



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, July 21, 2022, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. June 16, 2022
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. Consideration of a Final Development Plan for Lakeland Meadows Planned Development, Phase 1 (33 single-family residential lots on 15.77 acres zoned AG, located along the south side of Old Brownsville Road).
 - 2. Consideration of a Land Disturbance Permit Application for Lakeland Village Square, Area A (disturbed area of 2.87 acres zoned C-2, located at 9765 Village Circle).
 - 3. Consideration of a Preliminary Development Plan for Lakeland Village Square, Area A Lots 4 and 5 (2 commercial lots on 5.08 acres zoned C-2, located at 9765 Village Circle).
 - 4. Consideration of a Site Plan for Lakeland Village Square, Area A Lot 4 (a 90,000 square foot self-service storage facility on 2.69 acres zoned C-2, located at 9765 Village Circle).
 - 5. Consideration of a Site Plan for Smith's Plumbing (a 10,720 square foot commercial structure on 0.91 acres zoned C-2, located at 9875 Huff n Puff Road).

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES**

**THURSDAY, JUNE 16, 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	Present
Mayor Mike Cunningham	Present
Michael Green	Present
Todd Laessig	Present
Brian Sullivan	Absent (<i>excused</i>)
(C) Susan Mitchell	Present

Others present:

Michael Walker, Interim City Manager
Donald Anthony, Planning Director
Emily Harrell, City Engineer
Jordan McKenzie, City Planner

For the record: Commissioner Richard Gonzales was present in the audience.

III. APPROVAL OF MEETING MINUTES:

Mr. Laessig to bring this item to the floor.

Commissioner Atkinson seconded the motion.

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

Discussion ensued.

After the discussion, Commissioner Atkinson moved to approve the regular meeting minutes of May 19, 2022, as written.

Mayor Cunningham seconded the motion.

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

IV. PUBLIC DISCUSSION: None

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).***

Commissioner Atkinson moved to bring this item to the floor.

Mr. Laessig seconded the motion.

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

Discussion ensued.

After the discussion, Mayor Cunningham moved to defer this item until item # 4 of New Business is heard.

Mr. Laessig seconded the motion.

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

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).***

Commissioner Atkinson moved to bring this item to the floor.

Mr. Laessig seconded the motion.

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

For the record: This item was withdrawn at the request of the applicant and no action was taken.

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).***

Commissioner Atkinson moved to bring this item to the floor.

Mr. Laessig seconded the motion.

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

Discussion ensued.

For the record: Comments were heard from the following:

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

Cory Brady – Integrated Land Solutions (*Representing Lakeland Commons*)

Mehraj & Cynthia Hudani – (*The applicants – present in the audience*)

After discussion, Commissioner Atkinson moved to approve the Lakeland Commons Planned Development, Lot 4 Site Plan with acceptance of the following:

1. The proposed patio shall be permitted as shown on the site plan.
2. The parking lot location with the encroachment in the front setback as drawn shall be accepted.

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3. The removal of one landscape island to comply with the site plan as drawn will be included with this approval.

Mr. Laessig seconded the motion.

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

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).

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

Commissioner Atkinson seconded the motion.

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

Discussion ensued.

For the record: Comments were heard from the following:

Cory Brady – Integrated Land Solutions (*Representing the applicant*)

Vince Smith – (*The applicant – present in the audience*)

After discussion, Commissioner Atkinson moved to approve the Lakeland Commons Planned Development, Lot 2, Area B as recommended in the staff report. (*See Attachment*)

Mr. Laessig seconded the motion.

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

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).

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

Commissioner Atkinson seconded the motion.

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

Discussion ensued.

For the record: Comments were heard from the following:

Yehuda Netanel – The Lake District Applicant

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After the discussion, Commissioner Atkinson moved to recommend approval of the amendment to The Lake District Preliminary Development Plan as presented with the following conditions:

1. Revise the lighting plan to incorporate the bollards on the site plan and the details.
2. Leave the buffer at fifty feet and have MLGW describe the need for utilities in that location and at such time the Board of Commissioners can reduce the buffer.

Mayor Cunningham seconded the motion.

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

OLD BUSINESS: (Continued)

- 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).**

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

Mayor Cunningham seconded the motion.

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

Discussion ensued.

For the record: The meeting was recessed for a brief moment at 6:28 p.m. and reconvened at 6:30 p.m.

Once the meeting resumed and the discussion ended, Commissioner Atkinson moved to approve the Willows at the Lake Phases 1 and 2 Final Development Plan contingent upon the recommended conditions of staff report items 1 – 6 and exclusion and replacement of item # 7, with the addition of 8a. and 8b.

The conditions are as follows:

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

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~~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 completion of the remaining punch list items to be approved by city staff.~~

8. a. Compliance with the scenic corridor provision found in the PDP document as determined by city staff.
- b. Reduction of the scenic corridor buffer by 20 ft if required by MLGW for installment of utilities if approved by the Board of Commissioners in the pending PDP Amendment request.

Mayor Cunningham seconded the motion.

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

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

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

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

The meeting was adjourned at 6:51 p.m.

Jeff Adams, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on July 21, 2022.



Municipal Planning and Design Review Commission

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 consists 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.

0 0.05 0.1 Miles



Meeting Date: Thursday, July 21, 2022

Project: Lakeland Meadows Planned Development, Phase 1
Final Development Plan

Staff Contact: Donald Anthony, AICP

PROJECT INFORMATION

Location: Along the south side of Old Brownsville Road
Parcel ID: L0150 00539
Zoning District: AG (Agriculture District)
Neighborhood: Type 2
Site Area: 15.77 acres
Applicant: Renaissance Developments LLC
Representative: Donnie Culver, Renaissance Developments LLC

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, Donnie Culver of Renaissance Developments LLC, requests approval of a Final Development Plan for Phase 1 of the Lakeland Meadows Planned Development. Phase 1

consists of 33 lots for single-family detached dwelling units. The subject property is located along the south side of Old Brownsville Road, immediately west of the Winstead Farms Planned Development.

The proposed development would be served by three local streets (Emmie Ridge Drive, Madison Valley Lane, and Quaking Lane), each having a 31-foot right-of-way. Quaking Lane would be extended westward from Winstead Farms, providing a connection between the two subdivisions.

Lakeland Meadows Phase 1 would include lots ranging in area from 0.23 to 0.39 acres. Larger lots—ranging from 0.34 to 0.39 acres—would be located along the west side of Emmie Ridge Lane, adjacent to larger lots in Winstead Farms. Setbacks (30-foot front, 5-foot side, and 20-foot rear) are consistent with those shown in the approved Lakeland Meadows pattern book. Approximately 3.35 acres of Phase 1 are designated as common open space. The proposed 5-foot sidewalks, 9-foot landscape strips, 50-foot stream buffer, and 50-foot scenic corridor buffer are consistent with City regulations and the approved pattern book.

EXAMPLE MOTIONS

1. Motion to approve the Lake Meadows Phase 1 Final Development Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report
2. Motion to approve the Lakeland Meadows Phase 1 Final Development Plan without conditions.
3. Motion to deny the Lakeland Meadows Phase 1 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 July 1, 2022.

PROCEDURAL REQUIREMENTS

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

provide improvements required in the City of Lakeland Subdivision Regulations. The applicant shall obtain all required signatures on the plan prior to recordation.



Lakeland Meadows Phase 1

Lakeland, Tennessee

15.77 Acres
Zoned AG

 Lakeland Meadows 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

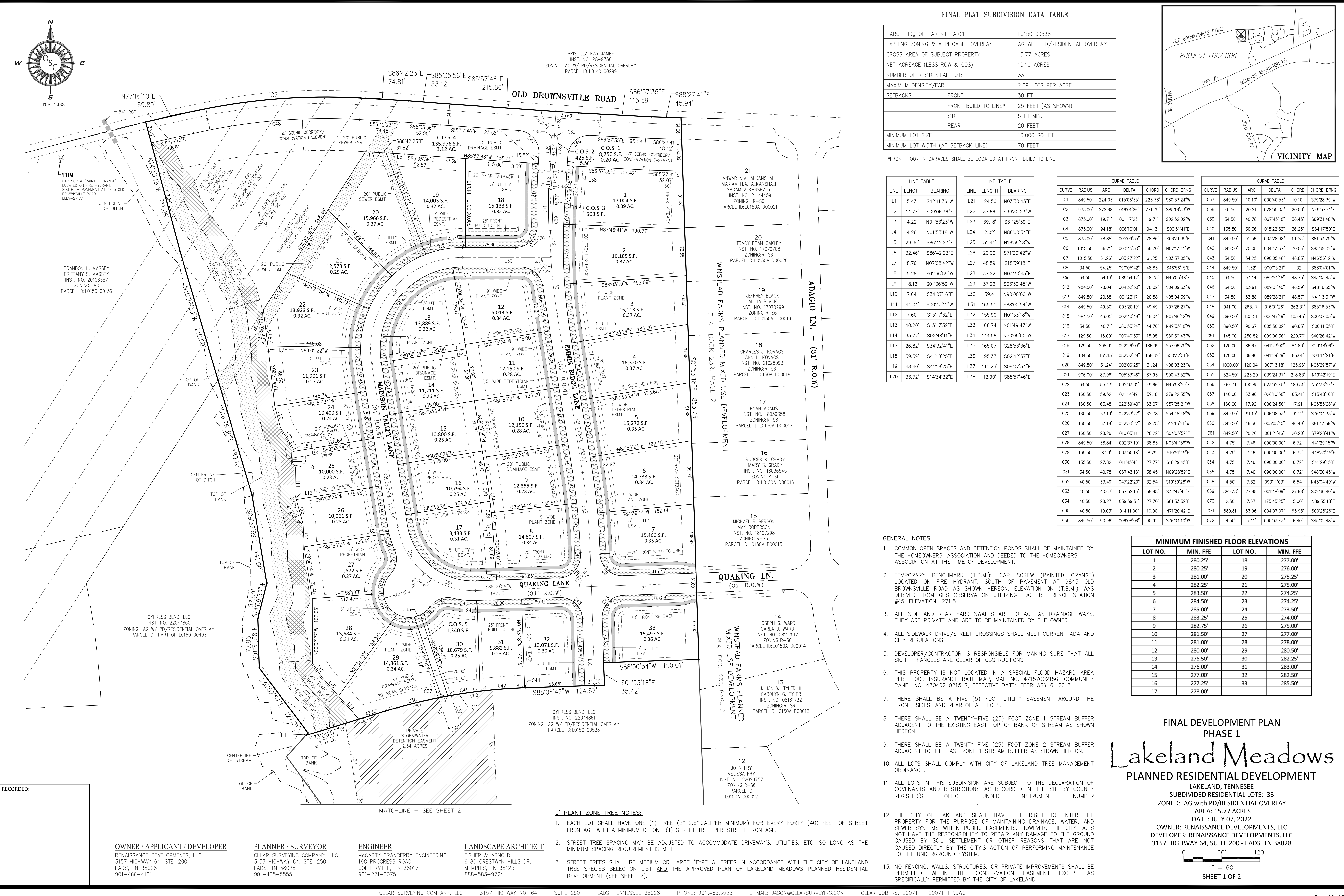
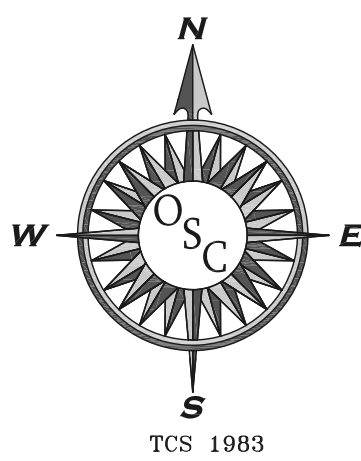
Lakeland Planning
Department
June 29, 2022

Sources:

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

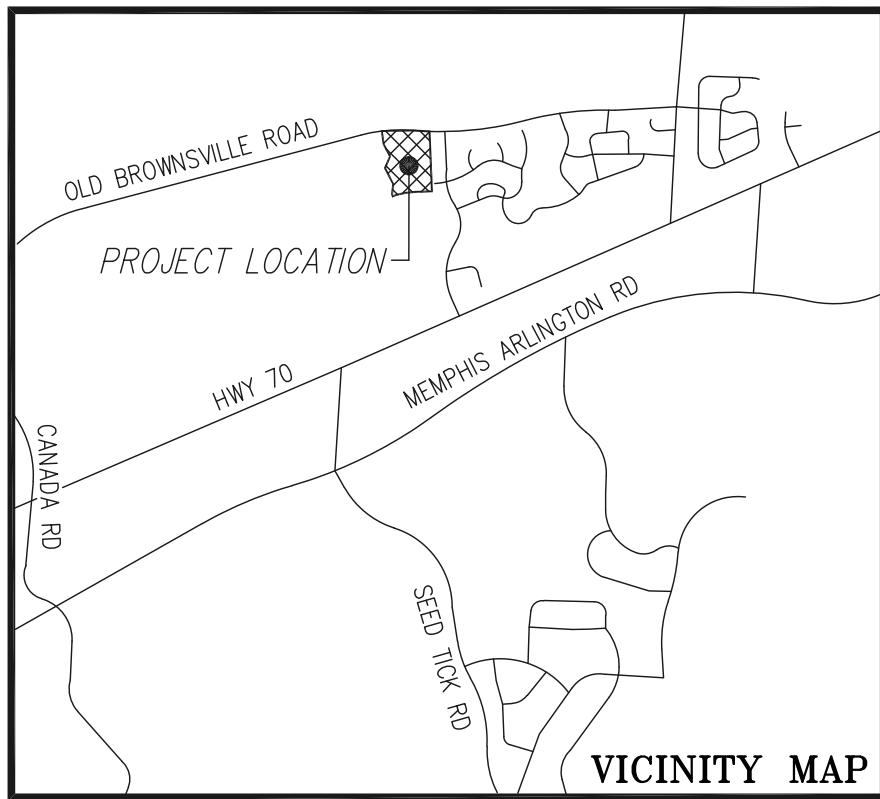
0 0.05 0.1 Miles





PARCEL ID# OF PARENT PARCEL	L0150 00538
EXISTING ZONING & APPLICABLE OVERLAY	AG WITH PD/RESIDENTIAL OVERLAY
GROSS AREA OF SUBJECT PROPERTY	15.77 ACRES
NET ACREAGE (LESS ROW & COS)	10.10 ACRES
NUMBER OF RESIDENTIAL LOTS	33
MAXIMUM DENSITY/FAR	2.09 LOTS PER ACRE
SETBACKS:	FRONT 30 FT
	FRONT BUILD TO LINE* 25 FEET (AS SHOWN)
	SIDE 5 FT MIN.
	REAR 20 FEET
MINIMUM LOT SIZE	10,000 SQ. FT.
MINIMUM LOT WIDTH (AT SETBACK LINE)	70 FEET

*FRONT HOOK IN GARAGES SHALL BE LOCATED AT FRONT BUILD TO LINE



LINE TABLE	
LINE	LENGTH BEARING
L1	5.43' S42°11'36"W
L2	14.77' S09°06'36"E
L3	4.22' N01°53'23"W
L4	4.26' N01°53'18"W
L5	29.36' S86°42'23"E
L6	32.46' S86°42'23"E
L7	8.76' N07°08'42"W
L8	5.28' S01°36'59"W
L9	18.12' S01°36'59"W
L10	7.64' S34°07'16"E
L11	44.04' S00°43'11"W
L12	7.60' S15°17'32"E
L13	40.20' S15°17'32"E
L14	35.77' S02°48'11"E
L17	26.82' S34°32'41"E
L18	39.39' S41°18'25"E
L19	48.40' S41°18'25"E
L20	33.72' S14°34'32"E

LINE TABLE	
LINE	LENGTH BEARING
L21	124.56' N03°30'45"E
L22	37.66' S39°30'23"W
L23	39.18' S31°25'39"E
L24	2.02' N88°00'54"E
L25	51.44' N18°39'18"W
L26	20.00' S71°20'42"W
L27	48.59' S18°39'18"E
L28	37.22' N03°30'45"E
L29	37.22' S03°30'45"W
L30	139.41' N90°00'00"W
L31	165.50' S88°00'54"W
L32	155.90' N01°53'18"W
L33	168.74' N01°49'47"W
L34	144.56' N50°09'50"W
L35	165.07' S28°53'36"E
L36	195.33' S02°42'57"E
L37	115.23' S09°07'54"E
L38	12.90' S85°57'46"E

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
C1	849.50'	224.03'	015°06'35"	223.38'	S80°33'24"W
C2	975.00'	272.68'	016°01'26"	271.79'	S85°16'53"W
C3	875.00'	19.71'	001°17'25"	19.71'	S02°52'02"W
C4	875.00'	94.18'	006°10'01"	94.13'	S00°51'41"E
C5	875.00'	78.88'	005°09'55"	78.86'	S06°31'39"E
C6	1015.50'	66.71'	003°45'50"	66.70'	N07°13'41"W
C7	1015.50'	61.26'	003°27'22"	61.25'	N03°37'05"W
C8	34.50'	54.25'	090°05'42"	48.83'	S46°56'15"E
C9	34.50'	54.13'	089°54'12"	48.75'	N43°03'48"E
C10	984.50'	78.04'	004°32'30"	78.02'	N04°09'33"W
C13	849.50'	20.58'	001°23'17"	20.58'	N05°04'39"W
C14	849.50'	49.50'	003°20'19"	49.49'	N07°26'27"W
C15	984.50'	46.05'	002°40'48"	46.04'	N07°46'12"W
C16	34.50'	48.71'	080°53'24"	44.76'	N49°33'18"W
C18	129.50'	15.09'	006°40'33"	15.08'	S86°39'43"W
C17	129.50'	208.92'	092°26'03"	186.99'	S37°06'25"W
C19	104.50'	151.15'	082°52'29"	138.32'	S50°32'51"E
C20	849.50'	31.24'	002°06'25"	31.24'	N08°03'23"W
C21	906.00'	87.96'	005°33'46"	87.93'	S00°43'52"W
C22	34.50'	55.43'	092°03'01"	49.66'	N43°58'29"E
C23	160.50'	59.52'	021°14'49"	59.18'	S79°22'35"W
C24	160.50'	63.48'	022°39'40"	63.07'	S57°25'21"W
C25	160.50'	63.19'	022°33'27"	62.78'	S34°48'48"W
C26	160.50'	63.19'	022°33'27"	62.78'	S12°15'21"W
C27	160.50'	28.26'	010°05'14"	28.22'	S04°03'59"E
C28	849.50'	38.84'	002°37'10"	38.83'	N05°41'36"W
C29	135.50'	8.29'	003°30'18"	8.29'	S10°51'45"E
C30	135.50'	27.82'	011°45'48"	27.77'	S18°29'45"E
C31	34.50'	40.78'	067°43'18"	38.45'	N09°28'59"E
C32	40.50'	33.49'	047°22'20"	32.54'	S19°39'28"W
C33	40.50'	40.67'	057°32'15"	38.98'	S32°47'49"E
C34	40.50'	28.27'	039°59'51"	27.70'	S81°33'52"E
C35	40.50'	10.03'	014°11'00"	10.00'	N71°20'42"E
C36	849.50'	90.96'	006°08'06"	90.92'	S76°04'10"W

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
C37	849.50'	10.10'	000°40'53"	10.10'	S79°28'39"W
C38	40.50'	20.21'	028°35'03"	20.00'	N49°57'41"E
C39	34.50'	40.78'	067°43'18"	38.45'	S69°31'48"W
C40	135.50'	36.36'	015°22'32"	36.25'	S841°750"E
C41	849.50'	51.56'	003°28'38"	51.55'	S81°33'25"W
C42	849.50'	70.08'	004°43'37"	70.06'	S85°39'32"W
C43	34.50'	54.25'	090°05'48"	48.83'	N46°56'12"W
C44	849.50'	1.32'	000°05'21"	1.32'	S88°04'01"W
C45	34.50'	54.14'	089°54'18"	48.75'	S43°03'45"W
C46	34.50'	53.91'	089°31'40"	48.59'	S481°635"W
C47	34.50'	53.88'	089°28'31"	48.57'	N411°331"W
C48	941.00'	263.17'	016°01'26"	262.31'	S851°653"W
C49	890.50'	105.51'	006°47'19"	105.45'	S000°705"W
C50	890.50'	90.67'	005°50'02"	90.63'	S0611°35"E
C51	145.00'	250.82'	099°06'36"	220.70'	S402°642"W
C52	120.00'	86.67'	041°23'00"	84.80'	S29°48'06"E
C53	120.00'	86.90'	041°29'29"	85.01'	S711°421"E
C54	1000.00'	126.04'	007°13'18"	125.96'	N05°29'57"W
C55	324.50'	223.20'	039°24'37"	218.83'	N19°42'19"E
C56	464.41'	190.85'	023°32'45"	189.51'	N51°36'24"E
C57	140.00'	63.96'	026°10'38"	63.41'	S15°48'16"E
C58	160.00'	17.92'	006°24'56"	17.91'	N05°55'26"W
C59	849.50'	91.15'	006°08'53"	91.11'	S76°04'33"W
C60	849.50'	46.50'	003°08'10"	46.49'	S81°43'39"W
C61	849.50'	20.20'	001°21'46"	20.20'	S79°28'41"W
C62	4.75'	7.46'	090°00'00"	6.72'	N41°29'15"W
C63	4.75'	7.46'	090°00'00"	6.72'	N48°30'45"E
C64	4.75'	7.46'	090°00'00"	6.72'	S41°29'15"E
C65	4.75'	7.46'	090°00'00"	6.72'	S48°30'45"W
C66	4.50'	7.32'	093°11'03"	6.54'	N43°04'49"W
C68	889.38'	27.98'	001°48'09"	27.98'	S02°36'40"W
C70	2.50'	7.67'	175°45'25"	5.00'	N89°35'18"E
C71	889.81'	63.96'	004°07'07"	63.95'	S002°82'26"E
C72	4.50'	7.11'	090°33'43"	6.40'	S45°02'48"W

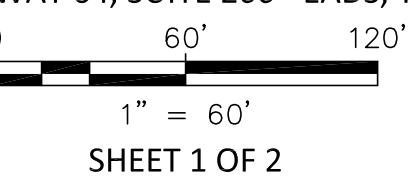
GENERAL NOTES:

- COMMON OPEN SPACES AND DETENTION PONDS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND DEEDED TO THE HOMEOWNERS' ASSOCIATION AT THE TIME OF DEVELOPMENT.
- TEMPORARY BENCHMARK (T.B.M.): CAP SCREW (PAINTED ORANGE) LOCATED ON FIRE HYDRANT, SOUTH OF PAVEMENT AT 9845 OLD BROWNSVILLE ROAD AS SHOWN HEREON. ELEVATION ON (T.B.M.) WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45. ELEVATION: 271.51
- ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNER.
- ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA AND CITY REGULATIONS.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C0215G, COMMUNITY PANEL NO. 470402 0215 G, EFFECTIVE DATE: FEBRUARY 6, 2013.
- THERE SHALL BE A FIVE (5) FOOT UTILITY EASEMENT AROUND THE FRONT, SIDES, AND REAR OF ALL LOTS.
- THERE SHALL BE A TWENTY-FIVE (25) FOOT ZONE 1 STREAM BUFFER ADJACENT TO THE EXISTING EAST TOP OF BANK OF STREAM AS SHOWN HEREON.
- THERE SHALL BE A TWENTY-FIVE (25) FOOT ZONE 2 STREAM BUFFER ADJACENT TO THE EAST ZONE 1 STREAM BUFFER AS SHOWN HEREON.
- ALL LOTS SHALL COMPLY WITH CITY OF LAKELAND TREE MANAGEMENT ORDINANCE.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE UNDER INSTRUMENT NUMBER _____
- THE CITY OF LAKELAND SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING DRAINAGE, WATER, AND SEWER SYSTEMS WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE GROUND CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT CAUSED DIRECTLY BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEM.
- NO FENCING, WALLS, STRUCTURES, OR PRIVATE IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CONSERVATION EASEMENT EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF LAKELAND.

FINAL DEVELOPMENT PLAN
PHASE 1

Lakeland Meadows
PLANNED RESIDENTIAL DEVELOPMENT

LAKELAND, TENNESSEE
SUBDIVIDED RESIDENTIAL LOTS: 33
ZONED: AG WITH PD/RESIDENTIAL OVERLAY
AREA: 15.77 ACRES
DATE: JULY 07, 2022
OWNER: RENAISSANCE DEVELOPMENTS, LLC
DEVELOPER: RENAISSANCE DEVELOPMENTS, LLC
3157 HIGHWAY 64, SUITE 200 - EADS, TN 38028



OWNER / APPLICANT / DEVELOPER
RENAISSANCE DEVELOPMENTS, LLC
3157 HIGHWAY 64, STE. 200
EADS, TN 38028
901-466-4101

PLANNER / SURVEYOR
OLLAR SURVEYING COMPANY, LLC
9180 CRESTWYN HILLS DR.
EADS, TN 38028
901-465-5555

ENGINEER
MCARTY GRANBERY ENGINEERING
198 PROGRESS ROAD
COLLIERVILLE, TN 38017
901-221-0075

LANDSCAPE ARCHITECT
FISHER & ARNOLD
9180 CRESTWYN HILLS DR.
MEMPHIS, TN 38125
888-583-9724

9' PLANT ZONE TREE NOTES:

- EACH LOT SHALL HAVE ONE (1) TREE (2"-2.5" CALIPER MINIMUM) FOR EVERY FORTY (40) FEET OF STREET FRONTAGE WITH A MINIMUM OF ONE (1) STREET TREE PER STREET FRONTAGE.
- STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAYS, UTILITIES, ETC. SO LONG AS THE MINIMUM SPACING REQUIREMENT IS MET.
- STREET TREES SHALL BE MEDIUM OR LARGE 'TYPE A' TREES IN ACCORDANCE WITH THE CITY OF LAKELAND TREE SPECIES SELECTION LIST AND THE APPROVED PLAN OF LAKELAND MEADOWS PLANNED RESIDENTIAL DEVELOPMENT (SEE SHEET 2).

CERTIFICATE OF OWNERS AND DEDICATION

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

Date: _____, 2022

Signature of Owner(s) _____

NOTARY'S CERTIFICATE

State of Tennessee County of Shelby Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of **LAKELAND MEADOWS, PHASE 1, PLANNED RESIDENTIAL DEVELOPMENT**, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 2022.

Notary Public
My Commission expires: _____

CERTIFICATE OF MORTGAGEE AND DEDICATION

We, the Mortgagee, _____, do hereby freely consent to the Subdvision 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: _____

Signature of Authorized Agent of Mortgagee _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby
Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ (printed name) of _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be _____ (title) of the **LAKELAND MEADOWS, PHASE 1, PLANNED RESIDENTIAL DEVELOPMENT**, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 2022.

Notary Public _____

My Commission expires: _____

CERTIFICATE OF ENGINEER

I, **JOSHUA W. BURNETTE**, 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 **JOSHUA W. BURNETTE**, a Professional Engineer, hereunto set out hand and affix my seal this ____ day of _____, 2022.

Tennessee Registration No. **119686**

Professional Engineer _____



CERTIFICATE OF SURVEYOR

I, **JASON LEE HARRIS**, hereby certify that this plat was prepared from notes taken during an actual survey made by me during the month of **October 2018**, and that this Final Development Plan correctly represents said survey. All bearings are referenced to the 1983 Tennessee State Plane Coordinate System; all new property corners are marked in accordance with Lakeland Subdivision Standards; the precision of the unadjusted survey is 1:10,000 or greater and all special flood hazard areas are properly located as per the latest Flood Insurance Rate Map. All dimensions are expressed in feet and decimals. All bearings, distances, and field information are true and correct to the best of my knowledge.

In witness whereof, I the said **JASON LEE HARRIS**, a Land Surveyor, hereunto set out hand and affix my seal this ____ day of _____, 2022.

Tennessee Registration No. **3007**

Registered Land Surveyor _____



CERTIFICATE OF CITY ENGINEER

The Final Development Plan is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: _____

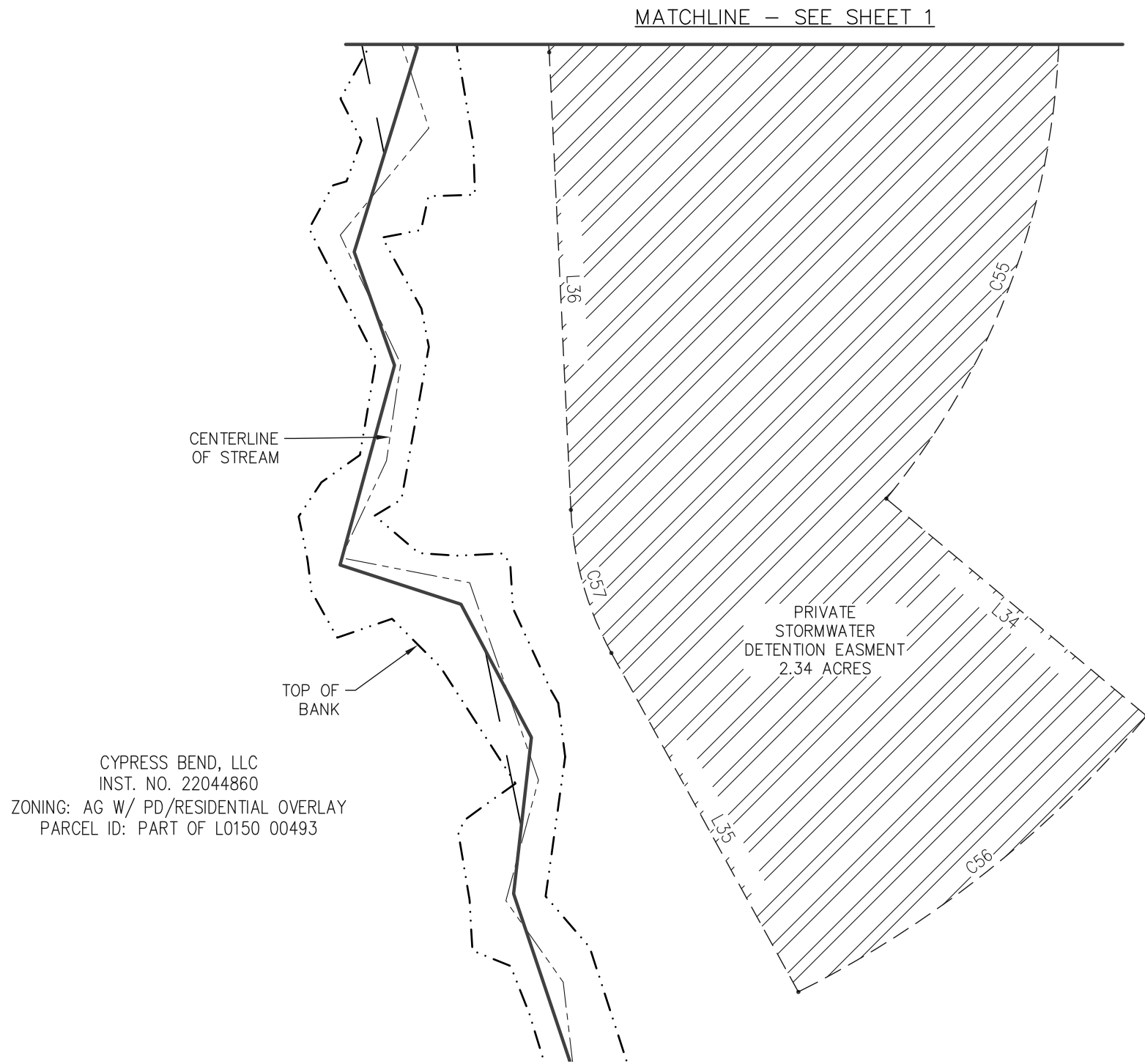
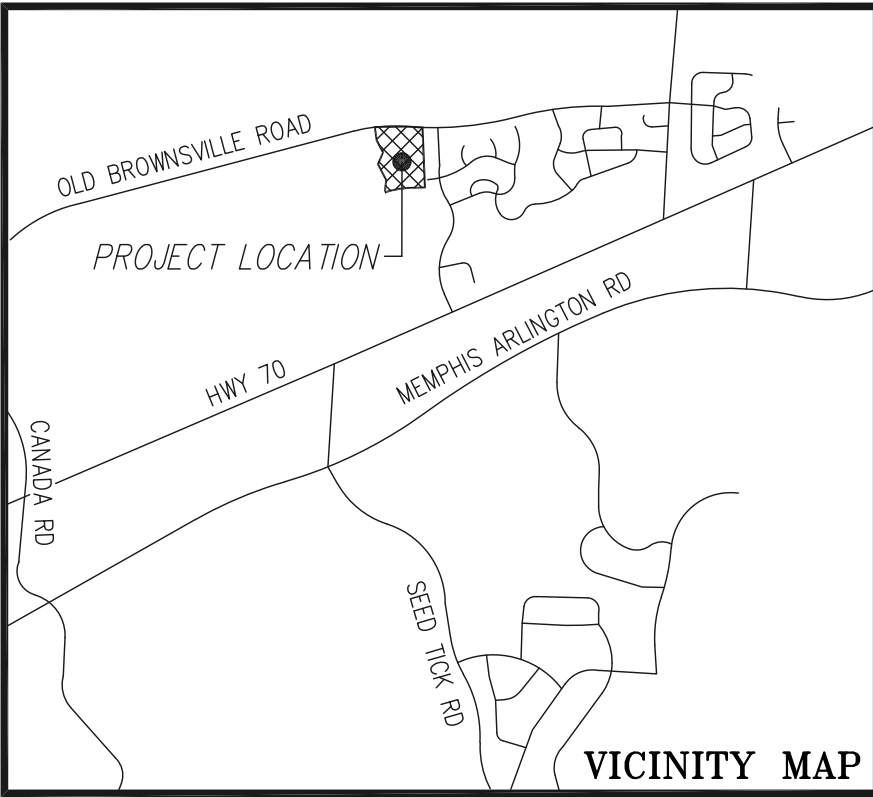
City Engineer _____

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL - SUBDIVISION

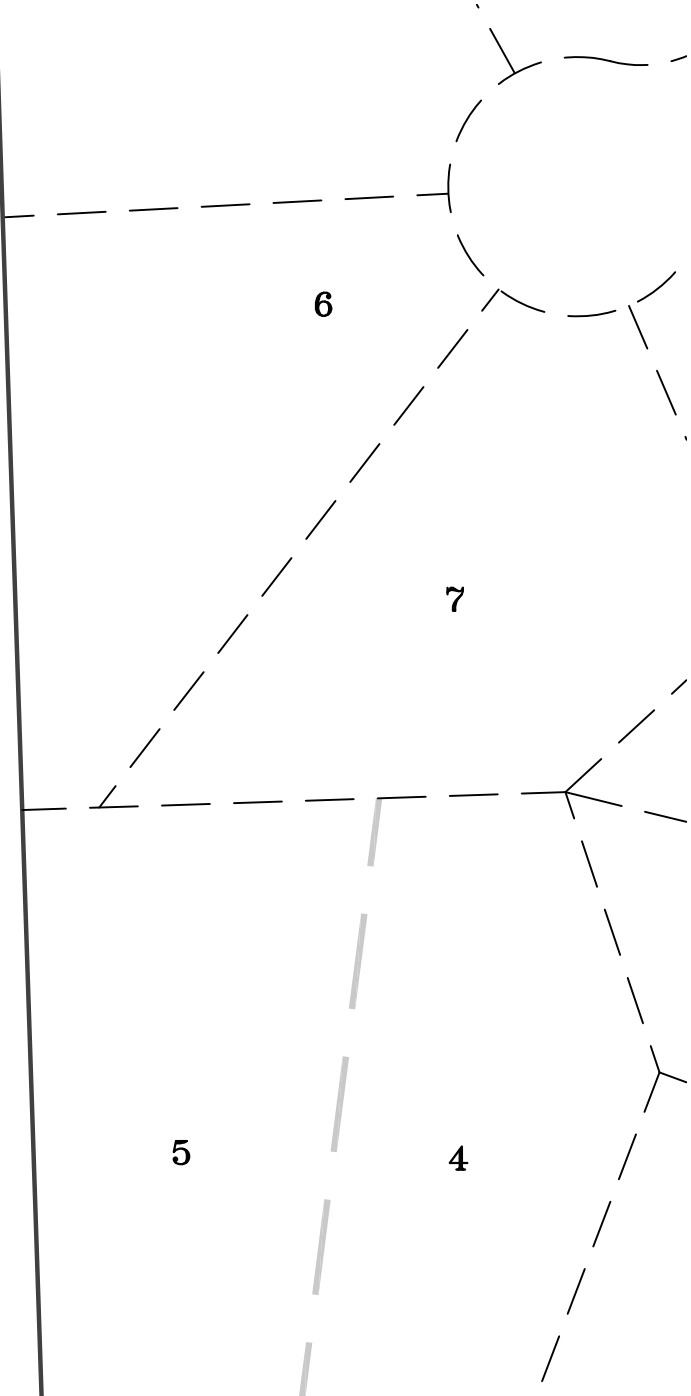
I, _____ do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Final Development Plan. The signing of this certificate shall in no way be deemed to constitute or effect an acceptance of the dedication of any street, improvement, or other ground shown upon the plat.

Date: _____

MPC Secretary _____

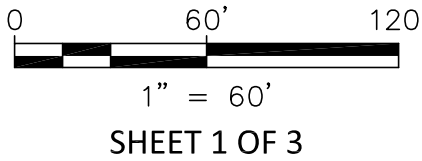


CYPRESS BEND, LLC
INST. NO. 22044861
ZONING: AG W/ PD/RESIDENTIAL OVERLAY
PARCEL ID: L0150 00538



FINAL DEVELOPMENT PLAN
PHASE 1
Lakeland Meadows
PLANNED RESIDENTIAL DEVELOPMENT

LAKELAND, TENNESEE
SUBDIVIDED RESIDENTIAL LOTS: 33
ZONED: AG with PD/RESIDENTIAL OVERLAY
AREA: 15.77 ACRES
DATE: JULY 07, 2022
OWNER: RENAISSANCE DEVELOPMENTS, LLC
DEVELOPER: RENAISSANCE DEVELOPMENTS, LLC
3157 HIGHWAY 64, SUITE 200 - EADS, TN 38028



SHEET 1 OF 3

OWNER / APPLICANT / DEVELOPER
RENAISSANCE DEVELOPMENTS, LLC
3157 HIGHWAY 64, STE. 200
EADS, TN 38028
901-466-4101

PLANNER
OLLAR SURVEYING COMPANY, LLC
3157 HIGHWAY 64, STE. 250
EADS, TN 38028
901-465-5555

ENGINEER
McCARTY GRANBERRY ENGINEERING
198 PROGRESS ROAD
COLLIERVILLE, TN 38017
901-221-0075

LANDSCAPE ARCHITECT
FISHER & ARNOLD
9180 CRESTWYN HILLS DR.
MEMPHIS, TN 38125
888-583-9724

Meeting Date: Thursday, July 21, 2022

Project: Lakeland Village Square Area A
Land Disturbance Permit

Staff Contact: Donald Anthony, AICP

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

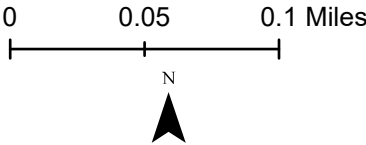
Parcel

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

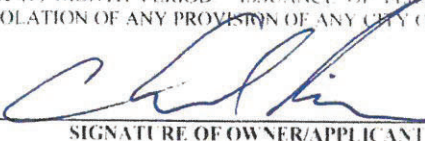
ATTACH A SITE PLAN WITH THE FOLLOWING:

- ☒ 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

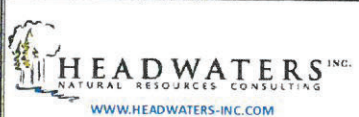
APPLICANT MUST SIGN TO INDICATE UNDERSTANDING OF CONDITIONS OF PERMIT ISSUANCE

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

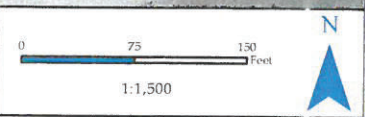
- Flow Direction
- Project Site (±5.0 ac)



Lakeland Property

Shelby County, Tennessee

[Site Location Map](#)



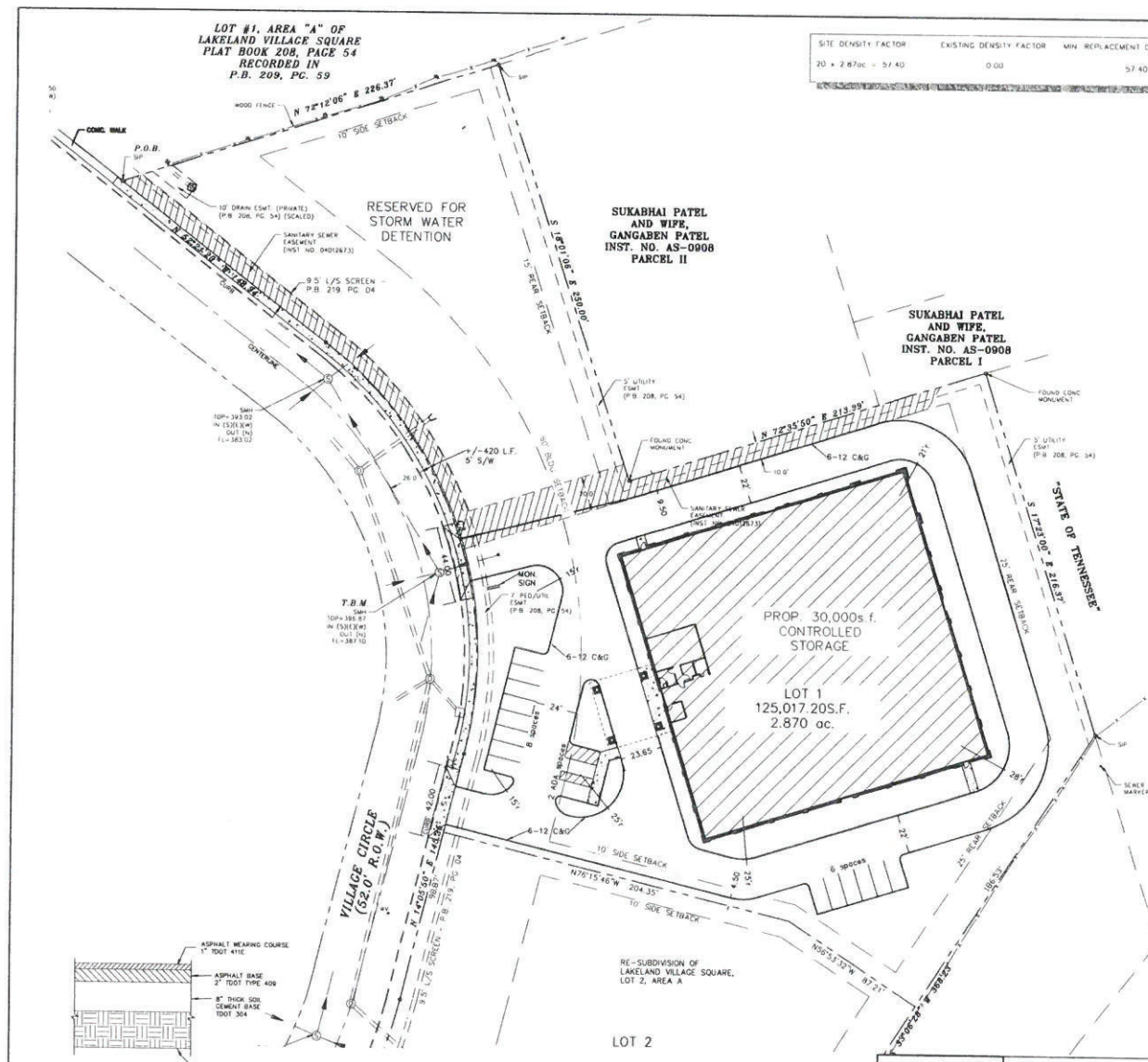
NAD 1983 StatePlane Tennessee FIPS 4100 Foot

ESRI World Imagery Basemap

Date Created: 2/15/2022

Created by: JDL

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

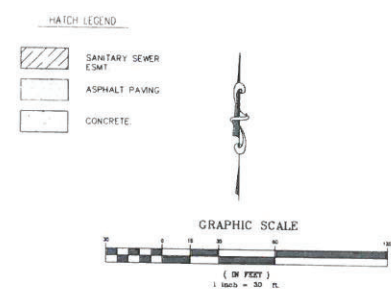


SITE DENSITY FACTOR	EXISTING DENSITY FACTOR	MIN. REPLACEMENT DENSITY FACTOR	PROVIDED REPLACEMENT DENSITY FACTOR
$20 \div 287ac = 57.40$	0.00	57.40	57.6

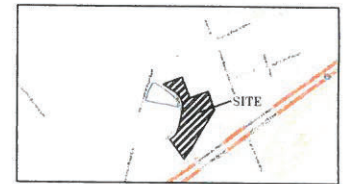
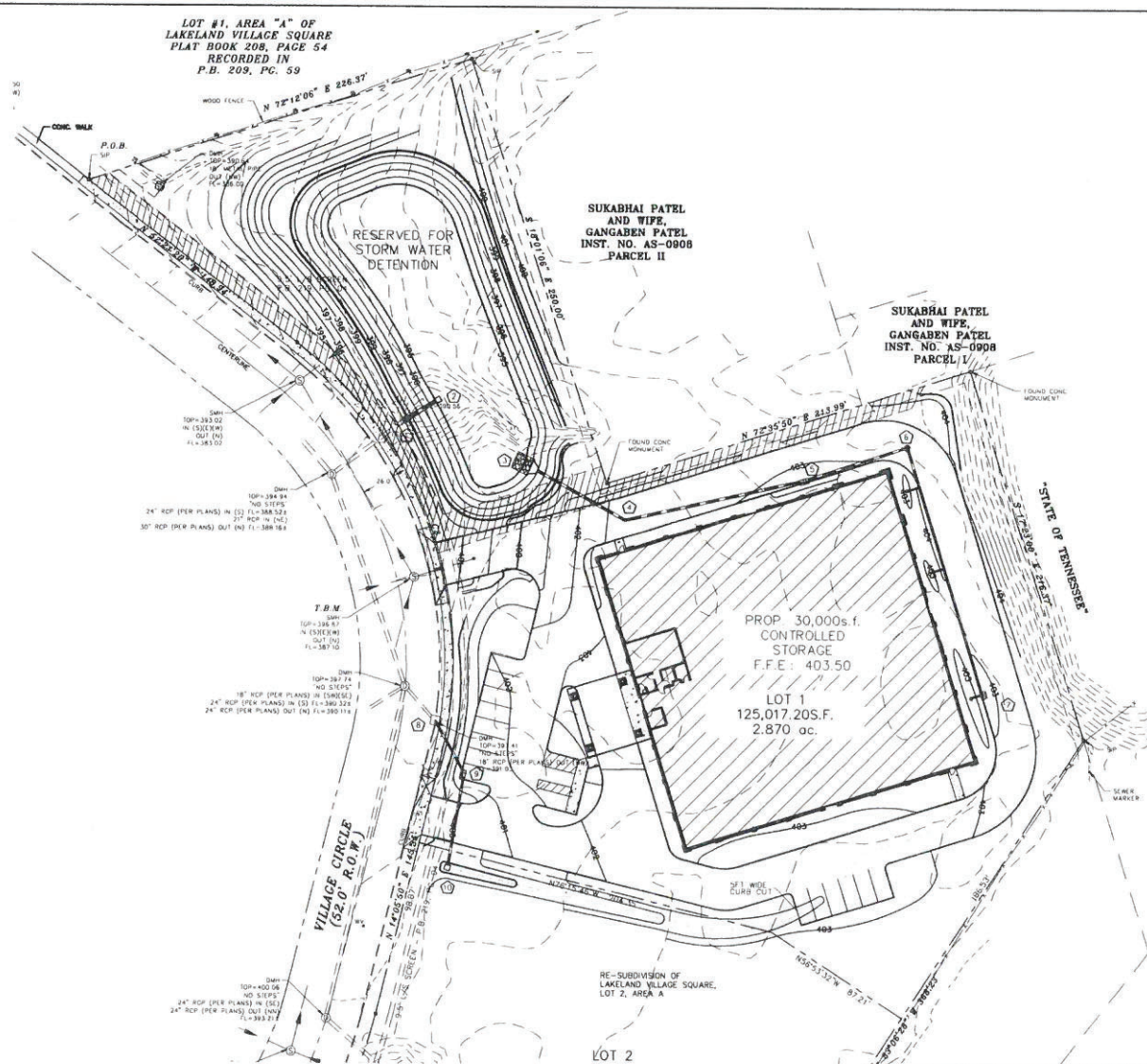
REPLACEMENT DENSITY FACTOR:
FIFTEEN (36) 3" TREES
TOTAL = (36) 1.6 UNITS = 57.6

PRELIMINARY PLAT DATA			
PROJECT NAME	RE-SUBDIVISION OF LAKELAND VILLAGE SQ		
Site Plan	Preliminary		
ADDRESS	T.B.D.		
MAP GROUP/PARCEL NO.	01 59, 5420		
EXISTING ZONING AND APPLICABLE OVERLAYS	C-2 Regional Commercial		
ACREAGE OF SITE:	5.081 Acres - 221,347 s.f.		
NET SET BACK LINES			
Front Yard	60'		
Side Yard	10'		
Rear Yard	25' IF ADJACENT TO L-40		
Minimum Lot Width	60 ft		
Minimum Lot Area	10,000 s.f.		
OWNERSHIP			
Name of Owner:	FOCAL POINT INVESTMENT, LLC		
Address:	RABBIT WOODWAY DR, STE 116, OLIVE BRANCH		
Phone No.:	901-794-4022		
E-mail Address:	stfomal@focall.com		
Contact Name:	Shelbie Thomas		
APPLICANT/DESIGN PROFESSIONAL			
Name of Design Professionals:	Remittance Group, Inc.		
Address:	9700 Valley Circle, Lakeland, IN		
Phone No.:	(901) 337-5553		
E-mail No.:	(901) 337-5554		
E-mail Address:	world@remgroup.biz		
Contact Name:	Wesley Roundtree		
PROPOSED USES	Residential Single-Family (By Zoning or Utility Maps)		Climate Controlled Storage
PROPOSED LOT SIZE:	SQUARE FOOTAGE (if existing on site and proposed)		-/- 30,000 s.f.
BUILDING HEIGHT (if allowed)	(if proposed)		5 STORIES
			T.B.D.
MAXIMUM FAR			
PROVIDED FAR	0.07		
OPEN SPACE RATIO (GREENSPACE)	Minimum Req.	Provided	
	35.0%	52.2%	
PARKING:	Minimum Required	Provided	
1 SPACE PER 3000 SF OF GROSS FLOOR AREA		16	

MAXIMUM FAR		
PROVIDED FAR	0.07	
OPEN SPACE RATIO (GREENSPACE)	Minimum Req.	Provided
	35.0%	52.2%
PARKING	Minimum Required	Provided
1 SPACE PER 2000 S.F. OF GROSS FLOOR AREA	15	16



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



VICINITY MAP

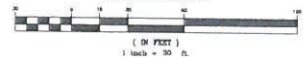
NOTE:
ALL BACKFILL MATERIAL COVERING STORM SEWER PIPING OUTSIDE OF
PUBLIC RIGHTS OF WAY SHALL BE COMPACTED TO THE SAME DENSITY
AS IN STREET RIGHTS OF WAY. SEE TRENCHING EXCAVATION AND
BACKFILL REQUIREMENTS BENEATH STREETS.

HATCH LEGEND

-  SANITARY SEWER
ESM
-  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 <table border="1"> <thead> <tr> <th>ITEM NO.</th> <th>DESCRIPTION OF CHANGE</th> <th>APPROVAL DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		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 at Lake Circle. BOUNDARY - This property is not located on a special flood hazard area. PER 15,000 SURFACE WATER MAP, MAP NO. 47151C 0330 G. (COMMUNITY PANEL NO. 47151C 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. 1700 RELAY CIRCLE, STE. 100 LAKELAND, TN 38002 (601) 332-5513 MOBILE (601) 332-5514 FAX EMAIL: RENAISSANCE@RENAISSANCEGROUP.COM
	ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE																		
GRADING & DRAINAGE LOCATION: WEST SIDE OF VILLAGE CIRCLE, 100' FROM THE SOUTH RIGHT-OF-WAY LINE OF LAKE CIRCLE ROAD, LAKELAND, TN FROM _____ TO _____ SURVEY _____ DATE _____ BORN _____ DESIGN _____ DATE _____ SCALE _____ 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 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	DATE

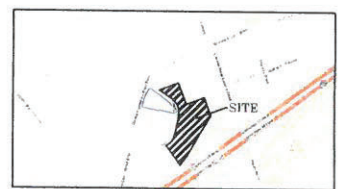
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A
DEVELOPER: FOGAL POINT INVESTMENT LLC
RENAISSANCE GROUP, INC.
1000 BLAKE DRIVE, JR. 100
SAVANNAH, GA 30402
(903) 352-5533 KIM@RENAISSANCEGROUP.COM

DEPARTMENT OF ENGINEERING
E.P.S.C. - PHASE 1
LOCATION: WEST SIDE OF VILLAGE CIRCLE, 100' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVIES PLANTATION ROAD, LAKELAND, TN
SURVEY: _____ DATE: _____ BOOK: _____
DESIGN: _____ DATE: _____
CITY ENGINEER: _____ DATE: _____

-CAUTION NOTICE TO CONTRACTOR-
IN CASE OF CONFLICTS BETWEEN PROPOSED 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 THE 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 OR THE DURATION OF THE CONSTRUCTION PROJECT.

LIMITS OF DISTURBANCE
ALL GRADING AND VARIANCE 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 WERE 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.



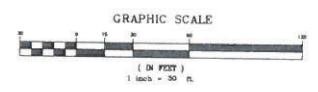
VICINITY MAP

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

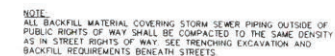
GENERAL NOTES (CITY OF MEMPHIS)

- 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 SEED, MULCH, FERTILIZED AND/OR SOODED 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 PERMITS. IF THE LOCATION OF EXISTING UTILITIES IS NOT SHOWN ON THE PLANS OR NOT DURING THE WORK ON THE PROJECT, FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING MCGRAW HILL, SOUTH CENTRAL BELL, TEAS 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 (45) 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 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 GRADINGS: 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.
- DIRTY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION THROUGH UNED CHANNELS SO THAT THE DISCHARGE DOES NOT CAUSE EROSION AND SEDIMENTATION. THE DISCHARGE MUST NOT CAUSE AN UNDESIRABLE COLOR CONTRAST WITHIN THE RECEIVING STREAM.
- AREAS WHERE CONSTRUCTION HAS CEASED, EITHER TEMPORARILY OR PERMANENTLY, MUST BE STABILIZED WITHIN 14 DAYS.



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.



LEGEND

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

- [illegible]

 SANITARY SEWER
 ASPHALT PAVING
 CONCRETE

(IN FEET)
1 inch = 30 ft.

I am 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.

TEMPORARY BENCHMARK (18.5M) - Top of an existing sanitary sewer manhole located in Village Green on Greenburg
Elev = 295.67 NAVD 83

LOOD NOTE: THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARDOUS AREA. THE FLOOD INSURANCE RATE MAP MAP NO. 4715C 0330 C COUNTY OF HAMILTON, NEW YORK, SHOWS NO FLOODING OF THIS PROPERTY. THE FLOOD INSURANCE RATE MAP NO. 47002 0330 C EFFECTIVE DATE FEBRUARY 8, 2014

**CITY OF LAKELAND
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A
DEVELOPER: LOCAL POINT MANAGEMENT, LLC
RENAISSANCE GROUP INC.
8700 WILLOW CIRCLE, STE 100
LAKELAND, FL 33602
PH: 813.333.3333 FAX: 813.333.3334**

DEPARTMENT OF ENGINEERING

E.P.S.C. - PHASE 3

LOCATION: WEST SIDE OF VILLAGE CIR. 100' FROM THE SOUTH RIGHT-OF-WAY
OF DAKES PLANTATION ROAD, LARELLE, TN

FROM _____ TO _____

SURVEY _____ DATE _____ BOOK _____

S _____ SCALE _____

DESIGN _____ DATE _____ CWD _____ 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:



Municipal Planning and Design Review Commission

Meeting Date: Thursday, July 21, 2022

Project: Lakeland Village Square, Area A Lots 4 and 5
Preliminary Development Plan

Staff Contact: Donald Anthony, AICP

PROJECT INFORMATION

Location: 9765 Village Circle

Parcel ID: L0159 00542C

Zoning District: C-2 (Regional Commercial)

Neighborhood: Type 5

Site Area: 5.10 acres

Applicant: Focal Point Investment LLC

Representative: Wesley Wooldridge, Renaissance Group Inc.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission send this item forward to the Board of Commissioners with an unfavorable recommendation.

DISCUSSION

The applicant, Wesley Wooldridge of Renaissance Group Inc. representing Focal Point Investment LLC, seeks a favorable recommendation to the Board of Commissioners for a Preliminary Development Plan (PDP) for Lots 4 and 5 of the Lakeland Village Square Planned Development. The subject property is a 5.10-acre parcel located at 9765 Village Circle. The property is part of the Lakeland Village Square development, which was initially approved in 1999.

Property Characteristics

The 5.10-acre subject property has a generally rectangular shape with an appendage on its north side. The lot is lightly wooded on the south and northeast. Most of the property is relatively flat, though the appendage on the northwest side has significant grade changes; the applicant proposes using this area for stormwater detention.

Site Access

The site has frontage on Village Circle on the west and the Interstate 40 westbound entrance ramp from Canada Road on the southeast. Access to the site is limited to Village Circle. The applicant proposes using a single driveway connection to serve both Lots 4 and 5; the driveway would be placed along the two lots' shared property line.

Description of Plan

The purpose of this PDP is to amend the standards established for the Lakeland Village Square development, which was approved and recorded in 1999. Specifically, the applicant wishes to amend the approved *Lakeland Village Square Site Plan* document (the equivalent of a current Preliminary Development Plan) to allow a self-service storage facility on Lot 4 and a four-story hotel on Lot 5. The applicant has submitted a Site Plan for the storage facility; however, no plans have been submitted for the hotel.

As proposed in the PDP, Lot 4 would have an area of approximately 2.69 acres, while Lot 5 would have an area of approximately 2.39 acres. A retention pond would be placed on the north end of Lot 4; the pond would accommodate stormwater from both Lots 4 and 5. The proposed building setbacks (60-feet front, 10-feet side, and 25-feet rear) are consistent with those shown in the approved plan.

Lot 4 is the primary focus of the PDP. Lot 4 would be the site of a 90,000-square foot self-service storage facility. The facility would have a height of three stories; at its highest points, the building would reach approximately 42 feet. The exterior of the building would consist primarily of off-white EIFS with a brick base and Nichiha accents. The building would have a porte cochere on the west side, which would serve as the main entrance. Parking would be provided in two areas: one to the west of the building between the building and Village Circle, and one to the south of the building between the building and the Interstate 40 entrance ramp. Access to the site would be provided via a driveway along the southern property line; the driveway would serve both Lots 4 and 5.

Deviations from Approved Plan

The PDP deviates from the approved plan in several respects:

1. The PDP adds climate-controlled storage as an approved use. (See Item I.C. in the PDP document.)
2. The PDP increases the maximum height for hotel use to four stories or 50 feet. (See Item II.C. in the PDP document.)
3. The PDP adds a shared entrance for Lots 4 and 5. (See Item III.H. in the PDP document.)
4. In Planning staff's review of the PDP, staff noted an additional change to the approved plan. The approved plan sets a maximum floor area ratio (FAR) of 0.50 for lots within the Lakeland Village Square development. As shown on the submitted plans, Lot 4 would have a FAR of 0.77. Thus, the PDP would need to increase the maximum FAR to accommodate the proposed storage facility.

Comprehensive Plan

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

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

Staff Comments

Staff recommends that the Planning Commission send this item to the Board of Commissioners with an unfavorable recommendation. At its May 2022 meeting, the Planning Commission reviewed a Sketch Plan for the self-service storage facility and advised the applicant that such a use would not be appropriate for the subject property. Commissioners expressed concern about the nature of the use, its proximity to other uses and structures, the design of the building, and visibility from Interstate 40 and Canada Road. The Preliminary Development Plan does not fully address those concerns. The proposed building is monolithic, has little articulation, and is clad in a material (EIFS) that is not in keeping with Lakeland's expressed desire for high-quality building materials. The use itself is not well-suited for a site with such high visibility; warehouses and similar buildings are generally more compatible with industrial areas. Further, the size of the storage building is inconsistent with guidelines for Residential Support Center established in the City's adopted Comprehensive Plan.

Standards and Criteria for Planned Developments

Article I, Section 4.T.3.a. of the Lakeland Land Use Regulations give the Board of Commissioners the authority to approve Planned Developments upon written findings from the Planning Commission that the Planned Development satisfies specific standards. The Planning Commission should consider each of these standards in its discussion on this item.

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

EXAMPLE MOTIONS

1. Motion to recommend denial of the Lakeland Village Square Area A Lots 4 and 5 Preliminary Development Plan to the Board of Commissioners:
 - a. Reason for denial
2. Motion to recommend approval of the Lakeland Village Square Area A Lots 4 and 5 Preliminary Development Plan to the Board of Commissioners subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report
3. Motion to recommend approval of the Lakeland Village Square Area A Lots 4 and 5 Preliminary Development Plan to the Board of Commissioners without conditions.

PROCEDURAL REQUIREMENTS

1. The applicant shall submit a corrected electronic (PDF) version of the plan to the Planning Department. All revisions shall be clouded on the plan. The applicant shall submit an accompanying letter confirming that all conditions imposed by the Planning Commission have been satisfied.
2. Signage shall be reviewed separately from the Preliminary Development Plan. The applicant shall submit a separate Sign Permit Application form and fee payment. Any

signage shown in the Preliminary Development Plan submittal is illustrative only;
approval of the Preliminary Development Plan does not convey approval of any signage.

9765 Village Circle

Lakeland, Tennessee

5.08 Acres
Zoned C-2



9765 Village Circle

Lakeland City Boundary

Street Centerline

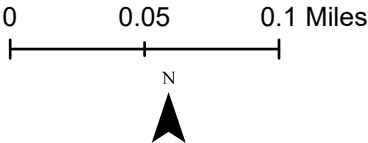
Parcel

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

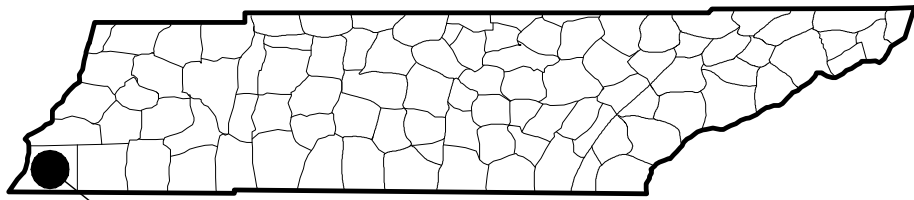
Lakeland Planning
Department
April 29, 2022

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



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

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



SHELBY COUNTY, TENNESSEE



VICINITY MAP

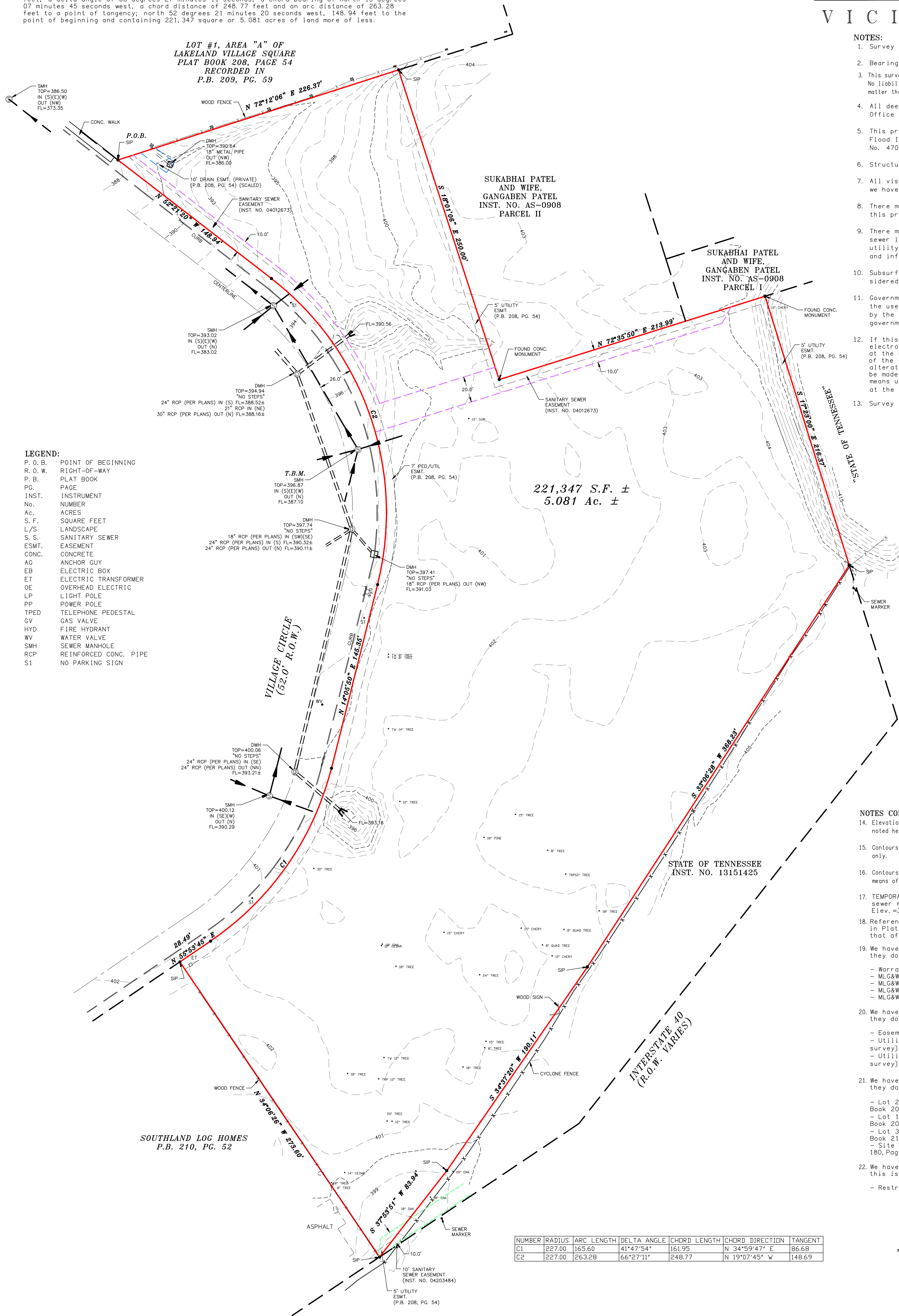
NOT TO SCALE

NOTES:

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

LEGEND:

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



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

CERTIFICATE:

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

MILESTONE LAND SURVEYING, INC.

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



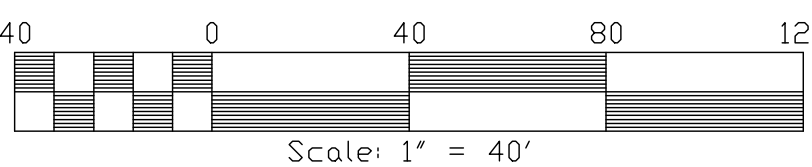
MILESTONE LAND SURVEYING, INC.
2880 COBB ROAD
LAKELAND, TN 38002
PHONE: (901) 867-8671
FAX: (901) 867-9889

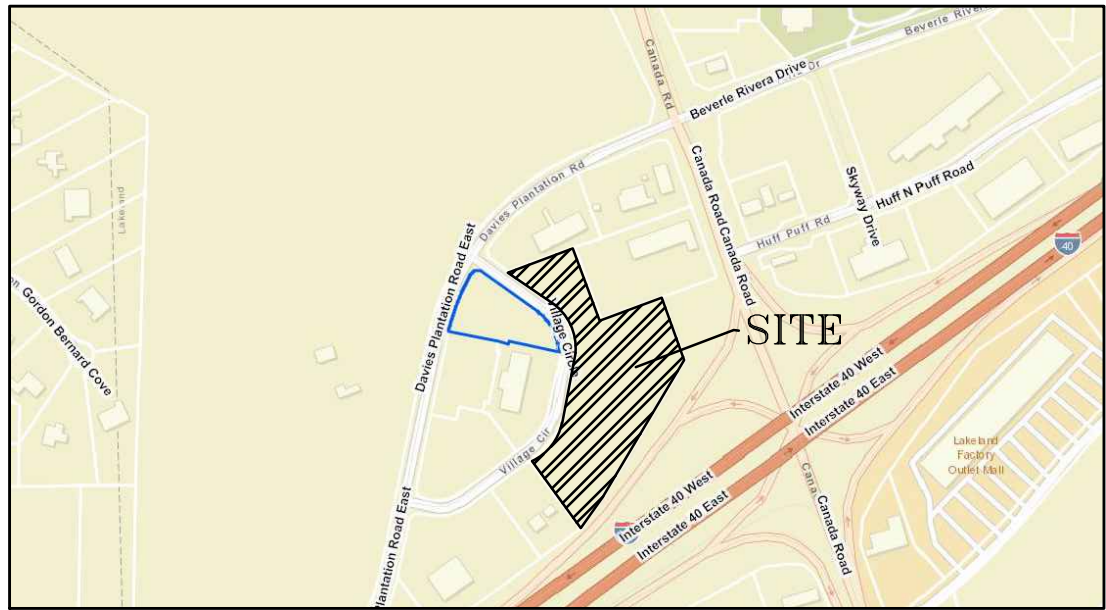
NOTES CONTINUED:

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

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

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





VICINITY MAP

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

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

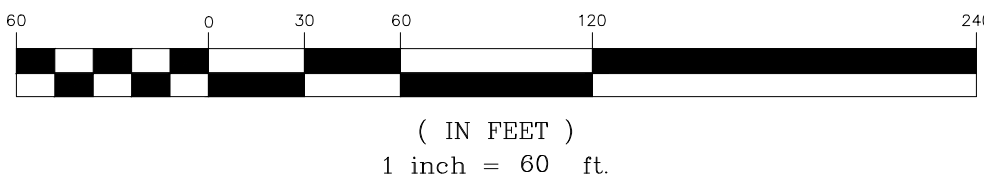
APPLICANT/DESIGN PROFESSIONAL	
Name of Design Professional:	Renaissance Group, Inc.
Address:	9700 Village Circle, Lakeland, TN
Phone No.:	(901) 332-5533
Fax No.:	(901) 332-5534
E-mail Address:	wwooldrige@group.biz
Contact Name:	Wesley Wooldridge
PROPOSED USES (as defined by Zoning or Outline Plan)	Climate Controlled Storage
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	3 story - 30,000 s.f. Ground Floor +/- 90,000 s.f. Total
BUILDING HEIGHT (allowed):	35 FEET
(proposed):	T.B.D.
MAXIMUM FAR:	
PROVIDED FAR:	0.77
OPEN SPACE RATIO: (GREENSPACE):	Minimum Req. 35.0% Provided 48.10%
PARKING: 1 SPACE PER 2000 S.F. OF GROSS FLOOR AREA	Minimum Required 15 Provided 20

HATCH LEGEND

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



GRAPHIC SCALE



SHEET _____ OF _____

Engineering Certificate

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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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

DEPARTMENT OF ENGINEERING

SITE AERIAL PLAN

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

FROM: _____ TO: _____

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

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

CITY ENGINEER _____ DATE _____

CERTIFICATE OF ENGINEER
State of Tennessee
County of Shelby

I _____, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Preliminary Plat / Construction Plans / Final Plat (whichever is applicable) are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation, City of Lakeland Manual for Public Works and Materials Specifications, and all City of Lakeland ordinances, including Subdivisions. In witness whereof, I the said _____, a Professional Engineer, hereunto set out hand and affix my seal this _____ day of _____, 20____.

Tennessee Registration No. _____

Professional Engineer



CERTIFICATE OF SURVEYOR
State of Tennessee
County of Shelby

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

Tennessee Registration No. _____

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

Date: _____

MPC Secretary

CERTIFICATE OF CITY ENGINEER

Construction Plans are Inspected and Approved by the City Engineer
This _____ day of _____, 20____.

City Engineer

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

Date: _____

Signature of Owner(s)

Include Notary Seal and Signature

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

Notary Public

My Commission expires: _____

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

Date: _____

Signature of Mortgagee

Include Notary Seal and Signature

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

Notary Public

My Commission expires: _____

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



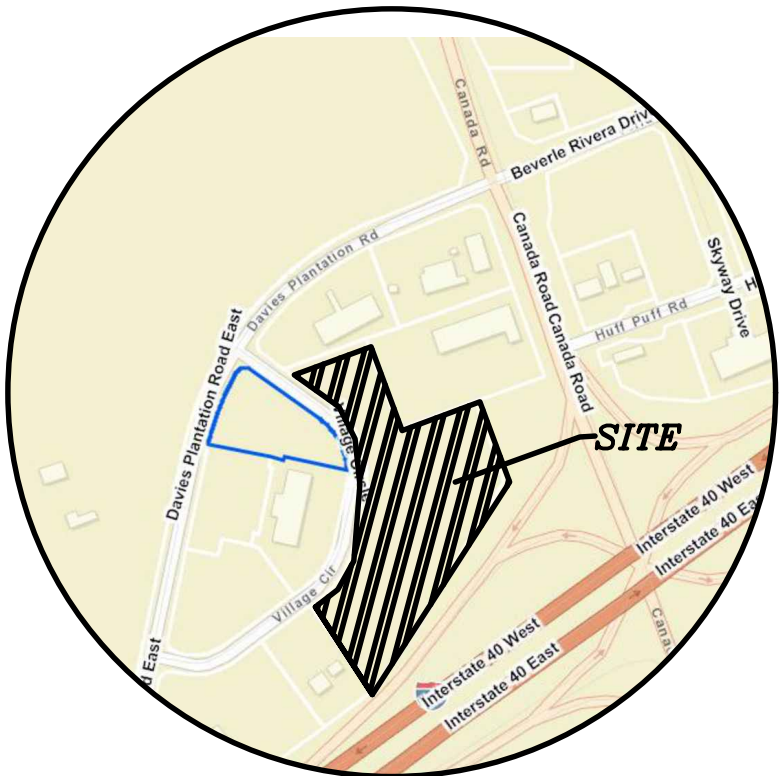
**Renaissance
Group**
www.rgroup.biz

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

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

HATCH LEGEND

	SANITARY SEWER ESMT. 6,605 S.F.
	SHARED ACCESS EASEMENT



VICINITY MAP
N.T.S.

PRELIMINARY PLAT DATA

PROJECT NAME:	RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
Site Plan:	Preliminary
ADDRESS:	T.B.D.
MAP, GROUP, PARCEL NO.:	01, 59, 542C
EXISTING ZONING AND APPLICABLE OVERLAYS:	C-2 Regional Commercial
ACREAGE OF SITE:	5.081 Acres - 221,347 s.f.
MIN. REQ. SETBACK LINES:	
Front Yard:	60'
Side Yard:	10'
Rear Yard:	25' IF ADJACENT TO I-40
Minimum Lot Width	80 ft.
Minimum Lot Area	10,000 s.f.

OWNERSHIP

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

APPLICANT/DESIGN PROFESSIONAL

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

SEWER EASEMENT NOTES

1. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN THE SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
2. THE CITY OF LAKELAND SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

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

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

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

TOP

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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

LAKELAND, TENNESSEE

DIST. 01 - BLOCK 59 - PARCEL 542C
TOTAL AREA: 221,347 SF, (5.081 ACRES)

TOTAL LOTS: 2, EX. ZONING: C-2
DATE: APRIL, 2022 SCALE: 1"= 50'

DEVELOPER: FOCAL POINT INVESTMENT L.L.C.
ADDRESS: 8888 MIDSOUTH DR., STE. 116
OLIVE BRANCH, MS 39110



**Renaissance
Group**
www.rgroup.biz

Village Square– A Planned Commercial
Development Proposed Site Plan
Conditions

I Uses Permitted

- A. Any use permitted in the “C-2” Commercial District Regulations or any use permitted on Appeal in the “C-2” Commercial District Regulations.
- B. Uses prohibited are any use not specifically permitted or permitted as a use permitted on appeal by the Board of Appeals.
- C. Use Exceptions: Climate Controlled Storage

II Bulk Regulations

- A. Setback Requirements shall be as follows:

Front Yard – There shall be a front yard having a depth of not less than sixty (60) feet if parking is provided in the front yard, otherwise, a depth of forty (40) feet is sufficient.

Rear Yard – There shall be a rear yard having a depth of not less than fifteen (15) feet.

Rear Yard* - There shall be a rear yard having a depth of not less than fifteen (15) feet for lots abutting Interstate 40.

Side Yard – There shall be a side yard of not less than ten (10) feet in width of each lot. Provided, however, that buildings may share a common wall provided it is an approved fire wall and approval is granted by the Board of Appeals, at which case, the side yard is waived entirely.
- B. Maximum Lot Coverage by All Buildings

The maximum Floor Area Ratio (F A R) for reach lot shall not exceed fifty percent (50%).
- C. Height Regulations

No building shall exceed three (3) stories or thirty-five (35) feet in height except that this provision shall not apply to belfries, chimneys, cupolas, church spires, flagpoles, radio or television towers/antennas, water tanks or stand pipes provided they comply with all pertinent federal, state, county, or city codes, regulations, or ordinances.

Height Exception: A height exception for Hotel Use to allow for four (4) stories or Fifty (50) feet to cover the fourth story and parapet walls.

D. Spacing Distance Regulations

No spacing distance regulations shall apply.

III Access and Circulation

- A. A Standard Subdivision Contract as required for any required public improvements.
- B. The design, number, and location of curb-cuts along the interior street shall be subject to approval by the City Engineer.
- C. Access to Interstate 40 is prohibited.
- D. Access to Davies Plantation Road East shall be limited to two curb-cuts for Area “A” and three curb-cuts for Area “B” for the purpose of a private drive.
- E. The design and location of curb-cuts along Davies Plantation Road East shall be subject to approval by the City Engineer.
- F. Parking regulations shall be as regulated in Article V, Section I of the Lakeland Ordinance.
- G. The street (Village Circle) having a width of 36 feet to face of curb shall be maintained as a 3 – lane roadway with a lane in each direction and the middle lane being a turn lane.
- H. An additional Shared Entrance to be allowed on Lot 5.

VI Landscaping and Screening

- A. Existing trees shall be preserved wherever possible.
- B. A ten (10) foot landscape screen easement (Plate “A-1”) shall be provided along all lots abutting a public street.
- C. A twenty-five (25) foot landscape screen easement (Plate “A-2”) shall be provided along all lots abutting Interstate 40.
- D. The total “Green Area” for each lot shall not be less than twenty-five percent (25%) of the total lot area.
- F. Landscaping shall not be placed on sewer, drainage, or utility easements.

V Drainage

- A. Drainage improvements, including possible detention, shall be provided under a Standard Subdivision Contract in accordance with Subdivision Regulations.
- B. Drainage date for assessment of detention requirements shall be submitted to the City Engineer. All drainage plans are to be submitted to the City Engineer’s Office for review and approval.

- C. All drainage emanating on-site shall be private in nature, and no public easements shall be accepted.
- D. An easement will be provided for the detention basin and will be of sufficient size for maintaining the basin as required.

VI Signage

- A. All signage shall conform to the current Lakeland Sign Ordinance as of July 1, 2022.

VII The Lakeland Planning Commission may modify the bulk, access, circulation, parking, landscaping, loading, screening, signs, and other site requirements if equivalent alternatives are presented, provided, however, any adjacent property owner who is dissatisfied with the modifications of the Planning Commission hereunder may within ten days of such action file a written appeal to the Director of Development, to have such action reviewed by the appropriate governing bodies.

VIII A final plan shall be filed within five years of the approval of the site plan. The Planning Commission may grant extensions at the request of the applicant.

IX Any final plan shall include the following:

- A. The site plan conditions
- B. The contents as specified in Section 3.A.2.e of the Lakeland Zoning Ordinance.
- C. The final plan shall also be submitted to the Lakeland Design Review Commission for conformity to the site plan conditions.

X Downstream detention/retention must be included as part of the property deed of record

XI Sewer plans

- A. Sewer plans and roadway plans must be provided and done according to Lakeland Subdivision Regulations.
- B. A off-street easement 10 feet in width will be provided along the force main location.

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



**Renaissance
Group**
www.rgroup.biz

CERTIFICATE OF ENGINEER
State of Tennessee
County of Shelby

I _____, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Preliminary Plat / Construction Plans / Final Plat (whichever is applicable) are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation, City of Lakeland Manual for Public Works and Materials Specifications, and all City of Lakeland ordinances, including Subdivisions.
In witness whereof, I the said _____, a Professional Engineer, hereunto set out hand and affix my seal this _____day of _____20____.
Tennessee Registration No. _____

Professional Engineer



CERTIFICATE OF SURVEYOR
State of Tennessee
County of Shelby

I, _____ hereby certify that this plat was prepared from notes taken during an actual survey made by me during the month of _____, 20____, and that this Plat or Site Plan correctly represents said survey. All bearings are referenced to the 1983 Tennessee State Plane Coordinate System; all new property corners are marked in accordance with Lakeland Subdivision Standards; the precision of the unadjusted survey is 1:10,000 or greater and all special flood hazard areas are properly located as per the latest Flood Insurance Rate Map. All dimensions are expressed in feet and decimals. All bearings, distances, and field information are true and correct to the best of my knowledge.
In witness whereof, I the said _____, a Land Surveyor, hereunto set out hand and affix my seal this ____day of _____20____.
Tennessee Registration No. _____

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

MPC Secretary

CERTIFICATE OF CITY ENGINEER

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

City Engineer

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

Date: _____

Signature of Owner(s)

Include Notary Seal and Signature

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

Notary Public

My Commission expires: _____

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

Date: _____

Signature of Mortgagee

Include Notary Seal and Signature

STATE OF TENNESSEE
COUNTY OF SHELBY

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

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

Notary Public

My Commission expires: _____

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



**Renaissance
Group**
www.rgroup.biz



Village Circle View (1)



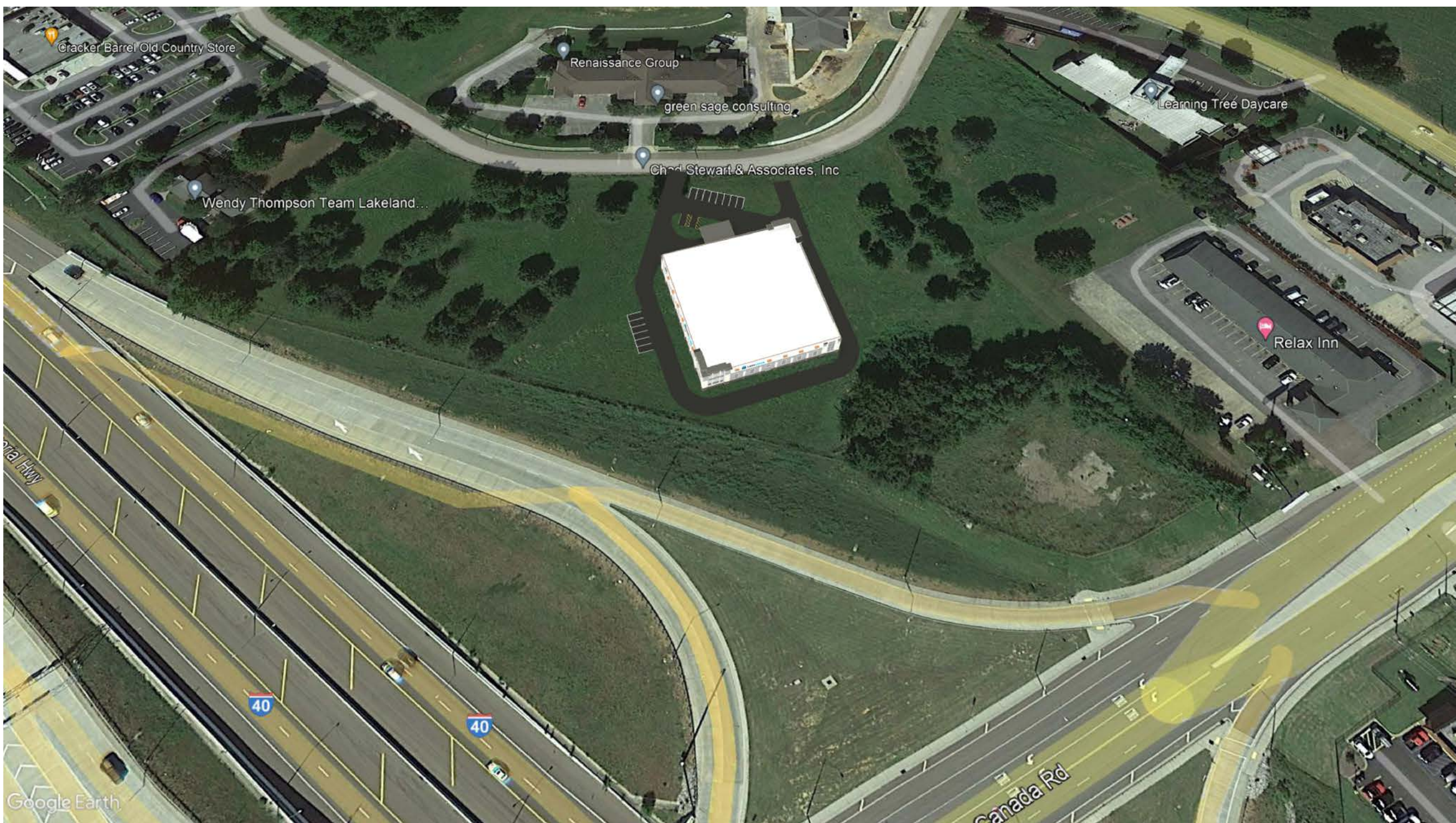
I-40 View (2)



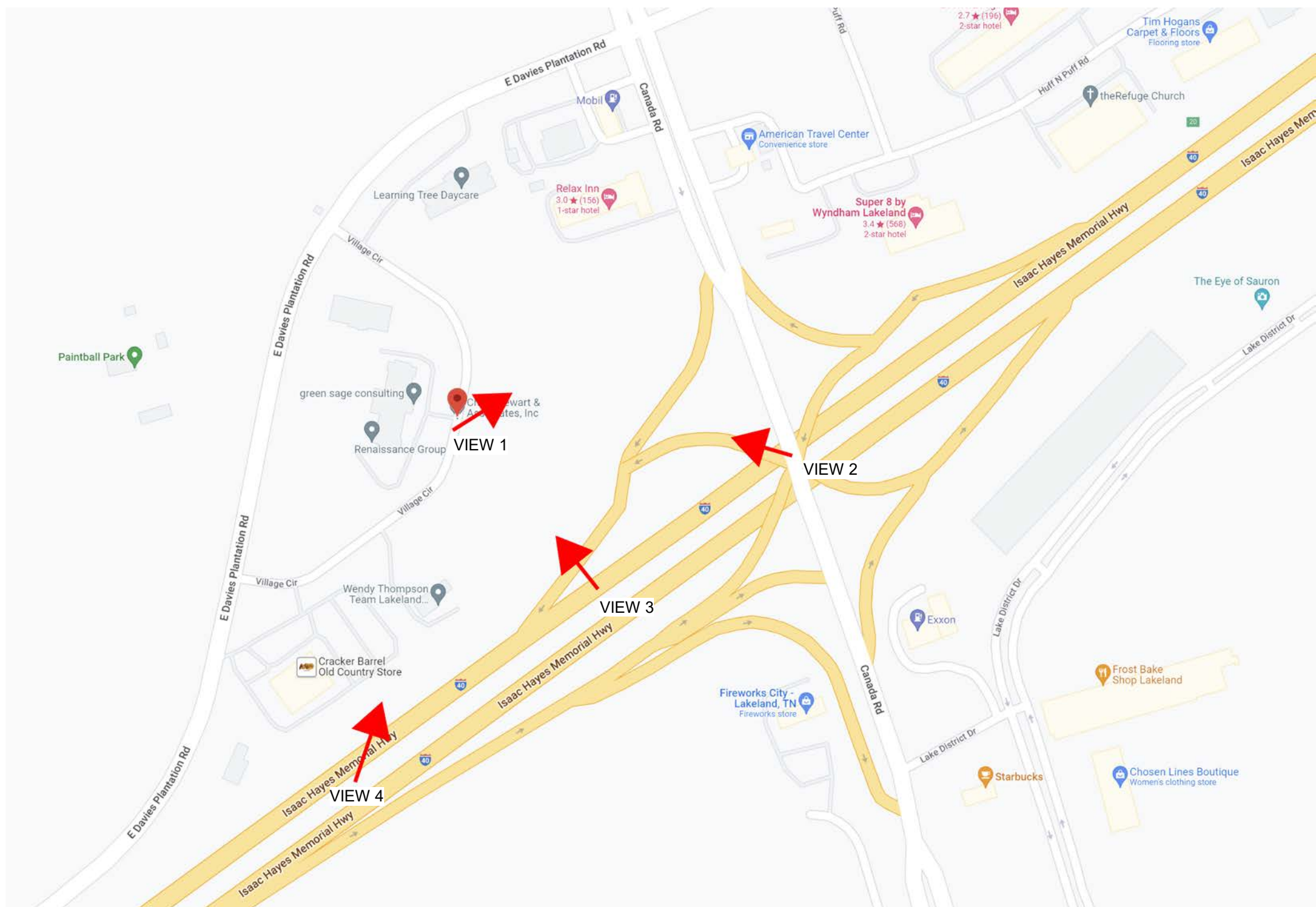
I-40 View (3)



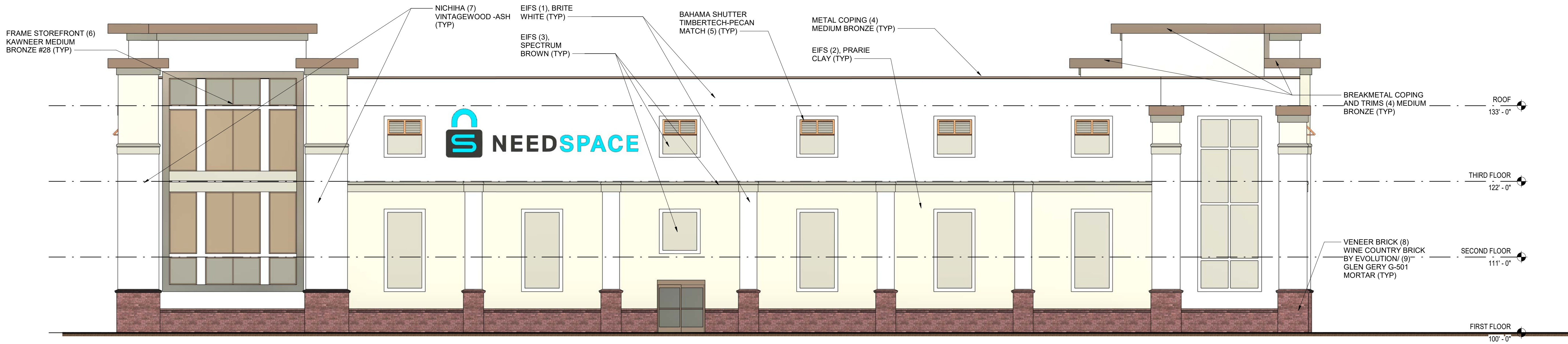
I-40 View (4)



Building Location - Aerial View

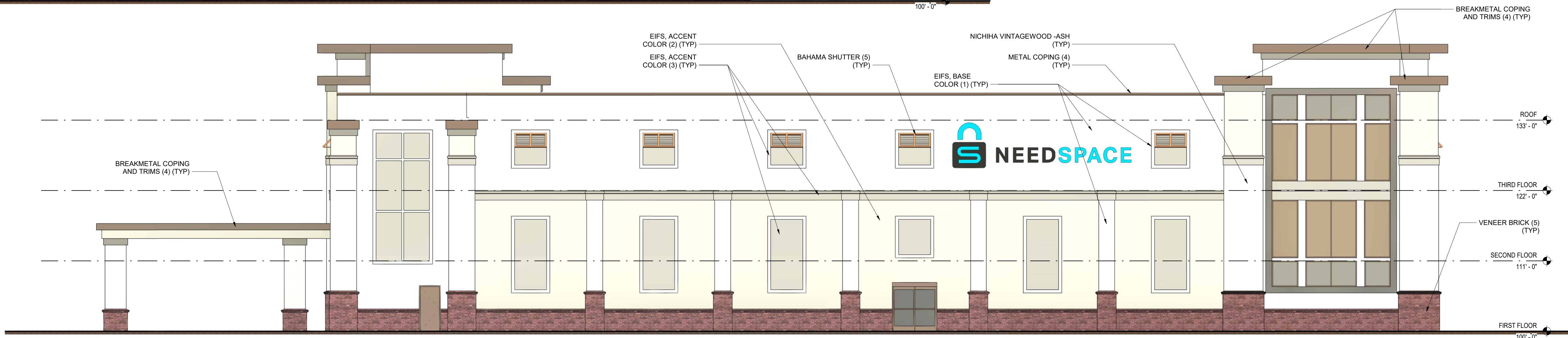


Viscinity Map w/ View Locations

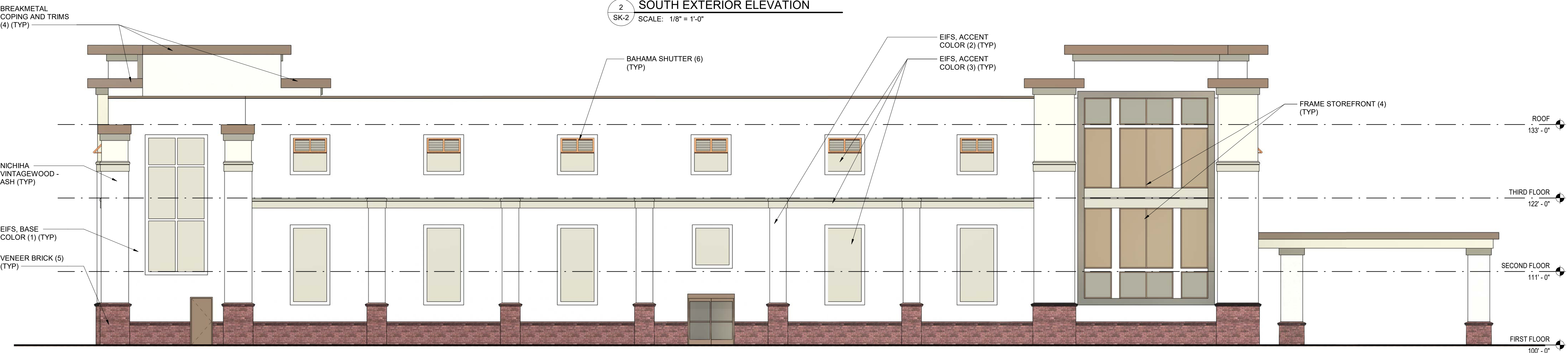


1 EAST EXTERIOR ELEVATION
SK-2 / SCALE: 1/8" = 1'-0"

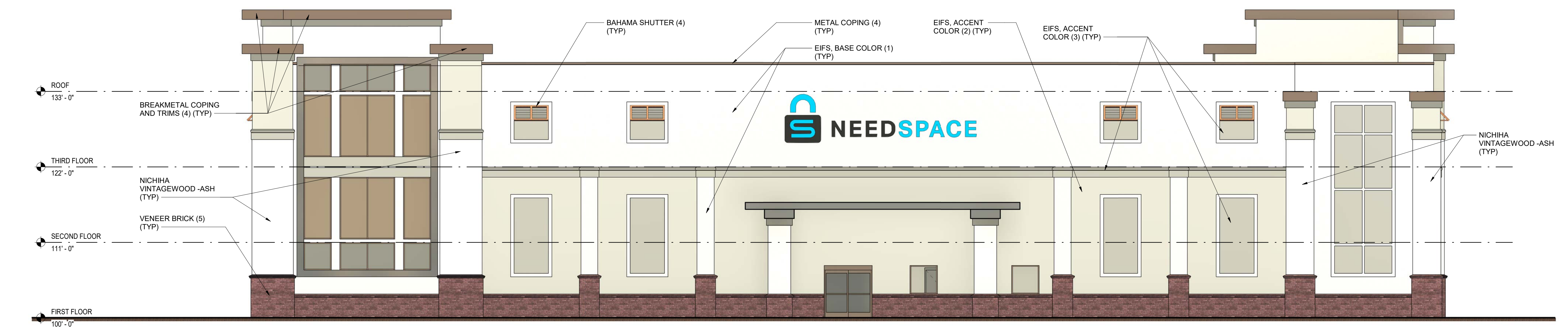
- MATERIAL LEGEND:
- EIFS, BRITE WHITE
 - EIFS, PRAIRIE CLAY
 - EIFS, SPECTRUM BROWN
 - METAL COPING-MEDIUM BRONZE (METAL ERA)
 - BAHAMA SHUTTER-TIMBERTECH PECAN COLOR
 - KAWNEER MEDIUM BRONZE #28
 - NICHIHA VINTAGEWOOD-ASH SIDING
 - VENEER BRICK - WINE COUNTRY BRICK BY EVOLUTION
 - GLEN-GERY MORTAR G-501



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



3 NORTH EXTERIOR ELEVATION
SK-2 / SCALE: 1/8" = 1'-0"



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

LINE TABLE		
LINE	LENGTH	BEARING
L1	90.99	N72°34'02"E
L2	22.16	N76°11'09"W
L3	22.16	N76°11'09"W

THE INSTRUMENT W4-5219 IS SUBJECT TO THE FOLLOWING EASEMENTS

- 1 A TWENTY FOOT SLOPE AND DRAINAGE EASEMENT (HG-3293)
- 2 A FIVE FOOT M/G&W UTILITY EASEMENT (AC-9412)
- 3 A THREE FOOT M/G&W UTILITY EASEMENT (AS-8850)
- 4 AN EIGHT FOOT M/G&W UTILITY EASEMENT (E5-2354)
- 5 AN EIGHT FOOT M/G&W UTILITY EASEMENT (BK 6104, PG 98)

CLAIR D VANDERSCHAAF JR TRUSTEE
W4-5219

EXISTING 30" ROP
PIPE WITH TYPE
"3" INLET

APPROXIMATE
LOCATION OF
GAS LINE

NOTE
EXISTING ROADSIDE DITCH
WILL BE REMOVED

EXIST WATER

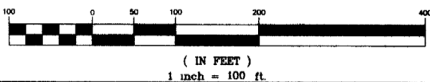
LAKELAND VILLAGE SQUARE
AREA B
215,364 sq.ft.
4.944 acres

CLAIR D VANDERSCHAAF JR TRUSTEE
W4-5219

LAKELAND VILLAGE SQUARE
AREA A
486,179 sq.ft.
11.161 acres

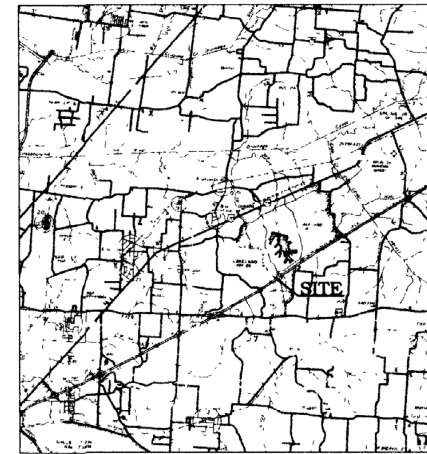
CURVE TABLE		
LINE	LENGTH	RADIUS
C1	18.50	859.00
C2	48.13	30.00
C3	47.12	30.00
C4	47.12	30.00
C5	50.62	30.00

GRAPHIC SCALE

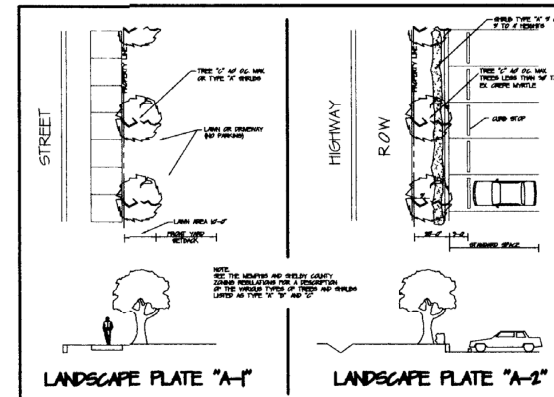


LAKELAND VILLAGE SQUARE

TOTAL LAND AREA 17.653 ACRES
ZONING C-2
DEVELOPER WLL, LLC
9289 DAVIES-PLANTATION RD
MEMPHIS, TENNESSEE 38133
386-2701



VICINITY MAP



SITE PLAN LAKELAND VILLAGE SQUARE

DAVIES-PLANTATION ROAD
LAKELAND, TENNESSEE



ENGINEERING DESIGN
GROUP, P.L.L.C.

3081 DREDBRANCH DRIVE, MEMPHIS TN 38118
PHONE (901)940-8877 FAX (901)940-8730

CASE NUMBER:

NO	DATE	DESCRIPTION	BY

PROJECT No 99013	SITE LAKELAND VILLAGE SQUARE
CLIENT JBAF	DRAWING SITE PLAN
DRAWN BY JEL	DATE 7/30/99
CHECKED BY JEL & GDL	SCALE 1" = 100'
DRAWING SITEPLAN.DWG	
PATH: G:\DESIGN\PROJECTS\9901\3\SUBMITTALS\PLATS\SITEPLAN.DWG	

SHT: 1 of 3

Village Square — A Planned Commercial Development

Proposed Site Plan Conditions

Uses Permitted

A Any use permitted in the "C-2" Commercial District Regulations or any use permitted on Appeal in the "C-2" Commercial District Regulations

B Uses prohibited are any use not specifically permitted, or permitted as a use permitted on appeal by the Board of Appeals

Bulk Regulations

A Setback Requirements shall be as follows

Front Yard — There shall be a front yard having a depth of not less than sixty (60) feet if parking is provided in the front yard, otherwise, a depth of forty (40) feet is sufficient

Rear Yard — There shall be a rear yard having a depth of not less than fifteen (15) feet

Rear Yard* — There shall be a rear yard having a depth of not less than fifteen (25) feet for lots abutting interstate 40

Side Yard — There shall be a side yard of not less than ten (10) feet in width of each lot. Provided, however, that buildings may share a common wall provided it is an approved fire wall and approval is granted by the Board of Appeals, at which case, the side yard requirement is waived entirely

B Maximum Lot Coverage by All Buildings

The maximum Floor Area Ratio (FAR) for each lot shall not exceed fifty percent (50 %)

C Height Regulations

No building shall exceed three (3) stories or thirty-five (35) feet in height except that this provision shall not apply to belfries, chimneys, cupolas, church spires, flagpoles, radio or television towers/antennas, water tanks or stand pipes provided they comply with all pertinent federal, state, county or city codes, regulations or ordinances

D Spacing Distance Regulations

No spacing distance regulations shall apply

I Access and Circulation

A A Standard Subdivision Contract as required for any required public improvements

B The design, number and location of curb-cuts along the interior street shall be subject to approval by the City Engineer

C Access to Interstate 40 is prohibited

D Access to Davies Plantation Road East shall be limited to two curb-cut for Area "A" and three curb-cuts for Area "B" for the purpose of a private drive

E The design and location of curb-cuts along Davies Plantation Road East shall be subject to approval by the City Engineer

F Parking regulations shall be as regulated in Article V, Section I of the Lakeland Zoning Ordinance

G The street (Village Circle) having a width of 36 feet to face of curb shall be maintained as a 3 — lane roadway with a lane in each direction and the middle lane being a turn lane

IV Landscaping and Screening

A Existing trees shall be preserved wherever possible

B A ten (10) foot landscape screen easement (Plate "A-1") shall be provided along all lots abutting a public street

C A twenty-five (25) foot landscape screen easement (Plate "A-2") shall be provided along all lots abutting Interstate 40

D The total "Green Area" for each lot shall not be less than twenty-five percent (25) the total lot area

E Landscaping shall not be placed on sewer, drainage or utility easements

V Drainage

A Drainage improvements, including possible detention, shall be provided under a Standard Subdivision Contract in accordance with Subdivision Regulations

B Drainage data for assessment of detention requirements shall be submitted to the City Engineer. All drainage plans are to be submitted to City Engineer's Office for review and approval

C All drainage emanating on-site shall be private in nature, no public easements shall be accepted

D An easement will be provided for the detention basin and will be of sufficient size for maintaining the basin as required

VI Signage

A All signage shall conform to the current Lakeland Sign Ordinance as of April 1, 1999

VI The Lakeland Planning Commission may modify the bulk, access, circulation, parking, landscaping, loading, screening, signs and other site requirements if equivalent alternatives are presented, provided, however any adjacent property owner who is dissatisfied with the modifications of the Planning Commission hereunder may, within ten days of such action file a written appeal to the Director of Development, to have such action reviewed by the appropriate governing bodies

VII A final plan shall be filed within five years of the approval of the site plan. The Planning Commission may grant extensions at the request of the applicant

VIII Any final plan shall include the following

A The site plan conditions

B The contents as specified in Section 3 A 2 e of the Lakeland Zoning Ordinance

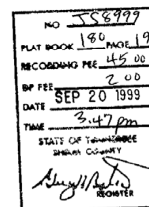
C The final plan shall also be submitted to the Lakeland Design Review Commission for conformity to the site plan conditions

X Downstream detention/retention must be included as part of property deed of record

XI Sewer plans

A Sewer plans and roadway plans must be provided and done according to Lakeland subdivision regulations

B A offstreet easement 10 feet in width will be provided along the force main location



LAKELAND VILLAGE SQUARE



**ENGINEERING DESIGN
GROUP, P.L.L.C.**

3001 GREGGDRANCH DRIVE, MEMPHIS, TN 38118
PHONE (901) 586-8777 FAX (901) 586-8758

PROJECT No. 99013	SITE LAKELAND VILLAGE SQUARE
CLIENT JEMF	CONDITIONS
DRAWN BY JEL	DATE 7/30/99
CHECKED BY JEL & GOL	SCALE N.T.S.
DRAWING CONDITIO DWG	
PATH G:\EDGE\BOPRO\4\5\5\DWG\FINALS\SUBMITTALS\PLATS\CONDITIO.DWG	

SHT: 2 of 3

LAKELAND VILLAGE SQUARE

TOTAL LAND AREA 17.653 ACRES
ZONING C-2
DEVELOPER W.L.L. L.L.C.
9289 DAVIES-PLANTATION RD
MEMPHIS, TENNESSEE 38133
386-2701

CASE NUMBER:

NO	DATE	DESCRIPTION	BY

OWNER'S CERTIFICATE

WE, WLL, LLC, the undersigned owner of the property shown hereon hereby adopt this as my plan of subdivision and dedicate the streets, easements, rights-of-way, rights of access as shown and all utilities to the City of Lakeland forever and hereby certify that I am the owner in fee simple, duly authorized so to act and that said property is unencumbered by any taxes that have become due and payable.

Clair B. Vanderschuer
Clair B. Vanderschuer
MANAGING PARTNER
WLL, LLC

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me the undersigned a Notary Public in and for the State and County aforesaid, duly commissioned and qualified personally appeared Clair B. Vanderschuer, with whom I am personally acquainted and who, upon oath, acknowledge himself to be owner of the WLL, LLC subdivision and he as such owner, executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In witness whereof, I hereunto set my hand and affix my seal this 2 day of AUG 19 99.

Donna M. Huglandell
Notary Public
My Commission Expires 12-8-99

MORTGAGEE CERTIFICATION

We the undersigned THE PEOPLES BANK, Mortgagee of the property shown hereon, hereby adopt this plan as our plan of subdivision and dedicate the streets, rights-of-way, utilities, easements, and rights of access as shown to the City of Lakeland forever and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Christian Heckler
CHRISTIAN HECKLER
VICE - PRESIDENT

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared CHRISTIAN HECKLER, with whom I am personally acquainted and who, upon oath, acknowledge himself to be owner of the THE PEOPLES BANK subdivision, and he as such owner, executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In witness whereof I hereunto set my hand and affix my seal this 2 day of AUG 19 99.

Donna M. Huglandell
Notary Public
My Commission Expires 12-8-99

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I, JAMES S. KLENK, hereby certify (1) that streets, utilities and drainage treatments have been installed in an acceptable manner and according to specifications, or (2) that a guarantee has been posted with the Planning Commission to assure completion of all required improvements in case of default.

9/15/99 James S. Klenk
Date James S. Klenk
City Engineer

PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE PRELIMINARY PLAT

I, Key L. Scobey, do hereby certify that the City of Lakeland Planning Commission has approved this as the Preliminary Plat. The signing of this certificate in no way indicates approval or acceptance of the Final Plat.

8-25-99 Key L. Scobey
Date Key L. Scobey
Secretary, City of Lakeland
Planning Commission

PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE CONSTRUCTION PLAT

I, Key L. Scobey, do hereby certify that the City of Lakeland Planning Commission has approved this as the Construction Plat. The signing of this certificate in no way indicates approval or acceptance of the Final Plat.

8-25-99 Key L. Scobey
Date Key L. Scobey
Secretary, City of Lakeland
Planning Commission

PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I, Key L. Scobey, do hereby certify that the City of Lakeland Planning Commission has approved this Final Plat of subdivision for recording.

8-25-99 Key L. Scobey
Date Key L. Scobey
Secretary, City of Lakeland
Planning Commission

CERTIFICATION OF APPROVAL OF THE DRAINAGE SYSTEM

I, JAMES S. KLENK, do hereby certify that the plans regarding the drainage system meet the requirements of the Subdivision Regulations and technical specifications of the City of Lakeland and are hereby approved.

9/15/99 James S. Klenk
Date James S. Klenk
City Engineer

CERTIFICATION OF APPROVAL OF THE WATER SYSTEM AND WATER LINES

I, JAMES S. KLENK, do hereby certify that the plans regarding the water system and water lines have been approved by the Shelby County Board of Utilities and meet the requirements of the Subdivision Regulations and technical specifications of the City of Lakeland and are hereby approved.

Date _____ City Engineer

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

I, JAMES S. KLENK, do hereby certify that a set of construction plans regarding the water supply and/or sanitary sewers bearing the seal of the Tennessee Department of Public Health which indicates said plans meet the Department's requirements have been received.

9/15/99 James S. Klenk
Date James S. Klenk
Superintendent of Public Works
CITY ENGINEER

CERTIFICATE OF SURVEY

I, GERALD D. LAWSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE SURVEYED THE LANDS, EMBRACED WITHIN THE PLAT OR MAP DESIGNATED AS LAKELAND VILLAGE SQUARE, A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKELAND, TENNESSEE, SAID PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LAKELAND, TENNESSEE. I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT OR MAP HAVE BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LAKELAND, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID, GERALD D. LAWSON, REGISTERED LAND SURVEYOR, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS 20 DAY OF July 19 99.

Gerald D. Lawson
LAND SURVEYOR
STATE OF TENNESSEE
CERTIFICATE NO. 768

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, GERALD D. LAWSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR THE LAKELAND VILLAGE SQUARE SUBDIVISION IN ACCORDANCE WITH THE CITY OF LAKELAND'S SUBDIVISION REGULATIONS TO ASSURE THAT IN MY PROFESSIONAL OPINION NEITHER SAID SUBDIVISION OR THE ADJOINING PROPERTIES WILL BE DAMAGED.

IN WITNESS WHEREOF, I, THE SAID GERALD D. LAWSON, PROFESSIONAL CIVIL ENGINEER, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS 20 DAY OF July 19 99.

Gerald D. Lawson
PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE
CERTIFICATE NO. 11581

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, GERALD D. LAWSON, A PROFESSIONAL CIVIL ENGINEER DO HEREBY CERTIFY THAT THE PLANS, ENGINEERING AND DESIGNS GOVERNING THE CONSTRUCTION OF THIS SUBDIVISION ARE TRUE AND CORRECT, AND CONFORM TO THE REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE CITY OF LAKELAND.

IN WITNESS WHEREOF, I, THE SAID GERALD D. LAWSON, PROFESSIONAL CIVIL ENGINEER, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS 20 DAY OF July 19 99.

Gerald D. Lawson
PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE
CERTIFICATE NO. 11581

JS8999

SHELBY COUNTY
REGISTER OF DEEDS
99 SEP 20 PM 3:47

LAKELAND VILLAGE SQUARE



ENGINEERING DESIGN
GROUP, P.L.L.C.
2001 GREENBRIAR DRIVE, SUITE 200, MEMPHIS, TN 38119
PHONE: (901) 408-2710 FAX: (901) 408-2710

PROJECT NO: 99013 SITE: LAKELAND VILLAGE SQUARE
CLIENT: JRMF SIGNATURE SHEET
DRAWN BY: JEL DATE: 7/30/99
CHECKED BY: JEL & GDL SCALE: N.T.S.
DRAWING: SIGNA.DWG
PATH: G:\VIBERS\PROJECTS\99\9901\3\SUBMITTALS\PLATS\SIGNA.DWG

SHT: 3 of 3

LAKELAND VILLAGE SQUARE

TOTAL LAND AREA: 17.653 ACRES
ZONING: C-2
DEVELOPER: WLL, LLC
9289 DAVES-PLANTATION RD
MEMPHIS, TENNESSEE 38133
386-2701

CASE NUMBER:

NO.	DATE	DESCRIPTION	BY

Meeting Date: Thursday, July 21, 2022

Project: Lakeland Village Square, Area A Lot 4
Site Plan

Staff Contact: Donald Anthony, AICP

PROJECT INFORMATION

Location: 9765 Village Circle

Parcel ID: L0159 00542C

Zoning District: C-2 (Regional Commercial)

Neighborhood: Type 5

Site Area: 2.69 acres

Applicant: Focal Point Investment LLC

Representative: Wesley Wooldridge, Renaissance Group Inc.

STAFF RECOMMENDATION

Staff recommends disapproval of this item. Should the Planning Commission approve the item, staff recommends making such 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, Wesley Wooldridge of Renaissance Group Inc. representing Focal Point Investment LLC, requests approval of a Site Plan for a 90,000-square foot self-service storage facility on 2.69 acres in the Lakeland Village Square development at 9765 Village Circle.

Project Overview

The applicant has submitted a Preliminary Development Plan (PDP) for Lakeland Village Square Area A Lots 4 and 5 simultaneous with the Site Plan submittal. If approved, the PDP would permit the use *self-service storage facility* in the Lakeland Village Square development.

The facility would have a height of three stories; at its highest points, the building would reach approximately 42 feet. The exterior of the building would consist primarily of off-white EIFS with a brick base and Nichiha accents. The building would have a porte cochere on the west side, which would serve as the main entrance. Parking would be provided in two areas: one to the west of the building between the building and Village Circle, and one to the south of the building between the building and the Interstate 40 entrance ramp. Access to the site would be provided via a driveway along the southern property line; the driveway would serve both Lots 4 and 5 (located south of Lot 4).

The Site Plan packet includes grading and erosion prevention / sediment control plans, which show a retention pond on the northwestern portion of the property. The proposed pond would accommodate stormwater from Lot 4 (the storage facility lot) as well as Lot 5. Proposed site landscaping is shown on the landscape plan and appears to be consistent with the City's requirements. The applicant did not include a lighting plan in the initial submittal.

Staff Comments

While the Land Development Regulations appear to permit the simultaneous submittal of a PDP and Site Plan, this Site Plan submittal is premature. Several aspects of the Site Plan—including the use itself, building height, and conceptual building design—are subject to review by the Board of Commissioners as part of the PDP review and approval process. Any approval of the Site Plan by the Planning Commission should be made conditional upon approval of the PDP by the Board of Commissioners. More appropriately, staff recommends that the Planning Commission disapprove the Site Plan; should the Board of Commissioners ultimately approve the PDP, the applicant could submit a new Site Plan that complies with any conditions imposed on the PDP.

Consistent with staff's recommendation that the Planning Commission recommend disapproval of the PDP request, staff recommends that the Planning Commission disapprove the Site Plan. As stated in the Staff Report for the PDP:

The proposed building is monolithic, has little articulation, is and clad in a material (EIFS) that is not in keeping with Lakeland's expressed desire for high-quality building materials. The use itself is not well-suited for a site with such high visibility; warehouses and similar buildings are generally more compatible with industrial areas. Further, the size of the storage building is inconsistent with guidelines for Residential Support Center established in the City's adopted Comprehensive Plan.

Note that per the MPC's direction during the Sketch Plan review, staff included the following comment in the staff review letter provided to the applicant on July 1, 2022: *Provide a vicinity map showing the location/angle for the perspective image. At resubmittal, include perspectives from I-40 eastbound, I-40 westbound, and the northbound I-40 overpass on Canada Road.* The applicant has provided these items, and they are attached as part of the Site Plan packet.

EXAMPLE MOTIONS

1. Motion to disapprove the Lakeland Village Square Area A Lot 4 Site Plan
 - a. Reason for denial
2. Motion to approve the Lakeland Village Square Area A Lot 4 Site Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report

CONDITIONS OF APPROVAL

If the Planning Commission chooses to approve the Site Plan, Staff recommends the following conditions:

1. The applicant shall work with staff to address any unresolved staff comments from staff review letter dated July 1, 2022.
2. The applicant shall submit a lighting plan for staff review. The lighting plan shall satisfy all City lighting requirements.
3. The applicant shall obtain approval of the Lakeland Village Square Area A Lots 4 and 5 Preliminary Development Plan from the Board of Commissioners. Failure to obtain approval of the Preliminary Development Plan from the Board of Commissioners shall invalidate any Planning Commission approval of the Site Plan.

PROCEDURAL REQUIREMENTS

1. The applicant shall submit a corrected electronic (PDF) version of the plan to the Planning Department. All revisions shall be clouded on the plan. The applicant shall

submit an accompanying letter confirming that all conditions imposed by the Planning Commission have been satisfied.

2. Signage shall be reviewed separately from the Site Plan. The applicant shall submit a separate Sign Permit Application form and fee payment. Any signage shown in the Site Plan submittal is illustrative only; approval of the Site Plan does not convey approval of any signage.

9765 Village Circle

Lakeland, Tennessee

5.08 Acres
Zoned C-2



9765 Village Circle

Lakeland City Boundary

Street Centerline

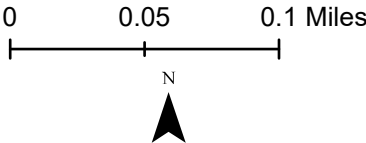
Parcel

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

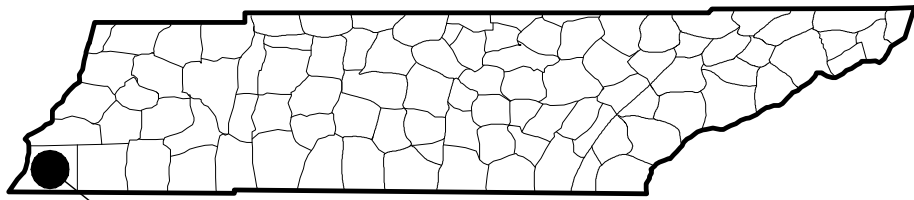
Lakeland Planning
Department
April 29, 2022

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



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

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



SHELBY COUNTY, TENNESSEE



VICINITY MAP

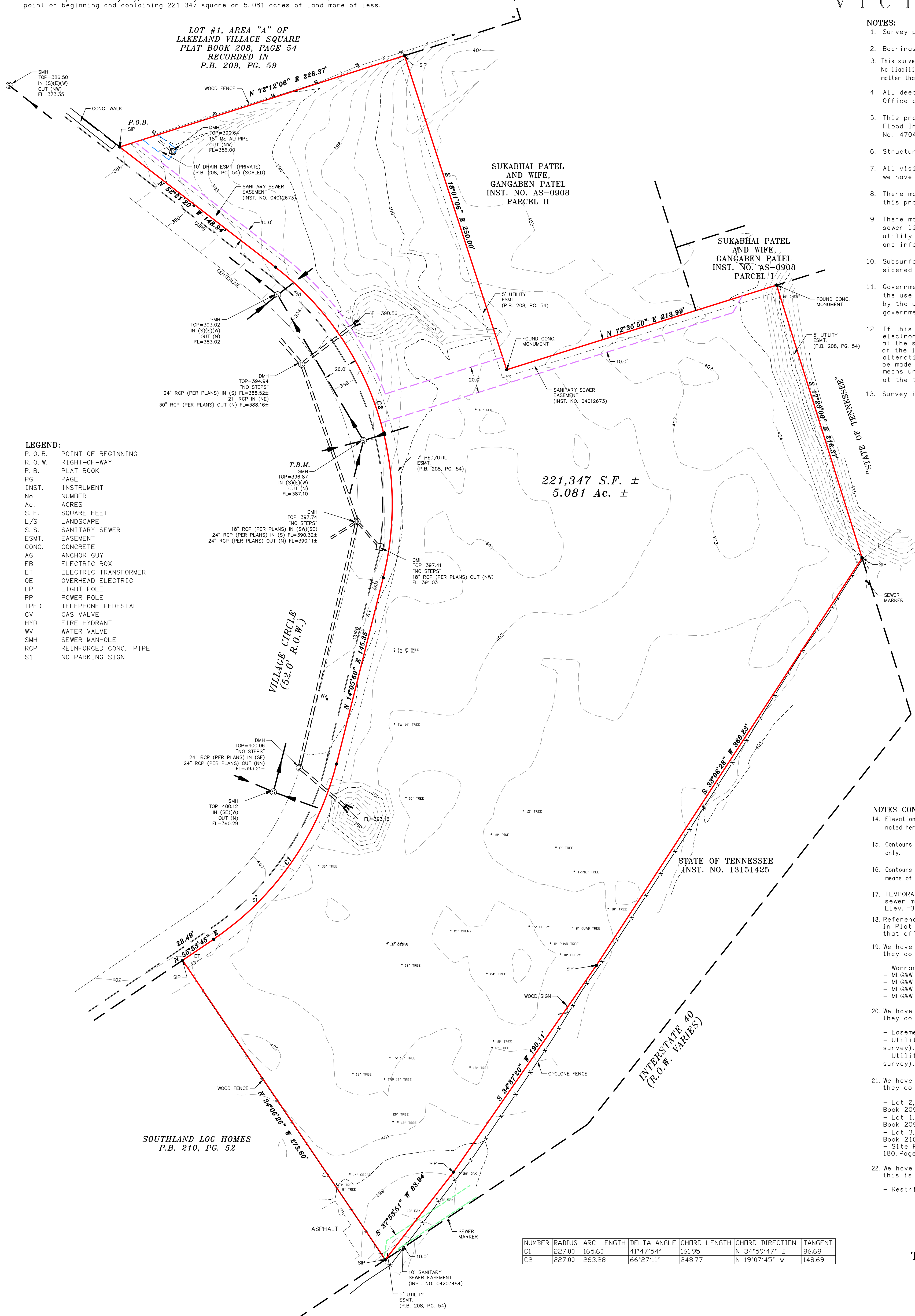
NOT TO SCALE

NOTES:

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

LEGEND:

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



NOTES CONTINUED:

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

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

CERTIFICATE:

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

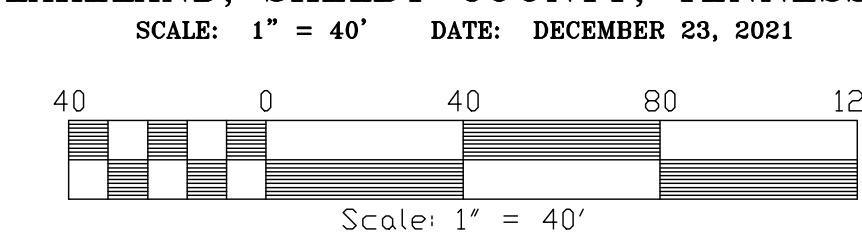
MILESTONE LAND SURVEYING, INC.

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



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

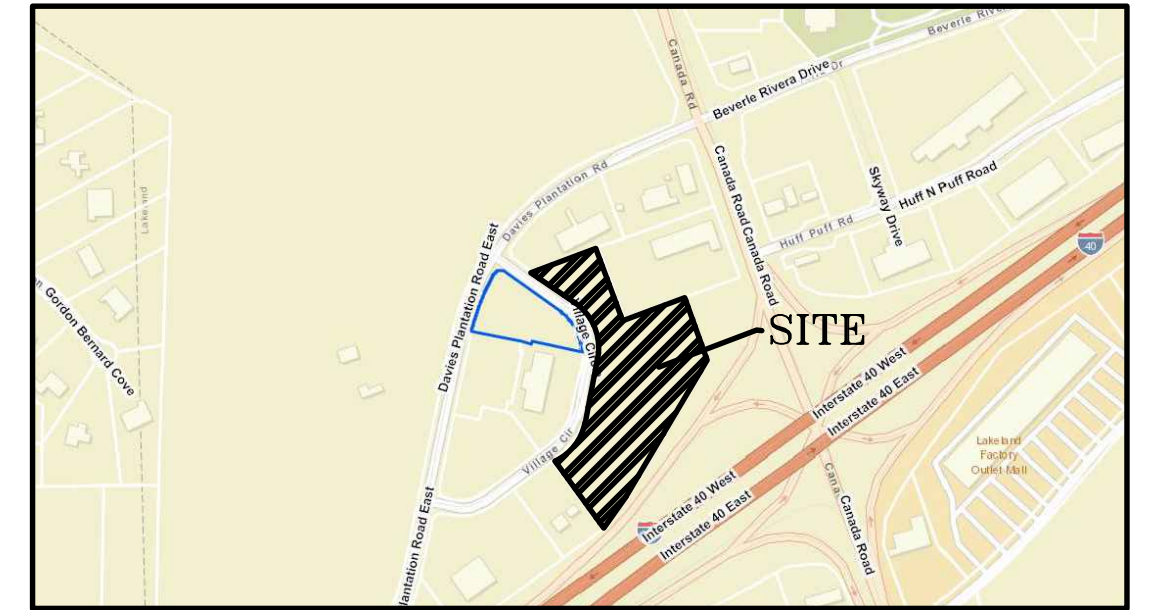
TOPOGRAPHIC SURVEY OF PART OF THE
MUKESH PATEL
AND WIFE,
RITA PATEL
AND
HEMALI PATEL
AND HUSBAND,
JITENDRA PATEL
PROPERTY
RECORDED IN
INST. NO. 18068053
LAKELAND, SHELBY COUNTY, TENNESSEE



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

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

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



VICINITY MAP

PRELIMINARY PLAT DATA

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

OWNERSHIP

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

APPLICANT/DESIGN PROFESSIONAL

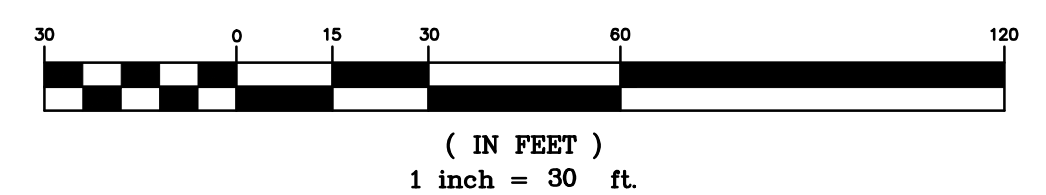
Name of Design Professional:	Renaissance Group, Inc.
Address:	9700 Village Circle, Lakeland, TN
Phone No.:	(901) 332-5533
Fax No.:	(901) 332-5534
E-mail Address:	wooldridge@group.biz
Contact Name:	Wesley Wooldridge

PROPOSED USES (as defined by Zoning or Outline Plan)	Climate Controlled Storage
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	3 story - 30,000s.f. Ground Floor +/- 90,000 s.f. Total
BUILDING HEIGHT (allowed):	35 FEET
(proposed):	T.B.D.
MAXIMUM FAR:	
PROVIDED FAR:	0.77
OPEN SPACE RATIO: (GREENSPACE):	Minimum Req. 35.0% Provided 48.10%
PARKING: 1 SPACE PER 2000 S.F. OF GROSS FLOOR AREA	Minimum Required 15 Provided 20

HATCH LEGEND

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

GRAPHIC SCALE



SHEET _____ OF _____

DEPARTMENT OF ENGINEERING

SITE LAYOUT PLAN

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

FROM: _____ TO: _____

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

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

CITY ENGINEER _____ DATE _____

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

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

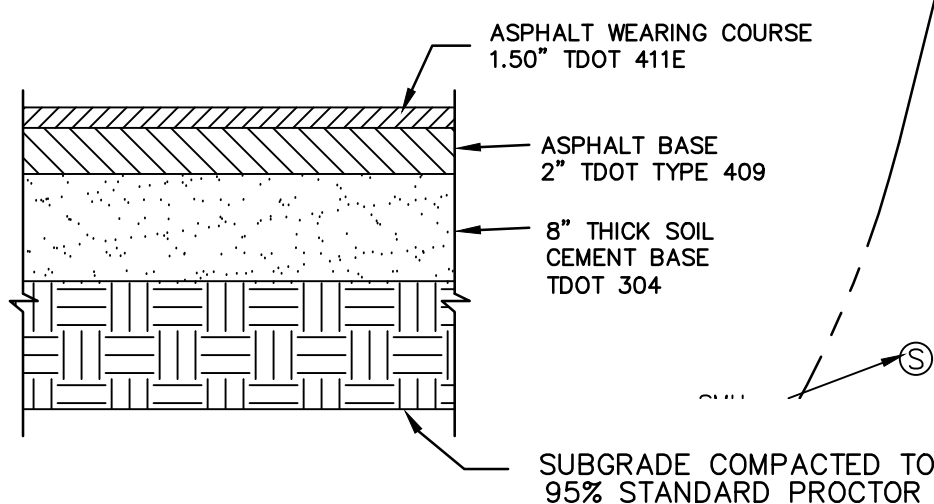
PROP. 3 STORY 90,000s.f.
CLIMATE CONTROLLED
STORAGE (30,000 1ST FLR.)
F.F.E.: 403.50
LOT 4
117,350.64S.F.
2.694 ac.

LOT 5

Engineering Certificate

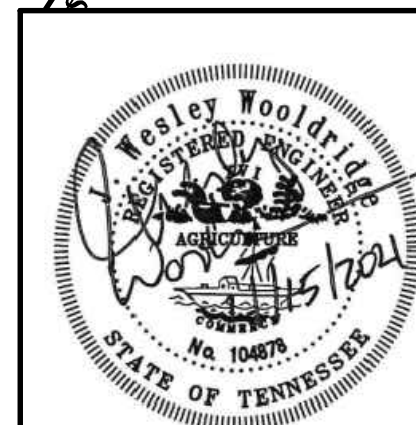
Is hereby certify that the engineering aspect of these plans are true and correct, are in conformance with design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development, and to the best of my knowledge takes into to account all applicable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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



LIGHT DUTY

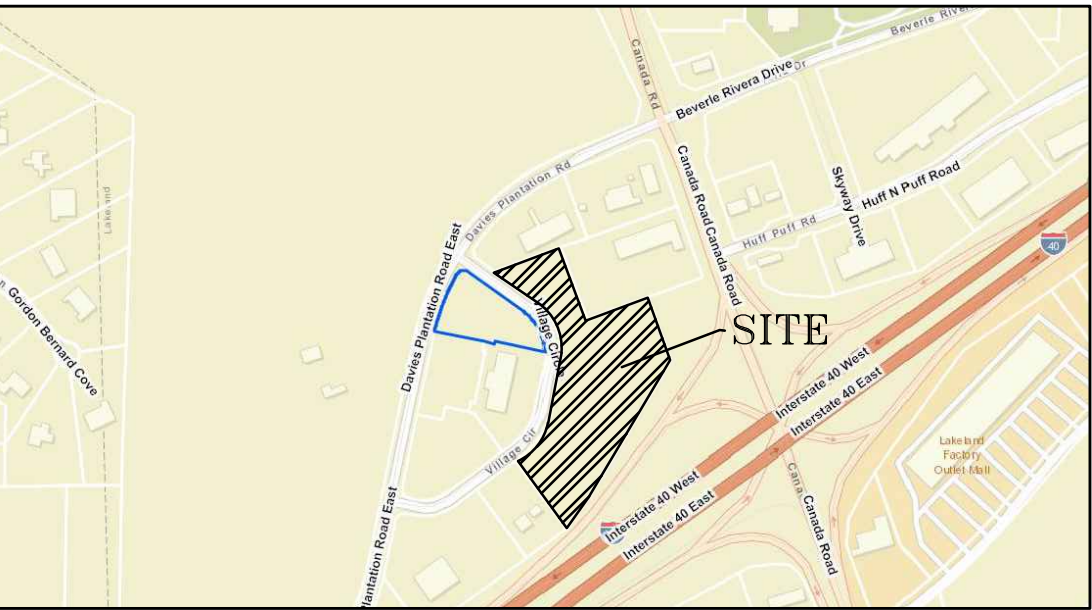
TYPICAL PAVEMENT DETAIL
N.T.S.



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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



VICINITY MAP

PRELIMINARY PLAT DATA

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

OWNERSHIP

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

APPLICANT/DESIGN PROFESSIONAL

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

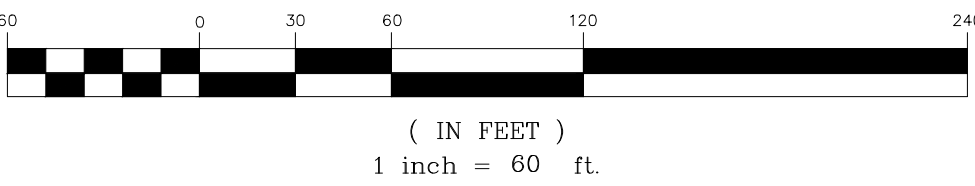
PROPOSED USES (as defined by Zoning or Outline Plan)	Climate Controlled Storage
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	3 story - 30,000 s.f. Ground Floor +/- 90,000 s.f. Total
BUILDING HEIGHT (allowed):	35 FEET
(proposed):	T.B.D.
MAXIMUM FAR:	
PROVIDED FAR:	0.77
OPEN SPACE RATIO: (GREENSPACE):	Minimum Req. 35.0% Provided 48.10%
PARKING: 1 SPACE PER 2000 S.F. OF GROSS FLOOR AREA	Minimum Required 15 Provided 20

HATCH LEGEND

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



GRAPHIC SCALE



SHEET _____ OF _____

Engineering Certificate

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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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

DEPARTMENT OF ENGINEERING

SITE AERIAL PLAN

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

FROM: _____ TO: _____

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

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

CITY ENGINEER _____ DATE _____

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

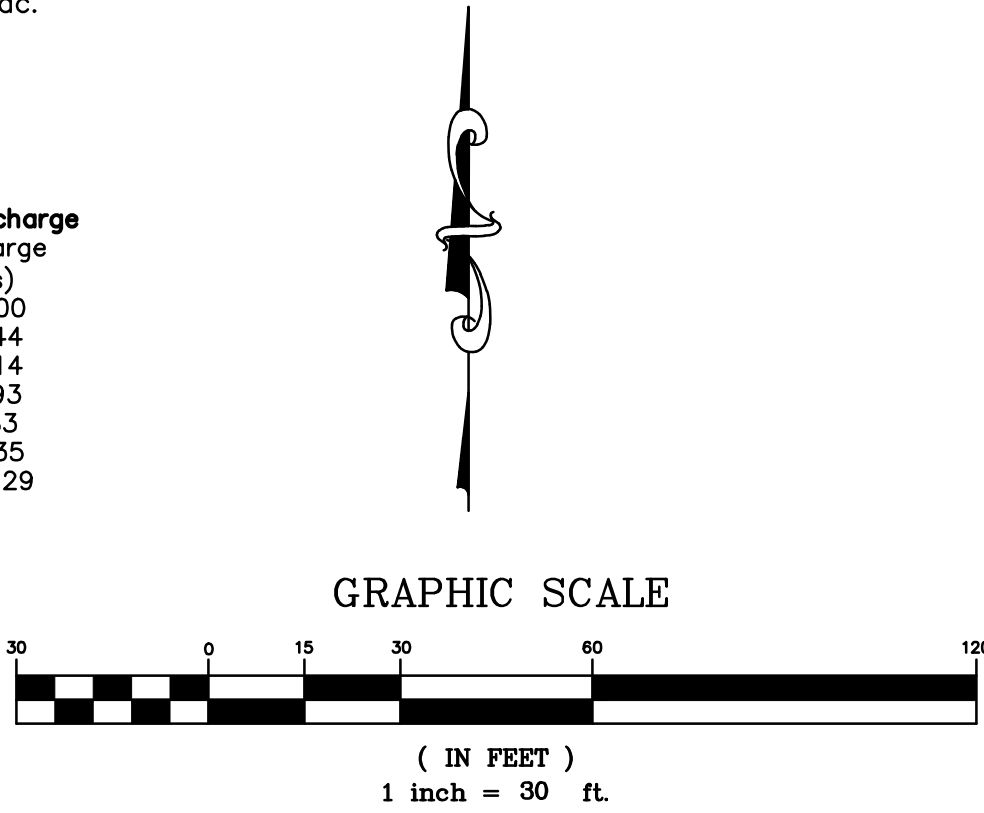
LAKELAND VILLAGE LOT 4 PIPE TABLE													ASBUILT							
FROM	INV.	TO	INV.	PIPE	MATERIAL	LEN	SLOPE	D.A.	DESIGN	CAPACITY	VEL.	VELOCITY	FROM	INV.	TO	INV.	PIPE	LENGTH	SLOPE	CAPACITY
	ELEV		ELEV	DIA (IN)		(FT)	(%)	(AC)	Q25 (CFS)	QC (CFS)	(FPS)	FULL (FPS)		ELEV		ELEV	DIA (IN)	(FT.)	(%)	Q (CFS)
1	390.56	2	393.75	18	RCP	21	15.19			40.94	0.00	23.17								
3	395.33	4	395.65	24	HP STORM	28	1.14	2.10	13.68	24.18	7.89	7.70								
4	395.65	5	396.18	24	HP STORM	105	0.50	1.83	11.38	16.07	5.55	5.12								
5	396.68	6	397.63	18	HP STORM	95	1.00	1.66	10.16	10.50	6.77	5.94								
6	397.63	7	398.02	18	HP STORM	39	1.00	1.66	10.16	10.50	6.77	5.94								
7	398.02	8	398.50	18	HP STORM	96	0.50	0.97	5.68	7.43	4.62	4.20								
9	391.03	10	393.00	18	RCP	26	7.58	1.94	12.53	28.91	15.71	16.36								
10	393.00	11	395.33	18	HP STORM	60	3.88	1.84	11.77	20.70	12.01	11.71								

LAKELAND VILLAGE LOT 4 STRUCTURE TABLE								ASBUILT	
NO	TYPE	DA (AC)	Q25 (CFS)	TGR/M ELEV	FL IN	FL IN	FL OUT	INV. ELEV	RIM ELEV
1	5' DMH	N.A.	N.A.	399.25	390.56			390.56	
2	O.C.S.	N.A.	N.A.	399.00				393.75	
3	24" TYPED HWALL	N.A.	N.A.	397.83				395.33	
4	NO. 11 INLET	0.27	2.30	401.30	395.56			395.56	
5	NO. 11 INLET	0.17	1.22	402.00	396.68			396.18	
6	5' DMH	N.A.	N.A.	403.33	397.63			397.63	
7	NO. 11 INLET	0.69	4.48	402.5	398.02			398.02	
8	NO. 11 INLET	0.97	5.68	402.50				398.50	
9	EX. 6-72 INLET	N.A.	N.A.	397.41	391.03			391.03	
10	NO. 11 INLET	0.10	0.76	401	393.00			393.00	
11	4X4 INLET	1.84	11.77	399.33				395.33	

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.

- GENERAL NOTES:
- THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND (867-2717), PRIOR TO COMMENCING CONSTRUCTION.
 - 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.
 - 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.
 - ALL CONSTRUCTION SHALL MEET THE CITY OF LAKELAND STANDARD SPECIFICATIONS.
 - THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
 - FOR INFORMATION CONCERNING THE UTILITIES OF MEMPHIS LIGHT, GAS AND WATER DIVISION, SOUTH CENTRAL BELL AND THE TEXAS GAS TRANSMISSION CORPORATION, CALL 1-800-351-1111.
 - SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL 1-800-351-1111 FOR THE LOCATION OF UNDERGROUND UTILITIES.
 - THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE ANY DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
 - 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".
 - 4000 PSI CONCRETE IS REQUIRED FOR CURB AND GUTTER AND SIDEWALK.
 - 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.
 - TIE TO EXISTING SEWER SHALL BE PROVIDED WITH PLUGS UPSTREAM AND DOWNSTREAM OF CONNECTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BYPASS PUMPING.

DETENTION POND DATA – BASIN 1		TOTAL UN-DETAINED		
2, 10, 25, and 100 YEAR DESIGN		Post-Developed Un-Detained		
Pre-Developed		Area = 4.43 Total ac. WT. CN = 85 Tp = 11.93 hrs. Tc = 5 min. Q2 = 18.11 cfs Q10 = 28.97 cfs Q25 = 34.66 cfs Q100 = 43.63 cfs		
BASIN 1		TOTAL POST DEV. DETAINED		
Post-Developed Detained in Basin		plus UN-DETAINED		
Area = 4.52 Total ac.(1.54ac on-site, 2.98 ac off-site) WT. CN = 85 Tp = 11.96 hrs. Tc = 5 & 8 min. Q2 = 15.83 cfs Q10 = 26.24 cfs Q25 = 31.76 cfs Q100 = 40.53 cfs		Area = 5.08ac.+3.86ac. = 8.947 TOTAL ac. Tp = 11.93 hrs Q2 = 22.13 CFS Q10 = 33.93 CFS Q25 = 40.05 CFS Q100= 50.03 CFS		
Routed Outflow from BASIN 1		Basin 1 Elev./Storage/Discharge		
one 15" orifice @ 393.65 pipe coefficient = 0.013 16ft Weir at 397.50'		Elevation (ft)	Storage (cu.ft)	Discharge (cfs)
		393.65	0	0.00
		394.00	206	1.44
		395.00	5,029	4.14
		396.00	14,675	5.93
		397.00	26,171	7.83
		398.00	39,632	9.35
		399.00	55,213	18.29



Engineering Certificate

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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C 0330 G, COMMUNITY PANEL NO. 470402 0330 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

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

DEPARTMENT OF ENGINEERING
GRADING & DRAINAGE

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

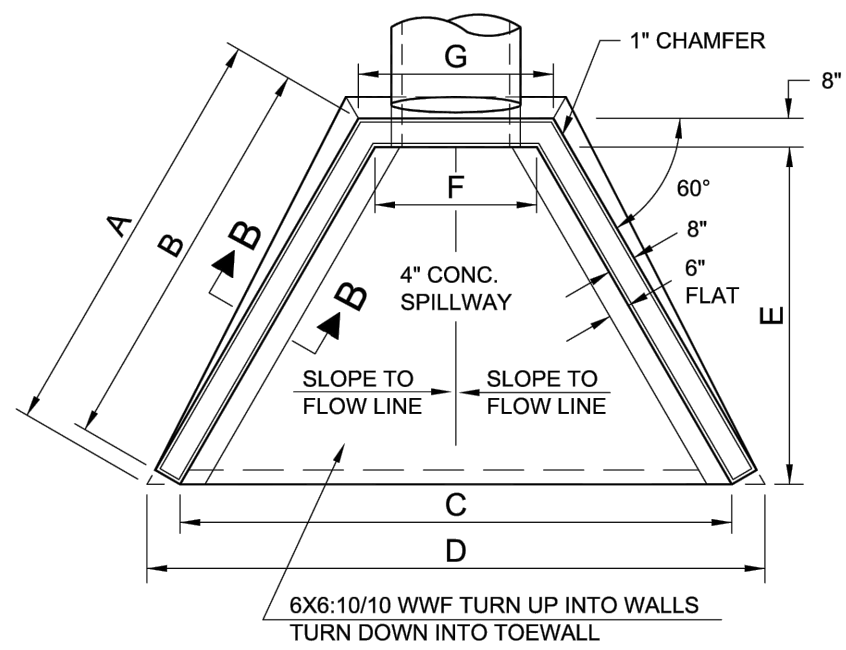
FROM: _____ TO: _____

SURVEY: _____ DATE: _____ BOOK: _____

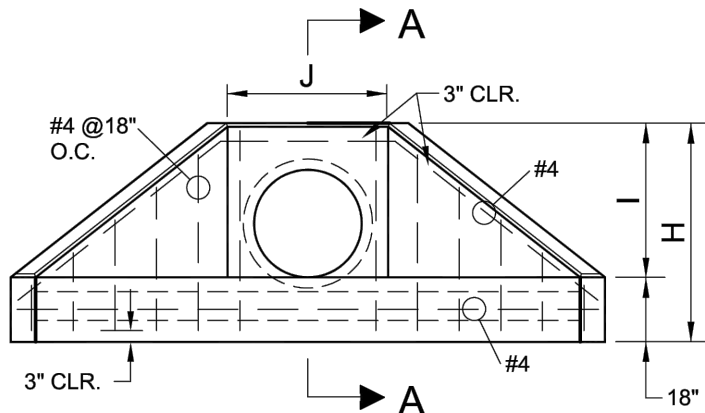
SCALE: _____

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

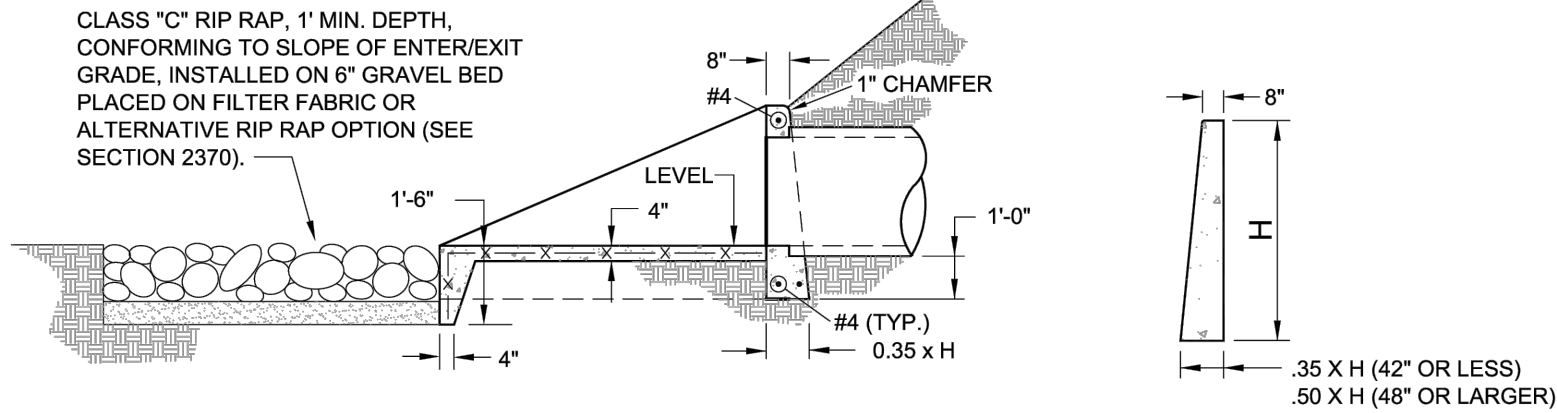
CITY ENGINEER _____ DATE _____



PLAN



ELEVATION



SECTION A-A

SECTION B-B

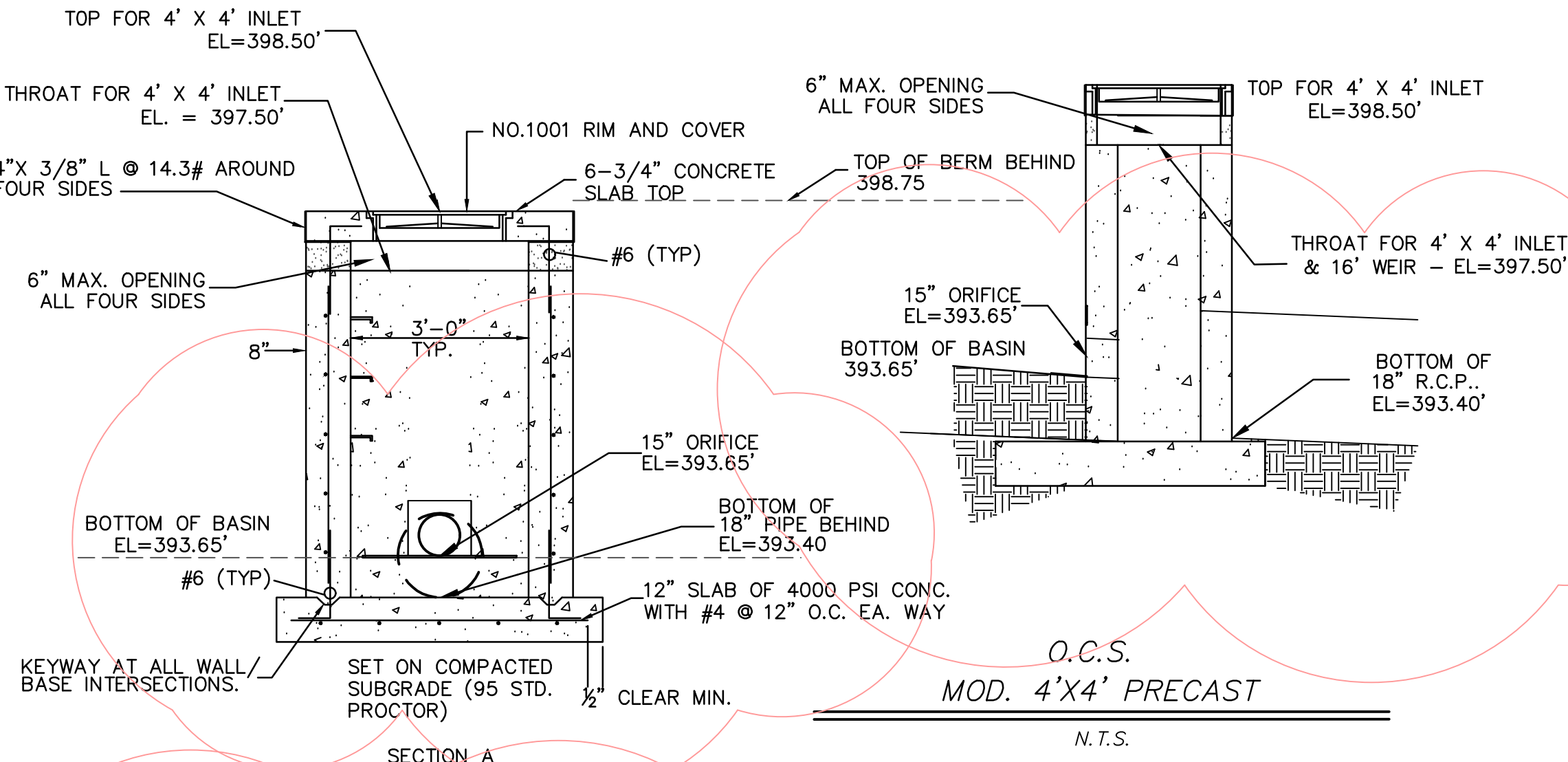
TABLE OF DIMENSIONS AND DIAMETERS

DIM	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"	66"	72"
A	5'-3"	5'-11"	7'-1"	7'-1"	8'-4"	9'-7"	10'-10"	12'-0"	13'-4"	14'-9"	16'-0"	17'-3"
B	4'-11"	5'-6"	6'-8"	6'-8"	7'-11"	9'-2"	10'-5"	11'-8"	12'-11"	14'-3"	15'-6"	16'-9"
C	6'-3"	7'-1"	8'-10"	8'-10"	10'-8"	12'-6"	14'-4"	16'-2"	18'-0"	20'-0"	21'-10"	23'-8"
D	7'-11"	8'-10"	10'-7"	10'-7"	12'-5"	14'-3"	16'-1"	17'-11"	19'-9"	21'-9"	23'-7"	25'-5"
E	3'-10"	4'-5"	5'-5"	5'-5"	6'-6"	7'-7"	8'-8"	9'-9"	10'-10"	12'-0"	13'-1"	14'-2"
F	1'-9"	2'-1"	2'-7"	2'-7"	3'-2"	3'-9"	4'-4"	4'-10"	5'-6"	6'-2"	6'-9"	7'-4"
G	2'-8"	2'-11"	3'-5"	3'-5"	4'-0"	4'-11"	5'-2"	5'-10"	6'-4"	7'-0"	7'-7"	8'-2"
H	3'-5"	3'-8"	3'-11"	4'-2"	4'-8"	5'-2"	5'-8"	6'-2"	6'-8"	7'-2"	7'-8"	8'-2"
I	1'-11"	2'-2"	2'-8"	2'-8"	3'-3"	3'-9"	4'-4"	4'-10"	5'-5"	6'-0"	6'-6"	7'-1"
J	1'-7"	1'-11"	2'-5"	2'-5"	3'-0"	3'-7"	4'-2"	4'-9"	5'-4"	6'-0"	6'-7"	7'-2"

NOTE: PRECAST CONCRETE TO BE CLASS "A", 4000 PSI, 28 DAY STRENGTH, MINIMUM.

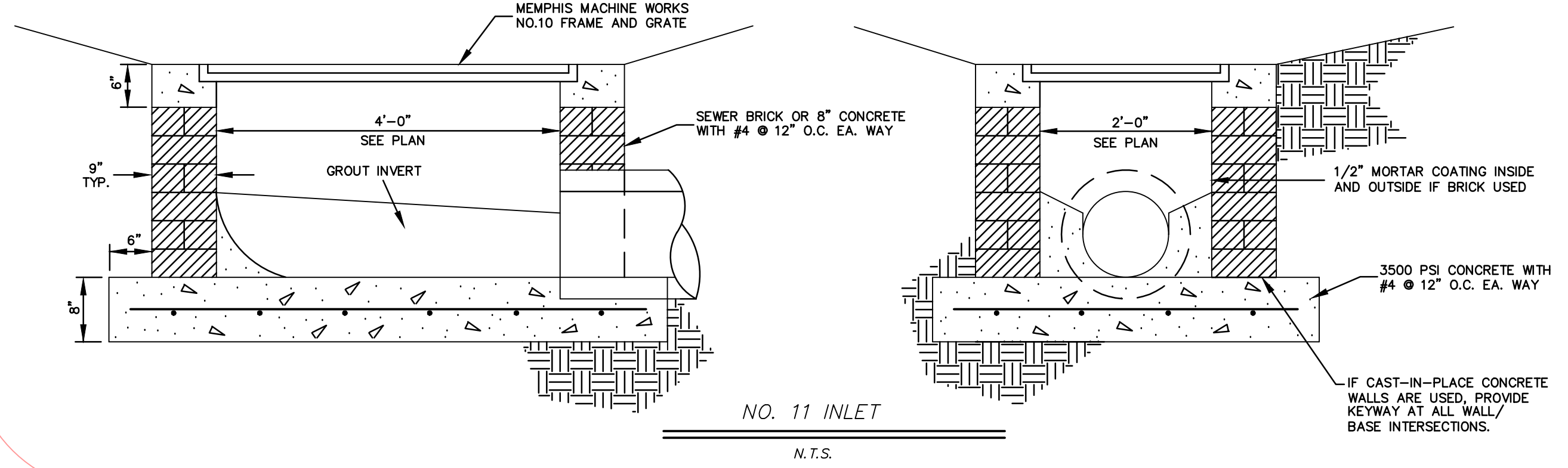
TYPE "D" HEADWALL
WITH WINGWALLS
NOT TO SCALE

CITY OF LAKELAND ENGINEERING DIVISION		
TYPE "D" HEADWALL		
REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6/2008



SECTION A

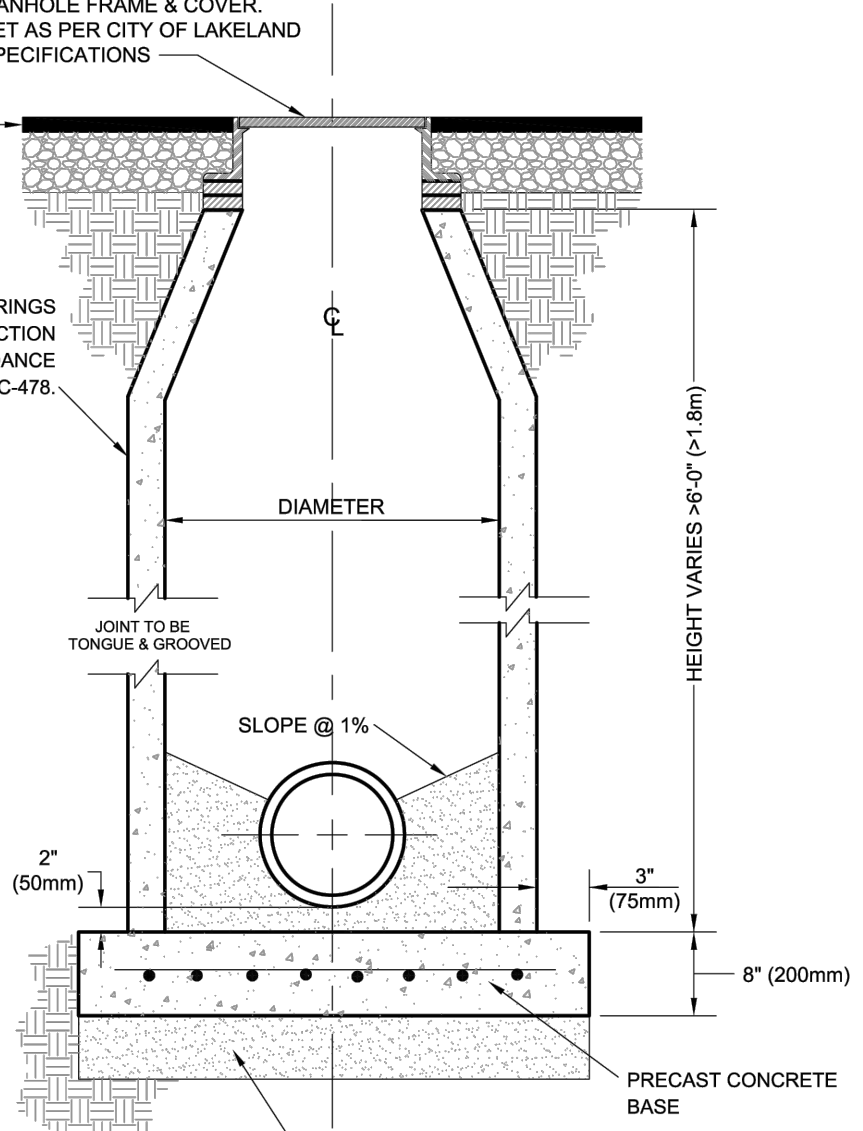
SECTION B



PLAN

ELEVATION

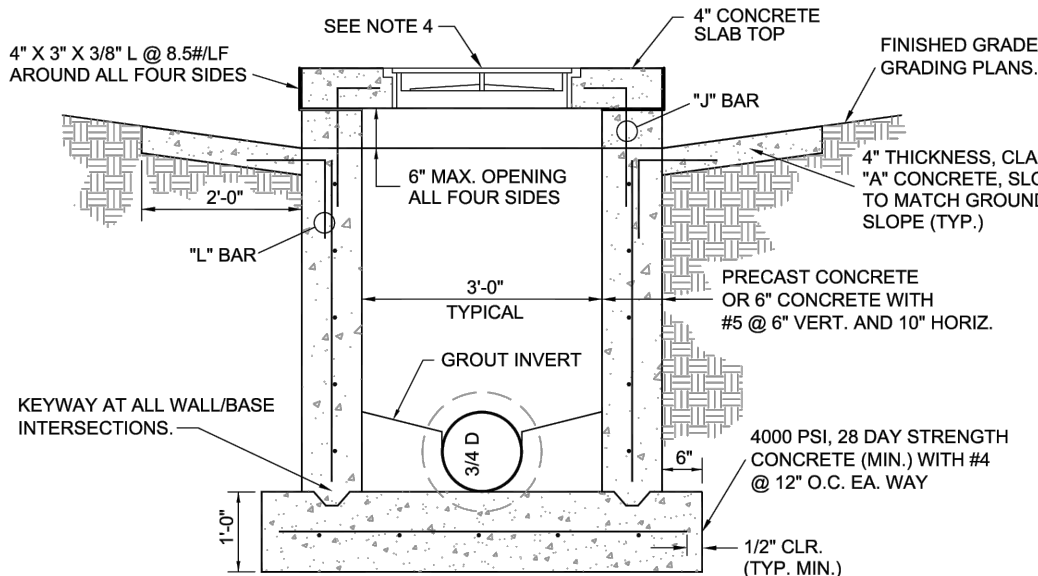
- NOTES:
- FLOOR TROUGHS ARE NEEDED FOR ALL INCOMING SEWERS. A LARGER DIA. MANHOLE MAY BE NEEDED IN ORDER TO PROPERLY CONSTRUCT THE TROUGHS WHEN THE INCOMING SEWER INVERTS ARE SUBSTANTIALLY HIGHER THAN THE OUTGOING SEWER INVERT. PROVIDE A MINIMUM OF 1 FT (30mm) DROP FROM INLET TO OUTLET.
 - 4'-0" (1.2m) DIA. MANHOLES MAY BE USED FOR PIPES UP TO 24" (600mm) DIA.
 - 5'-0" (1.5m) DIA. MANHOLES MAY BE USED FOR PIPES FROM 27'-36" (875mm-900mm) DIA.
 - SPECIAL MANHOLES MAY BE USED FOR PIPES LARGER THAN 36" (900mm) DIA.
 - APPROVED STRAIGHT MANHOLE SECTION WITH FLAT SLAB COVER ARE REQUIRED FOR MANHOLES 6'-0" (1.8m) OR LESS IN DEPTH.
 - NO MANHOLE STEPS ALLOWED.
 - MANHOLES WITH THE BASE POURED MONOLITHICALLY WITH THE BOTTOM BARREL ARE ALSO ACCEPTABLE.
 - SEAL JOINTS WATER TIGHT WITH APPROVED MATERIAL. GROUT HOISTING HOLES WATER TIGHT WITH NONMETALLIC, NON-SHRINK GROUT.
 - INVERTS SHALL BE U-SHAPED TO THE I.D. PIPE DIA. POINT (PIPE CROWN).
 - THE ENGINEER SHALL DETERMINE THE MANHOLE SIZE BASED ON THE ANGLE, NUMBER AND SIZE OF PIPE PENETRATIONS. THE MINIMUM DISTANCE BETWEEN KNOCKOUTS IS 12" (300mm).



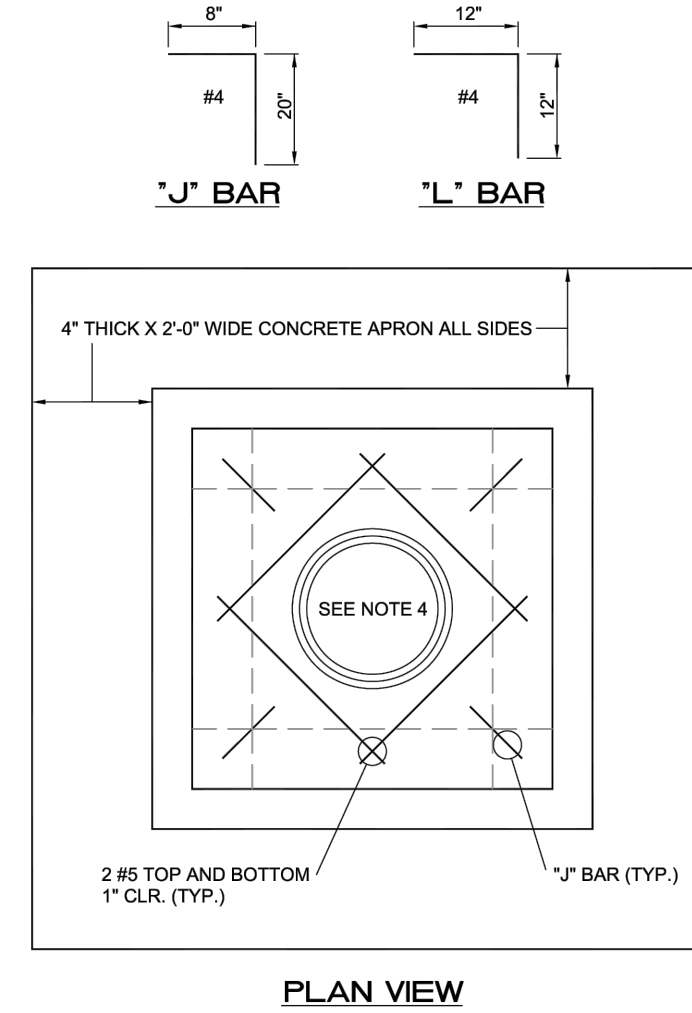
STANDARD STORM
SEWER MANHOLE DETAIL
(FOR MANHOLE DEPTH >6' BASE TO LID)
NOT TO SCALE

CITY OF LAKELAND ENGINEERING DIVISION		
STANDARD STORM SEWER MANHOLE DETAIL FOR MANHOLE DEPTH >6' BASE TO LID		
REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6/2008

- NOTES:
- INLET TO BE SET ON SUBGRADE COMPACTED TO 95% OF STANDARD PROCTOR (ASTM D-698)
 - PIPE DIAMETER, DEPTH AND DIRECTION SHALL BE DICTATED BY THE PROJECT GRADING AND DRAINAGE PLAN.
 - PRECAST TOPS MUST BE SET IN PLACE USING A FULL BED OF MORTAR.
 - INLET SHALL BE EQUIPPED WITH A MEMPHIS NO. 7A MANHOLE RIM AND COVER.
 - ALL CONCRETE SHALL BE CLASS "A", 4000 PSI 28 DAY STRENGTH, MINIMUM.



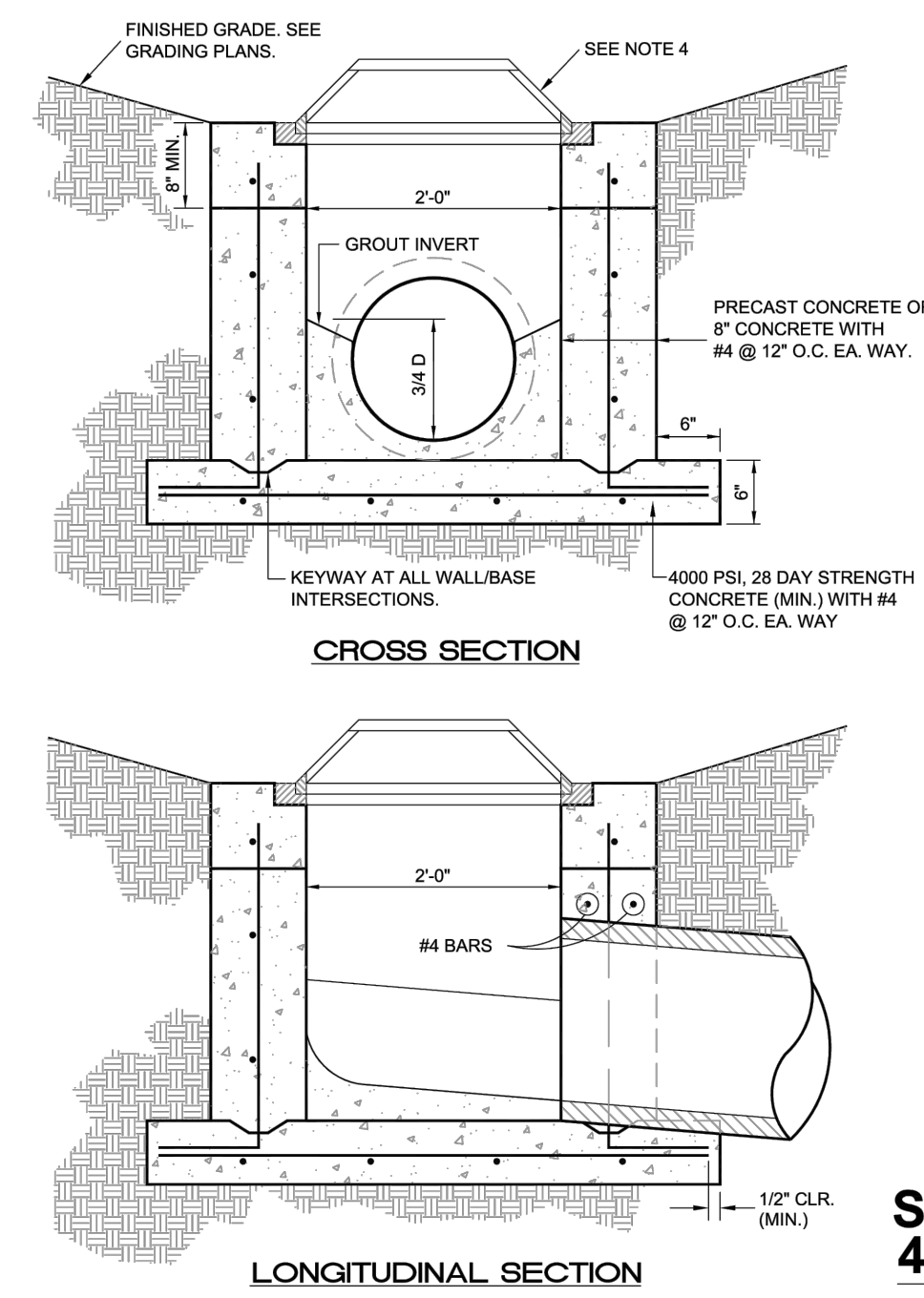
STANDARD
3' X 3' INLET
NOT TO SCALE



PLAN VIEW

SECTION

CITY OF LAKELAND ENGINEERING DIVISION		
STANDARD 3' X 3' INLET		
REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6/2008



CROSS SECTION

LONGITUDINAL SECTION

STANDARD
4470 INLET
NOT TO SCALE

- NOTES:
- INLET TO BE SET ON SUBGRADE COMPACTED TO 95% OF STANDARD PROCTOR (ASTM D-698)
 - PIPE DIAMETER, DEPTH AND DIRECTION SHALL BE DICTATED BY THE PROJECT GRADING AND DRAINAGE PLAN.
 - PRECAST TOPS MUST BE SET IN PLACE USING A FULL BED OF MORTAR.
 - INLET SHALL BE EQUIPPED WITH A DEETER FOUNDRY, INC. NO. 4470 GRATE AND NO. 2410 FRAME.
 - ALL CONCRETE SHALL BE CLASS "A", 4000 PSI 28 DAY STRENGTH, MINIMUM.

CITY OF LAKELAND ENGINEERING DIVISION		
STANDARD 4470 INLET		
REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6/2008

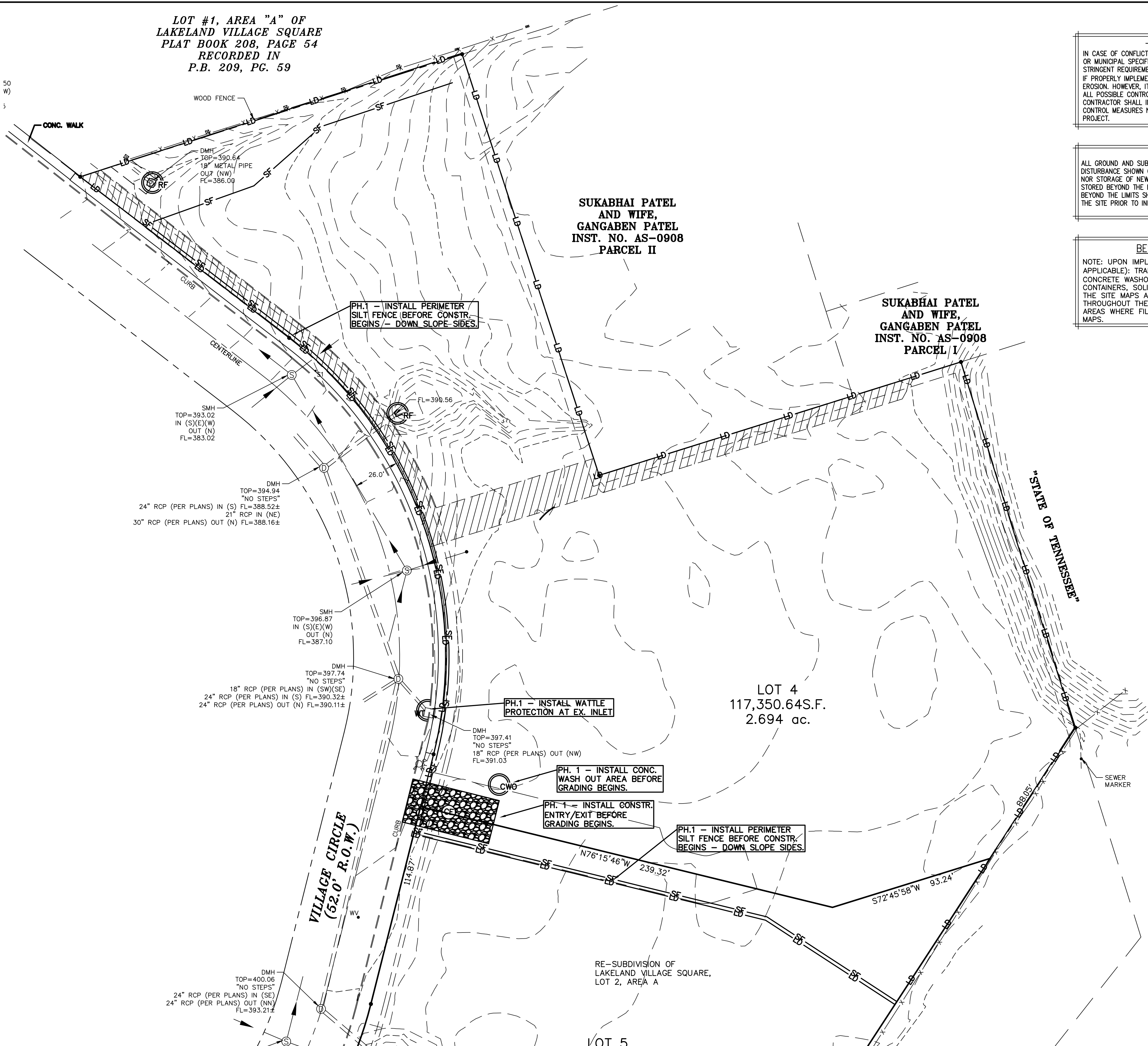


REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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

DEPARTMENT OF ENGINEERING
DRAINAGE DETAILS
LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVIES PLANTATION ROAD, LAKELAND, TN
FROM: NA TO: NA
SURVEY: MILESTONE DATE: 2/21 BOOK: NA
SCALE: 1"=40'
DESIGN: SDW/JWW DATE: 4/21 CKD: JWW DATE: 4/21
CITY ENGINEER DATE

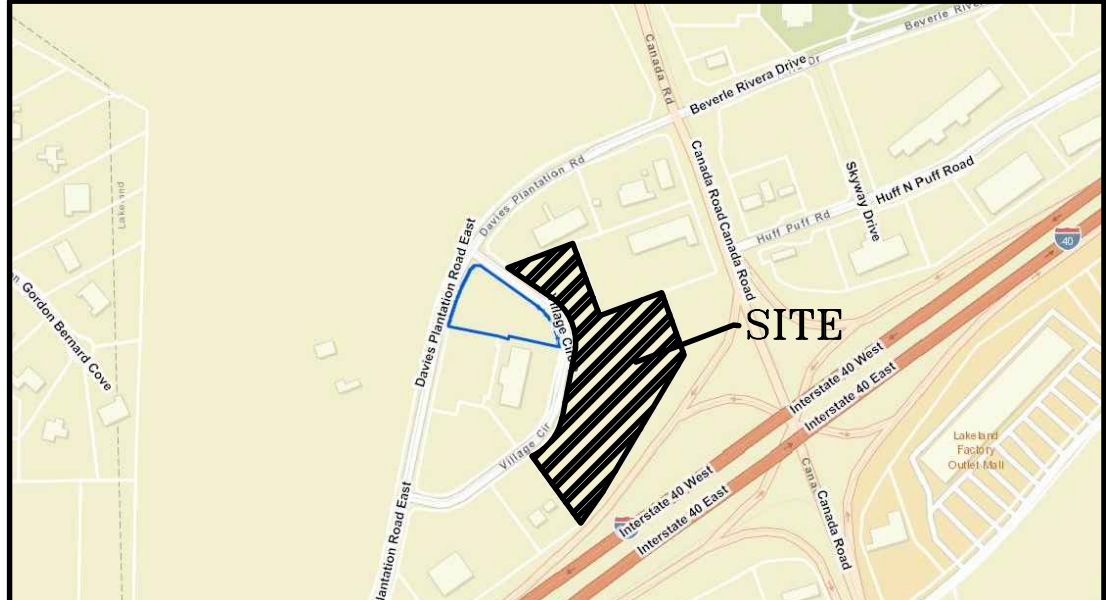
LOT #1, AREA "A" OF
LAKELAND VILLAGE SQUARE
PLAT BOOK 208, PAGE 54
RECORDED IN
P.B. 209, PG. 59



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

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

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

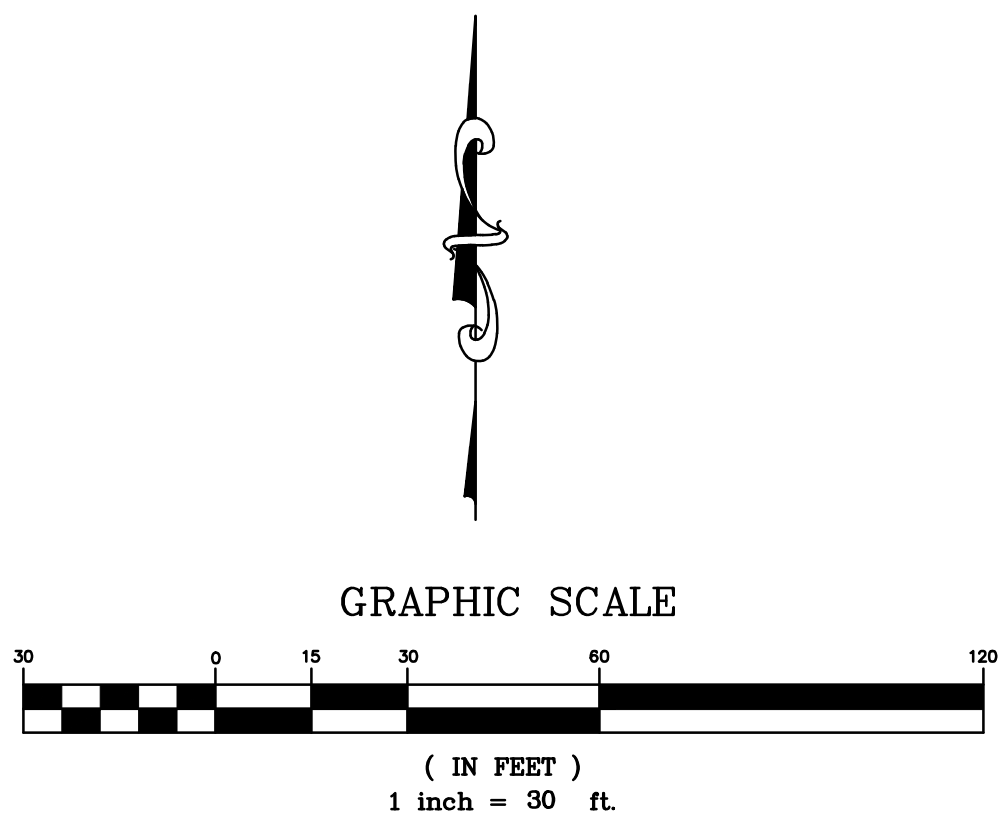


VICINITY MAP

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

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

- GENERAL NOTES (CITY OF MEMPHIS)**
- A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE.
 - ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
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 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
 - ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
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 - 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.
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 - MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION THROUGH AN APPROVED DEWATERING BAG SET UP PRIOR TO ITS DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE OR LINED 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.

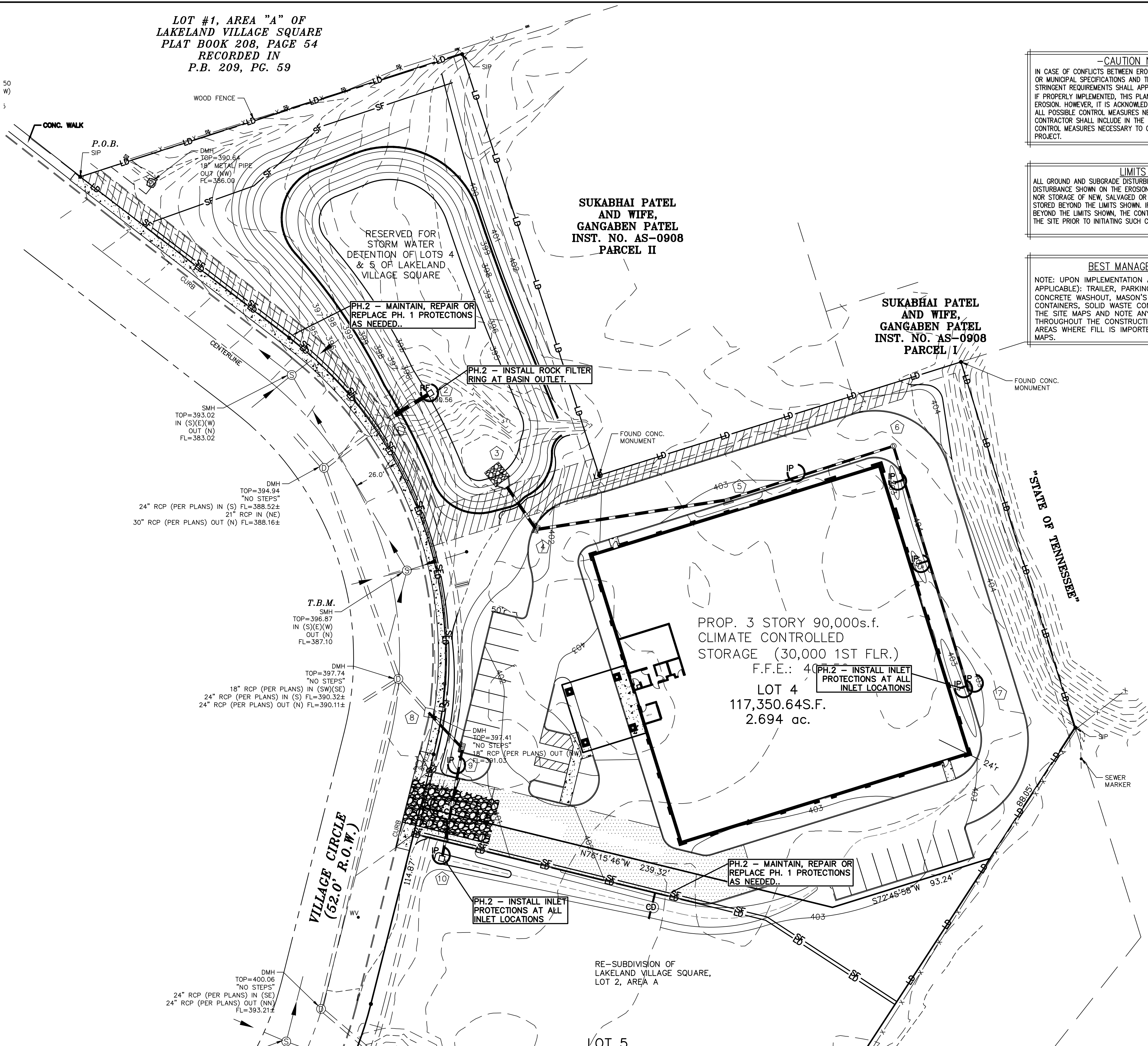


Engineering Certificate
Is hereby certify that the engineering aspect of these plans are true and correct, are in conformance with design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development, and to the best of my knowledge takes into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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878

	REVISIONS		T.B.M. TEMPORARY BENCHMARK (T.B.M.) - Top of an existing sanitary sewer manhole located in Village Circle as shown hereon. Elev.=396.87 NAVD 88. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C 0330 G, COMMUNITY PANEL NO. 470402 0330 G, EFFECTIVE DATE: FEBRUARY 6, 2013. CITY OF LAKELAND RE-SUBDIVISION OF LAKELAND VILLAGE SQ. LOT 1, AREA A DEVELOPER: FOCAL POINT INVESTMENT, LLC. RENAISSANCE GROUP, INC. 9700 VILLAGE CIRCLE, STE. 100 LAKELAND, TN 38002 (901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: @RENAISSANCEGROUPINC.COM	
	ITEM NO.	DESCRIPTION OF CHANGE		APPROVAL DATE
DEPARTMENT OF ENGINEERING E.P.S.C. - PHASE 1 LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVIES PLANTATION ROAD, LAKELAND, TN FROM: _____ TO: _____ SURVEY: _____ DATE: _____ BOOK: _____ SCALE: _____ DESIGN: _____ DATE: _____ CKD: _____ DATE: _____ CITY ENGINEER _____ DATE _____				

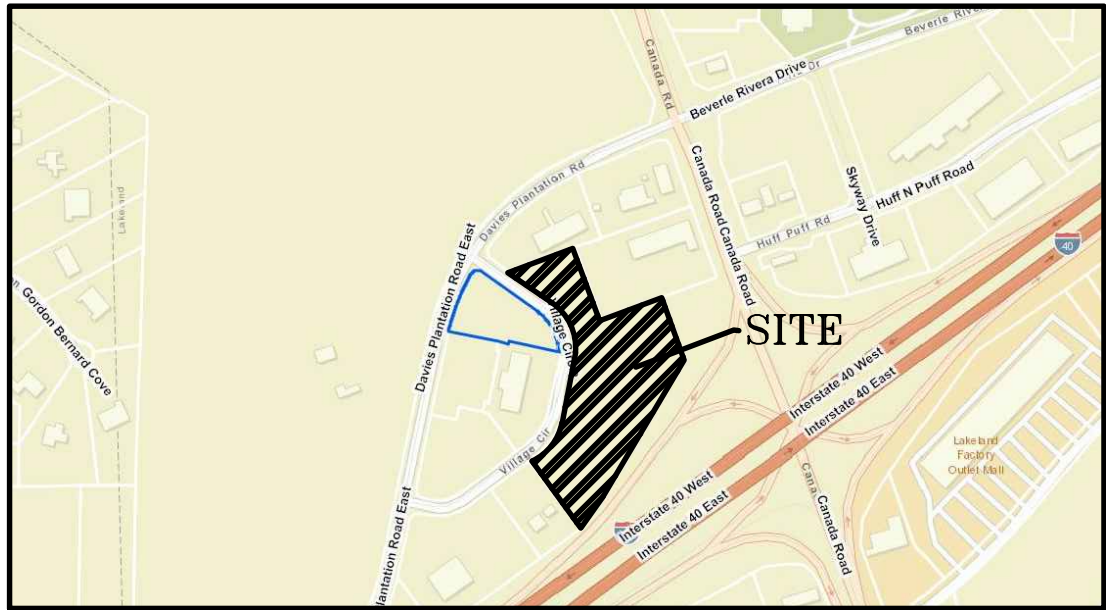
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PLAT BOOK 208, PAGE 54
RECORDED IN
P.B. 209, PG. 59



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- LD - LIMITS OF DISTURBANCE
 - SF - SEDIMENTATION/SILT FENCE
 - CE - STONE CONSTRUCTION ENTRANCE/EXIT
 - CW - CONCRETE WASHOUT
 - IP - INLET PROTECTION
 - RF - ROCK FILTER RING

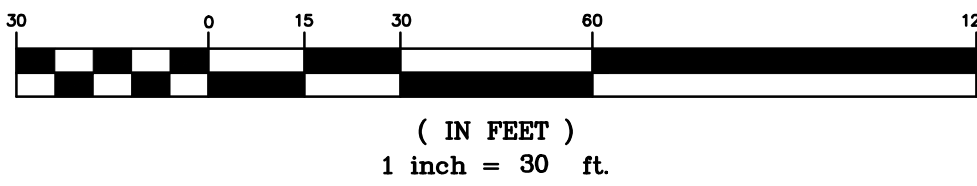
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HATCH LEGEND

- SANITARY SEWER ESMT.
- ASPHALT PAVING
- CONCRETE.

GRAPHIC SCALE



SHEET OF

Engineering Certificate

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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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

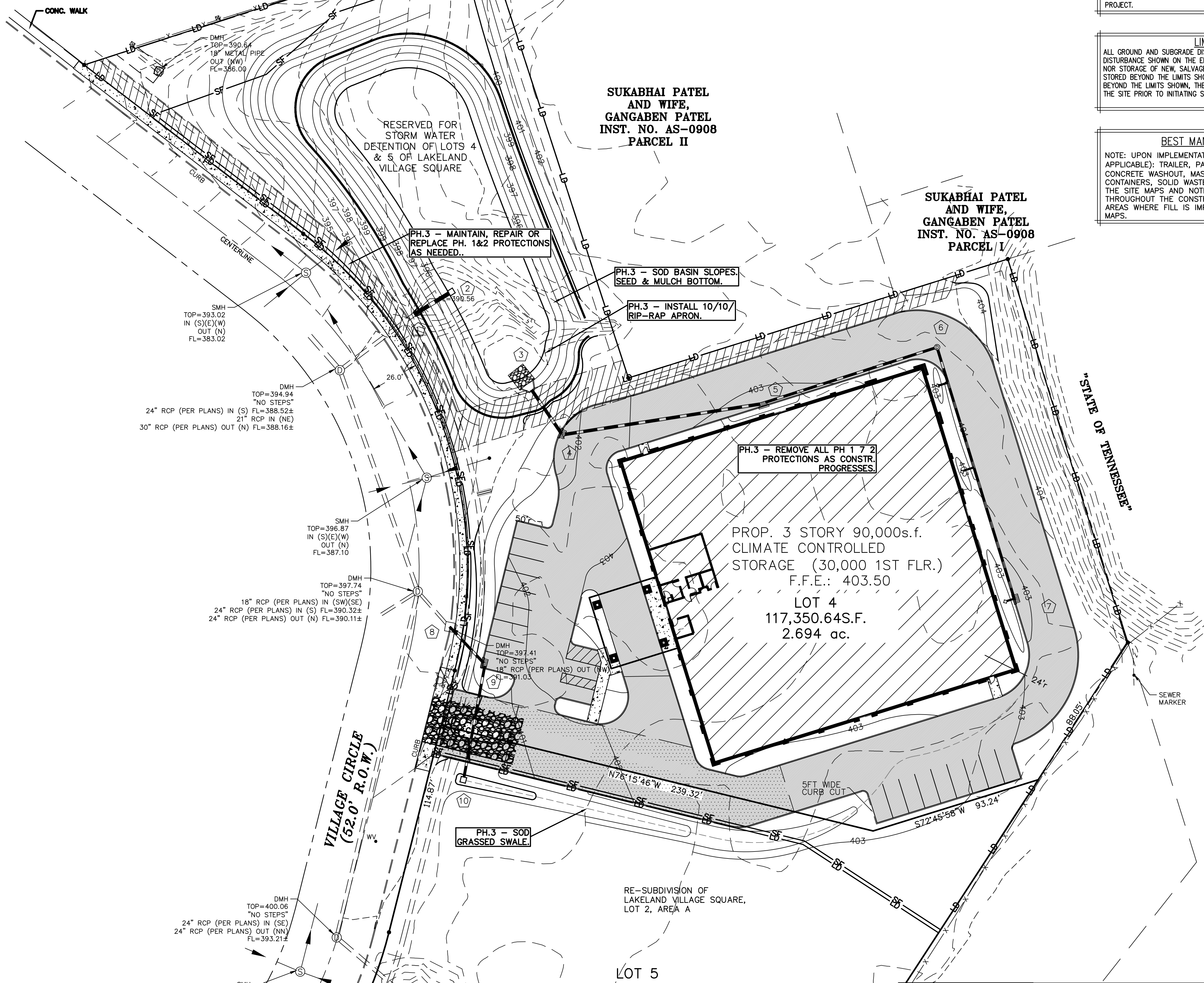
FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C 0330 G, COMMUNITY PANEL NO. 470402 0330 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

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

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

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

50
W)



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

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

—CAUTION NOTICE TO CONTRACTOR—

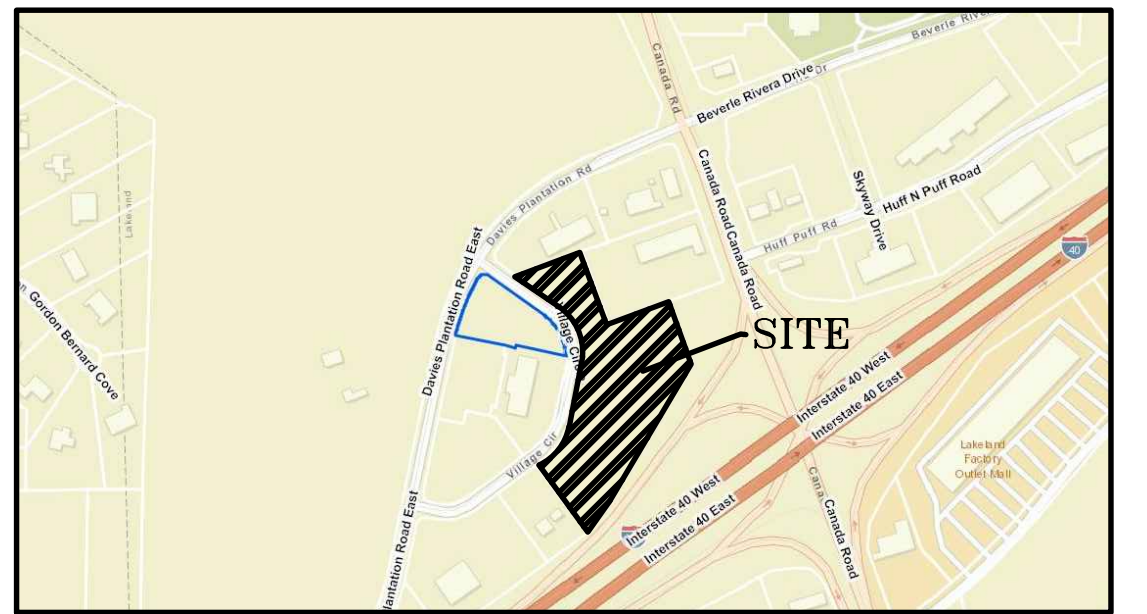
IN CASE OF CONFLICTS BETWEEN EROSION CONTROL PLANS, THE SWPPP DOCUMENT, ANY PROJECT OR MUNICIPAL SPECIFICATIONS AND THE ACTUAL STATE NPDES GENERAL PERMIT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
IF PROPERLY IMPLEMENTED, THIS PLAN WILL PROVIDE AN EFFECTIVE MEANS FOR CONTROLLING EROSION. HOWEVER,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

LIMITS OF DISTURBANCE

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

BEST MANAGEMENT PRACTICES SEQUENCE

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



VICINITY MAP

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

LEGEND

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

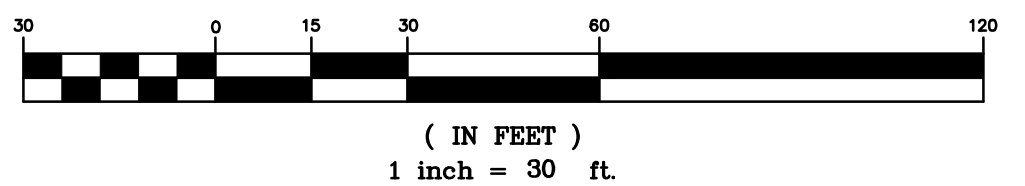
GENERAL NOTES (CITY OF MEMPHIS)

- A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE.
- 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 PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING ML&W, SOUTH CENTRAL BELL, TEXAS GAS COMPANY, AND/OR CITY OF MEMPHIS, PLEASE CALL 811.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
- ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) 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 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 MUST BEGIN 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 INTEGRAL 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.
- MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR TREATED BY FILTRATION THROUGH AN APPROVED DEWATERING BAG SET UP PRIOR TO ITS DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE OR LINED 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.

HATCH LEGEND

- SANITARY SEWER ESMT.
- ASPHALT PAVING
- CONCRETE.

GRAPHIC SCALE

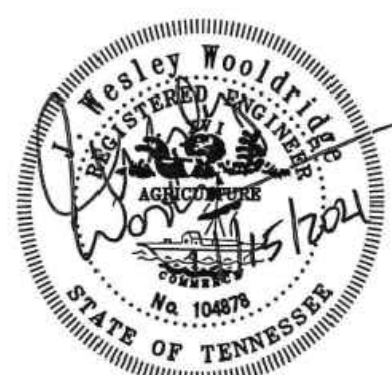


SHEET OF

Engineering Certificate

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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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

DEPARTMENT OF ENGINEERING

E.P.S.C. - PHASE 3

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

FROM: TO:

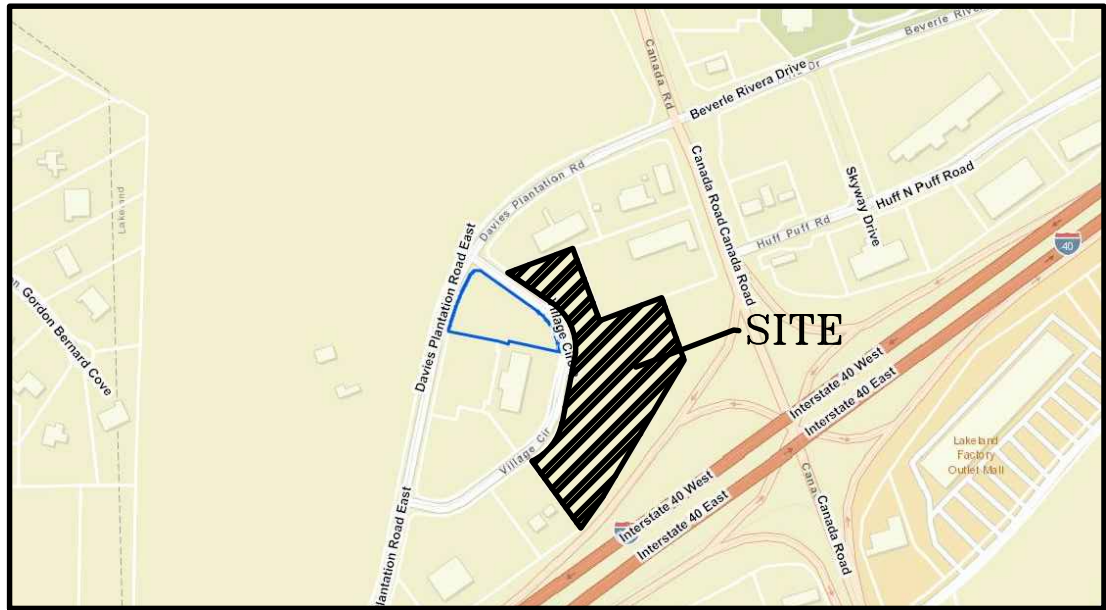
SURVEY: DATE: BOOK:

SCALE:

DESIGN: DATE: CKD: DATE:

CITY ENGINEER DATE

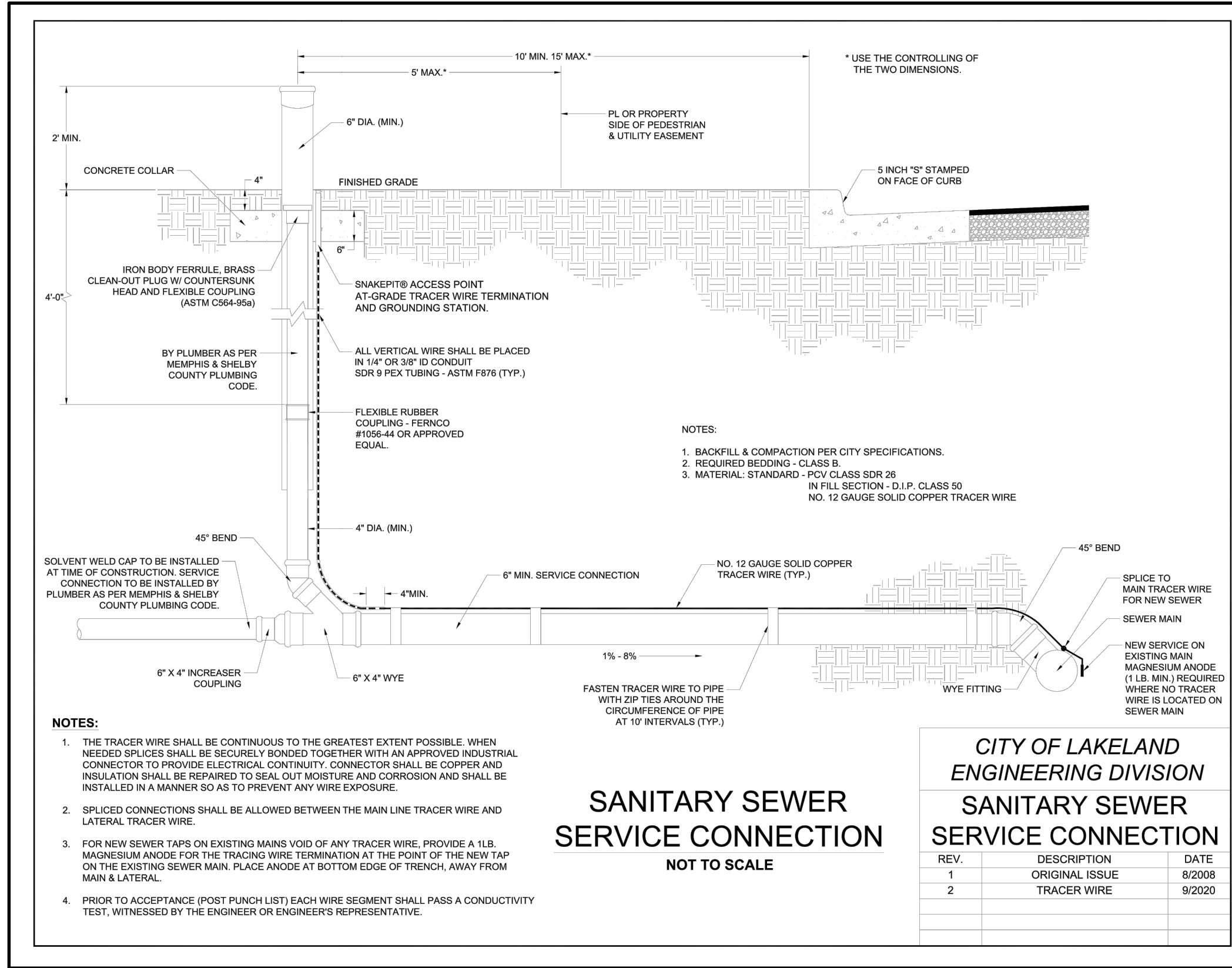
LOT #1, AREA "A" OF
LAKELAND VILLAGE SQUARE
PLAT BOOK 208, PAGE 54
RECORDED IN
P.B. 209, PG. 59



VICINITY MAP

HATCH LEGEND

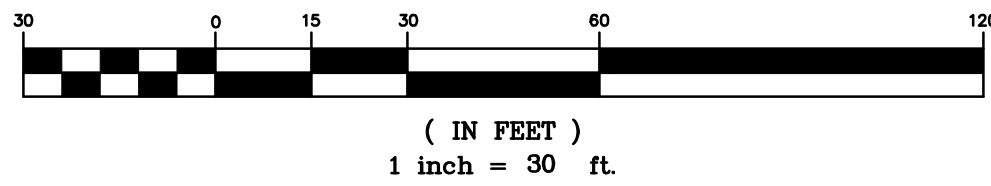
- SANITARY SEWER
ESMT.
- ASPHALT PAVING
- CONCRETE.



SANITARY SEWER
SERVICE CONNECTION
NOT TO SCALE

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

GRAPHIC SCALE



SHEET OF

Engineering Certificate

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

J. WESLEY WOOLDRIDGE
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REVISIONS

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**CITY OF LAKELAND
RE-SUBDIVISION OF LAKELAND VILLAGE SQ.
LOT 1, AREA A**

DEVELOPER: FOCAL POINT INVESTMENT, LLC.

RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, STE. 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: @RENAISSANCEGROUPINC.COM

DEPARTMENT OF ENGINEERING

UTILITY PLAN

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

FROM: _____ TO: _____

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

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

CITY ENGINEER _____ DATE _____

RECORDED IN
P.B. 209, PG. 59

WOOD FENCE

CENTERLINE

VILLAGE CIRCLE
(52.0' R.O.W.)

SOUTHLAND LOG HOMES
P.B. 210, PG. 52

ASPHALT

INTERSTATE 40
(R.O.W. VARIES)

10" CHERRY TREES

224,347 S.F. ±
5,081 Ac. ±

8" DECIDUOUS TREES

14" DECIDUOUS TREES

10" DECIDUOUS TREE

10" PINE TREE

30" DECIDUOUS TREE

15" CHERRY TREE

18" OAK TREE

12" CEDAR TREE

18" DECIDUOUS TREE

20" DECIDUOUS TREE

20" OAK TREE

14" CEDAR TREE

8" DECIDUOUS TREES

18" OAK TREE

15" DECIDUOUS TREE

8" DECIDUOUS TREE

12" DECIDUOUS TREE

8" DECIDUOUS TREES

10" CHERRY TREE

24" DECIDUOUS TREE

15" DECIDUOUS TREE

8" DECIDUOUS TREE

18" DECIDUOUS TREE

12" DECIDUOUS TREE

12" DECIDUOUS TREE

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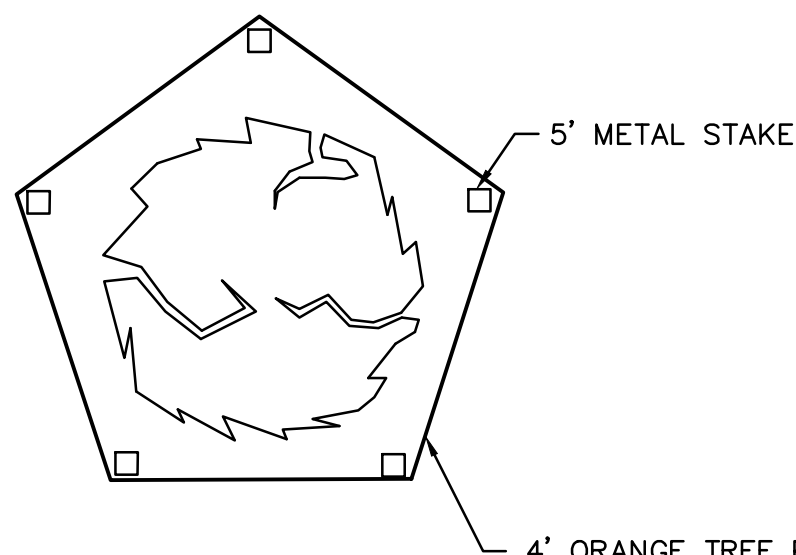
12" DECIDUOUS TREE

12" DECIDUOUS TREE

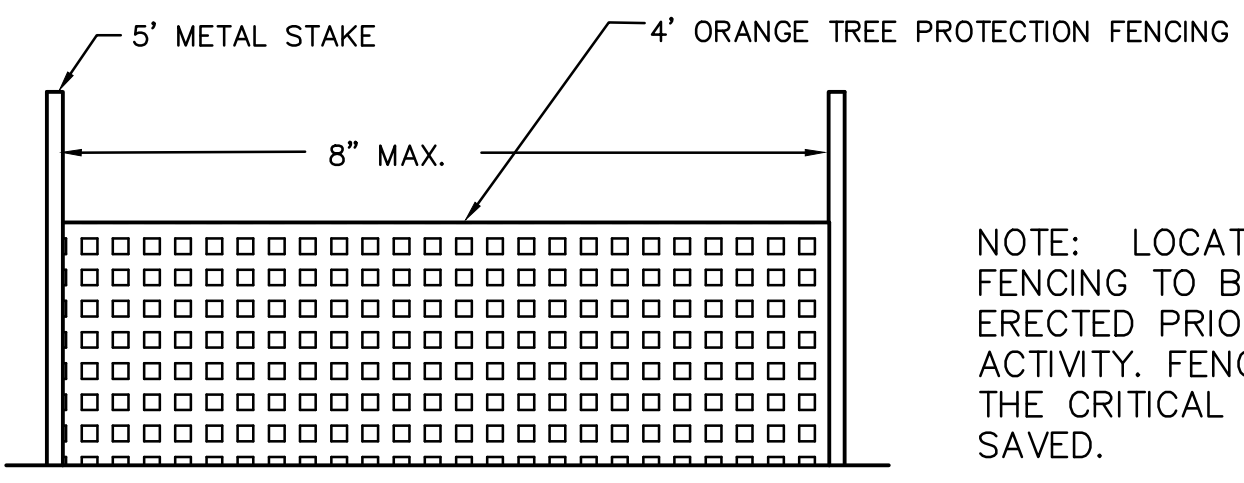
12" DECIDUOUS TREE

12" DECIDUOUS TREE

12" DECIDUOUS TREE



TREE PROTECTION BARRIER
N.T.S.



ORANGE TREE PROTECTION BARRIER
N.T.S.

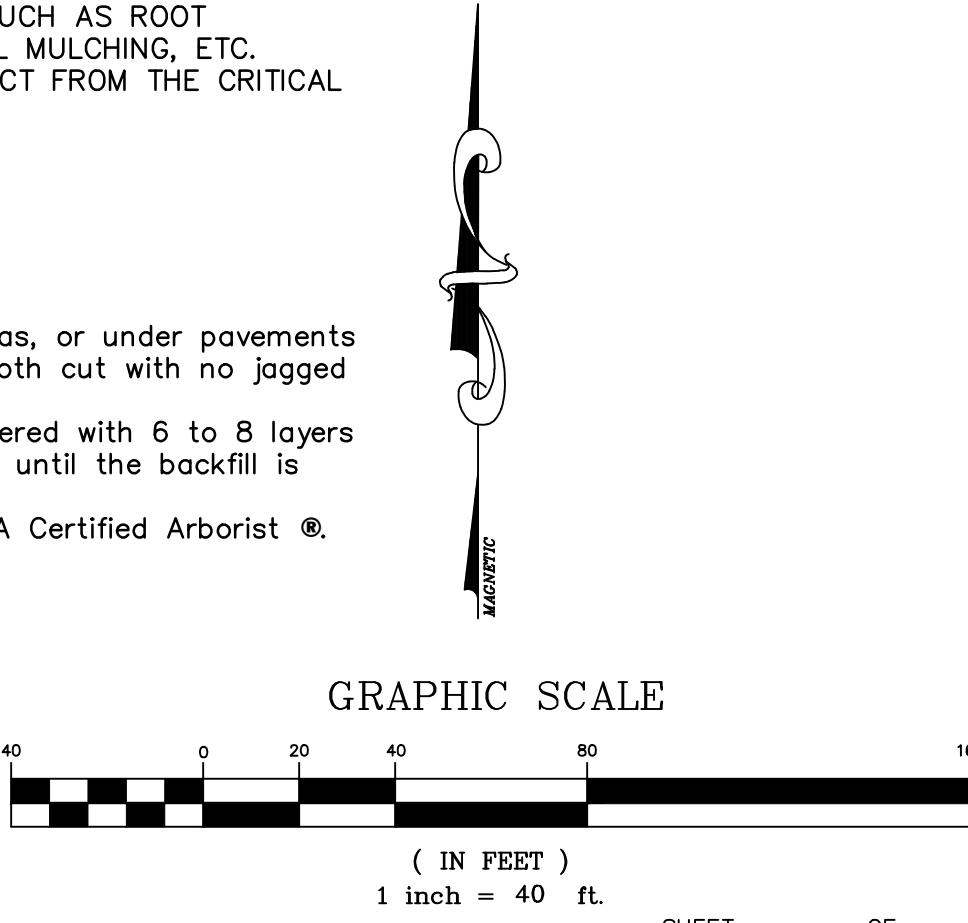
NOTE: LOCATION OF TREE PROTECTION FENCING TO BE DETERMINED IN FIELD AND ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. FENCING SHOULD BE LOCATED AT THE CRITICAL ROOT ZONE OF TREES TO BE SAVED.

LEGEND	
	TREE TO REMAIN
	TREE TO BE REMOVED
	TREE SAVE AREA
	STAGING AREA
	TREE PROTECTION FENCE
	ROOT PROTECTION ZONE

NOTE:
ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. ANY TREE DESIGNATED FOR RETENTION WITHIN CONSTRUCTION IMPACT ENCROACHES ON MORE THAN 25% OF THE ROOT PROTECTION ZONE/CRITICAL ROOT ZONE SHALL BE TREATED, WITH FINAL APPROVAL BY THE NATURAL RESOURCES DIRECTOR, BY ONE OF THE FOLLOWING METHODS:
1. REMOVAL AND REPLACEMENT ACCORDING TO THE DENSITY TABLES IN THE LAKELAND TREE MANAGEMENT ORDINANCE.
2. TREATMENT BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST FOR CONSTRUCTION IMPACT MITIGATION WITH TECHNIQUES SUCH AS ROOT STIMULATOR, GROWTH REGULATOR, ROOT PRUNING, VERTICAL MULCHING, ETC.
3. ADJUST THE GRADING TO REMOVE THE CONSTRUCTION IMPACT FROM THE CRITICAL ROOT ZONE.

ROOT PRUNING NOTES:

1. Roots exposed by excavation, extending into excavated areas, or under pavements shall be pruned using a sharp saw to create a clean, smooth cut with no jagged or frayed edges.
2. Pruned roots left exposed more than one day shall be covered with 6 to 8 layers of burlap and wetted down a minimum of 3 times per day until the backfill is complete.
3. All root pruning shall be performed or supervised by an ISA Certified Arborist ®.



REVISIONS		
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LOT 1, AREA A
DEVELOPER: FOCAL POINT INVESTMENT, L.L.C.
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, STE. 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL @RENAISSANCEGROUPINC.COM

DEPARTMENT OF ENGINEERING
TREE MANAGEMENT PLAN
LOCATION: WEST SIDE OF VILLAGE CIR., 108' FROM THE SOUTH RIGHT-OF-WAY LINE OF DAVES PLANTATION ROAD, LAKELAND, TN
FROM: _____ TO: _____
SURVEY: _____ DATE: _____ BOOK: _____
SCALE: _____
DESIGN: _____ DATE: _____ CKD: _____ DATE: _____
CITY ENGINEER _____ DATE _____



Village Circle View (1)



I-40 View (2)



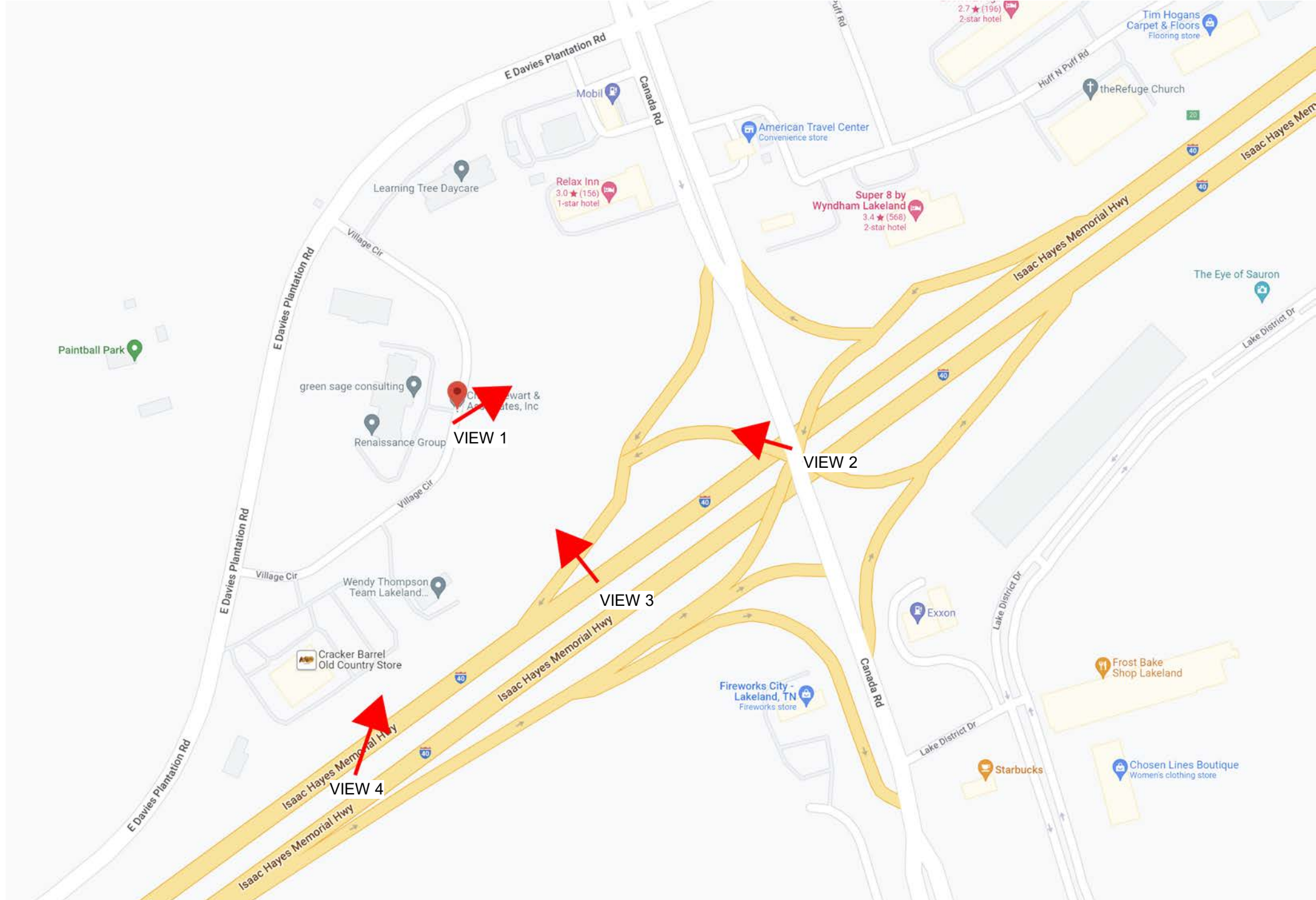
I-40 View (3)



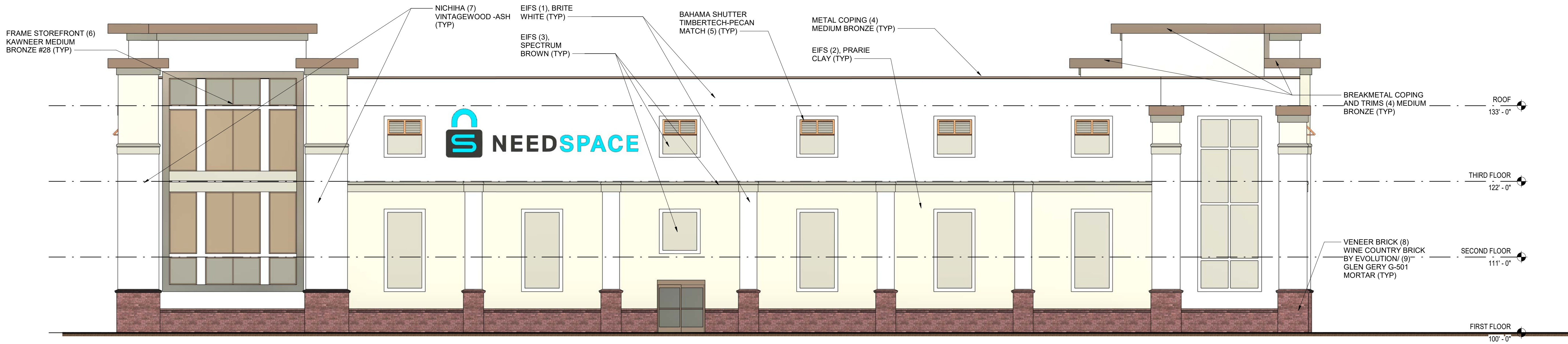
I-40 View (4)



Building Location - Aerial View

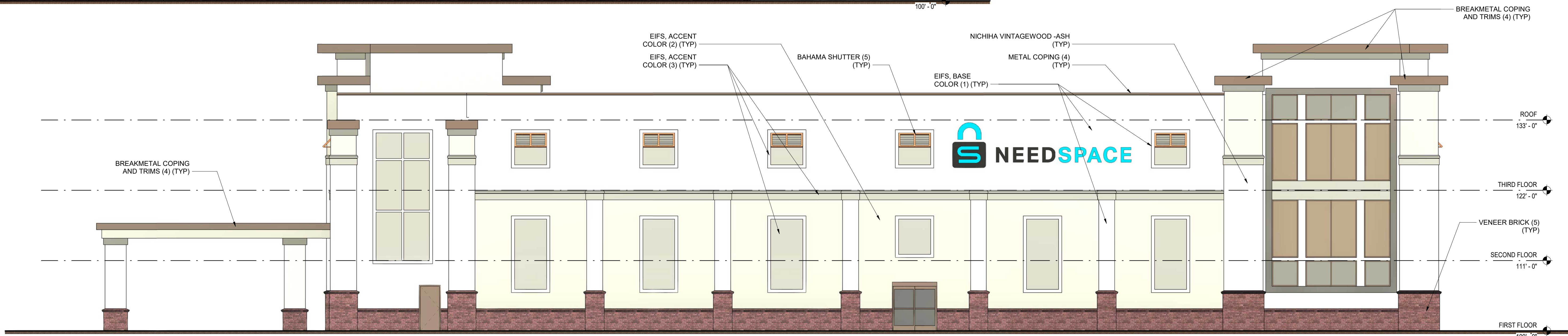


Viscinity Map w/ View Locations

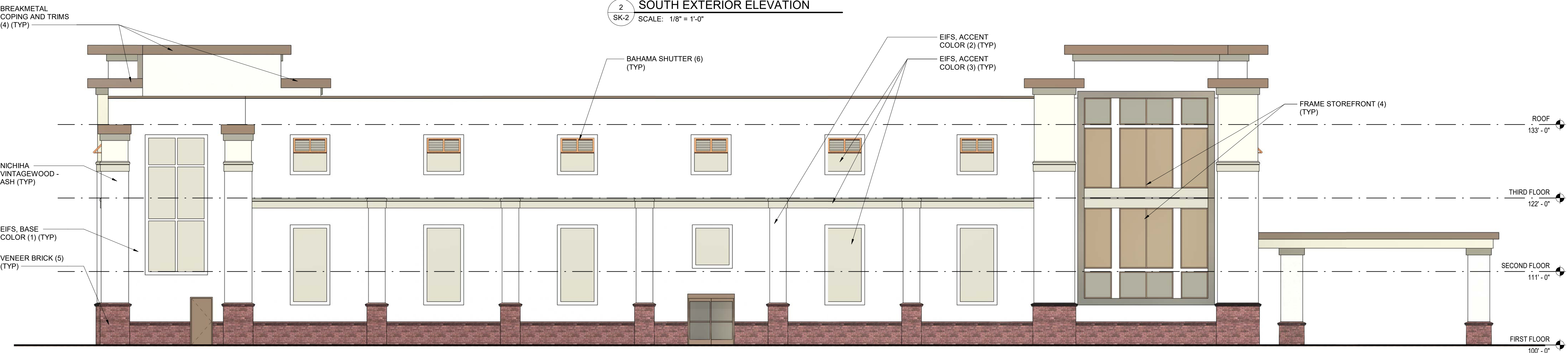


1 EAST EXTERIOR ELEVATION
SK-2 / SCALE: 1/8" = 1'-0"

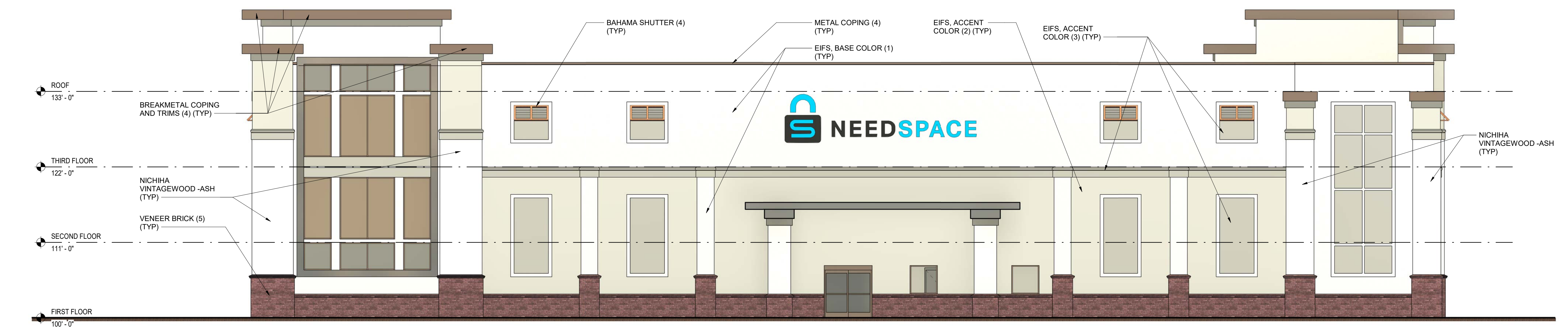
- MATERIAL LEGEND:
- EIFS, BRITE WHITE
 - EIFS, PRAIRIE CLAY
 - EIFS, SPECTRUM BROWN
 - METAL COPING-MEDIUM BRONZE (METAL ERA)
 - BAHAMA SHUTTER-TIMBERTECH PECAN COLOR
 - KAWNEER MEDIUM BRONZE #28
 - NICHIHA VINTAGEWOOD-ASH SIDING
 - VENEER BRICK - WINE COUNTRY BRICK BY EVOLUTION
 - GLEN-GERY MORTAR G-501



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



3 NORTH EXTERIOR ELEVATION
SK-2 / SCALE: 1/8" = 1'-0"



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

Meeting Date: Thursday, July 21, 2022

Project: Smith's Plumbing
Site Plan

Staff Contact: Donald Anthony, AICP

PROJECT INFORMATION

Location: 9875 Huff N Puff Road
Parcel ID: L0159 00515
Zoning District: C-2 (Regional Commercial)
Neighborhood: Type 5
Site Area: 0.91 acres
Applicant: Dustin Smith, Smith's Plumbing
Representative: Joshua Bellaire, Arch 1010

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, Joshua Bellaire of Arch 1010 representing Dustin Smith of Smith's Plumbing, requests approval of a Site Plan for a 10,720-square foot commercial structure at 9875 Huff N

Puff Road. The subject property is located on the south side of Huff N Puff Road and has additional frontage along Interstate 40. The property consists of 0.91 acres and is zoned C-2.

Project Overview

The applicant wishes to alter the exterior of the existing 10,720-foot, single-story structure. The east side of the structure is currently occupied by a fitness facility. Smith's Plumbing would occupy the west side of the structure. The existing structure is a red brick building with minimal articulation. It previously housed an ATV parts and service center. The site is served by a single curb cut on Huff N Puff Road; additional access is available from a neighboring commercial lot (Tim Hogan's Carpet and Floors) on the west.

Design-related alterations proposed by the applicant include:

1. Painting the brick on the building an off-white color and installing new metal coping;
2. Installing new exterior glass; and
3. Replacing existing windows on the west end of the building with two overhead doors.

Site-related work proposed by the applicant include:

1. Installing new lighting in the parking lot; and
2. Relocating the curb cut along Huff N Puff Road westward to better align with the proposed overhead doors.

The Planning Commission—acting as the DRC—may approve the design-related alterations being sought by the applicant. While overhead doors are not generally permitted to face a public right-of-way, the building's reverse frontage makes it impractical—if not impossible—for the western half of the building to have overhead doors without some visibility from right-of-way. Typically, overhead doors should be placed at the rear of a structure. However, the distance between the rear of the structure and the public right-of-way along Interstate 40 ranges from 11 to 19 feet, making it difficult to maneuver delivery vehicles in that area.

Planning and Engineering staff have reviewed the proposed relocation of the curb cut along Huff N Puff Road and have found no major problems with this change. The Planning Commission should condition any approval of the Site Plan on the applicant providing landscaping and lighting plans that comply with City requirements.

EXAMPLE MOTIONS

1. Motion to approve the Smith's Plumbing 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 Smith's Plumbing Site Plan without conditions.

3. Motion to deny the Smith's Plumbing Site Plan:
 - a. Reason for denial

CONDITIONS OF APPROVAL

If the Planning Commission chooses to approve the Site Plan, Staff recommends the following conditions:

1. The applicant shall provide lighting and landscaping plans for staff review. The lighting and landscaping plans shall conform to the requirements set forth in the Land Development Regulations.

PROCEDURAL REQUIREMENTS

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



9875 Huff N Puff Rd

Lakeland, Tennessee

0.91 Acres
Zoned C-2

- 9875 Huff N Puff Rd
- Lakeland City Boundary
- Street Centerline
- Parcel

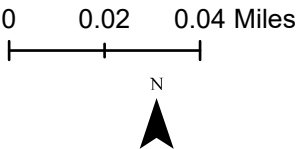
Zoning Classification

- 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
July 13, 2022

Sources:

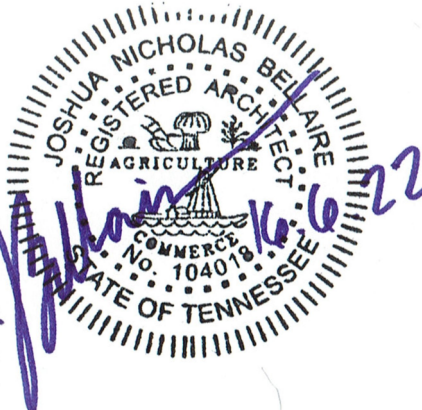
Shelby Co. Assessor of
Property; ESRI;
Lakeland IT Dept.

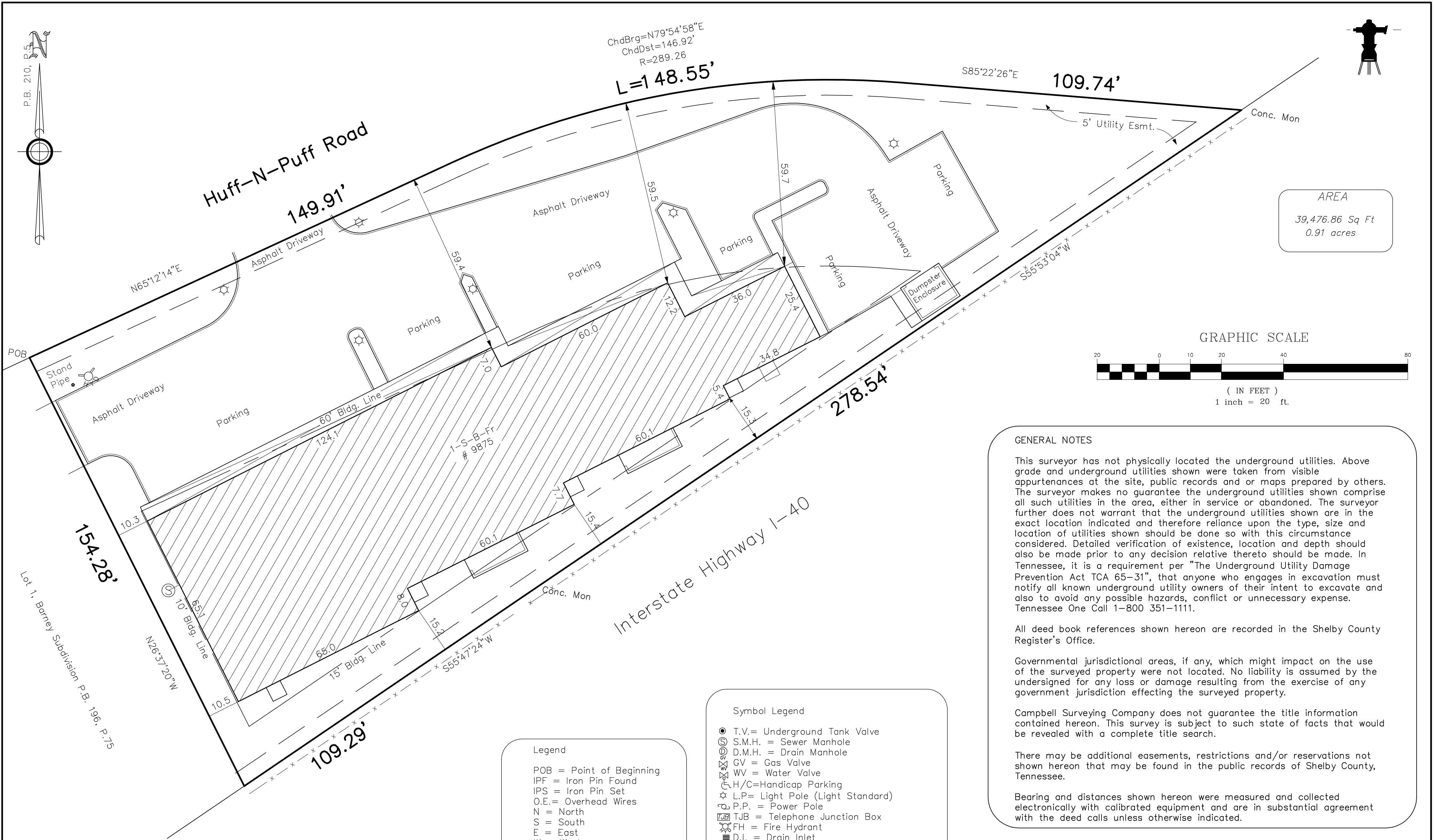


RENOVATIONS FOR: SMITH'S PLUMBING SERVICES

9875 HUFF N PUFF RD
LAKELAND, TN 38002

AGENCY REVIEW SET
06.21.22





I hereby certify that this is a Category I Survey and that the ratio of precision of the un-adjusted survey is 1: 10,000 or greater as shown hereon and that the survey was done in compliance with current Tennessee Minimum Standards of Practice.

Lawrence E. Astin
TN RLS 2113

Survey of

9875 Huff-N-Puff Road

Lot 2, Barney Subdivision (Minor Subdivision)(A resubdivision of Lot 1 of the Lakeland Developments Corporation's Huff-N-Puff Road Commercial Subdivision) as recorded in Plat Book 210, Page 5 of the Shelby County Register's Office

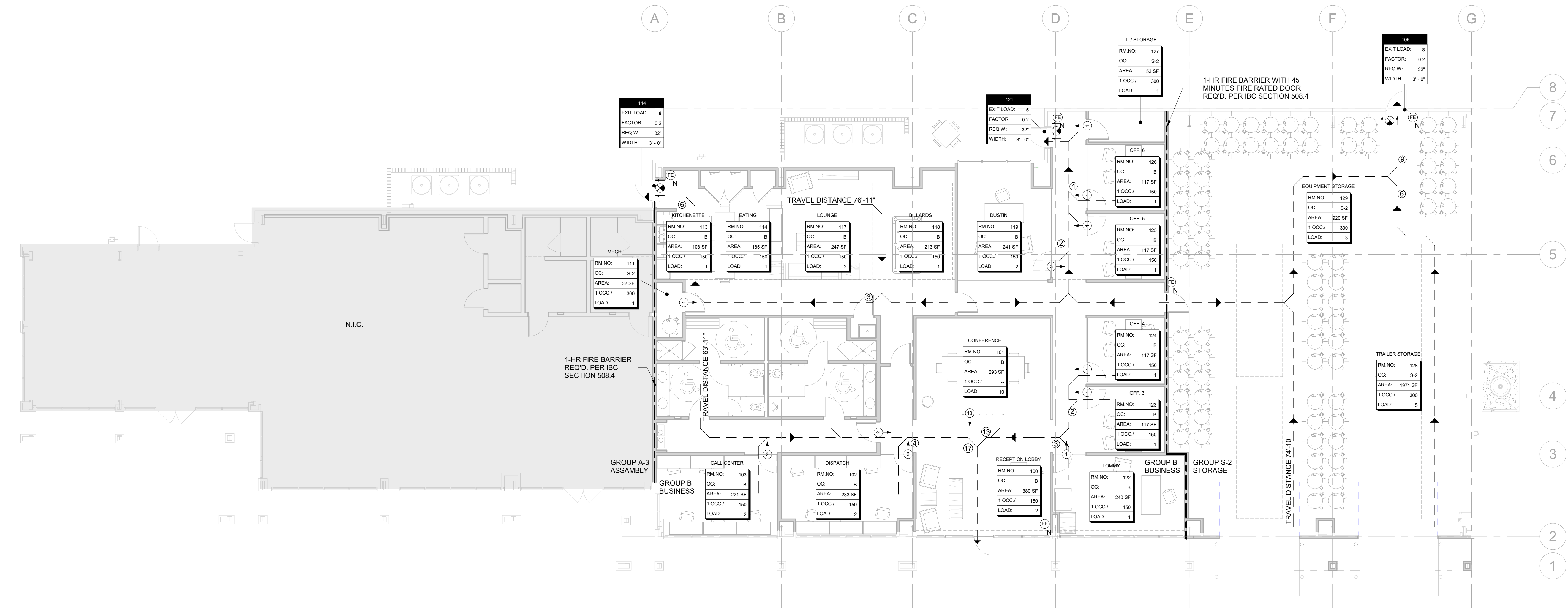
Lakeland, Shelby County, TN

DATE: 06/16/2021 SCALE 1" = 20'

Prepared for:
Carla Torkelson/Kellar Williams

Campbell Surveying Company

1023 South Yates Road Suite 101
Memphis, TN 38119 (901) 683-9114



1 LIFE SAFETY PLAN
1/8" = 1'-0"

ROOM TAG
Name: ROOM NAME
(Served Area): NAME OF THE SERVED AREA
RM. NO.: ROOM NUMBER
OC: OCCUPANCY
AREA: AREA IN SQUARE FEET
1 OCC./ 100 SF: OCCUPANCY LOAD FACTOR
LOAD: TOTAL SPACE OCCUPANCY LOAD

EXIT ACCESS TRAVEL DISTANCE
EXIT
36" CLR PATH OF TRAVEL
MOST REMOTE POINT ON LEVEL

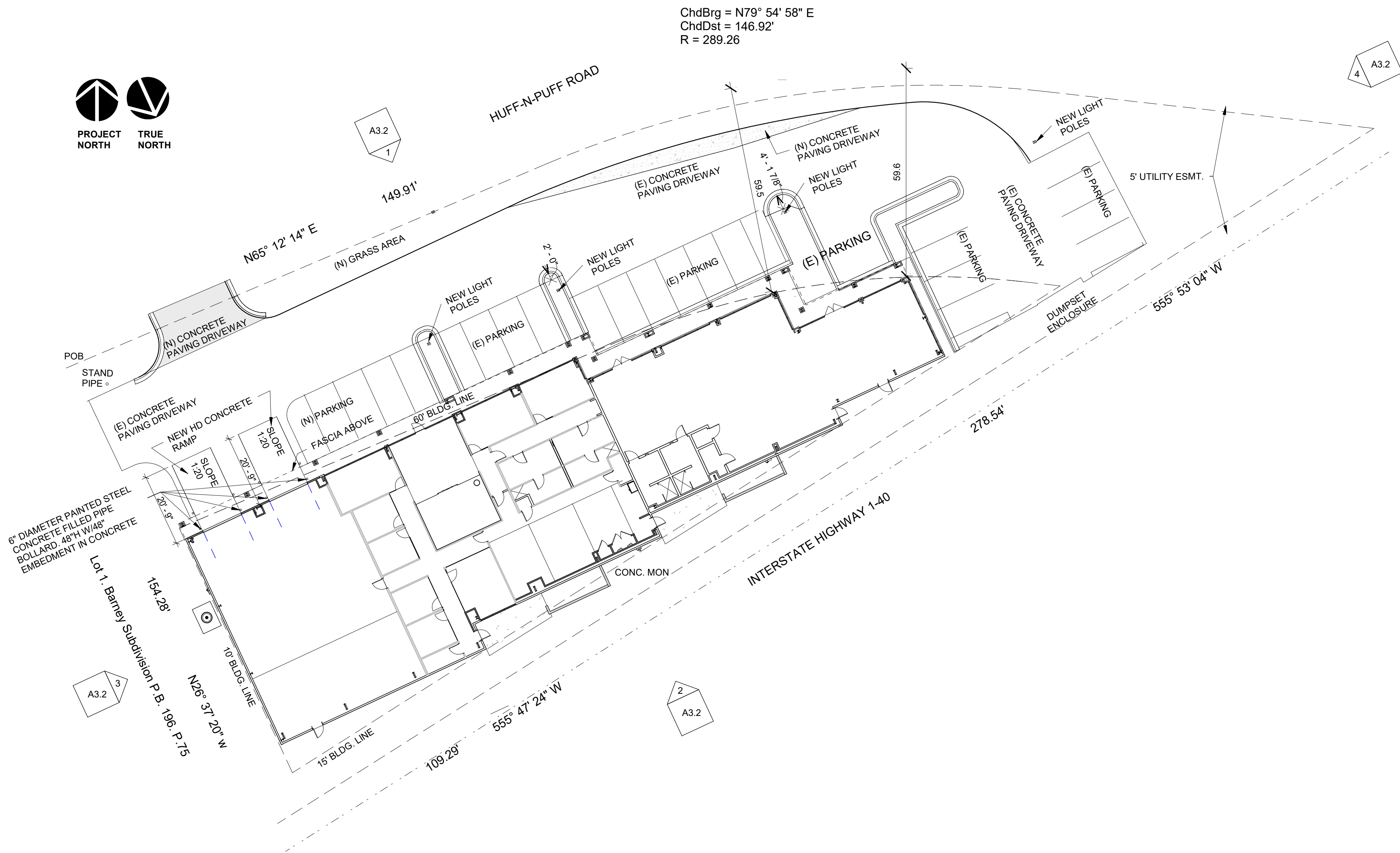
EXIT DOOR TAG
DOOR: DOOR MARK
EXIT LOAD: EXIT OCCUPANCY LOAD
FACTOR: FACTOR
REQ. W.: DOOR CLEAR WIDTH REQUIRED
WIDTH: DOOR CLEAR WIDTH PROVIDED

EXIT SIGN
EXIT SIGN
DIRECTION OF EGRESS

BUILDING AREA		
AREA	OCCUPANCY	CONSTRUCTION TYPE
GROUP B 4,123 SF	1 OCC./100 SF, 28 OCCUPANTS	
GROUP S-2 2,876 SF	1 OCC./200 SF, 10 OCCUPANTS	
TOTAL: 7,000 SF	38 OCCUPANTS	TYPE IIB
ALLOWABLE AREA: 17,500 SF, TYPE IIB CONSTRUCTION TYPE		

MEANS OF EGRESS REQUIREMENTS		
EXIT WIDTH FACTORS	0.2" OCCUPANT	1000.3.2
MIN. EXIT ACCESS TRAVEL DISTANCE	200'	1017.2
COMMON PATH OF EGRESS	75'	1006.2.1

HUFF N PUFF 2021 IBC TABLE 2902.1 - 2021 IPC TABLE 403.1 MINIMUM NUMBER OF PLUMBING FACILITIES (a) SEE IPC SECTIONS 403.2 & 403.3							
OCCUPANCY	OCCUPANCY LOAD (a)	WATER CLOSET		LAVATORIES		URINALS	OTHER (SEE IPC 403.3)
		MALE (b)	FEMALE (b)	MALE (b)	FEMALE (b)		
B GROUP B (BUSINESS)	28	1	1	1	1	2	1
S-2 GROUP S-2 (LOW-HAZARD STORAGE)	10	1	1	1	1	2	1
(b) THE FIXTURE COUNT SHOWN ARE BASED ON ONE FIXTURE BEING THE MINIMUM REQUIRED FOR THE NUMBER OF PERSONS INDICATED. THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY THE BUILDING CODE.							
(a) SUBSTITUTION FOR WATER CLOSETS, LAVATORIES, URINALS, AND OTHER PLUMBING FACILITIES IS PERMITTED IF THE REQUIRED WATER CLOSETS ARE PROVIDED.							
TOTAL THE FIXTURE COUNT LISTED ABOVE THAT NOW IS THE MINIMUM REQUIRED BASED ON ANY OCCUPANCY CLASSIFICATION							
	38	10	10	10	10	38	



1 SITE PLAN
1" = 20'-0"

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND FAMILIARIZE HIMSELF WITH PROJECT PRIOR TO BIDDING WORK IN THIS CONTRACT.
2. CONTRACTOR SHALL CONTACT 811 OR 800.351.1111 FORTY- EIGHT HOURS PRIOR TO ANY GRADING WORK TO FIELD MARK AND VERIFY LOCATIONS OF EXISTING BELOW- GRADE UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO REMAIN. REPAIR ANY DAMAGE TO SAME.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE DRAINAGE AND EROSION CONTROL MEASURES (I.E. HAY BALES, SILT FENCING, MULCHING, ETC., AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS) TO PROTECT STORMWATER DRAINAGE SYSTEM AND NEIGHBORING PROPERTIES FROM SEDIMENT RUNOFF.
5. TRANSITIONS BETWEEN ELEVATION SHALL BE SMOOTH AND ROUNDED, WITH NO SHARP CORNERS OR STEEP DROP-OFFS.
6. FINE GRADE ENTIRE WORK AREA AT COMPLETION AND HAND RAKE FOR NEAT AND ATTRACTIVE APPEARANCE. NO VEHICLE RUTS WILL BE ALLOWED.
7. SPREAD 6" TOPSOIL TO ACHIEVE FINISH GRADE AT ALL AREAS DISTURBED BY CONSTRUCTION, GRADING, AND DRAINAGE. HAND RAKE FOR A NEAT, ATTRACTIVE APPEARANCE. AREAS NOT SPECIFIED TO RECEIVE SOD SHALL BE BROADCAST SEEDED AT THE FOLLOWING MIXTURE AND RATE:
MARCH 15- SEPTEMBER 15: 150 lbs.
COMMON UNHILLED BERMUDA / ACRE
SEPTEMBER 15- MARCH 15: 100 lbs.
COMMON UNHILLED BERMUDA AND 100 lbs.
RYE / ACRE
8. CONTRACTOR SHALL COORDINATE ALL SCHEDULING AND CONSTRUCTION TRAFFIC & ACCESS ROUTES TO SITE WITH OWNER.
9. TRASH AND RUBBLE SHALL BE HAULED AWAY FREQUENTLY TO THE SATISFACTION OF ARCHITECT OR OWNER.
10. REMOVE VEHICLE RUTS AND REPAIR DAMAGE TO EXISTING WALKS, CURBS, PAVING, ETC.
11. DO NOT IMPOUND WATER ON SITE.
12. AT THE TIME OF CONSTRUCTION, IF ANY BOULDERS OR ORGANIC MATERIAL OR ROOTS ARE FOUND AT THE FOOTING LEVEL, ALL SUCH UNWANTED MATERIAL IS TO BE REMOVED AND REPLACED WITH ENGINEERED FILL OF SIMILAR BEARING CAPACITY AT FOUNDATION.
13. FILL AREAS BENEATH BUILDING AND NEW PAVEMENT SHALL BE TAMPED & COMPACTED TO MIN. 95% STANDARD PROCTOR, AND SLOPED TO DRAIN WHERE REQUIRED.
14. CUT SWALES AS REQUIRED TO DELIVER WATER TO NEW OR EXISTING DRAINAGE FLOW LINES, INCLUDING ALONG SIDE PROPERTY LINES PER DEVELOPMENT COVENANTS.
15. SLOPE NEW PAVEMENT FOR PROPER DRAINAGE. NO PONDING WILL BE ACCEPTED.
16. SUB-GRADE SHALL BE COMPACTED WHERE SHOWN ON SITE DETAIL DRAWINGS TO 95% STANDARD PROCTOR. PLACE FILL AS SHOWN ON DRAWINGS TO MEET INDICATED FINISH GRADES. (COORD. - W/ SURVEY)
17. PROVIDE EXPANSION JOINTS AT REGULAR RECOMMENDED INTERVALS WITHIN FIELD OF NEW PAVEMENT, AND AT TRANSITIONS BETWEEN BUILDING FOUNDATION.
18. PROVIDE 12" TOPSOIL CAP LAYER AT PERIMETER OF FOUNDATION FOLLOWING CUT / FILL TO ENSURE PROPER POSITIVE DRAINAGE WHERE REQUIRED.
19. 4" STRIPING TO BE PAINTED WHERE SHOWN - WHITE - TYP.

ARCH 1010

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Memphis, TN 38104
901.497.6583
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PROJECT NAME

RENOVATIONS FOR:
SMITH'S PLUMBING
SERVICES

PROJECT NUMBER

22021

LOCATION

8875 HUFF N PUFF RD
Lakeland, Tn 38002

NAME OF DEVELOPMENT

RENOVATIONS FOR:
SMITH'S PLUMBING
SERVICES

DEVELOPER/OWNER

INFORMATION



SHEET TITLE

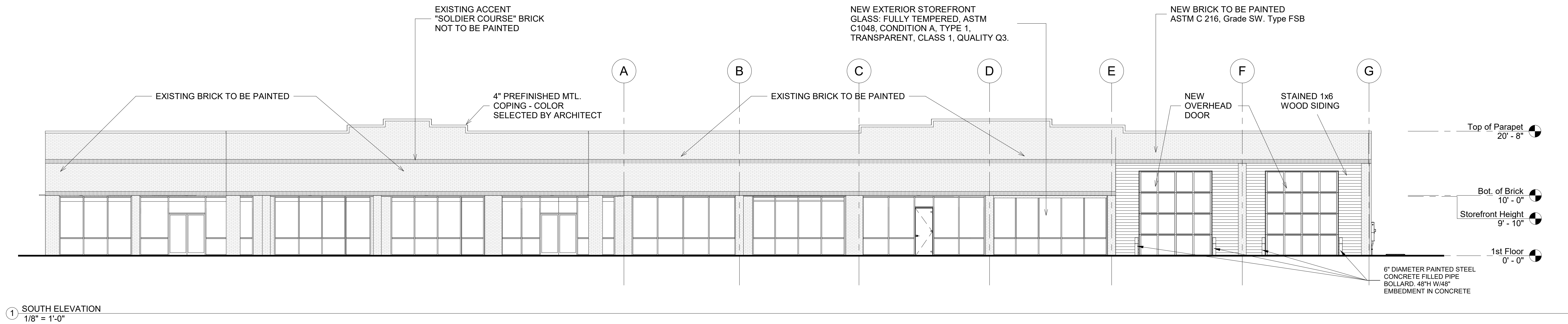
ARCHITECTURAL SITE
PLAN

DATE

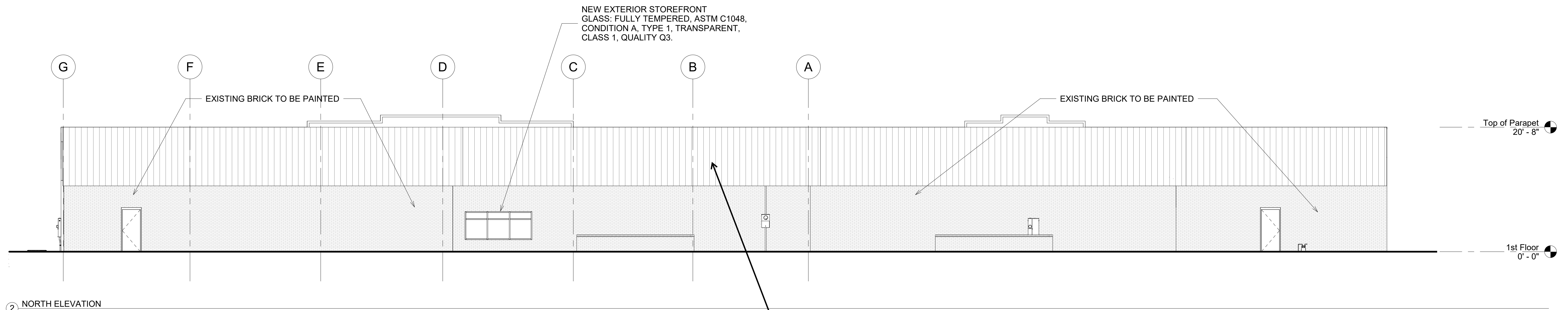
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SHEET NUMBER

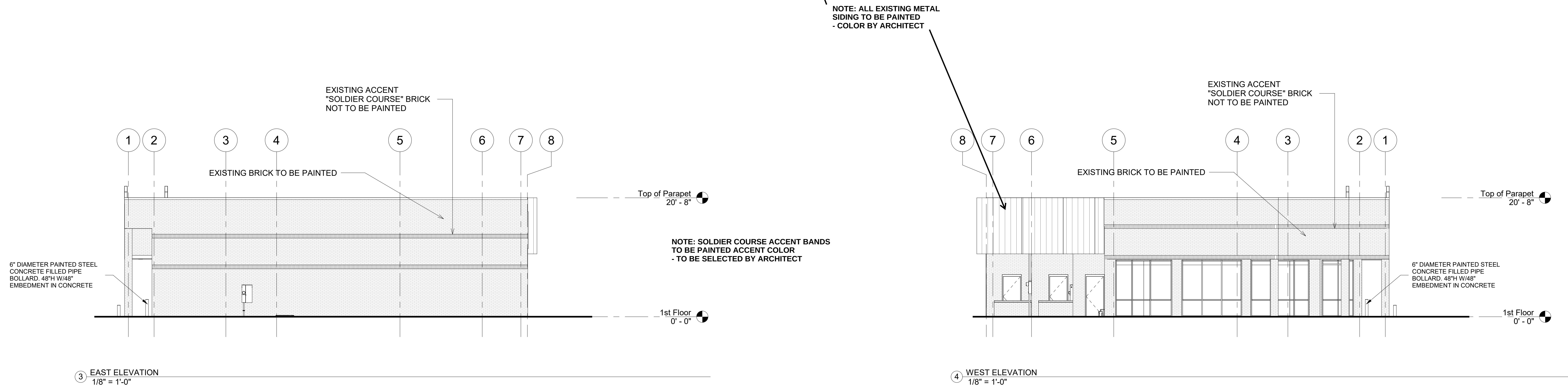
A1.0



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



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



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

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



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INFORMATION



① SOUTH ELEVATION



② NORTH ELEVATION
3" = 1'-0"



③ EAST ELEVATION
3" = 1'-0"



④ WEST ELEVATION
3" = 1'-0"



SHEET TITLE
RENDERED EXTERIOR
ELEVATIONS

DATE
16.06.22

SHEET NUMBER

A3.1

