Frontage
METAL						
F-301	6' Ornamental Picket Fence	167 lf	6`	Aluminum	Black Forest Green (HC-187)	Unsecured Parking Area Perimter
F-401	5' Ornamental Picket Fence	408 lf	60"	Aluminum	Black Forest Green (HC-187)	Pool Area
F-501	6' Black Vinyl Coated Chainlink	272 lf	6`	Vinvyl Coated Chainlink	Black	Dpg Park Perimeter
F-601	8' Black Vinyl Coated Chainlink	3,087 lf	8`	Vinyly Coated Chainlink	Black	Pickleball Court Perimter

All pool fencing shall comply with 2024 ISPSC requirements.

0 40 80 120 feet

SCALE: 1" = 40'

SITE PLAN SUBMISSION 8/7/25

SHEET 13 OF 16

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AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
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DIVISION OF ENGINEERING

OVERALL FENCING PLAN AND SCHEDULE

LAKELAND, TENNESSEE

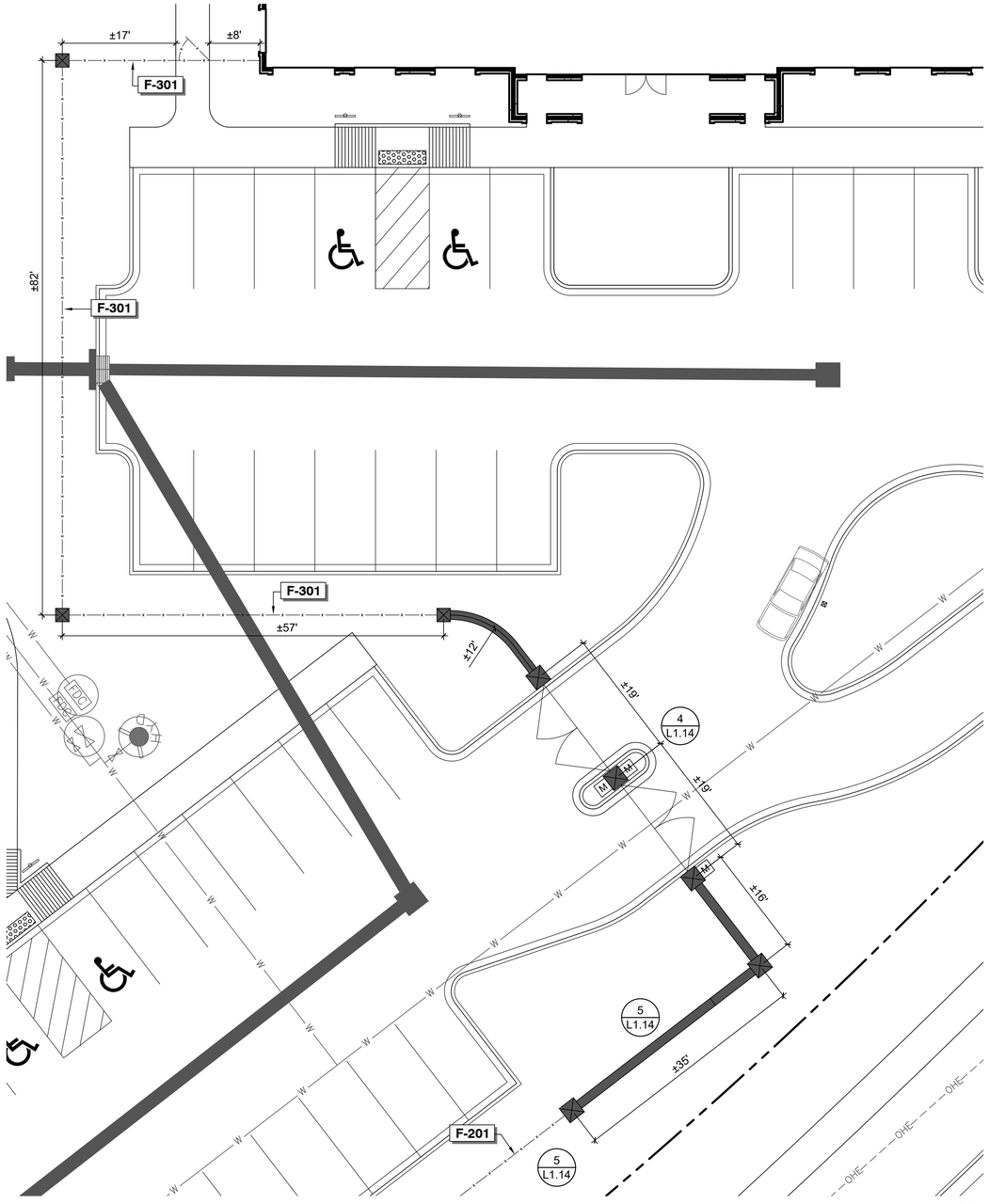
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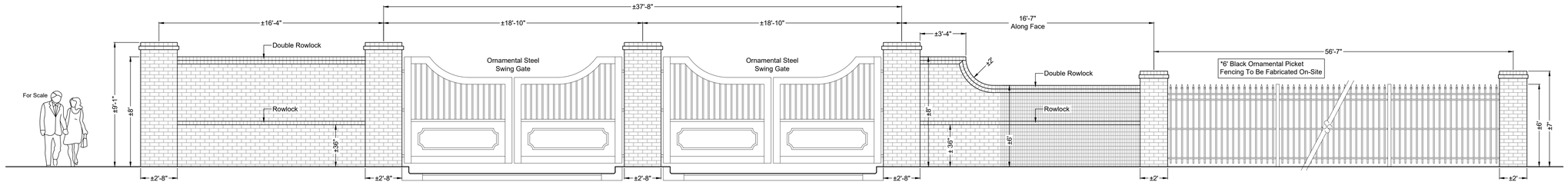
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DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

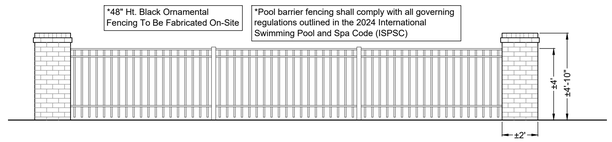
L1.12


±17'
±8'
F-301
±82'
F-301
F-301
±57'
±12'
±19'
4
L1.14
±19'
±16'
5
L1.14
±35'
F-201
5
L1.14
W
W
W



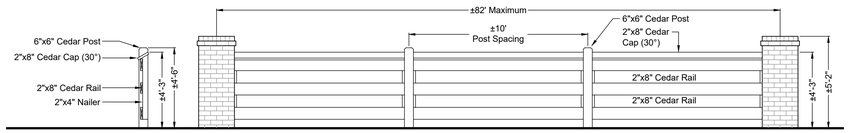
PRIMARY ENTRANCE A GATES & ORNAMENTAL FENCING (F-301) 4

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



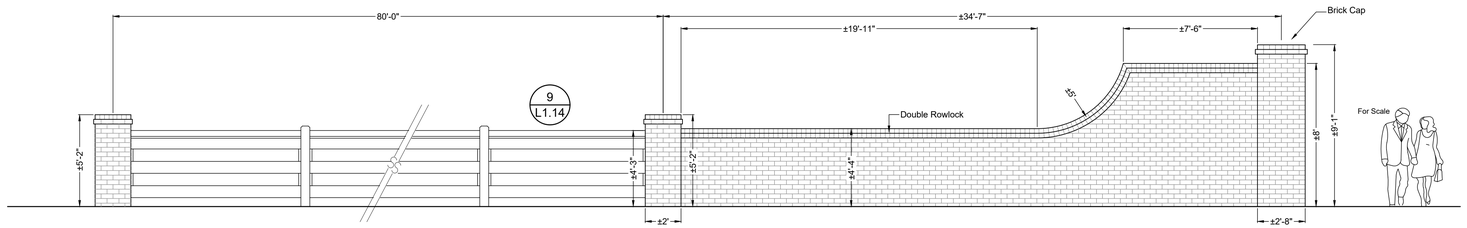
(F-401) 48" Ht. ORNAMENTAL PICKET FENCE ELEVATION 10

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



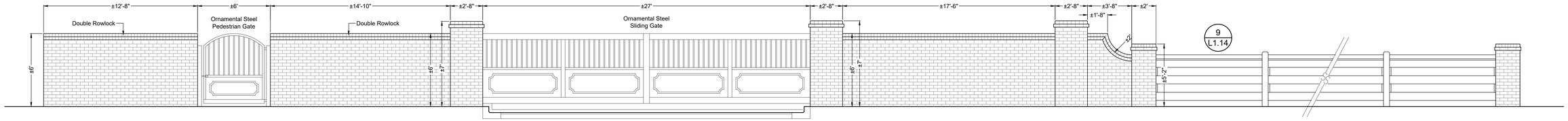
(F-201) SPLIT RAIL FENCE ELEVATION 9

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



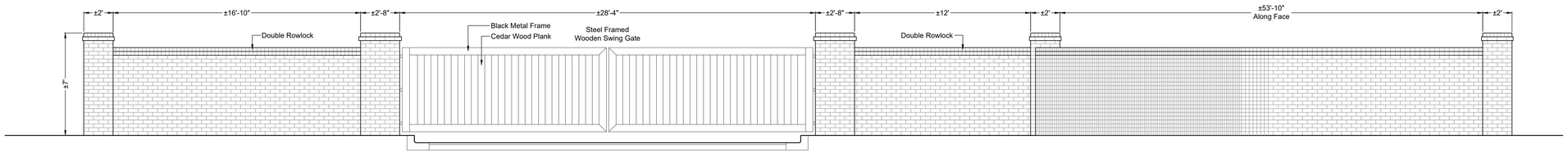
PRIMARY ENTRANCE A GATES & FENCING 5

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



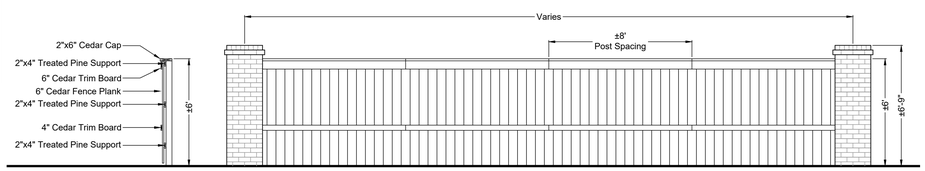
SECONDARY ENTRANCE B GATES & FENCING 6

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



SECONDARY ENTRANCE C GATES & FENCING 7

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



(F-101) 6' CEDAR PRIVACY FENCE 8

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

NOTES:

1. These illustrations are intended to convey design intent. Final specifications shall be provided with the permitting set.
2. Structural footings, rebar, expansion/control joints shall be installed according to the the structural engineer's design specifications.
3. All structural fence members shall have a minimum concrete footing depth of 36".
4. Brick Selection: Statesville Olde Jefferson (Tumbled)
5. All metal ornamental fencing shall be painted black.
6. 6' Cedar Privacy Fence: All fence planks and trim elements shall be cedar. Structural members may be treated pine.
7. All fence material, excluding the vinyl chain link, stained or painted. Benjamin Moore: Black Forest Green (HC-187).
8. These fence elevations do not account for final site topography. Elevation transitions should be executed at columns or posts where possible to maintain relative heights.
9. Gate and ornamental fencing designs are conceptual.

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CORY B. BRADY REGISTERED TENNESSEE LANDSCAPE ARCHITECT

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DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

SITE PLAN SUBMISSION 8/7/25

SHEET 15 OF 16

DIVISION OF ENGINEERING

FENCING AND WALL ELEVATIONS

LAKELAND, TENNESSEE

SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

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ILS JOB NO. 25-002

L1.14

GENERAL NOTES

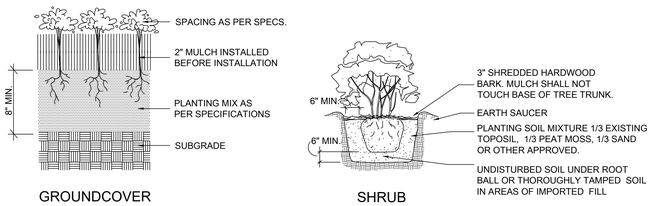
1. This landscape plan was prepared using data provided by other professionals. This landscape plan intended to provide tree, shrub, and groundcover specifications only. Please refer to the civil engineer's and/or architect's plans as necessary for site related details and specifications. No guarantee of accuracy pertaining to the site plan elements illustrated is expressed or conveyed.
2. All plant material shall conform to the standards of the "American Standard For Nursery Stock" as published by the American Association of Nurserymen.
3. All trees, shrubs and ground covers shown on the landscape plan shall be installed as the species specified in the plant schedule unless requested in writing by the owner who reserves the right to substitute similar plant material. Subject to approval by the municipality.
4. The landscape architect and the owner reserves the right to reject any or all planting materials which in their opinion do not appear to fit for this planting installation.
5. Any substitutions or changes must be approved by the landscape architect.
6. The plant quantities illustrated on the plan shall supersede the quantities listed in the plant schedule. The contractor shall be responsible for verification of plant quantities.
7. Plant spacing is approximate. Space all shrubs equally to fill the intended space using the quantity illustrated.
8. Plant sizes are minimums. The contractor shall meet all size requirements listed. No undersized plant material will be accepted. Any substitutions must be approved by the owner, landscape architect, and municipality.
9. The landscape contractor shall locate a source for all planting materials prior to submitting a bid. A minimum of 1 in 10 plants of each plant species shall have a label attached providing the common and scientific name of said plant.
10. All plants shall be vigorous, healthy material free of pests and disease. Use appropriate fertilizers in recommended quantities.
11. The landscape contractor shall provide a one-year warranty on all materials from date of installation. The landscape contractor or the owner's designee shall be responsible for maintenance for one year. The name and contact information for the responsible party must be on file with the landscape inspector. The property owner is required by municipal ordinance to maintain the landscaping and grassed areas in good condition, thereafter.
12. It is the landscape contractor's responsibility to verify with the general contractor that the subgrade preparation has been completed and four (4) inches of topsoil has been place on all proposed lawn areas and planting beds. The landscape contractor shall not begin any planting / installation until the general contractor has completed the subgrade work and the topsoil has been installed.
13. Any material that dies or defoliates prior to acceptance of the work will be promptly removed and replaced. Replacements shall also be guaranteed for a period of one year from date of installation
14. Utility locations illustrated are conceptual. The landscape contractor shall have all utilities located and identified prior to installation of any plant materials. Landscape material shall be adjusted accordingly where conflicts exist.
15. The contractor assumes responsibility for any damages to such utilities incurred by his company. One Call= 811
16. Prior of installation of sod, all proposed lawn areas shall be disked and raked smooth to a uniform grade as shown on the grading plan, be free of weeds and other debris, and the area fertilized as specified. After installation, sod shall be rolled at a sufficient rate to promote adequate root growth. All sod shall be laid within 24 hours of arriving at the site.
17. Prior to the installation of any plant material, all bed areas shall be amended to provide a planting soil mix composed of 2/3 existing topsoil and 1/3 pro-mix, garden mix or equal. If the existing soil is composed of primarily clay, the existing soil shall be removed at a depth of 18" and replaced with pro-mix, garden mix or equal and tilled under to a 24" depth.
18. A pre-emergent herbicide shall be applied to all shrub beds prior to the installation of plant material. The herbicide is to be applied per manufacturer's specifications and all state and local codes. Advise the owner of herbicide type and quality prior to application.
19. Adjustments may be made to the plan to adapt to actual field conditions, avoid utility conflicts, or the obstruction of the sight triangle at access points or intersections.
20. Mulch tree and shrub planting areas 3" deep immediately after installation. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
21. All plantings shall be thoroughly watered at the time of planting and as often thereafter as needed to keep the vegetation adequately hydrated.
22. Stake / guy all trees only when necessary. When high winds or other conditions occur, the landscape contractor shall take whatever precautions he deems necessary to protect the survival and appearance of the plants. All ties must be removed at the end of the one-year warranty period.
23. A 6-inch shovel cut bed edge shall be maintained along all landscape bed and tree well perimeters
24. No shrub or tree shall be planted within 3 feet of any fire hydrant, electrical transformer or mechanical unit. Adjust plant material as necessary accommodate actual field condition.
25. Seasonal color and groundcover quantities refer to square footage. Space as required for species.
26. Any areas that are not specified for plant material shall be covered with seed or sod as specified, including the area between the property line and the edge of pavement. These areas shall be properly loosened and amended to promote growth.
27. Any banks, drainage ditches, or swales, must have a finished grade, be stabilized with sod, erosion control mat, stand of grass from seed or other approved technique, provide positive drainage with no pooling, and be easily maintained post construction. Coordinate with civil engineering plans and specifications.
28. The contractor shall strictly follow ordinances, approved plans, planting details and notes.
29. Adjust planting beds as needed to provide for and maintain proper positive drainage.
30. All disturbed areas shall be seeded or sodded as specified.
31. All ground mounted equipment or meters must be screened by landscaping, fencing or other approved measures to the satisfaction of staff, unless the equipment is required to maintain visibility and access, or adhere to other codes. Additional plant material may be required to screen utility equipment not shown on these plans.
32. A fully automated, professionally designed irrigation system shall be installed having proper head to head coverage.
33. Keep all irrigation lines and apparatus and landscape materials within the property boundaries, and out of city right-of-way. Except as otherwise required.
34. Adjust irrigation spray to limit waste of water and prevent spray into street.
35. **Backflow preventers shall be located in the general location illustrated on the landscape plan. Incorporate the lowest profile cover available and screened with evergreen shrubs. Faux stone covers shall be prohibited.**

PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
TREES				
AB	6	Bloodgood Japanese Maple / Acer palmatum 'Bloodgood'	8` Ht.	B&B
AA2	8	Autumn Blaze Freeman Maple / Acer x freemanii `Jeffsred` TM	2" Cal.	B&B
CF	3	Frans Fontaine Hornbeam / Carpinus betulus 'Frans Fontaine'	1.5" Cal.	B&B
CF2	2	Forest Pansy Eastern Redbud / Cercis canadensis `Forest Pansy`	1.5" Cal.	B&B
CO	2	Oklahoma Redbud / Cercis canadensis texensis `Oklahoma`	2\" Cal.	B&B
CW	5	White Flowering Dogwood / Cornus florida `White`	1.5" Cal.	B&B
GA	8	Autumn Gold Maidenhair Tree / Ginkgo biloba 'Autumn Gold'	1.5" Cal.	B&B
IN2	27	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens'	6` Ht.	B&B
IF	6	Foster No. 2 Holly (Tree Form) / Ilex x attenuata `Foster No. 2`	6` Ht.	B&B
LW	10	Natchez Crape Myrtle Multi-Trunk / Lagerstroemia indica x fauriei `Natchez`	1.5" Cal.	B&B
LR	12	Tuscarora Crape Myrtle / Lagerstroemia indica x fauriei `Tuscarora`	1.5" Cal.	B&B
MB	9	Bracken`s Beauty Southern Magnolia / Magnolia grandiflora `Brackens Brown Beauty`	7` Ht.	B&B
ML	8	Dwarf Southern Magnolia / Magnolia grandiflora `Little Gem`	6` Ht.	Pot
MS	9	Sweet Bay / Magnolia virginiana	1.5" Cal.	B&B
NW	10	Wildfire Tupelo / Nyssa sylvatica `Wildfire`	2" Cal.	B&B
PT	19	Loblolly Pine / Pinus taeda	8` Ht.	B&B
PV	12	Virginia Pine / Pinus virginiana	8` Ht.	B&B
PA	15	Okame Flowering Cherry / Prunus x `Okame`	1.5" Cal.	B&B
PY	8	Yoshino Cherry / Prunus x yedoensis	1.5" Cal.	B&B
QP	13	Willow Oak / Quercus phellos	2" Cal.	B&B
QS	12	Shumard Oak / Quercus shumardii	2" Cal.	B&B
TX	28	Junior Giant Arborvitae / Thuja x 'Junior Giant'	6` Ht.	B&B
UB	12	Bosque Lacebark Elm / Ulmus parvifolia 'UPMTF'	2" Cal.	B&B

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING
SHRUBS					
AR	9	Rose Creek Abelia / Abelia x 'Rose Creek'	3 gal./18" Ht.	Pot	36" o.c.
AL	37	Little Richard Glossy Abelia / Abelia x grandiflora `Little Richard`	3 gal./18" Ht.	Pot	33" o.c.
AL3	3	Low Scape Mound Black Chokeberry / Aronia melanocarpa 'UCONNAM165'	3 gal./18" Ht.	Pot	36" o.c.
BL	86	Little Missy Littleleaf Boxwood / Buxus microphylla 'Little Missy'	3 gal./18" Ht.	Pot	30" o.c.
BW	48	Winter Gem Japanese Boxwood / Buxus microphylla japonica 'Winter Gem'	3 gal./18" Ht.	Pot	36" o.c.
BH	7	Highlander Common Boxwood / Buxus sempervirens `Highlander`	3 gal./18" Ht.	Pot	42" o.c.
BM	16	Green Tower Upright Boxwood / Buxus sempervirens `Monrue`	3 gal./18" Ht.	Pot	36" o.c.
BW2	224	Wintergreen Korean Boxwood / Buxus sinica insularis 'Wintergreen'	3 gal./18" Ht.	Pot	36" o.c.
CK	14	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	3 gal./18" Ht.	Pot	36" o.c.
CE2	130	Hameln Fountain Grass / Cenchrus alopecuroides 'Hameln'	3 gal./18" Ht.	Pot	36" o.c.
CP2	19	Little Bunny Fountain Grass / Cenchrus alopecuroides 'Little Bunny'	3 gal./18" Ht.	Pot	24" o.c.
DV	31	Vintage Jade Distylium / Distylium x `Vintage Jade`	3 gal./18" Ht.	Pot	36" o.c.
DE	22	Autumn Fern / Dryopteris erythrosora	2 gal.	Pot	24" o.c.
EJ	48	Japanese Euonymus / Euonymus japonicus	3 gal./18" Ht.	Pot	42" o.c.
FN	48	Show Off Sugar Baby Dwarf Forsythia / Forsythia x intermedia 'Nimbus'	3 gal./18" Ht.	Pot	36" o.c.
GK	15	Kleim`s Hardy Gardenia / Gardenia jasminoides `Kleim`s Hardy`	3 gal./18" Ht.	Pot	36" o.c.
HS	22	Blue Oat Grass / Helictotrichon sempervirens	3 gal./18" Ht.	Pot	36" o.c.
HO2	301	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal.	Pot	18" o.c.
HJ2	21	June Hosta / Hosta x 'June'	1 gal.	Pot	18" o.c.
HE	42	Endless Summer The Original Hydrangea / Hydrangea macrophylla 'Bailmer'	3 gal./18" Ht.	Pot	42" o.c.
HJ	39	Little Lime Panicle Hydrangea / Hydrangea paniculata 'Jane'	3 gal./18" Ht.	Pot	42" o.c.
HB	49	Bobo Panicle Hydrangea / Hydrangea paniculata `ILVOBO`	3 gal./18" Ht.	Pot	36" o.c.
HW	17	Pee Wee Oakleaf Hydrangea / Hydrangea quercifolia 'Pee Wee'	3 gal./18" Ht.	Pot	42" o.c.
DBH	90	Dwarf Burford Holly / Ilex cornuta `Burfordii Nana`	3 gal./18" Ht.	Pot	36" o.c.
IC	41	Carissa Holly / Ilex cornuta `Carissa`	3 gal./18" Ht.	Pot	36" o.c.
IS2	6	Sky Pencil Japanese Holly / Ilex crenata 'Sky Pencil'	24" Ht.	Pot	36" o.c.
IN	11	Dwarf Yaupon Holly / Ilex vomitoria `Nana`	3 gal./18" Ht.	Pot	36" o.c.
IL	14	Liberty Holly / Ilex x 'Conty'	4` Ht.	B&B	54" o.c.
JI	96	Compact Pfitzer Juniper / Juniperus x pfitzeriana `Pfitzeriana Compacta`	3 gal./18" Ht.	Pot	42" o.c.
JS	42	Sea Green Pfitzer Juniper / Juniperus x pfitzeriana `Sea Green`	3 gal./18" Ht.	Pot	54" o.c.
LB	266	Big Blue Lilyturf / Liriope muscari 'Big Blue'	Quart	Pot	12" o.c.
LU2	52	Purple Daydream Dwarf Loropetalum / Loropetalum chinense rubrum 'PIILC-III'	3 gal.	Pot	36" o.c.
LI	94	Cerise Charm Fringe Flower / Loropetalum chinense rubrum `Kurobijin`	3 gal./18" Ht.	Pot	36" o.c.
MS2	98	Adagio Eulalia Grass / Miscanthus sinensis 'Adagio'	3 gal./18" Ht.	Pot	36" o.c.
NM	68	Flirt Heavenly Bamboo / Nandina domestica `Murasaki`	3 gal.	Pot	24" o.c.
PS	27	Shenandoah Switch Grass / Panicum virgatum 'Shenandoah'	3 gal.	Pot	36" o.c.
PS2	12	Schipka English Laurel / Prunus laurocerasus 'Schipkaensis'	36" Ht.	Pot	48" o.c.
PO	58	Otto Luyken English Laurel / Prunus laurocerasus `Otto Luyken`	3 gal./18" Ht.	Pot	36" o.c.
RB	89	Ballerina Indian Hawthorn / Rhaphiolepis indica 'Ballerina'	3 gal.	Pot	36" o.c.
RL	11	Mrs. G.G. Gerbing Indica Azalea / Rhododendron indicum 'Mrs. G.G. Gerbing'	3 gal./18" Ht.	Pot	42" o.c.
RE	36	Autumn Embers Encore Azalea / Rhododendron x 'Conleb'	3 gal./18" Ht.	Pot	36" o.c.
AG	16	George L. Taber Southern Indica Azalea / Rhododendron x 'George L. Taber'	3 gal./18" Ht.	Pot	42" o.c.
RH	28	Hardy Gardenia Azalea / Rhododendron x 'Hardy Gardenia'	3 gal.	Pot	30" o.c.
AC2	25	Autumn Sweetheart Encore Azalea / Rhododendron x 'Robleja'	3 gal./18" Ht.	Pot	36" o.c.
RR	33	Autumn Debutante Encore Azalea / Rhododendron x 'Roblel'	3 gal./18" Ht.	Pot	36" o.c.
AC	40	Autumn Belle Encore Azalea / Rhododendron x 'Robleo'	3 gal./18" Ht.	Pot	36" o.c.
RD2	60	Delaware Valley White Azalea / Rhododendron x `Delaware Valley White`	3 gal./18" Ht.	Pot	36" o.c.
RI2	21	Pink Drift Groundcover Rose / Rosa x 'Meijocos'	3 gal.	Pot	30" o.c.
RR2	60	Red Drift Groundcover Rose / Rosa x `Meigalpio`	3 gal.	Pot	36" o.c.
SB	22	Little Bonnie Dwarf Spirea / Spiraea x bumalda 'BL0601'	3 gal.	Pot	36" o.c.
TB	17	Bronze Beauty Cleyera / Ternstroemia gymnanthera 'Conthery'	24" Ht.	Pot	42" o.c.
TS	25	Emerald Green Arborvitae / Thuja occidentalis 'Smaragd'	4` Ht.	Pot	42" o.c.

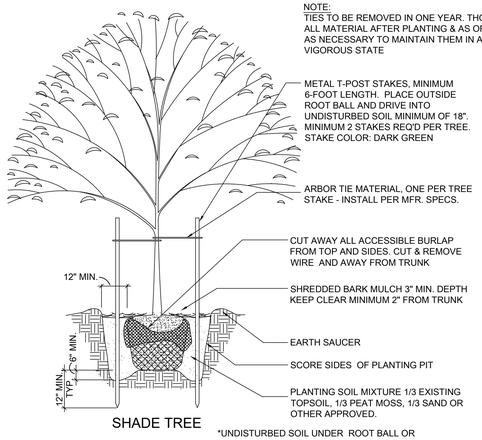
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
	SC	515	Seasonal Color / Annuals Contractor Selected	#SP4	Pot	12" o.c.
	SOD	137,709 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'	sod		
	JB	254	Blue Rug Juniper / Juniperus horizontalis 'Blue Rug'	1 gal.	Pot	24" o.c.
	LL	726	Majestic Lilyturf / Liriope muscari 'Majestic'	#SP4	Pot	12" o.c.
	LV	907	Variegated Lilyturf / Liriope muscari 'Variegata'	#SP4	Pot	12" o.c.
	NT	77	Mexican Feather Grass / Nassella tenuissima	1 gal.	Pot	18" o.c.
	RG2	105 sf	2B River Gravel / River Gravel	---		



GROUNDCOVER

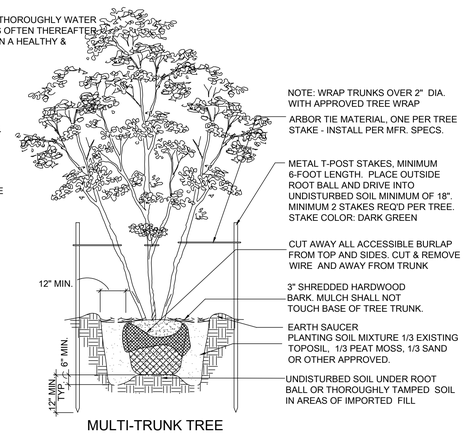
SHRUB

NOTE:
TIES TO BE REMOVED IN ONE YEAR. THOROUGHLY WATER ALL MATERIAL AFTER PLANTING & AS OFTEN THEREAFTER AS NECESSARY TO MAINTAIN THEM IN A HEALTHY & VIGOROUS STATE

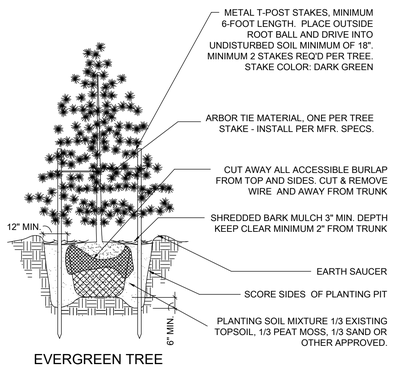


SHADE TREE

*UNDISTURBED SOIL UNDER ROOT BALL OR THOROUGHLY TAMPED SOIL IN AREAS OF IMPORTED FILL



MULTI-TRUNK TREE



EVERGREEN TREE

landscape architecture
planning
ils
INTEGRATED LAND SOLUTIONS PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

REVISION

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO.

PRELIMINARY NOT FOR CONSTRUCTION

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD

DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

SITE PLAN SUBMISSION 8/7/25

SHEET 16 OF 16

DIVISION OF ENGINEERING

PLANT & MATERIAL SCHEDULES

LAKELAND, TENNESSEE

SURVEY: HARRIS DATE: 2020 BOOK: _____

DESIGN: CBB DATE: 4/25 CKD: CBB DATE: 4/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

ILS JOB NO. 25-002

L1.15



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BOUNDARY	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
BOUNDARY	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
PARKING LOT - B	+	4.1 fc	10.4 fc	1.2 fc	8.7:1	3.4:1
PARKING LOT - C	+	4.1 fc	7.4 fc	1.3 fc	5.7:1	3.2:1
PARKING LOT - D	+	3.3 fc	12.2 fc	1.1 fc	11.1:1	3.0:1
PARKING LOT A	+	3.6 fc	10.0 fc	0.9 fc	11.1:1	4.0:1

1 / E101 **SITE ELECTRICAL - PHOTOMETRICS**
1" = 30'-0"

0 30 60 90 feet
SCALE: 1" = 30'

SITE PLAN SUBMISSION 8/7/25

REVISION			
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD
DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

DIVISION OF ENGINEERING
SITE LIGHTING PLAN
LAKELAND, TENNESSEE

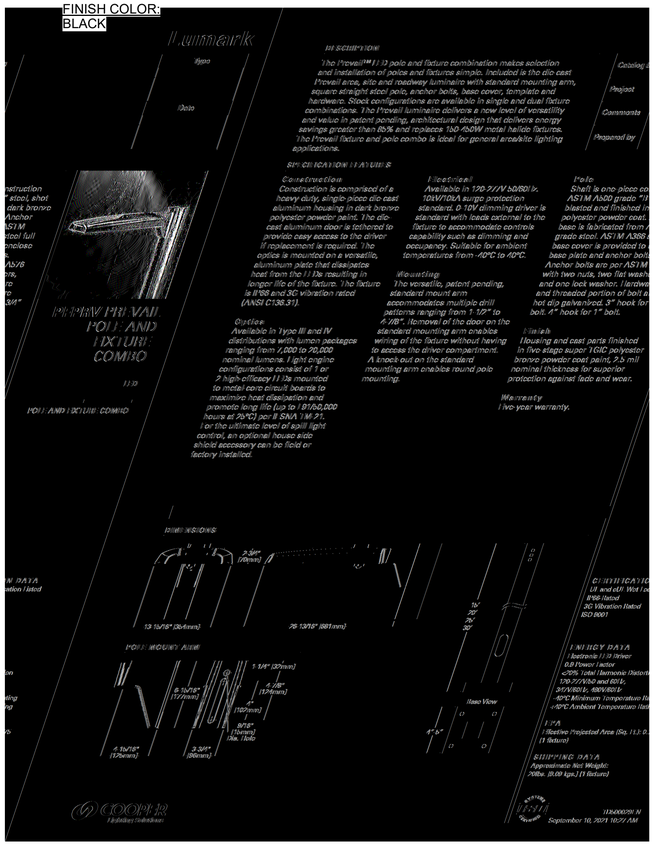
SURVEY: _____ DATE: 2020 BOOK: _____
DESIGN: WLS DATE: 8/08/25 CKD: WLS DATE: 8/08/25 SCALE: 1" = 30'-0"

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

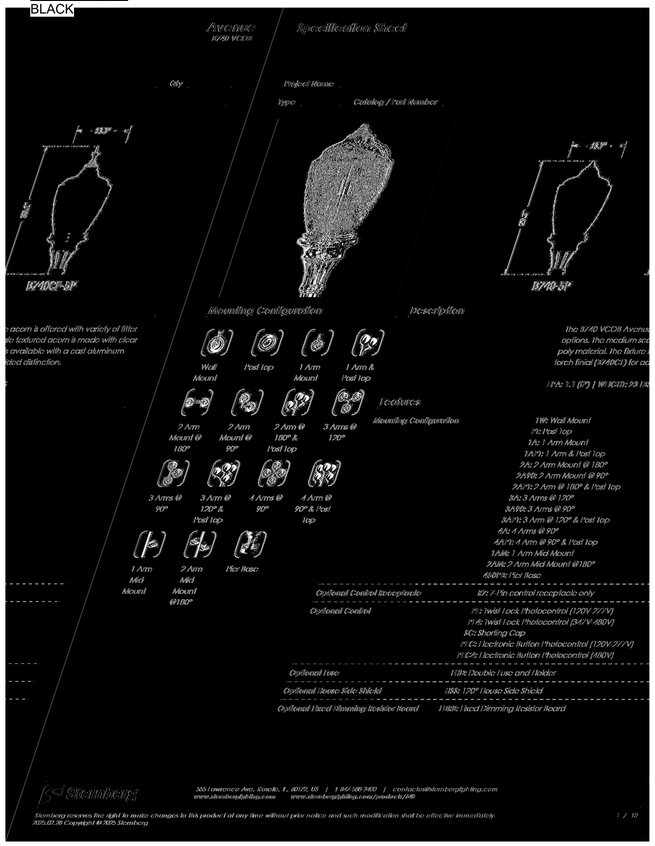
SITE LIGHTING

Mark	Description	Manufacturer	Model	Color Temp	Lumens Per Lamp	Voltage Nominal	Apparent Power	Count
A-20	20' POLE MOUNTED LED PARKING LIGHT. SINGLE HEAD.	LUMARK	PFPRV-C25-D-UNV-T3-BLACK	4000 K	13188 lm	120 V	96 VA	31
B-20	20' POLE MOUNTED LED PARKING LIGHT. TWO HEADS AT 90 DEGREES.	LUMARK	PFPRV-C25-D-UNV-T3-BLACK	4000 K	26376 lm	120 V	192 VA	3
C-14	14' POLE MOUNTED LED PARKING LIGHT. SINGLE HEAD.	LUMARK	PFPRV-C15-D-UNV-T4-BLACK-HSS	4000 K	6437 lm	120 V	52 VA	21
E-20	20' POLE MOUNTED LED PARKING LIGHT. TWO HEADS AT 180 DEGREES.	LUMARK	PFPRV-C25-D-UNV-T3-BLACK	4000 K	26376 lm	120 V	192 VA	6
F	11' POLE MOUNTED LED "ACORN" LIGHT. SINGLE HEAD.	AVENUE	B740-VCOB-4L-30-TS-MDL02	2700 K	4000 lm	120 V	40 VA	13
O1	Wall Sconce Up and Down Light	WAC	DS-WD06-S27S-BK	2700 K	2490 lm	120 V	70 VA	22
O2	Wall Sconce Up Light	WAC	DS-WS05-U27B-BK	2700 K	125 lm	120 V	11 VA	9
P-20A	20' POLE MOUNTED LED PICKLEBALL SPORTS LIGHTING. SINGLE HEAD.	LSI	ZNM-30L-CT-40-BLACK	4000 K	30000 lm	120 V	213 VA	4
P-20B	20' POLE MOUNTED LED PICKLEBALL SPORTS LIGHTING TWO HEAD.	LSI	ZNM-36L-CT-40-BLACK	4000 K	36000 lm	120 V	508 VA	2
SC	Patio Sconce	WAC	WS-W65607-BK	2700 K	1165 lm	120 V	17 VA	9
W1	EXTERIOR WALLPACK	Lithonia	WDGE2 LED - P2-30K-80CRI-VW-MVOLT-BLACK	2700 K	2000 lm	120 V	19 VA	17

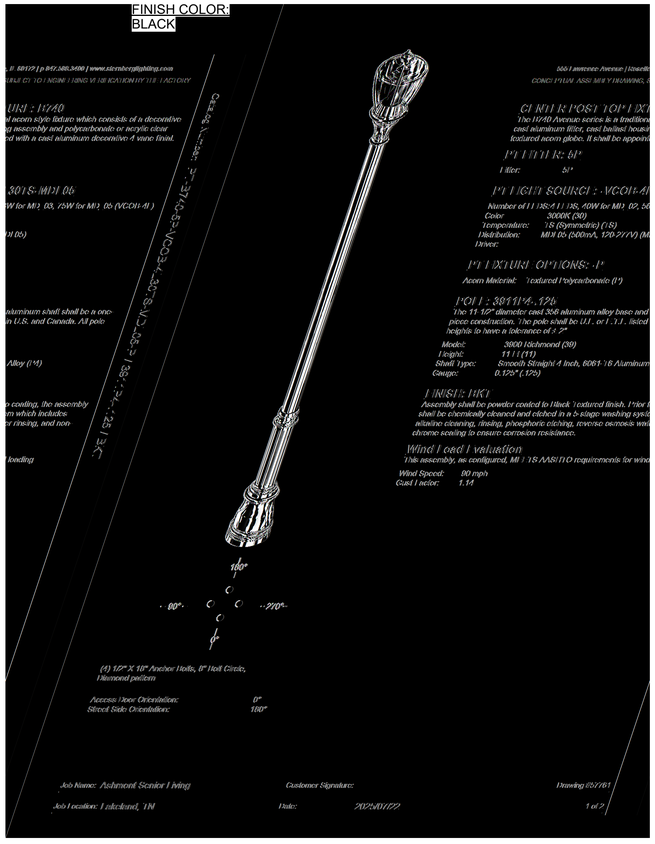
TYPE:
A-20,B-20,C-14,E-20
POLE HEIGHTS:
A,B,E: 20'
C: 14'
FINISH COLOR:
BLACK



TYPE:
F
POLE HEIGHT:
11'
FINISH COLOR:
BLACK



TYPE:
F
POLE HEIGHT:
11'
FINISH COLOR:
BLACK



REVISION			
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD
DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

0 30 60 90 feet
SCALE: 1" = 30'

SITE PLAN SUBMISSION 8/7/25

SHEET ____ OF ____

DIVISION OF ENGINEERING

SITE LIGHT FIXTURES

LAKELAND, TENNESSEE

SURVEY: _____ DATE: 2020 BOOK: _____

DESIGN: WLS DATE: 8/8/25 CKD: WLS DATE: 8/8/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

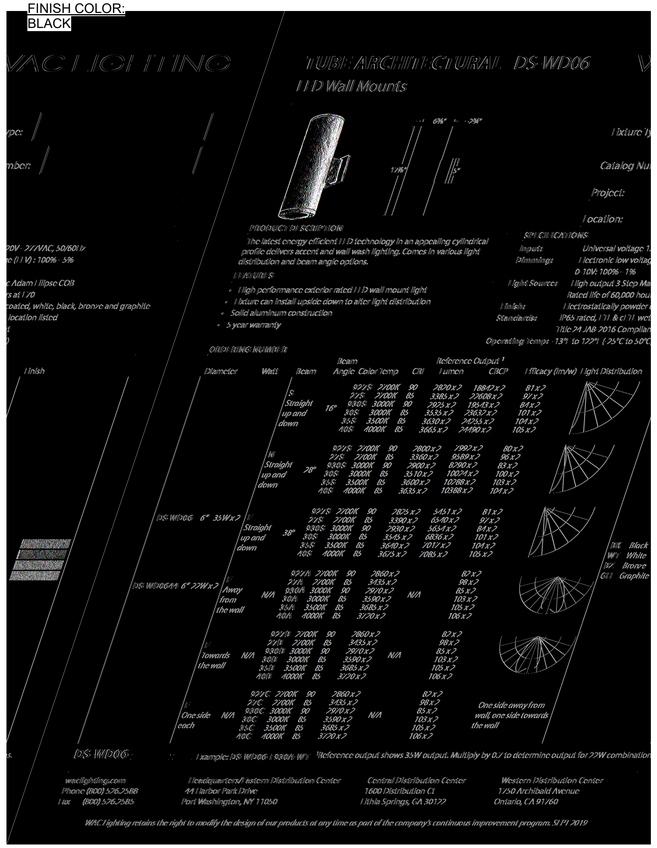
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E-20	20' POLE MOUNTED LED PARKING LIGHT. TWO HEADS AT 180 DEGREES.	LUMARK	PFPRV-C25-D-UNV-T3-BLACK	4000 K	26376 lm	120 V	192 VA	6
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O1	Wall Sconce Up and Down Light	WAC	DS-WD06-S27S-BK	2700 K	2490 lm	120 V	70 VA	22
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SC	Patio Sconce	WAC	WS-W65607-BK	2700 K	1165 lm	120 V	17 VA	9
W1	EXTERIOR WALLPACK	Lithonia	WDGE2 LED - P2-30K-80CRI-VW-MVOLT-BLACK	2700 K	2000 lm	120 V	19 VA	17

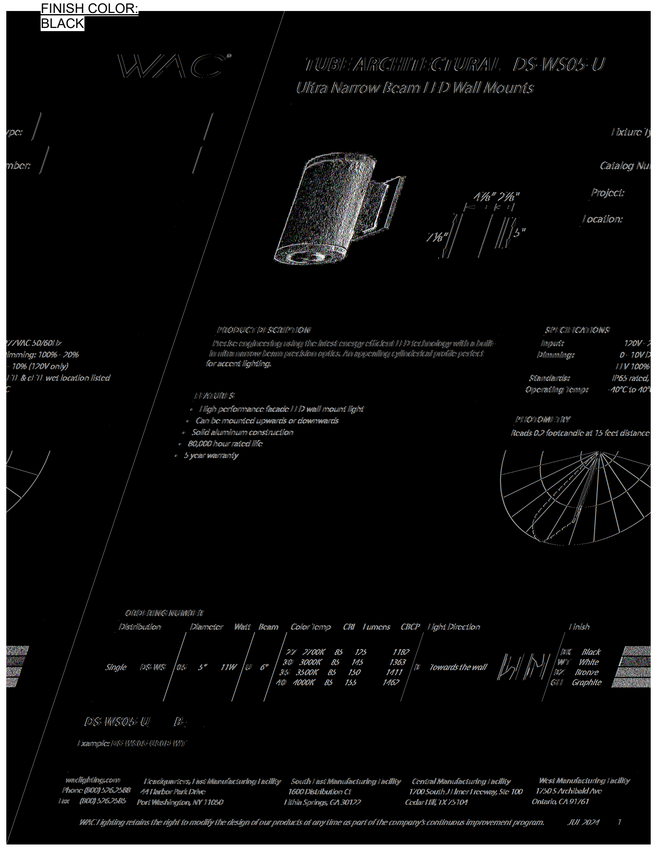
TYPE:
P-20A, P-20B
POLE HEIGHTS:
20'
FINISH COLOR:
BLACK



TYPE (WALL SCONCE UP/DOWN LIGHT):
O1
FINISH COLOR:
BLACK



TYPE (WALL SCONCE UP LIGHT):
O2
FINISH COLOR:
BLACK



REVISION			
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

0 30 60 90 feet
SCALE: 1" = 30'

SITE PLAN SUBMISSION 8/7/25

SHEET ____ OF ____

DIVISION OF ENGINEERING

SITE LIGHT FIXTURES

LAKELAND, TENNESSEE

SURVEY: _____ DATE: 2020 BOOK: _____

DESIGN: WLS DATE: 8/08/25 CK'D: WLS DATE: 8/08/25 SCALE: _____

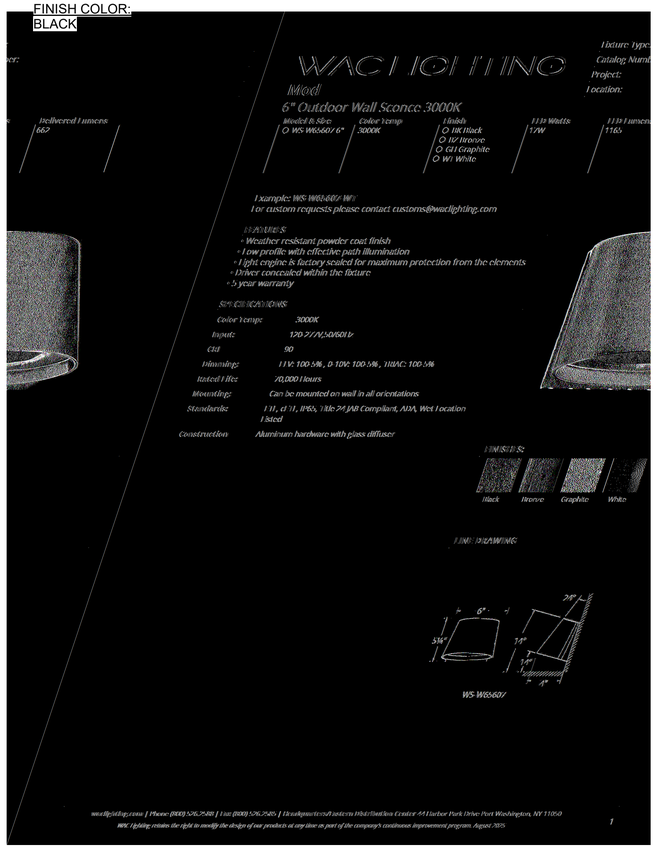
DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD
DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY GRANBERRY ENGINEERING

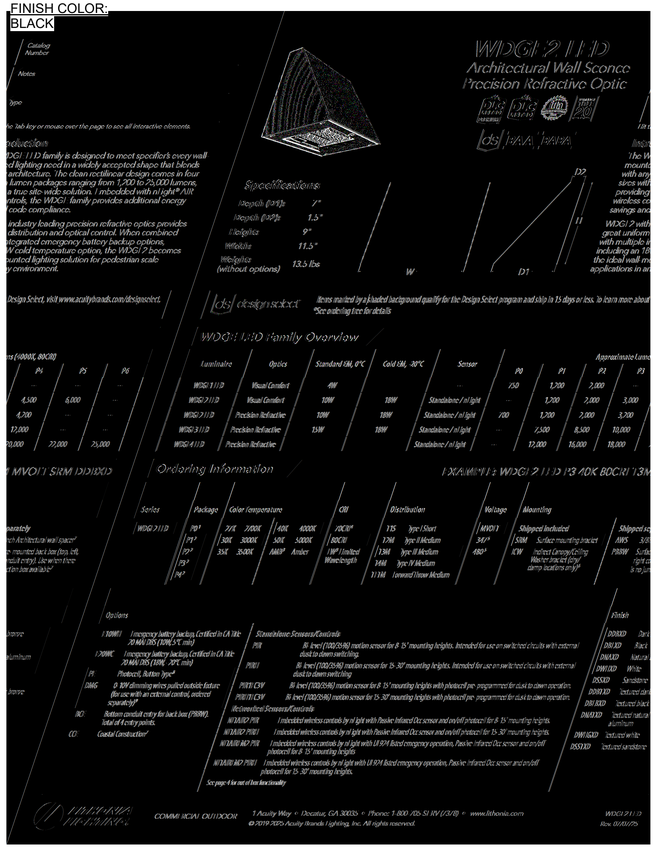
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W1	EXTERIOR WALLPACK	Lithonia	WDGE2 LED - P2-30K-80CRI-VW-MVOLT-BLACK	2700 K	2000 lm	120 V	19 VA	17

TYPE (PATIO SCONCE):
SC
FINISH COLOR:
BLACK



TYPE (WALLPACK):
W1
FINISH COLOR:
BLACK



ITEM NO.	REVISION DESCRIPTION OF CHANGE	APPROVAL DATE

PRELIMINARY
NOT FOR CONSTRUCTION

ASHMONT INDEPENDENT LIVING
AREA 1, ASHMONT PD
DEVELOPER: ASHMONT DEVELOPER, LLC
ENGINEER: McCARTY, GRANBERRY, ENGINEERING

0 30 60 90 feet
SCALE: 1" = 30'

SITE PLAN SUBMISSION 8/7/25
SHEET ____ OF ____

DIVISION OF ENGINEERING
SITE LIGHT FIXTURES
LAKELAND, TENNESSEE

SURVEY: _____ DATE: 2020 BOOK: _____
DESIGN: WLS DATE: 8/08/25 CKD: WLS DATE: 8/08/25 SCALE: _____

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

Ashmont Living | Building A



Front Elevation

*All paint colors from Sherwin Williams

1



Horizontal FIber Cement Lap Siding | Finish | Nacre SW6154

James Hardie Lap Siding, 12" plank
Finish: Beaded Smooth, painted in field

2



Natural Brick | Glen Gary
Khaki Stone Klaycoat Modular

3



Natural Brick | Glen Gary
Khaki Stone Klaycoat Modular

4



Material | Vertical Fiber Cement Paneling

James Hardie Smooth V-Groove Planks, 8.25" plank
Finish: Smooth V-Groove, painted in field

*Refer to elevations for material location

5



Material | Smooth Fiber Cement Window Panels & Balcony Posts Panels

*Refer to elevations for material location

a

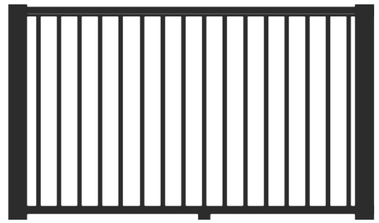


Finish | Roycroft Bronze Green SW2846

b

Finish | Nacre SW6154

6



Railings | Blackline HHPS Black Vinyl

7



Shingles | GAF Barkwood

8



Metal Standing Seam | PAC Clad | Finish | Dark Bronze

9



Louvers, Trims, Soffit & Fascia

*All will be painted in field to match siding

*Refer to elevations for material selection on siding

10

a. Black Vinyl | MI Windows 4340 Single Hung
b. Black Aluminum Storefront Tubelite T14000 | Storefront Doors & Entrances Tubelite Medium Stile

a



Black Matte Paint

b



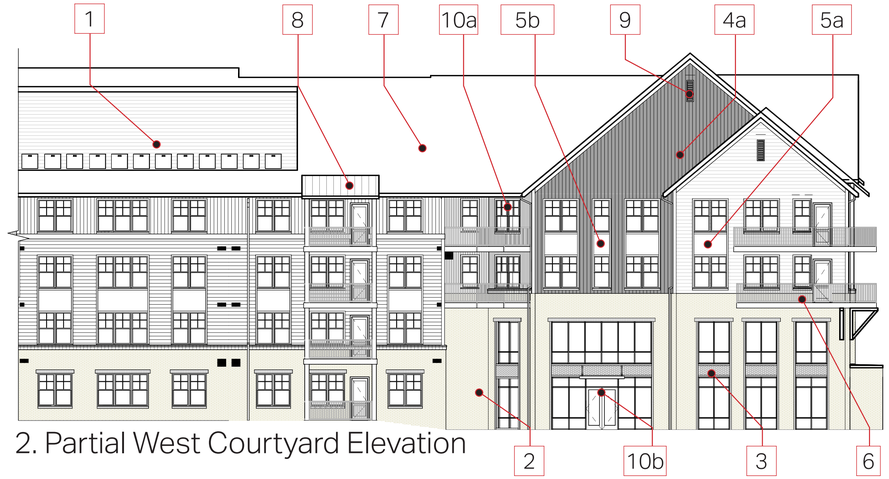
Black 3P LT601-70

Shapiro & Company architects

Ashmont Living | Building A



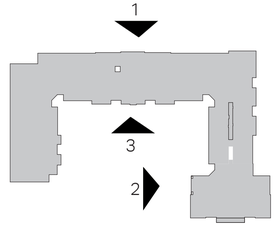
3. Partial South Courtyard Elevation



2. Partial West Courtyard Elevation



1. North Elevation

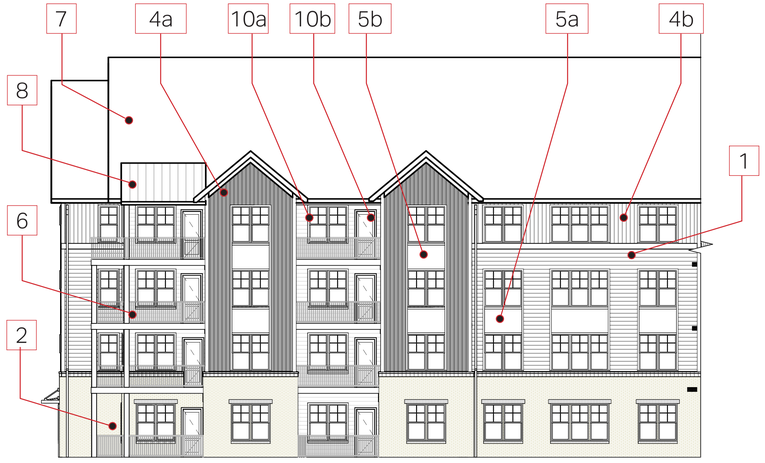


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3. West Elevation

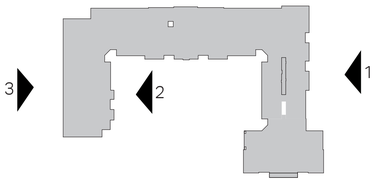


2. Partial East Courtyard Elevation



1.East Elevation

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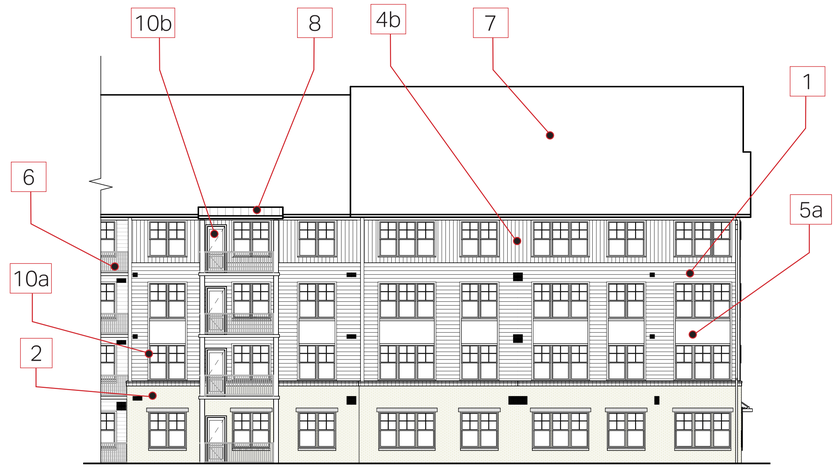
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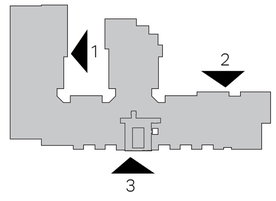
3. Front Elevation



2. Partial North Elevation



1. Partial East Elevation



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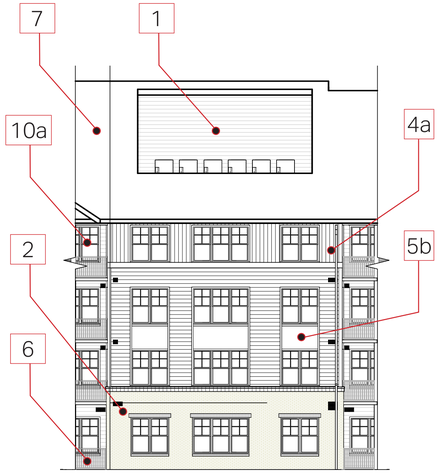
Ashmont Living | Building B



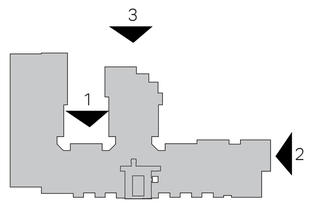
3. North Elevation



2. East Elevation

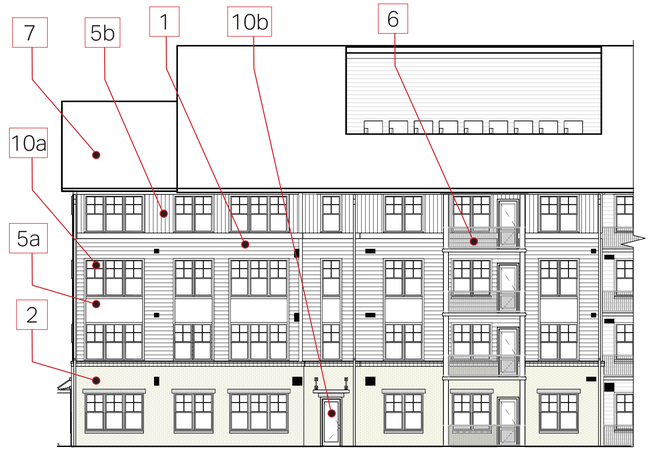


1. Partial North Elevation



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2. Partial North Elevation



1. West Elevation

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