



Lakeland Municipal Parks & Recreation/Natural Resources Advisory Board
Regular Meeting Agenda
Tuesday, January 13, 2026, 5:30 PM
IH Clubhouse, 4523 Canada Road, Lakeland TN 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. ELECTION OF OFFICERS
- IV. CONSENT AGENDA:
 1. Approval of Meeting Minutes from Previous Meetings:
 - a. **Regular Meeting Minutes** - November 18, 2025
- V. CONSIDERATION AND POSSIBLE ACTION ON ITEMS REMOVED FROM THE CONSENT AGENDA:
- VI. PUBLIC DISCUSSION:
- VII. REPORTS FROM OFFICERS AND STAFF
 1. Parks Administration Update
 2. Recreation Update
 3. Senior Center & Special Events Update
- VIII. OLD BUSINESS:
- IX. NEW BUSINESS:
 1. **Discussion and possible action** - regarding design of a covering for the Lakeland Community Center pool
 2. **Discussion and possible action** - recommendation for the submission of an application for the Local Parks and Recreation Fund 2026 Grant Cycle to fund Windward Slopes Park Master Concept Plan improvements
 3. **Discussion** - design of a new playground at City Hall Park

4. **Discussion** - regarding design of the IH Clubhouse deck renovation project

X. ANNOUNCEMENTS:

XI. ADJOURNMENT:



Lakeland Municipal Parks & Recreation/Natural Resources Advisory Board
Regular Meeting Agenda Minutes
Tuesday, November 18, 2025, 5:30 PM
IH Clubhouse, 4523 Canada Road, Lakeland TN 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Mark Donley at 5:30pm on Tuesday, November 18, 2025.

II. ROLL CALL:

Mark Donley	Present
Stacy Monasky	Present
Amber Sawyer	Present
Janice Volner	Present
Brian Rowell	Present
Vice-Mayor Michele Dial	Present
Jessica Cannon	Absent
Jenny Kiesel	Absent
Ben Ledsinger	Absent

Staff personnel in attendance were Parks and Recreation Director Andrew Fisher, Recreation Manager John Proctor, Senior Center and Special Events Manager Kim Odom, and Special Events Coordinator Alex Harris.

III. CONSENT AGENDA:

1. Approval of Meeting Minutes from Previous Meetings:
 - a. **Regular Meeting Minutes** - September 9, 2025
When the question was called the meeting minutes passed as presented, voice vote, 6 in favor 0 against 0 abstain (6-0-0).

IV. CONSIDERATION AND POSSIBLE ACTION ON ITEMS REMOVED FROM THE CONSENT AGENDA:

V. PUBLIC DISCUSSION:

1. **Presentation** - Eagle Scout project for City Hall t-ball field
This presentation was offered by Aiden Johnson.

VI. REPORTS FROM OFFICERS AND STAFF

DRAFT

1. Parks Administration Update
Parks and Recreation Director Andrew Fisher presented the Parks Administration update.
2. Recreation Update
Recreation Manager John Proctor presented the Recreation update.
3. Senior Center & Special Events Update
Senior Center and Special Events Manager Kim Odom and Special Events Coordinator Alex Harris presented the Senior Center & Special Events Update.

VII. OLD BUSINESS:

1. **Action** - recommendation of the 2025 Windward Slopes Park Master Plan
Vice-Mayor Dial moved to bring this item to the floor, seconded by Chair Mark Donley.

Parks and Recreation Director Andrew Fisher presented this item.

Discussion ensued.

There was no official action taken on this item.

When the question was called the motion to amend passed, voice vote, 6 in favor 0 against 0 abstain (6-0-0).

VIII. NEW BUSINESS:

1. **Discussion - regarding** the Parks and Recreation/Natural Resources Advisory Board reappointments
Parks and Recreation Director Andrew Fisher presented this item.

IX. ANNOUNCEMENTS:

X. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:22pm on Tuesday, November 18, 2025.

These minutes were approved on January 13, 2026.

Jessica Cannon

Secretary

ATTEST:

Yareli Esparza
City Recorder Liaison

DRAFT

January 13, 2026

PARKS ADMINISTRATION

1. IH Park Improvements

A. IH Clubhouse Deck

- i. An initial site design has been provided for staff. Once design is complete, Renaissance Group will provide construction documents, and we will post this project for bid.

2. City Hall Park

A. T-Ball Field

- i. Irrigation was added to the ballfield in December.
- ii. Staff will propose adding the maintenance of this field to the Ladd's contract, along with the BTAC fields.

3. Lakeland Community Center

- A. USDA has given the green light to proceed. A groundbreaking ceremony will be scheduled for January 2026. A Pre-construction meeting with USDA will be held, with construction set to begin shortly after.
- B. DynaDome review and recommendation.
- C. Brick campaign

4. Brody Townsend Athletic Complex

A. BTAC Restroom Project

- i. The BTAC Restroom project has an initial site design. The goal is to have the design mimic the new restrooms at IH Managerial Park. Once final designs and construction documents are complete, staff will post this project for bid.

5. Park Maintenance Updates

- i. Leaves have been mulched.
- ii. Christmas decorations are being taken down and stored away.
- iii. Winter projects will begin this week. The first task is to repair the fence at Cool Springs Park.
- iv. Bench installation

6. Staff Updates

- i. Staff birthdays and anniversaries
- ii. Upcoming trainings and development
- iii. Special announcements

January 13, 2026

RECREATION / ATHLETICS UPDATE

1. Youth Basketball

- a. Practices and games started back up the week of January 5
- b. Competitive (2025-26: We have 1 team per age group)
 - i. 3RD & 4TH Girls – 9 (2025-26: 12)
 - ii. 3RD Boys – Did not have a team (2025-26: 10)
 - iii. 4TH Boys – 9 (2025-26: 10)
 - iv. 5TH & 6TH Girls – 8 (2025-26: 11)
 - v. 5TH & 6TH Boys – 10 (2025-26: 10)
- c. Recreational: Final Registration Age Divisions & Numbers Total: 209(2024-25: 200)
 - i. 6U – 40 (2025-26: 41)
 - ii. 8U – 60 (2025-26: 73)
 - iii. 10U – 75 (2025-26: 66)
 - iv. 12U – 34 (2025-26: 20)
- d. The regular season will go through Saturday, February 14 with both our recreational and competitive teams.
- e. Playoffs should finish by the first week of March at the latest depending on any winter weather.

2. Youth Winter Basketball Cheerleading

- a. Registration Number:
 1. 57 (2024-25: 46)
- b. Our head cheer coach, Courtney Quesnel, and assistant coach, Tayler Frost are back for their second basketball season.
- c. Practices and games started back the week of January 5.
- d. We have added a once a month tumbling class to help introduce some of the basics of cheer tumbling.

3. Youth Spring Baseball

- a. Registration began on January 1.
 - i. Age Divisions and Programs
 1. 4U Smart Start Baseball Program (2025: 35)
 2. 6U T-Ball (2025: 24)
 3. 8U Coach Pitch (2025: 28)
 4. 10U Kid Pitch (2025: 13)
 5. 12U Kid Pitch (2025: 18)
 6. 15U Kid Pitch (Looking into this possibility for this year)
- b. Places we will play and practice:

- i. Our 4U Smart Start baseball program will host all practices/sessions at our new City Hall Park t-ball field or at the Brody Townsend Athletic Complex
- ii. Our 6U, 8U, 10U, 12U, and 15U teams will participate with the City of Bartlett Baseball leagues for games and practice at the Lakeland Athletic Complex or at Buckhead Creek when possible.
- c. Practices will tentatively start the week of March 23.
- d. Games will start in mid- late April, and the season will tentatively end in mid-late June.

4. Recreational Sports Tentative Schedule 2026

a. Youth Spring Soccer

- i. Registration January 1 - February 22
- ii. The season will start in late March and go to May 9

b. Adult Spring/ Summer Soccer

- i. Registration will be starting in March
- ii. Looking to change some of the regular season timeline to shorten the season to avoid the heat

c. Youth Flag Football- Mini Session

- i. Registration will be March 1 – May 3
- ii. Practices will start in mid-May
- iii. Season will be the month of June

d. Youth Tackle Football Cheer

- i. Registration will be March 29 – June 14
- ii. Practices will start in mid-July
- iii. The season will start with tackle football in mid-August and go through mid- November depending on the post season

e. Youth Tackle Football

- i. Registration will be March 29 – June 14
- ii. Practices will start in mid-July
- iii. Season will start in mid-August and go through mid- November depending on the post season

f. Youth Flag Football- Fall Season

- i. Registration will be May 30-July 26
- ii. Practices will start the week of August 10
- iii. Season will start in early September and go through late October

g. Youth Fall Soccer

- i. Registration will be July 5 – Late August
- ii. Practices will start late August
- iii. Season will start in early September

h. Adult Fall Flag Football

- i. Registration will be June 28 – August 9

- ii. The season will start in late August and go through late October
- i. **Youth Basketball**
 - i. Registration will be September 1 – October 25
 - ii. Practices will start in early November
 - iii. Season will start in early December
- j. **Youth Basketball Cheer**
 - i. Registration will be September 1 – October 18
 - ii. Practices will start in early November
 - iii. Season will start in early December

January 13, 2026

SENIOR CENTER & SPECIAL EVENTS UPDATE

SENIOR CENTER

1. November 2025

- a. Attendance – 522 (November 2024 – 423)
- b. Programs
 - i. Aging Commission of the Midsouth presented Medicare Enrollment on December 21 at Lakeland Senior Center to assist those 65 and older with the Medicare plans. The representatives reported a positive outcome and plan to come back to LSC next year.
 - ii. Approximately 45 attended the November Luncheon with entertainment.
 - iii. There were 14 Christmas art and crafts added to the calendar for December and taught by volunteer instructors except for Whimsical Art and Air-Dry Clay classes, which are led by LSC manager.

2. December 2025

- a. Attendance – 515 (December 2024 – 467)
- b. Programs
 - i. Christmas with the Grands was well attended with more than 60 grandparents and grandchildren on December 5.
 - ii. There were 91 attendees at the Christmas Dinner & Dance on December 12.
 - iii. The 6-course Pallet Knife Painting class awarded to Lakeland Senior Center through a grant, was a success with a full class of 12.

3. Upcoming

- a. January & February
 - i. Two back-to-back grant awarded 3-week pottery class will be held in January and February. Attendees will make windchimes in during three sessions. Each course has a limit of 10 participants. It takes three classes to complete the project.

- ii. January Lunch & Learn guest speaker, Carol Devine with Right at Home will provide tips and ideas for living safely at home in your mature years.
- iii. February's Health Hour on February 5, will be on Heart Health in honor of American Heart Month. There will be two guest speakers, a representative from OrthoSouth will demonstrate some simple exercises for seniors and a representative with CORPRO will present a 30-minute video on expert advice on how to respond in a medical emergency.
- iv. Our annual Valentine's Luncheon for couples and friends will be held on Thursday, February 12th. There will be a DJ and lunch served.

SPECIAL EVENTS


1. Event Updates

- a. Christmas in Lakeland Parade November 29, 2025.
 - i. Despite our best efforts, this year's parade was cancelled due to rain.
- b. Christmas in Lakeland Drone Show and Tree Lighting November 30, 2025, starting at 5:00PM.
 - i. The Drone Show and tree lighting ended up getting rescheduled due to the rain in the area on Saturday night. Even with the reschedule, we had an estimated 2,500 in attendance. The Drone Show, tree lighting, and pictures with Santa was a tremendous hit! So much so, we had people who could not get in. We would love the opportunity to do this again next year.
 - ii. 60% of attendees traveled 7 miles or less to be here while 35% of guests traveled 10 – 30 miles; the remaining percentage traveled even further! Visitors came from Lakeland (40%), Bartlet (9%), Memphis (8%), Millington (6%), with 1,500 people from Shelby County alone. We even had visitors to Lakeland from as far as Gibson County. This is the highest traffic date we had all year at IH Park. Top visited places after the event included, Zaxbys, Crackle Barrell, JJ's Tropical Smoothies, the Lake District, Starbucks, and more.

2. Upcoming Events 2026

Mardi Growl

 Date: Saturday, March 14, 2026

 Time: 11 AM – 2 PM

 Pickup Location: Zadie Kuehl Park, 3031 Canada Road, Lakeland, TN 38002

Arbor Day Tree Giveaway

 Date: Saturday, March 21, 2026

 Time: 10 AM – 12 PM

 Pickup Location: IH Park, 4523 Canada Road, Lakeland, TN 38002

Easter Hop & Shop!

 Date: Saturday, March 28, 2026

 Time: 2:00 PM - 6:00 PM

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Mother Daughter Pamper Party

 Date: Saturday, April 11th, 2026

 Time: 2:00 PM – 5:00 PM

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Father Son Campout

 Date: Friday, May 1, 2026

 Time: 5:00 PM - 8:00 PM

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Fishing Rodeo

 Date: Saturday, May 2, 2026

 Time: 8:00 AM - 11:00 AM

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Summer Party

 Date: Saturday, May 23, 2026

 Time: 3:00 PM - 6:00 PM

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Adult Paint + Dip

 Date: Friday, June 19th, 2026

 Time: 6:00 PM - 7:00 PM

📍 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Freedom Festival

📅 Date: Saturday, July 4, 2026

🕒 Time: 7:00 PM - 9:00 PM

📍 Location: Lakeland Prep Athletic Annex, 9651 Old Brownsville Rd, Lakeland, TN 38002

Parks and Rec Month Event

📅 Date: Friday, July 10, 2026

🕒 Time: 11:00 AM – 1:00 PM

📍 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Parks and Rec Month Event

📅 Date: Friday, July 17, 2026

🕒 Time: 11:00 AM – 1:00 PM

📍 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Parks and Rec Month Event

📅 Date: Friday, July 24, 2026

🕒 Time: 11:00 AM – 1:00 PM

📍 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Parks and Rec Month Event

📅 Date: Friday, July 31, 2026

🕒 Time: 11:00 AM – 1:00 PM

📍 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Back to School Celebration

📅 Date: Saturday, August 2, 2026

🕒 Time: 3:00 PM - 6:00 PM

📍 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

LAMP Concert

📅 Date: Saturday, August 22, 2026

🕒 Time: 6:30 PM - 9:30 PM

📍 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Teen Glow Night

 Date: Saturday, September 12, 2026

 Time: 6:00 PM - 9:00 PM

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

LAMP Concert + Homecoming

 Date: Saturday, September 26, 2026

 Time: 6:30 PM - 9:30 PM

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Harvest Festival + LAMP Concert

 Date: Saturday, October 25, 2026

 Time: 3:00 PM - 9:00 PM

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002

Christmas in Lakeland

 Date: Saturday, November 28, 2026

 Time: TBD

 Location: IH Managerial Park, 4523 Canada Road, Lakeland, TN 38002



**Lakeland Municipal
Parks &
Recreation/Natural
Resources Advisory
Board**

Meeting Cycle: Tuesday, January 13, 2026

Subject: **Discussion and possible action** - regarding design of a covering for the Lakeland Community Center pool

Staff Contact:

STAFF RECOMMENDATION

BUDGET IMPACT

DISCUSSION

Northumberland Family YMCA Heathsville, VA – 102' x 120'

July 30, 2025



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FACILITIES | AQUATICS

Why YMCAs are Turning to Retractable Structures to Enhance Their Aquatics Facilities



Andy Berg
Apr 2, 2024



Source: Photos courtesy of YMCA of Greenville (S.C.)

Pools are important community gathering places. They're also expensive to build, maintain and operate, which is why YMCA operators are always looking for ways to maximize the use of their aquatics spaces.

Unfortunately, unpredictable weather — cold spells, rain or snow storms — can shut down an outdoor pool for days, regardless of whether that space is booked solid with programming. For that reason, a number of YMCAs across the country have adopted a unique solution designed to increase the flexibility of existing outdoor pools, or outright avoid the cost of building a standalone

natatorium. Here's a look at how one solution has fit the bill for Y's in Florida, North Carolina and South Carolina.

Rain or shine



YMCA of the Suncoast was looking to build a new facility in Citrus County, Fla., which lies in the northern part of the state where it can get down into the 30s and 40s a couple times a year. When mulling options for the facility's aquatics offering, the team had considered everything from a brick-and-mortar natatorium to an outdoor pool covered by an inflatable dome.

"We had looked at constructing a natatorium, but the numbers came back rather expensive," says Tim Ackerman, vice president of properties for YMCA of the Suncoast, adding that he eventually settled on what has been the perfect fit for the facility — a retractable structure from DynaDome that is installed over an outdoor pool and can be opened and closed in a matter of seconds.

"The pricing came in at well over \$750,000 less than the natatorium, so there were instantly some cost savings that are recognized," says Ackerman. "The other intriguing part of this solution is that it gave us the opportunity to offer what most of our members prefer — outdoor swimming. It's 53 degrees today and the dome is closed, but this afternoon it's 72 and we will open the dome, which takes about 45 seconds. We push a button and it opens, and we will have an outdoor swimming pool until the temperature drops down to about 65, and then we'll close the dome again and have an indoor swimming pool."

Ackerman says that the DynaDome structure has also helped the Y skirt programming interruptions due to Florida's frequent but brief rainstorms during the summer. Notably, that functionality has actually improved safety at the Citrus County facility.

Says Ackerman, "In the past when it rained, the water falling on the water surface would disrupt the lifeguard's ability to see the bottom of the swimming pool, which is a requirement for us — you have to clearly be able to see the bottom of the pool — so we would have to close the pool during heavy rainstorms."

Light and shade



The Taylor YMCA in Cary, N.C., had for years covered its outdoor pool during the winter months with an inflatable dome. That structure lasted 27 years, which exceeded the manufacturer's 25-year expected product lifespan. Like the location in Citrus County, Taylor had planned to begin work on a natatorium in March 2020, but COVID disrupted those plans, and the project had to be abandoned. A portion of the money for the natatorium had already been donated, however, and Taylor pivoted, putting that money instead toward a DynaDome.

Eric Bjorkquist, aquatics director for Taylor YMCA, had researched other options, but eventually landed on the DynaDome, which he says "offered a significant number of advantages," specifically emphasizing how easily the facility can be converted from an outdoor to an indoor pool relative to other solutions on the market. "It's just offered us operational flexibility that you don't have with the others."

Regardless of the weather, the DynaDome also has the added advantage of letting in plenty of light, as the roof and sides are made of transparent polycarbonate panels. “There’s a lot of natural light,” says Bjorkquist. “And the quality of the air, the ability to control the temperature inside the dome, and the amount of light that we have, both day and night, have been terrific.”

While Bjorkquist concedes that the DynaDome solution was more expensive than other options, he says the benefits have outweighed the costs, stating, “In terms of user experience, in terms of ease of operation, it’s been great.”

Aside from allowing abundant natural light in the facility, Bjorkquist appreciates a tangential benefit he hadn’t anticipated. “One thing we did not anticipate was the amount of shade that the ends provide when it’s open,” he says. “In fact, that was one of the concerns that one of our vice presidents had, was whether people would want to swim in a pool that has shade on it in the summertime. I do think one thing people need to be aware of when designing their structure is the path of the sun throughout the day at different times of the year. And then they can design their seating accordingly.”

Y’s take notice



The flexibility of the DynaDome hasn’t gone unnoticed by the greater community of YMCAs, as more and more are looking toward success stories at facilities that have already implemented retractable solutions.

John Schlansker, director of facilities and risk management at the YMCA of Greenville (S.C.), says that he’d talked to other YMCAs that had installed a DynaDome and word is out.

“I spoke with DynaDome at a YMCA conference back in 2018 or 2019, and I think they had maybe one Y at that point. It’s not an inexpensive solution, so it took a little time, and we had to build the case internally about why this makes sense and everything else,” says Schlansker. “But chatter is definitely out there. People, particularly in climates like ours — yes, we’re in the South, but we still get a real winter — we need something like this, something that at least gives our pools a chance to still be operating in December, January, February. But it’s still not an indoor pool. Because the majority of the year we want to be outside.”

From a maintenance standpoint, Schlansker says things have been pretty simple. “As long as you stay on top of it with a pressure washer, and just some soap and water, it really hasn’t been too difficult,” he says. “The good part is the rain that comes will help wash it off, which helps from an exterior standpoint. And then on the interior, we just try to stay on top of it and don’t use chemicals. That’s what we were told, and don’t use rags that have any kind of friction.”

When building any facility, large or small, organizations have to balance the equation between cost and an optimal-use case. For many YMCAs, DynaDome’s feature set of the retractable structure — along with its mid-range pricing, durability and relatively easy maintenance — appears to be the right fit. “I think we are immensely excited,” Schlansker says. “From an image perspective, this just really puts us in a different ballpark.”



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SPONSORED

DynaDome Transforms Outdoor Pool Into Year-Round Paradise



John Schlansker describes living in Greenville, S.C., as another day in paradise, but every now and then, it rains in paradise, too. That's why Schlansker and the Greenville YMCA rely on DynaDome to ensure the outdoor pool stays a paradise day after day.

"It's not just a company we purchased something from — it is a group that we have partnered with," says Schlansker, vice president of facilities and risk management at YMCA of Greenville and a 27-year Y veteran. When Schlansker first started in facilities management, the outdoor pool at the Caine Halter Family YMCA was covered in an inflatable bubble.

“We had this inflatable bubble, and it was a good, affordable solution at the time,” he says. “It allowed us to keep the pool open year-round, but it wasn’t a great environment. There was no natural light. It was hot and steamy. Not a comfortable setting.”



Schlansker and his team connected with DynaDome several years ago, and for a long time, upgrading the outdoor facility was on his wish list. It wasn’t until vandalism made the previous inflatable bubble unusable in January 2023 that the dream became a reality. “We had been doing our homework to use this as an opportunity,” he says. “We just really had to shorten up the timeline.”



The team spent eight weeks putting together the necessary funding and then spent a few months with DynaDome planning and permitting the site. During that time, a team from DynaDome visited the Caine Halter Family YMCA a few times to consult on design and engineering. Says Schlansker, “The long-term investment is definitely paying off and well worth it.”

Since opening in January 2024, the DynaDome structure at the outdoor pool has been game-changing for Schlansker, his team and Y members. “It is visually just striking,” Schlansker says. “It’s something that we are proud to show off and to have our members use. It also gives us so much flexibility in terms of operation. We can open and close the structure in under a minute. On nice days here in January, we can open it up to enjoy the natural sun, but if it’s a cloudy, rainy day, we can close it, as well.”



The DynaDome structure came in handy for more than just blocking out the bad weather. Schlansker explains, "What we saw is actually during the summer, we can close it and take advantage of the partial shade to keep the water cool and our members cool, too. It's hot down here in South Carolina, so to have those options in the summer months is something that we didn't even plan for, but is a huge benefit."

Schlansker and his team aren't the only ones loving the benefits of DynaDome. He describes the enthusiastic response from members. "Back when we had the old bubble, it was really just our dedicated lap swimmers that would use that pool," he says. "Now, we see so much more usage. Kids, families, seniors and all types of folks will use the pool year-round."



With the improved environment around the outdoor pool, Schlansker explains how programming has expanded. The pool now hosts swim lessons, swim team practices and recreational use of the pool deck.

“We have not had many issues with it since being installed, but when anything does pop up, DynaDome has been very responsive. Parts have arrived quickly, even after our purchase and installation, they have been great to work with,” says Schlansker.

The Caine Halter Family YMCA is just one of several YMCAs in Greenville, S.C., and Schlansker excitedly shares that a facility across the county currently undergoing renovations is planning to install a DynaDome structure in the next 18 months.

Says Schlansker, “This other branch we’re looking at, they have just an outdoor pool. We wanted to add another indoor element, and the cost-effective way to do that and give our members what they need and desire is DynaDome.”



**Lakeland Municipal
Parks &
Recreation/Natural
Resources Advisory
Board**

Meeting Cycle: Tuesday, January 13, 2026

Subject: **Discussion and possible action** - recommendation for the submission of an application for the Local Parks and Recreation Fund 2026 Grant Cycle to fund Windward Slopes Park Master Concept Plan improvements

Staff Contact: Andrew Fisher, Parks and Recreation Director

STAFF RECOMMENDATION

City Staff recommends approval for the submission of an application for the Local Parks and Recreation Fund 2026 Grant Cycle.

BUDGET IMPACT

DISCUSSION



Office of Outdoor Recreation (ORec)

2026 Intent to Apply Workshop

Office of Outdoor Recreation (ORec)

- Gov. Lee announced the creation of Tennessee's Office of Outdoor Recreation formation using existing resources and restructured in August 2024.
- ORec Mission: *To advance conservation and expand access to outdoor recreation which improves the quality of life and economy across Tennessee.*
- Our office focuses on blueways, greenways, strategy and planning, grant administration, recreation consulting, etc.



<https://www.tn.gov/environment/outdoorrec.html>

2026 Funding Sources

Local Parks and Recreation Fund - LPRF

- State funding from T.C.A 67-4-409 Recordation Tax
- Program provides up to 50% reimbursement funds
- Sponsor eligibility: municipalities and county governments
- Eligible projects may include development of public recreation facilities (indoor and outdoor, renovation/rehab) and/or land acquisition for development for public recreation within 3 years of purchase.
- Current inventory of land that has not previously been used for recreation can be used as match.
- Land for development and/or renovation must be owned by a government entity, but can be a lease of at least 25 years remaining between two governmental entities.
- ****NEW**** Reduced match for some counties:
 - An amendment to TCA § 67-4-409 reduces the matching requirement to 25% for projects in counties designated as distressed or at-risk by the Appalachian Regional Commission. Below is the link to identify if your county is designated as at-risk or distressed.
<https://www.tn.gov/transparenttn/state-financial-overview/open-eed/openecd/tneecd-performance-metrics/openecd-long-term-objectives-quick-stats/distressed-counties.html>

2026 Public Recreation Grants Cycle Phases

Phase 1: Complete and submit Intent to Apply application in the Grants Management System (GMS).

- Office of Outdoor Recreation (ORec) staff will review the submitted Intent to Apply application to determine if the planning criteria are met and if so, determine which funding source best aligns with the project. ORec will then assign application type (LPRF, LWCF, RTP) in the GMS for the Applying Organization.
 - Funding source workshops will be held, and the full application will be opened for your completion after

Phase 2: Applying Organizations will complete the full application in the GMS and submit by designated deadline as specified in the funding source workshops.

Deadlines

- **December 4, 2025 (Phase 1):** Intent to Apply/Pre-Application Opens 12:00pm CT
- **January 14, 2026 (Phase 1):** Intent to Apply/Pre-Application Deadline 12:00pm CT
- **January 29, 2026 (Phase 2):** Application type (LWCF/RTP/LWCF) workshop and full application opens 12:00pm CT
- **April 1, 2026 (Phase 2):** Full application due

2026 Maximum Grant Request

- **RTP:** Trail and trail support facilities application
 - Maximum project request of \$392,000 (\$490,000 total project)
- **LPRF and LWCF:** General public recreation facilities or land acquisition
 - We are encouraging smaller projects as it is our intent to spread funding across the communities. However, we will consider a few projects with a project request (reimbursable dollars) of \$3.5 million

Environmental Requirements

- ❖ If the grant application project is selected for funding, all required federal, state, and local permits must be obtained by the grantee as part of the Environmental Review.
- ❖ These permits may include a National Pollution Discharge Elimination System (NPDES), Aquatic Resource Alteration Permit (ARAP) and Storm Water Pollution Prevention Plan (SWPPP) along with any other required TDEC permits or studies. Please be aware a SWPPP will be required for any awarded project that will disturb approximately an acre or more for project construction.
- ❖ The costs associated with any items needed to obtain environmental clearance are 100% the responsibility of the grantee and may cost into the tens of thousands of dollars. In the event a project is selected for funding, receives environmental clearance, and an issue develops at the grant site that requires additional attention, grant funds may be suspended until the issue is resolved.

Requirements – for All Awarded Projects

- ❖ Must have associated land protected in perpetuity for public recreation, unless land lease requirements are met.
- ❖ A project scope that meets the intent of the application scope
- ❖ Adherence to local, state, and federal requirements specific to your grant type
- ❖ Must meet current ADA standards
 - Design/Renderings will be required for submission for ADA compliance and playground safety.
- ❖ All utility lines must be underground unless it meets one of the exceptions, i.e., electrical.
- ❖ All components of the project scope must be within the protected boundary to be eligible for reimbursement.
- ❖ Project expenditures must be included in the scope and budget of project.
- ❖ GMS activities must be submitted and marked as completed prior to associated work and/or expenditures to qualify for reimbursement.

Awarded Project Requirements (continued)

- ❖ Eligible reimbursement and/or match costs must occur during the grant contract term.
- ❖ Project expenditures must take place to receive reimbursement dollars. In-kind must be submitted in a reimbursement request and will be logged as match.
- ❖ All projects must have TN certified Architect and/or Engineer stamped plans on any section of the project that is structural, mechanical or electrical. Renderings and standard construction drawings will be required on playgrounds, trails, ball fields, playing courts, parking lots, etc.
- ❖ All playgrounds must be secured from a commercial playground manufacturer that is a current member of IPEMA and the structure must meet ASTM, CPSC, and ADA requirements for public playgrounds. In addition, playgrounds must have:
 - ❖ A third-party HIC test performed on safety surface on-site with Recreation Consultant present -- secured and paid by grantee.
 - ❖ An on-site Playground Safety Inspection performed by regional Recreation Consultant upon completion of installation.



WINDWARD SLOPES PARK

MASTER PLAN | NOVEMBER 2025

CITY OF
LAKE LAND
TENNESSEE

Kimley»Horn



ACKNOWLEDGMENTS

Without the support of many dedicated individuals this plan would not be possible. We want to thank them for their hard work, expertise, insight, and encouragement through the planning process.

LAKELAND PARKS BOARD:

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Andrew Fisher, Parks and Recreation Director

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Andrew Fisher, Chief Parks & Recreation Officer

John Proctor, Recreation Manager

Kim Odom, Senior Center/Special Events Manager

Alex Harris, Special Events Coordinator

Yareli Esparza, Parks and Recreation Administrative Assistant

PREPARED FOR:

City of Lakeland, TN

10001 Hwy 70
Lakeland, TN 38002
901.867.2717
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PREPARED BY:

Kimley-Horn and Associates

6750 Poplar Avenue
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Memphis, TN 38138
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CONTENTS

3 PUBLIC ENGAGEMENT

4 MASTER PLAN

6 MATERIAL RECOMMENDATIONS

9 OPINION OF PROBABLE CONSTRUCTION COSTS

PUBLIC ENGAGEMENT

Public engagement plays an integral role in the development of a Master Plan. Input from the community helps guide the overall design and informs key decisions. In the preliminary stages of the planning process, a public input session was held at Lakeland City Hall. The meeting included exhibits ranging from functional layout diagrams to visual preference surveys. Members of the public were given the opportunity to comment on the various exhibits using written notes and green/red dots. The meeting was facilitated by the Design Team and Parks & Recreation staff. The results of this process were used to inform the design of the Master Plan.



PLAYGROUND WITH NATURAL MATERIALS

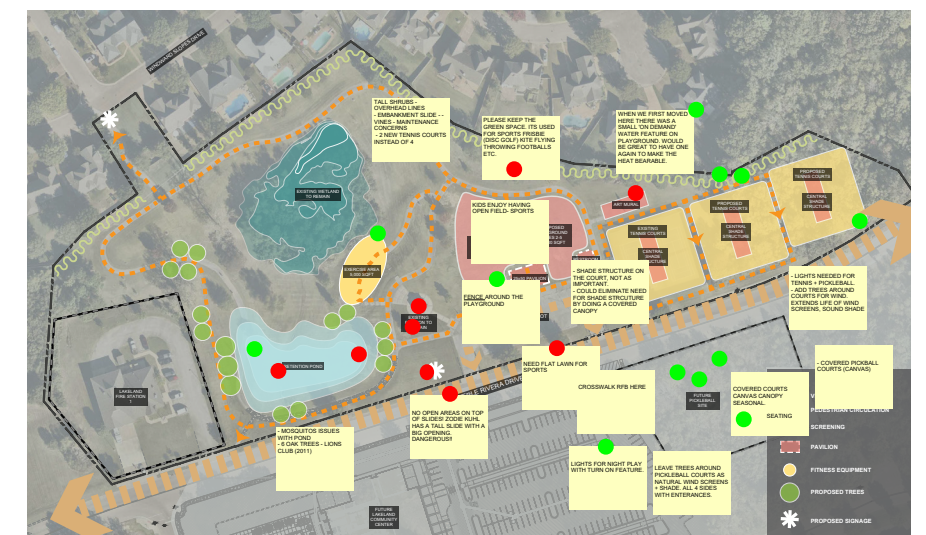
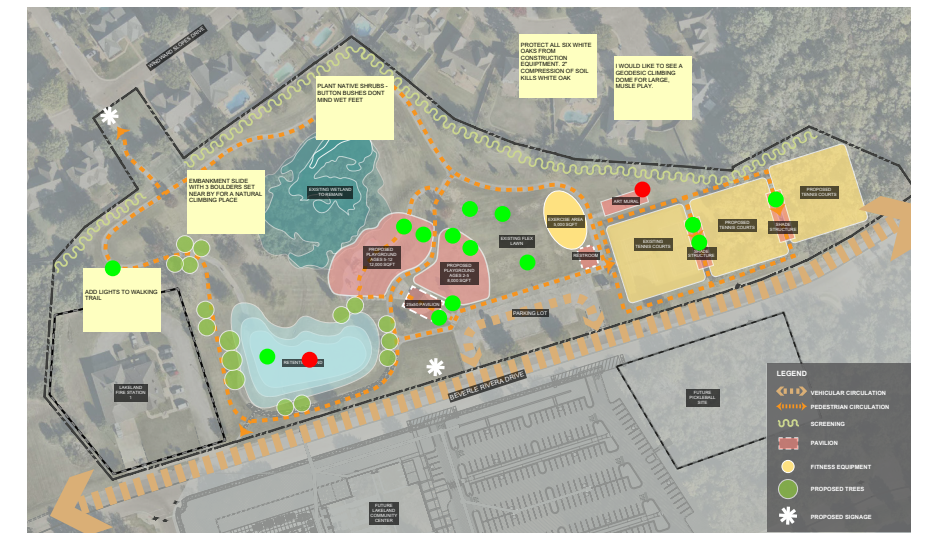
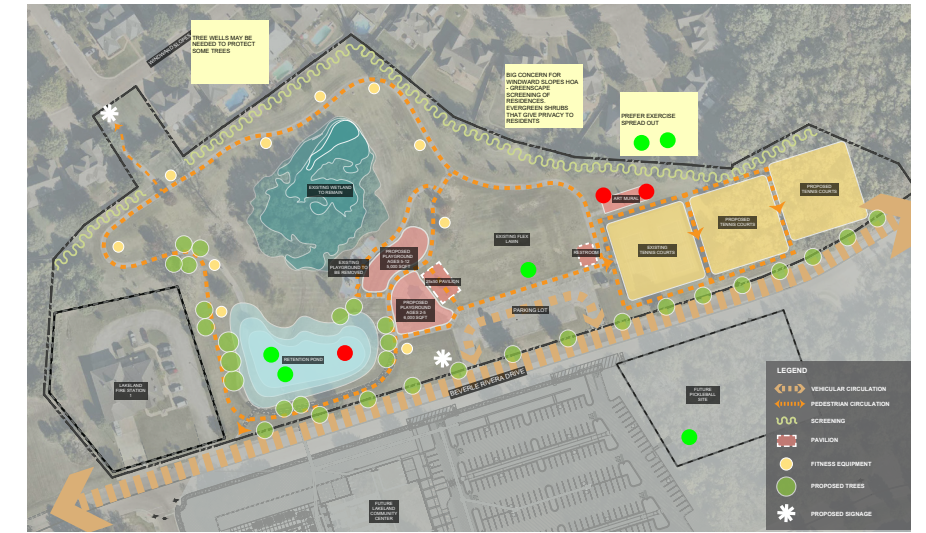
PLAYGROUND WITH TRADITIONAL MATERIALS

COVERED TENNIS COURTS WITH SEATING

TENNIS COURT AND COVERED SEATING

INDIVIDUAL OUTDOOR FITNESS STATIONS ALONG A TRAIL

GROUPED OUTDOOR FITNESS EQUIPMENT AREA





WINDWARD SLOPES PARK MASTER PLAN

LEGEND

- | | | | | | |
|---|---------------------|----|------------------------|----|-------------------------------|
| 1 | ENTRANCE SIGNS | 9 | FLEX LAWN | 17 | TRAIL SEATING AREA |
| 2 | EXPANDED PARKING | 10 | RESTROOM BUILDING | 18 | CARDIO FITNESS STATIONS |
| 3 | 34' BY 60' PAVILION | 11 | GROUP FITNESS AREA | 19 | EXISTING WETLAND |
| 4 | PLAYGROUND PATIO | 12 | YARD GAME SPACE | 20 | RETENTION POND |
| 5 | SPLASH PAD | 13 | EXISTING TENNIS COURTS | 21 | RESIDENTIAL BUFFER |
| 6 | 5-12 PLAYGROUND | 14 | NEW TENNIS COURTS | 22 | PEDESTRIAN AND PARKING LIGHTS |
| 7 | HILL PLAY AREA | 15 | TENNIS COURT CANOPY | | |
| 8 | 2-5 PLAYGROUND | 16 | RAISED CROSS-WALK | | |

Windward Slopes Park is an anchor of the Lakeland community with rich ties to the history of the Lakeland Amusement Park and connections within the Windward Slopes community. This 9 acre park currently features a 1/3 mile paved walking trail, playground, pavilion, tennis courts, ball wall, restrooms and parking. With the development of new recreational facilities in this area, including the Lakeland Community Center and a City of Lakeland pickleball facility, Windward Slopes Park has the opportunity to provide improved and new facilities to compliment these developments and better serve the community.

This Master Plan seeks to enhance the existing facilities of Windward Slopes Park for Lakeland residents. It is intended to serve as a guiding document for future redevelopment of the park.



MATERIAL RECOMMENDATIONS

FURNISHINGS

The furnishing recommendations are a mix of City standards and new furnishings to anchor this space within the overall park system. They will also provide an opportunity for new uses and play elements within the park. Furnishings are shown for design intent. Final selections will be determined through the construction documentation process.



DUMOR BENCH 160



MONOLINE COMMUNITY TABLE



DUMOR 157



GARDEN BIKE RACK



OUTDOOR TABLE TENNIS



CONCRETE CORNHOLE



TONIK GOBY LOVE SEAT



TONIK GOBY LOUNGE CHAIR

PRODUCT SPECIFICATIONS

BENCHES: DuMor bench 160 with backs and arms

TRASH RECEPTACLES: DuMor receptacle 157 with rain bonnet

BIKE RACKS: Forms + Surfaces Garden bike rack

YARD GAMES: Stone Age Table Tennis; Outdoor Concrete Games cornhole/bag-toss

TABLES: Site Pieces Monoline Community table

CHAIRS: Tonik Goby lounge chair and love seat

MATERIAL RECOMMENDATIONS

PLAY EQUIPMENT

The proposed playground enhancements for Windward Slopes Park include both traditional play equipment, natural hill play, and a splash pad. These features will provide a wide range of challenging and fun play experiences for kids of all ages and abilities. Play equipment is shown for design intent. Final selections will be determined through the construction documentation process.



GENTLE ACTIVITY ZONE



5-12 TOWER STRUCTURE



UNIVERSAL ZONE



PLAYGROUND SHADE STRUCTURES



EMBANKMENT SLIDES



HILL CLIMBERS



DYNAMIC ZONE



2-5 STRUCTURE

PRODUCT SPECIFICATIONS

SPLASH PAD FEATURES: Aquatix by Landscape Structures splash pad equipment

PLAYGROUND FEATURES: Landscape Structures SmartPlay, PlayBooster, and Free Standing, and other play equipment lines

EMBANKMENT & HILL PLAY: Ropes, Slides, and other various pieces from Landscape Structures

SHADE STRUCTURES: Landscape Structures SkyWays Division shade structures

MATERIAL RECOMMENDATIONS

ADDITIONAL ELEMENTS

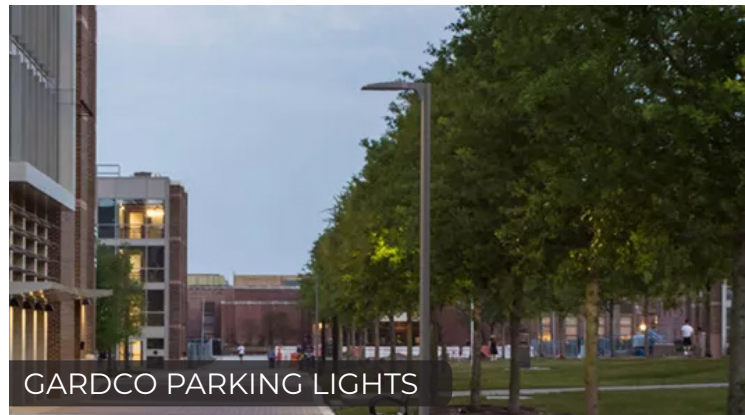
Other site elements like shade structures, lighting, and exercise equipment also enhance the user experience and recreation opportunities within Windward Slopes Park. These elements are a blend of Lakeland standards and new elements. Materials are shown for design intent. Final selections will be determined through the construction documentation process.



CARDIO STATION EQUIPMENT



GROUP FITNESS EQUIPMENT



GARDCO PARKING LIGHTS



BULLARD LIGHT BOLLARD



TIMBER PAVILION



TENNIS SHADE STRUCTURE



LANDSCAPE FORMS POLE LIGHTS



LINEAR FENCE MOUNTED LIGHTS

PRODUCT SPECIFICATIONS

SHADE STRUCTURES: Cedar Forest Products Open Tiber Truss Structure (34' x 60'); Poligon Chelsea Shelter (16' x 34')

EXERCISE EQUIPMENT: Landscape Structures HealthBeat and FitCore products

BOLLARD LIGHTS: Bullard Bollards Segmento Bollard light

LIGHT POLES: Gardco Optiform fixture, Landscape Forms Arne lights

SPORTS LIGHTING: Linear Fence mounted lights

OPINION OF PROBABLE CONSTRUCTION COST

The Opinion of Probable Construction Cost (OPCC) helps define the overall cost of implementing the park improvements outlined in this master plan to inform planning decisions. The OPCC is based on unit prices and a general understanding of the cost to construct each of the proposed elements as of October 2025. Due to the conceptual nature of the master plan, it is not guaranteed that proposals, bids, or actual construction costs will not vary from this OPCC.

For planning purposes, the OPCC has been divided into three categories: Playground Improvements, Tennis Court Improvements, and Additional Park Elements. The total costs provided reflect the sum of each category with an additional percentage added to develop a price range. Overhead tennis court structures and a signalized raised crosswalk across Beverle Rivera Dr can be added for \$1,500,000 and \$95,000 respectively. These items are not currently included in the OPCC.



PLAYGROUND IMPROVEMENTS	3.1-3.8M
TENNIS COURT IMPROVEMENTS	1.0-1.3M
ADDITIONAL PARK ELEMENTS	1.8-2.2M
TOTAL	5.9-7.3M

PLAYGROUND IMPROVEMENTS

Demolition of Existing Features	\$65,000
Utility Improvements	\$49,000
Hardscape Improvements	\$264,000
Playground Equipment	\$1,909,000
Site Furnishings	\$44,000
Additional Site Elements	\$130,000

SUBTOTAL:	\$2,461,000
Contingency & Mobilization (26%)	\$640,000
TOTAL:	\$3,101,000

TENNIS COURT IMPROVEMENTS

Utility Improvements	\$14,000
Hardscape Improvements	\$610,000
Site Furnishings	\$20,000
Additional Site Elements	\$165,000

SUBTOTAL	\$809,000
Contingency & Mobilization (26%)	\$211,000
TOTAL	\$1,020,000

ADDITIONAL PARK ELEMENTS

Demolition of Existing Features	15,000
Utility Improvements	\$49,000
Hardscape Improvements	\$423,000
Site Furnishings	\$48,000
Additional Site Elements	\$906,000

SUBTOTAL	\$1,441,000
Contingency & Mobilization (26%)	\$375,000
TOTAL	\$1,816,000



**Lakeland Municipal
Parks &
Recreation/Natural
Resources Advisory
Board**

Meeting Cycle: Tuesday, January 13, 2026

Subject: **Discussion** - design of a new playground at City Hall Park

Staff Contact: Andrew Fisher, Parks and Recreation Director

STAFF RECOMMENDATION

BUDGET IMPACT

DISCUSSION



PLAYERS 1

CITY OF LAKELAND - OPTION 1
LAKELAND, TENNESSEE

645-59123

PLEASE NOTE: ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS AND COLORS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



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PLAYERS

CITY OF LAKELAND - OPTION 1
LAKELAND, TENNESSEE

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PLAYERS 1

CITY OF LAKELAND - OPTION 1
LAKELAND, TENNESSEE

645-59223

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PLAYERS

CITY OF LAKELAND - OPTION 1
LAKELAND, TENNESSEE

045-29123

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PK000012

CITY OF LAKELAND - OPTION 1
LAKELAND, TENNESSEE

645-59123

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Example

CITY OF LAKELAND - OPTION 2
LAKELAND, TENNESSEE

045-0024

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Estimated

CITY OF LAKELAND - OPTION 2
LAKELAND, TENNESSEE

645-9924

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Exterior

CITY OF LAKELAND - OPTION 2
LAKELAND, TENNESSEE

045-29124

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Example

CITY OF LAKELAND - OPTION 2
LAKELAND, TENNESSEE

045-29204

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CITY OF LAKE LAND - OPTION 2
LAKE LAND, TENNESSEE

045-29124

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Exterior

CITY OF LAKELAND - OPTION 2
LAKELAND, TENNESSEE

045-29124

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CITY OF LAKELAND - OPTION 2
LAKELAND, TENNESSEE

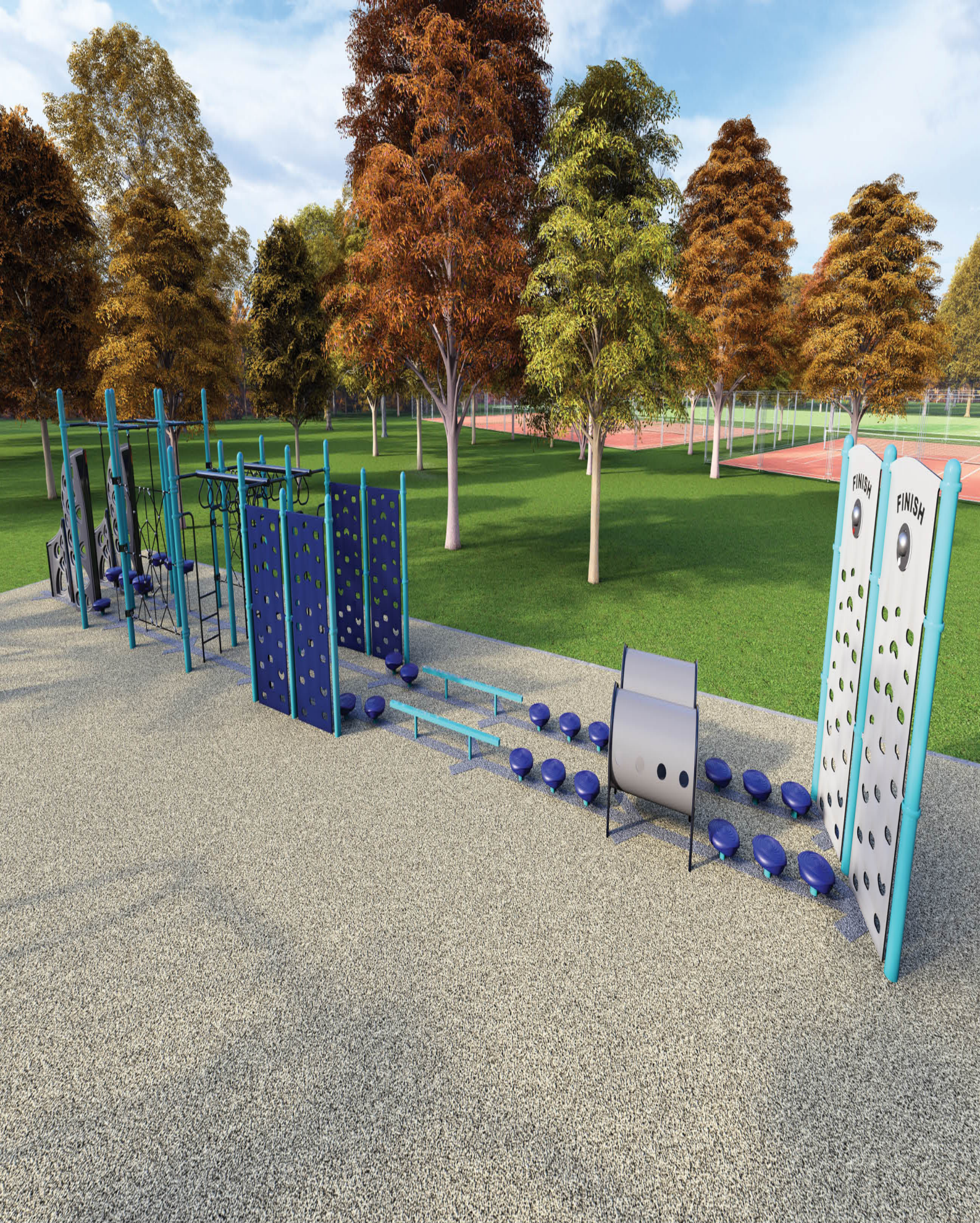
045-28204

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RAINWATER

CITY OF LAKELAND - OPTION 2

LAKELAND, TENNESSEE

645-181024

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play&park
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544 CHESTNUT ST.
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RAINWATER

CITY OF LAKELAND - OPTION 2

LAKELAND, TENNESSEE

645-181024

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CHATTANOOGA, TN 37402
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**Lakeland Municipal
Parks &
Recreation/Natural
Resources Advisory
Board**

Meeting Cycle: Tuesday, January 13, 2026

Subject: **Discussion** - regarding design of the IH Clubhouse deck renovation project

Staff Contact: Andrew Fisher, Parks and Recreation Director

STAFF RECOMMENDATION

BUDGET IMPACT

DISCUSSION

50% CONSTRUCTION DOCUMENTS FOR THE
NEW CONSTRUCTION OF

I.H.M. PARK - NEW COVERED PATIO AND RAMP

4523 Canada Rd
Lakeland, TN 38002



**Renaissance
Group**

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www.rgroup.biz

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Lakeland, TN 38002
901.332.5533
fax: 901.332.5534
www.rgroup.biz

**STRUCTURAL &
ELECTRICAL:**
Chad Stewart & Associates
9720 Village Circle
Lakeland, TN 38002
901-260-7850

INDEX OF DRAWINGS

	ISSUE DATE 1	ISSUE DATE 2	ISSUE DATE 3	ISSUE DATE 4	ISSUE DATE 5	ISSUE DATE 6	ISSUE DATE 7	ISSUE DATE 8	ISSUE DATE 9
GENERAL									
G0.0									
G0.1									
LIFE SAFETY									
LS.1									
CIVIL									
C.XX									
ARCHITECTURAL									
A2.1									
A2.2									
A2.3									
A3.1									
A4.1									
A5.1									
STRUCTURAL									
S.XX									
ELECTRICAL									
E.XX									

GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE CONSTRUCTION BEGINS.
- INSTALL MEMBRANE FLASHING ABOVE DOOR AND WINDOW HEADS, EXTENDING 8" MINIMUM BEYOND JAMBS, CONTINUOUS ABOVE GRADE (BELOW FINISHED FLOOR). SEAL ALL LAP JOINTS AND INSTALL MORTAR NET ABOVE FLASHING.
- ALL GRADES ON DRAWINGS ARE FINISHED GRADES. CONTRACTOR SHALL ACCOUNT FOR MATERIAL THICKNESS DURING FINE GRADING. ENSURE WEEP HOLES REMAIN EXPOSED, AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING TO DRAIN LOCATIONS. VERIFY THAT FINISHED GRADES DO NOT HOLD WATER.
- CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS ON DRAWINGS BEFORE STARTING WORK OR ORDERING MATERIALS. RESOLVE DISCREPANCIES WITH THE ARCHITECT. NO EXTRA COMPENSATION WILL BE ALLOWED FOR DIFFERENCES BETWEEN ACTUAL AND DRAWN DIMENSIONS. CONTRACTOR IS RESPONSIBLE FOR ACCURACY, FIT, AND STABILITY OF ALL WORK.
- ALL WORK IS CONSIDERED NEW UNLESS OTHERWISE SPECIFIED.
- CONTRACTORS SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION. NOTIFY ARCHITECT OF ANY OMITTED DIMENSIONS OR INFORMATION.
- CONTRACTOR SHALL PROTECT EXISTING AND NEW WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, OR MISALIGNMENT PER APPLICABLE CODES AND STANDARDS.
- ANY DISTURBANCE OR DAMAGE TO EXISTING BUILDINGS OR UTILITIES CAUSED BY THIS CONTRACT SHALL BE REPAIRED, RESTORED, OR REPLACED TO THE ARCHITECT'S SATISFACTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILINGS, AND FLOORS. USE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS FOR DETAILS NOT SHOWN.
- ALL EXPOSED PIPES, CONDUITS, OR DUCTS IN FINISHED AREAS SHALL BE FURRED OUT WITH GYPSUM BOARD, WHETHER SHOWN ON DRAWINGS OR NOT.
- ALL PLUMBING, ELECTRICAL, AND MECHANICAL WORK TO BE ABANDONED SHALL BE CUT BACK, REROUTED, CAPPED, AND SAFELY TERMINATED.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE LATEST ASTM SPECIFICATIONS AND STANDARDS OF APPLICABLE TRADE INSTITUTES (E.G., ACI, AISC).
- CEILING HEIGHTS IN THE ROOM CRITERIA MATRIX OR REFLECTED CEILING PLAN ARE MEASURED FROM THE FINISHED FLOOR ELEVATION.
- FINISHED FLOOR ELEVATIONS ON ARCHITECTURAL SHEETS REFER TO ARCHITECTURAL DRAWINGS ONLY. REFER TO CIVIL DRAWINGS FOR PROJECT BENCHMARK RELATIONSHIPS.
- ALL CONSTRUCTION MATERIALS SHALL BE ASBESTOS-FREE.
- DOORS ADJACENT TO WALLS ARE 6" FROM THE FACE OF JAMB TO THE FACE OF THE ADJACENT WALL'S FINISH OR CENTERED IN THE WALL UNLESS OTHERWISE NOTED.
- TRANSITIONS BETWEEN DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS OTHERWISE SPECIFIED.
- PROVIDE SEALANT AT INTERSECTIONS OF DISSIMILAR MATERIALS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT TECHNICAL DATA AND COLOR SAMPLES TO THE OWNER FOR APPROVAL.
- CONTRACTOR AND SUBCONTRACTORS SHALL ENSURE ALL CONSTRUCTION AND MATERIALS COMPLY WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT (ADA). A CURRENT COPY OF ADA REGULATIONS MUST BE ON-SITE.
- CONTRACTOR SHALL COORDINATE EQUIPMENT AND BLOCKING REQUIREMENTS PER MANUFACTURER SPECIFICATIONS. USE FIRE-TREATED WOOD BLOCKING FOR IN-WALL INSTALLATIONS.
- CONTRACTOR SHALL VERIFY REQUIRED CLEARANCES FOR ITEMS SUCH AS TRANSFORMERS, BACKUP GENERATORS, AND CONDENSING UNITS WITH LOCAL AGENCIES. REPORT DISCREPANCIES TO THE ARCHITECT BEFORE INSTALLATION.
- A MANUFACTURER'S REPRESENTATIVE SHALL INSPECT VAPOR RETARDER INSTALLATION AND SUBMIT AN APPROVAL LETTER TO THE ARCHITECT BEFORE POURING THE CONCRETE SLAB.
- CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY THAT ALL SHOP DRAWINGS AND SUBMITTALS MEET CODE REQUIREMENTS AND CITY REGULATIONS (E.G., CITY OF MEMPHIS) BEFORE SUBMISSION TO THE ARCHITECT OR ENGINEERS.
- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY LOCATIONS OF DUCT-MOUNTED SMOKE DETECTORS WITH INSPECTORS AND THE FIRE DEPARTMENT BEFORE INSTALLATION.
- CONTRACTOR AND MECHANICAL SUBCONTRACTOR SHALL REGULARLY INSPECT AND REPLACE HVAC AIR FILTERS AS REQUIRED BY THE OWNER.
- "TYP" - REPEAT WHENEVER THIS CONDITION OCCURS
- "SIM." - REPEAT AND MODIFY AS REQUIRED TO SUIT CONDITION

SET NO.



**Renaissance
Group**

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NOT FOR
CONSTRUCTION

REV	DESCRIPTION	DATE

50% CONSTRUCTION DOCUMENTS FOR THE
**I.H.M. PARK - NEW COVERED
PATIO AND RAMP**

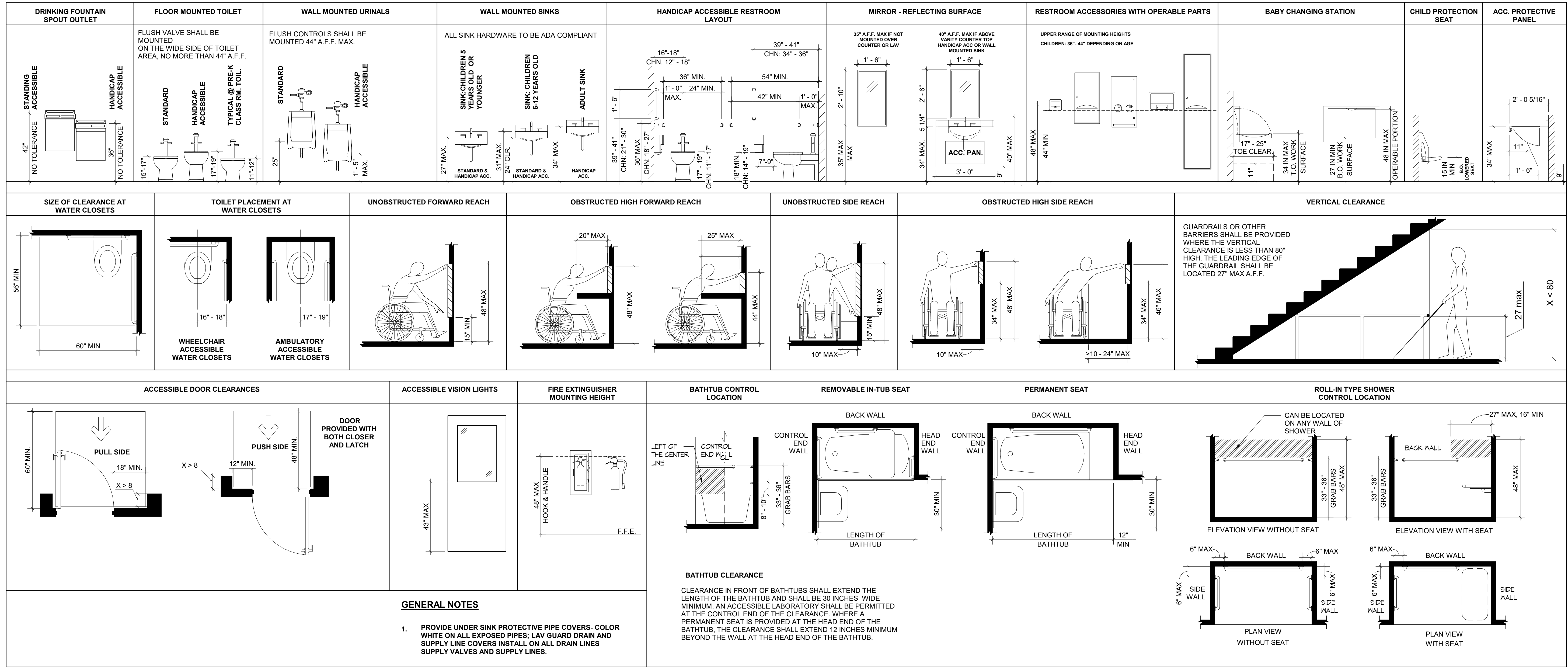
4523 Canada Rd
Lakeland, TN 38002

Sheet Title	COVER SHEET
Project No.	25179
Drawn by	RG1
Date	01/09/2026

G.O.

ADA LEGEND - VERIFY THAT ALL REQUIRED CODES & MANUFACTURERS INSTALLATION REQUIREMENTS ARE MET

CHN CHILDREN



ABBREVIATIONS

AB ANCHOR BOLT	COMP COMPOSITION	EJ EXPANSION JOINT	INSUL INSULATION	OD OUTSIDE DIAMETER	REF REFERENCE	TD TRENCH DRAIN
ACT ACOUSTIC TILE	CONC CONCRETE	EL ELEVATION	INT INTERIOR	OFD OVER FLOW DRAIN	REIN REINFORCE(D), REINFORCING	TEL TELEPHONE
ABV ABOVE	CONN CONNECTION	ELEC ELECTRIC(AL)	JT JOINT	OH OVERHEAD	REQD REQUIRED	TEMP TEMPERED
ADJ ADJACENT	CONST CONSTRUCTION	ELEV ELEVATOR	LAM LAMINATE	OHD OVERHEAD DOOR	RET RETAINING	TERR TERRAZO
AFF ABOVE FINISHED FLOOR	CONTR CONTRACTOR	EM EMERGENCY	LAV LAVATORY	OIO OUTSIDE OF	RM ROOM	THK THICK(NESS)
ALT ALTERNATE	CONT CONTINUOUS	ENCL ENCLOSURE	LF LINEAR FOOT/FEET	OPNG OPENING	RO ROUGH OPENING	THLD THRESHOLD
ALUM ALUMINUM	COORD COORDINATE	ENG ENGINEER	LT LIGHT	OPP OPPOSITE	SAN SANITARY	TOB TOP OF BEAM
ARCH ARCHITECT(URAL)	CP CEMENT PLASTER	EOS EDGE OF SLAB	LOC LOCATION	PAF POWER ACTUATED FASTENER	SC SOLID CORE	TOC TOP OF CONCRETE
BD BOARD	CPT CARPET	EQ EQUAL	LP LOW POINT	PC PRECAST CONCRETE	SD SQUARE DRIVE	TOD TOP OF DECK
BG BUMPER GUARD	CR CARD READER	EQUIP EQUIPMENT	LL LIVE LOAD	PL PLATE	SECT SECTION	TOP TOP OF PARAPET
BLDG BUILDING	CT CERAMIC TILE	GA GAUGE	MACH MACHINE	PERM PERIMETER	SERV SERVICE	TOR TOP OF ROOF
BLK BLOCKING)	CTR CENTER	GALV GALVANIZED	MAT MATERIAL	PKG PARKING	SHT SHEET	TOS TOP OF SLAB
BM BEAM	CTRSK COUNTERSUNK	GL GLASS	MAX MAXIMUM	PERF PERFORATED	SHTG SHEATHING	TS TUBE STEEL
BO or B/ BOTTOM OF	DB DRY BULB	GR GRANITE	MFR MANUFACTURER	PLAM PLASTIC LAMINATE	SIM SIMILAR	TYP TYPICAL
BRZ BRONZE	DBL DOUBLE	GYPBD GYPSUM BOARD	MECH MECHANICAL	PLAS PLASTER	SLNT SEALANT	UNO UNLESS NOTED OTHERWISE
BTW BETWEEN	DEM DEMOUNTABLE	GWB GYPSUM WALLBOARD	MFR MANUFACTURER	PNL PANEL	SMS SHEET METAL SCREW	VAR VARY/VARIABLE
CB CATCH BASIN	DIA DIAMETER	H HIGH	MR MOISTURE RESISTANT	POL POLISHED	SPEC SPECIFICATION	VERT VERTICAL
CC COLUMN COVER	DIM DIMENSION	HC HOLLOW CORE	MIN MINIMUM	PR PAIR	SQ SQUARE	VCT VINYL COMPOSITION TILE
CEM CEMENT (TIQUS)	DIST DISTRIBUTION	HCP HANDICAP(PED)	MISC MISCELLANEOUS	PRESS PRESSURE, PRESSURIZATION	S/R SUPPLY/RETURN	W WIDE
CF COMPRESSIBLE FILLER	DN DOWN	HD HEAD	MTL METAL	PS PROJECTION SCREEN	SS STAINLESS STEEL	WB WET BULB
CJ CORNER GUARD	DR DAMP PROOFING	HMW HARDWARE	MTD MOUNTED	PT PAINT	SCHED SCHEDULE(D)	W/ WITH
CG CONTROL JOINT	DR DOOR	HM HOLLOW METAL	(N) NEW	PTD PAPER TOWEL DISPENSER	STD STANDARD	W/O WITHOUT
CK CARD KEY	DS DOWN SPOUT	HORIZ HORIZONTAL	NIC NOT IN CONTRACT	PTN PARTITION	STL STEEL	WD WOOD
CL CENTER LINE	DTL DETAIL	HP HIGH POINT	NO NUMBER	STRUC STRUCTURE, STRUCTURAL	PTN PLYWOOD	WP WATERPROOFING
CLDG CLADDING	DWG DRAWING	HRC HIRE RESISTANCE	NOM NOMINAL	SUSP SUSPENDED	PWD	WR WATER RESISTANT
CLG CEILING	EXIST (E) EXISTING	HR HOUR (FIRE RESISTANCE)	NTS NOT TO SCALE	SV SMOKE VENT	R RISER	WT WEIGHT
CLR CLEAR	EA EACH	HSS HOLLOW STRUCTURAL SHAPE	OC ON CENTER	RAD RADIUS	RAU RETURN AIR UNIT	WPT WORK POINT
CMU CONCRETE MASONRY UNIT	EDF ELECTRIC DRINKING FOUNTAIN	HT HEIGHT		RB RESILIENT BASE	RB RESILIENT BASE	WW WINDOW WASHING
CO CLEAN OUT	EWSS EYEWASH/ SAFETY SHOWER	HWD HARDWOOD		RD ROOF DRAIN	RD ROOF DRAIN	WWF WELDED WIRE FABRIC
COL COLUMN	EIFS EXTERIOR INSULATION & FINISH SYSTEM	ID INSIDE DIAMETER				

GENERAL NOTES

1. PROVIDE UNDER SINK PROTECTIVE PIPE COVERS- COLOR WHITE ON ALL EXPOSED PIPES; LAV GUARD DRAIN AND SUPPLY LINE COVERS INSTALL ON ALL DRAIN LINES SUPPLY VALVES AND SUPPLY LINES.

BATHTUB CLEARANCE

CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 30 INCHES WIDE MINIMUM. AN ACCESSIBLE LABORATORY SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.

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REV	DESCRIPTION	DATE

50% CONSTRUCTION DOCUMENTS FOR THE
I.H.M. PARK - NEW COVERED PATIO AND RAMP
 4523 Canada Rd
 Lakeland, TN 38002

Sheet Title:
 ADA REFERENCE SHEET

Project No:
 25179

Drawn by:
 Author

Date:
 01/09/2026

GO.1

Autodesk Docs://25179 - International Harvester Managerial Park - New Covered Patio and Ramp.rvt 19/09/2026 12:34:29 PM



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I.H.M. PARK - NEW COVERED PATIO AND RAMP
4523 Canada Rd
Lakeland, TN 38002

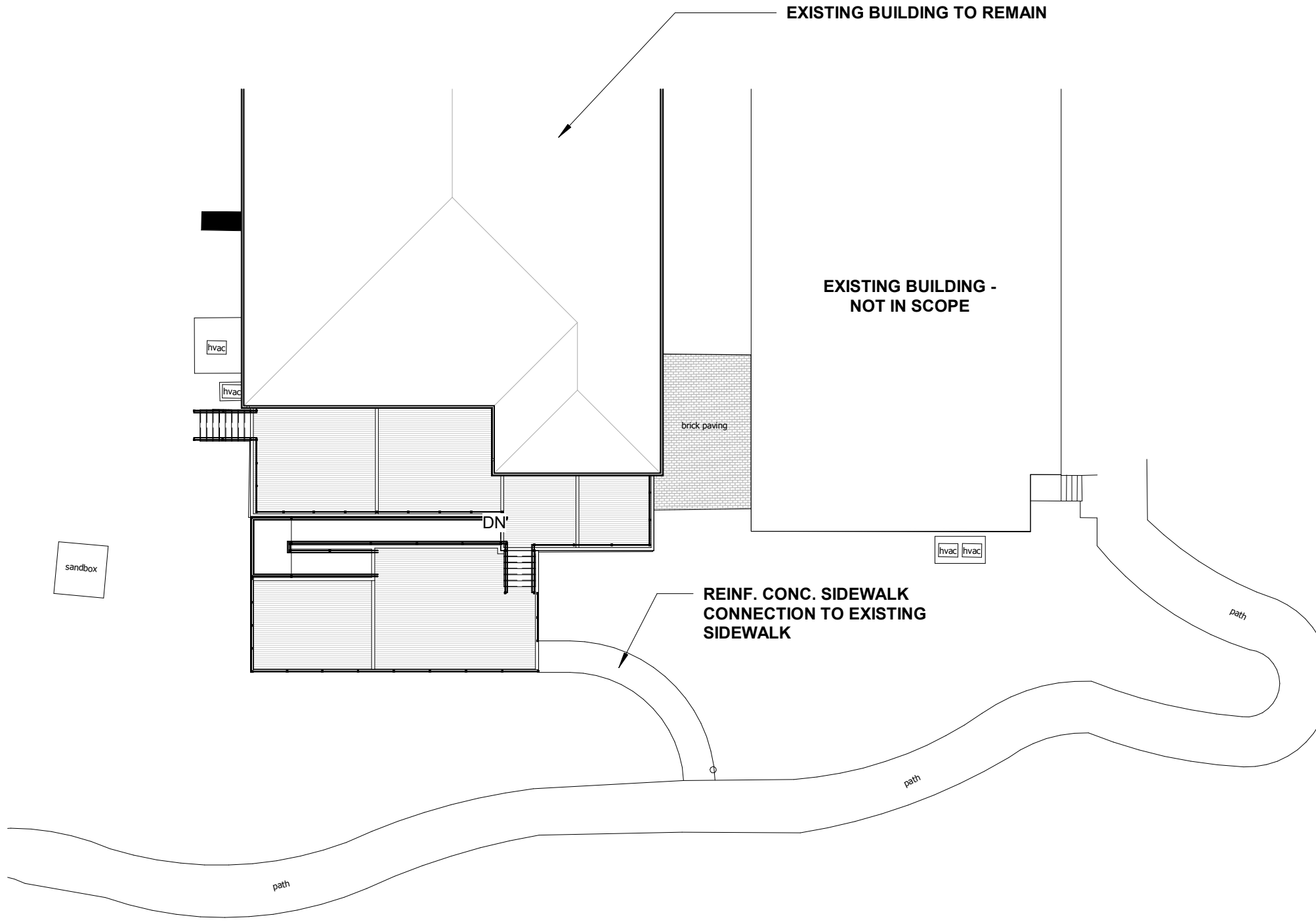
Sheet Title:
SITE, DEMO AND FLOOR PLAN

Project No:
25179

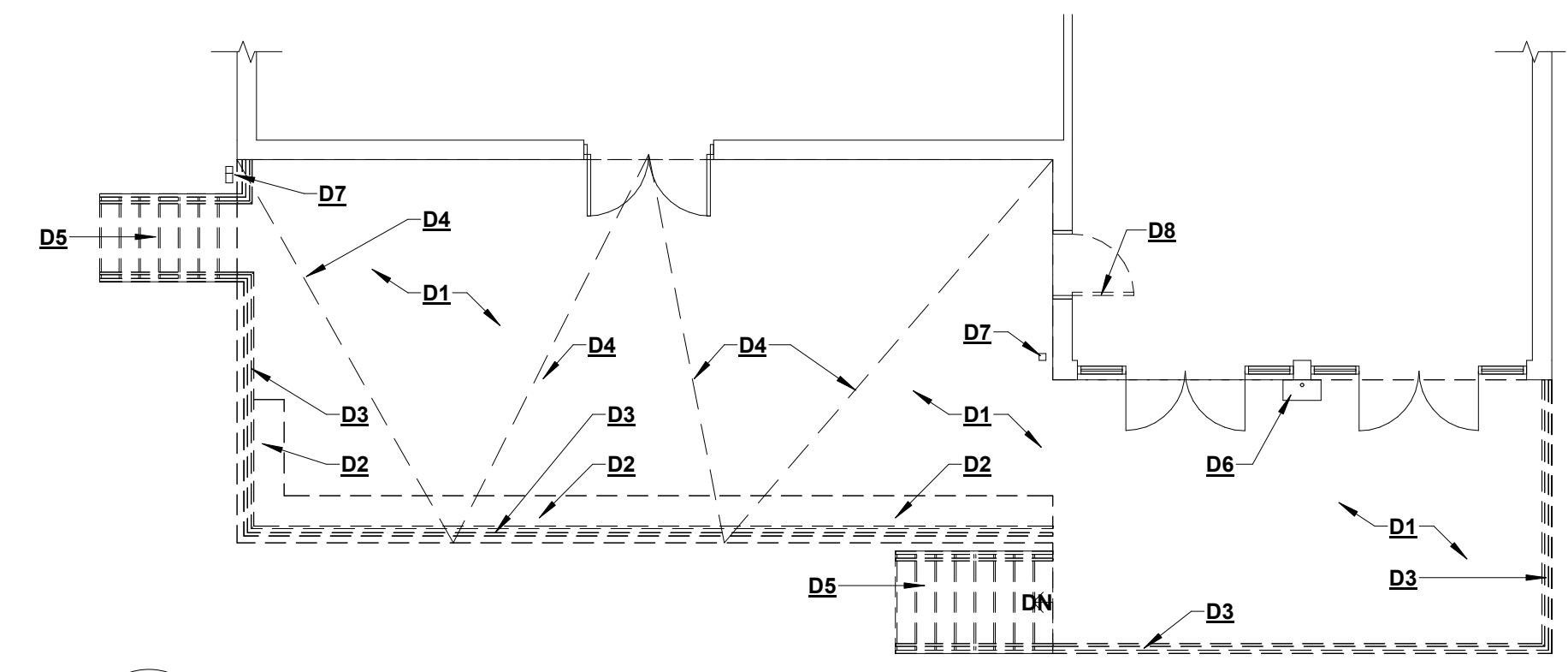
Drawn by:
RGI

Date:
01/09/2026

A2.1



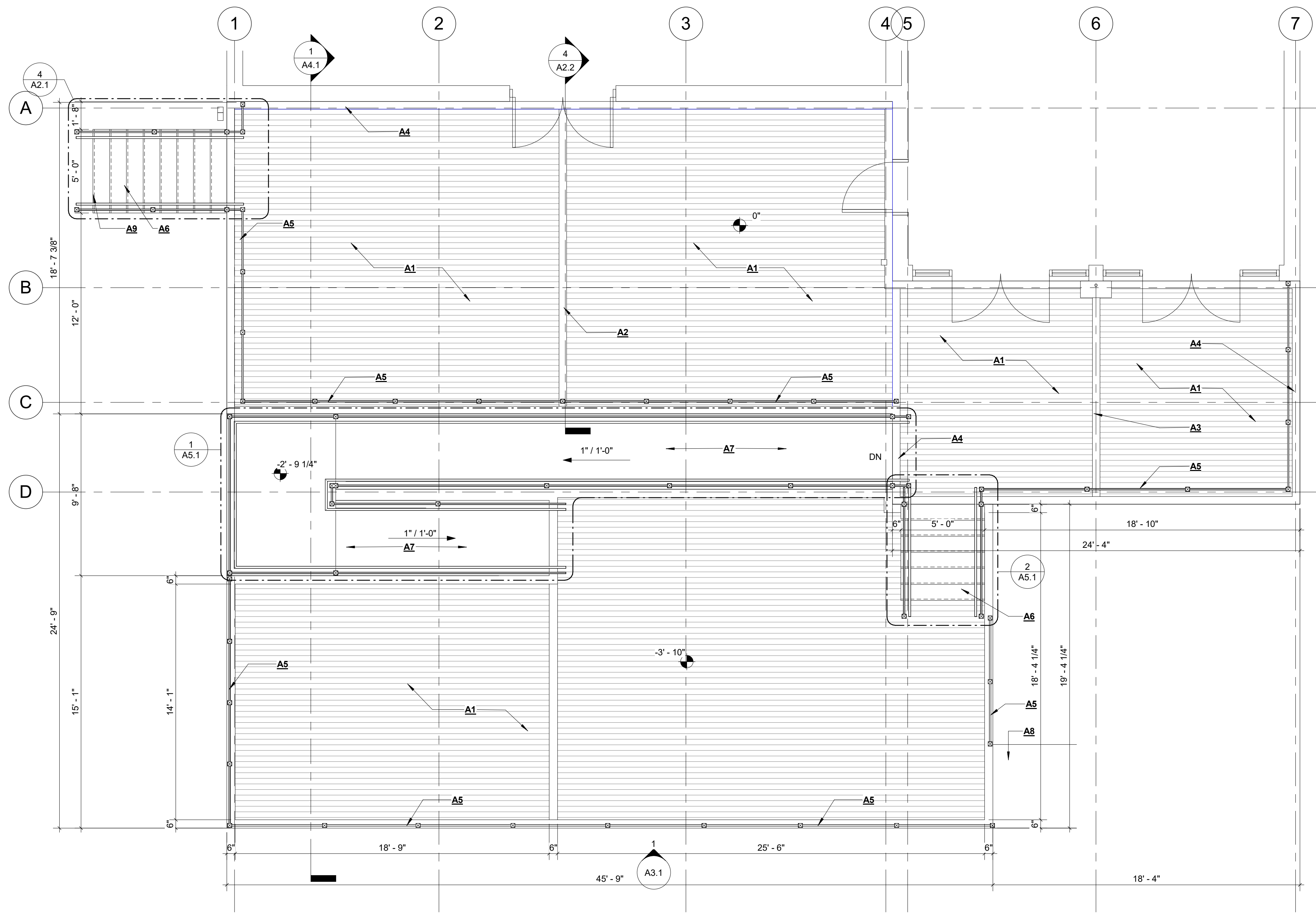
1 PARTIAL ARCHITECTURAL SITE PLAN
1" = 20'-0"



2 DEMOLITION PLAN
1/8" = 1'-0"

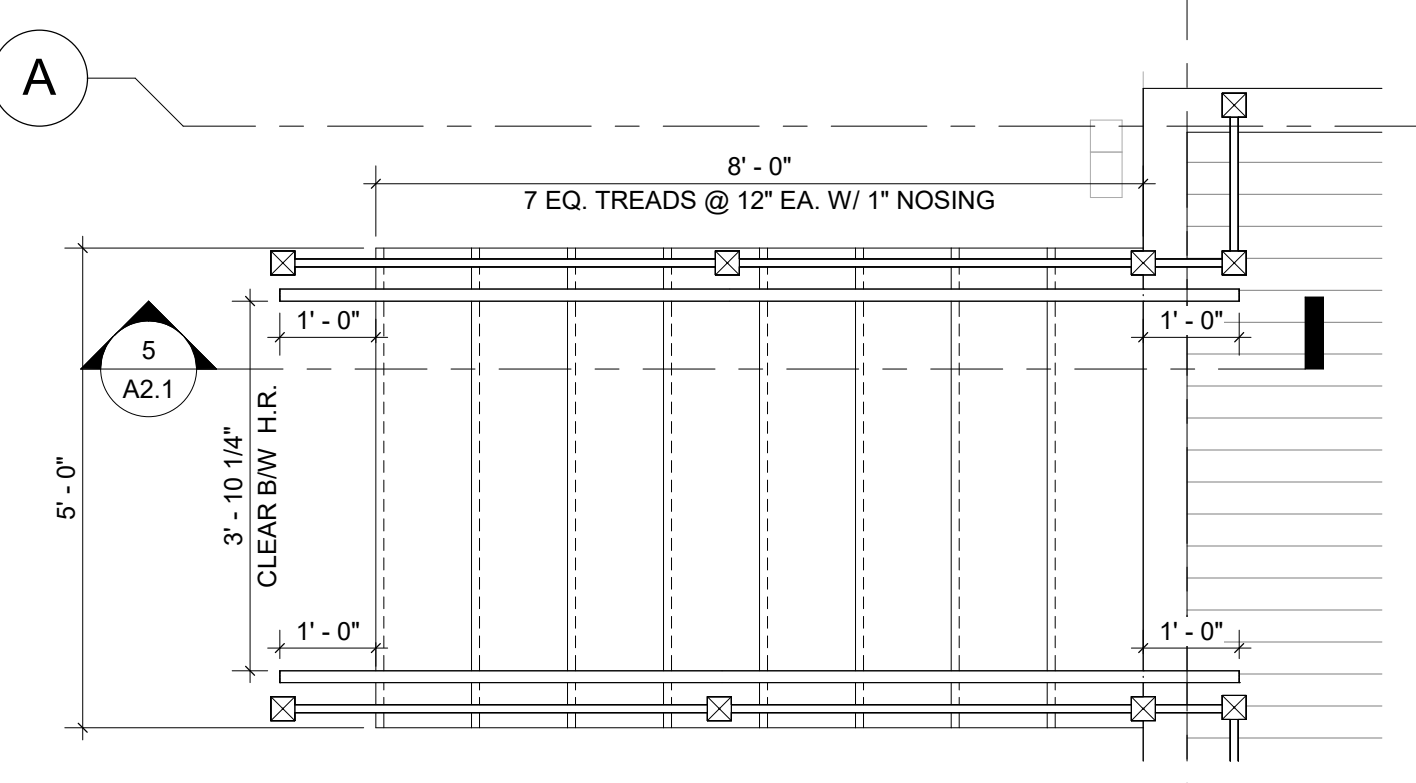
DEMOLITION KEYNOTES	
D1 EXISTING WOOD DECK TO BE REMOVED. INCLUDING, BUT NOT LIMITED TO ANCHORS, SHIMS, SEALANT, POSTS, JOISTS, HANGERS, FOOTINGS, ETC. GC TO COORDINATE DEMOLITION WITH EXISTING GAS LINE AND SEPTIC TANK.	D6 EXISTING ELECTRICAL BOX TO REMAIN. GC TO COORDINATE DEMOLITION WITH EXISTING ELECTRICAL BOX TO NOT INTERRUPT EXISTING SERVICE AND/OR CONNECTION.
D2 EXISTING BENCH TO BE REMOVED. INCLUDING, BUT NOT LIMITED TO ANCHORS, WOOD, JOISTS, 2X FRAMING, ETC.	D7 EXISTING DOWNSPOUT TO REMAIN. GC TO COORDINATE DEMOLITION WITH EXISTING DOWNSPOUT TO PREVENT DAMAGE. GC TO INSPECT CURRENT DOWNSPOUT CONNECTION UNDER EXISTING DECK AND ADVISE ARCHITECT/OWNER OF ANY DAMAGE OR REPAIRS NEEDED.
D3 EXISTING RAILING TO BE REMOVED. INCLUDING, BUT NOT LIMITED TO ANCHORS, RAILS, POSTS, ETC.	D8 EXISTING EXTERIOR DOOR AND FRAME TO BE REMOVED. INCLUDING, BUT NOT LIMITED TO 2X FRAMING, ANCHORS, STRINGERS, HANGERS, ETC.
D4 EXISTING DECORATIVE STRING LIGHTS TO BE REMOVED.	
D5 EXISTING WOOD STAIR TO GRADE TO BE REMOVED. INCLUDING, BUT NOT LIMITED TO 2X FRAMING, ANCHORS, STRINGERS, HANGERS, ETC.	

DEMOLITION GENERAL NOTES	
1. DEMOLISH AS REQUIRED TO ACCOMPLISH THE WORK INDICATED IN THESE DOCUMENTS. ALL REQUIRED DEMOLITION WORK SHALL BE INCLUDED IN THE BASE BID PACKAGE SUBMITTED BY THE CONTRACTOR.	
2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.	
3. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WALL ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.	
4. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, AND REGULATIONS PERTAINING TO SAFETY AND THE PREVENTION OF ACCIDENTS.	
5. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT, INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF THE ITEMS WHICH ARE TO REMAIN.	
6. DEMOLISH EXISTING LANDSCAPING AS REQUIRED TO ACCOMPLISH WORK.	

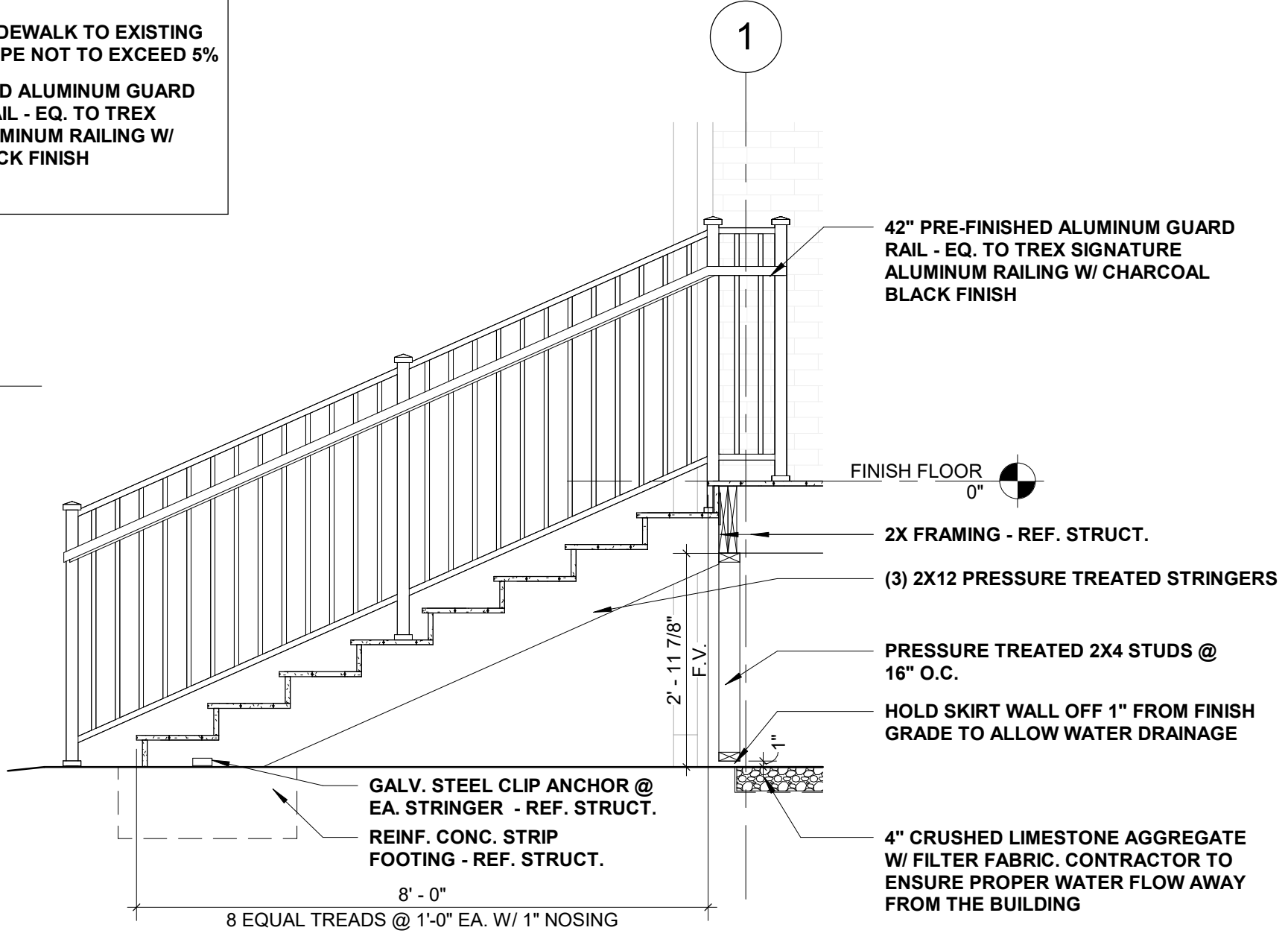


3 NEW FLOOR PLAN
1/4" = 1'-0"

PLAN KEYNOTES	
A1 COMPOSITE DECKING EQUAL TO TREX SELECT COMPOSITE DECKING - 1" GROOVED EDGE BOARD W/ CONCEALED FASTENERS	A6 WOOD STAIR TO W/ TREX DECKING @ TREADS & STRINGERS - FIELD VERIFY DISTANCE
A2 6" TRIM BOARD - CENTERED ON DOOR	A7 ACCESSIBLE RAMP W/ TREX DECKING
A3 6" TRIM BOARD - CENTERED	A8 REINF. CONC. SIDEWALK TO EXISTING SIDEWALK - SLOPE NOT TO EXCEED 5%.
A4 PERIMETER 6" TRIM BOARD	A9 42" PRE-FINISHED ALUMINUM GUARD RAIL - EQ. TO TREX SIGNATURE ALUMINUM RAILING W/ CHARCOAL BLACK FINISH
A5 42" PRE-FINISHED ALUMINUM GUARD RAIL - EQ. TO TREX SIGNATURE ALUMINUM RAILING W/ CHARCOAL BLACK FINISH	



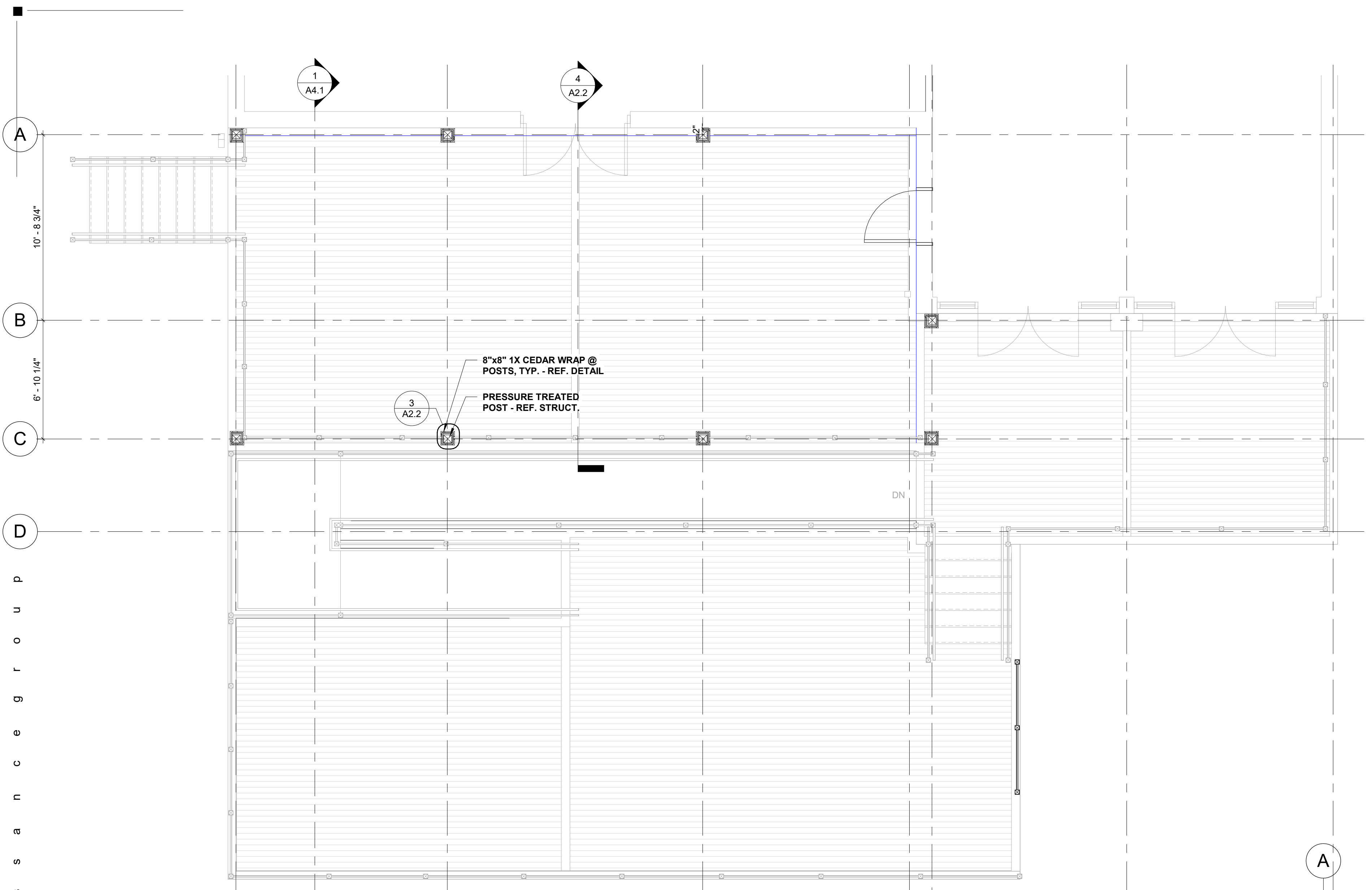
4 ENL. PLAN @ STAIR 1
1/2" = 1'-0"



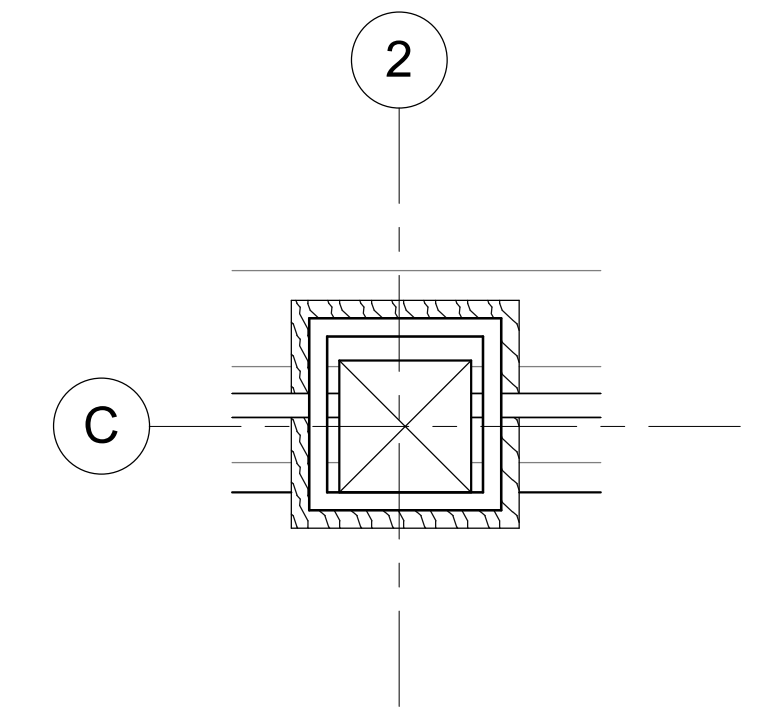
5 SEC. @ STAIR 1
1/2" = 1'-0"

SYMBOLS LEGEND	
	DOOR WITH DOOR NUMBER KEY
	ROOM NUMBER REF: FINISH SCHEDULE A8.1
	ELECTRIC DRINKING FOUNTAIN - REF. PLUMBING
	FIRE EXTINGUISHER CABINET - REF. SPECS.
	FIRE EXTINGUISHER BRACKET MOUNTED - REF. SPECS.
	WINDOW TYPE KEY - REF. SHEET A7.1
	WALL TYPE KEY - REF. WALL TYPES
	FURNITURE TYPE KEY
	KEYNOTES RELATED TO SPECIFIC NOTES ON SHEET
	EXTERIOR ELEVATION KEY
	INTERIOR ELEVATION KEY
	DETAIL KEY DRAWING NUMBER
	SHEET NUMBER
	O.F.O.I. - OWNER FURNISHED OWNER INSTALLED
	C.F.C.I. - CONTRACTOR FURNISHED CONTRACTOR INSTALLED
	O.F.C.I. - OWNER FURNISHED CONTRACTOR INSTALLED
	D.S. - PREFIN. MTL. DOWNSPOUT

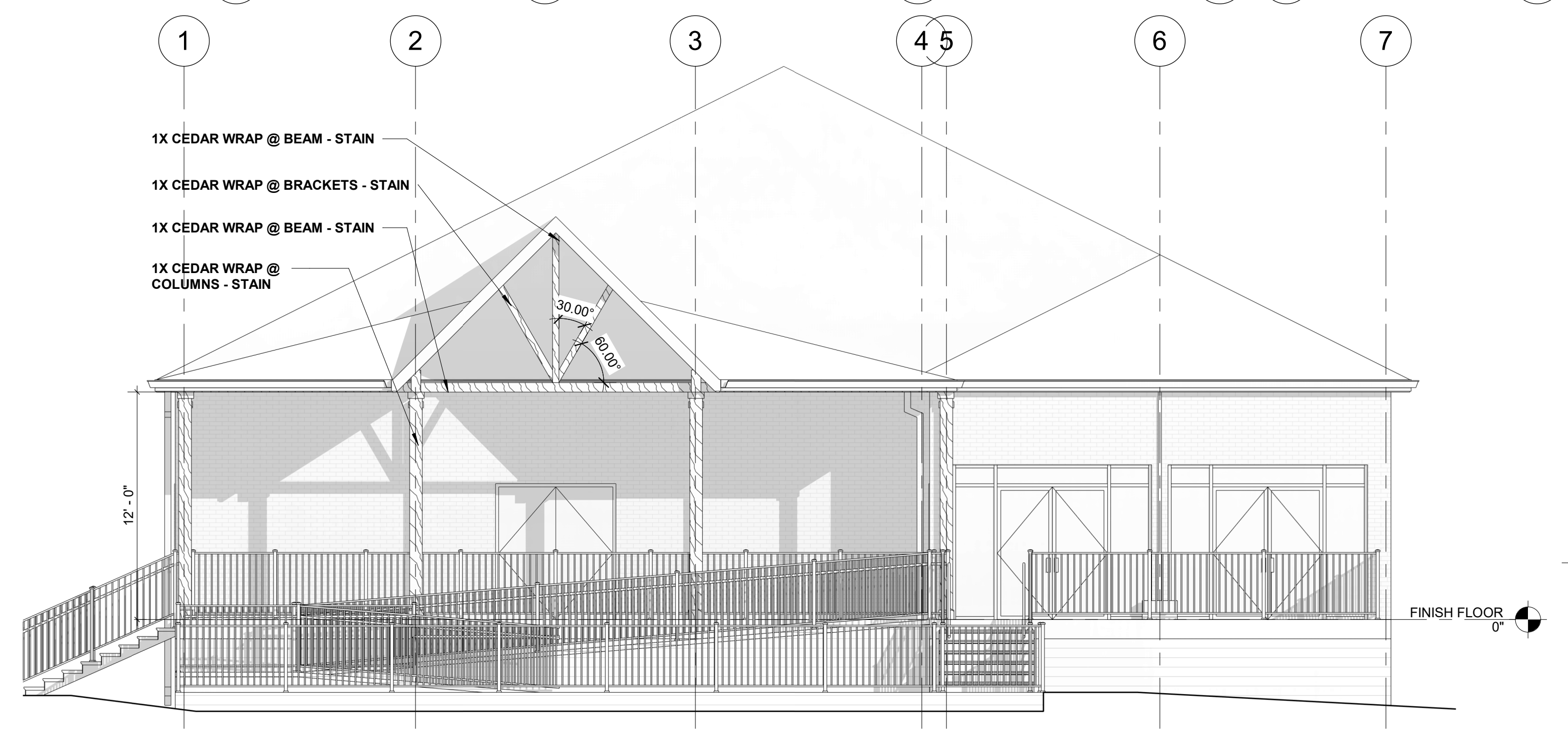
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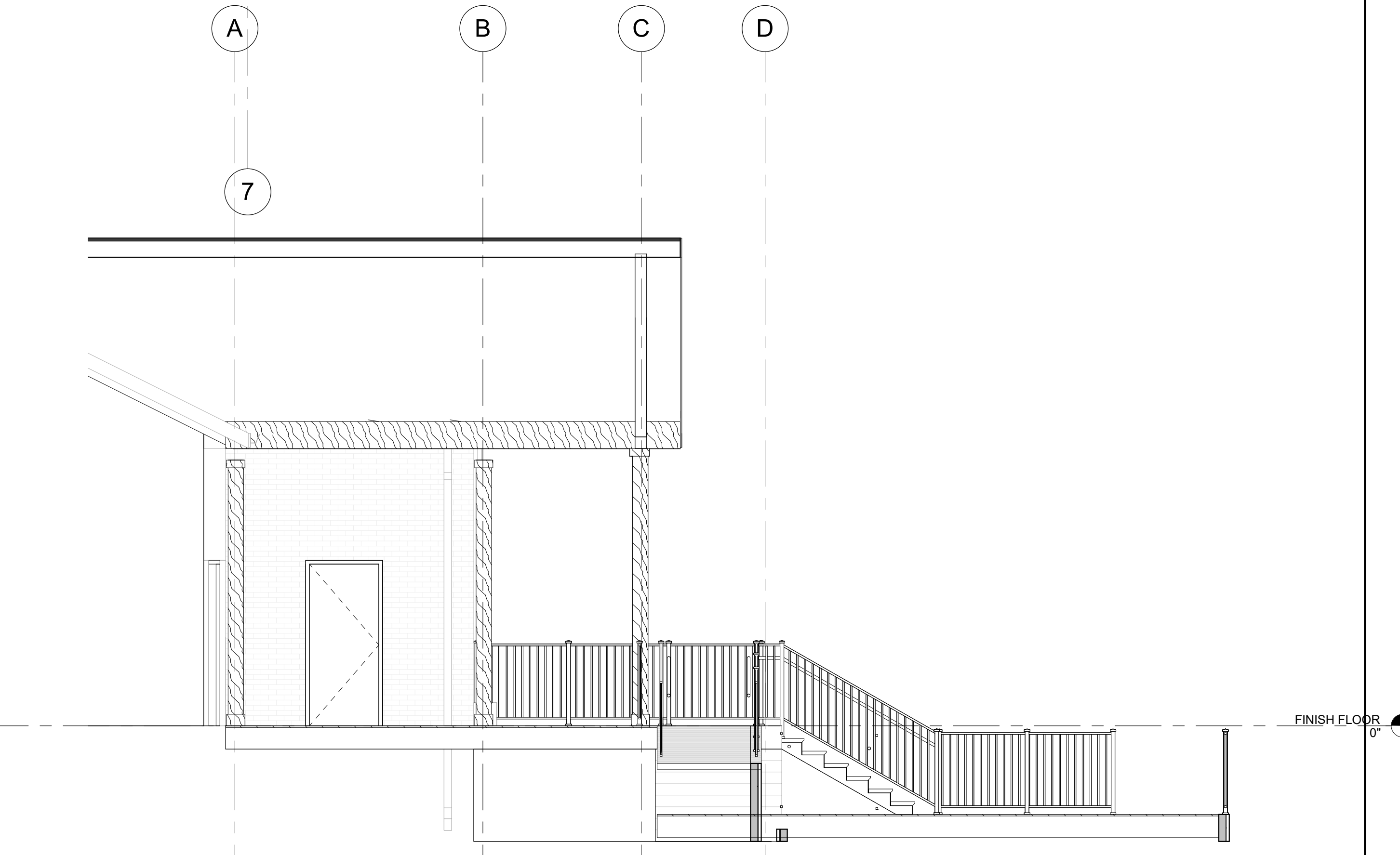
3 ENL. PLAN @ ADD ALT. 1 COLUMN WRAP
1 1/2" = 1'-0"



1 NEW FLOOR PLAN
1/4" = 1'-0"
Grid dimensions: 12'-2 1/2", 14'-9", 11'-11 1/4", 1'-3 5/8"



2 SOUTH ELEVATION - ADD ALTERNATE 1
3/16" = 1'-0"



4 OVERALL SECTION 1 @ ADD. ALTERNATE
1/4" = 1'-0"



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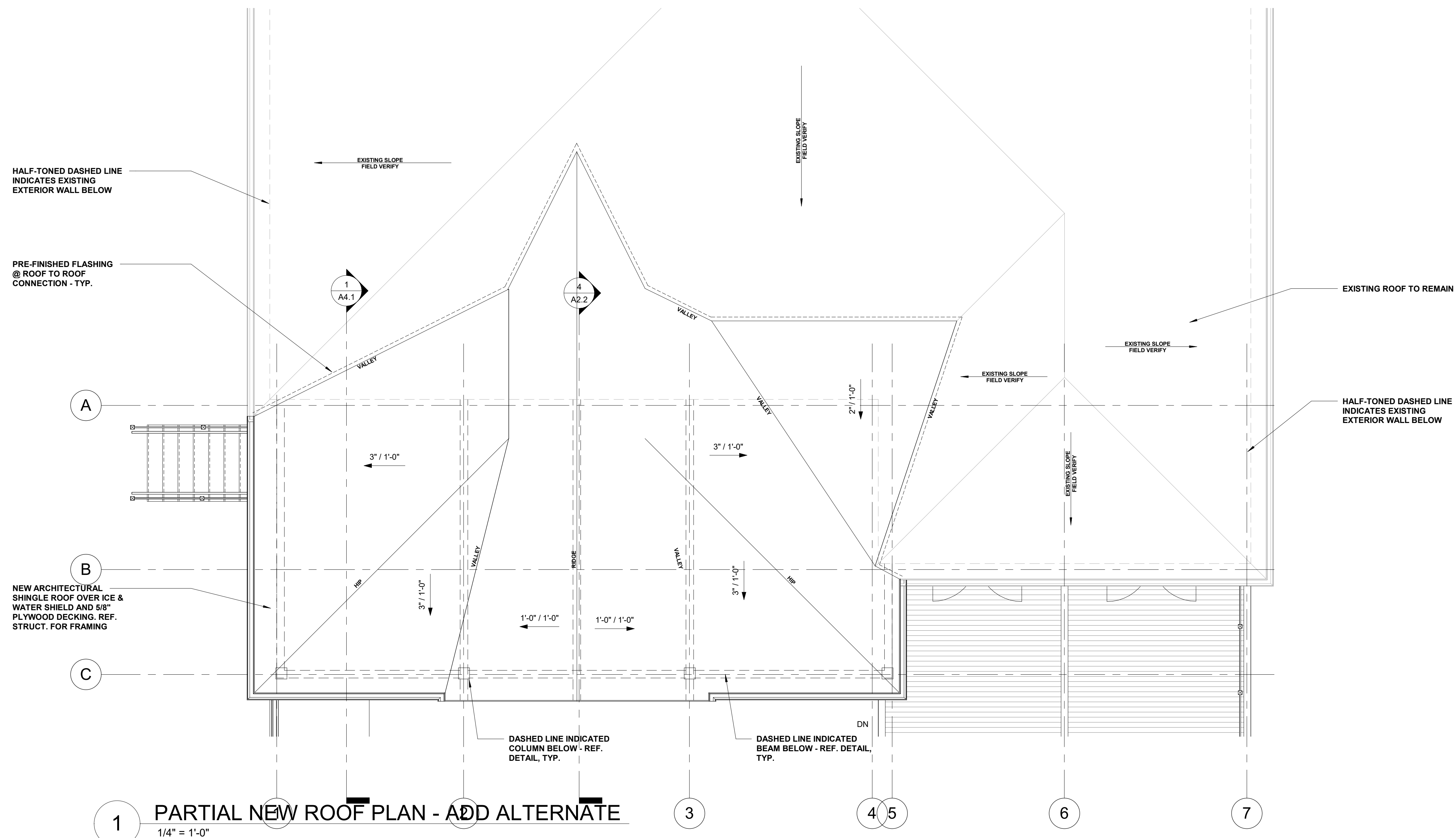
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Sheet Title:
ADD ALTERNATE 1 - FLOOR PLAN & ELEVATION
Project No:
25179
Drawn by:
Author
Date:
01/09/2026

A2.2
Sheet No.



1 PARTIAL NEW ROOF PLAN - ADD ALTERNATE
1/4" = 1'-0"

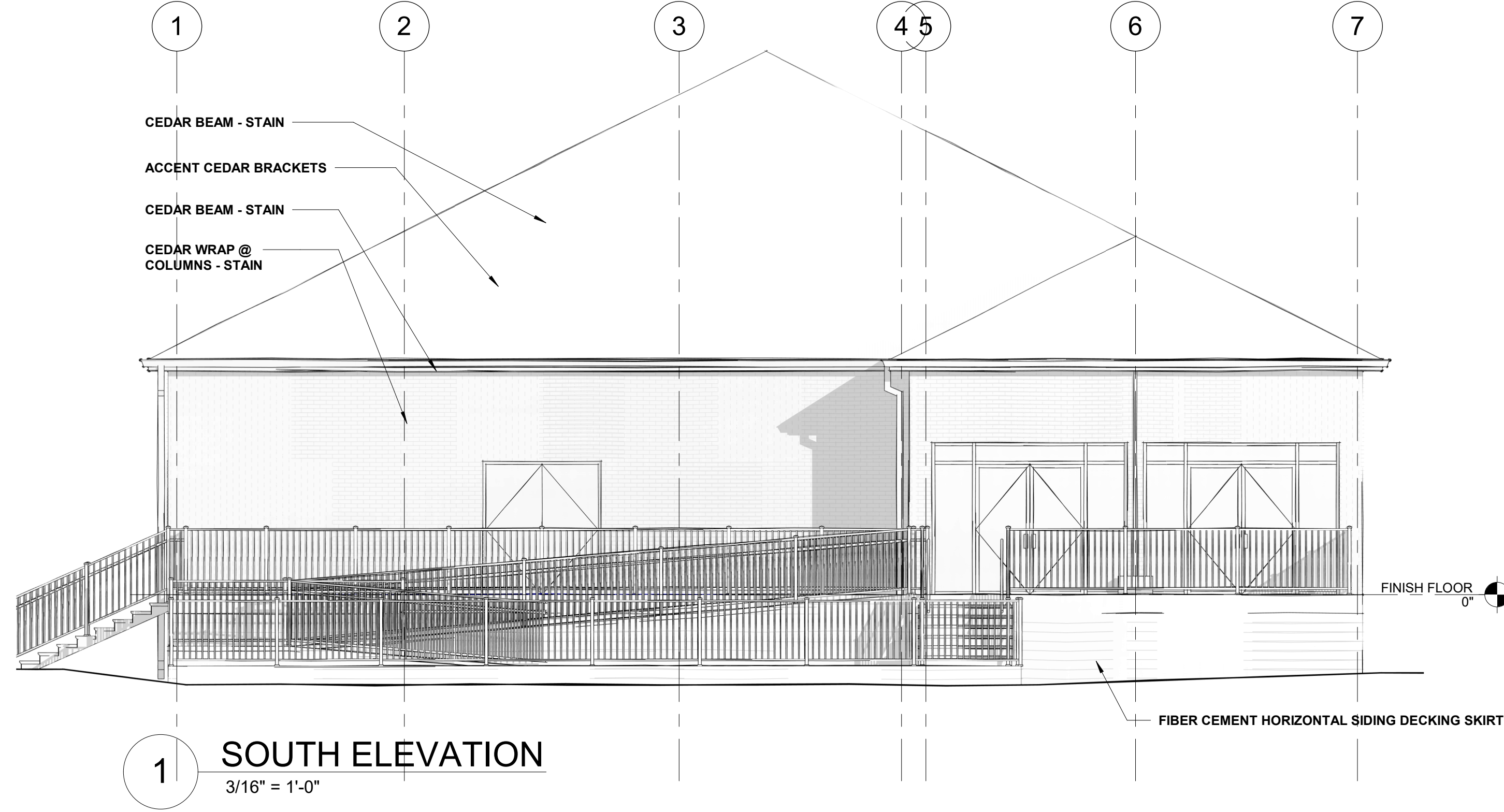
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50% CONSTRUCTION DOCUMENTS FOR THE
I.H.M. PARK - NEW COVERED PATIO AND RAMP
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Sheet Title	ADD ALTERNATE 1 - ROOF PLAN & DETAILS
Project No.	25179
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A2.3
Sheet No.



1 SOUTH ELEVATION
3/16" = 1'-0"



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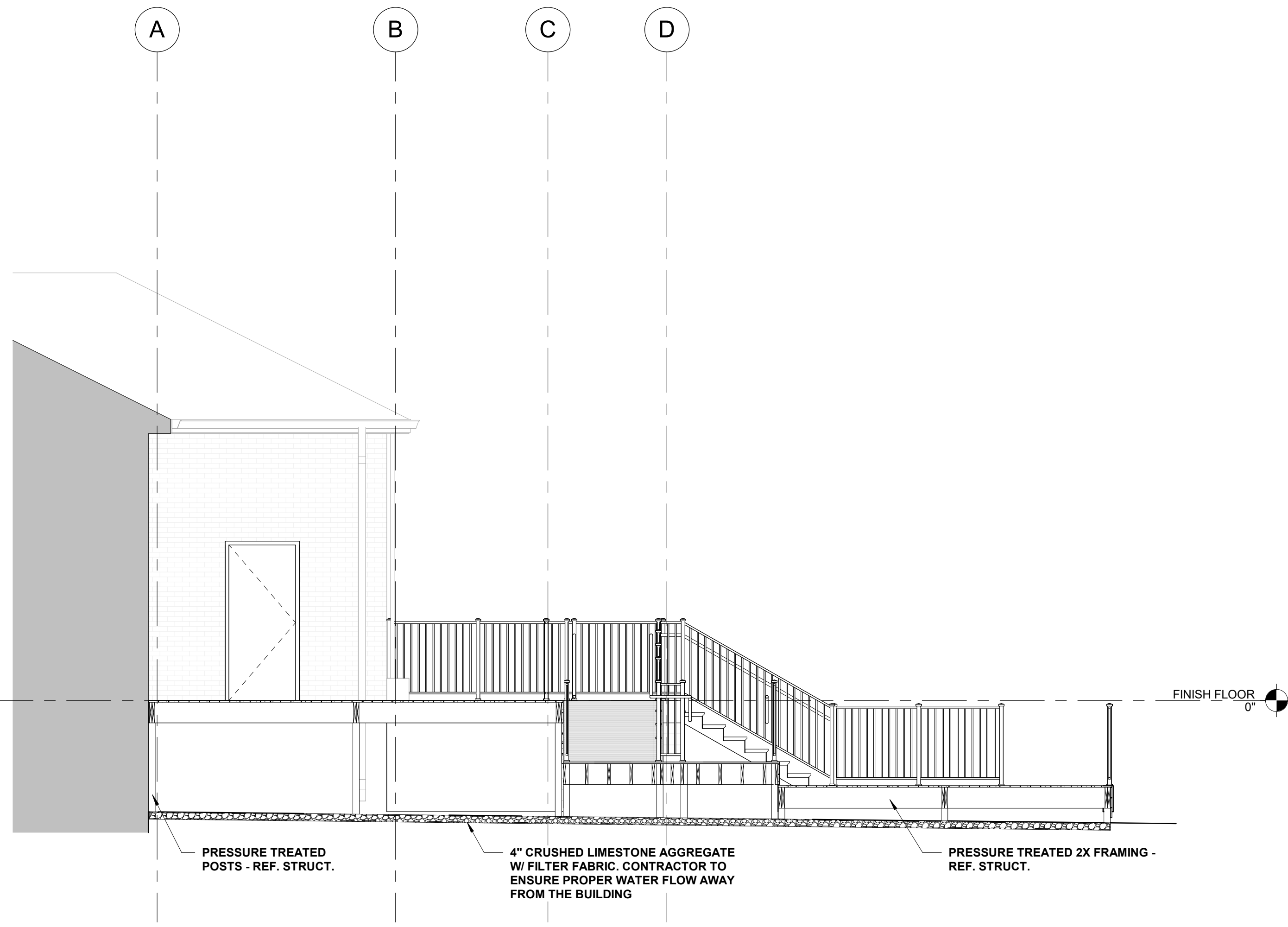
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**50% CONSTRUCTION DOCUMENTS FOR THE
I.H.M. PARK - NEW COVERED
PATIO AND RAMP**
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Sheet Title:
EXTERIOR ELEVATIONS
Project No:
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Drawn by:
Author
Date:
01/09/2026

A3.1
Sheet No.



1 OVERALL SECTION @ DECK
1/4" = 1'-0"



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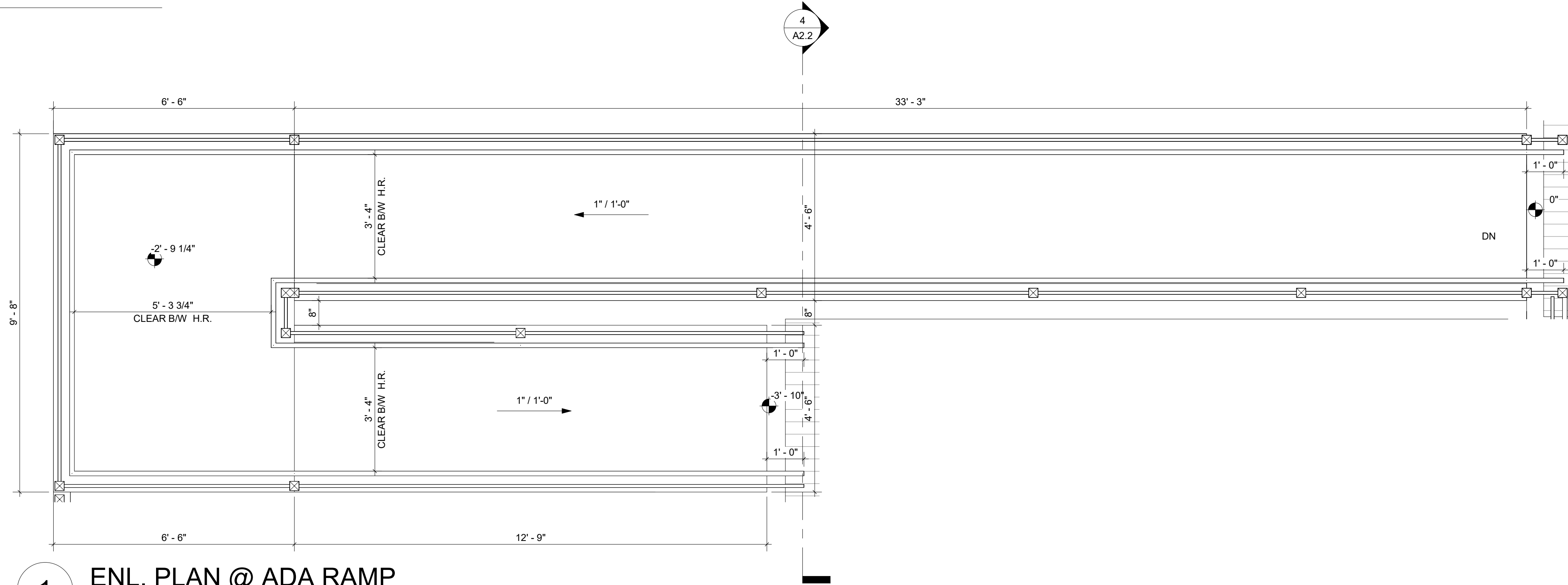
REV	DESCRIPTION	DATE

**50% CONSTRUCTION DOCUMENTS FOR THE
I.H.M. PARK - NEW COVERED
PATIO AND RAMP**

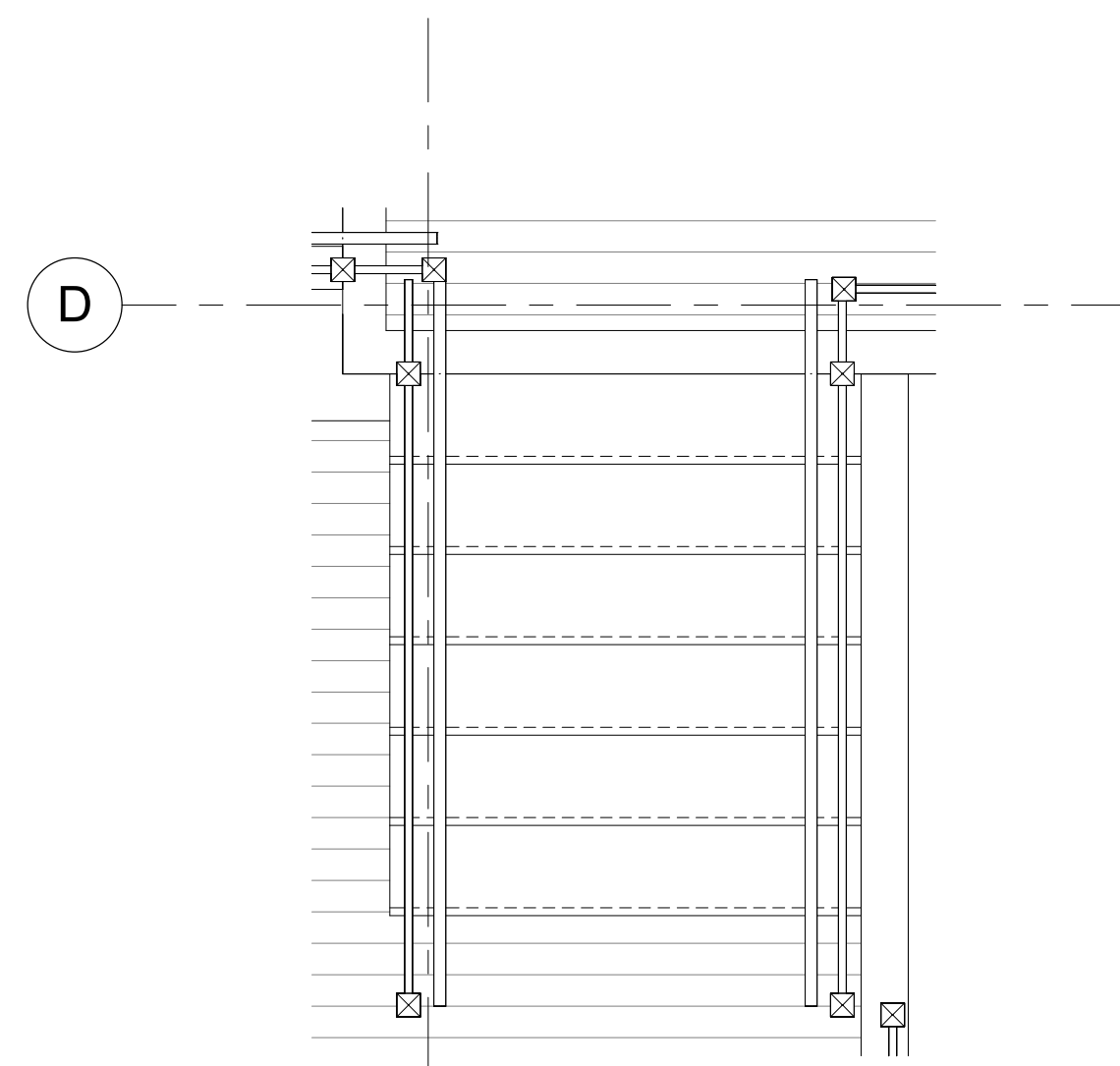
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Sheet Title	BUILDING SECTIONS
Project No.	25179
Drawn by	Author
Date	01/09/2026

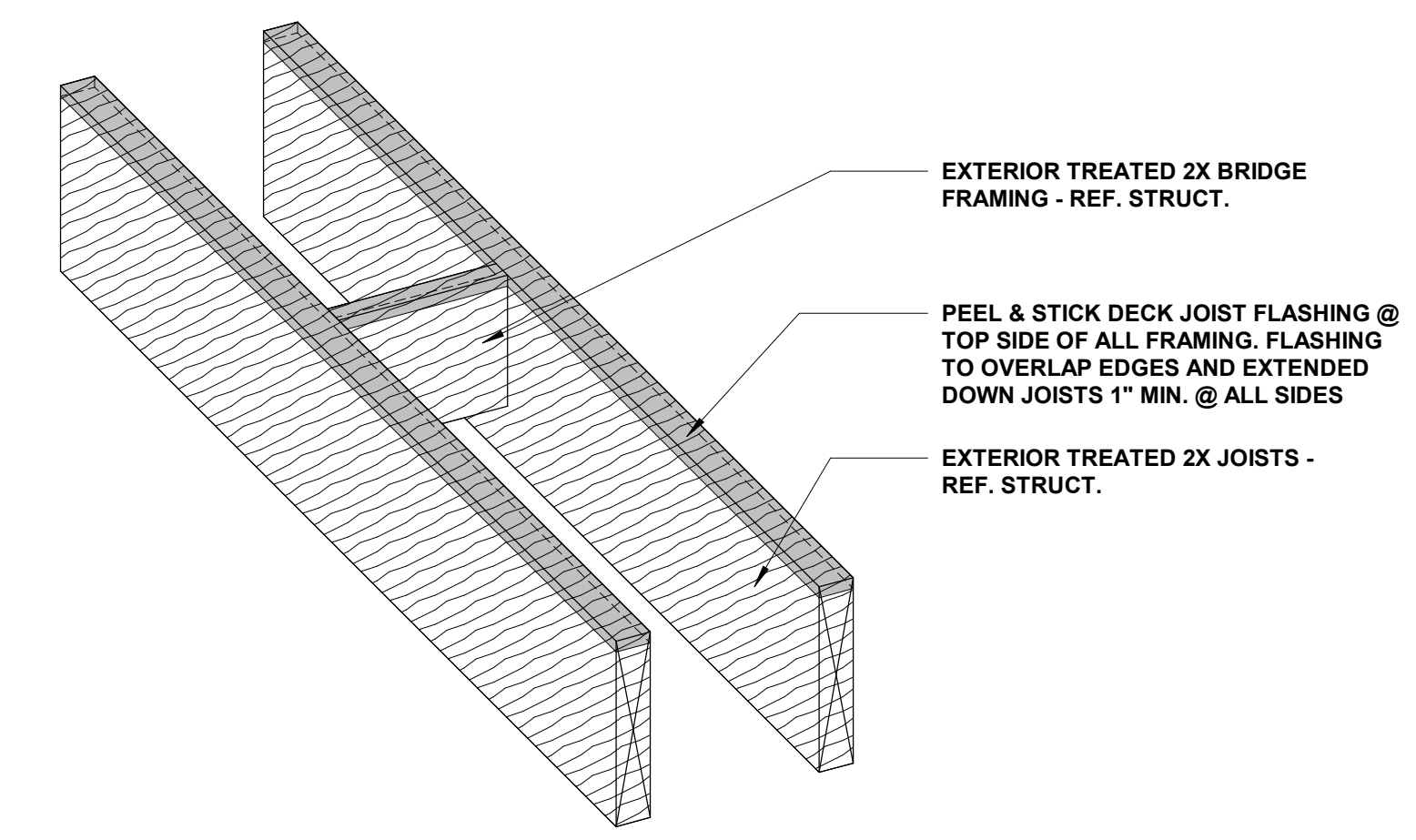
A4.1



1 ENL. PLAN @ ADA RAMP
1/2" = 1'-0"



2 ENL. PLAN @ STAIR 2
1/2" = 1'-0"



4 TYP. DETAIL @ DECK FLASHING
3/4" = 1'-0"



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Sheet Title:
ENLARGED PLANS

Project No:
25179

Drawn by:
Author

Date:
01/09/2026

A5.1
Sheet No.



Trex Select® Composite Decking

Select decking is the perfect pairing of price and minimal maintenance.



Natural Aesthetic

Looks like wood, lives like composite. Our curated colors and refined grain patterns deliver the warmth of nature with the ease of low-maintenance living.

Performance-Engineered™ Decking

Built to handle real life. With a fade- and stain-resistant shell plus exclusive SunComfortable™ Technology in our newest color collection, your deck stays cooler* and lasts longer.

Sustainable Style

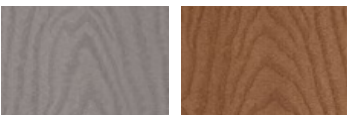
Select decking uses 95% recycled plastic film and reclaimed sawdust, and is backed by our [35-Year Limited Residential Fade & Stain Warranty](#).

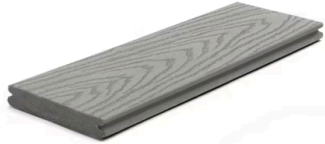
Select®

New Collection



Earth Tones





1" Grooved Edge Board

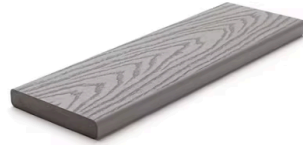
Our grooved edge boards install with our Hidden Fastening System beneath the deck surface, leaving a tidy finish free of screw holes.

Actual Dimensions

.82 in x 5.5 in x 12 ft (20 mm x 140 mm x 365 cm)

.82 in x 5.5 in x 16 ft (20 mm x 140 mm x 487 cm)

.82 in x 5.5 in x 20 ft (20 mm x 140 mm x 609 cm)



1" Square Edge Board

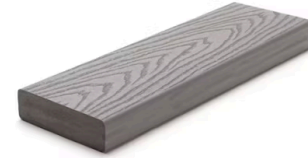
Our square edge boards install traditionally like wood—with deck screws.

Actual Dimensions

.82 in x 5.5 in x 12 ft (20 mm x 140 mm x 365 cm)

.82 in x 5.5 in x 16 ft (20 mm x 140 mm x 487 cm)

.82 in x 5.5 in x 20 ft (20 mm x 140 mm x 609 cm)



2" Square Edge Board

Our square edge boards install traditionally like wood – with deck screws. 2 x 6 boards available in 12', 16', and 20' lengths.

Actual Dimensions

1.3 in x 5.5 in x 12 ft (33 mm x 140 mm x 365 cm)

1.3 in x 5.5 in x 16 ft (33 mm x 140 mm x 487 cm)

1.3 in x 5.5 in x 20 ft (33 mm x 140 mm x 609 cm)



1" x 8" x 12' Fascia

Add a high-performance, luxurious finish to deck edges and stair risers—in all Select colors and Universal White.

Actual Dimensions

.56 in x 7.25 in x 12 ft (14 mm x 184 mm x 365 cm)



1" x 12" x 12' Fascia

Add a high-performance, luxurious finish to deck edges and stair risers—in all Select colors and Universal White.

Actual Dimensions

.56 in x 11.375 in x 12 ft (14 mm x 288 mm x 365 cm)



PREVIOUS

What hue says you?

NEXT

Color selections curated for each distinct collection with every style in mind.



Pebble Grey



Saddle Select



Whiskey Barrel



Malted Barley



Millstone

Choose Your Collection Color





PREVIOUS

Lean Into Railing

NEXT

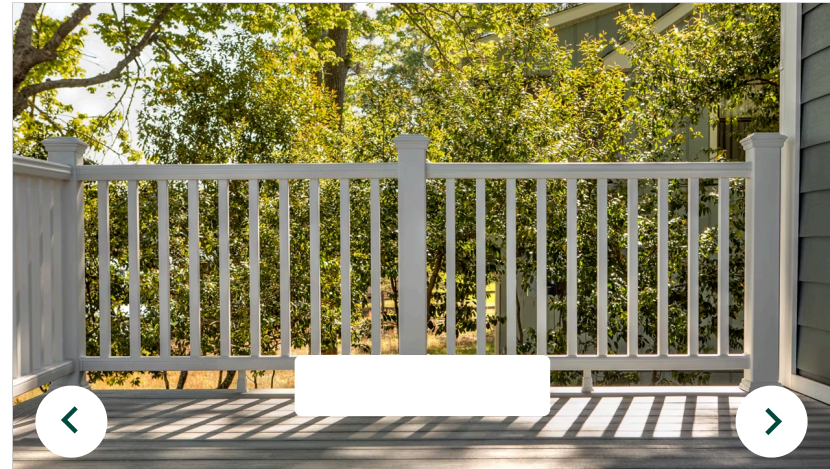
Enjoy the scenery from your brand new deck with safe, attractive railing.



Metal Railing

Crafted from premium aluminum or durable steel to offer a modern, sleek design that brings a refined touch to any outdoor space.

- ✓ 25-50 Year Limited Residential Warranties
- ✓ Strong & Resilient Material
- ✓ Contemporary & Sleek Designs



Composite Railing

Made with durable composite, our railings let you enjoy the timeless look you love without the hassle of staining, painting or sealing.

- ✓ Classic and Customizable Look
- ✓ Designed to Endure the Seasons
- ✓ DIY-friendly

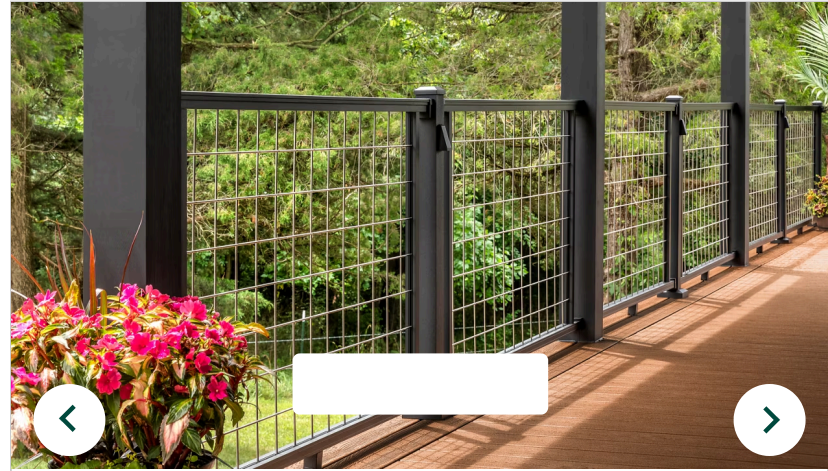




Glass Railing

Designed with your view in mind, our high-quality glass railings offer a minimalist, modern style.

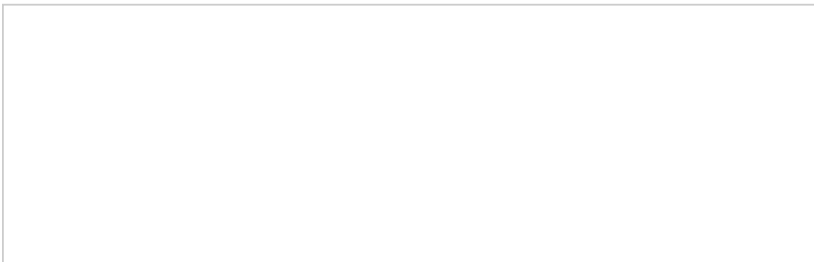
- ✓ Unobstructed Views
- ✓ Durable, Safe Panels for Peace of Mind
- ✓ Clean & Contemporary Designs
- ✓ 2 Glass Railing Styles in 2 Colors



Mesh Railing

Mesh railings add a distinctive, industrial touch to your outdoor space, offering a unique look while keeping your view open and unobstructed.

- ✓ Low Maintenance & Easy Installation
- ✓ Premium Strength
- ✓ Rustic & Industrial Styles
- ✓ 1 Mesh Railing Style in 2 Colors





PREVIOUS

Choose Your Metal Railing Style

NEXT

High-quality railing styles to meet any aesthetic and budget needs.



Enhance™ Steel Railing

Our entry-level steel railing delivers functional design at a budget-friendly cost.

- ✓ Starting at \$\$\$\$\$
- ✓ 15-Year Limited Residential Warranty

Color: Charcoal Black



Select™ Aluminum Railing

A simplistic style that can complement any outdoor space at an affordable price.

- ✓ Starting at \$\$\$\$\$
- ✓ 25-Year Limited Residential Warranty

Color: Charcoal Black



Signature® Aluminum Railings

Add effortless style to any outdoor space with our Signature aluminum railing.

- ✓ Starting at \$\$\$\$\$
- ✓ 50-year warranty

Color: Charcoal Black





Signature® Rod Rail

Horizontal rod railing offers a sleek and modern look, with undeniable strength.

- ✓ Starting at \$\$\$\$
- ✓ 50-Year Limited Residential Warranty

Color: Charcoal Black



Signature® X-Series™ Cable Railing

Give your outdoor space a touch of sophistication and style with X-series.

- ✓ Starting at \$\$\$\$\$
- ✓ 50-Year Limited Residential Warranty

Color: Charcoal Black



Continue to Deck Additions

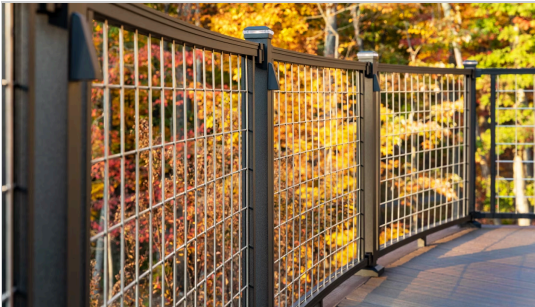


PREVIOUS

Choose Your Metal Railing Style

NEXT

High-quality railing styles to meet any aesthetic and budget needs.



Trex Signature® Mesh Railing

Crosshatch stainless steel adds a striking industrial touch to any outdoor design.

- ✓ Starting at \$\$\$\$
- ✓ 50-Year Limited Residential warranty

Color: Charcoal Black



Select Mesh Railing

A classic look for your outdoor space, with the added strength of secure steel infill.

- ✓ Starting at \$\$\$\$
- ✓ 25 Year Limited Residential Warranties

Color: Charcoal Black

