



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, June 16, 2022, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 1. May 19, 2022
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
 1. Consideration of a Final Development Plan for Willows at the Lake, Phases 1 and 2 (35 residential lots on 20.55 acres zoned C-2, located along Lake Geneva Street and Lake Lugano Circle).
- VII. NEW BUSINESS:
 1. Consideration of a Land Disturbance Permit for Lakeland Village Square, Area A (1 commercial lot on 5.08 acres zoned C-2, located along the east side of Village Circle).
 2. Consideration of a Site Plan for Lakeland Commons Planned Development, Lot 4 (an 8,494-square foot multi-tenant commercial and office structure on 1.02 acres zoned AG, located at the southeast corner of U.S. Highway 70 and Village Market Lane).
 3. Consideration of a Site Plan for Lakeland Commons Planned Development, Lot 2 Area B (5 mixed use structures and 2 residential structures on 10.25 acres zoned AG, located along the east side of Village Market Lane and south side of Shady Village Lane).
 4. Consideration of a Preliminary Development Plan Amendment for The Lake District (regarding sidewalk width, scenic corridor buffer width, and street lighting on 162.40 acres zoned C-2, located along the east side of

Canada Road, the south side of Interstate 40, and the west side of Monroe Road).

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, MAY 19, 2022, 5:30 PM
CITY HALL, LAKELAND, 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	Present
Commissioner Jim Atkinson	Absent (<i>excused</i>)
Mayor Mike Cunningham	Absent (<i>excused</i>)
Michael Green	Absent (<i>excused</i>)
Todd Laessig	Present
Brian Sullivan	Present
(C) Susan Mitchell	Present

Others present:

Shane Horn, City Manager
Donald Anthony, Planning Director
Michael Walker, Finance Director
Emily Harrell, City Engineer
Jordan McKenzie, City Planner

III. APPROVAL OF MEETING MINUTES:

Mr. Laessig to approve the regular meeting minutes of April 21, 2022, as written.

Mr. Sullivan seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

IV. PUBLIC DISCUSSION:

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. OLD BUSINESS: None

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).**

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

Mr. Laessig seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

Discussion ensued.

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
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CITY HALL, LAKELAND, TN.

DRAFT

After the discussion, Mr. Sullivan moved to approve the sign plan for Harbor Freight Tools without conditions.

Mr. Adams seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

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).

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

Mr. Sullivan seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

Discussion ensued.

For the record: Comments were heard from the following:

Chuck Walker – Carlson Consulting Eng. (*Representing the applicant*)

Chris Sullivan – Architect (*Representing the applicant*)

After discussion, Mr. Laessig moved to recommend to the Board of Commissioners approval of the Preliminary Development Plan for Glide Xpress with the following conditions:

1. Exterior building materials, including CMU, shall be consistent with the building elevations presented to the Planning Commission.
2. Open space shall be consistent with that shown in the Preliminary Development Plan presented to the Planning Commission.
3. Poles for parking lot lighting shall have a maximum height of 25 feet; and
4. Frontage buffer shall tie into that of the neighboring development to the east.

Mr. Sullivan seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

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).

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

Mr. Adams seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

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

DRAFT

Discussion ensued.

For the record: Comments were heard from the following:

Wesley Wooldridge – Renaissance Group (*Representing the applicant*)

This item was discussed with no action taken.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

Mr. Laessig moved to adjourn the meeting. Mr. Sullivan seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

The meeting was adjourned at 6:34 p.m.

Jeff Adams, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on June 16, 2022.

Meeting Date: Thursday, June 16, 2022

Project: The Willows at the Lake, Phases 1 and 2 (Lake District Planned Development)
Final Development Plan

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: Along Lake Geneva Street and Lake Lugano Circle

Parcel ID: L0159 00595

Zoning District: C-2 (Regional Commercial District)

Neighborhood: Type 5

Site Area: 20.55 acres

Applicant: Yehuda Netanel, Gilad Development Inc.

Representative: Deadrick Turner, A2H

STAFF RECOMMENDATION

Staff will make a recommendation on this project at the Planning Commission meeting. However, any approval should be 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 Conditions of Approval and Procedural Requirements listed in this Staff Report.

DISCUSSION

The applicant, Yehuda Netanel of Gilad Development Inc. represented by Deadrick Turner of A2H, requests approval of a Final Plat for a 35-lot subdivision located along Lake Geneva Street and Lake Lugano Circle in The Lake District Planned Development. The property has a total area of 20.55 acres. The proposed subdivision would constitute Phases 1 and 2 of the townhouse portion of the Willows at the Lake. A 2019 amendment to The Lake District's Preliminary Development Plan permits 109 townhouses in the northeastern portion of the development.

The property is zoned C-2 with Planned Development overlay. The townhouse lots in the Willows at the Lake will be developed using modified R-6 zoning standards. Setbacks for this project are: 10 feet on the front, 5 feet on the side and rear, and 7 feet on sides on corner lots. Private alleys will be constructed throughout the development; the minimum width for an alley in The Lake District is 20 feet. The developer has indicated that street trees will be planted as lots are developed.

Staff has reviewed the plat, and it appears to be generally consistent with both the approved Preliminary Development Plan and the subdivision regulations as set forth in the Land Development Regulations. The applicant has submitted a Preliminary Development Plan amendment, which—if approved—would permit a reduction in the width of the planting strip between the street and sidewalk in the Willows to be reduced from seven feet to six feet; the amendment would also remove any requirement for street lights within the development. Any approval of the Final Development Plan should be made conditional on the Final Development Plan accurately reflecting the outcome of the Board of Commissioners' final determination on the Preliminary Development Plan amendment.

EXAMPLE MOTIONS

1. Motion to approve the Willows at the Lake Phases 1 and 2 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 Willows at the Lake Phases 1 and 2 Final Development Plan without conditions.
3. Motion to deny the Willows at the Lake Phases 1 and 2 Final Development Plan:
 - a. Reason for denial

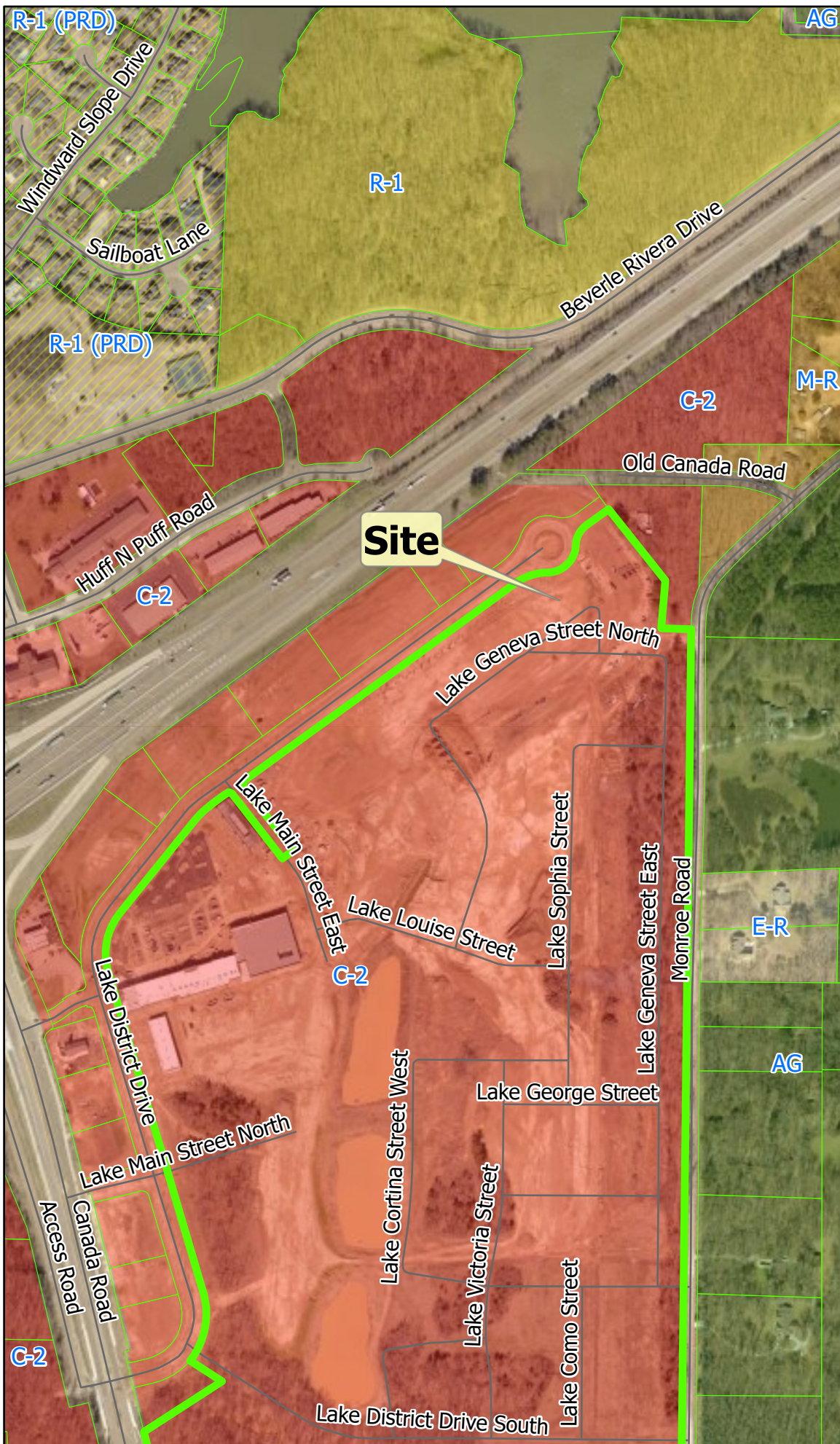
CONDITIONS OF APPROVAL

1. The applicant shall work with staff to address any unresolved staff comments from staff review letter dated April 1, 2022.
2. The applicant shall work with the City Engineer on outstanding infrastructure issues.

3. The applicant shall re-title the plat "Willows at the Lake Phases 1 and 2" to correspond to the separate development contracts.
4. The applicant shall label the sewer easements on sheet 1.
5. The applicant shall remove the proposed drainage easements on sheet 4, as pipe has not been placed yet.
6. The applicant shall label the FFE table on sheet 5 "Min. FFE".
7. The plat shall not be recorded until the Lakeland Board of Commissioners has made a final determination on the outstanding Preliminary Development Plan amendment, specifically the aspects of the Preliminary Development Plan related to planting strip width and street lighting. The Final Development Plan shall accurately reflect the Board's final determination on these issues.

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.



Willows at the Lake Phase 1

Lakeland, Tennessee

6.48 Acres
Zoned C-2

- Willows at the Lake Ph 1
- 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 28, 2022

Sources:

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

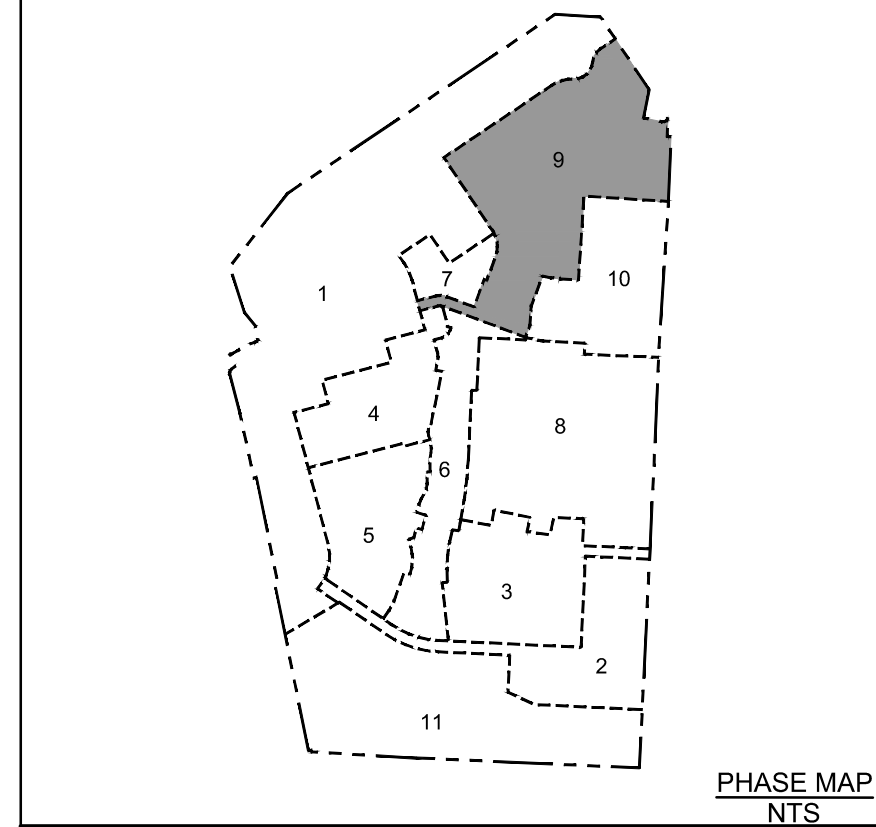
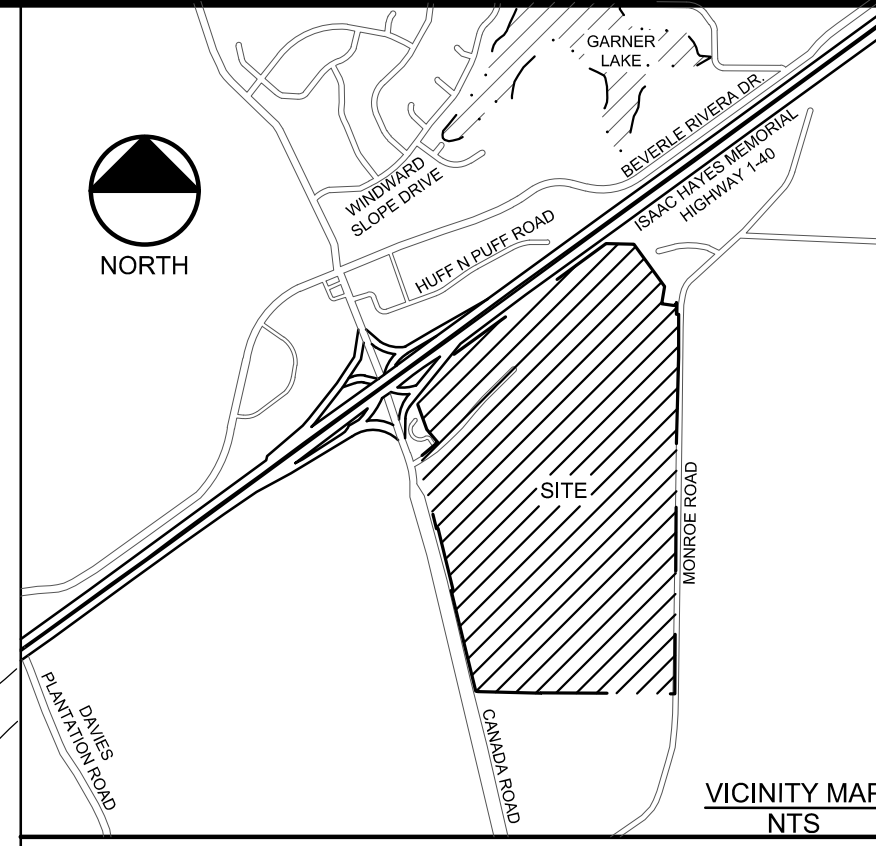
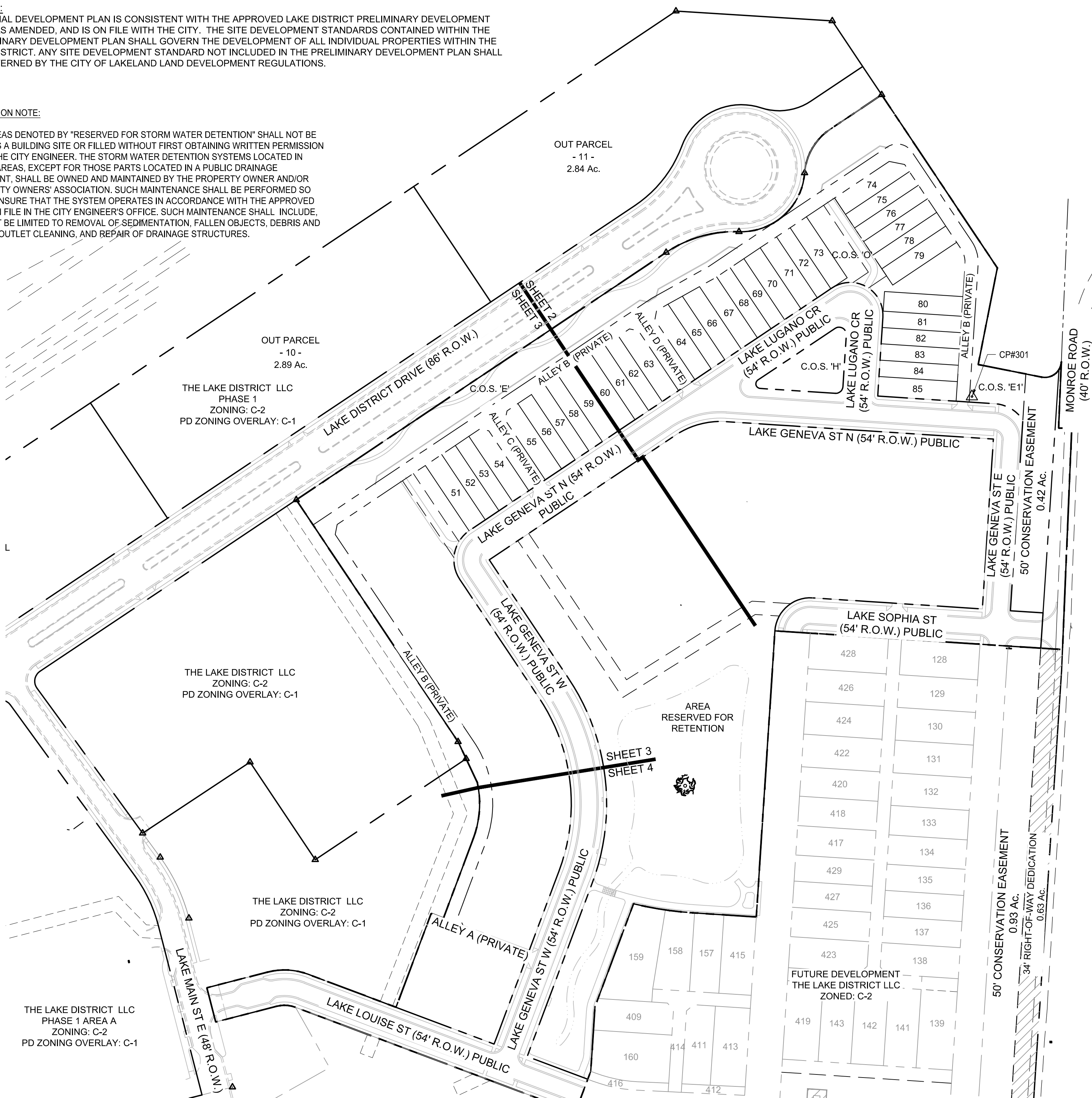
0 0.05 0.1 Miles



NOTES:
THE FINAL DEVELOPMENT PLAN IS CONSISTENT WITH THE APPROVED LAKE DISTRICT PRELIMINARY DEVELOPMENT PLAN, AS AMENDED, AND IS ON FILE WITH THE CITY. THE SITE DEVELOPMENT STANDARDS CONTAINED WITHIN THE PRELIMINARY DEVELOPMENT PLAN SHALL GOVERN THE DEVELOPMENT OF ALL INDIVIDUAL PROPERTIES WITHIN THE LAKE DISTRICT. ANY SITE DEVELOPMENT STANDARD NOT INCLUDED IN THE PRELIMINARY DEVELOPMENT PLAN SHALL BE GOVERNED BY THE CITY OF LAKELAND LAND DEVELOPMENT REGULATIONS.

DETENTION NOTE:

THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A 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 OWNERS' 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, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.



- NOTES:**
- ALL BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM. NAD-83
 - ALL STREET LIGHTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL PRIVATE FACILITIES, INCLUDING ALLEYS AND COMMON OPEN SPACES, ARE TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
 - FENCES ARE NOT PERMITTED WITHIN THE SCENIC CORRIDOR BUFFER. NO STRUCTURES SHALL BE PERMITTED IN THE SCENIC CORRIDOR BUFFER. THE SCENIC SHALL REMAIN UNDISTURBED; TREE REMOVAL SHALL ADHERE TO THE STANDARDS SET FORTH IN THE CITY OF LAKELAND'S LAND DEVELOPMENT REGULATIONS AND TREE MANAGEMENT ORDINANCE.
 - MAINTENANCE OF COMMON OPEN SPACE, PRIVATE ALLEYS, AND ALL OTHER COMMON PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

CP#201
TOP OF IRON PIN W/F&A CAP
N:344435.04
E:852743.68

CP/TBM#202
TOP OF IRON PIN AT BACK OF CURB AT ENTRANCE TO EXXON
N:344774.49
E:853030.56
ELEV:400.85

CP/TBM#301
TOP OF IRON PIN AT PROPERTY CORNER
N:345833.92
E:855025.29
ELEV:389.42

FINAL DEVELOPMENT PLAT
THE WILLOWS AT THE LAKE
PHASE 1 (SECTION A)
35 LOTS 20.55 AC
LAKELAND, TENNESSEE
APRIL, 2022



ENGINEERS • ARCHITECTS • PLANNERS

3009 Davies Plantation Road
Lakeland, TN 38002

901.372.0404
www.A2H.com

A2H, Inc.

DEVELOPER:



5959 Topanga Canyon Boulevard
Woodland Hills, CA 91367

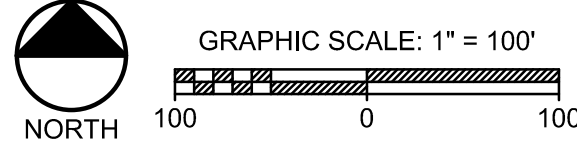
FLOOD NOTE:

THIS AREA DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, PER FIRM PANEL 47157C0330G, EFFECTIVE DATE: 02/06/2013

COMMON OPEN SPACE	=	1.91 AC.
LOTS	=	2.57 AC.
RIGHT-OF-WAY	=	4.15 AC.
ALLEYS	=	1.17 AC.
REMAINING	=	10.75 AC.

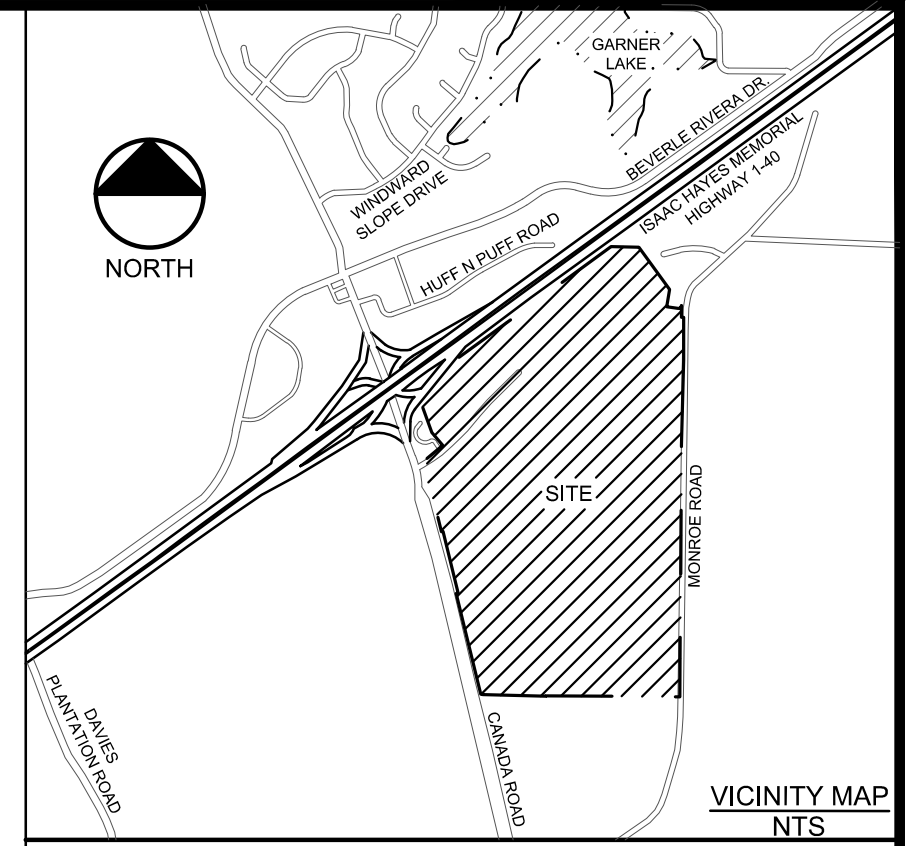
SETBACKS (IN FEET)

FRONT	10
CORNER SIDE	7
SIDE	5
REAR	5



OUT PARCEL
- 11 -
2.84 Ac.
THE LAKE DISTRICT LLC
PHASE 1
ZONING: C-2
PD ZONING OVERLAY: C-1

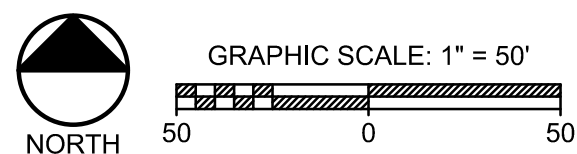
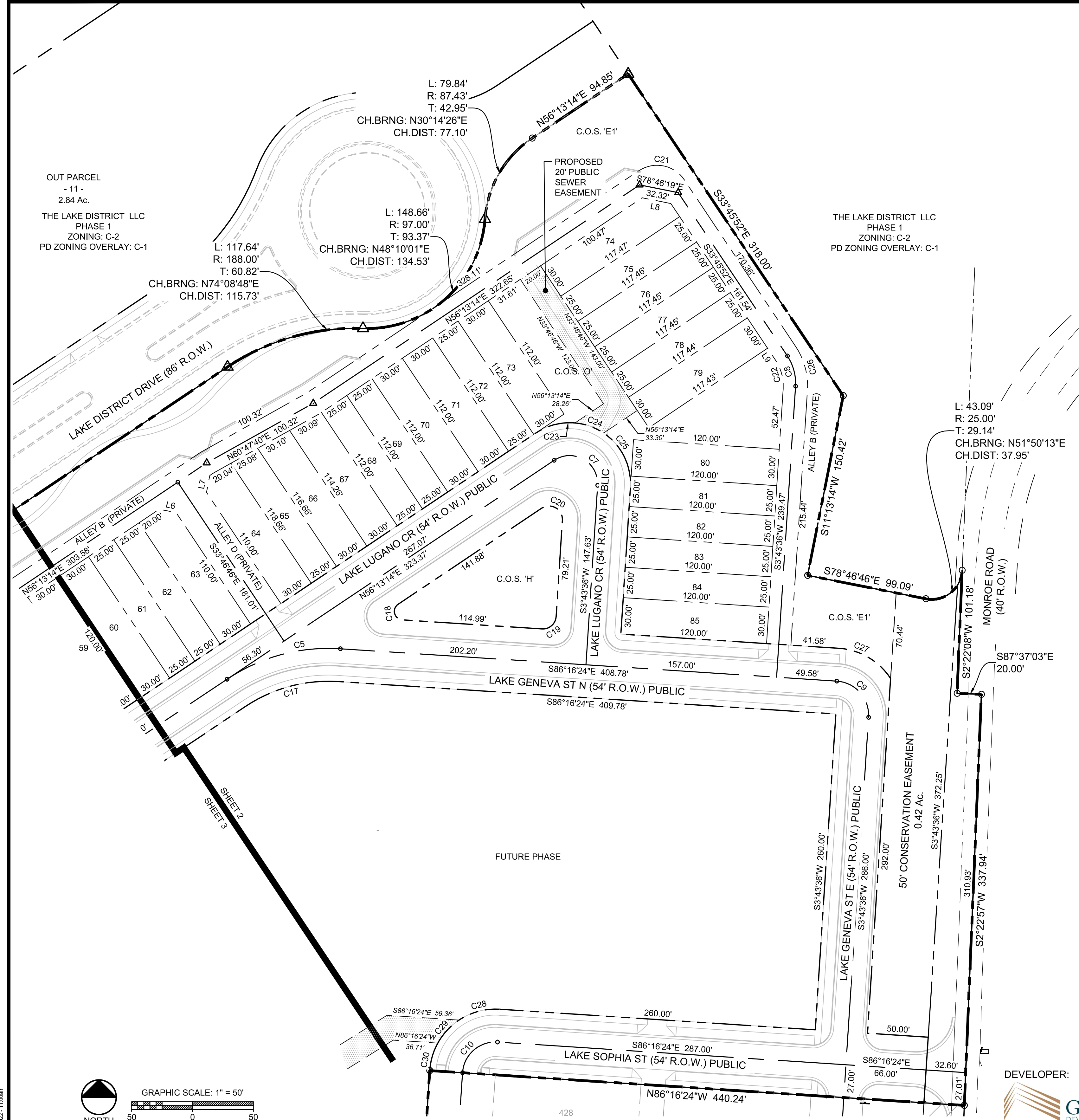
THE LAKE DISTRICT LLC
PHASE 1
ZONING: C-2
PD ZONING OVERLAY: C-1



VICINITY MAP
NTS



PHASE MAP
NTS



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A2H, Inc.

OUT PARCEL
- 10 -
2.89 Ac.

THE LAKE DISTRICT LLC
PHASE 1
ZONING: C-2
PD ZONING OVERLAY: C-1

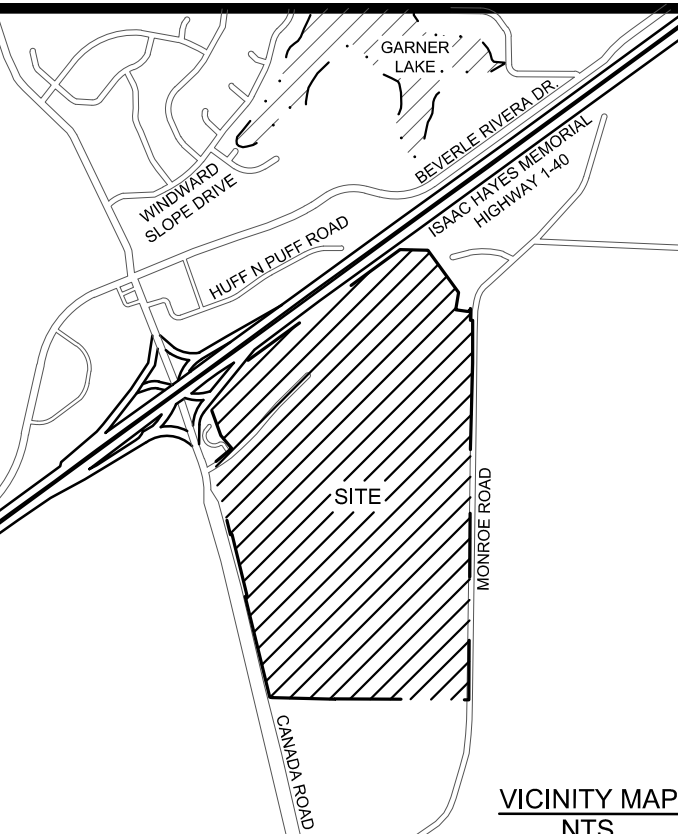
PROPOSED
20' PUBLIC
SEWER
EASEMENT

PROPOSED
20' PUBLIC
SEWER
EASEMENT

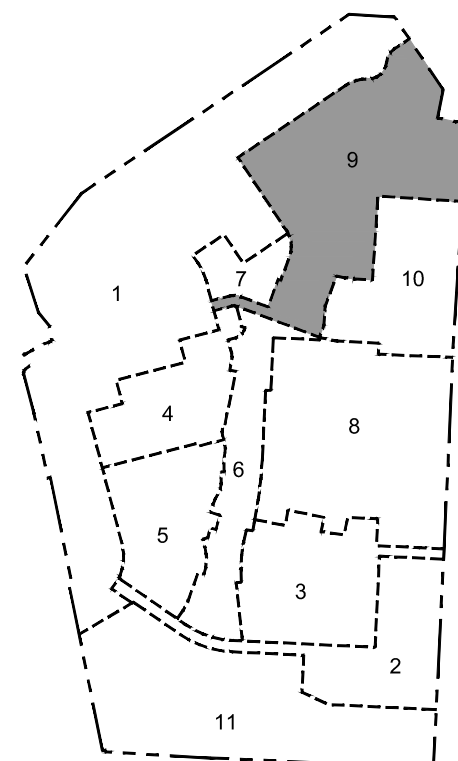
AREA
RESERVED FOR
RETENTION

FUTURE PHASE

THE LAKE DISTRICT LLC
ZONING: C-2
PD ZONING OVERLAY: C-1



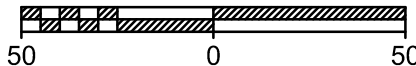
VICINITY MAP
NTS



PHASE MAP
NTS



GRAPHIC SCALE: 1" = 50'



WSE = 379.0'

DEVELOPER:



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Woodland Hills, CA 91367

FINAL DEVELOPMENT PLAT

THE WILLOWS AT THE LAKE PHASE 1 (SECTION A)

35 LOTS 20.55 AC
LAKELAND, TENNESSEE
APRIL, 2022

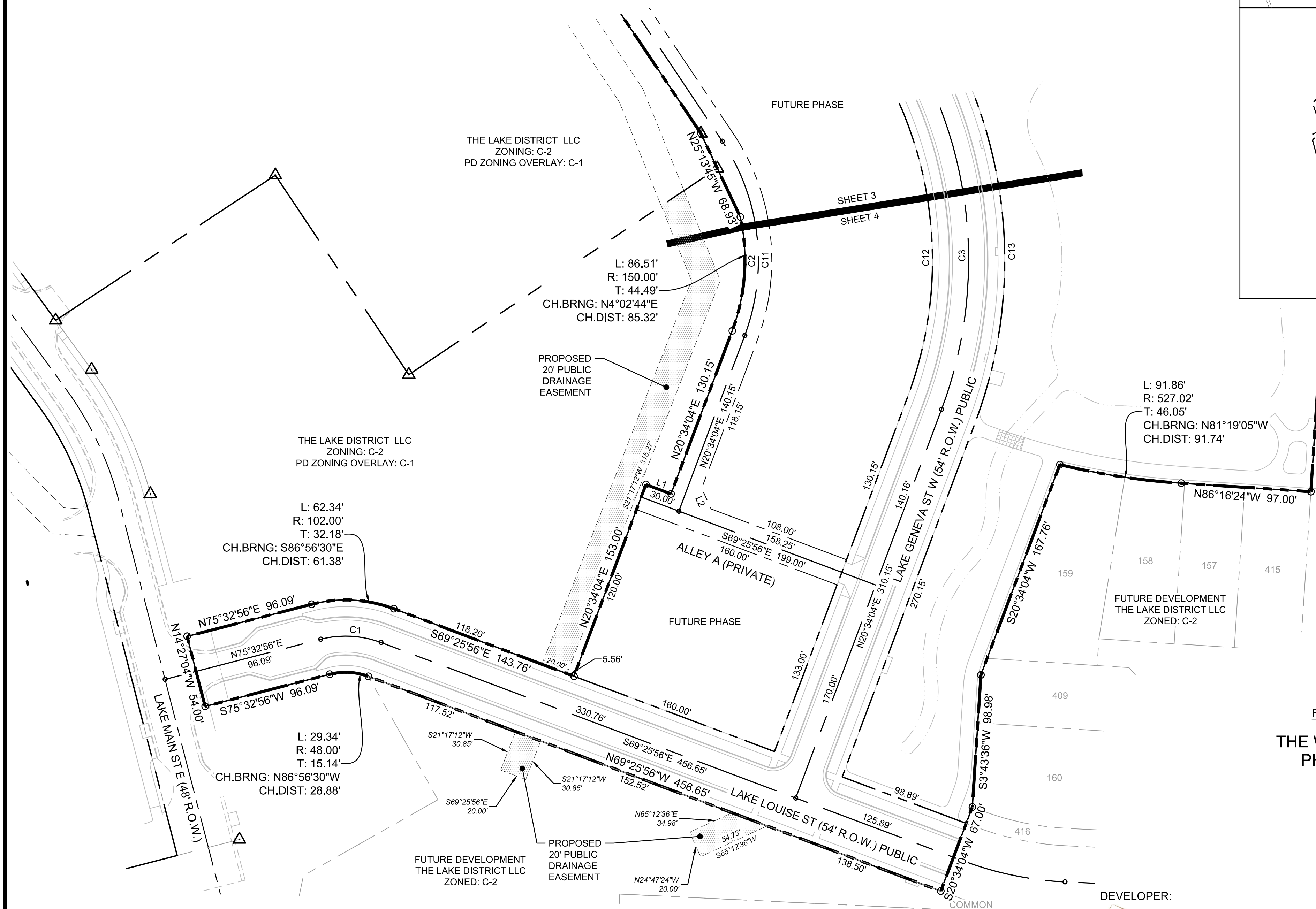
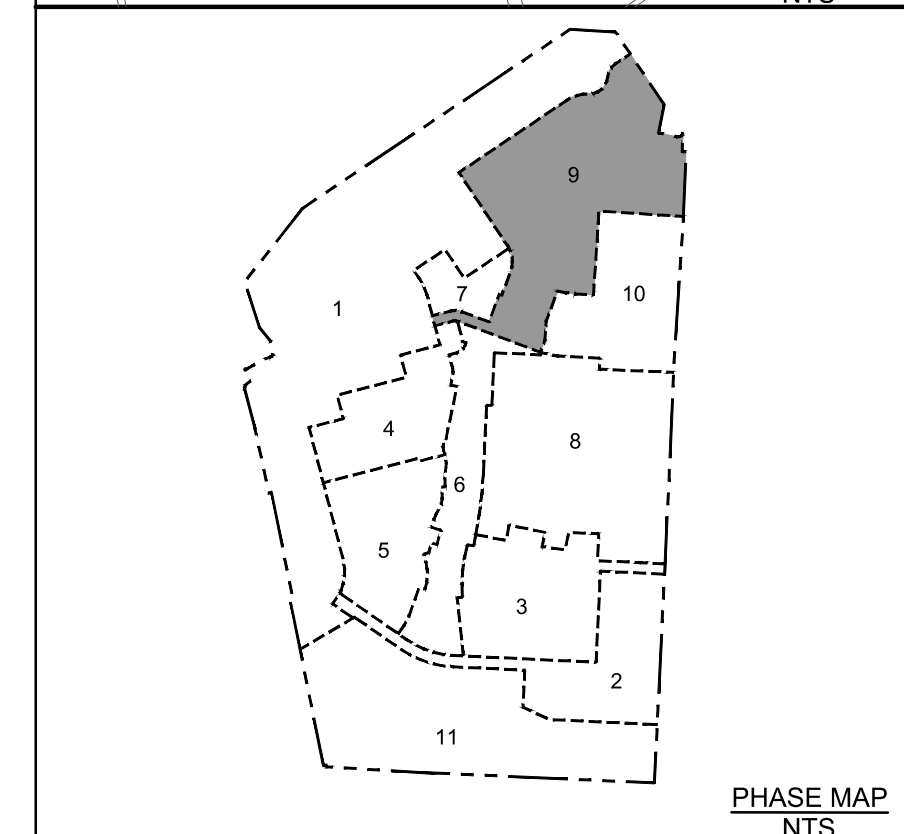
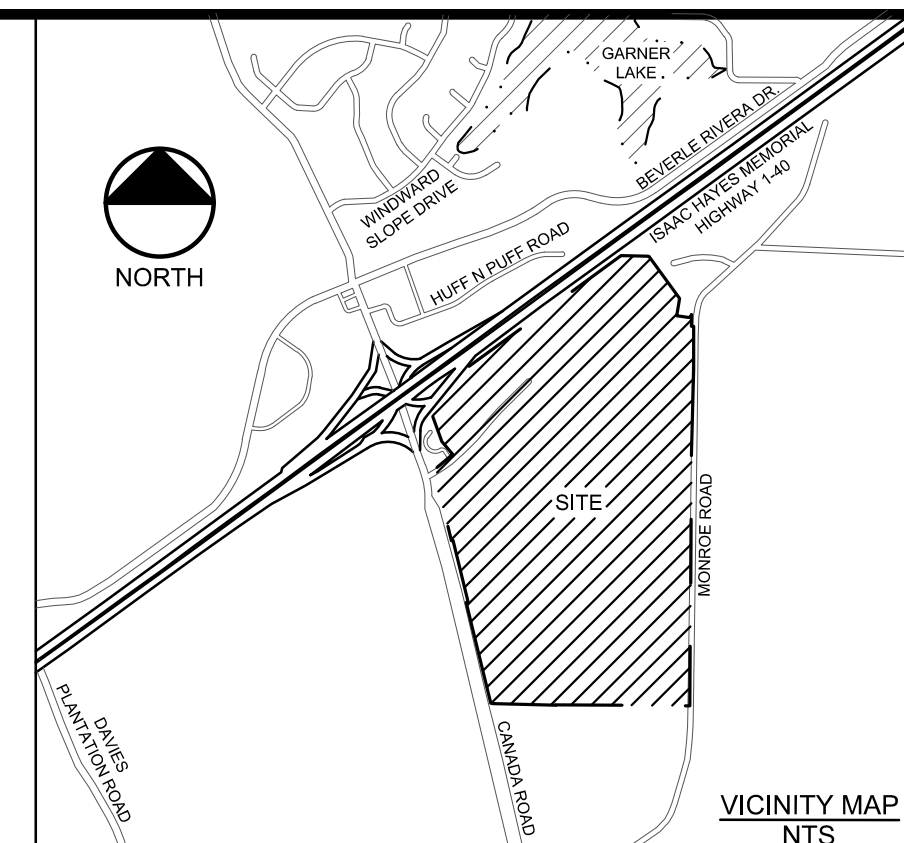
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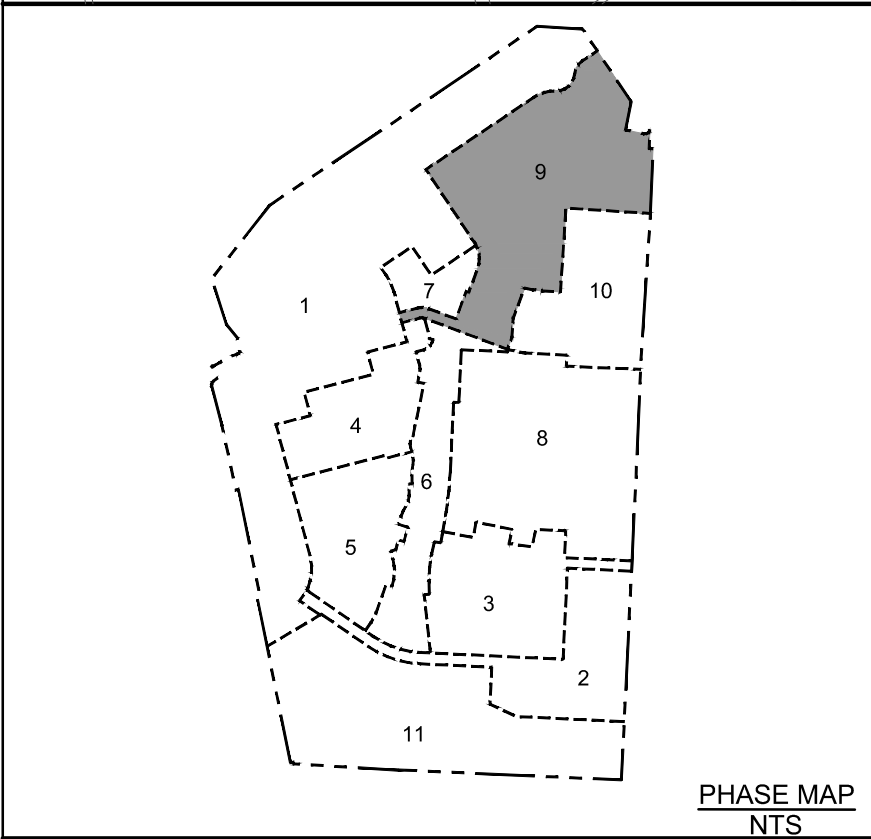
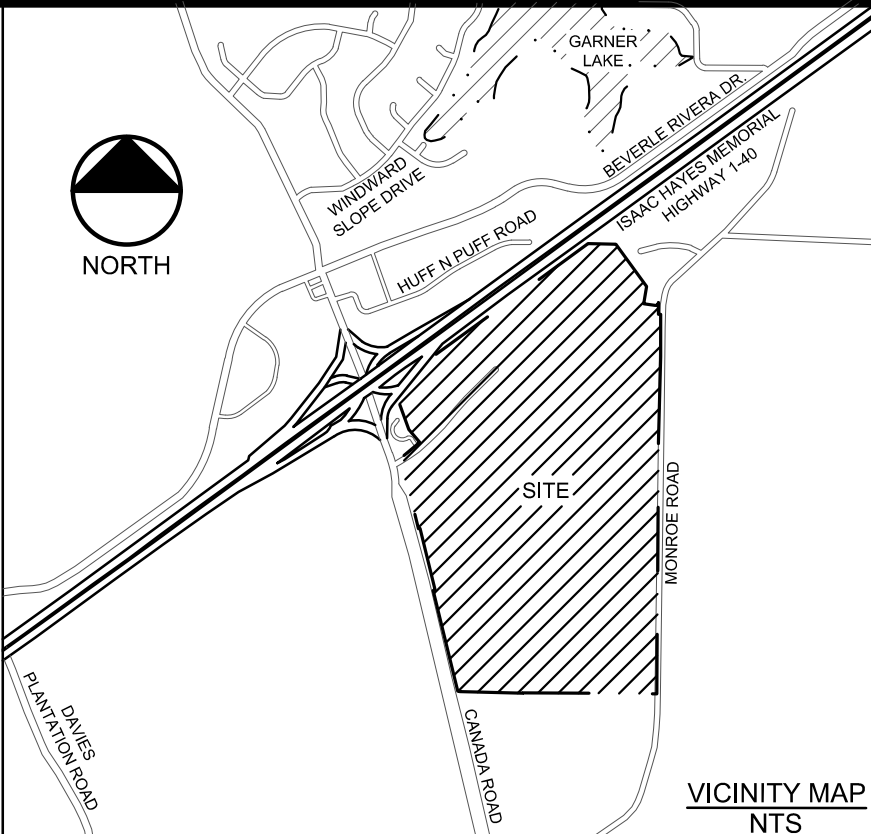
5959 Topanga Canyon Boulevard
Woodland Hills, CA 91367

SHEET 4 OF 6

Curve Table: Centerline					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	75.00'	45.84'	35.02'	S86°56'30"E	45.13'
C2	160.00'	151.77'	54.35'	N06°36'21"W	146.14'
C3	317.00'	300.69'	54.35'	N06°36'21"W	289.54'
C4	27.00'	42.41'	90.00'	N11°13'14"E	38.18'
C5	150.00'	98.19'	37.51'	N74°58'25"E	96.45'
C7	23.00'	51.18'	127.51'	S60°01'35"E	41.26'
C8	40.00'	26.17'	37.49'	S15°01'08"E	25.71'
C9	28.00'	43.98'	90.00'	S41°16'24"E	39.60'
C10	27.00'	42.41'	90.00'	N48°43'36"E	38.18'

Parcel Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	25.04'	170.00'	8.44'	N0° 10' 19"W	25.02'
C12	25.01'	290.00'	4.94'	N0° 39' 31"E	25.01'
C13	326.30'	344.00'	54.35'	S6° 36' 21"E	314.20'
C14	35.08'	54.00'	37.22'	S15° 10' 07"E	34.47'
C15	25.98'	54.00'	27.57'	S17° 13' 37"W	25.73'
C16	23.76'	54.00'	25.21'	S43° 36' 57"W	23.57'
C17	43.90'	123.00'	20.45'	S83° 30' 06"W	43.67'
C18	17.41'	7.00'	142.49'	N15° 01' 35"W	13.26'
C19	17.28'	11.00'	90.00'	S48° 43' 36"W	15.56'
C20	24.48'	11.00'	127.51'	S60° 01' 35"E	19.73'
C21	42.42'	27.00'	90.02'	S78° 46' 19"E	38.19'
C22	24.87'	38.00'	37.49'	N15° 01' 08"W	24.42'
C23	33.81'	50.00'	38.74'	S75° 35' 24"W	33.17'
C24	25.24'	50.00'	28.93'	N70° 34' 36"W	24.98'
C25	52.22'	50.00'	59.84'	N26° 11' 36"W	49.88'
C26	37.95'	58.00'	37.49'	S15° 01' 08"E	37.28'
C27	51.00'	55.00'	53.13'	S59° 42' 30"E	49.19'
C28	35.08'	54.00'	37.22'	S75° 06' 56"W	34.47'
C29	25.98'	54.00'	27.57'	S42° 43' 13"W	25.73'
C30	23.76'	54.00'	25.21'	S16° 19' 53"W	23.57'

Parcel Line Table		
Line #	Length	Direction
L1	20.00'	N69°25'56"W
L2	16.97'	N24°25'56"W
L3	15.56'	N11°13'14"E
L4	14.14'	S78°46'46"E
L5	14.14'	S11°13'14"W
L6	14.14'	N78°46'46"W
L7	14.14'	S11°13'14"W
L8	24.04'	N78°46'19"W
L9	11.68'	N33°45'52"W



PARCEL DATA	
LOT	SQ. FT.
51	3,600
52	3,000
53	3,000
54	3,550
55	3,550
56	3,000
57	3,000
58	3,000
59	3,600
60	3,600
61	3,000
62	3,000
63	3,550
64	3,539
65	2,942
66	3,464
67	3,392
68	2,800

PARCEL DATA	
LOT	SQ. FT.
69	2,800
70	3,360
71	3,360
72	2,800
73	3,360
74	3,379
75	2,937
76	2,936
77	2,936
78	2,936
79	3,523
80	3,600
81	3,000
82	3,000
83	3,000
84	3,000
85	3,600

COMMON OPEN SPACE		
AREA NAME	SQ. FT.	ACRES
C.O.S. 'E'	36,355	0.83
C.O.S. 'E1'	22,371	0.51
C.O.S. 'H'	8,028	0.18
C.O.S. 'O'	13,365	0.31

FINISH FLOOR ELEVATIONS	
LOT #	FFE
51	387.0
52	387.0
53	387.0
54	387.0
55	387.5
56	387.5
57	387.5
58	387.5
59	387.5
60	388.5
61	389.5
62	389.5
63	389.5
64	390.0
65	390.0
66	390.0
67	390.5
68	390.5
69	390.5
70	390.5
71	391.0
72	391.0
73	391.0
74	390.5
75	390.5
76	391.0
77	391.0
78	391.5
79	391.5
80	392.5
81	392.5
82	392.5
83	393.5
84	393.5
85	393.5

DEVELOPER:



5959 Topanga Canyon Boulevard
Woodland Hills, CA 91367

FINAL DEVELOPMENT PLAT

THE WILLOWS AT THE LAKE
PHASE 1 (SECTION A)

35 LOTS 20.55 AC
LAKELAND, TENNESSEE
APRIL, 2022

A2H

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www.A2H.com

A2H, Inc.

CERTIFICATE OF MORTGAGEE AND DEDICATION

We, the Mortgagee, _____, do hereby freely consent to the Subdivision of this property in accordance with the Final Plat; dedicate the Public Improvements, Easements, or lands herein specifically identified for dedication, to the appropriate agencies as outlined in this Plat and approved by the Municipal Planning Commission of Lakeland, Tennessee for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: 12/3/2021
Signature of Authorized Agent of Mortgagee _____

CERTIFICATE OF ENGINEER

I, Michael Howell, 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 Michael Howell, a Professional Engineer, hereunto set out hand and affix my seal this 12th day of April, 2022.



Tennessee Registration No. 119671
M. Howell Professional Engineer

CERTIFICATE OF SURVEYOR

State of Tennessee
County of Shelby
I, Michael W. McCulley, hereby certify that this plat was prepared from an actual survey made by me during the month of August, 2019, and that this plat or site plan correctly represents said survey. all bearings are referenced to the Tennessee State Plane Coordinate system, NAD 83; all required subdivision monuments 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 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.

Michael W. McCulley, RLS

Tennessee Registration No. 1905



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.

Date: NOVEMBER 9, 2021
Signature of Owner(s) Include Notary Seal and Signature _____

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL - SUBDIVISION

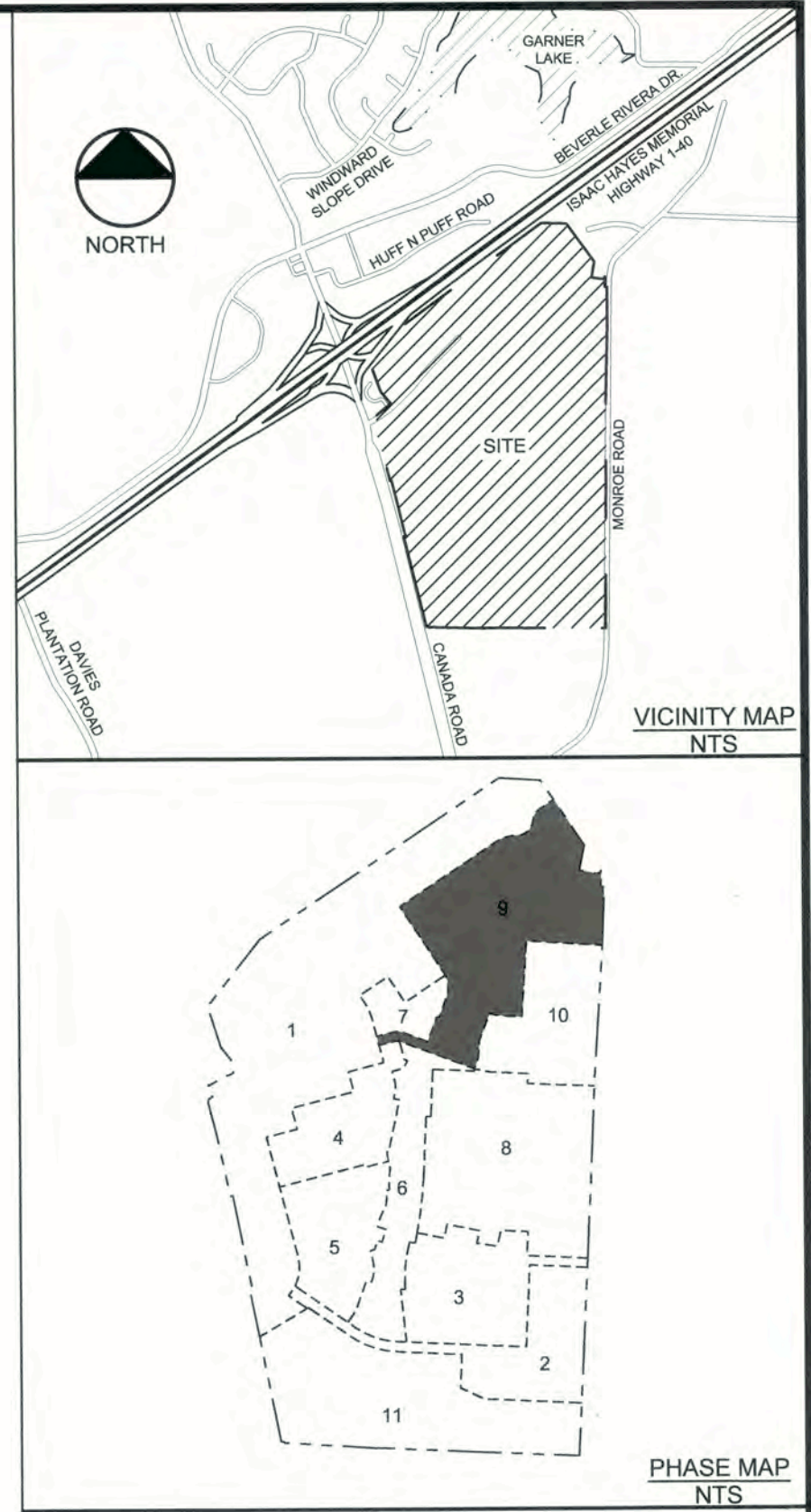
I, _____ do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Final Plat. The signing of this certificate shall in no way be deemed to constitute or effect an acceptance of the dedication of any street, improvement, or other ground shown upon the plat.

Date: _____
MPC Secretary _____

CERTIFICATE OF CITY ENGINEER

The 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.

Date: _____
City Engineer _____



FINAL DEVELOPMENT PLAT

THE WILLOWS AT THE LAKE
PHASE 1 (SECTION A)

35 LOTS 20.55 AC
LAKELAND, TENNESSEE
APRIL, 2022

A2H
ENGINEERS • ARCHITECTS • PLANNERS

3009 Davies Plantation Road
Lakeland, TN 38002

901.372.0404
www.A2H.com

A2H, Inc.

DEVELOPER:



5959 Topanga Canyon Boulevard
Woodland Hills, CA 91367



April 12, 2022

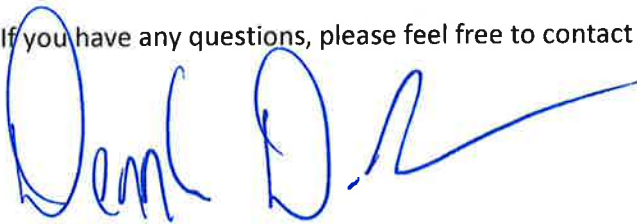
Donald Anthony, Planning Director
Cc: Emily Harrell, PE
City of Lakeland
10001 Highway 70
Lakeland, TN 38002

RE: The Willows at the Lake Phase 1 (Formerly Phase 9)
Final Development Review Response

- 1) Provide acreage breakdown by land use (lots, right-of-way, and open space). *See sheet 1 of 6 – DDT*
- 2) Indicate locations of all concrete/iron monuments, fire hydrants, sidewalks, curbs, and gutters. Add legend for symbols. *MLGW design final location of hydrants, therefore we do not show them on the final plat. Refer to Utility Plan of construction documents for general locations of fire hydrants. The location of sidewalks, curb and gutter are now shown and screened back. The iron monuments are located on page 1 of 6 – DDT*
- 3) Private alleys are marked “ROW” on the plat. The “ROW” designation is typically used for public facilities, not private alleys. Revise at resubmittal. *This has now been revised – DDT*
- 4) Private alleys are shown with 18-foot width on the plat. Exhibit R in the amended preliminary development plan shows alleys at 20 feet with 5-foot utility easements on each side. Revise at resubmittal to be consistent with approved preliminary development plan. Lots without public street frontage are to have a width sufficient for fire vehicles. *Revised – DDT*
- 5) The scope of the project is unclear based on the sheets included in the initial submittal. Is sheet 4 included because of the drainage easement? Remove this sheet if it is not necessary for this phase. *Sheet shall remain, we are platting all the R.O.W.s and easements in this phase. – DDT*
- 6) Combine plats for phases 1 and 2. If this is not possible, provide reasoning. *They have been combined now – DDT*
- 7) The plat must be signed by the mortgagee, owner, engineer, and surveyor at resubmittal. *Executed – DDT*
- 8) Add note: All private facilities, including alleys and common open spaces, are to be owned and maintained by property owners’ association. *Note has been added, see #3 sheet 1 of 6 – DDT*

- 9) Verify that all required street trees have been planted and are in healthy condition. *Client has been notified – DDT*
- 10) Add setback information: 10-feet front, 5-feet side and rear, 7-feet corner. *Shown on sheet 1 of 6 – DDT*
- 11) Add flood certification. FIRM Panel 47157C0330G, 2/6/2013. *Note has been added, see sheet 1 of 6 – DDT*
- 12) Add the following note to the plat: "Fences are not permitted within the Scenic Corridor Buffer. No structures shall be permitted in the Scenic Corridor Buffer. The Scenic Corridor Buffer shall remain undisturbed; tree removal shall adhere to the standards set forth in the City of Lakeland's Land Development Regulations and Tree Management Ordinance." *Note has been added, see #4 sheet 1 of 6 – DDT*
- 13) Add note indicating that maintenance of common open space, private alleys, and all other common property is the responsibility of the property owners' association. *Comment 8 & 13 are the same thing – DDT*
- 14) If required submittal fee has not already been paid, it must be paid at resubmittal. *Duly noted – DDT*

If you have any questions, please feel free to contact me.



Deadrick D. Turner



Subject: Callout
Page Label: 1
Author: EHarrell
Date: 3/30/2022 1:29:45 PM
Status:
Color: ■
Layer:
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Is this part of COS D or E? It was not included in the PDP amendment

IT'S PART OF E - DDT



Subject: Text Box
Page Label: 1
Author: EHarrell
Date: 3/30/2022 1:55:47 PM
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Add notes for COS Maintenance, Scenic Corridor Restriction/Maintenance and Alley Maintenance

Add table of Finish Floor Elevations for each lot.

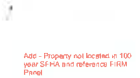
SEE SHEET 5 of 6 - DDT



Subject: Callout
Page Label: 1
Author: EHarrell
Date: 3/30/2022 1:30:50 PM
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Label Lake Sofia St within hatched area. We will not be platting the road outside of the hatched area

I HAVE REMOVED HATCH; ALL R.O.V.S WILL BE PLATTED - DDT



Subject: Text Box
Page Label: 1
Author: EHarrell
Date: 3/30/2022 1:42:02 PM
Status:
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Add - Property not located in 100 year SFHA and reference FIRM Panel

COMPLETED - DDT



Subject: Callout
Page Label: 1
Author: EHarrell
Date: 3/30/2022 1:44:42 PM
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Label Sewer Easement

SEE 2 OF 6 - DDT



Subject: Callout
Page Label: 1
Author: EHarrell
Date: 3/30/2022 1:47:30 PM
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Label Sewer Easement

SEE 3 OF 6 - DDT



Subject: Text Box
Page Label: 1
Author: EHarrell
Date: 3/30/2022 1:49:32 PM
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Lake Louise ROW should remain consistent 54ft

CORRECTED - PDT

FUTURE PHASE



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Page Label: 2
Author: EHarrell
Date: 3/30/2022 1:42:47 PM
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Page Label: 2
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Date: 3/30/2022 1:43:20 PM
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Remove

CORRECTED - DDI



Subject: Line
Page Label: 3
Author: EHarrell
Date: 3/30/2022 1:50:01 PM
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Remove

Subject: Text Box
Page Label: 3
Author: EHarrell
Date: 3/30/2022 1:50:21 PM
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Remove

? - DDT



Subject: Line
Page Label: 3
Author: EHarrell
Date: 3/30/2022 1:50:25 PM
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Subject: Line
Page Label: 3
Author: EHarrell
Date: 3/30/2022 1:50:38 PM
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Subject: Line
Page Label: 4
Author: EHarrell
Date: 3/30/2022 1:51:18 PM
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Subject: Line
Page Label: 4
Author: EHarrell
Date: 3/30/2022 1:51:25 PM
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Space:

Remove Not part of this phase

PROPOSED
20' PUBLIC
DRAINAGE

Subject: Callout
Page Label: 4
Author: EHarrell
Date: 3/30/2022 1:52:13 PM
Status:
Color: ■
Layer:
Space:

Remove Not part of this phase

NOT CLEAR OF THIS LOCATION - DDT
~~IT IS PART~~

Meeting Date: Thursday, June 16, 2022

Project: Lakeland Village Square Area A
Land Disturbance Permit

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: 9765 Village Circle

Parcel ID: L0159 00542C

Zoning District: C-2 (Regional Commercial District)

Neighborhood: Type 5

Site Area: 5.08 acres

Applicant: Chad Fischer, Signal Source LLC

Representative: Tim Parrish, Headwaters Natural Resources Consulting

STAFF RECOMMENDATION

Staff recommends approval subject to the following conditions:

1. The applicant shall satisfy all staff comments, except those waived by the Planning Commission.
2. The applicant shall satisfy all Planning Commission comments.
3. The applicant shall satisfy all Conditions of Approval and Procedural Requirements listed in this Staff Report.

DISCUSSION

The applicant, Chad Fischer of Signal Source LLC, requests approval of a Land Disturbance Permit application for a 2.87 acre portion of a 5.08-acre parcel in Lakeland Village Square, a

Planned Development located along Village Circle. The subject property lies on the east side of Village Circle, adjacent to Learning Tree Daycare on the north and Relax Inn on the east. The subject property has frontage on both Village Circle and the Interstate 40 westbound acceleration ramp. At its May 2022 meeting, the Planning Commission reviewed a Sketch Plan for a proposed self-service storage facility on the subject property.

Title 18, Section 603 of the Lakeland Municipal Code requires that all land development activities disturbing one acre or more obtain a Land Disturbance Permit from the City. In accordance with the City's regulations, the applicant has provided the following documents as part of the permit application:

- Grading and drainage plan
- Erosion prevention and sediment control plan
- Stormwater pollution prevention plan
- Wetlands survey
- Soils report

Any approval of the Land Disturbance Permit by the Planning Commission should be made conditional upon the applicant satisfying all City regulations. Additional documents that the City Engineer will need before issuing the Land Disturbance Permit include:

- Tree survey with density calculations
- Tree management plan including tree removal or replacement
- Stabilization plan, temporary and permanent
- TDEC notice of coverage

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Village Square Land Disturbance Permit application 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 Village Square Land Disturbance Permit application without conditions.
3. Motion to deny the Lakeland Village Square Land Disturbance Permit application:
 - a. Reason for denial

PROCEDURAL REQUIREMENTS

1. The applicant shall provide the following documents to the City Engineer for review and approval prior to the issuance of the Land Disturbance Permit: tree survey with density

calculations; tree management plan including tree removal or replacement; stabilization plan, temporary and permanent; and TDEC notice of coverage.

9765 Village Circle

Lakeland, Tennessee

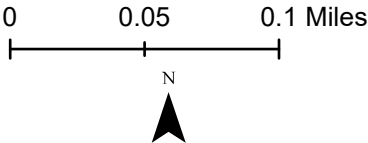
5.08 Acres
Zoned C-2



- 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.





May 18, 2022

Ms. Debra Murrell
Planning Department
Lakeland City Hall
10001 US Hwy 70
Lakeland, TN 38002

**RE: Lakeland Commercial Development
Lakeland, Tennessee
Land Disturbance Application**

Dear Ms. Murrell:

Enclosed is a completed Land Disturbance Application along with site location maps, grading plans and the storm water pollution prevention plan that was submitted to the State of Tennessee Department of Environment and Conservation. The site is just over five (5) acres but we will only disturb around 2.87 acres for the 30,000 square-foot controlled storage building. Please contact me at 601-937-0990 if there is any additional information that is needed for this project.

Sincerely,

Tim Parrish
Project Manager

Attachments

LAKE LAND

LAND DISTURBANCE PERMIT APPLICATION

A LAND DISTURBANCE PERMIT WILL BE ISSUED CONTINGENT UPON REVIEW AND APPROVAL OF PLANS, SPECIFICATIONS, AND DRAWINGS ATTACHED HERETO.

DATE: _____

APPLICANT: Signal Source LLC

APPLICANT ADDRESS: 8888 Midsouth Dr., Suite 116, Olive Branch, MS 38654 PHONE: 901-794-4022

EMAIL: cfischer@sstower.com OWNER: Same

SITE ADDRESS: Village Circle, Lakeland, TN LOT # _____

AREA OF DISTURBANCE: 2.87 ACRES ZONING: ☐ RESIDENTIAL CLASS ☒ COMMERCIAL

CLASS OF WORK (check one):

☐ EXCAVATING ☐ FILLING ☒ CLEARING ☐ OTHER _____

DESCRIPTION OF WORK Clearing and grading for commercial development

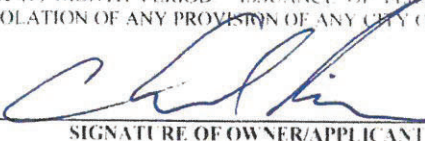
ATTACH A SITE PLAN WITH THE FOLLOWING:

- ☒ GRADING PLAN - EXISTING AND PROPOSED GRADING
- ☒ EROSION CONTROL PLAN
- ☐ TREE SURVEY WITH DENSITY CALCULATIONS
- ☐ TREE MANAGEMENT PLAN INCLUDING TREE REMOVAL OR REPLACEMENT
- ☐ STABILIZATION PLAN - TEMPORARY AND PERMANENT
- ☐ TDEC NOTICE OF COVERAGE # _____
- ☐ HOA APPROVAL LETTER (IF APPLICABLE)

NOTE: LAND DISTURBANCE ACTIVITIES GREATER THAN 1 ACRE REQUIRE MUNICIPAL PLANNING COMMISSION APPROVAL

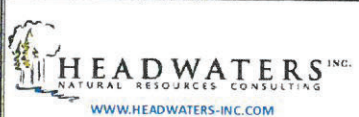
APPLICANT MUST SIGN TO INDICATE UNDERSTANDING OF CONDITIONS OF PERMIT ISSUANCE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX (6) MONTHS, OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIX (6) MONTHS AFTER CONSTRUCTION IS COMMENCED. WORK SHALL BE CONSIDERED SUSPENDED IF AN APPROVED INSPECTION HAS NOT BEEN MADE WITHIN A SIX (6) MONTH PERIOD. ISSUANCE OF PERMIT SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISION OF ANY CITY OR COUNTY ORDINANCE, RESOLUTION OR STATE LAW.


SIGNATURE OF OWNER/APPLICANT

5/9/2022
DATE

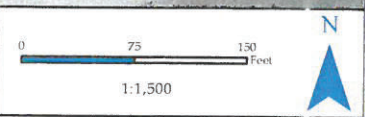
- Flow Direction
- Project Site (±5.0 ac)



Lakeland Property

Shelby County, Tennessee

[Site Location Map](#)



NAD 1983 StatePlane Tennessee FIPS 4100 Foot

ESRI World Imagery Basemap

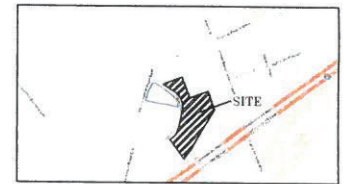
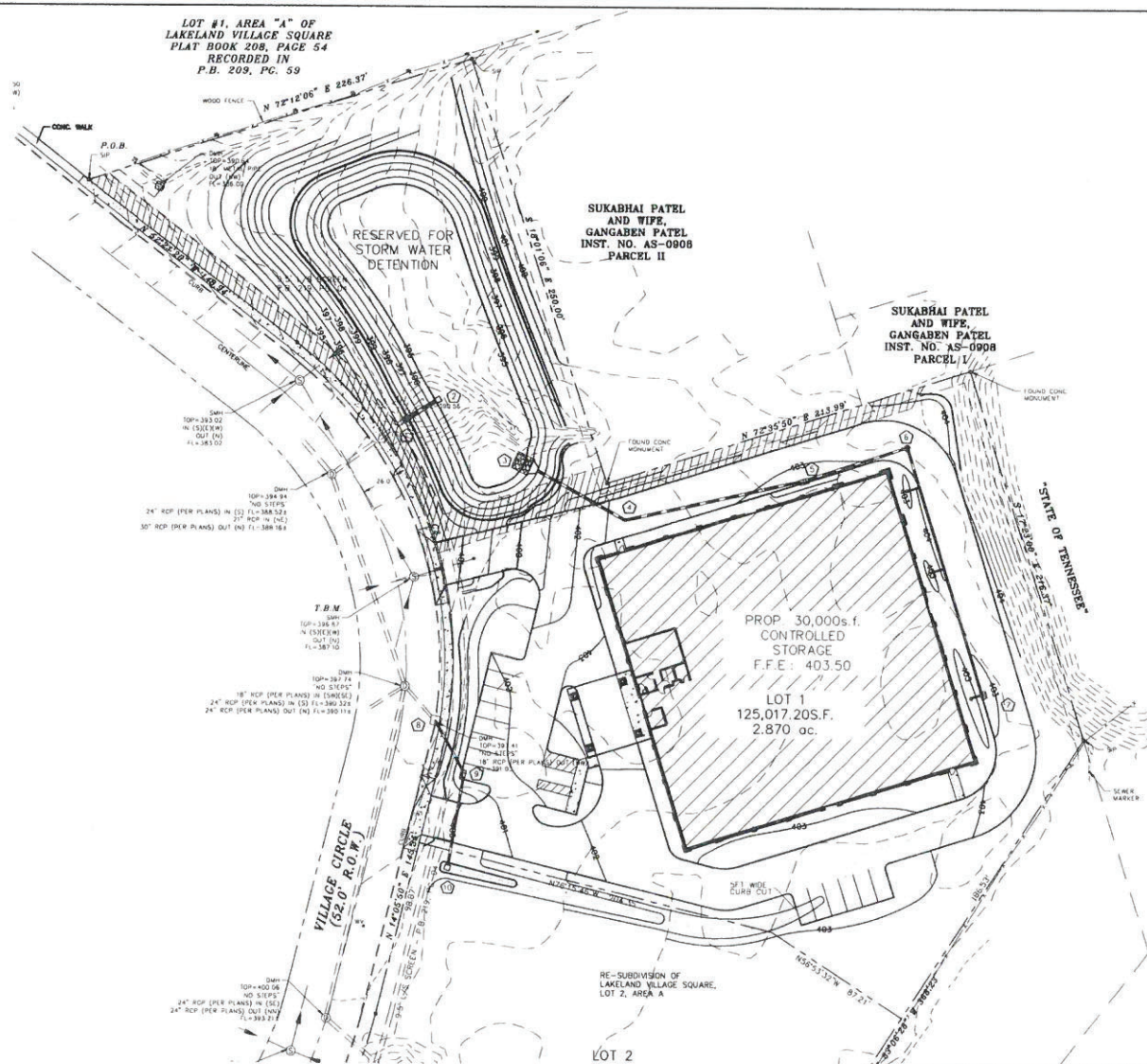
Date Created: 2/15/2022

Created by: JDL

Document Path: S:\PROJECT FILES\Signal Source LLC\Lakeland\Mapping\Lakeland.mxd

Page 28 of 98

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



VICINITY MAP

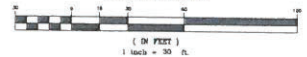
NOTE:
ALL BACKFILL MATERIAL COVERING STORM SEWER PIPING OUTSIDE OF
PUBLIC RIGHTS OF WAY SHALL BE COMPACTED TO THE SAME DENSITY
AS IN STREET RIGHTS OF WAY. SEE TRENCHING EXCAVATION AND
BACKFILL REQUIREMENTS BENEATH STREETS.

HATCH LEGEND

- SANITARY SEWER
ESMT
- ASPHALT PAVING
- CONCRETE



GRAPHIC SCALE



Engineering Certificate

I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that the engineering aspect of these plans are true and correct, are in conformance with the 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 account all applicable federal, state and local building laws and regulations.

J. WESLEY WOODBRIDGE
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 at Village Circle as shown herein. Elev. = 386.87 NAVD 83 FLOOD ZONE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP MAP NO. 47131C 0330 G. (COMMUNITY PANEL NO. 471301 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 RELAY CIRCLE, STE. 100 LAKELAND, TN 38002 (601) 332-5513 MOBILE (601) 332-5534 FAX EMAIL: RRENAISSANCE@GMAIL.COM
		DEPARTMENT OF ENGINEERING GRADING & DRAINAGE LOCATION: WEST SIDE OF VILLAGE CIRCLE, 100' FROM THE SOUTH RIGHT-OF-WAY LINE OF GAVES PLANTATION ROAD, LAKELAND, TN FROM _____ TO _____ SURVEY _____ DATE _____ BOUND _____ SCALE _____ DESIGN _____ DATE _____ CADD _____ DATE _____ CITY TOWN _____ DATE _____		

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

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

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

LOT 1
125,017.205 F.
2.870 ac.

LOT 2

Engineering Certificate

I, the undersigned, 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 account all applicable federal, state and local building laws and regulations.

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS

NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

REVISIONS

REVISIONS

REVISIONS

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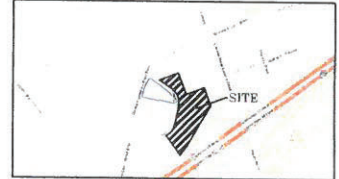
REVISIONS

REVISIONS

-CAUTION NOTICE TO CONTRACTOR-
IN CASE OF CONFLICTS BETWEEN THESE CONTROL PLANS, THE SWEEP DOCUMENT, ANY PROJECT OR MUNICIPAL SPECIFICATIONS AND THE ACTUAL STATE SPACES 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 OR PREPARED THAT WILL EXPECT ALL POSSIBLE CONSTRUCTION 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 OR THE DURATION OF THE CONSTRUCTION PROJECT.

LIMITS OF DISTURBANCE
ALL GRADING AND MAINTENANCE DISTURBING ACTIVITIES SHALL BE RESTRICTED TO WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE EROSION CONTROL PLANS. NO GRADING OR SURFACE DISTURBANCES FOR STORAGE OF WASTE MATERIALS OR CHEMICALS SHALL OCCUR OR BE STORED BEYOND THE LIMITS SHOWN. IF SUCH DISTURBANCES OR STORAGE ARE REQUIRED BEYOND THE LIMITS SHOWN, THE CONTRACTOR SHALL UPDATE THE SPACES 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, WINDSHIELD, MASONRY AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY LOCATE 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.



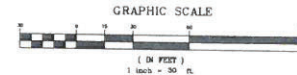
VICINITY MAP

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
 - EW - 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.
- All newly cut or filled areas, lacking adequate vegetation, shall be seeded, mulched, fertilized and/or sodded as required to effectively control soil erosion.
- The location of existing underground utilities are approximate and not necessarily all of the same. The contractor shall be responsible for notifying the utility companies which maintain a utility line within the boundaries of the project prior to the initiation of any construction on the project or in the streets bordering the project. The contractor shall also assume full responsibility for damage to any utilities encountered within construction perimeter, whether shown on the construction plans or not, during the work on the project. For site location of existing utilities involving McGraw-Hill South Central Bell, TEAC GAS COMPANY, AND/OR CITY OF MEMPHIS, PLEASE CALL 911.
- Contractor shall maintain access to all properties.
- All fill soils shall be compacted to a minimum of 95% of standard proctor density (ASTM D-1558) within 3% of optimum moisture content in lifts not to exceed 50 (50) inches of compacted thickness.
- All construction materials and procedures shall meet or exceed the requirements of the City of Lakeland Standard Construction Specifications.
- Property lines shall be field verified prior to construction, grading, clearing and the erection or removal of fences along the property lines shall be fully coordinated with adjacent property owners.
- Verify site conditions prior to construction, notify the City of Memphis Construction Inspection Office engineer of any variations prior to commencement of work.
- All grading work shall be performed in such a manner that adjacent properties are not damaged or adversely affected.
- Lot drainage: Finish grade shall be sloped away from the foundation for drainage. The finish grade shall be at least 12-inches below the top of the foundation wall or the grade of the concrete slab at the interior in the case of an interior slab and foundation. The minimum grade away from the foundation shall be two percent (2%) in all directions. The driveway shall be sloped down at two percent (2%) for at least eight feet from the structure.
- Storm water to be poured from excavation and work areas must be held in settling basins or treated by filtration through an approved denitrating bag set up prior to its discharge into surface waters. Water must be discharged through a pipe or collection channel so that the discharge does not cause erosion and sedimentation. The discharge must not cause an objectionable color contrast within the receiving stream.
- Areas where construction has ceased, either temporarily or permanently, must be stabilized within 14 days.



E.P.S.C. - PHASE 1

LOCATION: WEST SIDE OF VILLAGE CIRCLE, 100' FROM THE SOUTH RIGHT-OF-WAY OF DAVES PLANTATION ROAD, LAKELAND, TN

FROM _____ TO _____

SURVEY _____ DATE _____

DESIGN _____ DATE _____

CITY ENGINEER _____ DATE _____

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

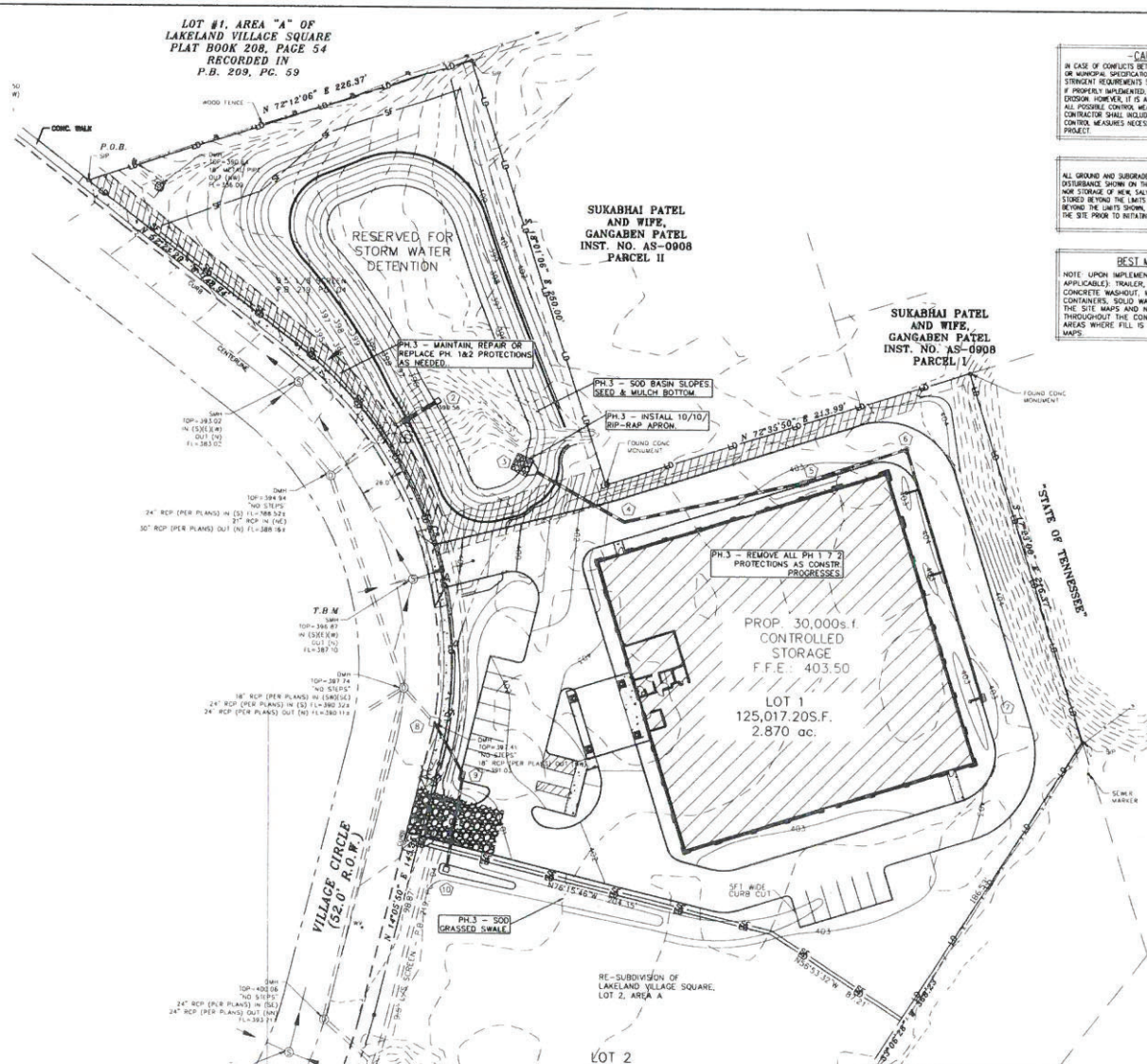
REVISIONS

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REVISIONS

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



CAUTION NOTICE TO CONTRACTOR:
IN CASE OF CONFLICTS BETWEEN CENTER PLANS, THE SWEEP DOCUMENT, ANY PROJECT OR MUNICIPAL SPECIFICATIONS AND THE ACTUAL STATE WIDEN 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 PLAN CAN BE PREPARED THAT WILL DEPEND ON THE POSSIBLE CONTROL MEASURES NECESSARY FOR VARIOUS STAGES OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE IN THE BIDDING 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 SURFACE DISTURBING ACTIVITIES SHALL BE RESTRICTED TO WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE EROSION CONTROL PLANS. NO GROUND OR SURFACE DISTURBANCES, INCLUDING STORAGE OF MATERIALS OR WASTE MATERIALS OR CHEMICALS SHALL OCCUR OR BE STORED BEYOND THE LIMITS SHOWN. IF SUCH DISTURBANCES OR STORAGE ARE REQUIRED BEYOND THE LIMITS SHOWN, THE CONTRACTOR SHALL UPDATE THE WIDEN 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): TROILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, WASHING AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DEMONSTRATE 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.



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.

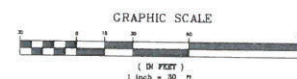
- LEGEND**
- LD ——— LIMITS OF DISTURBANCE
 - SF ——— SEDIMENTATION/SILT FENCE
 - TP ——— TREE PROTECTION
 - CS ——— STONE CONSTRUCTION ENTRANCE/EXIT
 - EW ——— CONCRETE WASHOUT

GENERAL NOTES (CITY OF MEMPHIS)

1. A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE.
2. ALL NEWLY CUT OR FILLED AREAS, LADDER ADEQUATE VEGETATION, SHALL BE SEED, MULCHED, FERTILIZED AND/OR SOODED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES, WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGING TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERMITS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING MEGAWATT SOUTH CENTRAL BELL, TEXAS GAS COMPANY, AND/OR CITY OF MEMPHIS, PLEASE CALL 800-444-4444.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-1558) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED 50 (5) INCHES OF COMPACTED THICKNESS.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF LAKELAND STANDARD CONSTRUCTION SPECIFICATIONS.
7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION, GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
8. EVERY SITE CONDITIONS PRIOR TO CONSTRUCTION, NOTIFY THE CITY OF MEMPHIS CONSTRUCTION INSPECTION OFFICE, ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
10. LOT GRADUATION: FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BE AT LEAST 12-INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTERIOR SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE TWO PERCENT (2%) IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT (2%) FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.
11. MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION THROUGH AN APPROVED DRAINAGE BAG SET UP PRIOR TO ITS DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE OR COLLECTIONABLE COLOR CONTRAST WITHIN THE RECEIVING STREAM.
12. AREAS WHERE CONSTRUCTION HAS CEASED, EITHER TEMPORARILY OR PERMANENTLY, MUST BE STABILIZED WITHIN 14 DAYS.

HATCH LEGEND

- SANITARY SEWER ESM
- ASPHALT PAVING
- CONCRETE



Engineering Certificate

I, J. WESLEY WOOLDRIDGE, hereby certify that the engineering aspect of these plans are true and correct, are in conformance with all applicable 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 account all applicable federal, state and local building laws and regulations.

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS		
NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

T.B.M.
TEMPORARY BENCHMARK (T.B.M.) - Top of an existing sanitary sewer manhole located at 1000' N. 1000' E. 1000' S. 1000' W. (1000' N. 1000' E. 1000' S. 1000' W.)
1000' N. 1000' E. 1000' S. 1000' W. (1000' N. 1000' E. 1000' S. 1000' W.)
CITY OF LAKELAND
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A
DEVELOPER: FOON POINT INVESTMENT, LLC
RENAISSANCE GROUP, INC.
1000' N. 1000' E. 1000' S. 1000' W. (1000' N. 1000' E. 1000' S. 1000' W.)
1000' N. 1000' E. 1000' S. 1000' W. (1000' N. 1000' E. 1000' S. 1000' W.)

DEPARTMENT OF ENGINEERING
E.P.S.C. - PHASE 3
LOCATION: WEST SIDE OF VILLAGE CIR. 100' FROM THE SOUTH RIGHT-OF-WAY OF DAMES PLANTATION ROAD, LAKELAND, TN
1 FROM _____ TO _____
SURVEY: _____ DATE: _____ USGS: _____
DESIGN: _____ DATE: _____
CITY ENGINEER: _____ DATE: _____



DWR-NR-G-02- Construction Stormwater – 05172019

Guidance regarding construction stormwater general permit coverage involving sites with Non-Engineer Design SWPPPs – Attachment A

Stormwater Pollution Prevention Plan Template for Sites Not Requiring Engineer Design

Part I – Disclaimer

The Division of Water Resources (DWR) has designed this template to assist in the development of Stormwater Pollution Prevention Plans (SWPPP) that do not involve engineer design. This template was developed in support of projects that meet the criteria detailed in Guidance DWR-NRU-G-01- Construction Stormwater. It is designed to guide the preparer through the SWPPP development process and help ensure that the SWPPP addresses the elements required in the Construction General Permit (CGP). It is intended to be used by individuals who have a working knowledge of erosion prevention and sediment controls.

Part II - Site Description

Project Name and Location:

Lakeland Commercial Development
Village Circle
Lakeland, TN

Owner Name and Address:

Signal Source, LLC
8888 Mid South Drive, Suite 116
Olive Branch, MS

The project will be conducted in three (3) construction phases. Soil disturbing activities associated with the general construction of the project will include the construction of entrance / exit, installation of Best Management Practices (BMPs), clearing and grading, installation of sewer and water service, building construction and final stabilization measures.

The project will include the construction of a 30,000 square-foot controlled storage building with associated parking and amenities. The total site is 5.08 acres. The limits of disturbance will be 2.87 acres with the remaining area being green space with natural buffers. At this time, the site drains to an existing storm /drainage structure on the north end of the site (Outfall 1) that will be discharged into the storm water detention basin on the northwest side of the site.

The site currently consists of an open field habitat with some scattered trees less than 20 inches in diameter. Slopes range from 2 to 12%. The soil report for the site determined that the site is comprised of Grenada silt loam, 2 to 5 percent slopes (88.4% of site) and Grenada silt loam, 8 to 12 percent slopes (11.6% of site). A copy of the report is enclosed.

- a) An estimate of the percentage of impervious area before construction.
0%



DWR-NR-G-02- Construction Stormwater – 05172019

Guidance regarding construction stormwater general permit coverage involving sites with Non-Engineer Design SWPPPs – Attachment A

- b) An estimate of the percentage of impervious area after construction.
25%

There are no wetland areas or streams on or adjacent to the site. Site drainage will enter an existing storm drain on the site, as previously described. At this time, the site drains to an existing storm drainage structure on the north end of the site (Outfall 1) that will be discharged into the storm water detention basin on the northwest side of the site. It is planned to continue to utilize this structure throughout the construction process.

The construction activities will be performed in three (3) construction phases. The contractor will be responsible for implementing all erosion control measures detailed within this plan. The sequence of activities for each phase are listed below:

Phase I

- Installation of information board to include copies of all permits and plans.
- Installation of construction entrance/exit as shown on the site plan.
- Installation of perimeter site fence between the area to be disturbed and the areas that are to be left in their natural state.
- Installation of concrete washout area.

Phase II

- Clear and Grub site.
- Install water and sewer.
- Install storm water detention pond.
- Construction of building and associated parking.
- Maintain and repair BMPs as needed.
- Installation of inlet protection as needed.

Phase III

- Seed or sod all disturbed areas within 14 days of completion of final grading activities.
- Remove temporary controls after all areas have achieved a minimum of 70% permanent stabilization.
- Submit Notice of Termination to TDEC.

Part III - Description of Stormwater Runoff Controls

At this time, the site drains to an existing storm drainage structure on the north end of the site (Outfall 1) that will be discharged into the storm water detention basin on the northwest side of the site. It is planned to continue to utilize this structure throughout the construction process. Appropriate site erosion control measures to be used are as follows:

1. 20 ft by 50 ft entrance/exit construction drive, hay wattles and concrete washout to be installed before construction begins. (Phase I)
2. Perimeter silt fence will be installed before construction begins. (Phase I)
3. Inlet protection will be installed around the storm drain structures before construction begins. (Phase I)
4. Construction of storm water detention basin. (Phase II)



DWR-NR-G-02- Construction Stormwater – 05172019

Guidance regarding construction stormwater general permit coverage involving sites with Non-Engineer Design SWPPPs – Attachment A

5. Maintenance of Phase I BMPs and installation of any additional controls as needed. (Phase II)
6. Upon completion of final grading, all bare areas will be permanently seeded or sodded. (Phase III)

A description of the practices that will be used to divert flows from exposed soils, store flows or otherwise limit runoff and discharge of pollutants from exposed areas of the site are defined below:

1. install down-slope and perimeter controls before other site work
2. divert upslope water around area before major site grading
3. do not disturb an area until it is necessary
4. time construction activities to limit impact from seasonal weather
5. cover or stabilize disturbed areas as soon as possible
6. do not remove temporary controls until after site stabilization
7. The permittee shall limit clearing, excavation, and the placement of fill materials to areas essential to the project. The remainder of the property shall be left in its natural state.

Part IV - Detailed Site-Specific Information

BMPs will be selected in accordance with the CGP and consistent with the Tennessee Erosion and Sediment Control Handbook which is available at the following link: <http://tnepsc.org/handbook.asp>.

Erosion and Sediment Control: Appropriately chosen and installed erosion and sediment control BMPs will be used to prevent sediment from leaving the site. All BMPs implemented for the site will be in accordance with the standards set forth in the most current edition of the Tennessee Erosion and Sediment Control Handbook. The contractor will be responsible for installing, inspecting, and maintaining the erosion and sediment controls for the duration of the project until final stabilization of the site is achieved, and a Notice of Termination has been issued by TDEC. The attached site plan will detail where each BMP will be used. Additional control measures could include but are not limited to the use of secured hay wattles, sediment/silt fencing, wooden or vinyl barriers and/or seeding or sodding of exposed or disturbed areas.

Structural Practices

- Construction Entrance/Exit (Rock) (Temporary Practice) – There will be one construction entrance off Venture Drive onto the site. Aggregate will be at least six (6) inches thick, 20 feet wide and 50 feet long using TDOT #1 or #2 coarse aggregate and geotextile fabric shall be used as a base layer for the rock. The entrance will be inspected weekly and periodic top dressing with new gravel may be necessary when it becomes clogged with dirt and/or debris to prevent the tracking of mud and dirt onto the roadway. In addition, dirt and debris that accumulates on the roadway will be removed immediately.
- Hay Wattles (Temporary Practice) – Wattles will be installed as shown on the site plan. They will be placed at any other locations deemed necessary once construction begins. Sediment will be removed when it reaches 1/3 to 1/2 the height of the barrier.
- Silt Fence (Temporary Practice) – Silt fence will be installed as shown on the site plan. It will be placed at any other locations deemed necessary once construction begins. Sediment will be removed when it reaches 1/3 to 1/2 the height of the barrier.
- Storm Water Detention – A basin will be constructed on the north end of the site and will be utilized



DWR-NR-G-02- Construction Stormwater – 05172019

Guidance regarding construction stormwater general permit coverage involving sites with Non-Engineer Design SWPPPs – Attachment A

throughout construction.

Vegetative Practices

- Temporary Seeding (Temporary Practice) – When a disturbed area will be left undisturbed for fourteen (14) days or more, the appropriate temporary or permanent vegetative practices shall be implemented immediately.
- Permanent Seeding - Permanent stabilization measures shall be initiated in a project area as soon as construction activities have permanently ceased. When weather and/or logistical factors prevent immediate stabilization, measures should be initiated no later than fourteen (14) days after the construction activity in that portion of the site has permanently ceased.

Part V - Stormwater Management

Storm water management of discharges after construction operations have been completed is incorporated into the design and consists of open vegetated swales, grassed lawns and drainage culverts and inlets. They will permanently control storm water runoff leaving and passing through this site. During construction, the BMPs that have been implemented will protect the site.

Part VI - Other Items Needing Control

Pollutants that may enter storm water from construction sites because of poor housekeeping include oils, grease, paints, gasoline, solvents, litter, debris, and sanitary waste. During construction activities, the contractor is required to:

1. designate areas for equipment maintenance and repair
2. provide waste receptacles at convenient locations and provide regular collection of waste
3. provide protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials
4. provide adequately maintained sanitary facilities
5. designate an area for concrete truck wash off
6. streets will be swept as needed to remove sediment or other debris that has been tracked from construction site sediment or other pollutants will be periodically removed from control measures, conveyance channels, or storm drain inlets

Construction materials will consist of wood, metal and stone and should not contribute to contaminated storm water runoff. All other general trash will be picked up daily or prior to any storm event.

Part VII – Maintenance

The best management practices must be properly installed and maintained as designed and inspected twice a week. Any poorly functioning erosion or sediment controls, non-compliant discharges, or any other deficiencies observed during the inspections shall be corrected as soon as possible, but not to exceed 24 hours of the inspection unless prevented by unsafe weather conditions as documented on the inspection form.

Part VIII – Inspections



DWR-NR-G-02- Construction Stormwater – 05172019

Guidance regarding construction stormwater general permit coverage involving sites with Non-Engineer Design SWPPPs – Attachment A

The CGP requires inspections twice a week and appropriate corrective action. All inspections must be documented using the Construction Stormwater Inspection form, which is provided in the CGP.

1. Inspections shall be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portions of sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection only has to be conducted once per month until thawing or precipitation results in runoff or construction activity resumes. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local Environmental Field Office. Should the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume.
2. Qualified personnel shall inspect disturbed areas of the site that have not been stabilized.
3. Disturbed areas shall be inspected for evidence of or the potential for pollutants entering the site's drainage system.
4. Outfall points shall be inspected to determine whether erosion prevention and sediment control measures are effective in preventing significant impacts for receiving waters.
5. All inspections shall be documented on the Construction Storm Water Inspection Certification form provided in Appendix C. Inspection reports must be maintained on site and made available to the division upon request. Forms must be signed by the inspector and the person who meets the signatory requirements in section 7.7.2 of the General Permit.
6. A rain gauge shall be maintained at the site to measure daily rainfall totals.

Part IX - Pollution Prevention Measures for Non-Stormwater Discharges

Potential sources of non-storm water that may be combined with storm water discharges associated with construction activities for this project could include the following:

- Discharge of non-storm water from the dewatering of the work area.
- Waters used to wash vehicles.
- Waters used for dust control in accordance with section 3.5.5.
- Potable water sources including waterline flushing.
- Uncontaminated groundwater.

Part X – Termination of Coverage

A Notice of Termination (NOT) will be submitted on the TDEC's NOT form provided in Appendix B of this plan within thirty (30) days after one of the following events:

- The project site has been finally stabilized and all storm water discharges from the construction activities that are authorized by the General Permit have been removed.
- Storm Water discharges have otherwise been eliminated.
- The operator of all storm water discharges at the site changes and another operator has taken over all of their responsibilities at the site.



DWR-NR-G-02- Construction Stormwater – 05172019

Guidance regarding construction stormwater general permit coverage involving sites with Non-Engineer Design SWPPPs – Attachment A

Elimination of storm water discharges associated with construction activity means that all disturbed soils at the construction site where the operator had control have been stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time to insure final stabilization is maintained, or that all storm water discharges associated with construction activities from the site that are authorized by the General Permit have been eliminated from the construction site where the operator had control.

Part XI – Certifications

Owner(s) or developer(s) of the site that meet the definition of an operator shall sign the following certification statement:

Owner or Developer Certification (must be signed by president, vice-president or equivalent, or ranking		
I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.		
Owner or Developer name (print or type):	Signature:	Date:
Owner or Developer name (print or type):	Signature:	Date:

Contractor(s) of the site that meet the definition of an operator shall sign the following certification statement:

Contractor(s) Certification (must be signed by president, vice-president or equivalent, or ranking elected		
I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above and/or my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TNR100000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.		
Contractor name (print or type):	Signature:	Date:
Contractor name (print or type):	Signature:	Date:

Meeting Date: Thursday, June 16, 2022

Project: Lakeland Commons Planned Development, Lot 4
Site Plan

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: Southeast corner of intersection of U.S. Highway 70 and Village Market Lane

Parcel ID: L0150 00550

Zoning District: AG (Agriculture District)

Neighborhood: Type 4

Site Area: 1.02 acres

Applicant: Mehraj Hudani

Representative: Wesley Wooldridge, Renaissance Group Inc.

STAFF RECOMMENDATION

As noted in the discussion below, the Site Plan includes three deviations from the approved Outline Plan. The Planning Commission should consider each of these in its review of the Site Plan. Staff recommends that any approval include 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 Conditions of Approval and Procedural Requirements listed in this Staff Report.

DISCUSSION

The applicant, Mehraj Hudani, requests approval of a site plan for a mixed-use structure on a 1.02-acre parcel in the Lakeland Commons Planned Development. The subject property is located at the southeast corner of the intersection of U.S. Highway 70 and Village Market Lane; it also has frontage on Shady Village Lane. The subject property is zoned AG with a Planned Development overlay.

Project Overview

The proposed structure would consist of 8,494 square feet and would include two stories with a total height of approximately 30 feet. The first level of the building would have two occupants: a liquor store and a bakery. The second story of the building would be leased as office space. The structure's exterior would consist primarily of brick and stone. Because all four sides of the building would be visible from public right-of-way and/or parking areas, all facades are treated with similar materials and articulation. The proposed architecture appears to be consistent with that shown in the approved Outline Plan. The structure would have an attached patio, which would be located on the north side of the structure; the patio would be partially covered. A dumpster enclosure—constructed of brick to match the primary structure—would be located near the southeastern corner of the lot.

The approved Outline Plan for Lakeland Commons requires the applicant to provide 4.5 parking spaces for every 1,000 square feet of floor area. For this project, 33 spaces would be the minimum. The site plan shows a total of 33 spaces; 26 of these spaces would be located in a parking area east of the structure, and seven would be located along the south side of the structure. The site plan shows two low retaining walls: a 3.5-foot wall at the north end of the larger parking lot and another wall ranging from 1.5 to 4 feet near the west side of the building. The lighting plan included in the submittal shows two 25-foot high light poles in the parking lot. The average illumination level for the parking lot would be 2.3 footcandles, which is consistent with the City's required range of two to three footcandles. The manufacturer's cut sheet included in the submittal packet shows lighting fixtures that are consistent with other lighting fixtures in the development.

Outline Plan Deviations

Some aspects of the Site Plan deviate from the approved Outline Plan. The Planning Commission should consider each of these aspects when reviewing the Site Plan. Proposed deviations include:

- An eight-foot portion of the proposed patio would extend into the 50-foot front setback along the north side of the structure and U.S. Highway 70. Because this portion of the patio would be uncovered and unenclosed, it would not be considered part of the primary structure. The Outline Plan shows no encroachments of any type into the 50-foot front setback.

- Similarly, the Site Plan shows the parking lot to the east of the structure encroaching into the 50-foot front setback by approximately 20 feet. The applicant has indicated that the lot's dimensions make it impractical to fit the required parking spaces within the building envelope. As noted above, the approved Outline Plan shows no encroachments into the 50-foot front setback.
- The Site Plan shows a row of 14 parking spaces with no landscape island on the east side of the structure. The Land Development Regulations require a landscape island every ninth space in a parking lot. Notably, while the text of the approved Outline Plan does not address landscape islands, the site layout included as part of the Outline Plan shows parking rows containing as many as 18 parking spaces with no landscape islands. The applicant has indicated that it would be impractical to provide the minimum number of parking spaces if the landscape island is required.

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Commons Planned Development, Lot 4 Site 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, Lot 4 Site Plan without conditions.
3. Motion to deny the Lakeland Commons Planned Development, Lot 4 Site Plan:
 - a. Reason for denial

CONDITIONS OF APPROVAL

1. The applicant shall work with staff to address any unresolved staff comments from staff review letter dated May 27, 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.

Lakeland Commons Lot 4

Lakeland, Tennessee

1.02 Acres
Zoned AG

-  Lakeland Commons Lot 4
-  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

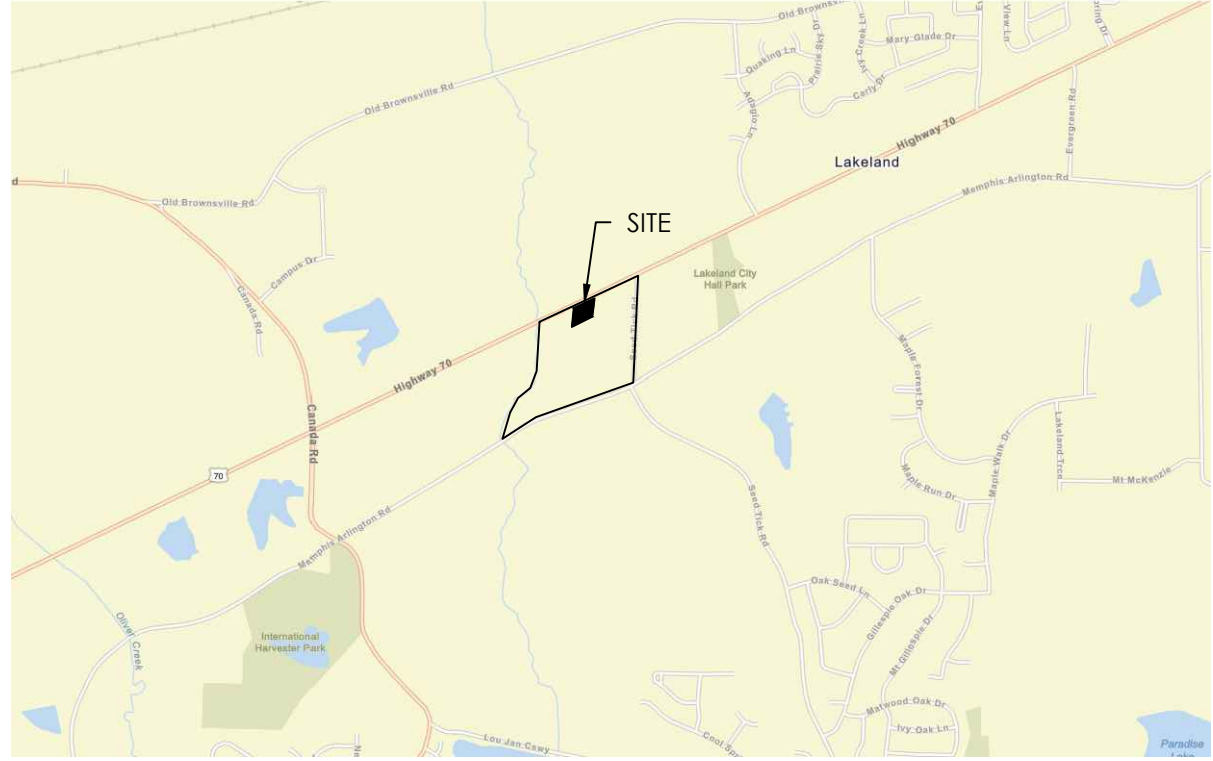
Lakeland Planning
Department
March 28, 2022

Sources:

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

0 0.02 0.04 Miles





VICINITY MAP
N.T.S.

ORDER OF DRAWINGS

01 OF 07	SITE PLAN
02 OF 07	GRADING PLAN
03 OF 07	GRADING PLAN DETAILS
04 OF 07	EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 1
05 OF 07	EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 2
06 OF 07	EROSION PREVENTION AND SEDIMENT CONTROL PLAN DETAILS
07 OF 07	UTILITY PLAN

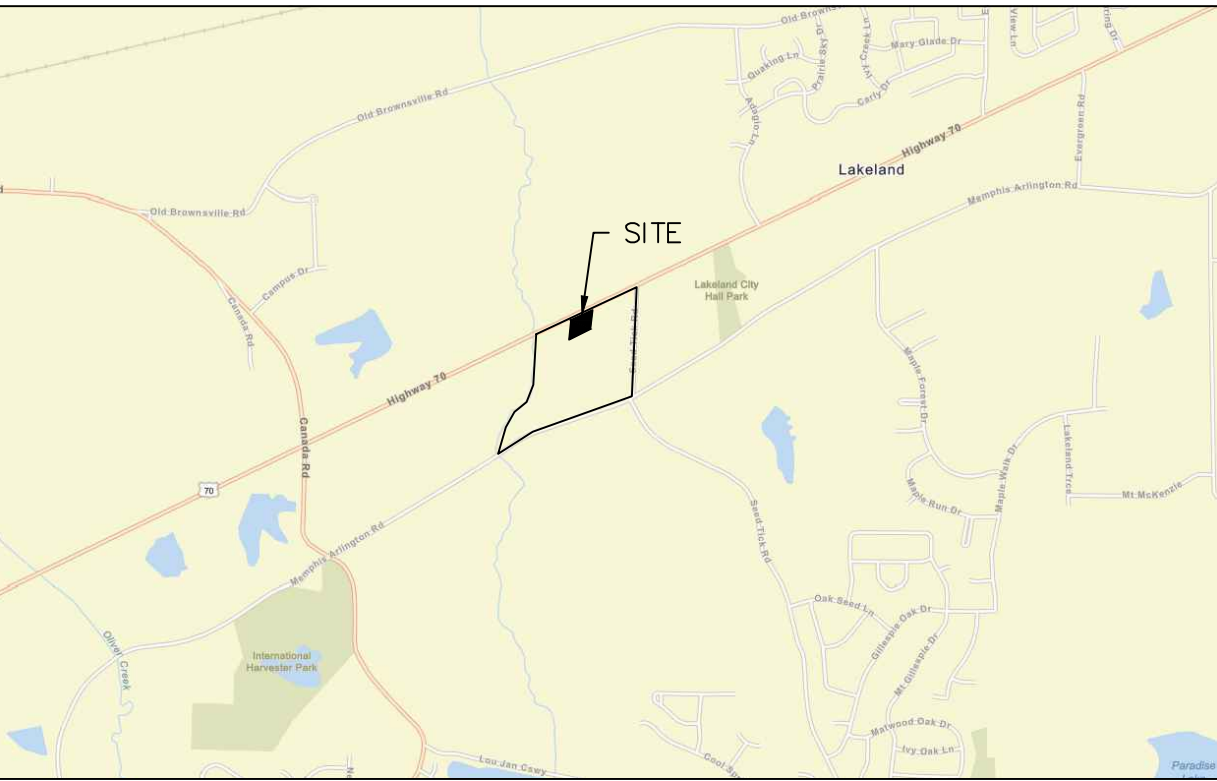
LAKELAND COMMONS LOT 4

PROJECT NO. 20010

DEVELOPER
Mehraj Hudani



9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002



VICINITY MAP
N.T.S.

FINAL SITE DATA		
PROJECT NAME:	Lakeland Commons Lot 4	
Site Plan:	Preliminary	
P.D.:	Lakeland Commons	
ADDRESS:	0 Shady Village Lane	
MAP, GROUP, PARCEL NO.:	TBD	
EXISTING ZONING AND APPLICABLE OVERLAYS:	AG with Lakeland Commons PMUD Overlay	
ACREAGE OF SITE:	1.015 Acres - 44,217 s.f.	
MIN. REQ. SETBACK LINES:	Required	Provided
Front Yard Hwy 70:	50 feet	50 feet
Front Yard Village Market:	25 feet	25 feet
Front Yard Shady Village:	20 feet	55 feet
Side Yard:	20 feet	96 feet
Rear Yard:	N.A.	

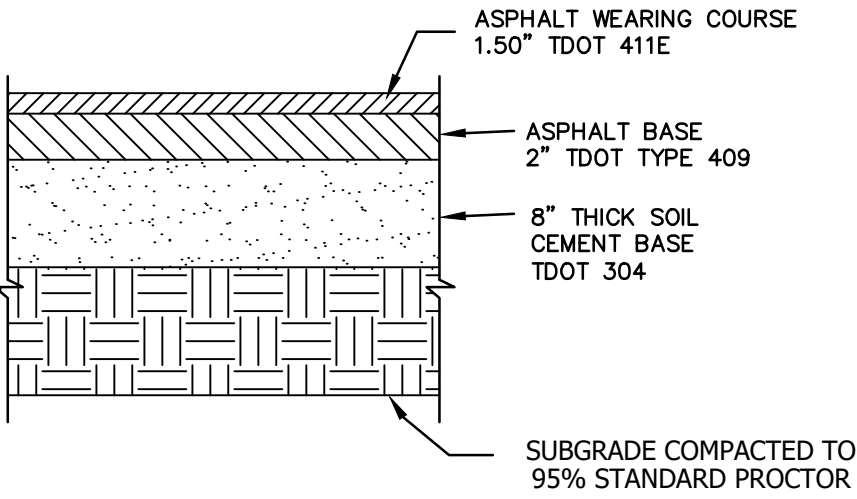
OWNERSHIP

Name of Owner:	Mehraj Hudani
Address:	12347 US Highway 64 Eads, TN, 38028
Phone No.:	901-647-4307
E-mail Address:	chudani@comcast.net
Contact Name:	Mehraj Hudani

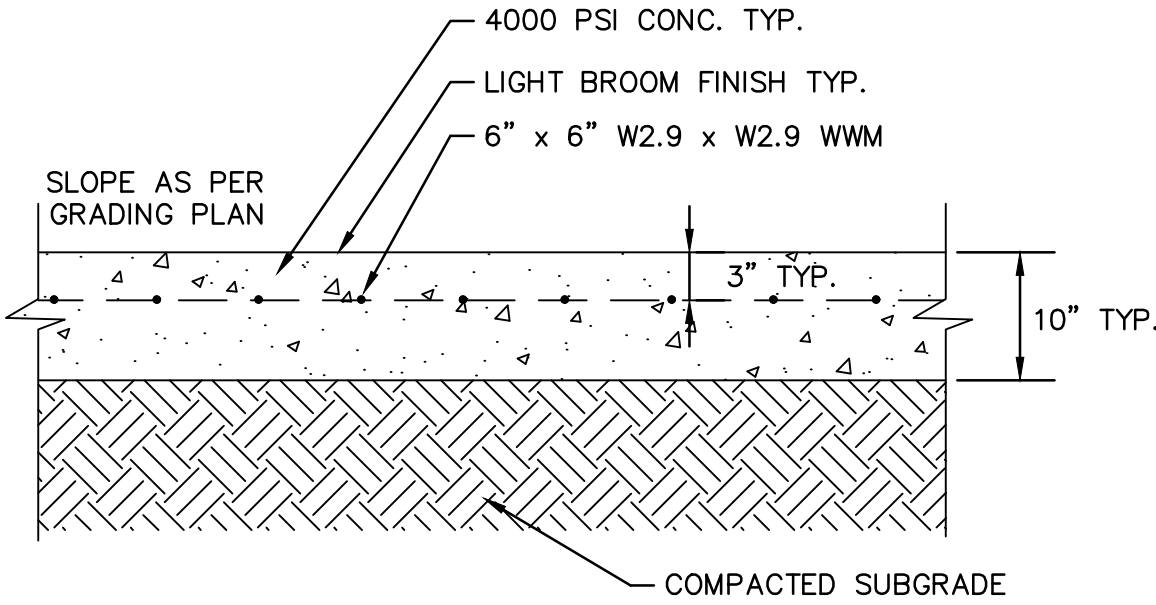
APPLICANT/DESIGN PROFESSIONAL

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

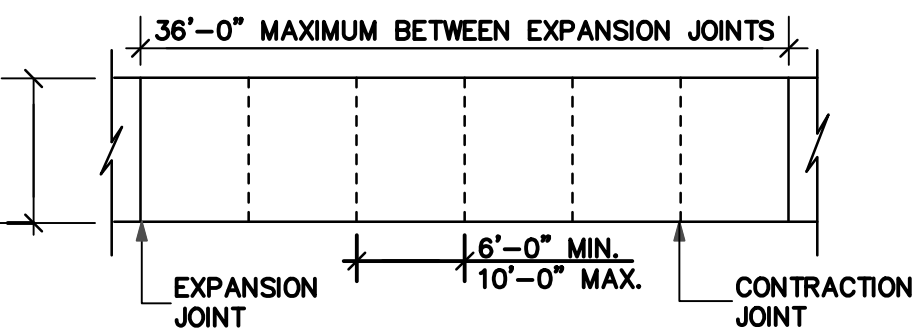
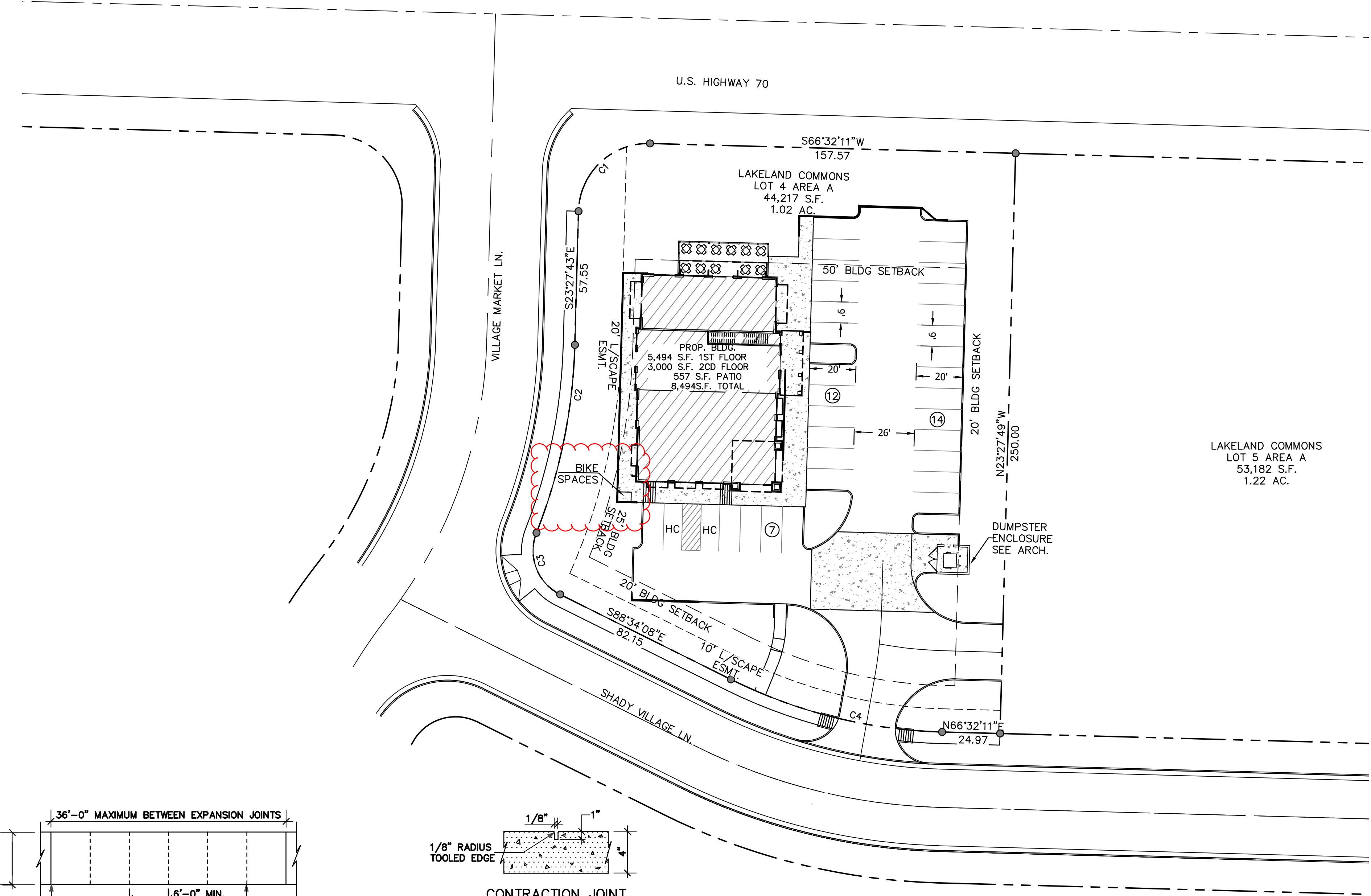
PROPOSED USES (as defined by Zoning or Outline Plan)	Liquor/Convenience Store, Office	
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	+/- 8,494 s.f. (5,494 s.f. 1ST FLOOR, 3,000 s.f. 2CD FLOOR.)	
BUILDING HEIGHT (allowed):	T.B.D.	
(proposed):	T.B.D.	
MAXIMUM FAR:	none	
PROVIDED FAR:	0.20	
OPEN SPACE RATIO: (GREENSPACE):	Maximum Req. 30.00%	Provided 43.80%
PARKING: 4.5 SPACES PER 1000 S.F. OF GROSS FLOOR AREA (80% OF TOTAL)	Minimum Required 33	Provided 33
H/C Spaces	Minimum Req. 2 (1 van)	Provided 2
BIKE SPACES 1PER 10 CAR: 4 SPACES		



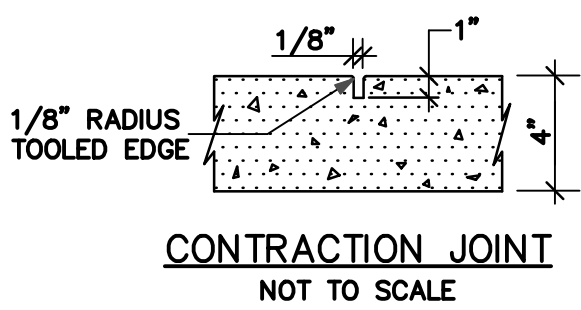
LIGHT DUTY
TYPICAL PAVEMENT DETAIL
N.T.S.



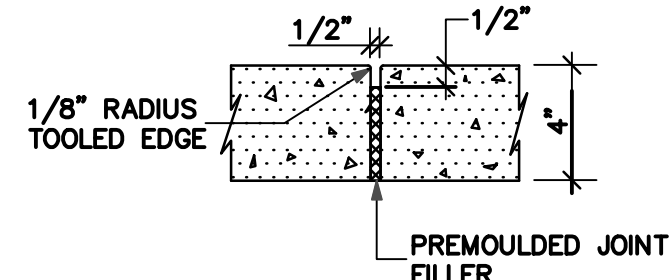
TYPICAL H.D. CONC. DUMPSTER PAD
N.T.S.



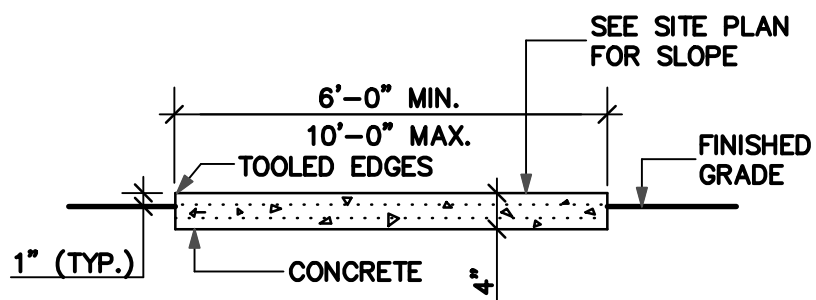
SIDEWALK PLAN
NOT TO SCALE



CONTRACTION JOINT
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE

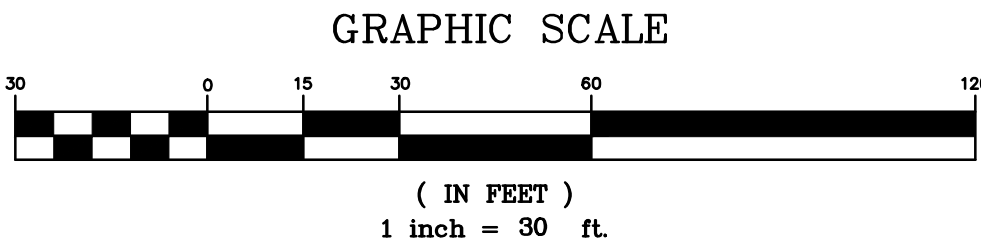


TYPICAL SIDEWALK SECTION
NOT TO SCALE

SIDEWALK DETAIL

N.T.S.

LAKELAND COMMONS LOT 4 CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.12'	30.00'	089°59'55"	S21°32'14"W	42.43'
C2	83.10'	238.00'	020°00'23"	S13°27'32"E	82.68'
C3	31.20'	21.00'	085°06'48"	S46°00'44"E	28.41'
C4	94.50'	217.50'	024°53'41"	N78°59'02"E	93.76'



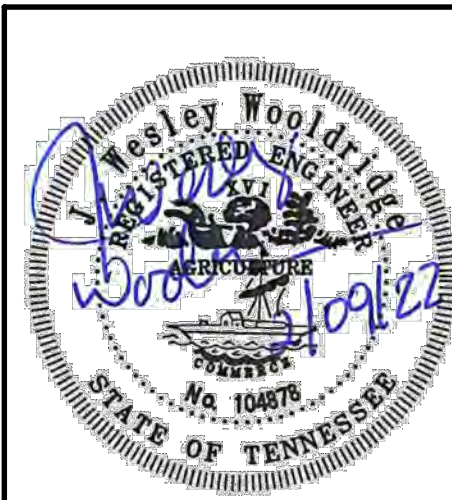
(IN FEET)
1 inch = 30 ft.

SHEET 1 OF 1

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 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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LAKELAND COMMONS LOT 4

DEVELOPER: MEHRAJ HUDANI

RENAISSANCE GROUP, INC.

9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL @RGROUP.BIZ

DEPARTMENT OF ENGINEERING

SITE PLAN

LAKELAND, TENNESSEE

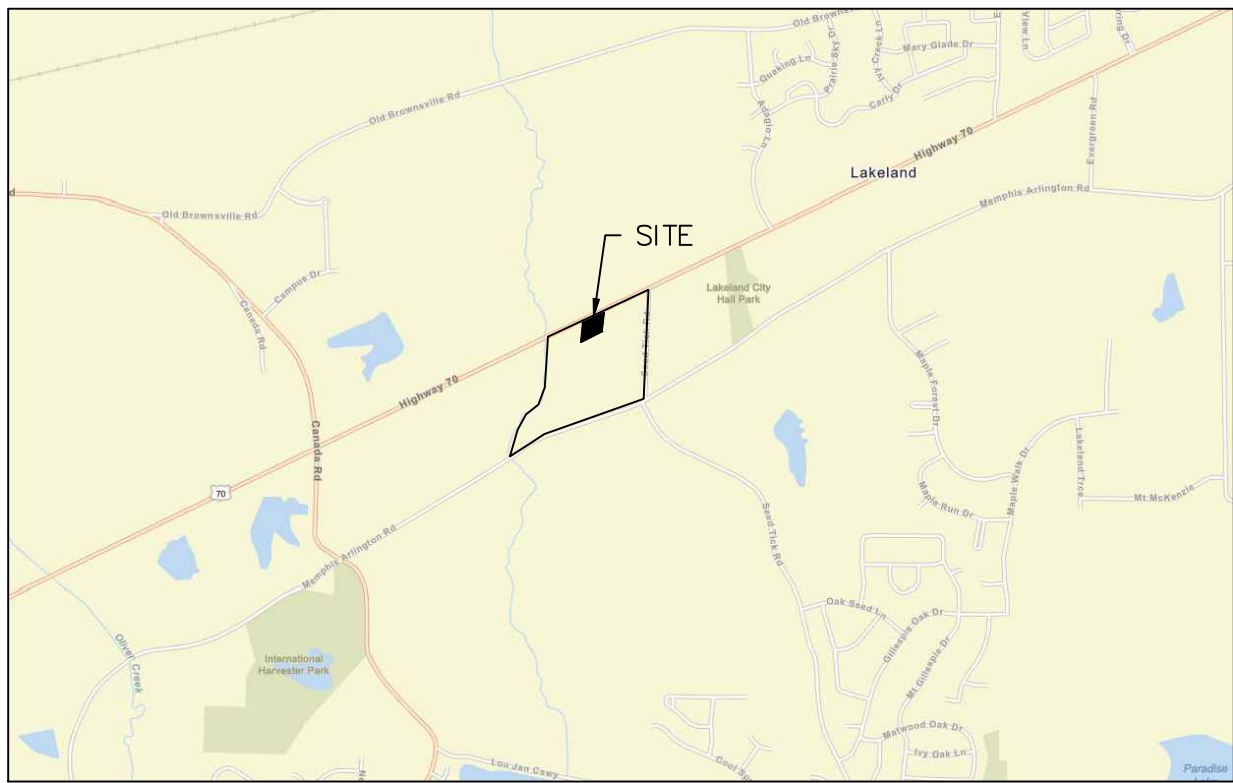
FROM: NA TO: NA

SURVEY: DATE: BOOK:

SCALE:

DESIGN: JWW/SDW DATE: 8/2020 CKD: JWW DATE: 8/2020

REVIEWED BY:



VICINITY MAP
N.T.S.

- GENERAL NOTES:
1. THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND (867-2717), PRIOR TO COMMENCING CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY, WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
 3. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
 4. ALL CONSTRUCTION SHALL MEET THE CITY OF LAKELAND STANDARD SPECIFICATIONS.
 5. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
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 7. SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL 1-800-351-1111 FOR THE LOCATION OF UNDERGROUND UTILITIES.
 8. THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE ANY DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
 9. ALL FILL LIFTS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR DENSITY (ASTM D-698) WITH SUITABLE FILL MATERIAL ACCEPTABLE TO TESTING LABORATORY. MAXIMUM LOOSE LIFT TO BE 8".
 10. 4000 PSI CONCRETE IS REQUIRED FOR CURB AND GUTTER AND SIDEWALK.
 11. ALL SEWER MANHOLE COVERS SHALL BE CONSTRUCTED TO THE BINDER ASPHALT GRADE. WHEN THE FINAL SURFACE IS INSTALLED SEWER MANHOLE COVERS SHALL BE ADJUSTED TO BE FLUSH WITH FINAL GRADE.
 12. TIE TO EXISTING SEWER SHALL BE PROVIDED WITH PLUGS UPSTREAM AND DOWNSTREAM OF CONNECTION.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BYPASS PUMPING.

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.

LAKELAND COMMONS LOT 4 DISCHARGES TO THE LAKELAND COMMONS STORM SEWER SYSTEM. DETENTION BASIN IN THE SOUTHWEST CORNER OF THE DEVELOPMENT. SEE TRN15780.

LAKELAND COMMONS LOT 4 STRUCTURE TABLE										ASBUILT	
NO	TYPE	DA	Q25	TGRIM	FL IN	FL IN	FL IN	FL IN	FL OUT	INV.	RIM
EX P1	EX TDOT NO. 14 (D-CB-14S)	N.A.	N.A.	280.25	276.25				273.00	ELEV	ELEV
1	NO. 11 INLET	0.39	3.03	284.48	N.A.				280.00		
2	TDOT TYPE U X DRAIN ENDWALL	N.A.	N.A.	N.A.	280.00				280.00		
3	NO. 11 INLET	0.28	1.25	285.10	280.50				280.50		
4	NO. 11 INLET	0.24	1.86	285.54	N.A.				281.50		

LAKELAND COMMONS LOT 4 PIPE TABLE												ASBUILT			
FROM	INV.	TO	INV.	PIPE	MATERIAL	LEN	SLOPE	D.A.	DESIGN	CAPACITY	VEL.	VELOCITY	FROM	INV.	TO
	ELEV		ELEV	DIA (IN)		(FT)	(%)	(AC)	Q25 (CFS)	QC (CFS)	(FPS)	FULL (FPS)		ELEV	
EX P1	276.25	1	280.00	15	HP STORM	37	10.14	0.39	3.97	20.56	11.90	16.76			
2	280.00	3	280.50	15	HP STORM	12	4.17	0.52	3.11	13.19	8.70	10.74			
3	280.50	4	281.50	15	HP STORM	79	1.27	0.24	1.86	7.27	4.86	5.92			



REVISIONS		
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LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI

RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL @RGROUPINC.BIZ

DEPARTMENT OF ENGINEERING

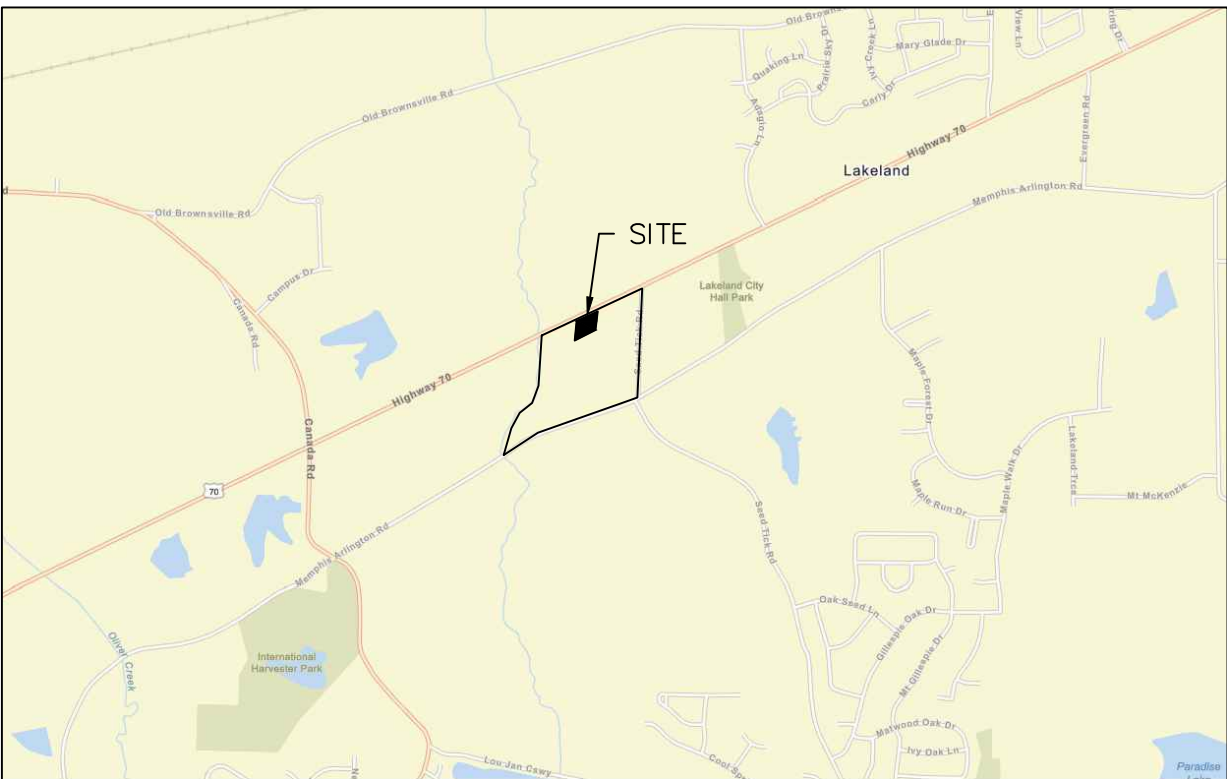
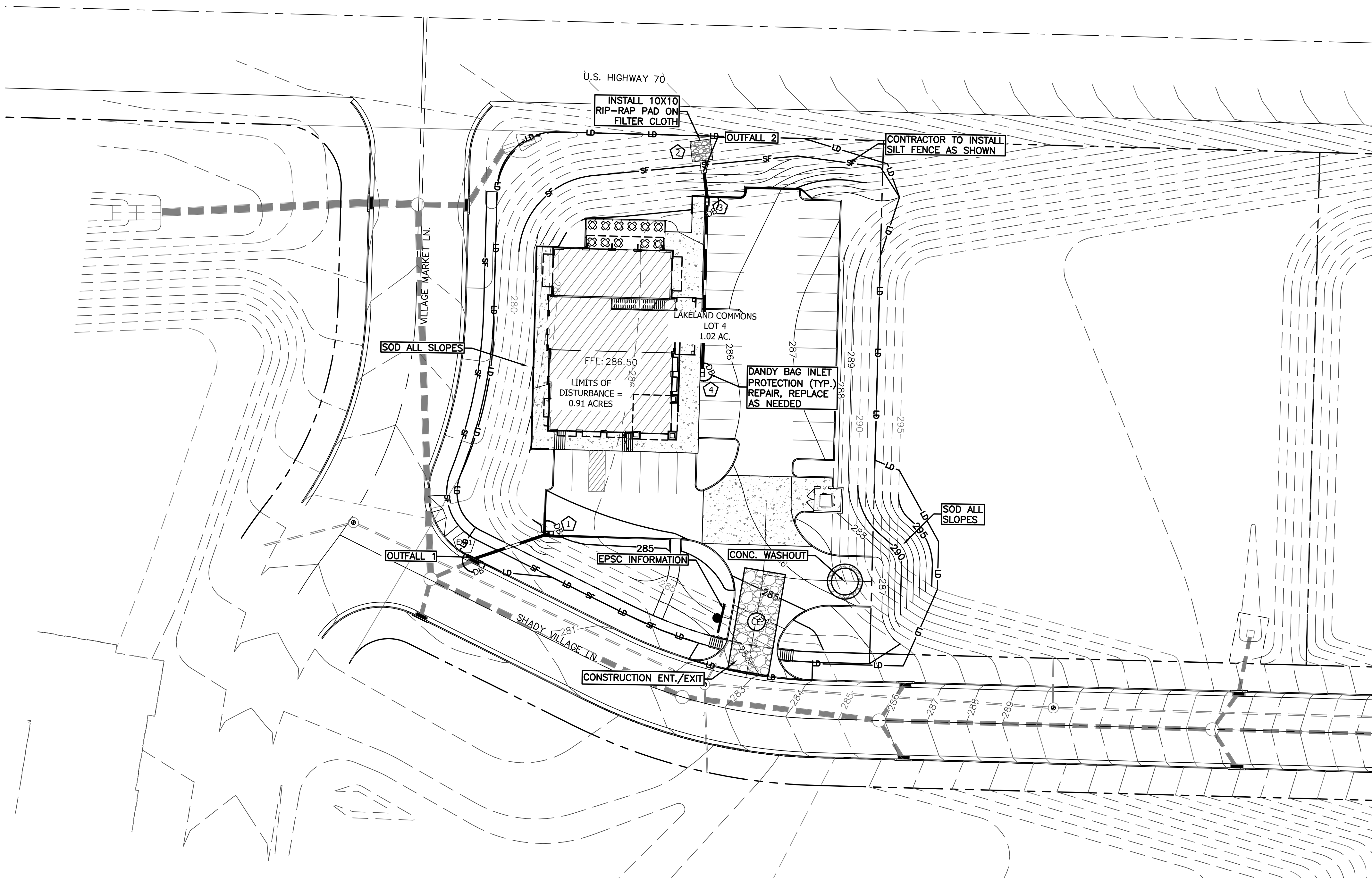
GRADING PLAN
LAKELAND, TENNESSEE

FROM: NA TO: NA

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

DESIGN: JWW/SDW DATE: 8/2020 CKD: JWW DATE: 8/2020
REVIEWED BY: _____



VICINITY MAP
N.T.S.

EROSION PREVENTION AND SEDIMENT CONTROL SEQUENCING

1. MAINTAIN, REPAIR, AND REPLACE ALL BMP'S AS NECESSARY AND MAINTAIN THROUGHOUT LIFE OF THE PROJECT.
2. SOD ALL DENUDED AREAS UPON COMPLETION OF FINAL GRADING WITHIN 14 DAYS OF COMPLETION.

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.

-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.

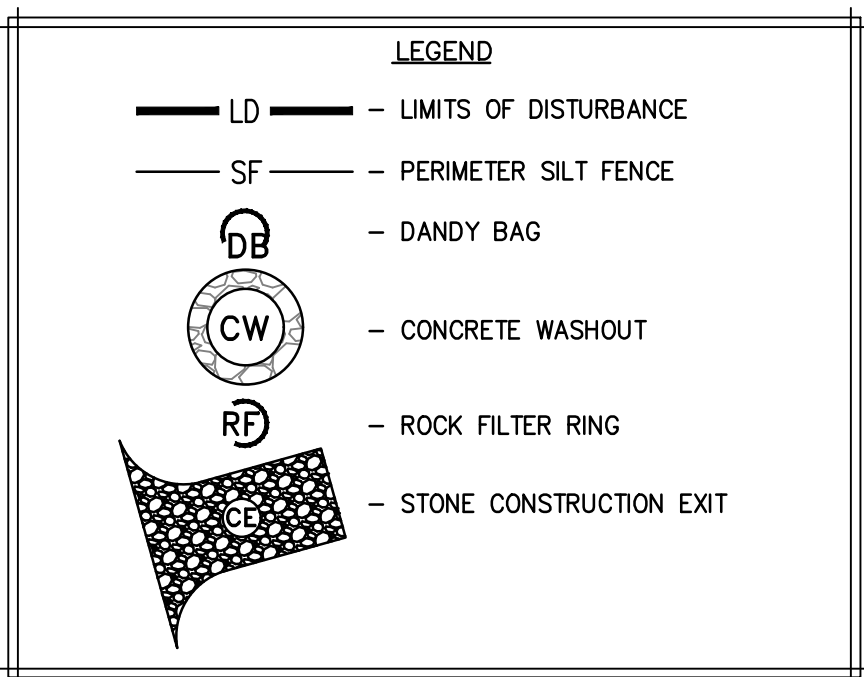
-QUALITY ASSURANCE SITE ASSESSMENT-

QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING A SITE ASSESSMENT AT THE CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE. THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH FOLLOWING QUALIFICATIONS:

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

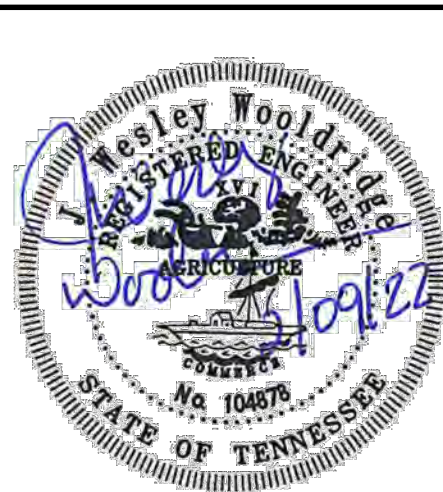
DEVELOPER/OWNER

MEHRAJ HUDANI
LAKELAND, TN 38002



ACREAGE SUMMARY	
TOTAL DISTURBED AREA	1.21 ACRES
TOTAL SITE AREA	1.015 ACRES
TOTAL ON-SITE DISTURBED AREA	1.015 ACRES
TOTAL OFF-SITE DISTURBED AREA	0.16 ACRES
IMPERVIOUS SURFACE AT COMPLETION	0.59 ACRES
PERVIOUS/SEEDED AREA AT COMPLETION	0.425 ACRES
TOTAL AREA	1.015 ACRES

TDEC NPDES TRACKING #TNR154780



REVISIONS

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LAKELAND COMMONS LOT 4

DEVELOPER: MEHRAJ HUDANI

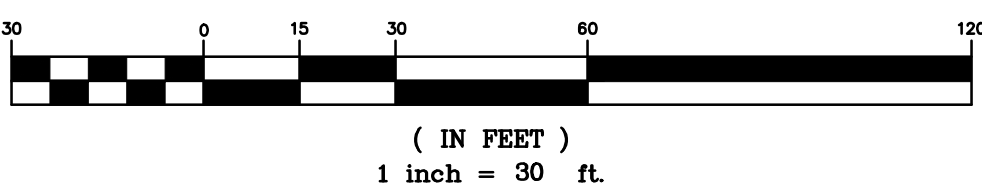
RENAISSANCE GROUP, INC.

9700 VILLAGE CIRCLE, SUITE 100

LAKELAND, TN 38002

(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL @RGROUPINC.BIZ

GRAPHIC SCALE



SHEET 1 OF 1

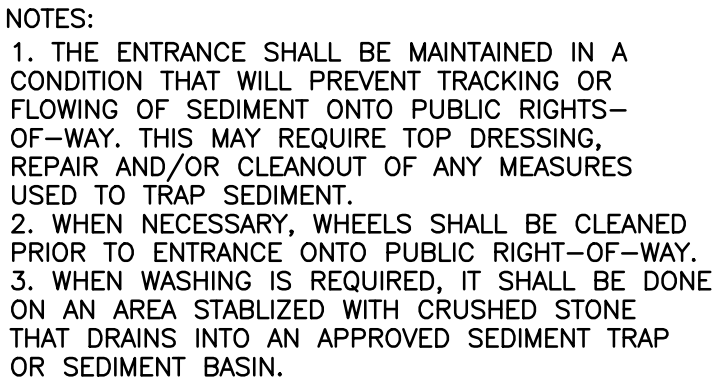
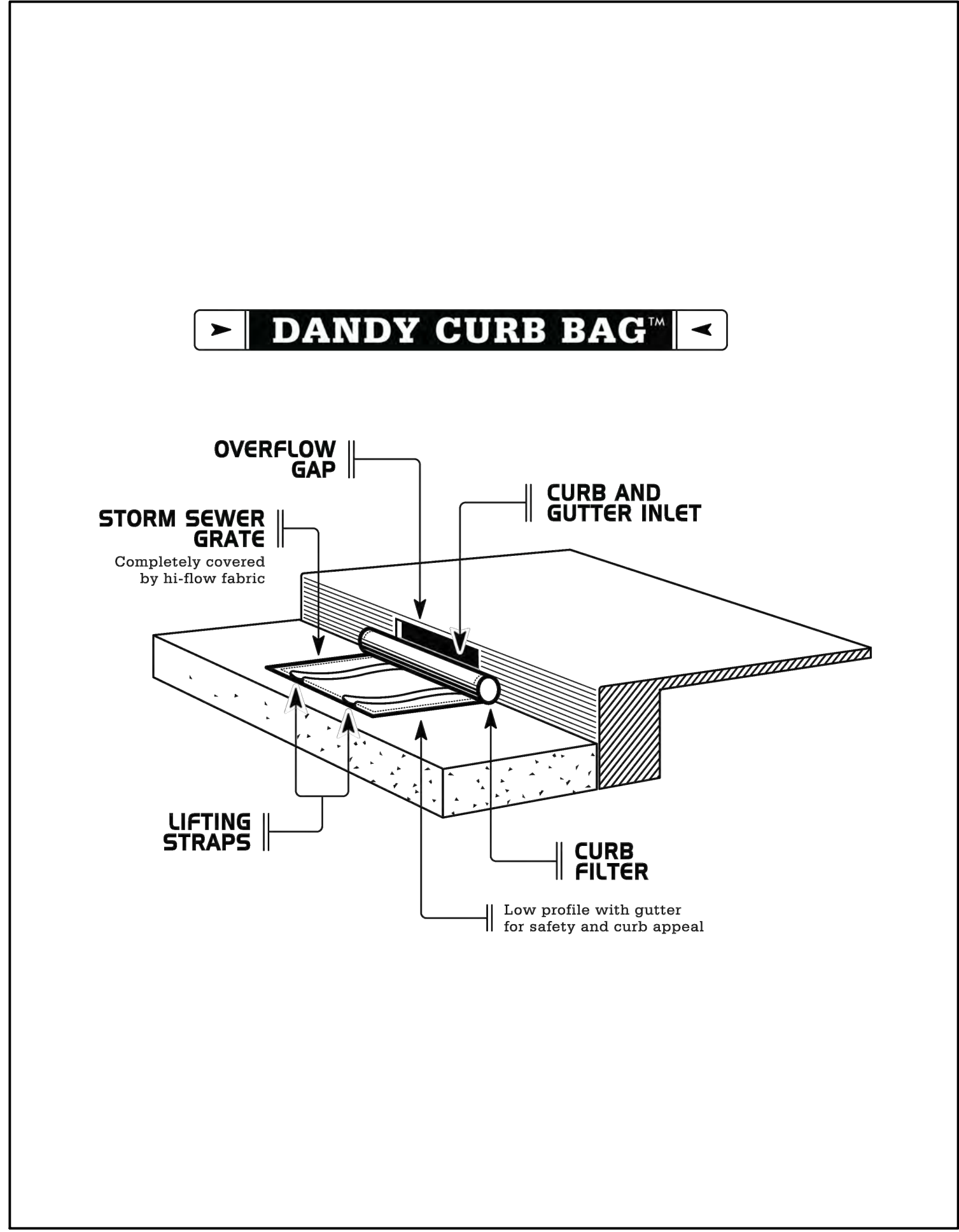
DEPARTMENT OF ENGINEERING
EROSION PREVENTION & SEDIMENT CONTROL PHASE 2
LAKELAND, TENNESSEE

FROM: NA TO: NA

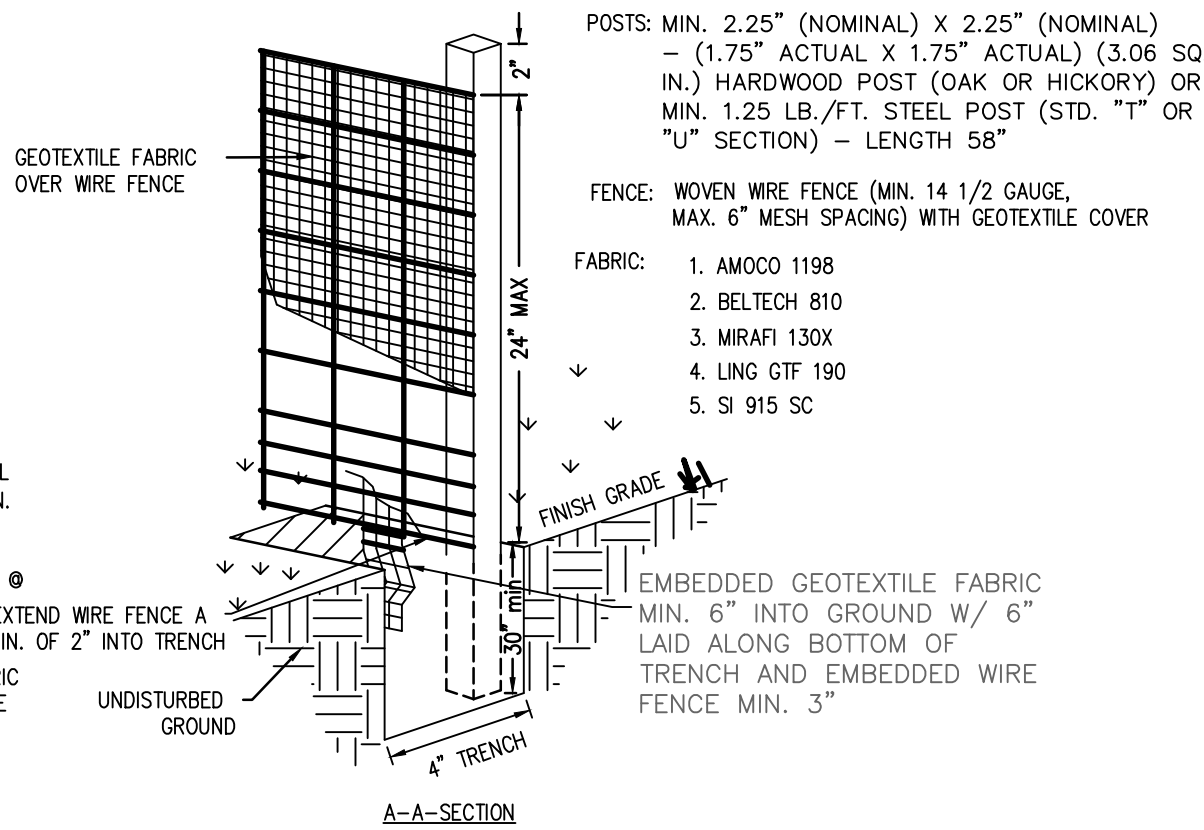
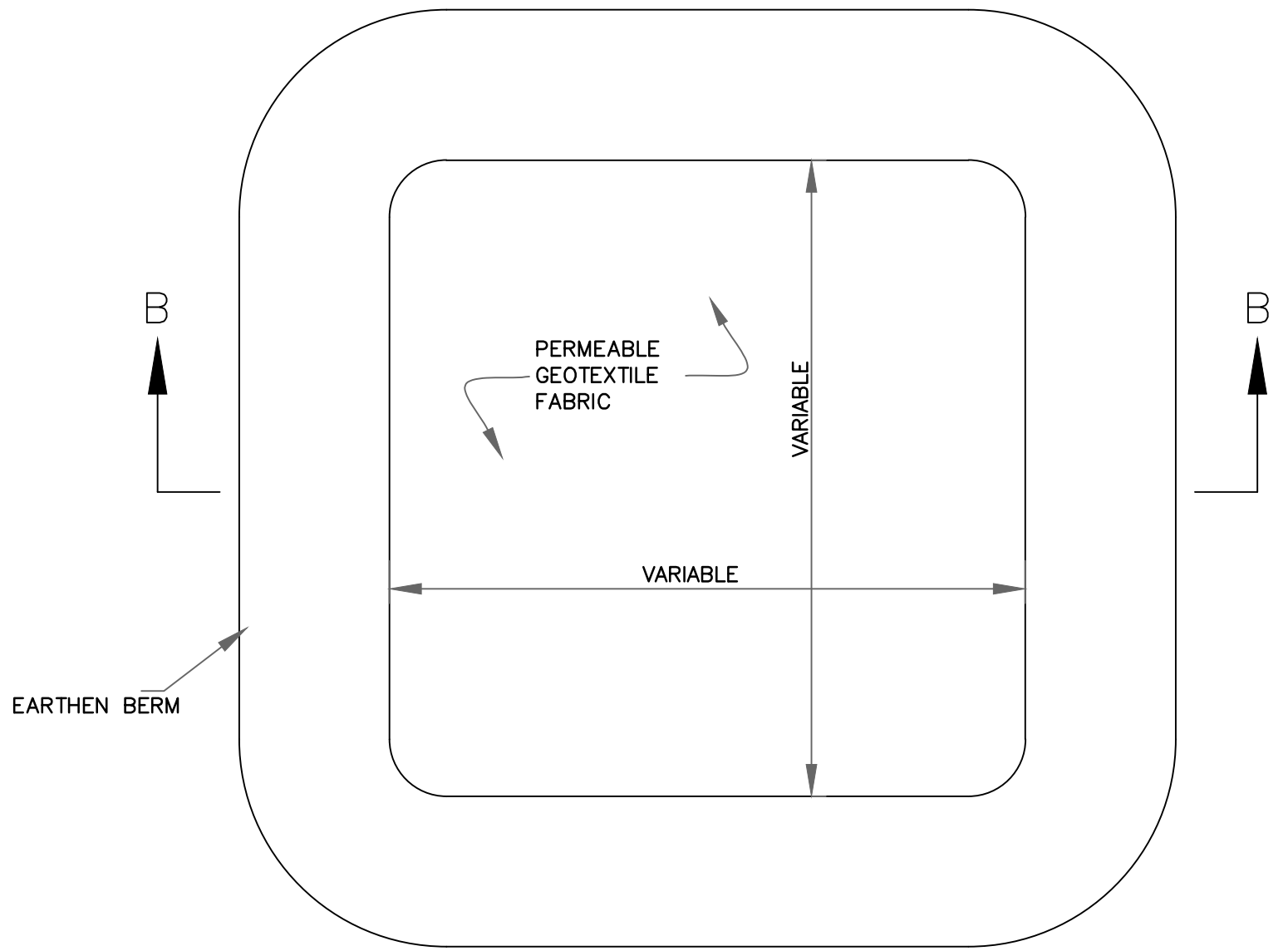
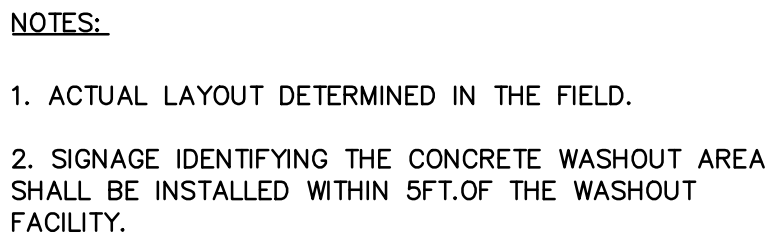
SURVEY: DATE: BOOK:

SCALE:

DESIGN/JWW/SDW DATE: 8/2020 CKD: JWW DATE: 8/2020
REVIEWED BY:



TEMPORARY
GRAVEL
CONSTRUCTION
ENTRANCE/EXIT



EROSION CONTROL PLAN LEGEND:

REVISIONS			<u>Temporary Benchmark (T.B.M.):</u> TBM: Top of a found cotton picker spindle in Seed Tick Road located at the northeast corner of subject property as shown hereon. (NAVD88) This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157-02156, Community Panel No. 470402 0215 6, Effective Date February 6, 2013.
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE	
LAKELAND COMMONS LOT 4			
DEVELOPER: MEHRAJ HUDANI			
RENAISSANCE GROUP, INC.			
9700 VILLAGE CIRCLE, SUITE 100			
LAKELAND, TN 38002			
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL GR@GROUPINC.BIZ			

DEPARTMENT OF ENGINEERING

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

LAKELAND, TENNESSEE

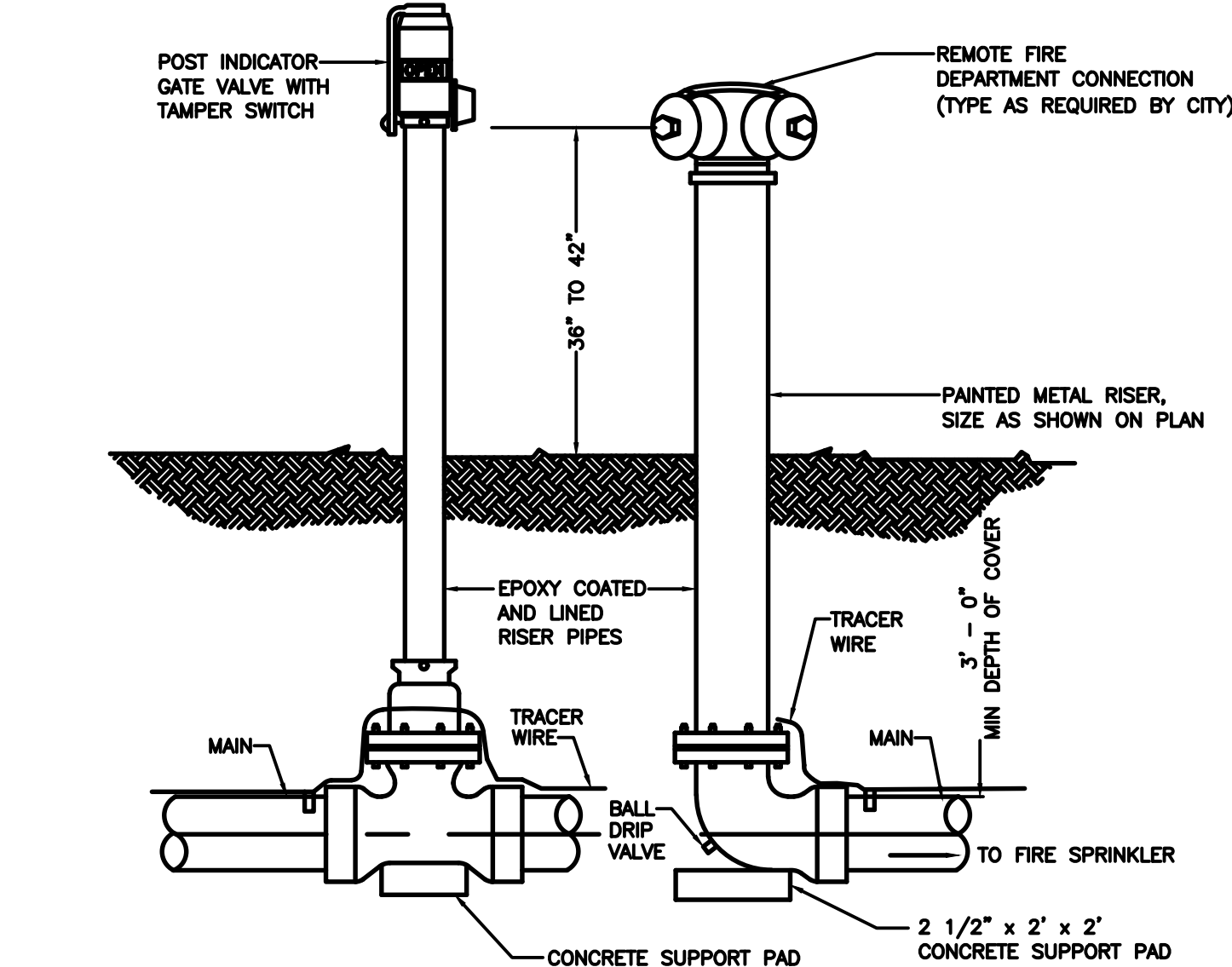
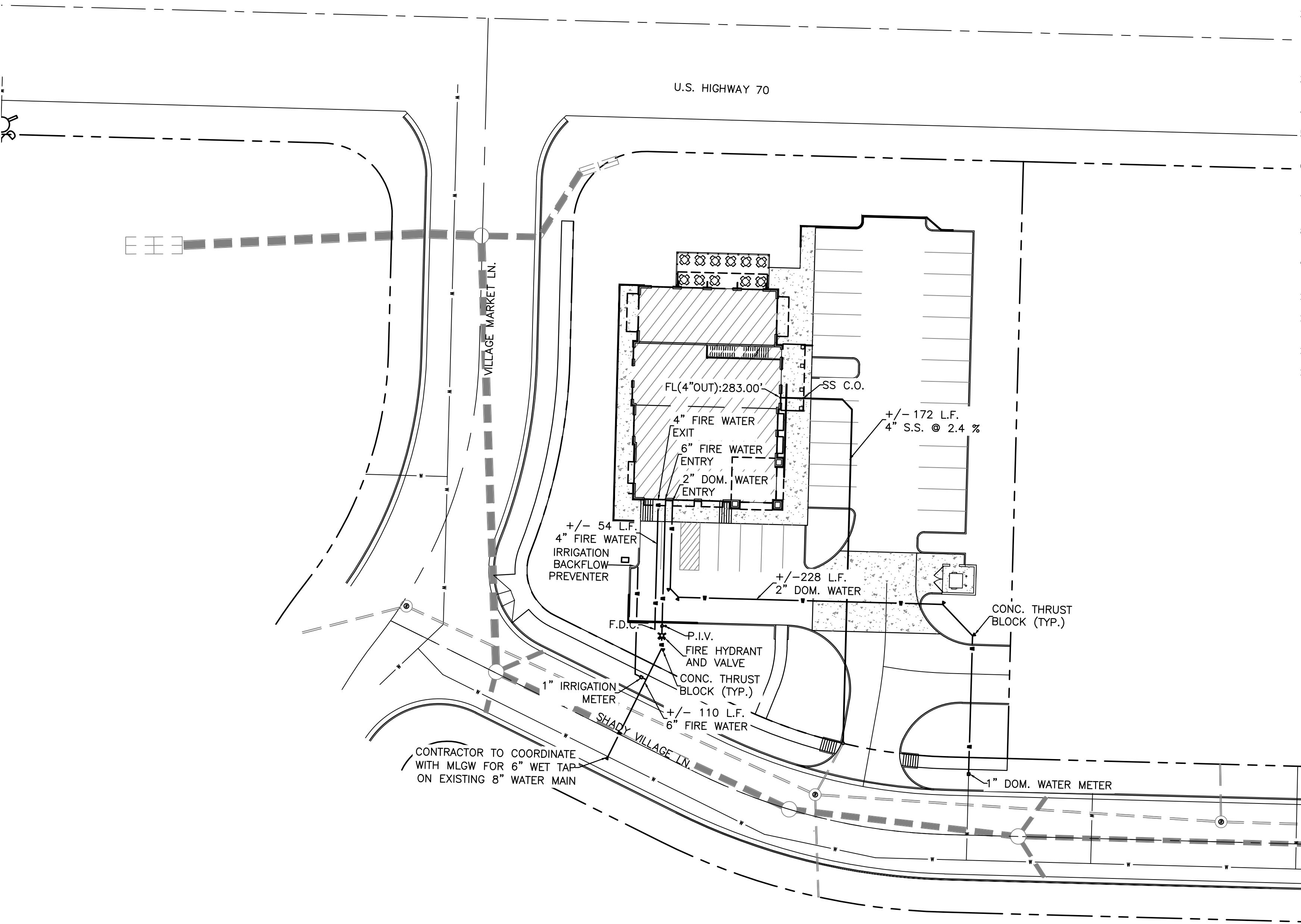
FROM: NA TO: NA

SURVEY: _____ DATE: _____ BOOK: _____

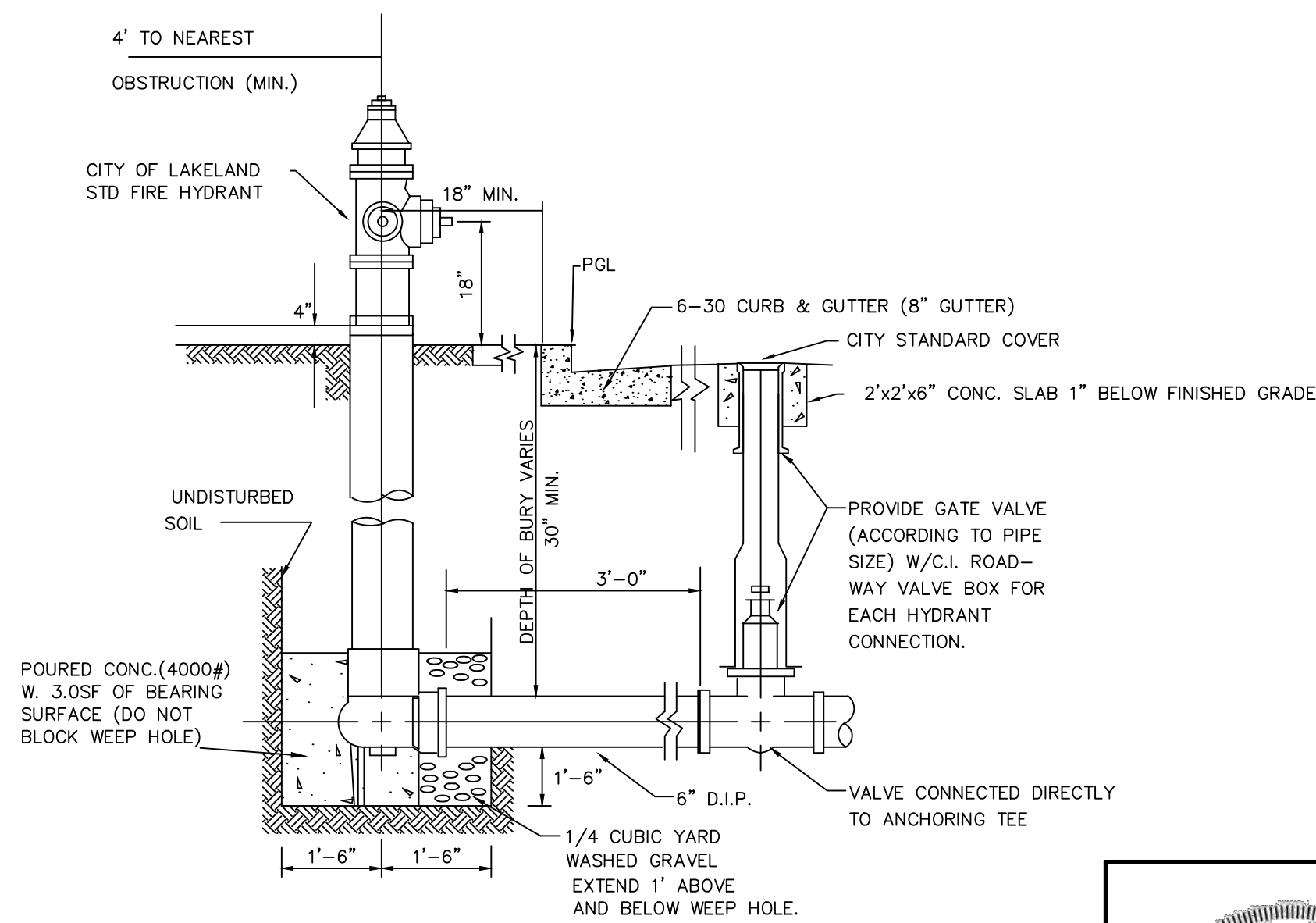
SCALE: _____

DESIGN-JWW/SDW DATE: 8/2020 CKD: JWW DATE: 8/2020

REVIEWED BY: _____



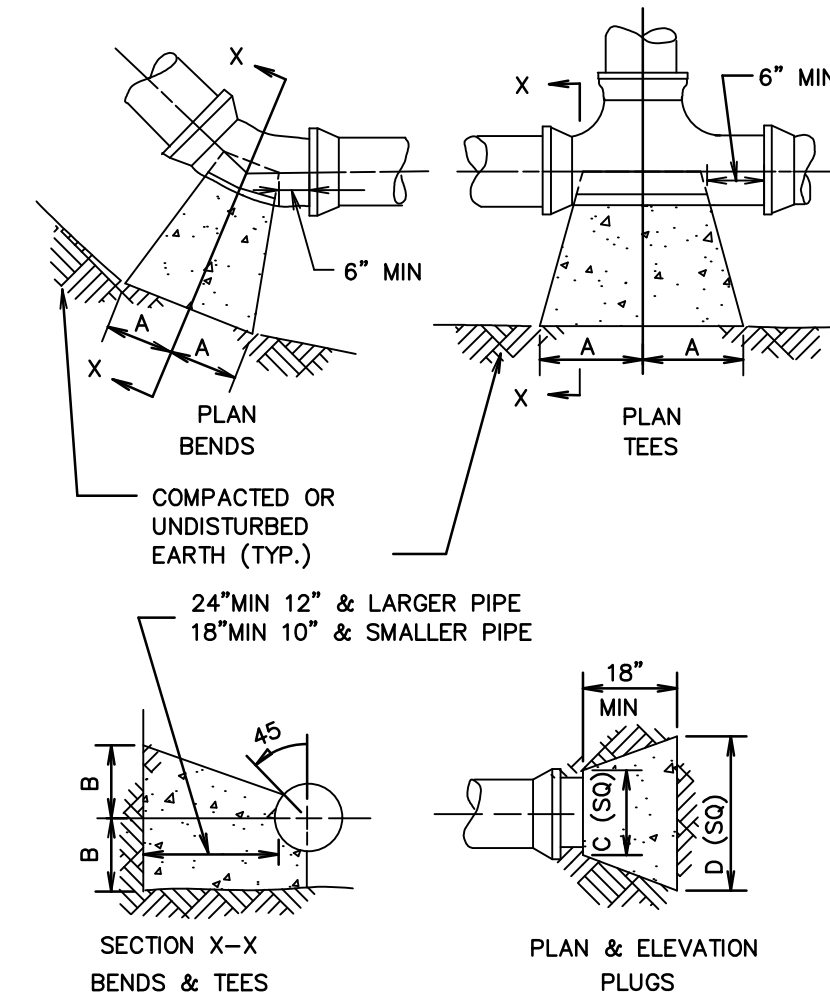
- NOTES:
- LANDSCAPE PLANTING, WHEN FULLY GROWN, SHALL NOT OBSCURE VALVE OR FIRE DEPARTMENT CONNECTION (THREE FEET MINIMUM CLEARANCE REQUIRED ON ALL SIDES).
 - ALL UNDERGROUND BOLTS, NUTS AND WASHERS SHALL BE 316 STAINLESS STEEL.
 - PROVIDE A MINIMUM OF 2 CY OF CLEAN 3/4" GRAVEL AROUND BALL DRIP VALVE.
 - PROVIDE BOLLARD PROTECTION AS SHOWN ON THE PLANS.
 - LOCATE A SINGLE SWING CHECK VALVE ON THE FDC LINE IMMEDIATELY INSIDE THE BUILDING TO PREVENT FLOW FROM THE FIRE SPRINKLER SYSTEM TO THE FDC.



TYPICAL FIRE HYDRANT W/ VALVE & VALVE BOX

N.T.S.

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 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BYPASS PUMPING.



SIZE	1/4 BENDS		1/8 BENDS		1/16 BENDS		TEES		PLUGS			
	A	B	A	B	A	B	A	B	C	D		
6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"		
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"		
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"		
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"		
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"		
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"		

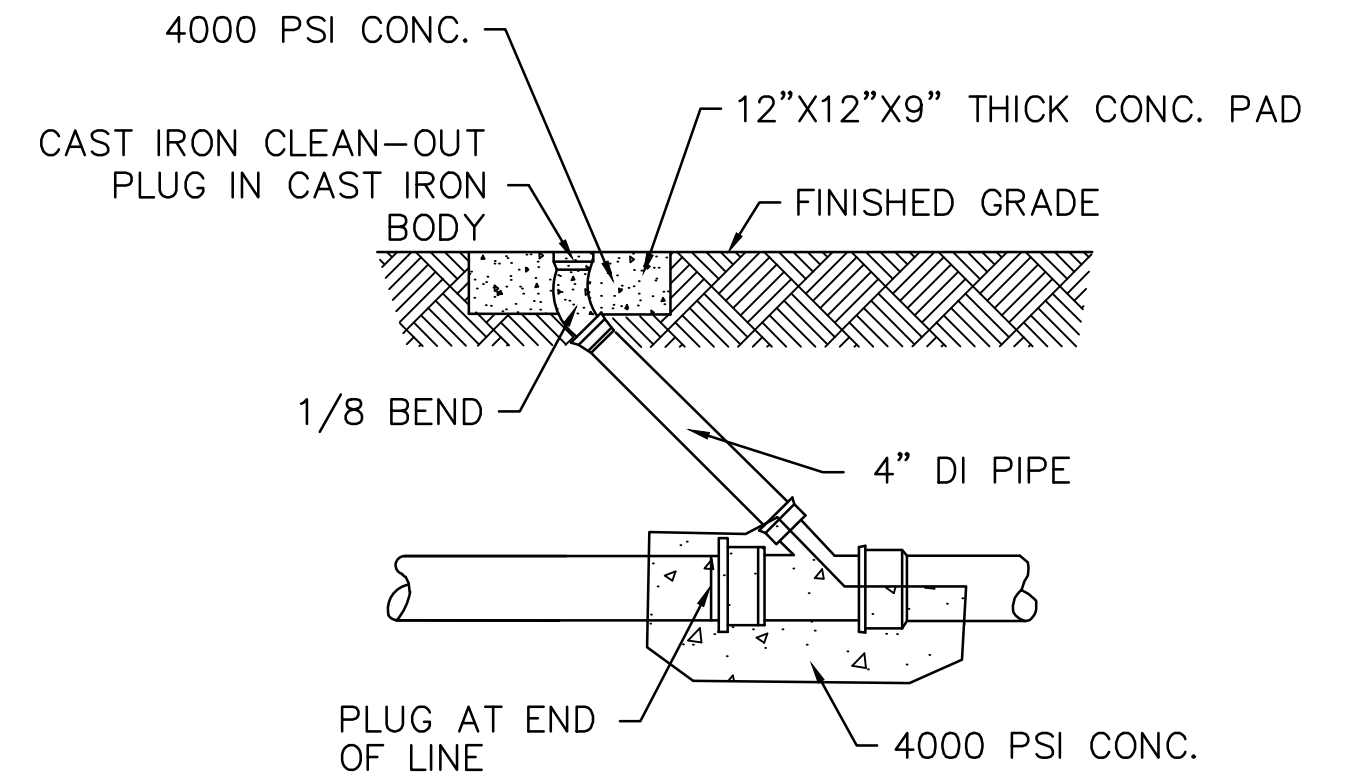
THRUST BLOCKS

N.T.S.



VICINITY MAP

N.T.S.



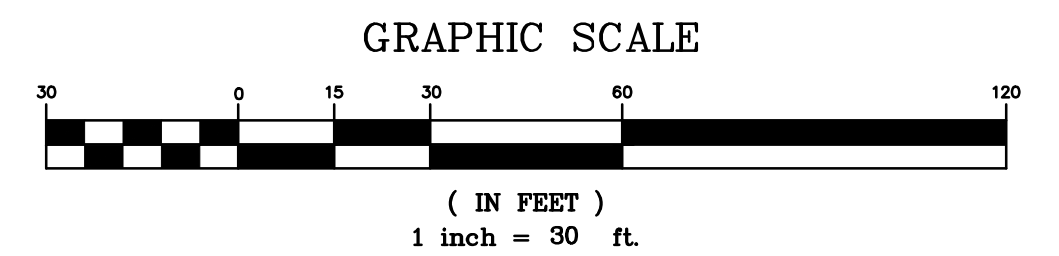
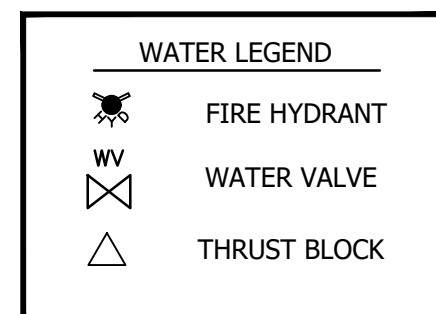
CLEANOUT DETAIL

N.T.S.

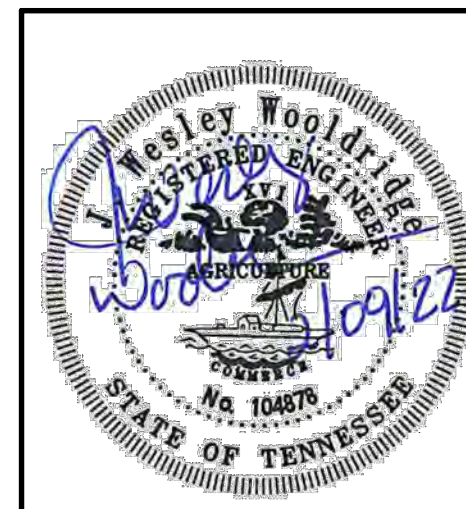
SPECIAL NOTE:

THE CONTRACTOR SHALL INSTALL TRACING WIRE WITH ALL SANITARY SEWER MAINS AND SERVICES PER THE RECENT CHANGES TO TCA 65-31-101 TITLE 65, CHAPTER 31.

NOTE: FITTINGS THROUGH CURVES ARE NOT SHOWN. CONTRACTOR TO FIELD FABRICATE CONNECTIONS AS NEEDED.



SHEET 1 OF 1



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI

RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL @RGROUPINC.BIZ

DEPARTMENT OF ENGINEERING

UTILITY PLAN
LAKELAND, TENNESSEE

FROM: NA TO: NA

SURVEY: DATE: BOOK:

SCALE: _____

DESIGN:JWW/SDWDATE:8/2020CKD: JWW DATE: 8/2020
REVIEWED BY:

EXTERIOR ELEVATIONS LEGEND

MASONRY TYPES:

- BRICK VENEER -TYPE-1
ACME STEEL GRAY
- BRICK VENEER - TYPE-2
ACME SLATE GRAY
- BRICK VENEER - TYPE-3
PAINTED SW 7008 ALABASTER

STONE VENEER-
SATURN MATERIALS- IVORY

MORTAR-

PAINT COLORS:

HARDI BOARD, COLUMNS &TRIM
PAINTED SW 7008 ALABASTER

CANOPY:

STANDING SEAM ROOF- TYPE 1
PAC CLAD SILVER SMITH

STANDING SEAM ROOF- TYPE 2
PAC CLAD BLACK

CANVAS AWNING
SUNBRELLA BLACK

DOORS:

DOOR - RED PAINTED
SW 7600 BOLERO

WINDOWS:

STOREFRONT 1 - CLEAR ANODIZED

ELEVATIONS GENERAL NOTES

1. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ARLINGTON DESIGN REVIEW COMMISSION BOARD APPROVAL. CHANGES SHALL NOT BEING MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE LAKELAND PLANNING DEPARTMENT.



1

PARKING ELEVATION- DRC

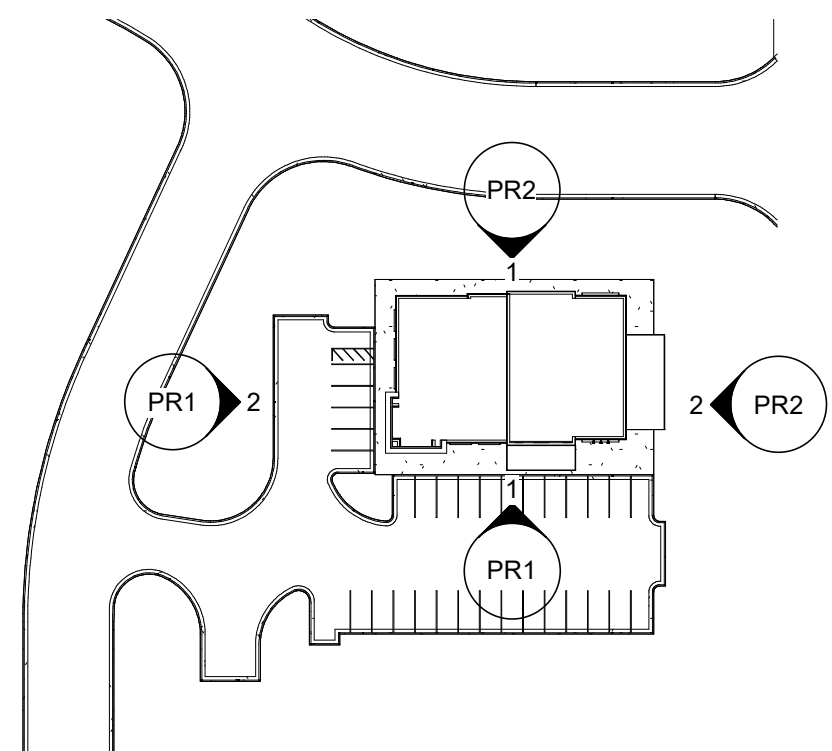
3/16" = 1'-0"



2

SHADY VILLAGE LANE ELEVATION - DRC

3/16" = 1'-0"



DESIGN DEVELOPMENT

5-10-2022

LOT 4 LAKELAND COMMONS

LAKELAND,TN



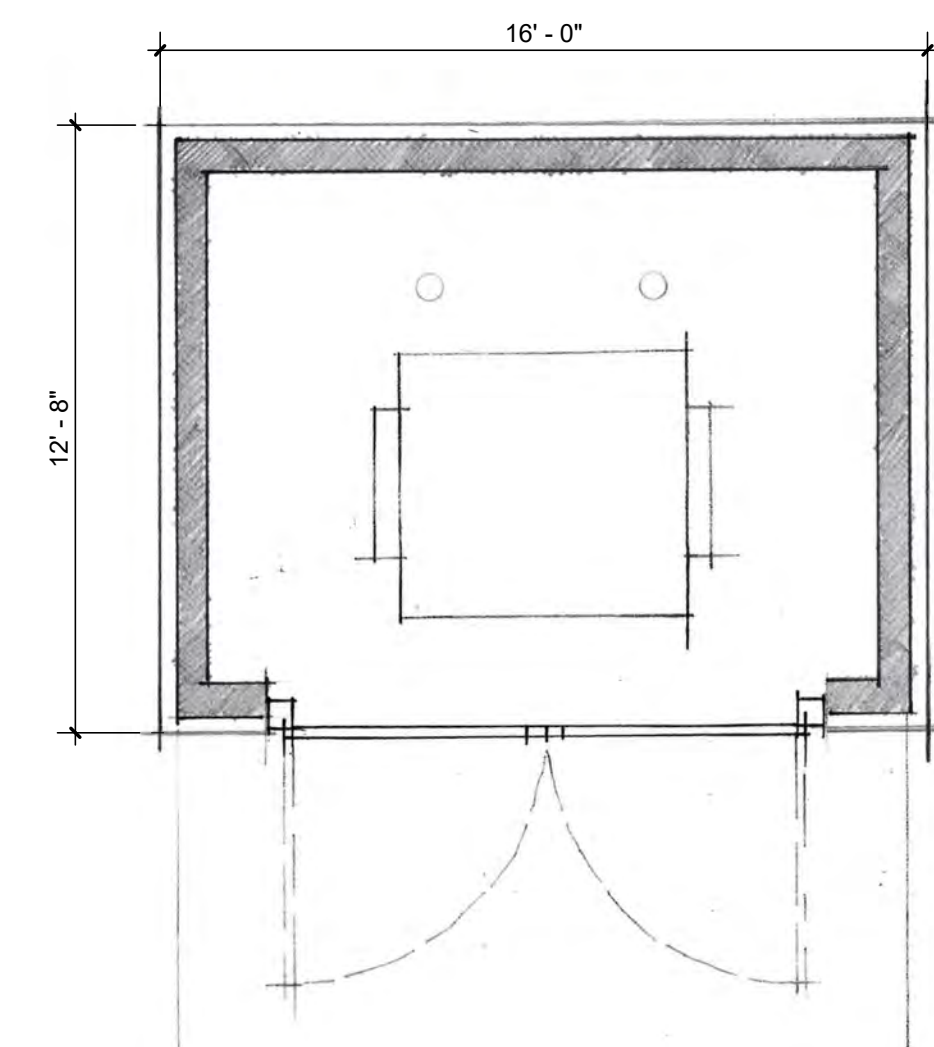
Renaissance Group
architecture ■ engineering ■ planning ■ interiors

9700 Village Circle, Suite 100, Lakeland, TN 38002 (p) 901.332.5533 www.rgroup.biz

PR1



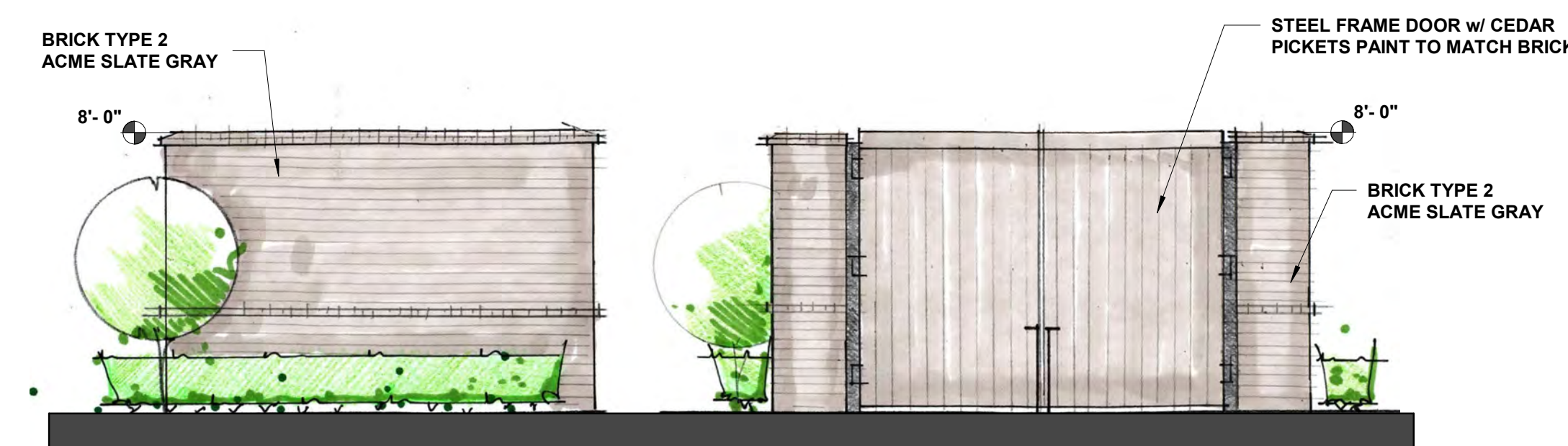
1 VILLAGE MARKET ELEVATION - DRC
3/16" = 1'-0"



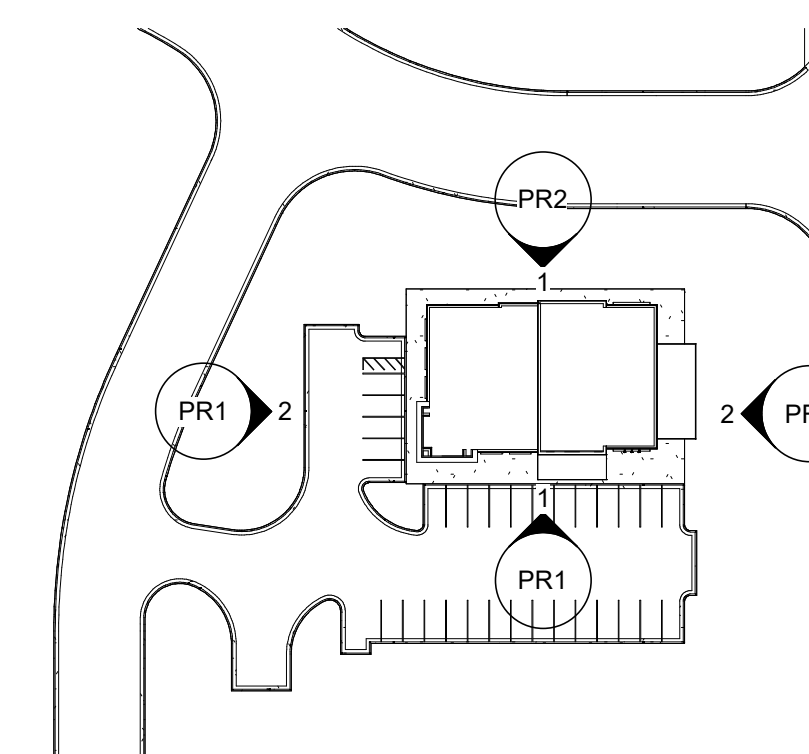
4 DUMPSTER PLAN
1/4" = 1'-0"



2 US 70 HIGHWAY ELEVATION - DRC
3/16" = 1'-0"



5 DUMPSTER ELEVATIONS
1/4" = 1'-0"



DESIGN DEVELOPMENT

5-10-2022

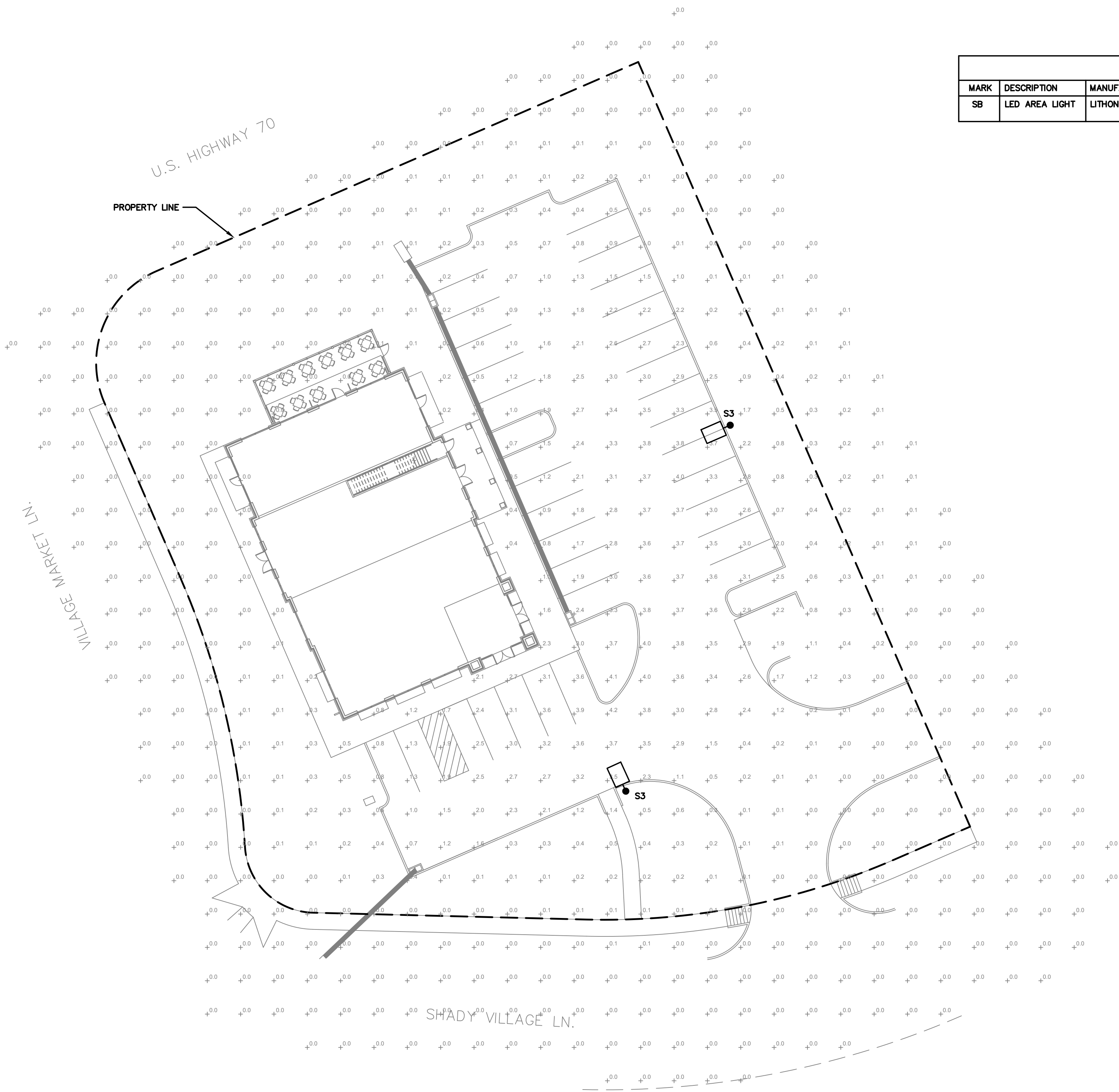
LOT 4 LAKELAND COMMONS

LAKELAND, TN



Renaissance Group
architecture ■ engineering ■ planning ■ interiors

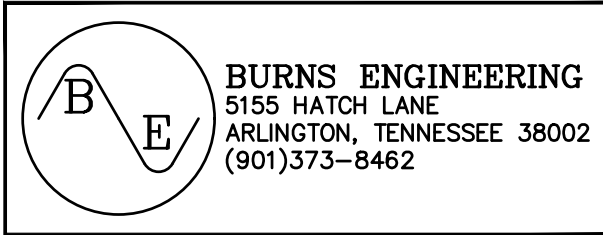
9700 Village Circle, Suite 100, Lakeland, TN 38002 (p) 901.332.5533 www.rgroup.biz



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

LIGHTING FIXTURE SCHEDULE											
MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMPS	FINISH	MOUNTING	QTY	WATTS	LUMENS	LPW	REMARKS
SB	LED AREA LIGHT	LITHONIA	CSX2LED 120C 700 40K T3M MVOLT DDBXD	LED	DARK BRONZE	25'-0" POLE	2	268	27657	103	

SITE LIGHTING STATISTICS					
AREA	AVERAGE	MAXIMUM	MINIMUM	MAX:MIN	AVG:MIN
OVERALL	0.6 FC	4.2 FC	0.0 FC	N/A	N/A
PARKING	2.3 FC	4.2 FC	0.2 FC	21.0:1	11.5:1



REVISIONS			APPROVAL DATE
ITEM NO.	DESCRIPTION OF CHANGE		

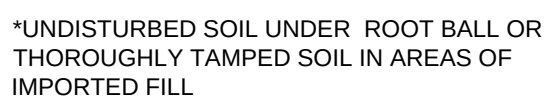
Temporary Benchmark (T.B.M.):
TBM: Top of a found cotton picker spindle in Seed Tick Road located at the northeast corner of subject property as shown hereon. Elevation=320.65 (NAVD83)

This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G. Community Panel No. 470402 0215 G, Effective Date February 6, 2013.

LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL @RGROUPINC.BIZ

DEPARTMENT OF ENGINEERING		
LAKELAND, TENNESSEE		
FROM: NA	TO: NA	
SURVEY: _____	DATE: _____	BOOK: _____
SCALE: _____		
DESIGN: JWW/SDW DATE: 8/2020 CKD: JWW DATE: 8/2020		
REVIEWED BY: _____		

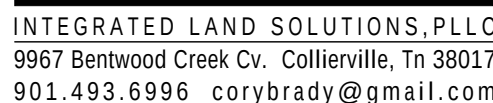
2. All plant material shall conform to the standards of the "American Standard for Nursery Stock" as published by the American Association of Nurserymen.
3. All trees, shrubs and ground covers shall conform to the landscape plan shall be installed as the species specified in the plant schedule. unless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



AREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
AA2	8	Autumn Blaze Freeman Maple / <i>Acer x freemanii</i> 'Jeffersd' TM	2.5" Cal.	B&B
CC	3	Cherokee Chief Dogwood / <i>Cornus florida</i> 'Cherokee Chief'	1.5" Cal.	B&B
LOW	3	Natchez Grape Myrtle Multi-Trunk / <i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez'	8" Ht.	B&B
LR	1	Tuscarora Grape Myrtle / <i>Lagerstroemia indica</i> x <i>fauriei</i> 'Tuscarora'	8" Ht.	B&B
PA	4	Okame Flowering Cherry / <i>Prunus</i> x 'Okame'	1.5" Cal.	B&B
QN	2	Nuttall Oak / <i>Quercus nuttallii</i>	2.5" Cal.	B&B
QP	6	Willow Oak / <i>Quercus phellos</i>	2.5" Cal.	B&B

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING
AR	13	Rose Creek Abelia / <i>Abelia</i> x 'Rose Creek'	5 gal.	Pot	33" o.c.
AL	4	Little Richard Glossy Abelia / <i>Abelia</i> x <i>grandiflora</i> 'Little Richard'	3 gal.	Pot	36" o.c.
BW	16	Wintergreen Korean Boxwood / <i>Buxus sinica</i> <i>insularis</i> 'Wintergreen'	5 gal.	Pot	36" o.c.
HJ	59	Happy Returns Daylily / <i>Hemerocallis</i> x 'Happy Returns'	1 gal.	Pot	15" o.c.
HJ	14	Little Lime Panicle Hydrangea / <i>Hydrangea paniculata</i> 'Jane' TM	5 gal.	Pot	36" o.c.
DBH	28	Dwarf Burford Holly / <i>Ilex cornuta</i> 'Burfordii'	24" Ht.	Pot	36" o.c.
IC	12	Carissa Holly / <i>Ilex cornuta</i> 'Carissa'	3 gal.	Pot	36" o.c.
IG	44	Gem Box Inkberry Holly / <i>Ilex glabra</i> 'SMINGAB1' TM	3 gal.	Pot	30" o.c.
IX	15	Oakland Holly / <i>Ilex</i> x 'Magland' TM	5" Ht.	Pot	48" o.c.
LR3	16	Daruma Fringe Flower / <i>Loropetalum chinense rubrum</i> 'Daruma'	24" Ht.	Pot	36" o.c.
LU2	6	Purple Daydream Dwarf Loropetalum / <i>Loropetalum chinense rubrum</i> 'PIILC-II' TM	3 gal.	Pot	36" o.c.
M2	23	Yakushima Dwarf Eulalia Grass / <i>Miscanthus sinensis</i> 'Yakushima'	24" Ht.	Pot	36" o.c.
PH	26	Hamelin Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hamelin'	5 gal.	Pot	30" o.c.
RR	23	Red Drift Groundcover Rose / <i>Rosa</i> x 'Meigalpio' TM	3 gal.	Pot	33" o.c.
SA	10	Japanese White Spirea / <i>Spiraea albilora</i>	---	Pot	30" o.c.

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
SOD	21,649 sf	Bermuda Grass / <i>Cynodon dactylon</i> 'V19 Hybrid'	sod		
LV	250	Variegated Lilyturf / <i>Liriope muscari</i> 'Auriegata'	#SP5	Pot	12" o.c.

[illegible]

Temporary Benchmark (T.B.M.):
TBM: West top flange bolt on the top of a fire hydrant located on the west side of Heron's Pond Lane south of Heron's Ridge Drive. Elevation = 356.36
This property is located in Zone X, which is not a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47157C0330G, Community Panel No. 4740402 0330 G, Effective Date: February 06, 2013.

LAKELAND COMMONS LOT 4

DEVELOPER: MEHRAJ HUDANI

RENAISSANCE GROUP, INC.

9700 VILLAGE CIRCUIT, SUITE 100
LAKELAND, TN 38002

(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL MR@GROUPINC.BIZ

DEPARTMENT OF ENGINEERING	
LANDSCAPE PLAN	
LAKELAND, TENNESSEE	
FROM: <u>NA</u>	TO: <u>NA</u>
SURVEY: _____	DATE: _____
SCALE: _____	
BOOK: _____	
DESIGN: <u>CBB</u> DATE: <u>5/22</u> CKD: <u>CBB</u> DATE: <u>5/22</u>	
REVIEWED BY: _____	



Meeting Date: Thursday, June 16, 2022

Project: Lakeland Commons Planned Development, Lot 2 Area B
Site Plan

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: South of U.S. Highway 70, west of Seed Tick Road, and north of
Memphis-Arlington Road

Parcel ID: L0150 00554

Zoning District: AG (Agriculture District)

Neighborhood: Type 4

Site Area: 11.35 acres

Applicant: Vince Smith, Lakeland Commons LP

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 Conditions of Approval and Procedural Requirements listed in this Staff Report.

DISCUSSION

The applicant, Vince Smith of Lakeland Commons LP represented by Cory Brady of Integrated Land Solutions PLLC, requests approval of a Site Plan for seven structures on 11.35 acres in the Lakeland Commons Planned Development. A Preliminary Site Plan for the subject property was approved by the Planning Commission at its March 2022 meeting.

Project Overview

The Site Plan includes five mixed-use structures and two townhouse structures. Each of the mixed-use structures would consist of three stories (up to 48 feet in total height), while the townhouse structures would consist of two stories. Each townhouse structure would have ten dwelling units. An additional 101 dwelling units would be spread across the mixed-use structures. The square footage and type of each building would be:

Building	Type	Total Square Footage	Building Footprint
A	Mixed Use	40,833	13,611
B	Mixed Use	24,477	8,159
C	Mixed Use	24,477	8,159
D	Mixed Use	26,826	8,942
E	Residential	10,480	5,240
F	Residential	10,480	5,240
G	Mixed Use	26,601	8,867

The approved Outline Plan requires each structure's exterior to consist of a minimum of 50 percent brick or stone. Additional requirements include 25 percent storefront façade window area and 50-foot articulated pier distance on front facades. The structures included in the Site Plan appear to satisfy these requirements and appear to be consistent with renderings approved as part of the Outline Plan.

Based on the parking ratios included in the approved Outline Plan, a minimum of 319 parking spaces would be required; the Site Plan shows 319 spaces, including on-street parallel spaces along Village Market Lane. The landscape sheet included in the Site Plan appears to be consistent with the approved Outline Plan. However, prior to the issuance of building permits, the applicant will be required to verify that existing vegetation being retained along the neighboring properties to the south and east meet or exceed the specific screening requirements established in the Outline Plan. The lighting plan shows 70 street lamps and nine 25-foot light poles, which together provide an average parking lot illumination level of 2.8

footcandles. This is within the two to three footcandle range required by the Land Development Regulations.

The Site Plan appears to be consistent with both the approved Preliminary Site Plan and the approved Outline Plan.

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Commons Planned Development, Lot 2 Area B Site 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, Lot 2 Area B Site Plan without conditions.
3. Motion to deny the Lakeland Commons Planned Development, Lot 2 Area B Site Plan:
 - a. Reason for denial

CONDITIONS OF APPROVAL

1. The applicant shall work with staff to address any unresolved staff comments from staff review letter dated May 27, 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.

Lakeland Commons Lot 2 Area B

Lakeland, Tennessee

11.35 Acres
Zoned AG

-  Lakeland Commons Planned Development
-  Lakeland City Boundary
-  Street Centerline
-  Parcel

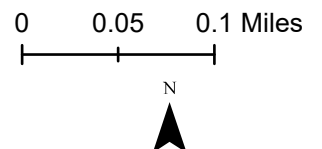
Zoning Classification

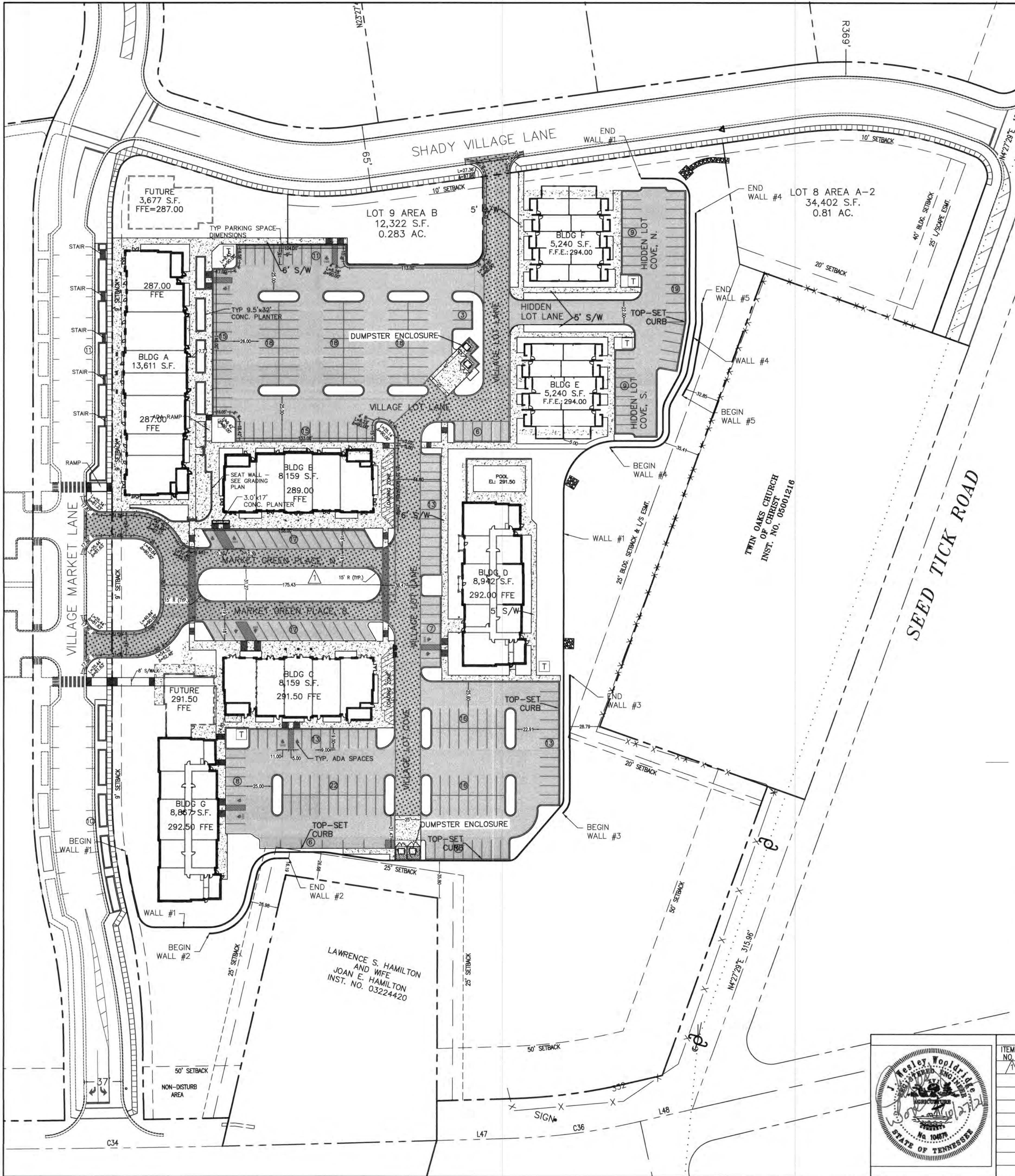
-  AG
-  C-1
-  C-2
-  E-R
-  I-L
-  M-R
-  OS-2
-  OS-5
-  P
-  R-1
-  R-1 (PRD)
-  R-2
-  R-2 (PRD)
-  R-2A
-  R-3
-  RE

Lakeland Planning
Department
May 25, 2022

Sources:

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





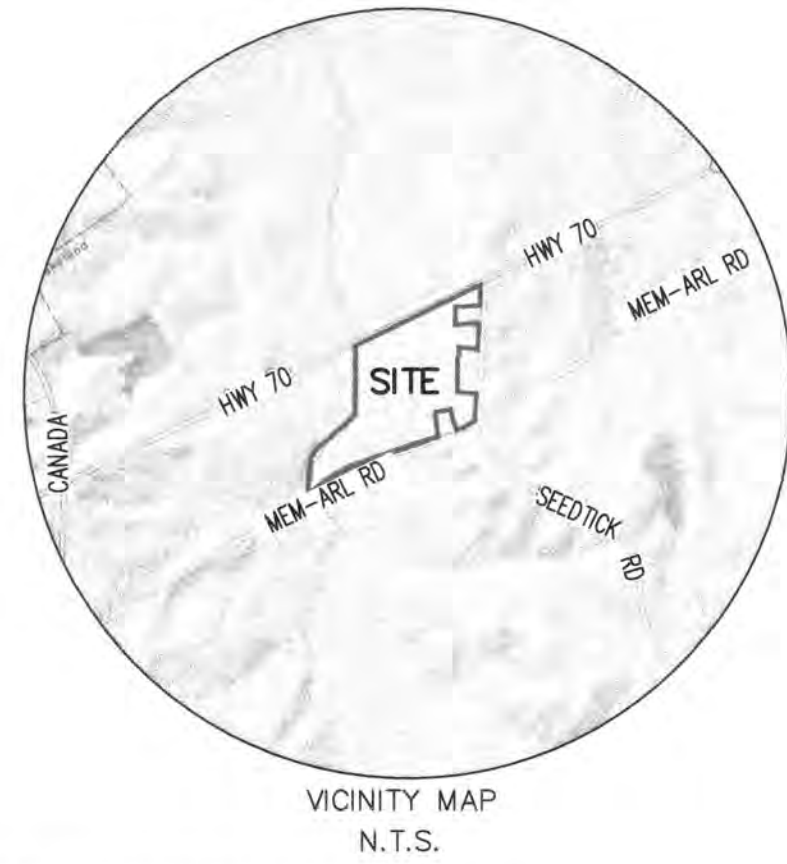
PHASE TWO SITE DATA	
EXISTING ZONING	AG (PMUD Overlay)
GROSS LAND AREA:	11.35 AC
SCENIC CORRIDOR (SEED TICK RD.):	0.85 AC
NET DEVELOPABLE LAND AREA:	10.50 AC

PHASE TWO DEVELOPMENT DATA	
PHASE 2: MIXED-USE BUILDINGS (VERTICAL CONSTRUCTION)	
PROPOSED BUILDING HEIGHT:	3-STORY
BUILDING FLOOR AREA:	143,214 GSF*
MIXED USE BLDG A (13,611 BSF/40,833 GSF)	
MIXED USE BLDG B (8,159 BSF/24,477 GSF)	
MIXED USE BLDG C (8,159 BSF/24,477 GSF)	
RESIDENTIAL BLDG D (8,942 BSF/26,826 GSF)	
RESIDENTIAL BLDG G (8,867 BSF/26,601 GSF)	
PHASE 2: TOWNHOMES (VERTICAL CONSTRUCTION)	
PROPOSED BUILDING HEIGHT:	2-STORY
BUILDING FLOOR AREA:	20,960 GSF*
TOWNHOMES E (5,240 BSF/10,480 GSF)	
TOWNHOMES F (5,240 BSF/10,480 GSF)	

*GROSS FLOOR AREA:	164,174 SF
FLOOR AREA RATIO:	0.350 F.A.R.
RETAIL FLOOR AREA::	29,929 SF
MIXED USE BLDG A (13,611 SF)	
MIXED USE BLDG B (8,159 SF)	
MIXED USE BLDG C (8,159 SF)	

TOTAL DWELLING UNITS:	121 UNITS
MIXED USE BLDG A (24 UNITS)	
1-BR (8 UNITS)	
2-BR (16 UNITS)	
MIXED USE BLDG B (16 UNITS)	
1-BR (12 UNITS)	
2-BR (4 UNITS)	
MIXED USE BLDG C (16 UNITS)	
1-BR (12 UNITS)	
2-BR (4 UNITS)	
RESIDENTIAL BLDG D (23 UNITS)	
1-BR (11 UNITS)	
2-BR (12 UNITS)	
TOWNHOMES BLDG E (10 UNITS)	
TOWNHOMES BLDG F (10 UNITS)	
RESIDENTIAL BLDG G (22 UNITS)	
1-BR (12 UNITS)	
2-BR (10 UNITS)	

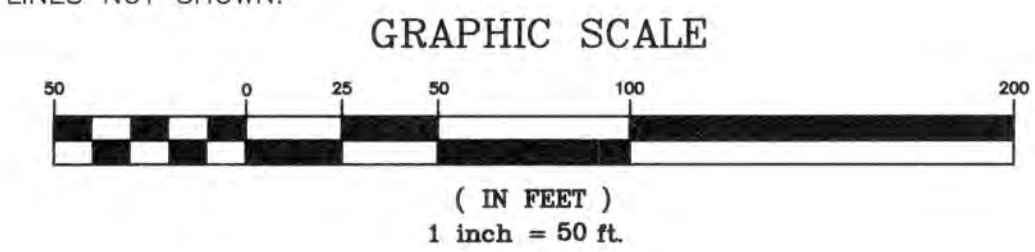
RESIDENTIAL DENSITY:	11.4 UNITS/ACRE
PARKING REQUIRED:	319 SPACES
RETAIL: (4.5/1000SF=135 REQ.)	
RESIDENTIAL: (1.5/UNIT=185 REQ.)	
OFF-STREET PARKING PROVIDED:	298 SPACES
ON-STREET PARKING PROVIDED:	21 SPACES
TOTAL PARKING PROVIDED:	319 SPACES
ACCESSIBLE SPACES PROVIDED:	
STANDARD	7 SPACES
VAN	7 SPACES
TOTAL	14 SPACES



BUILDING SETBACKS	
VILLAGE MARKET LANE	NONE / 9 FT*
SHADY VILLAGE LANE	10 FT
MEMPHIS-ARLINGTON ROAD	50 FT
SEED TICK ROAD	50 FT
PRIVATE DRIVE	8 FT**
SIDE YARD SETBACK	20 FT

* NONE WHERE BALCONIES AND/OR OTHER BUILDING APPENDAGES EXIST. PRIMARY BUILDING FACADE SHALL BE SETBACK A MINIMUM OF 9 FEET FROM THE ROW LINE.

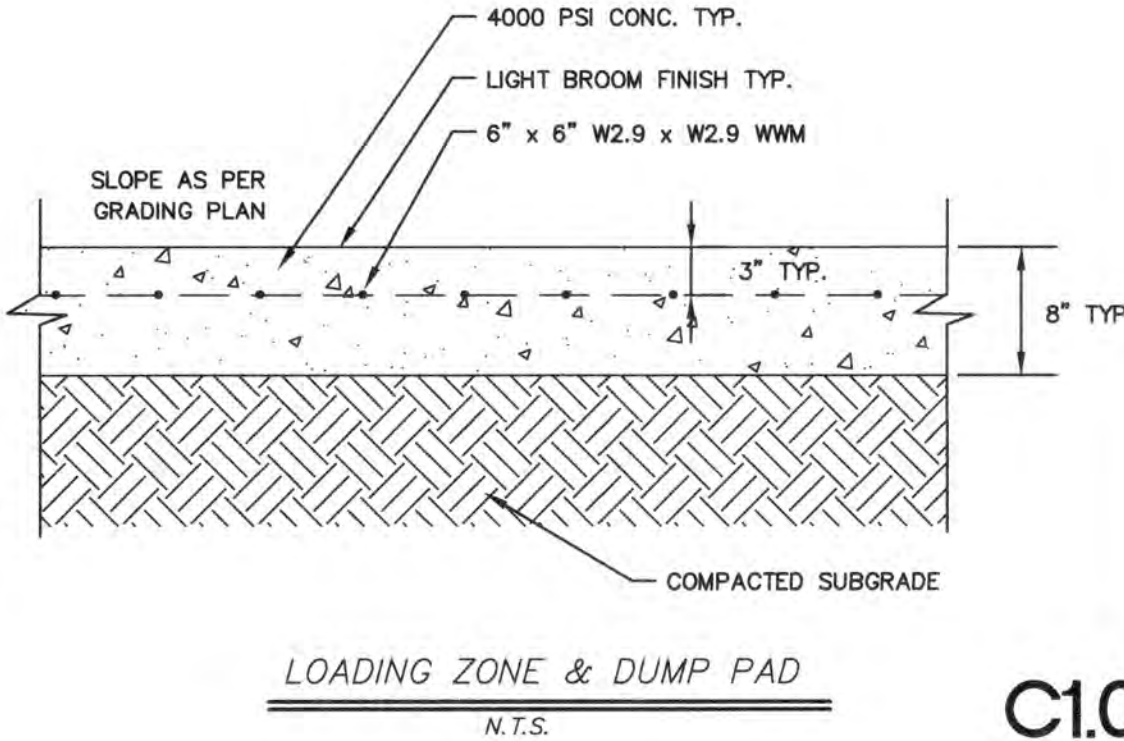
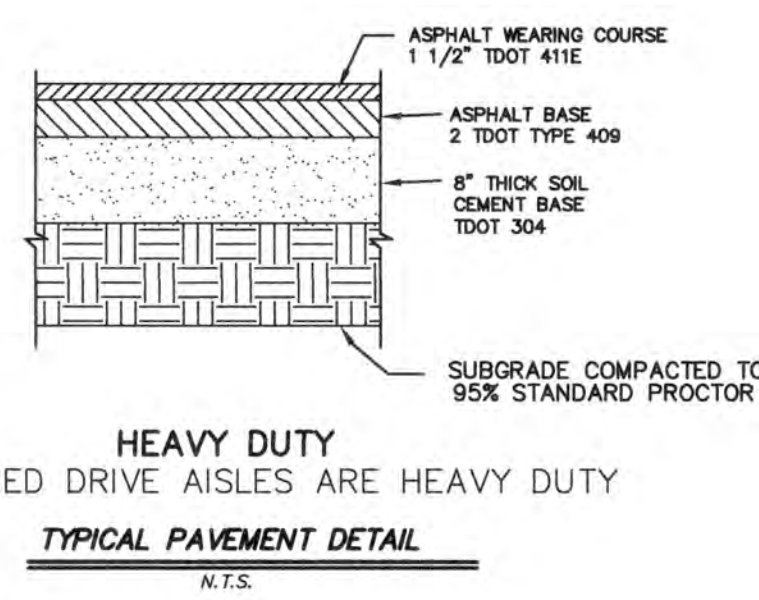
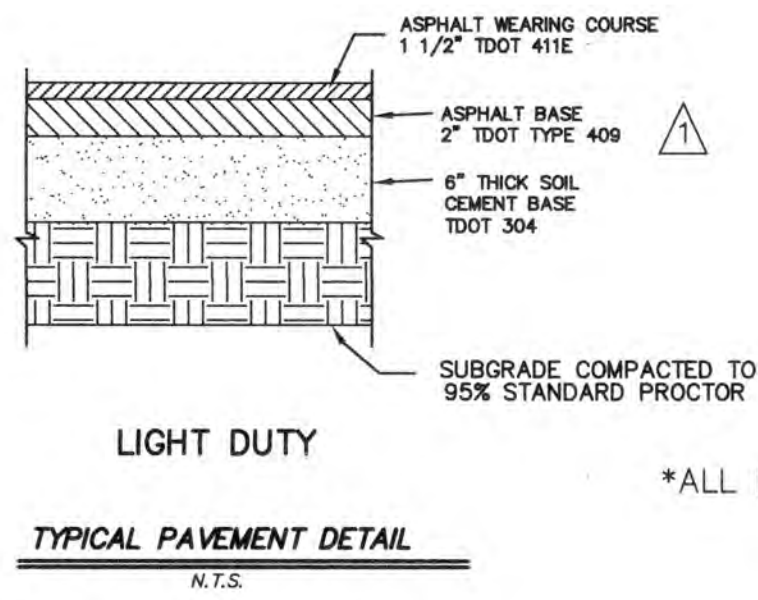
** SETBACK LINES NOT SHOWN.



THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA, ACCORDING TO FIRM PANEL 47157C-0215G, DATED FEB 6, 2013.

LEGEND

	ASPHALT PAVING
	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT
	10'X10' TRANSFORMER PAD
	PROPERTY LINE/RIGHT-OF-WAY LINE



ITEM NO.	REVISION DESCRIPTION OF CHANGE	APPROVAL DATE
1	REVISED CENTER ISLAND	4/24/22

Temporary Benchmark (T.B.M.):
TBM: Top of a found cotton picker spindle in Seed Tick Road located at the northeast corner of subject property as shown hereon. Elevation=320.65 (NAVD83)

This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G, Community Panel No. 470402 0215 G, Effective Date February 6, 2013.

LAKELAND COMMONS, PH. 2
DEVELOPER: LAKELAND COMMONS L.L.C.
355 TARA LANE - MEMPHIS, TN 38111

RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX

DEPARTMENT OF ENGINEERING

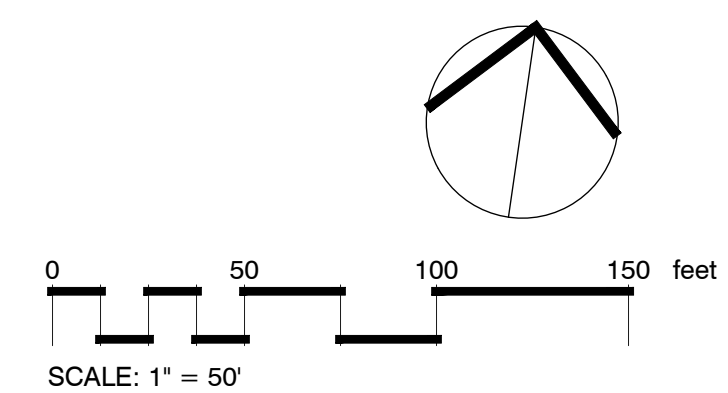
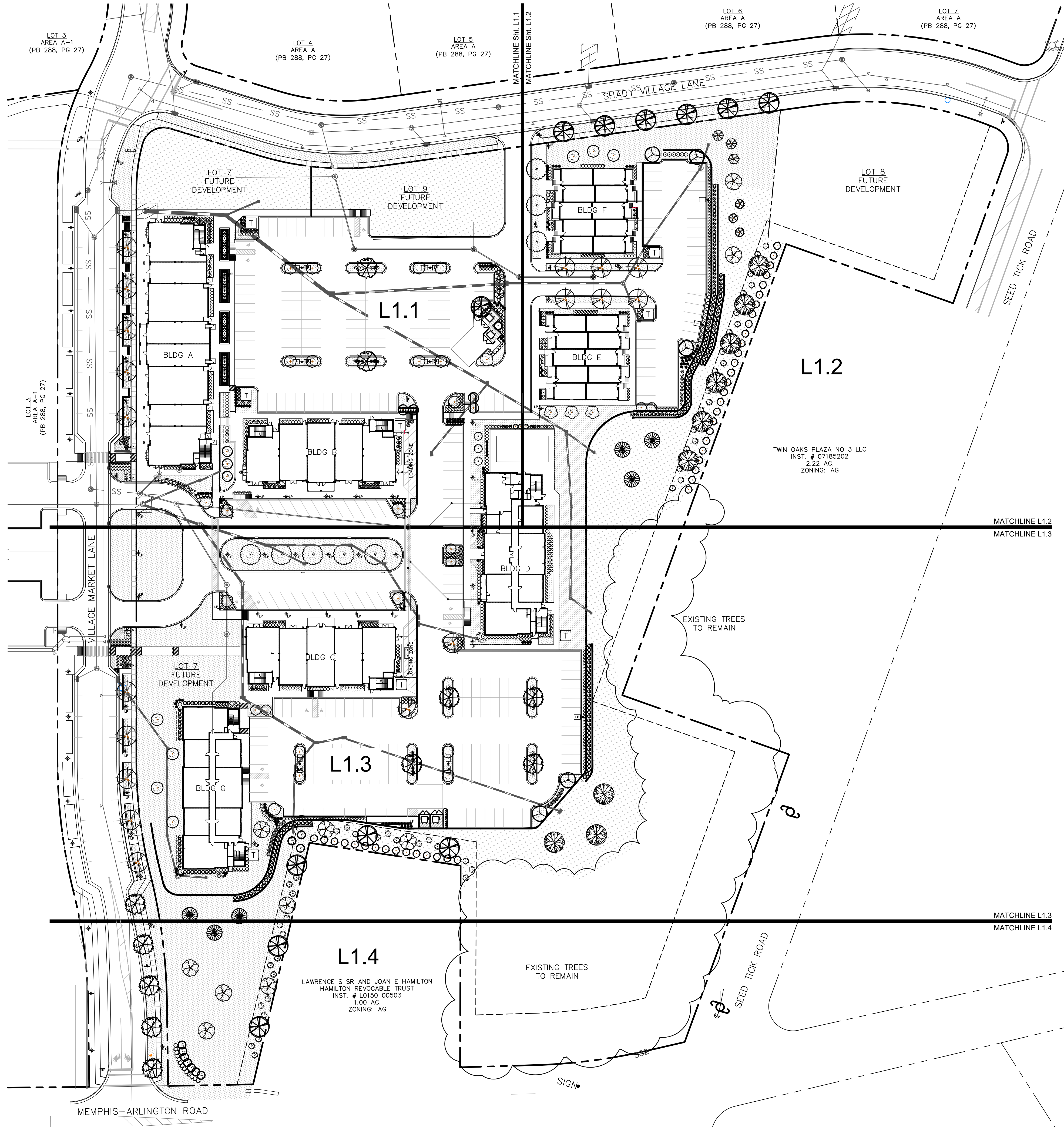
PRELIMINARY SITE PLAN

LAKELAND, TENNESSEE

FROM: _____ TO: _____

SURVEY: HARRIS DATE: 3/12/2021 BOOK: _____

DESIGN: MGR DATE: 11/01/2021 CHK: JWW DATE: 11/01/2021 SCALE: 1\"/>



landscape architecture
planning

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

TURF KEY

- BERMUDA SOD AREA
- SEED AREA

UTILITY LEGEND (Where Applicable)

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

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

CORY B. BRADY
REGISTERED
LANDSCAPE ARCHITECT
MEMBER NO. 10000
TENNESSEE

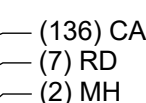
PRELIMINARY PLAN

LAKELAND COMMONS, PD
LOT 7, AREA B
LAKELAND TOWN CENTER, LLC 355 TARA LANE MEMPHIS, TN 38111

SHEET 1 OF 1
DIVISION OF PLANNING

LANDSCAPE PLAN
LAKELAND, TENNESSEE

SURVEY: MLS	DATE: 05-20-15		
DESIGNED BY: ILS, PLLC	DRAWN BY: CBB	DATE: 03/05/22	BOOK:
CHECKED BY: CBB	DATE: 04/1/22	SCALE: VARIES	



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

	= SANITARY SEWER SERVICE LINE
	= NATURAL GAS LINE
	= ELECTRIC LINE
	= WATER MAIN LINE
	= FIRE PROTECTION LINE
	= STORM DRAIN
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	= FIRE HYDRANT
	= ELECTRICAL TRANSFORMER



CORY B. BRADY
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
PLAN
TENNESSEE NO. 00000001
MECHANICAL ENGINEERING

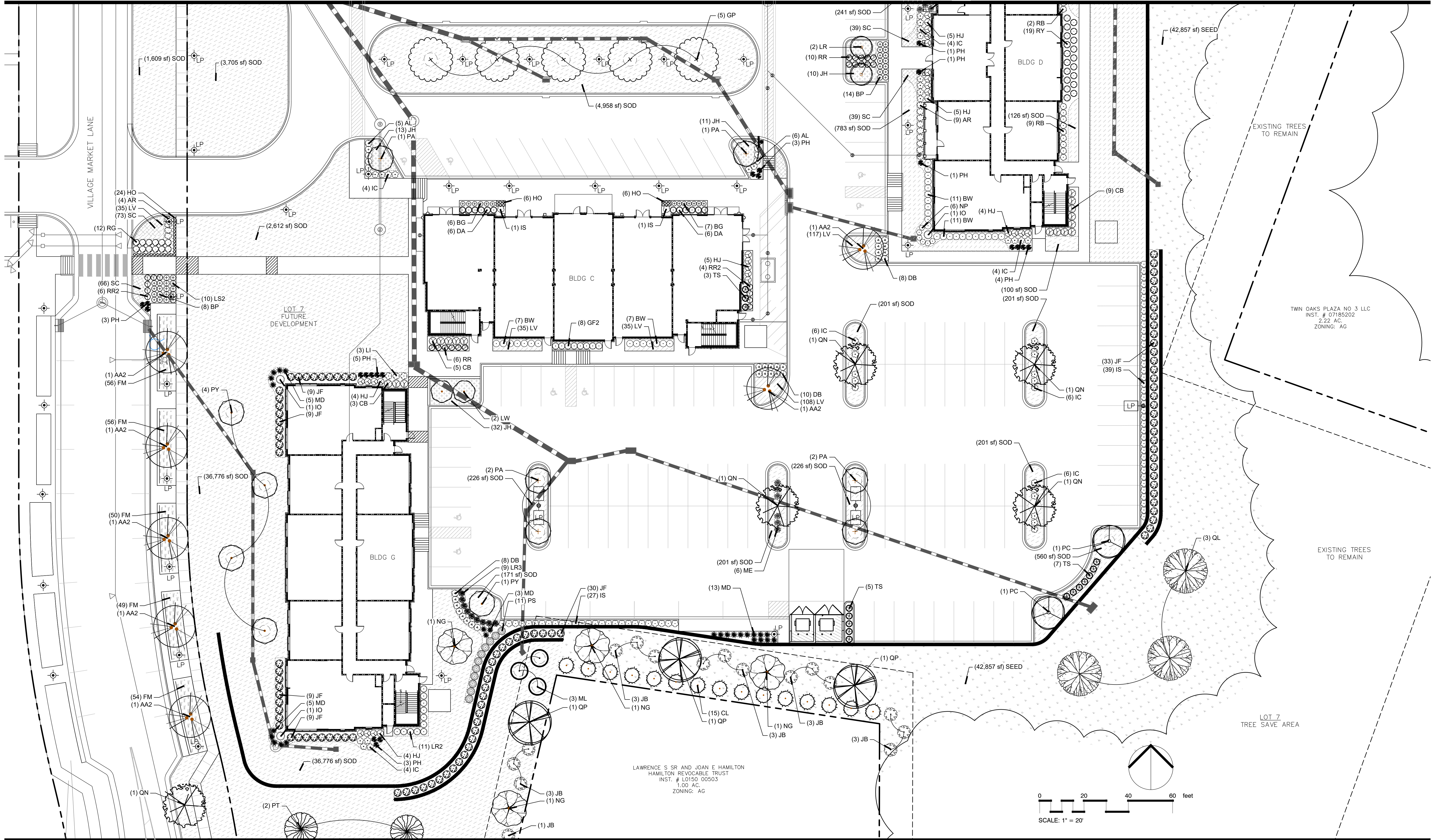
DIVISION OF PLANNING

LAKELAND, TENNESSEE

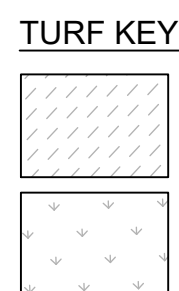
LAKELAND COMMONS, PD
LOT 7, AREA B
LAKELAND TOWN CENTER, LLC 355 TARA LANE MEMPHIS, TN 38111

SURVEY: MLS DATE: 05-20-15
 DESIGNED BY: ILS, PLLC
 DRAWN BY: CBB DATE: 03/05/22 BOOK:
 CHECKED BY: CBB DATE: 04/1/22 SCALE: VARIES

MATCHLINE L1.1



MATCHLINE L1.4

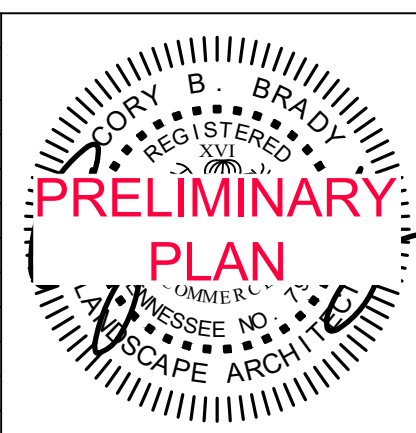


UTILITY LEGEND (Where Applicable)

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REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



LANDSCAPE PLAN

LAKELAND, TENNESSEE

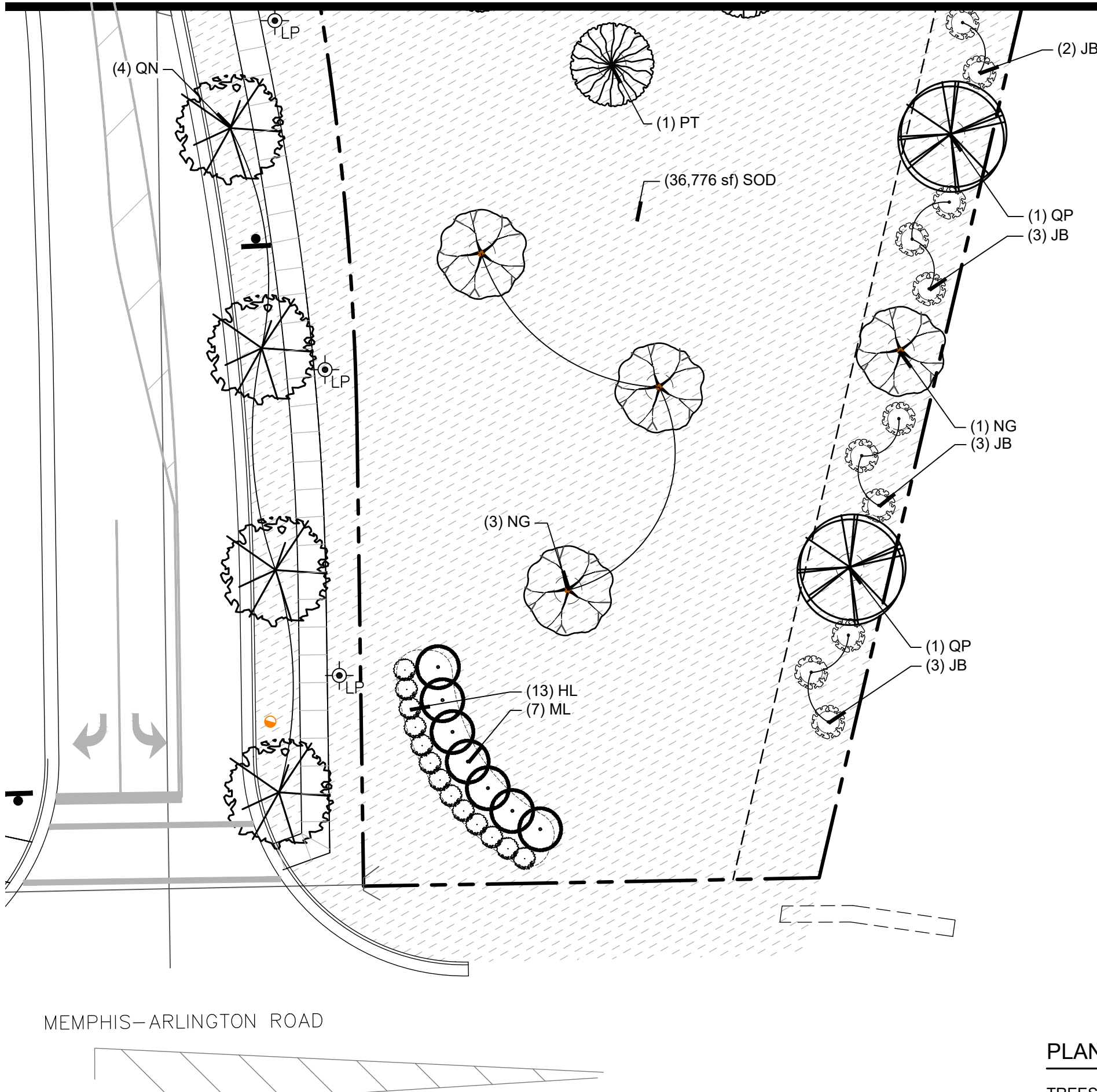
SHEET 1 OF 4
DIVISION OF PLANNING

SURVEY: MLS DATE: 05-20-15
DESIGNED BY: ILS, PLLC
DRAWN BY: CBB DATE: 03/05/22 BOOK:
CHECKED BY: CBB DATE: 04/1/22 SCALE: VARIES

LAKELAND COMMONS, PD
LOT 7, AREA B

LAKELAND TOWN CENTER, LLC 355 TARA LANE MEMPHIS, TN 38111

MATCHLINE Sht. 4 of 5



LAWRENCE S SR AND JOAN E HAMILTON
HAMILTON REVOCABLE TRUST
INST. # L0150 00503
1.00 AC.
ZONING: AG

EXISTING TREES
TO REMAIN

LOT 7
TREE SAVE AREA

MEMPHIS-ARLINGTON ROAD

GENERAL NOTES

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

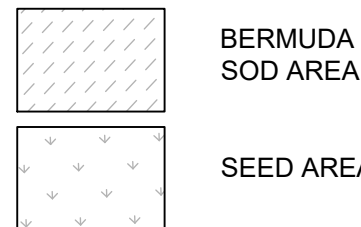
PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	REMARKS
AA2	18	Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffsred' TM	2" Cal.	B&B	
GP	8	Princeton Sentry Maidenhair Tree / Ginkgo biloba 'Princeton Sentry'	3" Cal.	B&B	
IS3	3	Savannah Holly / Ilex x attenuata 'Savannah'	8" Ht.	B&B	Tree Form
LW	4	Natchez Crape Myrtle Multi-Trunk / Lagerstroemia indica x fauriei 'Natchez'	8" Ht.	B&B	Multi Cane
LR	9	Tuscarora Crape Myrtle / Lagerstroemia indica x fauriei 'Tuscarora'	8" Ht.	B&B	
ML	11	Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	6" Ht.	B&B	
MT	3	Teddy Bear Southern Magnolia / Magnolia grandiflora 'Southern Charm' TM	6" Ht.	B&B	
MS	6	Sweet Bay / Magnolia virginiana	8" Ht.	B&B	
MH	8	Harvest Gold Crab Apple / Malus x 'Hargozam' TM	1.5" Cal.	B&B	
NG	10	Black Gum / Nyssa sylvatica 'Green Gable' TM	2" Cal.	B&B	
PT	6	Loblolly Pine / Pinus taeda	2" Cal.	B&B	
PV	3	Virginia Pine / Pinus virginiana	2" Cal.	B&B	
PY	9	Yoshino Cherry / Prunus x yedoensis	1.5" Cal.	B&B	
PA	6	Okame Flowering Cherry / Prunus x 'Okame'	1.5" Cal.	B&B	
PC	5	Cleveland Select Callery Pear / Pyrus calleryana 'Cleveland Select'	1.5" Cal.	B&B	
QL	9	Overcup Oak / Quercus lyrata	2" Cal.	B&B	
QN	11	Nuttall Oak / Quercus nuttallii	2" Cal.	B&B	
QP	12	Willow Oak / Quercus phellos	2" Cal.	B&B	
CL	41	Leyland Cypress / x Cupressocyparis leylandii	5" Ht.	B&B	
ZC	5	City Sprite Zelkova / Zelkova serrata 'JFS-KW1' TM	1.5" Cal.	B&B	

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
AR	29	Rose Creek Abelia / Abelia x 'Rose Creek'	3 gal.	Pot	33" o.c.	
AL	37	Little Richard Glossy Abelia / Abelia x grandiflora 'Little Richard'	3 gal.	Pot	36" o.c.	
AM	10	Mrs. G.G. Gerbing Indica Azalea / Azalea indica 'Mrs. G.G. Gerbing'	5 gal.	Pot	36" o.c.	
BG	27	Golden Ruby Japanese Barberry / Berberis thunbergii 'Goruzam' TM	3 gal.	Pot	30" o.c.	
BP	32	Petite Pillar Dwarf Common Boxwood / Buxus sempervirens 'MonAlex' TM	3 gal.	Pot	30" o.c.	
BW	88	Wintergreen Korean Boxwood / Buxus sinica insularis 'Wintergreen'	3 gal.	Pot	36" o.c.	
CF	24	Firefox Leather Leaf Sedge / Carex buchananii 'Firefox'	3 gal.	Pot	30" o.c.	
CA	626	Variegated Japanese Sedge / Carex morrowii 'Aurea-variegata'	1 gal.	Pot	12" o.c.	
CB	42	Bronze Beauty Cleyera / Cleyera japonica 'Bronze Beauty'	5 gal.	Pot	42" o.c.	
DB	46	Jewel Box Distylium / Distylium x 'BLDY01' TM	3 gal.	Pot	36" o.c.	
DA	24	Magic Globe Distylium / Distylium x 'BLDY03' TM	3 gal.	Pot	36" o.c.	
GF2	20	Frostproof Gardenia / Gardenia jasminoides 'Frostproof'	3 gal.	Pot	36" o.c.	
HO	72	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal.	Pot	18" o.c.	
HE	8	Endless Summer Hydrangea / Hydrangea macrophylla 'Bailmer' TM	3 gal.	Pot	36" o.c.	
HJ	74	Little Lime Panicle Hydrangea / Hydrangea paniculata 'Jane' TM	3 gal.	Pot	36" o.c.	
HL	13	Limelight Panicle Hydrangea / Hydrangea paniculata 'Limelight'	7 gal.	Pot	48" o.c.	
DBH	31	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana'	5 gal.	Pot	36" o.c.	
IC	49	Carissa Holly / Ilex cornuta 'Carissa'	3 gal.	Pot	36" o.c.	
IS	143	Sky Pencil Japanese Holly / Ilex crenata 'Sky Pencil'	3 gal.	Pot	36" o.c.	
IN	19	Dwarf Yaupon Holly / Ilex vomitoria 'Nana'	3 gal.	Pot	36" o.c.	
IO	9	Oak Leaf Holly / Ilex x 'Oak Leaf'	3 gal.	Pot	48" o.c.	
JB	47	Blue Point Juniper / Juniperus chinensis 'Blue Point'	5" Ht.	B&B	72" o.c.	
JF	191	Sea Green Juniper / Juniperus chinensis 'Sea Green'	3 gal.	Pot	42" o.c.	
LS2	10	Sunshine Chinese Privet / Ligustrum sinense 'Sunshine'	3 gal.	Pot	36" o.c.	
LI	19	Jazz Hands Mini Fringe Flower / Loropetalum chinense rubrum 'Beni Hime' TM	3 gal.	Pot	36" o.c.	
LR3	18	Daruma Fringe Flower / Loropetalum chinense rubrum 'Daruma'	3 gal.	Pot	36" o.c.	
LR2	11	Ruby Fringe Flower / Loropetalum chinense rubrum 'Ruby'	3 gal.	Pot	36" o.c.	
ME	27	Red Cloud Maiden Grass / Miscanthus sinensis 'EMPMIS01'	3 gal.	Pot	36" o.c.	
MD	56	Yakushima Dwarf Eulalia Grass / Miscanthus sinensis 'Yakushima'	3 gal.	Pot	36" o.c.	
NP	30	Firepower Heavenly Bamboo / Nandina domestica 'Firepower'	3 gal.	Pot	30" o.c.	
PH	104	Hamelin Fountain Grass / Pennisetum alopecuroides 'Hamelin'	3 gal.	Pot	30" o.c.	
PS	23	Schipka English Laurel / Prunus laurocerasus 'Schipkaensis'	3.5" Ht.	Pot	42" o.c.	
RG	44	Georgia Petite Indian Hawthorn / Rhaphiolepis x delacourii 'Georgia Petite'	3 gal.	Pot	36" o.c.	
RD	26	Autumn Coral Encore Azalea / Rhododendron x 'Conled' TM	3 gal.	Pot	36" o.c.	
RB	62	Bloom-A-Thon Red Reblooming Azalea / Rhododendron x 'RLH1-1P2' TM	3 gal.	Pot	36" o.c.	
RY	19	Autumn Lily Encore Azalea / Rhododendron x 'Roblex' TM	3 gal.	Pot	36" o.c.	
RR	16	Red Drift Groundcover Rose / Rosa x 'Meigalpio' TM	3 gal.	Pot	33" o.c.	
RR2	28	Popcorn Drift Groundcover Rose / Rosa x 'Novarosop' TM	3 gal.	Pot	36" o.c.	
R3	16	Double Knock Out Red Rose / Rosa x 'Radtko' TM	3 gal.	Pot	36" o.c.	
TS	56	Emerald Green Arborvitae / Thuja occidentalis 'Smaragd'	3.5" Ht.	Pot	36" o.c.	

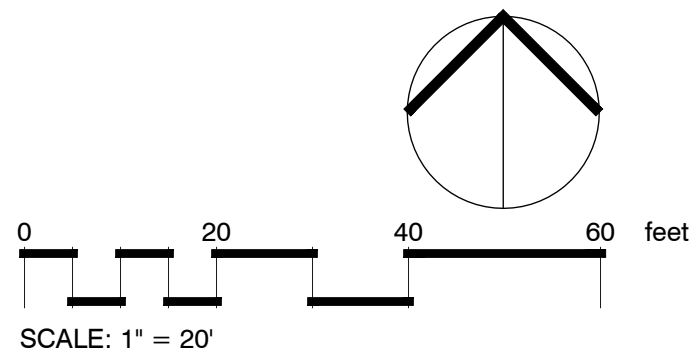
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
SC	467	Annuals / Annuals Contractor Selected	#SP4	Pot	12" o.c.	
SEED	65,058 sf	Bermuda Grass / Cynodon dactylon	seed			
SOD	84,752 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'	sod			
FM	531	Atlas Fescue / Festuca mairei	1 gal.	Pot	24" o.c.	
JH	126	Hughes Creeping Juniper / Juniperus horizontalis 'Hughes'	1 gal.	Pot	36" o.c.	
LV	609	Variegated Liliyurf / Liriope muscari 'Variegata'	#SP4	Pot	12" o.c.	

TURF KEY



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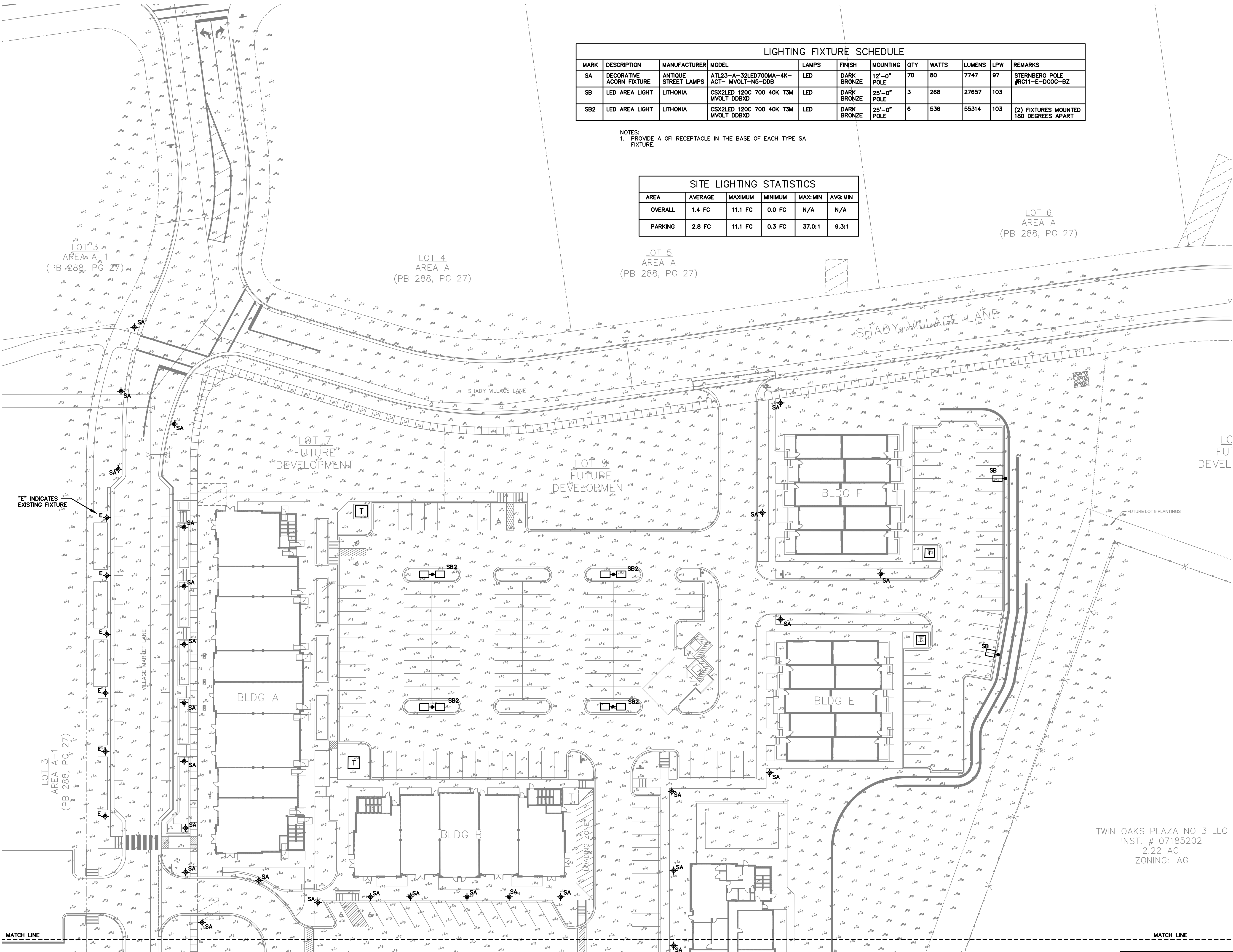
LANDSCAPE PLAN

LAKELAND, TENNESSEE

LAKELAND COMMONS, PD LOT 7, AREA B

LAKELAND TOWN CENTER, LLC 355 TARA LANE MEMPHIS, TN 38111

SURVEY: MLS DATE: 05-20-15
DESIGNED BY: ILS, PLLC
DRAWN BY: CBB DATE: 03/05/22 BOOK:
CHECKED BY: CBB DATE: 04/1/22 SCALE: VARIOUS



LIGHTING FIXTURE SCHEDULE											
MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMPS	FINISH	MOUNTING	QTY	WATTS	LUMENS	LPW	REMARKS
SA	DECORATIVE ACORN FIXTURE	ANTIQUE STREET LAMPS	ATL23-A-32LED700MA-4K- ACT- MVOLT-N5-DDB	LED	DARK BRONZE	12'-0" POLE	70	80	7747	97	STERNBERG POLE #RC11-E-DCOG-BZ
SB	LED AREA LIGHT	LITHONIA	CSX2LED 120C 700 40K T3M MVOLT DDBXD	LED	DARK BRONZE	25'-0" POLE	3	268	27657	103	
SB2	LED AREA LIGHT	LITHONIA	CSX2LED 120C 700 40K T3M MVOLT DDBXD	LED	DARK BRONZE	25'-0" POLE	6	536	55314	103	(2) FIXTURES MOUNTED 180 DEGREES APART

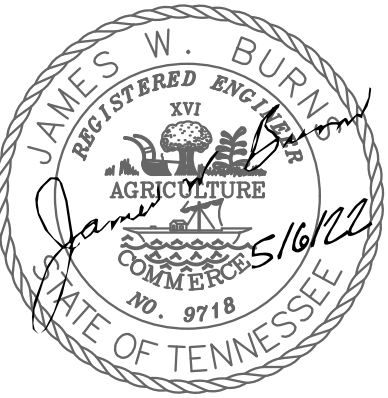
NOTES:
1. PROVIDE A GFI RECEPTACLE IN THE BASE OF EACH TYPE SA
FIXTURE.

SITE LIGHTING STATISTICS					
AREA	AVERAGE	MAXIMUM	MINIMUM	MAX:MIN	AVG:MIN
OVERALL	1.4 FC	11.1 FC	0.0 FC	N/A	N/A
PARKING	2.8 FC	11.1 FC	0.3 FC	37.0:1	9.3:1



Renaissance
Group

9700 Village Circle, Suite 100
Lakeland, TN 38002
901.332.5533
www.rgroup.biz



REV	DESCRIPTION	DATE

DESIGN DEVELOPMENT DOCUMENTS FOR
LAKELAND COMMONS
PHASE 2 - SITE
LAKELAND, TN 38002

TWIN OAKS PLAZA NO 3 LLC
INST. # 07185202
2.22 AC.
ZONING: AG

1 SITE PHOTOMETRIC PLAN — NORTH
E1.2 SCALE: 1" = 30'-0"

B

E

BURNS ENGINEERING

5155 HATCH LANE

ARLINGTON, TENNESSEE 38002

(901)373-8462

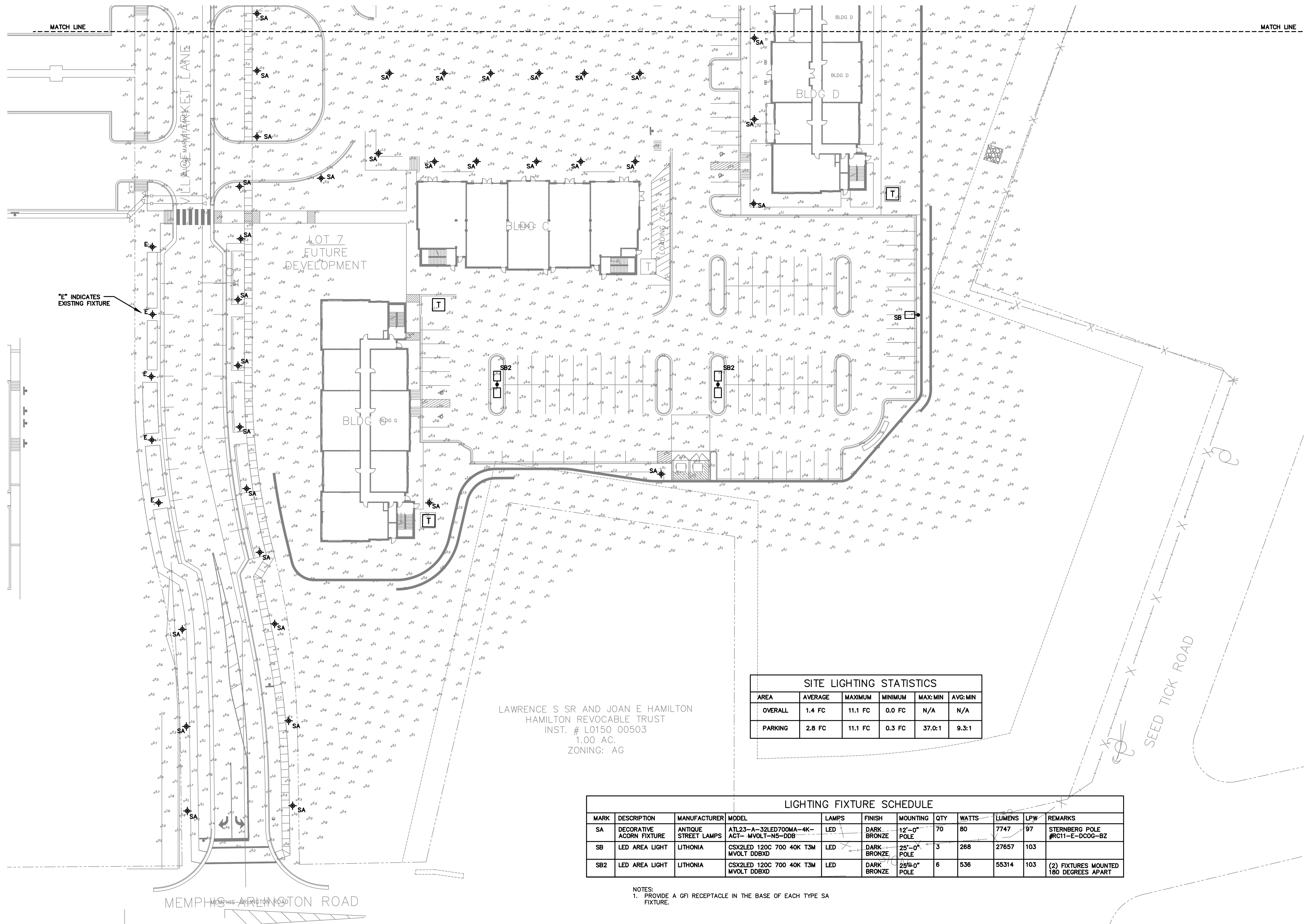
Sheet Title
SITE PHOTOMETRIC PLAN
- NORTH

Project No.
20056

Drawn by
JSB

Date
05/06/2022

E1.2

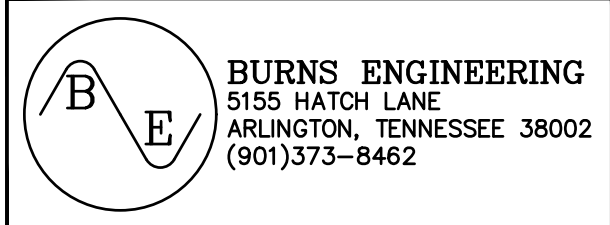


SITE LIGHTING STATISTICS					
AREA	AVERAGE	MAXIMUM	MINIMUM	MAX:MIN	AVG:MIN
OVERALL	1.4 FC	11.1 FC	0.0 FC	N/A	N/A
PARKING	2.8 FC	11.1 FC	0.3 FC	37.0:1	9.3:1

LIGHTING FIXTURE SCHEDULE											
MARK	DESCRIPTION	MANUFACTURER	MODEL	LAMPS	FINISH	MOUNTING	QTY	WATTS	LUMENS	LPW	REMARKS
SA	DECORATIVE ACORN FIXTURE	ANTIQUE STREET LAMPS	ATL23-A-32LED700MA-4K- ACT- MVOLT-N5-DD8	LED	DARK BRONZE	12'-0" POLE	70	80	7747	97	STERNBERG POLE #RC11-E-DCOG-BZ
SB	LED AREA LIGHT	LITHONIA	CSX2LED 120C 700 40K T3M MVOLT DDBXD	LED	DARK BRONZE	25'-0" POLE	3	268	27657	103	
SB2	LED AREA LIGHT	LITHONIA	CSX2LED 120C 700 40K T3M MVOLT DDBXD	LED	DARK BRONZE	25'-0" POLE	6	536	55314	103	(2) FIXTURES MOUNTED 180 DEGREES APART

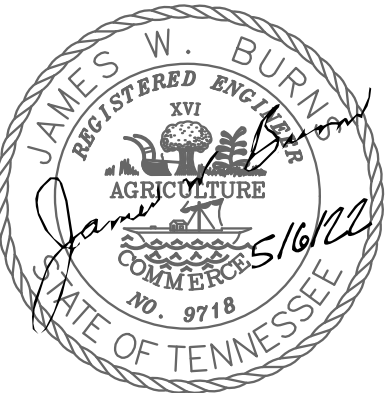
NOTES:
1. PROVIDE A GFI RECEPTACLE IN THE BASE OF EACH TYPE SA
FIXTURE.

1 SITE PHOTOMETRIC PLAN - SOUTH
E1.3 SCALE: 1" = 30'-0"



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Group

9700 Village Circle, Suite 100
Lakeland, TN 38002
901.332.5533
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REV	DESCRIPTION	DATE

DESIGN DEVELOPMENT DOCUMENTS FOR
LAKELAND COMMONS
PHASE 2 - SITE
LAKELAND, TN 38002

Sheet Title:
SITE PHOTOMETRIC PLAN
- SOUTH

Project No:

20056

Drawn by:

JSB

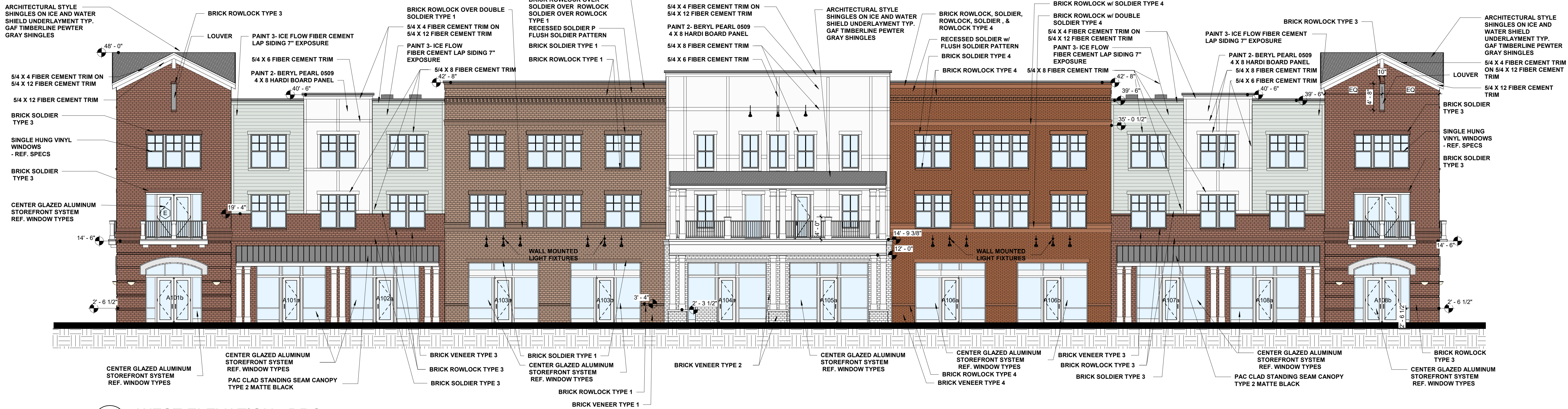
Date:

05/06/2022

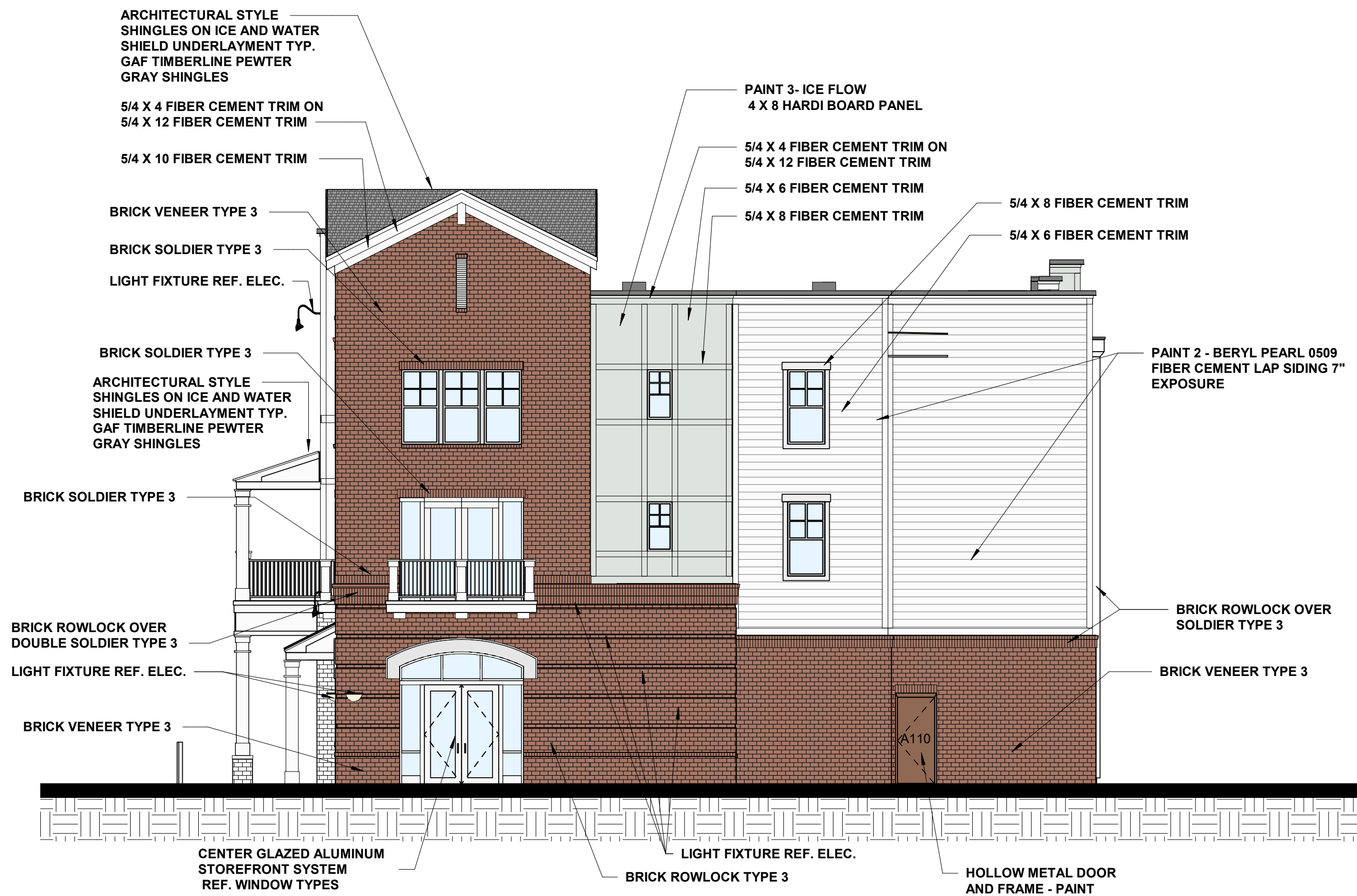
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E1.3

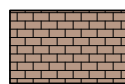
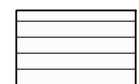
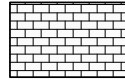
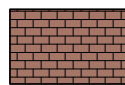
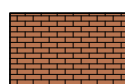
Sheet No:



1 WEST ELEVATION - DRC
1/8" = 1'-0"

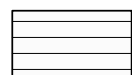
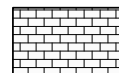
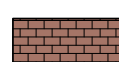
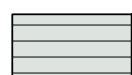
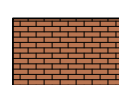


2 SOUTH ELEVATION - DRC
1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND BUILDING A			
BRICK VENEER :		BRICK TYPE 1 MANUF. : STATESVILLE BRICK COMPANY COLOR : WALNUT CREEK MORTAR: ASH GROVE STANDARD WHITE	PAINT COLORS: 
		BRICK TYPE 2 MANUF. : STATESVILLE BRICK COMPANY COLOR : SHERWOOD FOREST BROWN BODY MORTAR: ASH GROVE STANDARD WHITE	
		BRICK TYPE 3 - MANUF. : STATESVILLE BRICK COMPANY COLOR : OLDE JEFFERSON MORTAR: ASH GROVE PRO GREY	MANUF: HIRSHFIELDS PAINT 2 - BERYL PEARL 0509 FIBER CEMENT LAP SIDING 7" EXPOSURE
		BRICK TYPE 4- MANUF. : MERIDIAN BRICK COLOR : GEORGETOWN MODULAR PHENIX CITY COLLECTION MORTAR: ASH GOVE UNIVERSITY BUFF	
		MANUF: HIRSHFIELDS PAINT 3 - ICE FLOW HARDI BOARD PANEL	CANOPY: 
		MANUF: PAC CLAD TYPE 2 COLOR: MATTE BLACK STANDING SEAM CANOPY	ARCHITECTURAL STYLE SHINGLES ON ICE AND WATER SHIELD UNDERLAYMENT TYP. GAF TIMBERLINE PEWTER GRAY SHINGLES
		MANUF: HIRSHFIELDS PAINT 2 - BERYL PEARL 0509 HARDI BOARD PANEL	
		MANUF: HIRSHFIELDS PAINT 3 - ICE FLOW FIBER CEMENT LAP SIDING 7" EXPOSURE	DOOR: ALUMINUM STOREFRONT MANUF: COLOR : CLEAR ANODIZED
		MANUF: HIRSHFIELDS PAINT 3 - ICE FLOW HARDI BOARD PANEL	MANUF: FARRELL CALHOUN COLOR: (MATCH BRICK) HM. DOOR & FRAME PAINT





EXTERIOR ELEVATIONS LEGEND				
BUILDING A				
BRICK VENEER :		PAINT COLORS:		CANOPY:
	BRICK TYPE 1 MANUF. : STATESVILLE BRICK COMPANY COLOR : WALNUT CREEK MORTAR: ASH GROVE STANDARD WHITE		MANUF: HIRSHFIELDS PAINT 2 - BERYL PEARL 0509 FIBER CEMENT LAP SIDING 7" EXPOSURE SMOOTH TEXTURE	 MANUF: PAC CLAD TYPE 2 COLOR: MATTIE BLACK STANDING SEAM CANOPY
	BRICK TYPE 2 MANUF: STATESVILLE BRICK COMPANY COLOR : SHERWOOD FOREST BROWN BODY MORTAR: ASH GROVE STANDARD WHITE		MANUF: HIRSHFIELDS PAINT 2 - BERYL PEARL 0509 HARDI BOARD PANEL	 ARCHITECTURAL STYLE SHINGLES ON ICE AND WATER SHIELD UNDERLAYMENT TYP. GAF TIMBERLINE PEWTER GRAY SHINGLES
	BRICK TYPE 3 - MANUF. : STATESVILLE BRICK COMPANY COLOR : OLDE JEFFERSON MORTAR: ASH GROVE PRO GREY		MANUF: HIRSHFIELDS PAINT 3 - ICE FLOW FIBER CEMENT LAP SIDING 7" EXPOSURE	DOOR: ALUMINUM STOREFRONT MANUF: COLOR : CLEAR ANODIZED
	BRICK TYPE 4- MANUF. : MERIDIAN BRICK COLOR : GEORGETOWN MODULAR PHENIX CITY COLLECTION MORTAR: ASH GOVE UNIVERSITY BUFF		MANUF: HIRSHFIELDS PAINT 3 - ICE FLOW HARDI BOARD PANEL	MANUF: FARRELL CALHOUN COLOR: (MATCH BRICK) HM. DOOR & FRAME PAINT

6/2/2022

4846 VILLAGE MARKET LANE
LAKELAND, TN 38002



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CONSTRUCTION DOCUMENTS FOR

6/2/2022

LAKELAND COMMONS PHASE 2 - BLDG A

4846 VILLAGE MARKET LANE
LAKELAND, TN 38002

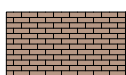


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EXTERIOR ELEVATIONS LEGEND
BUILDING B

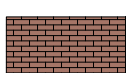
BRICK VENEER :



BRICK TYPE 1
MANUF. : STATESVILLE BRICK COMPANY
COLOR : WALNUT CREEK
MORTAR: ASH GROVE STANDARD WHITE



BRICK TYPE 2
MANUF. : STATESVILLE BRICK COMPANY
COLOR : SHERWOOD FOREST BROWN BODY
MORTAR: ASH GROVE STANDARD WHITE

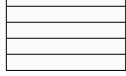


BRICK TYPE 3 -
MANUF. : STATESVILLE BRICK COMPANY
COLOR : OLDE JEFFERSON
MORTAR: ASH GROVE PRO GREY

PAINT COLORS:



MANUF: BENJAMIN MOORE
PAINT 5 - BLACK FOREST GREEN
HARDI BOARD PANEL



MANUF: HIRSHFIELDS
PAINT 2 - BERYL PEARL 0509
FIBER CEMENT LAP SIDING 7" EXPOSURE



MANUF: HIRSHFIELDS
PAINT 2 - BERYL PEARL 0509
HARDI BOARD PANEL

CANOPY:



CANOPY TYPE 2
MANUF: PAC CLAD
COLOR: MATTE BLACK
STANDARD SEAM CANOPY

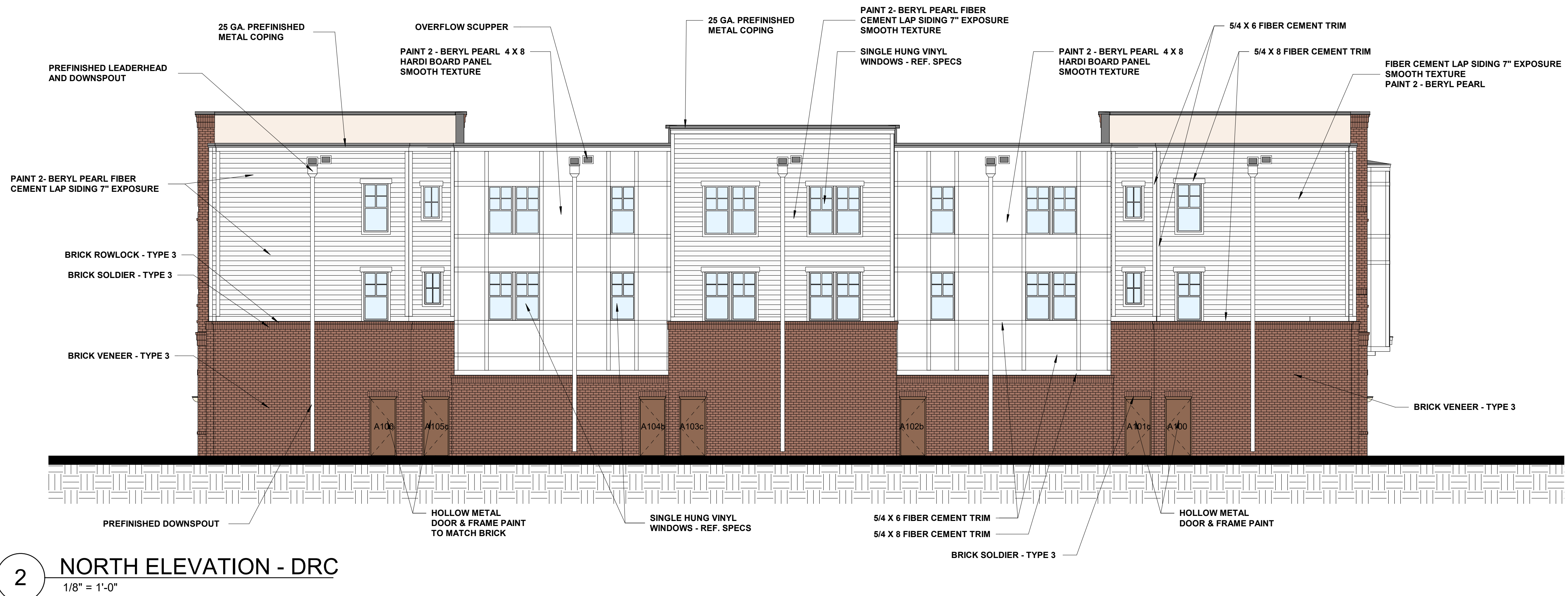
DOOR:

ALUMINUM STOREFRONT
MANUF: YKK
COLOR : CLEAR ANODIZED

MANUF: FARRELL CALHOUN
COLOR: (MATCH BRICK)
HM. DOOR & FRAME PAINT



1 SOUTH ELEVATION - DRC
1/8" = 1'-0"



2 NORTH ELEVATION - DRC
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS FOR

5/6/2022

LAKELAND COMMONS PHASE 2 - BUILDING B

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EXTERIOR ELEVATIONS LEGEND
BUILDING B

BRICK VENEER :

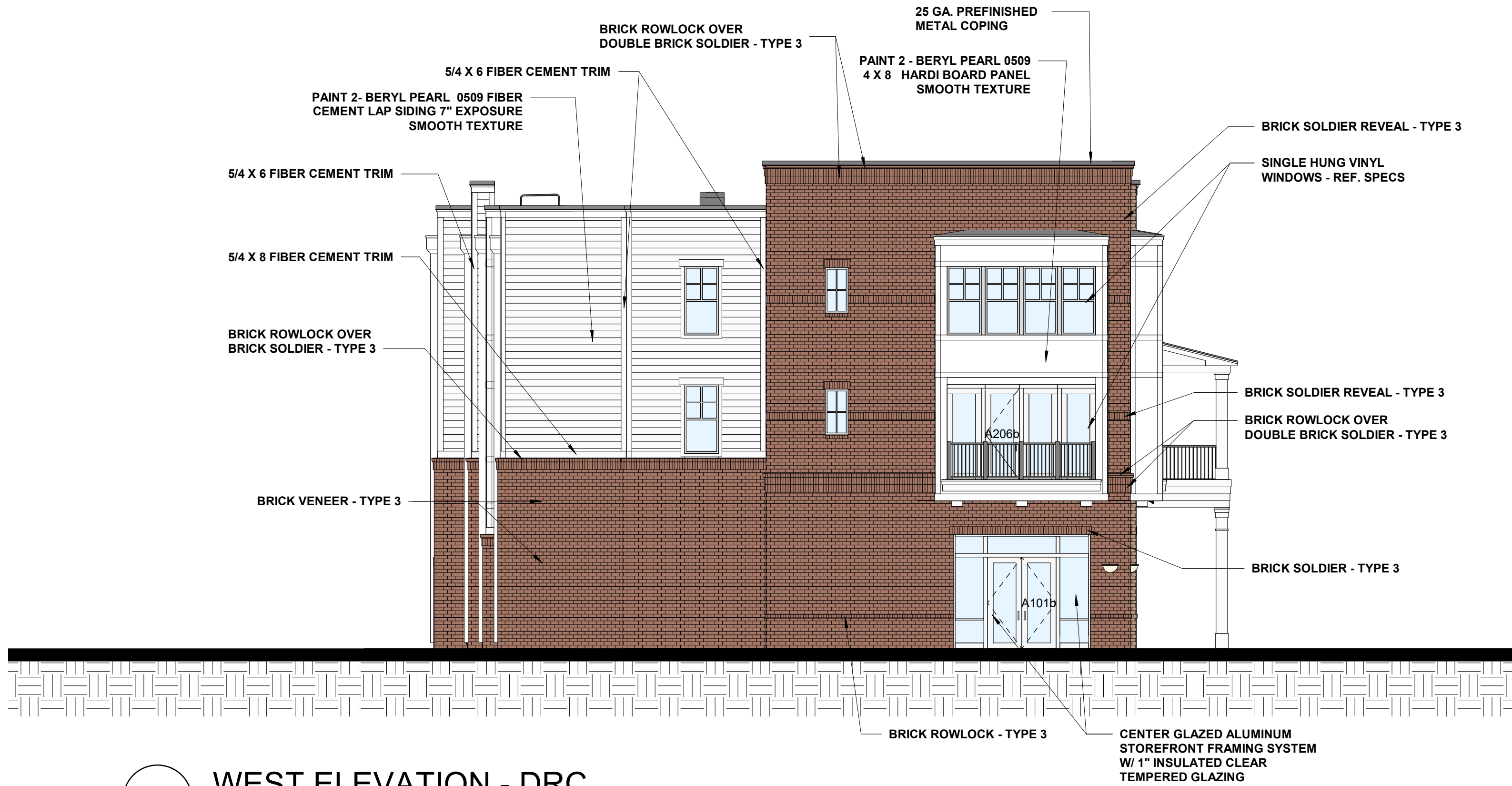
- BRICK TYPE 1
MANUF. : STATESVILLE BRICK COMPANY
COLOR : WALNUT CREEK
MORTAR: ASH GROVE STANDARD WHITE
- BRICK TYPE 2
MANUF: STATESVILLE BRICK COMPANY
COLOR : SHERWOOD FOREST BROWN BODY
MORTAR: ASH GROVE STANDARD WHITE
- BRICK TYPE 3 -
MANUF. : STATESVILLE BRICK COMPANY
COLOR : OLDE JEFFERSON
MORTAR: ASH GROVE PRO GREY

PAINT COLORS:

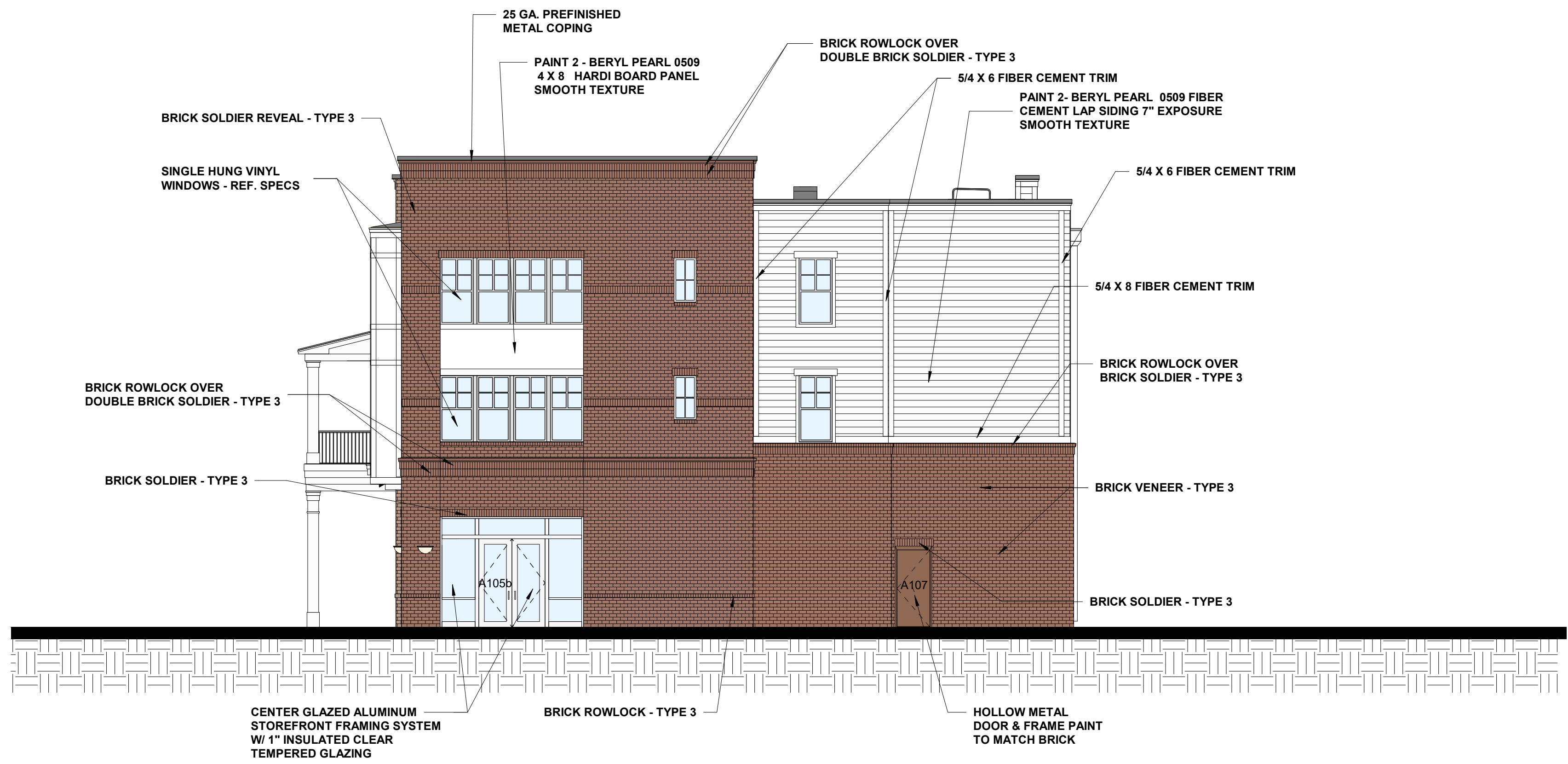
- MANUF: BENJAMIN MOORE
PAINT 5 - BLACK FOREST GREEN
HARDI BOARD PANEL
- MANUF: HIRSHFIELDS
PAINT 2- BERYL PEARL 0509
FIBER CEMENT LAP SIDING 7" EXPOSURE
- MANUF:HIRSHFIELDS
PAINT 2- BERYL PEARL 0509
HARDI BOARD PANEL
- CANOPY:
CANOPY TYPE 2
MANUF: PAC CLAD
COLOR: MATTE BLACK
STANDARD SEAM CANOPY

DOOR:

- ALUMINUM STOREFRONT
MANUF: YKK
COLOR : CLEAR ANODIZED
- MANUF: FARRELL CALHOUN
COLOR: (MATCH BRICK)
HM. DOOR & FRAME PAINT



1 WEST ELEVATION - DRC
1/8" = 1'-0"



2 EAST ELEVATION - DRC
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS FOR

5/6/2022

LAKELAND COMMONS PHASE 2 - BUILDING B

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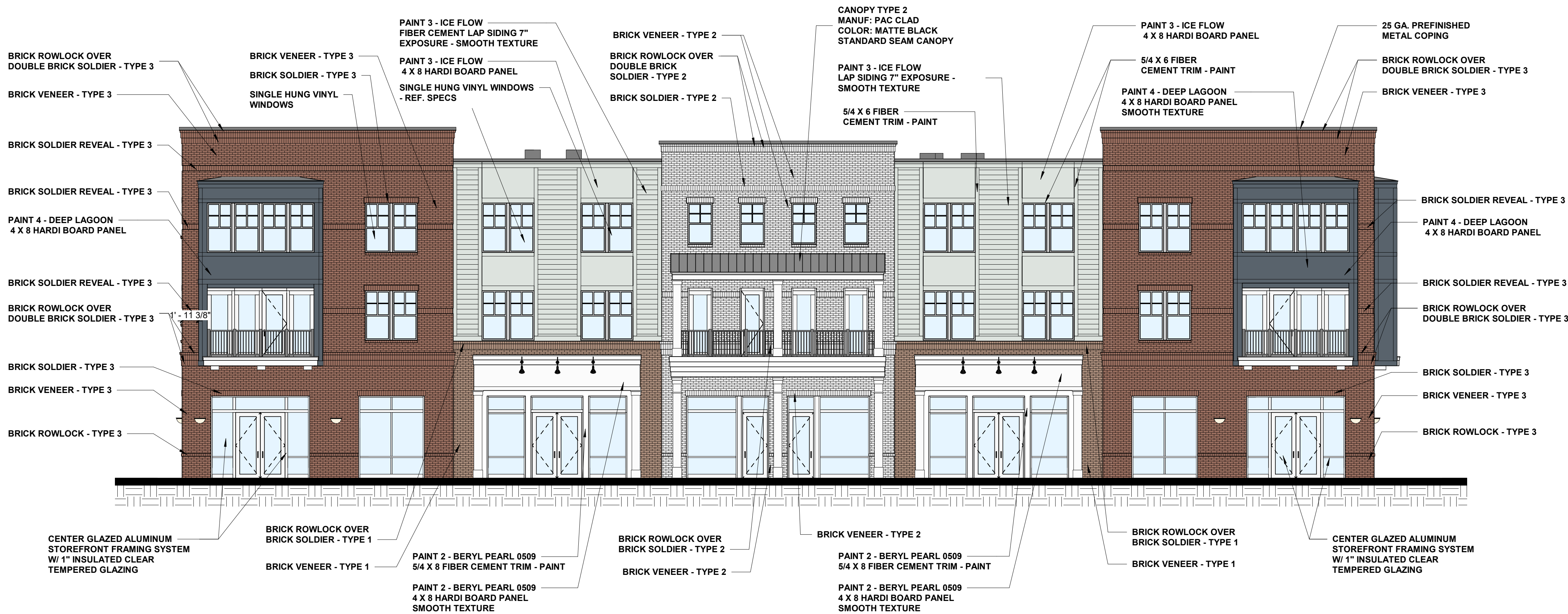
LAKELAND COMMONS PHASE 2 - BUILDING B

9790 Market Green North
Lakeland, TN 38002

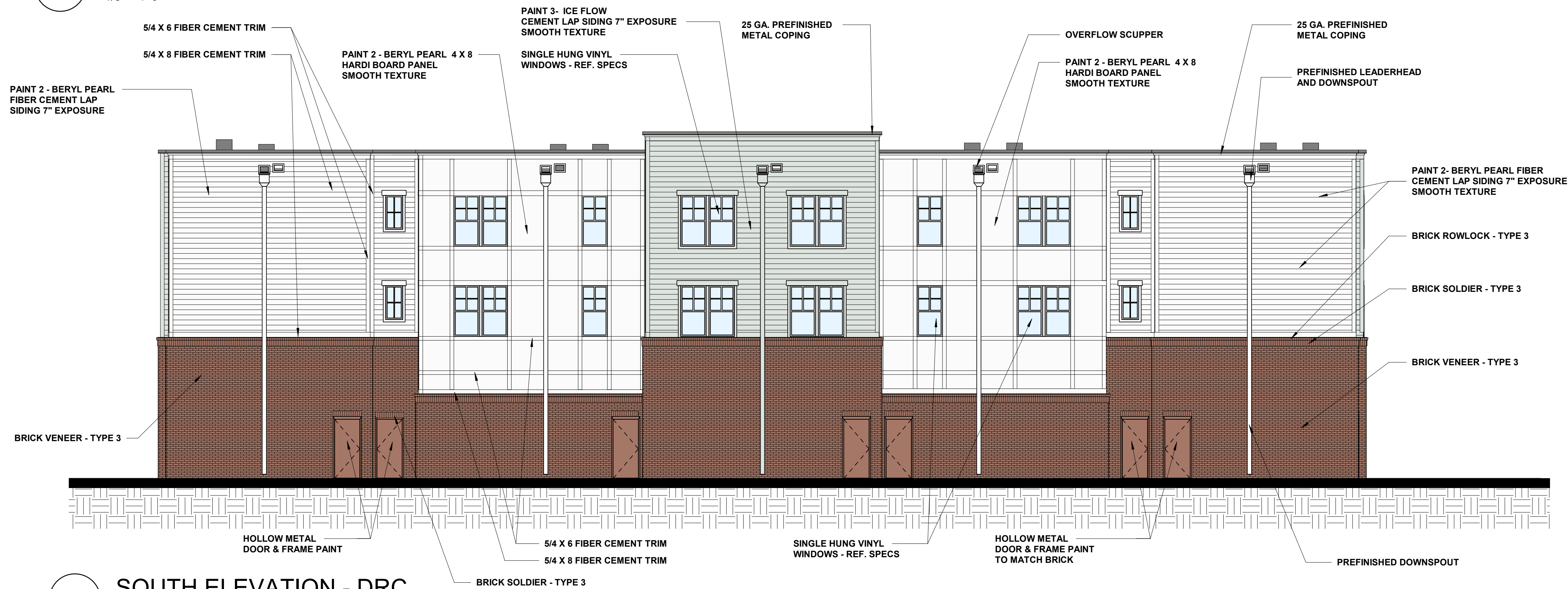


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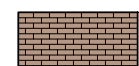
1 NORTH ELEVATION - DRC
1/8" = 1'-0"



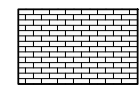
2 SOUTH ELEVATION - DRC
1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND BUILDING C

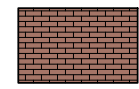
BRICK VENEER :



BRICK TYPE 1
MANUF. : STATESVILLE BRICK COMPANY
COLOR : WALNUT CREEK
MORTAR: ASH GROVE STANDARD WHITE



BRICK TYPE 2
MANUF. : STATESVILLE BRICK COMPANY
COLOR : SHERWOOD FOREST BROWN BODY
MORTAR: ASH GROVE STANDARD WHITE

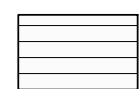


BRICK TYPE 3 -
MANUF. : STATESVILLE BRICK COMPANY
COLOR : OLDE JEFFERSON
MORTAR: ASH GROVE PRO GREY

PAINT COLORS:



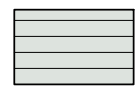
MANUF: HIRSHFIELDS
PAINT 4 - DEEP LAGOON
HARDI BOARD PANEL



MANUF: HIRSHFIELDS
PAINT 2 - BERYL PEARL 0509
FIBER CEMENT LAP SIDING 7" EXPOSURE



MANUF: HIRSHFIELDS
PAINT 2 - BERYL PEARL 0509
HARDI BOARD PANEL



MANUF: HIRSHFIELDS
PAINT 3 - ICE FLOW
FIBER CEMENT LAP SIDING 7" EXPOSURE



MANUF: HIRSHFIELDS
PAINT 3 - ICE FLOW
HARDI BOARD PANEL

CANOPY:



CANOPY TYPE 2
MANUF: PAC CLAD
COLOR: MATTE BLACK
STANDARD SEAM CANOPY

DOOR:

ALUMINUM STOREFRONT
MANUF:
COLOR : CLEAR ANODIZED

MANUF: FARRELL CALHOUN
COLOR: (MATCH BRICK)
HM. DOOR & FRAME PAINT

CONSTRUCTION DOCUMENTS FOR

2/8/2022

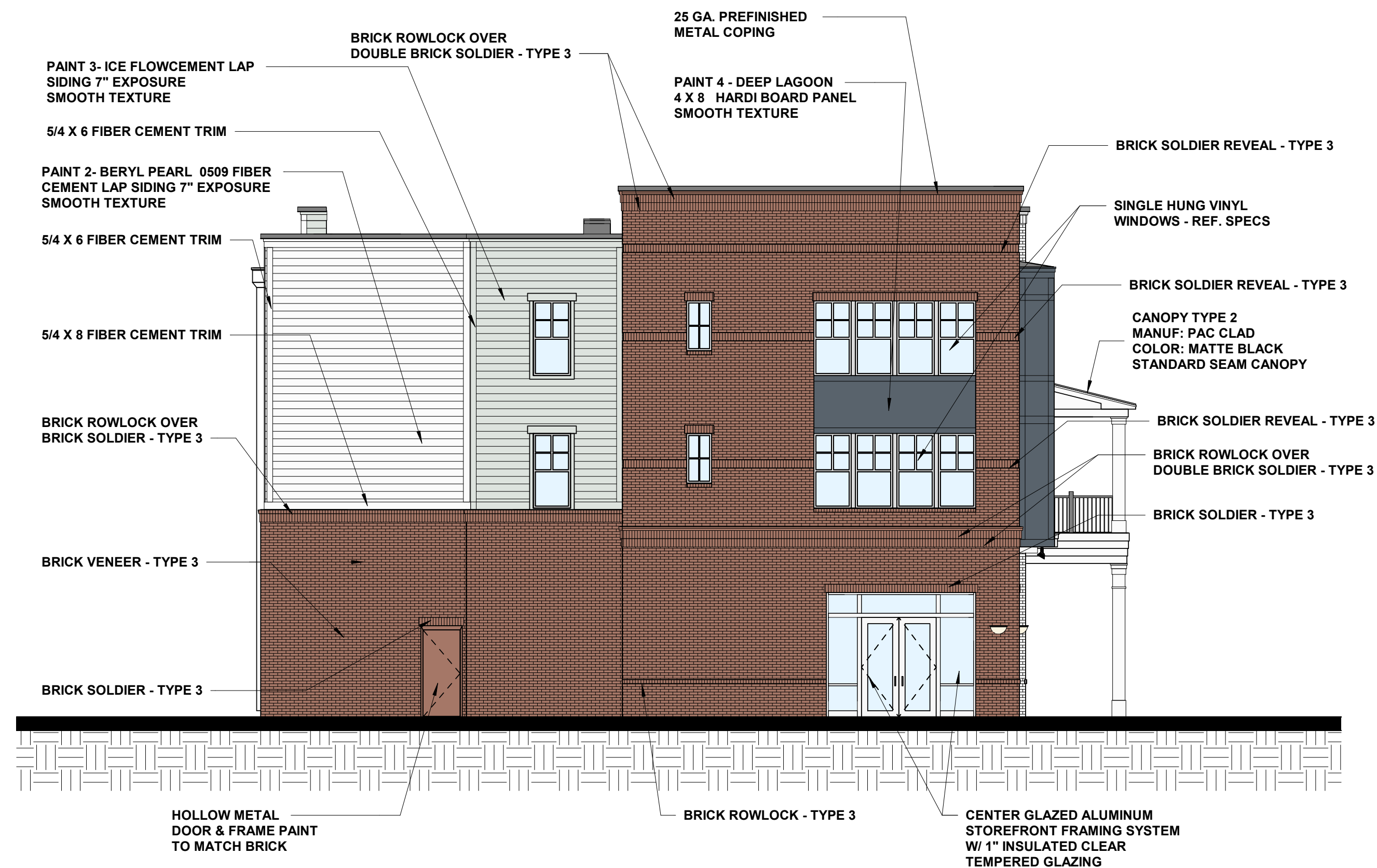
LAKELAND COMMONS PHASE 2 - BUILDING C

9789 MARKET GREEN SOUTH
LAKELAND, TN 38002

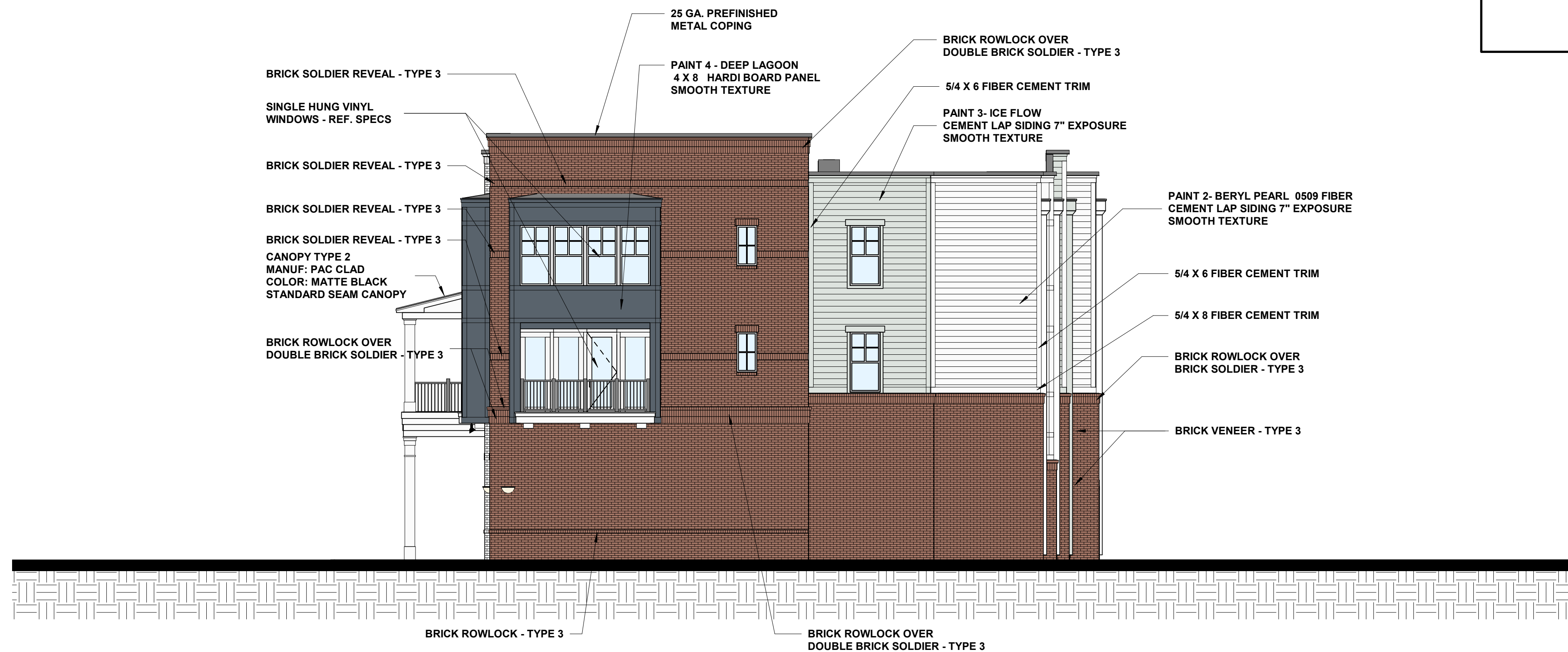


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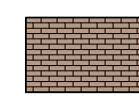
1 EAST ELEVATION - DRC
1/8" = 1'-0"



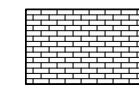
2 WEST ELEVATION - DRC
1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND BUILDING C

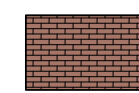
BRICK VENEER :



BRICK TYPE 1
MANUF. : STATESVILLE BRICK COMPANY
COLOR : WALNUT CREEK
MORTAR: ASH GROVE STANDARD WHITE



BRICK TYPE 2
MANUF. : STATESVILLE BRICK COMPANY
COLOR : SHERWOOD FOREST BROWN BODY
MORTAR: ASH GROVE STANDARD WHITE

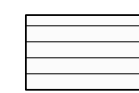


BRICK TYPE 3 -
MANUF. : STATESVILLE BRICK COMPANY
COLOR : OLDE JEFFERSON
MORTAR: ASH GROVE PRO GREY

PAINT COLORS:



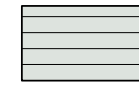
MANUF: HIRSHFIELDS
PAINT 4 - DEEP LAGOON
HARDI BOARD PANEL



MANUF: HIRSHFIELDS
PAINT 2 - BERYL PEARL 0509
FIBER CEMENT LAP SIDING 7" EXPOSURE



MANUF: HIRSHFIELDS
PAINT 3 - BERYL PEARL 0509
HARDI BOARD PANEL



MANUF: HIRSHFIELDS
PAINT 3 - ICE FLOW
FIBER CEMENT LAP SIDING 7" EXPOSURE



MANUF: HIRSHFIELDS
PAINT 3 - ICE FLOW
HARDI BOARD PANEL

CANOPY:



CANOPY TYPE 2
MANUF: PAC CLAD
COLOR: MATTE BLACK
STANDARD SEAM CANOPY

DOOR:

ALUMINUM STOREFRONT
MANUF:
COLOR : CLEAR ANODIZED

MANUF: FARRELL CALHOUN
COLOR: (MATCH BRICK)
HM. DOOR & FRAME PAINT

CONSTRUCTION DOCUMENTS FOR

LAKELAND COMMONS PHASE 2 - BUILDING C

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LAKELAND, TN 38002



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CONSTRUCTION DOCUMENTS FOR

2/8/2022

LAKELAND COMMONS PHASE 2 - BUILDING C

9789 MARKET GREEN SOUTH
LAKELAND, TN 38002

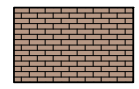


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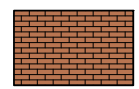
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EXTERIOR ELEVATIONS LEGEND BUILDING D

BRICK VENEER :



BRICK TYPE 1
MANUF. : STATESVILLE BRICK COMPANY
COLOR : WALNUT CREEK
MORTAR: ASH GROVE STANDARD WHITE

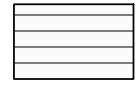


BRICK TYPE 4
MANUF. : MERIDIAN BRICK
COLOR : GEORGETOWN MODULAR PHENIX
CITY COLLECTION
MORTAR: ASH GROVE UNIVERSITY BUFF

PAINT COLORS:



MANUF: SHERWIN-WILLIAMS
PAINT 1- URBANE BRONZE SW 7008
HARDI BOARD PANEL



MANUF: HIRSHFIELDS
PAINT 2- BERYL PEARL 0509
FIBER CEMENT LAP SIDING 7" EXPOSURE



MANUF: HIRSHFIELDS
PAINT 3- ICE FLOW
FIBER CEMENT LAP SIDING 7" EXPOSURE



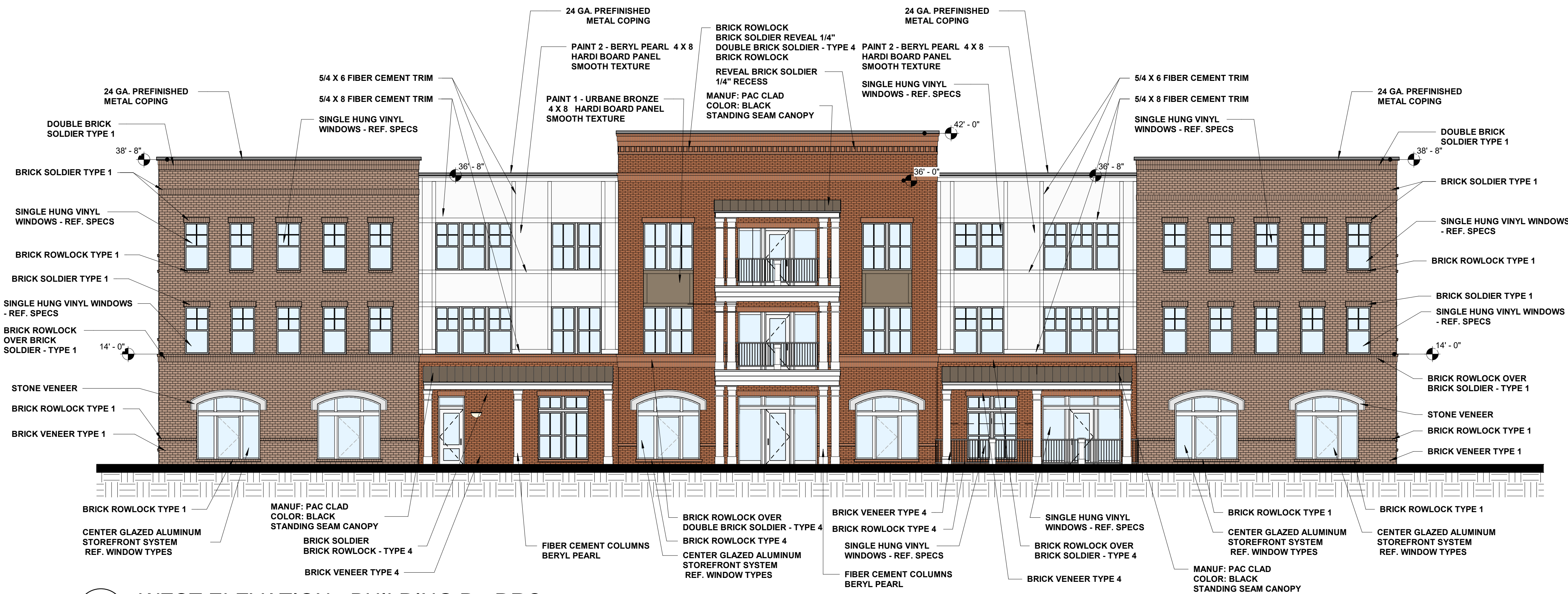
CANOPY: CANOPY TYPE 2
MANUF: PAC CLAD
COLOR: BLACK
STANDING SEAM CANOPY



DOOR & FRAME: ALUMINUM STOREFRONT
MANUF: YKK
COLOR : CLEAR ANODIZED

HM. DOOR & FRAME PAINT

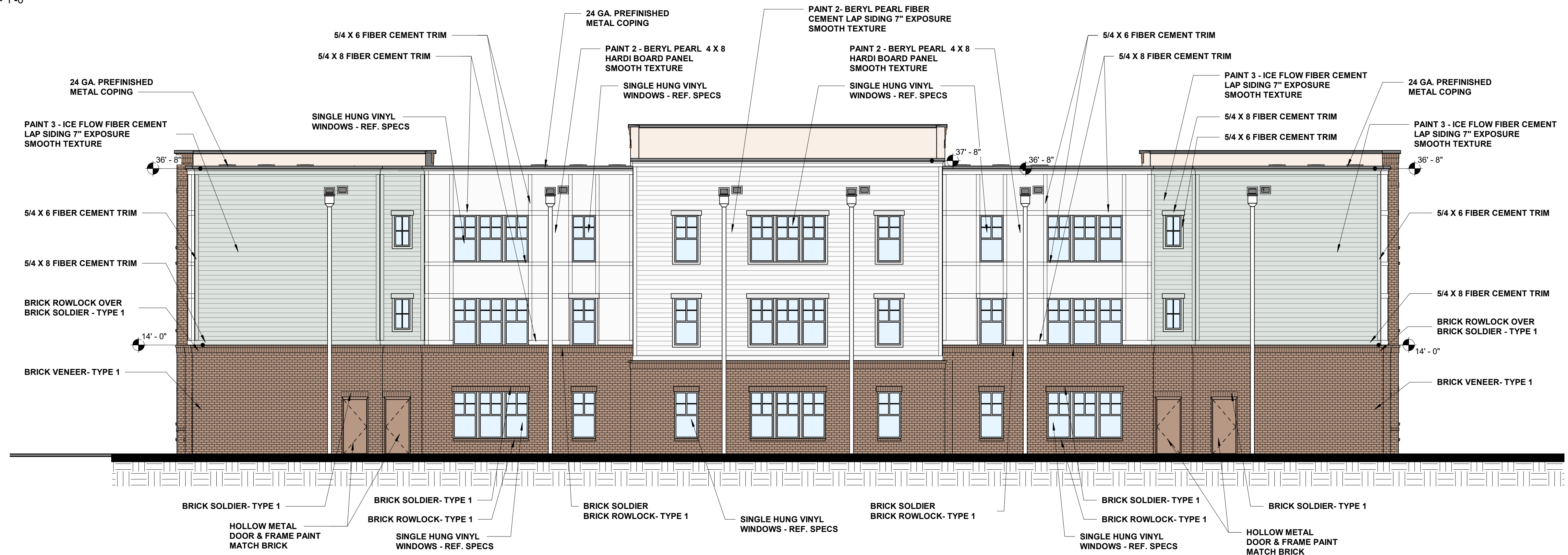
MANUF: FARRELL CALHOUN
COLOR: (MATCH BRICK)



1

WEST ELEVATION - BUILDING D - DRC

1/8" = 1'-0"



2

EAST ELEVATION - BUILDING D - DRC

1/8" = 1'-0"

CONSTRUCTION DOCUMENTS FOR

LAKELAND COMMONS PHASE 2 - BLDG D

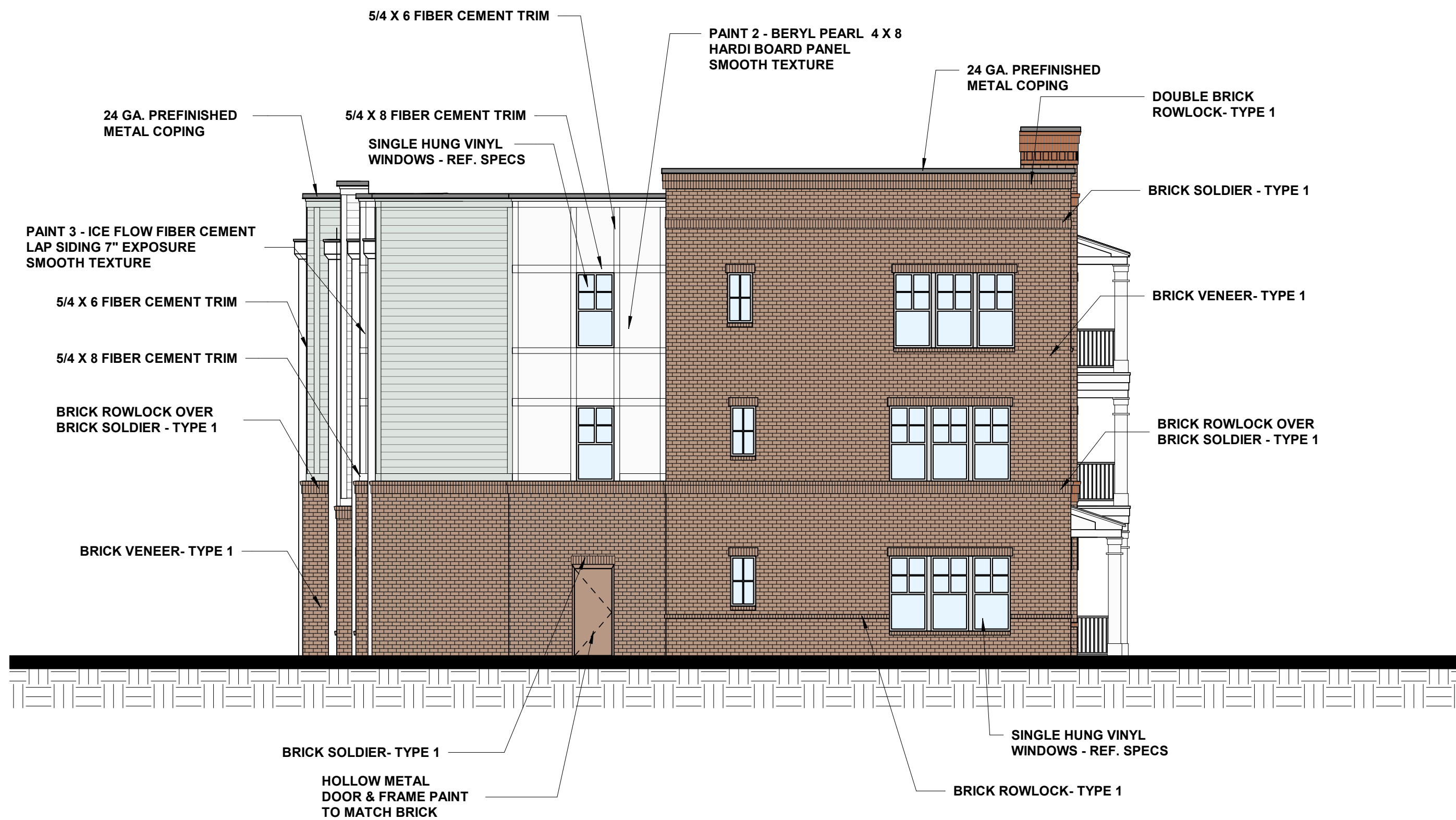
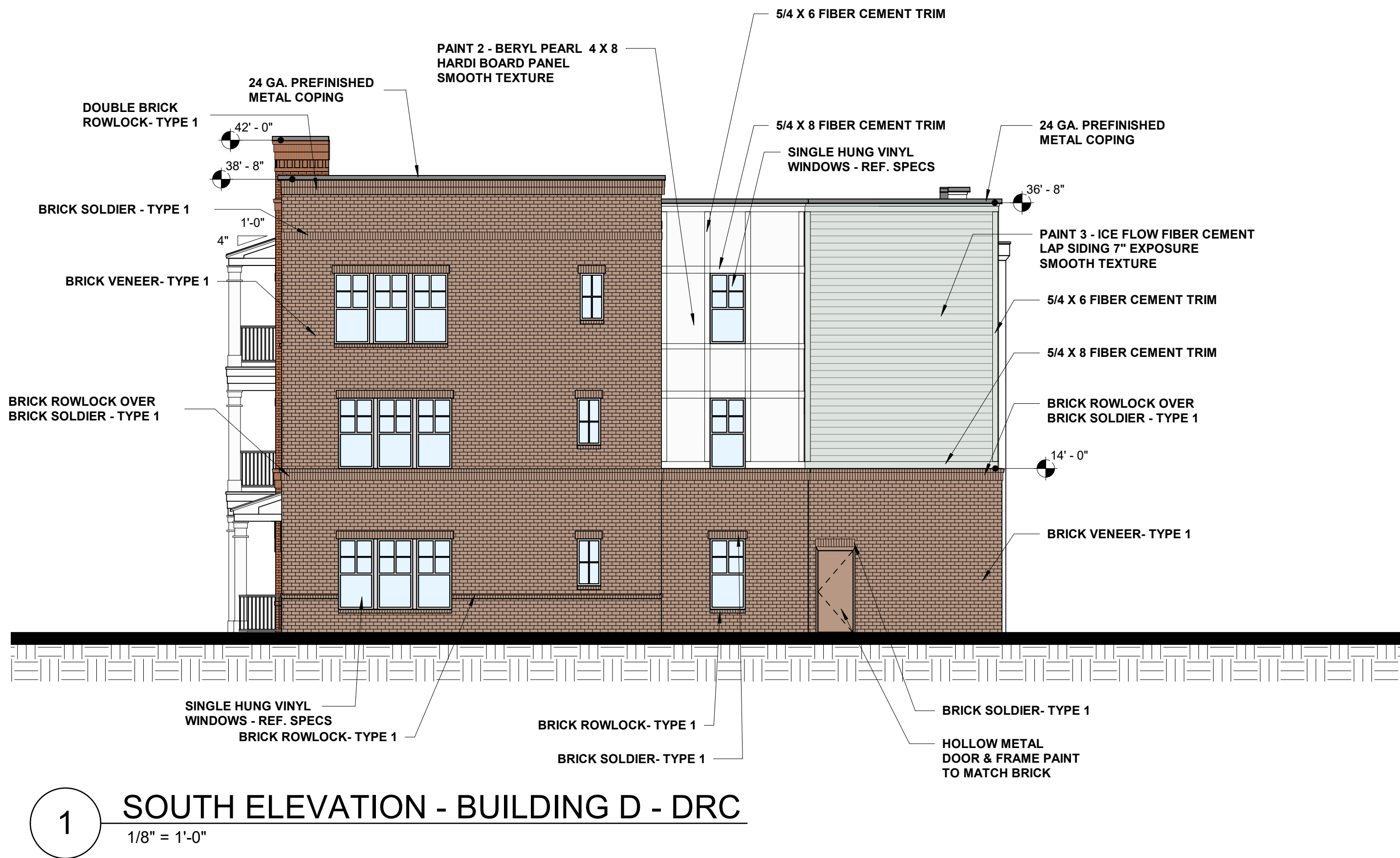
4836 VILLAGE LOT COVE
LAKELAND, TN 38002



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EXTERIOR ELEVATIONS LEGEND BUILDING D	
BRICK VENEER :	BRICK TYPE 1 MANUF. : STATESVILLE BRICK COMPANY COLOR : WALNUT CREEK MORTAR: ASH GROVE STANDARD WHITE
	BRICK TYPE 4 MANUF. : MERIDIAN BRICK COLOR : GEORGETOWN MODULAR PHENIX CITY COLLECTION MORTAR: ASH GOVE UNIVERSITY BUFF
PAINT COLORS:	MANUF: SHERWIN- WILLIAMS PAINT 1- URBANE BRONZE SW 7008 HARDI BOARD PANEL
	MANUF: HIRSHFIELDS PAINT 2- BERYL PEARL 0509 FIBER CEMENT LAP SIDING 7" EXPOSURE
	MANUF: HIRSHFIELDS PAINT 2- BERYL PEARL 0509 HARDI BOARD PANEL
	MANUF: HIRSHFIELDS PAINT 3- ICE FLOW FIBER CEMENT LAP SIDING 7" EXPOSURE
CANOPY:	CANOPY TYPE 2 MANUF: PAC CLAD COLOR: BLACK STANDING SEAM CANOPY
DOOR & FRAME:	ALUMINUM STOREFRONT MANUF: YKK COLOR : CLEAR ANODIZED
HM. DOOR & FRAME PAINT	MANUF: FARRELL CALHOUN COLOR: (MATCH BRICK)



CONSTRUCTION DOCUMENTS FOR

LAKELAND COMMONS PHASE 2 - BLDG D

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LAKELAND, TN 38002



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5/6/2022



CONSTRUCTION DOCUMENTS FOR

5/6/2022

LAKELAND COMMONS PHASE 2 - BLDG D

4836 VILLAGE LOT COVE
LAKELAND, TN 38002

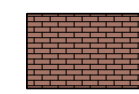


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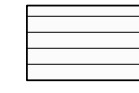
EXTERIOR ELEVATIONS LEGEND
BUILDINGS E & F

BRICK VENEER :



BRICK TYPE 3 -
MANUF. : STATESVILLE BRICK COMPANY
COLOR : OLDE JEFFERSON
MORTAR: ASH GROVE PRO GREY

PAINT COLORS:

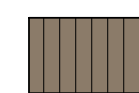


MANUF: HIRSHFIELDS
PAINT 2- BERYL PEARL 0509
FIBER CEMENT LAP SIDING 7" EXPOSURE



MANUF: HIRSHFIELDS
PAINT 2- BERYL PEARL 0509
HARDI BOARD PANEL

CANOPY:



MANUF: PAC CLAD
COLOR: MED. BRONZE
STANDING SEAM CANOPY



LAKELAND COMMONS PHASE 2 - BUILDING E & F

Lakeland, TN 38002



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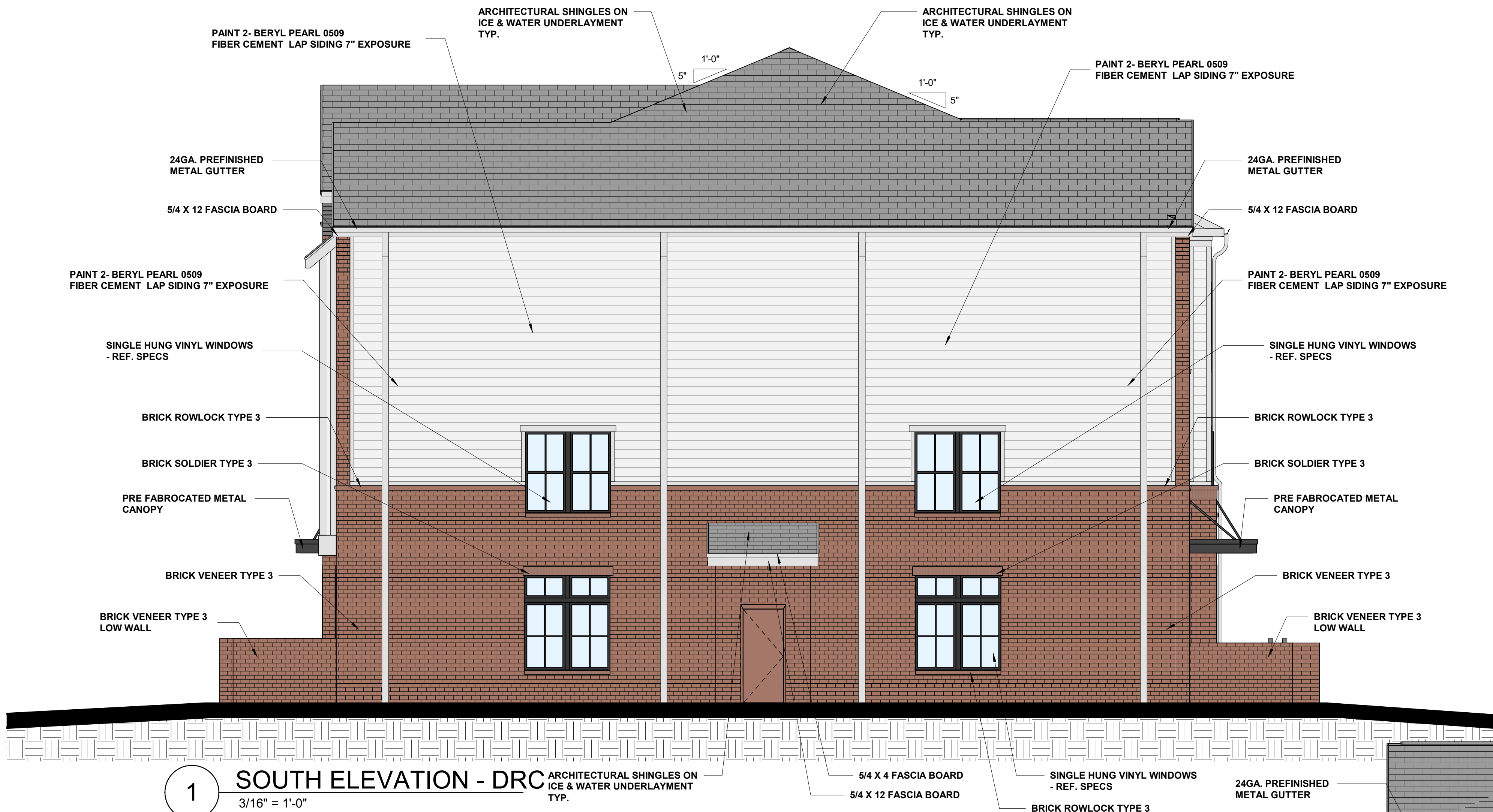
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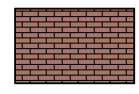
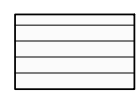
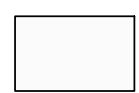
BRICK VENEER : 	BRICK TYPE 3 - MANUF. : STATESVILLE BRICK COMPANY COLOR : OLDE JEFFERSON MORTAR: ASH GROVE PRO GREY
PAINT COLORS: 	MANUF: HIRSHFIELDS PAINT 2: BERYL PEARL 0509 FIBER CEMENT LAP SIDING 7" EXPOSURE MANUF: HIRSHFIELDS PAINT 2: BERYL PEARL 0509 HARDI BOARD PANEL
CANOPY: 	MANUF: PAC CLAD COLOR: MED. BRONZE STANDING SEAM CANOPY

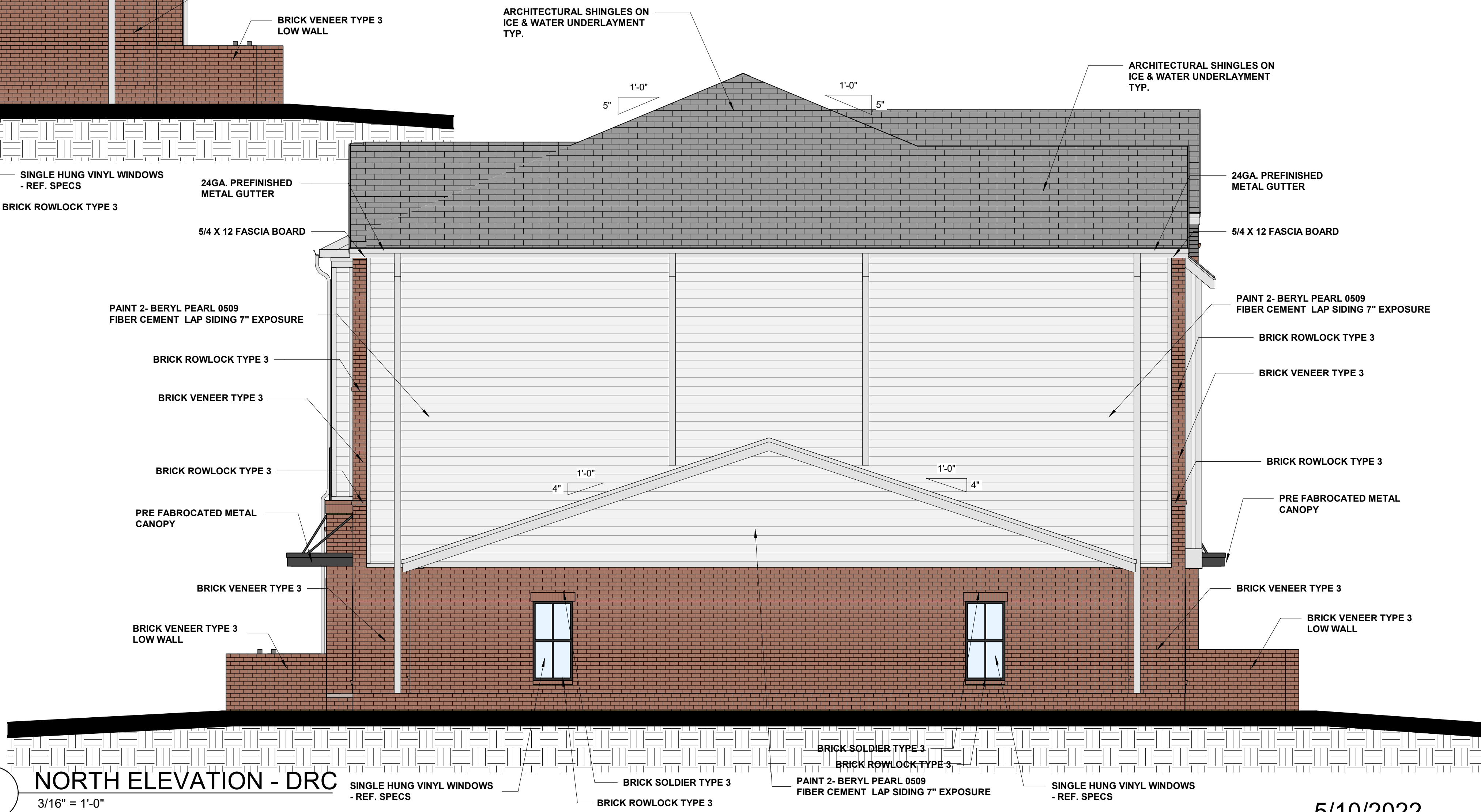


5/10/2022

9700 Village Circle, Suite 100, Lakeland, TN 38002 (p) 901.332.5533 www.rgroup.biz



EXTERIOR ELEVATIONS LEGEND BUILDINGS E & F	
BRICK VENEER :	
	BRICK TYPE 3 - MANUF. : STATESVILLE BRICK COMPANY COLOR : OLDE JEFFERSON MORTAR: ASH GROVE PRO GREY
PAINT COLORS:	
	MANUF: HIRSHFIELDS PAINT 2- BERYL PEARL 0509 FIBER CEMENT LAP SIDING 7\"
	MANUF: HIRSHFIELDS PAINT 2- BERYL PEARL 0509 HARDI BOARD PANEL
CANOPY:	
	MANUF: PAC CLAD COLOR: MED. BRONZE STANDING SEAM CANOPY



CONSTRUCTION DOUCMENTS FOR

LAKELAND COMMONS PHASE 2 - BUILDING E & F

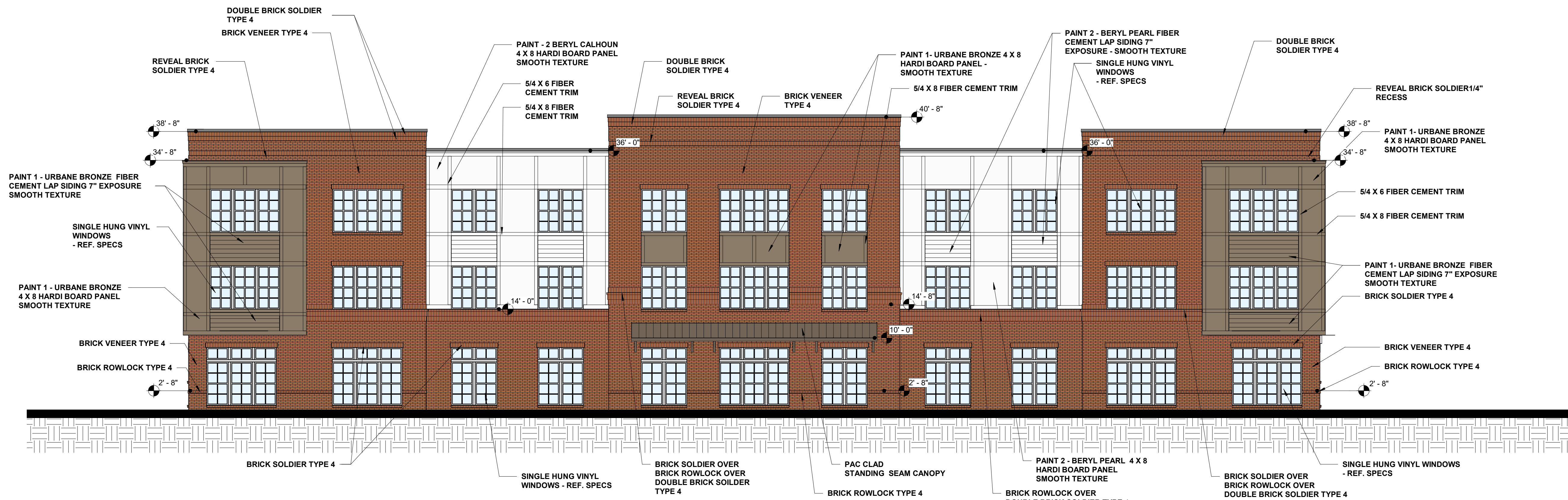
Lakeland, TN 38002



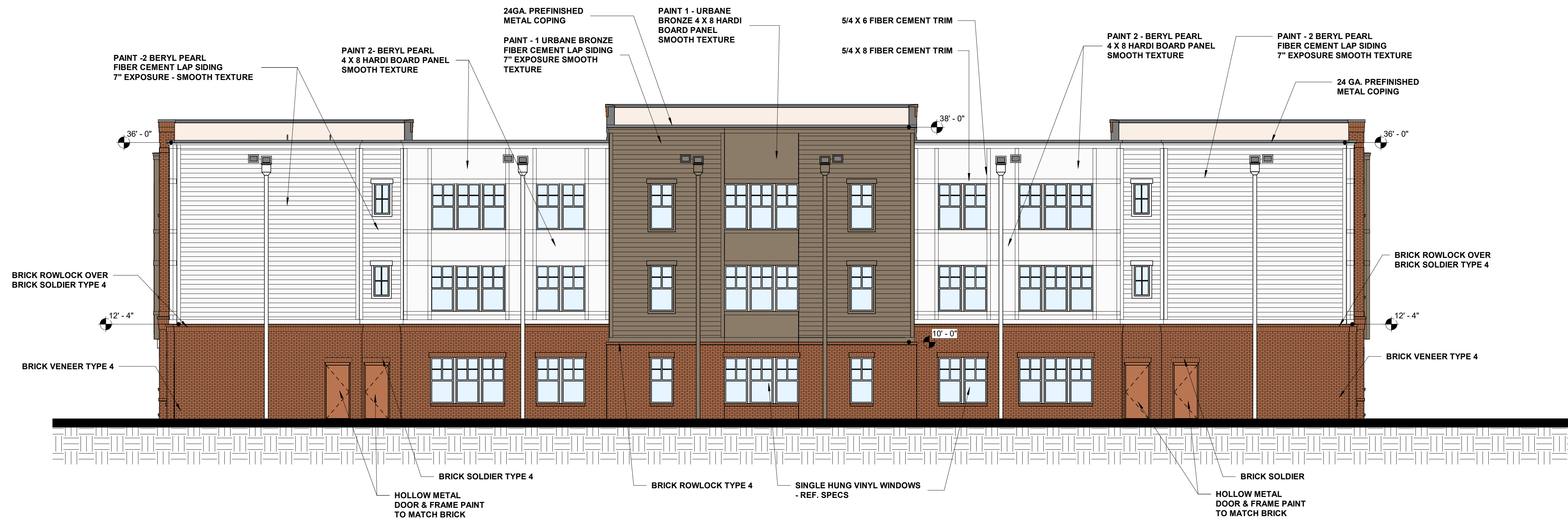
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5/10/2022



1 WEST ELEVATION - DRC
1/8" = 1'-0"



2 EAST ELEVATION - DRC
1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND BUILDING G	
BRICK VENEER :	BRICK TYPE 4 MANUF: MERIDIAN BRICK GEORGETOWN MODULAR PHENIX CITY COLLECTION MORTAR- ASH GROVE UNIVERSITY BUFF
PAINT COLORS:	MANUF: SHERWIN-WILLIAMS PAINT 1- URBANE BRONZE SW 7008 FIBER CEMENT LAP SIDING 7" EXPOSURE MANUF: SHERWIN-WILLIAMS PAINT 1- URBANE BRONZE SW 7008 HARDI BOARD PANEL MANUF: HIRSHFIELDS PAINT 2- BERYL PEARL 0509 FIBER CEMENT LAP SIDING 7" EXPOSURE MANUF: HIRSHFIELDS PAINT 2- BERYL PEARL 0509 HARDI BOARD PANEL
CANOPY:	MANUF: PAC CLAD TYPE 1 COLOR: MED. BRONZE STANDING SEAM CANOPY
DOOR:	HM. DOOR & FRAME PAINT MANUF: FARRELL CALHOUN COLOR: (MATCH BRICK)

CONSTRUCTION DOCUMENTS FOR

05/06/2022

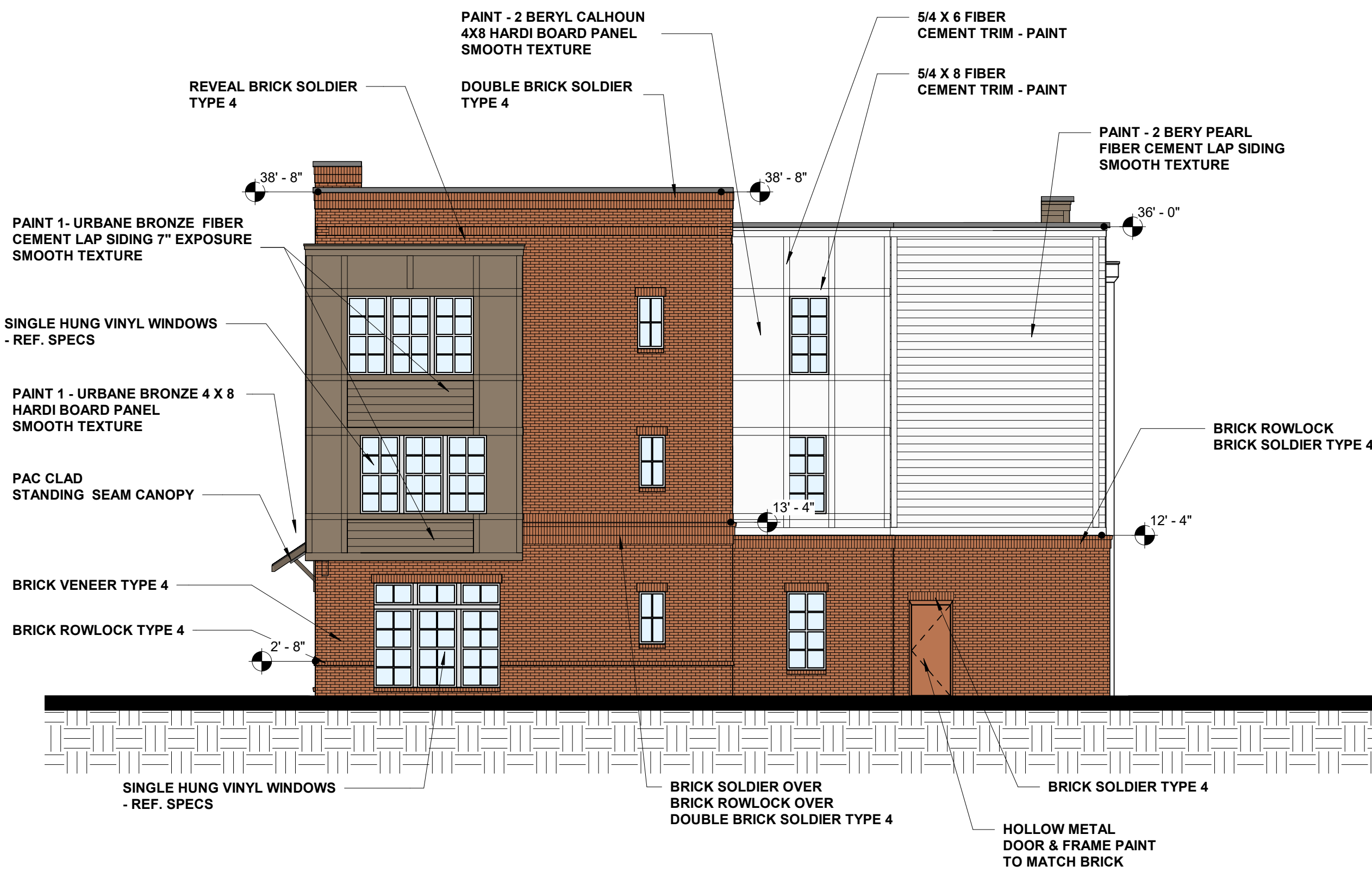
LAKELAND COMMONS PHASE 2 - BUILDING G

4800 VILLAGE MARKET LANE
LAKELAND, TN 38002

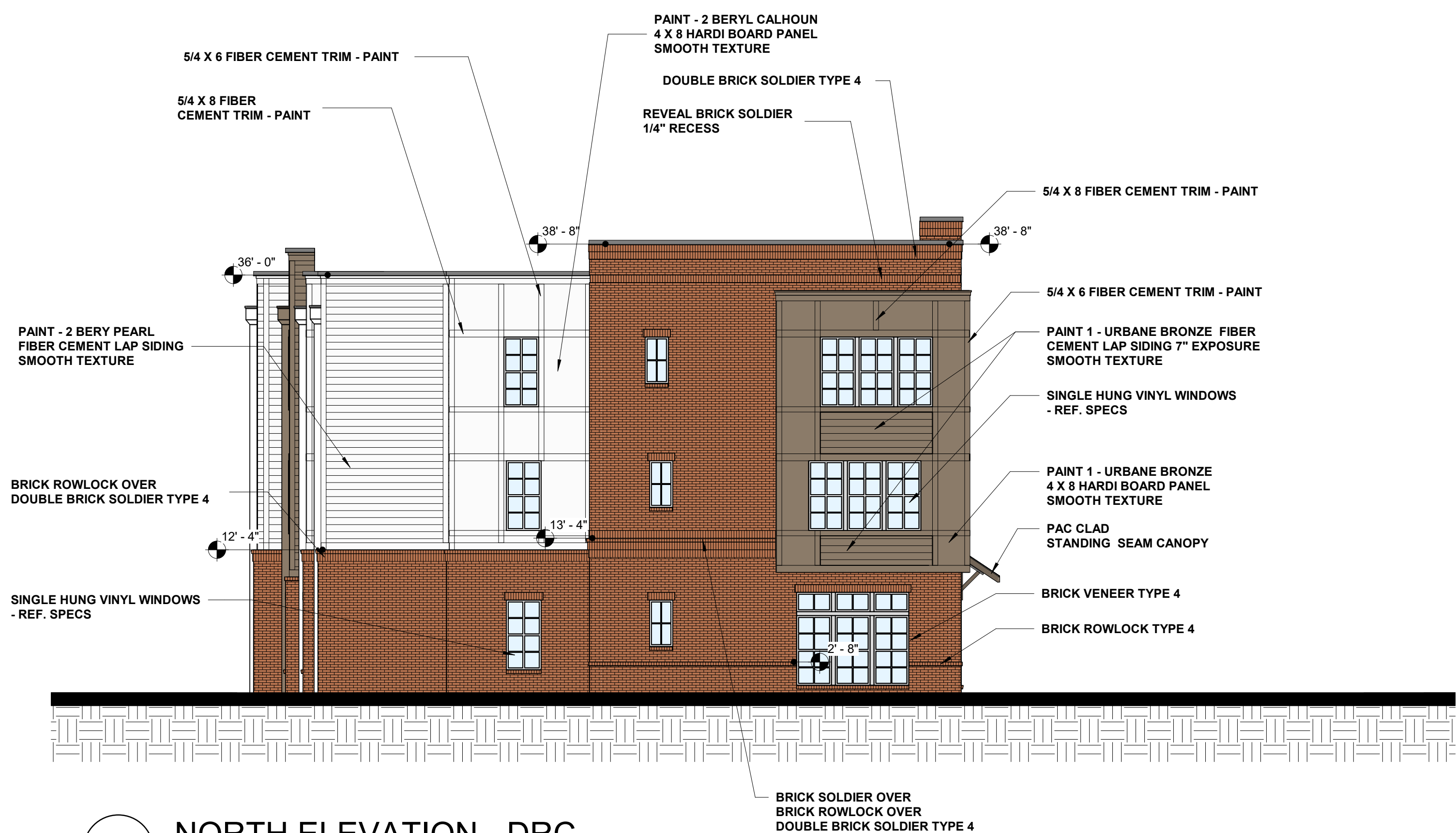


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2 SOUTH ELEVATION - DRC
1/8" = 1'-0"



1 NORTH ELEVATION - DRC
1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND BUILDING G	
BRICK VENEER :	BRICK TYPE 4 MANUF: MERIDIAN BRICK GEORGETOWN MODULAR PHENIX CITY COLLECTION
	MORTAR- ASH GROVE UNIVERSITY BUFF
PAINT COLORS:	
	MANUF: SHERWIN- WILLIAMS PAINT 1- URBANE BRONZE SW 7008 FIBER CEMENT LAP SIDING 7" EXPOSURE
	MANUF: SHERWIN- WILLIAMS PAINT 1- URBANE BRONZE SW 7008 HARDI BOARD PANEL
	MANUF: HIRSHFIELDS PAINT 2- BERYL PEARL 0509 FIBER CEMENT LAP SIDING 7" EXPOSURE
	MANUF: HIRSHFIELDS PAINT 2- BERYL PEARL 0509 HARDI BOARD PANEL
CANOPY:	
	MANUF: PAC CLAD TYPE 1 COLOR: MED. BRONZE STANDING SEAM CANOPY
DOOR:	
	HM. DOOR & FRAME PAINT MANUF: FARRELL CALHOUN COLOR: (MATCH BRICK)

LAKELAND COMMONS PHASE 2 - BUILDING G

4800 VILLAGE MARKET LANE
LAKELAND, TN 38002



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CONSTRUCTION DOCUMENTS FOR

05/06/2022

LAKELAND COMMONS PHASE 2 - BUILDING G

4800 VILLAGE MARKET LANE
LAKELAND, TN 38002



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9700 Village Circle, Suite 100, Lakeland, TN 38002 (p) 901.332.5533 www.rgroup.biz

Meeting Date: Thursday, June 16, 2022

Project: The Lake District Planned Development
Preliminary Development Plan Amendment

Staff Contact: Donald Anthony, Planning Director

PROJECT INFORMATION

Location: East side of Canada Road, south side of Interstate 40, west side of Monroe Road

Parcel ID: L0159 00595

Zoning District: C-2 (Regional Commercial District)

Neighborhood: Type 5

Site Area: 162.40 acres

Applicant: Yehuda Netanel, The Lake District

STAFF RECOMMENDATION

The applicant should provide adequate justification to the Planning Commission for the Preliminary Development Plan Amendment request. If the Planning Commission determines that a favorable recommendation to the Board of Commissioners is appropriate, then staff recommends the following conditions:

1. The applicant shall satisfy all staff comments, except those waived by the Planning Commission.
2. The applicant shall satisfy all Planning Commission comments.
3. The applicant shall satisfy all Conditions of Approval and Procedural Requirements listed in this Staff Report.

DISCUSSION

The applicant, Yehuda Netanel, seeks a favorable recommendation to the Board of Commissioners for an amendment to the Preliminary Development Plan for The Lake District Planned Development. The amendment includes three components: 1) a reduction in the width of a portion of the scenic corridor buffer along Monroe Road from 50 feet to 30 feet; 2) a reduction in the width of the planting strip along residential streets in the development from seven feet to six feet; and 3) removal of street lights from the residential portion of the development.

Project Background

The Lake District is a 162.40-acre mixed use development located along the east side of Canada Road, the south side of Interstate 40, and the west side of Monroe Road. Upon completion, the development will include: multiple commercial structures housing uses such as retail stores, restaurants, and hotels; 108 single-family attached (townhouse) dwelling units; 177 single-family detached dwelling units; 168 multi-family dwelling units; and 396 dwelling units in the Main Street mixed use section. A revised Preliminary Development Plan entitling the development was approved by the Board of Commissioners on December 12, 2019.

Description of Requested Amendment

The applicant has requested four changes to the approved Preliminary Development Plan:

1. Revise the land use entitlements for the project to replace a 38,000 square foot multi-screen theater with a 27,000 square foot retail supermarket.
2. Reduce the width of the scenic corridor buffer along a portion of Monroe Road from 50 feet to 30 feet.
3. Reduce the width of the planting strip along residential streets from seven feet to six feet.
4. Remove the requirement for street lights in the residential portion of the development.

The applicant's request regarding land use entitlements does not appear to necessitate any revision to the Preliminary Development Plan. While an earlier version of the Preliminary Development Plan included theater as a specific land use, the 2019 amendment was not as specific on types of commercial land uses. Rather, the area previously designated as a theater space is simply identified as C-2 Regional Commercial District on page 14 of the approved Preliminary Development Plan; page 34 of the accompanying Bulk Standards identifies Neighborhood Retail, General Retail, and Large Scale Retail as permitted by right in the C-2 district. Therefore, replacing a 38,000 square foot theater building with a 27,000 supermarket appears to be consistent with the approved Preliminary Development Plan. A rendering of the supermarket is included in this submittal for informational purposes; no action on the supermarket by the Planning Commission or Board of Commissioners is necessary at this time.

Three of the applicant's requests would necessitate an amendment to the Preliminary Development Plan: the proposed reduction in the width of the scenic corridor buffer; the proposed reduction in the width of the planting strips on residential streets; and the removal of street lights from the residential portion of the development. The following sections address each of these requests.

Request: Scenic Corridor Buffer Width Reduction

The proposed reduction in the width of the scenic corridor buffer would extend approximately 350 feet along Monroe Road from Lake Geneva Street on the north to Lake Sophia Street on the south. Per Article II, Section 8.C.9.a. of the Land Development Regulations, scenic corridor buffers are intended to *preserve and extend the existing landscape character adjacent to the street so that the result is a consistent native tree buffer*. Article II, Section 8.O.3. of the Lakeland Land Development Regulations establishes a minimum width of 50 feet for scenic corridor buffers. Article XIII of the approved Preliminary Development Plan for The Lake District includes the following:

Monroe Road is designated as a scenic corridor on the City's land use map and is lined with mature hardwood trees. This natural corridor will be protected with a 50-foot wide buffer to preserve the existing natural state. Some clearing of underbrush will be necessary to improve the health of the specimen trees located in this area, but the intent of this development is to preserve as many specimen trees as possible within the buffer.

The applicant has indicated that Memphis Light Gas and Water will need 20 feet along the east side of Lake Geneva Street between Lake Geneva Street and Lake Sophia Street for various utility infrastructure components. This will require a 20-foot reduction in the scenic corridor buffer along Monroe Road from 50 feet to 30 feet. The applicant attests that existing trees along Monroe Road in the subject area will not be harmed or removed for a depth of thirty feet from the Monroe Road right-of-way. An attached exhibit shows the area where the buffer would be disturbed and includes text that would be added to the Preliminary Development Plan pattern book upon approval by the Board of Commissioners.

Request: Planting Strip Width Reduction

Page 33 of the approved Preliminary Development Plan pattern book includes cross sections for the various road types found in The Lake District. The *Typical Residential Street* cross section includes a seven-foot planting strip on each side of the street between the drive lane and sidewalk. The seven-foot planting strip is intended to accommodate street trees and street lights. (Notably, the approved pattern book does not include a landscape plate for *Typical Residential Street*. Rather, page 20 includes a landscape plate for an *Urban Neighborhood Street*, which does not appear to fully correspond to any of the cross sections on page 33. This should be corrected in a revised pattern book.)

The applicant wishes to reduce the required width of the planting strip on residential streets from seven feet to six feet. The applicant contends that this will have no negative effects on street trees or street lighting. Reducing the width of the landscape strip would allow for a one-foot increase in front yard depth on residential properties.

Request: Remove Street Lights from Residential Portion

Exhibit S in the approved Preliminary Development Plan shows a particular type of decorative street lighting fixture to be installed throughout the residential portion of The Lake District. The applicant has indicated that he no longer wants to provide street lighting in the residential area. Rather, he will rely on lighting from porches and yards to illuminate the roadways. Street lighting is not required in bulk zoning districts by the Land Development Regulations; however, because the approved Preliminary Development Plan includes street lights on residential streets, this proposed amendment to the Preliminary Development Plan would be necessary in order to not install street lights.

Standards and Criteria for Planned Developments

While The Lake District Planned Development has already been approved, each amendment should be considered on its own merits. When making a recommendation to the Board of Commissioners, the Planning Commission should consider the standards set forth in Article I, Section 4.T.3.a. of the Land Development Regulations. These standards include:

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 Lake District Planned Development Preliminary Development Plan Amendment 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 Lake District Planned Development Preliminary Development Plan Amendment to the Board of Commissioners without conditions.
3. Motion to recommend denial of The Lake District Planned Development Preliminary Development Plan Amendment to the Board of Commissioners:
 - a. Reason for denial

PROCEDURAL REQUIREMENTS

1. The applicant shall submit a corrected electronic (PDF) version of the full Preliminary Development Plan pattern book 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.

The Lake District Planned Development

Lakeland, Tennessee

162.40 Acres
Zoned C-2



- The Lake District PD
 - 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
June 7, 2022

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

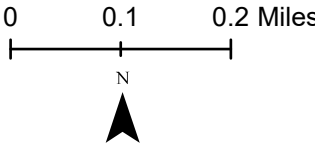


EXHIBIT H - CONSERVATION AREAS

The areas shown in dark green on the map at left are proposed conservation areas to save existing trees and natural features. The south portion of the site contains a dense stand of tree cover over a braided stream and a wetland, making this area an ideal candidate for preservation. Monroe Road is a designated scenic corridor in the City of Lakeland Comprehensive Plan. The Lake District plan provides the required right of way and 50-foot wide preservation buffer required along Monroe Road. Trees in these areas will be conserved and protected during development operations on The Lake District site.

Add text: "The portion of the scenic corridor buffer circled in the diagram on the left shall be permitted to have a reduced width of 30 feet to accommodate utility infrastructure. All above-ground utility fixtures shall be screened in accordance with City regulations."

Reduce scenic corridor buffer from 50 feet to 30 feet in this area only.



November 21, 2019

LRK | A2H - Engineers - Architects - Planners | Glad Development

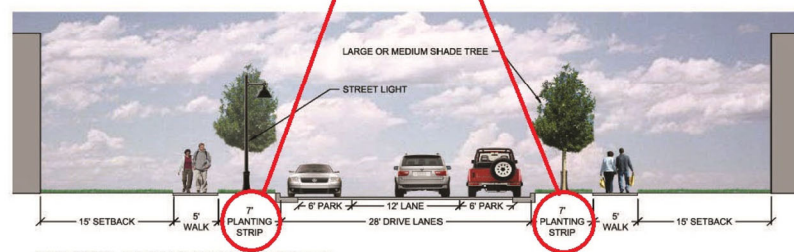
PRELIMINARY DEVELOPMENT PLAN AMENDMENT

THE LAKE DISTRICT

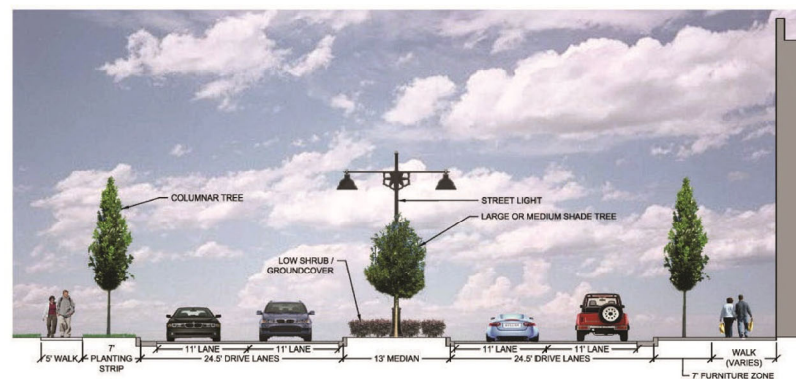
18

EXHIBIT R - TYPICAL ROAD CROSS SECTIONS

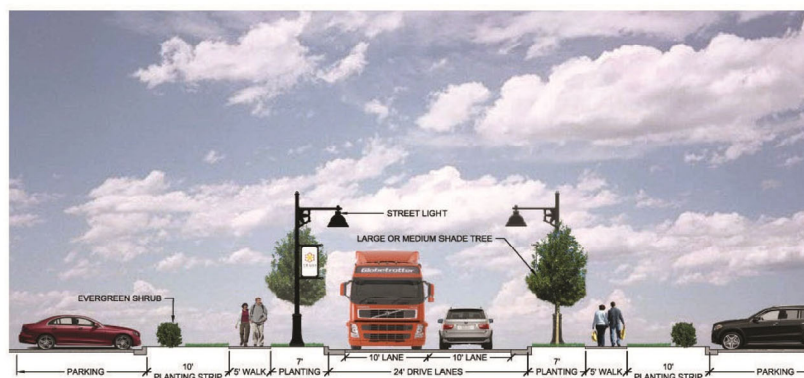
Reduce planting strip width from 7 feet to 6 feet for Typical Residential Street type only.



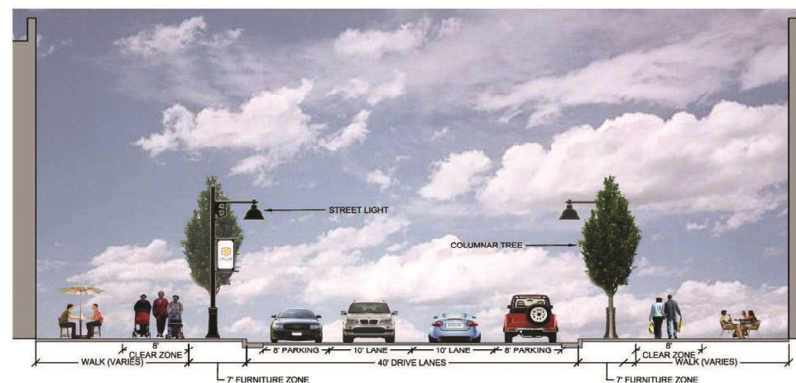
TYPICAL RESIDENTIAL STREET



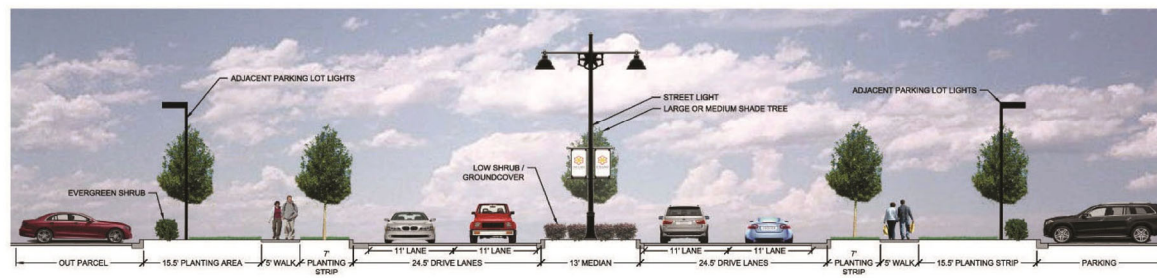
URBAN BOULEVARD



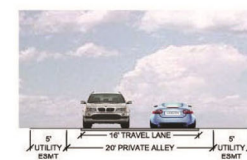
STREET WITH ADJACENT PARKING



URBAN STREET



BOULEVARD WITH ADJACENT PARKING



PRIVATE ALLEY

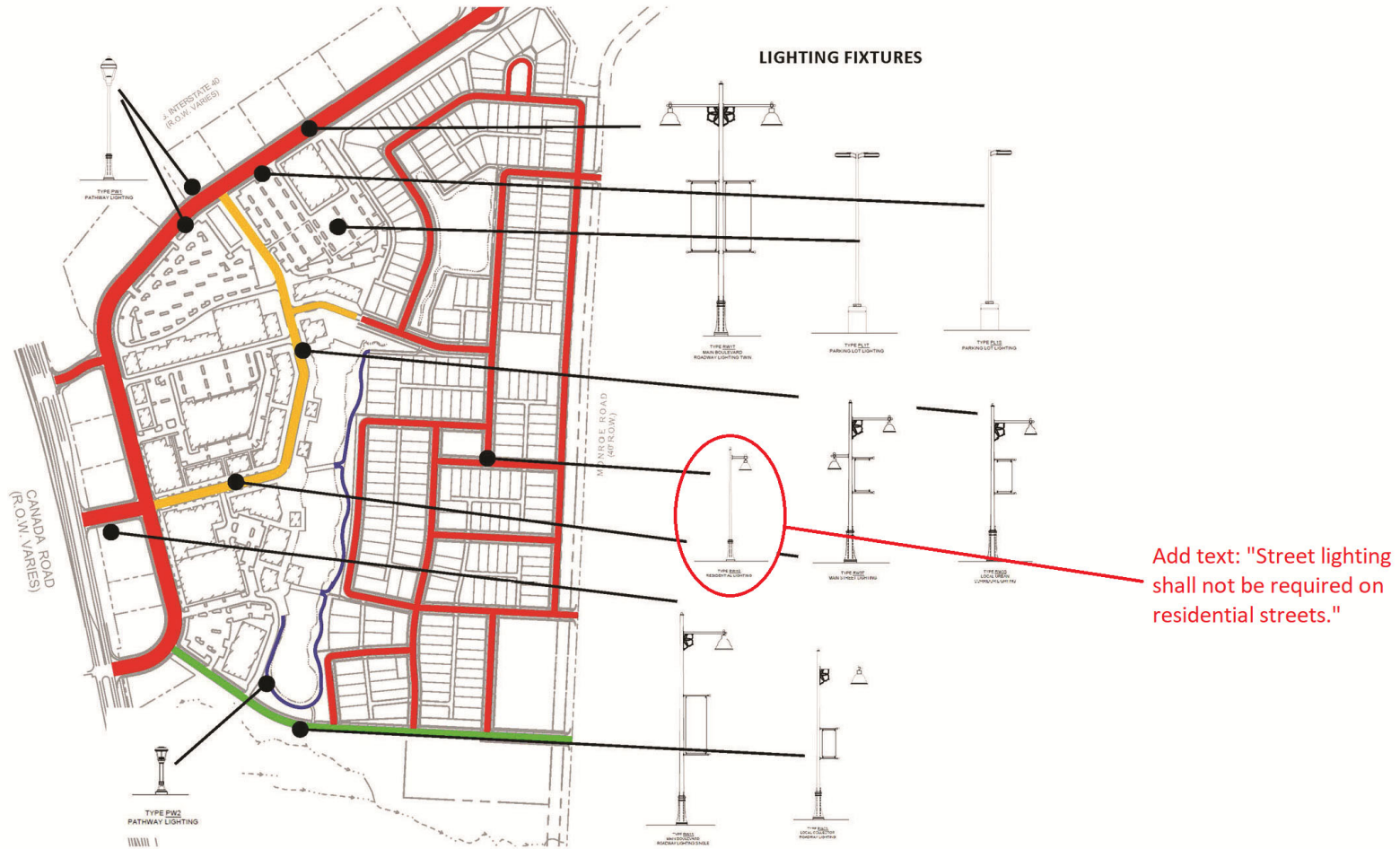
November 21, 2019

LRK | A2H - Engineers - Architects - Planners | Gilad Development

PRELIMINARY DEVELOPMENT PLAN AMENDMENT

THE LAKE DISTRICT

EXHIBIT S - LIGHTING FIXTURES



November 21, 2019

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PRELIMINARY DEVELOPMENT PLAN AMENDMENT

THE LAKE DISTRICT

34

THE LAKE DISTRICT



June 7, 2022

Donald Anthony, AICP
Planning Director
City of Lakeland
10001 U.S. Highway 70
Lakeland, TN 38002

RE: The Lake District – The Willows

A2H # 15109.01

Dear Mr. Anthony,

The Lake District is requesting the street tree planting zone in the residential area of the project be reduced from 7' to 6'. 6' is an acceptable width for the placement of street trees.

Sincerely,

A2H, Inc.

A handwritten signature in blue ink that reads 'Chet Winstead'. The signature is written in a cursive, flowing style.

Chet Winstead, ASLA, PLA
Landscape Architect

Photos of Scenic Corridor Area – Northeastern Portion of The Lake District
Request to Reduce from 50 Feet to 30 Feet
Submitted by Yehuda Netanel, Applicant



Rendering of commercial structure replacing Malco Theater in The Lake District. Provided for informational purposes.

