



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, May 19, 2022, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. April 21, 2022
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. Consideration of a Sign Plan for Harbor Freight Tools (general retail use on 10.24 acres zoned C-2, located at 6050 U.S. Highway 64).
 - 2. Consideration of a Preliminary Development Plan for Glide Xpress Planned Development (car wash with vacuum bays on 4.86 acres zoned C-2, located at 8874 U.S. Highway 64).
 - 3. Discussion on a Sketch Plan for Lakeland Village Square, Area A Lot 4 (self-service storage facility on 5.08 acres zoned C-2, located at 9765 Village Circle).
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

LAKELAND MUNICIPAL PLANNING COMMISSION

MEETING MINUTES

THURSDAY, APRIL 21, 2022, 5:30 PM

CITY HALL, LAKE LAND, TN.

DRAFT

- 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	Absent (<i>excused</i>)
Commissioner Jim Atkinson	Present
Mayor Mike Cunningham	Present
Michael Green	Present
Todd Laessig	Present
Brian Sullivan	Present
(C) Susan Mitchell	Present

Others present:

Shane Horn, City Manager
Donald Anthony, Planning Director
Jordan McKenzie, City Planner
Will Patterson, City Attorney

For the record:

- Mayor Cunningham announced the retirement of Mr. Scott Carmichael and thanked him for more than 20 years of service to the city.
- Mayor Cunningham administered the Oath of Office to Mr. Michael Green at the beginning of the meeting.
- Commissioner Richard Gonzales was present in the audience.

III. **APPROVAL OF MEETING MINUTES:**

Mayor Cunningham moved to approve the regular meeting minutes of March 17, 2022, as written.

Mr. Laessig seconded the motion.

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

IV. **PUBLIC DISCUSSION:**

For the record: Comments were heard from the following:

David Gaines – 10000 block of Memphis-Arlington Road.

V. **REPORTS OF OFFICERS AND COMMITTEES:**

VI. **OLD BUSINESS:** None

1. ***Election of Officers for Calendar Year 2022.***

Mayor Cunningham moved to keep Susan Mitchell as Chair and Jeff Adams as Secretary and to nominate a Vice Chair.

Commissioner Atkinson seconded the motion.

LAKELAND MUNICIPAL PLANNING COMMISSION
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CITY HALL, LAKELAND, TN.

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

Mayor Cunningham moved to nominate Todd Laessig as Vice Chair.

Commissioner Atkinson seconded the motion.

With no other nominations being offered, the floor was closed.

The nomination passed unanimously, voice vote, 6 in favor 0 against.

2. Consideration of an Outline Plan for Ashmont Planned Development.

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.

Discussion ensued.

For the record: Comments were heard from the following:

Keith Grant – Grant & Co.

John Hyneman – *(The applicant)*

Michelle Ye – DT Design Studio *(Present in the audience)*

Martin Lipinski – Traffic Study Consultant

After the discussion, Mayor Cunningham moved to recommend to the Board of Commissioners approval of the Outline Plan for Ashmont Planned Development with the removal of the gas station and getting feedback from Dr. Horrell regarding the impact on the school system and that architect and text will match.

Seconded by Commissioner Atkinson.

Motion passed, voice vote, 5 in favor 1 against. *(Mr. Green voted nay)*

3. Consideration of a Sketch Plan for Taylor Farms Planned Development.

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.

Discussion ensued.

For the record:

- Comments were heard from the following:

Louis Ricci – *(The applicant)*

David Bray – The Bray Firm

- This item was discussed with no action taken.

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CITY HALL, LAKELAND, TN.

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VII. NEW BUSINESS:

1. Consideration of Special Exception for Fence Height Exceeding 6 Feet at 3988 Blue Spruce Circle

Mayor Cunningham moved to bring this item to the floor.

Mr. Laessig seconded the motion.

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

Discussion ensued.

For the record: Comments were heard from the following:
Tia Williams – 3988 Blue Spruce Circle (*The applicant*)

After discussion, Commissioner Atkinson moved to approve the special exception for the fence height exceeding 6 feet at 3988 Blue Spruce Circle as a continuation of a non-conformance.

Mr. Sullivan seconded the motion.

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

2. Consideration of a Final Development Plan for Lakeland Commons Planned Development Areas B and D.

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.

Discussion ensued.

For the record: Comments were heard from the following:
Cory Brady – Integrated Land Solutions (*Representing the applicant*)
Vincent Smith – The applicant (*Present in the audience*)

After discussion, Mayor Cunningham moved to approve the Final Development Plan for Lakeland Commons Planned Development Areas B and D subject to the conditions listed in the staff report. (*See Attachment A*)

Mayor Cunningham seconded the motion.

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

For the record: The order of business was changed with no objections to switch items 3 and 4.

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, APRIL 21, 2022, 5:30 PM
CITY HALL, LAKELAND, TN.**

DRAFT

**4. Consideration of a Sign Plan Amendment for the Lake District
Planned Development. (Taken out of order)**

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.

For the record: Commissioner Atkinson stated that he was no longer employed by A2H and no need to make a disclosure statement.

Discussion ensued.

For the record: Comments were heard from the following:

Maureen Yarborough – Sign Matters Inc (*Representing the applicant*)

Yehuda Netanel – (*The applicant*)

David Smith – A2H (*Representing the applicant*)

After the discussion, Mr. Sullivan moved to approve the sign plan amendment for the Lake District Planned Development subject to staff recommendations. (*See Attachment B*)

Mayor Cunningham seconded the motion.

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

**3. Consideration of a Final Development Plan for Willows at the Lake
Phases 1 and 2. (Taken out of order)**

Mr. Laessig moved to bring this item to the floor.

Commissioner Atkinson seconded the motion.

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

Discussion ensued.

For the record: Comments were heard from the following:

Yehuda Netanel – (*The applicant*)

David Smith – A2H (*Representing the applicant*)

After discussion, Mayor Cunningham moved to defer this item to either the next month meeting or a special meeting past the point that city staff deems it is ready.

Mr. Green seconded the motion.

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

**LAKELAND MUNICIPAL PLANNING COMMISSION
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CITY HALL, LAKELAND, TN.**

DRAFT

5. *Consideration of a Site Plan Amendment for Improvements to New Canada Road.*

Mr. Laessig moved to bring this item to the floor.

Commissioner Atkinson seconded the motion.

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

Discussion ensued.

After discussion, Commissioner Atkinson moved to approve the site plan amendment for improvements to New Canada Road as presented with the condition the lighting shall be added as discussed to be the simple double armed flag mast down the median and matching bollards along the trail.

Mayor Cunningham seconded the motion.

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

6. *Consideration of an Amendment to the Lakeland Land Development Regulations Regarding Fence Materials.*

Commissioner Atkinson moved to bring this item to the floor.

Mr. Laessig seconded the motion.

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

Discussion ensued.

After the discussion, Mayor Cunningham moved to recommend to the Board of Commissioners approval of the amendment to the Lakeland Land Development Regulations as modified to remove the exclusion of vinyl fencing as a by-right option.

Commissioner Atkinson seconded the motion.

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

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

Mayor Cunningham moved to adjourn the meeting. Mr. Laessig seconded the motion.

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

The meeting was adjourned at 8:31 p.m.

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

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CITY HALL, LAKELAND, TN.

DRAFT

Jeff Adams, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on May 19, 2022.



Attachment A
**Municipal Planning
and Design Review
Commission**

Meeting Date: Thursday, April 21, 2022

Project: Lakeland Commons Planned Development, Areas B and D
Final Development Plan

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: Along the south side of U.S. Highway 70, west of Seed Tick Road

Parcel ID: L0150 00554

Zoning District: AG (Agriculture District)

Site Area: 34.68 acres

Applicant: Vince Smith, Lakeland Town Center LLC

Representative: Cory Brady, Integrated Land Solutions PLLC

STAFF RECOMMENDATION

Staff recommends approval subject to the following conditions:

1. Applicant shall satisfy all staff comments, except those waived by the Planning Commission.
2. Applicant shall satisfy all Planning Commission comments.
3. Applicant shall satisfy all Procedural Requirements listed in this Staff Report.

DISCUSSION

The applicant, Vince Smith of Lakeland Town Center LLC represented by Cory Brady of Integrated Land Solutions PLLC, requests approval of a Final Development Plan for Areas B and D of the Lakeland Commons Planned Development. The property lies south of U.S. Highway 70,

west of Seed Tick Road, and north of Memphis-Arlington Road. The property included in the plat has a total area of 34.68 acres. The plat would create the following lots:

- Lot 1 (Area D): 8.78 acres
- Lot 2 (Areas B and D): 10.25 acres
- Lot 8 (Area B): 0.81 acres
- Lot 9 (Area B): 0.28 acres
- Lot 10 (Area D): 7.54 acres

Additionally, lots 3 through 7, which were included in a plat recorded in 2020, are being consolidated into this plat. These lots constitute the remaining 7.02 acres of the 34.68-acre total area.

Consistent with the approved Outline Plan, lots 8 and 9 should be designated as reserved for municipal use. The Planning Commission should also note that Village Market Lane (76 foot right-of-way) and Shady Village Lane (65 foot right-of-way) have already been constructed and accepted by the City.

Staff has reviewed the plat, and it appears to be generally consistent with both the Lakeland Commons Preliminary Development Plan and the subdivision regulations as set forth in the Land Development Regulations.

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Commons Planned Development Areas B and D Final Development Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report
2. Motion to approve the Lakeland Commons Planned Development Areas B and D Final Development Plan without conditions.
3. Motion to deny the Lakeland Commons Planned Development Areas B and D Final Development Plan:
 - a. Reason for denial

CONDITIONS OF APPROVAL

1. The applicant shall add a note indicating that lots 8 and 9 are designated for civic use.

PROCEDURAL REQUIREMENTS

1. The applicant shall submit a corrected electronic (PDF) version of the plan to the Planning Department. All revisions shall be clouded on the plan. The applicant shall submit an accompanying letter confirming that all conditions of approval have been satisfied.
2. The applicant shall be responsible for having the plan recorded in the Shelby County Register of Deeds' office after receipt of any necessary security, fees, and contracts to provide improvements required in the City of Lakeland Subdivision Regulations. The applicant shall obtain all required signatures on the plan prior to recordation.

Lakeland Commons: Areas B and D

Lakeland, Tennessee

34.68 Acres
Zoned AG

-  Lakeland Commons Planned Development
-  Lakeland City Boundary
-  Street Center line
-  Parcel

Zoning Classification

-  AG
-  C-1
-  C-2
-  E-R
-  I-L
-  M-R
-  OS-2
-  OS-5
-  P
-  R-1
-  R-1 (PRD)
-  R-2
-  R-2 (PRD)
-  R-2A
-  R-3
-  RE

Lakeland Planning
Department
March 28, 2022

Sources:
Shelby Co. Assessor of
Property; ESRI
Lakeland IT Dept.

0 0.05 0.1 Miles





Attachment B

**Municipal Planning
and Design Review
Commission**

Meeting Date: Thursday, April 21, 2022

Project: The Lake District Planned Development
Sign Plan Amendment

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: Right-of-way on the east side of Canada Road, south of Interstate 40

Parcel ID: Public right-of-way

Zoning District: C-2 (Regional Commercial District)

Site Area: N/A

Applicant: Yehuda Netanel, Gilad Development Inc.

Representative: Maureen Yarborough, Sign Matters Inc.

STAFF RECOMMENDATION

Staff makes no recommendation for this request. However, any approval should be subject to the following conditions:

1. Applicant shall satisfy all staff comments, except those waived by the Design Review Commission.
2. Applicant shall satisfy all Design Review Commission comments.
3. Applicant shall satisfy all Procedural Requirements listed in this Staff Report.

DISCUSSION

The applicant, Yehuda Netanel of Gilad Development Inc. represented by Maureen Yarborough of Sign Matters Inc., requests approval of an amendment to the Sign Plan for The Lake District, located along the east side of Canada Road, south of Interstate 40. At its meeting on July 16,

2020, the Design Review Commission disapproved the applicant's original Sign Plan. Upon appeal by the applicant, the Board of Commissioners approved the Sign Plan on August 13, 2020. The staff report, resolution, and approved Sign Plan are available for review on the City's agenda center website at <https://www.lakelandtn.gov/ArchiveCenter/ViewFile/Item/943>.

Though the original Sign Plan was ultimately approved by the Board of Commissioners, it was done so through an appeals process. Per Municipal Code § 14-409(4), the Design Review Commission retains the authority to review and approve Sign Plans, including amendments to Sign Plans. The amended Sign Plan would only need to go to the Board of Commissioners in case of the applicant appealing the Design Review Commission's decision.

Description of Proposed Amendment

The proposed amendment to the Sign Plan would include the placement of ground signs in public right-of-way. The following is a synopsis of the differences between the approved Sign Plan and the proposed amendment.

- The approved Sign Plan shows ground signs on The Lake District's private property at the corners of Canada Road and Lake District Drive. Each of these signs has an area of approximately 100 square feet with a base of approximately 35 square feet and a height of approximately 8.5 feet. The primary sign material is aluminum, and the primary base material is aggregate.

In the proposed amendment, these signs are replaced by ground signs in the public right-of-way. Each sign would have an area of approximately 47 square feet, an approximately 16.5 square foot base, and a height of approximately 9 feet. The primary sign material would be aluminum, and the primary base material would be split-face block. The signs would be internally illuminated. Each sign would include a logo with ring lighting and the capability to change color every 24 hours.

- The approved Sign Plan shows ground signs on The Lake District's private property at the corners of: Canada Road and Lake Main Street North; and Canada Road and Lake District Drive North. Each of these signs has an area of approximately 7.2 square feet with a base of approximately 8.5 square feet and a height of approximately 3 feet. The primary sign material is aluminum, and the primary base material is aggregate.

In the proposed amendment, these signs are replaced by ground signs in the public right-of-way. Each sign would have an area of approximately 7.2 square feet, an approximately 10.8 square foot base, and a height of approximately 3 ½ feet. The primary sign material would be aluminum, and the primary base material would be split-face block. The signs would be internally illuminated. Each sign would include a logo with ring lighting and the capability to change color every 24 hours.

Requested Exceptions to Regulations

As was the case with the previous Sign Plan submittal, the signs included in this submittal do not correspond perfectly to the sign types identified in the City's sign regulations. If the two larger proposed signs at the intersection of Canada Road and Lake District Drive are classified as shopping center signs, they would not meet certain standards. As set forth in Municipal Code § 14-404(23)(b), these standards include:

- (i) A maximum of one (1) shopping center sign shall be allowed per street frontage and shall be located only on an arterial road (Canada Road, Highway 64, or Highway 70).
- (ix) No shopping center sign shall be located within five hundred (500) feet of another shopping center sign.
- (x) The shopping center sign shall include the street address of the center, or the address range if more than one (1) address is included in the project.

If the proposed signs are classified as principal ground signs, they would not meet certain standards. As set forth in Municipal Code § 14-404(11), these standards include:

- (a) Such signs shall not exceed seventy-two (72) inches in height measured from the finished grade.
- (c) Such signs shall be set back a minimum of ten (10) feet from the edge of the public street right-of-way.

When the Planning Department reviewed the original Sign Plan in 2020, the Planning Director classified the larger ground signs as shopping center signs. The smaller signs at the intersections of Canada Road and Lake Main Street North and Lake District Drive North were not classified; the Planning Director determined that these directional-type signs had no clear corresponding sign type in the City's regulations.

In addition to the standards for specific sign types, the proposed signs would also fall under two categories of prohibited signs as set forth in Municipal Code § 14-405. These categories are:

- (27) Off-premise signs
- (37) Ground signs exceeding 32 square feet in copy area and/or signs and sign structures in excess of 72 inches in height unless otherwise provided for in this chapter.

An additional restriction that relates to this request is found in Municipal Code § 14-406:

- (7)(c) **Lighting.** No sign shall have blinking, flashing, or fluctuating lights or other illuminating devices that have a changing light identity, brightness, or color.

The proposed signs are located in public right-of-way; thus, they are off-premise signs. The two signs proposed at the intersection of Canada Road and Lake District Drive have heights of

approximately 110 ½ inches, exceeding the 72 inch limit. The same two signs would include lights that change colors.

Regulations for Signs in Public Right-of-Way

Municipal Code § 14-406(8) permits certain signage within the public right-of-way. Subsection c includes the following:

Subdivision and neighborhood identification signs. Ground-mounted signs integrated into entrance treatment with the name of the residential or non-residential subdivision or planned unit development may be located on one or both sides of each principal roadway entrance into the development provided that:

- (i) Roadside. One (1) sign located on one side of the entrance road or on both sides of the entrance road at each principal entrance to the subdivision or planned unit development, provided that:
 - (A) Such sign shall not exceed thirty-two (32) square feet in area; and,
 - (B) Such sign shall not exceed seventy-two (72) inches in height, unless such sign is integrated into a wall or column, in which case such sign shall not exceed the height of the wall or column; and,
 - (C) Such sign shall not contain a commercial message.

The applicant contends that the proposed signs to be placed in the public right-of-way should be considered subdivision signs and should be permitted as such. Two of the proposed signs exceed 72 inches in height. Additionally, all of the signs include The Lake District's logo, which may be perceived as a commercial message.

Design Review Commission Authority to Grant Exceptions

Municipal Code § 14-409(7)(b) permits the Design Review Commission to *approve sign plan elements that vary from the general requirements of the sign ordinance if the applicant can demonstrate how the varied standards are contextually appropriate and would enhance the overall project*. The applicant's representative will be in attendance at the Planning Commission meeting to discuss the request and the need for signage that does not fully comply with the City's regulations.

EXAMPLE MOTIONS

1. Motion to approve The Lake District Planned Development Sign Plan Amendment subject to the following conditions:
 - a. Conditions as determined by the Design Review Commission
 - b. Conditions listed in the Staff Report
2. Motion to approve The Lake District Planned Development Sign Plan Amendment without conditions.
3. Motion to deny The Lake District Planned Development Sign Plan Amendment:
 - a. Reason for denial

CONDITIONS OF APPROVAL

1. If the amended sign plan is approved by MPC/DRC, the applicant shall work with City staff to prepare an indemnification/hold harmless agreement. In addition to City approval, this agreement may require the approval of other levels of government and utility providers.
2. If the amended sign plan is approved by MPC/DRC, Board of Commissioners acceptance of signs in the public right-of-way shall be required.
3. The applicant shall work with staff to address any unresolved staff comments from staff review letter dated April 1, 2022.

PROCEDURAL REQUIREMENTS

1. The applicant shall submit a corrected paper version and electronic (PDF) version of the plan to the Planning Department. All revisions shall be clouded on the plan. The applicant shall submit an accompanying letter confirming that all conditions of approval have been satisfied.



Municipal Planning & Design Review Commission

Meeting Cycle: Thursday, May 19, 2022

Subject: Consideration of Wall Signage, 9050 HWY 64 – Harbor Freight Tools.

Staff Contact: Jordan McKenzie, City Planner

STAFF RECOMMENDATION

Staff recommends approval of the wall sign for Harbor Freight Tools.

DISCUSSION

SITE INFORMATION:

LOCATION: 9050 HWY 64

PARCEL ID: L0159 00408

ZONING: C2- GENERAL BUSINESS

BUILDING SIZE: 23,948 SF

LOT SIZE: 6.925 ACRES

APPLICANT/OWNER: MATTHEW MILTON

REPRESENTATIVE: BALTON SIGN COMPANY

BACKGROUND:

Harbor Freight Tools is seeking to have a wall sign on the front building façade of 9050 Highway 64. The company will be in the empty bay to the west of the Sprouts Grocery Store. The zoning is C2-General Business which allows for retail use. The proposed sign area will be 83 Square feet and will be illuminated with LED channel letters (White).

ANALYSIS & DISCUSSION ITEMS:

The sign application has been reviewed by staff with no comments. The sign ordinance allows for a single wall sign's square footage to be equal to or less than the linear feet of the suite. Because the linear footage is 106 Square feet, the sign meets the code requirements fully. As a result, staff recommends approval of the wall sign.

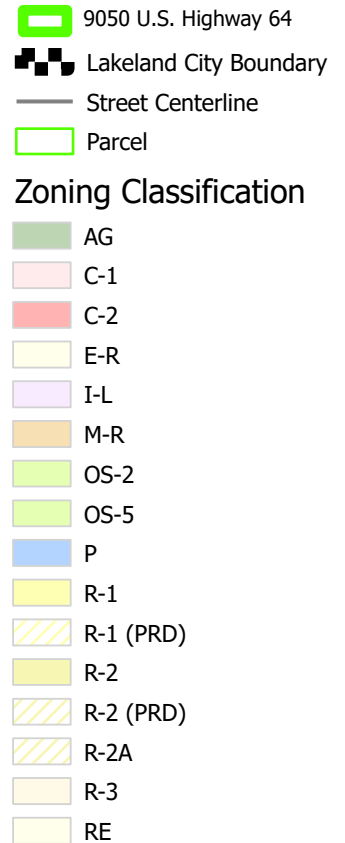
PROPOSED (EXAMPLE) MOTIONS:

1. To approve the Wall Sign with the following conditions:
 - a. Commission's discussion.
 - b. Staff comments and conditions in the staff report.
2. To approve of the Harbor Freight Tools Wall Sign without conditions.SD

6050 US Hwy 64

Lakeland, Tennessee

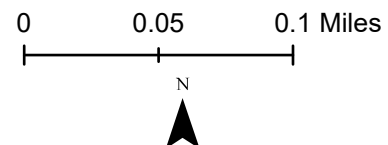
10.24 Acres
Zoned C-2



Lakeland Planning
Department
April 29, 2022

Sources:

Shelby Co. Assessor of
Property; ESRI;
Lakeland IT Dept.



255 3/4" (21'-3 3/4") Channel Letters and Tagline

121 5/8" (10'-1 5/8")

123 1/4" (10'-3 1/4")

47 1/4" (3'-11 1/4")

26" (2'-2")

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

S01 Scale: 1/2" = 1'-0"

128 7/8" (10'-8 7/8")

128 7/8" (10'-8 7/8")

SCOPE OF WORK:

Manufacture and install set of internally illuminated (face lit) channel letters and S/F Tagline Cabinet. Letters & Tagline Cabinet are flush mounted fascia.

SQUARE FOOTAGE:

Allowed: 1 sq ft per linear foot - NTE 106.0 sq ft

Proposed: 47.25" x 255.75" 83.91 sq ft

DESCRIPTION:

- Individual formed letters with pre-finished aluminum returns.
- Acrylic letter faces are secured with 1" Jewelle trimcap.
- Channel letter are flush mounted to fascia and internal illumination by LEDs.

LETTER COLOR SCHEDULE:

- Formed aluminum returns Satin Black (outside) White (inside)
- 7328 Optics LD white acrylic
- 1" Black Jewelle
- LED modules - White

DESCRIPTION:

- Tagline Cabinet is aluminum extrusion with painted finish.
- (2) cabinets are butted end to end with flex faces & surface applied vinyl graphics.
- Faces have bleed face tension frame.
- Cabinets are flush mounted to fascia and internal illumination by LEDs.

TAGLINE COLOR SCHEDULE:

- Extruded Cabinet Painted Alko Nobel 480-C-5 Blue (satin)
- 3M Panagraphics III Flex Face - White with Bleed Face Tension Frame
- 3M 3630-97 Bristol Blue - Weed copy
- LED modules - White

Background
paint by others

4.3" deep
Returns

6" deep
Returns

Side View

- #### ELECTRICAL NOTES
1. All materials and fixtures meet NEC 4
 2. All electrical equipment are UL listed, labeled and approved.
 3. Sign grounded according to NEC 600.7
 4. Signs manufactured and listed NEC 600.3 and 600.4
 5. All branch circuits per NEC 500, 508, 1 or (B) 2
 6. All signs controlled by photocell or time clock per NEC 13-4.15, (A)(1), 1.4.
 7. One wade 20 amp disconnect per sign per circuit per NEC 708.5(A).



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7832
www.atlasdsw.com

Revisions:
02/13/2021 - update elev.

S01

PM: Jody K.
Drawn By: JS
Date: 12/03/2021
Address: 9050 US Hwy 64
City State: Lakeland, TN
Drawing Number:

131127-S01

HARBOR FREIGHT TOOLS

9050 Hwy 64 | Lakeland, TN
SO #131127



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7292
www.atlasbldg.com

Revisions:	
01/11/22	update elev

SP	PM: Jody K.	Address: 9050 US Hwy 64
	Drawn By: JS	City/State: Lakeland, TN
	Date: 12/03/2021	Drawing Number: 131127-SP

Meeting Date: Thursday, May 19, 2022

Project: Glide Xpress Planned Development
Preliminary Development Plan

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: 8874 U.S. Highway 64

Parcel ID: L0159 00580

Zoning District: C-2 (Regional Commercial)

Neighborhood: Type 5

Site Area: 4.86 acres

Applicant: Max Alley Investments LLC

Representative: Chuck Walker, Carson Consulting Engineers Inc.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission send this item forward to the Board of Commissioners with a favorable recommendation, subject to the following conditions:

1. Applicant shall satisfy all staff comments, except those waived by the Planning Commission.
2. Applicant shall satisfy all Planning Commission comments.
3. Applicant shall satisfy all Procedural Requirements listed in this Staff Report.

DISCUSSION

The applicant, Chuck Walker of Carson Consulting Engineers Inc. representing Max Alley Investments LLC, seeks a favorable recommendation to the Board of Commissioners for a

Preliminary Development Plan (PDP) for the Glide Xpress Planned Development. The subject property is a 4.86-acre parcel located at 8874 U.S. Highway 64. Adjacent properties include: an Esporta fitness facility on the west; the future site of Shadrach's coffee shop on the east; U.S. Highway 64 on the south; and Interstate 40 on the north.

Property Characteristics

The subject property is rectangular in shape, having a width of approximately 260 feet at the U.S. Highway 64 frontage and a depth of approximately 740 feet on the east side and 796 feet on the west side. The site slopes from the northeast to the south; the gradient change is approximately 2.6 percent. The rear one-third of the subject property is heavily wooded. A cell tower is situated on a separate parcel adjacent to the subject property on the northeast.

Site Access

The site has frontage on U.S. Highway 64 on the south and Interstate 40 on the north. However, there is no direct access to the site from any public right-of-way. Access is limited to a shared driveway that runs along the south side of the property, which has multiple direct connections to U.S. Highway 64 between Canada Road and Interstate 40.

Description of Plan

The Preliminary Development Plan is for a single user—Glide Xpress Car Wash—which would be located on the southern two-thirds of the subject property. Glide Xpress would include an enclosed, automated vehicle wash structure having dimensions of approximately 38 feet in width at its widest point and 114 feet in depth. The building footprint would be approximately 4,300 square feet. Building height would reach nearly 30 feet on the tower element on the south side of the structure. The primary exterior material for the structure would be concrete masonry units (CMU); glazing would be prominent on the tower element. The site would also include 27 covered vacuum bays, located west of the car wash structure.

The site would be accessed via two driveways which would connect to a shared drive serving businesses on the north side of U.S. Highway 64. Each driveway would have a width of approximately 30 feet. The easternmost driveway would include two lanes for ingress to the car wash; no egress lanes would be provided. The westernmost driveway would include one ingress lane and one egress lane; customers seeking to use the vacuum area without first going through the car wash would enter the site from this western driveway.

A stormwater detention facility would be located at a low point on the site between the shared access drive and the car wash structure and vacuum bays. The Preliminary Development Plan shows a retaining wall as well as bollards placed along the detention pond for safety. The proposed bollards would be blue-painted steel with concrete caps. The landscape plan on page 24 shows five street trees being placed between the access drive and U.S. Highway 64. Additional trees are shown throughout the site, including in landscape islands at the ends of vacuum bay rows. The applicant proposes placing the required frontage buffer along the south side of the frontage drive, between the frontage drive and U.S. Highway 64. Staff recommends

placing the required shrubs and fencing behind the frontage drive, between the frontage drive and the detention pond to better align with neighboring developments to the east.

The landscape plan and tree preservation plan show 98 trees currently on the site; this includes 18 specimen trees (those having a diameter at breast height of 24 inches to 60 inches). Existing trees are generally located on the northern one-third of the property. The applicant proposes creating a useable open space on this portion of the property. Of the 98 trees currently on the site, 85—including all 18 specimen trees—would be preserved and incorporated into the open space. The open space would include a meandering paved trail with a width of ten feet.

Exterior lighting would include seven poles, each reaching a height of up to 25 feet. Per Article III, Section 13.G.e., specific Design Review Commission approval is required for the use of 25-foot poles. Additional proposed lighting includes four wall packs on the car wash structure and under-canopy lights on the vacuum structures. The photometric plot on sheet 20 of the plan shows illumination levels below one footcandle along the property line, thus complying with the City's perimeter lighting standards.

Comprehensive Plan

The Lakeland Land Use Map designates the subject property as Residential Support Center, which is characterized by the Land Use Map as:

Primarily planned developments containing neighborhood commercial uses with no one user having greater than 75,000 square feet, limited office, religious facilities, schools, public buildings, and institutional uses. Development requires public water and sanitary sewer service. Streets shall be designed with an urban cross-section.

Sketch Plan

The Planning Commission reviewed a Sketch Plan for this project at its March 17, 2022, meeting. No specific guidance was provided to the applicant at that time. The Preliminary Development Plan is generally consistent with the Sketch Plan.

Deviations from Land Development Regulations

In accordance with Article I, Section 4.T.4.D.(6) of the Land Development Regulations, the applicant has request deviations from certain zoning regulations. These deviations include: the proposed open space (a *Green* per the open space types found in the regulations) not having continuous frontage on or access from a vehicular right-of-way; an overhead door on the car wash structure facing the public right-of-way on U.S. Highway 64; the frontage buffer being placed along the shared driveway rather than along U.S. Highway 64; and no screen walls being provided for the outdoor vacuum area. Additionally, Design Review Commission approval is necessary for the proposed 25-foot high lighting poles.

Standards and Criteria for Planned Developments

Article I, Section 4.T.3.a. of the Lakeland Land Use Regulations give the Board of Commissioners the authority to approve Planned Developments upon written findings from the Planning

Commission that the Planned Development satisfies specific standards. The Planning Commission should consider each of these standards in its discussion on this item.

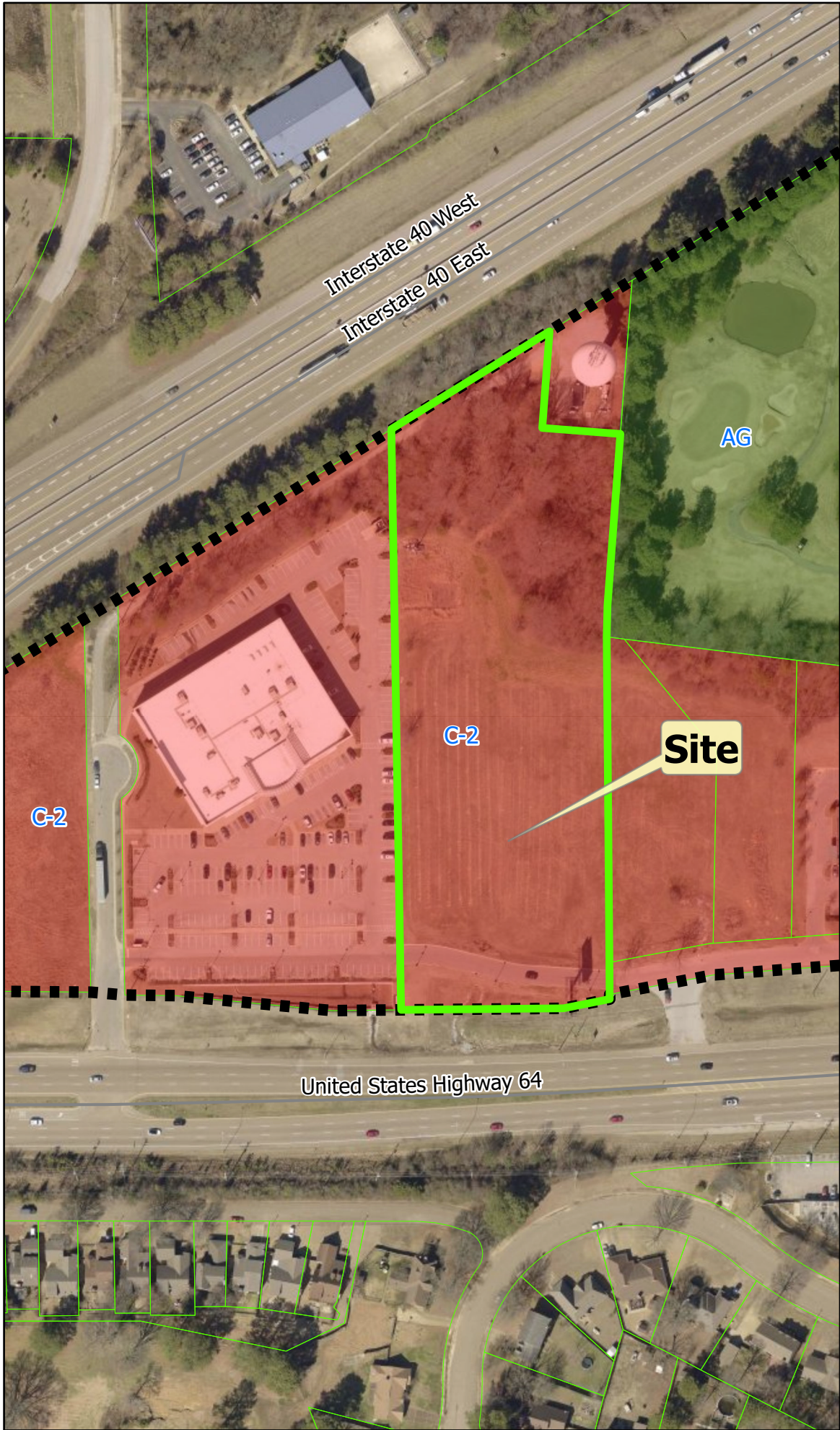
1. Effect on surrounding property. The proposed development will not injure or damage the use, value, and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the City of Lakeland Comprehensive Plan and current development regulations.
2. Availability of facilities. Water supply, wastewater treatment and disposal, and stormwater drainage facilities are available and adequate to serve the proposed development.
3. Compatibility with surrounding uses. The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses. Any part of the proposed development not used for structures, parking, loading areas, or access ways shall be landscaped or otherwise improved except where natural features are such as to justify preservation.
4. Consistency with public interest. Any modification of the zoning or other regulations that would otherwise be applicable to the site are warranted by the design of the PDP and the amenities incorporated therein, and are not inconsistent with the public interest.
5. Owners Association required. Homeowners' or property owners' associations or some other responsible party shall be required to maintain any and all common and open space and/or common elements, unless conveyed to a public body which agrees to maintain such areas.

EXAMPLE MOTIONS

1. Motion to recommend approval of the Glide Xpress Planned Development Preliminary Development Plan to the Board of Commissioners subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report
2. Motion to recommend approval of the Glide Xpress Planned Development Preliminary Development Plan to the Board of Commissioners without conditions.
3. Motion to recommend denial of the Glide Xpress Planned Development Preliminary Development Plan to the Board of Commissioners:
 - a. Reason for denial

PROCEDURAL REQUIREMENTS

1. The applicant shall submit a corrected electronic (PDF) version of the plan to the Planning Department. All revisions shall be clouded on the plan. The applicant shall submit an accompanying letter confirming that all conditions imposed by the Planning Commission have been satisfied.



8874 U.S. Highway 64

Lakeland, Tennessee

4.86 Acres
Zoned C-2

- 8874 U.S. Hwy 64
- Lakeland City Boundary
- Street Centerline
- Parcel

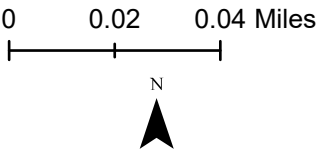
Zoning Classification

- AG
- C-1
- C-2
- E-R
- I-L
- M-R
- OS-2
- OS-5
- P
- R-1
- R-1 (PRD)
- R-2
- R-2 (PRD)
- R-2A
- R-3
- RE

Lakeland Planning
Department
March 7, 2022

Sources:

Shelby Co. Assessor of
Property; ESRI;
Lakeland IT Dept.





GLIDE Xpress

ON U.S. HIGHWAY 64 LAKELAND TENNESSEE



CASE NO.: 2022-03-17 VR

MAY 10, 2022



PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN





CASE NO.: 2022-03-17 VR

REVISED
MAY 10, 2022

02



PRELIMINARY PLANNED DEVELOPMENT

LAKELAND, TN



DEVELOPER:



MAX ALLEY INVESTMENTS, LLC.

3930 GALLERIA OAKS DR.
TEXARKANA, TX 75503
903.223.8000

CONTACT:
MR. CLINT HERRINGTON,
VP REAL ESTATE
CH@MAXALLEYLLC.COM

ARCHITECT:

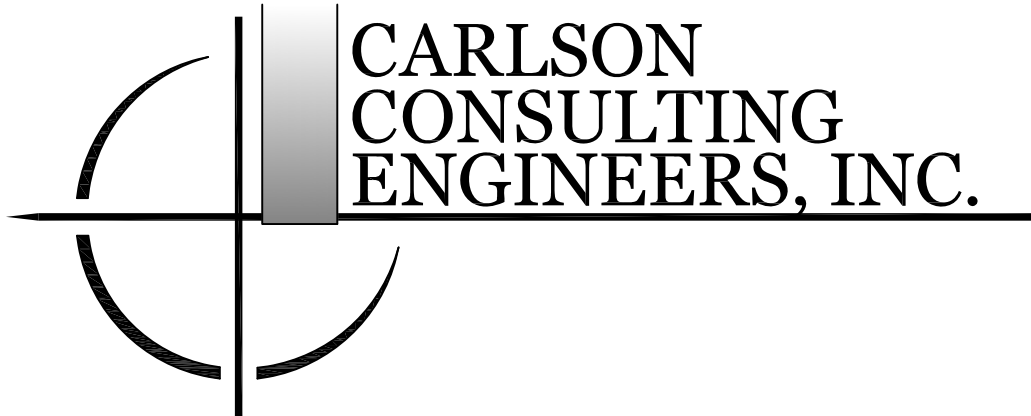


PB2 ARCHITECTURE + ENGINEERING

2809 W AJAX AVE #100
ROGERS, AR 72758
479.636.3545

CONTACT:
MR. CHRISTOPHER 'SULLY' SULLIVAN, AIA
SENIOR ARCHITECT
CHRIS.SULLIVAN@PB2AE.COM

LANDSCAPE ARCHITECT AND CIVIL ENGINEER:



CARLSON CONSULTING ENGINEERS, LLC.

7068 LEDGESTONE COMMONS
BARTLETT, TN 38133
901.384.0404

CONTACT:
MR. C. R. 'CHUCK' WALKER, PLA, PWS, CID, CLIA, ISA-CA, TN-QHP, CEI
DIRECTOR OF ENVIRONMENTAL SERVICES
CHUCKWALKER@CARLSONCONSULTING.NET

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DISCLAIMER:
GRAPHICS, IMAGES, AND PHOTOGRAPHS INCLUDED IN THIS BOOKLET ARE SOLELY TO CONVEY FORM AND CHARACTER WITHIN GLIDE XPRESS AND ARE NOT INTENDED TO BE A FINAL PRODUCT DESIGN. ALL SITE DESIGN, ENGINEERING, GRAPHICS, AND IMAGES ARE SUBJECT TO FINAL DESIGN AND APPROVALS. SOME IMAGES USED IN THIS BOOKLET ARE NOT PROPERTY OF CARLSON CONSULTING ENGINEERS. A FULL LIST OF PHOTO CREDITS CAN BE PROVIDED IF NEEDED.

CASE NO.: 2022-03-17 VR
REVISED MAY 10, 2022



April 19, 2022

Donald Anthony, AICP
Planning Director
CITY OF LAKELAND
10001 Highway 70
Lakeland, TN 38002

901.867.2718

**RE: GLIDE XPRESS ON U.S. HIGHWAY 64
PRELIMINARY DEVELOPMENT PLAN SUBMISSION**

Mr. Anthony:

On behalf of MAX ALLEY INVESTMENTS, LLC., we are pleased to submit the Preliminary Development Plan application for the ‘**GLIDE XPRESS ON U.S. HIGHWAY 64**’ to the City of Lakeland. This 4.86-acre planned 2-lot development comprises all of the property on the north-side of U.S. Hwy. 64, currently recorded as Parcel ID: L0159 00580, also known as:

HIGHWAY 64 PARTNERS, LTD.
INST: FH 4377
LOT 2
FINAL PLAT:
BRUNSWICK 64 COMMERCIAL SUBD.
PB 258, PG 16
ZONING: C-2

Following positive meetings with the city staff and the Sketch Plan Presentation to the Planning Commission on March 17th, 2022, we have pursued to address any and all comments where practical to the original layout and incorporated the remaining information needed to complete the Preliminary Development Plan application. Due to the planned development being less than fifty-acres (50-ac.), the development of the intermediate ‘Outline Plan’ submittal was not necessary. Upon completion of the Tree Survey, the routing of the 10’ wide hard surfaced walking/nature trail through Lot 2 (Open Space) was modified slightly to avoid and preserve the mature oaks identified on

the forested portion of this site. Not a single Specimen Tree is to be removed as a result of the development.

The **GLIDE XPRESS ON U.S. HIGHWAY 64**, a 2-lot planned development, will provide Residential Support to the surrounding neighborhoods in compliance with the City of Lakeland Proposed Land-use Map. The business anchor for the development, Glide Xpress, is an automated car wash that uses the latest technologies to provide superior customer service. However, being classified as a Vehicular Service business and being located approximately seven hundred forty feet (~740’) from the intersection Hwy 64 and Interstate-40 to the west and six hundred twenty-five feet (~625’) from the intersection of Hwy 64 and Rockcreek Parkway to the east, this individual parcel does not comply with the city’s new ordinance which limits vehicular service businesses to within five hundred feet (500’) of a major intersection. Otherwise, it would comply with the traditional C2 – General Business Zoning and the SITE PLAN approval process would have been utilized.

This Preliminary Development Plan submittal represents an improved version of the original Sketch Plan concept. The project site fronts on U.S. Highway 64 which is a 7-lane limited access roadway. All site access is to be provided by an existing private frontage drive that currently crosses the southern end of the property. Vehicular access into the development is limited to two (2) access points off of the frontage drive, and all internal vehicular circulation is through private drive aisles. The intensive construction portion of the development remains in the central and southern portions of the project site that had been previously graded. This prioritizes the preservation of the existing trees onsite.

A total of 98 trees were identified on the site by a, ISA certified arborist, including eighteen (18) specimen trees. After receiving the tree survey locations, the design team adjusted the conceptual development plan that was previously submitted for the Sketch Plan with the goal of saving as many specimen trees as possible. By doing this, all specimen trees are preserved and over 85% of the surveyed trees will be preserved. The conceptual development plan provides an Existing Density Units of 1,302, well over the 97.2 Site Density Factor that is required for the property. This does not include any of the new trees which will be planted as part of the streetscape or within common open spaces. The full arborist report and tree data will be available as a separate document. Due to the size of the character of the development in conjunction with the surrounding development, a traffic impact study was not performed.

The design character of **GLIDE XPRESS ON U.S. HIGHWAY 64** will be in compliance with the Land Development Regulations, City of Lakeland, Tennessee, which will be utilized by the Developer’s Design Team to ensure architectural and aesthetic continuity of the development remains consistent with the approved character of the City of Lakeland. The layout of the site incorporated all functional aspects of the development into the design aesthetic. The main entrances from the frontage drive frame the stormwater retention pond with fountain and retaining wall that maximize the natural slope and usable frontage portion of the site. The required Streetscape Buffer along U.S.

Hwy 64 would have been lost; therefore, these improvements were placed along the private frontage drive where the intended scale and character of the sidewalks, landscape, and hardscape materials could be incorporated with the existing site features and appreciated on an individual scale.

Common open space for the planned development is provided in Lot 2 at the rear of the site. By doing this, the development is better able to utilize all aspects of this limited property, and preserve the natural benefits of the existing forest canopy.

We feel that the **GLIDE XPRESS ON U.S. HIGHWAY 64** will be a true asset to the residents of the City of Lakeland. In the Developer’s own words, “*We are laser focused on experience and the design of our layouts, vacuum areas, canopies and architectural design. We treat people to the experience that we would want and people notice!*”

We are not trying to build as many locations as we can. We are one of the best car washes in the country and we’re intentional about the communities and locations we choose so we can continue to be connected in the community and give the quality and experience that supports our philosophy and model of providing people the best experience and value possible.

If given the opportunity, I know we will develop the best express car wash in Tennessee and one of the best express car washes in the world for the community of Lakeland.”

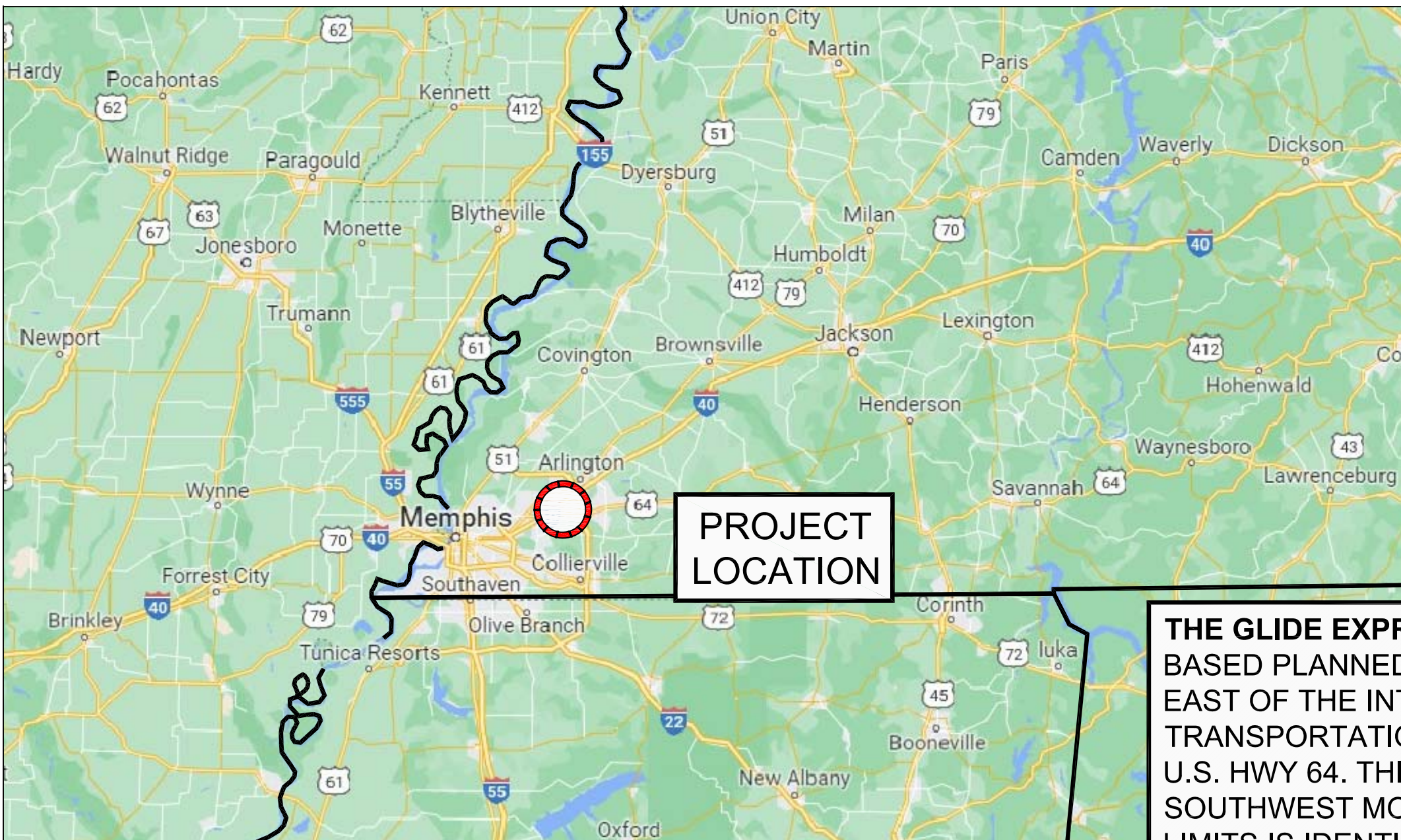
If you have any questions in regards to this application, please do not hesitate to contact us.

Sincerely,
CARLSON CONSULTING ENGINEERS, Inc.

C. R. Walker, PLA, PWS, CID, CLIA, ISA-CA, TN-QHP, CEI
Director of Environmental Services

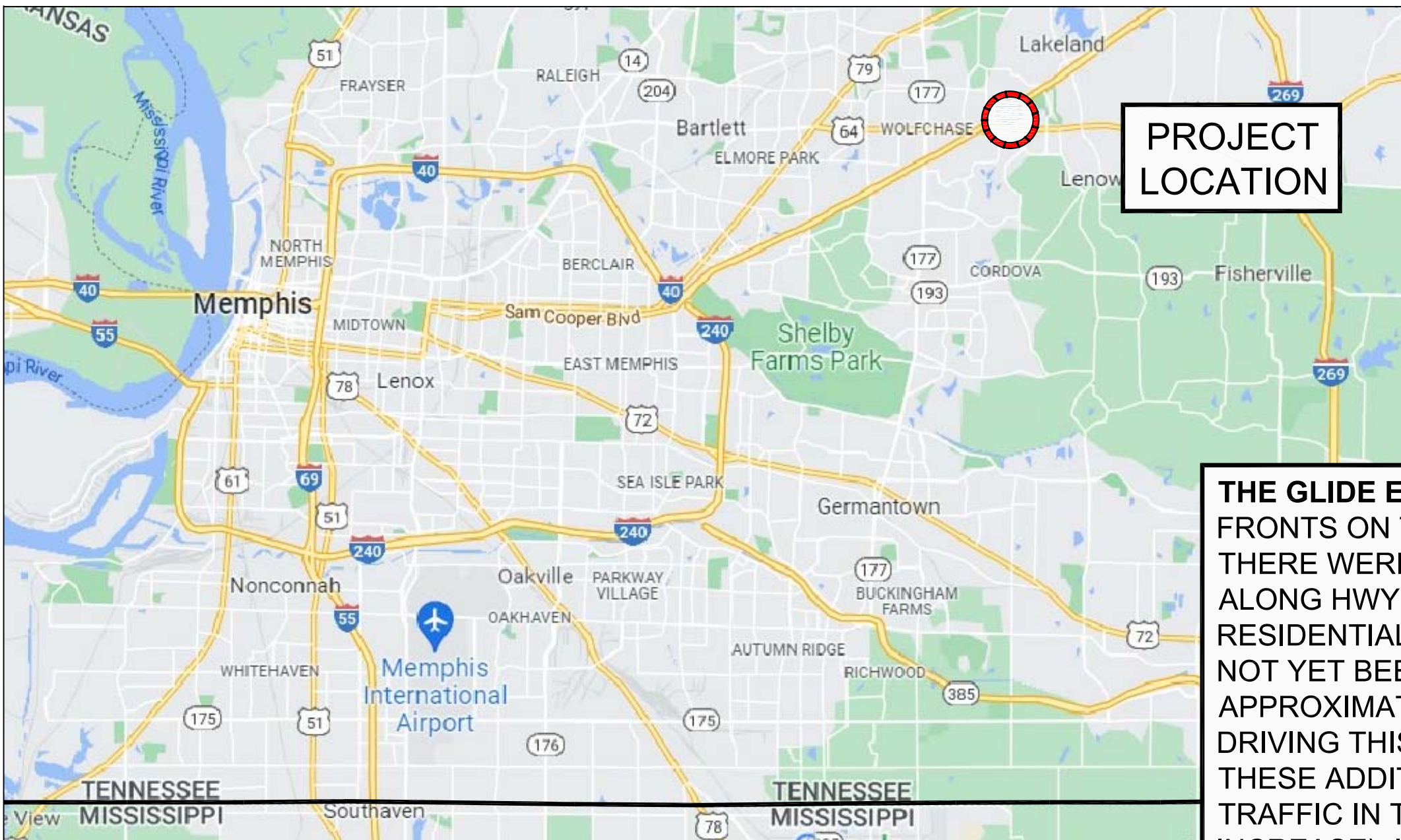


REGIONAL VICINITY



THE GLIDE EXPRESS ON US 64 IS A VEHICULAR SERVICE BASED PLANNED DEVELOPMENT LOCATED IMMEDIATELY EAST OF THE INTERSECTION OF TWO (2) MAJOR TRANSPORTATION THROUGHFARES, INTERSTATE 40 AND U.S. HWY 64. THIS INTERSECTION, LOCATED AT THE SOUTHWEST MOST CORNER OF THE LAKELAND MUNICIPAL LIMITS IS IDENTIFIED IN THE CITY OF LAKELAND, TENNESSEE, COMPREHENSIVE LAND-USE PLAN UPDATE AS A MINOR GATEWAY TO THE CITY OF LAKELAND.

LOCAL VICINITY



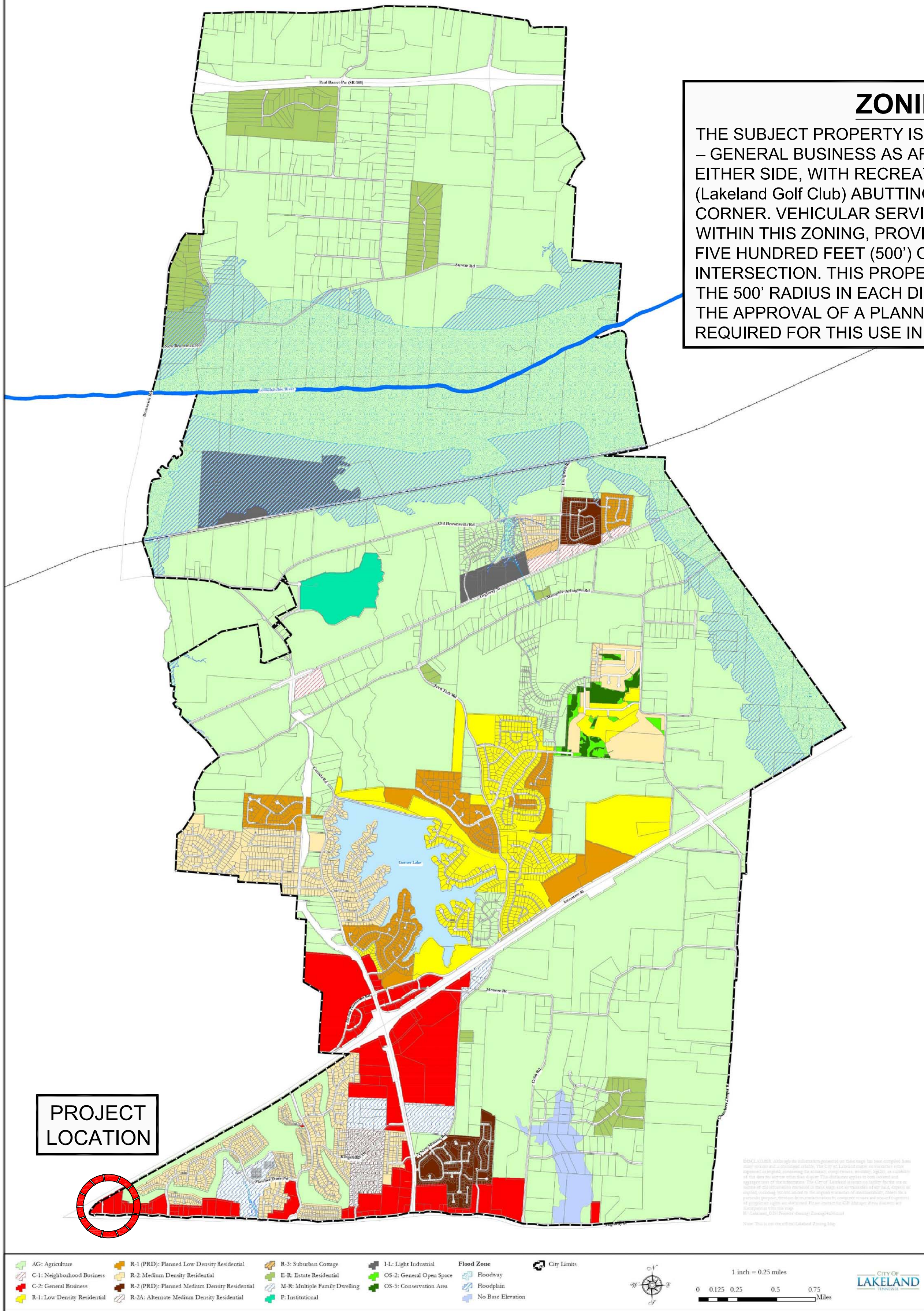
THE GLIDE EXPRESS ON US 64 IS A 4.86-ACRE PARCEL FRONTS ON THE NORTH-SIDE OF U.S. 64. IN 2008 THERE WERE ABOUT 52,000 VEHICLES PER DAY ALONG HWY 64 AND MUCH OF THE EXISTING RESIDENTIAL/COMMERCIAL/RETAIL BUSINESS HAD NOT YET BEEN DEVELOPED. PRESENTLY, THERE ARE APPROXIMATELY 68,000 VEHICLES PER DAY (V/D) DRIVING THIS ROAD AS OF A HARD COUNT IN 2019. THESE ADDITIONAL 16,000 V/D IS A 30% INCREASE IN TRAFFIC IN THE PAST 11 YEARS (2.74% ANNUAL INCREASE). IF TRAFFIC CONTINUES TO TREND UPWARDS FOR THE NEXT 5 YEARS, HWY 64 MAY HAVE OVER 74,000 VEHICLES PER DAY BY 2027.

BETWEEN 2010 AND 2022, THE POPULATION, HOUSEHOLDS, FAMILIES AND INCOMES HAVE INCREASED WITHIN THE 1-, 3- AND 5-MILE RADIUS OF THE PROPERTY AND EXPECT TO CONTINUE TO INCREASE ON AN ANNUAL BASIS. IN 2020, THE U.S. CENSUS BUREAU RECORDS THE POPULATION OF THE CITY OF LAKELAND AS 13, 904. TODAY, APPROXIMATELY 80% OF PEOPLE WASH THEIR CARS AT A CAR WASH. WE HAVE CHOSEN THIS LOCATION BECAUSE OF ITS EASE OF ACCESS TO LAKELAND'S RESIDENTIAL NEIGHBORHOODS AND THE HUGE DEMAND FOR A PREMIER CAR WASH SERVICE.



IMMEDIATE VICINITY

City of Lakeland Zoning Map

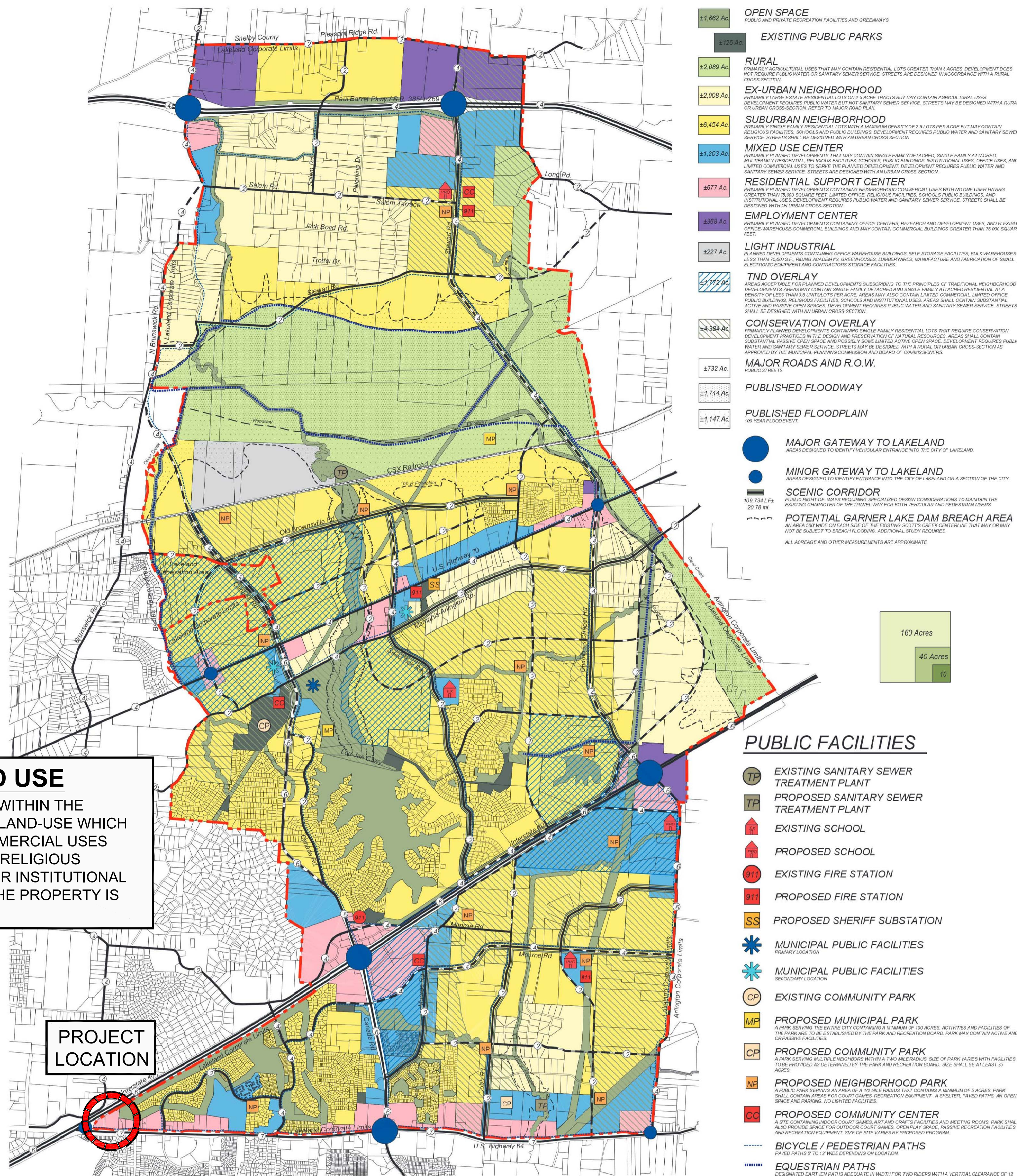


FUTURE LAND USE

THE SUBJECT PROPERTY FALLS WITHIN THE RESIDENTIAL SUPPORT CENTER LAND-USE WHICH INCLUDES NEIGHBORHOOD COMMERCIAL USES LESS THAN 75,000 S.F., OFFICES, RELIGIOUS FACILITIES, SCHOOLS, AND OTHER INSTITUTIONAL USES. THE PROPOSED USE OF THE PROPERTY IS COMPATIBLE WITH THESE USES.

CITY OF LAKELAND, TENNESSEE

COMPREHENSIVE LAND USE PLAN UPDATE



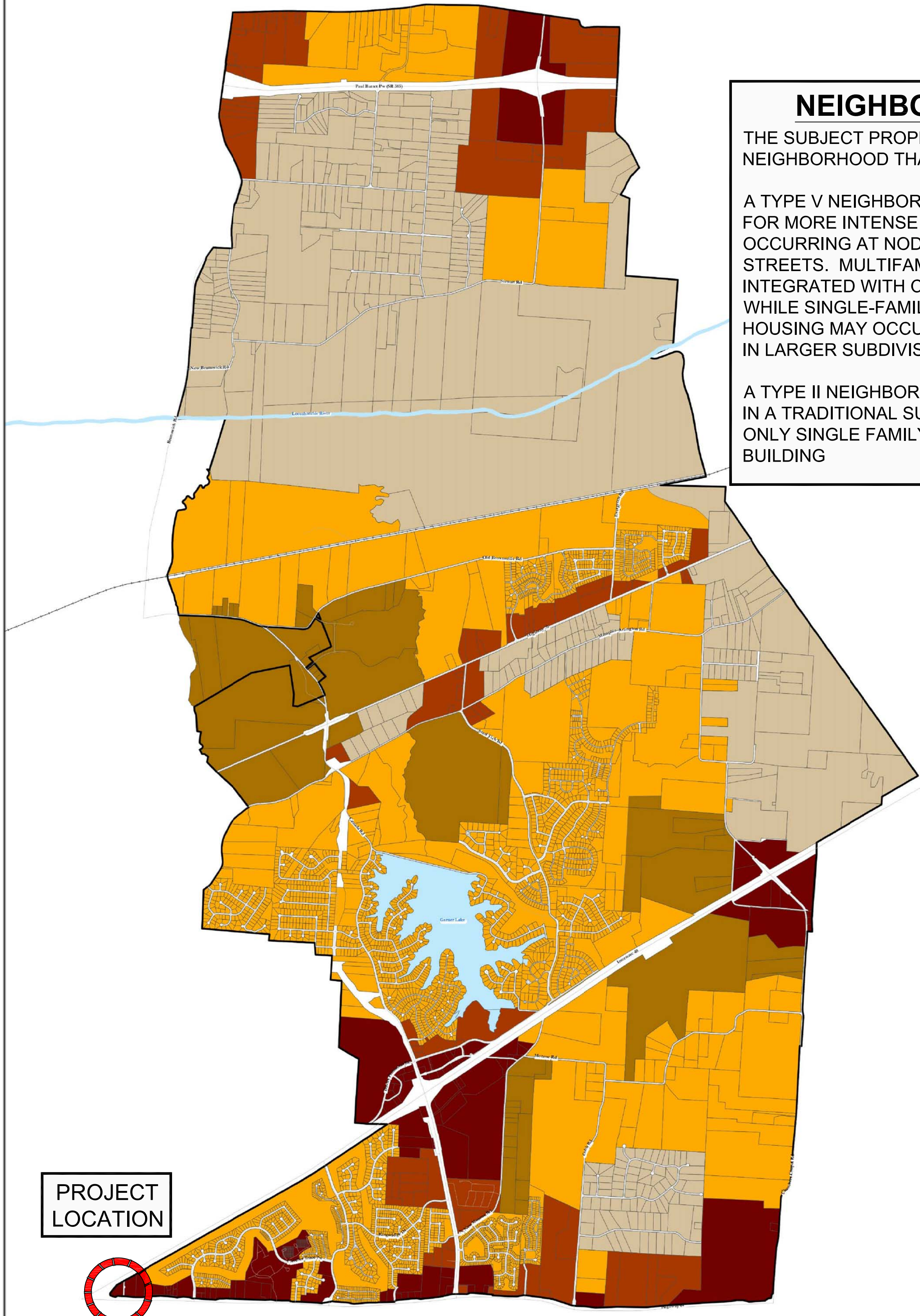
CASE NO.: 2022-03-17 VR MAY 10, 2022



PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN



City of Lakeland Neighborhood Types



NEIGHBORHOOD TYPES

THE SUBJECT PROPERTY FALLS WITHIN A TYPE V NEIGHBORHOOD THAT IS SURROUNDED BY TYPE II.

A TYPE V NEIGHBORHOOD IS PRIMARILY INTENDED FOR MORE INTENSE COMMERCIAL USES, OCCURRING AT NODES ALONG HIGHER CAPACITY STREETS. MULTIFAMILY RESIDENTIAL MAY BE INTEGRATED WITH COMMERCIAL DEVELOPMENT, WHILE SINGLE-FAMILY DETACHED AND ATTACHED HOUSING MAY OCCUR BEYOND COMMERCIAL USES IN LARGER SUBDIVISIONS.

A TYPE II NEIGHBORHOOD IS INTENDED TO RESULT IN A TRADITIONAL SUBURBAN BUILT ENVIRONMENT. ONLY SINGLE FAMILY DETACHED RESIDENTIAL BUILDING

PROJECT LOCATION

Neighborhood Types

Type I

Type II

Type III

Type IV

Type V

Railroad

City Limits

Loonshatchee River

Parcels

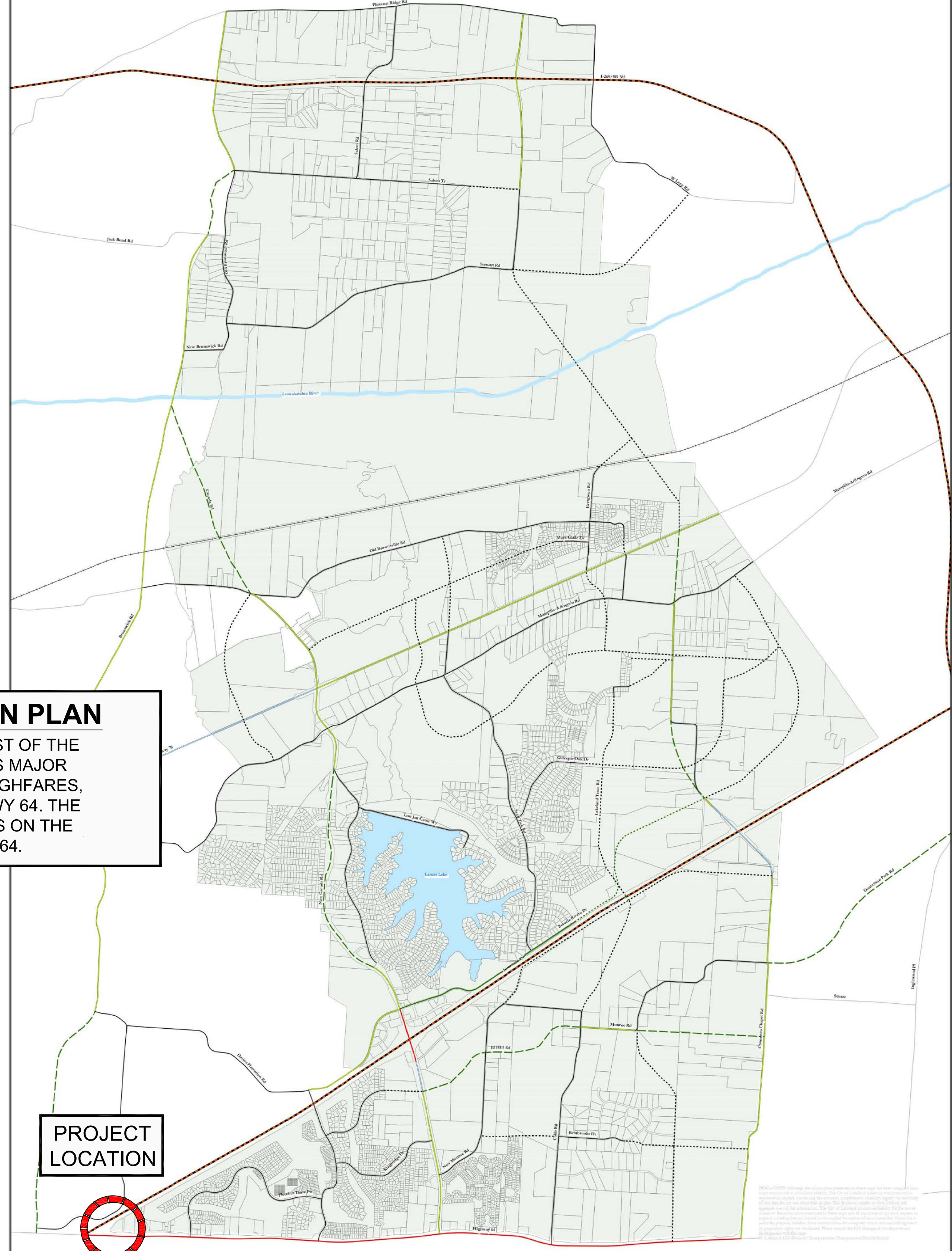
Guards Lake

0 0.125 0.25 0.5 0.75 Miles

1 inch = 0.25 miles

CITY OF LAKELAND

City of Lakeland Transportation Plan



TRANSPORTATION PLAN

LOCATED IMMEDIATELY EAST OF THE INTERSECTION OF TWO US MAJOR TRANSPORTATION THOROUGHFARES, INTERSTATE 40 AND U.S. HWY 64. THE 4.86-ACRE PARCEL FRONTS ON THE NORTH-SIDE OF U.S. 64.

PROJECT LOCATION

Transportation Plan (2009)

4-Lane (Divided)

4-Lane (Undivided)

6-Lane (Divided)

6-Lane (Undivided)

7-Lane (TWLTL)

Future 2-Lane

Future 4-Lane (Divided)

Future 4-Lane (Undivided)

Loonshatchee River

Railroad

Parcels

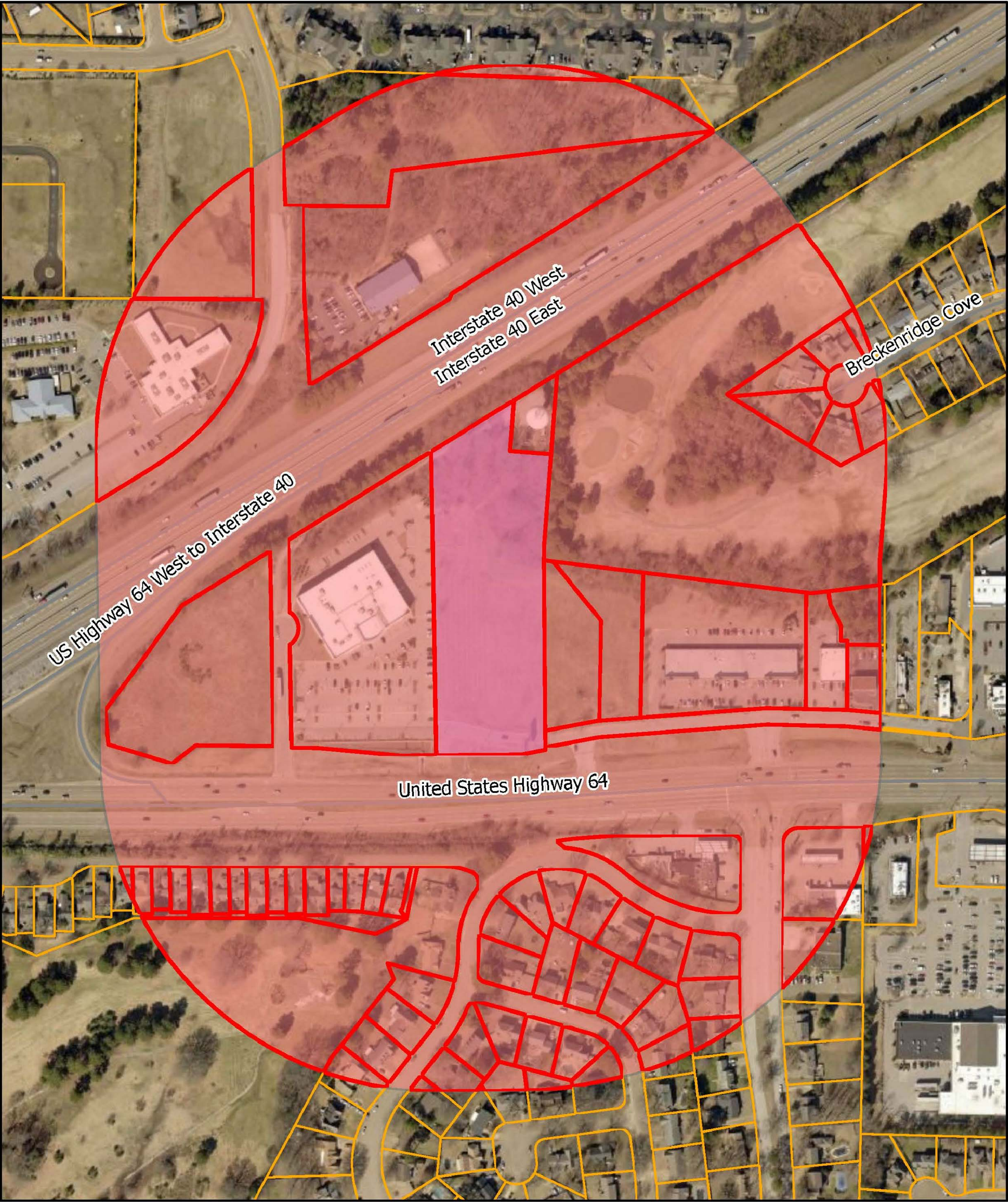
0 0.125 0.25 0.5 0.75 Miles

1 inch = 0.25 miles

CITY OF LAKELAND

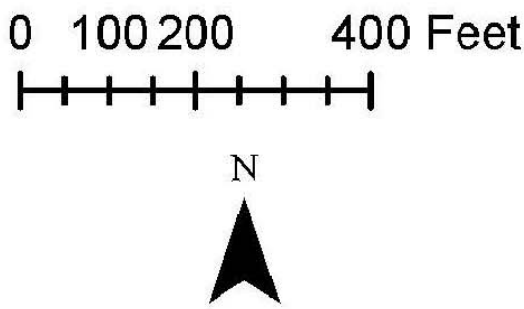
CASE NO.: 2022-03-17 VR MAY 10, 2022

SUBJECT PROPERTY AND ADJOINING PARCELS WITHIN 1,000'



8864 U.S. Highway 64
Lakeland, Tennessee

- Parcel within 1000-ft Buffer
- 1000-ft Buffer
- 8874 US Hwy 64
- Shelby County Parcel



ADJOINING PROPERTY OWNERS

COUNTY OF SHELBY	160 N MAIN ST	MEMPHIS, TN	38103
CC CLUB HOLDINGS LLC	2736 COUNTRYWOOD PKWY	CORDOVA, TN	38016
FKH SFR PROPCO B-HLD LP	1850 PARKWAY PLSE	MARIETTA, GA	30067
FAHR WILLIAM M II	2345 CLAY POND DR	OAKLAND, TN	38060
MARLOW ROBERT W	2872 HAMPTON COURT RDN	CORDOVA, TN	38016
TWENTY EIGHT SIXTY EIGHT HAMPTON COURT	3592 ROSEMEAD BLVD	ROSEMEAD, CA	91770
AGUILAR VICENTE JR	1486 W WARNER AVE	FRESNO, CA	93711
YDROVO COLUMBIA AND DIANA YDROVO (RS)	2860 HAMPTON COURT RDN	CORDOVA, TN	38016
HARRIS MICHAEL AND PAULA DAVIS (RS)	2856 N HAMPTON COURT RD	CORDOVA, TN	38016
MAJZOUB MOUTAH A	2852 HAMPTON COURT RDN	CORDOVA, TN	38016
HOME SFR BORROWER LLC	3505 KOGER BLVD	DULUTH, GA	30096
LARK BRITTNEY N AND LANCE A BLANTON (RS)	2830 HAMPTON COURT RDN	CORDOVA, TN	38016
DICKERSON RANDY W & RETA S	2822 HAMPTON COURT RDN	CORDOVA, TN	38016
FLANAGAN FRANCIS J JR & BARBARA B	2842 LANTHORN DR	CORDOVA, TN	38016
BABB KENNETH J & CYNHIA D	2838 LANTHORN DR	CORDOVA, TN	38016
BROWN AMANDA	2834 LANTHORN LN	CORDOVA, TN	38016
PHAM KIEUVAN	2830 LANTHORN DR	CORDOVA, TN	38016
SIM LEE H	94 S 975 W	KAYSVILLE, UT	84037
SMITH JAMES C	2822 LANTHORN DR	CORDOVA, TN	38016
STEPHENS CAMERON M & TAWNEE S	8898 LANTHORN CV	CORDOVA, TN	38016
FOXX JESSICA ANS DAVID NELSON (RS)	8902 LANTHORN CV	CORDOVA, TN	38016
HAYNES ELBERT & LINDA F	8906 LANTHORN CV	CORDOVA, TN	38016
BIRDWELL TROY T & TAMMY A	228 E GALLATIN ST	ADAIRVILLE, KY	42202
HAWKINS LATAVIA D	2833 LANTHORN DR	CORDOVA, TN	38016
ORCHOLSKI SANDRA AND JAMES E ORCHOLSKI	2837 LANTHORN DR	CORDOVA, TN	38016
MCCLAIN VAN & LENA G	2841 LANTHORN DR	CORDOVA, TN	38016
SPEARMAN DANESHA S & KELVIN R	2836 HAMPTON COURT RDN	CORDOVA, TN	38016
MALKIN ASHLEY	8805 FAIRWAY GARDENS DR	CORDOVA, TN	38016
HOLLIDAY PATTYE	8809 FAIRWAY GARDENS DR	CORDOVA, TN	38016
WADDELL JON J	8813 FAIRWAY GARDENS DR	CORDOVA, TN	38016
OLSON GRETCHEN AND ARTHUR OLSON	8817 FAIRWAY GARDENS DR	CORDOVA, TN	38016
DAVIS RICHARD E SR & MARY J	10085 MARKWOOD OAK DR	LAKELAND, TN	38002
RIBBON HOME SPV II LLC	1435 MOREHEAD ST	CHARLOTTE, NC	28208
STEWART BOBBY G & JO ANNE	8833 FAIRWAY GARDENS DR	CORDOVA, TN	38016
POWERS CAROLYN H	8837 FAIRWAY GARDENS DR	CORDOVA, TN	38016
CHILDERS CHERI L	8843 FAIRWAY GARDENS DR	CORDOVA, TN	38016
CLAY LAURA	8847 FAIRWAY GARDENS DR	CORDOVA, TN	38016
MORROW RUSSELL & EMMA E	8851 FAIRWAY GARDENS DR	CORDOVA, TN	38016
MONTESI RITA & ARTHUR BAERLIN	8857 FAIRWAY GARDENS	CORDOVA, TN	38016
FAIRWAY GARDENS OWNERS ASSOCIATION INC	8795 FAIRWAY GARDENS DR	CORDOVA, TN	38016
CSMA BLT LLC	1850 PARKWAY PL	MARIETTA, GA	30067
MATTHEWS CLARENCE N	8865 FAIRWAY GARDENS DR	CORDOVA, TN	38016
WATSON JEAN	8871 FAIRWAY GARDENS DR	CORDOVA, TN	38016
MACS CONVENIENCE STORES LLC	0 PO BOX 347	COLUMBUS, IN	47202
HWY 64 BP (DBA)	8941 HIGHWAY 64	ARLINGTON, TN	38002
WEST QUALITY FOOD SERVICES INC	0 PO BOX 2906	LAUREL, MS	39442
ADELL VIVIAN C	2823 HAMPTON COURT RDN	CORDOVA, TN	38016
CSMA BLT LLC	1850 PARKWAY PL	MARIETTA, GA	30067
WHEELER VANESSA D & MARCUS	2837 HAMPTON COURT RDN	CORDOVA, TN	38016
JACKSON ANDREA	2841 HAMPTON COURT RDN	CORDOVA, TN	38016
THREELS PROPERTIES INC	301 S PERIMETER PARK DR	NASHVILLE, TN	37211
UHS OF LAKESIDE INC	6200 UTSA BLVD	SAN ANTONIO, TX	78249
REGENCY HOMEBUILDERS LLC	3420 S HOUSTON LEVEE RD	GERMANTOWN, TN	38139
FIRST SOUTH BANK	1450 JOHN B WHITE SR BLVD	SPARTANBURG, SC	29306
THREELS PROPERTIES INC	301 S PERIMETER PARK DR	NASHVILLE, TN	37211
WOLFCHASE BARTLETT OWNER LLC	3520 PIEDMONT RDNE	ATLANTA, GA	30305
STAGE SIXTY FOUR LLC	2198 E CAMELBACK RD	PHOENIX, AZ	85016
LAKELAND GOLF CO	6345 TORRINGTON RD	NASHVILLE, TN	37202
SHELBY COUNTY	160 N MAIN ST	MEMPHIS, TN	38103
STONEBRIDGE COMMERCIAL OWNERS ASSOC INC	1010 JUNE RD	MEMPHIS, TN	38119
STONEBRIDGE COMMERCIAL OWNERS ASSOC INC	1010 JUNE RD	MEMPHIS, TN	38119
VALVOLINE LLC	0 P O BOX 55630	LEXINGTON, KY	40555
ZANELLA DANIEL & MELVA	3976 LOCH MEADE DR	ARLINGTON, TN	38002
HIGHWAY 64 CENTER LLC	1010 JUNE RD	MEMPHIS, TN	38119
HWY 64 PARTNERS L P (58.33%) AND	1010 JUNE RD	MEMPHIS, TN	38119
JACKLAND HOLDINGS LLC	3485 CEDAR CREEK LN	JONESBORO, AR	72404
LAKELAND 64 LLC	5100 POPLAR AVE	MEMPHIS, TN	38137
HWY 64 PARTNERS LP AND LAWRENCE	1010 JUNE RD	MEMPHIS, TN	38119
INDIGO TN LLC	4112 THREE DOVES CV	BARTLETT, TN	38133
CARSON CORRENA K	8984 BRECKENRIDGE CV	LAKELAND, TN	38002
DURHAM ALISON S	8980 BRECKENRIDGE CV	ARLINGTON, TN	38002
PISKULA RICHARD L & RENATE H	8976 BRECKENRIDGE CV	LAKELAND, TN	38002
TJETJEN AMELIA K AND DIANA L G VIEYRA	8981 BRECKENRIDGE CV	LAKELAND, TN	38002
FORT TOMMY J	8985 BRECKENRIDGE CV	LAKELAND, TN	38002
RUSHING JEFFREY W & VALERIE J	8993 BRECKENRIDGE CV	ARLINGTON, TN	38002

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PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN



SURVEY LEGAL DESCRIPTION

SITUATED IN THE CITY OF LAKELAND, COUNTY OF SHELBY AND STATE OF TENNESSEE AND KNOWN AS A PARCEL OF LAND CONVEYED TO HIGHWAY 64 PARTNERS, LTD BY DEED RECORDED IN INSTRUMENT FH 4377 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE AND FURTHER KNOWN AS LOT 2 OF THE FINAL PLAT BRUNSWICK 64 COMMERCIAL SUBD BY PLAT RECORDED IN PLAT BOOK 258, PAGE 16 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A CAPPED 5/8" IRON REBAR SET AT A SOUTHEASTERLY CORNER OF LAND CONVEYED TO LAKELAND 64, LLC BY DEED RECORDED IN INSTRUMENT 14013780 AND FURTHER KNOWN AS LOT 1 OF SAID BRUNSWICK 64 COMMERCIAL SUBD. SAID IRON LYING IN A NORTHERN RIGHT-OF-WAY U.S. HIGHWAY 64 (WIDTH VARIES);

THENCE ALONG AN EASTERLY LINE OF SAID LOT 1 NORTH 01°27'12" EAST A DISTANCE OF 739.68 FEET TO AN IRON REBAR FOUND AT A NORTHEASTERLY CORNER THEREOF SAID IRON LYING IN A SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 40 (WIDTH VARIES); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 60°35'04" EAST A DISTANCE OF 238.02 FEET TO AN IRON REBAR FOUND AT A NORTHWESTERLY CORNER OF LAND CONVEYED TO SHELBY BY DEED RECORDED IN INSTRUMENT L6 5076 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG A WESTERLY LINE OF LAND SO CONVEYED TO SHELBY COUNTY SOUTH 06°55'38" WEST A DISTANCE OF 127.22 FEET TO AN IRON REBAR FOUND AT A SOUTHWESTERLY CORNER THEREOF; THENCE ALONG A SOUTHERLY LINE OF LAND SO CONVEYED TO SHELBY COUNTY SOUTH 83°03'29" EAST A DISTANCE OF 100.22 FEET TO AN IRON REBAR FOUND AT A SOUTHEASTERLY CORNER THEREOF SAID IRON ALSO LYING IN A WESTERLY LINE OF LAND CONVEYED TO STONEBRIDGE GOLF, LLC BY DEED RECORDED IN INSTRUMENT 19015578 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG SAID WESTERLY LINE SOUTH 06°50'07" WEST A DISTANCE OF 261.75 FEET TO AN IRON REBAR FOUND AT A SOUTHWESTERLY CORNER THEREOF AND ALSO BEING A NORTHWESTERLY CORNER OF LAND CONVEYED TO JACKLAND HOLDINGS, LLC BY DEED RECORDED IN INSTRUMENT 21115474 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE AND FURTHER KNOWN AS BEING LOT 7 OF THE FINAL PLAT RESUBDIVISION OF LOT X STONEBRIDGE COMMERCIAL SUBDIVISION RECORDED BY PLAT IN PLAT BOOK 203, PAGE 58 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG A WESTERLY LINE OF SAID LOT 7 SOUTH 01°38'53" WEST, PASSING THROUGH A CHISEL MARK FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 AT 412.97 FEET, AND HAVING AND OVERALL LENGTH OF 455.87 FEET TO A CAPPED 5/8" IRON REBAR SET LYING IN SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 64; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 81°23'10" WEST A DISTANCE OF 60.13 FEET TO A CAPPED 5/8" IRON REBAR SET AT AND ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 88°09'28" WEST A DISTANCE OF 206.63 FEET TO THE PLACE OF BEGINNING CONTAINING 211,699 SQ. FT OR 4.86 ACRES (MORE OR LESS) OF LAND.

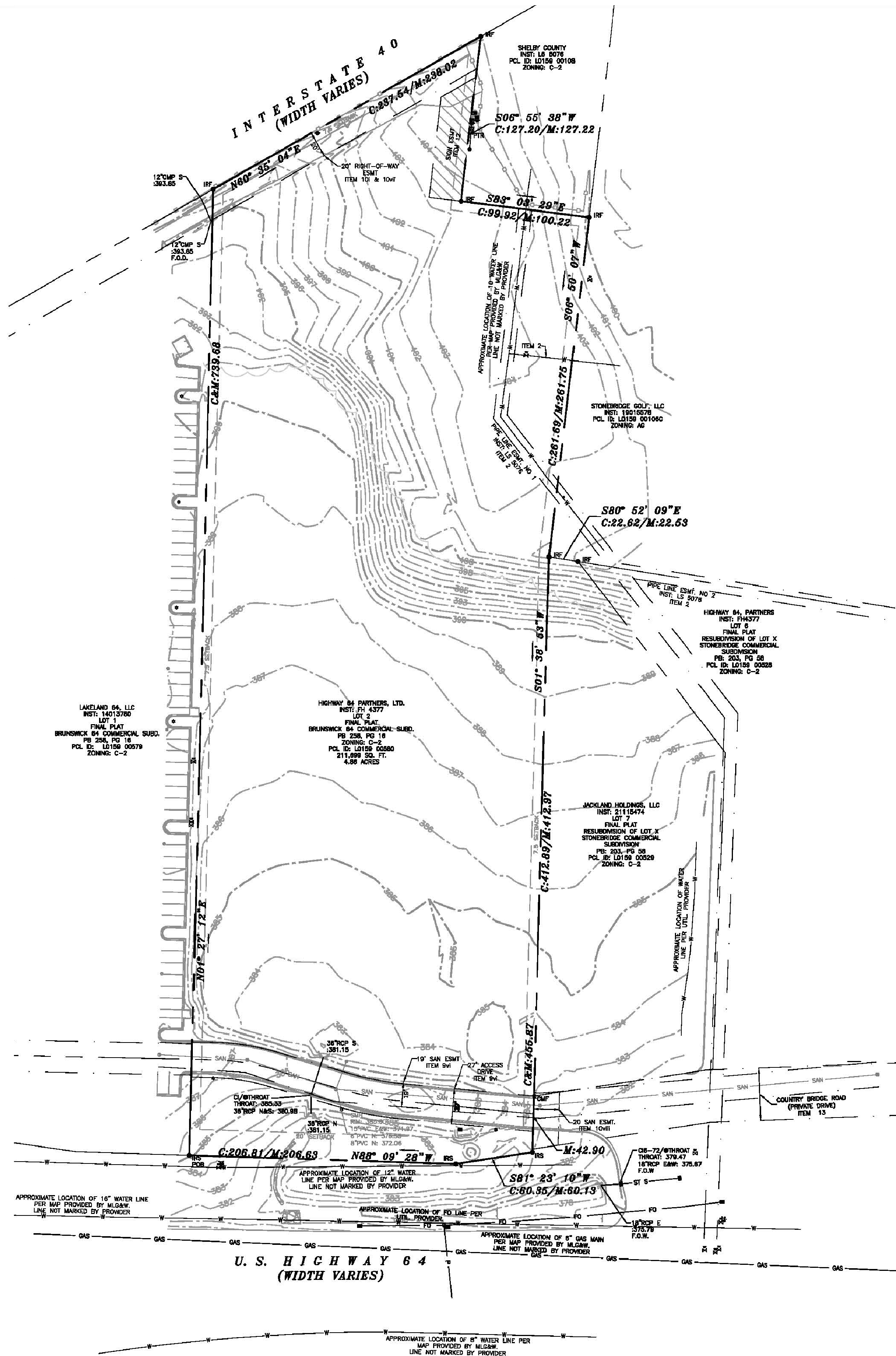
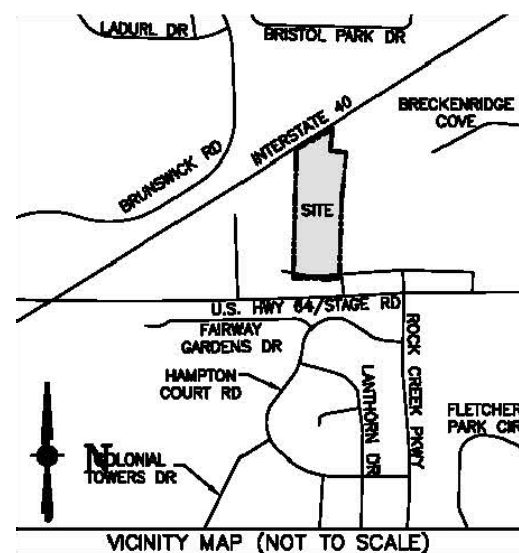
CERTIFICATION

TO: MAX ALLEY INVESTMENTS, LLC; HIGHWAY 64 PARTNERS, L.P. (58.33%); LAWRENCE LEWIS FAMILY LIMITED PARTNERSHIP (31.22%); AND MYRON LEWIS FAMILY LIMITED PARTNERSHIP (10.42%); CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established by ALTA and NSPS, and includes items 1 through 6, 7(c), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 15 through 20 of Table A thereof. The fieldwork was completed on September 16, 2021. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Tennessee, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

10/17/2021
Date

Brian L. Buchheit RLS #2250



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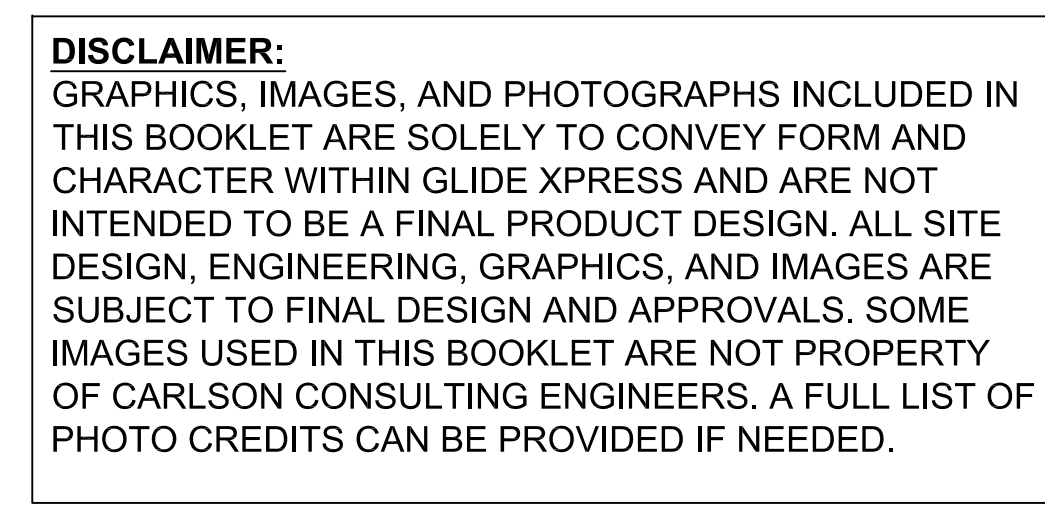
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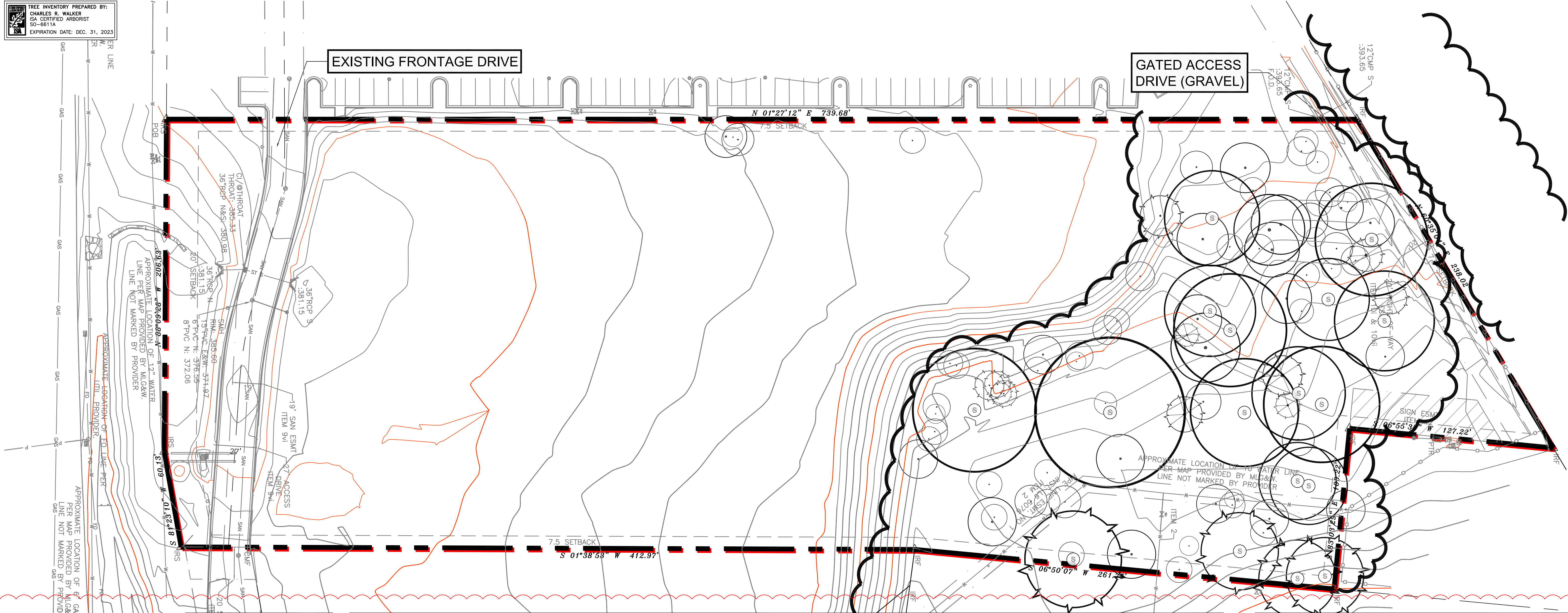
PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN





CURRENT ZONING: C2 GENERAL BUSINESS
TOTAL AREAS: 4.86 ACRES

TREE INVENTORY PREPARED BY:
CHARLES R. WALKER
SA CERTIFIED ARBORIST
SO-6611A
EXPIRATION DATE: DEC. 31, 2023



INVASIVE TREES OF TN
TREE-OF-HEAVEN
MIMOSA
PRINCESS TREE
CALLERY PEAR
CHINESE PARASOL TREE
CHINABERRY
CHINESE TALLOWTREE
CHINESE PRIVET

EXISTING TREE SUMMARY TABLE

TREE TYPES	QTY	AVG COND.	%	TREE TYPES	QTY	AVG COND.	%
BOIS DE ARC	2	39.3%	2.1%	OAK, BLACK	3	54.8%	3.1%
CEDAR, EASTERN RED	6	35.7%	6.2%	OAK, SOUTHERN RED	2	64.6%	2.1%
CHERRY, BLACK	2	19.8%	2.1%	OAK, WATER	1	81.5%	1.0%
ELM, CEDAR	2	49.7%	2.1%	OAK, WILLOW	10	65.4%	10.3%
ELM, SLIPPERY	3	54.5%	3.1%	PERSIMMON	1	23.7%	1.0%
ELM, WINGED	14	49.7%	14.4%	PINE, LOBLOLLY	9	46.4%	9.3%
HICKORY, MOCKERNUT	1	85.5%	1.0%	POPLAR, TULIP	10	50.8%	10.3%
LOCUST, BLACK	17	52.4%	17.5%	PRIVET, CHINESE	2	68.0%	2.1%
MAPLE, SILVER	1	63.4%	1.0%	SASSAFRAS	1	57.6%	1.0%
MIMOSA	2	37.9%	2.1%	SWEETGUM	2	80.0%	2.1%
MULBERRY, RED	5	43.7%	5.1%	TREE-OF-HEAVEN	1	40.8%	1.0%
TOTAL				TOTAL			
				97			
				53.0%			
				100%			

AREA OF MATURE CANOPY: 1.5 ACRES

TOTAL NUMBER OF TREES: > 6" DBH	97
TOTAL NUMBER OF SPECIES:	22
TOTAL CALIPER INCHES:	1,260
TOTAL INVASIVE SPECIES:	3 SPP./ 5 IND.
TOTAL INCLUDED TREES: (6" - 9.9")	33
TOTAL STANDARD TREES: (10" - 23.9")	47
TOTAL SPECIMEN TREES: (24" - 59.9")	17
TOTAL LANDMARK TREES: (60" & GREATER)	0
LARGEST TREE: WILLOW OAK	46.5" DBH

SPECIMEN TREES

TAG#	TYPE	DBH	STATUS
1718	WILLOW OAK	38.5"	TO REMAIN
1634	WILLOW OAK	46.5"	TO REMAIN
1638	WILLOW OAK	33.5"	TO REMAIN
1640	SOUTHERN RED OAK	29.0"	TO REMAIN
1621	WILLOW OAK	36.0"	TO REMAIN
1643	WILLOW OAK	28.3"	TO REMAIN
1644	WILLOW OAK	35.0"	TO REMAIN
1647	BLACK OAK	25.5"	TO REMAIN
1648	BLACK OAK	31.0"	TO REMAIN
1652	WILLOW OAK	35.0"	TO REMAIN
1661	WILLOW OAK	29.5"	TO REMAIN
1679	BLACK LOCUST	24.0"	TO REMAIN
1680	WINGED ELM	24.0"	TO REMAIN
1681	LOBLOLLY PINE	24.0"	TO REMAIN
1682	LOBLOLLY PINE	24.0"	TO REMAIN
1683	LOBLOLLY PINE	24.0"	TO REMAIN
1692	LOBLOLLY PINE	25.0"	TO REMAIN

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NOTE:
TREE INVENTORY PERFORMED APRIL 07-14, 2022. TREES WERE MOSTLY DEFOLIATED DURING INVENTORY AND WERE IDENTIFIED SOLELY BY BARK AND GROWTH HABIT. TREE SPECIES MANY VARY SLIGHTLY; HOWEVER, TREE FAMILIES ARE ACCURATE.
(i.e. BLACK OAK vs. CHERRYBARK OAK - BOTH RED OAK FAMILY)

NOTE:
TREE CONDITION IS AN OVERALL ASSESSMENT OF THE TREES CONDITION RELATIVE TO THE 'IDEAL' HEALTH, FORM, AND GROWING CONDITIONS. FACTORS EVALUATED INCLUDE: ROOT ZONE, BASE, TRUNK, MAJOR BRANCHING, MINOR BRANCHING, LEAF DENSITY, DECAY, LEAN, AND OVERALL FORM. EACH CATEGORY IS INDIVIDUALLY ASSESSED AND FACTORED AS PART OF THE OVERALL TOTAL SCORE FOR THE TREE'S CONDITION.
(100% IS PERFECT, 70% - 40% IS NORMAL, 0% IS DEAD.)

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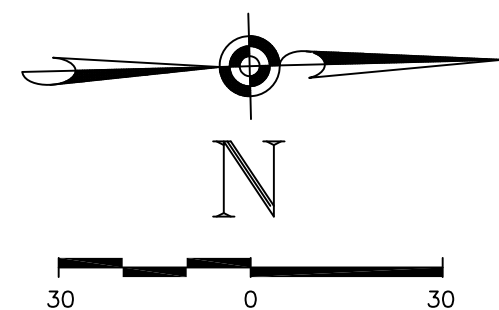
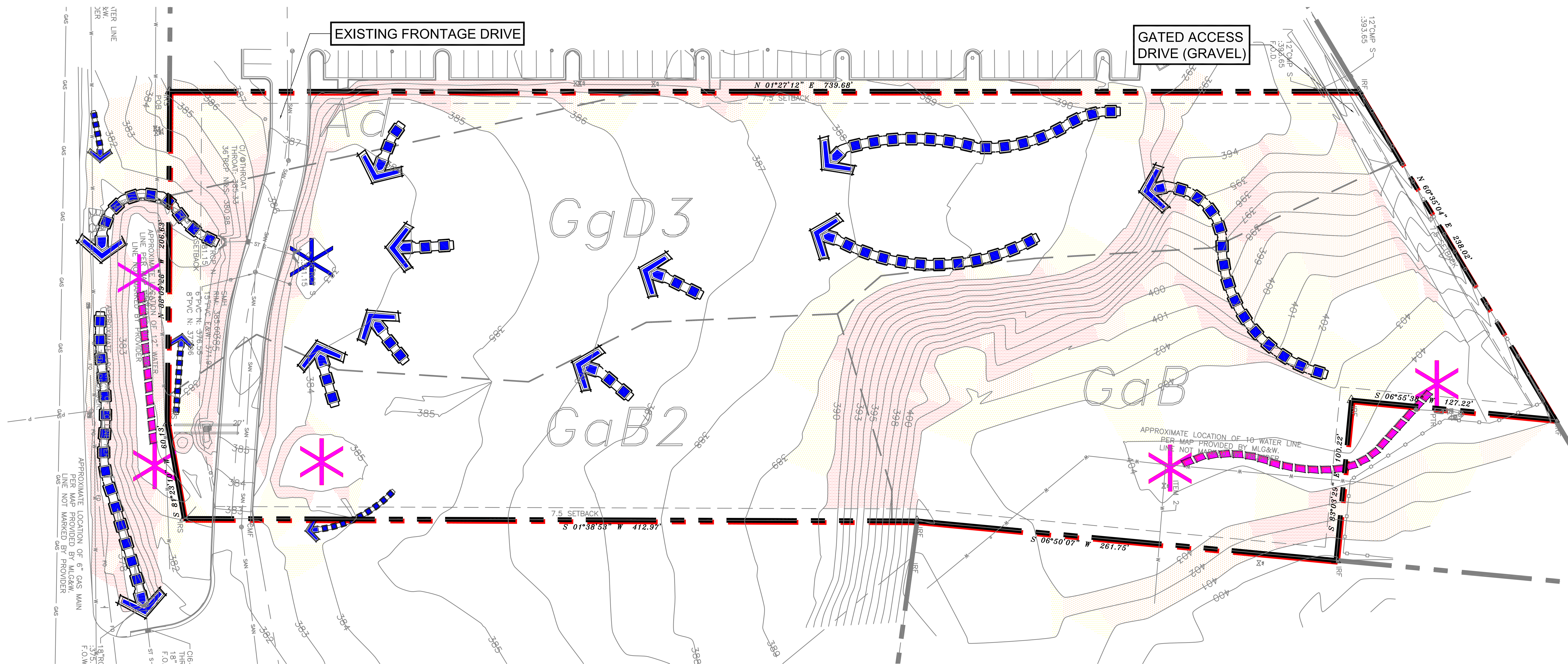
REVISED
MAY 10, 2022

PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN

MAX ALLEY
INVESTMENTS, LLC

pb2 architecture
+engineering

CARLSON CONSULTING ENGINEERS, INC.
7068 Ladestone Commons
Bartlett, TN 38135
Phone (901) 384-0404
Fax (901) 384-0710



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LEGEND: SOIL TYPES

<i>Ad</i>	ADLER SILT LOAM	0-2% SLOPES	(OCCASIONALLY FLOODED)
<i>GaB</i>	GRENADA SILT LOAM	2-5% SLOPES	
<i>GaB2</i>	GRENADA SILT LOAM	2-5% SLOPES	(ERODED)
<i>GgD3</i>	GRENADA COMPLEX	5-12% SLOPES	(SEVERELY ERODED)

LEGEND: SLOPE ANALYSIS

	HIGH POINT		0-5%
	RIDGE LINE		5-10%
	LOW POINT		10-15%
	DRAINAGE PATTERN		>15%

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PRELIMINARY PLANNED DEVELOPMENT
 LAKE LAND, TN



I. GENERAL STATEMENT

THE GLIDE XPRESS ON HIGHWAY 64, A 4.86 ACRE TRACT OF LAND LOCATED IN LAKELAND, TENNESSEE, IS A TWO-LOT VEHICULAR SERVICE BASED PLANNED DEVELOPMENT (CAR WASH). THE DEVELOPMENT PROVIDES RESIDENTIAL SUPPORT THROUGH THE CAR WASH SERVICES AND OPEN SPACE FOR RECREATIONAL USE. THE INTENT IS A PLANNED DEVELOPMENT THAT INCORPORATES THE CAR WASH WITH THE NATURAL FEATURES OF THE SITE TO DEVELOP A COHESIVE PROJECT DESIGN. THE LAYOUT PROVIDES JOINT ENTRANCES TO THE WALKING TRAIL AND CAR WASH.

THE PRELIMINARY DEVELOPMENT PLAN SERVES AS THE CULMINATION OF THE ANALYSIS OF THE EXISTING SITE CONDITIONS, LAND-USE INTEGRATION, AND VEHICULAR/PEDESTRIAN CIRCULATION FOR DEVELOPMENT OF THE SITE. THE LAYOUT OF THE FINAL DESIGN TAKES INTO ACCOUNT THE EXISTING DRIVES AND INTERNAL CIRCULATION, THE EXISTING TOPOGRAPHY AND NATURAL RESOURCES, UTILITIES, STORM DRAINAGE, DETENTION, AND MARKET CONDITIONS ALONG WITH OTHER SITE CONSIDERATIONS. THE PRELIMINARY PLANNED DEVELOPMENT SHALL SERVE AS A GRAPHIC ILLUSTRATION OF THE CONCEPTUAL VISION FOR THE DEVELOPMENT, WHICH IS TO BE FULLY CONSTRUCTED IN A SINGLE PHASE.

THE PURPOSE OF THIS GENERAL STATEMENT IS TO SET FORTH THE CONCEPTUAL VISION OF **THE GLIDE XPRESS ON HIGHWAY 64** AS DEPICTED IN THE PRELIMINARY PLANNED DEVELOPMENT. THE ACTUAL PERMITTED USES, DIMENSIONAL REGULATIONS, ACCESS AND CIRCULATION AND DESIGN CRITERIA FOR THE PROJECT SHALL AT ALL TIMES BE GOVERNED BY THE PRELIMINARY DEVELOPMENT PLAN AND ANY CONDITIONS OF APPROVAL, ALONG WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

II. USES PERMITTED

- A. LOT 1 COMMERCIAL-GENERAL BUSINESS INCLUDING BUT NOT LIMITED TO A VEHICULAR SERVICE CENTER.
- B. LOT 2 PASSIVE OPEN SPACE FOR PUBLIC RECREATION.

III. BULK REGULATIONS

DEVELOPMENT OF THE SITE WILL BE GUIDED BY THE PRELIMINARY DEVELOPMENT PLAN AND THE AREA USE DESCRIPTIONS PROVIDED ABOVE. DEVELOPMENT MUST BE IN COMPLIANCE WITH THE PROVISIONS FOR DIMENSIONAL REGULATIONS AND ACCESS AND CIRCULATION CONDITIONS PROVIDED BELOW.

- A. DESIGN STANDARDS FOR ALL STRUCTURES
 1. AREA SHALL FOLLOW THE ARCHITECTURAL GUIDELINES WITHIN THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKELAND, TENNESSEE, FOR THE REFERENCED DISTRICT EXCEPT WHERE INDICATED OTHERWISE IN THE PRELIMINARY DEVELOPMENT PLAN.
 2. ANY SPECIFIC CONDITIONS OR EXCEPTIONS SET FORTH WITHIN THIS DEVELOPMENT AS A CONDITION OF DOCUMENT APPROVAL. INCLUDING BUT NOT LIMITED TO:
 - CANOPY STRUCTURES - COLORS, MATERIALS
 - VEHICULAR ROLL-UP DOORS
 - 25' HEIGHT OF FREESTANDING SITE LIGHTING POLES.

- B. MINIMUM SETBACKS
 1. AREA SHALL FOLLOW THE ZONING GUIDELINES WITHIN THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKELAND, TENNESSEE, FOR THE C2 REGIONAL COMMERCIAL DISTRICT.
- C. MINIMUM LOT WIDTH PER AREA
 1. LOT 1 - 100'
 2. LOT 2 - 100'
- D. MINIMUM LOT SIZE PER AREA
 1. LOT 1 - 1.0-ACRES
 2. LOT 2 - 1.0-ACRES
- E. MAXIMUM BUILDING HEIGHTS AND MAXIMUM BUILDING COVERAGE SHALL BE AS REGULATED BY THE CITY OF LAKELAND, LAND DEVELOPMENT REGULATIONS.

IV. ROADWAYS, ACCESS, AND PARKING

- A. THE PROJECT SITE FRONTS ON U.S. HIGHWAY 64 WHICH IS A 7-LANE LIMITED ACCESS ROADWAY. ALL SITE ACCESS IS TO BE PROVIDED BY AN EXISTING PRIVATE FRONTAGE DRIVE THAT CURRENTLY CROSSES THE SOUTHERN END OF THE PROPERTY. ALL INTERNAL VEHICULAR CIRCULATION IS THROUGH PRIVATE DRIVE AISLES.
- B. THE PROJECT SITE IS LIMITED TO TWO (2) POINTS OF VEHICULAR ACCESS OFF OF THE PRIVATE FRONTAGE DRIVE.
 - THE FIRST (EASTERN) ENTRY IS TO BE A ONE-WAY ACCESS INTO THE WASH TUNNEL FOR THE CAR WASH
 - THE SECOND (WESTERN) IS TO BE A TWO-WAY PUBLIC ACCESS FOR THE PUBLIC VACUUM STATIONS, THE OPEN SPACE LOCATED ON LOT 2, AND SERVE AS AN EXIT FROM THE WASH TUNNEL.
 - ALL BUSINESS PARKING AND PUBLIC PARKING FOR THE OPEN SPACE ON LOT 2 IS LOCATED ON LOT 1. PARKING CAPACITY REQUIREMENTS SHALL COMPLY WITH THE GUIDELINES WITHIN THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKELAND, TENNESSEE, FOR THE C2 REGIONAL COMMERCIAL DISTRICT.
 - THE OPEN SPACE ON LOT 2 PROVIDES A 10' WIDE, HARD SURFACED (ASPHALT/CONCRETE) WALKING/NATURE TRAIL THROUGH THE EXISTING FOREST CANOPY THAT EXISTS UPON THE SITE. THE TRAIL IS TO BE OPEN TO THE PUBLIC FROM DAWN TO DUSK, AND PARKING IS PROVIDED AS SHOWN ON LOT 1.

V. LANDSCAPING, SCREENING, AND OPEN SPACE

- A. THE **FRONTAGE BUFFER**, TYPICALLY APPLIED TO PUBLIC STREETS, SHALL BE APPLIED TO THE EXISTING PRIVATE FRONTAGE DRIVE. THE TYPE AND QUANTITY OF STREET TREES SHALL CONFORM TO THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKELAND, TENNESSEE, EXCEPT AS NECESSARY TO AVOID CONFLICTS WITH EXISTING UTILITIES, INFRASTRUCTURES, OR EXISTING SITE FEATURES.
- B. THE **SIDE AND REAR BUFFERS** SHALL COMPLY WITH THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKELAND, TENNESSEE.

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PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN



V. LANDSCAPING, SCREENING, AND OPEN SPACE (CONT.)

- C. THE OPEN SPACE FOR THE PLANNED DEVELOPMENT, LOT 2, MOST CLOSELY COMPLIES WITH A "GREEN" AS DESCRIBED WITHIN THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKE LAND, TENNESSEE, WITH THE EXCEPTION OF THE FOLLOWING:
 - MINIMUM % OF VEHICULAR R.O.W. REQUIRED - 50%
 - NORTHERN BOUNDARY OF OPEN SPACE FRONTS ON U.S. INTERSTATE 40, NO PUBLIC ACCESS.
 - VEHICULAR ACCESS TO OPEN SPACE PROVIDED THROUGH LOT 1 FROM PRIVATE DRIVE.

VI. SIGNAGE

- A. ALL SIGNAGE WILL BE IN COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKE LAND, TENNESSEE.

VII. DRAINAGE FACILITIES & SERVICES

- A. THE STORMWATER DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED TO THE DESIGN STANDARDS REQUIRED BY THE CITY OF LAKE LAND.
- B. A STORM WATER POLLUTION PREVENTION PLAN WILL BE FILED WITH THE STATE OF AUTHORITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- C. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, THIS PROPERTY DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD AREAS AS IDENTIFIED IN **FIRM Panels: 47157C0310G**, DATED FEBRUARY 5, 2013.
- D. GRADING AND STORM DRAINAGE PLANS SHALL BE ESTABLISHED PER THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKE LAND, TENNESSEE. ALL PUBLIC STORMWATER DRAINAGE SHALL REQUIRE A PUBLIC EASEMENT.

VIII. SANITARY SEWER & SERVICES

- A. A MASTER SANITARY SEWER CONCEPT PLAN SHALL BE SUBMITTED AT THE TIME A PRELIMINARY PLAN IS SUBMITTED FOR REVIEW AND APPROVAL.
- B. THE CITY OF MEMPHIS WILL PROVIDE SANITARY SEWER SERVICE.
- C. SANITARY SEWER IMPROVEMENTS SHALL BE PROVIDED UNDER CONTRACT IN ACCORDANCE WITH THE CITY OF MEMPHIS, THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKE LAND, TENNESSEE, AND THE STATE OF TENNESSEE REGULATIONS.
- D. SIZES OF SANITARY SEWER LINES SHALL BE DETERMINED AT THE TIME A FINAL PLAN IS SUBMITTED TO THE CITY ENGINEER.
- E. SANITARY SEWER PLANS SHALL BE SUBMITTED TO THE TENNESSEE DEPARTMENT OF

ENVIRONMENTAL CONSERVATION (TDEC) FOR WRITTEN APPROVAL.

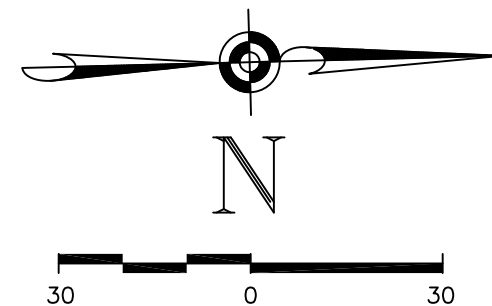
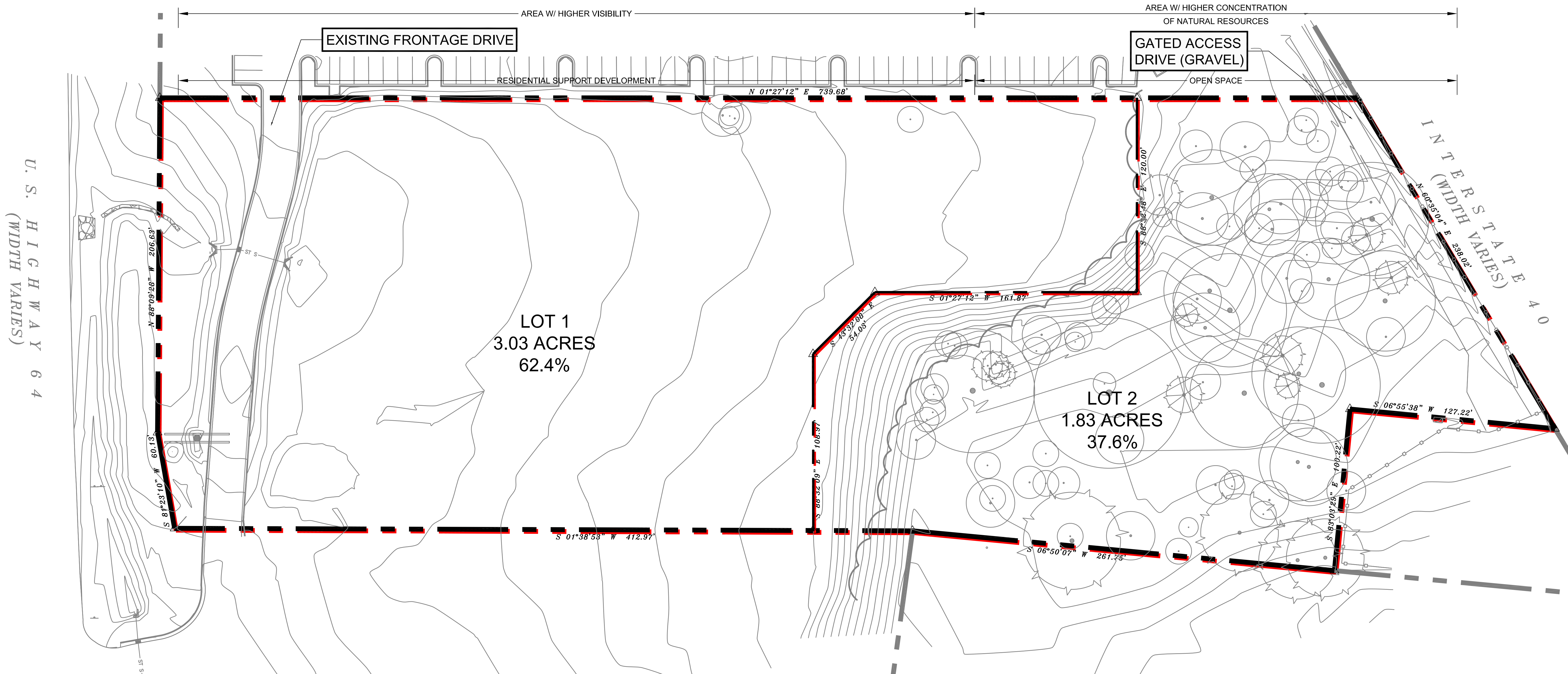
- F. ALL SANITARY SEWER LOCATED IN A PRIVATE DRIVE OR OTHERWISE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE WITHIN A PUBLIC EASEMENT.

IX. WATER SERVICE / UTILITIES

- A. PUBLIC WATER IMPROVEMENTS SHALL BE PROVIDED BY THE DEVELOPER UNDER CONTRACT IN ACCORDANCE WITH THE CITY OF LAKE LAND LAND DEVELOPMENT REGULATIONS AND THE STATE OF TENNESSEE REGULATIONS.
- B. ALL UTILITIES AND SERVICES TO BE INSTALLED UNDERGROUND
- C. ALL WATER SERVICES LOCATED IN A PRIVATE DRIVE OR OTHERWISE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE WITHIN A PUBLIC EASEMENT.

X. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

- A. THE DEVELOPER WILL FORM A GLIDE XPRESS ON HIGHWAY 64 - PROPERTY OWNERS' ASSOCIATION AND ADOPT A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, HEREINAFTER "COVENANTS", TO PROVIDE FOR HARMONY, CONTINUITY, AND MAINTENANCE FOR THE PLANNED DEVELOPMENT, AND REMAIN IN COMPLIANCE WITH THE STANDARDS SET FORTH BY THE COMMUNITY. THE COVENANTS SHALL BE APPLICABLE TO ALL PROPERTIES WITHIN THE PLANNED DEVELOPMENT. AS A PART OF THE ABOVE, THE DEVELOPER WILL ESTABLISH AN ARCHITECTURAL REVIEW COMMITTEE, HEREINAFTER "ARC", TO ENSURE THAT IMPROVEMENTS ARE CONSISTENT WITH AND CONFORM TO THE QUALITY ESTABLISHED BY THE LAND DEVELOPMENT REGULATIONS, CITY OF LAKE LAND, TENNESSEE. THIS COMMITTEE, OR THEIR DESIGNATED ARCHITECT, WILL REVIEW ALL PROPOSED STRUCTURES, SITE PLANS, BUILDING ELEVATIONS, LANDSCAPE PLANS, AND CONSTRUCTION MATERIALS. THE ARC SHALL ADHERE TO THE GUIDELINES AS SET FORTH BY THE PLANNED DEVELOPMENT'S CONDITIONS OF APPROVAL, THE COVENANTS, AND THE DEVELOPER. GLIDE XPRESS ON HIGHWAY 64 - PROPERTY OWNERS' ASSOCIATION WILL OWN ALL COMMON OPEN SPACES AND ENSURE THAT ALL FEATURES AND AMENITIES OF THE DEVELOPMENT THAT ARE CONSIDERED COMMON ASSETS ARE CONTINUOUSLY MAINTAINED AND REPAIRED AS NEEDED IN A QUALITY MANNER.



PROJECT SITE

- 4.86 ACRES
- ZONING: C2 GENERAL BUSINESS
- • % SITE WITH FOREST CANOPY 31.1%
(1.5 ACRES)

PRELIMINARY DEVELOPMENT

- LOT1: 3.03 ACRES VEHICULAR SERVICES 62.4%
- LOT 2: 1.83 ACRES PUBLIC OPEN SPACE 37.6%
- • % SITE WITH FOREST CANOPY 31.1%
(1.5 ACRES)

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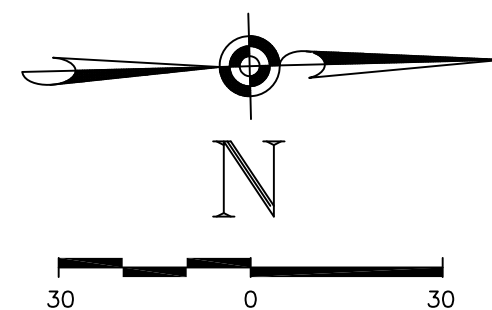
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PRELIMINARY PLANNED DEVELOPMENT
 LAKELAND, TN





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PHASING

THE 2-LOT DEVELOPMENT IS TO BE CONSTRUCTED IN 1 PHASE

SUBJECT PROPERTY

4.86 ACRES
 ZONED: C2 GENERAL BUSINESS

SCREENS / BUFFERS

- COMPATABLE LAND USE ON ALL SIDES OF DEVELOPMENT
- ROAD FRONTAGE BUFFERING PROVIDED IN COMPLIANCE WITH DESIGN GUIDELINES

CIRCULATION

LOT 1: ENTRY ONE  IS A ONE-WAY ENTRANCE INTO THE CAR WASH FACILITY.

LOT 2: ENTRY TWO  IS A TWO-WAY PUBLIC ACCESS TO CAR WASH VACUUM STATIONS AND TO PUBLIC PARKING FOR OPEN SPACE.

PUBLIC OPEN SPACE

- LOT 2 - 1.83 ACRES
- 1.5 ACRES OF MATURE FOREST CANOPY
- ~1/3 MILE OF 10' WIDE WALKING/NATURE TRAIL (ASPH/CONC) WITH TRAIL HEAD
- INCLUDED IN TRAIL HEAD:
 - CONCRETE LANDING
 - 18" HT SEAT WALL WITH STONE VENEER TO MATCH BUILDING
 - METAL BENCH AND TRASH RECEPTACLES
 - BEGINNING SLOPE OF 10' WIDE WALKING TRAIL

OPEN SPACE (DEVIATION)

- THE 1.83 AC OF OPEN SPACE PROVIDED IN LOT 2 MOST CLOSELY COMPLIES WITH THE CITY OF LAKELAND, LAND DEVELOPMENT REGULATIONS, A "GREEN". WHEN THIS NEIGHBORHOOD OPEN SPACE IS LESS THAN 2.0 ACRES, IT REQUIRES VEHICULAR RIGHT-OF-WAY FRONTAGE ALONG A MIN OF 50% OF ITS PERIMETER. PUBLIC ACCESS IS PROVIDED THROUGH LOT 1.

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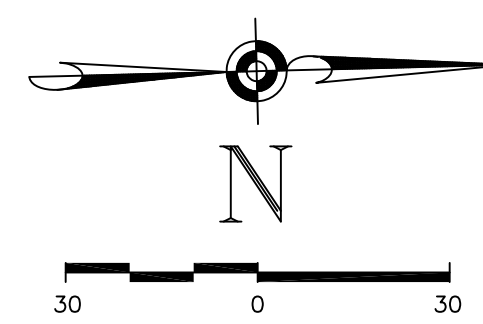
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PRELIMINARY PLANNED DEVELOPMENT
 LAKELAND, TN





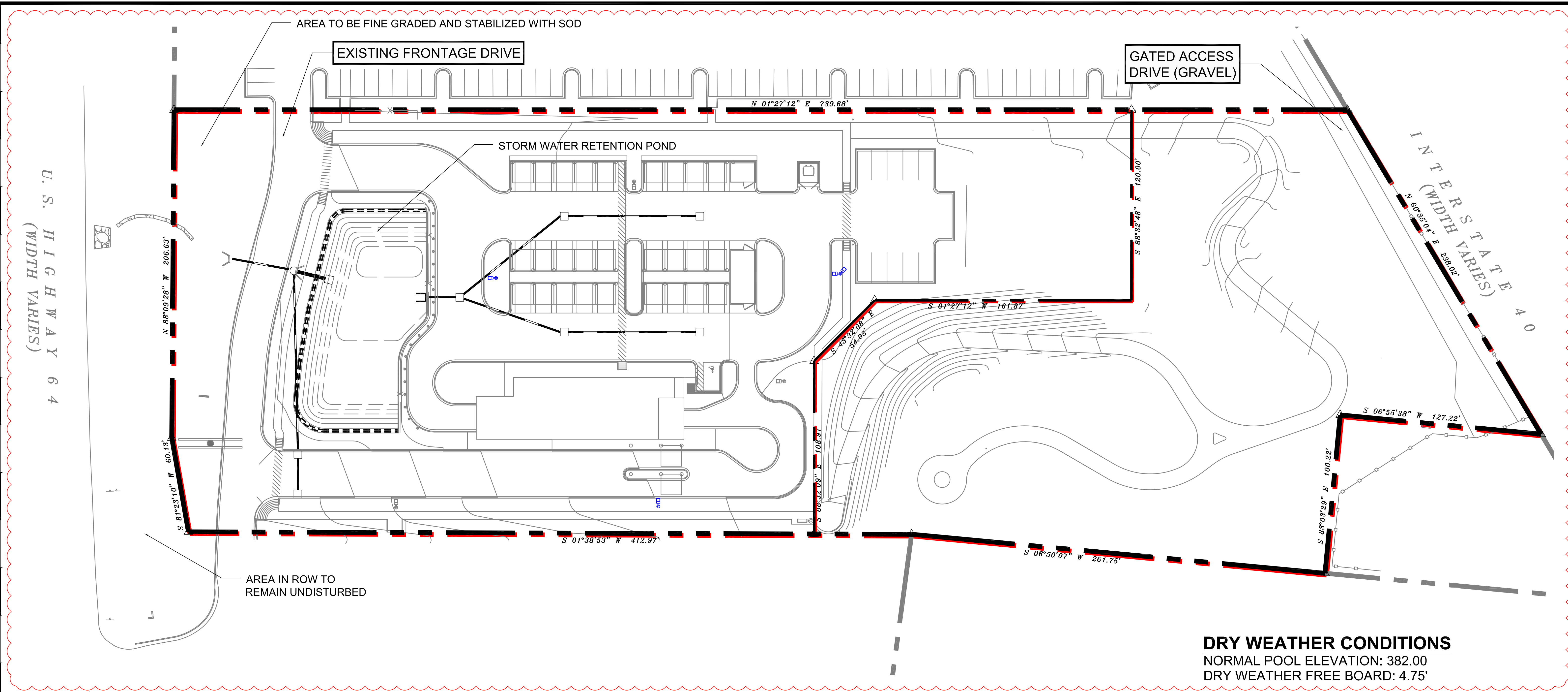
- NO STREAMS EXIST WITHIN THIS PARCEL
- DOES NOT APPLY

AREAS WITH SLOPES
10 - 15%

AREAS WITH SLOPES
>15%

- ALL SITE DRAINAGE FLOWS SOUTH VIA SURFACE SHEET FLOW.
- IS INTERCEPTED BY THE EXISTING FRONTAGE DRIVE. AND IS PIPED UNDER DRIVE TO THE US HWY 64 DRAINAGE SYSTEM.

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DRY WEATHER CONDITIONS
 NORMAL POOL ELEVATION: 382.00
 DRY WEATHER FREE BOARD: 4.75'

TR-55
Type-II SCS Rainfall Distribution
 12 Year 24-hr Rainfall Depth = 4.01"
 10 Year 24-hr Rainfall Depth = 5.58"
 25 Year 24-hr Rainfall Depth = 6.52"
 100 Year 24-hr Rainfall Depth = 8.02"

EXISTING IMPERVIOUS
 AREA: 0 ACRES

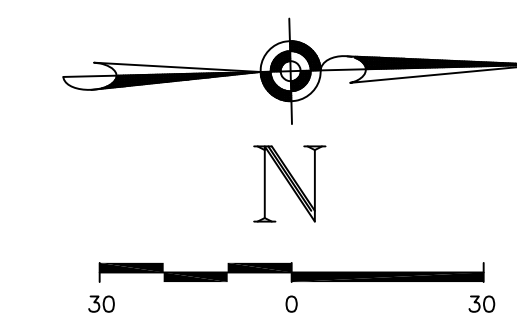
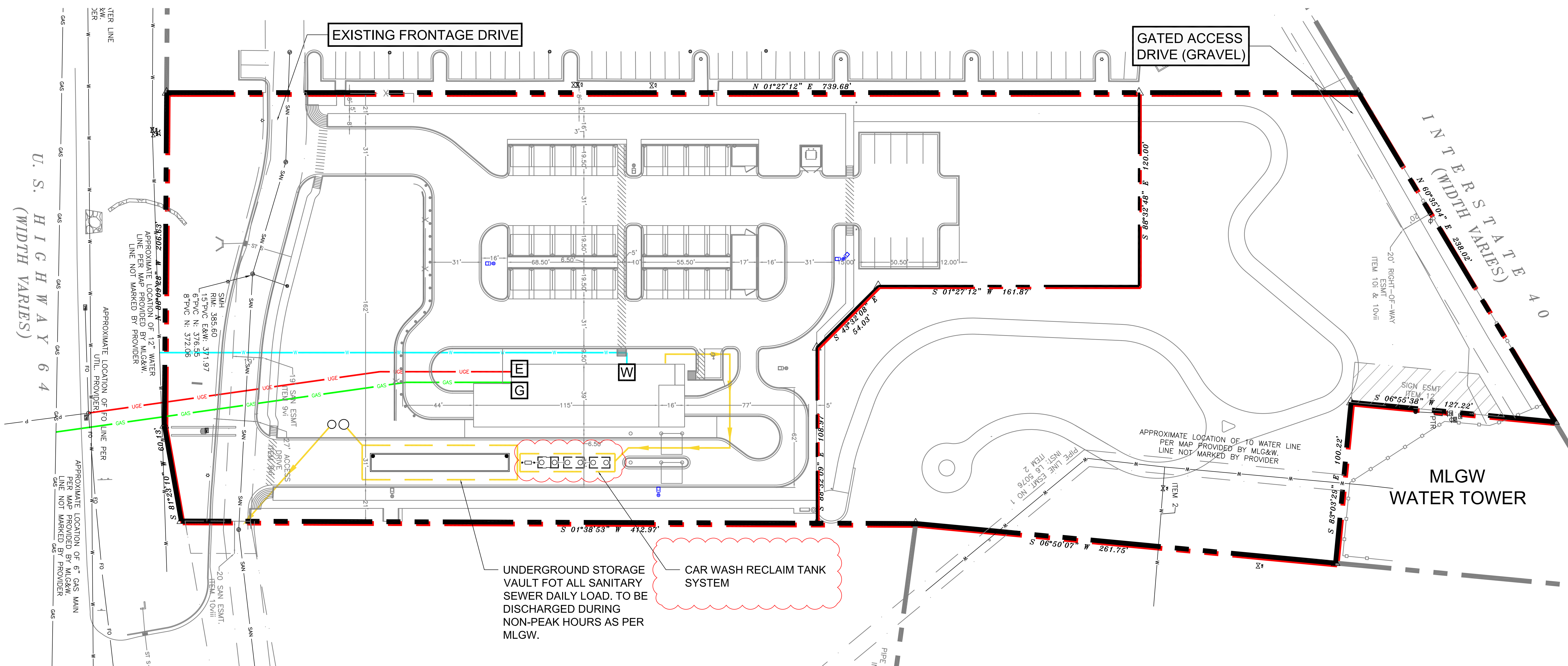
PROPOSED IMPERVIOUS
 AREA: 1.43 ACRES

STORM EVENT (YR)	PRE-DEVELOPED	POST-DEVELOPED POND (DETAINED)		
	PRE-DEVELOPED DISCHARGE	POND DISCHARGE	WSEL	FREEBOARD (FT)
2	6.25 CFS @ 12.15 HRS	5.98 CFS @ 12.10 HRS	383.86	2.89
10	11.30 CFS @ 12.15 HRS	7.86 CFS @ 12.10 HRS	384.78	1.97
25	14.49 CFS @ 12.15 HRS	10.19 CFS @ 12.10 HRS	385.32	1.43
100	19.73 CFS @ 12.15 HRS	24.29 CFS @ 12.05 HRS	385.74	1.01

NOTE: FINAL DRAINAGE CALCULATIONS MAY VARY AS DESIGN DEVELOPMENT PROCEEDS

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UTILITY LEGEND

EXISTING

- W — - WATER
- SAN — - SEWER
- GAS — - GAS
- P — - ELECTRIC
- FO — - FIBER OPTIC

PROPOSED

- W — - WATER
- SAN — - SEWER
- GAS — - GAS
- UGE — - ELECTRIC
- W - WATER ENTRY
- G - GAS ENTRY
- E - ELECTRIC ENTRY

NOTE:

DEVELOPMENT IS LOCATED IN THE FLETCHER CREEK DRAINAGE BASIN AND REQUIRES 100% CAPTURE OF DAILY SEWER LOAD - TO BE RELEASED DURING NON-PEAK HOURS. COORDINATION FOR SANITARY SEWER CAPACITY IS ONGOING.

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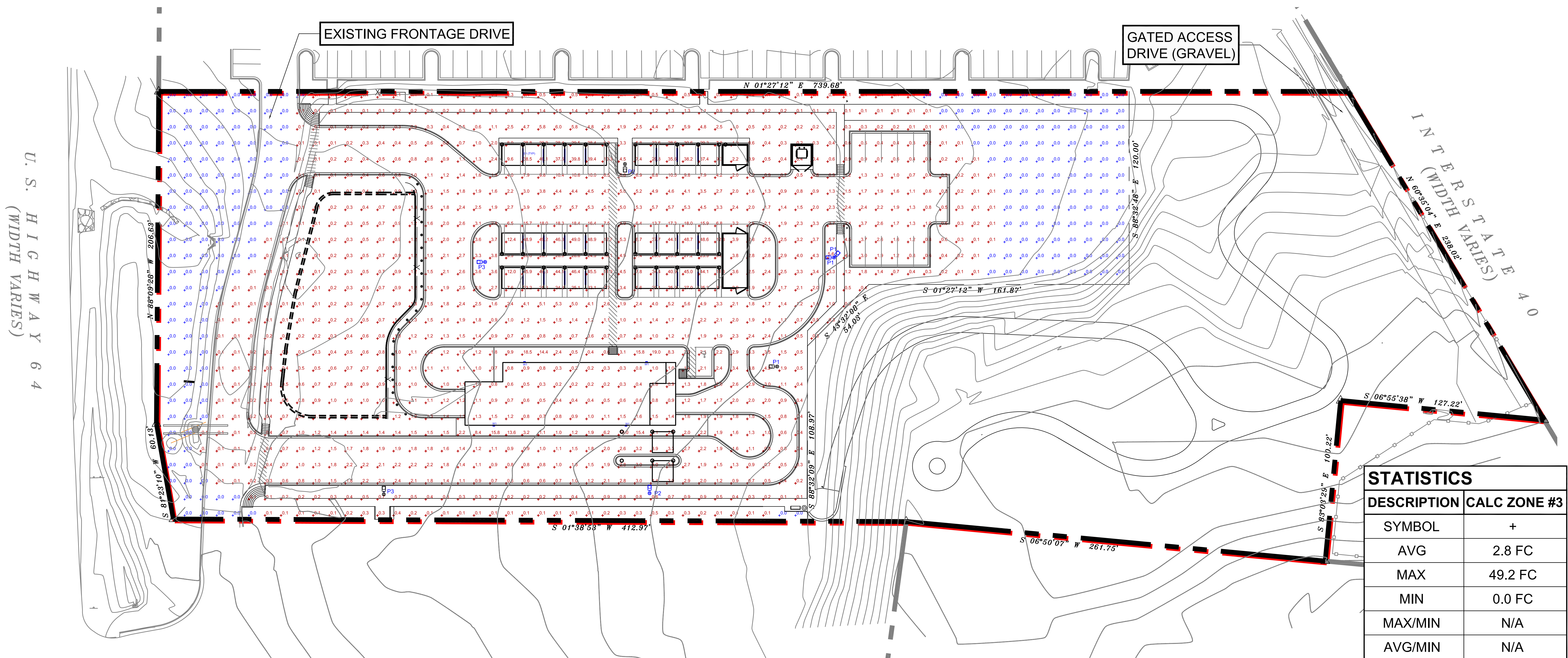
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PRELIMINARY PLANNED DEVELOPMENT
 LAKE LAND, TN

MAX ALLEY
 INVESTMENTS, LLC

pb2 architecture
 +engineering

CARLSON CONSULTING ENGINEERS, INC.
 7065 Ladestone Commons
 Bartlett, TN 38135
 Phone (901) 384-0404
 Fax (901) 384-0710

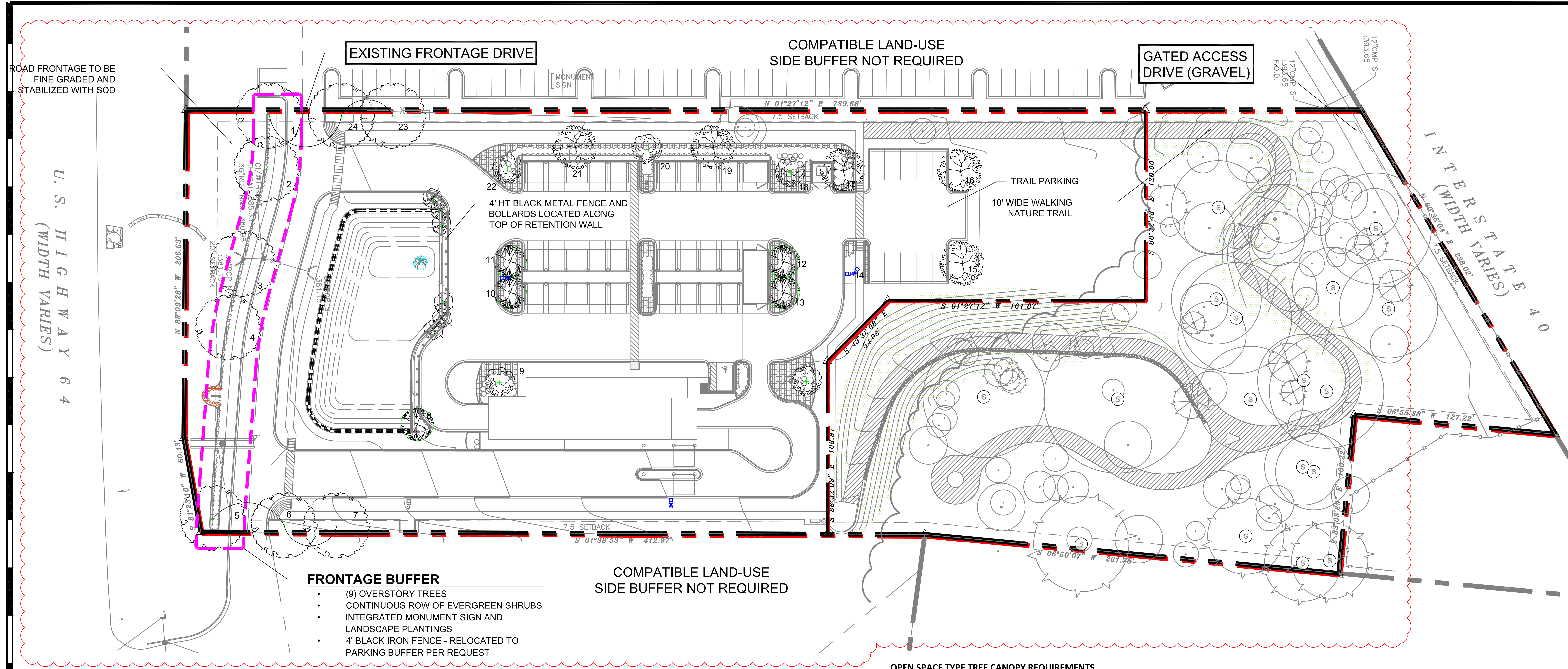


NOTE:
THE AVERAGE ILLUMINATION LEVEL FOR THE PARKING LOT IS 2.8 FOOTCANDLES.

NOTE:
THE HEIGHT OF EACH LIGHTPOLE IS 25'-0"

FIXTURE SCHEDULE									
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	W1	4	HUBBELL OUTDOOR	TRP2-24L-30-4K7-1	GEOPAK SIZE 2	1	4065	1	27.9
	P2	2	BEACON PRODUCTS	VP-L-64L-135-4K7-3-HSS-90-FB	LARGE VIPER WITH NEW TYPE III OPTICS AND 90° HOUSE-SHIELD	1	15380	1	145.06
	P3	2	BEACON PRODUCTS	VP-L-64L-135-4K7-4W	LARGE VIPER WITH NEW TYPE IV-W LENS	1	15576	1	135
	P1	3	BEACON PRODUCTS	VP-L-64L-135-4K7-3-HSS-270-FB	LARGE VIPER WITH 270° HOUSE-SHIELD	1	10439	1	145.06
	S1	21	COOPER LIGHTING SOLUTIONS - METALUZ (FORMERLY EATON)	8VT2-LD5-12-FR50-UNV-L850-CD2-WL-U	METALUX VT2 LED LUMINAIRE FROSTED LENS/15% DR HIGH IMPACT ADDITIVE STANDARD DISTRIBUTION 8FT FIXTURE	224	58	1	101.2

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FRONTAGE BUFFER

- (9) OVERSTORY TREES
- CONTINUOUS ROW OF EVERGREEN SHRUBS
- INTEGRATED MONUMENT SIGN AND LANDSCAPE PLANTINGS
- 4' BLACK IRON FENCE - RELOCATED TO PARKING BUFFER PER REQUEST

NON-RESIDENTIAL, ATTACHED HOUSE, AND MULTIFAMILY (EXCEPT MANUFACTURING), TREE CANOPY AND LANDSCAPE REQUIREMENTS.

1. INTENT. TO ESTABLISH MINIMUM LANDSCAPE REQUIREMENTS FOR COMMERCIAL, MIXED USE, ATTACHED HOUSE, AND MULTIPLE FAMILY BUILDINGS, IN ADDITION TO ANY REQUIRED LANDSCAPE BUFFERS AND SCREENS, TO AESTHETICALLY IMPROVE THEIR APPEARANCE, AND TO ENSURE THAT THE YARDS ARE PLANTED APPROPRIATELY.
2. APPLICABILITY. THESE STANDARDS APPLY TO ALL PROPERTIES IN THE NC1, C1, C2, NO, O, P, R6, AND R7 DISTRICTS.
3. TREE CANOPY COVERAGE REQUIREMENTS. ONE (1) LARGE OR MEDIUM OVERSTORY TREE IS REQUIRED FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF LANDSCAPE AREA. REFER TO III.5.F(3) FOR GENERAL REQUIREMENTS.
 - 3.a. EXISTING TREE CANOPY MAY BE UTILIZED TO MEET THIS REQUIREMENT. REFER TO III.5.F(4)(B) FOR DETAILS.
4. LANDSCAPE AREAS REQUIREMENTS. A MINIMUM OF FORTY (40) PERCENT OF THE FRONT AND CORNER SIDE YARDS NOT ALREADY DESIGNATED AS A FRONTAGE OR SIDE AND REAR BUFFER (REFER TO III.5.J-K) SHALL BE EITHER ORNAMENTAL PLANTING BEDS (REFER TO III.5.B(7)(B)) OR NATURAL LANDSCAPE AREAS (REFER TO III.5.E).

TREE CANOPY CALCULATIONS

TOTAL LANDSCAPE AREA: 49,230 S.F.
 1 OVERSTORY TREE/2,000 S.F. = 49,230 S.F./2,000 S.F. = 24.6 OR 25 TREES
 24 TREES PROVIDED

OPEN SPACE TYPE TREE CANOPY REQUIREMENTS.

1. INTENT. TO DETAIL MINIMUM LANDSCAPE REQUIREMENTS FOR OPEN SPACE TYPES, REFER TO III.4, TO ENSURE THAT THE OPEN SPACE TYPES ARE PLANTED APPROPRIATELY.
2. APPLICABILITY. THESE STANDARDS APPLY TO ALL OPEN SPACE TYPES IN THE O1-O4 ZONING DISTRICTS.
3. TREE CANOPY COVERAGE REQUIREMENTS. THE FOLLOWING ARE THE MINIMUM TREE CANOPY COVERAGE REQUIREMENTS PER OPEN SPACE TYPE (REFER TO III.4). REFER TO III.5.G(3) FOR GENERAL REQUIREMENTS.
 - 3.A. REQUIREMENTS PER OPEN SPACE TYPE. REFER TO TABLE 5.B-2 ESTIMATED TREE SIZE AT MATURITY AND RECOMMENDED VOLUMES AND SURFACE AREAS.
 - 3.A.1. THE CLOSE HAS A REQUIRED MINIMUM TREE CANOPY COVERAGE OF SEVENTY (70) PERCENT, CONSISTING OF A MIX OF SMALL, MEDIUM, AND LARGE TREES.
 - 3.A.2. THE PLAZA HAS A REQUIRED MINIMUM TREE CANOPY COVERAGE OF THIRTY (30) PERCENT, CONSISTING OF A MIX OF SMALL, MEDIUM, AND LARGE TREES.
 - 3.A.3. ALL OTHER OPEN SPACE TYPES HAVE A REQUIRED MINIMUM TREE CANOPY COVERAGE AT MATURITY OF FIFTY (50) PERCENT, CONSISTING OF A MIX OF SMALL, MEDIUM, AND LARGE TREES.
 - 3.B. EXISTING TREE CANOPY MAY BE UTILIZED TO MEET THIS REQUIREMENT. REFER TO III.5.F(4)(B) FOR DETAILS.
4. PARKING LOTS. ALL PARKING LOTS WITHIN AN OPEN SPACE TYPE ARE REQUIRED TO PROVIDE THE FRONTAGE BUFFER (REFER TO III.5.J) ALONG ALL SIDES OF THE PARKING FACING STREETS OR ADJACENT PRIVATE YARDS.

OPEN SPACE TREE CANOPY CALCULATIONS

TOTAL LANDSCAPE AREA: 79,318 S.F.
 50% CANOPY COVERAGE. = 39,659 S.F./TABLE TREE RATINGS
 65.165± S.F. OF NATURE FOREST COVER TO REMAIN

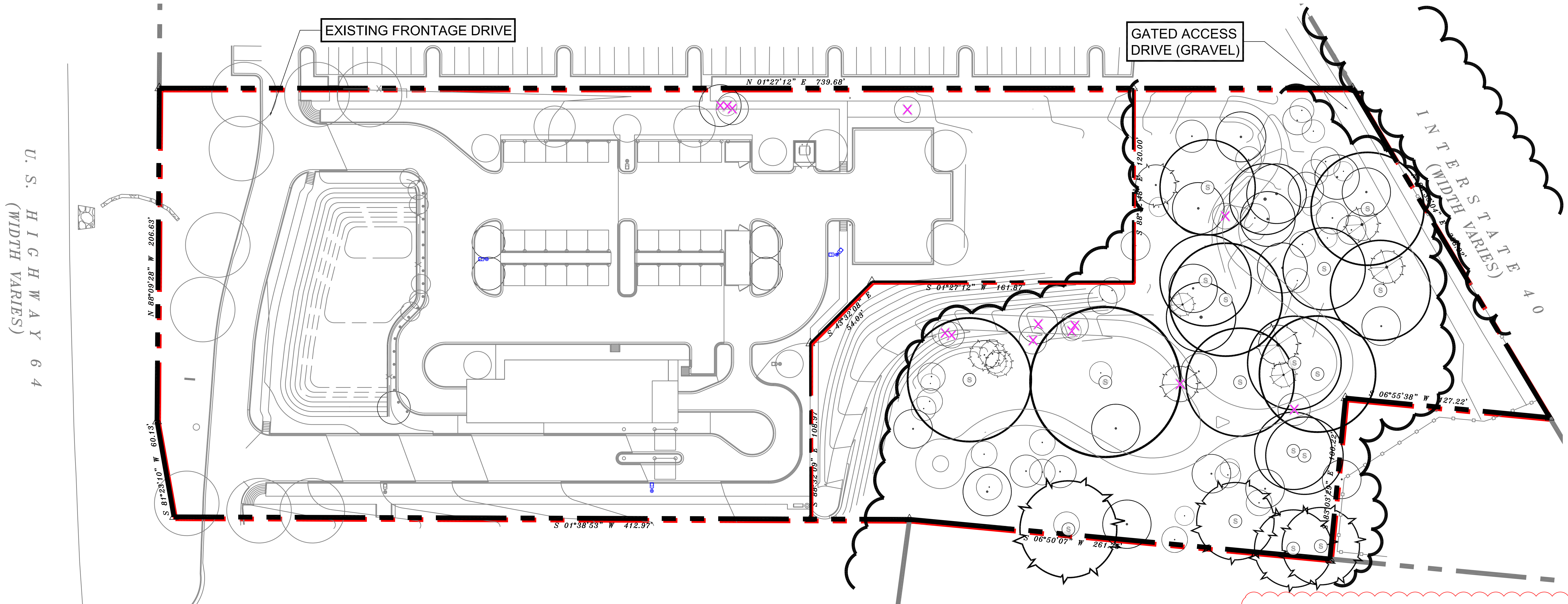
111,500 S.F. OF CANOPY COVER AS PER INDIVIDUAL EXISTING TREE CALCULATIONS

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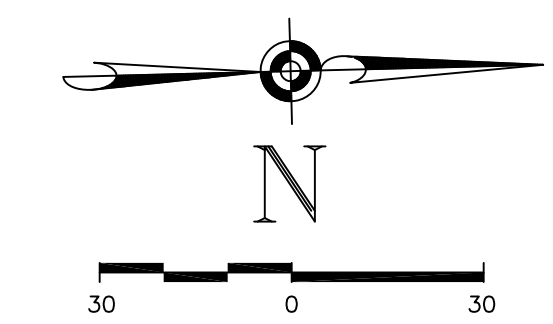


SUMMARY OF DATA			
EXISTING TREES (ARBORIST)	97	TREES	(ALL > 6" DBH)
EXISTING TREES (NOT-SURVEYED)	----	TREES	(< 6" DBH NOT SURVEYED)
EXISTING TREES (ON-SITE)	97	TREES	
TREES TO REMAIN (ON-SITE)	84	TREES	
PERCENT OF TREES TO REMAIN (ON-SITE)	86.6%		
EXISTING SPECIMEN TREES (ON-SITE)	17	TREES	
SPECIMEN TREES TO REMAIN (ON-SITE)	17	TREES	
PERCENT OF SPECIMEN TREES TO REMAIN (ON-SITE)	100%		(MOST HAVE RECENT ICE-STORM DAMAGE)

TREE PRESERVATION LEGEND

- EXISTING TREE TO REMAIN
- X EXISTING TREE TO BE REMOVED
- S SPECIMEN TREE

TREES TO BE REMOVED			
TAG#	TYPE	DBH	NOTES
1701	SWEETGUM	13.0"	
1702	SWEETGUM	6.0"	
1703	BLACK LOCUST	10.0"	
1704	BLACK LOCUST	8.0"	
1710	MIMOSA	8.5"	INVASIVE
1711	MIMOSA	6.0"	INVASIVE
1712	CHINESE PRIVET	12.0"	INVASIVE
1713	SASSAFRASS	8.5"	
1636	EASTERN RED CEDAR	11.0"	
1622	WINGED ELM	10.0"	
1676	TULIP POPLAR	8.0"	
1627	BLACK LOCUST	7.0"	
1628	BLACK LOCUST	12.0"	

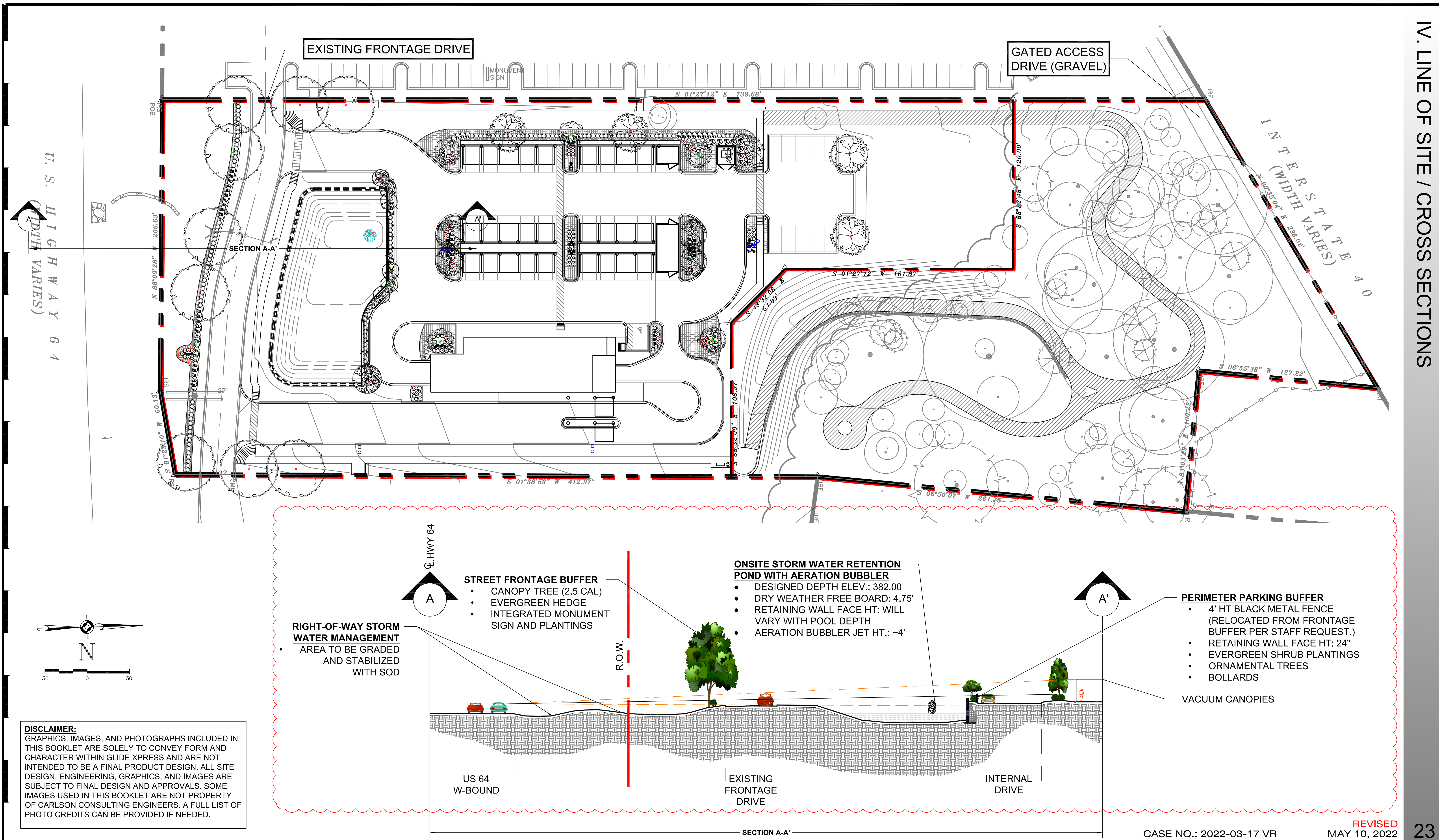


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NOTE:
NO LANDMARK TREES EXIST ONSITE. ALL SPECIMINE TREES TO BE PRESERVED.

NOTE:
THE FULL TREE SURVEY AND DATA CHART OF ALL TREES IS AVAILABLE AS A SEPARATE DOCUMENT.

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PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN



BUILDING ELEVATION:



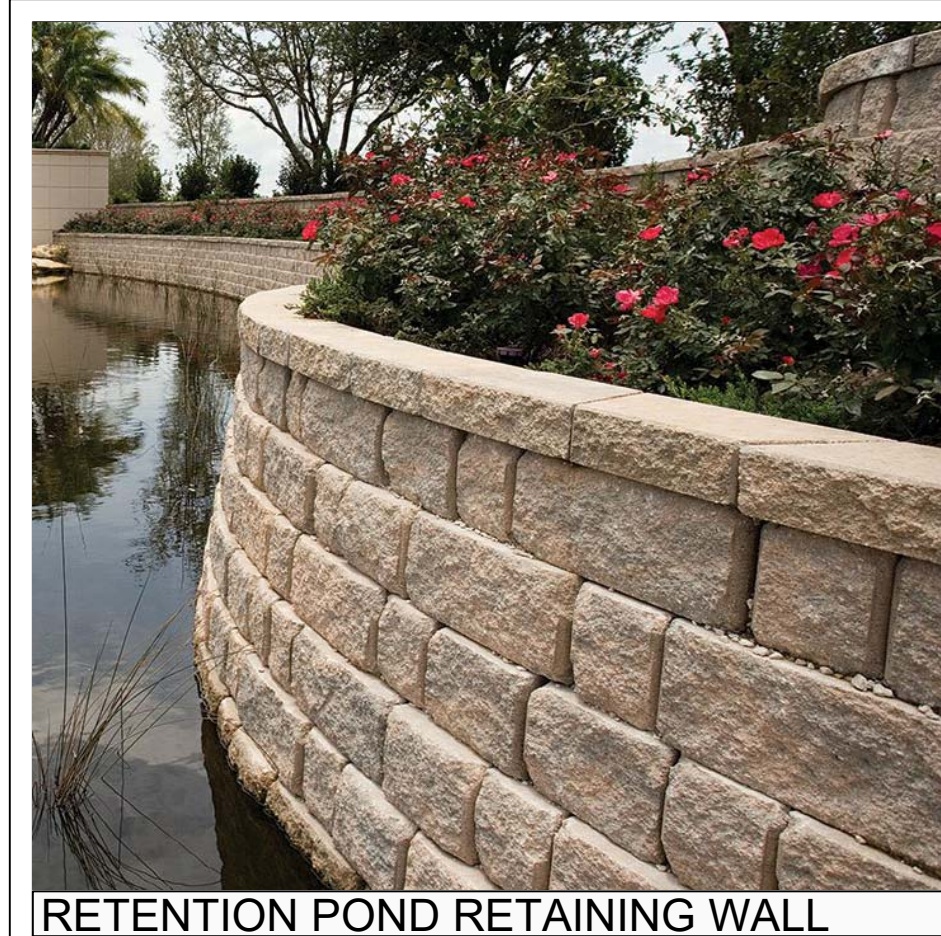
SIGNAGE ELEVATION:



SITE ELEMENTS / AMENITIES:



AERATION BUBBLER (SINGLE)



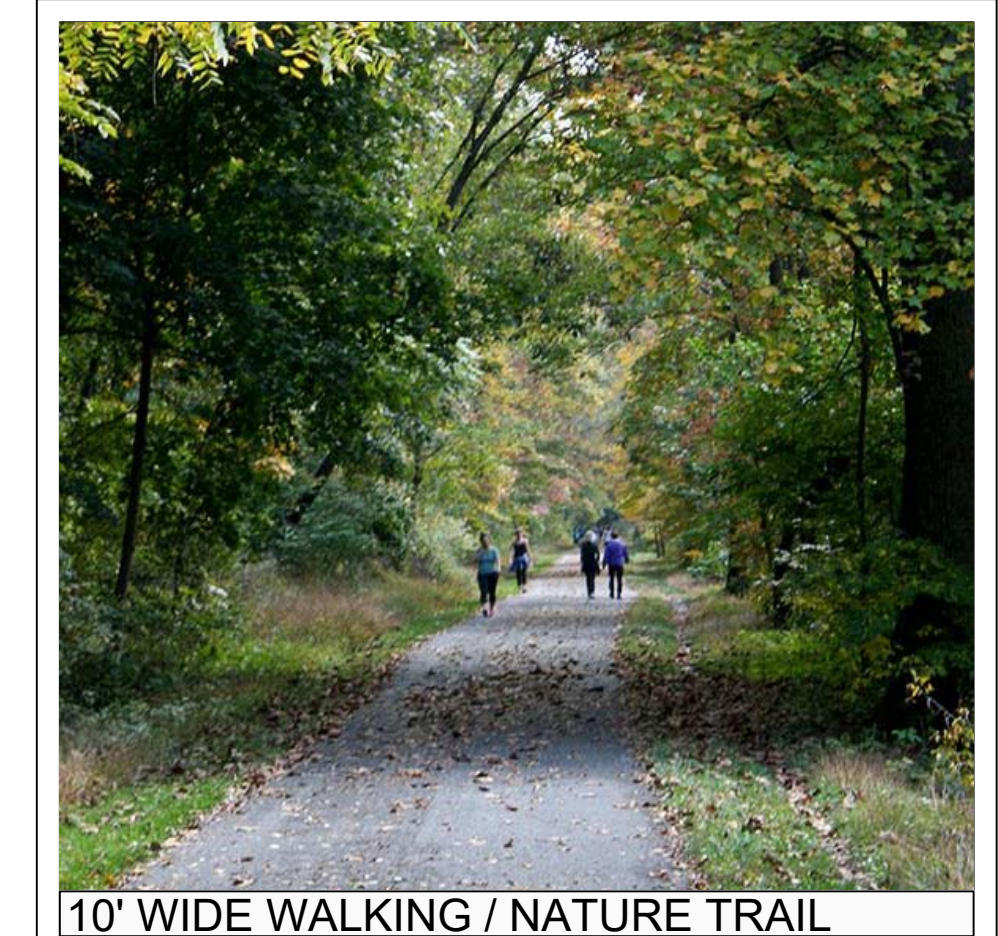
RETENTION POND RETAINING WALL



4' HT BLACK METAL FENCE



BLACK METAL SITE FURNISHINGS



10' WIDE WALKING / NATURE TRAIL

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 LAKELAND, TN

MAX ALLEY
 INVESTMENTS, LLC

pb2 architecture
 +engineering

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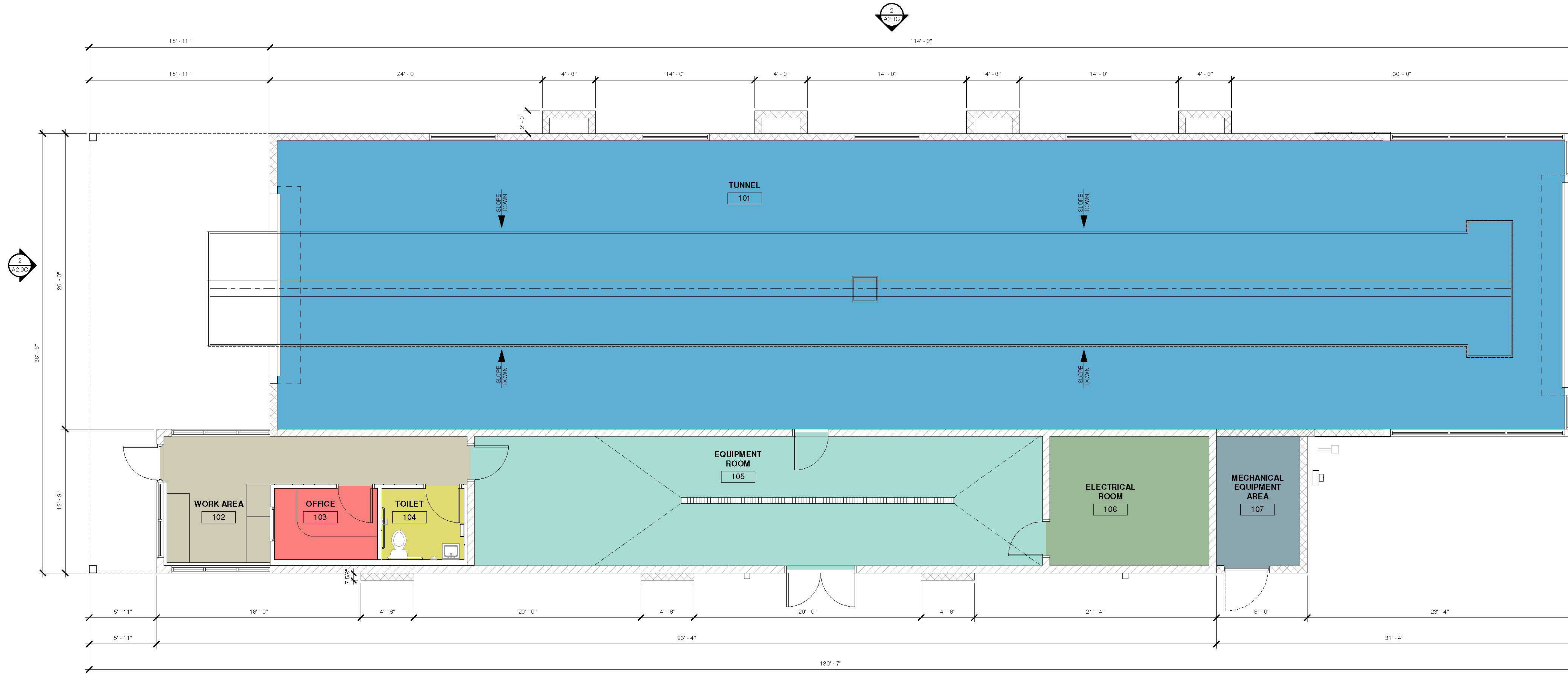


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PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN





1 PRELIMINARY FLOOR PLAN
1/4" = 1'-0"

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PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN





VIPER L

LARGE VIPER LUMINAIRE

FEATURES

- Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- Ten optical distributions
- Designed to replace HID lighting up to 1000W MH or HPS
- Suitable for wet locations



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Cartridge is held together with internal brass standoff soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (JUNV)
- Power factor is ≥ 90 at full load
- Surge protection: 20kA
- Fixture electrical compartment contains all LED driver components

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____



RELATED PRODUCTS

[Viper Small](#)

ELECTRICAL (CONTINUED)

- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Lifeshield™ Circuit (see [Electrical Data](#))

CONTROLS

- Available with an optional passive Infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration
- Available with [Energen](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

KEY DATA	
Lumen Range	14,283–39,969
Wattage Range	64–395
Efficacy Range (LPW)	98–135
Reported Life (Hours)	L70>60,000
Input Current Range (Amps)	0.3–4.0



GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

FEATURES

- Mid sized architectural wallpacks in three stylish shapes
- Capable of replacing up to 400w HID luminaires
- Type I, II, III and IV distributions for a wide variety of applications
- Integral battery backup options
- Control capabilities offer additional energy savings options
- Zero uplight distributions



RELATED PRODUCTS

[RD11 GeoPak](#) [TRP1 GeoPak](#) [QSP1 GeoPak](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

OPTICS

- 24 or 32 high power LEDs deliver up to 10,800 lumens
- Up to 146 lumens per watt
- Different lenses offer a variety of distribution patterns - Type I, II, III and IV (Forward throw)
- 3000K - 70 CRI, 4000K - 70 CRI and 5000K - 70 CRI, CCT nominal

INSTALLATION

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Black box accessory available for surface conduit application

ELECTRICAL

- Optional Dual Drivers & Dual Power Feeds for 50, 70 and 90 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor $\geq 90\%$
- THD (Total Harmonic Distortion) <20%
- Ambient operating temperature -40°C to 40°C
- 20kA surge protection (series); Automatically takes fixture off-line when device is consumed

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

GEOPAK SIZE 2 P59 PAGE

GEOPAK SIZE 1 AND 2 BROCHURE

INSTALLATION INSTRUCTIONS

Project	Catalog #	Type
Prepared by	Notes	Date



Metalux

Vaportite LED

8' Industrial LED Lamp
Vaportite Industrial Refrigerated Case

Typical Applications

Parking Garage • Cold Storage • Canopy • Warehouse • Food Processing • Manufacturing • Complex Environments

Interactive Menu

- Order Information [page 2](#)
- Photometric Data [page 2](#)
- Product Warranty

Product Certification



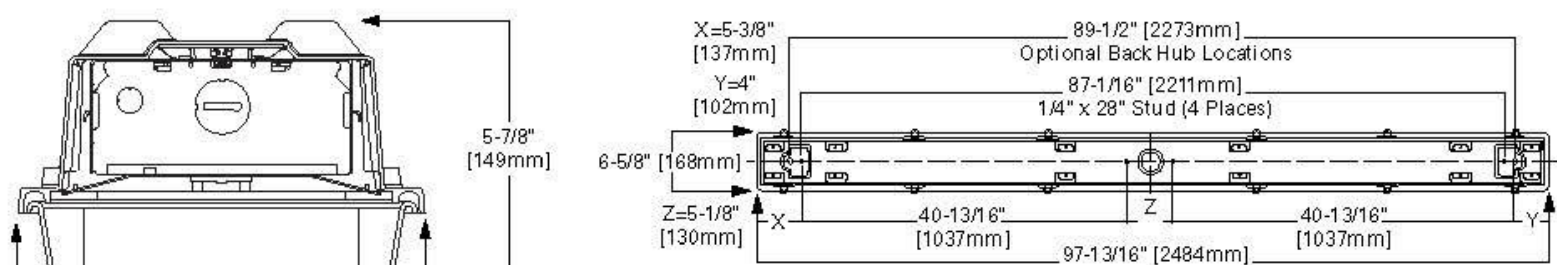
Product Features



Top Product Features

- 2ft, 4ft, and 8ft Sealed and Gasketed Vaportite
- Lumen packages up to 22K lumens
- High-Performance efficacy up to 150 LPW
- LEDs available in 3500K, 4000K and 5000K at 80 CRI
- Rated for -40c to 35c ambient

Dimensional and Mounting Details



Installation Data



MOUNTING BRACKETS
Furnished
Two per 2' and 4' Unit
Four per 8' Unit



OPTIONAL CHAIN HANGING SET
(VT2-CHAINSET-U)
Includes 6 ft. of chain, 4 large S-Hooks and 4 small S-Hooks
Two (2) Kits Recommended For 8' Fixture



FS519336EN page 1
JUNE 8, 2017 4:10 PM

POLE MOUNTED FIXTURES

WALL MOUNTED FIXTURES

INTERIOR LIGHTING FIXTURES

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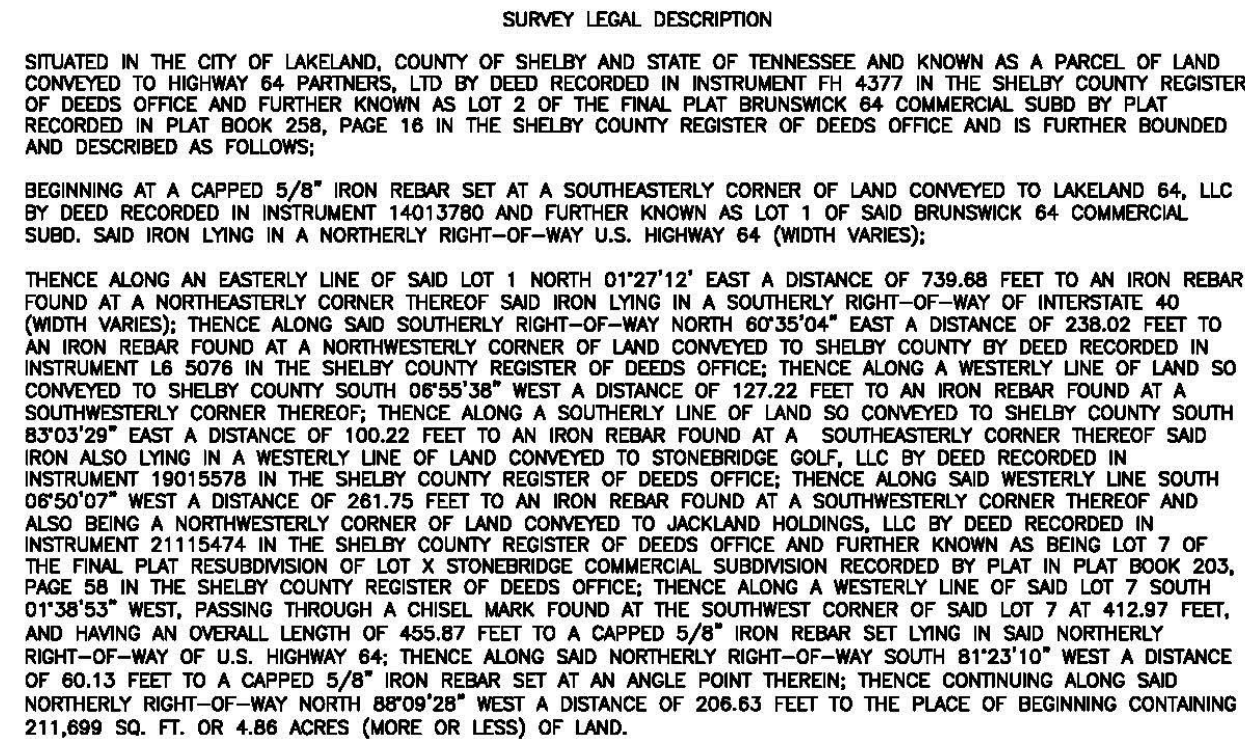
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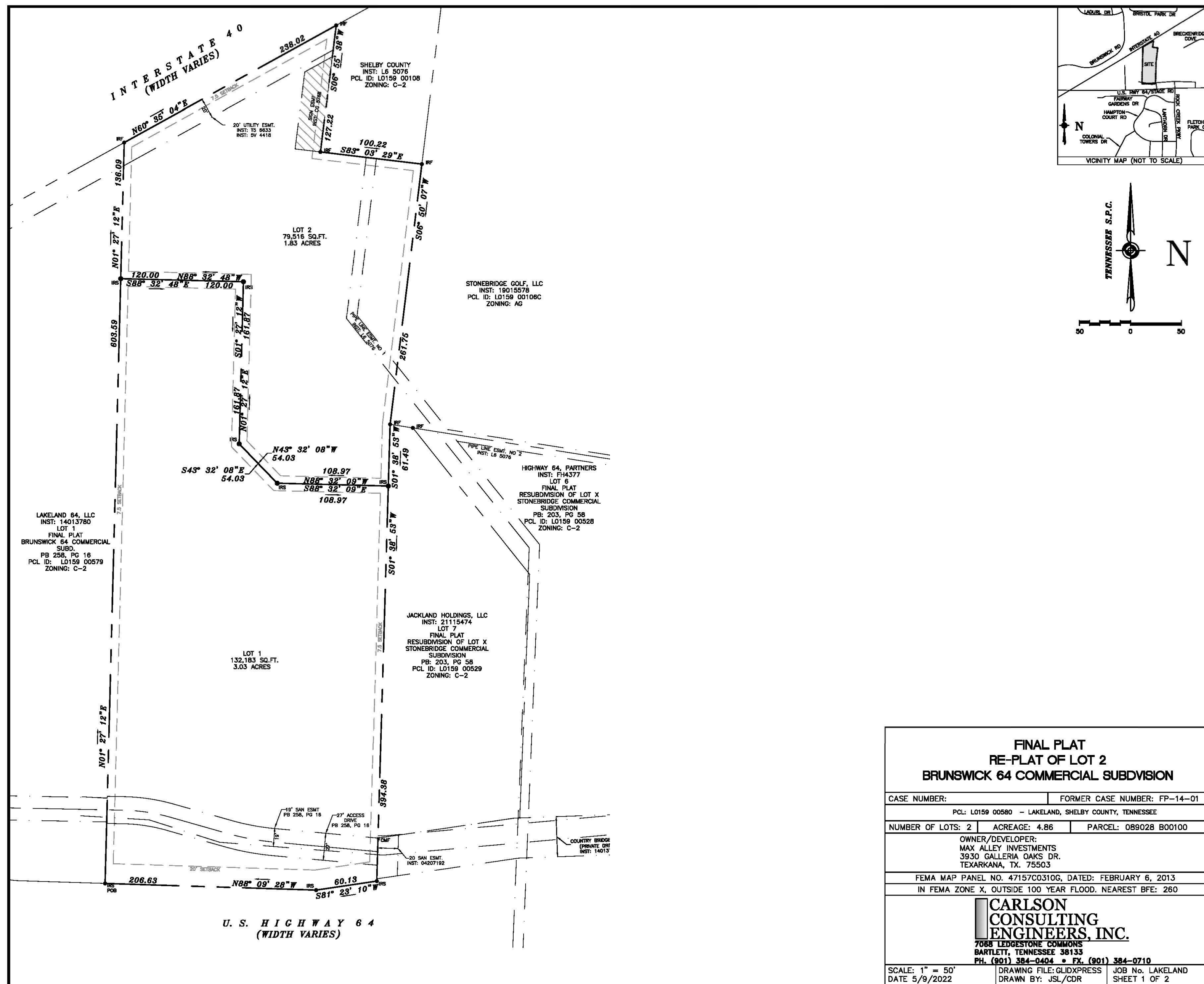
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ALTA/NSPS LAND TITLE SURVEY
FOR
GLIDE XPRESS CARWASH
CITY OF LAKELAND, SHELBY COUNTY, TENNESSEE

CARLSON
CONSULTING
ENGINEERS, INC.
7006 LINDSEY COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-3604 • FX. (901) 384-0710
DRAWING FILE CUPRESS JOB NO. LAKELAND
DRAIN PT. CDR/SJ SHEET 1 OF 1

MAY 10, 2022



FINAL PLAT RE-PLAT OF LOT 2 BRUNSWICK 64 COMMERCIAL SUBDIVISION			
CASE NUMBER:		FORMER CASE NUMBER: FP-14-01	
POL: L0159 00580 - LAKELAND, SHELBY COUNTY, TENNESSEE			
NUMBER OF LOTS: 2	ACREAGE: 4.86	PARCEL: 089028 B00100	
OWNER/DEVELOPER: MAX ALLEY INVESTMENTS 3930 GALLERIA OAKS DR. TEXARKANA, TX, 75503			
FEMA MAP PANEL NO. 47157C0310G, DATED: FEBRUARY 6, 2013 IN FEMA ZONE X, OUTSIDE 100 YEAR FLOOD, NEAREST BFE: 260			
CARLSON CONSULTING ENGINEERS, INC. 7088 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 • FX (901) 384-0710			
SCALE: 1" = 50' DATE: 5/9/2022	DRAWING FILE: GLDXPRESS DRAWN BY: JSL/CDR		JOB NO. LAKELAND SHEET 1 OF 2

CERTIFICATE OF OWNER(S) AND DEDICATION

THE UNDERSIGNED, _____ (ETC.) HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE FOREGOING PROPERTY AND THAT THE PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS, PROPRIETORS, DO HEREBY DEDICATE TO THE CITY OF LAKELAND ALL PUBLIC IMPROVEMENTS, EASEMENTS, OR LANDS HEREIN SPECIFICALLY IDENTIFIED FOR DEDICATION, FOR THE PURPOSES OF OPERATION, CONSTRUCTION AND MAINTENANCE OF THESE IMPROVEMENTS, AS NEEDED FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF SAID SUBDIVISION

OWNER _____
BY: _____
DATE: _____

NOTARY'S CERTIFICATE
STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS (HER) OATH ACKNOWLEDGED HIMSELF (HERSELF) TO BE _____, OF THE _____, THE WITHIN NAMED SARGANDER, AND THAT HE (SHE) EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

I, _____, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE DESIGN OF PUBLIC AND PRIVATE IMPROVEMENTS PROVIDED FOR IN THE SMALL/FINAL PLAT ARE IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICES IN THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, CITY OF LAKELAND MANUAL FOR PUBLIC WORKS AND MATERIALS SPECIFICATIONS, AND ALL CITY OF LAKELAND ORDINANCES, INCLUDING SUBDIVISIONS.

IN WITNESS WHEREOF, I THE SAID _____, A PROFESSIONAL ENGINEER, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

TENNESSEE REGISTRATION NO. _____

PROFESSIONAL ENGINEER _____

CERTIFICATE OF SURVEYOR

STATE OF TENNESSEE
COUNTY OF SHELBY

I, _____, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME DURING THE MONTH OF SEPTEMBER, 2021, AND THAT THIS PLAT OR SITE PLAN CORRECTLY REPRESENTS SAID SURVEY. ALL BEARINGS ARE REFERENCED TO THE 1983 TENNESSEE STATE PLANE COORDINATE SYSTEM; ALL NEW PROPERTY CORNERS ARE MARKED IN ACCORDANCE WITH LAKELAND SUBDIVISION STANDARDS; THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AND ALL SPECIAL FLOOD HAZARD AREAS ARE PROPERLY LOCATED AS PER THE LATEST FLOOD INSURANCE RATE MAP. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS. ALL BEARINGS, DISTANCES, AND FIELD INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

IN WITNESS WHEREOF THE SAID BRIAN L. BUCHHEIT, A LAND SURVEYOR, HERE UNTO SET OUT HAND AND AFFIX MY SEAL THIS 9TH DAY OF MAY, 2022.

TENNESSEE REGISTRATION NO. 2250.

Brian L. Buchheit



CERTIFICATE OF NATURAL RESOURCES DIRECTOR

THE SMALL/FINAL PLAT IS REVIEWED AND DEEMED COMPLIANT WITH THE LAND DEVELOPMENT REGULATIONS, SUBJECT TO ANY WAIVERS, MODIFICATIONS, OR VARIANCES THEREOF GRANTED BY THE CITY OF LAKELAND, AND IF APPLICABLE, HAVE RECEIVED REVIEW BY THE NRD.

NATURAL RESOURCES DIRECTOR _____

CERTIFICATION OF PLANNING REVIEW AND COMPLIANCE

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

DATE: _____

CODE ADMINISTRATOR _____

CERTIFICATE OF CITY ENGINEER

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

DATE: _____

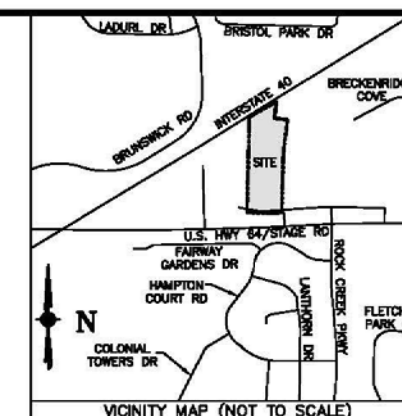
CITY ENGINEER _____

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL - SUBDIVISION

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

DATE: _____

MPC SECRETARY _____



FINAL PLAT RE-PLAT OF LOT 2 BRUNSWICK-64 COMMERCIAL SUBDIVISION			
CASE NUMBER:		FORMER CASE NUMBER: FP-14-01	
POL: L0159 00580 - LAKELAND, SHELBY COUNTY, TENNESSEE			
NUMBER OF LOTS: 2		ACREAGE: 4.86	PARCEL: 089028 B00100
OWNER/DEVELOPER: MAX ALLEY INVESTMENTS 3930 GALLERIA OAKS DR. TEXARKANA, TX 75503			
FEMA MAP PANEL NO. 47157C0310G, DATED: FEBRUARY 6, 2013 IN FEMA ZONE X, OUTSIDE 100 YEAR FLOOD. NEAREST BFE: 260			
 CARLSON CONSULTING ENGINEERS, INC. 7088 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 • FX. (901) 384-0710			
SCALE: 1" = 50'	DRAWING FILE: GLDXPRESS		JOB NO. LAKELAND
DATE: 5/9/2022	DRAWN BY: JSL/CDR		SHEET 2 OF 2



CASE NO.: 2022-03-17 VR

MAY 10, 2022

29



PRELIMINARY PLANNED DEVELOPMENT
LAKELAND, TN





DATE: May 10, 2022
TO: City of Lakeland staff
FROM: Carlson Consulting Engineers, Inc
SUBJECT: **Glide Xpress Planned Development - Preliminary Development Plan
Response to Staff Comments**

Thank you for your review comments regarding the above-referenced project. In response to those comments, we offer the following:

PLANNING REVIEW:

Planning Department

Donald Anthony, Planning Director
901.867.2718, danthony@lakelandtn.org

1. Provide public notice in accordance with Land Development Regulations. See attached Instructions for Public Notice for additional information. A list of addresses is also attached. Contact the Planning Department with any questions about the public notice process.
 - a. **Response: Public Notice was Mailed out on May 02, 2022, in accordance with the LDR.**
2. Per the Tree Management Ordinance, the tree survey is required to include a list of specimen trees, indicating which are being preserved and which are being removed. Specimen trees are those that have a diameter at breast height (DBH) of 24 to 60 inches. Provide this at resubmittal. Additionally, verify on tree survey sheet that no landmark trees exist on the site.
 - a. **Response: Much of this information was included on the Tree Preservation Plan. Requested Information has been added to the Tree Survey.**
3. On page 13, under General Statement, change Outline Plan to Preliminary Development Plan.
 - a. **Response: Correction made.**
4. Provide building dimensions, including building width and height and pilaster depth. Label all building materials.
 - a. **Response: See page 25 AND 26 of the PCP re-submittal which includes building dimensions (width and height and pilaster depth) as well as the building materials as defined on the exterior elevations.**

5. Revise Note III.A.1. on page 13 regarding Architectural Guidelines to clarify that the City's Land Development Regulations and Architectural Guidelines apply except where indicated otherwise in the Preliminary Development Plan.
 - a. **Response: Text Revised for clarity as requested.**
6. Page 23 suggests that the guardrail previously shown around the detention pond has been replaced with bollards. Indicate whether that is correct. Provide details (height, color) of proposed bollards. These should blend into the site as much as possible while meeting all applicable safety requirements.
 - a. **Response: The guard rail is being replaced with decorative bollards of a style and finish that is compatible with the other site amenities and consistent with the architectural guidelines. The bollard is to be a 4" diameter steel (galvanized) pipe bollard (concrete filled) with concrete crown - painted "ride the glide xpress" blue.**
7. Provide conceptual images of proposed retaining wall. Indicate material and color.
 - a. **Response: The retaining wall material to be utilized is shown on Page 24 DEVELOPMENT AESTHETIC. It is an ALLAN BLOCK – Weathered Stone Multi-sized Unit System. Color to be coordinated with the colors of the building.**
8. Lakeland has adopted dark sky standards. Verify that all proposed lighting complies with Article III, Section 13 of the Land Development Regulations. Specifically, indicate compliance with height, cutoff, illumination, and uniformity requirements. Provide a separate photometric plot that clearly shows lighting placement and illumination levels; the locations and photometric provided in the initial submittal are difficult to see due to small print and the color on the plan layout.
 - a. **Response: Dark sky standards per Article III Section 13 of the Land development Regulations are met with the exception of the freestanding pole height. Request is made to make the pole height 25'-0" in lieu of 20'-0".**
 - b. **A photometric plot has been modified for clarity of reading.**
9. Clearly indicate the proposed height for all freestanding light fixtures. Note that metal halide is strongly encouraged per the Land Development Regulations. Show that average illumination level for the parking lot does not exceed three footcandles.
 - a. **Response: Freestanding light fixtures are 25'-0" above finished grade. Jurisdictional approval is required for the pole height.**
10. Add one overstory tree to the site frontage if possible. If site encumbrances make this impractical, indicate this in response letter.
 - a. **Response: The 'Road Frontage Buffer' was placed on the Internal Frontage Drive as opposed to along Hwy 64. Per the LDR, the length of roadway would require 5.3 – 8.9 trees along the existing drive. Also existing along the drive are street lights and a Billboard Sign. The overstory trees were placed in a rhythm that integrated and worked with these other existing elements. However, due to the location of the billboard, the rhythm was broken and only five of the six (5 of the 6) intended trees were located between the drive and Hwy 64. To address this shortfall, four (4) additional overstory trees were placed on the opposite side of the drive and along the property boundary, bringing the total overstory frontage trees to nine (9).**

11. On page 21, the frontage drive graphic does not align with the frontage drive on the aerial. Correct at resubmittal.
 - a. **Response: The parcel does not have access off of Hwy 64, and the adjacent right-of-way and a portion of the subject property is currently utilized for storm water management. Because of the current use, this portion of the site is to remain undisturbed. Therefore, the 'Road Frontage Buffer' was placed on the Internal Frontage Drive as opposed to along Hwy 64 where it would offer more benefit to the patrons of the development.**
12. Show required frontage buffer and fence on page 21. These elements may be shown on the initial submittal, but they are not easily visible. Provide fence elevation. Staff recommends black steel / wrought iron if those are consistent with neighboring properties. The fence should be placed in a manner on the site that is consistent with the neighboring veterinary clinic and Shadrach's developments.
 - a. **Response: Currently, the 4' black metal fence (as shown on Page 24 DEVELOPMENT AESTHETIC, is included as part of the Frontage Buffer, and is parallel to the internal drive where the fence is consistent with the existing adjacent development, ESPORTA. The fence has been relocated from the frontage buffer to the parking perimeter buffer, where it is routed through the site to align with the walk to Shadrach's (future).**
13. Remove the sign plan sheet from the resubmittal. Showing conceptual signage on the building elevations is ok. However, a full sign plan submittal will be required separately from the preliminary development plan at a later time.
 - a. **Response: Sign Plan has been removed from the PDP set and will be submitted as a separate package at the appropriate time.**
14. The preliminary development plan serves as the preliminary plat for this project. Provide an actual plat in the resubmittal package. In response, indicate the purpose of subdividing the parcel into two parcels.
 - a. **Response: A PLAT has been prepared for the subdivision of LOT 2, of the Brunswick 64 Commercial Subdivision and is included. The subdivision of the current lot is required by City of Lakeland requirements.**
 - i. **A vehicular services business in this location can only be approved as a Planned Development.**
 - ii. **A planned development is required to have public open space, and**
 - iii. **Public open space is required to be on its own lot.**
15. Add text clarifying the width of the trail and the trail material.
 - a. **Response: The walking/nature trail is to be ten-feet (10') in width and hard surfaced. The owner requests that the final decision as to the surfacing material (either asphalt or concrete) be decided after the thinning of the undergrowth has been performed and the site evaluated as to which means of paving would be the least disturbing to the site.**
16. Aerial photography makes the text and drawings difficult to see on several sheets. Remove the aerial photography from sheets that have small text, diagrams, etc.
 - a. **Response: Aerial image has been removed from the plans.**

ENGINEERING REVIEW:

Engineering Department

Emily Harrell, City Engineer

901.867.5418, eharrell@lakelandtn.org

17. General comment - Remove aerials from plan sheets. Difficult to review.
 - a. **Response: Aerial image has been removed from the plans.**
18. Page 2 - Include the bollards and fence in the illustration.
 - a. **Response: See page 2 - The bollards and fence have been added to the rendering.**
19. Page 13 - If subdividing property into 2 lots, provide a plat.
 - a. **Response: See page 29 - Plat provided.**
20. Page 13- IV. ROADWAYS, ACCESS AND PARKING: Include language related to proposed trail in open space (i.e. material and width)
 - a. **Response: The walking/nature trail notes and descriptions have been added.**
21. Page 14 - IX. WATER SERVICE/UTILITIES: Remove exception for overhead electric.
 - a. **Response: Exception removed.**
22. Page 16 - Maximum 22ft wide driveway at property line.
 - a. **Response: There is not a property line in this location. The drives at the property lines are existing and the width is not intended to be altered. All internal drives are consistent throughout the site design and needed for safe internal vehicular circulation for this planned use.**
23. Page 16 - Include Legend for each material type
 - a. **Response: Descriptions of all materials have been labeled.**
24. Page 18 - Include dry weather conditions - normal pool and freeboard
Response: The following information has been added to the drainage plans.
Dry Weather Conditions
 - Normal Pool Elevation = 382.00
 - Dry Weather Freeboard = 4.75'
25. Page 18 - Include fine grading and stabilization on Hwy 64 frontage.
 - a. **Response: The area south of the frontage buffer was to remain undisturbed. Notes have been added for the area between the frontage drive and the property line to be fine graded and sodded.**
26. Page 20 - Label this structure
 - a. **Response: All structures have been labeled.**

27. Page 24 - Max height of face of retaining wall shall not exceed 24" above grade.
a. Response: All heights of wall faces have been labeled accordingly.

END OF RESPONSE:

Meeting Date: Thursday, May 19, 2022

Project: Lakeland Village Square (Planned Development) Area A Lot 4 Sketch Plan

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: 9765 Village Circle

Parcel ID: L0159 00542C

Zoning District: C-2 (Regional Commercial)

Neighborhood: Type 5

Site Area: 5.10 acres

Applicant: Focal Point Investment LLC

Representative: Wesley Wooldridge, Renaissance Group Inc.

STAFF RECOMMENDATION

The Sketch Plan phase of the Planned Development process gives Planning Commissioners an early opportunity to provide feedback and recommendations to the applicant. Staff will rely on the Commission's comments and the City's guiding and regulatory documents when reviewing the Outline Plan and subsequent plans for this project. Staff recommendations will be provided during future stages of the Planned Development process.

DISCUSSION

The applicant, Wesley Wooldridge of Renaissance Group Inc. representing Focal Point Investment LLC, seeks guidance from the Planning Commission on a Sketch Plan for a self-service storage facility. The proposed storage facility would be located at 9765 Village Circle in the Lakeland Village Square Planned Development. The subject property is zoned C-2 (Regional

Commercial) and has frontage on both Village Circle and the Interstate 40 westbound entrance ramp from Canada Road.

The Lakeland Village Square Planned Development document approved by the Planning Commission in 1999 permits any use allowed in the C-2 zoning district. The Land Use table found in Article III, Section 2 of the Land Development Regulations does not list self-service storage facility as a use permitted by right or conditional use permit in any zoning district. Therefore, the Planned Development would have to be amended to allow the proposed use in the development.

The proposed structure would have a square shape with length of approximately 170 feet on all four sides. The total building footprint would be approximately 28,900 square feet. The structure would be three stories and have a height of approximately 40 feet at top of parapet; a tower element on the northeast corner of the structure would reach approximately 50 feet in height. The structure would include a porte cochere adjacent to the primary building entrance on the front (west) elevation. The exterior consists primarily of EIFS with a brick base and Nichiha accents. The proposed elevations show faux windows on all sides of the structure; the tower element would include true windows. Nine parking spaces and two accessible spaces would be provided west of the structure between the structure and Village Circle. An additional nine parking spaces would be provided south of the structure.

Presently the Shelby County Register of Deeds shows the subject property having an area of approximately 5.1 acres. The Sketch Plan shows the property being subdivided into two parcels. Lot 4, which would house the storage facility, would have an area of approximately 2.87 acres. The remaining acreage would become Lot 5. (Note that this Sketch Plan does not include any proposal for Lot 5.) The proposed storage facility would be situated on the southern portion of Lot 4. The northern portion of Lot 4 would be used for stormwater detention.

The applicant has provided a list of requested exceptions from the Land Development Regulations. These include: self-service storage facility as a permitted use; joint and cross access with Lot 5 to the south; and height exceeding the maximum two stories and 30 feet permitted for a commercial building.

If the project moves forward, the applicant will be required to submit a Preliminary Development Plan with more details about the project. Staff will review the Preliminary Development Plan upon submittal and offer additional feedback. Issues the Planning Commission may wish to consider with the Sketch Plan include: the proposed use; building height; building materials and design; visibility; and how the building relates to its surroundings. The Planning Commission may wish to discuss these items—as well as any others the Commission deems appropriate—with the applicant.

9765 Village Circle

Lakeland, Tennessee

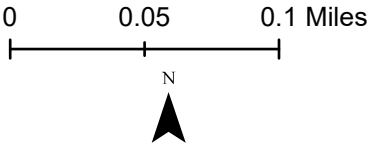
5.08 Acres
Zoned C-2



- 9765 Village Circle
 - Lakeland City Boundary
 - Street Centerline
 - Parcel
- Zoning Classification**
- AG
 - C-1
 - C-2
 - E-R
 - I-L
 - M-R
 - OS-2
 - OS-5
 - P
 - R-1
 - R-1 (PRD)
 - R-2
 - R-2 (PRD)
 - R-2A
 - R-3
 - RE

Lakeland Planning
Department
April 29, 2022

Sources:
Shelby Co. Assessor of
Property; ESRI;
Lakeland IT Dept.





Legend

polygonLayer

- Override 1
- Override 2

polylineLayer

- Override 1

— Roads

Shelby County Zoning

Arlington Zoning

Bartlett Zoning

Collierville Zoning

Germantown Zoning

Lakeland Zoning

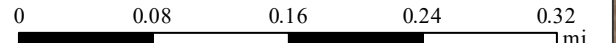
Millington Zoning

Parcels



Map prepared through Shelby County Government's online mapping Portal on 3/22/2022

0 0.08 0.16 0.24 0.32 mi



N





PERSPECTIVE VIEW

EIFS

BRICK VENEER

NICHIHA SIDING

BREAKMETAL
ALUMINUM COPING

ALUMINUM
STOREFRONT

ALUMINUM
BERMUDA SHUTTER

EIFS FINISH

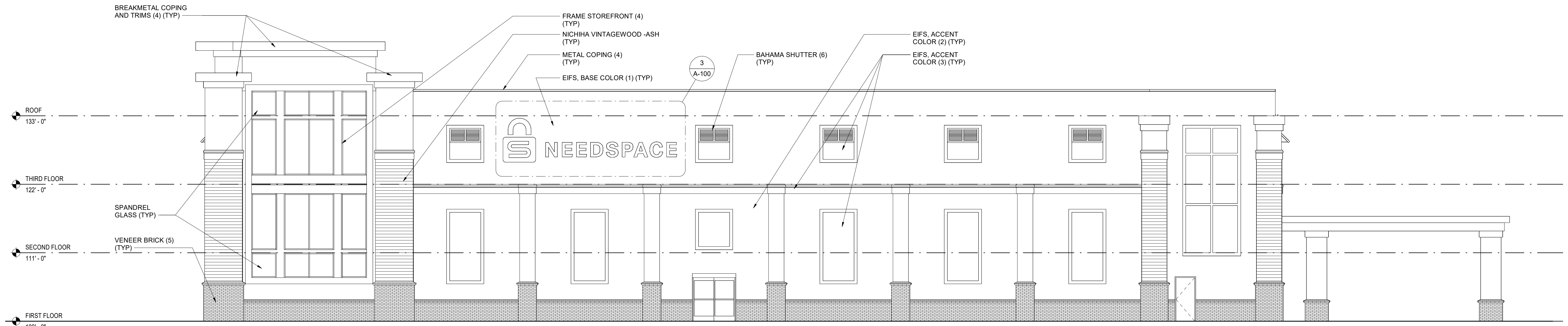
BACKLIT SIGNAGE
(TYP. OF TWO)



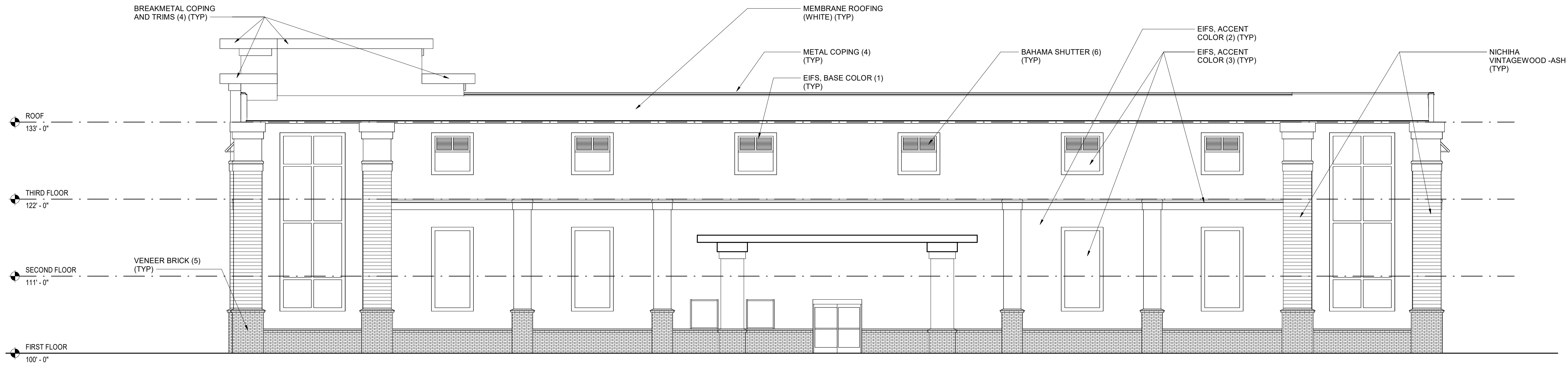
PERSPECTIVE VIEW

SK-1- PROTOTYPE DESIGN PERSPECTIVE VIEWS

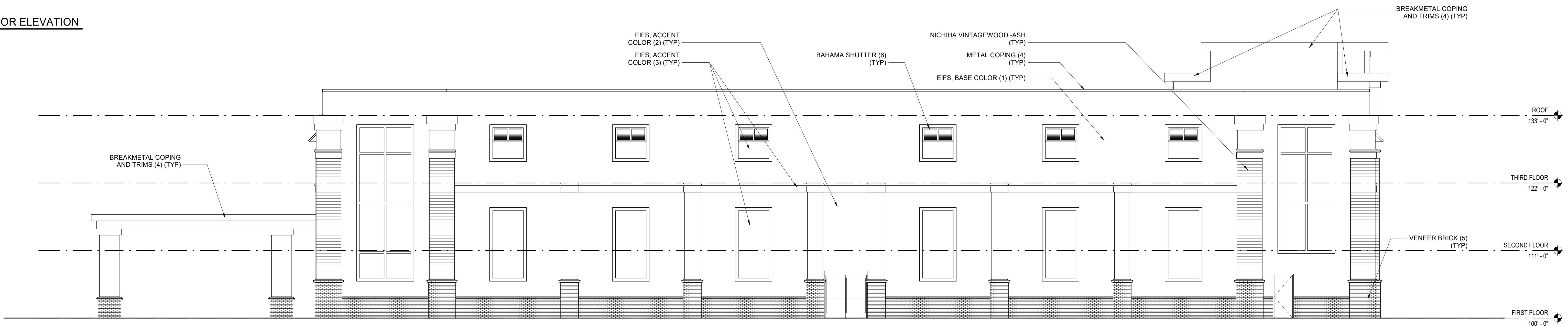
3.22.2022



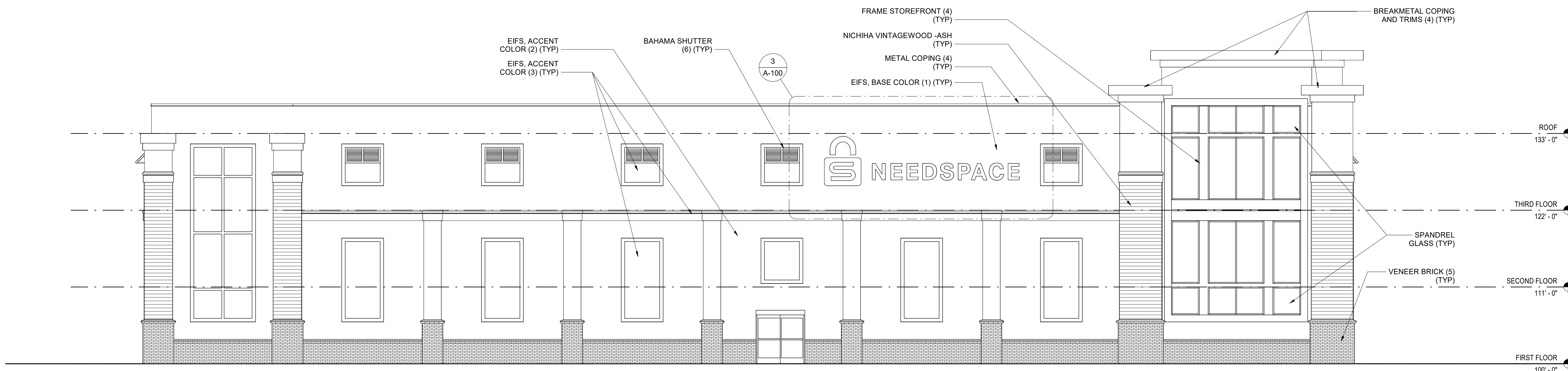
1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

NOT FOR CONSTRUCTION
3.30.2022

REVISIONS	
No.	Description

CONSULTANT

SAAarchitects
Client centered • Smart solutions
SAA Architects, LLC
600 North Hartley Street, Suite 150
York, PA 17404
T - 717.843.3200 F - 717.899.0205
www.SAAarchitects.com

DRAWING TITLE
EXTERIOR BUILDING ELEVATIONS

SELF STORAGE PROTOTYPE DESIGN

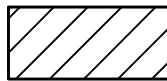
FILE NO:	22-001
DATE:	3.25.2022
SCALE:	AS NOTED
DRAWN BY:	DRSD/SBF
DRAWING NO.:	A-201

NOT FOR CONSTRUCTION
3.30.2022

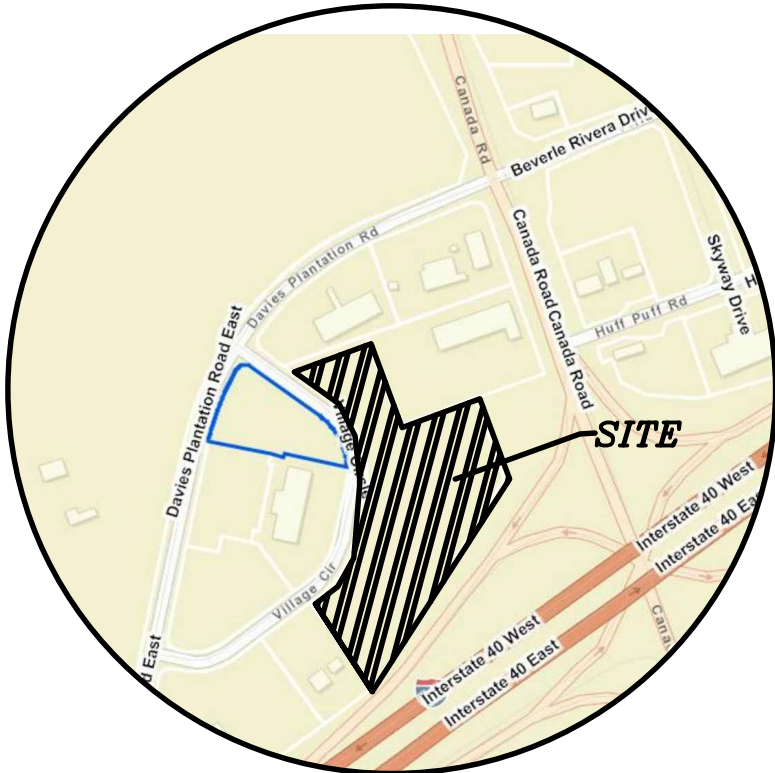
LOT #1, AREA "A" OF
LAKELAND VILLAGE SQUARE
PLAT BOOK 208, PAGE 54
RECORDED IN
P.B. 209, PG. 59

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION	TANGENT
C1	227.00	165.60	41°47'54"	161.95	N 34°59'47" E	86.68
C2	227.00	263.28	66°27'11"	248.77	N 19°07'45" W	148.69

HATCH LEGEND



SANITARY SEWER ESMT.
6,605 S.F.



VICINITY MAP
N.T.S.

PRELIMINARY PLAT DATA

PROJECT NAME:	RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
Site Plan:	Preliminary
ADDRESS:	T.B.D.
MAP, GROUP, PARCEL NO.:	01, 59, 542C
EXISTING ZONING AND APPLICABLE OVERLAYS:	C-2 Regional Commercial
ACREAGE OF SITE:	2.694 Acres - 117,350.64 s.f.
MIN. REQ. SETBACK LINES:	
Front Yard:	60'
Side Yard:	10'
Rear Yard:	25' IF ADJACENT TO I-40
Minimum Lot Width	80 ft.
Minimum Lot Area	10,000 s.f.

OWNERSHIP

Name of Owner:	FOCAL POINT INVESTMENT, LLC
Address:	8888 MIDSOUTH DR., STE. 116, OLIVE BRANCH
Phone No.:	901-794-4022
E-mail Address:	stthomas@sstower.com
Contact Name:	Shelbie Thomas

APPLICANT/DESIGN PROFESSIONAL

Name of Design Professional:	Renaissance Group, Inc.
Address:	9700 Village Circle, Lakeland, TN
Phone No.:	(901) 332-5533
Fax No.:	(901) 332-5534
E-mail Address:	wooldridge@rgroup.biz
Contact Name:	Wesley Wooldridge
PROPOSED USES (as defined by Zoning or Outline Plan)	Climate Controlled Storage
NONRESIDENTIAL BUILDING SQUARE FOOTAGE(any existing on site and proposed):	3 Story, 30,000 s.f. 1st floor +/-90,000 s.f. Total
BUILDING HEIGHT (allowed): (proposed):	35 feet T.B.D.
MAXIMUM FAR:	
PROVIDED FAR:	0.255
OPEN SPACE RATIO: (GREENSPACE):	Minimum Req. 35.0% Provided 48.10%
PARKING: 1 SPACE PER 2000 S.F. OF GROSS FLOOR AREA	Minimum Required 15 Provided 20

PRELIMINARY PLAT
**RE-SUBDIVISION OF
LAKELAND VILLAGE SQUARE
LOT 1, AREA A**

LAKELAND, TENNESSEE
DIST. 01 - BLOCK 59 - PARCEL 542C
TOTAL AREA: 221,347 SF, (5.081 ACRES)
TOTAL LOTS: 1, EX. ZONING: C-2
DATE: APRIL, 2022 SCALE: 1"= 50'
DEVELOPER: FOCAL POINT INVESTMENT L.L.C.
ADDRESS: 8888 MIDSOUTH DR., STE. 116
OLIVE BRANCH, MS 39110



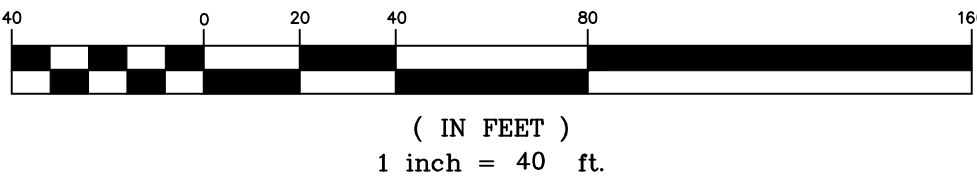
**Renaissance
Group**
www.rgroup.biz

THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION SYSTEMS LOCATED IN THESE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.

SEWER EASEMENT NOTES

1. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN THE SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
2. 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.

GRAPHIC SCALE



T.B.M.
TEMPORARY BENCHMARK (T.B.M.) - Top of an existing sanitary sewer manhole located in Village Circle as shown hereon.
Elev.=396.87 NAVD 88.

FLOOD NOTE: THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C 0330 G, COMMUNITY PANEL NO. 470042 0330 G, EFFECTIVE DATE: FEBRUARY 06, 2013.

CERTIFICATE OF ENGINEER
State of Tennessee
County of Shelby

I _____, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Preliminary Plat / Construction Plans / Final Plat (whichever is applicable) are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation, City of Lakeland Manual for Public Works and Materials Specifications, and all City of Lakeland ordinances, including Subdivisions.

In witness whereof, I the said _____, a Professional Engineer, hereunto set out hand and affix my seal this _____day of _____20____.

Tennessee Registration No. _____

Professional Engineer



CERTIFICATE OF SURVEYOR
State of Tennessee
County of Shelby

I, _____ hereby certify that this plat was prepared from notes taken during an actual survey made by me during the month of _____, 20____, and that this Plat or Site Plan correctly represents said survey. All bearings are referenced to the 1983 Tennessee State Plane Coordinate System; all new property corners are marked in accordance with Lakeland Subdivision Standards; the precision of the unadjusted survey is 1:10,000 or greater and all special flood hazard areas are properly located as per the latest Flood Insurance Rate Map. All dimensions are expressed in feet and decimals. All bearings, distances, and field information are true and correct to the best of my knowledge.

In witness whereof, I the said _____, a Land Surveyor, hereunto set out hand and affix my seal this ____day of _____20____.

Tennessee Registration No. _____

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL – SUBDIVISION

I, _____ do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Preliminary / Final Plat (whichever is applicable). The signing of this certificate shall in no way be deemed to constitute or effect an acceptance of the dedication of any street, improvement, or other ground shown upon the plat.

Date: _____

MPC Secretary

CERTIFICATE OF CITY ENGINEER

Construction Plans are Inspected and Approved by the City Engineer
This _____day of _____20____.

City Engineer

CERTIFICATE OF OWNER(S) AND DEDICATION

The undersigned owner, Lakeland Town Center, LLC, hereby certify that they are the owners of the foregoing property and that the plat is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby dedicate to the City of Lakeland all Public Improvements, Easements, or lands herein specifically identified for dedication, for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Signature of Owner(s)

Include Notary Seal and Signature

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Renaissance Group Center, subdivisioln, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I hereunto set out hand and affix my seal this_____day of _____, 20____.

Notary Public

My Commission expires:_____

CERTIFICATE OF MORTGAGEE AND DEDICATION

The undersigned mortgagee, _____, hereby certify that they are the mortgagee of the foregoing property and that the plat is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby dedicate to the City of Lakeland all Public Improvements, Easements, or lands herein specifically identified for dedication, for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Signature of Mortgagee

Include Notary Seal and Signature

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Renaissance Group Center, subdivision, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I hereunto set out hand and affix my seal this_____day of _____, 20____.

Notary Public

My Commission expires:_____

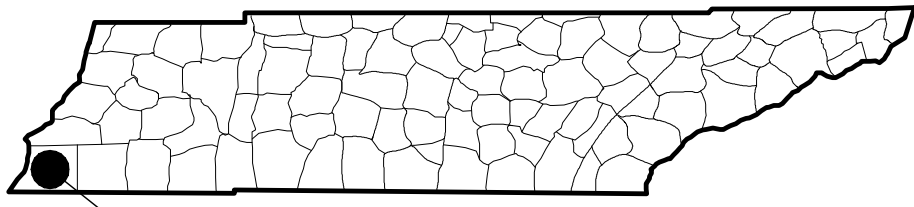
PRELIMINARY PLAT
**RE-SUBDIVISION OF
LAKELAND VILLAGE SQUARE
LOT 1, AREA A**
LAKELAND, TENNESSEE
DIST. 01 – BLOCK 59 – PARCEL 542C
TOTAL AREA: 221,347 SF, (5.081 ACRES)
TOTAL LOTS: 2, EX. ZONING:C-2
DATE: APRIL, 2022 SCALE: 1"= 50'
DEVELOPER: FOCAL POINT INVESTMENT L.L.C.
ADDRESS: 8888 MIDSOUTH DR., STE. 116
OLIVE BRANCH, MS 39110



**Renaissance
Group**
www.rgroup.biz

DESCRIPTION:
Description of part of the Mukesh Patel and wife, Rita Patel and Hemali Patel and husband, Jitendra Patel property recorded in Instrument No. 18068053 in Lakeland, Shelby County, Tennessee:

Beginning at a set 1/2" rebar plastic cap in at the intersection of the east line of Village Circle (52°R.O.W.) and the south line of Lot #1, Area "A" of Lakeland Village Square Plat Book 208, Page 54 recorded in Plat Book 209, Page 59; thence north 72 degrees 12 minutes 06 seconds east with the south line of said Lot #1 recorded in Plat Book 209 Page 59, 226.37 feet to a set 1/2" rebar plastic cap in the west line of the Sukabhai Patel and wife, Gangaben Patel property recorded in Instrument No. AS-0908, Parcel II; thence south 18 degrees 01 minutes 06 seconds east with the west line of said property recorded in Instrument No. AS-0908, Parcel II, 250.00 feet to a found concrete monument in the south line of said property recorded in Instrument No. AS-0908, Parcel II; thence north 72 degrees 35 minutes 50 seconds east with the south line of said property recorded in Instrument No. AS-0908, Parcel II and Parcel I, 213.99 feet to a found concrete monument in the west line of the State of Tennessee property; thence south 17 degrees 23 minutes 00 seconds east with the west line of said State of Tennessee property, 216.37 feet to a set 1/2" rebar plastic cap in the northwest line of Interstate 40; thence southwestwardly with the northwest line of said Interstate 40 the following calls: south 33 degrees 06 minutes 28 seconds west, 368.23 feet to a set 1/2" rebar plastic cap; south 34 degrees 37 minutes 20 seconds west, 190.11 feet to a set 1/2" rebar plastic cap; south 37 degrees 53 minutes 51 seconds west, 83.94 feet to a set 1/2" rebar plastic cap in the northeast line of Southland Log Homes recorded in Plat Book 210, Page 52; thence north 34 degrees 06 minutes 26 seconds west with the northeast line of said property recorded in Plat Book 210, Page 52, 273.60 feet to a set 1/2" rebar plastic cap in the south east line of said Village Circle; thence northwardly with the east line of said Village Circle the following calls: north 55 degrees 53 minutes 45 seconds east, 28.49 feet to a point of tangency; along a curve to the left having a radius of 227.00 feet, a delta angle of 41 degrees 47 minutes 54 seconds, a chord bearing of north 34 degrees 59 minutes 47 seconds east, a chord distance of 161.95 feet and an arc distance of 165.60 feet to a point of tangency; north 14 degrees 05 minutes 50 seconds east, 145.35 feet to a point of curvature; along a curve to the left having a radius of 227.00 feet, a delta angle of 66 degrees 27 minutes 11 seconds, a chord bearing of north 19 degrees 07 minutes 45 seconds west, a chord distance of 248.77 feet and an arc distance of 263.28 feet to a point of tangency; north 52 degrees 21 minutes 20 seconds west, 148.94 feet to the point of beginning and containing 221,347 square or 5.081 acres of land more or less.



SHELBY COUNTY, TENNESSEE



VICINITY MAP

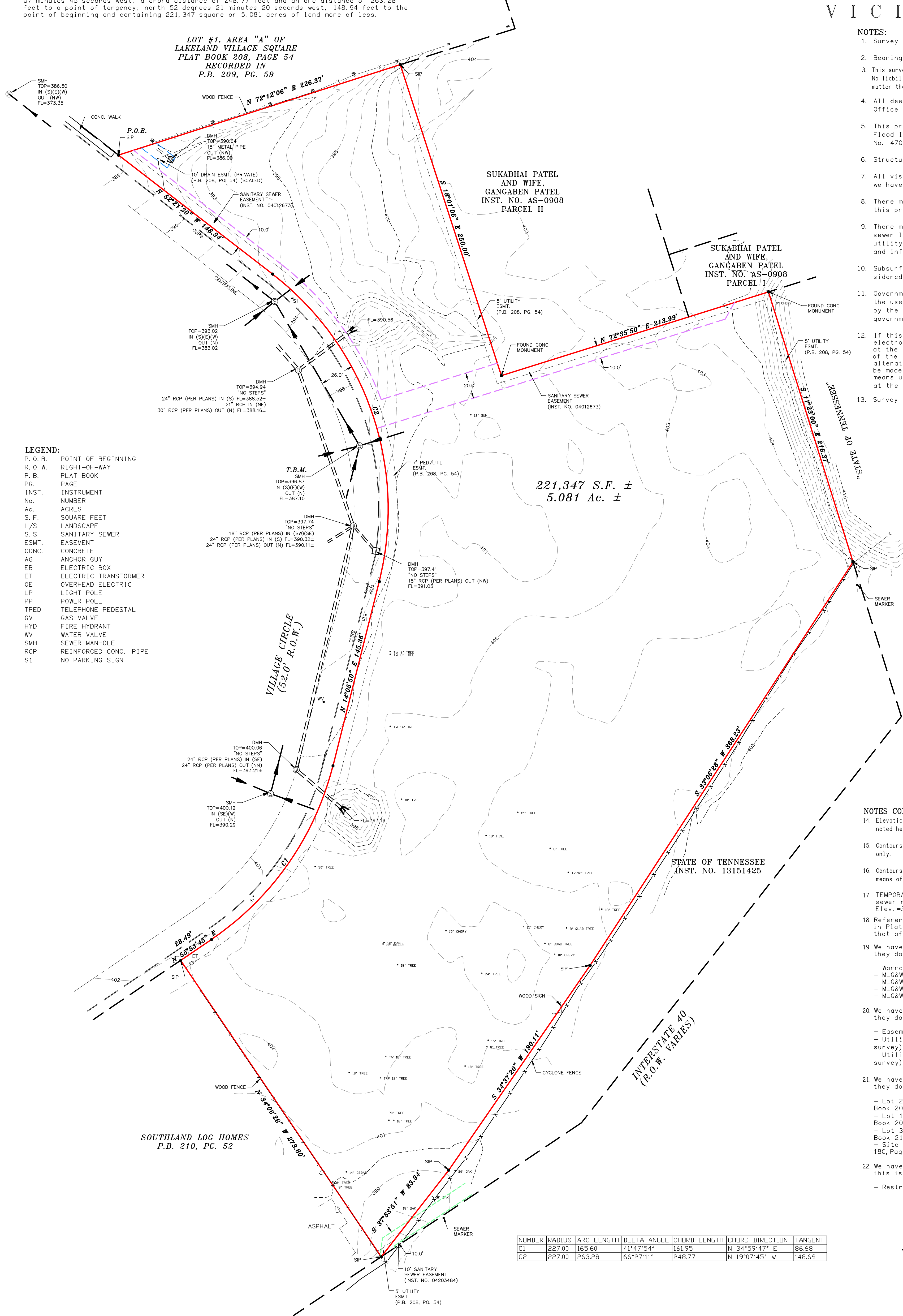
NOT TO SCALE

NOTES:

- Survey prepared for Signal Source.
- Bearings are relative to NAD '83.
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract of title search of the property.
- All deed book references shown hereon are recorded in the Register's Office of Shelby County, Tennessee.
- This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47157C 0330G, Community Panel No. 470402 0330 G, Effective Date: February 6, 2013.
- Structures visible on the date of this survey are shown hereon.
- All visible utility structures located on this property of which we have knowledge are shown hereon.
- There may be non-visible underground utilities crossing or serving this property of which we have no knowledge.
- There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
- If this survey plot is also provided in electronic form, the electronic copy must be compared to the original hard copy issued at the survey date with its original seal to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on a document transmitted by computer or other electronic means unless first compared to the original sealed document issued at the time of the survey.
- Survey is valid only if print has original seal of surveyor.

LEGEND:

- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.B. PLAT BOOK
- PG. PAGE
- INST. INSTRUMENT
- No. NUMBER
- Ac. ACRES
- S.F. SQUARE FEET
- L/S LANDSCAPE
- S.S. SANITARY SEWER
- ESMT. EASEMENT
- CONC. CONCRETE
- AG ANCHOR GUY
- EB ELECTRIC BOX
- ET ELECTRIC TRANSFORMER
- OE OVERHEAD ELECTRIC
- LP LIGHT POLE
- PP POWER POLE
- TPED TELEPHONE PEDESTAL
- GV GAS VALVE
- HYD FIRE HYDRANT
- WV WATER VALVE
- SMH SEWER MANHOLE
- RCP REINFORCED CONC. PIPE
- S1 NO PARKING SIGN



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION	TANGENT
C1	227.00	165.60	41°47'54"	161.95	N 34°59'47" E	86.68
C2	227.00	263.28	66°27'11"	248.77	N 19°07'45" W	148.69

CERTIFICATE:

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater.

MILESTONE LAND SURVEYING, INC.

BY: Daryl Menard, RLS
President
Tennessee Certificate No. 2135



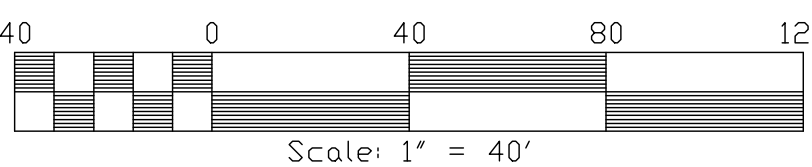
MILESTONE LAND SURVEYING, INC.
2880 COBB ROAD
LAKELAND, TN 38002
PHONE: (901) 867-8671
FAX: (901) 867-9889

NOTES CONTINUED:

- Elevations shown hereon were taken on the ground using T.B.M. noted hereon.
- Contours were plotted at one foot intervals for convenience only.
- Contours were derived from elevations taken on the ground by means of radial topo and are relative to B.M. noted hereon.
- TEMPORARY BENCHMARK (T.B.M.) - Top of an existing sanitary sewer manhole located in Village Circle as shown hereon. Elev. = 396.87 NAVD 88.
- Reference is hereby made to Lakeland Village Square recorded in Plat Book 208, Page 54 for conditions, restrictions, etc. that affect the subject property.
- We have reviewed the following documents, and in our opinion, they do not affect the subject property.
 - Warranty Deed recorded in Book 5932, Page 289.
 - MLG&W Easement recorded in Book 6104, Page 98.
 - MLG&W Easement recorded in Instrument No. ES-2354.
 - MLG&W Easement recorded in Instrument No. AC-9412.
 - MLG&W Easement recorded in Instrument No. AS-8850.
- We have reviewed the following documents, and in our opinion, they do affect the subject property.
 - Easement agreement recorded Instrument No. 04012672.
 - Utility Easement recorded in Instrument No. 04203484 (see survey).
 - Utility Easement recorded in Instrument No. 04012673 (see survey).
- We have reviewed the following documents, and in our opinion, they do affect the subject property.
 - Lot 2, Area "A" of Lakeland Village Square recorded Plat Book 209, Page 8.
 - Lot 1, Area "A" of Lakeland Village Square recorded Plat Book 209, Page 59.
 - Lot 3, Area "A" of Lakeland Village Square recorded Plat Book 210, Page 10.
 - Site Plan, Lakeland Village Square recorded Plat Book 180, Page 19.
- We have reviewed the following document, and in our opinion, this is not a survey matter.
 - Restrictive Covenants recorded in Instrument No. 04043933.

TOPOGRAPHIC SURVEY OF PART OF THE MUKESH PATEL AND WIFE, RITA PATEL AND HEMALI PATEL AND HUSBAND, JITENDRA PATEL PROPERTY

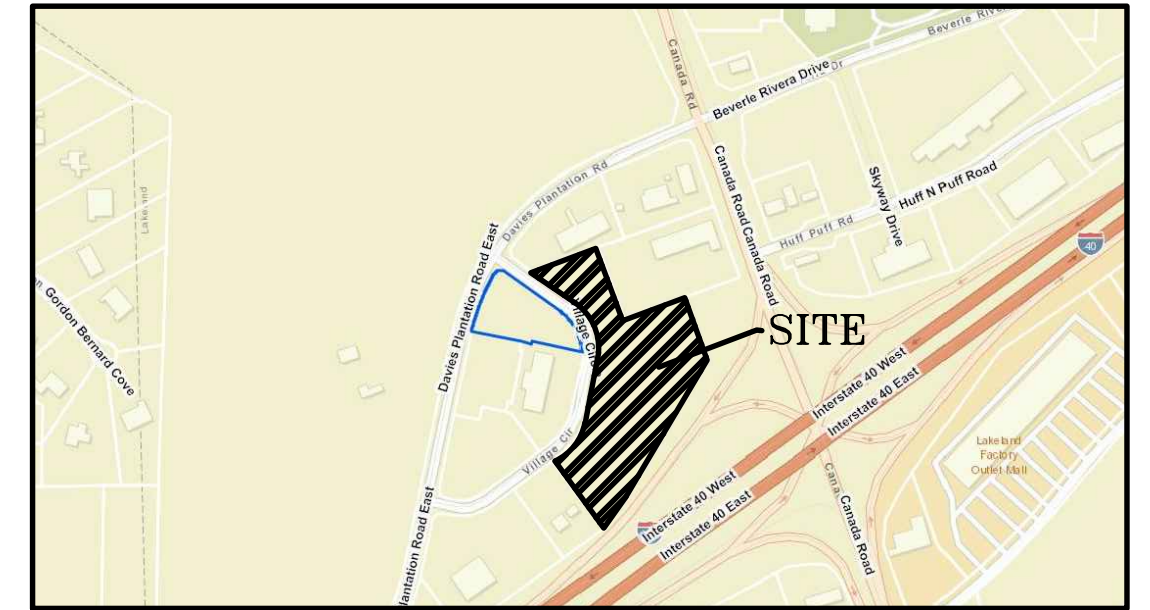
RECORDED IN
INST. NO. 18068053
LAKELAND, SHELBY COUNTY, TENNESSEE
SCALE: 1" = 40' DATE: DECEMBER 23, 2021



LOT #1, AREA "A" OF
LAKELAND VILLAGE SQUARE
PLAT BOOK 208, PAGE 54
RECORDED IN
P.B. 209, PG. 59

SITE DENSITY FACTOR	EXISTING DENSITY FACTOR	MIN. REPLACEMENT DENSITY FACTOR	PROVIDED REPLACEMENT DENSITY FACTOR
$20 \times 2.69 \text{ ac} = 53.80$	0.00	57.40	57.6

REPLACEMENT DENSITY FACTOR:
THIRTY-SIX (36) 3" TREES
TOTAL = (36)1.6UNITS = **57.6**



VICINITY MAP

PRELIMINARY PLAT DATA

PROJECT NAME:	RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
Site Plan:	Preliminary
ADDRESS:	T.B.D.
MAP, GROUP, PARCEL NO.:	01, 59, 542C
EXISTING ZONING AND APPLICABLE OVERLAYS:	C-2 Regional Commercial
ACREAGE OF SITE:	2.694 Acres = 117,350.64 s.f.
MIN. REQ. SETBACK LINES:	
Front Yard:	60'
Side Yard:	10'
Rear Yard:	25' IF ADJACENT TO I-40
Minimum Lot Width	80 ft.
Minimum Lot Area	10,000 s.f.

OWNERSHIP

Name of Owner:	FOCAL POINT INVESTMENT, LLC
Address:	8888 MIDSOUTH DR., STE. 116, OLIVE BRANCH
Phone No.:	901-794-4022
E-mail Address:	stthomas@ststower.com
Contact Name:	Shelbie Thomas

APPLICANT/DESIGN PROFESSIONAL

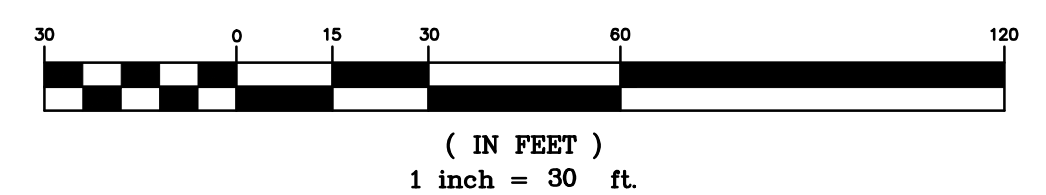
Name of Design Professional:	Renaissance Group, Inc.
Address:	9700 Village Circle, Lakeland, TN
Phone No.:	(901) 332-5533
Fax No.:	(901) 332-5534
E-mail Address:	wooldridge@group.biz
Contact Name:	Wesley Wooldridge

PROPOSED USES (as defined by Zoning or Outline Plan)	Climate Controlled Storage
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	3 story - 30,000s.f. Ground Floor +/- 90,000 s.f. Total
BUILDING HEIGHT (allowed):	35 FEET
(proposed):	T.B.D.
MAXIMUM FAR:	
PROVIDED FAR:	0.255
OPEN SPACE RATIO: (GREENSPACE):	Minimum Req. 35.0% Provided 48.10%
PARKING: 1 SPACE PER 2000 S.F. OF GROSS FLOOR AREA	Minimum Required 15 Provided 20

HATCH LEGEND

	SANITARY SEWER ESMT.
	SHARED ACCESS ESMT.
	ASPHALT PAVING
	CONCRETE.

GRAPHIC SCALE



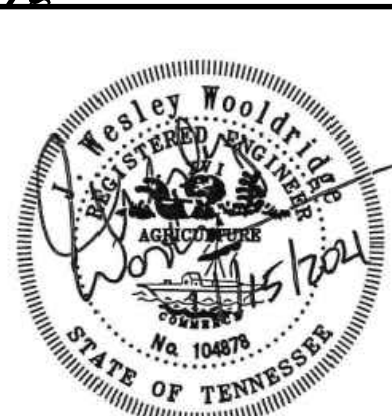
SHEET _____ OF _____

DEPARTMENT OF ENGINEERING

SITE LAYOUT PLAN

LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVES PLANTATION ROAD, LAKELAND, TN

FROM: _____	TO: _____
SURVEY: _____	DATE: _____
DESIGN: _____	DATE: _____
CITY ENGINEER _____	DATE _____



REVISIONS

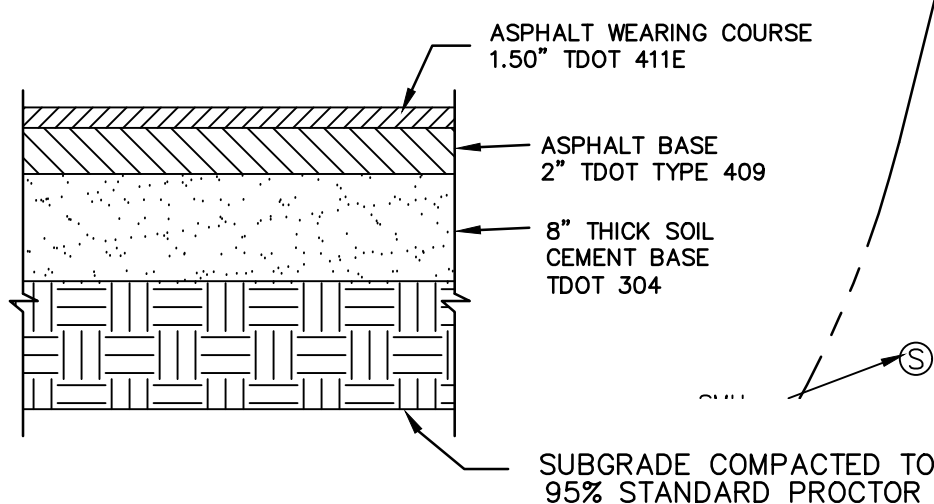
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

T.B.M.
TEMPORARY BENCHMARK (T.B.M.) - Top of an existing sanitary sewer manhole located in Village Circle as shown hereon.
Elev.=396.87 NAVD 88.
FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C 0330 G, COMMUNITY PANEL NO. 470402 0330 G, EFFECTIVE DATE: FEBRUARY 6, 2013.
CITY OF LAKELAND
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A
DEVELOPER: FOCAL POINT INVESTMENT, LLC.
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, STE. 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: @RENAISSANCEGROUPINC.COM

Engineering Certificate

Is hereby certify that the engineering aspect of these plans are true and correct, are in conformance with design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development, and to the best of my knowledge takes into to account all applicable federal, state and local building laws and regulations.

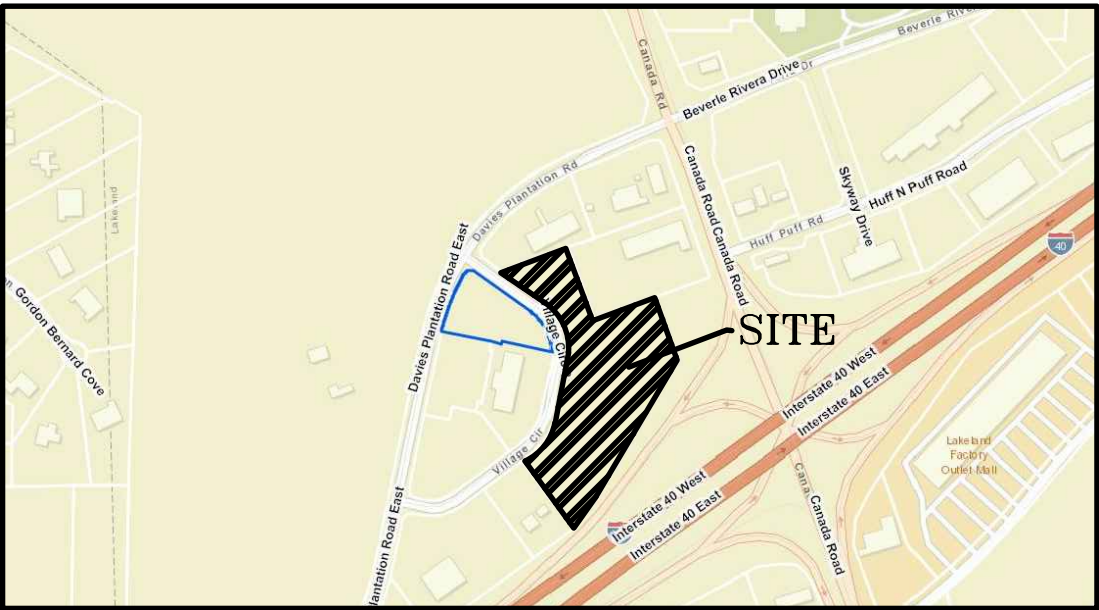
J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



LIGHT DUTY

TYPICAL PAVEMENT DETAIL
N.T.S.

LOT #1, AREA "A" OF
LAKELAND VILLAGE SQUARE
PLAT BOOK 208, PAGE 54
RECORDED IN
P.B. 209, PG. 59

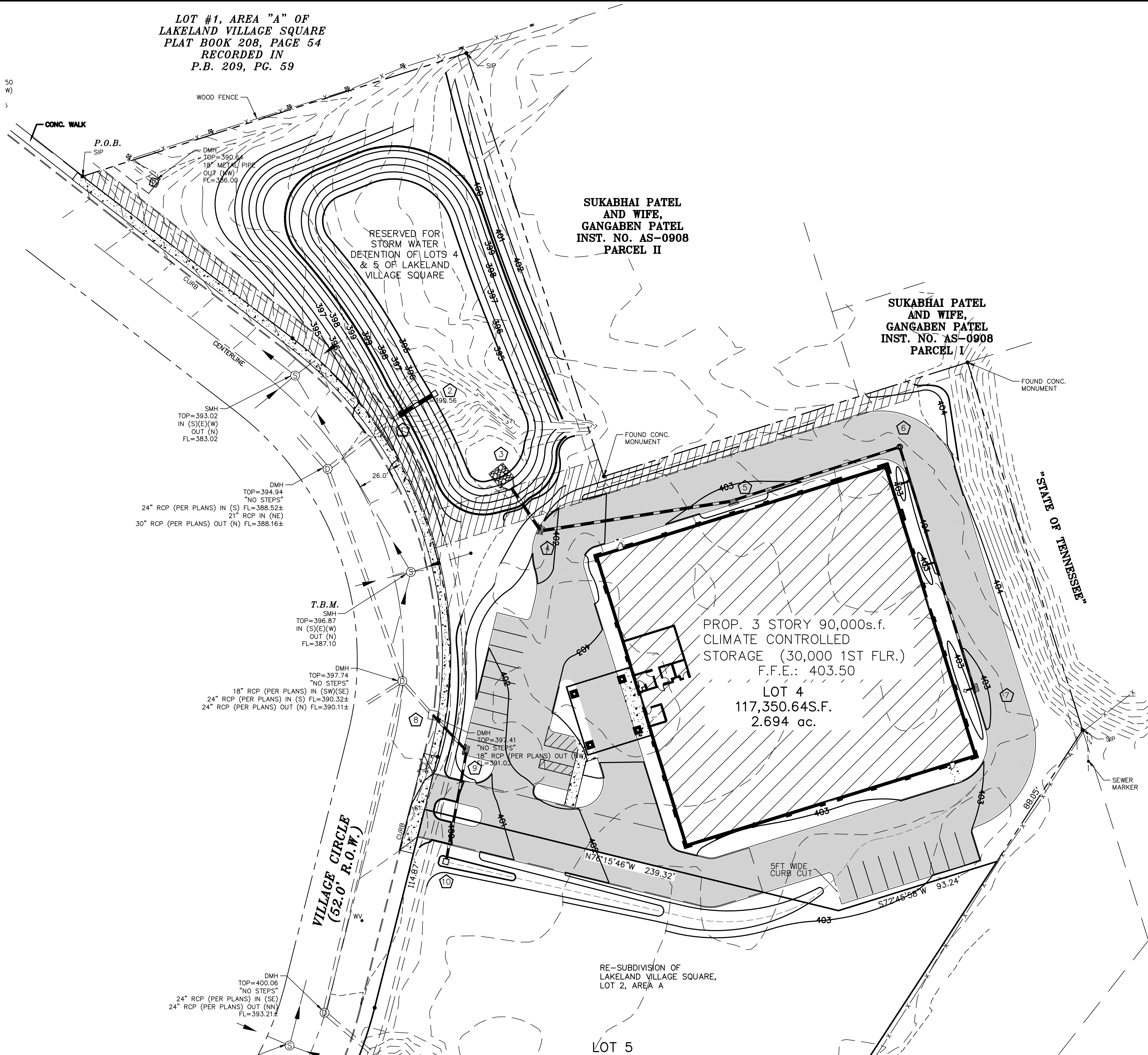


VICINITY MAP

NOTE:
ALL BACKFILL MATERIAL COVERING STORM SEWER PIPING OUTSIDE OF
PUBLIC RIGHTS OF WAY SHALL BE COMPACTED TO THE SAME DENSITY
AS IN STREET RIGHTS OF WAY. SEE TRENCHING EXCAVATION AND
BACKFILL REQUIREMENTS BENEATH STREETS.

HATCH LEGEND

- SANITARY SEWER
ESMT.
- ASPHALT PAVING
- CONCRETE.



Engineering Certificate

Is hereby certify that the engineering aspect of these plans are true and correct, are in conformance with design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development, and to the best of my knowledge takes into to account all applicable federal, state and local building laws and regulations.

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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CITY OF LAKELAND
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A
DEVELOPER: FOCAL POINT INVESTMENT, LLC.
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, STE. 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: @RENAISSANCEGROUPINC.COM

DEPARTMENT OF ENGINEERING

GRADING & DRAINAGE

LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVIES PLANTATION ROAD, LAKELAND, TN

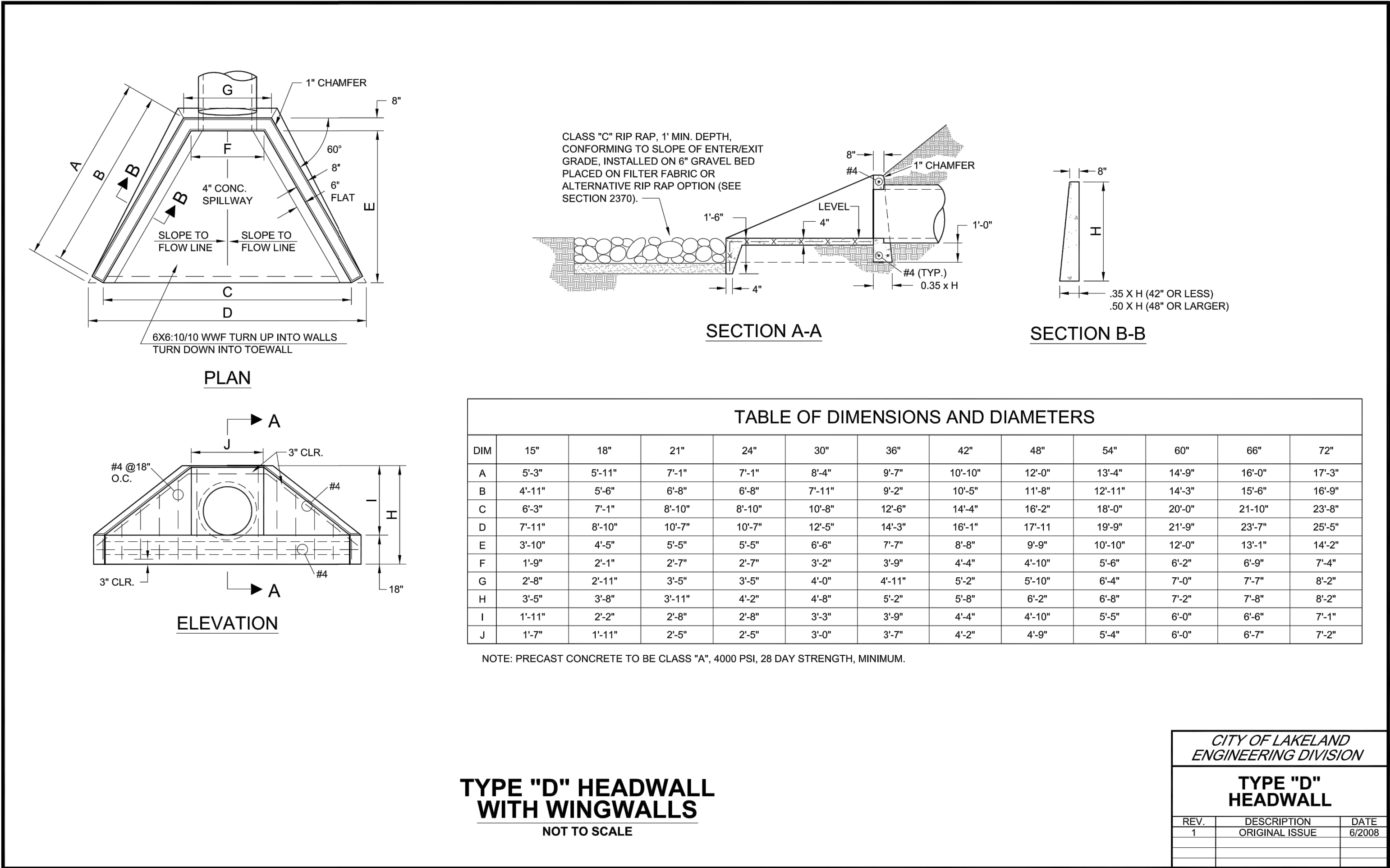
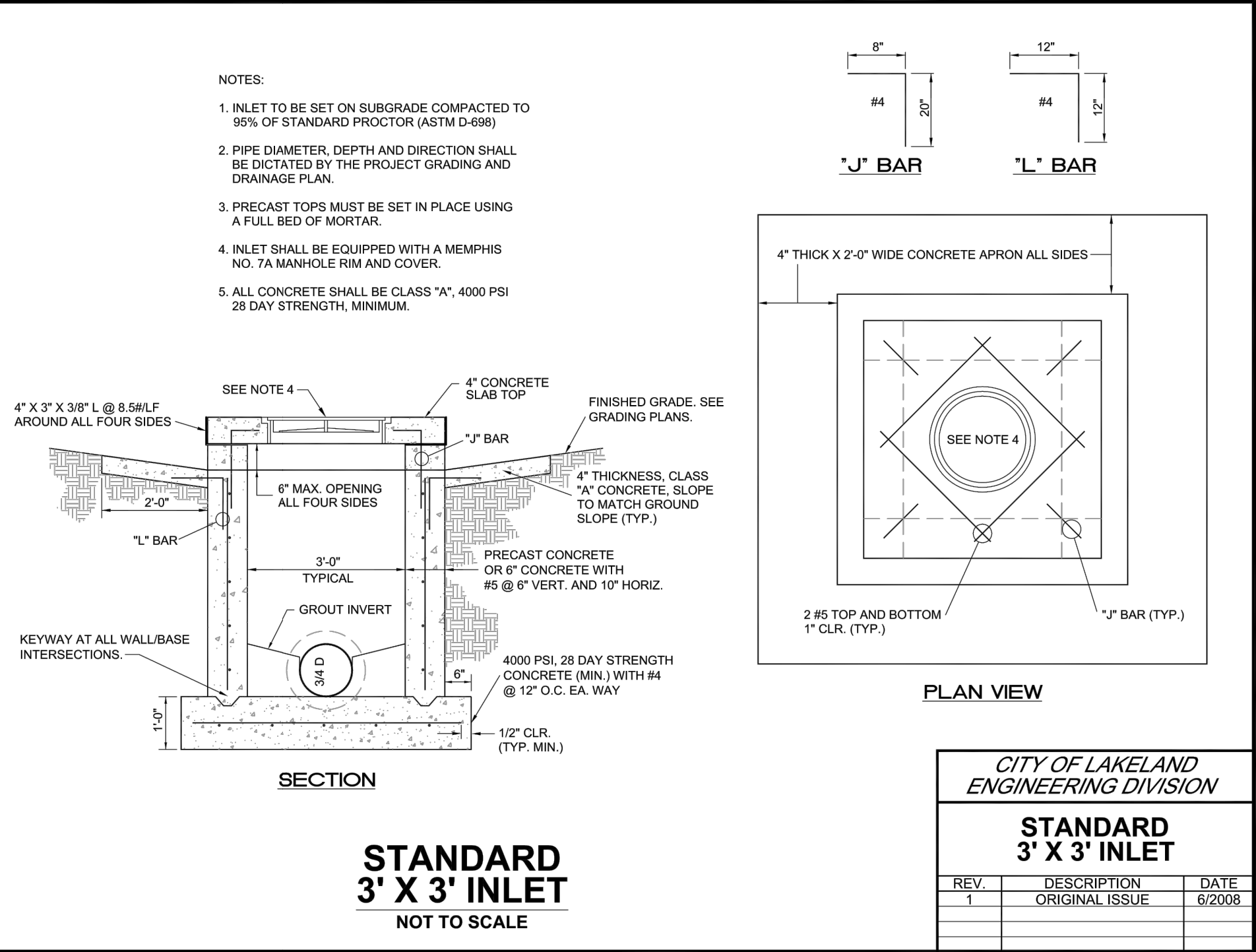
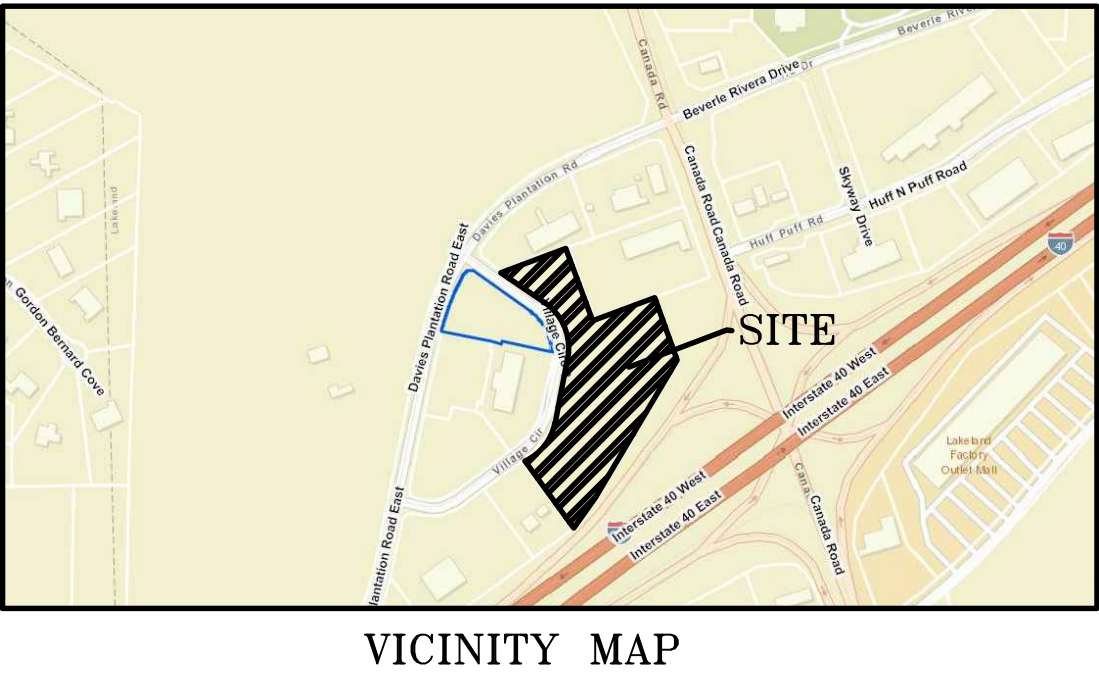
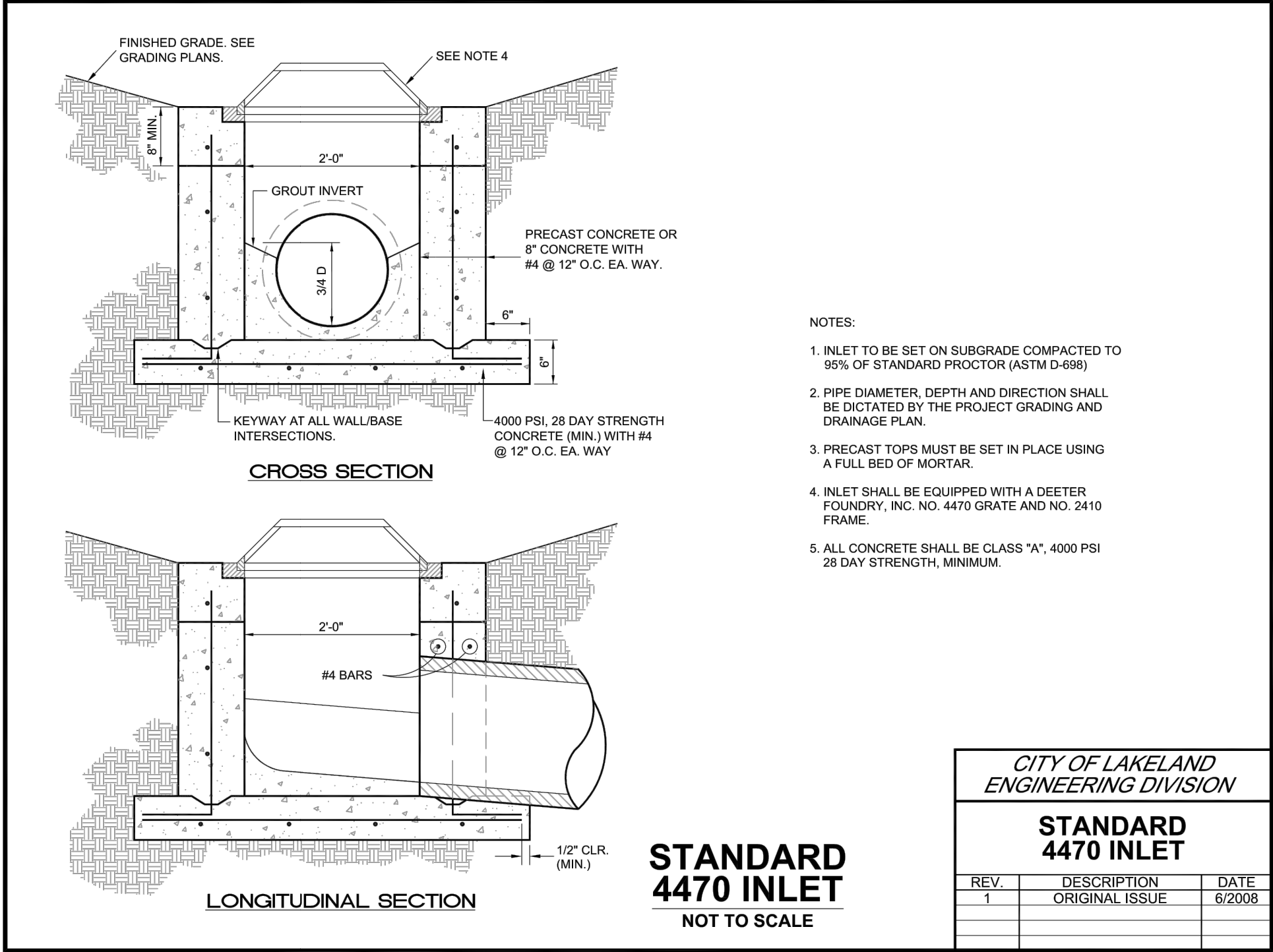
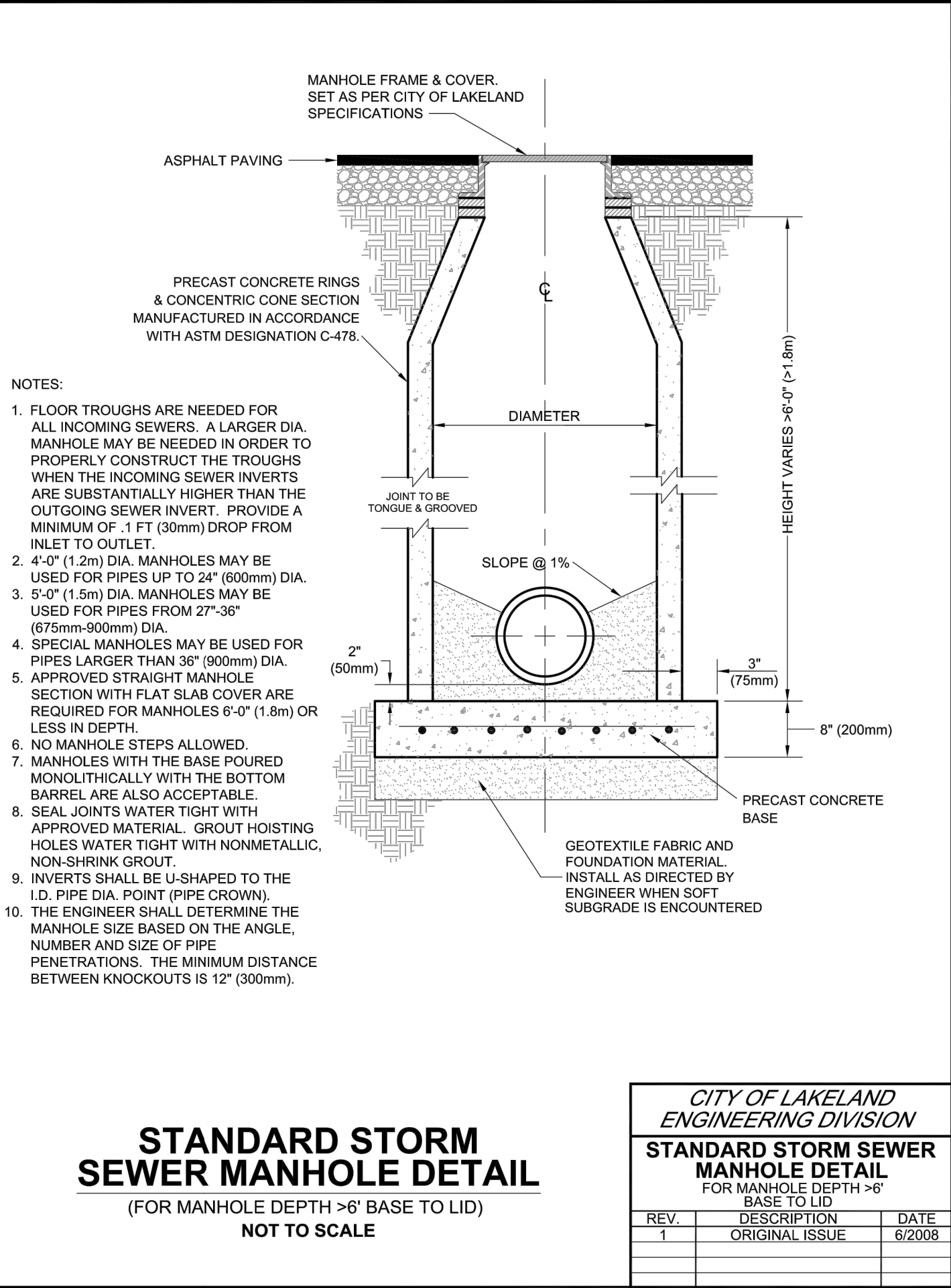
FROM: _____ TO: _____

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

DESIGN: _____ DATE: _____ CKD: _____ DATE: _____

CITY ENGINEER _____ DATE _____



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

T.B.M.
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CITY OF LAKELAND
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A
DEVELOPER: FOCAL POINT INVESTMENT, LLC.
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, STE. 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: @RENAISSANCEGROUPINC.COM

DEPARTMENT OF ENGINEERING

DRAINAGE DETAILS

LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVES PLANTATION ROAD, LAKELAND, TN

FROM: _____ TO: _____

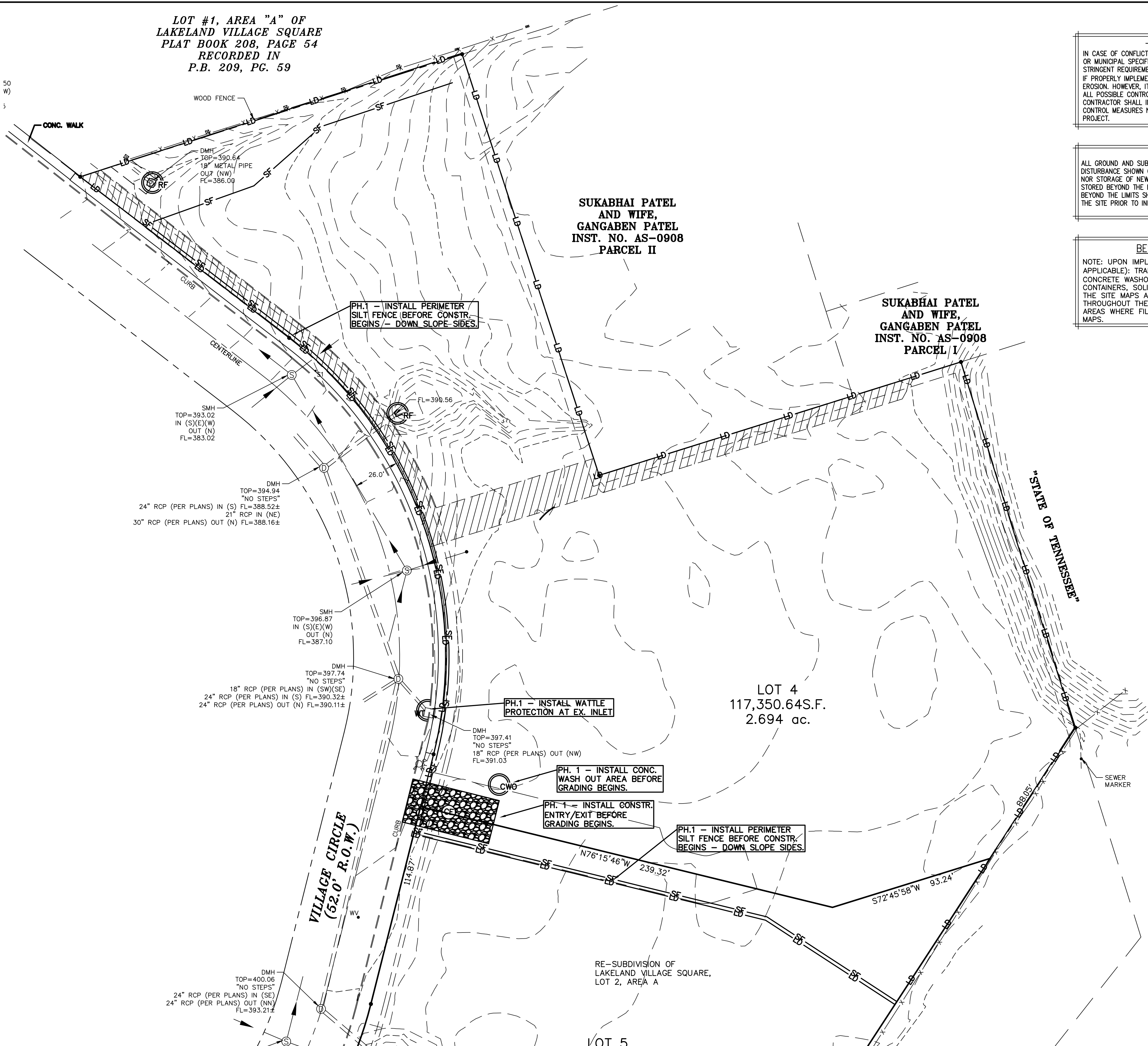
SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

DESIGN: _____ DATE: _____ CKD: _____ DATE: _____

CITY ENGINEER _____ DATE _____

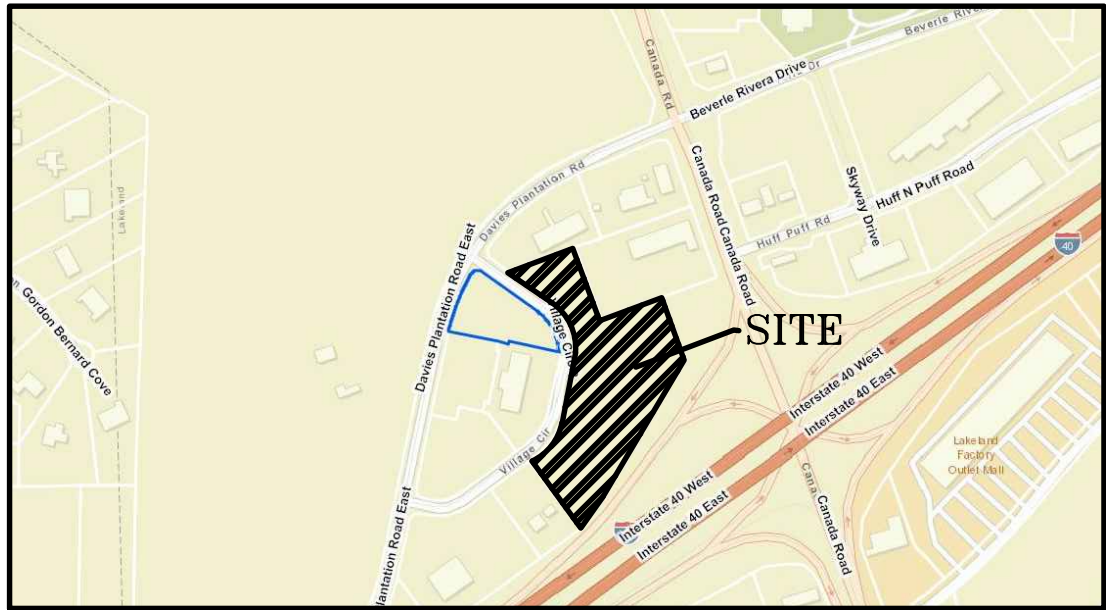
LOT #1, AREA "A" OF
LAKELAND VILLAGE SQUARE
PLAT BOOK 208, PAGE 54
RECORDED IN
P.B. 209, PG. 59



-CAUTION NOTICE TO CONTRACTOR-
IN CASE OF CONFLICTS BETWEEN EROSION CONTROL PLANS, THE SWPPP DOCUMENT, ANY PROJECT OR MUNICIPAL SPECIFICATIONS AND THE ACTUAL STATE NPDES GENERAL PERMIT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
IF PROPERLY IMPLEMENTED, THIS PLAN WILL PROVIDE AN EFFECTIVE MEANS FOR CONTROLLING EROSION. HOWEVER, IT IS ACKNOWLEDGED THAT NO ONE PLAN CAN BE PREPARED THAT WILL DEPICT ALL POSSIBLE CONTROL MEASURES NECESSARY FOR VARIOUS STAGES OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID ADEQUATE FUNDS TO PROVIDE ALL EROSION CONTROL MEASURES NECESSARY TO COMPLY WITH CODES FOR THE DURATION OF THE CONSTRUCTION PROJECT.

LIMITS OF DISTURBANCE
ALL GROUND AND SUBGRADE DISTURBING ACTIVITIES SHALL BE RESTRICTED TO WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE EROSION CONTROL PLANS. NO GROUND OR SUBGRADE DISTURBANCES NOR STORAGE OF NEW, SALVAGED OR WASTE MATERIALS OR CHEMICALS SHALL OCCUR OR BE STORED BEYOND THE LIMITS SHOWN. IF SUCH DISTURBANCES OR STORAGE NEEDS ARE REQUIRED BEYOND THE LIMITS SHOWN, THE CONTRACTOR SHALL UPDATE THE NPDES PERMIT COVERAGE FOR THE SITE PRIOR TO INITIATING SUCH CONSTRUCTION ACTIVITIES.

BEST MANAGEMENT PRACTICES SEQUENCE
NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS (AS APPLICABLE): TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC, IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.



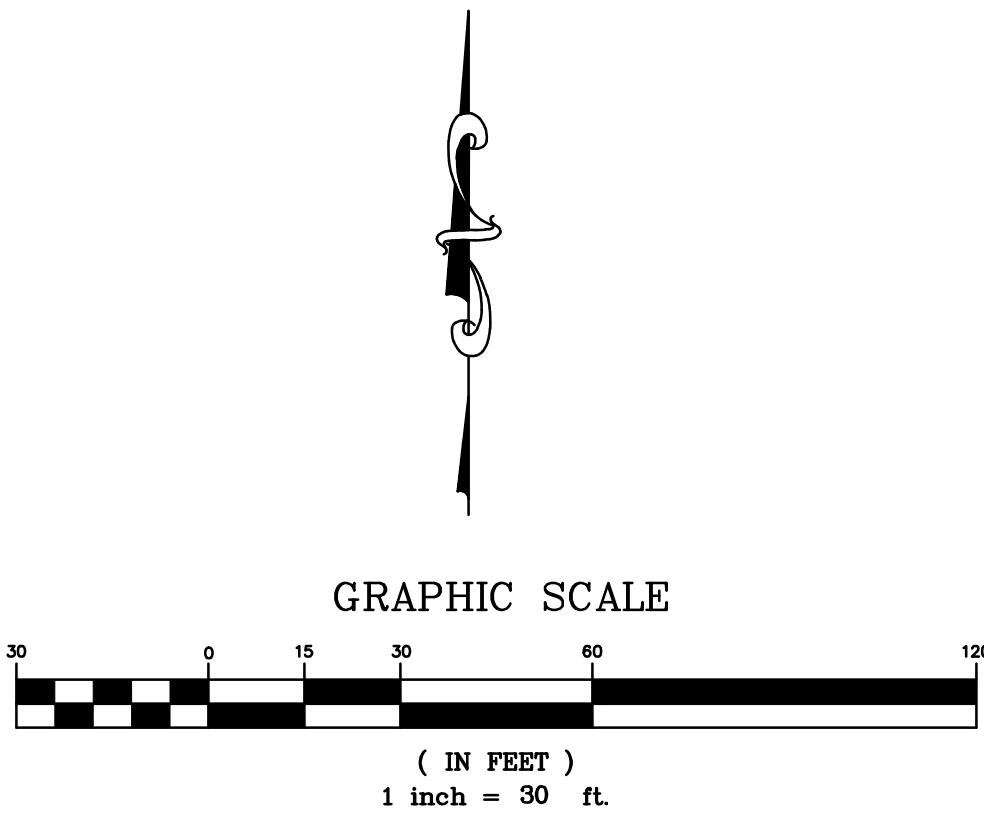
VICINITY MAP

NOTE:
ALL BACKFILL MATERIAL COVERING STORM SEWER PIPING OUTSIDE OF PUBLIC RIGHTS OF WAY SHALL BE COMPACTED TO THE SAME DENSITY AS IN STREET RIGHTS OF WAY. SEE TRENCHING EXCAVATION AND BACKFILL REQUIREMENTS BENEATH STREETS.

- LEGEND**
- LD - LIMITS OF DISTURBANCE
 - SF - SEDIMENTATION/SILT FENCE
 - TP - TREE PROTECTION
 - CE - STONE CONSTRUCTION ENTRANCE/EXIT
 - CW - CONCRETE WASHOUT

GENERAL NOTES (CITY OF MEMPHIS)

- A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE.
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Engineering Certificate

Is hereby certify that the engineering aspect of these plans are true and correct, are in conformance with design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development, and to the best of my knowledge takes into to account all applicable federal, state and local building laws and regulations.

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



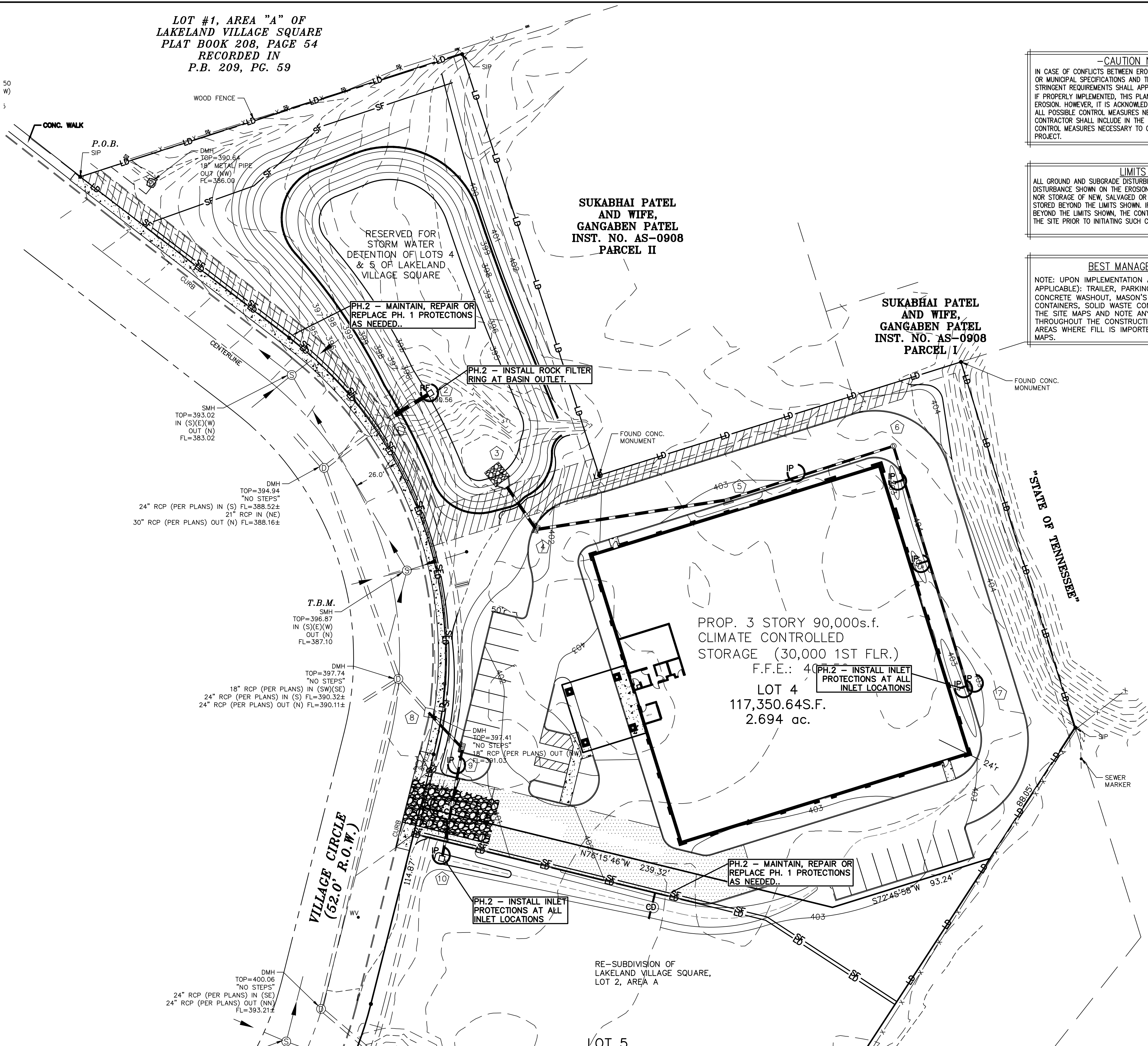
REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

T.B.M.
TEMPORARY BENCHMARK (T.B.M.) - Top of an existing sanitary sewer manhole located in Village Circle as shown hereon.
Elev.=396.87 NAVD 88.
FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C 0330 G, COMMUNITY PANEL NO. 470402 0330 G, EFFECTIVE DATE: FEBRUARY 6, 2013.
CITY OF LAKELAND
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A
DEVELOPER: FOCAL POINT INVESTMENT, LLC.
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, STE. 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: @RENAISSANCEGROUPINC.COM

DEPARTMENT OF ENGINEERING
E.P.S.C. - PHASE 1
LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVIES PLANTATION ROAD, LAKELAND, TN
FROM: _____ TO: _____
SURVEY: _____ DATE: _____ BOOK: _____
SCALE: _____
DESIGN: _____ DATE: _____ CKD: _____ DATE: _____
CITY ENGINEER _____ DATE _____

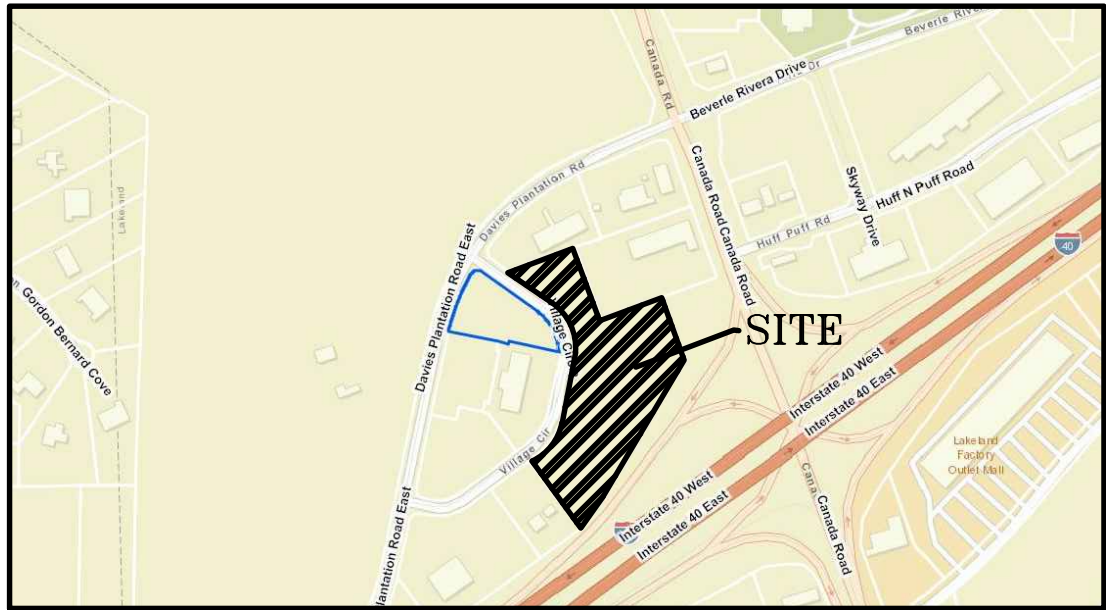
LOT #1, AREA "A" OF
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PLAT BOOK 208, PAGE 54
RECORDED IN
P.B. 209, PG. 59



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BEST MANAGEMENT PRACTICES SEQUENCE
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VICINITY MAP

NOTE:
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 - CW - CONCRETE WASHOUT
 - IP - INLET PROTECTION
 - RF - ROCK FILTER RING

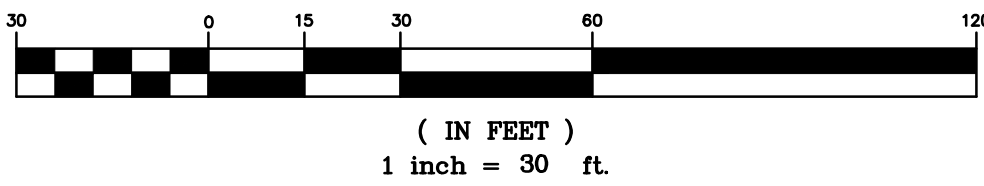
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HATCH LEGEND

- SANITARY SEWER ESMT.
- ASPHALT PAVING
- CONCRETE.

GRAPHIC SCALE



SHEET OF

Engineering Certificate

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REVISIONS

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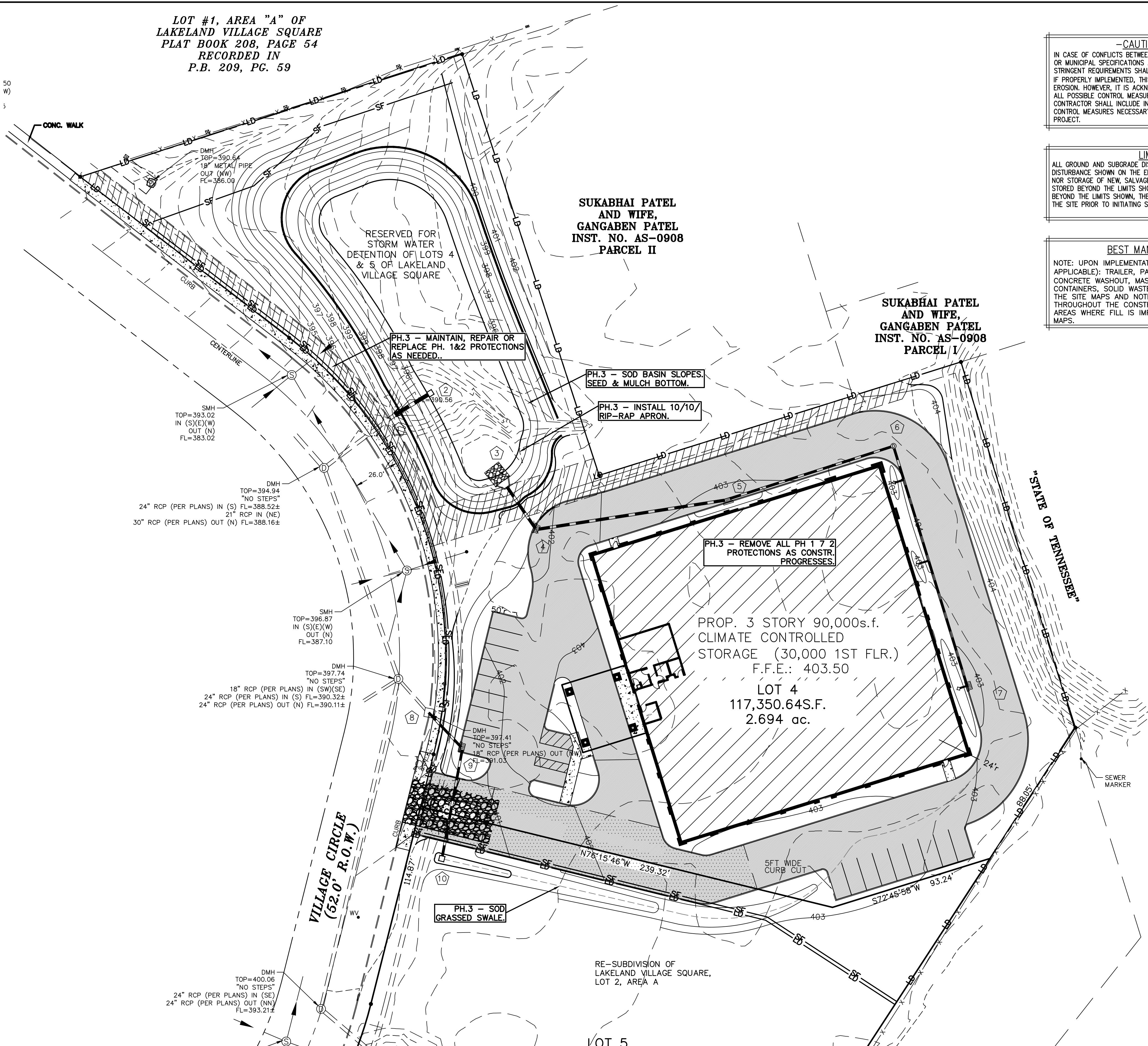
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CITY OF LAKELAND
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A
DEVELOPER: FOCAL POINT INVESTMENT, LLC.
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, STE. 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: @RENAISSANCEGROUPINC.COM

DEPARTMENT OF ENGINEERING
E.P.S.C. - PHASE 2
LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVIES PLANTATION ROAD, LAKELAND, TN
FROM: _____ TO: _____
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SCALE: _____
DESIGN: _____ DATE: _____ CKD: _____ DATE: _____
CITY ENGINEER _____ DATE _____

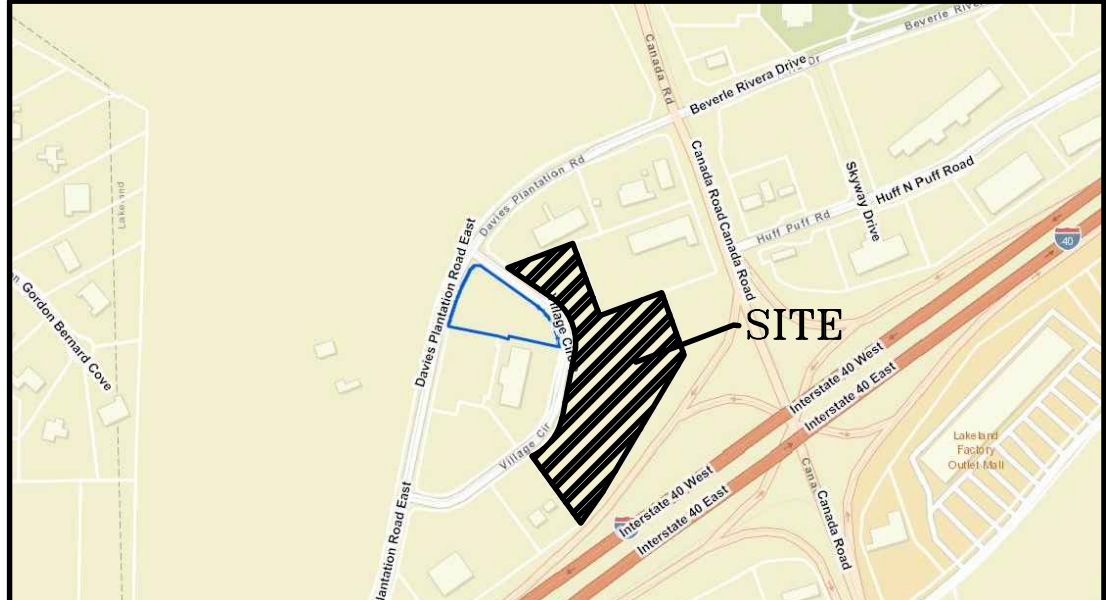
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PLAT BOOK 208, PAGE 54
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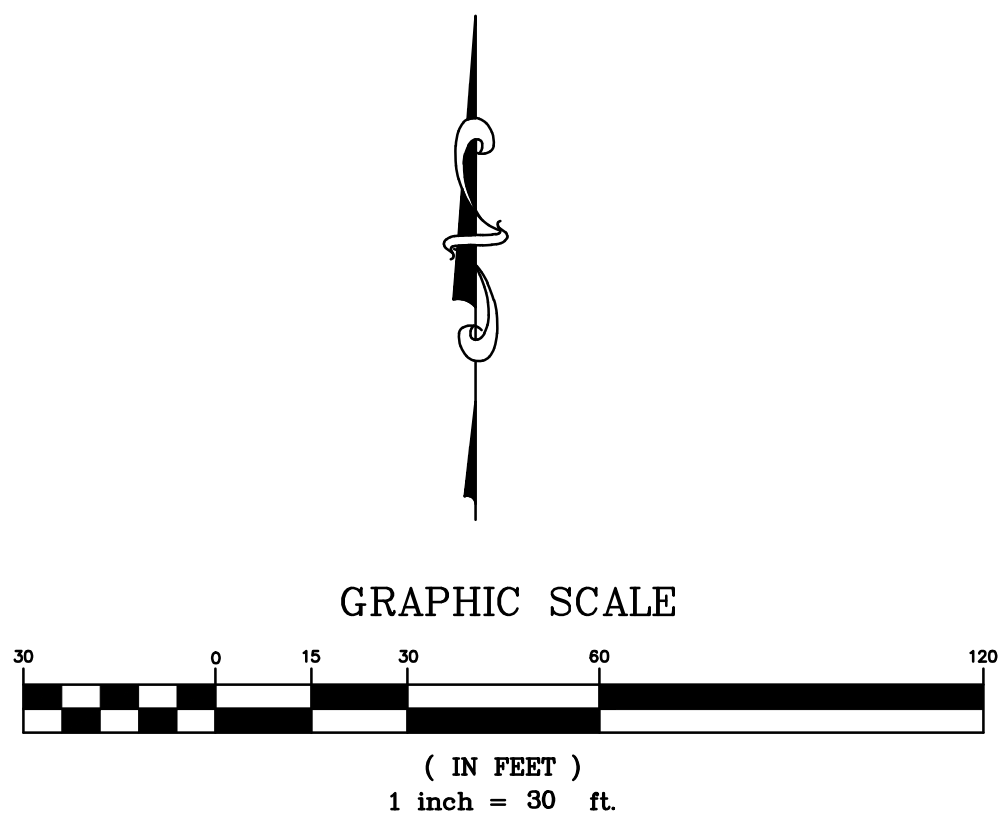
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HATCH LEGEND

- SANITARY SEWER ESMT.
- ASPHALT PAVING
- CONCRETE.



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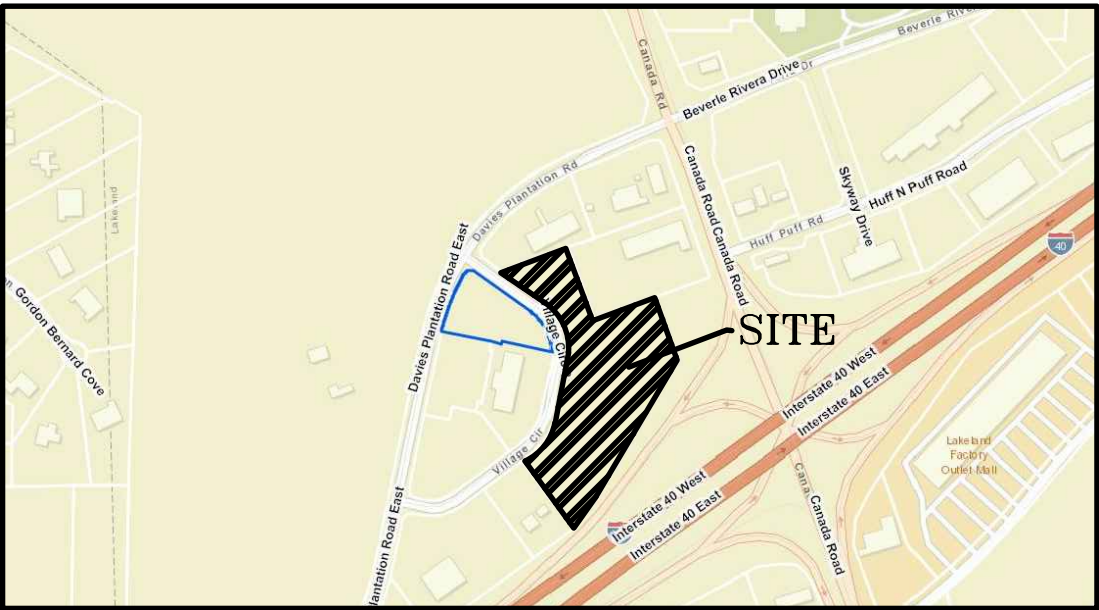
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DEPARTMENT OF ENGINEERING
E.P.S.C. - PHASE 3
LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVES PLANTATION ROAD, LAKELAND, TN
FROM: _____ TO: _____
SURVEY: _____ DATE: _____ BOOK: _____
SCALE: _____
DESIGN: _____ DATE: _____ CKD: _____ DATE: _____
CITY ENGINEER _____ DATE _____

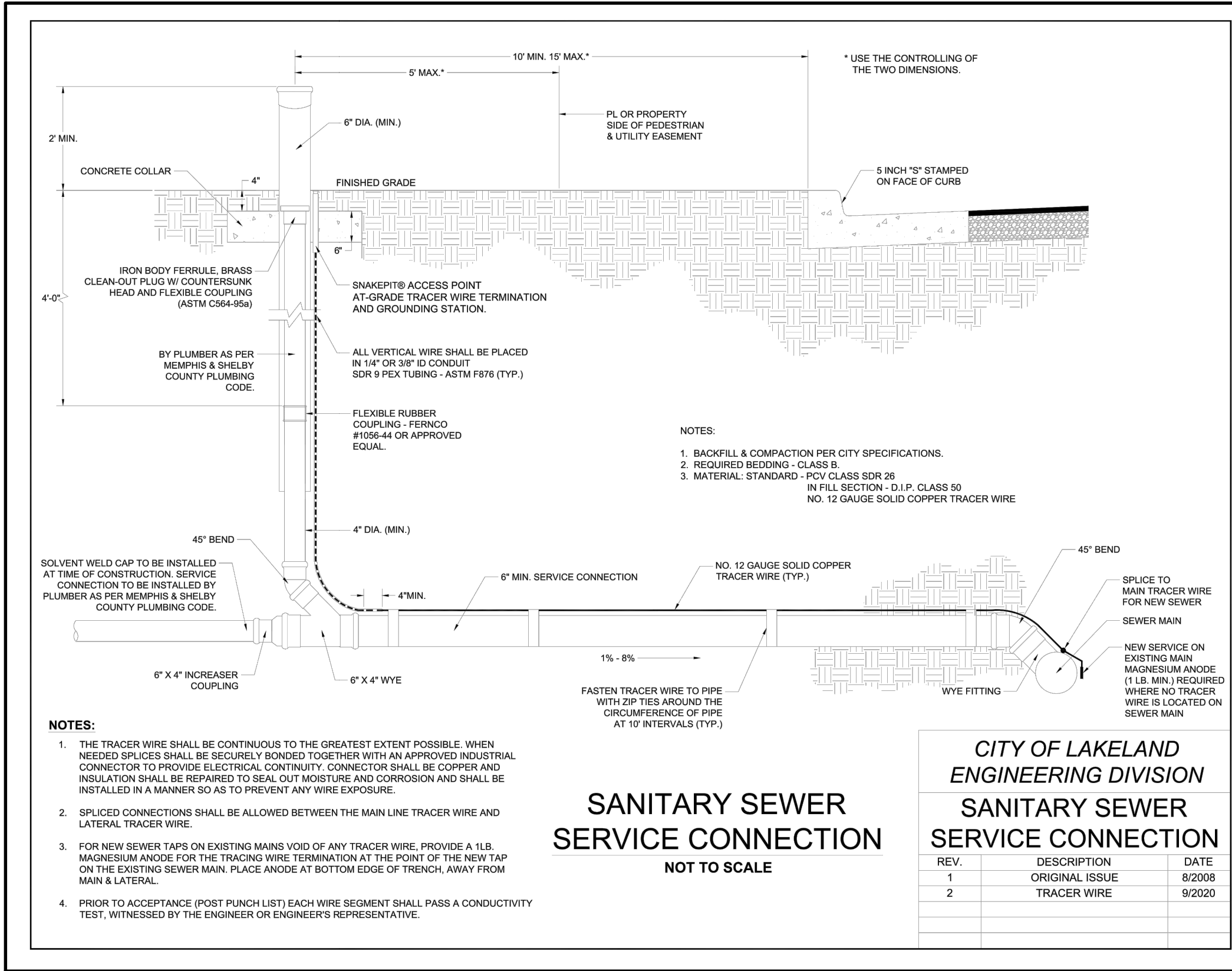
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VICINITY MAP

HATCH LEGEND

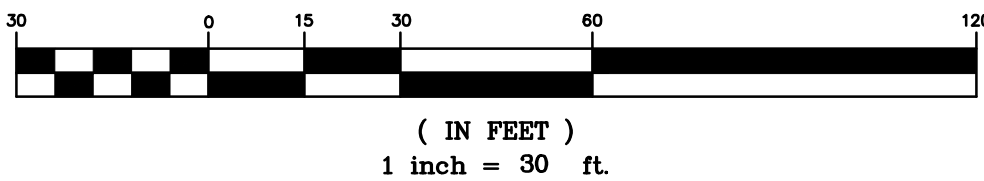
- SANITARY SEWER
ESMT.
- ASPHALT PAVING
- CONCRETE.



SANITARY SEWER
SERVICE CONNECTION
NOT TO SCALE

CITY OF LAKELAND ENGINEERING DIVISION SANITARY SEWER SERVICE CONNECTION		
REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	8/2008
2	TRACER WIRE	9/2020

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

SHEET OF

DEPARTMENT OF ENGINEERING

UTILITY PLAN

LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVES PLANTATION ROAD, LAKELAND, TN

FROM: TO:

SURVEY: DATE: BOOK:

SCALE:

DESIGN: DATE: CKD: DATE:

CITY ENGINEER DATE

SUKABHAI PATEL
AND WIFE,
GANGABEN PATEL
INST. NO. AS-0908
PARCEL II

SUKABHAI PATEL
AND WIFE,
GANGABEN PATEL
INST. NO. AS-0908
PARCEL I

PROP. 3 STORY 90,000s.f.
CLIMATE CONTROLLED
STORAGE (30,000 1ST FLR.)
F.F.E.: 403.50
LOT 4
117,350.64S.F.
2.694 ac.

LOT 5

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LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: @RENAISSANCEGROUPINC.COM

May 06, 2022

Donald Anthony
Planning Director
City of Lakeland

Dear Mr. Anthony,

We are pleased to be submitting a Sketch Plan application on Lot 4 of the Re-subdivision of the Lakeland Village Square Lot 1, Area A property.

The site improvements will consist of a new 90,000 s.f. Climate Controlled Storage building (30,000 S.F. footprint) located on a 2.694 acre site. Parking will be provided at the required 1sp per 2,000s.f and an open space ratio of 48.10% will be provided, exceeding the 35% required.

Cross-access connection between Lot 4 and Lot 5 will be provided via a shared access easement centered on the south property line and an additional five parking spaces are provided for shared use with the future hotel development anticipated on Lot 5.

Storm water detention is located on the north portion of the site and will be designed to accommodate Lot 4 and the future improvements to Lot 5.

We respectfully request approval of the submitted Site Plan and look forward to bringing additional community services to Lakeland.

Sincerely,



J. Wesley Wooldridge, P.E., ISACA

Partner
Renaissance Group, Inc.

May 6, 2022

Donald Anthony
Lakeland Planning Director

Re: Lakeland Village Square – Sketch Plan – Preliminary Comments

Donald:

Please find below the responses to preliminary comments and requirements for the review from April-29-2022. We have addressed all comments to the best of our abilities and enclosed supporting documentation for verification.

Engineering Department

Emily Harrell, City Engineer 901.867.5418,
eharrell@lakelandtn.org

1. Lots included in detention are shown on the plat and Site Plan.
2. Pavement width was increased to 26 feet wide for fire trucks.
3. Access points were reduced to one shared access with Lot 5 to the south.
4. Stormwater system will be analyzed when detention is designed.

Planning Department

Donald Anthony, Planning Director
901.867.2718, danthony@lakelandtn.org

1. Provide public notice in accordance with Land Development Regulations. See attached *Instructions for Public Notice* for additional information. A list of addresses is also attached. Contact the Planning Department with any questions about the public notice process.
Notifications were sent out to all adjoining property owners.
2. Provide a list of exceptions from the Land Development Regulations being sought with this sketch plan. Note that the LDRs will apply to this project (including landscaping, buffers, open space, building materials and design, etc.), except for specific exceptions listed in the approved *Lakeland Village Square Site Plan* Planned Development document and any exceptions requested and granted as part of this project.
Exceptions are included.
3. Include the following at resubmittal: a) statement of planning objectives and detailed description of the project; and b) conceptual site plan with proposed land uses, lot configuration, approximate areas for common open space, and general road alignments. Additionally, staff recommends including draft building elevations and any other details for which the applicant wishes to obtain MPC feedback. **Planning objectives and a description are included in the Letter of Intent. New conceptual**



Site Plans are included with engineering comments addressed. Building Elevations are included.

4. Note that the Sketch Plan is conceptual in nature and is not required to include all site components. Staff will provide additional comments and conditions on this project as it advances through the Planned Development process. **Noted.**

Please let me know if you need any additional information.

Respectfully,

J. Wesley Wooldridge, PE
Director of Civil Engineering, Partner

I. USES PERMITTED - EXCEPTIONS

- A. Residential: Assisted Living, Bed & Breakfast, Hospice
- B. Services: Child Day Care, Outdoor Entertainment
- C. Accessory Uses: Animal Boarding

II. BUILDING STANDARDS III.Sec. 3.1.1 - EXCEPTIONS

- A. 3.1.1k Driveways and Access (requesting a shared access driveway)
- B. 3.1-2a Height and Use Requirements

III. ACCESS, CIRCULATION, AND PARKING - EXCEPTIONS

- A. Access and Circulation
 - 1. Permit a Shared Access drive for future use with Lot 5 development