



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, August 19, 2021, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. July 15, 2021
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
 - 1. Action on approval of Preliminary Plat at Seed Tick Road – Barry Nash Property.
 - 2. Action on approval of Landscaping, Architecture and Lighting at 7677 Highway 64 – Shadrach's Coffee Roasting Company.
- VII. NEW BUSINESS:
 - 1. Action on approval of a Site Plan at 3469 Lake District Drive N – Lake District Outparcel 6.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, JULY 15, 2021, 5:30 PM
CITY HALL, LAKELAND, TN.**

- I. **CALL TO ORDER:** The meeting was called to order at 5:30 PM by Chairman Susan Mitchell.

II. **ROLL CALL BY ACTING RECORDER:**

Jeff Adams	Present
Commissioner Jim Atkinson	Present
Scott Carmichael	Present
Mayor Mike Cunningham	Present
Todd Laessig	Absent (<i>excused</i>)
Brian Sullivan	Present
(C) Susan Mitchell	Present

Others present:

Shane Horn, City Manager
Richard Donovan, Planning Director
Emily Harrell, City Engineer
Richard Gonzales, Commissioner (in audience)
Wesley Wright, Commissioner (in audience)

III. **APPROVAL OF MEETING MINUTES:**

Mayor Cunningham moved to approve the regular meeting minutes of June 17, 2021, with one correction.

Vice Chairman Carmichael seconded the motion.

Motion passed, voice vote, 6 in favor 0 against.

IV. **PUBLIC DISCUSSION:**

For the record: No comments were heard.

V. **REPORTS OF OFFICERS AND COMMITTEES:** *None*

VI. **OLD BUSINESS:**

1. ***Action on approval of Final Plat at 9905 Memphis Arlington Road-Howard Property.***

Mayor Cunningham moved to bring this item to the floor.

Commissioner Atkinson seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

**LAKELAND MUNICIPAL PLANNING COMMISSION
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Discussion ensued.

After the discussion, Mayor Cunningham moved to approve the Final Plat for the Howard Property located at 9905 Memphis-Arlington Rd without conditions.

Mr. Sullivan seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

VII. NEW BUSINESS:

For the record: Without objection the order of business was changed to moved item # 2 up on the agenda.

2. Action on approval of Landscaping, Architecture and Lighting at 7677 Highway 64 – Shadrach’s Coffee Roasting Company.

Mayor Cunningham moved to bring this item to the floor.

Commissioner Atkinson seconded the motion.

Discussion ensued.

For the record: Public comments were heard from the following:
Jim Little – Shadrach’s Representative
Wesley Wright – Board of Commissioners

After the discussion, Commissioner Atkinson moved to defer this item to the next regular scheduled meeting.

Mr. Sullivan seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

3. Action on a recommendation to the Board of Commissioners for an Outline Plan – Chapel Lakes Planned Development.

Commissioner Atkinson moved to bring this item to the floor.

Mayor Cunningham seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

Discussion ensued.

For the record: Comments were heard from the following:

Richard Lee – Chapel Lakes Planned Development (Applicant)

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES**

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CITY HALL, LAKELAND, TN.**

Bob Dalhoff – DT Design Studio (Presentation given)
Michelle Ye – DT Design Studio (Present in audience)
Thomas Gorbea – 4000 block of Lakeland Trace
Tracy Davis – 10000 block of Mount McKenzie Rd
Jeff Grove – 10000 block of Mount McKenzie Rd
Valerie Crabtree – 10000 block of Mount McKenzie Rd
Keith Crabtree – 10000 block of Mount McKenzie Rd
Erica Lamar – 10000 block of Mount McKenzie Rd
Jasmine Barbee – 10000 of Mount McKenzie Rd
Tom Wood – 10000 Gillespie Oak Dr
Martin Lipinski – Traffic Engineer
Bruce Nelson - 10000 block of Oak Bank Cv
Wesley Wright – Board of Commissioner
Jeanne Carnes – 3000 block of Forest Pt. Way
Mike Scott – 4000 block of Maple Walk Dr
Jason Jones – 10000 block of Morning Oak Cv
Chris Harden – 10000 block of Riley River Rd
Trae Sterling – 4000 block of Coltwood Dr

After discussion, Commissioner Atkinson moved to recommend denial of the Chapel Lakes Planned Development to the Board of Commissioners based on the amount of open space being less than what is expected for a conservation overlay comp plan and the density of the project.

Mr. Sullivan seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

1. Action on approval of Preliminary Plat at Seed Tick Road – Howard Property.

Vice Chairman Carmichael moved to bring this item to the floor.

Mayor Cunningham seconded the motion.

Discussion ensued.

For the record: Comments were heard from the following:

- Dale Hoskins – Applicant

After the discussion, Vice Chairman Carmichael moved to postpone this item definitely to the next meeting.

Commissioner Atkinson seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, JULY 15, 2021, 5:30 PM
CITY HALL, LAKELAND, TN.**

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

Mayor Cunningham moved to adjourn the meeting. Vice Chairman Carmichael seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

The meeting was adjourned at 9:14 p.m.

Jeff Adams, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on August 19, 2021.

To whom it may concern

I defer the Barry Masu property
plat until THE SEWER plans are
complete.

Dale Perkins
8-18-21

Meeting Cycle: Thursday, August 19, 2021

Subject: Action on approval of Landscaping, Architecture and Lighting at 7677 Highway 64 – Shadrach’s Coffee Roasting Company.

Staff Contact: Richard Donovan, Planning Consultant

STAFF RECOMMENDATION

The Staff is withholding a recommendation on the Landscaping, Architecture, and Lighting for the Shadrach’s Coffee Roasting Company at this time but will provide a recommendation at the meeting.

DISCUSSION

SITE INFORMATION:

LOCATION:	7677 Highway 64
PARCEL ID:	L0159 00529
ZONING:	C2 (Regional Business)
BUILDING SIZE:	1,436 square feet
LOT SIZE:	1.09 acres
APPLICANT/OWNER:	Tranlan Engineering, Inc.
REPRESENTATIVE:	Michael Boggs, Tranlan Engineering, Inc.

BACKGROUND:

This site is located on Highway 64 between Esporta Fitness (former LA Fitness) and Banfield Pet Hospital on one of the few available lots near the I-40 interchange. In June this item was before the MPC/DRC for approval of a Site Plan. The MPC/DRC approved the site plan with the condition that the architectural elevations, landscaping, and site lighting be reviewed and approved by the body at a later date. This was deferred at the July meeting.

ANALYSIS & DISCUSSION ITEMS:

Architecture, façade materials, and rooflines:

Building Materials:

The LDR states, “All Facades shall be constructed of a durable, natural material, such as stone, or brick; false materials intended to look like natural materials are prohibited, unless otherwise stated.”

- The primary façade material is brick and cement siding with metal accents.

- This is a design element which gives the MPC/DRC the ability to approve an alternative.

Building Cap Type:

The LDR require the following cap types for the commercial buildings, “Permitted Cap Types are the parapet and pitched roof. A tower is permitted.”

The applicant has indicated the use of a parapet which is defined in the following manner by the LDR:

Parapet Cap Type. (Refer to Figure 3.D-1). A parapet is low wall projecting above a building’s roof along the perimeter of the building. It may be utilized with a flat or pitched roof and can serve to hide roof-top mechanicals from view of the street.

- a. Parapet Height. Height is measured from the top of the Upper Story to the top of the parapet.
 - 1) Minimum height is two (2) feet with a maximum height of six (6) feet.
 - 2) Cap shall be high enough to screen the roof and any roof appurtenances from view of the street(s) and any adjacent building of similar height.
 - b. Horizontal Expression Lines. An Expression Line shall define the cap from the Upper Stories of the building and the top of the cap.
 - c. Occupied Space. Occupied space shall not be incorporated behind this Cap Type.
- A parapet is shown on the entire building.

Landscaping, screening, and buffering:

Staff has reviewed the landscaping plan and the plan meets the City’s requirements with one exception.

- 1) Frontage buffers are required to meet the following:
 - 3.e Fence. A minimum of three (3) and a maximum of four (4) feet in height steel or PVC picket fence is required, located two (2) feet from the back of curb of the vehicular area.
 - i. No other fence material is permitted.
 - ii. Fence colors are limited to black, grey, or dark green.
 - iii. Fence opacity shall be no greater than sixty (60) percent, no less than thirty (30) percent.
 - iv. A gate opening of six (6) feet is permitted every one hundred (100) feet.
- Staff believes this is minor in nature and can be resolved with a condition of approval.
- The latest submittal does not include an irrigation plan. At a minimum this will need to be include with the construction plan submittal.

Site Lighting:

The LDRs state the following:

“For lighting levels, adjacent to commercial property, the lighting shall not exceed one (1) foot-candle of illumination at the property line, and shall not exceed one-half (1/2) foot-candle 10 feet over the property line.”

- The site lighting plan that was submitted last month includes several areas that exceed the 1 foot-candle requirement at the property line.
- The foot-candle reading at the property line is as high as 6.4 along the eastern edge and 5.8 along the western edge.

PROPOSED (EXAMPLE) MOTIONS:

1. To approve the Landscaping, Architecture and Lighting for the Shadrach's Coffee Roasting Company with the following conditions:
2. Company with the following conditions:
 - a. Provide a compliant landscaping plan that includes a landscaping schedule and irrigation plan with construction drawings.
 - b. Provide a compliant site lighting plan with construction drawings.
 - c. Provide architectural drawings of all 4-sides of the buildings matching the provided north and east elevations.
 - d. Commission's discussion.
 - e. Staff comments and conditions in the staff report.
3. To approve of the Landscaping, Architecture and Lighting for the Shadrach's Coffee Roasting Company without conditions.
4. To deny the Landscaping, Architecture and Lighting for the Shadrach's Coffee Roasting Company.
 - a. State the reason for denial.

SITE DEVELOPMENT PLANS

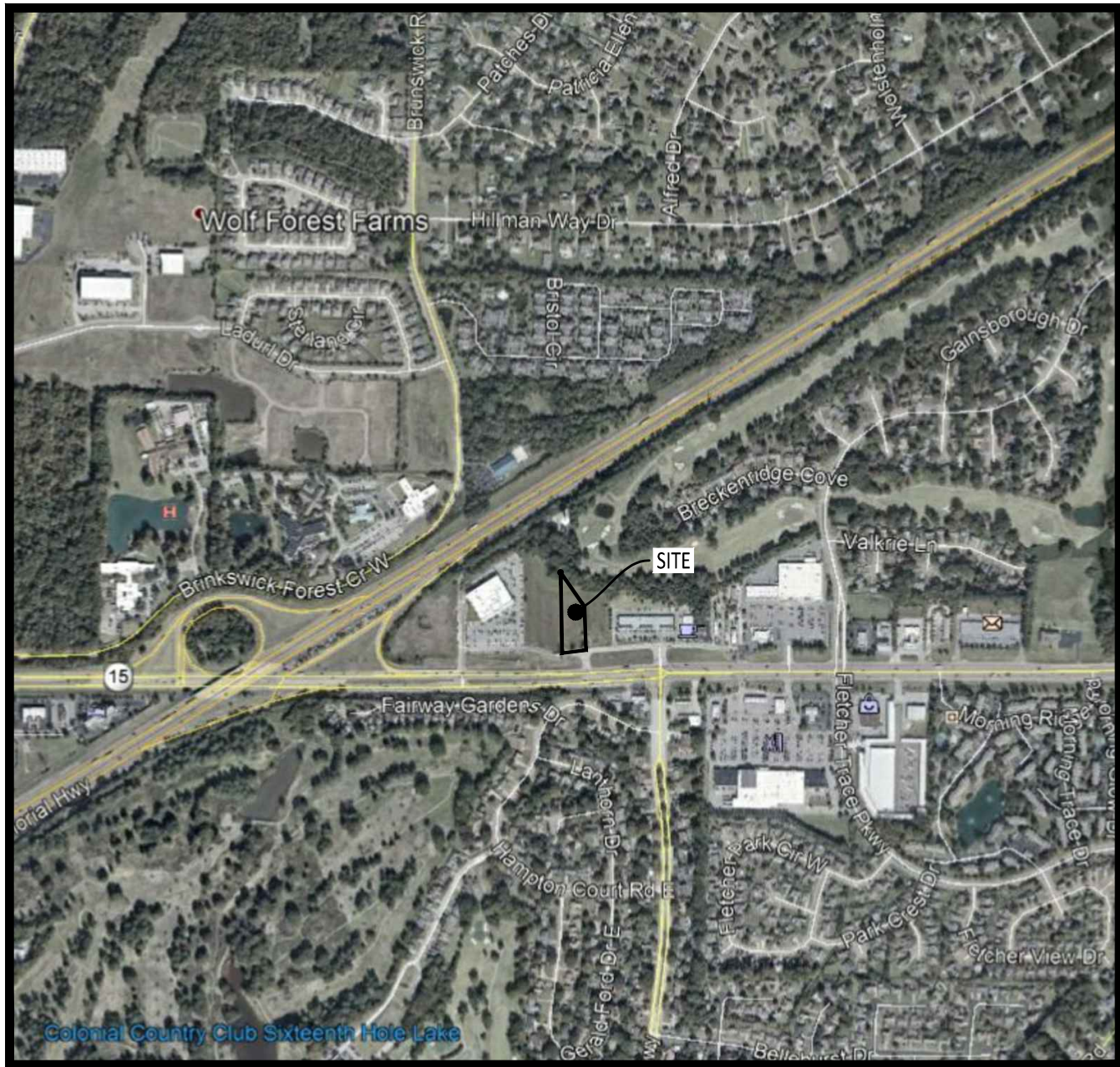
SHADRACH'S - LAKELAND

COMMERCIAL DEVELOPMENT

PREPARED FOR
SHADRACH'S COFFEE ROASTING COMPANY

LAKELAND, TENNESSEE
APRIL 29, 2021

VICINITY MAP



LOCAL CONTACTS

CITY OF LAKELAND - PLANNING & ZONING DEPARTMENT
10001 HIGHWAY 70
LAKELAND, TN 38002
PH-901-867-2717

CITY OF LAKELAND - ENGINEERING DEPARTMENT
10001 HIGHWAY 70
LAKELAND, TN 38002
PH-901-867-5418

1 of 9	TITLE PAGE
2 of 9	NOTES AND SPECIFICATIONS
3 of 9	TOPOGRAPHIC SURVEY
4 of 9	SWPPP / DEMO
5 of 9	SITE DIMENSION PLAN
6 of 9	GRADING AND DRAINAGE PLAN
7 of 9	SITE UTILITY PLAN
8 of 9	SWPPP DETAILS
9 of 9	SITE CONSTRUCTION DETAILS

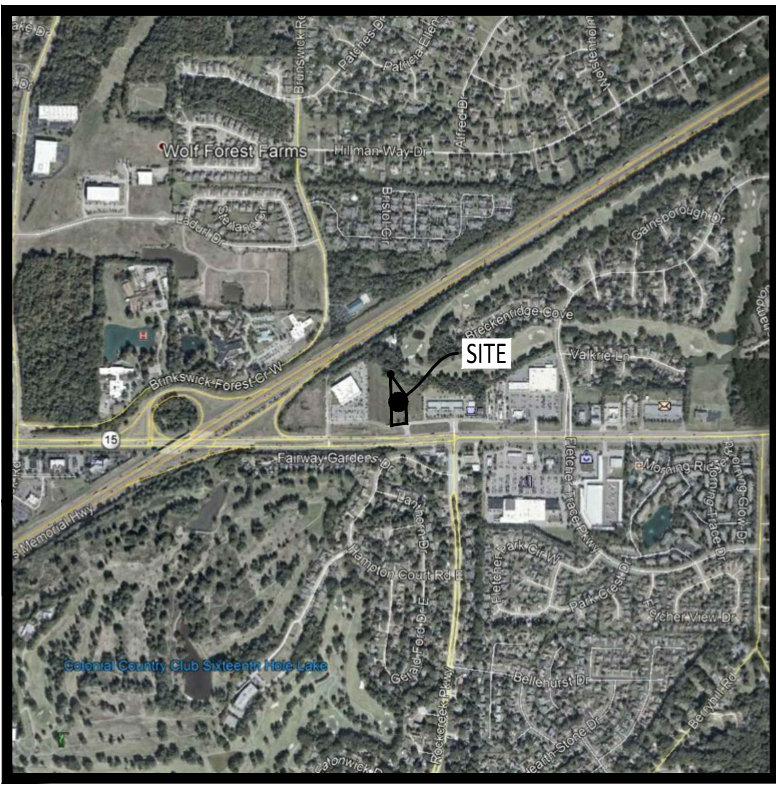
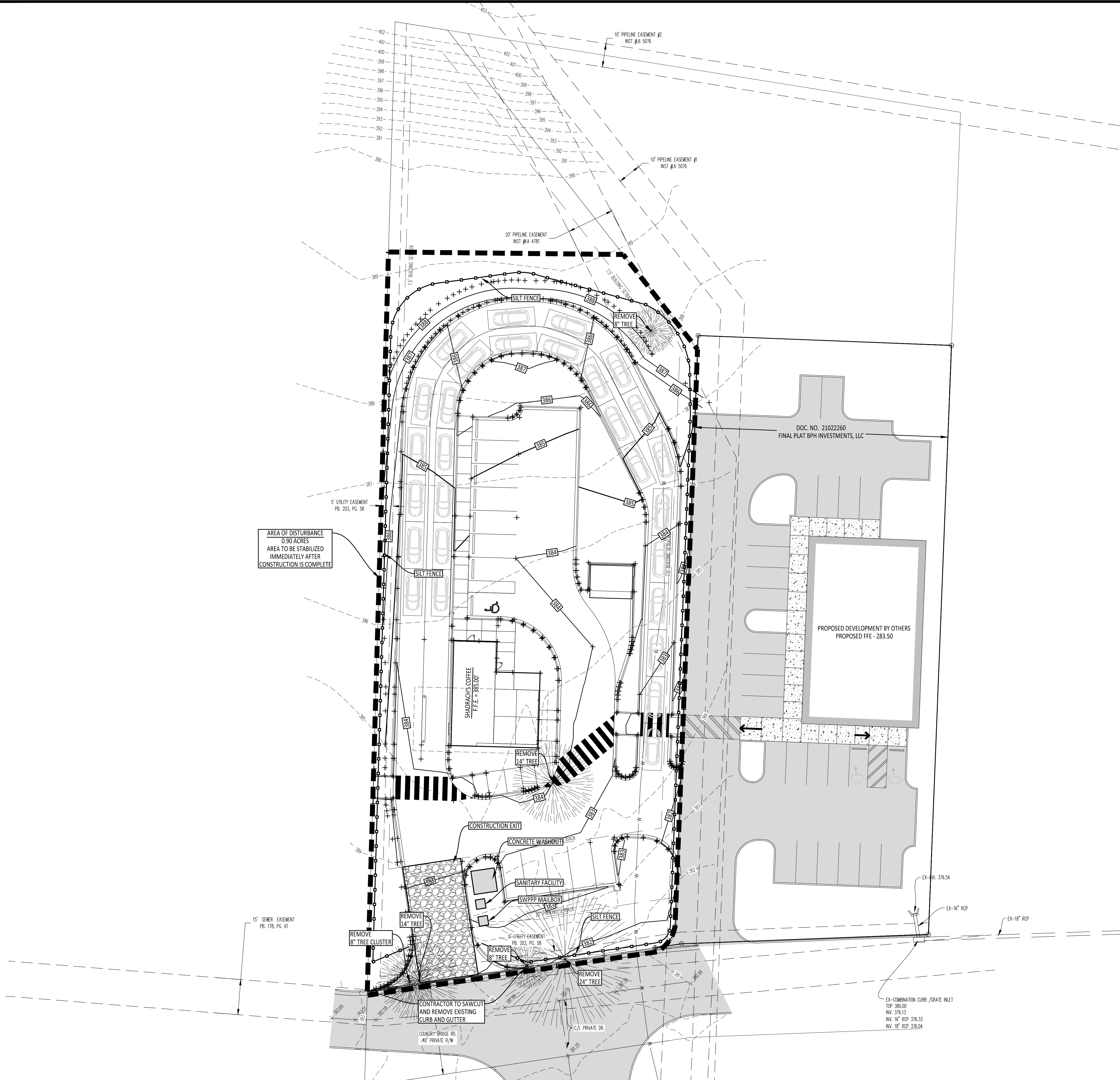
COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALANENGINEERING

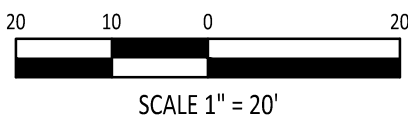
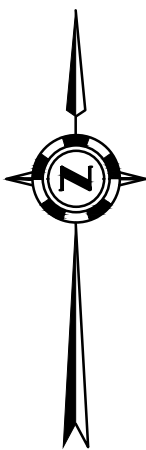
PROJECT: SHADRACH'S - LAKELAND	CLIENT: SHADRACH'S COFFEE ROASTING COMPANY
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REVISIONS		
DATE	BY	DESCRIPTION
06/14/2021	MAB	REV PER LAKELAND
DRAWING INFO.		
DRAWN BY:	MAB	
DATE:	04/29/2021	
SCALE:		
JOB NO.:	20-048	
CAD NO.:		
TITLE PAGE		
SHEET NUMBER:		
1	of	9



VICINITY MAP
NOT TO SCALE



COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM



PROJECT:
SGADRACH'S - LAKELAND

CLIENT:
SHADRACH'S COFFEE ROASTING COMPANY



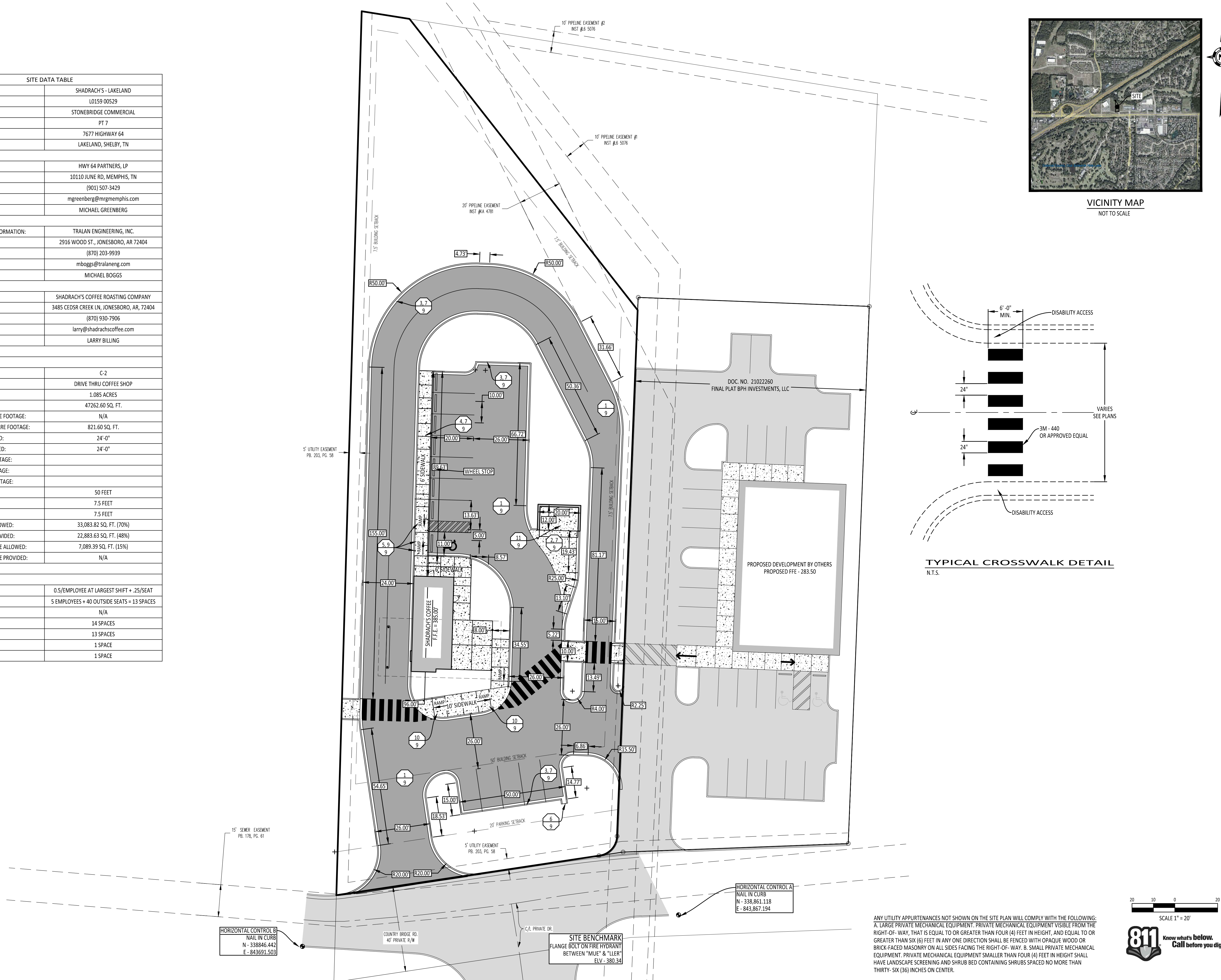
REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
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DATE:	04/29/2021
SCALE:	1" = 20'
JOB NO.:	20-048
CAD NO.:	

SWPPP / DEMO
PLAN

SHEET NUMBER:
4 of 9

SITE DATA TABLE	
PROJECT NAME:	SHADRACH'S - LAKELAND
PARCEL ID:	L0159 00529
SUBDIVISION:	STONEBRIDGE COMMERCIAL
LOT NUMBER:	PT 7
ADDRESS:	7677 HIGHWAY 64
CITY, COUNTY, STATE	LAKELAND, SHELBY, TN
OWNER INFORMATION:	HWY 64 PARTNERS, LP
ADDRESS:	10110 JUNE RD, MEMPHIS, TN
PHONE NUMBER:	(901) 507-3429
E-MAIL ADDRESS:	mgreenberg@mrgrmemphis.com
CONTACT NAME:	MICHAEL GREENBERG
DESIGN PROFESSIONAL INFORMATION:	TRALAN ENGINEERING, INC.
ADDRESS:	2916 WOOD ST., JONESBORO, AR 72404
PHONE NUMBER:	(870) 203-9939
EMAIL ADDRESS:	mboggs@tralaneng.com
CONTACT NAME:	MICHAEL BOGGS
APPLICANT INFORMATION:	SHADRACH'S COFFEE ROASTING COMPANY
ADDRESS:	3485 CEDSR CREEK LN, JONESBORO, AR, 72404
PHONE NUMBER:	(870) 930-7906
E-MAIL ADDRESS:	larry@shadrachcoffee.com
CONTACT NAME:	LARRY BILLING
ZONING USE AND BULK	
ZONING DISTRICT:	C-2
PROPOSED USE:	DRIVE THRU COFFEE SHOP
SITE ACREAGE:	1.085 ACRES
SITE SQUARE FOOTAGE:	47262.60 SQ. FT.
EXISTING BUILDING SQUARE FOOTAGE:	N/A
PROPOSED BUILDING SQUARE FOOTAGE:	8221.60 SQ. FT.
BUILDING HEIGHT ALLOWED:	24'-0"
BUILDING HEIGHT PROPOSED:	24'-0"
REQUIRED BUILDING FRONTAGE:	
EXISTING BUILDING FRONTAGE:	
PROPOSED BUILDING FRONTAGE:	
FRONT SETBACK:	50 FEET
REAR SETBACK:	7.5 FEET
SIDE SETBACK:	7.5 FEET
IMPERVIOUS SURFACE ALLOWED:	33,083.82 SQ. FT. (70%)
IMPERVIOUS SURFACE PROVIDED:	22,883.63 SQ. FT. (48%)
SEMI-IMPERVIOUS SURFACE ALLOWED:	7,089.39 SQ. FT. (15%)
SEMI-IMPERVIOUS SURFACE PROVIDED:	N/A
PARKING STANDARDS	
PARKING RATIO:	0.5/EMPLOYEE AT LARGEST SHIFT + 25/SEAT
PARKING REQUIRED:	5 EMPLOYEES + 40 OUTSIDE SEATS = 13 SPACES
EXISTING PARKING:	N/A
MAX. PARKING ALLOWED	14 SPACES
PARKING PROVIDED:	13 SPACES
ADA PARKING REQUIRED:	1 SPACE
ADA PARKING PROVIDED:	1 SPACE



COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALAN
ENGINEERING

PROJECT:
SHADRACH'S - LAKELAND

CLIENT:
SHADRACH'S COFFEE ROASTING COMPANY

MICHAEL A. BOGGS
REGISTERED ENGINEER
No. 122403
STATE OF TENNESSEE

06/14/2021

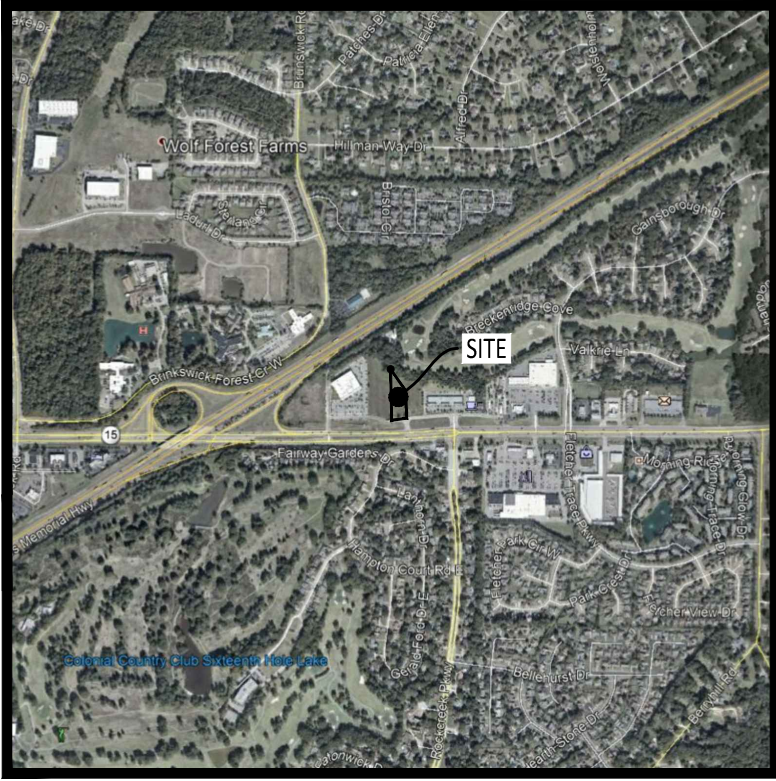
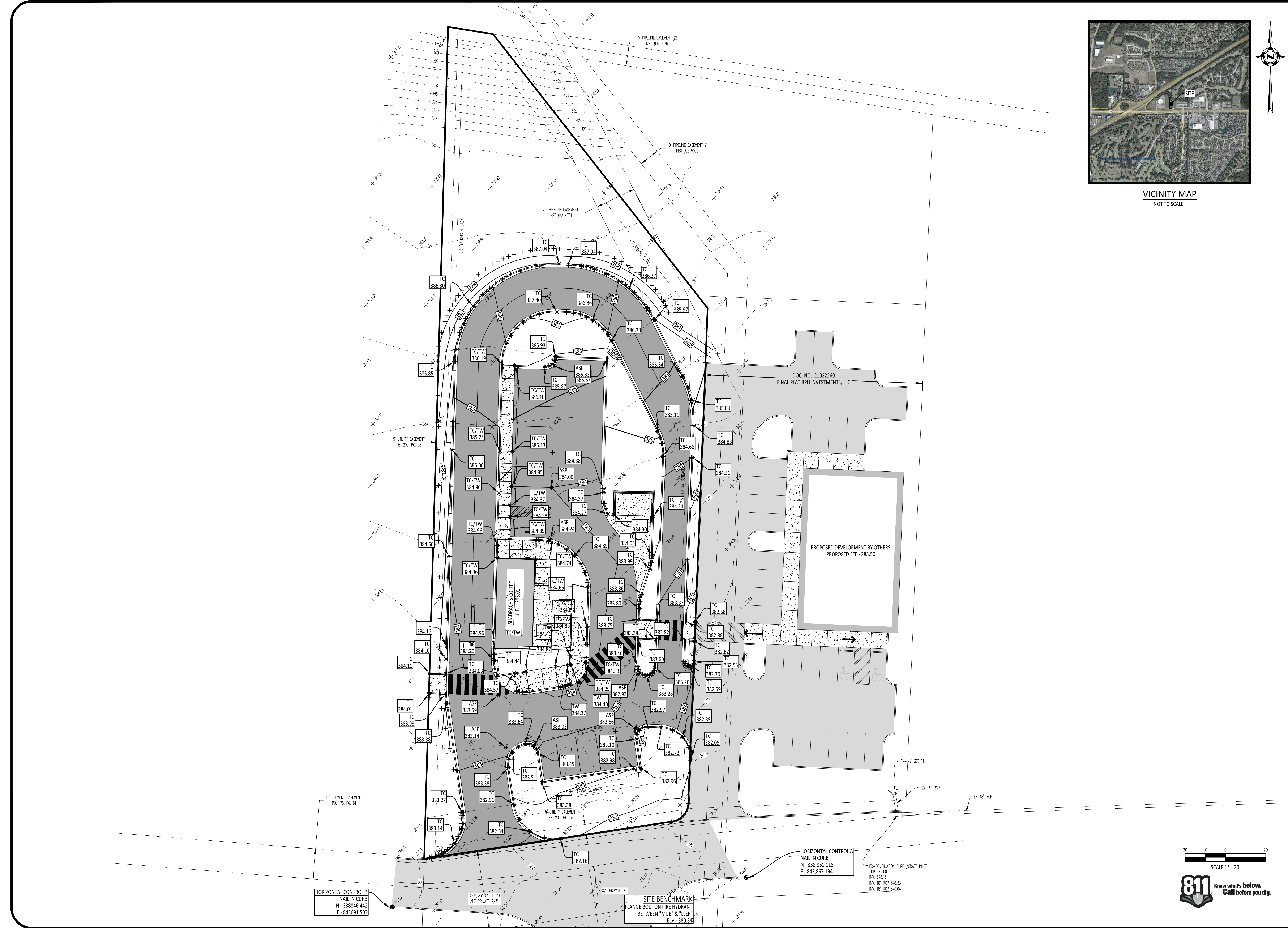
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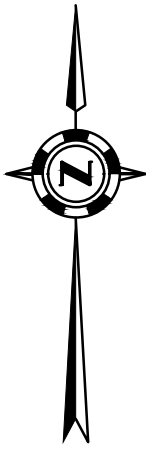
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CAD NO.:	

SITE DIMENSION PLAN

SHEET NUMBER:
5 of **9**



VICINITY MAP
NOT TO SCALE

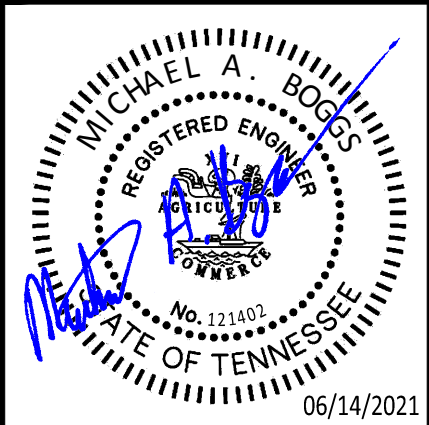


COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
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TRALANENGINEERING

PROJECT:
SHADRACH'S - LAKELAND

CLIENT:
SHADRACH'S COFFEE ROASTING COMPANY



REVISIONS		
DATE	BY	DESCRIPTION
06/14/2021	MAB	REV PER LAKELAND

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	04/29/2021
SCALE:	1" = 20'
JOB NO.:	20-048
CAD NO.:	

GRADING & DRAINAGE
PLAN

SHEET NUMBER:
6 of 9

20 10 0 20
SCALE 1" = 20'

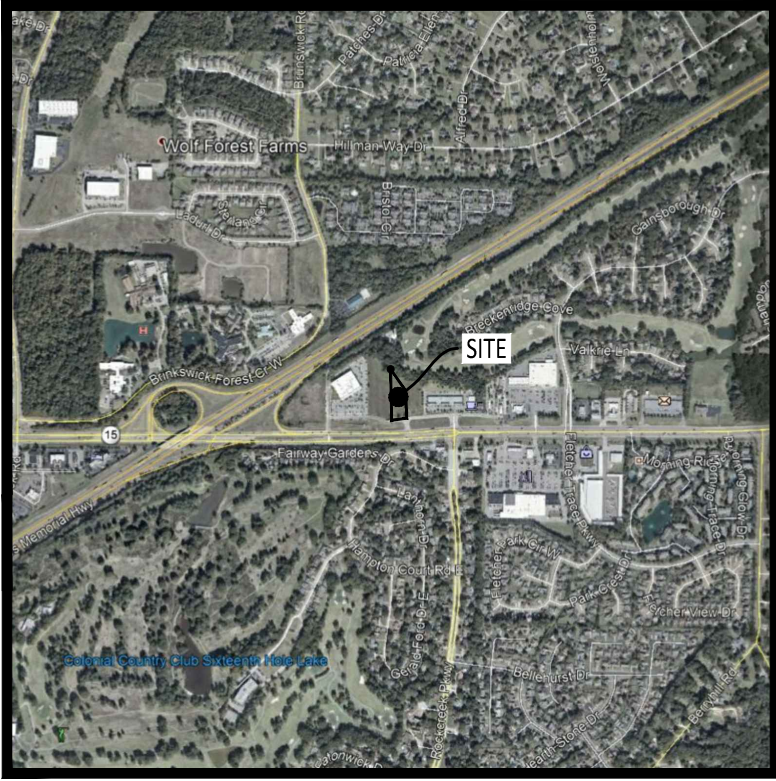
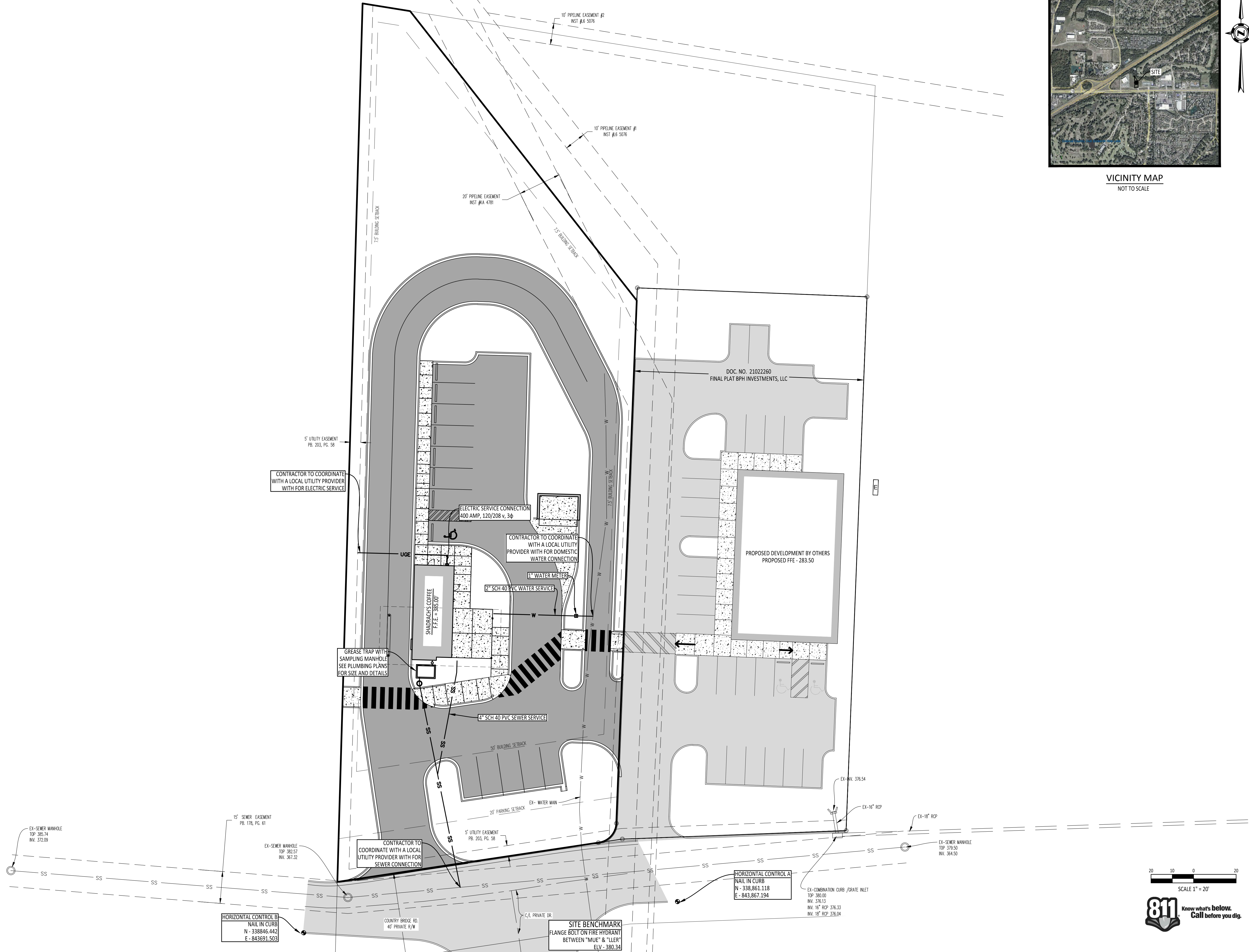
811
Know what's below.
Call before you dig.

HORIZONTAL CONTROL B
NAIL IN CURB
N - 338846.442
E - 843691.503

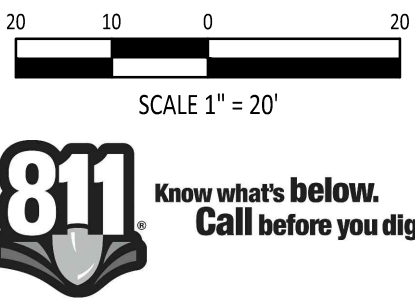
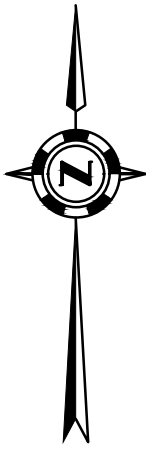
HORIZONTAL CONTROL A
NAIL IN CURB
N - 338861.118
E - 843867.194

SITE BENCHMARK
FLANGE BOLT ON FIRE HYDRANT
BETWEEN "MUE" & "LLER"
ELV - 380.34

EX-CORNER CURB /GRATE INLET
TOP: 380.10
INV. 376.13
INV. 16" RCP 376.33
INV. 18" RCP 376.04



VICINITY MAP
NOT TO SCALE



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PROJECT:
SHADRACH'S - LAKELAND

CLIENT:
SHADRACH'S COFFEE ROASTING COMPANY



REVISIONS		
DATE	BY	DESCRIPTION

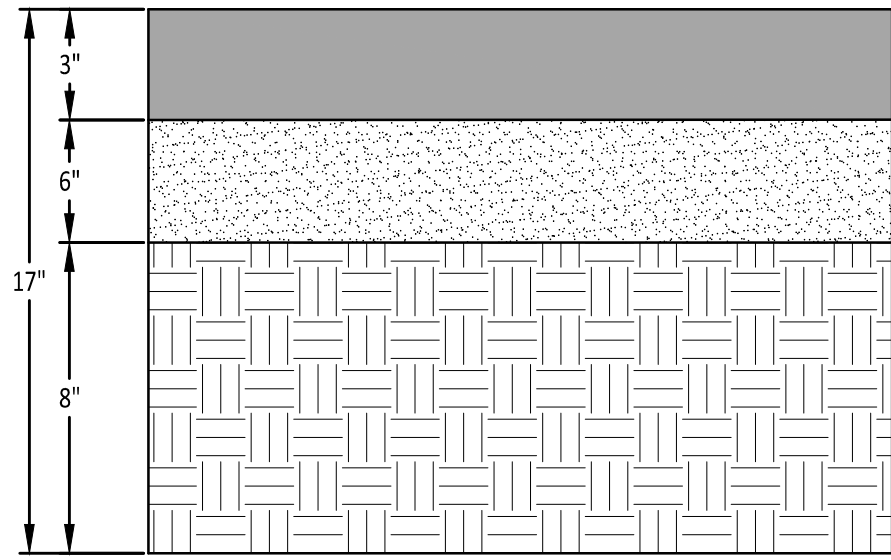
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DATE:	04/29/2021
SCALE:	1" = 20'
JOB NO.:	20-048
CAD NO.:	

SITE UTILITY
PLAN

SHEET NUMBER:

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ASPHALT CONCRETE HOT MIX
SURFACE COURSE
(AHTD 3/8" MIX DESIGN)

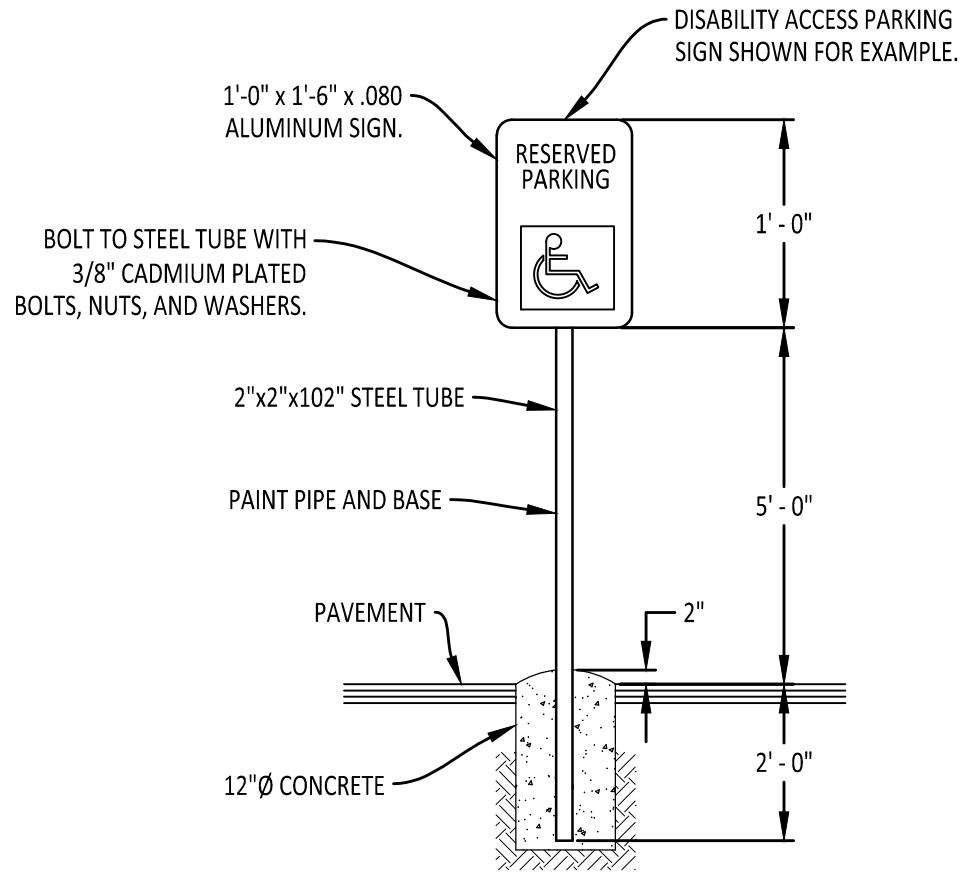
CLASS 7 AGGREGATE BASE
(98% MODIFIED PROCTOR)

COMPACTED SUBGRADE
(95% STANDARD PROCTOR)

ASPHALT PAVING SECTION

N.T.S.

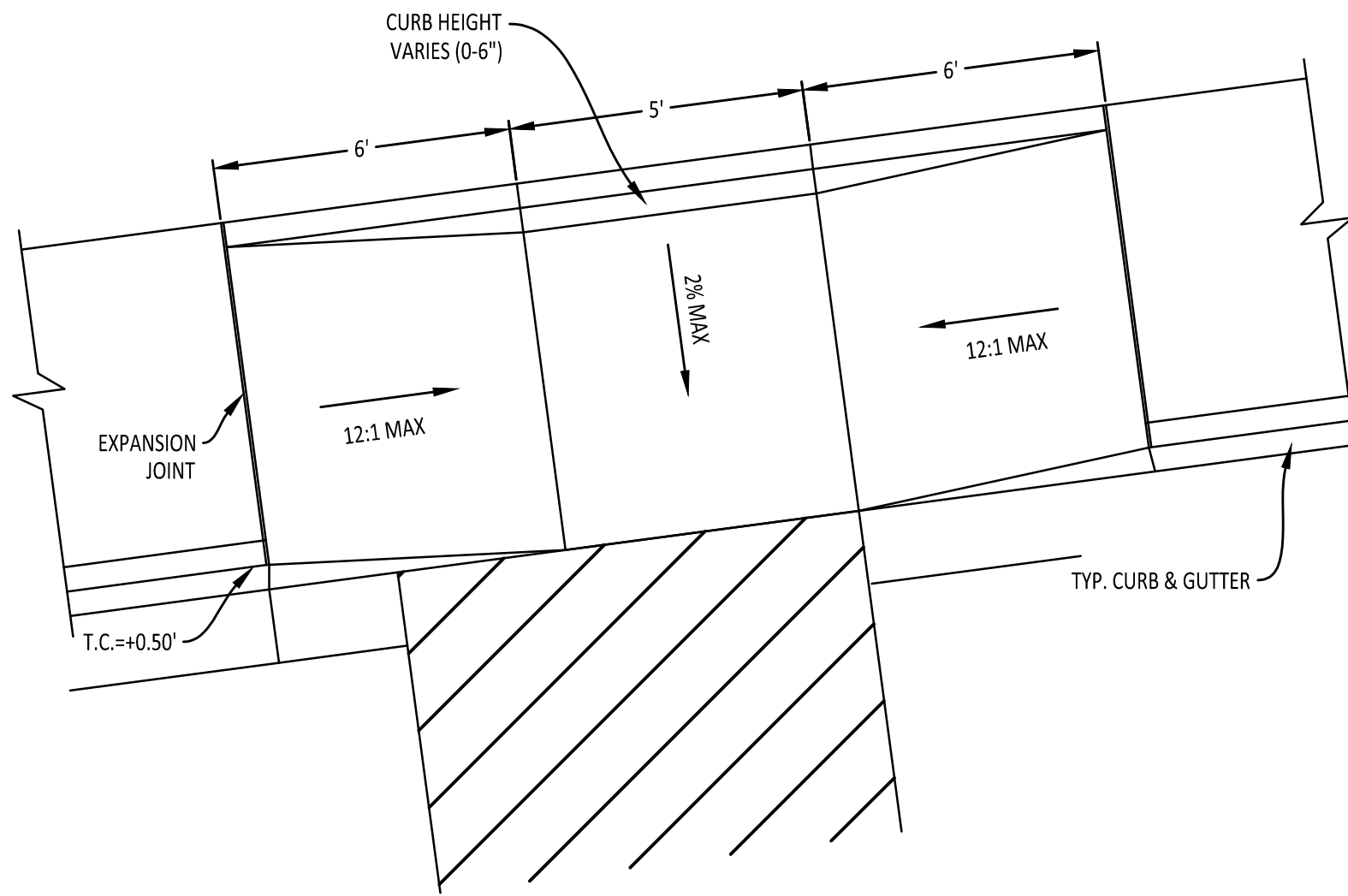
1



ACCESSIBLE PARKING SIGN DETAIL

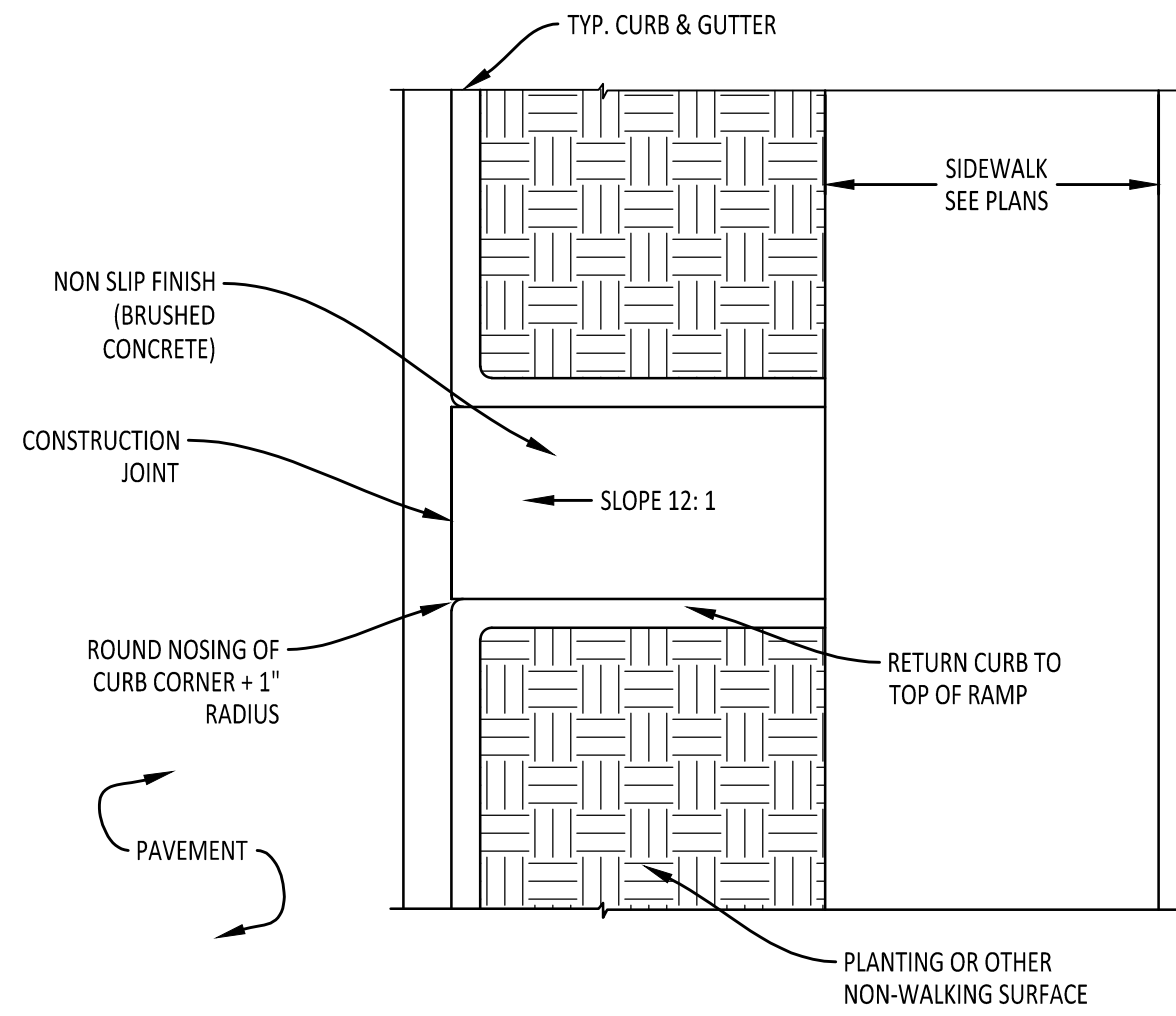
NOTE:
ALL SIGNS SHALL CONFORM TO MUTCD AND SHALL BE HIGH INTENSITY.

5



TYPE E - ACCESS RAMP

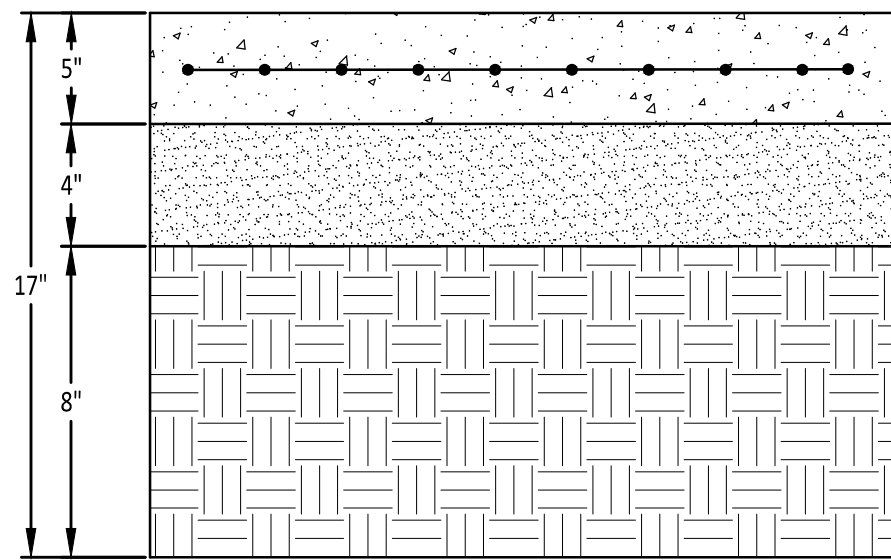
9



TYPE "B" ACCESS RAMP

N.T.S.

10



4000 PSI CONCRETE REINFORCED
6X6 W2.9/2.9 WWM

CLASS 7 AGGREGATE BASE
(98% MODIFIED PROCTOR)

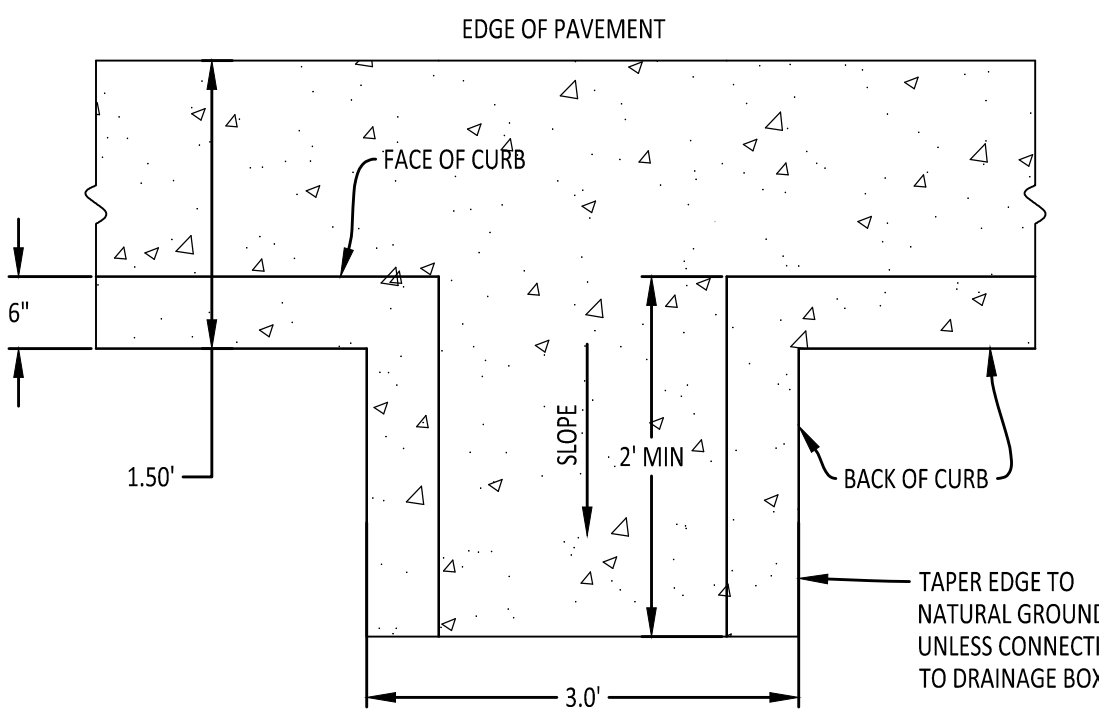
COMPACTED SUBGRADE
(95% STANDARD PROCTOR)

CONCRETE PAVING SECTION

N.T.S.

NOTE:
CONSTRUCT CONTRACTION JOINTS ON A MAXIMUM OF 15' CENTERS EACH WAY.
PROVIDE EXPANSION JOINTS WHERE PAVEMENT ABUTTS CURB AND SIDEWALKS.

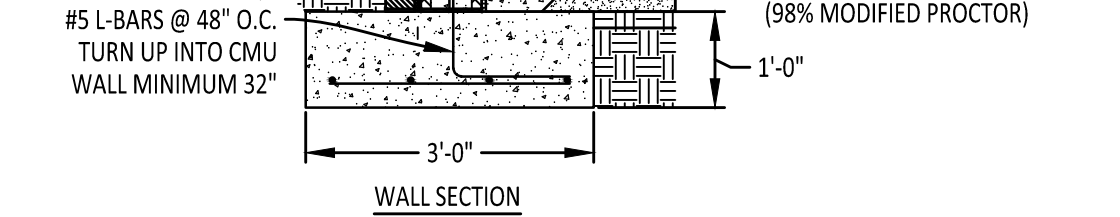
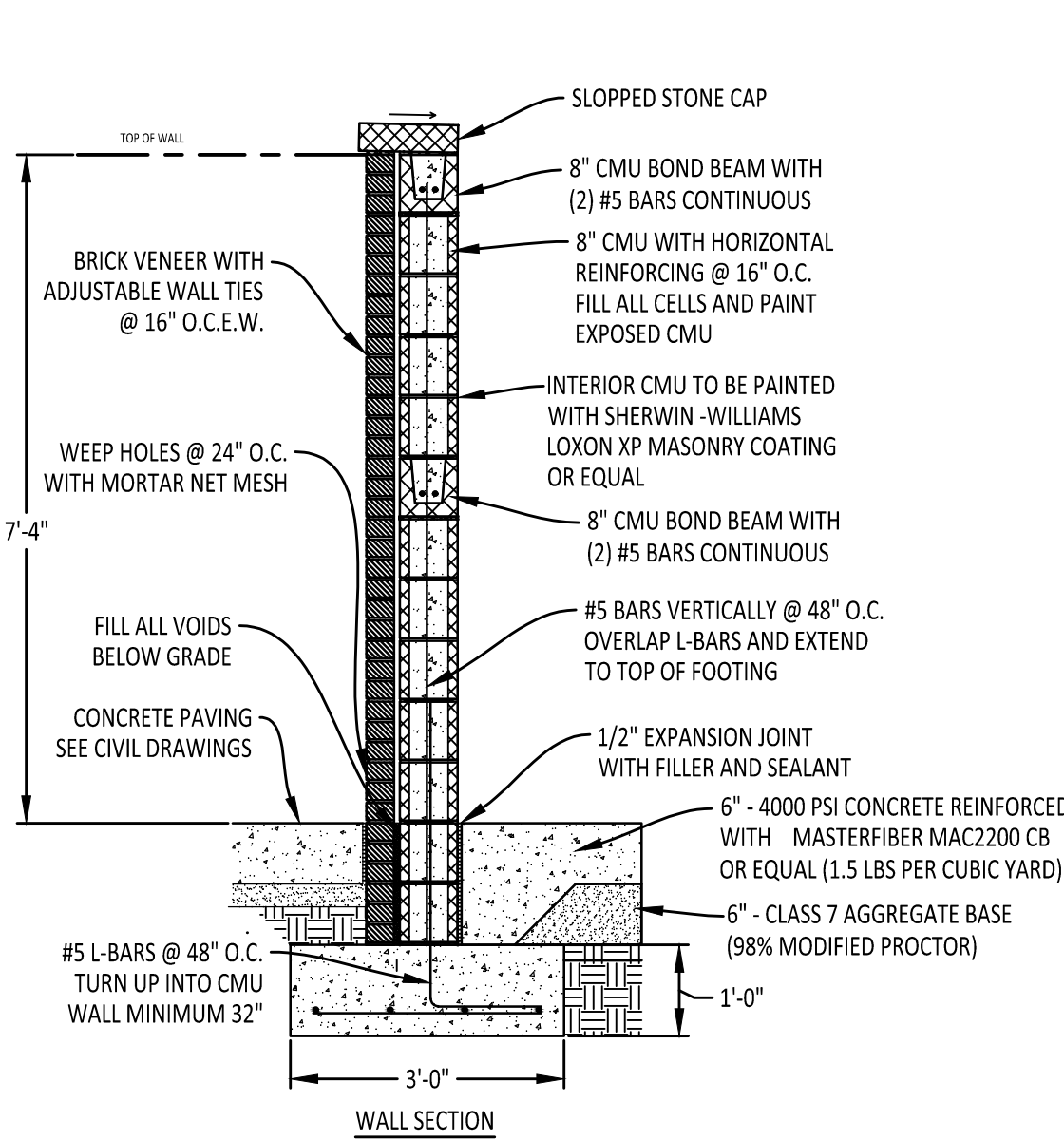
2



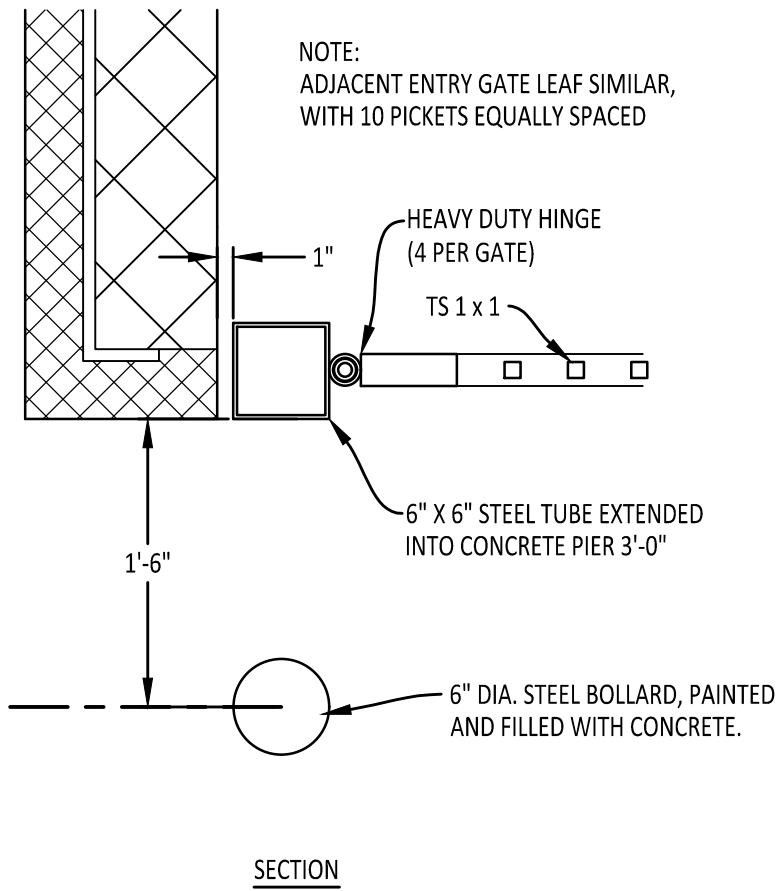
CURB CUT/FLUME

N.T.S.

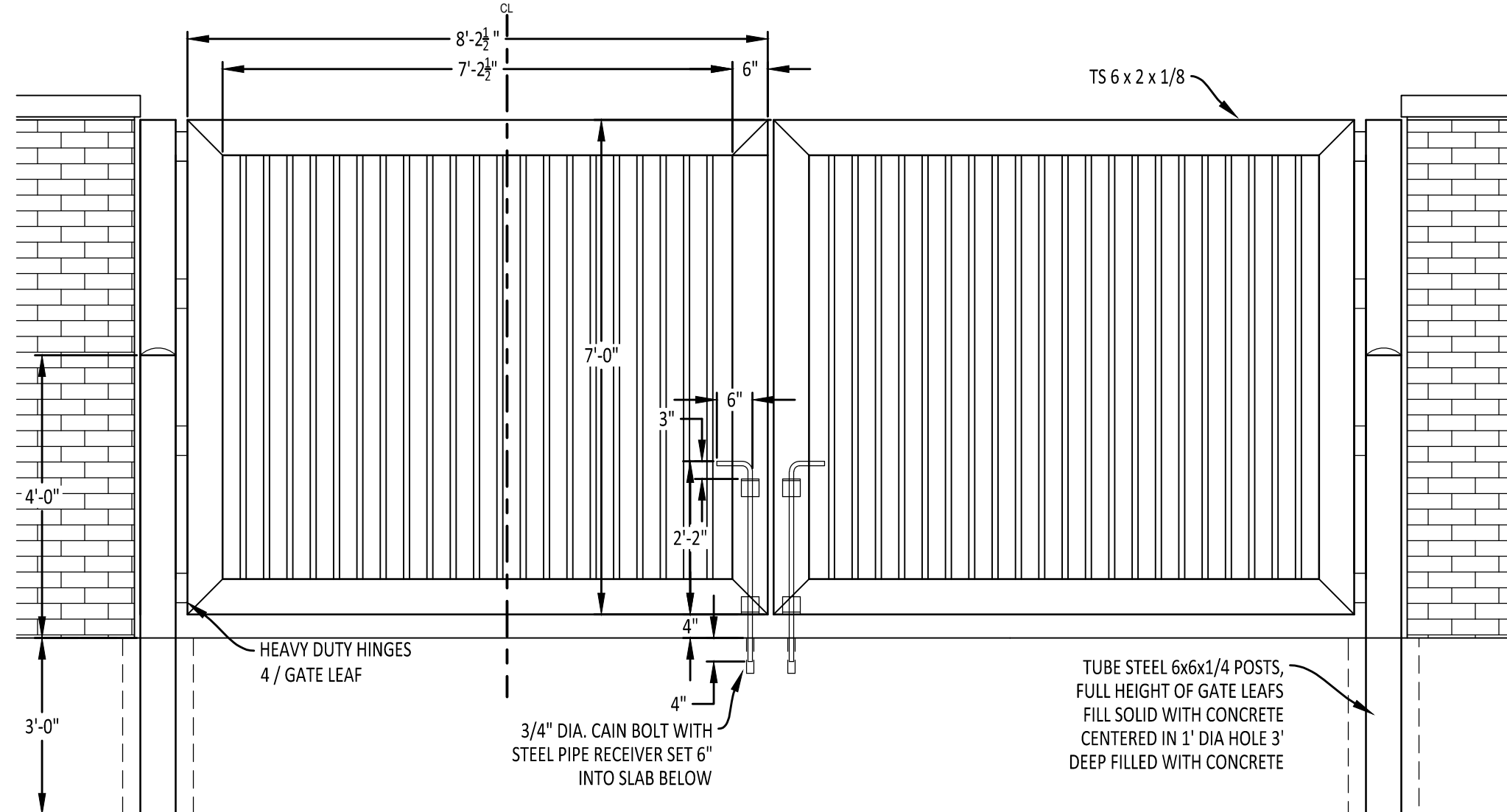
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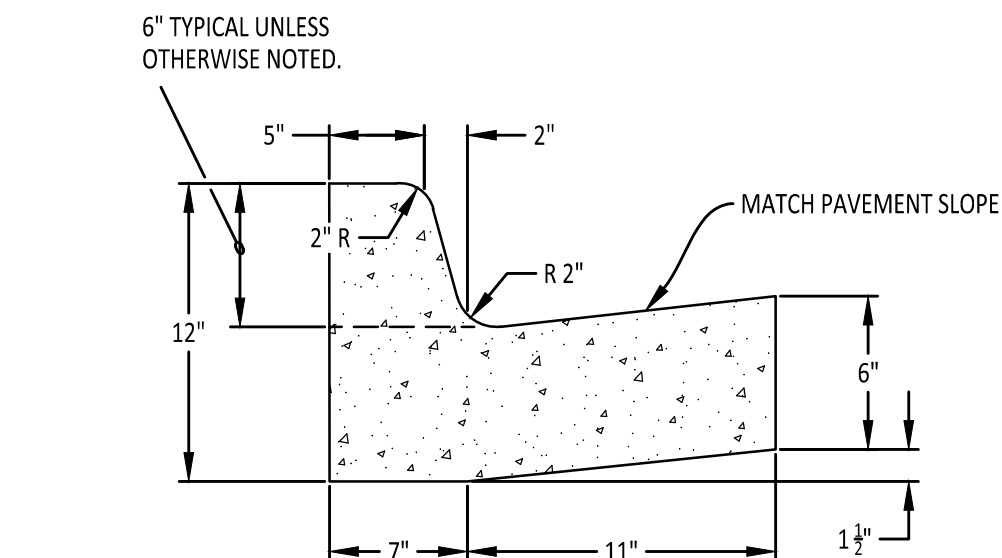
NOTE:
ADJACENT ENTRY GATE LEAF SIMILAR,
WITH 10 PICKETS EQUALLY SPACED



SECTION



ELEVATION



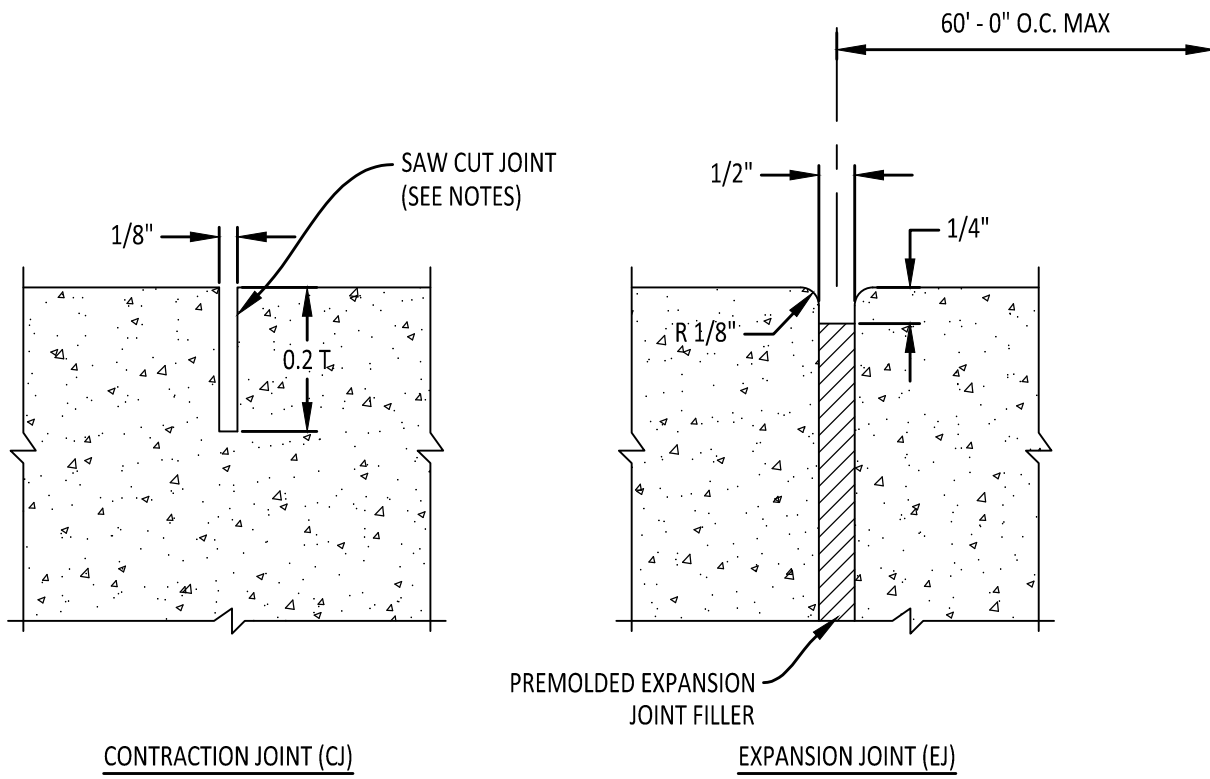
TYPE "A" (BARRIER) RESIDENTIAL & COLLECTOR STREETS

COMBINATION CURB AND GUTTER

N.T.S.

NOTE:
CONTRACTION JOINTS SHALL BE CONSTRUCTED EVERY FIFTEEN FEET.
EXPANSION JOINTS SHALL BE CONSTRUCTED AT FIXED STRUCTURAL OBJECTS, SUCH AS
DRAINAGE INLETS AND SIDEWALKS.

3



CONTRACTION JOINT (CJ)

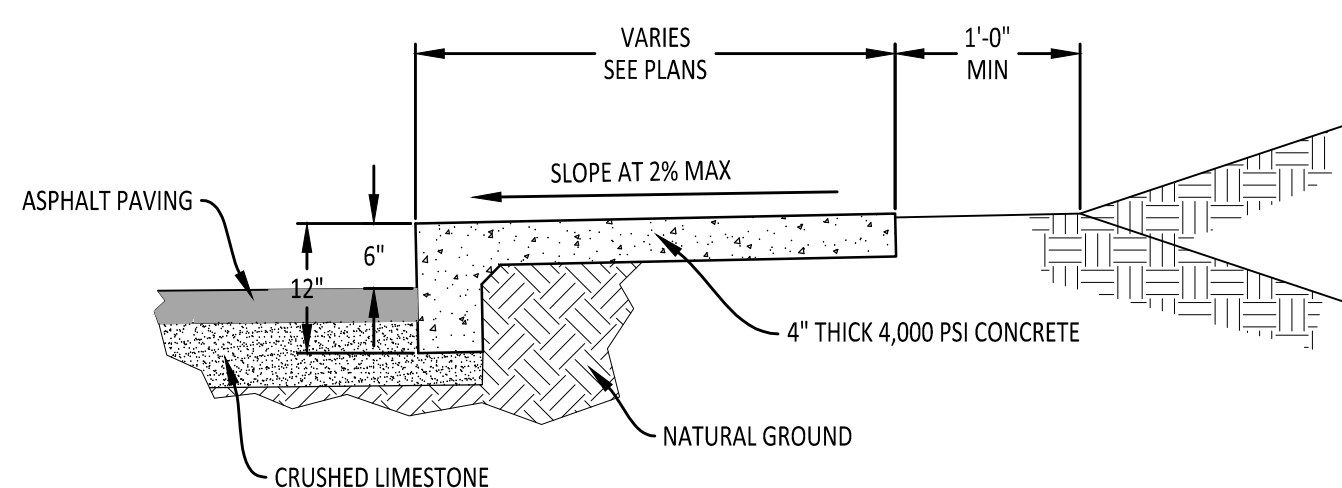
EXPANSION JOINT (EJ)

CONSTRUCTION JOINT DETAILS

N.T.S.

- NOTE:
1. PROVIDE EXPANSION JOINT WHERE CONCRETE ABUTTS EXISTING CONCRETE, SUCH AS CURB AND NEXT TO STRUCTURES AND DRIVEWAYS.
 2. JOINT SPACING ON CURBS TO BE MAXIMUM 15'.
 3. JOINT SPACING ON SIDEWALKS TO BE EQUAL TO THE SIDEWALK WIDTH.

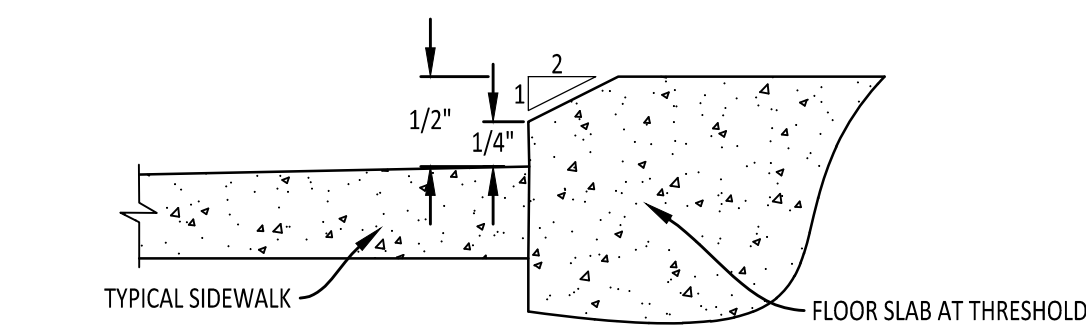
7



SIDEWALK AT ASPHALT PAVING

N.T.S.

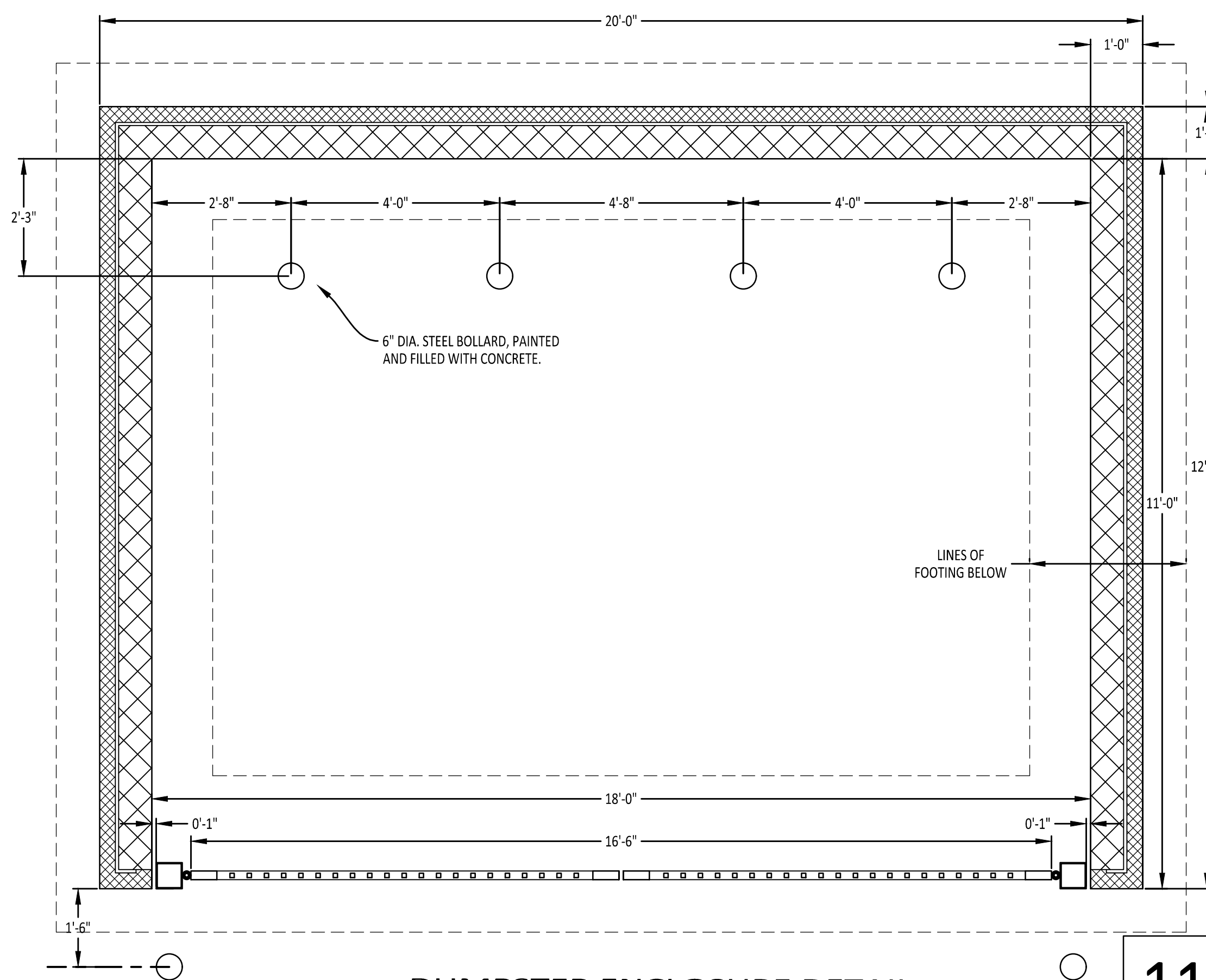
4



ADA BEVELED SIDEWALK TO DOORWAY

N.T.S.

8



DUMPSTER ENCLOSURE DETAIL

N.T.S.

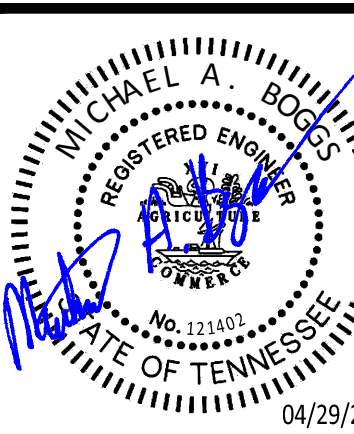
11

COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENGINEERING.COM

TRALAN
ENGINEERING

PROJECT:
SHADRACH'S - LAKELAND

CLIENT:
SHADRACH'S COFFEE ROASTING COMPANY



REVISIONS		
DATE	BY	DESCRIPTION

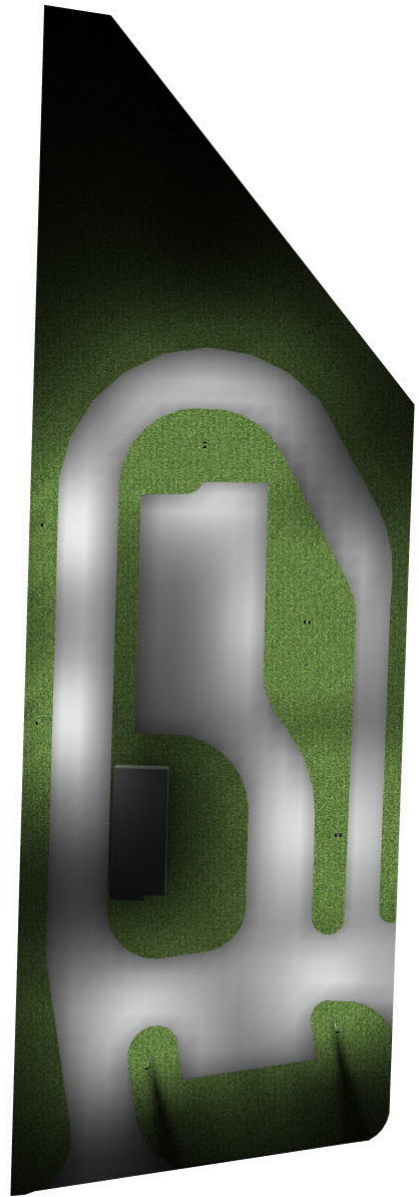
DRAWING INFO.	
DRAWN BY:	MAB
DATE:	04/29/2021
SCALE:	
JOB NO.:	20-048
CAD NO.:	

SITE CONSTRUCTION
DETAILS

SHEET NUMBER:
9 of **9**

Luminaire Schedule									
Symbol	Qty	Label	Tag	[MANUFAC]	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
	2	SL1	SINGLE - TYPE 3	GE LIGHTING SOLUTIONS	EALS03_F3AW740_____	0.900	15100	116	232
	3	SL2	DOUBLE - TYPE 3	GE LIGHTING SOLUTIONS	EALS03_F3AW740_____	0.900	15100	116	696
	2	SL3	SINGLE - TYPE 2 - SHIELDS	GE LIGHTING SOLUTIONS	EALS03_F2AN740_____WITH ELS-EAL-ABL-BLCK	0.900	13500	116	232

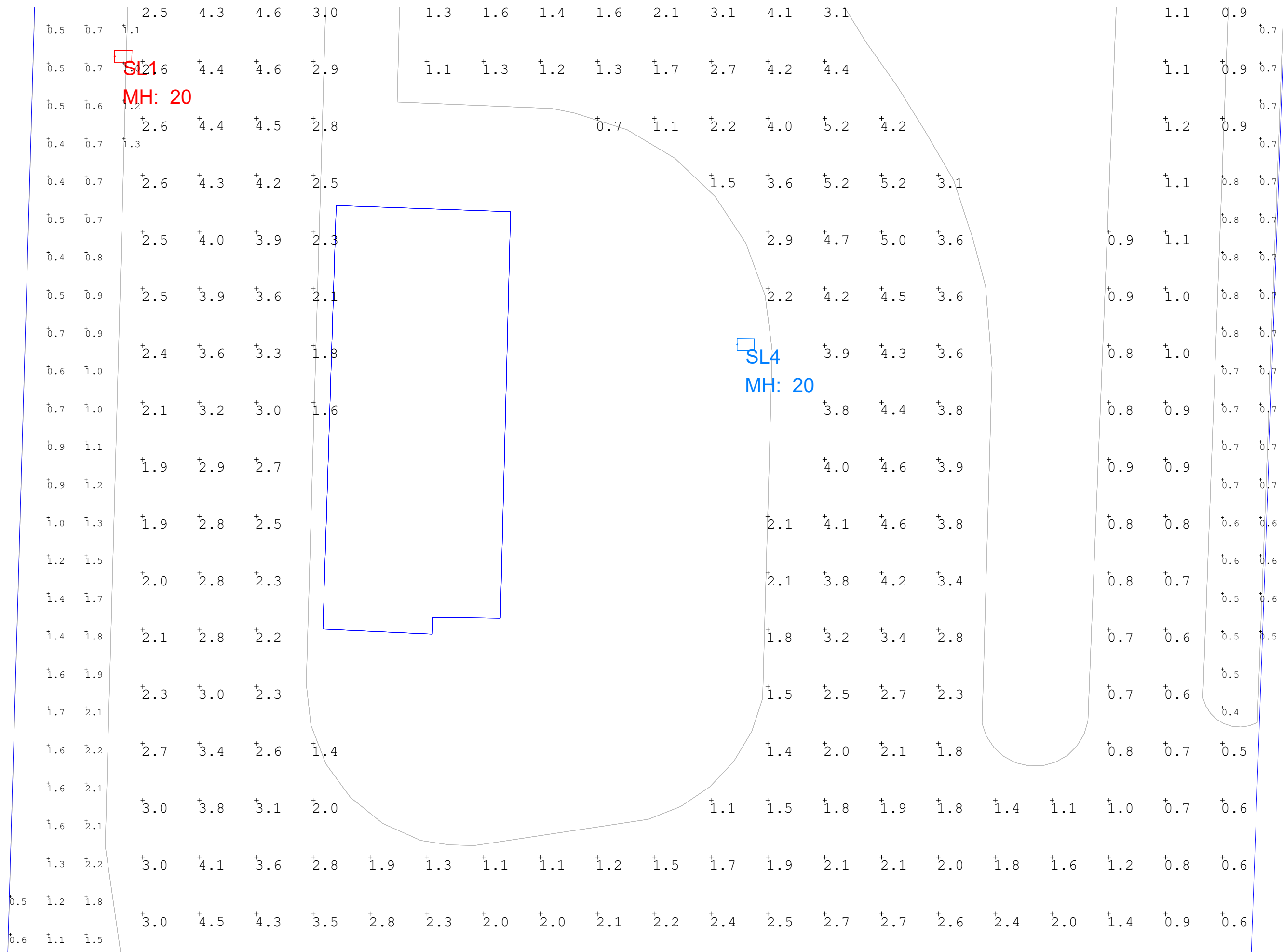
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
GRASS_1_Top	0.80	9.1	0.0	N.A.	N.A.
GRASS_Top	1.33	7.6	0.0	N.A.	N.A.
GROUND_Planar	3.01	8.4	0.0	N.A.	N.A.

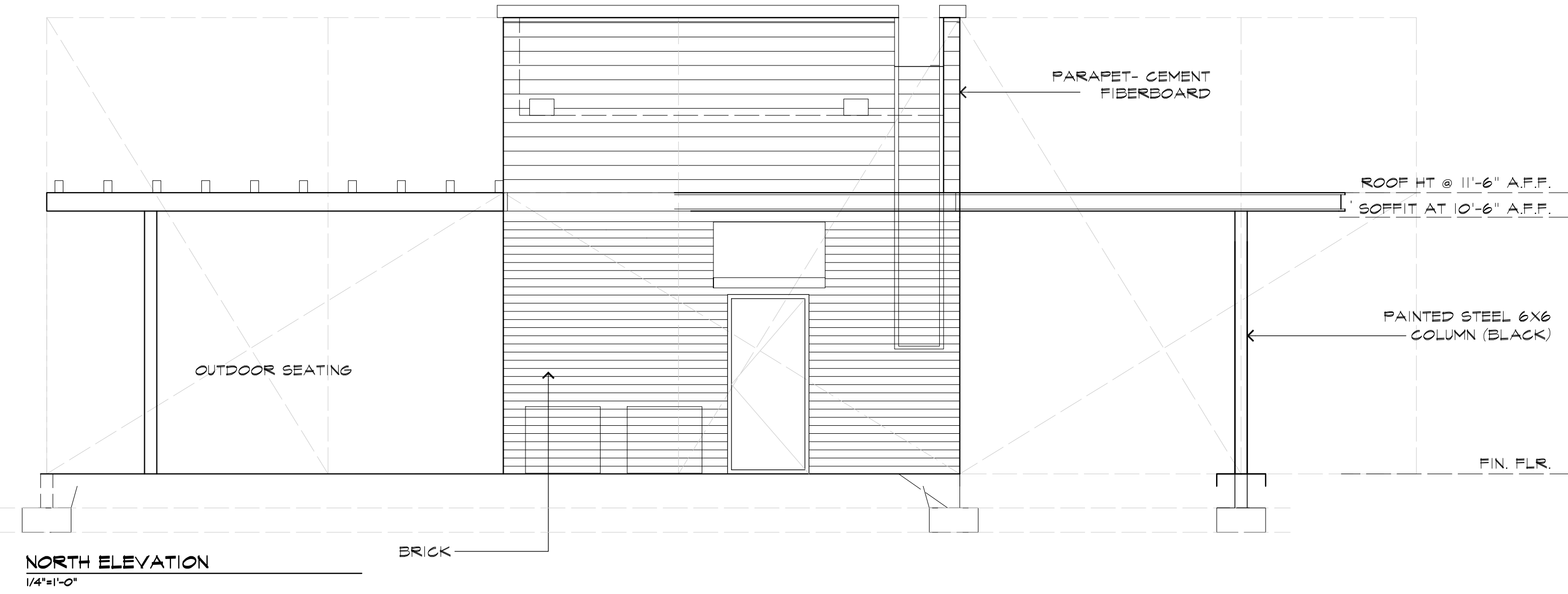
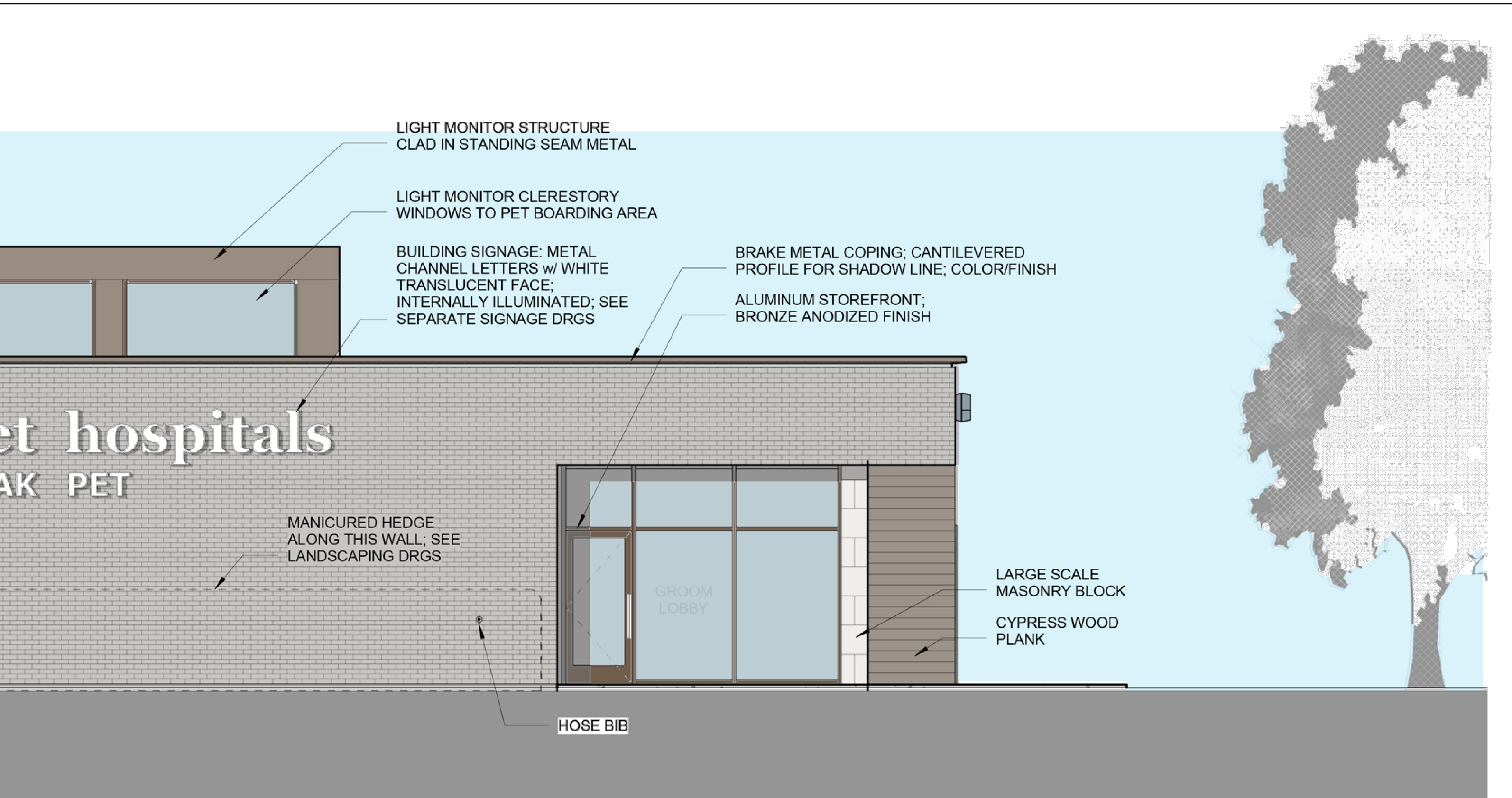
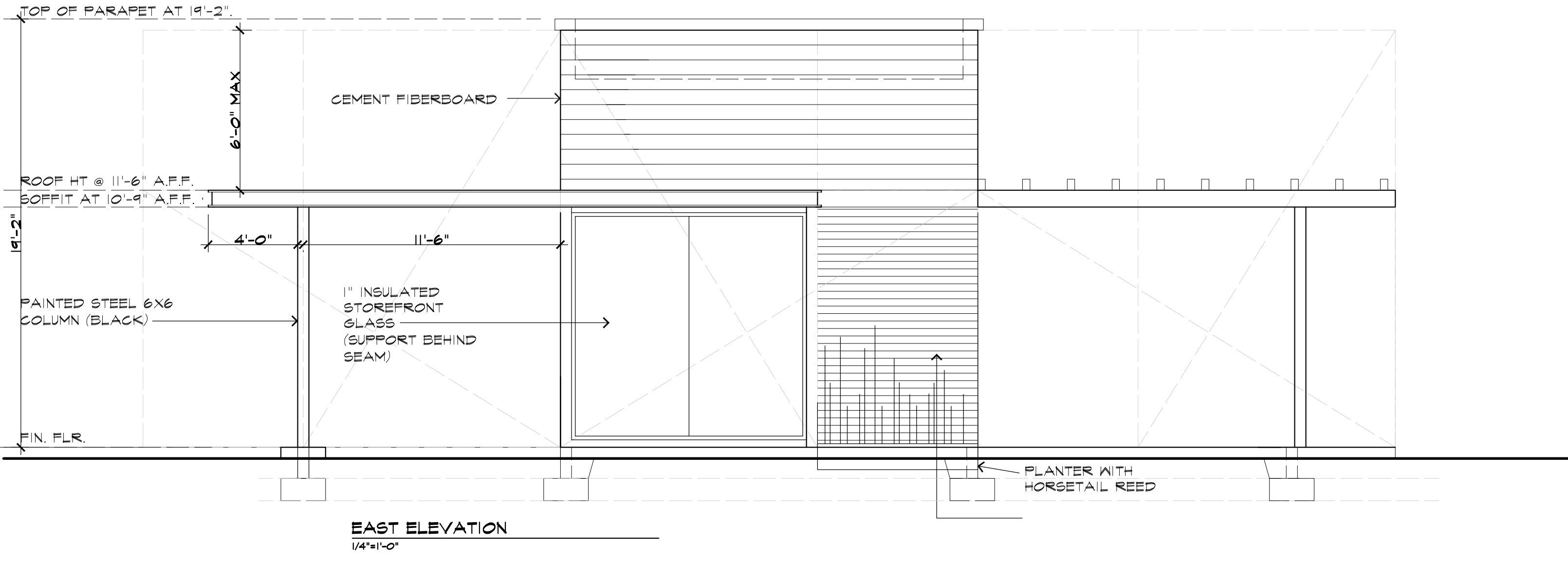


Revisions		
#	Date	Comments

Drawn By: NICOL PASTRAN
Checked By: TS
Date: 7/14/2021
Scale: NTS

PROJECT: SHADRACHS
LIGHTING CALCULATION







EXTERIOR ELEVATIONS

SHADACHS
LAKELAND, TN 38003

DATE: 06/18/2020
FILE

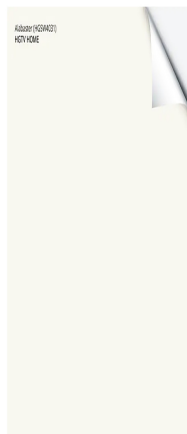


LITTLE & ASSOCIATES
ARCHITECTS
501 UNION
JONESBORO, AR
870151 800-283 TEL
870151 430-5850 FAX
littleandassociates.com

A2



PAINTED STEEL
SHERWIN WILLIAMS
TRICORN BLACK



PAINTED BRICK
SHERWIN WILLIAMS
ALABASTER



CEMENT FIBERBOARD
WOODTONE RUSTIC SERIES
SAND CASTLE

Meeting Cycle: Thursday, August 19, 2021

Subject: Action on approval of a Site Plan at 3469 Lake District Drive N – Lake District Outparcel 6.

Staff Contact: Richard Donovan, Planning Consultant

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. Canda road is addressed with a front façade instead of the rear of a building.
2. The irrigation plan is submitted with construction drawings.
3. A compliant site lighting plan is submitted with construction drawings.
4. Transparency requirements are meet and verified with a table on the elevations at the time of construction drawings.

DISCUSSION

SITE INFORMATION:

LOCATION:	3469 Lake District Dr N
PARCEL ID:	L0159Q A00006
ZONING:	C2 with The Lake District PD Overlay
AREA:	0.85 acres (36,880.17 sq. ft.)
BUILDIGN SIZE:	4,195 sq. ft.
APPLICANT/OWNER:	Yehuda Netanel
REPRESENTATIVE:	David Smith, P.E., A2H

BACKGROUND:

The Lake District Outline Plan was approved by the MPC/DRC on 5/19/2016 and by the BOC on 6/9/2016. The Preliminary Development Plan (PDP) was approved by MPC/DRC on 10/18/2018 and BOC on 11/8/2018. The construction plans for Phase 1 infrastructure were approved on 9/4/19. Final Development Plan (Final Plat) and Final Site Plan approval for Phase 1, Area A was granted by MPC on 9/19/19. The Site Plan for Outparcel Lot 7 was approved on October 21, 2019.

ANALYSIS & DISCUSSION ITEMS:

Accessory structures:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Architecture, façade materials, and rooflines:

Transparency:

The following language is in both the LDR and PDP bulk requirements:

“C. Facade Requirements. (See Figure 3.1-3)

1 Transparency. (See III.3.F Measuring Transparency)

- a. A minimum of twenty (20) percent of all front and corner side Facades shall have Transparency.
- b. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor shall be blank, without Transparency.”

- Staff has not been provided this information and cannot determine if the LDR and PDP are being met.

Fences, gates, walls, and hedges:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

General content of site plans:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Landscaping, screening, and buffering:

Irrigation Plan:

- No irrigation plan has been provided for approval. The irrigation plans are considered part of the landscaping plan must be submitted and approved as a part of such. The MPC may add it as a condition of the construction drawings, but the irrigation plan must comply with the LDR requirements or DRC will see these items again to consider any waivers.

Mechanical equipment, dumpsters, and storage:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Orientation of structures:

Entrance:

The following language is in both the LDR and PDP bulk requirements:

“2 Building Entrance.

- a. The building’s primary entrance shall be located on the front or corner side building Facade. Entrances at the corner of a building satisfy this requirement.
- b. Provide a minimum of one (1) entrance for every seventy-five (75) feet of building frontage on front and corner side Facades and one (1) per one hundred (100) feet of Facades facing parking lots.”

- There is no entrance along the Canada Road façade. This façade is being treated as a service entrance to the build and is not intended for public entry.
- The wall shown on the rear that is providing screening to these doors exceeds our 6 feet fence and wall requirement.
- It is important that a road of such importance is addressed by the building instead of the building having its back to the City as this is a major thoroughfare for the City.
 - One possible way to address this would be to place the rear of this building along the undeveloped property line. This would allow the next building to puts the rear of the building toward this building and create a “service alley,” reducing visibility to the rears for the general public.

Parking, parking lot design standards, and loading area:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Pedestrian circulation:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Required notes:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Setbacks and Other Bulk Requirements:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Shared Access:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Signage:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

Site Lighting:

The LDRs state the following:

“For lighting levels, adjacent to commercial property, the lighting shall not exceed one (1) foot-candle of illumination at the property line, and shall not exceed one-half (1/2) foot-candle 10 feet over the property line.”

- The lighting plan does not show the property lines, nor does it show the footcandle measurements to the property line, but the circles indicating even light distributions extend past where the property lines should be. Staff is unable to determine by the exact amounts that are exceeded due to incomplete data.

Utilities:

Staff has reviewed this item, and it meets the requirements of the PD & LDRs.

PROPOSED (EXAMPLE) MOTIONS:

1. To approve the Site Plan for Lake District Outparcel 6 with the following conditions:
 - a. Commission’s discussion.
 - b. Staff comments and conditions in the staff report
2. To approve the Site Plan for Lake District Outparcel 6 without conditions.
3. To deny the Site Plan for Lake District Outparcel 6.
 - a. State the reason for denial

August 9, 2021

Richard Donovan
Planning Consultant
10001 Highway 70
Lakeland, TN 38002

Mr. Donovan,

We are pleased to submit the following responses to the staff comments regarding Lot 6 of the Lake District. The original staff comment is shown, followed by our response in green text.

1. This service area is facing a ROW which is not allowed in the PDP. Staff recommends seeking an alternative layout on the site plan. A possible solution moving the building to the south property line and facing the back to that property line. This would allow the next building to back the back of this building and provide the best screening from the City ROW.

This is not a service area per se, tenant second doors are located in this area – to conceal these doors, there is an 8' -8" tall screen wall as indicated on the site plan.

2. Provide elevations of dumpster enclosure including materials to be used.

Ref. enclosed dumpster enclosure drawing, which will be similar to the existing Starbucks enclosure.

3. Please add any of following that is missing to the site data.

Site Data Table
Project Name:
Parcel ID:
Subdivision:
Lot Number Address City, County, State:
Owner Information:
Address:
Phone Number:
E-mail Address:
Contact Name:
Design Professional Information:
Address:
Phone Number:

E-mail Address:
Contact Name:
Applicant Information:
Address:
Phone Number:
E-mail Address:
Contact Name:
Zoning Use and Bulk Zoning District:
Proposed Use:
Site Acreage:
Site Square Footage:
Existing Building Square Footage:

(If Applicable) Proposed Building Square Footage:
 Building Height Allowed:
 Building Height Proposed:
 Required Building Frontage:
 (Provide in Ft. and %) Existing Building Frontage:
 (Provide in Ft. and %) Proposed Building Frontage:
 (Provide in Ft. and %) Front Setback:
 Rear Setback: Side Setback:
 Impervious Surface Allowed:
 (Provide in Sq. Ft. and %) Impervious Surface Provided:

(Provide in Sq. Ft. and %) Semi-impervious Surface Allowed:
 (Provide in Sq. Ft. and %) Semi-impervious Surface Provided:
 (Provide in Sq. Ft. and %)
 Parking Standards Parking Ratio:
 Parking Required:
 Existing Parking:
 (If Applicable) Max. Parking Allowed:
 Parking Provided:
 ADA Parking Required:
 ADA Parking Provided: Add table to site plan

All required data has been added to the site data table.

4. Table shows TDOT#10 but detail on 10.3 is for TDOT #12. Please clarify which inlet will be used.

TDOT #12 will be used.

5. It appears the photometric plan is not in compliance with this requirement. Please review and review as necessary. Measurements will need to be shown to the property line. From LDRs. For lighting levels, adjacent to commercial property, the lighting shall not exceed one (1) foot-candle of illumination at the property line, and shall not exceed one-half (1/2) foot-candle 10 feet over the property line.

The lighting levels are adjacent to commercial properties lighted in the same way with the same levels. All lighting will be on at the same time for a uniform night-scape. It will be difficult to prevent trespass lighting with the narrow division between parking areas and keep the lighting poles on the perimeter as the regulations. We ask to be allowed minor trespass lighting between similar parking areas in the outparcels. The current property line level is 1.2 f.c. and the 10 feet level is 0.7 max

6. Provide an irrigation plan. This is required for MPC approval.

An irrigation plan has not been added to this submittal. According to the LDRs, an irrigation plan is not required as part of the site plan process under the approval authority of the MPC. Irrigation plans will be submitted as required as part of the construction plan set for administrative review by city staff.

7. The PDP references to the LDRs and the LDR require the following in a frontage buffer. Canada Road and Lake District Drive will need to meet this section. Fence. A minimum of three (3) and a maximum of four (4) feet in height steel or PVC picket fence is required, located two (2) feet from the back of curb of the vehicular area. (1) No other fence material is permitted. (2) Fence colors are limited to black, grey, or dark green. (3) Fence opacity shall be no greater than sixty (60) percent, no less than thirty (30) percent. (4) A gate opening of six (6) feet is permitted every one hundred (100) feet.

The approved Lake District PDP document specifically addresses the screening of off-street parking areas (Page 7). The required screening includes low-growing shrubs and also could include berms, raised planting beds, and/or screening walls. The PDP references language in the Municipal Code, and intentionally excludes the requirements of the LDRs as it is not an appropriate treatment for the Lake District.

8. Is this door going to be on the building? It is only shown here and not in any elevation or other site plans.

This door is incorrectly shown on the site plan – it is not an actual door location.

9. Provide a table that provides the percentages for each facade meeting these requirements:
 - a. A minimum of twenty (20) percent of all front and corner side Facades shall have Transparency.
 - b. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor shall be blank, without Transparency.Canada Road is to be treated as a street frontage.

According to the approved Lake District PDP Design Guidelines, transparency is addressed and regulated through several guiding principles; strict percentages of transparency for each façade are intentionally not measured. This allows the style and type of the structure to dictate the appropriate level of transparency, since transparency is only one design element of many. Each structure in the Lake District must comply with the many design guidelines contained in the approved document.

10. Per the Lakeland LDR, the applicant shall confirm that any Stucco, metal and EIFS shall be use only as an accent material and constitute no more than 25% of each façade. The building facade appears to be heavily stucco and is not allowed under the LDRs.

The Owner has elected to change the primary exterior material to brick as indicated in the updated elevations attached.

THIS DOCUMENT IS THE PROPERTY OF A2H, INC. AND ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS SHALL BE RETAINED BY SAME. ANY CHANGE IS MADE TO THE PROJECT OR THE PROJECT INFORMATION SHALL BE THE PROPERTY OF A2H, INC. AND SHALL BE SUBJECT TO LEGAL PROTECTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

0/2019/10/09/01/2 Civil/Pro/Draw/Parcel 615109.01 GENERAL NOTES.dwg
LATEST REV.
D1
NTS

GENERAL NOTES

1.

THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND ENGINEERING DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
2.

THE EXACT LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. ANY DAMAGE, REPAIR, OR RELOCATION SHALL BE DONE BY LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF ANY CONSTRUCTION OR DEMOLITION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
4.

SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL TENNESSEE ONE-CALL 811 AND THE LOCAL UTILITY COMPANIES FOR THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR IS ADVISED TO INQUIRE ABOUT ANY UTILITY OPERATORS WHO MAY NOT PARTICIPATE IN THE ONE CALL SYSTEM.

THE FOLLOWING INFORMATION IS REQUIRED WHEN NOTIFYING UTILITY OWNERS OF YOUR INTENT TO EXCAVATE.

NAME OF CALLER	START DATE & TIME
TELEPHONE NUMBER	TYPE OF WORK
COUNTY	BLASTING
TOWN	WORK BEING DONE BY
STREET ADDRESS	WORK BEING DONE FOR
NEAREST INTERSECTING ROAD	

THIS INFORMATION IS DISTRIBUTED TO MEET THE REQUIREMENTS OF CFR TITLE 49 PART 192.614 OF THE PIPELINE SAFETY ACT.

5.

ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE PERMANENTLY STABILIZED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER CITY OF LAKELAND AND STATE REGULATIONS.
6.

ALL CONSTRUCTION WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHALL MEET THE CITY OF LAKELAND STANDARDS.
7.

THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
8.

THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
9.

UTILITY SERVICES INCLUDING BUT NOT LIMITED TO POWER, SEWER, WATER, GAS, COMMUNICATION, ETC. SHALL BE PROTECTED AND MAINTAINED IN WORKING ORDER TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING UTILITY DEMOLITION AND CONSTRUCTION AND/OR PROVIDING TEMPORARY SERVICES TO AFFECTED PROPERTIES.
10.

PROTECT ALL EXISTING BENCHMARKS, IRON PINS, SURVEY CONTROL POINTS, OR OTHER MONUMENTS TO REMAIN.

DEMOLITION NOTES

1.

CLEARING AND GRUBBING IS TO BE HELD TO THE MINIMUM WIDTH NECESSARY TO ACCOMMODATE SLOPES.
2.

REFER TO EROSION CONTROL PLAN, FOR MINIMAL EROSION CONTROL MEASURES AND REQUIREMENTS.
3.

THE CONTRACTOR SHALL PROTECT ANY EXISTING STRUCTURES, PAVEMENTS, CURBS, SIDEWALKS, FENCES OR OTHER ELEMENTS DESIGNATED TO REMAIN. ANY EXISTING ELEMENT NOT INDICATED TO BE REMOVED, WHICH IS DAMAGED DURING THE COURSE OF DEMOLITION OR CONSTRUCTION, SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED IN KIND, AT NO ADDITIONAL COST TO THE OWNER.
4.

THE CONTRACTOR SHALL MAINTAIN FIRE DEPARTMENT ACCESS TO ALL FIRE HYDRANTS OR PROVIDE TEMPORARY HYDRANTS WHERE ACCESS IS BLOCKED.
5.

THE CONTRACTOR AT NO TIME SHALL ENCROACH UPON OR CAUSE DISRUPTIONS TO TRAFFIC FLOW ON ADJACENT STREET RIGHT-OF-WAY WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION OPERATIONS.
6.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SAFETY BARRIERS, TEMPORARY CONTROLS AND PROTECTION DEVICES TO COMPLY WITH CITY, COUNTY, STATE OR FEDERAL REQUIREMENTS THROUGHOUT THE ENTIRE PROJECT CONSTRUCTION PERIOD.
7.

ALL DEMOLITION LINES BETWEEN PROPOSED AND REMAINING PAVEMENTS SHALL BE CUT STRAIGHT AND SMOOTH. ALL RADIAL CUTS SHALL BE CONSISTENT TO THE ARC AND COME TO A SMOOTH AND COMPLETE TRANSITION TO THE TANGENT.
8.

THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE. ANY EXISTING UTILITY OR UNDERGROUND STRUCTURE TO REMAIN, WHETHER SHOWN ON THE PLANS OR NOT, WHICH IS DAMAGED BY THE CONTRACTOR'S OPERATIONS, SHALL BE IMMEDIATELY RESTORED AT NO ADDITIONAL COST TO THE OWNER.
9.

EXISTING DRAINAGE SYSTEMS (SURFACE AND SUB-SURFACE) SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
10.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. COORDINATE WITH EROSION CONTROL PLAN.
11.

AREAS THAT ARE DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THE PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.

LAYOUT NOTES

1.

THE SITE LAYOUT SHALL BE BASED ON THE DIMENSIONS AND OTHER INFORMATION SHOWN. MINOR ADJUSTMENTS TO LAYOUT APPROVED BY THE CONSULTANT MAY BE NEEDED IN THE FIELD TO ACHIEVE THE DESIRED ALIGNMENT WITH EXISTING FEATURES TO REMAIN.
2.

CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND CHECK ALL FINAL DIMENSIONS ON THE GROUND PRIOR TO CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY OF DISCREPANCIES FROM THE PLANS.
3.

VERIFY THE DIMENSIONS OF THE BUILDING LAYOUT WITH THE APPROVED ARCHITECTURAL PLANS PRIOR TO DOING THE SITE LAYOUT. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY IMMEDIATELY.
4.

ALL CURB DIMENSIONS ARE MEASURED FROM FACE OF CURB UNLESS NOTED OTHERWISE.

GRADING AND DRAINAGE NOTES

1.

ALL GRADING AND DRAINAGE WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT FACILITIES ARE NOT TO BE DAMAGED OR ADVERSELY AFFECTED.
2.

FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE.
3.

ALL PROPOSED GRADES REFER TO THE TOP OF THE FINAL SURFACE OF GRASS, MULCH, CONCRETE, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. THE CONTRACTOR SHALL VERIFY THIS REQUIREMENT IS MET AFTER ALL CONSTRUCTION IS COMPLETE AND ALL LANDSCAPING IS INSTALLED.

4.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO GRADE AND SHAPE AROUND DRAINAGE STRUCTURES TO PROVIDE SATISFACTORY OPERATION OF THE STRUCTURE.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK ACTIVITIES REQUIRED TO ESTABLISH THE FINAL PLAN LINES AND GRADES FOR THE PROJECT. THIS INCLUDES BUT NOT LIMITED TO COMMON EXCAVATION, BORROW EXCAVATION, AND THE FINAL SHAPING AND COMPACTING OF THE SUB-GRADE FOR THE BUILDING PAD, AREAS TO BE PAVED, AND OTHER AREAS OF THE SITE.

5.1.

COMMON EXCAVATION SHALL INCLUDE THE RESHAPING OF THE SOILS ON SITE BY THE CUT AND FILL METHOD TO ESTABLISH PLAN LINES AND GRADES. ALL FILL AREAS SHALL BE CONSTRUCTED IN NOT MORE THAN 8" THICK LOOSE LIFTS. COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR. THE SUB-GRADE FOR PAVEMENT AREAS AND BUILDING PADS ESTABLISHED DURING CUT/FILL ACTIVITIES SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR.

5.2.

BORROW MATERIAL SHALL BE USED WHEN THE VOLUME OF SUITABLE EXCAVATED MATERIALS ON SITE ARE INADEQUATE TO ESTABLISH THE LINES AND GRADES DEFINED BY THE CONSTRUCTION PLANS.

5.3.

ALL FILL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY GEOTECHNOLOGY, INC. ON MARCH 31, 2015 AND THE CITY AND COUNTY CONSTRUCTION CODES.
6.

AVOID MAJOR GRADING ACTIVITIES DURING MONTHS OF HIGHLY EROSION RAINFALL.
7.

CONTRACTOR SHALL PROMPTLY BACKFILL AND STABILIZE TRENCHES AND/OR PITS.
8.

CONTRACTOR SHALL KEEP CONSTRUCTION DEBRIS FROM ENTERING ANY DRAINAGE CHANNEL.
9.

DO NOT PLACE EXCAVATED MATERIAL FROM THE PIPE TRENCH BETWEEN THE TRENCH AND OPEN DRAINAGE WAY. PLACE MATERIAL ON THE UPSLOPE SIDE OF THE EXCAVATION SUCH THAT ANY EROSION FROM IT IS CAUGHT BY THE TRENCH.

PROOF ROLL NOTES

IN ADDITION TO THE QUALITY CONTROL TESTING, TO DETERMINE THAT EACH LAYER OF A PAVEMENT SECTION HAS BEEN PROPERLY COMPACTED AND STABILIZED, A PERFORMANCE TEST IN THE FORM OF PROOF ROLLING SHALL BE CONDUCTED. THE PROOF ROLLING WILL BE PERFORMED IN THE PRESENCE OF THE DESIGN ENGINEER (OR AUTHORIZED REPRESENTATIVE); CITY OF LAKELAND REPRESENTATIVE, THE GENERAL CONTRACTOR, AND ANY SUB-CONTRACTORS THAT ARE RESPONSIBLE FOR THE LAYER BEING TESTED AND THE NEXT SECTION OF PAVEMENT TO BE INSTALLED.

PROOF ROLLING WILL BE PERFORMED IN THE FOLLOWING SEQUENCE:

1.

ON THE SUBGRADE PRIOR TO INSTALLING THE BASE COURSE OR CONCRETE PAVEMENT
2.

ON THE BASE COURSE PRIOR TO INSTALLING THE ASPHALT BASE OR BINDER COURSE
3.

IF THE FINAL SURFACE COURSE OF ASPHALT IS NOT INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE BASE OR BINDER COURSE, THEN THE BASE ASPHALT SHALL BE PROOF ROLLED.
4.

PROOF ROLLING SHALL BE PERFORMED USING A FULLY LOADED TANDEM AXLE DUMP TRUCK. THE TRUCK SHALL BE DRIVEN OVER THE PAVING AREA AT SUCH SPEED THAT THE OBSERVERS CAN WALK BESIDE THE REAR AXLE. WHEN THE OBSERVERS SEE THE AREA UNDER THE WHEELS PUMPING OR RUTTING THEY SHALL MARK IT ON THE SURFACE. PUMPING SHALL BE DEFINED AS THE VERTICAL MOVEMENT AND REBOUND OF THE SURFACE BEING TESTED. THE PROCESS SHALL BE REPEATED UNTIL A WHEEL LOAD HAS BEEN OBSERVED TO PASS OVER ALL AREAS OF THE PAVEMENT SECTION. THE AREAS MARKED SHALL BE CONSIDERED TO HAVE FAILED. THE OBSERVERS SHALL DISCUSS AND DETERMINE THE REMEDIAL ACTION(S) TO BE UNDERTAKEN TO STABILIZE THE AREAS OF FAILURE BEFORE THE NEXT LAYER IN THE PAVEMENT IS INSTALLED.

EROSION AND SEDIMENTATION CONTROL NOTES

THE FOLLOWING CONDITIONS APPLY TO ALL DISTURBANCE WORK CONDUCTED UNDER TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) CONSTRUCTION GENERAL PERMIT.

CONSTRUCTION MANAGEMENT TECHNIQUES

1.

CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
2.

CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREA.
3.

CONSTRUCTION MUST BE STAGED OR PHASED FOR LARGE PROJECTS. AREAS OF ONE PHASE MUST BE STABILIZED BEFORE ANOTHER PHASE CAN BE INITIATED. STABILIZATION SHALL BE ACCOMPLISHED BY TEMPORARILY OR PERMANENTLY PROTECTING THE DISTURBED SOIL SURFACE FROM RAINFALL IMPACTS AND RUNOFF. REFER TO THE TDEC GENERAL PERMIT FOR TEMPORARY STABILIZATION GUIDELINES.
4.

EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COPIES OF ALL INSPECTION REPORTS AS WELL AS A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE JOB SITE AT ALL TIMES.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING A RAIN GAGE ON SITE IN ACCORDANCE WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
7.

ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS REQUIRED BY THE TDEC GENERAL PERMIT. EPCO INSPECTIONS SHALL BE TWICE A WEEK AND AT LEAST 72 HOURS APART. A WEEK IS FROM SUNDAY TO SATURDAY. THE PERMITEE SHALL MAINTAIN RECORDS ON-SITE OF CHECKS AND REPAIRS AND BE ABLE TO PROVIDE THESE RECORDS IMMEDIATELY UPON REQUEST.
8.

STABILIZATION MUST, AT A MINIMUM, BE INITIATED WHENEVER ANY CLEARING, EXCAVATION OR OTHER EARTH DISTURBED ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
9.

STEEP SLOPES SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITIES ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
10.

A QUALIFIED INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.

VEGETATION CONTROL

1.

PRE-VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 15 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING.
2.

PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION SHALL BE APPLIED WITHIN 14 DAYS AFTER FINAL GRADING HAS BEEN PERFORMED ON SPECIFIED AREAS OF THE SITE.

STRUCTURAL CONTROL

1.

ALL SURFACE WATER FLOWING TOWARD THE CONSTRUCTION AREAS SHALL BE DIVERTED BY USING BERMS, CHANNELS, OR SEDIMENT TRAPS, AS NECESSARY.
2.

EROSION AND SEDIMENT CONTROL MEASURES SHALL DETAIN RUNOFF AND TRAP SEDIMENT FROM DISTURBED AREAS OF THE SITE. THE DESIGN OF THESE CONTROL MEASURES SHALL BE BASED UPON SIZE AND SLOPE OF THE DISTURBED AREAS AND THE DRAINAGE AREA THAT CONTRIBUTES TO THE RUNOFF.
3.

DISCHARGES FROM SEDIMENT BASINS AND TRAPS MUST BE THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION.
4.

MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION PRIOR TO DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION AND SEDIMENTATION.

DISCHARGE QUALITY

1.

THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE.
2.

THE STORM WATER DISCHARGE MUST NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST IN THE RECEIVING STREAM.
3.

THE STORM WATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATION SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE RECEIVING STREAM.

SANITARY SEWER NOTES

1.

THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
2.

ALL SANITARY SEWER TO BE CONSTRUCTED AS PER CITY OF LAKELAND CONSTRUCTION SPECIFICATIONS.
3.

ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAS LESS THAN 1.5' CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 DUCTILE IRON PIPE (D.I.P.) OR CONCRETE ENCASED, 10' MINIMUM BOTH SIDES OF CROSSING. ALL DUCTILE IRON PIPE (D.I.P.) SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR APPROVED EQUIVALENT.
4.

THE CITY OF LAKELAND SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
5.

NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
6.

ALL PIPE RUNS CONSTRUCTED OF FLEXIBLE PIPE MATERIALS SHALL PASS LEAK TESTING. PRIOR TO BRINGING ANY PART OF THE NEWLY INSTALLED SANITARY SEWER SYSTEM ONLINE, ALL LINES AND MANHOLES SHALL PASS LEAK TESTING.
7.

IF FLEXIBLE PIPE IS USED, PULL AN APPROVED GO-NO GO DEFLECTION MANDRELL OF 95/100 PIPE DIAMETER THROUGH ALL REACHES OF GRAVITY SEWER MAIN. NO SECTIONS WILL BE ACCEPTED THAT EXHIBIT A DEFLECTION OF MORE THAN 5%

WATER SPECIFICATION NOTES

1.

ALL METERS LARGER THAN 1" SHALL USE FLANGED CONNECTIONS.
2.

ALL MATERIALS AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF MEMPHIS LIGHT GAS AND WATER AND THE STATE OF TENNESSEE.
3.

BLOCKING OF TEES, AND BENDS REQUIRED.
4.

WATER LINES, VALVES, AND FITTINGS SHALL BE INSTALLED, DISINFECTED, PRESSURE TESTED, AND LEAKAGE TESTED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
5.

ALL TRENCHES TO BE BACK-FILLED ACCORDING TO CONSTRUCTION SPECIFICATIONS.
6.

ALL TIES TO EXISTING WATER LINES MUST BE MADE STARTING WITH A VALVE IF NO VALVE EXISTS.
7.

THE LOCATION OF THE FIRE DEPARTMENT CONNECTION, PIV, AND FIRE LINE SIZES SHALL BE RECORDED ON THE AS-BUILT DRAWING AFTER COMPLETION OF THE PROJECT.

WATER LINE TESTING

1.

AT THE END OF CONSTRUCTION WHEN THE NEW WATER LINES ARE TO BE FILLED FOR FLUSHING AND PRESSURE TESTING, THE CONTRACTOR SHALL COORDINATE WITH MEMPHIS LIGHT GAS AND WATER (MLGW) TO ENSURE THAT LOW PRESSURE PROBLEMS DO NOT ARISE IN OTHER AREAS OF THE WATER SYSTEM DURING THIS PROCESS.
2.

ALL NEW WATER LINES ARE TO BE PRESSURE TESTED AND BACTERIAL SAMPLES ARE TO BE TAKEN AND APPROVED BEFORE CONNECTION TO SYSTEM.

SHEET INDEX

C0.0	GENERAL NOTES & SHEET INDEX
C0.1	EXISTING CONDITIONS PLAN
C2.1	SITE PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	LAYOUT COORDINATES & ELEVATIONS
C3.3	LAYOUT COORDINATES
C4.1	EROSION CONTROL (INITIAL)
E3.0	ELECTRICAL DETAILS
C4.2	EROSION CONTROL (INTERMEDIATE)
C4.3	EROSION CONTROL (FINAL)
C4.4	EROSION CONTROL (DETAILS)
C5.1	UTILITY PLAN
C10.1	DETAILS
C10.2	DETAILS
C10.3	DETAILS
L1.0	PLANTING PLAN
L2.0	PLANTING DETAILS
E0.0	ELECTRICAL LEGEND
E1.01	SITE LIGHTING PLAN
E1.11	PHOTOMETRIC PLAN

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ENGINEERS
ARCHITECTS
PLANNERS

A2H, INC.

3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
WWW.A2H.COM



OUTPARCEL 6

3469 LAKE DISTRICT DR N
LAKELAND, TN

PC SUBMITTAL

REVISIONS

PROJECT NO.	DATE
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GENERAL NOTES & SHEET INDEX

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PLOT SCALE: 1" = 20'
LATEST REV: 1

D1

EXISTING CONDITIONS PLAN

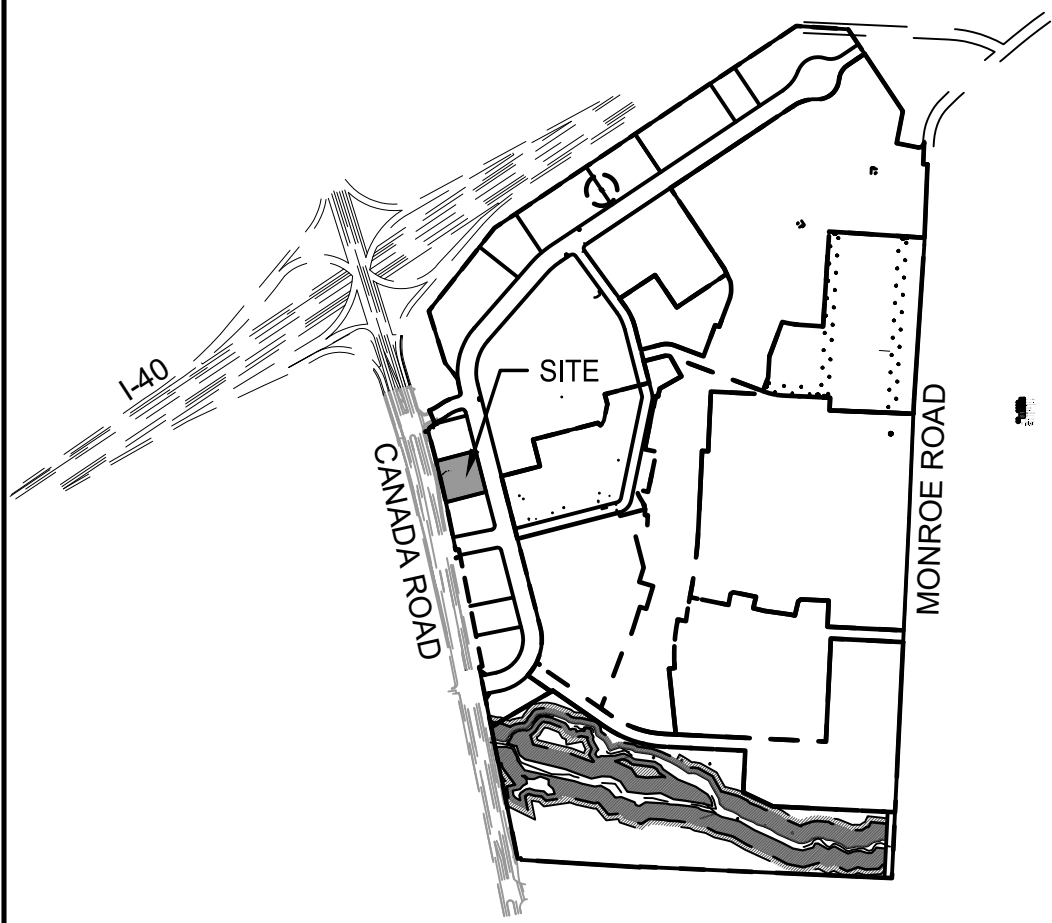
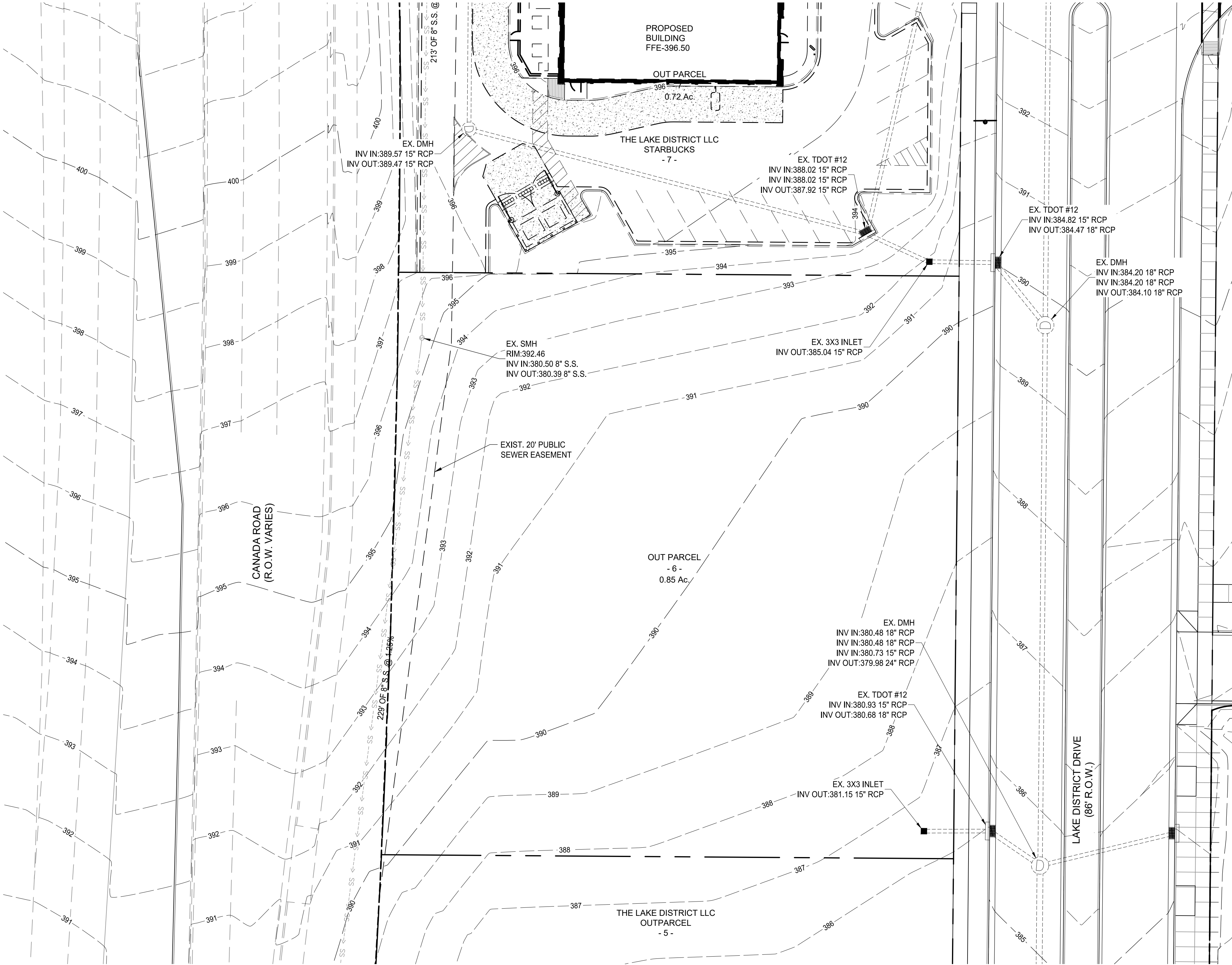
NORTH

20

0

20

GRAPHIC SCALE: 1" = 20'



A5

VICINITY MAP

NTS

SITE INFORMATION

SITE:
OUT PARCEL 6 OF THE LAKE DISTRICT PLANNED DEVELOPMENT

SITE AREA:
0.85 ACRES

SITE ZONING:
C-2 - REGIONAL COMMERCIAL DISTRICT - PLANNED DEVELOPMENT ZONING
OVERLAY IS C-1 COMMUNITY COMMERCIAL DISTRICT

ADJACENT ZONING:
THE PROJECT HAS A BASE ZONING OF C-2. THE ADJACENT PARCELS HAVE A PLANNED DEVELOPMENT ZONING OVERLAY OF EITHER C-1 - COMMUNITY COMMERCIAL DISTRICT OR C-2 - REGIONAL COMMERCIAL DISTRICT

DEVELOPER:
THE LAKE DISTRICT, LLC
5959 TOPANGA CANYON BLVD., #285
WOODLAND HILLS, CA 91367
PHONE NUMBER: 818-346-7700

APPLICANT:
A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKE LAND, TN 38002
PHONE NUMBER: 901-372-0404

THE SITE IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD AS PER FEMA MAP 47157C0330G, EFFECTIVE DATE 2/6/2013. THE CLOSEST MAPPED FLOOD ELEVATION IS OF GRAYS CREEK, ELEVATION 305 MSL, NEAR THE INTERSECTION OF HOUSTON LEVEE ROAD AND PISGAH ROAD.

C5

SITE INFORMATION

NTS

NOTE:
EXISTING CONDITIONS ARE BASED ON PROPOSED IMPROVEMENTS FROM A PREVIOUS PHASE. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING A BID

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OUTPARCEL 6
3469 LAKE DISTRICT DR N
LAKE LAND, TN

PC SUBMITTAL

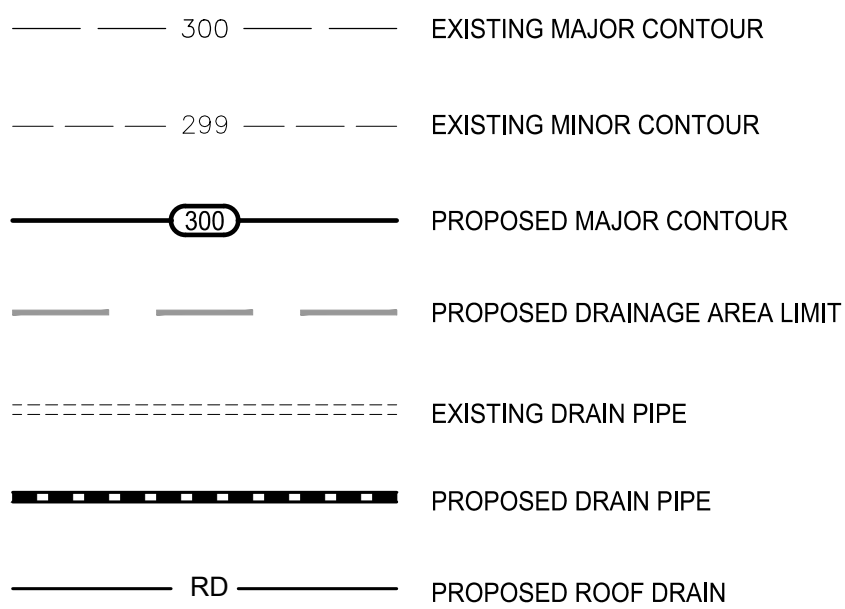
REVISIONS

PROJECT NO.	DATE
15109.01	AUGUST 13, 2021
DRAWN	CHECKED
xxx	xxx

EXISTING CONDITIONS
PLAN

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Fri, 13 Aug 2021 - 12:48pm
PLOT SCALE: LATEST REV.:



A5	LEGEND
NTS	

DRAIN STRUCTURE TABLE										
NO.	TYPE	D.A. ac.	Q cfs:	TC/RIM ELEV.	FL IN: 15" 381.25 15" 381.25	FL OUT	DETAIL NO.	NORTHING	EASTING	AS-BUILT TOP/RIM
EX. 3 x 3 INLET	3 X 3		0.000	386.50	15" 381.25 15" 381.25			344283.10	853132.19	
1	TDOT #12	0.31	2.110	389.95	15" 382.46	15" 382.36		344303.75	853124.27	
2	TDOT #12	0.22	1.480	390.21		15" 384.67		344455.53	853084.14	
3	TDOT #12	0.23	1.560	390.49		15" 385.25		344259.57	853051.20	

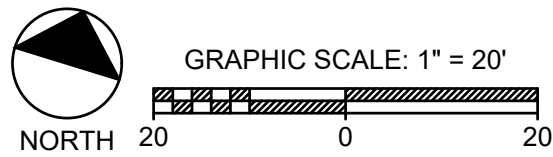
MODIFY EXISTING 3 X 3 INLET AS NEEDED

DRAIN PIPE TABLE																
FROM	INVERT ELEV.	TO	INVERT ELEV.	SIZE	TYPE	LENGTH FT.	SLOPE %	D.A. ac.	Q cfs	CAP. cfs	VEL. fps	As-Built From INV.	As-Built To INV.	As-Built LENGTH	As-Built SLOPE	As-Built CAP.
1	382.36	EX. 3 x 3 INLET	381.25	15"	RCP	22.1	5.00%	0.76	5.13	14.48	4.43					
2	384.67	1	382.46	15"	RCP	157.0	1.41%	0.22	1.46	7.69	2.92					
3	385.25	EX. 3 x 3 INLET	381.25	15"	RCP	84.3	4.75%	0.23	1.56	14.11	3.46					

MODIFY EXISTING 3 X 3 INLET AS NEEDED

D1

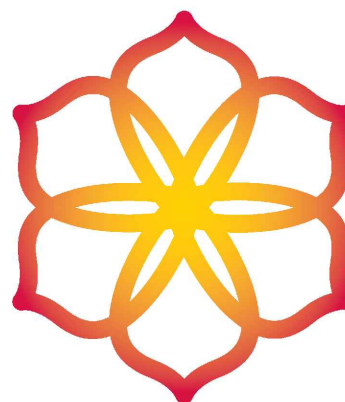
GRADING AND DRAINAGE PLAN



CITY ENGINEER _____ DATE _____

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PLANNERS

A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
WWW.A2H.COM



THE LAKE
DISTRICT

OUTPARCEL 6

3469 LAKE DISTRICT DR N
LAKELAND, TN

PC SUBMITTAL

REVISIONS

PROJECT NO. 15109.01	DATE AUGUST 13, 2021
DRAWN DDT	CHECKED XXX

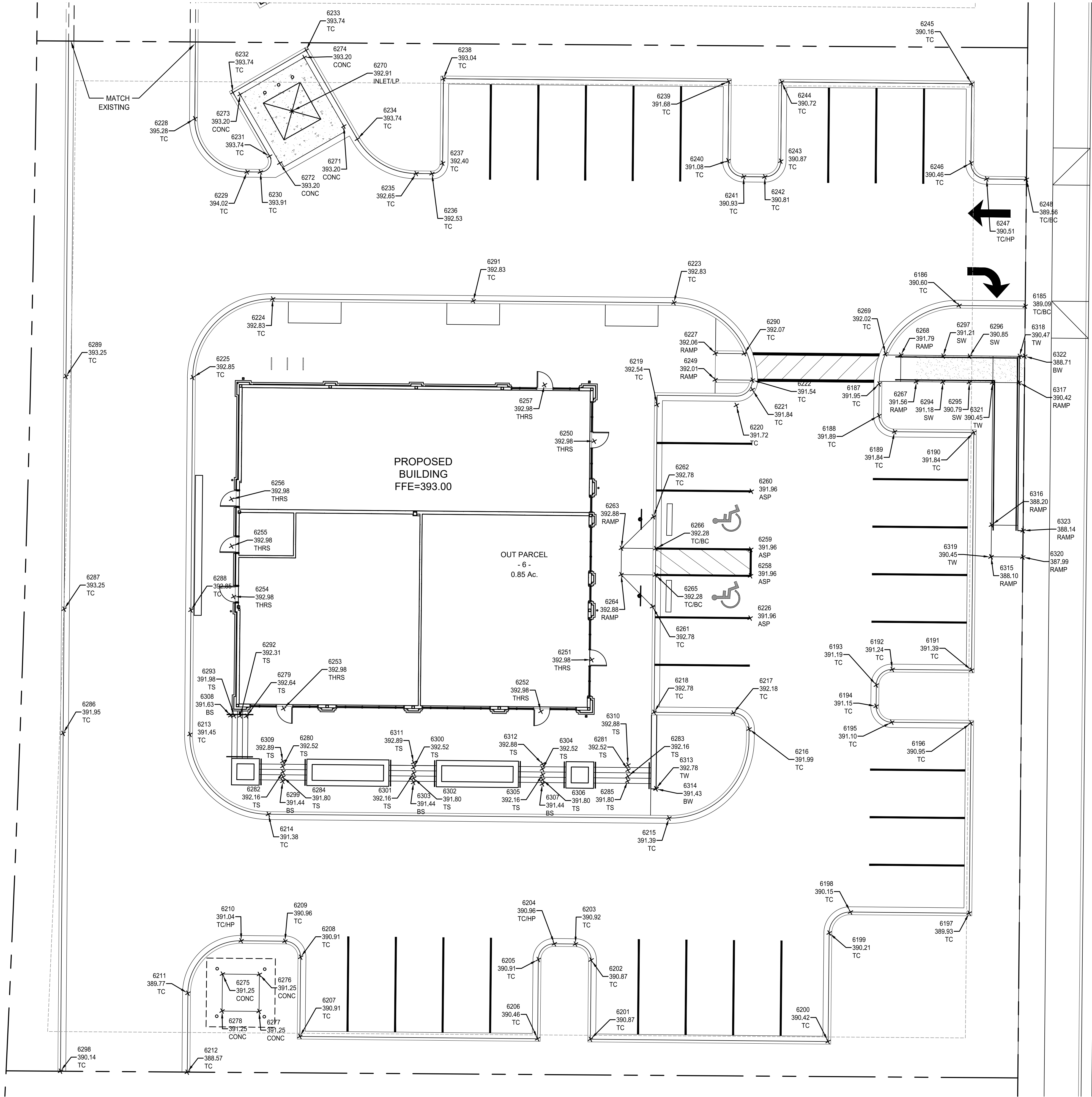
GRADING AND DRAINAGE PLAN

C3.1

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LATEST REV.

CANADA ROAD
(R.O.W. VARIES)



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LAKELAND, TN 38002
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THE LAKE DISTRICT

OUTPARCEL 6

**3469 LAKE DISTRICT DR N
LAKELAND, TN**

PC SUBMITTAL

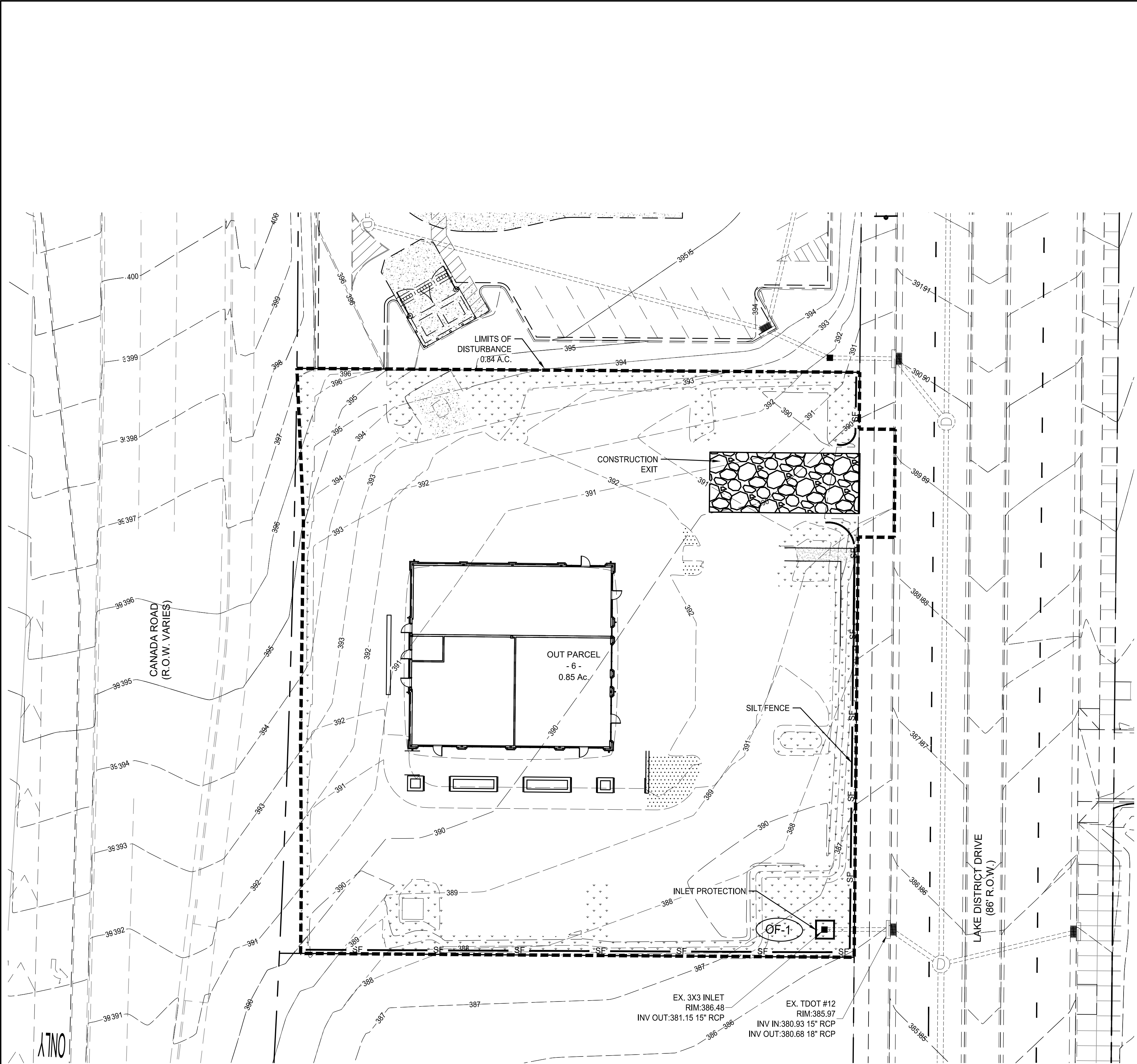
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PROJECT NO.	DATE
15109.01	AUGUST 13, 2021
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XXX	XXX

LAYOUT COORDINATES

C3.3

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NOTE: NO MORE THAN 50 ACRES OF ACTIVE SOIL DISTURBANCE IS ALLOWED AT ANY TIME DURING THE CONSTRUCTION PROJECT.

NO MORE THAN 50 ACRES OF DRAINAGE AREA WILL BE ROUTED TO A SINGLE SEDIMENT BASIN.

OF-# OUTFALL NUMBER LIMITS OF DISTURBANCE SF SILT FENCE HARDWARE CLOTH AND GRAVEL INLET PROTECTION		- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING TWICE WEEKLY INSPECTIONS IN ACCORDANCE WITH THE NPDES PERMIT AND SECTION 3 OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). - TWICE WEEKLY INSPECTIONS SHALL BE PERFORMED BY: - A PERSON WITH A VALID CERTIFICATION FROM THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL I" COURSE OR - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT OR - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR - A PERSON WHO HAS SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COPIES OF ALL INSPECTION REPORTS AS WELL AS A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE JOB SITE AT ALL TIMES. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING A RAIN GAGE ON SITE IN ACCORDANCE WITH THE NPDES PERMIT AND SECTION 3 OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). - THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING A COPY OF THE NOTICE OF COVERAGE (NOC) NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE IN ACCORDANCE WITH THE NPDES PERMIT AND SECTION 4 OF THE STORM WATER POLLUTION PREVENTION PLAN. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF TERMINATION (NOT) TO TDEC UPON FINAL STABILIZATION OF THE SITE. THE CONTRACTOR SHALL ENSURE THAT THE SITE MEETS THE TDEC CRITERIA FOR TERMINATION OF COVERAGE.	
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B4	LEGEND	B5	SUPPLEMENTAL EROSION CONTROL NOTES
NTS		NTS	

EROSION PREVENTION & SEDIMENT CONTROL NOTES

THE FOLLOWING CONDITIONS APPLY TO ALL DISTURBANCE WORK CONDUCTED UNDER TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION CONSTRUCTION GENERAL PERMIT.

CONSTRUCTION MANAGEMENT TECHNIQUES:

- CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREA.
- CONSTRUCTION MUST BE STAGED OR PHASED FOR LARGE PROJECTS. AREAS OF ONE PHASE MUST BE STABILIZED BEFORE ANOTHER PHASE CAN BE INITIATED. STABILIZATION SHALL BE ACCOMPLISHED BY TEMPORARILY OR PERMANENTLY PROTECTING THE DISTURBED SOIL SURFACE FROM RAINFALL IMPACTS AND RUNOFF.
- EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
- ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY. EPSC INSPECTIONS SHALL BE TWICE A WEEK AND AT LEAST 72 HOURS APART. A WEEK IS FROM SUNDAY TO SATURDAY. THE PERMITEE SHALL MAINTAIN RECORDS OF CHECKS AND REPAIRS.
- STABILIZATION MUST, AT A MINIMUM, BE INITIATED WHENEVER ANY CLEARING, EXCAVATION OR OTHER EARTH DISTURBED ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STEEP SLOPES SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITIES ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
- A QUALIFIED INDIVIDUAL (TDEC LEVEL I OR LEVEL II QUALIFICATION, P.E., L.A. OR CPESC) SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.

VEGETATION CONTROL:

- PRE-VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING.
- PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION SHALL BE APPLIED WITHIN 14 DAYS AFTER FINAL GRADING.

STRUCTURAL CONTROL:

- ALL SURFACE WATER FLOWING TOWARD THE CONSTRUCTION AREAS SHALL BE DIVERTED BY USING BERMS, CHANNELS, OR SEDIMENT TRAPS, AS NECESSARY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED ACCORDING TO THE SIZE AND SLOPE OF DISTURBED OR DRAINAGE AREAS TO DETAIN RUNOFF AND TRAP SEDIMENT.
- DISCHARGES FROM SEDIMENT BASINS AND TRAPS MUST BE THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION.

- MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION PRIOR TO DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION AND SEDIMENTATION.

DISCHARGE QUALITY:

- THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE.
- THE STORM WATER DISCHARGE MUST NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST IN THE RECEIVING STREAM.
- THE STORM WATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATION SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE RECEIVING STREAM.

BUFFER ZONE:

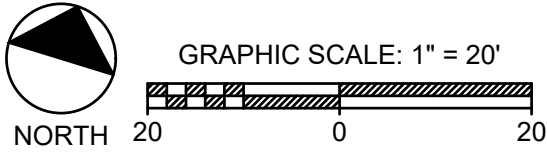
- A 30-FOOT NATURAL RIPARIAN BUFFER ZONE ADJACENT TO ALL STREAMS AT THE CONSTRUCTION SITE SHALL BE PRESERVED WITH AN EXCEPTION FOR STREAMS DESIGNATED AS IMPAIRED OR EXCEPTIONAL TENNESSEE WATERS.
- FOR SITE AT OR ADJACENT TO A RECEIVING STREAM DESIGNATED AS IMPAIRED OR EXCEPTIONAL TENNESSEE WATER, A 60-FOOT NATURAL RIPARIAN BUFFER ZONE SHALL BE PRESERVED.

SUPPLEMENTAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING TWICE WEEKLY INSPECTIONS IN ACCORDANCE WITH THE NPDES PERMIT AND SECTION 3 OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- THE INDIVIDUAL ASSIGNED TO CONDUCT THE INSPECTIONS MUST BE LEVEL I OR LEVEL II CERTIFIED BY THE TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL TRAINING PROGRAM FOR CONSTRUCTION SITES, OR A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT, OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL. A COPY OF THE CERTIFICATION OR TRAINING RECORD SHOULD BE KEPT ON SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COPIES OF ALL INSPECTION REPORTS AS WELL AS A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING A RAIN GAGE ON SITE IN ACCORDANCE WITH SECTION 3 OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING A COPY OF THE NOTICE OF COVERAGE (NOC) NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE IN ACCORDANCE WITH SECTION 4 OF THE STORM WATER POLLUTION PREVENTION PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF TERMINATION (NOT) TO TDEC UPON FINAL STABILIZATION OF THE SITE. THE CONTRACTOR SHALL ENSURE THAT THE SITE MEETS THE TDEC CRITERIA FOR TERMINATION OF COVERAGE.

D4	EROSION CONTROL NOTES		
NTS		CITY ENGINEER	DATE

D1	EROSION CONTROL (INITIAL)
NTS	

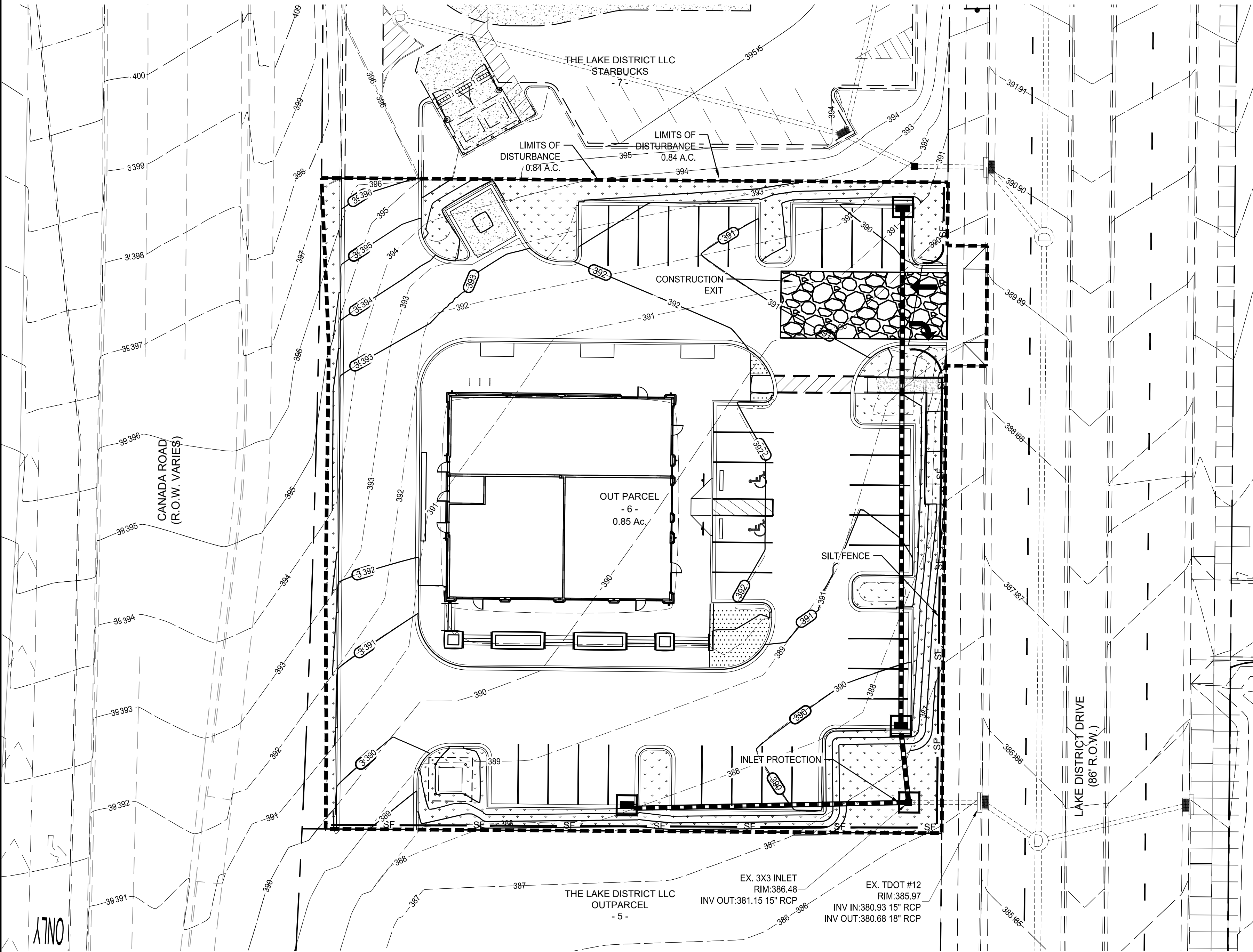


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PLOT SCALE: 1"=20'
LATEST REV.

PROJECT NO.	DATE
15109.01	AUGUST 13, 2021
DRAWN	CHECKED
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1/20/21 15:09:01 2 Civil/Project/Panel 615109.01 EROSION CONTROL.dwg
PLOT SCALE: 1" = 20'
LATEST REV: 1



NOTE: NO MORE THAN 50 ACRES OF ACTIVE SOIL DISTURBANCE IS ALLOWED AT ANY TIME DURING THE CONSTRUCTION PROJECT.

NO MORE THAN 50 ACRES OF DRAINAGE AREA WILL BE ROUTED TO A SINGLE SEDIMENT BASIN.

- LIMITS OF DISTURBANCE
- SF — SILT FENCE
- HARDWARE CLOTH AND GRAVEL INLET PROTECTION

B4
NTS
LEGEND

EROSION PREVENTION & SEDIMENT CONTROL NOTES

- THE FOLLOWING CONDITIONS APPLY TO ALL DISTURBANCE WORK CONDUCTED UNDER TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION CONSTRUCTION GENERAL PERMIT.
- CONSTRUCTION MANAGEMENT TECHNIQUES:**
- CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
 - CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREA.
 - CONSTRUCTION MUST BE STAGED OR PHASED FOR LARGE PROJECTS. AREAS OF ONE PHASE MUST BE STABILIZED BEFORE ANOTHER PHASE CAN BE INITIATED. STABILIZATION SHALL BE ACCOMPLISHED BY TEMPORARILY OR PERMANENTLY PROTECTING THE DISTURBED SOIL SURFACE FROM RAINFALL IMPACTS AND RUNOFF.
 - EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
 - ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY. EPSC INSPECTIONS SHALL BE TWICE A WEEK AND AT LEAST 72 HOURS APART. A WEEK IS FROM SUNDAY TO SATURDAY. THE PERMITEE SHALL MAINTAIN RECORDS OF CHECKS AND REPAIRS.
 - STABILIZATION MUST, AT A MINIMUM, BE INITIATED WHENEVER ANY CLEARING, EXCAVATION OR OTHER EARTH DISTURBED ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - STEEP SLOPES SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITIES ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - A QUALIFIED INDIVIDUAL (TDEC LEVEL I OR LEVEL II QUALIFICATION, P.E., L.A. OR CPESC) SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.
- VEGETATION CONTROL:**
- PRE-VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING.
 - PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION SHALL BE APPLIED WITHIN 14 DAYS AFTER FINAL GRADING.
- STRUCTURAL CONTROL:**
- ALL SURFACE WATER FLOWING TOWARD THE CONSTRUCTION AREAS SHALL BE DIVERTED BY USING BERMS, CHANNELS, OR SEDIMENT TRAPS, AS NECESSARY.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED ACCORDING TO THE SIZE AND SLOPE OF DISTURBED OR DRAINAGE AREAS TO DETAIN RUNOFF AND TRAP SEDIMENT.
 - DISCHARGES FROM SEDIMENT BASINS AND TRAPS MUST BE THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION.

D4
NTS
EROSION CONTROL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING TWICE WEEKLY INSPECTIONS IN ACCORDANCE WITH THE NPDES PERMIT AND SECTION 3 OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- TWICE WEEKLY INSPECTIONS SHALL BE PERFORMED BY:
 - A PERSON WITH A VALID CERTIFICATION FROM THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL I" COURSE OR
 - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT OR
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
 - A PERSON WHO HAS SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COPIES OF ALL INSPECTION REPORTS AS WELL AS A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING A RAIN GAGE ON SITE IN ACCORDANCE WITH THE NPDES PERMIT AND SECTION 3 OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF TERMINATION (NOT) TO TDEC UPON FINAL STABILIZATION OF THE SITE. THE CONTRACTOR SHALL ENSURE THAT THE SITE MEETS THE TDEC CRITERIA FOR TERMINATION OF COVERAGE.

B5
NTS
SUPPLEMENTAL EROSION CONTROL NOTES

- MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION PRIOR TO DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION AND SEDIMENTATION.
- DISCHARGE QUALITY:
 - THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE.
 - THE STORM WATER DISCHARGE MUST NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST IN THE RECEIVING STREAM.
 - THE STORM WATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATION SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE RECEIVING STREAM.
- BUFFER ZONE:
 - A 30-FOOT NATURAL RIPARIAN BUFFER ZONE ADJACENT TO ALL STREAMS AT THE CONSTRUCTION SITE SHALL BE PRESERVED WITH AN EXCEPTION FOR STREAMS DESIGNATED AS IMPAIRED OR EXCEPTIONAL TENNESSEE WATERS.
 - FOR SITE AT OR ADJACENT TO A RECEIVING STREAM DESIGNATED AS IMPAIRED OR EXCEPTIONAL TENNESSEE WATER, A 60-FOOT NATURAL RIPARIAN BUFFER ZONE SHALL BE PRESERVED.
- SUPPLEMENTAL NOTES:
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING TWICE WEEKLY INSPECTIONS IN ACCORDANCE WITH THE NPDES PERMIT AND SECTION 3 OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
 - THE INDIVIDUAL ASSIGNED TO CONDUCT THE INSPECTIONS MUST BE LEVEL I OR LEVEL II CERTIFIED BY THE TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL TRAINING PROGRAM FOR CONSTRUCTION SITES, OR A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT, OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL. A COPY OF THE CERTIFICATION OR TRAINING RECORD SHOULD BE KEPT ON SITE.
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OUTPARCEL 6

3469 LAKE DISTRICT DR N
LAKELAND, TN

PC SUBMITTAL

REVISIONS

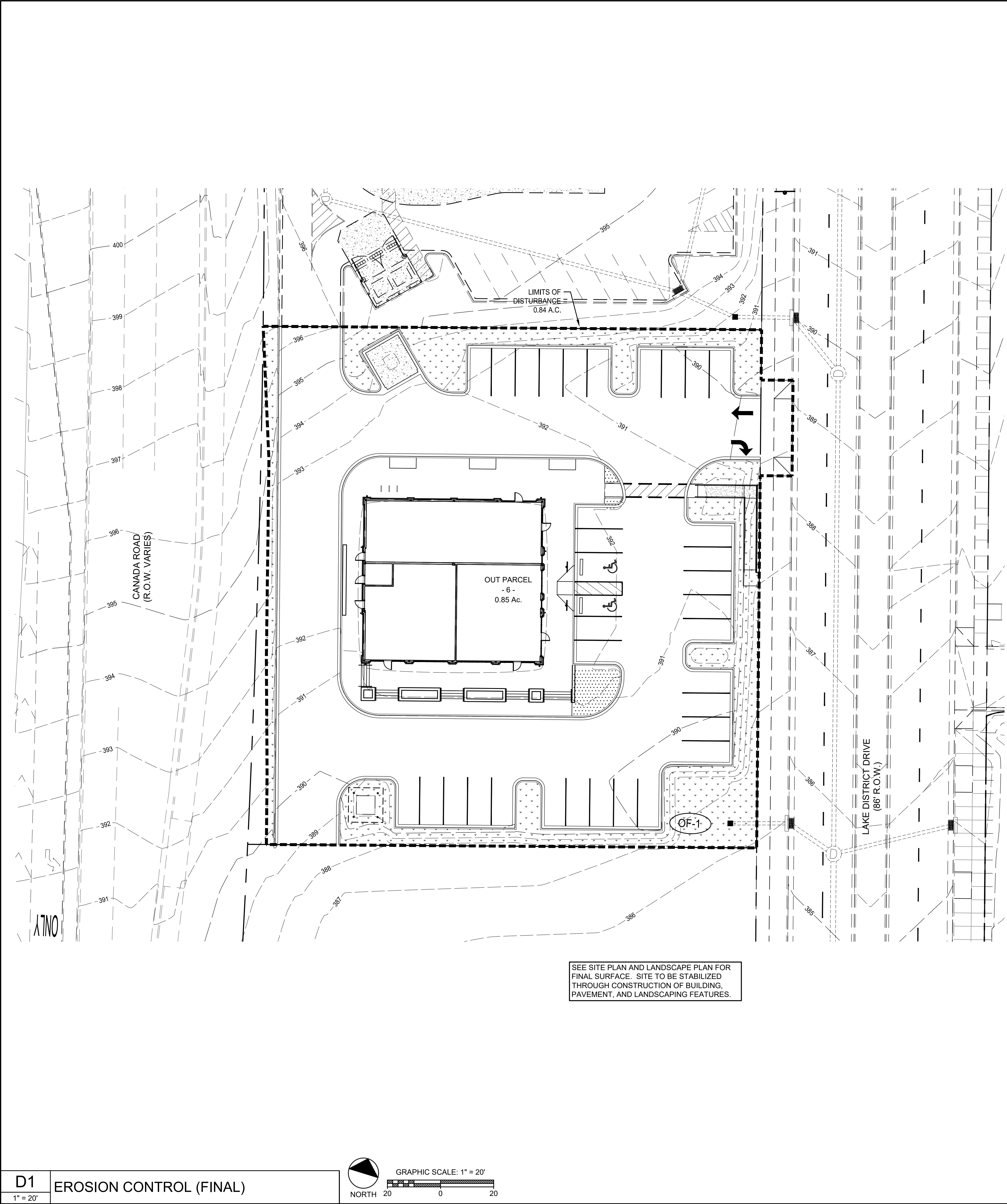
PROJECT NO.	DATE
15109.01	AUGUST 13, 2021
DRAWN	CHECKED
xxx	xxx

**EROSION CONTROL
(INTERMEDIATE)**

C4.2

CITY ENGINEER _____ DATE _____

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 - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT OR
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
 - A PERSON WHO HAS SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.
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B4 NTS LEGEND

EROSION PREVENTION & SEDIMENT CONTROL NOTES

THE FOLLOWING CONDITIONS APPLY TO ALL DISTURBANCE WORK CONDUCTED UNDER TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION CONSTRUCTION GENERAL PERMIT.

CONSTRUCTION MANAGEMENT TECHNIQUES:

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VEGETATION CONTROL:

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- PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION SHALL BE APPLIED WITHIN 14 DAYS AFTER FINAL GRADING.

STRUCTURAL CONTROL:

- ALL SURFACE WATER FLOWING TOWARD THE CONSTRUCTION AREAS SHALL BE DIVERTED BY USING BERMS, CHANNELS, OR SEDIMENT TRAPS, AS NECESSARY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED ACCORDING TO THE SIZE AND SLOPE OF DISTURBED OR DRAINAGE AREAS TO DETAIN RUNOFF AND TRAP SEDIMENT.
- DISCHARGES FROM SEDIMENT BASINS AND TRAPS MUST BE THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION.

B5 NTS SUPPLEMENTAL EROSION CONTROL NOTES

- MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION PRIOR TO DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION AND SEDIMENTATION.

DISCHARGE QUALITY:

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- THE STORM WATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATION SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE RECEIVING STREAM.

BUFFER ZONE:

- A 30-FOOT NATURAL RIPARIAN BUFFER ZONE ADJACENT TO ALL STREAMS AT THE CONSTRUCTION SITE SHALL BE PRESERVED WITH AN EXCEPTION FOR STREAMS DESIGNATED AS IMPAIRED OR EXCEPTIONAL TENNESSEE WATERS.
- FOR SITE AT OR ADJACENT TO A RECEIVING STREAM DESIGNATED AS IMPAIRED OR EXCEPTIONAL TENNESSEE WATER, A 60-FOOT NATURAL RIPARIAN BUFFER ZONE SHALL BE PRESERVED.

SUPPLEMENTAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING TWICE WEEKLY INSPECTIONS IN ACCORDANCE WITH THE NPDES PERMIT AND SECTION 3 OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
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D4 NTS EROSION CONTROL NOTES

CITY ENGINEER _____ DATE _____

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15109.01 - 7/25/21
RJT:SGE LATEST REV.

D1	EROSION CONTROL (DETAILS)
NTS	

CITY ENGINEER	DATE
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A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
WWW.A2H.COM



OUTPARCEL 6
3469 LAKE DISTRICT DR N
LAKELAND, TN

PC SUBMITTAL

REVISIONS

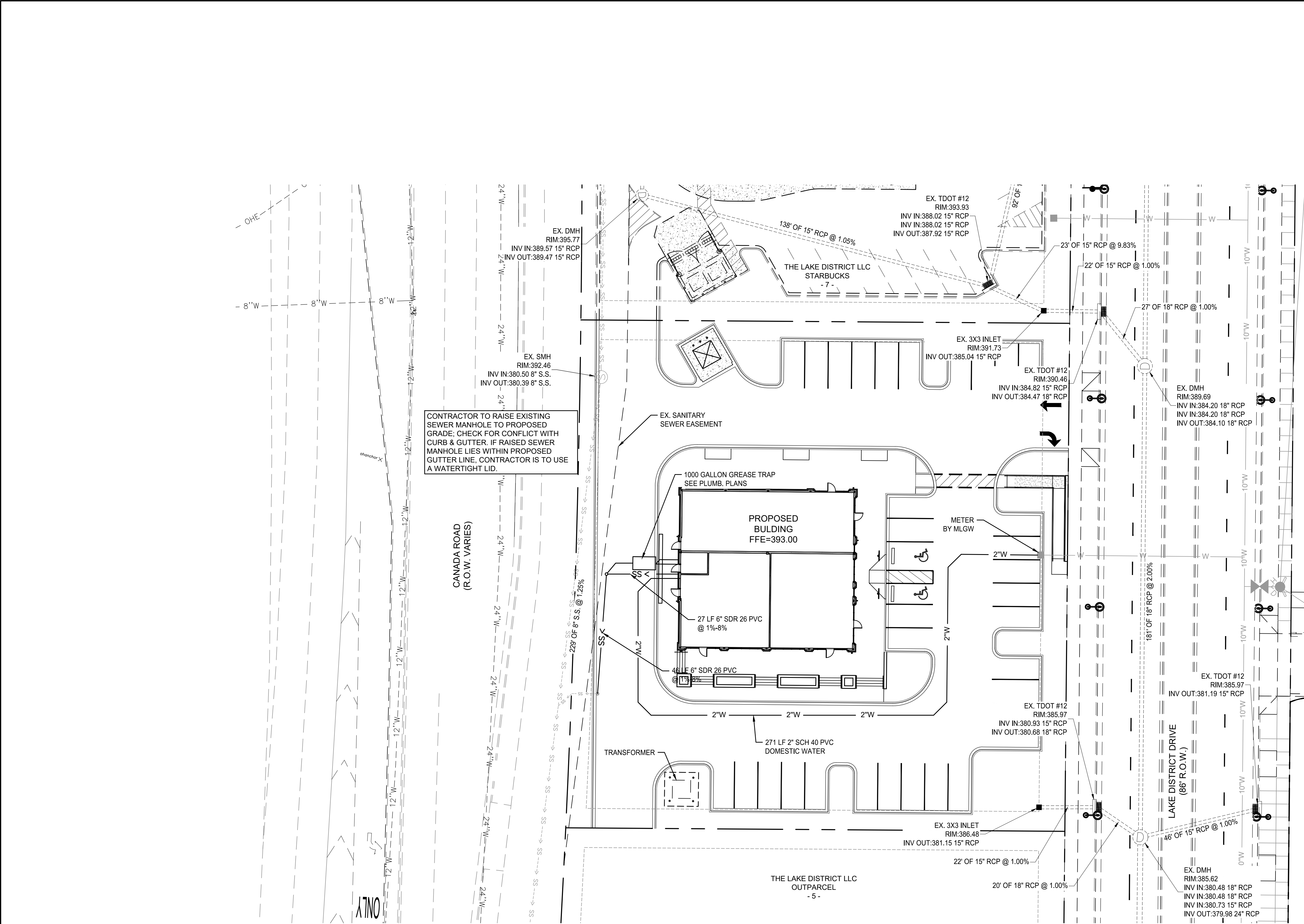
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DRAWN	CHECKED
xxx	xxx

EROSION CONTROL
(DETAILS)

C4.4

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15109.01 AUG 13, 2021 1:25pm
DOT SCL
LATEST REV.



UTILITY LEGEND		
SS	SS	EXISTING SANITARY SEWER
12"W		EXISTING WATER LINE
4"G		EXISTING GAS LINE
SS		PROPOSED SANITARY SEWER
W		PROPOSED WATER LINE (SIZE VARIES)
G		PROPOSED GAS MAIN
UGT		PROPOSED UNDERGROUND TELEPHONE
UGE		PROPOSED UNDERGROUND ELECTRIC
DMH		GAS METER
SMH		SEWER MANHOLE
FHA		FIRE HYDRANT ASSEMBLY
WV		WATER VALVE
WM		WATER METER

B5	LEGEND
NTS	

A2H ENGINEERS
ARCHITECTS
PLANNERS

A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
WWW.A2H.COM



OUTPARCEL 6
3469 LAKE DISTRICT DR N
LAKELAND, TN

PC SUBMITTAL

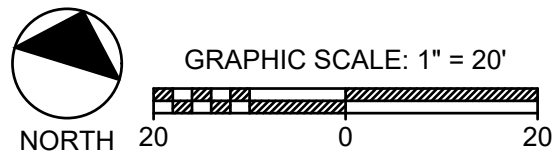
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PROJECT NO.	DATE
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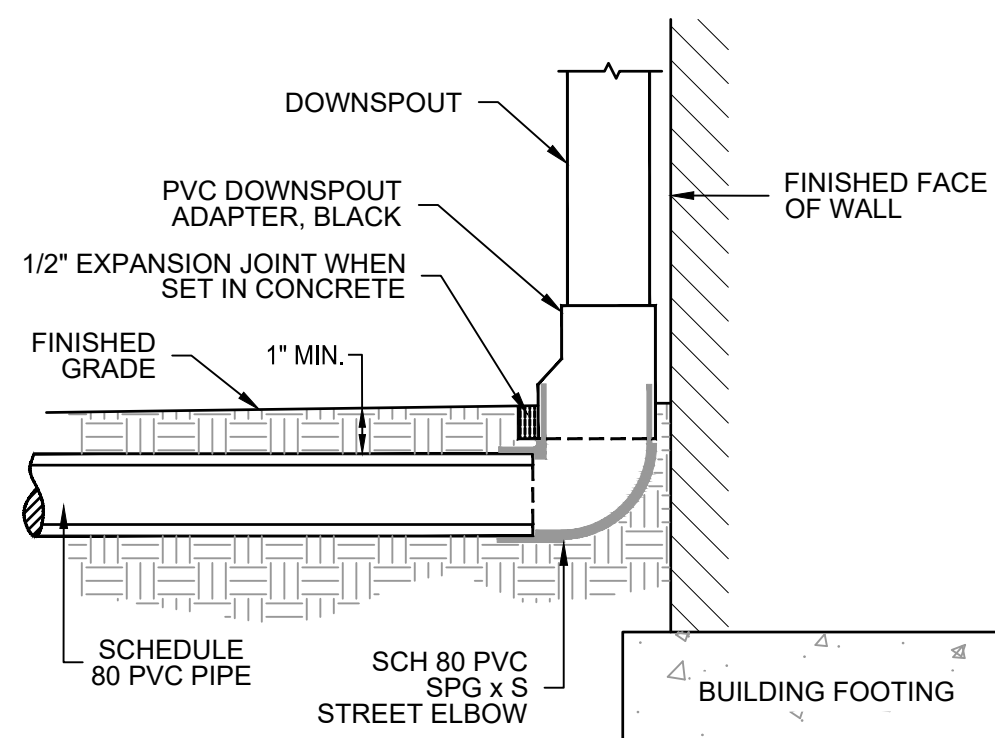
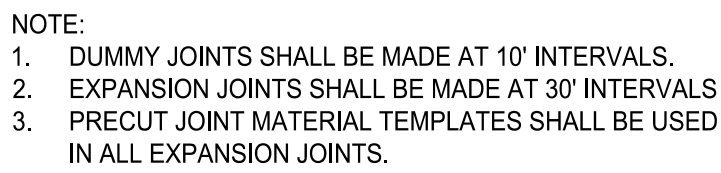
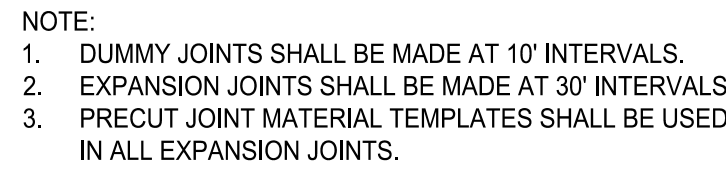
UTILITY PLAN

C5.1

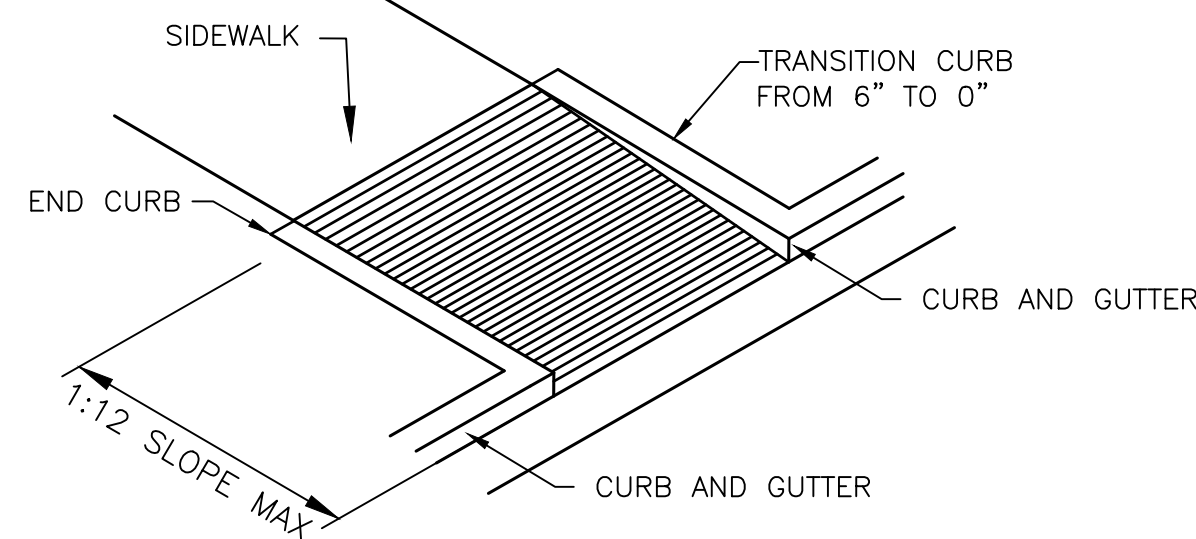
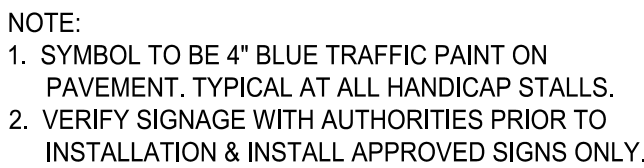
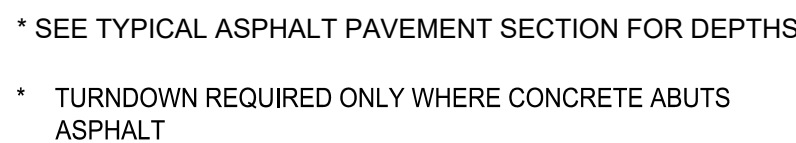
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1" = 20'	



CITY ENGINEER _____ DATE _____

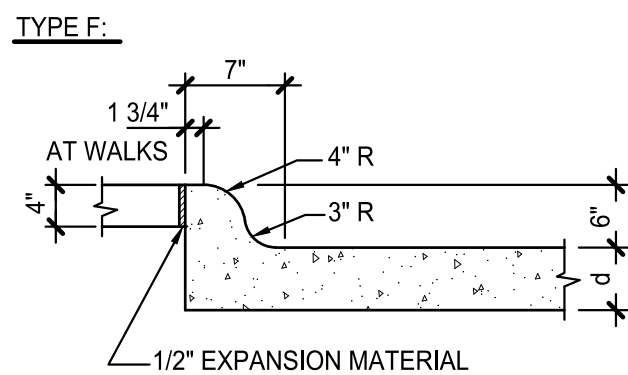


A5	DOWNSPOUT COLLECTION PIPING
----	-----------------------------



B4	CURB RAMP
----	-----------

ALL EXPANSION JOINTS ARE TO BE SEALED



FLUSH WITH SURFACE

1/8" - 1/4" PREFORMED STRIP

d/4

SAWED OR PREFORMED STRIP
LONGITUDINAL OR TRAVERSE

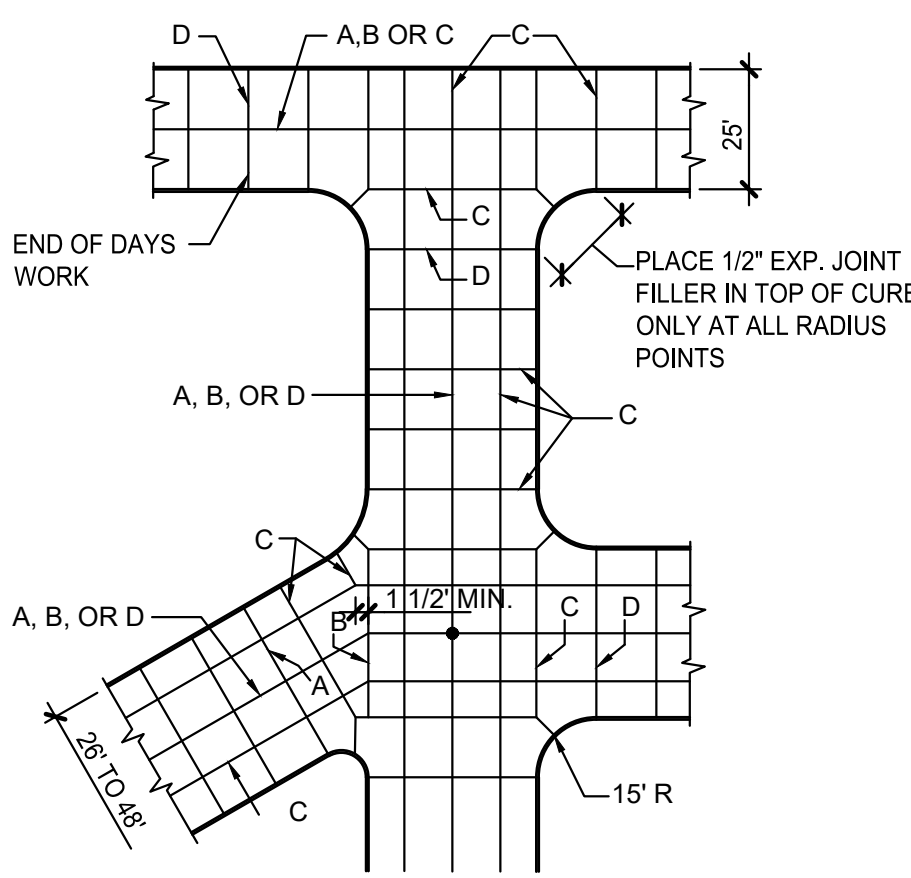
1/8" RADIUS

JOINT SEALER
LUBRICATE ONE END

BUTT JOINT FORMED
BULK HEAD

d/8 Ø SMOOTH DOWEL BAR
14" L.G. @ 12" o.c.

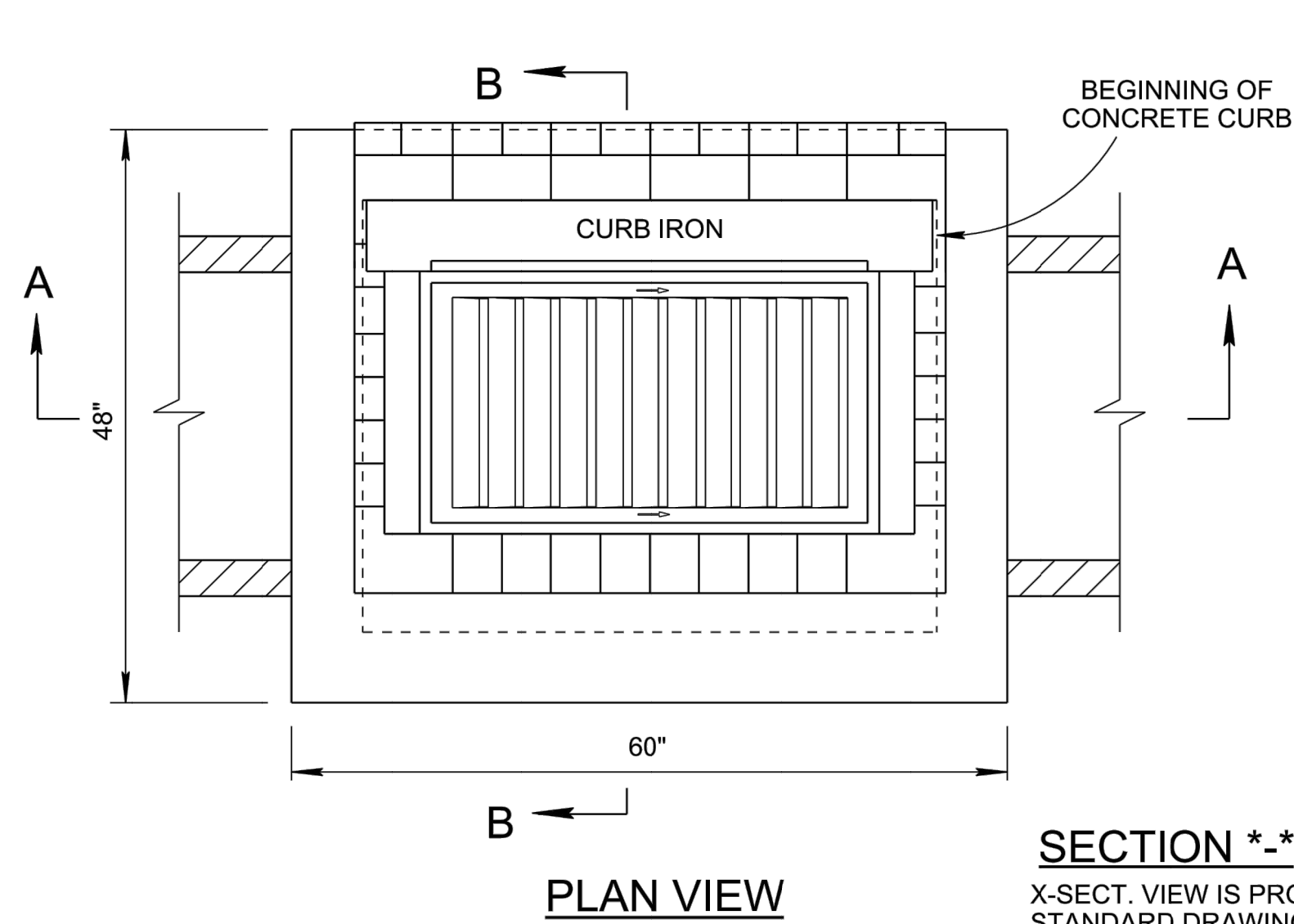
ANNED LONGITUDINAL OR TRAVERSE CONSTRUCTION JOINT
(USED OF NORMAL JOINT SPACING)



CITY ENGINEER _____ DATE _____

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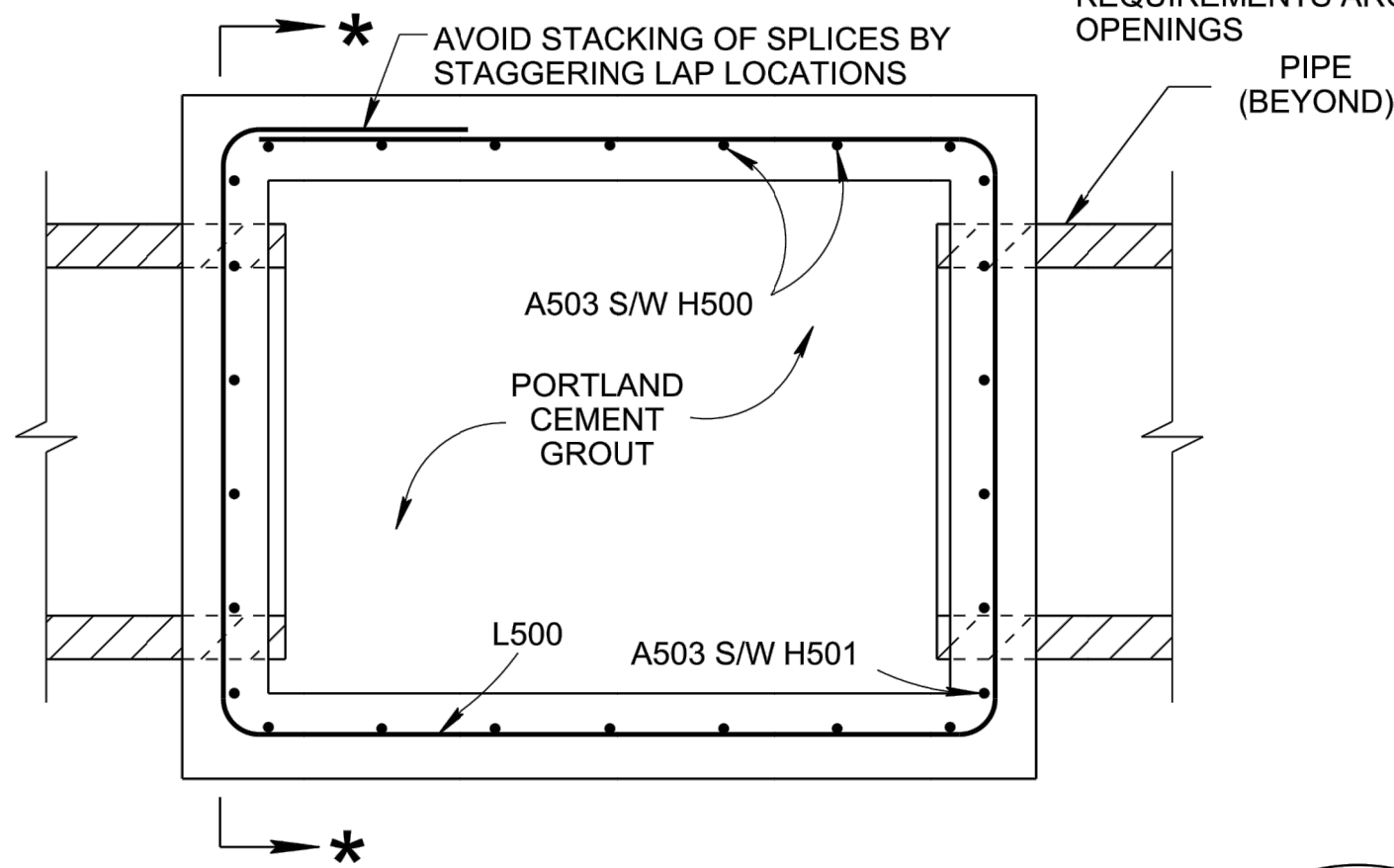
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LATEST REV: 1



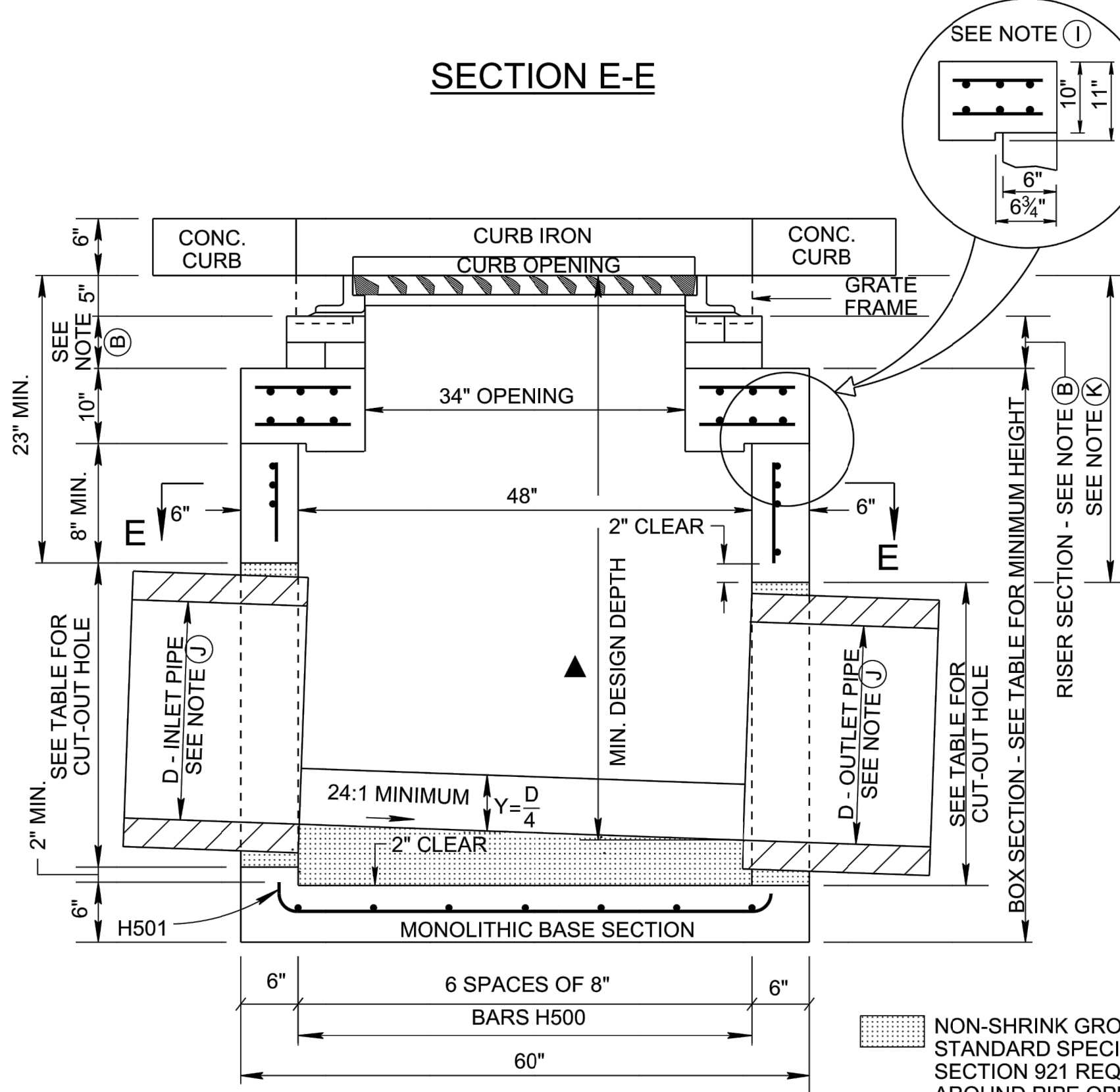
PLAN VIEW

SECTION *-*

X-SECT. VIEW IS PROVIDED ON STANDARD DRAWING D-CB-99 SHOWING REINFORCEMENT REQUIREMENTS AROUND PIPE OPENINGS

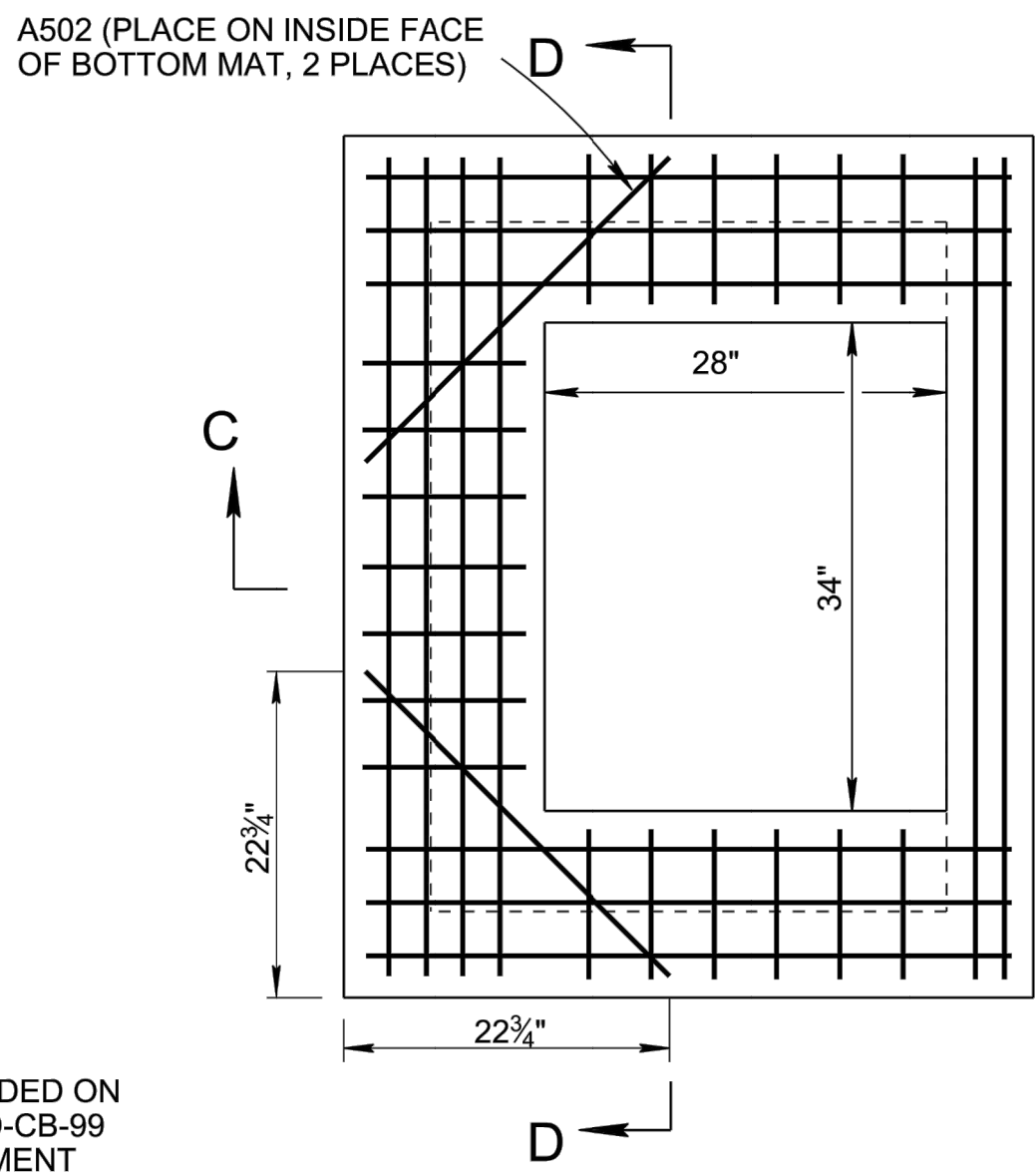


SECTION E-E

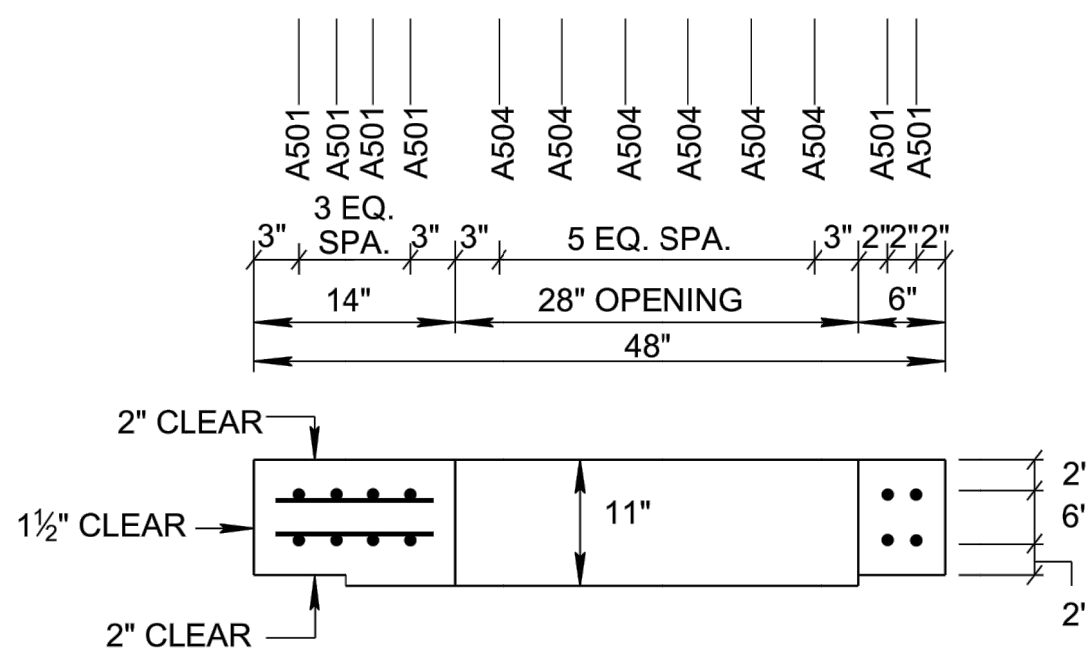


SECTION A-A

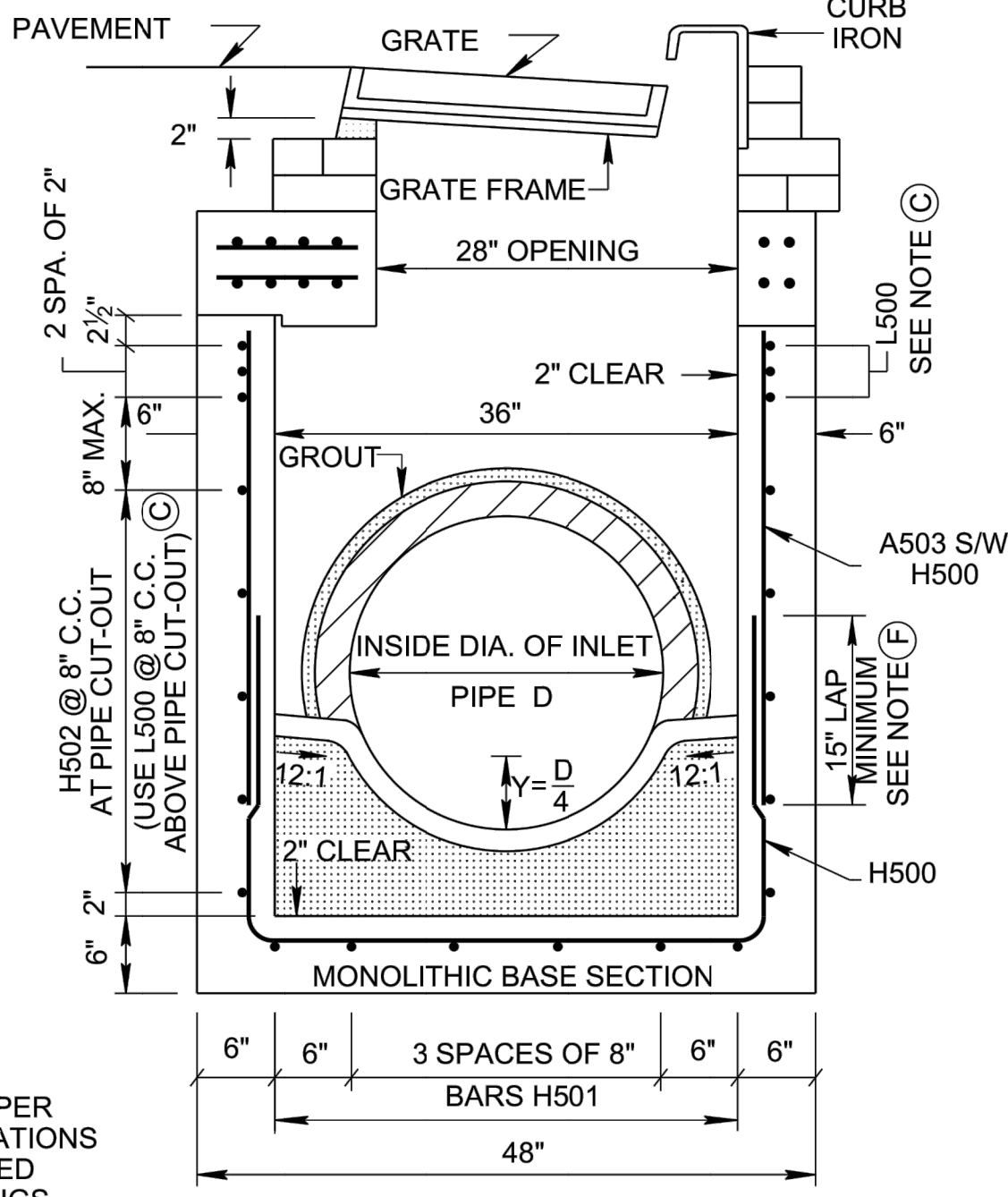
NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY



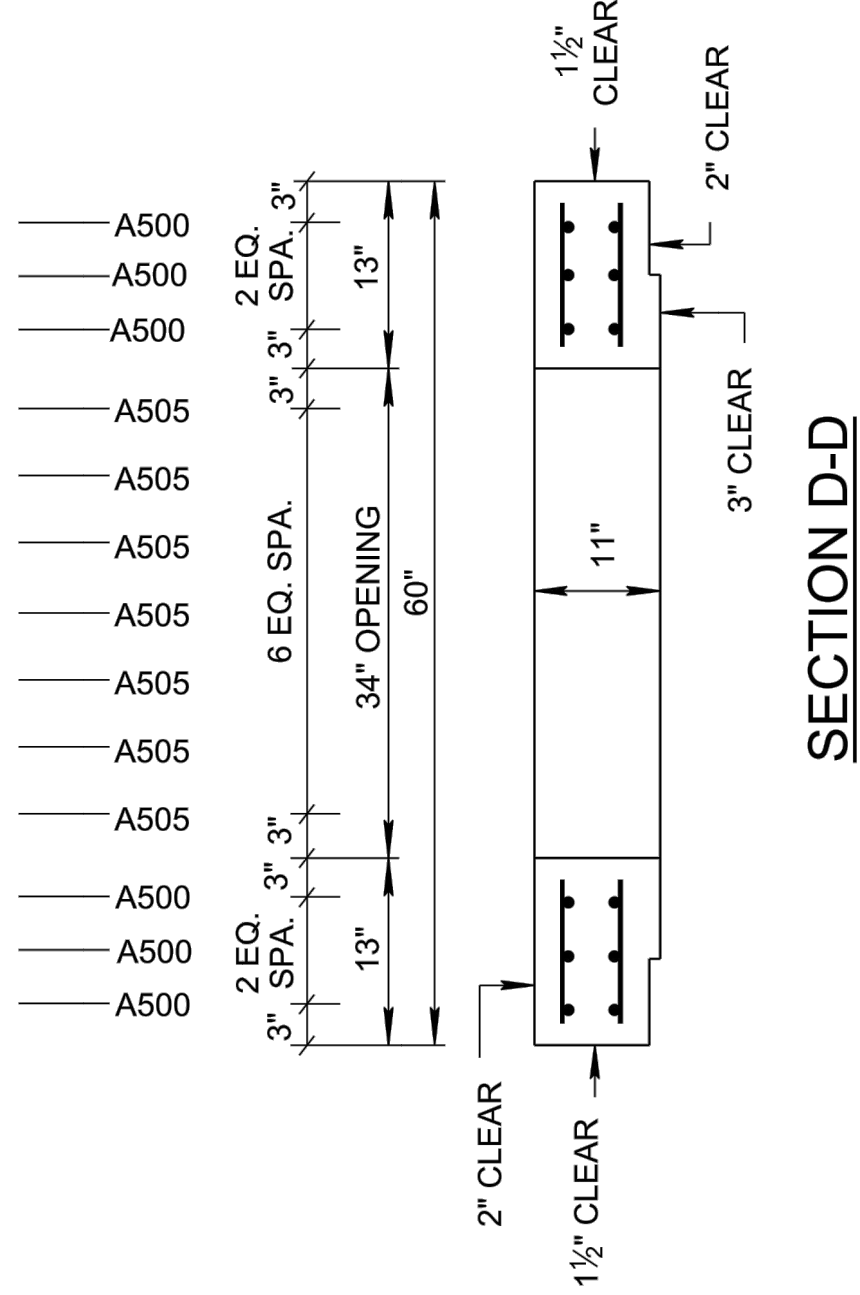
PLAN VIEW



SECTION C-C



SECTION B-B



SECTION D-D

CATCH BASIN MAXIMUM DEPTH NOTE
MAXIMUM DEPTH FOR THIS STRUCTURE IS 12.00'.

CATCH BASIN DIMENSIONS				FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	
18	2 1/2	25	51	3.90
24	3	32	58	4.44
30	3 1/2	39	65	4.98
36	4	46	72	5.52

- CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
- ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
- CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.
- TO BE USED IN 48 INCH INTERIOR WALLS ONLY.

GENERAL NOTES

- DRAWING TO BE USED FOR ALL PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE BETWEEN MINIMUM DEPTH AND TWELVE FEET. SEE STANDARD DRAWING D-CB-12S FOR DETAILS OF CAST-IN-PLACE NO. 12 CONCRETE CATCH BASINS AND PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE GREATER TWELVE FEET IN DEPTH. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.
- THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.
- THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.
- ALL PRECAST ELEMENTS SHALL MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.
CONCRETE: $f'_c = 4,000$ POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, $F_y = 60,000$ POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.
- PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.
- THE FABRICATOR MAY ELIMINATE THE A503 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500/H501 BARS SO THAT 1 1/2 INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.
- APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.
- THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.
- ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.
- SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.
- FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.
- SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.
- PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-12.01 CATCH BASINS, TYPE 12, 0'-4' DEPTH THROUGH 611-12.03, CATCH BASINS, TYPE 12, > 8'-12' DEPTH PER EACH. PAYMENT INCLUDES RISER SECTION AND GRATE.

REINFORCING STEEL LEGEND

A500	45"
A501	57"
A502	30"
A503	VARIABLE
A504	10"
A505	11"

DIMENSIONS SHOWN ON THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

- REV. 10-26-97: CHANGED MINIMUM DEPTH TABLE AND MODIFIED STEEL IN BASE SECTION.
- REV. 1-19-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.
- REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (1).
- REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (B).
- REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.
- REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.
- REV. 3-11-14: ELIMINATED STIRRUPS.
- REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON-SHRINK GROUT. ADDED DIMENSION IN SECTION A-A FOR NOTE (B). CORRECTED REBAR PLACEMENT IN LIDS. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

STANDARD PRECAST
RECTANGULAR
CONCRETE NO. 12
CATCH BASIN

12-18-95 D-CB-12P

CITY ENGINEER

DATE

A2H ENGINEERS
ARCHITECTS
PLANNERS

A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
WWW.A2H.COM



OUTPARCEL 6

3469 LAKE DISTRICT DR N
LAKELAND, TN

PC SUBMITTAL

REVISIONS

PROJECT NO.	DATE
15109.01	AUGUST 13, 2021
DRAWN	CHECKED
DOT	XXX

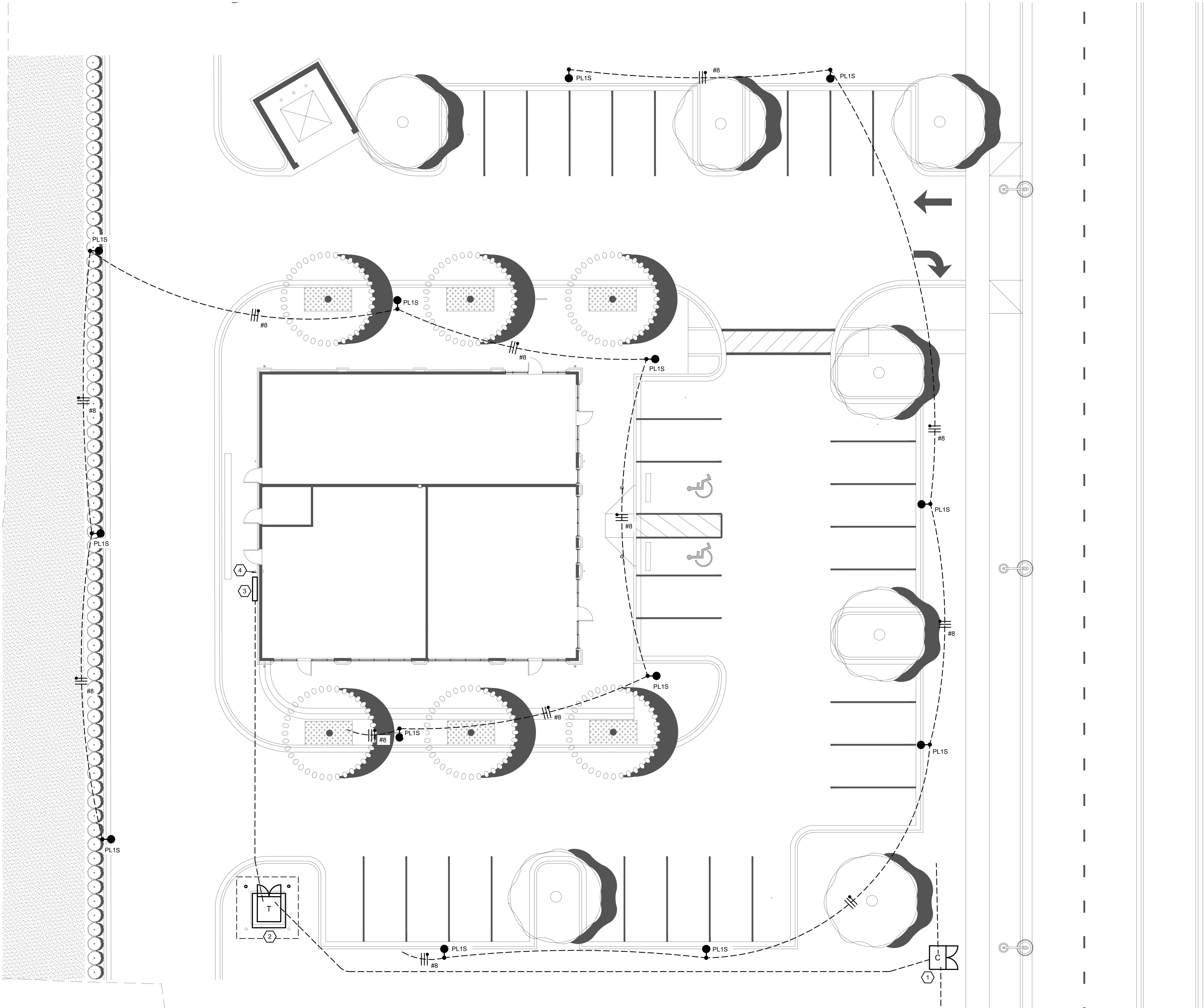
DETAILS

C10.3

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Michaelis
I:\2015\15109\017 Electrical\Proj\Drawings - Outparcel 6\15109.01 - Site Lighting Plans - Outparcel 6.dwg
15109.01 - 7/15/2021 - 4:08pm
PLOT SCALE
LATEST REV.

D1
SITE LIGHTING PLAN



GENERAL NOTES

1. SEE SHEET E0.00.
2. SEE SHEET E3.0.

KEYED NOTES

1. CABLE JUNCTION ENCLOSURE WITH PRIMARY CONDUITS NORTH, SOUTH AND TO OUTPARCEL 6 TRANSFORMER.
2. PAD-MOUNTED TRANSFORMER WITH SERVICE LATERAL TO BUILDING.
3. ELECTRICAL SERVICE.
4. HOUSE PANEL AND LIGHTING CONTROLS. SITE LIGHTING BRANCH CIRCUIT STUB LOCATION.

A2H ENGINEERS
ARCHITECTS
PLANNERS

A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
WWW.A2H.COM



OUTPARCEL
6
LAKELAND, TN
CONSTRUCTION DOCUMENT
REVISIONS

PROJECT NO. 15109.01	DATE JULY 15, 2021
DRAWN ML	CHECKED DS

SITE LIGHTING PLAN

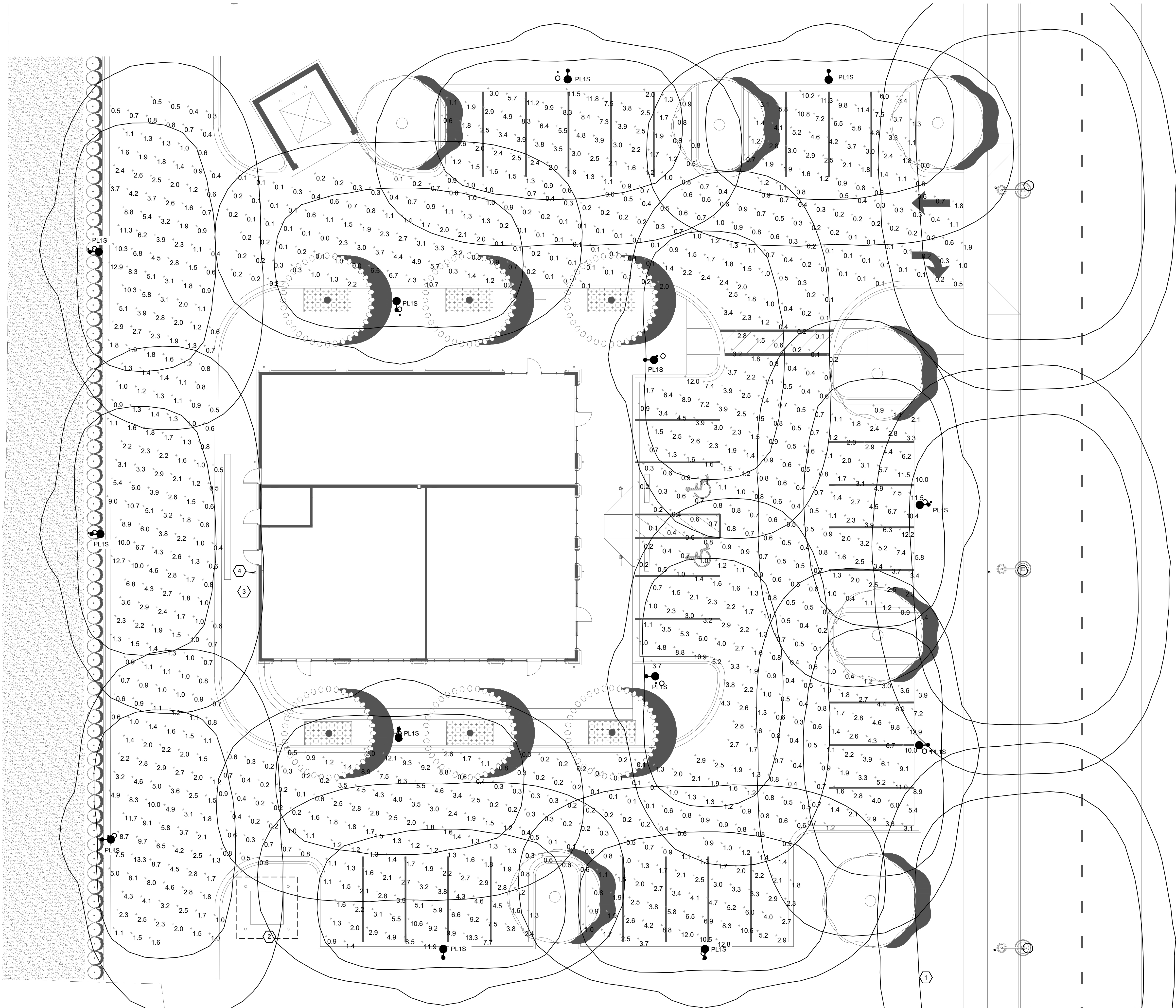
E1.01

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Michaela
1:201915109.017 Electrical/Plg/Dwg/09 - Outparcel 6 15109.01 - Sheet - 10-11 - SITE LIGHTING PLANS - Outparcel 6.dwg
15109.01 - 4/15/21
PLOT SCALE
LATEST REV.

D1
1-IN = 10-FT

PHOTOMETRIC PLAN

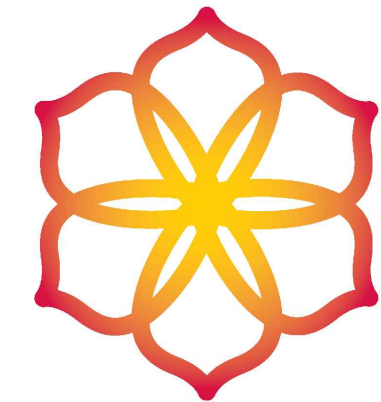


GENERAL NOTES

1. SEE SHEET E0.00.
2. SEE SHEET E3.0.

A2H ENGINEERS
ARCHITECTS
PLANNERS

A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
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THE LAKE
DISTRICT

OUTPARCEL
6

LAKELAND, TN

CONSTRUCTION DOCUMENT

REVISIONS

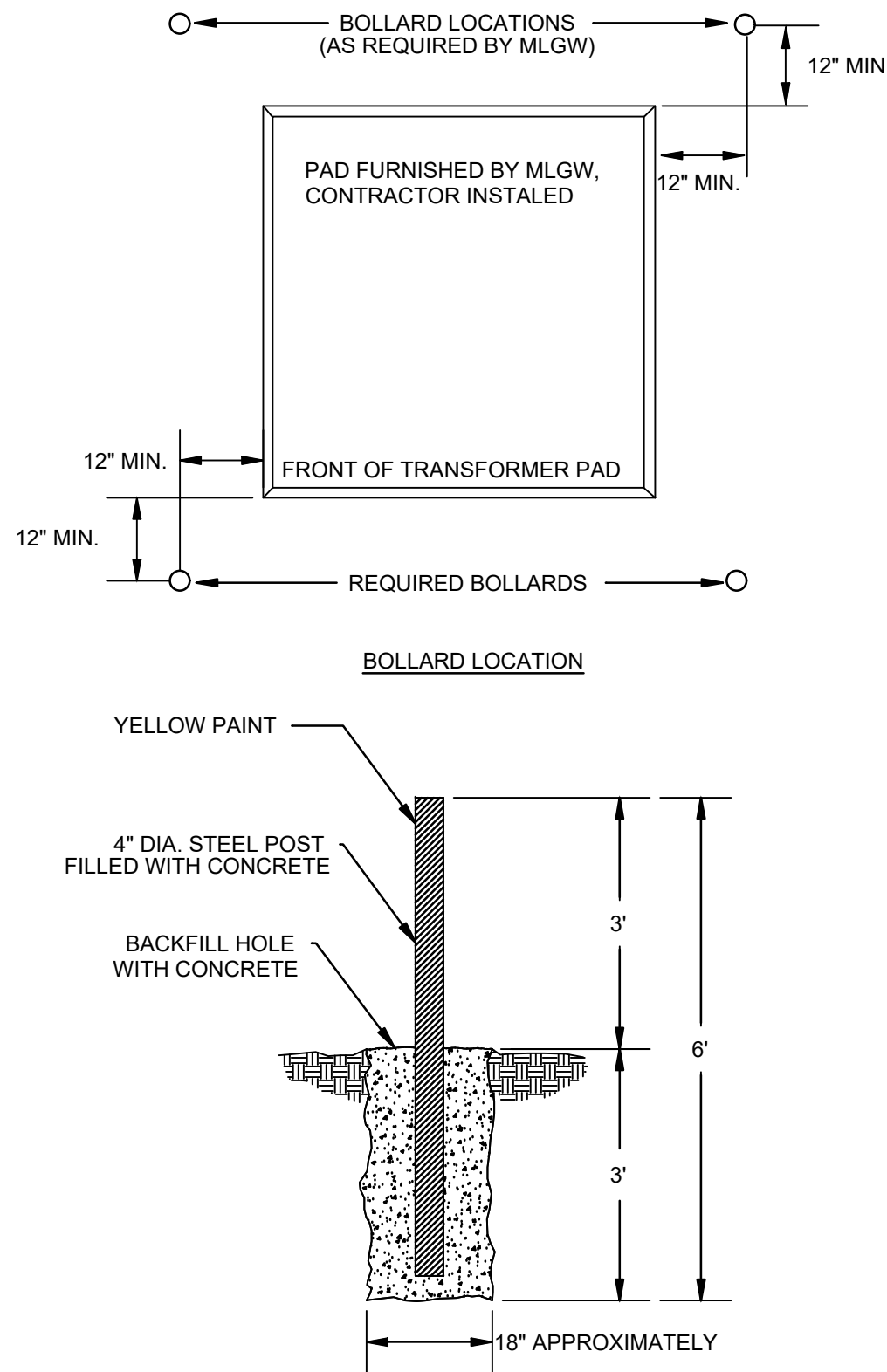
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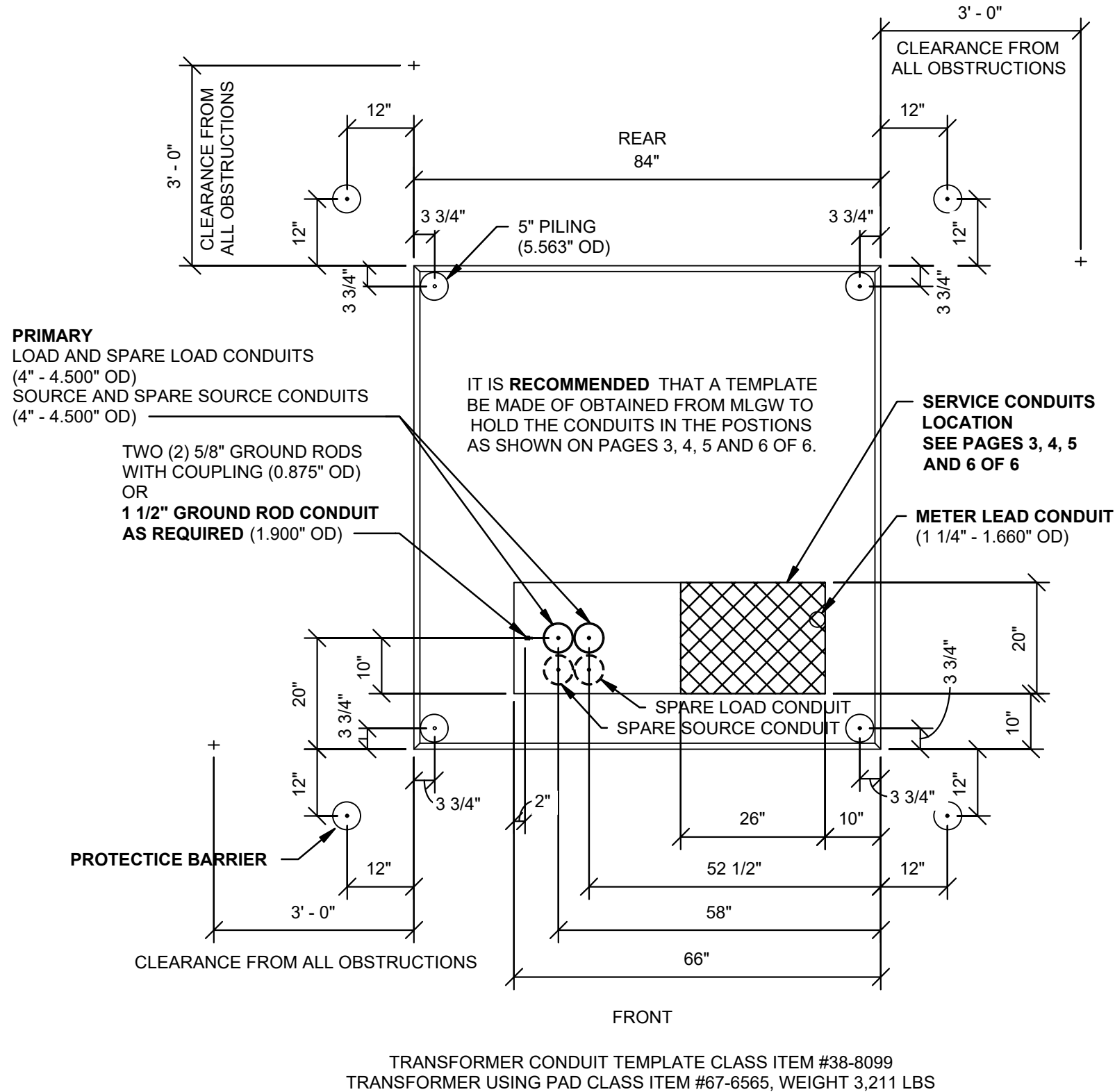
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1201615109.0117 Electrical.dwg - Outparcel 6 - Site Lighting - Details - Outparcel 6.dwg
Wed 14 Jul 2021 4:17pm
PL07 SCALE
LATEST REV.



A1
NTS
TRANSFORMER PAD AND BOLLARD DETAIL



A2
NTS
UTILITY TRANSFORMER CLEARANCE DETAIL

NOTES:

1. CONSTRUCTION - **ELECTRICAL CONTRACTOR RESPONSIBILITIES**

A. FOR DEPTH OF UNDERGROUND UTILITIES NEW CONSTRUCTION AS OF JANUARY 1998, SEE STD 308.01.

B. FOR SPARE CONDUIT VERTICAL SPACING HAVING 42" DEPTH OF COVER, SEE NOTICE TO ELECTRIC CONTRACTORS AND DESIGN ENGINEERS, REFERENCE: SPARE CONDUIT REQUIREMENT FOR RADIAL THREE-PHASE UNDERGROUND CUSTOMER SYSTEMS, POLICY LETTER DATED 13 MARCH 2003.

C. LOCATION AND ORIENTATION OF THE PAD AND PROTECTIVE BARRIERS WHEN REQUIRED BY MLGW SHALL BE DETERMINED ON THE MLGW ELECTRIC GENERAL POWER SKETCH (MLGW SKETCH) FOR EACH JOB.

D. CLEARANCES FROM ALL OBSTRUCTIONS SHALL BE 3'-0" FROM THE PAD ON THE SIDES AND BACK OF TRANSFORMER.

E. CLEARANCE TO SERVICE THE TRANSFORMER SHALL BE 15'-0" FROM THE FRONT OF PAD (DOORS SIDE) FOR HOTSTICK OPERATION EXCEPT AS NOTES ON MLGW SKETCH.

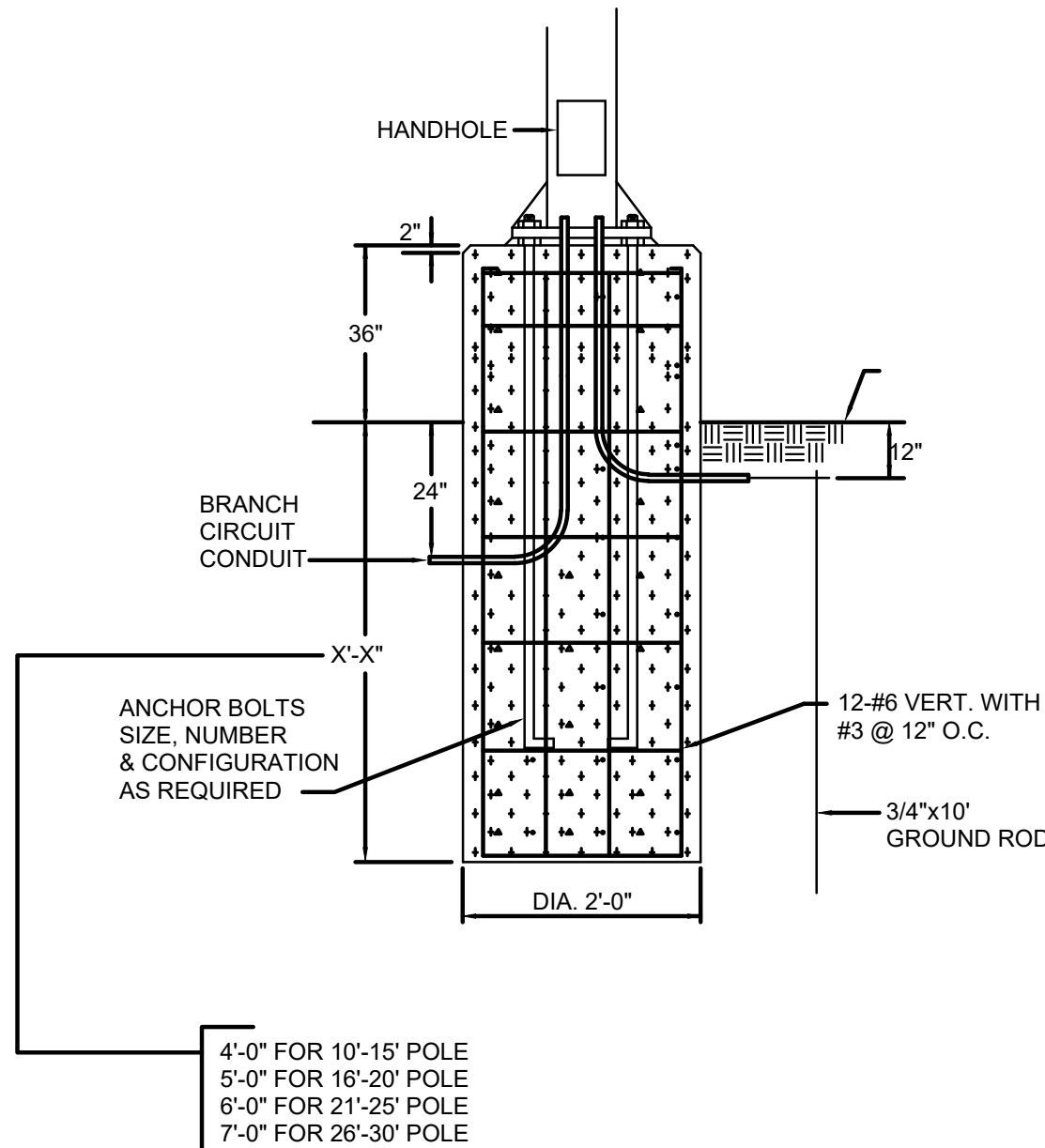
F. VISUAL SCREENS AND MECHANICAL BARRIERS FOR TRANSFORMER SHALL HAVE A MAXIMUM HEIGHT OF 8'-0" ITS INSIDE POSTS, COLUMNS OR WALLS SHALL BE 3'-0" FROM THE PAD ON THE SIDES AND BACK OF TRANSFORMER AND ITS DOOR(S) USED TO SERVICE TRANSFORMER SHALL BE AS WIDE AS THE FRONT OF THE PAD PLUS 3'-0" ON EITHER SIDE AND HINGED, CLEARANCE TO SERVICE THE TRANSFORMER SHALL BE 15'-0" FROM THE FRONT OF TRANSFORMER FOR HOTSTICK OPERATION EXCEPT AS NOTES ON THE MLGW SKETCH.

G. MLGW HEAVY EQUIPMENT OPERATIONS REQUIRES A PAVED ACCESS THAT IS A MINIMUM OF 35'-0" WIDE CONTINUOUSLY AND THE PAD SITE IS A MAXIMUM OF 20'-0" CLEAR OF OBSTRUCTIONS FOR CRANE REACH FROM THAT PAVED ACCESS.

H. SHALL PROVIDE THE FOLLOWING:

1. **PRIMARY CONDUIT SYSTEM (WITH PVC END BELLS)** AS REQUIRED ON MLGW SKETCH (ALL BENDS SHALL BE A MINIMUM 36" RADIUS AT TRANSFORMER PAD AND RISER POLE.

2. **SERVICE CONDUIT SYSTEM (WITH PVC END BELLS OR CONDUIT BUSHINGS), CABLE** AND INSTALLATION. SERVICE ENTRANCE CONDUCTORS SHALL NOT BE SPLICED, PER MEMPHIS AND SHELBY.



A4
NTS
TRANSFORMER PAD AND BOLLARD DETAIL

CONTROLS NARRATIVE

CONFIGURE SITE LUMINARIES TO BE CONTROLLED BY A COMBINATION OF AN INTEGRAL LUMINAIRE MOTION SENSOR AND A STAND-ALONE TIMESWITCH AND PHOTOCELL DEVICE.

DUSK TO DAWN: CONFIGURE SITE LUMINARIES TO TURN ON TO 30% BRIGHTNESS. INDIVIDUAL FIXTURES TO TURN ON TO 100% FULL BRIGHTNESS AT THE DETECTION OF MOTION AND REMAIN AT FULL ON FOR 15 MINUTES. AFTER 15 MINUTES DIM FIXTURE BACK DOWN TO 30% BRIGHTNESS. ENSURE COMPLIANCE WITH IECC 2015 C405.2.5 (3)

DAY TIME OPERATION: SITE LUMINARIES TO REMAIN OFF UNLESS PHOTOCELL DETECTED LIGHT LEVELS DROP BELOW 5FC, ONCE THIS THRESHOLD IS REACHED, SITE LUMINARIES TO DIM ON TO 30% BRIGHTNESS, IF PHOTOCELL DETECTION DROPS BELOW 1FC, TURN SITE LUMINARIES ON TO 100% BRIGHTNESS. DUSK TO DAWN OPERATION TO OVERRIDE DAY TIME OPERATION.

TIMESWITCH OPERATION: GIVE USER THE ABILITY TO OVERRIDE MOTION AND/OR PHOTOCELL OPERATION FOR CERTAIN TIME FRAMES VIA A SCHEDULE OR MANUAL OVERRIDE.

ENSURE CONTROLS COMPLY WITH IECC 2015

B2
NTS
CONTROLS NARRATIVE

PHOTOMETRIC STATISTICS

AREA	IES TYPE	CALCULATED				IES			LAKELAND MAX		COMMENT
		AVE	MIN	AVE/MIN	MAX/MIN	AVE	AVE/MIN	MAX/MIN	AVE	COMPLIANT	
OUTPARCEL 6 SITE LIGHTING	PARKING, COMMERCIAL	2.0	4.6	7.0:1	15.3:1	1.0	6 : 1	15:1	2.0	YES	SEE NOTES. ENHANCED SECURITY.

PHOTOMETRIC SCHEDULE NOTES: BASED ON SPECIFIED PRODUCTS SCHEDULED IN LUMINAIRE SCHEDULE. CALCULATED USING MANUFACTURER IES FILES ON VISUAL SOFTWARE. LUMEN OUTPUT AT 1.0 MAINTENANCE FACTOR. INCLUDES MODELING OF SHADING FROM MATURE LANDSCAPING AT FULL FOLIAGE. AVERAGE VALUES MEET CITY OF LAKELAND MAXIMUM OF 200% OVER IES RECOMMENDATIONS.

*MAX:MIN

C2
NTS
PHOTOMETRIC STATISTICS

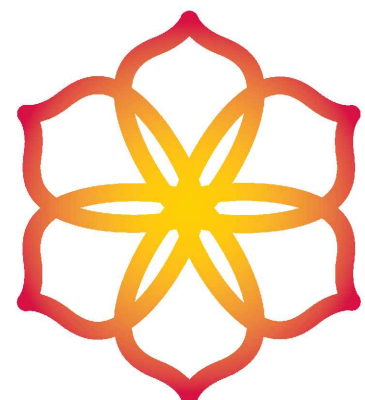
LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANF	MODEL	MOUNTING	FINISH	LUMEN	CCT	WATT	VOLT	COMMENT
PL1S	PARKING LOT, ARCHITECTURAL AREA LIGHT, FULL CUTOFF OPTICS, SINGLE ROUND HEAD, ARM MOUNTED AT 20 FEET AFG TO TOP, HEAD: 20 IN. DIA., 7.25 IN H, 28.28 IN D, MOTION SENSOR WITH DIMMING	VISIONAIRE LIGHTING, LLC	ARIA-1 ARI-1-L-T3/T4-42LC-3 3K-UNV-AM-BK-RPP3	ALUMINUM SMOOTH TAPERED 5-IN 17 FT ROUND TAPERED ALUMINUM POLE, ROUND BOLT COVER, CONCRETE BASE 3 FT AFG	BLACK	3378 T3	3000	46	120-277	DETAIL D1,A4/E3.0

LUMINAIRE SCHEDULE NOTES: PROVIDE MANUFACTURERS SCHEDULED. LUMINAIRES SUBMITTED TO AND APPROVED BY CITY OF LAKELAND. SUBSTITUTIONS WILL NOT BE ACCEPTED. ANP: AMERICAN NAIL PLATE. ENSURE POLES ARE LENGTH TO ALLOW OPTICS TO BE MOUNTED AT SPECIFIED HEIGHT. COORDINATE MODEL NUMBERS WITH DETAILS. SUBMIT SHOP DRAWINGS FOR APPROVAL.

D1
NTS
TYPE PL1S LUMINAIRE

D2
NTS
LUMINAIRE SCHEDULE



THE LAKE
DISTRICT

OUTPARCEL
6

LAKELAND, TN

CONSTRUCTION DOCUMENT

REVISIONS

PROJECT NO. 15109.01	DATE JULY 15, 2021
DRAWN ML	CHECKED DS

ELECTRICAL DETAILS
AND
SCHEDULES

E0.00

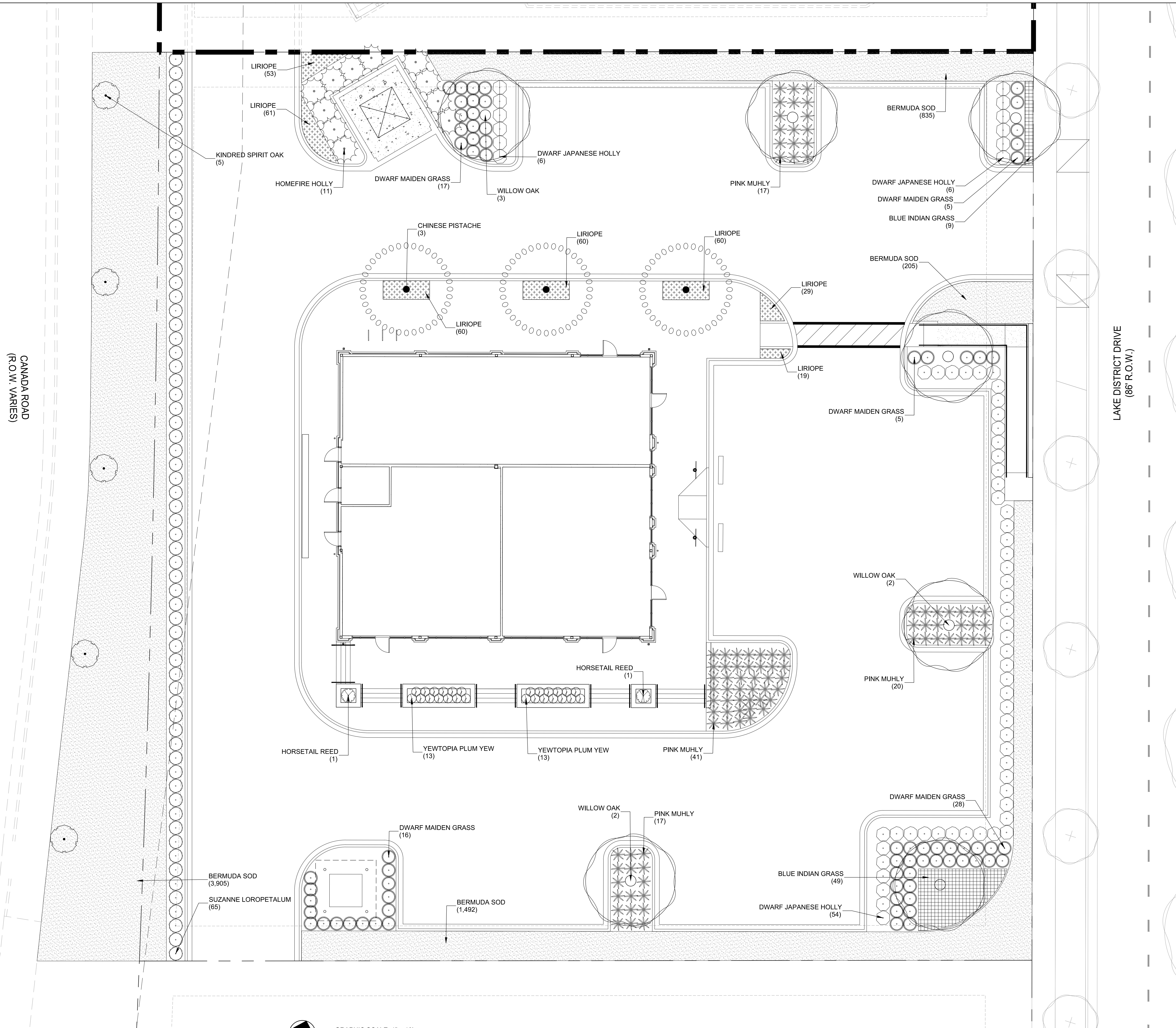


3469 LAKE DISTRICT DR N
LAKELAND, TN

REVISIONS

PROJECT NO.	DATE
15109.01	AUGUST 13, 2021
DRAWN CAW	CHECKED AR

L1.0



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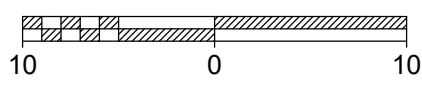
2101515109.01\5 Landscapel\Projdwgs\Parcel 6\15109.01 PLANTING PLAN.dwg
 Fri, 13 Aug 2021 - 10:55am
 PLOT SCALE: LATEST REV.:

D1
1" = 10'

PLANTING PLAN



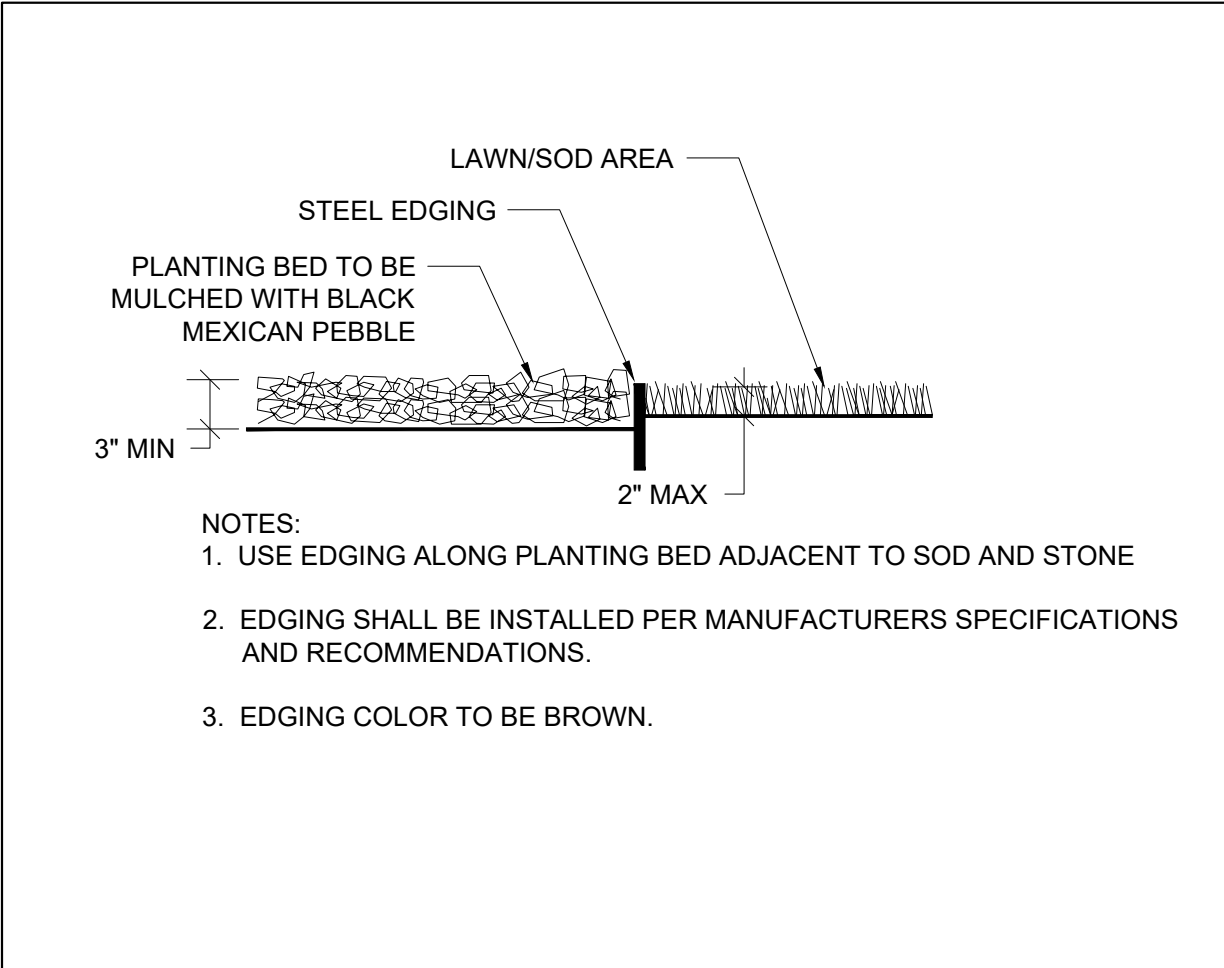
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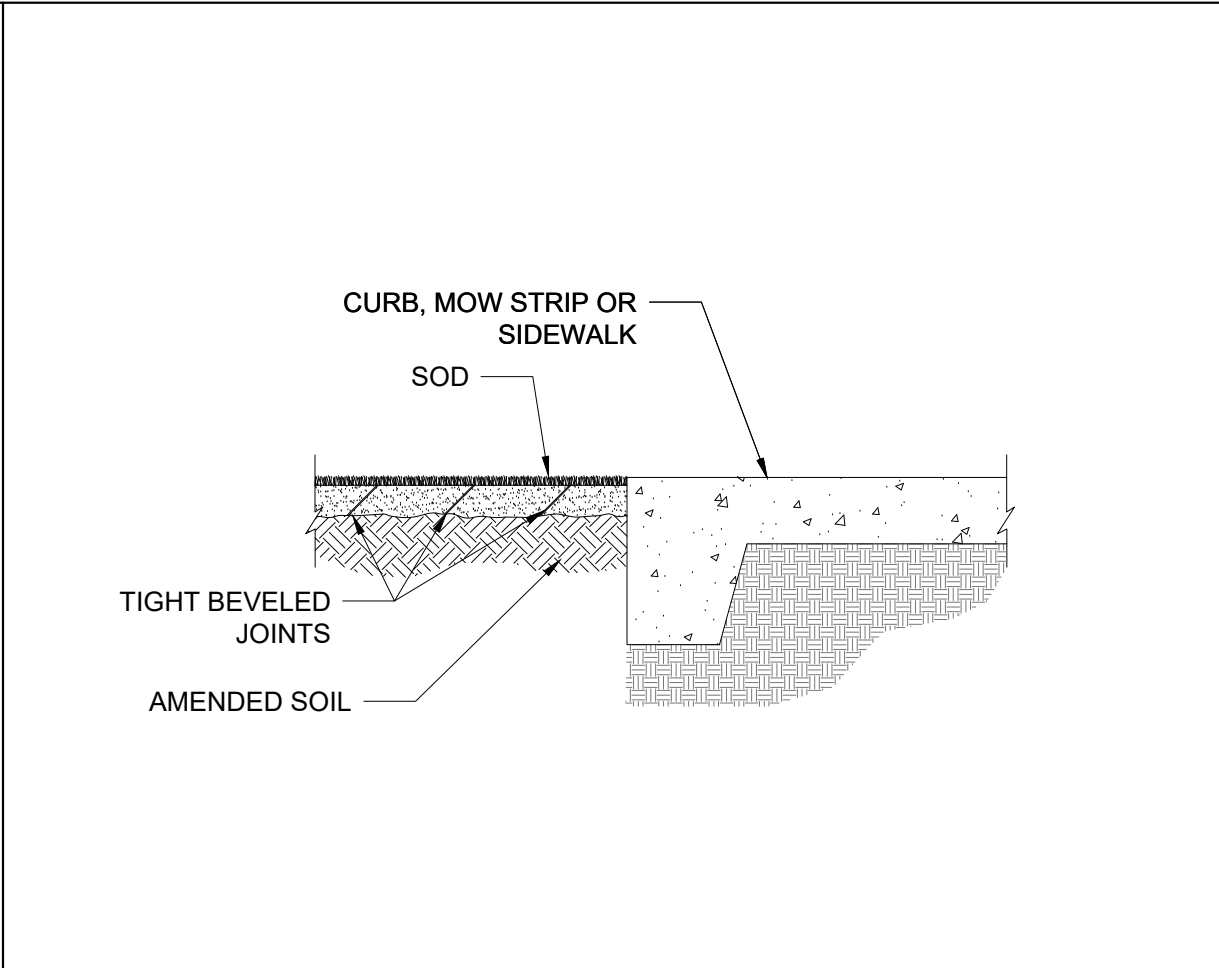
CITY ENGINEER

DATE _____

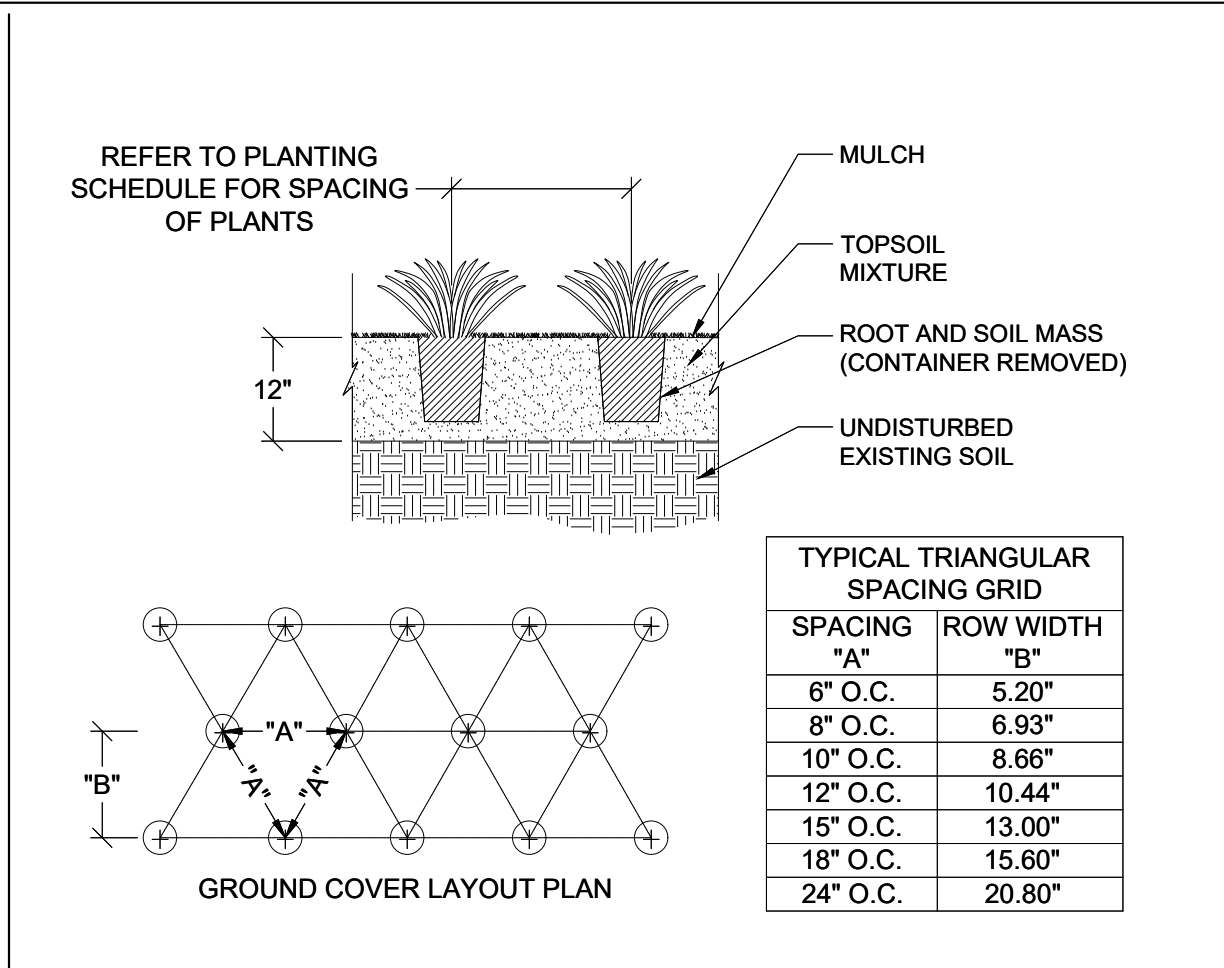
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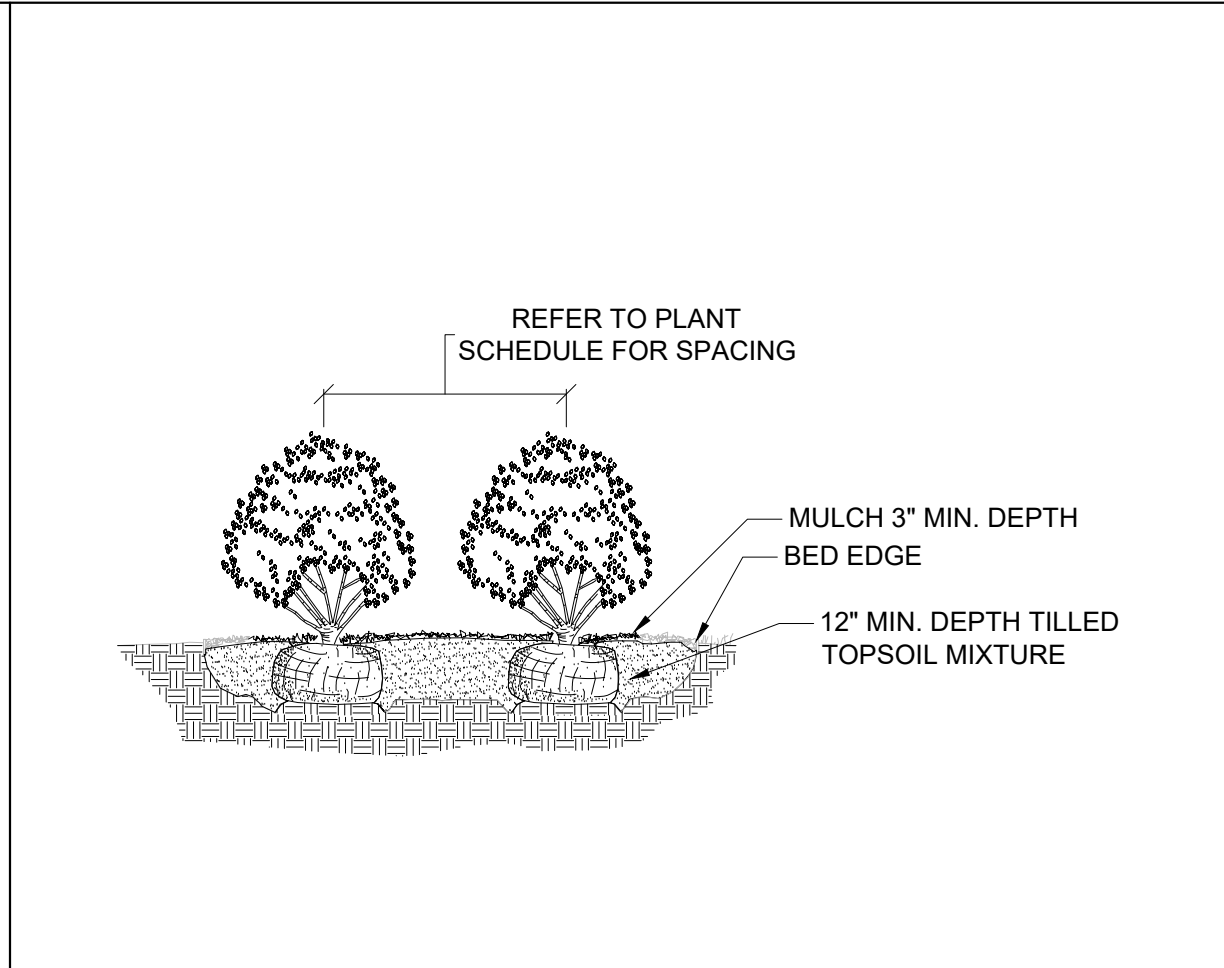
A1
NTS
EDGING DETAIL



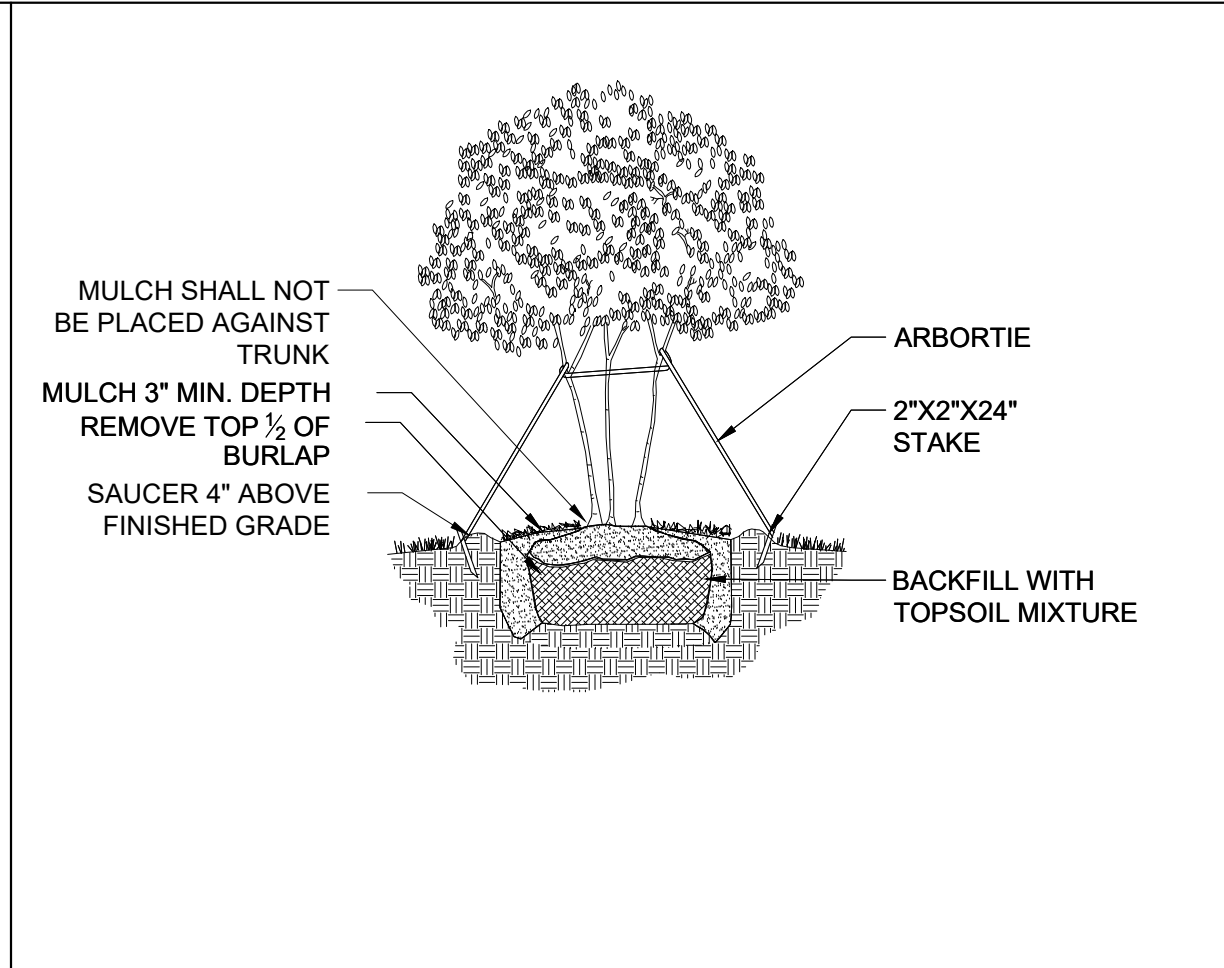
A2
NTS
SOD DETAIL



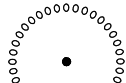
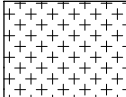
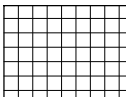
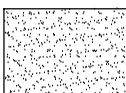
A3
NTS
GROUND COVER PLANTING DETAIL



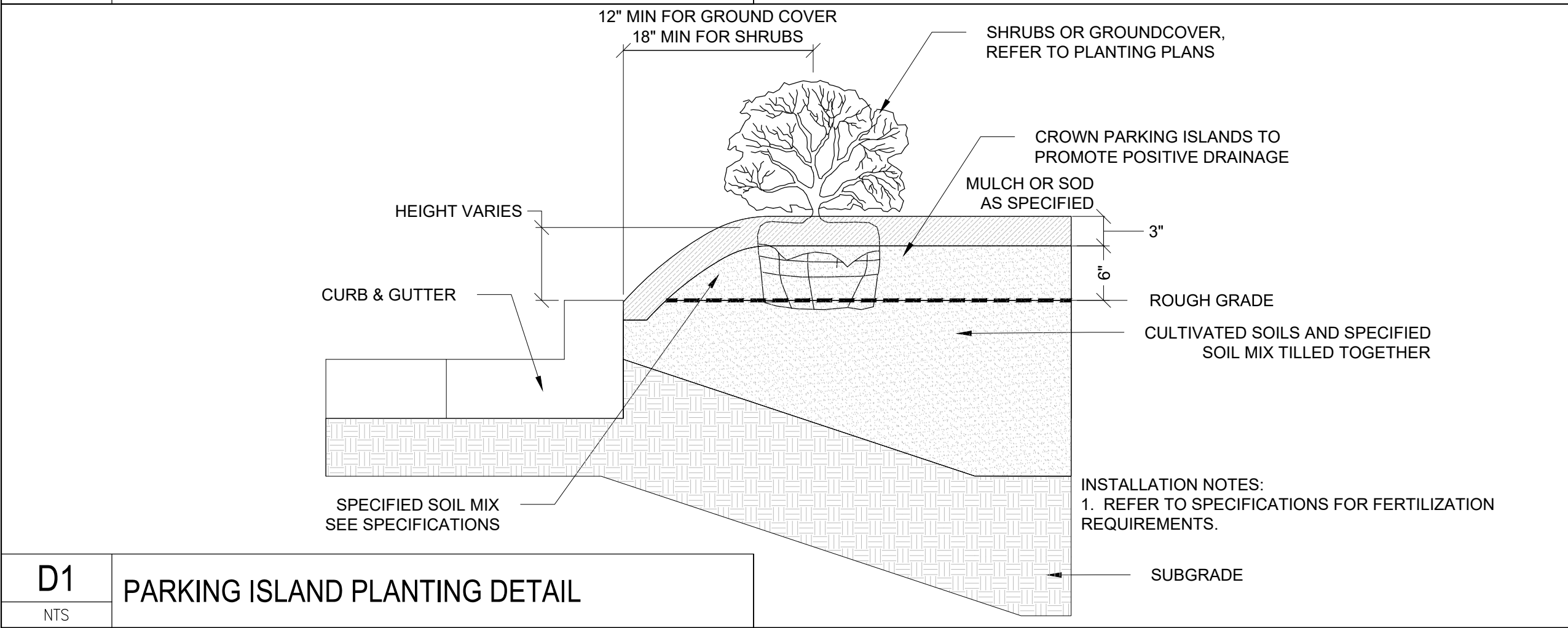
A4
NTS
SHRUB PLANTING DETAIL



A5
NTS
MULTI-TRUNK TREE PLANTING DETAIL

PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
	3	PISTACIA CHINENSIS	CHINESE PISTACHE	3" CAL MIN	B&B		MATCHING
	7	QUERCUS PHELLOS	WILLOW OAK	3" CAL MIN	B&B		MATCHING
	5	QUERCUS ROBUR X BICOLOR 'NADLER'	KINDRED SPIRIT OAK	3" CAL	B&B		MATCHING
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	26	CEPHALOTAXUS HARRINGTONIA 'YEWTOPIA' TM	YEWTOPIA PLUM YEW	18" HT	CONT	24" o.c.	FULL TO GROUND
	2	EQUISETUM HYEMALE	HORSETAIL REED	18" HT	CONT	36" o.c.	FULL
	66	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	24" HT MIN	CONT	36" o.c.	FULL TO GROUND
	11	ILEX X 'HOMEFIRE'	HOMEFIRE HOLLY	8' HT	B&B/CONT.	72" o.c.	FULL TO GROUND
	65	LOROPETALUM CHINENSE 'SUZANNE'	SUZANNE LOROPETALUM	24" HT	CONT	36" o.c.	FULL TO GROUND
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	71	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	18" HT	CONT	36" o.c.	FULL
	96	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK MUHLY	18" HT	CONT	36" o.c.	FULL
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	342	LIRIOPE SPICATA	LIRIOPE	4"	CONT	10" o.c.	FULL
	58	SORGHASTRUM NUTANS 'SIOUX BLUE'	BLUE INDIAN GRASS	1 GAL	POT	24" o.c.	FULL
SOD	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	6,437	CYNODON DACTYLON 'TIFWAY 419'	BERMUDA SOD	---		12" o.c.	WEED AND PEST FREE QTY IN SF

C1
NTS
PLANT SCHEDULE

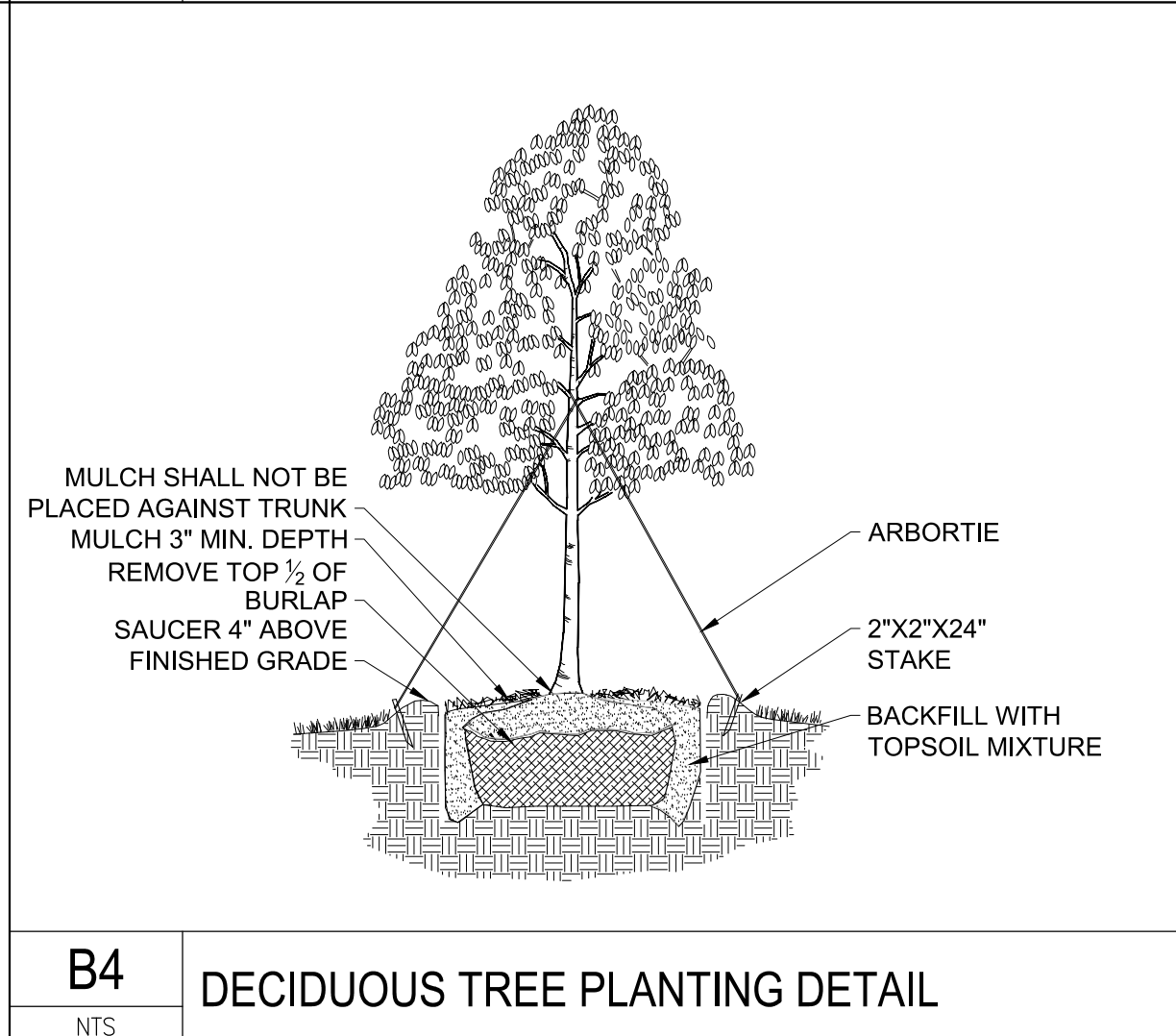


D1
NTS
PARKING ISLAND PLANTING DETAIL

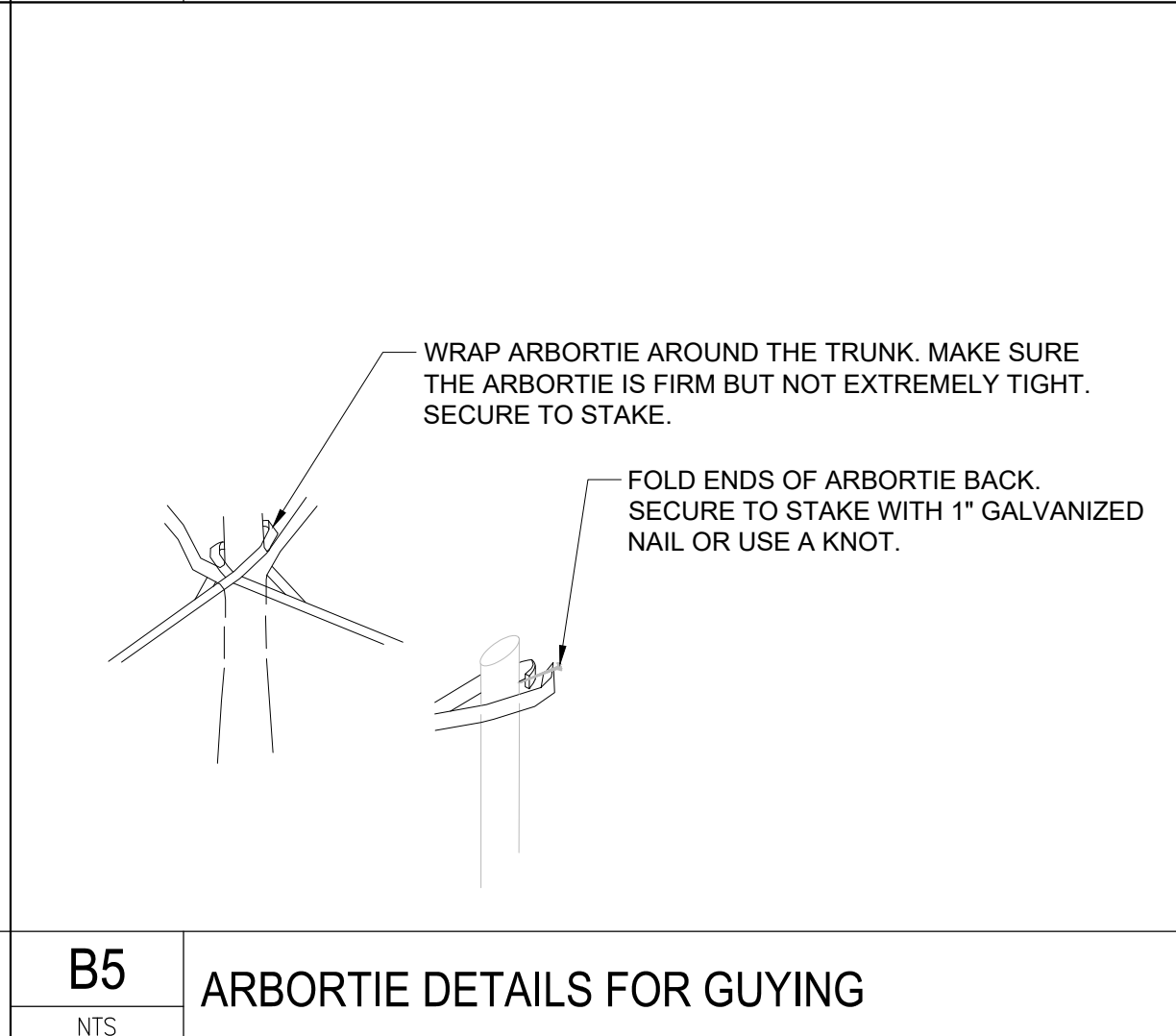
- Notes:
- Plant sizes shown are minimums. Meet all size requirements listed. All plant material and container sizes shall conform to the requirements set by the American Standards for Nursery Stock.
 - Symbol sizes match listed on center (o.c.) spacing. Symbols shown overlapping are closer than o.c. spacing and symbols not touching are spaced farther than the listed o.c.
 - Verify all quantities and availability of plants and materials shown on the plan and schedule prior to submitting a bid.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO UTILITY LINES, SITE STRUCTURES, ETC., RESULTING FROM ANY LANDSCAPE CONSTRUCTION WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
- ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SODDED, SEEDED, FERTILIZED, AND MULCHED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION. COSTS SHALL BE INCLUDED IN CONTRACT.
- THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE ANY CHANGE IN DESIGN IS MADE.
- THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
- THE LANDSCAPE ARCHITECT AND OWNER RETAIN THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME, IF IT DOES NOT MEET THE SPECIFICATIONS OF THE PLANT SCHEDULE.
- A MINIMUM OF 1 IN 10 PLANTS OF EACH PLANT SPECIES SHALL HAVE A LABEL ATTACHED PROVIDING THE COMMON AND SCIENTIFIC NAME OF SAID PLANT.
- IN BEDS ADJACENT TO BUILDINGS, FINISH MULCH SURFACE SHALL BE LOWER THAN THE FINISHED FLOOR ELEVATION.
- REMOVE ALL BUILDING WASTE, WEEDS, ROCKS, DEBRIS AND EXISTING TURF OF ANY KIND FROM AREAS TO BE PLANTED OR SODDED.
- REMOVE ALL WEEDS, TURF, AND NUT GRASS FROM PLANTING BEDS. PREPARE PLANTING BEDS BY TILLING PLANTING SOIL MIXTURE INTO THE NATIVE SOIL TO 12" DEPTH MINIMUM. PLANTING SOIL MIXTURE SHALL BE ONE CUBIC YARD OF FINELY CRUSHED PINE BARK SOIL CONDITIONER, NINE CUBIC FEET OF FINELY SHREDDED PEAT MOSS, (COCOPEAT, REED-SEDGE PEAT, OR RICE HULL ASH ARE ALSO ACCEPTABLE) AND 1/3 TON OF DRY SAND PER 100 SQUARE FEET OF BED SPACE. ASSURE PROPER DRAINAGE AND PERCOLATION.
- TEST pH AND PERCENTAGE OF ORGANIC CONTENT OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER AS REQUIRED TO REMEDY DEFICIENCIES REVEALED BY SOIL TEST.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL BED AREAS PRIOR TO PLANTING TO AVOID WEED GROWTH. PRE-EMERGENT HERBICIDE TO BE SNAPSHOT BY DOW AGROSCIENCES OR APPROVED EQUAL.
- PRUNE PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT AND APPEARANCE.
- ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
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- REPLACEMENTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
- ANY MATERIAL WHICH DIES, OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK WILL BE PROMPTLY REMOVED AND REPLACED.

D3
NTS
PLANTING NOTES



B4
NTS
DECIDUOUS TREE PLANTING DETAIL



B5
NTS
ARBORTIE DETAILS FOR GUYING

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
- LOCATIONS OF PLANTS AND/OR OUTLINES OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE. APPROVAL IN WRITING OF LAYOUT BY THE LANDSCAPE ARCHITECT IS REQUIRED BEFORE EXCAVATION BEGINS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF LAYOUT IN ORDER TO AVOID UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF CONTEMPLATED ADJUSTMENTS TO THE LAYOUT AND RECEIVE WRITTEN APPROVAL BEFORE COMMENCING.
- GRADE THE SURFACE OF ALL PLANTED AREAS ADJACENT TO BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TO ACCOMMODATE MULCH AT FINISHED GRADE. THE MULCH SHALL NOT COVER UP WEEP HOLES ON BUILDING.
- PROVIDE FOR POSITIVE DRAINAGE FROM ALL AREAS TOWARD THE EXISTING INLETS AND DRAINAGE STRUCTURES.
- PROVIDE SMOOTH TRANSITIONS BETWEEN SLOPES OF DIFFERENT GRADIENTS AND DIRECTION. MODIFY THE GRADE SO THAT THE FINISH GRADE IS FLUSH WITH ALL PAVING SURFACES OR AS DIRECTED BY THE DRAWINGS.
- FILL ALL DIPS AND REMOVE ANY BUMPS IN THE OVERALL PLANE OF THE SLOPE.
- ALL FINE GRADING SHALL BE OBSERVED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING, MULCHING, OR SODDING.
- DETERMINE THE ELEVATION OF THE TRUNK FLARE AND ENSURE THAT IT IS PLANTED 2" ABOVE SURROUNDING FINISHED GRADE AFTER SETTLING.
- REMOVE ALL LABELS, STRINGS, ETC. FROM ALL PLANTS. AFTER FINAL WALK THROUGH, REMOVE ALL PLANT NAME TAGS.
- ANY TREE WITH SCARS OVER 1" SHALL BE REJECTED AND TREE SHALL BE REPLACED.
- THOROUGHLY WATER PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO THE ROOT BALL AND THE ADJACENT SOIL.
- FOR ALL PLANTS PLANTED IN BEDS OF PREPARED SOIL, ADD REQUIRED SOIL AMENDMENTS TO THE SOILS, AND AGRIFORM 21 GRAM SLOW RELEASE FERTILIZER TABLET, AND PHC TREE SAVER TRANSPLANT AS THE MATERIAL IS BEING BACKFILLED AROUND THE PLANT. ENSURE THAT THE AMENDMENTS ARE THOROUGHLY MIXED INTO THE BACKFILL.
- ALL SOD SHALL MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF AGRICULTURE, AND NO "BELOW STANDARD" SOD WILL BE ACCEPTED.
- PRIVATE IRRIGATION SYSTEM TO BE INSTALLED.

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A2HENGINEERS
ARCHITECTS
PLANNERS

A2H, INC.
3009 DAVIES PLANTATION ROAD
LAKELAND, TN 38002
P. 901.372.0404
WWW.A2H.COM

THE LAKE
DISTRICT

OUTPARCEL 6

3469 LAKE DISTRICT DR N
LAKELAND, TN

PC SUBMITTAL

REVISIONS

PROJECT NO.
15109.01

DATE
AUGUST 13, 2021

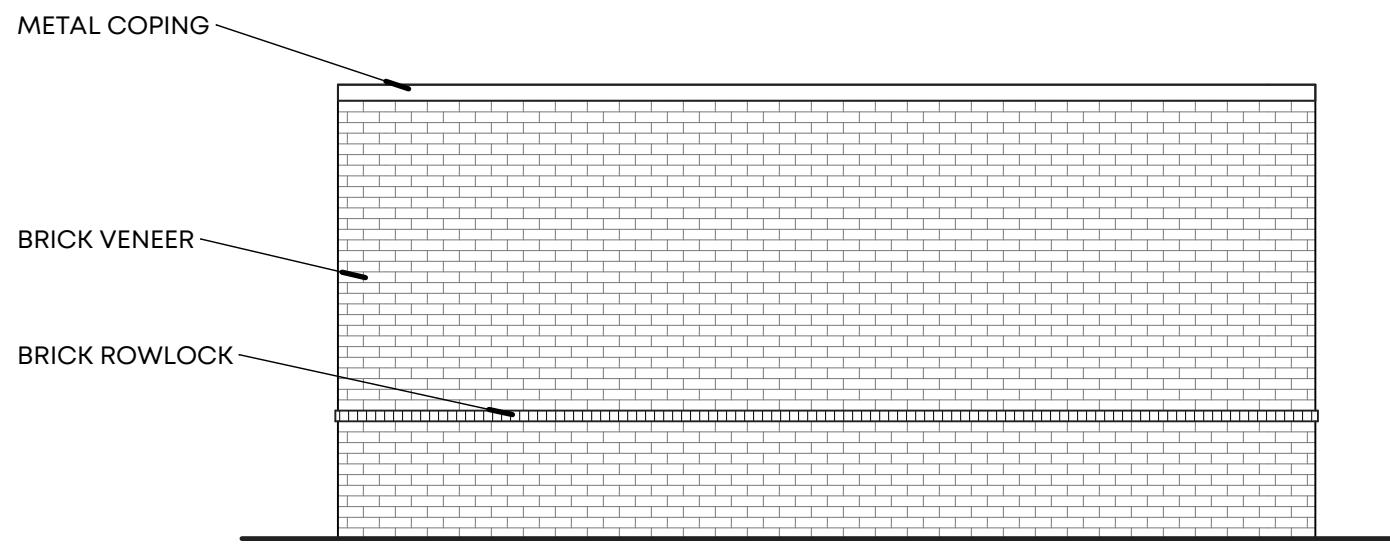
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PLANTING DETAILS

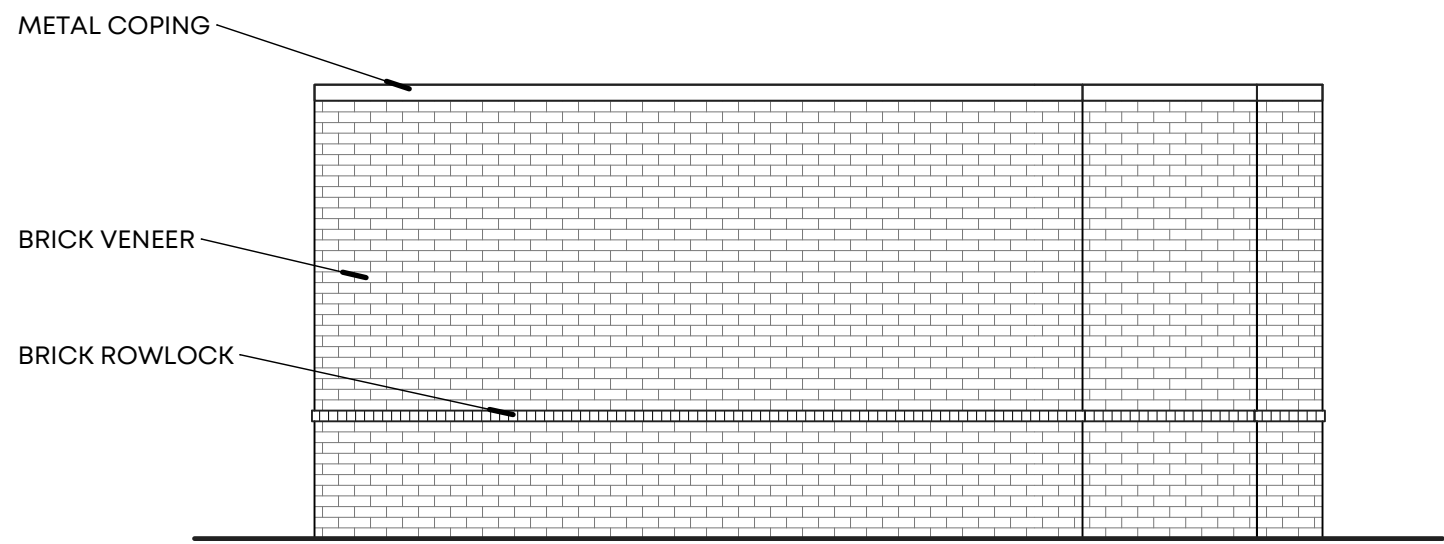
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CITY ENGINEER
DATE



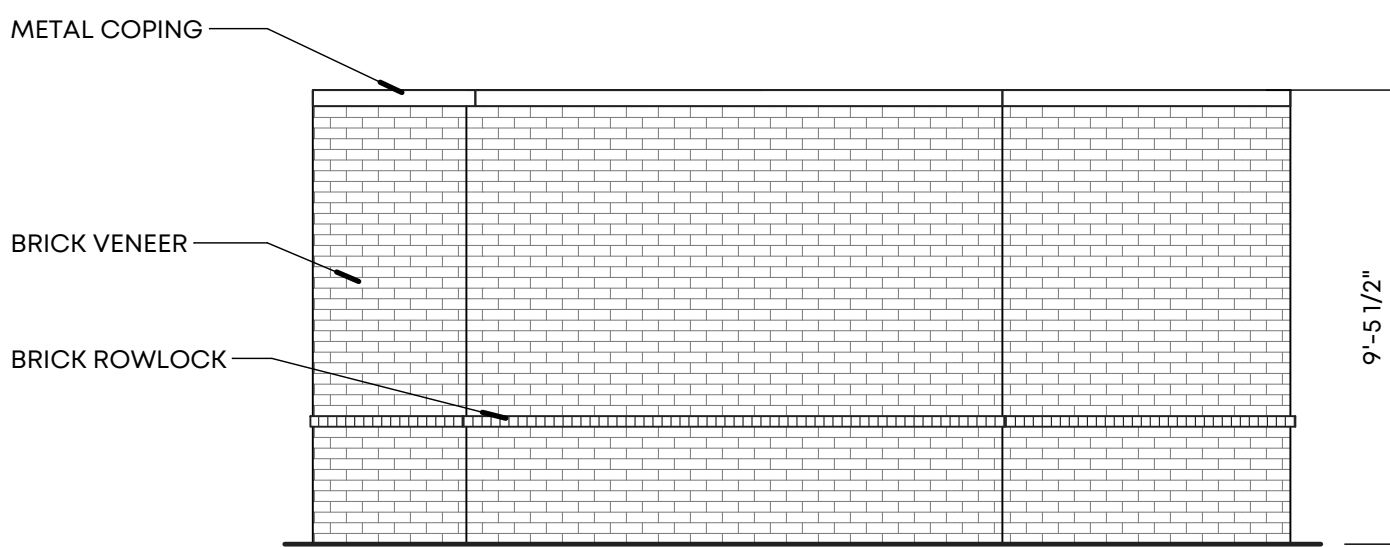
9 DUMPSTER RIGHT SIDE ELEVATION

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



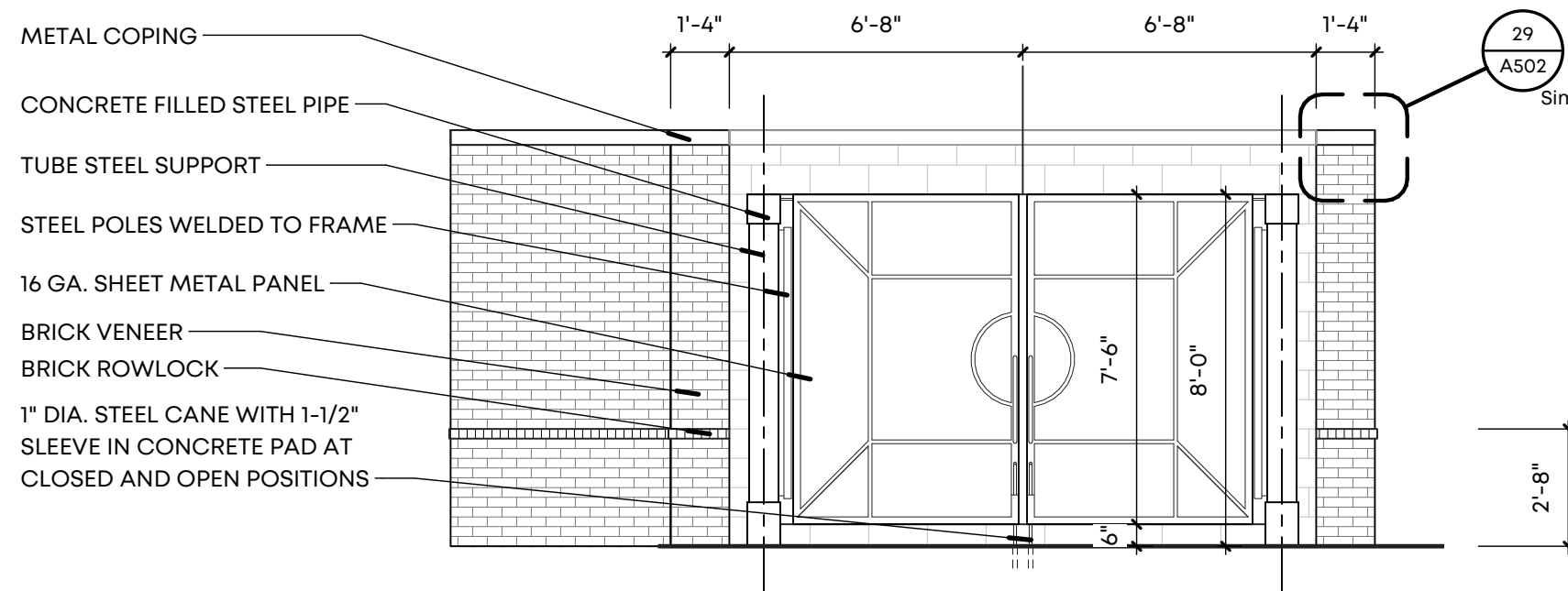
11 DUMSPTER REAR ELEVATION

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



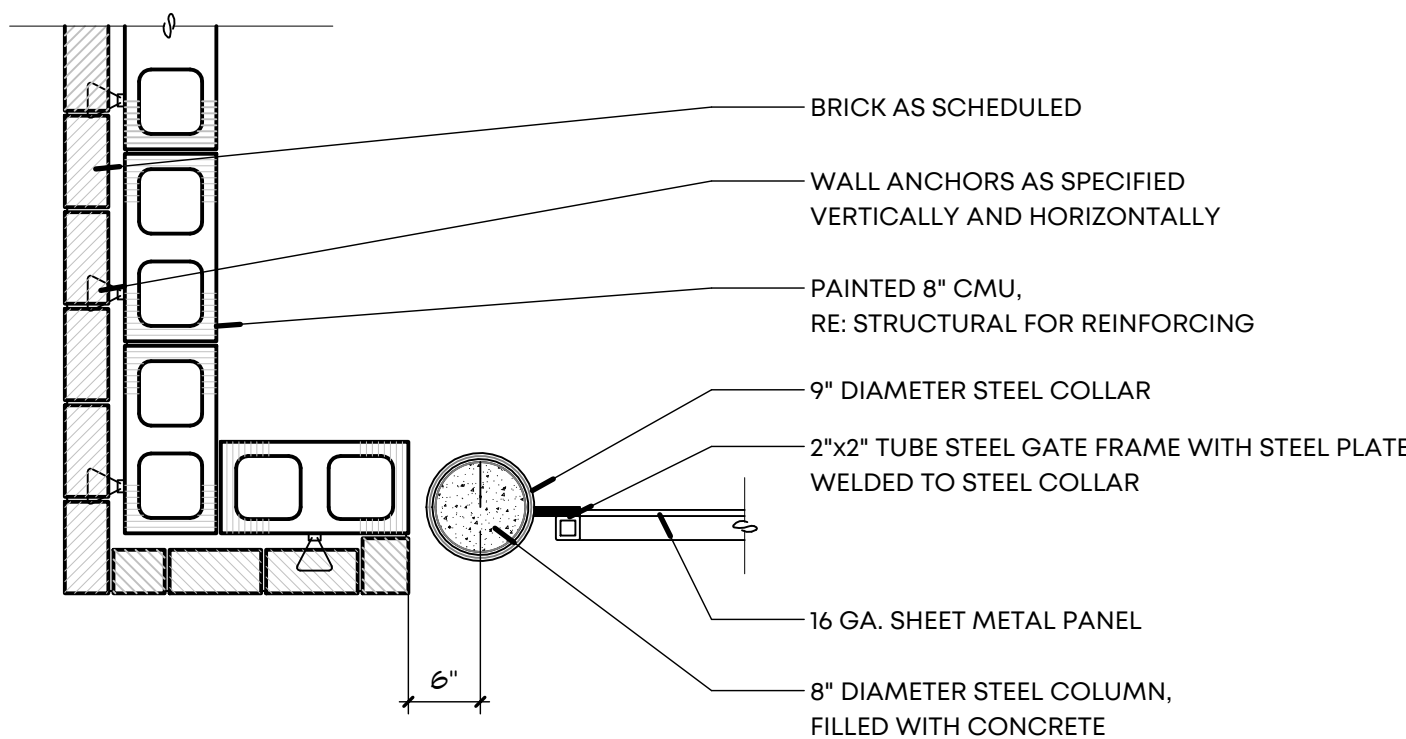
15 DUMPSTER LEFT SIDE ELEVATION

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



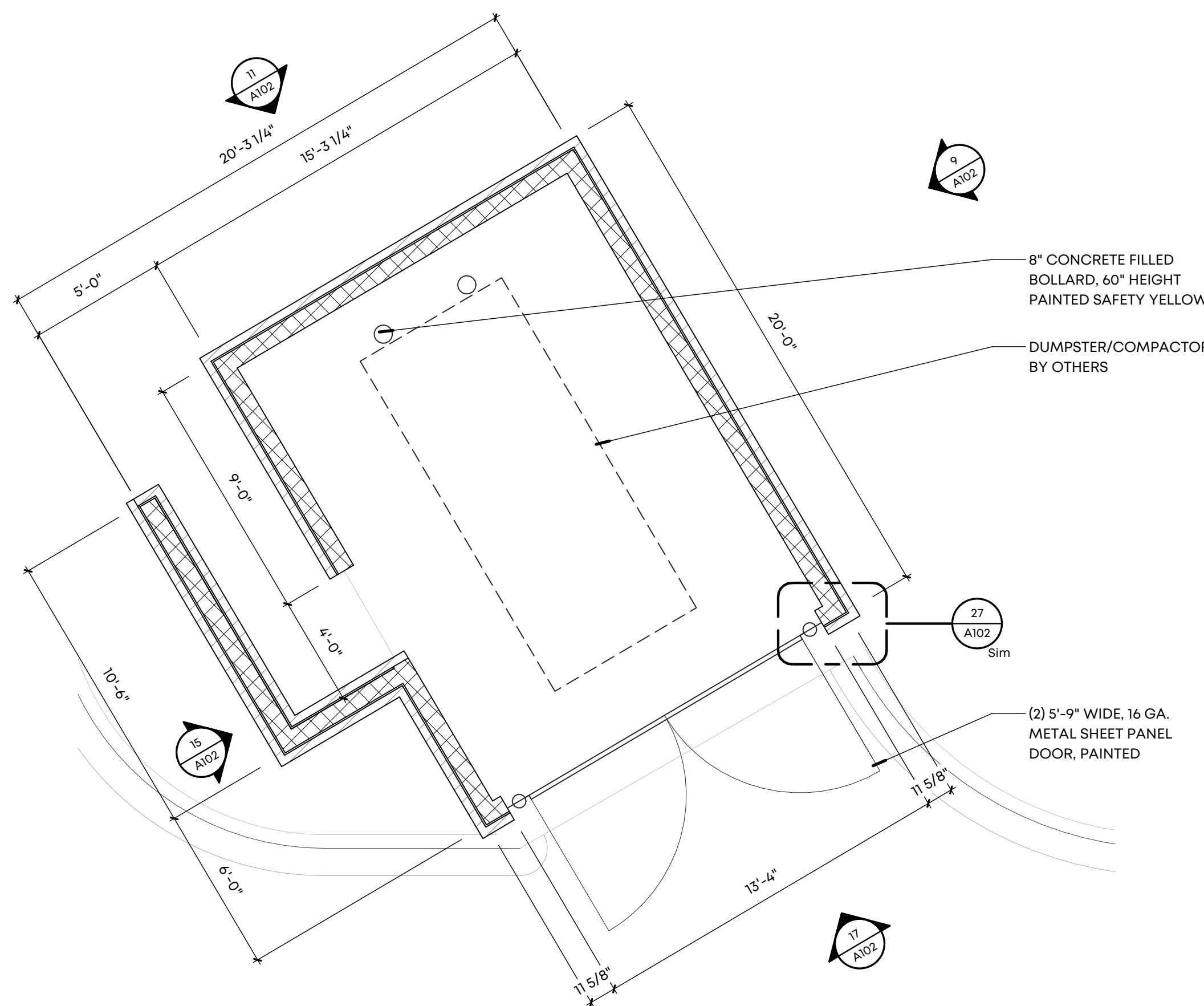
17 DUMPSTER FRONT ELEVATION

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



27 PLAN DETAIL AT TRASH ENCLOSURE

SCALE: 3/4" = 1'-0"



29 DUMPSTER PLAN

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

LRK

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:
GILAD - THE LAKE DISTRICT

5959 Topanga Canyon Blvd
Woodland Hills, CA 91367

Issues and Revisions

Date Issued / Revised

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Seal

08/13/21
FOR REVIEW ONLY - NOT FOR
CONSTRUCTION

LRK Project Number: 01.19003.04

Project Name:
THE LAKE DISTRICT - Parcel 6
Lakeland, Tennessee 38002

Drawing Name:
DUMPSTER ENCLOSURE FLOOR PLAN AND EXTERIOR ELEVATIONS

Drawn By: Author

Checked By: Checker

A102



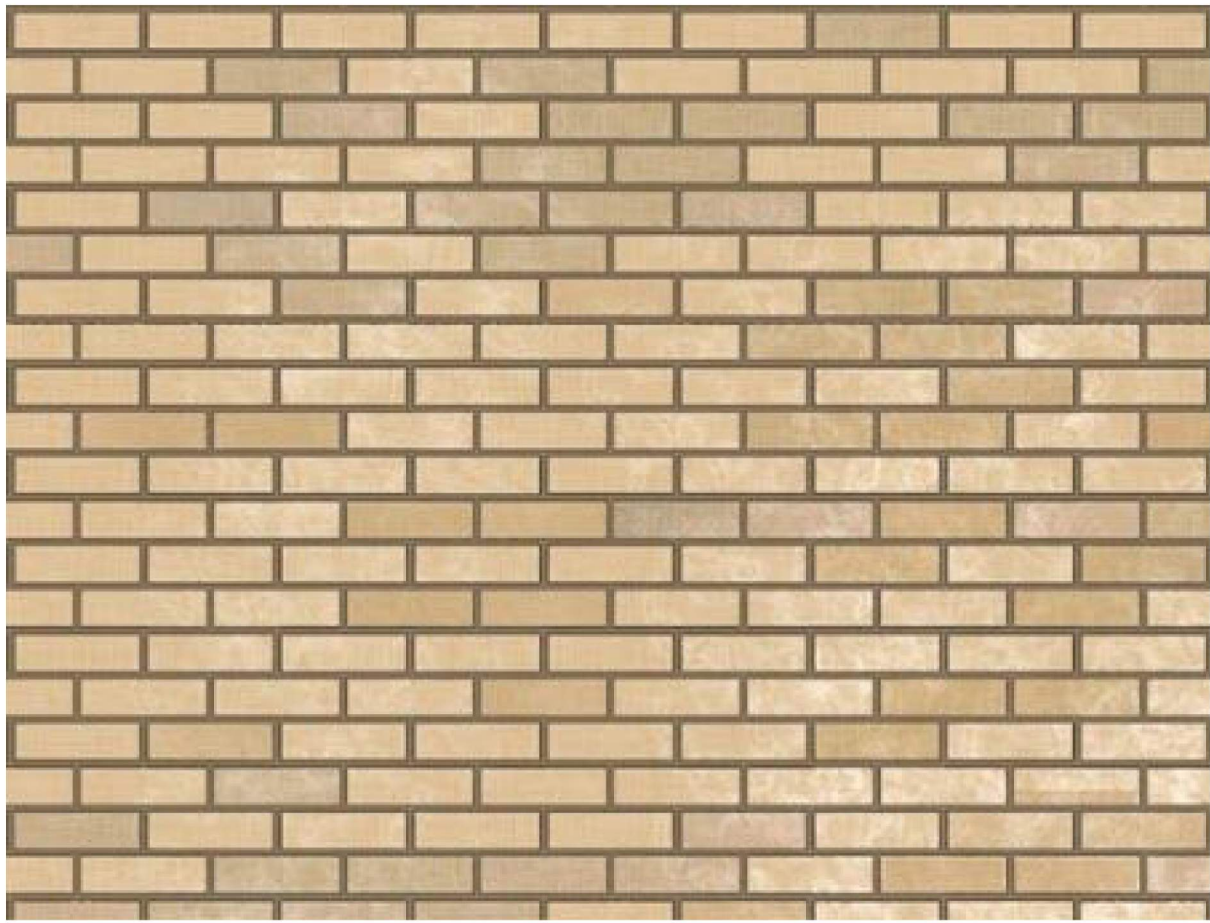
Shingle



East Elevation



West Elevation



Body Color



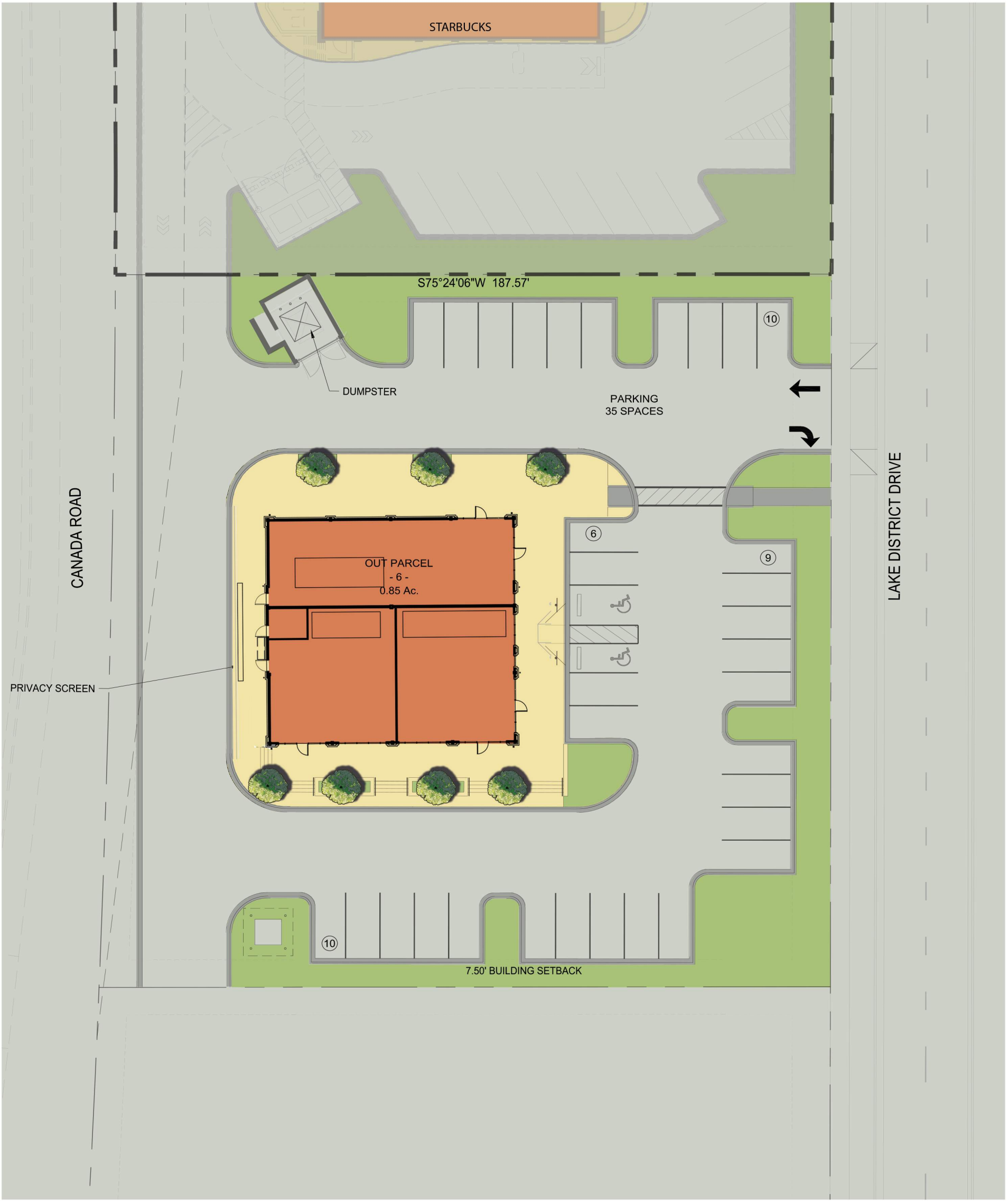
South Elevation



Stone Base



North Elevation



Key Plan
Scale: 1" = 20'-0"