CITY OF LAKELAND TENNESSEE

Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, October 9, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

II. ROLL CALL:

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. Regular Meeting Minutes - September 11, 2025

IV. PUBLIC DISCUSSION:

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. UNFINISHED BUSINESS:

1. **Action** - approval of architectural design for the assisted living facility in Area 1, Lot 1 of the Ashmont Planned Development.

VII. NEW BUSINESS:

1. **Action** - approval of recommendation to the Board of Commissioners for an Amended Outline Plan for Ashmont Planned Development.

2. **Action** - approval of site plan for a daycare at the southwest corner of Canada Road at Saskatoon Lane.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

CITY OF LAKELAND TENNESSEE

Municipal Planning & Design Review Commission
Regular Meeting Minutes
Thursday, September 11, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, September 11, 2025.

II. ROLL CALL:

Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Sal Feraci	Present
Carl Helton	Present
Cat Wright	Present
Jason Eaton	Present - late arrival 5:34pm
Commissioner Jim Atkinson	Present
Bill Sheridan	Absent

Staff personnel in attendance were City Manager Michael Walker, Chief Planning Officer 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** - August 14, 2025

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

Discussion ensued.

When the question was called the meeting minutes passed as presented, voice vote, 7 in favor 0 against 0 abstain (7-0-0).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

DRAFT

None.

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.

   Shawn Rowland moved to bring this item to the floor, seconded by Carl Helton.

   Chair Adam Henry requested action item one and two be discussed together and voted separately. No objections were heard. The second item was read into the record at this time for discussion.

   For the record: Sal Feraci is recused from discussion and voting for action items one and two.

   Staff Planner Alex Barthol presented these items.

   Applicant Cory Brady presented information and answered questions to the board members.

   Discussion ensued.

   When the question was called the action item passed as presented, voice vote, 7 in favor 0 against 1 abstain (7-0-1).

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

   Carl Helton moved to bring this item to the floor, seconded by Amber Hitchcock.

   Discussion ensued.

   Chair Adam Henry made a motion to include 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.
   - Any driveway constructed on lot one (1) of the Kingsridge Subdivision shall be off of Yukon Drive. No driveway or curb cuts for lot one (1) shall be permitted on Kingsridge Drive.

   Seconded by Commissioner Atkinson.

DRAFT

When the question was called the action item passed with conditions, voice vote, 7 in favor 0 against 1 abstain (7-0-1).

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

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

   Chief Planning Officer Paul Luker presented this item.

   Applicant Cory Brady presented information and answered questions to the board members.

   Discussion ensued.

   Commissioner Atkinson motioned to defer the design elements for the Independent Living at Ashmont to the next meeting seconded by Chair Adam Henry.

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

   Discussion ensued.

   No additional action was taken at this time.

VIII. ANNOUNCEMENTS:
None.

IX. ADJOURNMENT:
There being no other business on which to act, the meeting was adjourned without objection at 6:42pm on Thursday, September 11, 2025.

These minutes were approved on October 9, 2025.

_____
Shawn Rowland
Secretary

ATTEST:

_____
Cheyenne Carter
City Recorder

DRAFT

CITY OF LAKELAND TENNESSEE

Design Review Commission

Meeting Date: Thursday, October 9, 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:

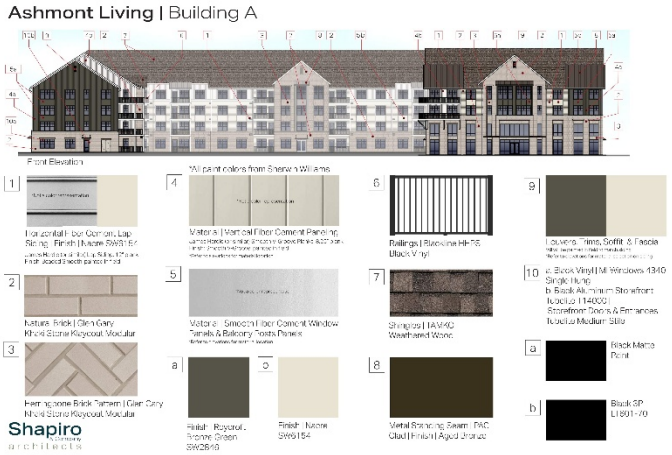
The Ashmont Planned Development located at the northwest corner of Canada Road and Davis Plantation Road was approved by the Board of Commissioners on June 9, 2022, via resolution R-43-2022. The Phase 1 Preliminary Development Plan was approved by the Municipal Planning Commission on December 14, 2023. 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. The Planning Commission Site Plan was approved on September 11, 2025.

DISCUSSION:

This application is a request for approval by the Design Review Commission approval of building elevations and landscaping. This is a resubmittal as requested by the MPC on Septemeber 11, 2025. The proposed use is a 4-story independent living facility. Two main buildings are proposed with a total of two huindred and forty-eight (248) units consisting of 283,369 square

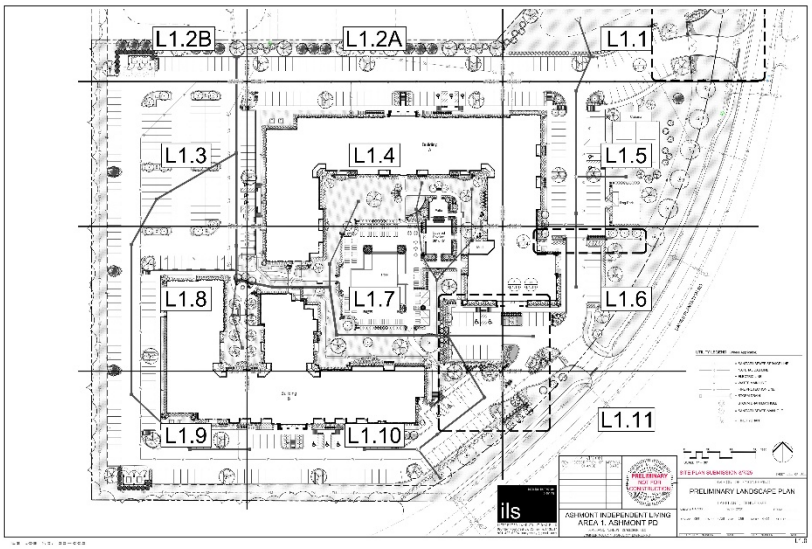
feet.Accessory uses are proposed as well including a swimming pool, pickle ball court, and a dog walk area.

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.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.

LANDSCAPING:



Extensive landscaping is proposed around the entire perimeter of the parking lot as well as the bulidngs 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 photmetrics to the property line indicate that minimal light bleedover will occur. All lighting as shown is in compliance with the current Land Development Regulations.

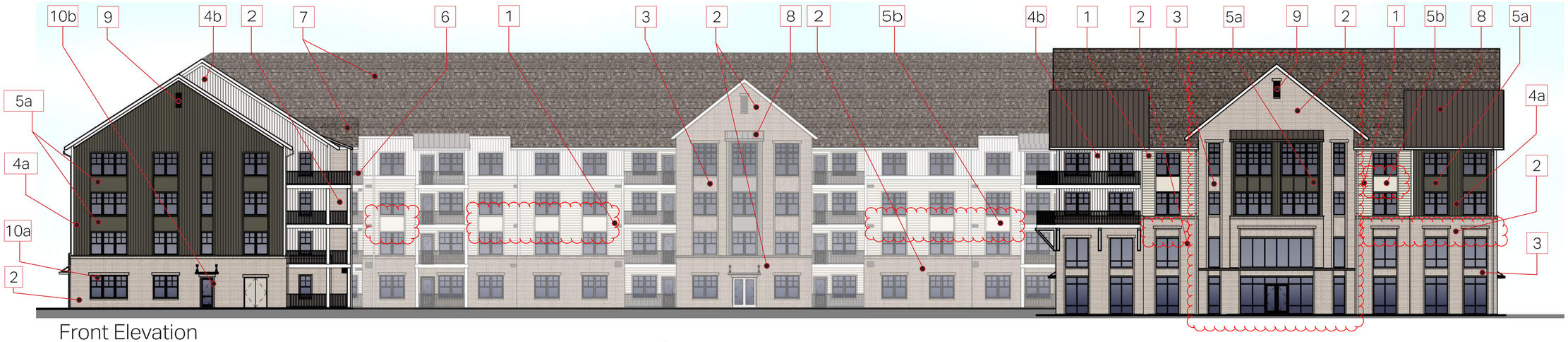
ANALYSIS:

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

Ashmont Living | Building A



Front Elevation

*All paint colors from Sherwin Williams

1



Horizontal FIber Cement Lap Siding | Finish | Nacre SW6154

James Hardie (or similar) Lap Siding, 12" plank
Finish: Beaded Smooth, painted in field

2



Natural Brick | Glen Gary
Khaki Stone Klaycoat Modular

3



Herringbone Brick Pattern | Glen Gary
Khaki Stone Klaycoat Modular

4



Material | Vertical Fiber Cement Paneling

James Hardie (or similar) 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

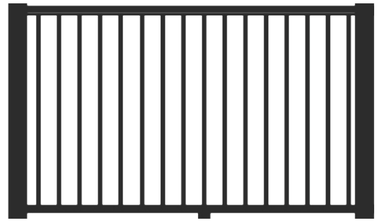


Finish | Roycroft Bronze Green SW2846

b

Finish | Nacre SW6154

6



Railings | Blackline HHPS Black Vinyl

7



Shingles | TAMKO Weathered Wood

8



Metal Standing Seam | PAC Clad | Finish | Aged 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



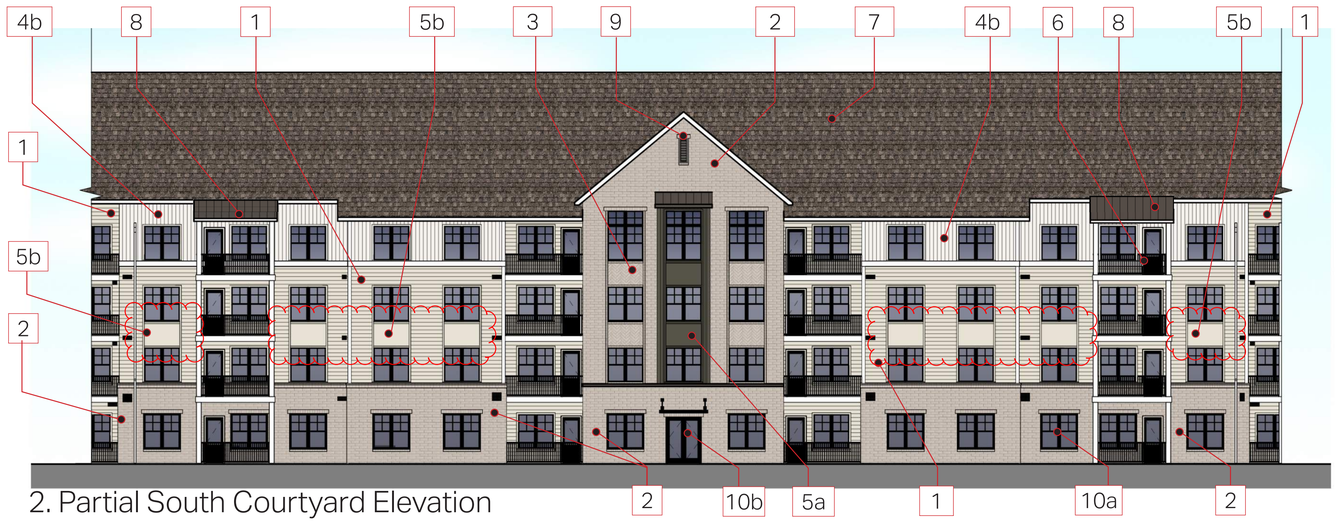
Black 3P LT601-70

Shapiro & Company architects

Ashmont Living | Building A

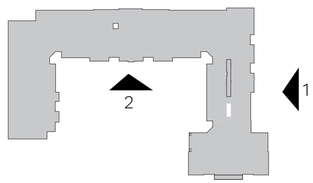


1. East Elevation



2. Partial South Courtyard Elevation

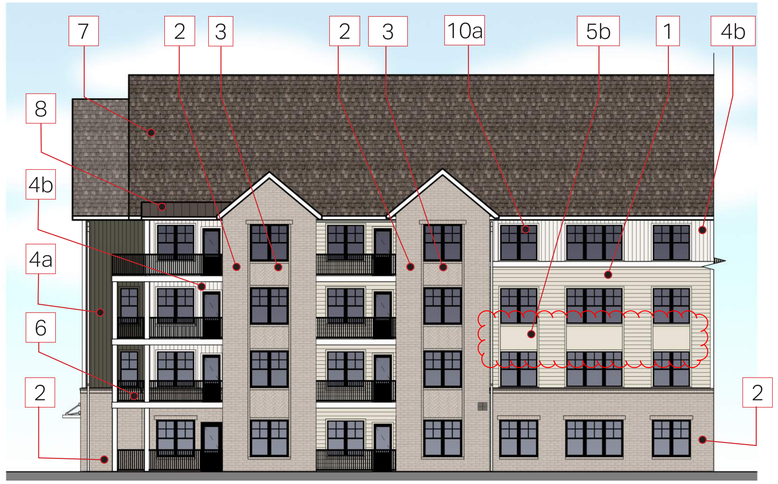
Shapiro & Company architects



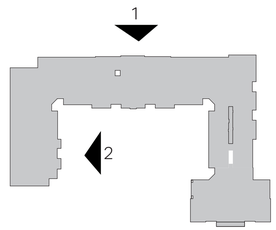
Ashmont Living | Building A



1. North Elevation



2. Partial East Courtyard Elevation

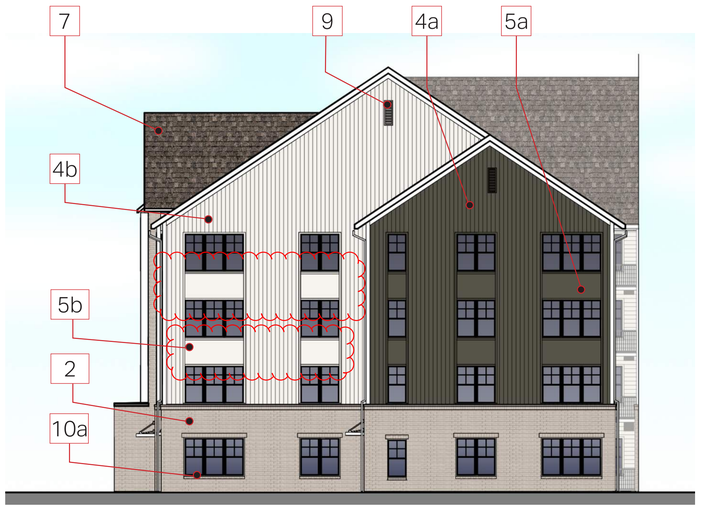


Shapiro & Company architects

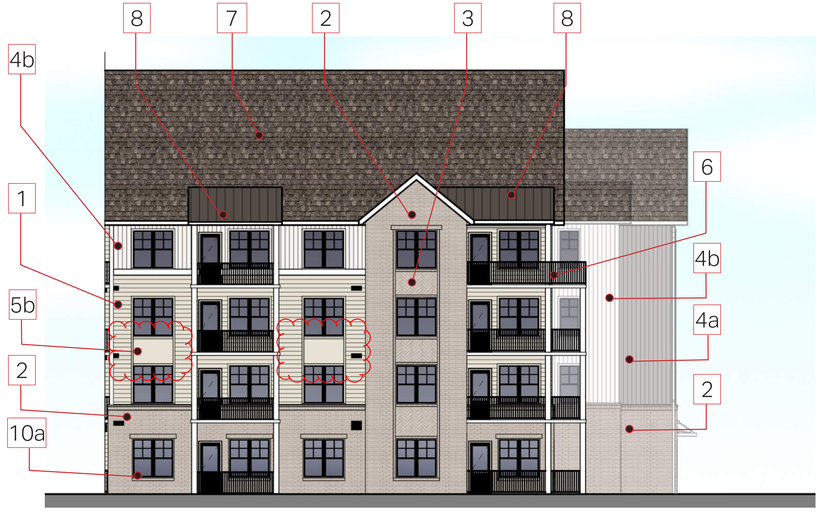
Ashmont Living | Building B



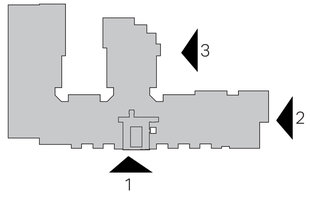
1. Front Elevation



2. Partial East Elevation 1



3. Partial East Elevation 2



Shapiro & Company architects



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CITY OF LAKELAND TENNESSEE

Municipal Planning and Design Review Commission

Meeting Date: Thursday, October 9, 2025

Project: Ashmont– Outline Plan Amendment Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Parcel ID:	L0159 00395
Zoning District:	C-2 (Regional Commercial)
Site Area:	99.3 acres
Applicant:	Ashmont Developer, LLC
Representative:	Cory Brady (ils – Integrated Land Solutions, PLLC)

STAFF RECOMMENDATION

City Staff is recommending approval of the Outline Plan amendments for Ashmont Planned Development 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.

DISCUSSION:
This application is a request to amend the Outline Plan for the Ashmont Planned Development in order to clear up language from the previously approved Land Development Regulations, as well as to clarify allowable uses including an accessory fuel center in the commercial areas of the development.

ANALYSIS:

Upon review by City Staff, the changes being proposed do not materially affect the previous approvals for this development. Staff is in agreement with the changes as submitted and are recommending approval.

EXAMPLE MOTIONS

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

INTEGRATED LAND SOLUTIONS, pllc
planning ▪ design ▪ landscape architecture

September 26, 2025

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

Re: Request for Planned Development Amendment Approval
Ashmont Planned Development

Mr. Luker,

On behalf of the developer, I am requesting approval of an amendment to the Ashmont Planned Development. The proposed outline plan amendment aims to correct known errors, resolve provisional conflicts resulting from the adoption of the city's recently adopted land development regulations, and add clarity to the regulatory provisions specifically related to the development of Area 6.

In support of this request, I have enclosed the following:

- A redlined copy of the outline plan with the proposed text modifications illustrated in red.
- A document file of the modified PD conditions with edit highlights where green represents removed text and yellow represents added or modified text.
- A clean document file of the modified PD conditions as proposed.
- A conceptual site plan for Area 6, Lot 1 that illustrates "Large Scale Retail" with "Accessory Fuel Center" for your reference and consideration.

The proposed modifications outlined in the documents above have been carefully drafted considering feedback from prospective users and our review of the recently updated land development regulations. Our goal is to preserve the original development entitlement while reducing confusion by replacing outdated code references with relevant articles from the current regulations. This way, the Ashmont PD evolves in line with the city's community standards.

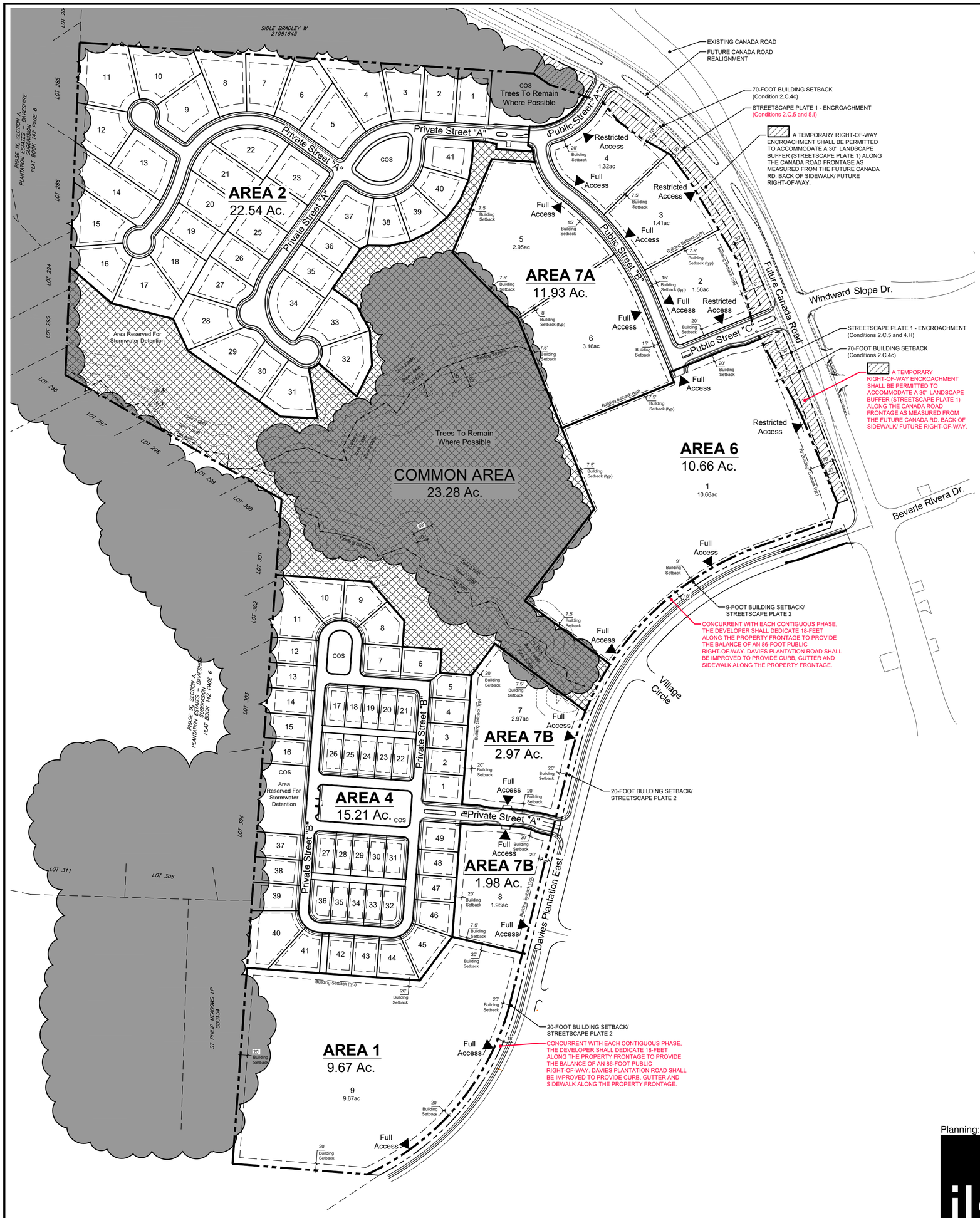
Again, on behalf of the developer, I would like to thank you for your consideration of this request. If you have any questions or comments, please do not hesitate to contact me at corybrady@gmail.com or (901) 493-6996. I look forward to working with you and discussing the project in more detail.

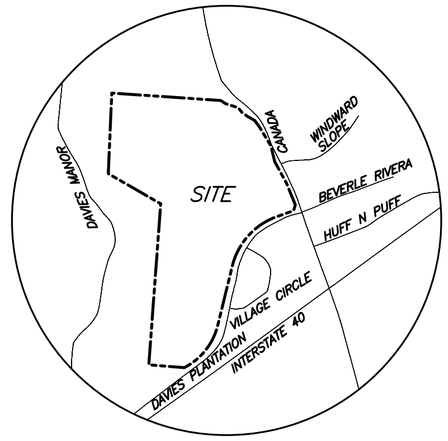
Respectfully,

Cory Brady

Cory Brady, PLA, AICP
Integrated Land Solutions, pllc

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





VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

Gross Land Area:	99.29-Acres/ 4,325,038.91sf
Right-of-Way Dedication:	1.04-Acres/ 45,434.57sf *(Davies Plantation East)*
Net Land Area:	98.25-Acres/ 4,279,604.34sf
Pending Acquisition: *(Right-of-Way Agreement)*	0.99-Acres/ 43,050.51sf *(Canada Road)*
Area 1 - C2 Regional Commercial:	9.67-Acres
Area 2 - R2 Suburban Manor:	22.54-Acres
Area 3 - (Omitted)	(Omitted)
Area 4 - Urban Estate:	15.21-Acres
Area 5 - (Omitted)	(Omitted)
Area 6 - C2 Regional Commercial:	10.66-Acres
Area 7A - C2 Regional Commercial:	11.93-Acres
Area 7B - C2 Regional Commercial:	4.95-Acres
Common Area/COS (illustrated):	25.93-Acres/ 26%

**all acreages are approximate*

0 200 400 600 feet

SCALE: 1" = 200'

According to the Federal Emergency Managements Agency's Flood Insurance Rate Map (FIRM), this property lies in zone x (areas determined to be outside the 0.2% annual chance floodplain) as identified in Community Panel Number 470402 0330 G map dated February 6, 2013.

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

DRAFT (Pending Approval)

Outline Plan, Amended

Ashmont Planned Development

Lakeland, Tennessee

Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017	
December 2023	Scale: 1" = 200'	Sheet 1 of 6

I. GENERAL INTENT

This Amended Outline Plan is intended to facilitate the design evolution of the previously approved Ashmont Planned Development (Resolution # R-43-2022). These conditions shall supersede the previously approved Outline Plan conditions. Where conflicts exist, these conditions apply. Where these conditions are silent on a particular provision, the city's land development regulations shall apply. Refer to the previously approved outline plan (Resolution # R-43-2022) for architectural guidelines.

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

II. LAND USE and DEVELOPMENT REGULATIONS

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

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

B. PERMITTED USES

AREA 1: C2 - Regional Commercial District
a. This area is intended to permit all Residential uses (including multi-family) together with uses typically associated with senior living facilities and Non-Residential uses as categorized in Article II, Section 2 of the Land Development Regulations.
b. With the exception of any prohibited use listed below, any use listed as a conditional use shall be permitted by right in accordance with their respective conditional use criteria outlined in Section II.2.2.3 of the city's Land Development Regulations AND approved by the property owner's association.

AREA 2: R2 - Suburban Manor District
a. This area is intended to permit single-family residential use as categorized in Article II, Section 2 of the Land Development Regulations.
b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
c. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations and City Engineer approval.

AREA 4: R4 - Urban Estate District
a. This area is intended to permit single-family residential as categorized in Article II, Section 2 of the Land Development Regulations.
b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
c. Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner's association.
d. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations.

AREA 6 and 7A: C2 - Regional Commercial District
a. This area is intended to permit Residential Hotel/Motel and all Non-Residential uses as categorized in Article II, Section 2 of the Land Development Regulations.
b. With the exception of any prohibited use listed below, any use listed as a conditional use shall be permitted by right in accordance with their respective conditional use criteria outlined in Section II.2.2.3 of the city's Land Development Regulations AND approved by the property owner's association.
c. Area 6 ONLY: One Accessory Fuel Center shall be allowed, by right, as an accessory to one “Large Scale Retail” anchor use.
d. Accessory Fuel Center shall be defined as a small convenience store with an attached or detached fuel pump canopy intended to sell a limited selection of perishable and non-perishable items and vehicular fuel.
e. The following provisions apply to Accessory Fuel Centers:
(1) The Accessory Fuel Center shall comply with the provisions governing accessory uses and structures as outlined in II.2.3 of the City's Land Development Regulations as modified.
(2) The Accessory Fuel Center shall be permitted in the front, side, or rear yard of Area 6 Lot 1 only.
(3) The Accessory Fuel Center shall be designed to match or complement the principal structure.
(4) In addition to the landscaping provisions outlined in Article III.3 of the city's Land Development Regulations, A continuous evergreen hedge having a mature maintainable height of 42” shall be installed around the perimeter of the Accessory Fuel Canopy's drive isles fronting public street.
(5) All mechanical equipment, utility meters, propane storage, and similar equipment shall be screened from public view through the incorporation of masonry walls, and/or evergreen landscaping.
(6) The “back of house” and service areas shall be screened from public view.
(7) There shall be no outdoor display or storage of merchandise.
(8) There shall be no outdoor vending machines.

AREA 7B: C2 - Regional Commercial District
a. This area is intended to permit all Non-Residential uses as categorized in Article II, Section 2 of the Land Development Regulations.
b. With the exception of any prohibited use listed below, any use listed as a conditional use shall be permitted by right in accordance with their respective conditional use criteria outlined in Section II.2.2.3 of the city's Land Development Regulations AND approved by the property owner's association.

PROHIBITED USES (ALL AREAS):
- Pawn Shop,
- Smoke or Vape Shop,
- Outdoor Sales,
- Vehicular Services and Sales,
- Laundromat,
- Commercial Greenhouse or Nursery,
- Payday or Other Loan Establishment,
- Adult or Sexually Oriented Business,
- Tattoo Shop,
- Cemetery,
- Car Wash,
- Stand-alone convenience stores with fuel sales.

C. BULK REGULATIONS

1. AREA 1: C2 Regional Commercial District Standards:
a. Minimum Lot Width: N/A
b. Minimum Lot Size: N/A
c. Building Setbacks:
- Davies Plantation Rd: 20-feet
- Internal Private Dr.: 10-feet
- Side Yard (Adj. Properties): 20-feet
- Rear Yard (Adj. Properties): 20-feet
d. Maximum Building Height: 4-story
e. Maximum Residential Density: None

2. Area 2: R2 - Suburban Manor District:
a. Front load garages are prohibited. All garages shall be internal side load format.
b. Minimum Lot Width: 90-feet (Lots 1-37)/ 75-feet (Lots 38-41)
c. Minimum Lot Size: 13,500sf (Lots 1-37)/ 10,500sf (Lots 38-41)
d. Building Setbacks:
- Front Yard/Street Side: 25-feet
- Side Yard: 10-feet
- Rear Yard: 25-feet
e. Maximum Building Height: 2-story

3. Area 4: R4 - Urban Estate District:
a. Front load garages are prohibited. All garages shall be rear (alley) load or side (perimeter) load format.
b. Minimum Lot Width: 50-feet (Alley)/ 75-feet (Perimeter)
c. Minimum Lot Size: 6,250sf (Alley)/ 9,000sf (Perimeter)
d. Building Setbacks:
- Front Yard/Street Side: 20-feet
- Side Yard: 5-feet
- Rear Yard (Alley): 18-feet
- Rear Yard (Perimeter): 15-feet
e. Maximum Building Height: 2-story

C. BULK REGULATIONS (continued)

4. Areas 6 & Area 7: C2 - Regional Commercial District:
a. Minimum Lot Width: 50-feet
b. Minimum Lot Size: N/A
c. Building Setbacks:
- Canada Rd*: 70-feet (Measured from back of FUTURE Canada Rd. sidewalk)
- Davies Plantation Rd: 9-feet (Area 6)/ 20-feet (Area 7a/b)
- Public Street "A & C": 20-feet
- Public Street "B": 15-feet
- Internal Private Dr.: 10-feet
- Side Yard: 7.5-feet
- Rear Yard: 7.5-feet
d. Min. Bldg. Separation: 10-feet (detached only)
e. Maximum Building Height:
- Hotel: 5-story
- All other uses: 2-story

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

III. DESIGN GUIDELINES and OPEN SPACE STANDARDS

A. This planned development shall comply with the architectural standards outlined in Article III of the City's Land Development Regulations, where applicable, with the following exceptions:
(1) 1.3. Nonresidential Site Design Standards (Area 1, 6, 7a and 7b)
a. Off-street parking shall be permitted in the front, side, and rear yards of all lots.
b. Off-street parking shall be permitted between the building and street.
c. All site design shall be in accordance with the bulk regulations outlined herein, where conflicts exist, these outline plan conditions apply.
B. The design for single-family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.

IV. ROADWAYS, ACCESS, and PARKING

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

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

C. Parking and Loading:
1. Unless otherwise stated, parking and loading shall be provided in accordance with the city's Land Development Regulations.
2. Area 6 and Area 7A: The parking requirement for "Neighborhood, General, Large Scale Retail" uses shall be 5/1000 sq. ft.
3. The Planning Commission may approve an alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
4. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

V. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE

A. A minimum (25%) of the net land (post dedications) of Ashmont PD area shall be reserved and designated as common area intended for tree preservation and/or passive recreational uses/amenity areas. - Refer to the Outline Plan.
B. The area identified as “Common Area” on the approved outline plan shall be reserved to satisfy the overall open space requirement of the Ashmont Planned Development. Permitted uses shall be limited to passive recreation, utilities, and stormwater management.
C. In addition to the condition above, a minimum 20% of each commercial/office lot shall be reserved as green space. All pervious areas to include common lawns, landscape areas, streetscapes, bufferyards, etc shall qualify. Urban plazas and/or promenades may qualify when provided as an aesthetic element for the common enjoyment of patrons.
D. Common Open Spaces areas shall be distributed throughout the residential portions of the planned development.
E. Common Open Space areas are recommended within the commercial portions of the planned development by not required.
F. All designated common areas shall be owned and maintained by a Homeowners Association and/or Property Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.
G. Common Area, as designated, is intended to preserve the existing tree canopy, wetlands, and associated vegetation to the most reasonable extent possible while also satisfying the City's Streamside Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, and passive recreational uses only.
H. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building facade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
I. Streetscape Plate 1 shall be installed along the property's Canada Road frontage.
J. Streetscape Plate 2 shall be installed along the property's Davies Plantation Road frontage.
K. Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
L. Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
M. Streetscape Plate 5 shall be installed along the Public Street "C" frontages.

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

DRAFT (Pending Approval)

Outline Plan, Amended
Ashmont Planned Development

Lakeland, Tennessee

Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017	
December 2023	Scale: None	Sheet 2 of 6

V. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE (continued)

N. In Areas 6 & 7, a right-of-way encroachment shall be permitted in facilitation of the Canada Road streetscape Plate as described.
O. The minimum street tree size shall be 2 inches in caliper for all streetscapes.
P. All required landscaping shall shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
Q. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
R. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail, fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
S. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
T. All retention ponds are required to have a fountain.
U. Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
V. Unless otherwise specified, all plant material shall adhere to the minimum size criteria specified in the City of Lakeland's development regulations.

VI. SIGNAGE

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

VII. SANITARY SEWER & SERVICES

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

IIX. WATER SERVICE / UTILITIES

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

IX. DEVELOPMENT PHASING

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

Planning:
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901.493.6996 corybrady@gmail.com

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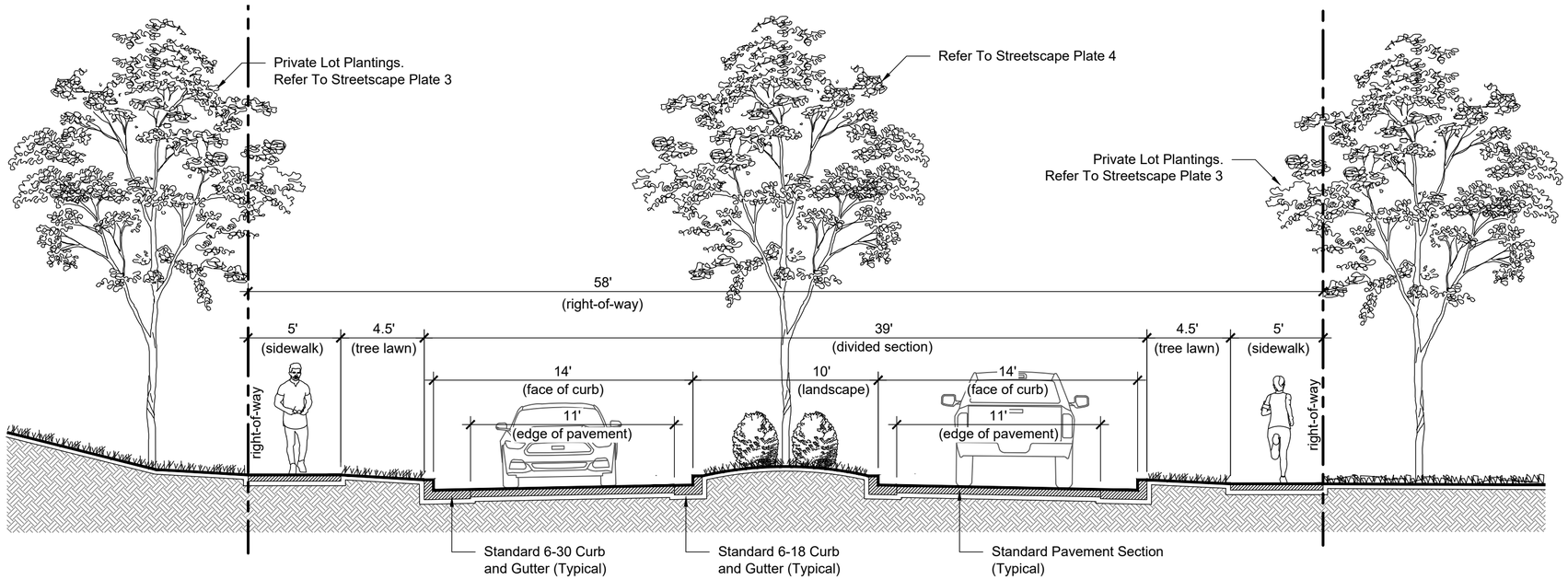
Outline Plan, Amended

Ashmont Planned Development

Lakeland, Tennessee

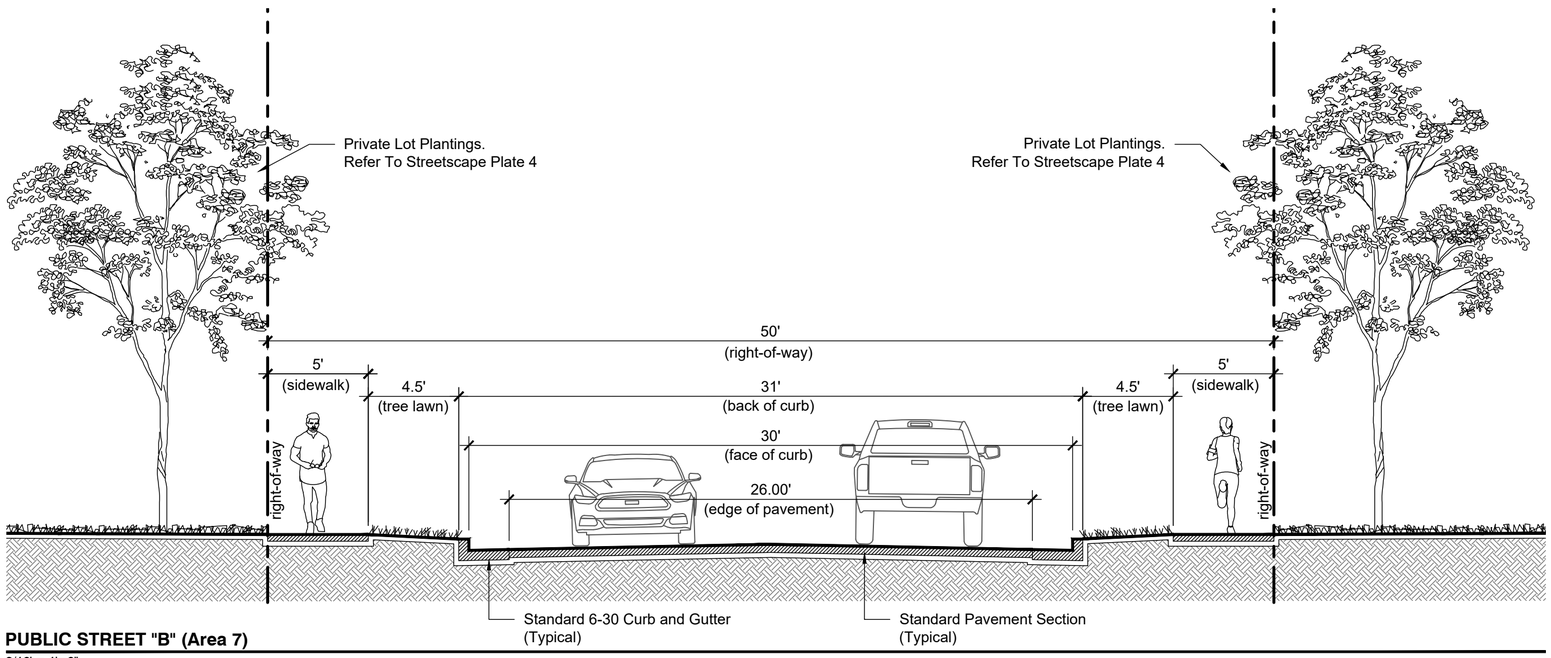
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017	
December 2023	Scale: None	Sheet 3 of 6

Planning:
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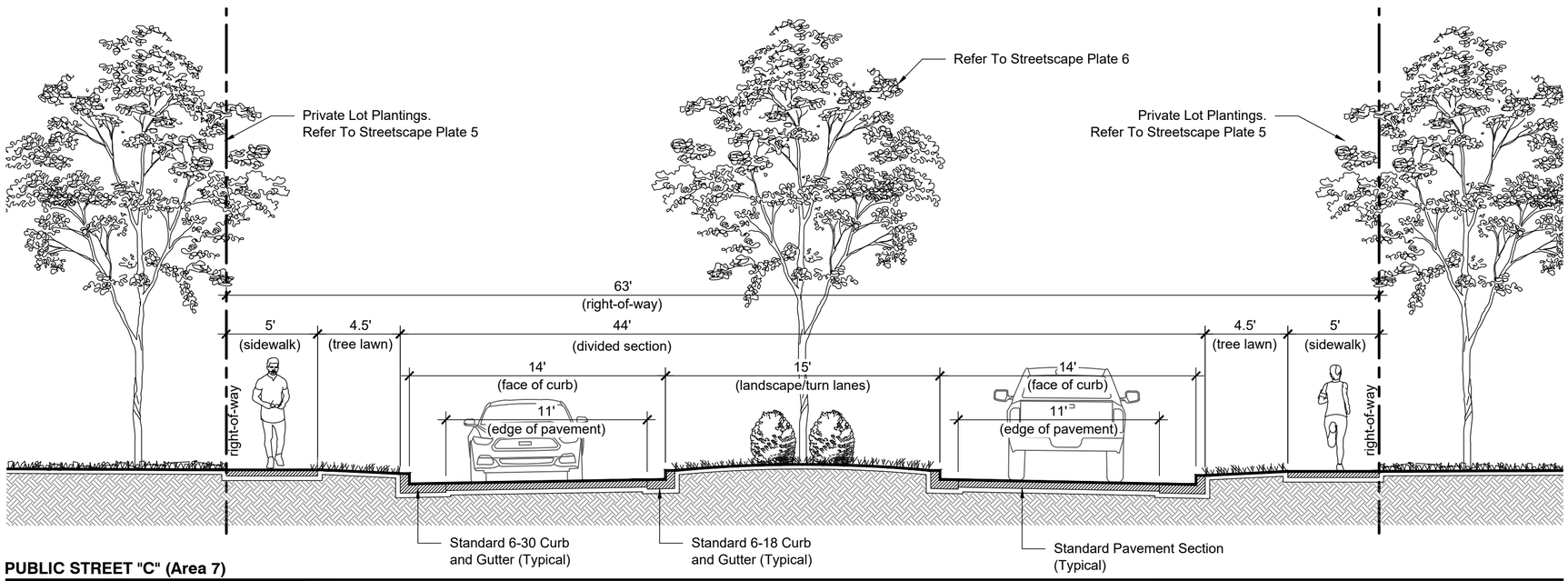
PUBLIC STREET "A" (Areas 2 & 7)

3/16' = 1'=0"



PUBLIC STREET "B" (Area 7)

3/16' = 1'=0"



PUBLIC STREET "C" (Area 7)

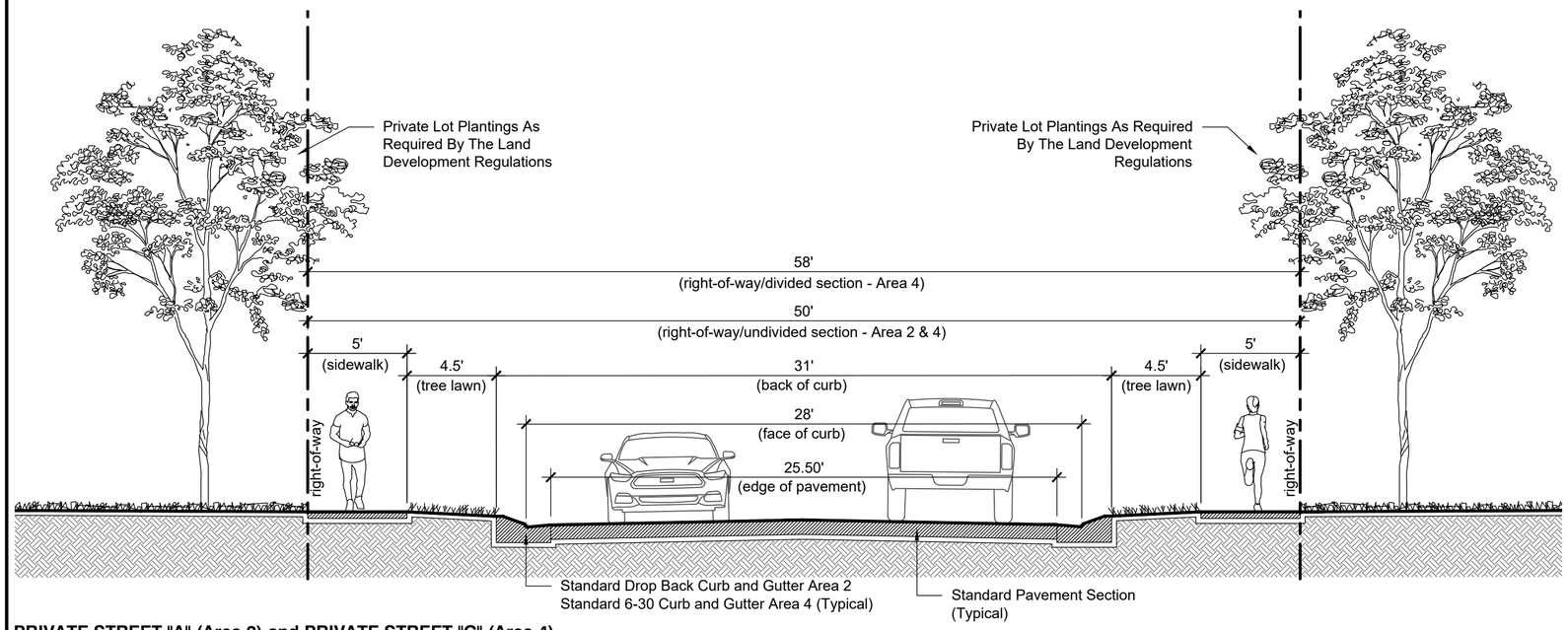
3/16' = 1'=0"

DRAFT (Pending Approval)

Outline Plan, Amended
Ashmont Planned Development

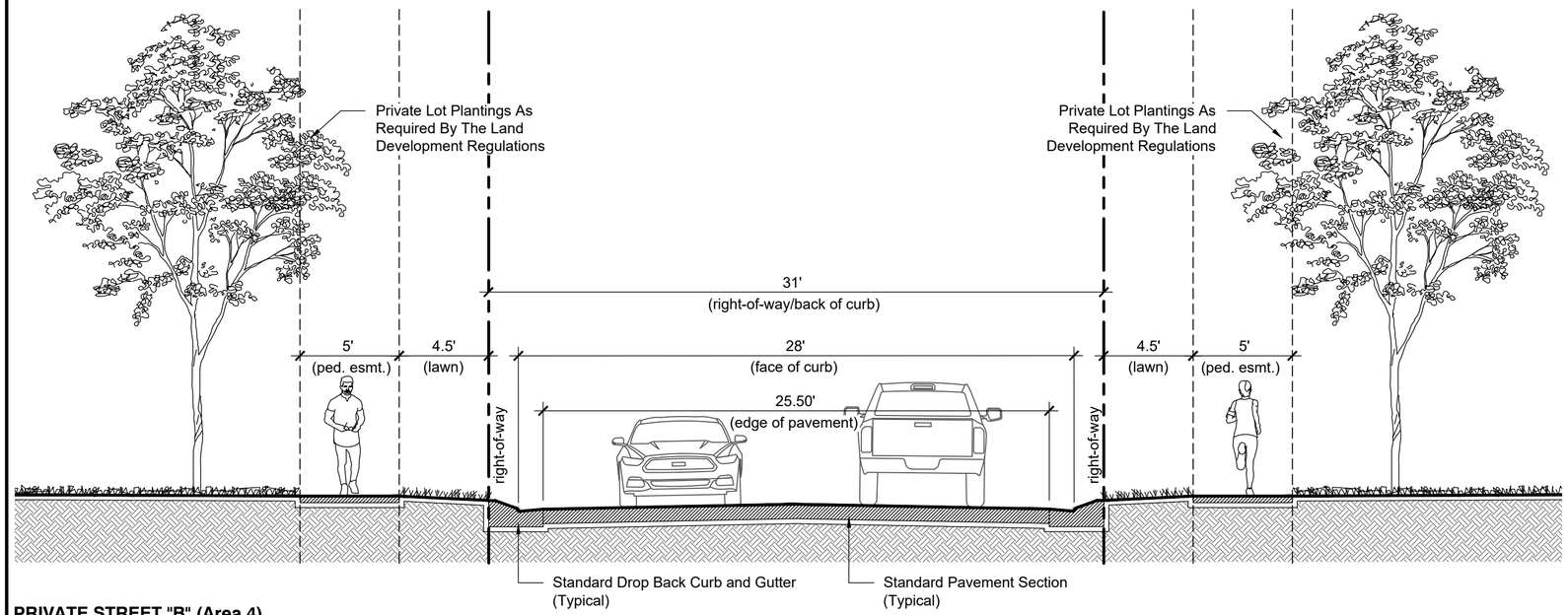
Lakeland, Tennessee

Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017	
December 2023	Scale: Varies	Sheet 4 of 6



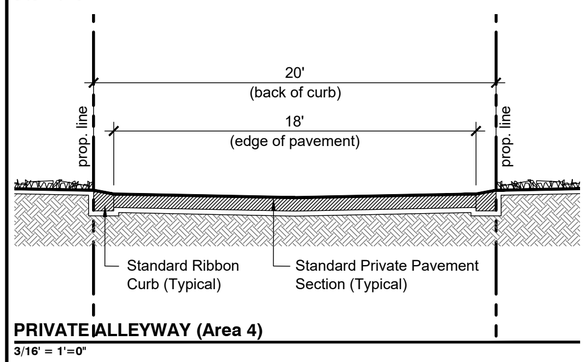
PRIVATE STREET "A" (Area 2) and PRIVATE STREET "C" (Area 4)

3/16' = 1'=0"



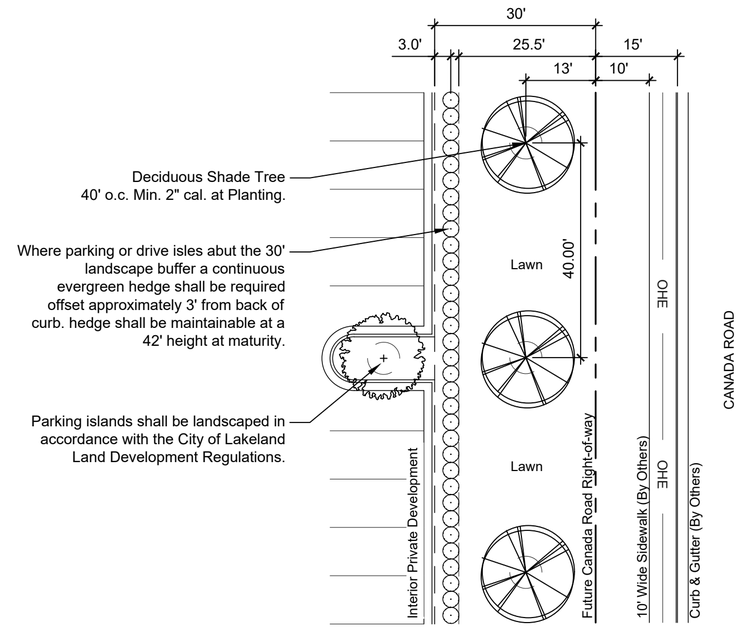
PRIVATE STREET "B" (Area 4)

3/16' = 1'=0"



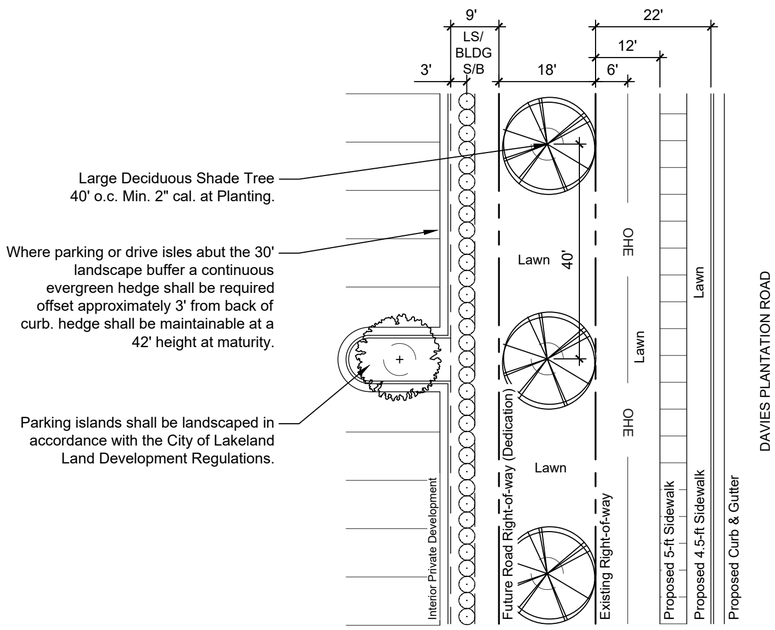
PRIVATE ALLEYWAY (Area 4)

3/16' = 1'=0"



STREETSCAPE PLATE 1 - CANADA ROAD

1" = 20'-0"



STREETSCAPE PLATE 2 - DAVIES PLANTATION ROAD

1" = 20'-0"

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Outline Plan, Amended

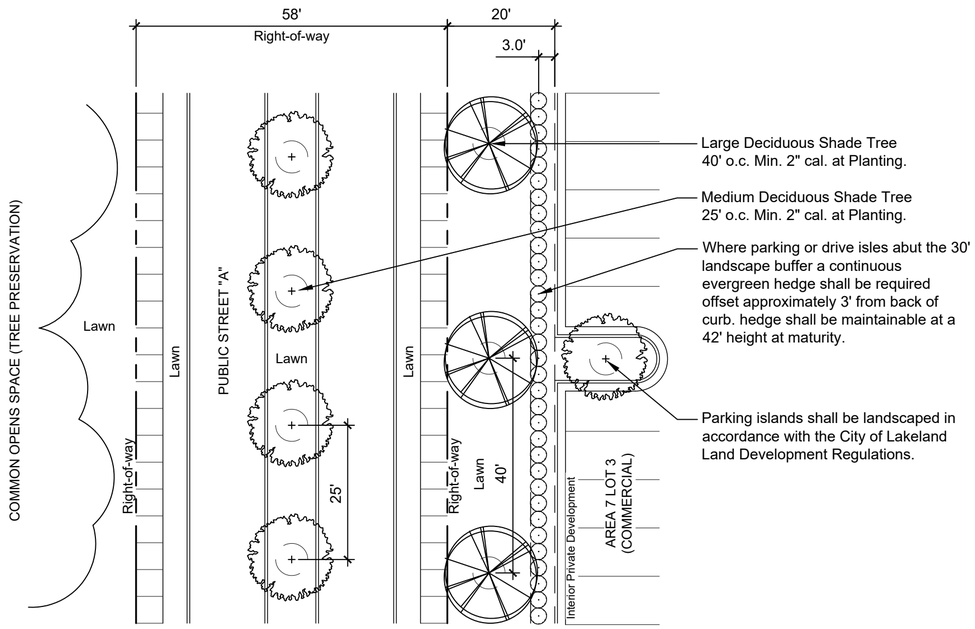
Ashmont Planned Development

Lakeland, Tennessee

Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395

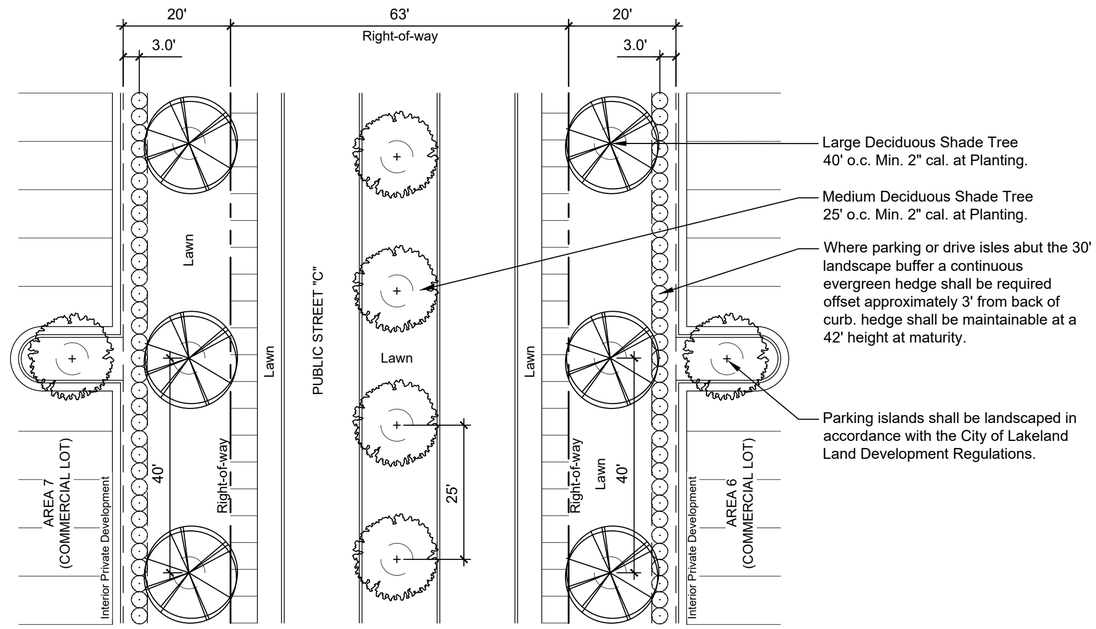
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017

December 2023	Scale: Varies	Sheet 5 of 6



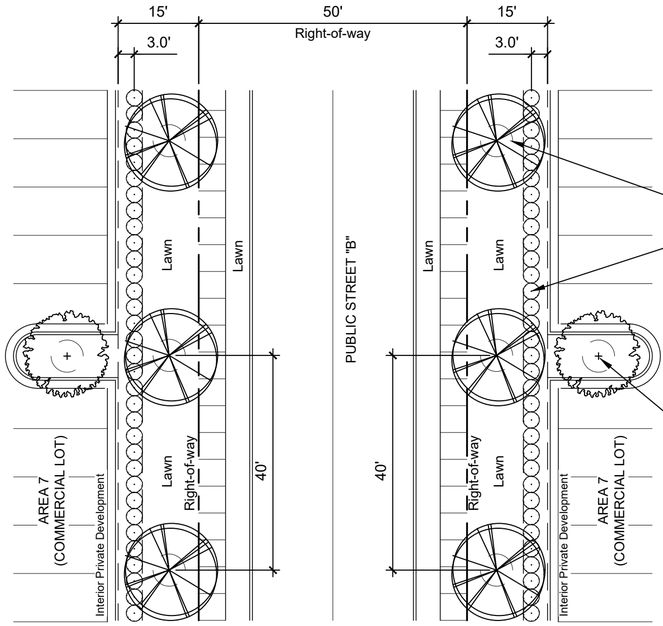
STREETSCAPE PLATE 3 - PUBLIC STREET "A"

1" = 20'-0"



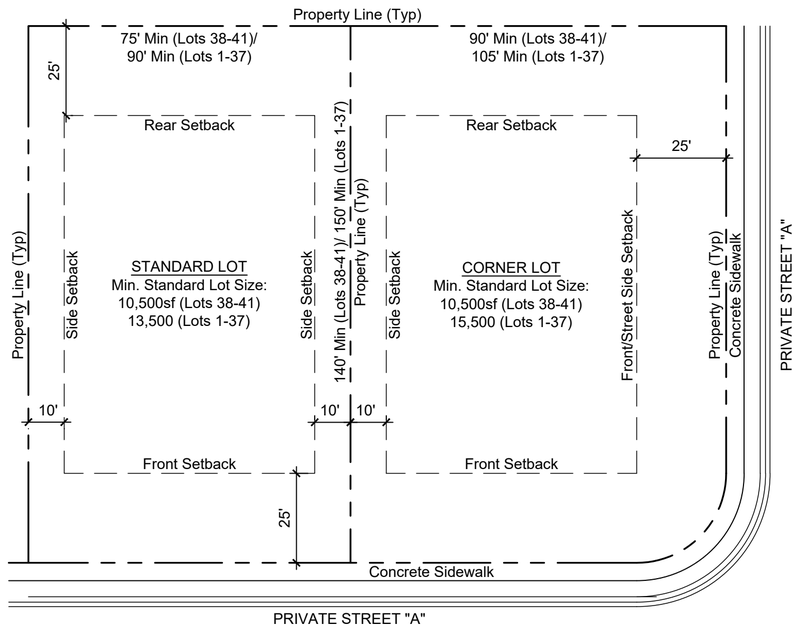
STREETSCAPE PLATE 5 - PUBLIC STREET "C"

1" = 20'-0"



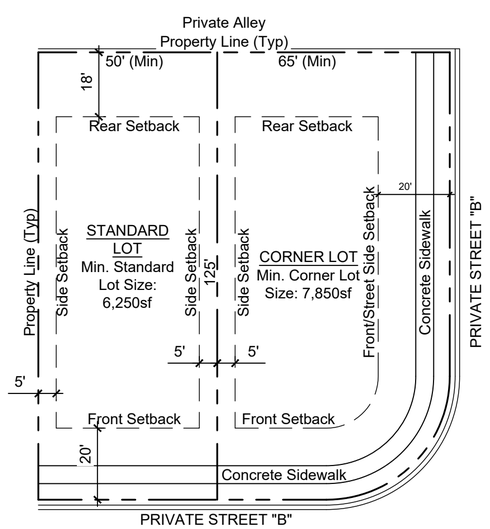
STREETSCAPE PLATE 4 - PUBLIC STREET "B"

1" = 20'-0"



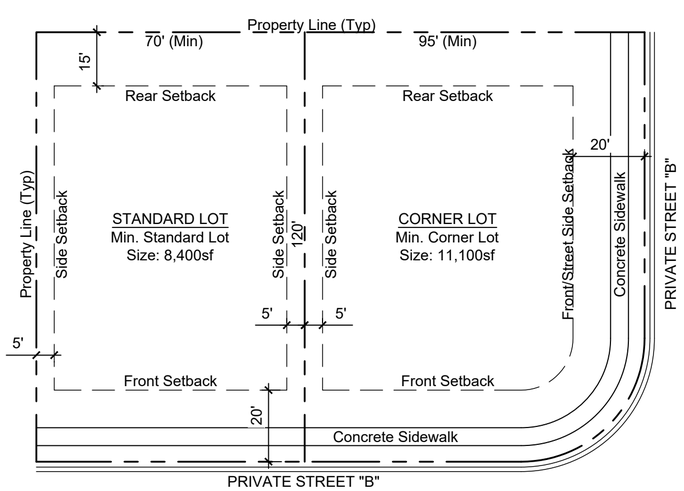
TYPICAL LOT DIAGRAM - AREA 2

1" = 30'-0"



TYPICAL LOT DIAGRAM (Alley Loaded) - AREA 4

1" = 30'-0"



TYPICAL LOT DIAGRAM (Conventional) - AREA 4

1" = 30'-0"

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DRAFT (Pending Approval)

Outline Plan, Amended

Ashmont Planned Development

Lakeland, Tennessee

Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017	
December 2023	Scale: Varies	Sheet 6 of 6

ASHMONT PD
AREA 7A, LOT 6

ASHMONT PD
AREA 7A, LOT 2

PUBLIC STREET "B"
(ASHMONT VALLEY TERRACE)

PUBLIC STREET "C"

(ASHMONT GROVE LN)

FUTURE CANADA ROAD

ASHMONT PD
COMMON OPEN SPACE "A"

7.50' BLDG S/B

20' BLDG S/B

7.50' BUILDING SETBACK

SERVICE

LOADING

AREA 6, LOT 1 A
LARGE SCALE RETAIL
50,000± SF
233 spaces

AREA 6, LOT 1B
RESERVED FOR
FUTURE COMMERCIAL
DEVELOPMENT

70' BLDG S/B

30' LS ESMT.

ACC
FUEL
CTR

ACC
FUEL
CPY

UG TANKS

SS LIFT STATION ACCESS DRIVE

9' BLDG S/B

DAVIES-PLANTATION ROAD

ASHMONT PD
COMMON OPEN SPACE "A"

LEARNING TREE REAL
ESTATE LLC
PB 209, PG 59

SNA PROPERTIES LLC
PB 164, PG 58

0 60 120 180 feet

SCALE: 1" = 60'

CONCEPTUAL PLAN
This illustration concept plan is intended to convey general development in accordance with the Ashmont Planned Development conditions pending amendment. The distribution of lots, buildings, parking fields, etc. are subject to chage. This plan shall be used for reference and planning purposes only.

Planning:
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901.493.6996 corybrady@gmail.com

DRAFT (Pending Approval)

Concept Plan, Area 6, Lot 1 (Pending)

Ashmont Planned Development

Lakeland, Tennessee

Number of Lots: 2	Acreage: 10.92 Acres
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Planner: Integrated Land Solutions, PLLC 9967 Bentwood Creek Cv. Collierville, TN 38017

September 2025	Scale: 1" = 60'	Sheet 1 of 1

Municipal Planning and Design Review Commission

Meeting Date: Thursday, October 9, 2025

Project: The Learning Experience – Site Plan Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Parcel ID:	L0159 00502
Zoning District:	C-2 (Regional Commercial)
Site Area:	2.014 acres
Applicant:	Lakeland Kids, LLC
Representative:	Scott Eisenhart (Paradigm Design)

STAFF RECOMMENDATION

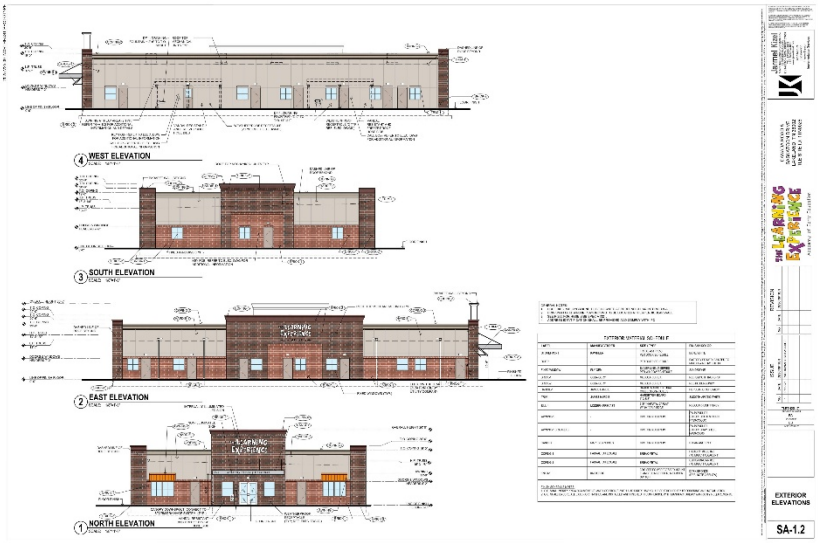
City Staff recommends approval of the Site Plan application for The Learning Experience as submitted.

BACKGROUND:
The subject property is located at the southwest corner of Canada Road and Saskatoon Drive. It is a part of the Canada Woods Subdivision platted in May of 2000. The property is currently vacant and has never been developed.

DISCUSSION:
This application is a request for approval by the Municiapal 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, fencing and landscaping. The proposed use is a child care facility. One 10,000 square foot building is being proposed on the site with a 5,000 square foot fenced in play area on the west side.

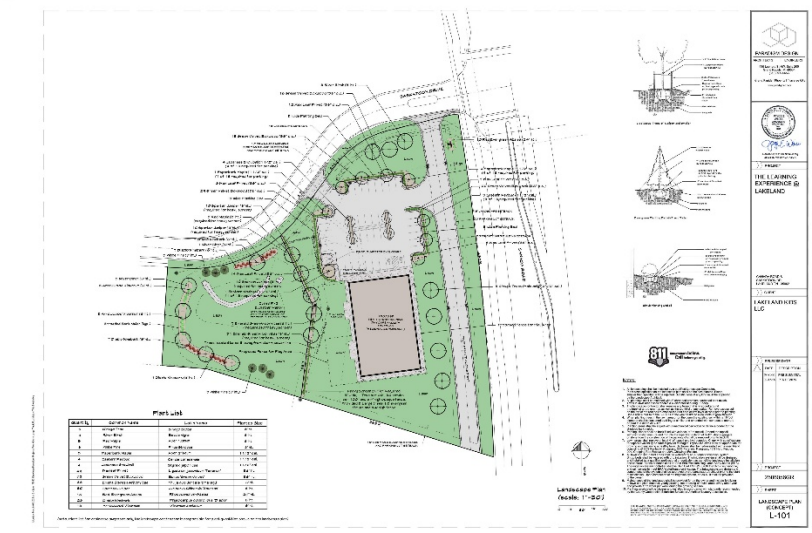
ELEVATIONS:

The applicant is proposing a half brick, half hardy panel façade with signage proposed on the north and east elevations. Two orange awnings are also shown on the north side of the building. All proposed materials are in line with what is required by the Land Development Regulations.



PARKING AND CIRCULATION:

All access to the site is provided off of Saskatoon Drive. Two access drives are proposed, one as a continuation of a private access drive parallel to Canda Road and the other further west on Saskatoon Drive. A total of thirty-nine (39) parking spaces are proposed which is in line with what is required for the proposed use.



LANDSCAPING:

Extensive landscaping is proposed around the entire perimeter of the parking lot as well as the bulidng and dumpster enclosure. Landscaping is also provided around the detention basin to the west. All proposed plantings are in accordance with the Land Development Regulations.

SITE LIGHTING

A total of three (3) pole mounted LED lights and three (3) wall mounted lights are proposed for the parking lot and building accent lights. Full photmetrics to the property line indicate that minimal light bleedover 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. Staff is recommending approval of the application as submitted.

EXAMPLE MOTIONS

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

CURVE TABLE					
Curve #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	452.49'	3744.72'	006° 55' 24"	S 05° 55' 40" E	452.21'
C5	39.11'	175.00'	012° 48' 19"	N 42° 23' 11" E	39.03'
C7	92.92'	125.00'	042° 35' 22"	N 57° 16' 41" E	90.79'
C9	10.36'	30.00'	019° 47' 20"	N 88° 28' 15" E	10.31'

DEVELOPMENT REFERENCE:

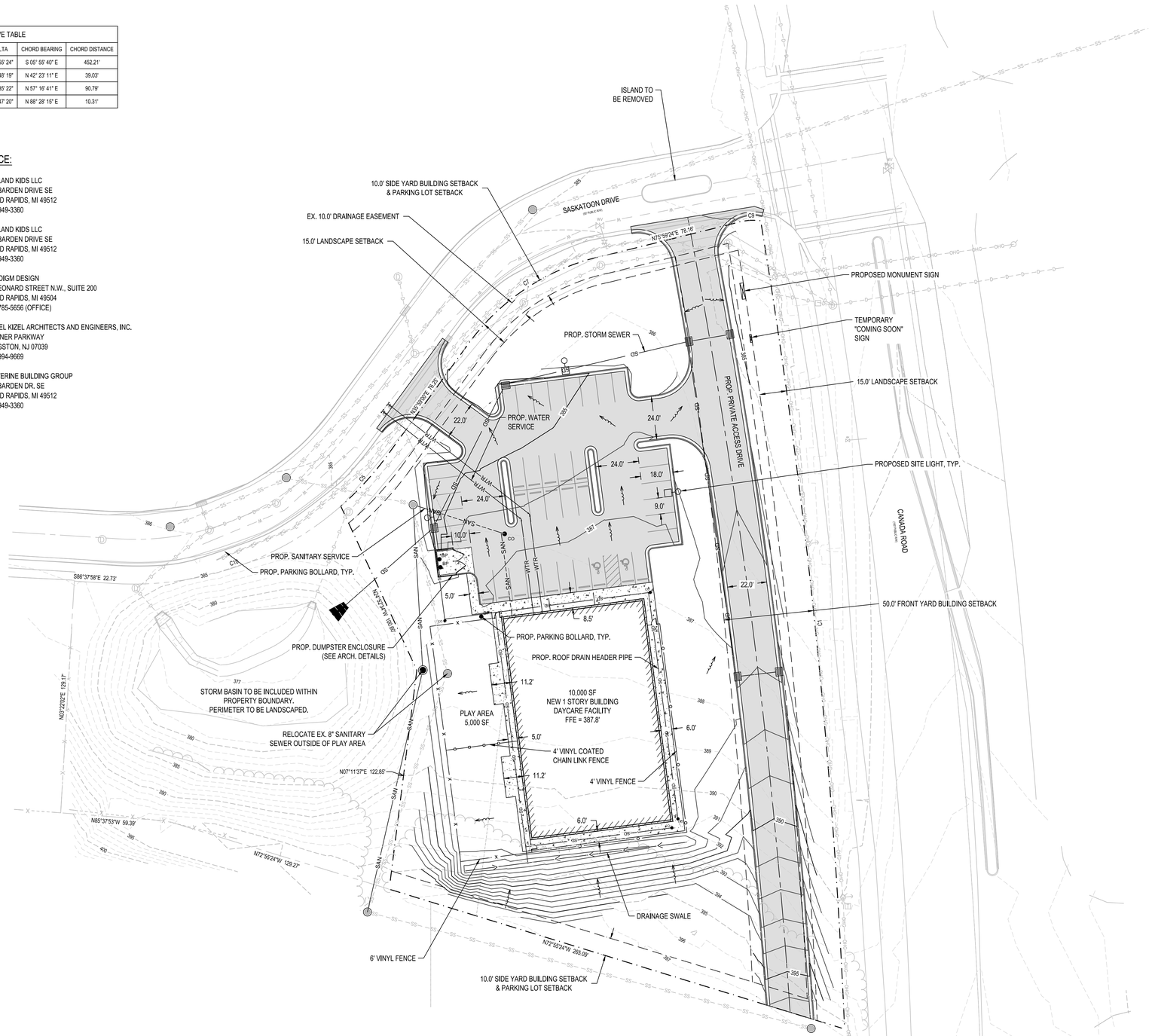
PROPERTY OWNER: LAKELAND KIDS LLC
4045 BARDEN DRIVE SE
GRAND RAPIDS, MI 49512
(616) 949-3360

DEVELOPER: LAKELAND KIDS LLC
4045 BARDEN DRIVE SE
GRAND RAPIDS, MI 49512
(616) 949-3360

CIVIL ENGINEER: PARADIGM DESIGN
415 LEONARD STREET N.W., SUITE 200
GRAND RAPIDS, MI 49504
(616) 785-5656 (OFFICE)

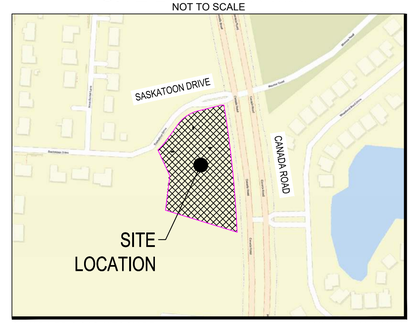
ARCHITECT: JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.
42 OKNER PARKWAY
LIVINGSTON, NJ 07039
(973) 994-9669

CONSTRUCTION MANAGER: WOLVERINE BUILDING GROUP
4045 BARDEN DR. SE
GRAND RAPIDS, MI 49512
(616) 949-3360



SITE LOCATION MAP

NOT TO SCALE



CANADA RD & SASKATOON DR
LAKELAND,
SHELBY COUNTY, TN

35°12'17" N, 89°44'00" W
PARCEL #: L0159-00502

N

PROPOSED LEGEND

SIGN
FLARED END SECTION
WATER VALVE
BUMPER BLOCK
CATCH BASIN
BP BUMP POST
CO CLEAN OUT
CONCRETE PAVEMENT
STANDARD DUTY BITUMINOUS
2' CURB & GUTTER
PROPERTY LINE
DITCH
6' VINYL FENCE
4' VINYL FENCE
4' VINYL COATED CHAIN LINK FENCE
WATER SERVICE
SANITARY SEWER SERVICE
SANITARY SEWER MAIN
STORM SEWER

SITE DATA:
SITE: 2.014 ACRES
ZONED: C2 - REGIONAL COMMERCIAL DISTRICT
USE: DAYCARE

MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	100'
MAXIMUM BUILDING HEIGHT:	2 STORIES
MAXIMUM LOT COVERAGE:	70%
FRONT BUILDING SETBACK:	50'
SIDE BUILDING SETBACK:	10'
REAR BUILDING SETBACK:	7.5'
BUILDING COVERAGE:	11%

PARKING DATA:
REQUIRED PARKING: 33 SPACES
(1.35 SPACES PER EMPLOYEE (24) = 1.35 x 24 = 32.4 SPACES)

PROPOSED PARKING: 39 SPACES
(INCLUDES 2 BARRIER FREE SPACES)

PARKING SPACE:	9' x 18'
DRIVE AISLE:	24'
FRONT PARKING SETBACK:	20'
SIDE PARKING SETBACK:	10'
REAR PARKING SETBACK:	10'
LANDSCAPE ISLANDS:	1 FOR EVERY 10TH PARKING STALL THAT HAS MORE THAN 8 SPACES IN LENGTH
LANDSCAPE PARKING ISLAND WIDTH:	9' AT ENDS, 5' INTERIOR

GENERAL LAYOUT NOTES:

REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MONUMENT SIGN, FENCING, DUMPSTER ENCLOSURE, ROOF DRAIN CONNECTIONS, MAILBOX LOCATION

REFER TO ARCHITECTURAL FOUNDATION PLAN FOR DETAILING OF BUILDING AND EXACT BUILDING DIMENSIONS.

REFER TO LANDSCAPE PLAN FOR RESTORATION OF ALL NON PAVED SURFACES.

ALL DIMENSIONS SHOWN TO CONCRETE CURB AND GUTTER ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

CONCRETE GUTTER PAN TO TIP IN THE SAME DIRECTION AS THE ADJACENT PAVEMENT.

THE LAST THREE FEET OF ALL CURBS SHALL BE DUBBED DOWN UNLESS OTHERWISE NOTED.

ALL PAVEMENT MARKINGS SHALL BE 4" WIDE. STANDARD PARKING SPACES SHALL BE MARKED IN YELLOW AND BARRIER FREE SPACES IN BLUE. EACH BARRIER FREE SPACE SHALL BE PROVIDED WITH A PAINTED PAVEMENT SYMBOL, A PRECAST CONCRETE BUMPER BLOCK, AND A SIGN PER THE MANUAL OF UNIFORM TRAFFIC CONTROLS.

Sheet List Table

C-200	SITE PLAN
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
L-101	LANDSCAPE PLAN
A-151	PLAYGROUND PLAN & DETAILS
A-161	EXTERIOR SIGNAGE DETAILS
SP-102	ARCH. SITE DETAILS
SA-1.1	PROPOSED FLOOR PLANS
SA-1.2	EXTERIOR ELEVATIONS
SA-1.2B	EXTERIOR ELEVATIONS PHOTOMETRIC PLAN

N

0 30' 60'

NOT FOR CONSTRUCTION

PARADIGM DESIGN
ARCHITECTS | ENGINEERS
415 Leonard Street NW, Suite 200
Grand Rapids, MI 49504
(616) 785-5656
Grand Rapids | Phoenix
www.paradigmae.com

PROJECT
THE LEARNING EXPERIENCE @ LAKELAND
CANADA ROAD & SASKATOON DRIVE
LAKELAND, TN
38002

CLIENT
LAKELAND KIDS LLC

RELEASE DATE

	DATE	DESCRIPTION
1	06/30/25	PRE SUBMITTAL
2	09/17/25	SPA SUBMITTAL

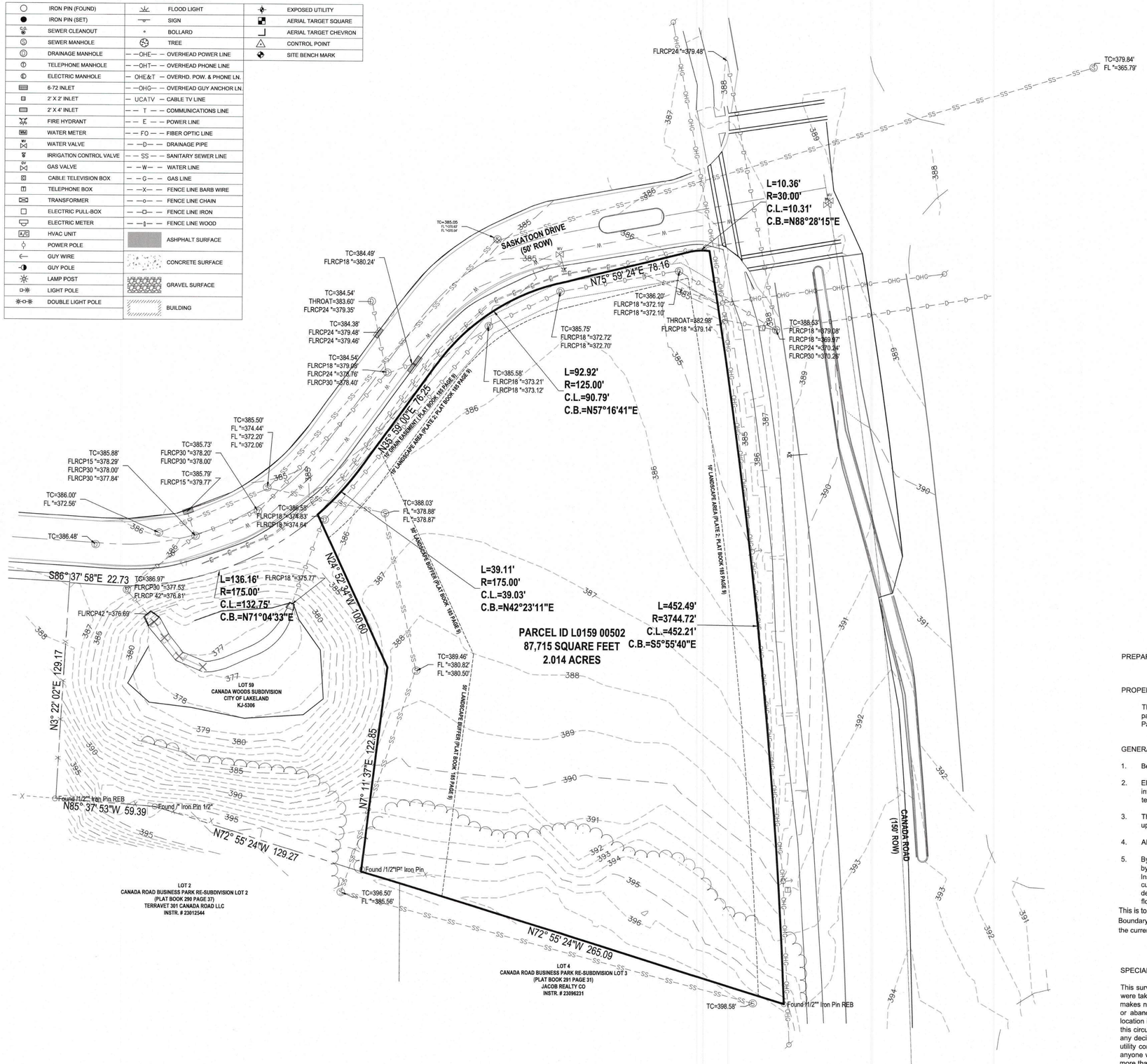
PROJECT
2506055GR

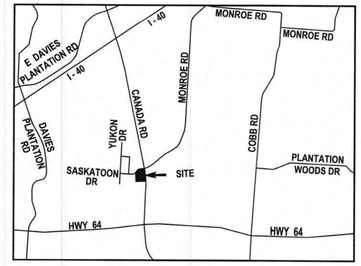
SHEET
SITE PLAN
C-200

Wednesday, September 17, 2025 at 8:38am O:\2506055GR\1-LE - Lakeland TN\Drawings - 2506055GR\Civil\02-Preliminary Drawings\055GR - SITE PLAN.dwg dbarnes

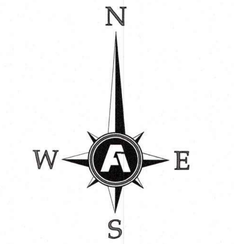
LEGEND

IRON PIN (FOUND)	FLOOD LIGHT	EXPOSED UTILITY
IRON PIN (SET)	SIGN	AERIAL TARGET SQUARE
SEWER CLEANOUT	BOLLARD	AERIAL TARGET CHEVRON
SEWER MANHOLE	TREE	CONTROL POINT
DRAINAGE MANHOLE	— OHE — OVERHEAD POWER LINE	SITE BENCH MARK
TELEPHONE MANHOLE	— OHT — OVERHEAD PHONE LINE	
ELECTRIC MANHOLE	OHE&T — OVERHD. POW. & PHONE LN.	
6-72 INLET	— OHG — OVERHEAD GUY ANCHOR LN.	
2' X 2' INLET	UCATV — CABLE TV LINE	
2' X 4' INLET	— T — COMMUNICATIONS LINE	
FIRE HYDRANT	— E — POWER LINE	
WATER METER	— FO — FIBER OPTIC LINE	
WATER VALVE	— D — DRAINAGE PIPE	
IRRIGATION CONTROL VALVE	— SS — SANITARY SEWER LINE	
GAS VALVE	— W — WATER LINE	
CABLE TELEVISION BOX	— G — GAS LINE	
TELEPHONE BOX	— X — FENCE LINE BARB WIRE	
TRANSFORMER	— o — FENCE LINE CHAIN	
ELECTRIC PULL-BOX	— □ — FENCE LINE IRON	
ELECTRIC METER	— ▯ — FENCE LINE WOOD	
HVAC UNIT	ASHPHALT SURFACE	
POWER POLE	CONCRETE SURFACE	
GUY WIRE		
GUY POLE	GRAVEL SURFACE	
LAMP POST		
LIGHT POLE	BUILDING	
DOUBLE LIGHT POLE		





VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE (IN FEET)
30' 0 15' 30' 60'
1 inch = 30 ft.

PREPARED FOR:

PROPERTY DESCRIPTION:

That certain parcel of land laying in the City of Lakeland, Shelby County, Tennessee and being more particularly described as FUTURE DEVELOPMENT 2.01 acres, Country Woods Subdivision Plat Book 185 Page 9, recorded in the Register's Office of Shelby County, Tennessee.

GENERAL NOTES

1. Bearings as shown hereon are based on Tennessee State Plane Coordinates.
2. Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours are at an interval of 1' and were derived using EDM field locations and computer generated surface modeling techniques.
3. This map or plat is a copyrighted document produced by Fisher & Arnold, Inc. and should not be relied upon unless the stamp and seal of the surveyor is in blue ink.
4. All recorded instruments shown hereon are in the Register's Office of Shelby County, Tennessee.
5. By graphic plotting and scaled map location, this property lies within Zone "X" Other Areas as designated by current Federal Emergency Management Agency Maps which make up a part of the National Flood Insurance Administration Report; Community Panel 47157C0330G, dated February 6, 2013, which is the current Flood Insurance Rate Map for the Community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 0.2% annual chance floodplain.

This is to certify that to the best of my knowledge and belief, I have conducted a true and accurate Category I Boundary and Topographic Survey with an unadjusted accuracy of 1:10,000 and it was done in compliance with the current Tennessee Minimum Standards of Practice.

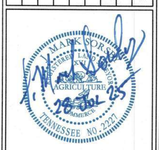
SPECIAL UTILITY NOTE

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-615-355-1987 or 1-800-351-1111.

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
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BOUNDARY & TOPOGRAPHIC SURVEY
CANADA WOODS
COMMERCIAL LOT
LAKELAND, TN

Rev.	Date	Revision Description



Issue Date:	7/28/2025
F&A Project No:	WOLVBLDG.0001LD
Drafted By:	raw
Checked By:	JMS

Sheet Title:
BOUNDARY & TOPOGRAPHIC SURVEY

Sheet No.
1 OF 1



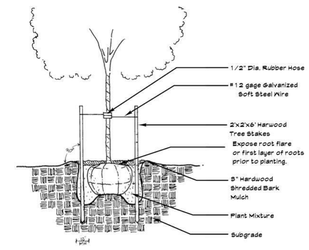
Plant List

Quantity	Common Name	Latin Name	Planted Size
5	Ginkgo Tree	Ginkgo biloba	8' ht.
9	River Birch	Betula nigra	8' ht.
5	Red Maple	Acer rubrum	8' ht.
6	White Pine	Pinus Strobus	8' ht.
5	Paperbark Maple	Acer griseum	1 1/2" cal.
4	Eastern Redbud	Cercis canadensis	1 1/2" cal.
4	Japanese Snowball	Styrax japonicus	1 1/2" cal.
49	Waxleaf Privet	Ligustrum japonicum 'Texanum'	36" ht.
82	Green Velvet Boxwood	Buxus 'Green Velvet'	36" ht.
38	Emerald Green Arborvitae	Thuja occidentalis 'Smaragd'	6' ht.
30	Spartan Juniper	Juniperus Chinensis 'Spartan'	6' ht.
10	Red Evergreen Azalea	Rhododendron-Azalea	24" ht.
28	Diablo Ninebark	Physocarpus opulifolius "Diablo"	6' ht.
16	Arrowwood Viburnum	Viburnum dentatum	6' ht.

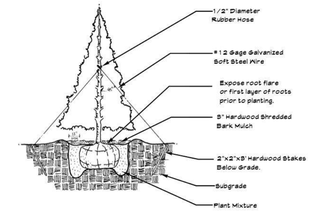
(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)

Landscape Plan
(scale: 1"=30')

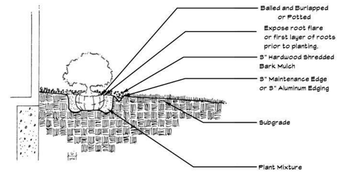
0 15' 30' 45' 60'



Deciduous Trees 3" Caliper and Smaller



Evergreen Planting Detail-5' and Taller



Shrub Planting Detail

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

Notes:

1. All landscaping shall be installed by a qualified Landscape Contractor. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller then specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
2. All plantings shall be mulched with 3" shredded premium hardwood bark mulch. Trees in lawn areas shall receive a 6' diameter bark ring 3" deep..
3. The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any burlap. Remove excess soil on the top of the root ball to expose the root flare or first layer of roots prior to planting. Use a wire cutter to make 3–5 cuts in the wire basket to allow roots to grow through.
4. When planting trees in the lawn area or on the berm the existing soil within a 10 foot diameter shall be loosened by tilling or similar and amended with composted manure or peat at a depth of 6–12".
5. Planting areas shall be edged with a mechanical bed edger to define a border for the shedded bark mulch.
6. Parking Islands shall be back filled with at least 24" of topsoil. Amend the topsoil with composted manure and mix into the topsoil at a depth of 6–12". Any aggregate or stone from the construction of the parking lot shall be removed prior to backfill.
7. Lawn areas shall recieve at least 4" of topsoil and hydroseeded. Check with specifications for topsoil availability or contact project manager. Topsoil for lawns shall be appropriate for growing and sustaining a healthy lawn. All lawns shall be hydroseeded with a seed blend consisting of 30% Kentucky Bluegrass, 20% Perennial Ryegrass, 10% Hard Fescue, 20% Creeping Red Fescue and 20% Chewings Fescue.
8. All lawn and shrub bed areas shall be watered by an Automatic Irrigation System. Shrub beds shall be watered with drip irrigation. The irrigation system shall be designed and installed by a qualified professional or equivalent as part of the landscape installation and contract. Sprinkler heads shall be Rain Bird Pressure Regulated Spray heads (PRS). The irrigation system controller shall be Rain Bird ESP-ME3 with the LNK2 wi-fi module, and rain sensor to meet EPA WaterSense certification. The irrigation system design and components of the system shall be approved by the Landscape Architect prior to the start of installation. Upon completion of the irrigation system, an as-built shall be provided to the owner.
9. Maintenance of the landscape shall be provided for by the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and provide 1" of water per week during the growing season.
10. Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.

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Grand Rapids | Phoenix | Traverse City
www.paradigmae.com

STATE OF MICHIGAN
JOYCE E. WEISE
LANDSCAPE ARCHITECT
No. 1202
LICENSED LANDSCAPE ARCHITECT

Landscape Plan Drawn By:
Joyce E. Weise PLA, ASLA

PROJECT

THE LEARNING EXPERIENCE @ LAKELAND

CANADA ROAD &
SASKATOON DR.
LAKELAND TN. 35002

CLIENT

LAKELAND KIDS LLC

RELEASE DATE

DATE	DESCRIPTION
07-25-25	PRE-SUBMITTAL
09-17-25	PER REVIEW

PROJECT

2506056GR

SHEET

LANDSCAPE PLAN (CONCEPT)

L-101

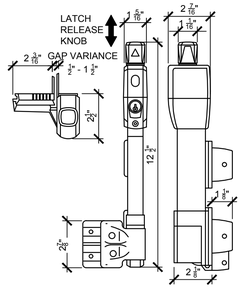
Monday, March 07, 2022 at 5:42pm J:\2022 Drawings\Paradigm Projects\Fox Motors Large Truck\Fox Motors Title Block.dwg

KEY NOTES:

1. PROVIDE 6'-0" HIGH USA VINYL SAVANNAH (WHITE) PRIVACY STYLE FENCE OR APPROVED EQUAL. AROUND PERIMETER OF PLAYGROUND AND WHEREVER ELSE SHOWN ON PLANS. REFER TO DETAIL #2 FOR ADDITIONAL INFORMATION.
2. PROVIDE 3'-0" WIDE MIN. GATES WITH DETEX VALUE SERIES V40xEBxW PANIC HARDWARE (WEATHERIZED WITH BATTERY-POWERED ALARM). NO ACCESS FROM OUTSIDE. SEE DETAIL #2 & 3 ON A-151 FOR MOUNTING HEIGHTS.
3. SECURITY CAMERA TO BE MOUNTED 6" BELOW CANOPY HEIGHT. REFER TO A-051 FOR LOCATION.
4. PRESCHOOL PLAYGROUND P.I.P. SURFACING WITHIN SPLASH PAD SHALL BE 100% BLUE FINISH.
5. REFER TO A-122 FOR DOOR HARDWARE SCHEDULE.
6. CALL BOX TO BE INSTALLED AT 48" AFF

GENERAL NOTES:

1. COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR, AND INSTALL FOOTINGS AND FOUNDATIONS AS REQUIRED FOR PLAYGROUND EQUIPMENT.
2. PROVIDE 4'-0" HIGH VINYL COATED, CHAIN LINK FENCE BETWEEN THE INFANT & PRESCHOOL PLAYGROUNDS. PROVIDE MIN. 3'-0" WIDE GATE WITH MAGNA LATCH OR APPROVED EQUAL. MAGNA LATCH TO REMAIN UNLOCKED AT ALL TIMES. REFER TO PLAYGROUND PLAN FOR GATE LOCATION(S).
3. INSTALL CAMERAS TO ENSURE ADEQUATE COVERAGE. PROVIDE ADDITIONAL CAMERAS TO ELIMINATE BLIND SPOTS. EXTERIOR CAMERAS SHALL BE INSTALLED IN EACH PLAYGROUND. EXACT QUANTITY AND LOCATIONS SHALL BE COORDINATED WITH "THE LEARNING EXPERIENCE."
4. CONTRACTOR TO ENSURE PROPER DRAINAGE FOR PLAYGROUND AREA, SO BELOW GRADE "PONDING" WILL NOT OCCUR. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT 1/8" TO 1/4" PER FOOT PITCH. PROVIDE DRYWELL, CORRUGATED PIPE, FRENCH DRAIN, ETC IF NEEDED. NO ROOF DRAINS TO EMPTY DIRECTLY INTO PLAYGROUND.
5. NO MIRRORED PLAY COMPONENTS SHALL BE PROVIDED.
6. PLAY SURFACING SPECIFICATIONS ARE AS FOLLOWS:
   SYNTHETIC TURF SURFACING:
   A. 8641 TURF GREEN; YARN POLYMER: NYLON
   B. PROVIDE WITH 1" PADDING FOR FULL TURF AREA
7. GC TO GRADE PLAYGROUND MINIMUM 1% AND MAXIMUM 2% AWAY FROM BUILDING. REFER TO CIVIL GRADING PLAN.
8. SECURITY ALARM CONTACT AT 6'-0"H PLAYGROUND GATES SHALL BE WIRELESS. REFERENCE A-011 AND E-200 FOR FURTHER DETAILS AND LOCATIONS.
9. ENTIRE PLAYGROUND TO RECEIVE SYNTHETIC TURF GRASS, EXCEPT AT THE WATER PLAY AREA (FOR SOUTHERN STATES)
10. DETEX CORE HOUSING: RIM CYLINDER(S) SFIC HOUSING = ICR7.



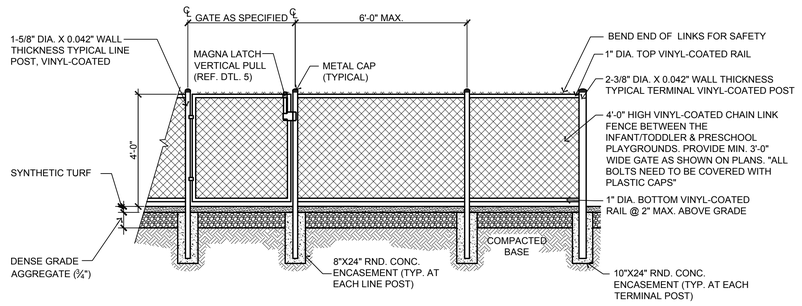
TO BE PROVIDED ON CHAIN LINK FENCE GATE(S) ONLY. REFER TO GENERAL NOTE #2 THIS PAGE.

MAGNALATCH SERIES 3 VERTICAL PULL

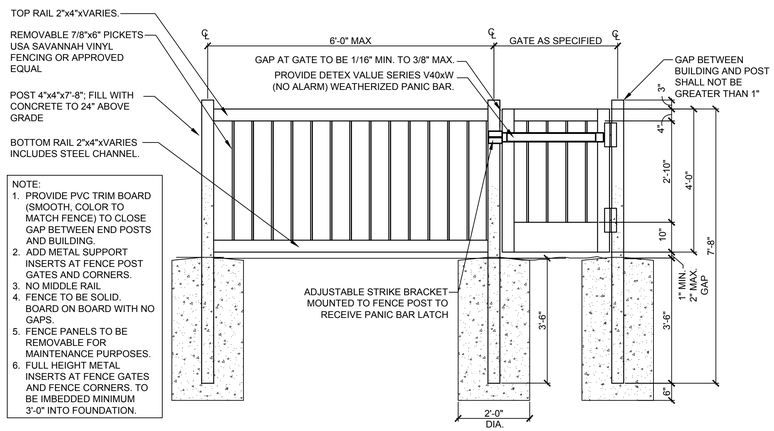
5 MAGNA LATCH DETAIL
SCALE: 3" = 1'-0"



6' & 4' VINYL FENCE

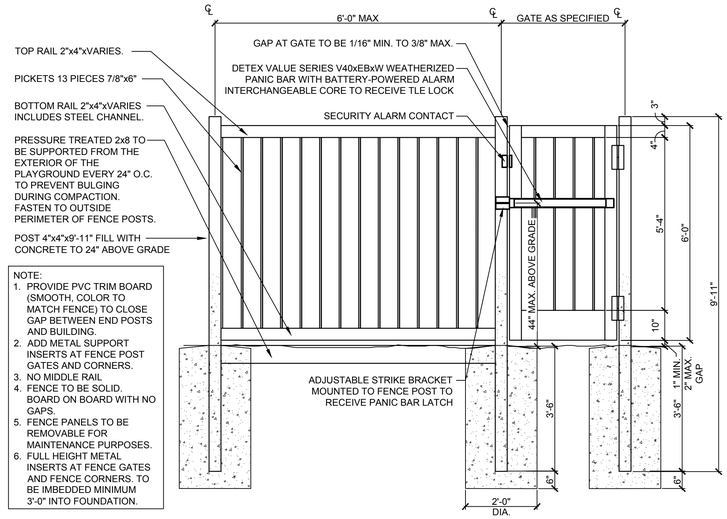


4 4'-0" CHAIN LINK FENCE DETAIL
SCALE: 1/2"=1'-0"



NOTE:
1. PROVIDE PVC TRIM BOARD (SMOOTH, COLOR TO MATCH FENCE) TO CLOSE GAP BETWEEN END POSTS AND BUILDING.
2. ADD METAL SUPPORT INSERTS AT FENCE POST GATES AND CORNERS.
3. NO MIDDLE RAIL
4. FENCE TO BE SOLID. BOARD ON BOARD WITH NO GAPS.
5. FENCE PANELS TO BE REMOVABLE FOR MAINTENANCE PURPOSES.
6. FULL HEIGHT METAL INSERTS AT FENCE GATES AND FENCE CORNERS. TO BE IMBEDDED MINIMUM 3'-0" INTO FOUNDATION.

3 4'-0" PVC FENCE AND GATE DETAIL
SCALE: 1/2"=1'-0"



NOTE:
1. PROVIDE PVC TRIM BOARD (SMOOTH, COLOR TO MATCH FENCE) TO CLOSE GAP BETWEEN END POSTS AND BUILDING.
2. ADD METAL SUPPORT INSERTS AT FENCE POST GATES AND CORNERS.
3. NO MIDDLE RAIL
4. FENCE TO BE SOLID. BOARD ON BOARD WITH NO GAPS.
5. FENCE PANELS TO BE REMOVABLE FOR MAINTENANCE PURPOSES.
6. FULL HEIGHT METAL INSERTS AT FENCE GATES AND FENCE CORNERS. TO BE IMBEDDED MINIMUM 3'-0" INTO FOUNDATION.

2 6'-0" PVC FENCE AND GATE WITH PANIC HARDWARE
SCALE: 1/2"=1'-0"

1. GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING SITE SAFETY.
2. GENERAL CONTRACTOR MUST PROVIDE AND INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND THE LEARNING EXPERIENCE FOR APPROVAL PRIOR TO INSTALL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT AND THE LEARNING EXPERIENCE FOR APPROVAL.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 ONNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4660
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CANADA ROAD &
SASKATOON DRIVE
LAKELAND, TN 38002
TLE SITE ID: 1TN0028

THE LEARNING EXPERIENCE
Academy of Early Education

REVISION

NO.	DATE	DESCRIPTION
01	07-08-25	DESIGN DIRECTIVE #020

ISSUE

NO.	DATE	DESCRIPTION
1	07-17-25	PRELIMINARY SD PACKAGE

TLETN25-171
PROJECT NUMBER
BB
DRAWN BY
BB
APPROVED BY

PLAYGROUND PLAN AND DETAILS

A-151

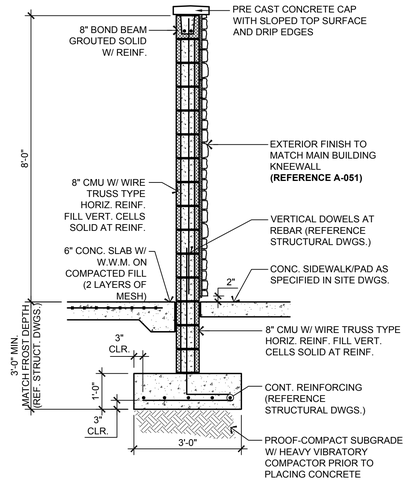
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ARCH. SITE DETAILS GENERAL NOTES:

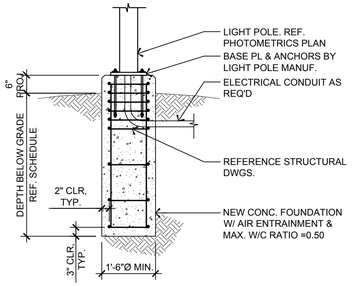
1. ALL SITE DETAILS SHOWN ON THIS PAGE ARE PROTOTYPICAL IN NATURE. THE G.C. IS RESPONSIBLE FOR VERIFYING THESE DETAILS, THEIR APPLICABILITY, AND ANY ASSOCIATED DIMENSIONS AND NOTES WITH THE MOST CURRENT SITE-SPECIFIC CIVIL DRAWINGS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

POSTS:
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. ALL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING, WHICH SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A 123.
3. INSTALLATION, DIMENSIONS, COLOR, AND DETAILS OF VARIOUS SIZED SIGNS, SHIELDS, AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

SIGN FACE:
1. LETTERS, SYMBOLS AND BORDERS SHALL BE REFLECTORIZED.
2. ALL LETTERING SHALL BE UPPER CASE LETTERS OF THE TYPE APPROVED BY THE JOINT COMMITTEE ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL LETTERS SHALL BE SERIES "C" ALPHABET IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

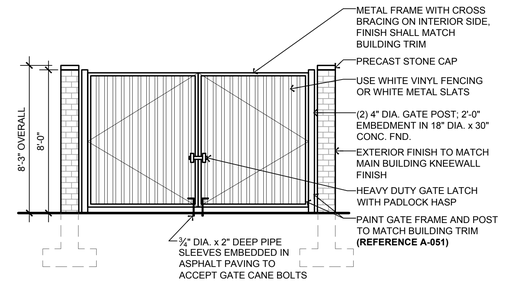


3 TRASH ENCLOSURE TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



LIGHT POLE FOUNDATION DEPTH PER WIND ANALYSIS			
WIND SPEED (ASCE 7-16)	WIND SPEED (ASCE 7-10)	FND. DEPTH	NOTES:
<110 MPH	<110	4'-9"	1. REFER TO STRUCT. DRAWINGS FOR APPLICABLE WIND SPEED.
110 TO 135 MPH	110 TO 140 MPH	5'-6"	2. THIS DETAIL ASSUMES A 30' MAX. LIGHT POLE.
135 TO 180 MPH	140 TO 180 MPH	7'-0"	

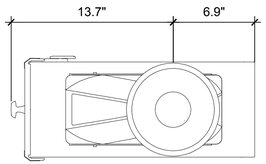
5 TYP. LIGHT POLE FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"

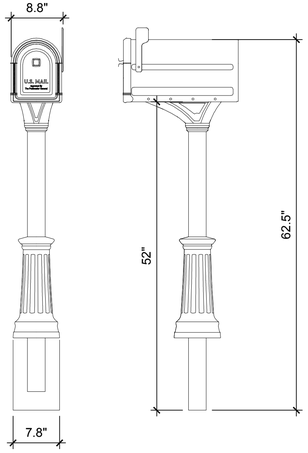


2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

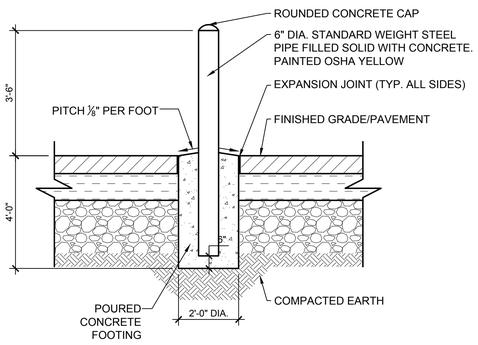
ARCHITECTURAL MAILBOXES ROXBURY RUBBED BRONZE, LARGE STEEL POST MOUNT MAILBOX AND PREMIUM POST COMBO

MODEL: #7980RZ
STORE SKU: #1003276108
INTERNET: #305719554
(AVAILABLE AT HOME DEPOT)

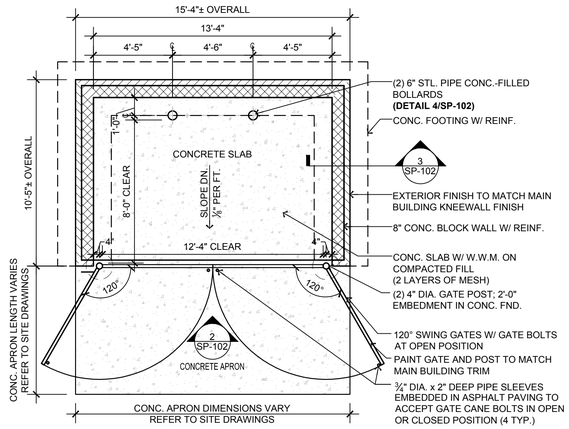




6 MAILBOX SPECS
SCALE: 1"=1'-0"



4 TYP. BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

1. GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR SITE SAFETY.
2. GENERAL CONTRACTOR MUST PROVIDE AND INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT AND THE LEARNING EXPERIENCE FOR APPROVAL.

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TLE SITE ID: 1TN0028

THE LEARNING EXPERIENCE
Academy of Early Education

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01	07-08-25	DESIGN DIRECTIVE #020

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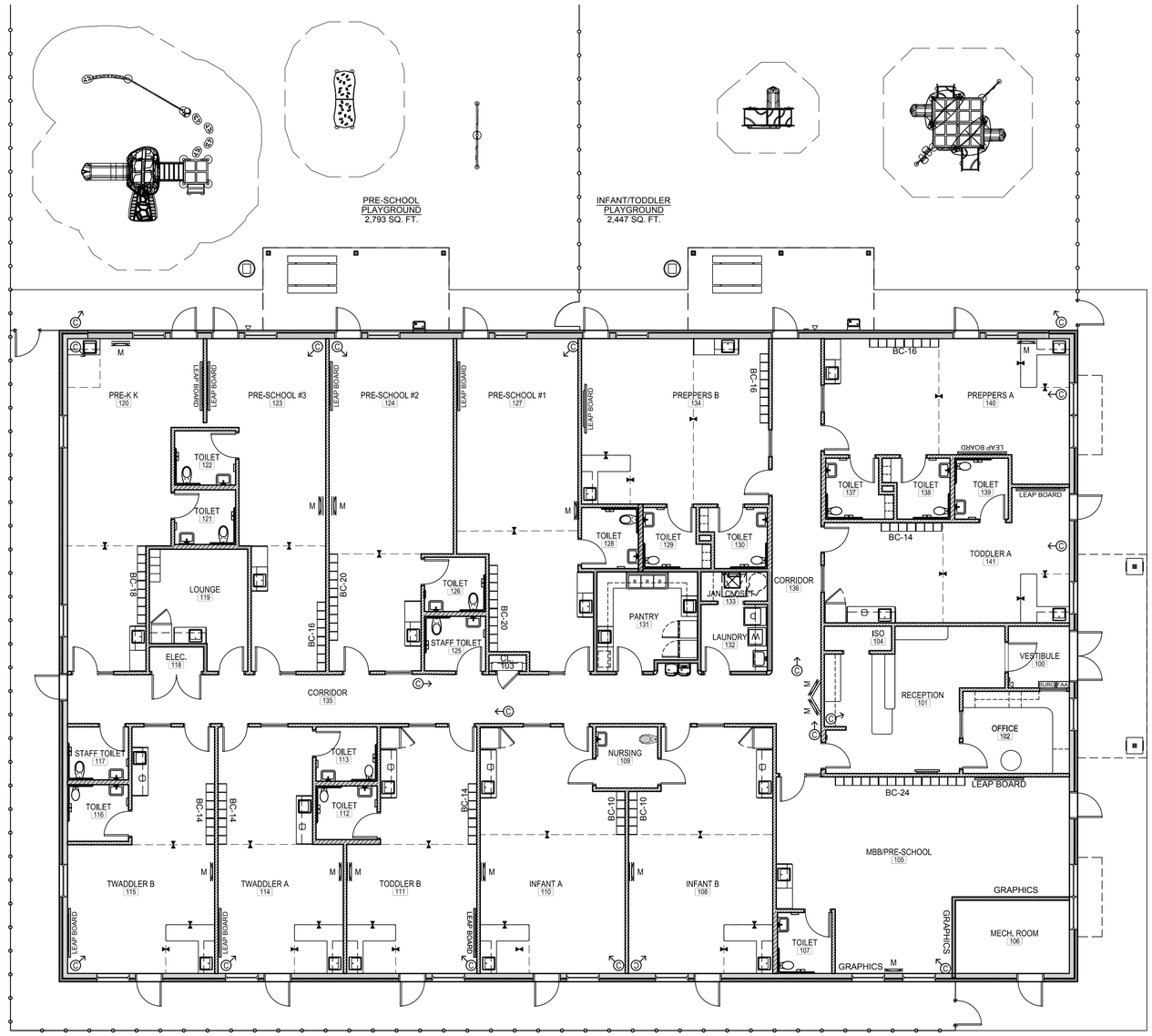
ARCH. SITE DETAILS

SP-102

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LICENSING CALCULATION CHART
THE LEARNING EXPERIENCE - LAKELAND, TN

ROOM NUMBER	ROOM NAME	AGE GROUP	NUMBER OF CHILDREN	NUMBER OF TEACHERS	TEACHER RATIO	STATE REQUIRED SQ. FT. (30 SQ. FT. PER CHILD)	NET SQ. FT. * (30 SQ. FT. PER CHILD)	GROSS SQ. FT. * (35SQ. FT. PER CHILD)	RATIO OF CHILD PER SQ. FT.
110	INFANT A	6 WK - 12 MO.	8	2	1 / 4	440	453	507	1 / 55
108	INFANT B	12 MO. - 16 MO.	8	2	1 / 4	440	453	507	1 / 55
141	TODDLER A	16 MO. - 23 MO.	12	2	1 / 6	360	364	418	1 / 30
111	TODDLER B	16 MO. - 23 MO.	12	2	1 / 6	360	376	430	1 / 30
114	TWADDLER A	24 MO. - 30 MO.	12	2	1 / 6	360	362	416	1 / 30
115	TWADDLER B	24 MO. - 30 MO.	12	2	1 / 6	360	384	438	1 / 30
140	PREPPER A	30 MO. - 36 MO.	13	2	1 / 7	390	407	455	1 / 30
134	PREPPER B	30 MO. - 36 MO.	14	2	1 / 7	420	420	468	1 / 30
127	PRE-SCHOOL #1	3 - 5 YEARS	18	2	1 / 9	540	551	563	1 / 30
124	PRE-SCHOOL #2	3 - 5 YEARS	18	2	1 / 9	540	553	565	1 / 30
123	PRE-SCHOOL #3	3 - 5 YEARS	13	2	1 / 13	390	443	455	1 / 30
105	MBB / PRE-SCHOOL	3 - 5 YEARS	22	2	VARIES	660	665	677	1 / 30
120	PRE-K K	5 - 6 YEARS	16	1	1 / 16	480	487	507	1 / 30
		TOTALS:	178	25					
* CALCULATED LESS BUILT-INS FIRST FLOOR 10,000 SQ. FT. PLAY AREA 5,240 SQ. FT.			PLUS 2 ADMIN. STAFF						
			TOTAL	205					



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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Academy of Early Education

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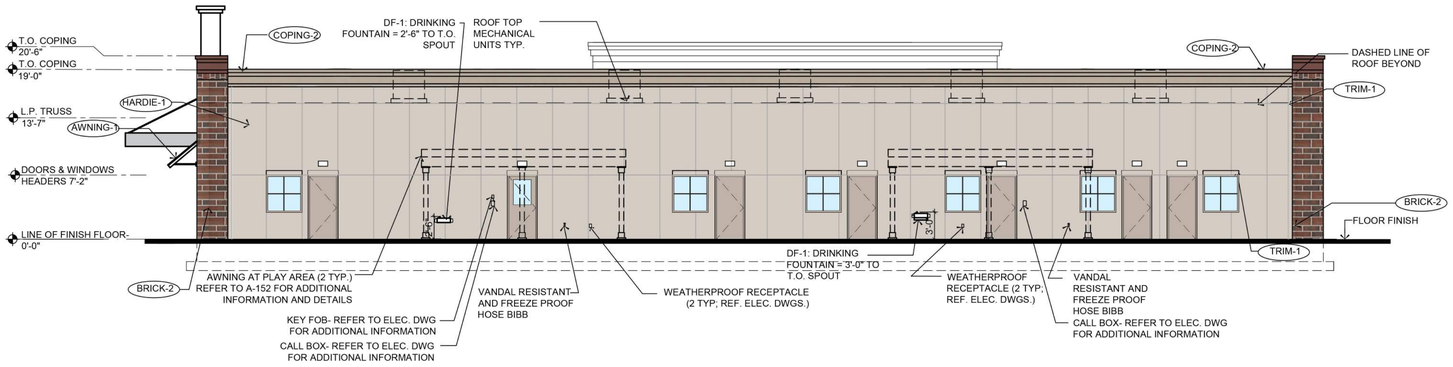
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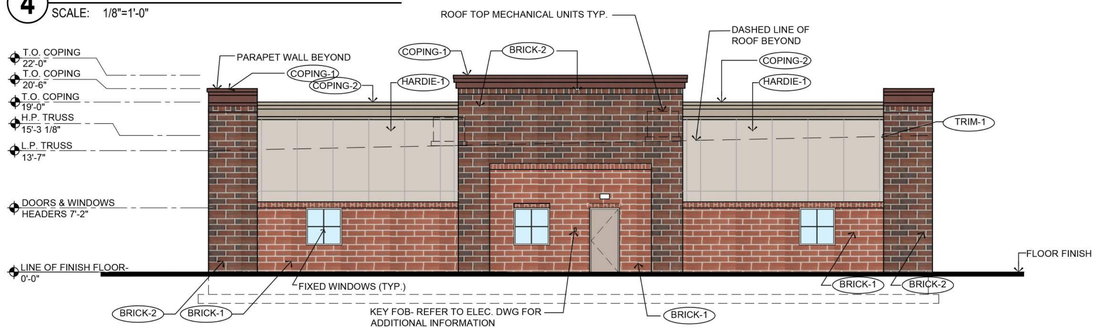
PROPOSED FLOOR PLANS

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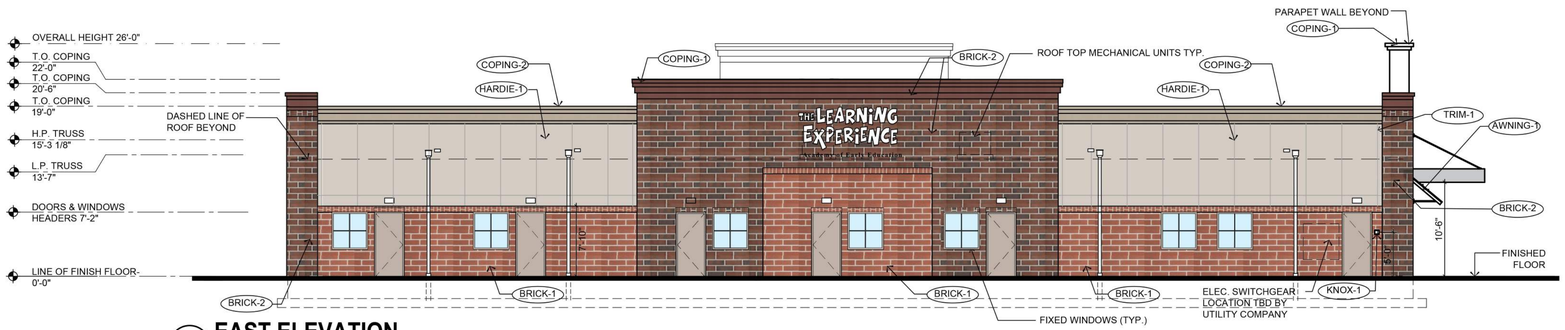
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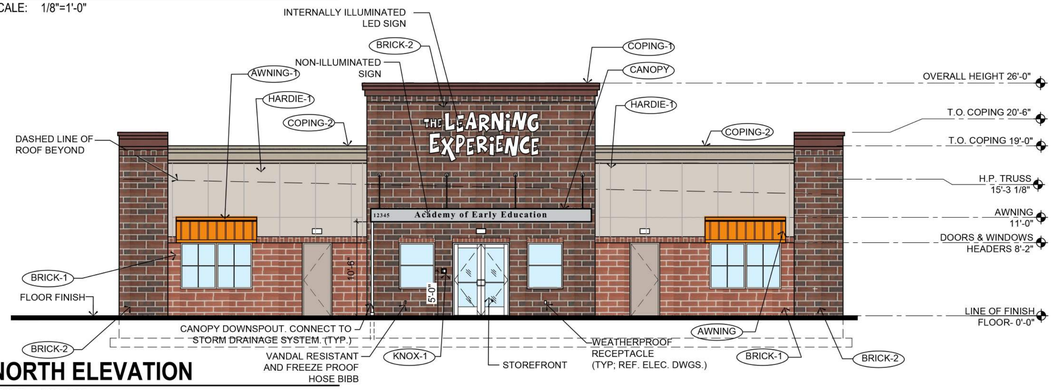
4 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES:
1. HOSE BIBB IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR INTERIOR WALL.
2. DRINKING FOUNTAINS IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR WALL.
3. SEE P-200 FOR HOSE BIBB SPEC A1321.
4. ADDRESS IDENTIFICATION SHALL BE PROVIDED AND COMPLY WITH IFC

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED, PAINTED TO MATCH WINDOW COLOR
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	SANDSTONE
BRICK-1	GLEN-GERY	MODULAR BRICK	RED SMOOTH IRONSPOT
BRICK-2	GLEN-GERY	MODULAR BRICK	RUSTIC BURGUNDY
HARDIE-1	JAMES HARDIE	HARDIE ARCHITECTURAL COLLECTION- PANELS	POPULAR GRAY SW6071
TRIM-1	JAMES HARDIE	HARDIETRIM BOARD 1" X 5.5"	SMOOTH ARCTIC WHITE
SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
AWNING-1	-	CUSTOM ALUMINUM	SW POWDURA COLOR: GOLDEN CORN PYS9-C0000
AWNING-1 BRACKETS	-	CUSTOM ALUMINUM	SW POWDURA COLOR: GRAY SHELL PAS9-C0000
CANOPY	MAPES CANOPIES	CUSTOM ALUMINUM	CLEAR ANODIZED
COPING-1	FABRAL (OR EQUAL)	BREAK METAL	HICKORY MOSS 870 (TO MATCH ADJACENT)
COPING-2	FABRAL (OR EQUAL)	BREAK METAL	COCOA BROWN 856 (TO MATCH ADJACENT)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

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3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO DEVIATE FROM THE CONTRACT SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT AND THE LEARNING EXPERIENCE FOR APPROVAL.

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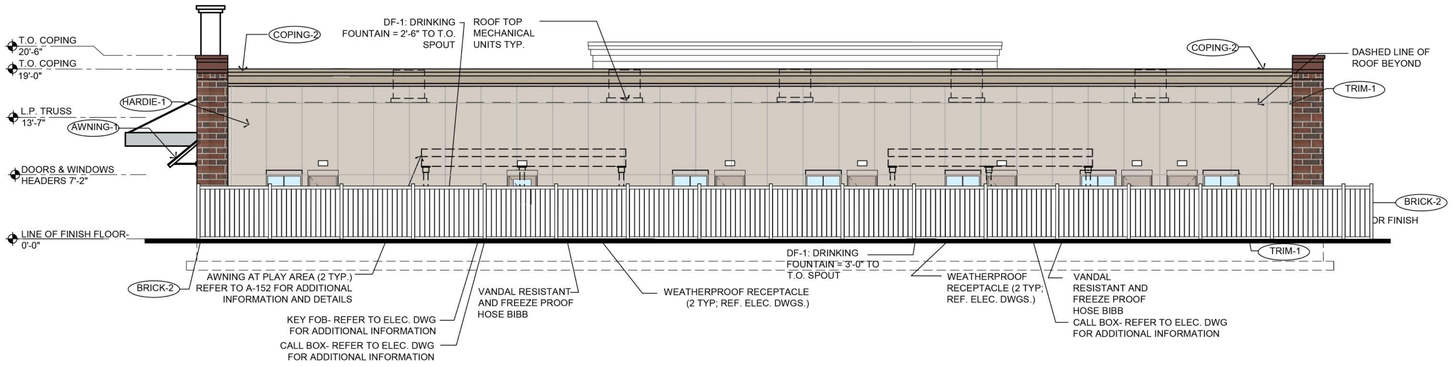
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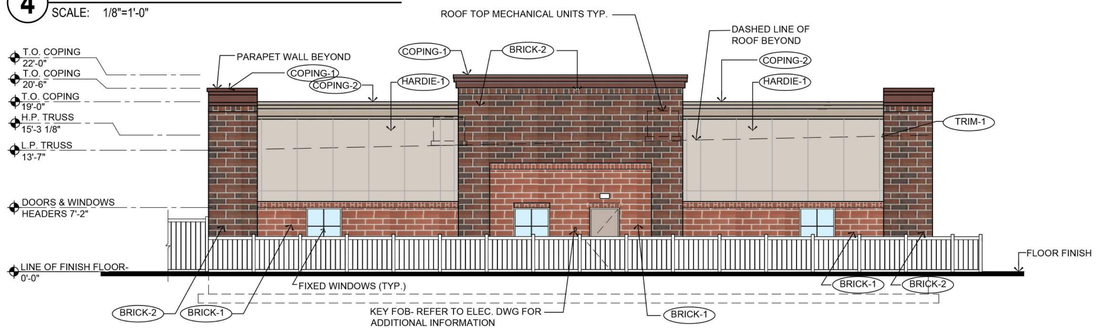
EXTERIOR ELEVATIONS

SA-1.2

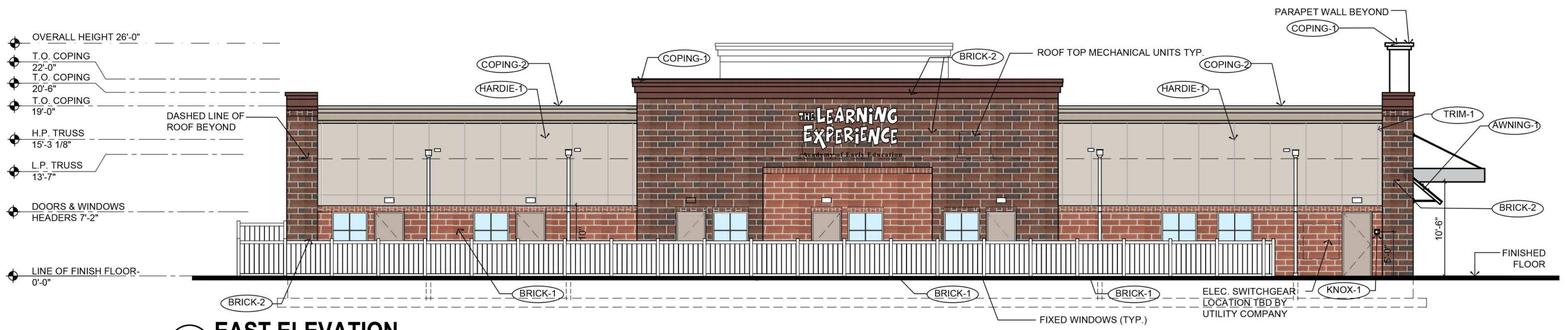
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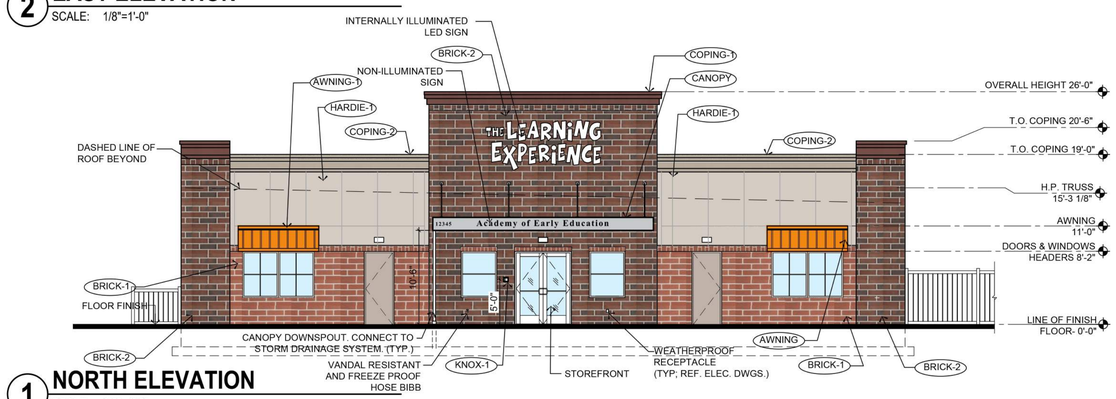
4 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



2 EAST ELEVATION
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1 NORTH ELEVATION
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EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
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BRICK-1	GLEN-GERY	MODULAR BRICK	RED SMOOTH IRONSPOT
BRICK-2	GLEN-GERY	MODULAR BRICK	RUSTIC BURGUNDY
HARDIE-1	JAMES HARDIE	HARDIE ARCHITECTURAL COLLECTION- PANELS	POPULAR GRAY SW6071
TRIM-1	JAMES HARDIE	HARDIETRIM BOARD 1" X 5.5"	SMOOTH ARCTIC WHITE
SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
AWNING-1	-	CUSTOM ALUMINUM	SW POWDURA COLOR: GOLDEN CORN PYS9-COOOO
AWNING-1 BRACKETS	-	CUSTOM ALUMINUM	SW POWDURA COLOR: GRAY SHELL PAS9-C0000
CANOPY	MAPES CANOPIES	CUSTOM ALUMINUM	CLEAR ANODIZED
COPING-1	FABRAL (OR EQUAL)	BREAK METAL	HICKORY MOSS 870 (TO MATCH ADJACENT)
COPING-2	FABRAL (OR EQUAL)	BREAK METAL	COCOA BROWN 856 (TO MATCH ADJACENT)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
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EXTERIOR ELEVATIONS

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Luminaire Schedule										
Symbol	Qty	Tag	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height	BUG Rating	IES Class
	3	G	Hubbell	PVNTR-13-30-4K8-UNV	0.950	3712	31.4	10	B1-U3-G1	Type V
	3	S4	LSI INDUSTRIES, INC.	PXSLM-FT-24L-1-40-4SQ24-LAB (w/ 24' Pole)	0.950	25238	161	27	B3-U0-G3	Type IV

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site_Planar	Illuminance	Fc	0.92	13.8	0.0	N.A.	N.A.

Lighting and switchgear are part of a nationally specified and managed program for the developer, owned by CED National Accounts. Please contact David Rash for pricing and general questions (david.rash@ced.com)

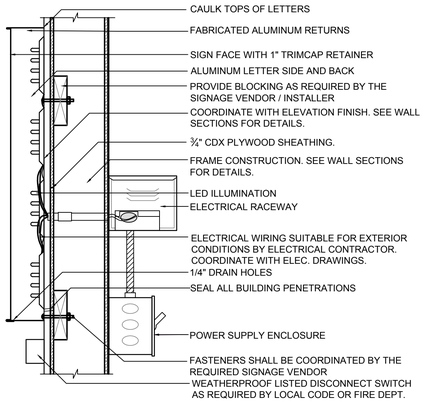
General Design Notes:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used.
Many factors will impact the actual performance of lighting in the constructed space, including:
- accuracy of the .ies photometric data files supplied by the manufacturers
- actual finish reflectance values in the constructed environment
- final luminaire placement including obstructions and installation quality
The photometric report has been calculated per customer design criteria, while accounting for energy codes that may impact desired levels.
Any calculations that conflict with either should be brought to CED's attention ASAP for correction.

NATIONAL ACCOUNTS DESIGN SOLUTIONS
Lighting layout and design by CED National Accounts.
For design and general inquiries, please reach out to info@cednationalaccounts.com

Revisions			
#	Date	Comments	

Drawn By: Ben Kerstens, LC
CED National Accounts Design Solutions
Date:9/12/2025
Scale:

The Learning Experience
Lakeland, FL



BUILDING SIGN MOUNTING DETAIL

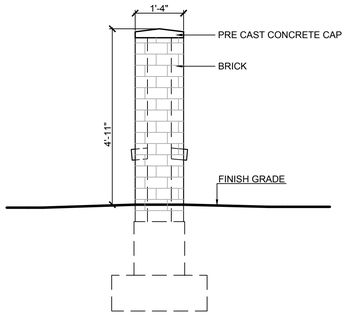
3 SCALE: 1 1/2"=1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND SHALL REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
2. SIGNAGE CONTRACTOR TO SUPPLY & INSTALL, LIGHTED, 'THE LEARNING EXPERIENCE' SIGN AS INDICATED ON DRAWINGS. SIGN SHALL BE PAN CHANNEL LETTERING, RACEWAY MOUNTED WITH 120V INTERNAL FLUORESCENT LIGHTING. PROVIDE WHITE 3/16" ACRYLIC CAP WITH BLACK JEWELITE TRIM AND TRANSLUCENT VINYL FILM APPLIED AS PER SPECIFIED COLORS.
3. ANCHORAGE SHALL BE COMPLIANT WITH APPLICABLE BUILDING CODE PER THE DESIGN LOADS LISTED ON DRAWING S-100.

NOTE: SIGNAGE UNDER SEPARATE SIGN PERMIT APPLICATION.

ALL SIGNAGE TO BE PROVIDED AND INSTALLED BY THE REQUIRED VENDORS. REFERENCE **T-202**. NO SUBSTITUTIONS ALLOWED.



MONUMENT SIGNAGE ELEVATION

5 SCALE: 1/2"=1'-0"

NON-ILLUMINATED ACRYLIC LETTERING SECURE TO BUILDING AND/OR MAIN ENTRY CANOPY.

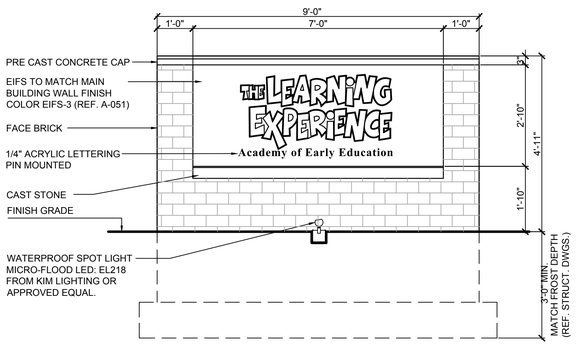
10"

Academy of Early Education

NOTE:
1. DEVELOPER, OWNER, GENERAL CONTRACTOR, AND SIGNAGE VENDOR TO CONFIRM MAXIMUM ALLOWABLE SIGNAGE AREA AS DICTATED BY LOCAL AUTHORITY HAVING JURISDICTION. SIGN SIZE SHALL BE MAXIMUM ALLOWED AND MUST RECEIVE FINAL THE LEARNING EXPERIENCE CORPORATE APPROVAL PRIOR TO ORDERING.

BUILDING AND/OR MAIN CANOPY MOUNTED SIGNAGE ELEVATION DETAIL

2 SCALE: 1/2"=1'-0"



NOTE: REFER TO CIVIL ENGINEER'S PLANS FOR LOCATION OF MONUMENT SIGN ON SITE.

MONUMENT SIGN IS TO BE DOUBLE-SIDED.

BUILDING ADDRESS NUMBER SHALL BE PROVIDED WHEN REQUIRED BY AUTHORITY HAVING JURISDICTION.

MONUMENT SIGNAGE ELEVATION

4 SCALE: 1/2"=1'-0"

NOTE:
1. LETTERS PROJECT 4" FROM FACE OF BUILDING.
2. DEVELOPER, OWNER, GENERAL CONTRACTOR, AND SIGNAGE VENDOR TO CONFIRM MAXIMUM ALLOWABLE SIGNAGE AREA AS DICTATED BY LOCAL AUTHORITY HAVING JURISDICTION. SIGN SIZE SHALL BE MAXIMUM ALLOWED AND MUST RECEIVE FINAL THE LEARNING EXPERIENCE CORPORATE APPROVAL PRIOR ORDERING.

INTERNALLY ILLUMINATED PAN CHANNEL LETTERING; MOUNTED TO FACADE

THE LEARNING EXPERIENCE

BUILDING MOUNTED SIGNAGE ELEVATION DETAIL

1 SCALE: 1/2"=1'-0"

1. GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING SITE SAFETY.
2. GENERAL CONTRACTOR MUST PROVIDE AND INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND LEARNING EXPERIENCE FOR APPROVAL PRIOR TO USE. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT AND THE LEARNING EXPERIENCE FOR APPROVAL.

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THE LEARNING EXPERIENCE
Academy of Early Education

REVISION

NO.	DATE	DESCRIPTION
01	07-08-25	DESIGN DIRECTIVE #020

ISSUE

NO.	DATE	DESCRIPTION
1	07-17-25	PRELIMINARY SD PACKAGE

TLETN25-171
PROJECT NUMBER

DRAWN BY
BB
APPROVED BY

EXTERIOR SIGNAGE DETAILS

A-161

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