



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, January 19, 2023, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. December 15, 2022
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. Action on a proposed amendment to the Land Development Regulations as to the placement of communication towers and setback requirements.
 - 2. Action on approval of a land disturbance permit for 6435 Stewart Road.
 - 3. Action on a proposed amendment to the Lakeland Meadows PD to revise the property boundaries and add commercial uses.
 - 4. Action on a revision to the overall sign plan for The Lake District.
 - 5. Action on a proposed amendment to The Lake District PD to add additional multi-family lots.
 - 6. Discussion on street lighting on Collector and Arterial roadways within the City of Lakeland.
 - 7. Discussion on improvements to MLGW electrical distribution system north of Highway 70.
 - 8. Discussion and update on the Comprehensive Plan progress.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, DECEMBER 15, 2022, 5:30 PM
CITY HALL, LAKELAND, TN.**

DRAFT

- I. **CALL TO ORDER:** The meeting was called to order at 5:30 PM by Commissioner Atkinson.

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

Commissioner Jim Atkinson	Present
Wyatt Bunker	Present
Sal Feraci	Present
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present

Others present:

Michael Walker, City Manager
Paul Luker, Planning Director
Emily Harrell, City Engineer
Alex Barthol, City Planner
Will Patterson, City Attorney

For the record: Comments were heard from Mayor Josh Roman.

ELECTION OF OFFICERS:

Commissioner Atkinson opened the floor for nomination of Chair.
Mr. Wyatt Bunker was nominated for Chair by Commissioner Atkinson.

With no other nominations been offered the floor was closed and Mr. Bunker was appointed Chair by a unanimous voice vote, 7 in favor 0 against.

At that point, Commissioner Atkinson turned the meeting over to the Chairman Bunker.

Chairman Bunker opened the floor for nomination of Vice-Chair.

Mr. Henry nominated Mr. Carl Helton.

With no other nominations been offered the floor was closed and Mr. Helton was appointed Vice-Chair by a unanimous voice vote, 7 in favor 0 against.

Chairman Bunker opened the floor for nomination of Secretary.
Chairman Bunker nominated Ms. Amber Hitchcock.

With no other nominations been offered the floor was closed and Ms. Hitchcock was appointed Secretary by a unanimous voice vote, 7 in favor 0 against.

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, DECEMBER 15, 2022, 5:30 PM
CITY HALL, LAKELAND, TN.

DRAFT

III. APPROVAL OF MEETING MINUTES:

Commissioner Atkinson moved to approve the regular meeting of October 20, 2022, as written, seconded by Mr. Rowland.

Motion passed unanimously, voice vote, 7 in favor 0 against.

IV. PUBLIC DISCUSSION: None

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

1. Action on approval of a site plan for Dunkin Donuts located at 8984 U.S. Highway 64.

Mr. Feraci moved to bring this item to the floor, seconded by Commissioner Atkinson.

Discussion ensued.

After the discussion, Mr. Henry moved to defer this item to the next meeting, seconded by Mr. Feraci.

Motion passed unanimously, voice vote, 7 in favor 0 against.

For the record:

- Discussion included preferring the building compliment or match the surrounding buildings and possibly an earth tone color for the awing.
- No representative was present.

2. Action on approval of a sign application for Shadrach's Coffee located at 7677 U.S. Highway 64.

Mr. Feraci moved to bring this item to the floor, seconded by Commissioner Atkinson.

Discussion ensued.

Comments were heard from the following:

Mr. Wayne Washington – Representing the Applicant

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

DRAFT

After the discussion, Mr. Feraci moved to approve the sign application for Shadrach's Coffee to include the use of black bricks, seconded by Commissioner Atkinson.

Motion passed unanimously, voice vote, 7 in favor 0 against.

Main motion to approve the sign application as amended passed unanimously, voice vote, 7 in favor 0 against.

3. Action on approval of Lakeland Town Center Comprehensive Sign Plan.

Mr. Henry moved to bring this item to the floor, seconded Mr. Feraci.

For the record: This item was withdrawn without objection.

4. Action on a recommendation to the Board of Commissioners on an amendment to the Lakeland Municipal Code regarding flag exemptions and minimum signage square footage.

Commissioner Atkinson moved to bring this item to the floor, seconded by Mr. Feraci.

Discussion ensued.

After the discussion, it was decided to separate the question to 4a. dealing with the flag and 4b. dealing with signage square footage.

- A. Commissioner Atkinson moved to recommend approval to the Board of Commissioners on an amendment to the Lakeland Municipal Code regarding flag exemptions as proposed, seconded by Mr. Feraci. *(See attached Staff Report)*

Motion passed unanimously, voice vote, 7 in favor 0 against.

- B. Commissioner Atkinson moved to recommend approval to the Board of Commissioners on an amendment to the Lakeland Municipal Code regarding the minimum signage square footage as proposed, seconded by Mr. Feraci. *(See attached Staff Report)*

5. Action on a recommendation to the Board of Commissioners on an amendment to the Land Development Regulations: Article III Zoning Regulations regulating the placement of smoke shops, vape shops and CBD stores within the City of Lakeland.

Mr. Henry moved to bring this item to the floor, seconded by Mr. Rowland.

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

THURSDAY, DECEMBER 15, 2022, 5:30 PM
CITY HALL, LAKELAND, TN.

DRAFT

Discussion ensued.

When the question was called the recommendation to the Board of Commissioners on an amendment to the Land Development Regulations as proposed, passed unanimously, voice vote, 7 in favor 0 against. (See Attached Staff Report)

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

Mr. Henry moved to adjourn the meeting, seconded by Mr. Helton.

The meeting was adjourned at 6:45 p.m. without objections.

Amber Hitchcock, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on January 19, 2023.

Meeting Date: December 15, 2022

Project: Amendment to the Lakeland Municipal Code regarding flag exemptions and minimum signage square footage

Staff Contact: Alex Barthol, Staff Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward this amendment to the Board of Commissioners with a favorable recommendation.

DISCUSSION

Municipal and Nation Flag Exemption from the Sign Ordinance

As a standard, National and Municipal flags are exempt from sign regulations. This amendment adds language that clearly states what staff has already interpreted to be the intent of the Lakeland Municipal Code and to give clarity to the exemption.

Minimum Signage Square Footage

After examining the Sign Ordinances of the surrounding Municipalities, staff has concluded that the addition of a minimum allowable signage square footage for new signage is appropriate. As it is currently written, the Municipal code allows for a 1:1 ratio of building frontage to allowable signage square footage. The addition of a minimum signage square footage allowance of thirty (30) square feet will standardize signage across Lakeland, while also allowing more signage area for tenants who occupy smaller spaces with less building frontage. Staff does not feel that this change will make a material difference in the character or intent of the ordinance but will provide relief for applicants who struggle to provide adequate signage in smaller retail spaces.

Staff will be available at the Planning Commission meeting to answer any questions the Commission may have regarding the proposed amendment.

EXAMPLE MOTIONS

1. Motion to recommend that the Board of Commissioners approve the amendment to the Lakeland Municipal Code as presented by staff.
2. Motion to recommend that the Board of Commissioners approve the amendment to the Lakeland Municipal Code as modified by the Planning Commission.
 - a. List modifications
3. Motion to recommend that the Board of Commissioners disapprove the amendment to the Lakeland Municipal Code.
 - a. Reason for denial

Meeting Date: December 15, 2022

Subject: Amendments to the Land Development Regulations: Article III Zoning Regulations regulating the placement of smoke shops, vape shops and CBD stores within the City of Lakeland

Applicant: City of Lakeland

Staff Contact: Paul Luker, Planning Director

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward this amendment to the Board of Commissioners with a favorable recommendation.

DISCUSSION

BACKGROUND:

Administration has recently received complaints and expressions of concern about the future placement of smoke shops, vape shops and CBD stores in Lakeland. While these types of businesses are legal, they cater to an adult population. Therefore, staff is recommending these types of business be regulated in the same manner as sexually orientated businesses and be restricted to M-2 Manufacturing District. The types of businesses regulated by this amendment would regulate entities that derive its largest category of sales from tobacco, nicotine, inhaled smoke or vape products and/or CBD products including accessories. This amendment would not pertain to retail outlets that sell the above referenced products as an aside to their overall inventory.

ANALYSIS:

The proposed revision will require the following changes to the Land Development Regulations Article III:

1. Strike the use of "smoke shops" as a permitted use in Article III. Section 2. E.z (Retail Uses)
2. Amend Article III Section 2. H (Production Uses) to the following:
 - H. Production Uses and Adult Oriented Businesses
 4. Adult Oriented Businesses
 - a. Sexually Oriented Businesses

b. Smoke Shops, Vape Shops and/or CBD Stores- A retail store that derives its largest category of sales from tobacco, nicotine, inhaled smoke or vape products and/or CBD products including accessories.

3. Amend Article III Section 2. L (Use Chart) to show the following:

*Production/Adult Oriented Business

* smoke shops, vape shops and/or CBD stores permitted in the M2- Manufacturing District

EXAMPLE MOTIONS

1. Motion to recommend the Board of Commissioners approve the proposed text amendments to the Land Development Regulations as presented
2. Motion to recommend the Board of Commissioners approve the proposed text amendments to the Land Development Regulations with edits
3. Motion to recommend the Board of Commissioners disapprove the proposed text amendments to the Land Development Regulations
 - a. Reason for denial



Municipal Planning and Design Review Commission

Meeting Date: January 19, 2023

Subject: Amendments to the Land Development Regulations: Article III. Section 14.I regulating the setback requirements for communication towers within the City of Lakeland

Applicant: TVT II, LLC- d.b.a. Tower Ventures

Staff Contact: Paul Luker, Planning Director

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward this amendment to the Board of Commissioners with a favorable recommendation.

DISCUSSION

BACKGROUND:

The applicant is requesting a revision to the Land Development Regulations (LDR) in regard to the required setback for communications towers in commercially zoned districts. Currently, the regulations require towers to be setback a minimum of two-hundred feet or 200% of tower height (whichever is greater). The applicant is requesting the setback be reduced to "lowest engineered tower failure point" as determined by a licensed structural engineer. (See attachments from applicant)

CURRENT TOWER SETBACK REQUIREMENTS

The minimum distance from the base of the tower to any right-of-way and adjoining property line shall be equivalent to or greater than two hundred (200) feet or two hundred percent (200%) of the height of the tower, whichever is greater.

PROPOSED TEXT AMENDMENT

"Article III: Section 14 Supplemental District Regulations and Special Provisions, Wireless Transmission Facilities. Paragraph I. Technical Standards. Subparagraph 1. Frontage and Setbacks" is proposed to be amended as follows: (Underlined text is proposed addition)

Towers within all agricultural and residential districts shall be located on a single lot with a minimum of two hundred 200 feet of frontage on a public street (except when antenna is installed on existing electrical transmission towers or utility poles). The minimum distance from the base of the tower to any right-of-way and adjoining property line shall be equivalent to or greater than the height of the tower plus ten feet. Towers installed in zoning classifications other than agricultural and residential zoning districts shall conform to the minimum lot area and lot width requirements prescribed for the district in which the tower will be placed. The minimum distance from the base of the tower to any right-of-way and adjoining property line shall be equivalent to or greater than the height of the tower plus ten feet unless such distance is demonstrated unnecessary by the applicant's engineer and still meets the "National standards". The applicant's engineer shall provide documentation that the proposed wireless transmission facility meets or exceeds the standards of the American National Standards Institute (ANSI) for professionally acceptable radio frequency emissions standards.

ANALYSIS:

The proposed revision will not alter the process for approving communication towers. All proposed locations will still be subject to site plan review and approval required by the LDR. However, the amendment would allow for flexibility in commercial and industrial zoned areas and may reduce pressure to propose towers in residential and agricultural areas.

EXAMPLE MOTIONS

1. Motion to recommend the Board of Commissioners approve the proposed text amendments to the Land Development Regulations as presented
2. Motion to recommend the Board of Commissioners approve the proposed text amendments to the Land Development Regulations with edits
3. Motion to recommend the Board of Commissioners disapprove the proposed text amendments to the Land Development Regulations
 - a. Reason for denial



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- 6. Subject Site Assessor Vicinity and Tax Map**
- 7. Signed and Sealed Survey**
- 8. Subject Site Stamped Tower Failure Letter**
- 9. Section of Current Ordinance to be Amended (Article III, Section 14, Paragraph I)**
- 10. Zero Fall Radius Tower Failure Letter**
- 11. Tuscaloosa, AL 4-27-2011 Tornado Picture**
- 12. Lowest Engineered Tower Failure Letters on other Tower Sites**
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TVT II, LLC - Tower Ventures

Phone: 901 244-4017
495 Tennessee Street
Suite: 152
Memphis, TN 38103

December 28th, 2022

City of Lakeland, TN
Lakeland City Hall
C/O Mr. Paul Luker, AICP
City Planning Director
10001 Highway 70
Lakeland, TN 38002

RE: *Letter of Intent. Zoning Text Amendment. TV Site: TN 2744- Stone Bridge. Tower Height Setback Text Amendment. Proposed Tower - One Hundred Fifty Foot (150') Monopole Communications Tower at 8922 US Hwy 64 Lakeland, TN 38002 (Parcel ID #L0159 00527)*

Dear Mr. Luker:

TVT II, LLC (Tower Ventures), 495 Tennessee Street, Suite: 152 Memphis, TN 38103. Tower Ventures, respectfully requests a Zoning Text Amendment for Towers located in Commercial Districts. The Proposed Site is located at 8922 US Hwy 64 Lakeland, TN 38002. Parcel ID # L0159 00527. The current setback rule is two times the tower height or a maximum of 200ft. Our request would change the setbacks to, "Lowest Engineered Tower Failure Point."

As an example. If Applicant can provide to Planning Dept. an Engineer Stamped Failure Letter that tower will fall in a radius of 50ft, then the commercial setback would be 50ft. We will show many real-world examples of these Failure Letters and existing local sites that were built to these standards.

Current ordinance (next page):

I. Technical Standards

1. **Frontage and setbacks.** Towers within all agricultural and residential districts shall be located on a single lot with a minimum of two hundred 200 feet of frontage on a public street (except when antenna is installed on existing electrical transmission towers or utility poles). Towers installed in zoning classifications other than agricultural and residential zoning districts shall conform to the minimum lot area and lot width requirements prescribed for the district in which the tower will be placed. The minimum distance from the base of the tower to any right-of-way and adjoining property line shall be equivalent to or greater than two hundred (200) feet or two hundred percent (200%) of the height of the tower, whichever is greater; provided, however, in the case of self-supporting lattice or guyed towers the minimum distance from the base of the tower to any right-of-way and adjoining property line shall be equivalent to or greater than two hundred fifty (250) feet or three hundred percent (300%) of the height of the tower, whichever is greater. Guys shall be placed no closer than seventy-five (75) feet from a right-of-way or adjoining property line. No buildings or structures shall be located within the setback area of any required yard, thereby providing a clear fall zone for the tower to any right-of-way and adjoining property line. The setbacks for all associated appurtenances, including buildings, cabinets, structures and facilities, shall correspond with the minimum setback requirements established for the zoning district in which the use is proposed.

Cell Towers were meant to be an accessory use on commercial properties. Under the current ordinance, a commercial property candidate would need to vacant, have dimensions of 600ft x 600ft with the tower placed in the center of the property. None of these types of properties exist in the commercial areas of Lakeland. **To meet this setback requirement, one would need an 8.26-acre tract!** In essence, the current ordinance takes an accessory use and turns it into the primary use of the parcel. This is not the highest and best use of said parcel. Towers belong in the corners of these properties, not in the middle.

Thanks to modern engineering, the National tower failure rate is less than 1%. Matter of fact, the last two hurricanes that stuck Florida, left no towers down. Yes, there was damaged towers, however, no reported failures. It is a huge misconception that towers fail or fall in a straight line. This has been a fact from the beginning of the modern tower development since the Federal Government passed the Telecom Act of 1996.

Towers are designed well beyond normal building codes. Designed with the latest science, most tower sites are over-engineered. The Cellular Carriers long ago recognized the need for towers to be working and their network reliability in the event of emergencies. Towers must be engineered to comply with the most current Building Code standards, along with current Seismic Standards. Having been involved in disaster recoveries, such as Hurricane Katrina and the Alabama Tornadoes of 4/27/2011, I can firsthand attest to the reliability of tower engineering.

“Lowest Engineered Tower Failure Point.” In our submittal, we will present several of these Letters. Letter where towers were developed and built because of these letters. For example, Nashville, Metro Davidson County, has used this standard for many years. Vacant Real Estate is a premium within Davidson County. This was enacted so that towers so tower development could flourish in property corners – where it makes sense. And proves that towers sited on commercial properties do not impede future development.

In doing my research for this request, I drove through many different Cities in the Memphis Metro area. Most towers that I have reviewed were to the “Lowest Engineered Tower Fail Point” standard. It is surprising how many sites are built as a result. Meaning that these towers have not failed and were built as they were engineered.

Germantown, sensing the need for better cellular coverage, changed their tower regulations to accommodate towers in commercial area by using tower failure letters. Collierville is currently in the process of changing their ordinance. Using Germantown as an example. The new Tower at The Office Max Property on Germantown RD at Wolf River BLVD. That site was built using a 30ft fall radius. The site is located between the OfficeMax and Walgreens buildings on the property. The new tower at the Madonna School on Poplar was also permitted with the same engineering standards.

Our submittal is designed show many examples in in the Memphis metro area of how these towers exist in harmony in their commercial surroundings. That towers are good, quiet neighbors. We will review towers in Germantown, Arlington, West Memphis, AR, Southaven, and Olive Branch, MS. Most are sites that Tower Ventures developed. However, we added other developer’s sites to show as representation.

It should be noted that within the Lakeland Tower Ordinance, the 200% setback does not apply to City of Lakeland owned property. Please see the tower that Tower Ventures developed on the grounds of the Lakeland Elementary School. That tower was sited in a “doglegged” area of the school property. The tower was built 71.2 feet off the school building.

The proposed tower is needed so that the licensees can provide better cellular coverage and can improve its E911 emergency services network. The citizens of Lakeland benefit each time a licensee expands its network coverage because each site enhances the licensee’s ability to provide emergency response services.

TVT II, LLC, d/b/a, Tower Ventures appreciates the efforts of Mr. Luker along with the staff of the Lakeland Office of Planning’s consideration of this application. Please contact me at (901) 239-3892, if you have any questions concerning this application.

Sincerely,



Lou Katzerman
Sr. Site Acquisition and Zoning Manager
TVT II, LLC - Tower Ventures
Cell: 901-239-3892
lou@towerventures.com

Melvin Burgess
Assessor Of Property
Shelby County Government

Property Location and Owner Information

Parcel ID	L0159 00527
Property Address	8950 HIGHWAY 64
Municipal Jurisdiction	LAKELAND
Neighborhood Number	00406B51
Tax Map Page	104D
Land Square Footage	124102
Acres	2.849
Lot Dimensions	398.07 X 281.71 (IRR)
Subdivision Name	STONEBRIDGE COMMERCIAL
Subdivision Lot Number	5PT,6,7
Plat Book and Page	291-053
Number of Improvements	1
Owner Name	HIGHWAY 64 CENTER LLC
Owner Mailing Address	1010 JUNE
Owner City/State/Zip	MEMPHIS TN 38119

Appraisal and Assessment Information

Class	COMMERCIAL
Land Appraisal	\$1,204,000
Building Appraisal	\$2,296,000
Total Appraisal	\$3,500,000
Total Assessment	\$1,400,000
Greenbelt Land Appraisal	\$0
Homesite Land Appraisal	\$0
Homesite Building Appraisal	\$0
Greenbelt Appraisal	\$0
Greenbelt Assessment	\$0

Improvement/Commercial Details

Land Use	- SHP-CTR-STRP
Total Living Units	
Structure Type	STRIP SHOPPING CNTR
Year Built	2004
Investment Grade	A

Other Buildings

Card	Year Built	Length	Width	Area	Type
1	2004			15,000	PAVING ASPHALT <75,000 SQ.FT.
1	2004			1,920	PAVING CONCRETE AVERAGE

Permits

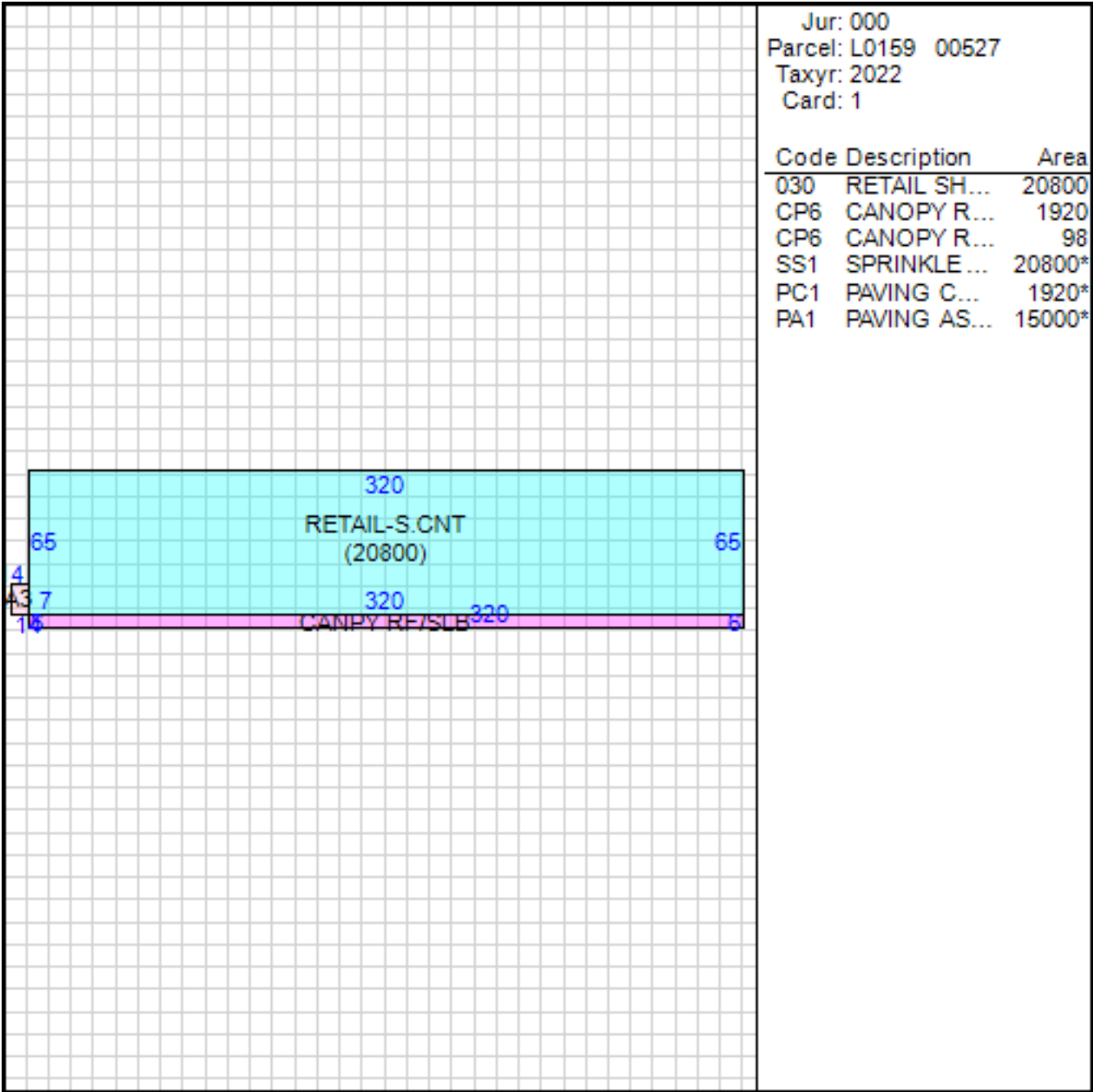
Date of Permit	Amount of Permit	Permit Number	Reason
12/08/2022	\$146,310	COM-ALT-22-001111	ALT
03/07/2022	\$30,000	COM-ALT-22-000132	ALT
11/30/2021	\$45,000	COM-ALT-21-001113	ALT
11/12/2021	\$179,127	COM-ALT-21-000902	
09/13/2019	\$296,480	B1110767	ALT
03/19/2019	\$99,850	B1103038	ALT
08/06/2018	\$88,000	B1099539	ALT
04/06/2018	\$86,000	B1096169	ALT
10/12/2015	\$54,015	B1069460	ALT
08/23/2013	\$0	BC0004971	UO
07/22/2013	\$0	BC0004447	UO
04/29/2013	\$49,565	B1047214	TFN
03/06/2013	\$1,000	B1042252	ACC
12/07/2011	\$0	BC0002010	UO
10/06/2011	\$0	BC0001937	UO
11/16/2010	\$0	BC0000370	UO
03/10/2010	\$163,361	B1024357	TFN
11/17/2009	\$85,000	B1020564	TFN

08/15/2008	\$25,000	B0992050	ALT
10/31/2006	\$157,445	B0957248	TFN
04/18/2005	\$7,843,900	B0946595	ALT
01/10/2005	\$30,000	B0881332	NCT
12/15/2004	\$26,151	B0881330	UO
12/03/2004	\$27,019	B0881319	TFN
10/09/2004	\$60,000	B0913517	REP
10/01/2004	\$33,000	B0939860	TFN
07/09/2004		B0920153	UO
04/16/2004	\$66,190	B0881322	TFN
03/18/2004	\$58,409	B0911979	INF
02/16/2004	\$3,082	B0904299	ALT
01/28/2004		B0921656	UO
01/08/2004	\$4,253,500	B0917997	TFN
12/02/2003		B0916973	UO
10/14/2003	\$30,982	B0881320	UO
10/14/2003	\$29,214	B0881318	UO
04/17/2003	\$960,550	B0881314	NCS

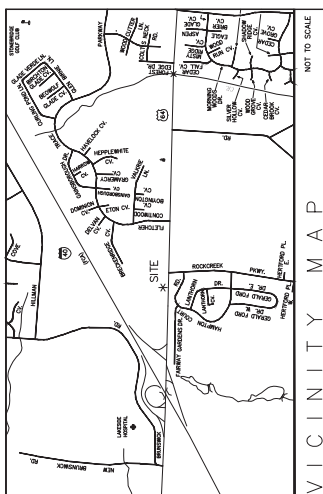
Sales

Date of Sale	Sales Price	Deed Number	Instrument Type
04/15/2003	\$0	03080631	QC
08/22/1995	\$0	FH4377	QC
08/22/1995	\$0	FH4377	QC

Sketch



Jur: 000		
Parcel: L0159 00527		
Taxyr: 2022		
Card: 1		
Code	Description	Area
030	RETAIL SH...	20800
CP6	CANOPY R...	1920
CP6	CANOPY R...	98
SS1	SPRINKLE...	20800*
PC1	PAVING C...	1920*
PA1	PAVING AS...	15000*



TREE #	SPECIES (LATIN)	SPECIES (COMMON)	DBH (")	CONDITION	NOTES
1	<i>Carpinus caroliniana</i>	American Hornbeam	4", 2"	Fair	Remove
2	<i>Prunus serotina</i>	Black Cherry	4", 8", 3"	Good	Remove
3	<i>Albizia julibrissin</i>	Mimosa	4", 8"	Fair	Remove
4	<i>Gleditsia triacanthos</i>	Honey Locust	6", 4"	Good	Remove

TREE SURVEY COMPLETED BY: JONI BAILEY, ESI#10268A

D4	TREE TABLE
NTS	



Willie F. Brooks, Jr.
Shelby County Register of Deeds

HIGHWAY 64 CENTER LLC

Owner:

Parcel Address: 8950 HIGHWAY 64

Parcel ID: L0159 00527

2022 Appraisal: \$3,500,000

Tax District: LAKELAND

Year Built:

Lot Number: 5PT,6,7

Subdivision: STONEBRIDGE COMMERCIAL

Plat BK & PG: 291-053

Dimensions: 398.07 X 281.71 (IRR)

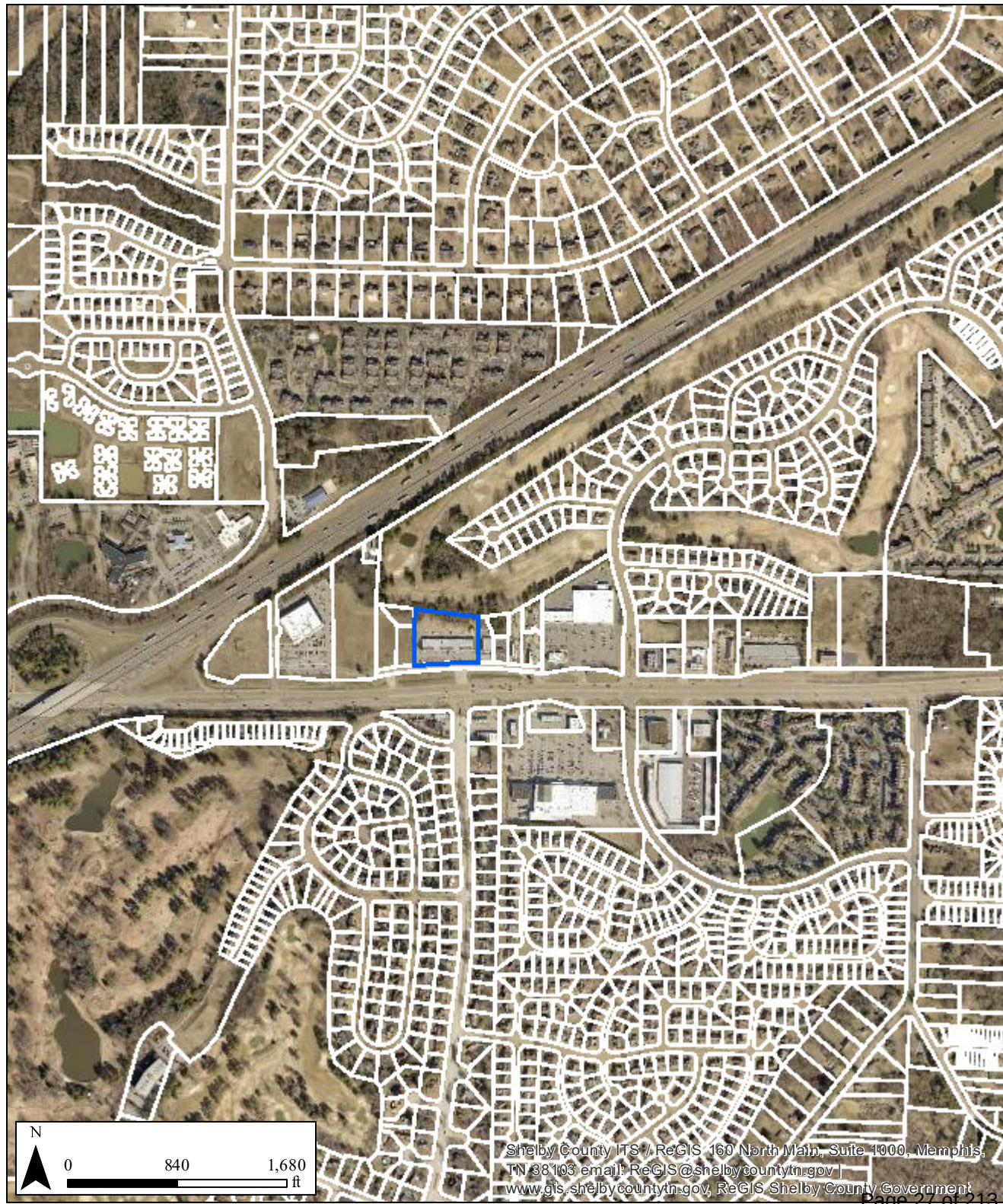
Total Acres: 2.849

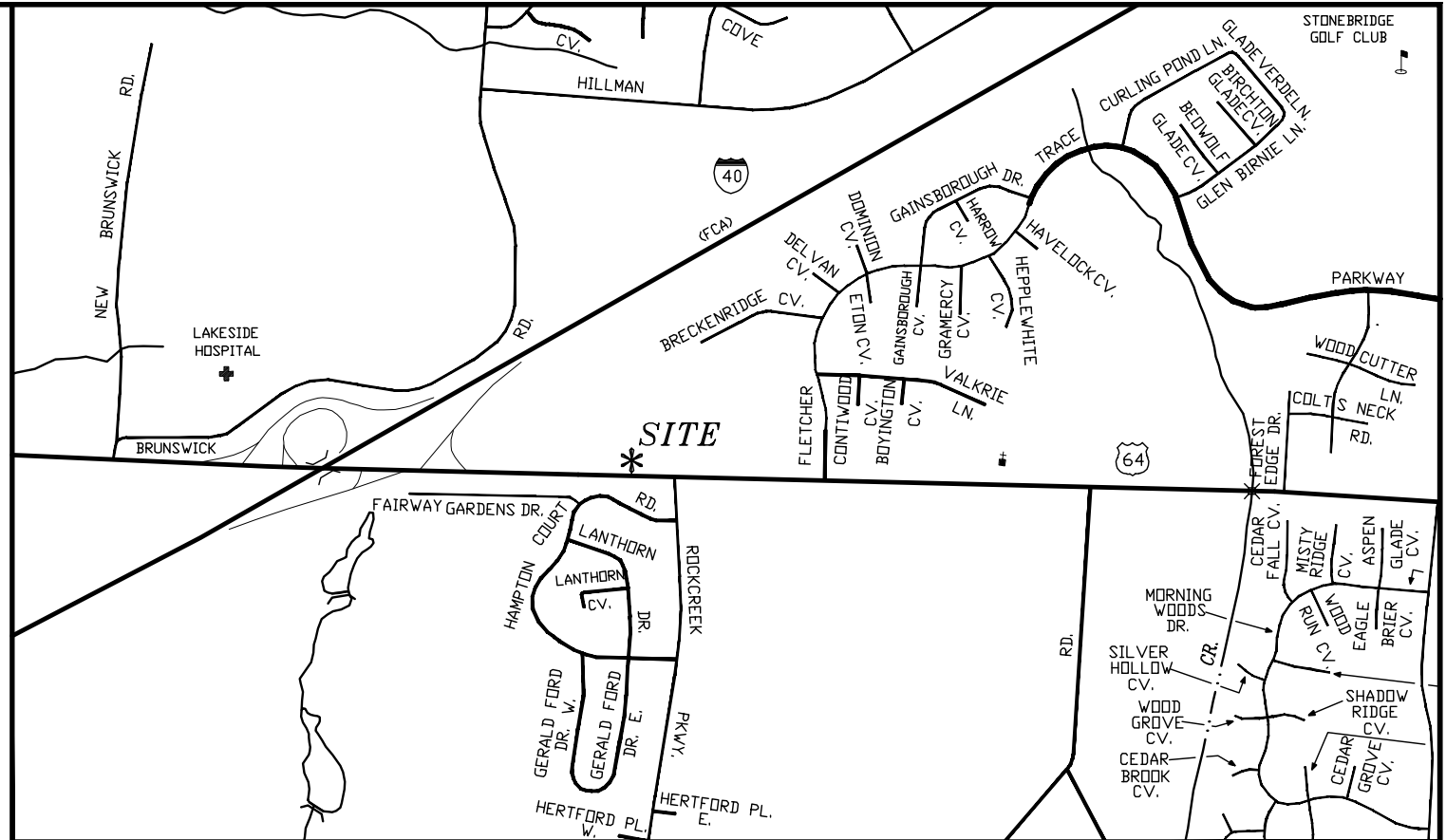
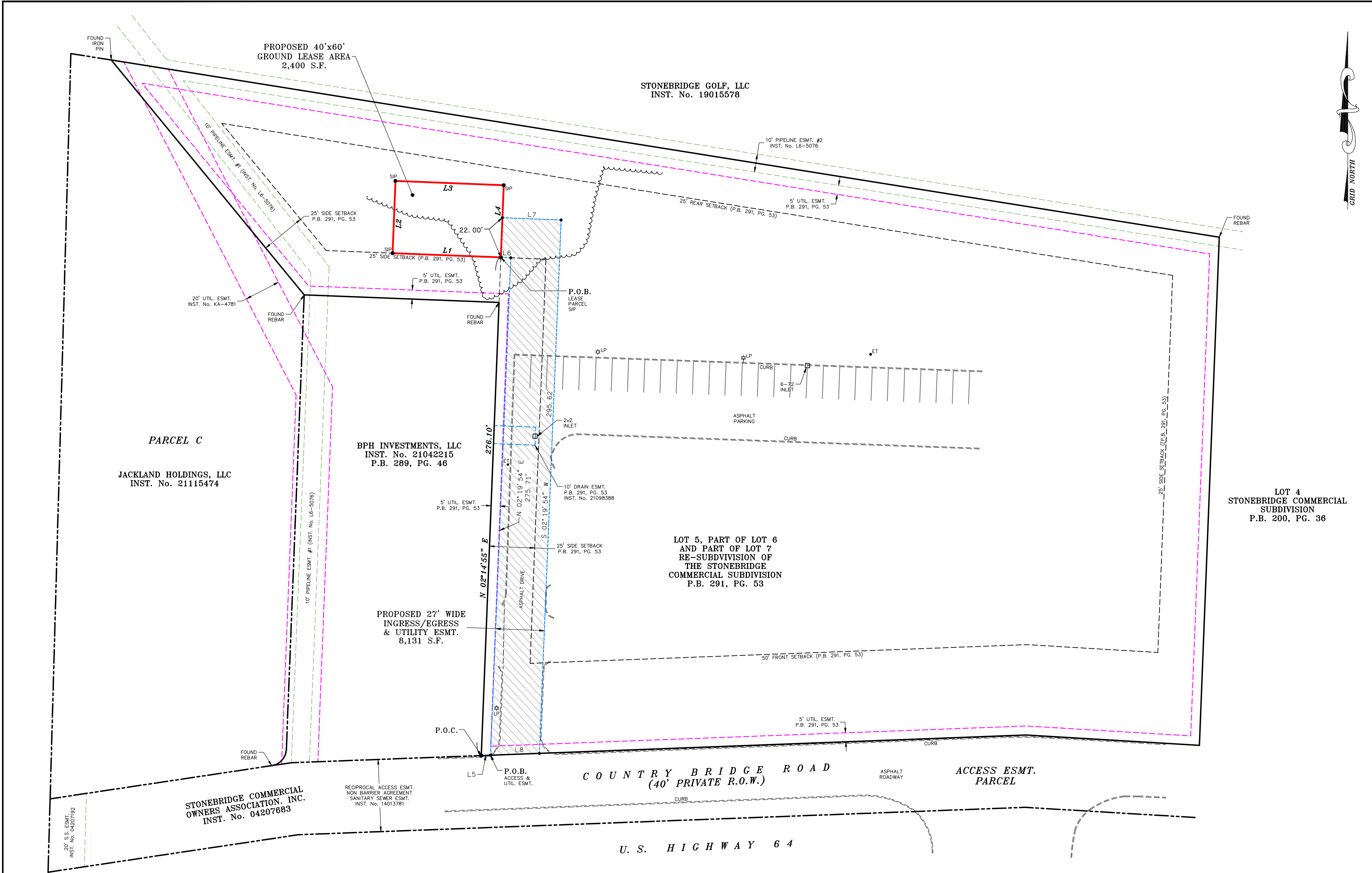
Owner Address: 1010 JUNE RD STE 201

MEMPHIS TN

38119 3724

Map prepared on 12/28/2022





DESCRIPTION (PROPOSED GROUND LEASE AREA):
Description of a Proposed Ground Lease Area on part of the Re-subdivision of Lot 5, Part of Lot 6 and Part of Lot 7, The Stonebridge Commercial Subdivision recorded in Plat Book 291, Page 53:

Commencing at a found rebar in the north line of Country Bridge Road (40' Private R.O.W.), said point being the southeast corner of the BPH Investments, LLC property recorded at Instrument No. 21042215; thence north 02 degrees 14 minutes 55 seconds east with the east line of said property recorded at Instrument No. 21042215 and the northward extension thereof, 276.10 feet to a set 1/2" rebar with plastic cap and the Point of Beginning; thence across Lot 5, Part of Lot 6 and Part of Lot 7, Re-subdivision of Lot 5, Part of Lot 6 and Part of Lot 7, The Stonebridge Commercial Subdivision recorded in Plat Book 291, Page 53 the following calls: north 87 degrees 45 minutes 05 seconds west, 60.00 feet to a set 1/2" rebar with plastic cap; north 02 degrees 14 minutes 55 seconds east, 40.00 feet to a set 1/2" rebar with plastic cap; south 87 degrees 45 minutes 05 seconds east, 60.00 feet to a set 1/2" rebar with plastic cap; south 02 degrees 14 minutes 55 seconds west, 40.00 feet to the Point of Beginning and containing 2,400 square feet of land.

DESCRIPTION (PROPOSED INGRESS/EGRESS & UTILITY EASEMENT):
Description of a Proposed 22' Wide Ingress/Egress & Utility Easement on part of the Re-subdivision of Lot 5, Part of Lot 6 and Part of Lot 7, The Stonebridge Commercial Subdivision recorded in Plat Book 291, Page 53:

Commencing at a found rebar in the north line of Country Bridge Road (40' Private R.O.W.), said point being the southeast corner of the BPH Investments, LLC property recorded at Instrument No. 21042215; thence north 87 degrees 49 minutes 42 seconds east with the north line of said Country Bridge Road, 5.10 feet to the Point of Beginning; thence across Lot 5, Part of Lot 6 and Part of Lot 7, Re-subdivision of Lot 5, Part of Lot 6 and Part of Lot 7, The Stonebridge Commercial Subdivision recorded in Plat Book 291, Page 53 the following calls: north 02 degrees 19 minutes 54 seconds east, 275.71 feet to a point; north 02 degrees 45 minutes 05 seconds west, 5.49 feet to a set 1/2" rebar with plastic cap at the southeast corner of the Proposed Ground Lease Area described hereon; north 02 degrees 14 minutes 55 seconds east with the east line of said Proposed Ground Lease Area, 22.00 feet; south 87 degrees 45 minutes 05 seconds east, 32.52 feet; south 02 degrees 19 minutes 54 seconds west, 295.52 feet to a point in the north line of the aforesaid Country Bridge Road; thence south 87 degrees 50 minutes 31 seconds west with the north line of said Country Bridge Road, 27.08 feet to the Point of Beginning and containing 8,131 square feet of land.

- NOTES:**
- Survey prepared for TVT I, LLC.
 - Bearings are relative to NAD '83.
 - This survey was prepared from information contained in Commitment No. 9742866, Effective Date: August 24, 2021 at 8:00 a.m. (as to Parcel A and Access Easement Parcel) and August 25, 2021 at 8:00 a.m. (as to Parcel B and C)
 - 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 0310 G, Community Panel No. 470402 0310 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.

- NOTES CONTINUED:**
- 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.
 - 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 T.B.M. noted hereon.

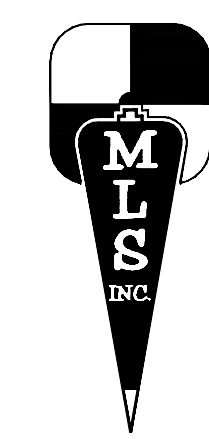
NUMBER	DIRECTION	DISTANCE
L1	N 87°45'05" W	60.00'
L2	N 02°14'55" E	40.00'
L3	S 87°45'05" E	60.00'
L4	S 02°14'55" W	40.00'
L5	N 87°49'42" E	5.10'
L6	N 87°45'05" W	5.49'
L7	S 87°45'05" E	32.52'
L8	S 87°50'31" W	27.08'

LEGEND:
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.O.W. RIGHT-OF-WAY
P.B. PLAT BOOK
PG. PAGE
INST. INSTRUMENT
No. NUMBER
S.F. SQUARE FEET
S.S. SANITARY SEWER
UTIL. UTILITY
ESMT. EASEMENT
ET ELECTRIC TRANSFORMER
LP LIGHT POLE
SIP SET 1/2" REBAR
W/PLASTIC CAP

CERTIFICATION:
I hereby certify to TVT I, LLC; Burch, Porter & Johnson, PLLC; and Chicago Title Insurance Company that this is a Category 1 Survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater.

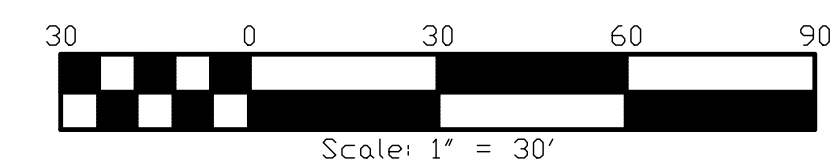
MILESTONE LAND SURVEYING, INC.

By Regis T. Storch, Jr., RLS Date _____
Vice President
Tennessee Certificate No. 2138



Milestone Land Surveying, Inc.
2880 Cobb Road
Lakeland, TN 38002
Phone: (901) 867-8671
Fax: (901) 867-9889
milestones@bellsouth.net

**SURVEY OF A
PROPOSED GROUND LEASE AREA
ON PART OF
RE-SUBDIVISION OF
LOT 5, PART OF LOT 6
AND PART OF LOT 7
THE STONEBRIDGE
COMMERCIAL SUBDIVISION
RECORDED IN
PLAT BOOK 291, PAGE 53
LAKELAND,
SHELBY COUNTY, TENNESSEE
SCALE: 1" = 30' DATE: SEPTEMBER 30, 2021**



Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 • mike@mfpeng.com

June 16, 2022

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

Re: Proposed 150-ft Monopole
Located in Shelby Co., TN: Site #TN2744 – Stonebridge
8922 U.S. Highway 64, Cell, Lakeland, TN 38002
MFP #90122-008

Mr. Anthony,

Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I will design this monopole to withstand a 3-second gust wind speed of 90 mph (V_{asd}) in accordance with ANSI/TIA-222-G for Shelby County. *The design will also conform to the requirements of the 2015 International Building Code for an equivalent, ultimate, wind speed of 116 mph (V_{ult}). This design also exceeds the Lakeland required 70 mph with ½" ice, 100 mph (no-ice) wind and Seismic Zone 3.*

This monopole will be intentionally designed to accommodate a theoretical fall radius. The upper 50' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 100' elevation. The yielded section would result in a maximum 50' fall radius, but would most likely remain connected and hang from the standing section.

The structure will be designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.
Professional Engineer



III. Zoning Regulations

Section 14 – Supplemental District Regulations and Special Provisions

Wireless Transmission Facilities

3. Amateur Radio Station Operator/Receive Only Antenna not exceeding sixty-five (65) feet in height and in compliance with the following:
 - a. The tower shall be located so that no part of the antenna or its elements shall encroach within the required side or rear yard setbacks or within ten feet of any easement for overhead electric distribution or transmission lines.
 - b. The tower and any element of the tower, including guy wires or anchors, shall not be located within the front twenty (20) percent of any area of the tract or lot abutting a public street or approved private drive.
 - c. The tower height shall be established as the tallest point of the supporting tower and shall not include antenna mast or antenna elements affixed to the tower.
 - d. No more than one such tower shall be located on a tract or lot.
 - e. The request for a building permit shall be accompanied by a copy of a valid Amateur Radio Operators licensed issued by the FCC for the location requested.
 - f. Installation shall conform to all local building code and structural design requirements pertaining to wind loading and structural strength characteristics protecting against collapse of the tower.
 - g. Provisions must be made to keep children from climbing the tower. At a minimum, an enclosure including gates, shall be constructed around the property or the tower at least four (4) feet above the underlying grounds to adequately restrict access to the base of the tower from small children.
 - h. There shall be administrative site plan review to provide landscape screening to reasonably screen the tower from adjacent residential properties as determined by the Planning Director.

G. Site Plan

The applicant shall submit a site plan describing the concept for the development of the entire parcel containing the wireless transmission facility as described in Article 1, Section 4(K).

H. Time Limitation.

A final plan approved by the Planning Commission with a recommendation from the Design Review Commission shall be valid for a period not to exceed six (6) months. If substantial construction on the wireless transmission facility has not begun within six (6) months, the approval shall expire, and the applicant shall be required to resubmit plans to the Planning Commission with a recommendation

from the Design Review Commission for approval based upon the latest technical and development standards for such facilities contained in this section as well as other applicable provisions contained in the Zoning Ordinance and Lakeland Municipal Code.

I. Technical Standards

1. **Frontage and setbacks.** Towers within all agricultural and residential districts shall be located on a single lot with a minimum of two hundred (200) feet of frontage on a public street (except when antenna is installed on existing electrical transmission towers or utility poles). Towers installed in zoning classifications other than agricultural and residential zoning districts shall conform to the minimum lot area and lot width requirements prescribed for the district in which the tower will be placed. The minimum distance from the base of the tower to any right-of-way and adjoining property line shall be equivalent to or greater than two hundred (200) feet or two hundred percent (200%) of the height of the tower, whichever is greater; provided, however, in the case of self-supporting lattice or guyed towers the minimum distance from the base of the tower to any right-of-way and adjoining property line shall be equivalent to or greater than two hundred fifty (250) feet or three hundred percent (300%) of the height of the tower, whichever is greater. Guys shall be placed no closer than seventy-five (75) feet from a right-of-way or adjoining property line. No buildings or structures shall be located within the setback area of any required yard, thereby providing a clear fall zone for the tower to any right-of-way and adjoining property line. The setbacks for all associated appurtenances, including buildings, cabinets, structures and facilities, shall correspond with the minimum setback requirements established for the zoning district in which the use is proposed.
2. **Separation Distance between Off-Site Uses.** Tower separation shall be measured from the base of the tower to the lot line of off-site uses or designated areas as specified in the table below.



May 24, 2011

City of Southaven, Mississippi
Planning Commission
Board of Aldermen
City Hall
8710 Northwest Drive
Southaven, MS 38671

Re: 160-Ft Flagpole
Site: Sammy's Man of Fashion, Southaven, Desoto County, MS
Quote No.: J110523001, Design No.: M11-0090

To whom it may be concerned,

FWT has designed the above mentioned monopole under the anticipated wind load. Communication towers are designed in accordance with the Telecommunications Industries Association Standard TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas." This standard is modeled after the ANSI A58.1 standard, which is now known as ASCE-7. The TIA standard was introduced to thoroughly address all of the design criteria specifically applicable to steel communications structures. Much of these specific design criteria are often missing in local building codes. The wind loading requirements in ASCE-7 are also the basis for building codes throughout the United States.

The above mentioned flagpole was designed in accordance with the TIA-222-G with the following load conditions:

1. Three second gust wind speed of 90-mph - For strength design
2. Three second gust wind speed of 30-mph plus 1" radial ice - For strength design
3. Service wind speed of 60 mph - For deflection limitations only
4. Structural Class II, Exposure Category C, and Topographic Category 1

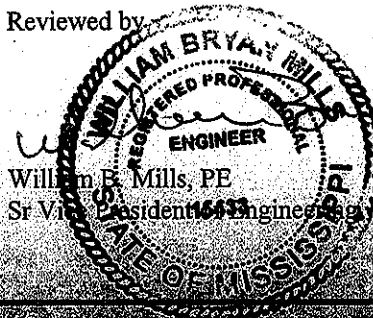
The probability of failure is remote considering the high wind and the load factors used in the design. The steel used to fabricate the structure is very flexible to ensure that the monopole does not fall to the ground. In the unlikely event of tower failure, towers would fall down due to a direct hit from a hurricane or tornado, which would destroy all the structures around the devastated area beside the tower. Additionally, this structure has been engineered to fall within itself or close to "0" fall zone because all stress ratios including shafts, anchor rods and base plate were no greater than 80% or 25% of their capacity were reserved. This structure will be no more likely to fail than any other properly designed structure in the area.

The flagpole is designed to carry a flag (20' X 30') attached to a concealment where antennas are shielded inside. If additional information is required, or if we can be of further service, please feel free to contact FWT at 1-800-433-1816.

Sincerely,

Ta-Wen Lee, PhD, PE
Manager of Telecommunications Division

Reviewed by



William E. Mills, PE
Sr Vice President





May 24, 2011

City of Southaven, Mississippi
Planning Commission
Board of Aldermen
City Hall
8710 Northwest Drive
Southaven, MS 38671

Re: 160-Ft Flagpole
Site: Sammy's Man of Fashion, Southaven, Desoto County, MS
Quote No.: J110523001, Design No.: M11-0090

To whom it may be concerned,

FWT has designed the above mentioned monopole under the anticipated wind load. Communication towers are designed in accordance with the Telecommunications Industries Association Standard TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas." This standard is modeled after the ANSI A58.1 standard, which is now known as ASCE-7. The TIA standard was introduced to thoroughly address all of the design criteria specifically applicable to steel communications structures. Much of these specific design criteria are often missing in local building codes. The wind loading requirements in ASCE-7 are also the basis for building codes throughout the United States.

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1. Three second gust wind speed of 90-mph – For strength design
2. Three second gust wind speed of 30-mph plus 1" radial ice – For strength design
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4. Structural Class II, Exposure Category C, and Topographic Category 1

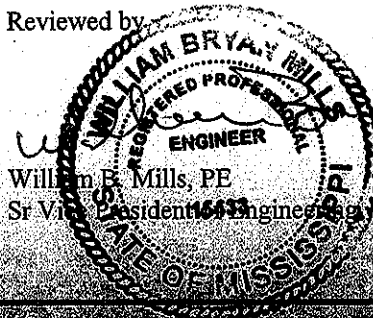
The probability of failure is remote considering the high wind and the load factors used in the design. The steel used to fabricate the structure is very flexible to ensure that the monopole does not fall to the ground. In the unlikely event of tower failure, towers would fall down due to a direct hit from a hurricane or tornado, which would destroy all the structures around the devastated area beside the tower. Additionally, this structure has been engineered to fall within itself or close to "0" fall zone because all stress ratios including shafts, anchor rods and base plate were no greater than 80% or 25% of their capacity were reserved. This structure will be no more likely to fail than any other properly designed structure in the area.

The flagpole is designed to carry a flag (20' X 30') attached to a concealment where antennas are shielded inside. If additional information is required, or if we can be of further service, please feel free to contact FWT at 1-800-433-1816.

Sincerely,

Ta-Wen Lee, PhD, PE
Manager of Telecommunications Division

Reviewed by



William E. Mills, PE
Sr Vice President

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 • mike@mfpeng.com

March 29, 2019

Mr. Don Jones
Principal Planner
Memphis and Shelby County
Office of Planning and Development

Re: Proposed 160-ft Monopole
Located at 5807 Quince Road Cell, Memphis, TN 38119
Site: Phase I Quince and Lynnfield PD
MFP #90119-003

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I will design this monopole to withstand a 3-second gust wind speed of 90 mph (V_{asd}) in accordance with ANSI/TIA-222-G for Shelby County. *The design will also conform to the requirements of the 2012 International Building Code for an equivalent ultimate wind speed of 116 mph (V_{ult}).*

This monopole will be intentionally designed to accommodate a theoretical fall radius. The upper 100' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 60' elevation. The yielded section would result in a maximum 100' fall radius, but would most likely remain connected and hang from the standing section.

The structure will be designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.
Professional Engineer



Michael F. Plahovinsak, P.E.

September 14, 2022

Thomas Skehan
Regional Planner
Haywood County, Tennessee
1 North Washington
Brownsville, TN 38012

Re: Proposed 205' Monopole
Located in Haywood Co., TN: Site #TN1024 Mega Site NW Keeling
MFP #90122-015

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication tower. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I will design this pole to withstand a 3-second gust wind speed of 105 mph (V_{ult}) in accordance with ANSI/TIA-222-H for Haywood County, *which exceeds the requested wind speed of 70 mph with ½" radial ice*. The design will also conform to the requirements of the 2018 International Building Code.

This pole will be intentionally designed to accommodate a theoretical fall radius. The upper 100' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 105' elevation. The yielded sections would result in a maximum 100' fall radius, but would most likely remain connected and hang from the standing sections.

The structure will be designed with all of the applicable factors as required by the code. Communication towers are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in tower structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,



Michael F. Plahovinsak, P.E.
Professional Engineer

9.14.2022

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

May 25, 2019

Memphis / Shelby Co. Office of Planning: Mr. Don Jones
125 N. Main St. Suite 468
Memphis, TN 38104

Re: Proposed 160-ft Pine Tree Monopole
Located in Shelby Co., TN: TN-1042 Cordova
MFP Project #: 90119-005

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I will design this monopole to withstand a 3-sec. gusted wind speed of 90 mph (Vasd) as recommended by ANSI/TIA-222-G for Shelby Co., TN. The design will also conform to the requirements of the 2012 International Building Code for an equivalent ultimate wind speed of 116 mph (Vult).

This monopole will be designed to accommodate a theoretical fall radius. The upper 70' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole has been designed according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 90' elevation. The yielded section would result in a maximum 70' fall radius, but would most likely remain connected and hang from the standing section.

The structure will be designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



Foundation Engineering Management, Inc.

1138 Hall Drive
Somerville, Tennessee 38068
(901) 386-2275 / fax (901) 465-3212

July 26, 2018

Memphis and Shelby County
Office of Construction Code Enforcement
6465 Mullins Station Rd.
Memphis, TN 38134

Re: 4626 Seed Tick Rd.
Permit #B1098589

Ladies and Gentlemen:

This is to certify that this firm made a pre-pour observation of the foundation for the cell tower on the property referenced on July 18, 2018, and that, to the best of my knowledge and belief, said foundation has been built in substantial conformance with the construction drawings and in accord with proper construction practice. The foundation is 32' deep, 8' in diameter and reinforced with 32 #11 vertical reinforcing bars. Investigation of subsoil conditions and design were provided by others.

The tower was erected on July 26, 2018.

This report is based on observations and information available, known and declared at the date of the inspection. This report is not a warranty of the performance of the foundation or the soils upon which it is built. This report is furnished as privileged to the addressee.

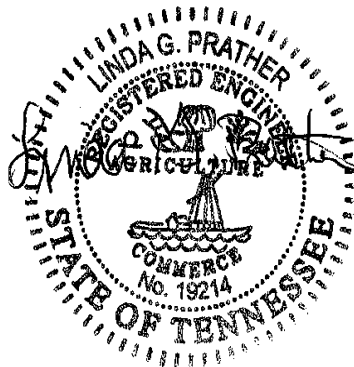
Yours truly,



Linda G. Prather, P.E.
Tennessee #19214

cc: Tower Ventures, LLC

file # 2018-1227



Michael F. Plahovinsak, P.E.

July 11, 2019

Dyer County, Tennessee
Mr. John Pleasant, Dyer County Building Inspector
1910 Pioneer Road
Dyersburg, TN 38024

Re: Proposed 300' Self Support Tower – TV6 Argus Towers, LLC
Located in Dyer Co., TN: Hwy 78 & Puckett Ln
MFP #90119-008

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication tower. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I can design this tower to withstand a 3-second gust wind speed of 90 mph (V_{asd}) in accordance with ANSI/TIA-222-G for Dyer County. *The design will also conform to the requirements of the 2012+ International Building Code for an equivalent ultimate wind speed of 115 mph (V_{ult}).*

This tower will be intentionally designed to accommodate a theoretical fall radius. The upper 120' of the tower will be designed to meet the wind loads of the design, however, the lower portion of the tower will be designed with a minimum 10% extra capacity. Assuming the tower will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 180' elevation. The upper sections of the structure would buckle, and collapse within the 120' of the tower resulting in a maximum 120' fall radius.

The structure will be designed with all of the applicable factors as required by the code. Communication towers are safe structures with a long history of reliable operation.

I hope this review of the tower design has given you a greater degree of comfort regarding the design capacity inherent in tower structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.
Professional Engineer



Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 • mike@mfpeng.com

August 3, 2022

City of Stanton, TN
C/O Mayor Allan Sterbinsky
8 South Main Street
Stanton, Tennessee 38069

Re: Proposed 190-ft Monopole
Located in Haywood Co., TN: Site #TN1023 Stanton
MFP #90122-013

Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I will design this monopole to support (4) wireless carriers at 190', 178', 166' and 154'. The pole will be designed to withstand a 3-second gust wind speed of 105 mph (V_{ult}) in accordance with TIA-222-H (IBC 2018) for Haywood County. *The pole design will also meet 70 mph sustained with concurrent 1/2" ice.*

This monopole will be intentionally designed to accommodate a theoretical fall radius. The upper 50' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 140' elevation. The yielded section would result in a maximum 50' fall radius, but would most likely remain connected and hang from the standing section.

The structure will be designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,



Michael F. Plahovinsak, P.E.
Professional Engineer



8.3.2022

Michael F. Plahovinsak, P.E.

April 8, 2022

Thomas Skehan
Regional Planner
Haywood County, Tennessee
1 North Washington
Brownsville, TN 38012

Re: Proposed 250' Self Support Tower
Located in Haywood Co., TN: Site #TN1028 Mega Site Fredonia
MFP #90122-006

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication tower. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I can design this tower to withstand a 3-second gust wind speed of 105 mph (V_{ult}) in accordance with ANSI/TIA-222-H for Haywood County *which exceeds the requested wind speed of 70 mph with ½" radial ice*. The design will also conform to the requirements of the 2018 International Building Code.

This tower will be intentionally designed to accommodate a theoretical fall radius. The upper 120' of the tower will be designed to meet the wind loads of the design, however, the lower portion of the tower will be designed with a minimum 10% extra capacity. Assuming the tower will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 130' elevation. The upper sections of the structure would buckle, and collapse within the 120' of the tower resulting in a maximum 120' fall radius.

The structure will be designed with all of the applicable factors as required by the code. Communication towers are safe structures with a long history of reliable operation.

I hope this review of the tower design has given you a greater degree of comfort regarding the design capacity inherent in tower structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,



Michael F. Plahovinsak, P.E.
Professional Engineer

4.8.2022

Michael F. Plahovinsak, P.E.

May 31, 2022

Mr. Jim Atkinson, Acting Planner
Fayette County Planning Department
16265 US Highway 64
Somerville, TN 38068

Re: Proposed 250' Self Support Tower
Located in Fayette Co., TN: Site #TN1066 Mega South South
MFP #90122-007

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication tower. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I can design this tower to withstand a 3-second gust wind speed of 105 mph (V_{ult}) in accordance with ANSI/TIA-222-H for Fayette County. The design will also conform to the requirements of the 2018 International Building Code.

This tower will be intentionally designed to accommodate a theoretical fall radius. The upper 100' of the tower will be designed to meet the wind loads of the design, however, the lower portion of the tower will be designed with a minimum 10% extra capacity. Assuming the tower will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 150' elevation. The upper sections of the structure would buckle, and collapse within the 100' of the tower resulting in a maximum 100' fall radius.

The structure will be designed with all of the applicable factors as required by the code. Communication towers are safe structures with a long history of reliable operation.

I hope this review of the tower design has given you a greater degree of comfort regarding the design capacity inherent in tower structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.
Professional Engineer



5.31.2022

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

December 9, 2019

Beaumont Planning Division / Adina Josey CFM
801 Main Street, Room 201
Beaumont, TX 77701

Re: Proposed 180-ft Monopole
Located in Jefferson Co., TX: TX1051 Beaumont Rosedale
MFP Project #: 90119-014

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I will design this monopole to withstand a 3-sec. gusted wind speed of 109 mph (Vasd) as recommended by ANSI/TIA-222-G for Jefferson Co., TX. The design will also conform to the requirements of the 2006-2015 International Building Code for an equivalent ultimate wind speed of 141 mph (Vult).

This monopole will be designed to accommodate a theoretical fall radius. The upper 30' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole has been designed according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 150' elevation. The yielded section would result in a maximum 30' fall radius, but would most likely remain connected and hang from the standing section.

The structure will be designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



Lakeland, TN – Lakeland Elementary School - Site



Lakeland, TN – Lakeland Elementary School - Site



[illegible]

Lakeland School Tower -Tower Failure Letter

Foundation Engineering Management, Inc.

1138 Hall Drive
Somerville, Tennessee 38068
(901) 386-2275 / fax (901) 465-3212

July 26, 2018

Memphis and Shelby County
Office of Construction Code Enforcement
6465 Mullins Station Rd.
Memphis, TN 38134

Re: 4626 Seed Tick Rd.
Permit #B1098589

Ladies and Gentlemen:

This is to certify that this firm made a pre-pour observation of the foundation for the cell tower on the property referenced on July 18, 2018, and that, to the best of my knowledge and belief, said foundation has been built in substantial conformance with the construction drawings and in accord with proper construction practice. The foundation is 32' deep, 8' in diameter and reinforced with 32 #11 vertical reinforcing bars. Investigation of subsoil conditions and design were provided by others.

The tower was erected on July 26, 2018.

This report is based on observations and information available, known and declared at the date of the inspection. This report is not a warranty of the performance of the foundation or the soils upon which it is built. This report is furnished as privileged to the addressee.

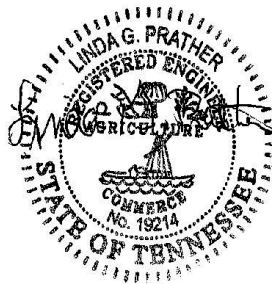
Yours truly,



Linda G. Prather, P.E.
Tennessee #19214

cc: Tower Ventures, LLC

file # 2018-1227



Arlington, TN – Jetway RD - Site



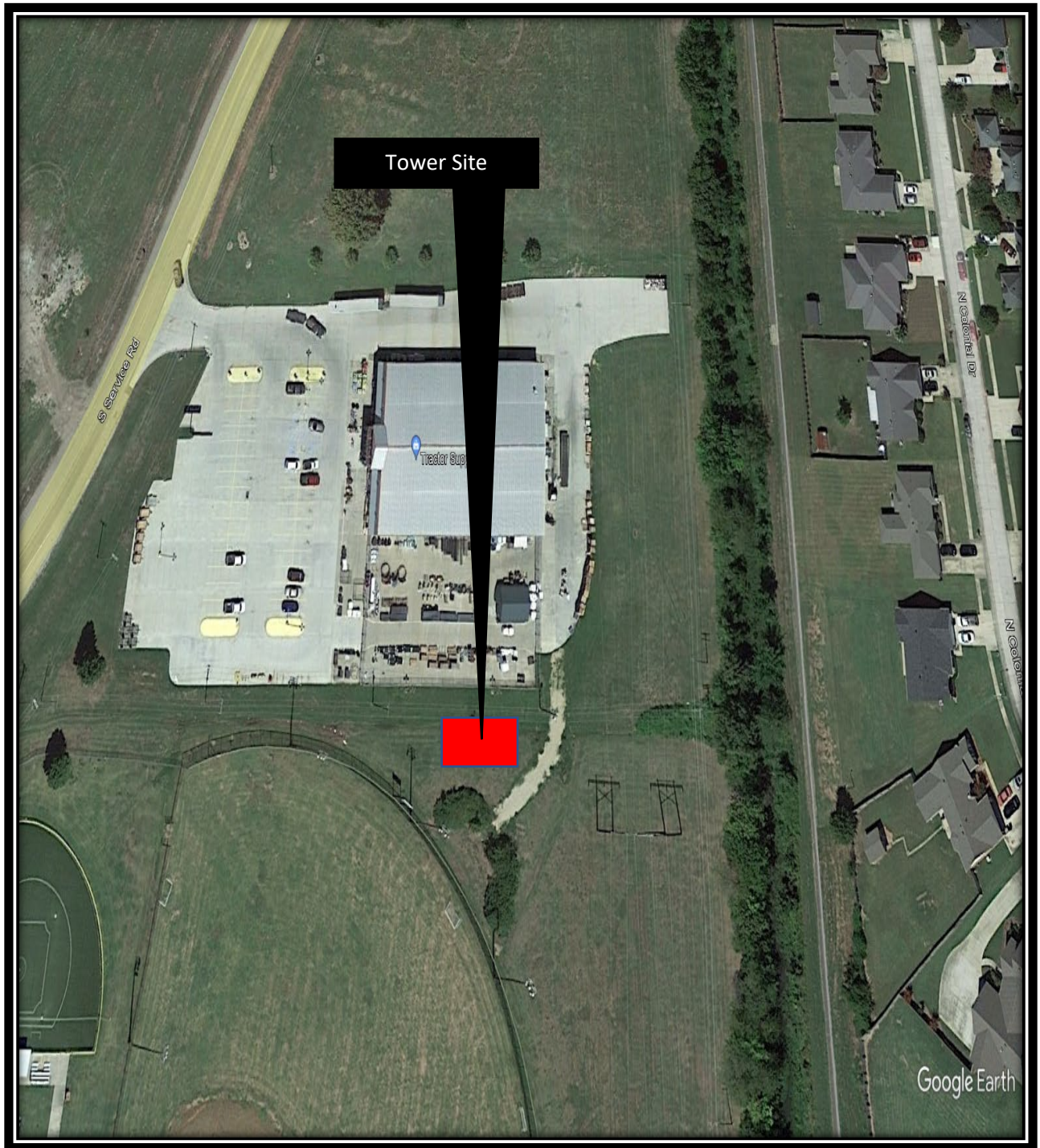
Arlington, TN – Jetway RD - Site



West Memphis – Tilden Rogers Park - Site



West Memphis – Tilden Rogers Park – Site



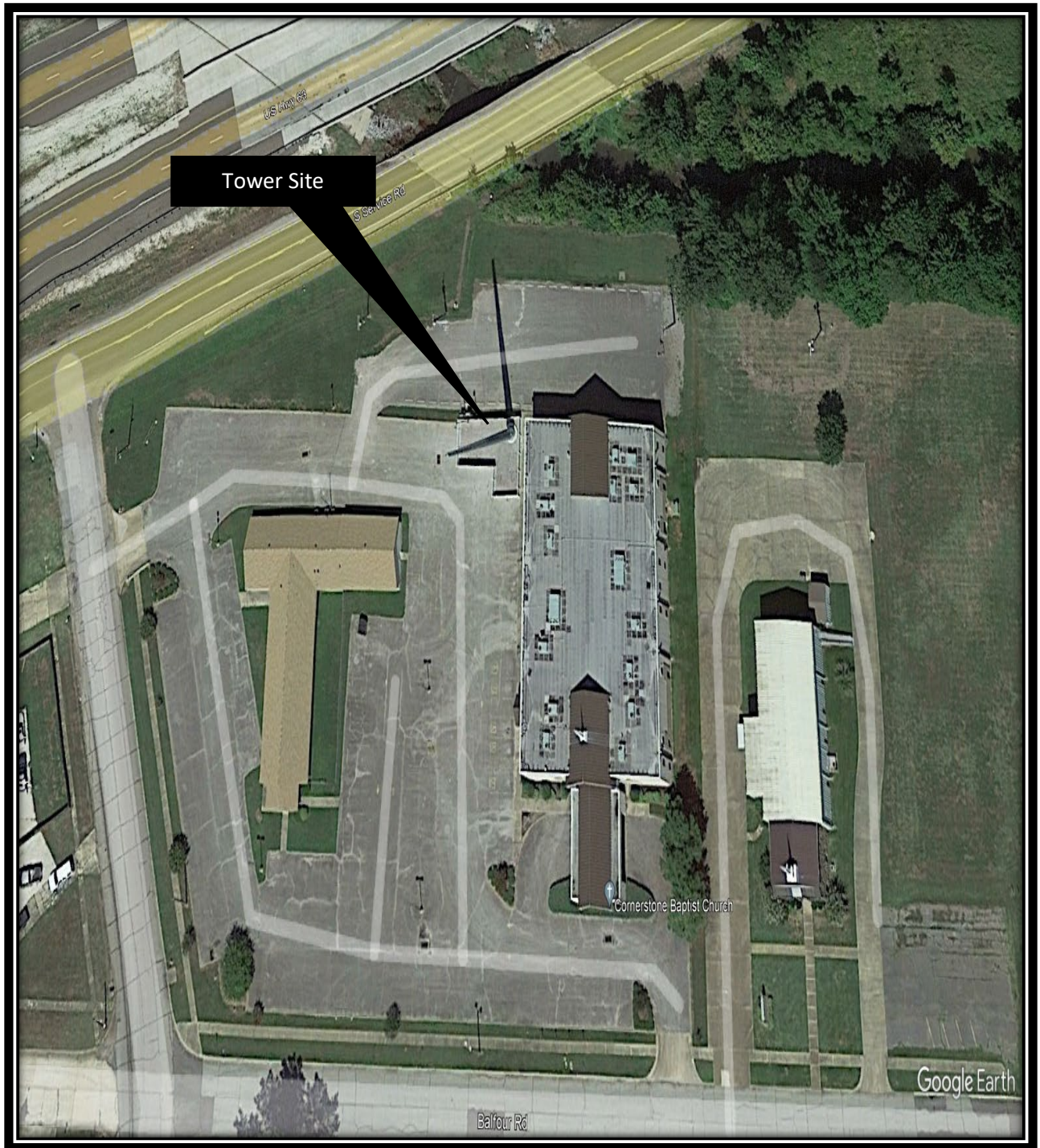
Page 51 of 213

West Memphis – Balfour RD Tower - Site

Site not built by Tower Ventures



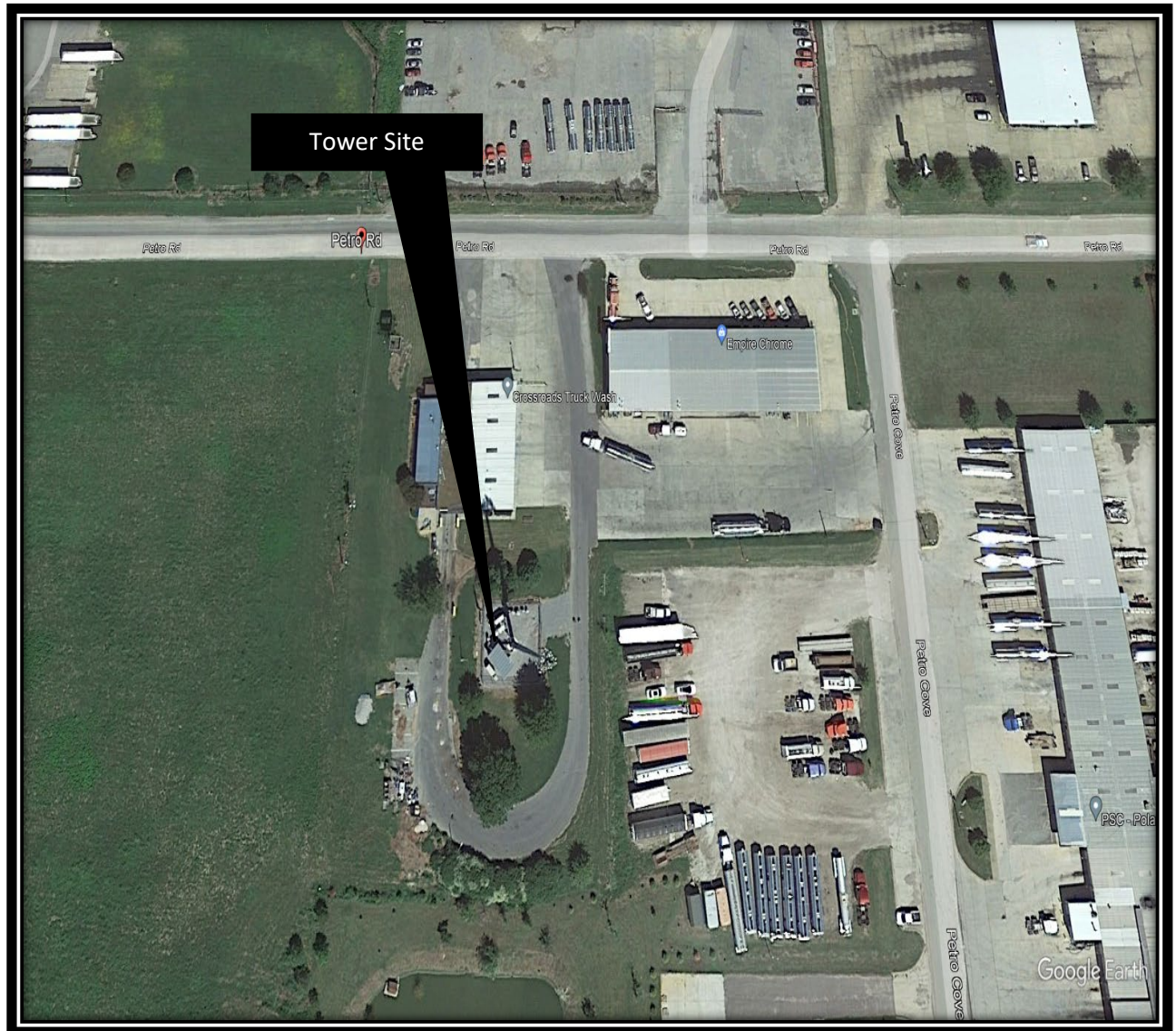
West Memphis – Balfour RD Tower - Site



West Memphis – Petro RD Tower - Site



West Memphis – Petro RD Tower – Site



Marion AR –Tower -Site



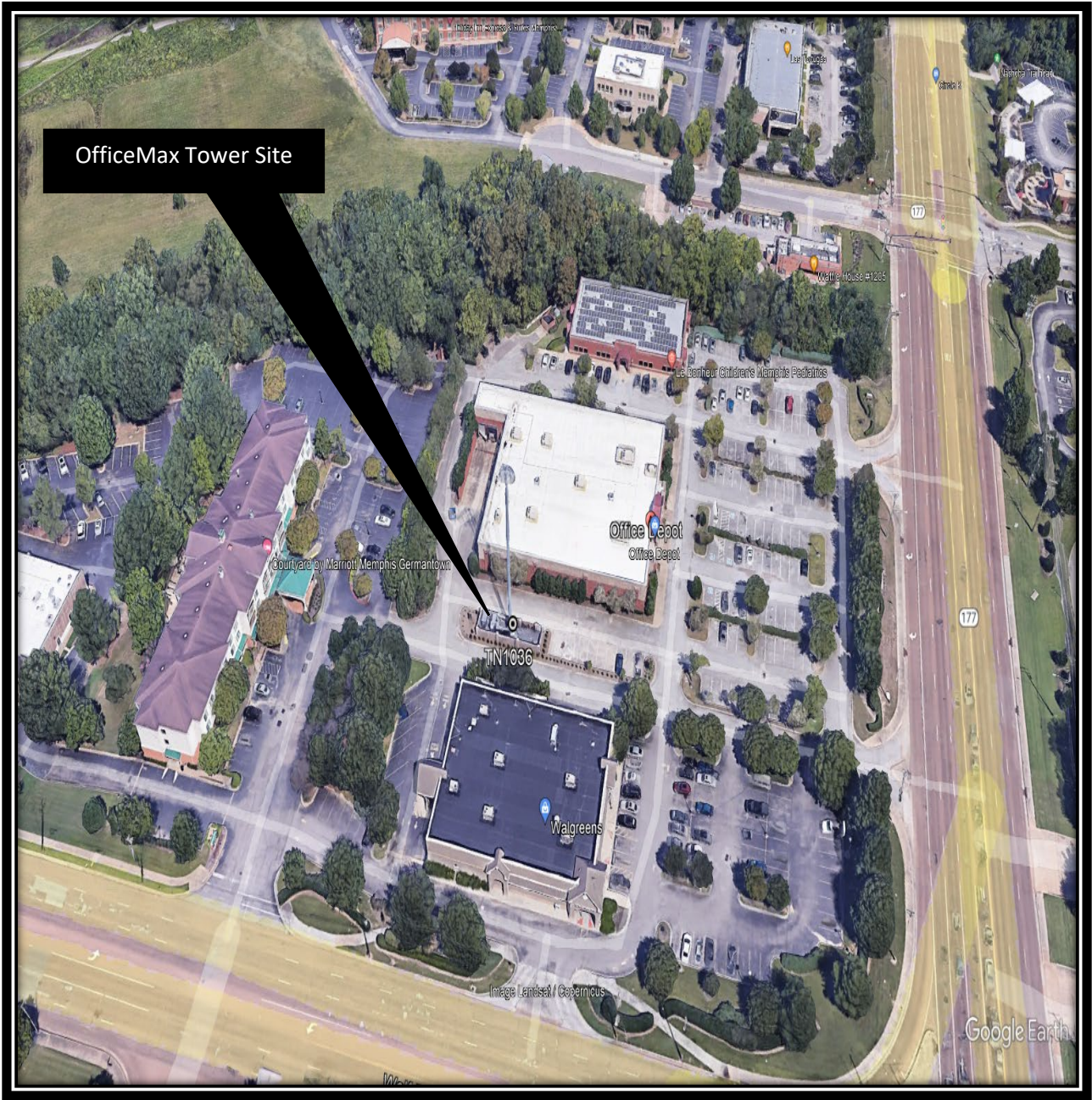
Marion AR –Tower -Site



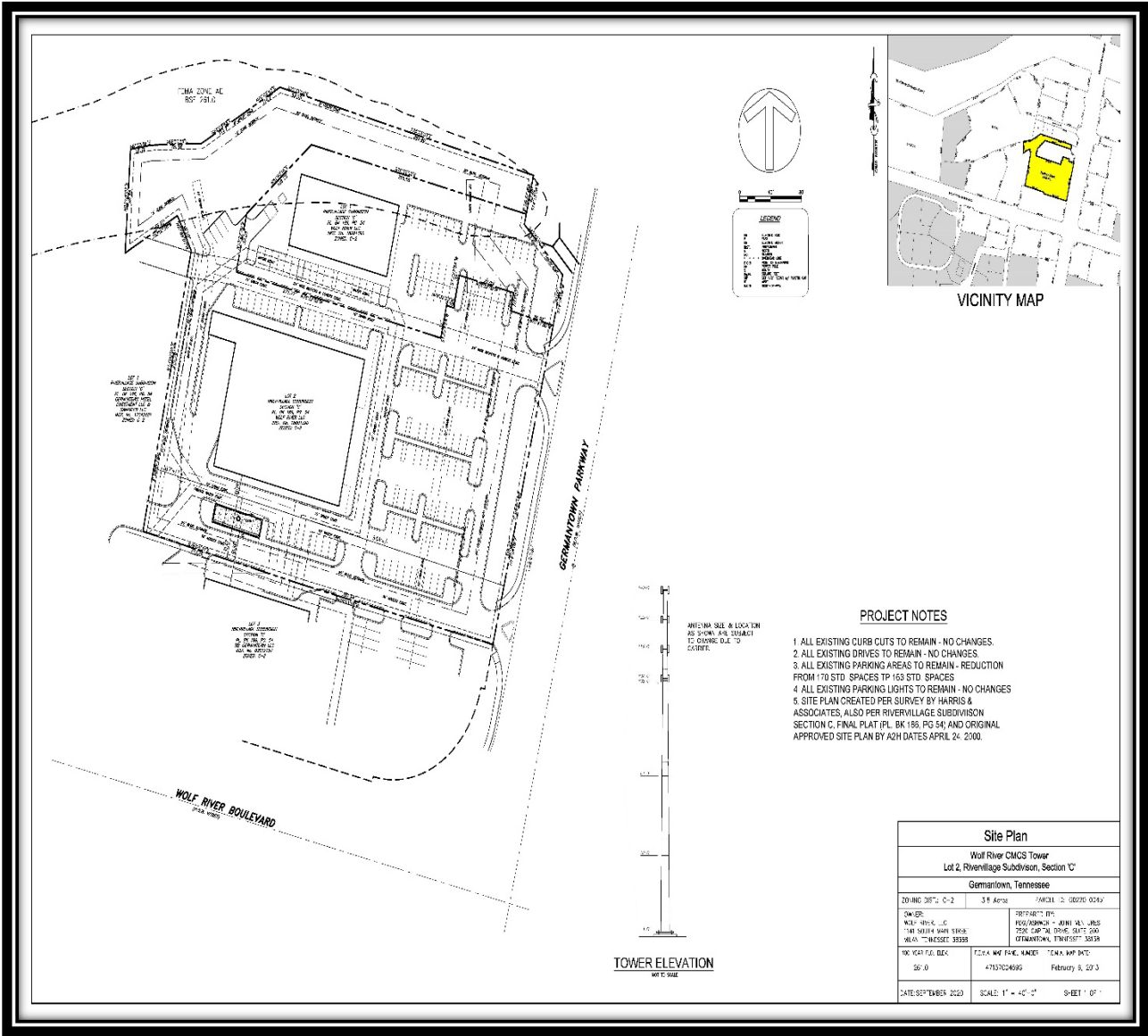
Germantown, TN – OfficeMax – Site



Germantown, TN – OfficeMax – Site



Germantown, TN – OfficeMax - Site plan



Germantown, TN – OfficeMax -Tower Failure Letter

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 • mike@mfpeng.com

May 1, 2020

Tower Ventures

Re: Proposed 140' Monopole
Located in Shelby Co., TN: TN1036 Wolf River
MFP #90120-006 / TVT I LLC

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I will design this monopole to in accordance with ANSI/TIA-222-G for Shelby County. *The design will also conform to the requirements of the 2015 International Building Code.*

Additionally, I will design the tower to meet/exceed the following standards as required by the local jurisdiction:

- 1. 70 MPH with ½" radial ice as per ANSI standards, 100 MPH with 130 MPH 3-second wind gusts**
- 2. Structure Class II, Exposure C, Topographic Category 1 with a crest height of 0 ft.**
- 3. Seismic Zone 3**
- 3. Fall zone/radius will be 30'**

This monopole will be intentionally designed to accommodate a theoretical fall radius. The upper 30' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 110' elevation. The yielded section would result in a maximum 30' fall radius, but would most likely remain connected and hang from the standing section.

The structure will be designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.
Professional Engineer



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



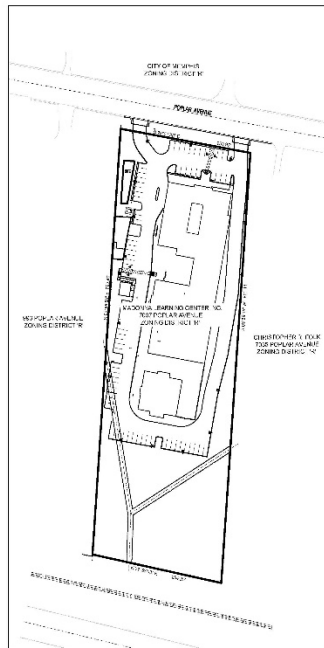
Germantown, TN – Madonna School – Site



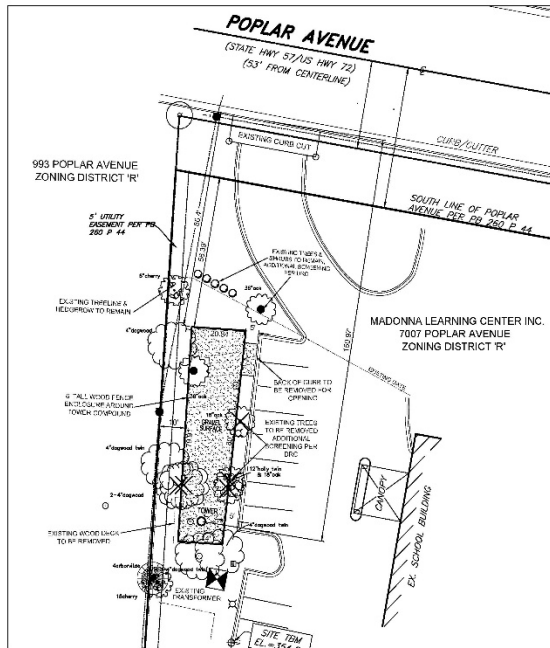
Germantown, TN – Madonna School – Site



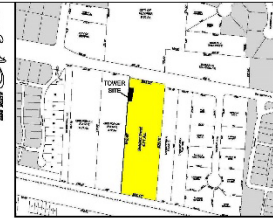
Germantown, TN – Madonna School - Site plan



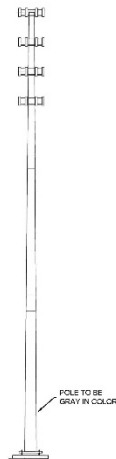
OVERALL SITE PLAN
SCALE: 1"=100'



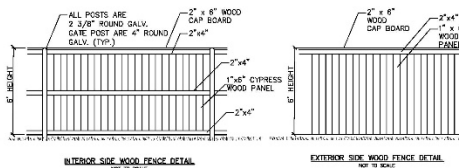
ENLARGED SITE PLAN
SCALE: 1"=20'



VICINITY MAP



MONOPINE 140' TOWER ELEVATION
SCALE: NTS



FACILITY ENCLOSURE FENCE DETAIL

PROJECT NOTES

1. ALL EXISTING CURB CUTS TO REMAIN - NO CHANGES.
2. ALL EXISTING DRIVES TO REMAIN - NO CHANGES.
3. ALL EXISTING PARKING AREAS TO REMAIN - NO CHANGES
4. ALL EXISTING PARKING LIGHTS TO REMAIN - NO CHANGES

✕ DENOTES TREES TO BE REMOVED

Site Plan		
Madonna Learning Center, Inc. 7007 Poplar Avenue		
Germantown, TENNESSEE		
ZONING DIST.: R	4.73 Acres	PARCEL ID: G021300113
OWNER: MADONNA LEARNING CENTER, INC. 7007 POPLAR AVENUE GERMANTOWN, TENNESSEE 38138	PREPARED BY: RSC/ASHORTH ENGINEERING J.V. 7520 CAPITAL DRIVE, SUITE 200 GERMANTOWN, TENNESSEE 38138	
100 YEAR FID. ELEV. 317+/-	F.E.M.A. MAP PANEL NUMBER 47157C0455F	F.E.M.A. MAP DATE February 6, 2013
DATE: SEPTEMBER, 2018	SCALE: VARIES	SHEET 1 OF 1

Germantown, TN – Madonna School Tower Failure Letter



Project Number: U0142-670-181

July 30, 2018

Cameron Ross
Economic and Community Development Director
1920 S. Germantown Road
Germantown, TN 38138

REFERENCE: **Madonna School TV18-01024W-05R0: 7007 Poplar Avenue, Germantown, TN 38138
Fall Zone Letter for 140'-0" Concealment Pole**

Dear Cameron,

It is our understanding that a 140 ft concealment monopine has been proposed for this site.

The above-mentioned pole will be designed in accordance with the International Building Code, 2012 Edition and the National Standard for Towers (Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, TIA-EIA-222-G). Additionally, all steel members and connections will be designed to meet the requirements of the AISC Steel Construction Manual.

The pole will be designed for the following criteria:

1. Wind speed (V): 115 mph (3-second gust) per the ASCE 7-10
2. Ice: 1" radial ice (nominal) with concurrent 30 mph wind (3-second gust)
3. Basic wind speed of 60 mph (3-second gust) for the service condition (deflection limitations only)
4. Structure Class II, Exposure C, Topographic Category 1 with a crest height of 0 ft.

It has been requested that the proposed monopine be designed for a 70ft fall zone. This requirement will be satisfied by ensuring that in the unlikely event of failure, the point of maximum stress will occur at the fall zone location, which is defined as 70ft from the top of structure. The structure above the fall zone will be designed such that the highest stress within the fall zone will be less than or equal to 100% of capacity. Expected stress ratios of all other structural elements below this point will be at least 20% less than the highest stress ratio that occurs at the fall zone location.

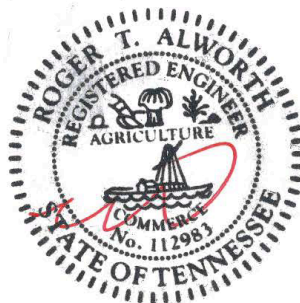
Please note that "fall zone" is a term not defined in the standards listed above. Our approach to the fall zone design is described in the preceding paragraph and is our best attempt to meet what we believe to be the intent of the fall zone request. Current code does not address failure mechanics. It is difficult to impossible to predict the behavior of a failing structure. Physics of a fall during a wind event, including possible bouncing or rolling, may place all or part of the ruptured pole section outside of the intended fall zone. Nonstructural components attached to the steel structure are outside of our scope. Nonstructural components may break free from the structure and fall outside of the fall zone even at loads below code-specified magnitudes if the components and their attachments are not properly designed and installed.

We hope this meets your needs. If you have any questions or require additional information, please call this office at your convenience.

Very truly yours,
VECTOR STRUCTURAL ENGINEERING, LLC

Roger T. Alworth, P.E.
Principal Engineer

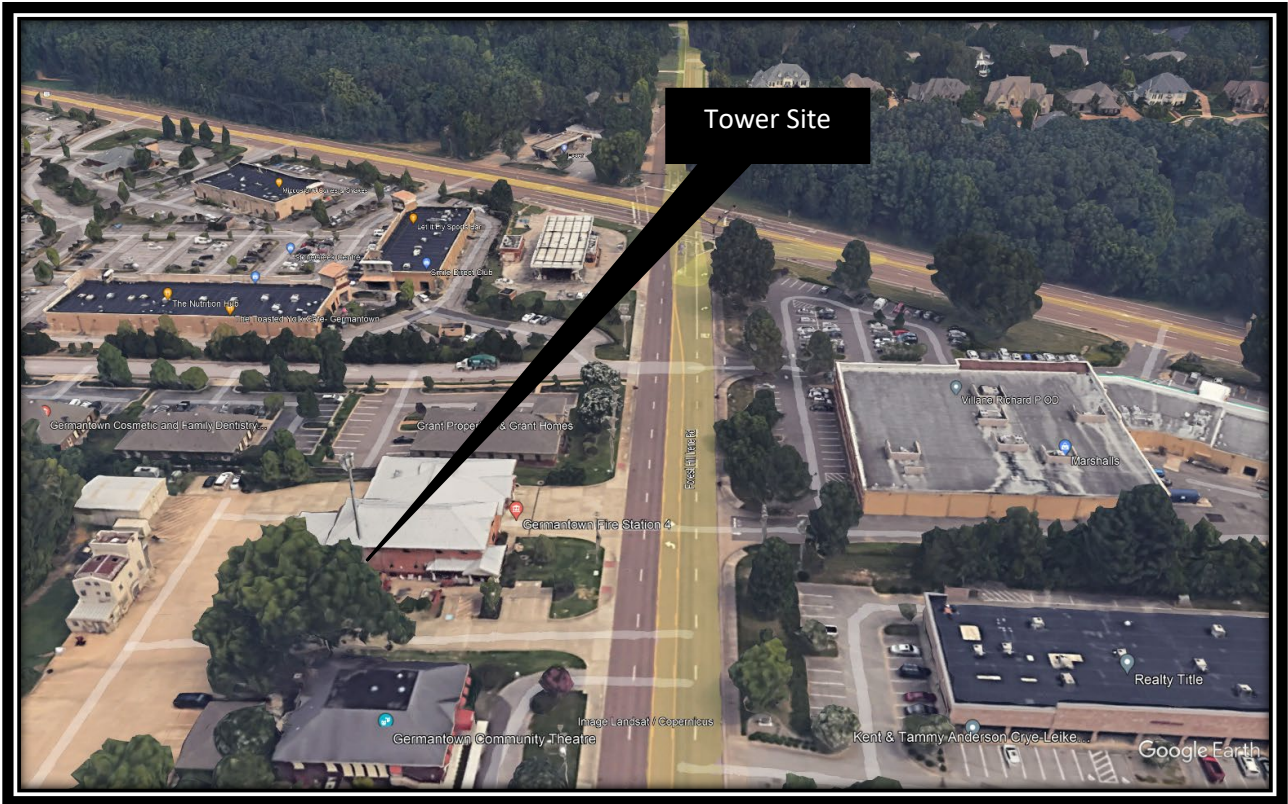
RTA/djf



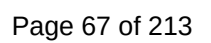
07/30/2018

651 W. Galena Park Blvd, Ste 101 / Draper, UT 84020 / T (801) 990-1775 / F (801) 990-1776 / www.vectorse.com

Germantown, TN – Other Sites – Forest Hill Irene Fire Station



A photograph taken from the driver's perspective of a street intersection. In the foreground, the hood of a car is visible. A stop sign is on the right side of the road. In the background, there is a large brick building with a dark roof and several dormer windows. A utility pole with multiple cross-arms is visible in the distance. The sky is overcast. The text "Site not built by Tower Ventures" is overlaid in the bottom left corner.



Southaven, MS –Goodman RD at Airways Market Place -site



Southaven MS –Goodman RD at Airways Market Place – Tower Failure Letter Zero Fall Radius



May 24, 2011

City of Southaven, Mississippi
Planning Commission
Board of Aldermen
City Hall
8710 Northwest Drive
Southaven, MS 38671

Re: 160-Ft Flagpole
Site: Sammy's Man of Fashion, Southaven, Desoto County, MS
Quote No.: J110523001, Design No.: M11-0090

To whom it may be concerned,

FWT has designed the above mentioned monopole under the anticipated wind load. Communication towers are designed in accordance with the Telecommunications Industries Association Standard TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas." This standard is modeled after the ANSI A58.1 standard, which is now known as ASCE-7. The TIA standard was introduced to thoroughly address all of the design criteria specifically applicable to steel communications structures. Much of these specific design criteria are often missing in local building codes. The wind loading requirements in ASCE-7 are also the basis for building codes throughout the United States.

The above mentioned flagpole was designed in accordance with the TIA-222-G with the following load conditions:

1. Three second gust wind speed of 90-mph – For strength design
2. Three second gust wind speed of 30-mph plus 1" radial ice – For strength design
3. Service wind speed of 60 mph - For deflection limitations only
4. Structural Class II, Exposure Category C, and Topographic Category 1

The probability of failure is remote considering the high wind and the load factors used in the design. The steel used to fabricate the structure is very flexible to ensure that the monopole does not fall to the ground. In the unlikely event of tower failure, towers would fall down due to a direct hit from a hurricane or tornado, which would destroy all the structures around the devastated area beside the tower. Additionally, this structure has been engineered to fall within itself or close to "0" fall zone because all stress ratios including shafts, anchor rods and base plate were no greater than 80% or 25% of their capacity were reserved. This structure will be no more likely to fail than any other properly designed structure in the area.

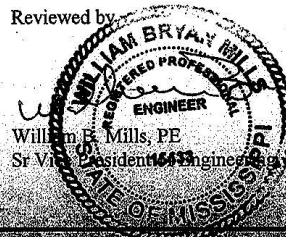
The flagpole is designed to carry a flag (20' X 30') attached to a concealment where antennas are shielded inside. If additional information is required, or if we can be of further service, please feel free to contact FWT at 1-800-433-1816.

Sincerely,

A handwritten signature in cursive script, reading 'Ta-Wen Lee', is positioned above the typed name.

Ta-Wen Lee, PhD, PE
Manager of Telecommunications Division

Reviewed by



William E. Mills, PE
Sr Vice President/Engineer

A handwritten signature in cursive script, reading 'W. Mills', is written to the right of the professional seal. Below the signature, the date '5/24/11' is handwritten.

PO BOX 8997
FORT WORTH, TX 76181-0897

© 2009 FWT
All Rights Reserved

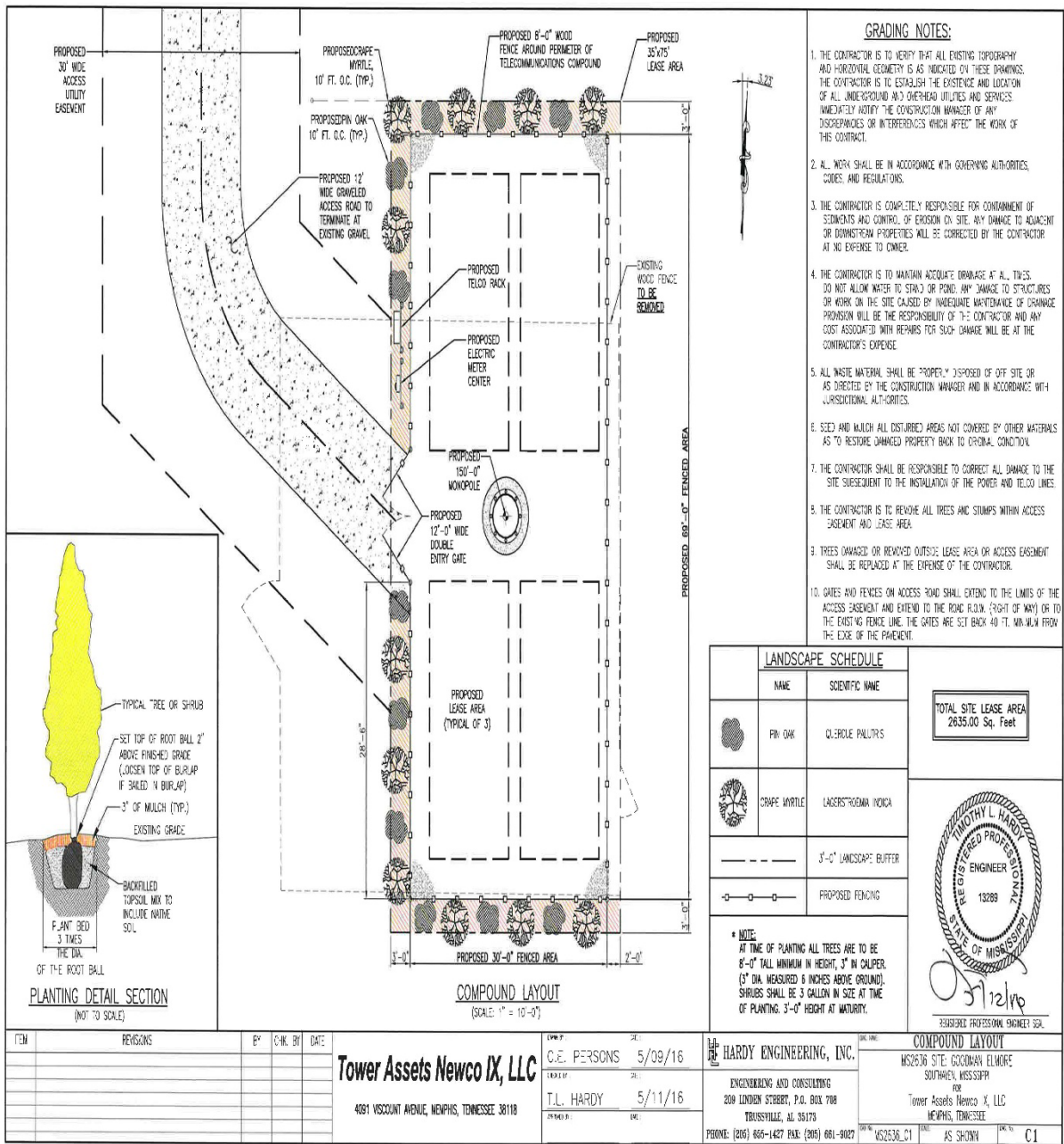
5750 E I-20
FORT WORTH, TX 76116-0001

1001 FREEDOM CENTER

Southaven MS –Goodman & Elmore Tower Site



Southaven MS –Goodman & Elmore Tower -Site plan



Southaven MS –Goodman & Elmore Tower -Tower Failure Letter

Michael F. Plahovinsak, P.E.

April 2, 2014

City of Southaven, Mississippi
Planning Commission
Board of Alderman City Hall
8710 Northwest Drive
Southaven, MS 38671

Re: Proposed 150-ft Monopole
Located in De Soto Co., MS: Site Goodman Elmore
MFP #23514-366 / TAPP 14-0688

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I have designed this monopole to withstand a basic wind speed of 90 mph as recommended by ANSI/TIA-222-G for De Soto County. The design also conforms to the requirements of the 2006 International Building Code.

This monopole has been intentionally designed to accommodate a theoretical fall radius. The upper 15' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to our design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield at the 135' elevation, resulting in a maximum 15' fall radius.

The structure has been designed with all of the applicable factors as required by the code. Communication poles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.
Professional Engineer



18501 State Route 161 - Plain City, OH 43064
(614) 398-6250 - mike@mfpeng.com

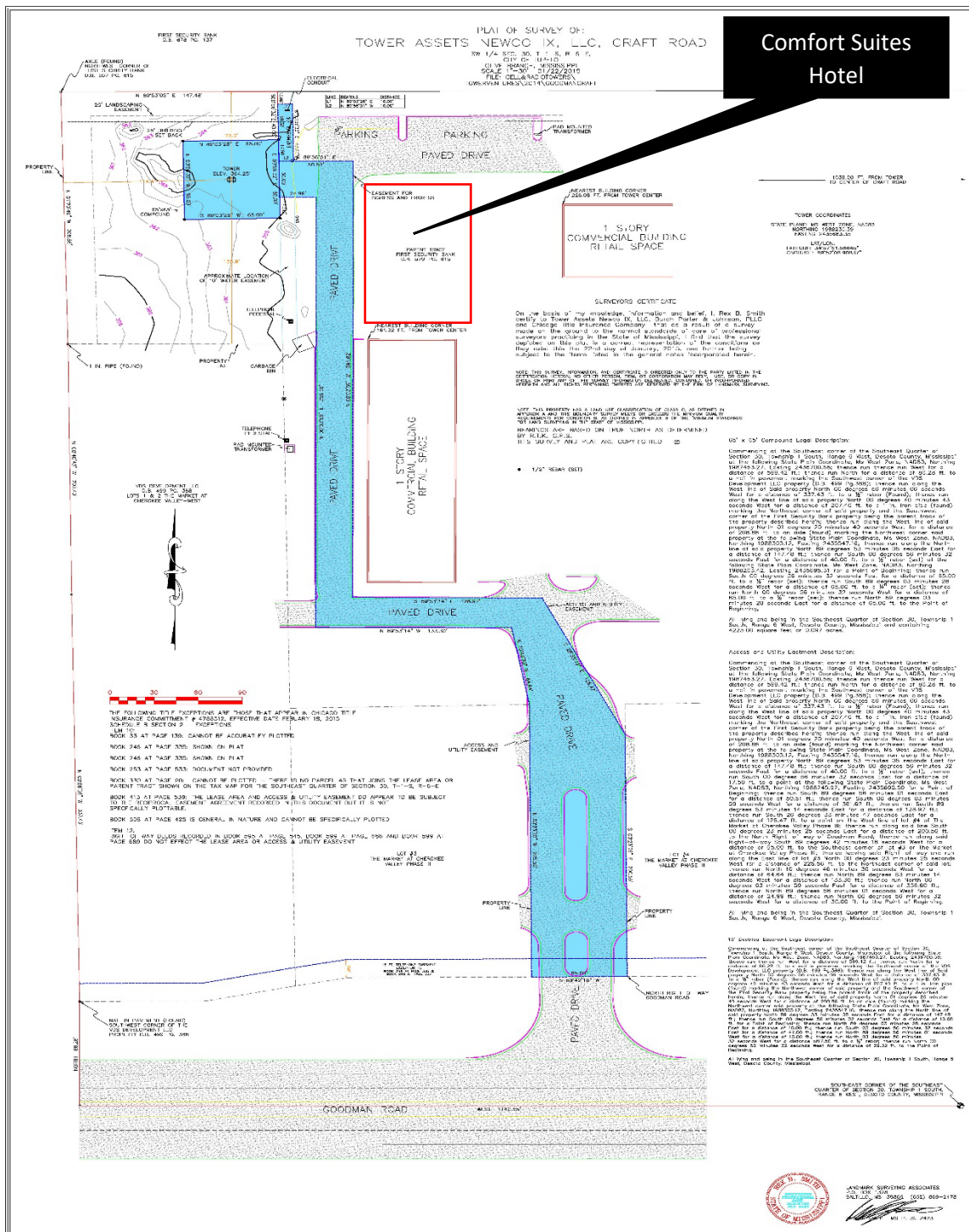
Olive Branch, MS – Craft/Goodman RD - Site



Olive Branch, MS – Craft/Goodman RD - Site



Olive Branch, MS – Craft/Goodman RD - Site plan



Olive Branch, MS – Craft RD Tower Failure Letter



Project Number: U0142-424-141

September 25, 2014

TV6-W, LLC
4091 Viscount Avenue
Memphis, TN 38118

ATTN: Craig Royal

REFERENCE: **Goodman & Craft, Site No. MS-2638 – 150 ft Tall Slimline Monopole (Stealth #: TV14-01373W-05R0) Fall Zone Letter**

Dear Mr. Royal:

It is understood that a 150 ft concealment pole has been proposed for this site. This monopole will consist of a 78 ft tall 18-sided tapered steel base pole with a 72 ft tall RF friendly concealment section on top. Steel mast pipes will support the concealment section.

The above-mentioned pole will be designed in accordance with the International Building Code, 2009 Edition and the ANSI TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas". Additionally, all steel members and connections will be designed to meet the requirements of the AISC Steel Construction Manual.

Several factors are used to determine the wind pressures on the pole; e.g., a gust response factor is used to account for sudden changes in wind speed, and a height coefficient is used to account for increasing wind speed with height. The pole will be designed with the following design criteria, per the 2009 IBC and TIA-222-G:

1. Wind speed (V): 90 mph (3-second gust)
2. Ice: 1.00 in. radial ice thickness at 30 mph (3-second gust)
3. BWS of 60 mph (3-second gust) for the service condition (deflection limitations only)
4. Occupancy Category / Structure Class II, Exposure Category C, Topographic Category 1

In designing steel members and connections, failure is defined as the point at which the induced stresses due to the design loads exceed the yield strength of the material. At this point permanent deflections will be initiated. However, rupture of the steel members and connections in a properly constructed steel pole is unlikely since steel is a ductile material, and is not anticipated until further loads in excess of the design loads, such as sustained or impact loads from hurricane-type winds, are applied. Rupture is defined as complete breakage of the steel member or connection.

It has been requested that the proposed monopole be designed for a fall zone radius of 30 ft. We will satisfy this requirement by ensuring that in the unlikely event of failure, the point of maximum stress will occur in the upper 30 ft (or less) of the structure. The pipe mast supporting the top section will be designed such that at least one member or connection within 30 ft of the top of the top section will be designed to greater than or equal to 90% of capacity. Expected stress ratios of all other structural elements below this point, including pipe mast sections below 30 ft from the top of the top section, all connections below this point, the base pole, anchor rods, etc., will be at least 20% less than the highest stress ratio within the top 30 ft of the structure. If the structure ruptures, it will likely do so within 30 ft from the top of the top section. Therefore, this structure will be designed to have a 30 ft fall zone radius.

We hope this meets your needs. If you have any further questions regarding this matter, please call this office at your convenience.

Very truly yours,
VECTOR STRUCTURAL ENGINEERS

Roger T. Alworth, P.E.
Principal Engineer

RTA/ess



9/25/14

9138 S. State St., Suite 101 / Sandy, UT 84070 / T (801) 990-1775 / F (801) 990-1776 / www.vectorse.com

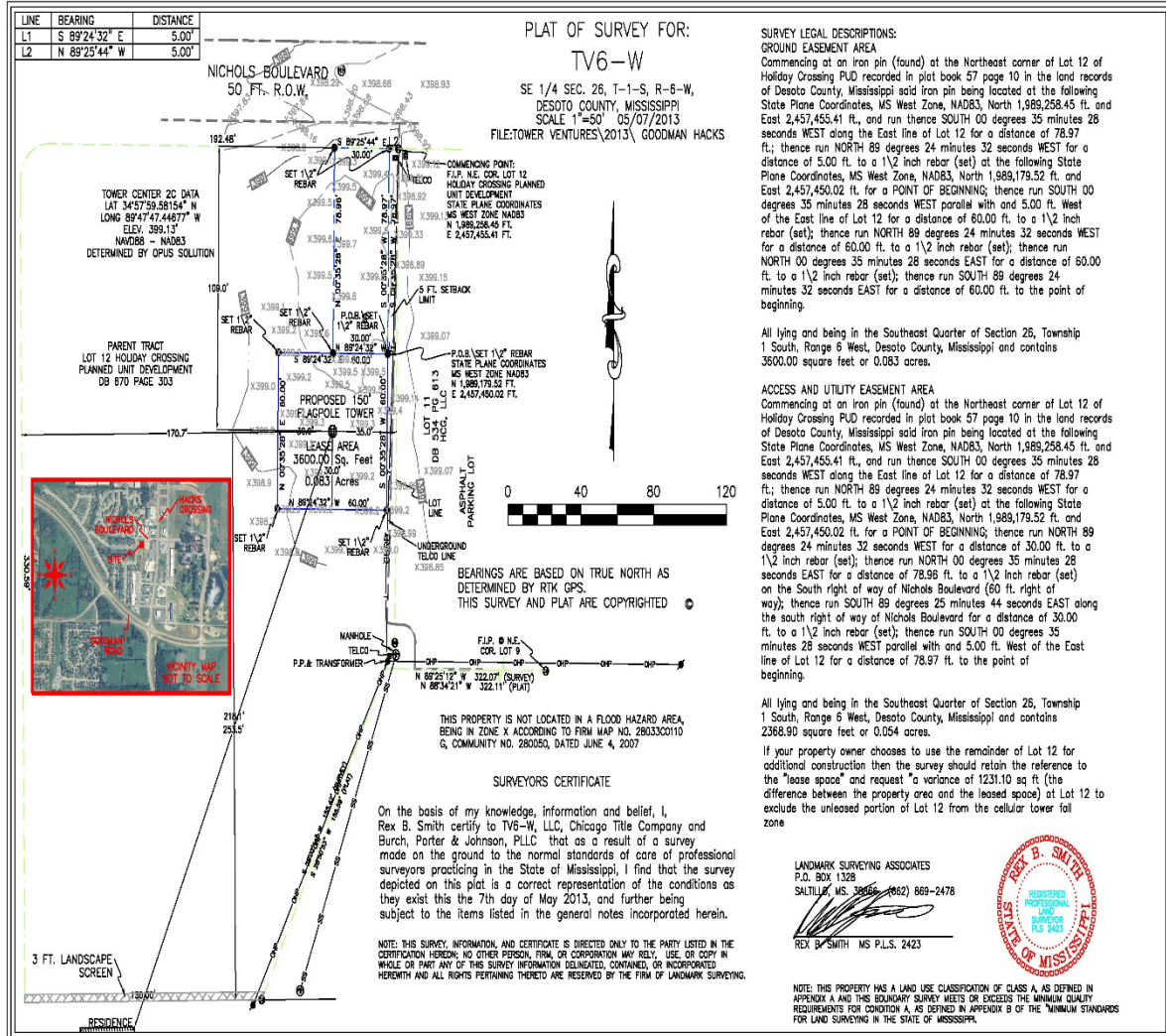
Olive Branch, MS – Goodman & Hacks Cross RD - Site



Olive Branch, MS – Goodman & Hacks Cross RD – Site



Olive Branch, MS – Goodman & Hacks Cross - Site plan



Olive Branch, MS – Goodman & Hacks Cross - Tower Failure Letter



Project Number: U0142-004-131

September 11, 2013

Caroline Watson

STEALTH® Concealment Solutions
6549 Fain Blvd.
North Charleston, SC 29406

REFERENCE: **Goodman Hacks (STEALTH® #: TV13-01465W-05)**
Fall Zone Letter

Ms. Watson,

It is understood that a 149'-0" concealment monopole has been proposed for this site. This slimline monopole will consist of a 99'-0" tall, 18-sided, tapered steel base pole with a 50'-0" tall RF friendly concealment section on top. A steel mast pipe will support the concealment section.

This pole will be designed to meet the 2012 International Building Code and the ANSI TIA-222-G. Standard for Antenna Supporting Structures and Antennas. All steel members and connections will be designed to meet the requirements of the AISC Steel Construction Manual, 13th Edition, and the anchor bolts and foundation will be designed to meet the requirements of the ACI 318.

The monopole will be designed for an ultimate wind speed of 115 mph (3-second gust) per the IBC 2012. Several factors are used to determine the wind pressures on the pole, e.g., a gust response factor is used to account for sudden changes in wind speed, and a height coefficient is used to account for increasing wind speed with height.

In determining steel members and connection sizes, failure is defined as the point at which the induced stresses due to the design loads exceed the yield strength of the material. At this point permanent deflections will be induced into the steel, but rupture of the steel members and connections has not occurred. For rupture to occur on a properly constructed pole, sustained or impact loads larger than the design load must occur. Rupture is defined as complete breakage of the steel member or connection.

In the unlikely event that rupture does occur, it is understood that a 50'-0" fall radius has been requested for this site. The top section will be designed such that the maximum combined stress ratio is more than 20% greater than the maximum stress ratio in the base pole, anchorage, and base plate. Thus, the pole will be designed to meet the 50'-0" fall zone radius criteria.

We hope this meets your needs. If you have any further questions regarding this matter, please call this office at your convenience.

Very truly yours,
VECTOR STRUCTURAL ENGINEERS

Roger T. Alworth, S.E.
Principal

RTA/emp



9-11-2013

Olive Branch, MS – Pigeon Roost RD Verizon Tower



Olive Branch, MS – Pigeon Roost RD Verizon Tower



Meeting Date: Thursday, January 19, 2023

Project: Stewart Road
Land Disturbance Permit

Staff Contact: Paul Luker, AICP

PROJECT INFORMATION

Location: 6435 Stewart Road
Parcel ID: L0129 00507e
Zoning District: AG (Agricultural)
Neighborhood: Type IV
Site Area: 1.5 acres (this application)
Applicant: Bobby McVay
Representative: Bobby McVay

STAFF RECOMMENDATION

Staff recommends approval, subject to the following conditions:

1. The proposed access easement shall conform to the Land Development Regulation requirements for driveway surfacing and width.

DISCUSSION

The applicant, Bobby McVay requests approval of a Land Disturbance Permit application for a 1.5 acre portion of four parcels of land totaling 63.64 acres to construct a driveway/easement for access to a proposed single-family dwelling. The subject property lies on the west side of Stewart Road south of Delta Blues Winery. The property was granted subdivision approval by previous staff due to the size of the parcels being created being greater than 5 acres. (See attachments for detail on property descriptions and easement)

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:

- Wetlands survey
- Soils report
- TDEC notice of coverage (needs to be updated)

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:

- Grading and drainage plan
- Erosion prevention and sediment control plan
- Stormwater pollution prevention plan
- Tree survey with density calculations
- Tree management plan including tree removal or replacement
- Stabilization plan, temporary and permanent

DRIVEWAY REQUIREMENTS

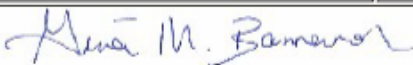
The applicant is proposing that the finished driveway be a gravel surface. While there are existing gravel driveways in the Stewart Road area, they do not conform to the Land Development Regulations. Article III. Section 6.C.v (Parking, Loading and Access Standards) requires all driveways to be constructed using asphalt, concrete or pavers. Additionally, the width of driveways is limited to twenty-two (22) feet.

EXAMPLE MOTIONS

1. Motion to approve the Land Disturbance Permit application subject to the following conditions:
 - a. Driveway/easement improvements shall be in accordance with the requirements of the Land Development Regulations listed in the Staff Report
2. Motion to approve Land Disturbance Permit application without conditions.
3. Motion to deny the Land Disturbance Permit application:
 - a. Reason for denial

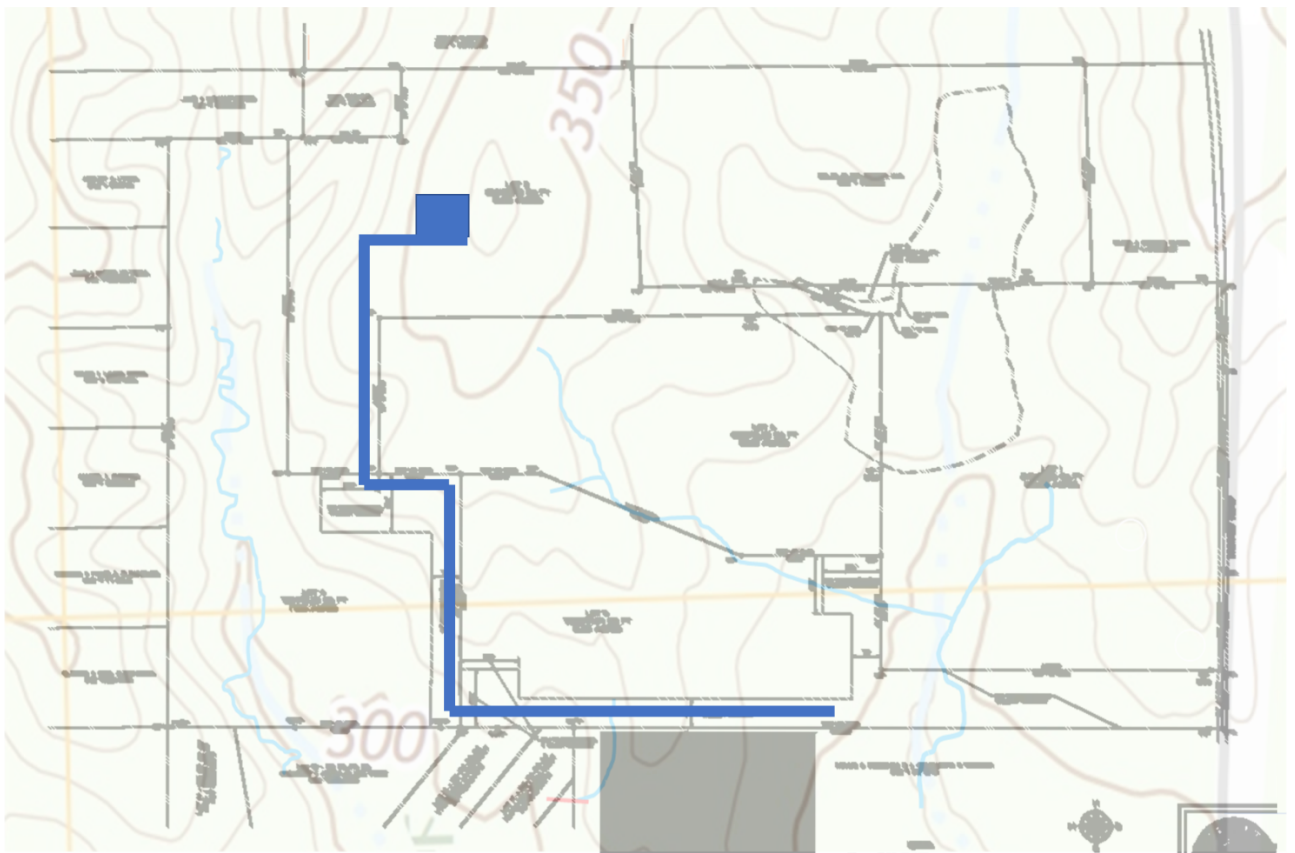
Narrative Description of Scope of Project:

The scope of this permit covers the driveway and house plot for 6435 Stewart Road, the "MLGW Address Assignment Certificate" shows both the McVay Property lines (in red) and the Easement boundaries (in yellow).

		MEMPHIS LIGHT, GAS, AND WATER ADDRESS ASSIGNMENT CERTIFICATE	
Attn: Address Assignment, P.O. Box 430, Memphis, TN 38101. Phone: (901) 729-8620 Fax: (901) 729-8605			
FULL ADDRESS: 6435 STEWART RD		Date Assigned: 02-23-2022	
Street #: 6435	Pre Dir:	Str Name: STEWART	Suffix: RD
Unit Type:	Unit #:	Dwell Type:	City: LAKELAND
ZIP: 38002		Town: (location) LAKELAND	
Development Name: PORTION OF STEVENS/DAY PROPERTY		Phase: N/A	Lot #: 3
Property Description: 15.00+/- ACRES		Parcel ID: N/A	
Requested By: Bobby McVay		Phone: 901-275-0535	
Contact Email: bobby.mcvay@gmail.com			
Company: Medtronic		Fax: N/A	
Current Owner: Bobby McVay			
Owner Email: bobby.mcvay@gmail.com		Owner Cell: N/A	
Owner Phone: 901-275-0535		Fax: N/A	
Present Address: 3498 jenny lane		City: Memphis	
State: TN		Zip Code: 38135	
Address Assignment Representative: GINA BANNERMAN			
Remarks: ADDRESS FOR RESIDENTIAL LOT LOCATED IN LAKELAND TN 38002			
			
NOTE: Use the "Full Address" shown at the top of this form when submitting requests for MLGW utility services or local building/construction code permits.			

The scope of this permit involves a gravel driveway that connects to the already completed road frontage access for Stewart Road. The completed access is the first 900 feet (approximately) that connects to Stewart road (on the east) and moves westward along the easement for 900 feet. The driveway for 3435 Stewart road (indicated by the blue line on the **USGS Topographic map** below) starts at this point and continues westward for another 1050 feet (approximately). The driveway would then turn northward within the easement for another 650 feet. The driveway would then turn westward again, within the easement, for another 200 feet. AT this point, the driveway would turn northward, now completely on the McVay's property for 400 feet to the house pad (74 feet x 93 feet and indicated by the blue rectangle on the **USGS Topographic map** below). The driveway will be 12-15 feet in width for the entire length indicated in the scope. It is estimated that there will be 2 culverts necessary to allow for proper drainage across gullies that only drain from the hill during active rain.

USGS Topographic map, indicating location of Project:



Photos of resources proposed for alteration:



The image above is looking westward (downhill) on the left side of the driveway



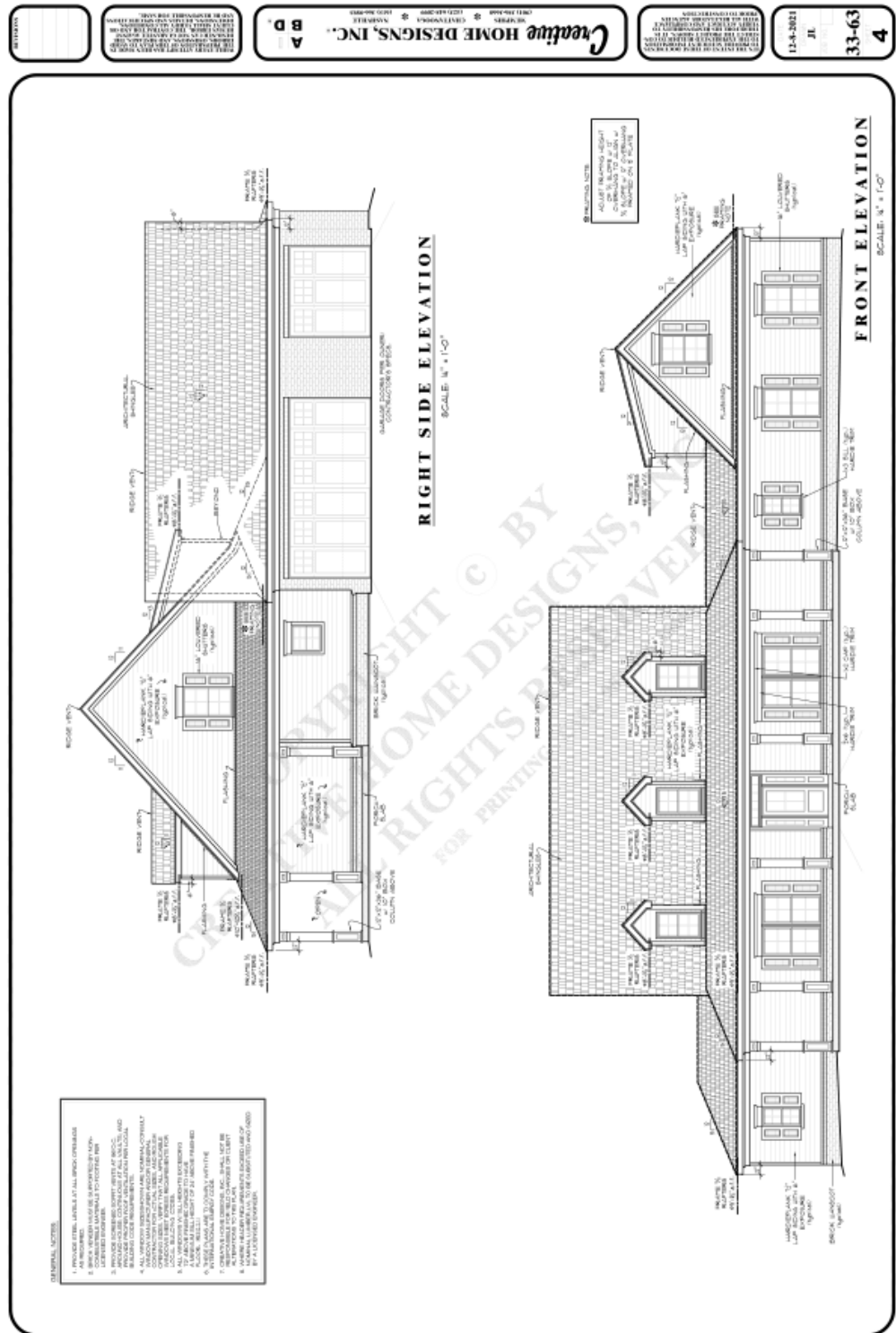
The image above shows the view looking eastward (uphill) on the right side of the driveway

Description of Need for Proposed Activity:

Need to have a driveway and house plot cleared for residence. Need permit to do that.

Detailed Plans of present site conditions and the proposed activity:

Currently, the site is on the top of a hill with a path created along the easement where the gravel driveway will be built. In the future, the house will be built at the top of the hill, and included are our plans with CHD, and our builder is Pr One Construction of Tennessee (Walter Gill).



Discussion regarding sequencing of events:

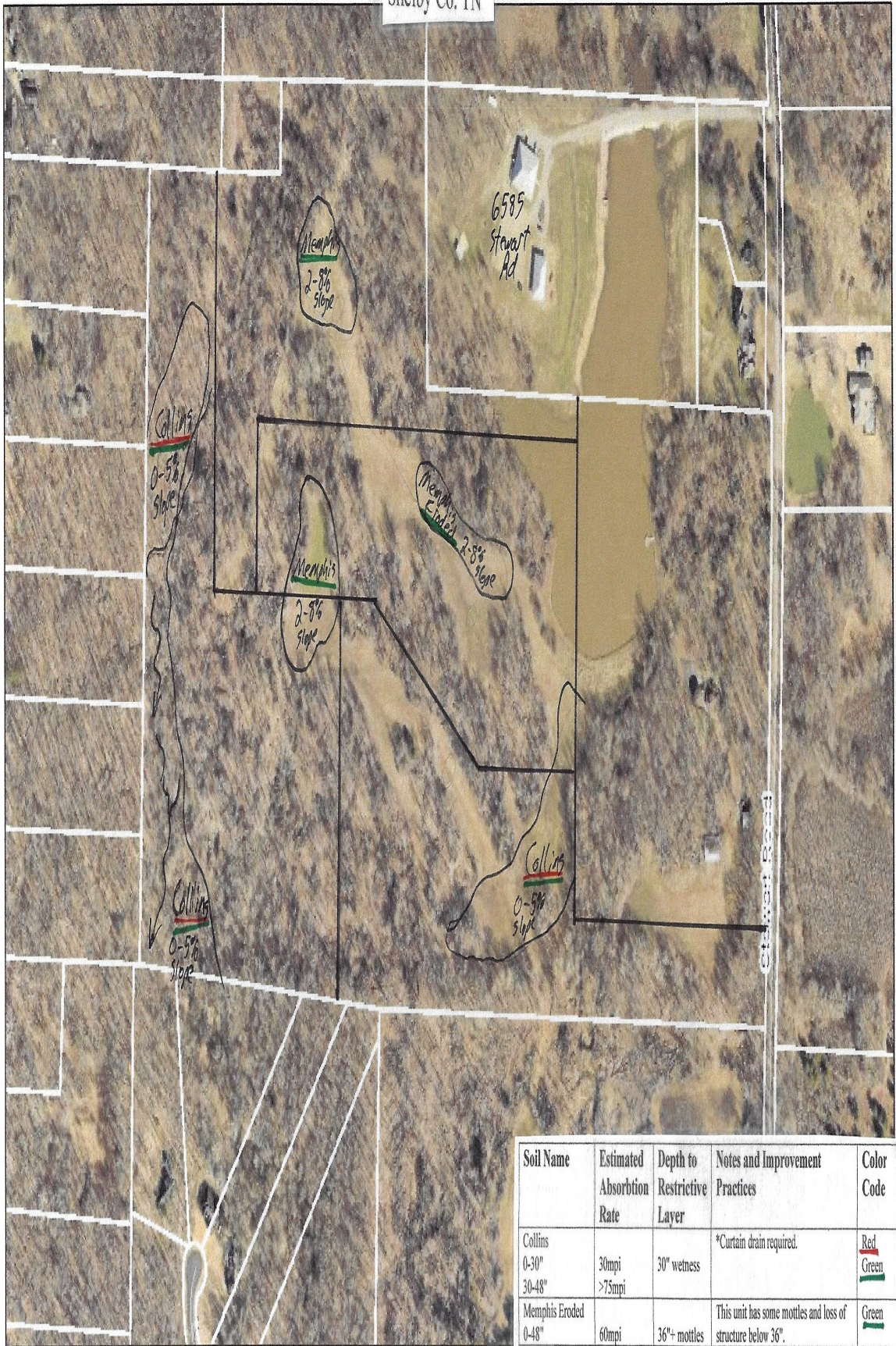
The sequence of events should have the erosion control first. The silt fences were installed last week so we should be good there:

1. Erosion Control: Temporary driveway has been installed by others, silt fence installed, areas disturbed have been seeded with hay.
2. Trees cleared that are necessary for the road construction. Minimal excavation will be necessary as the road will follow the lay of the land. One culvert is needed to cross a low area. No streams or ditches will be crossed with this phase of construction.
4. Limestone gravel driveway will be installed going to the house construction site. The shoulder of the road will be seeded with straw.
3. Level site for new single family home. The house area is somewhat level but will need one corner built up. Will need to remove some trees on the SW corner of the house.
4. After construction is completed all disturbed areas will be stabilized with seed and straw. The areas close to the house will have plants and mulch installed.

Erosion Prevention and control measures:

1. Temporary driveway is installed.
2. Silt fence is installed to control erosion run-off.
3. Driveway slopes will be stabilized as soon as gravel is installed.
4. All areas disturbed during construction will be stabilized post construction.

Stanley Stevens
Stewart Rd
Shelby Co. TN



Any cutting, filling
or compaction will
void this soil map.



**MELVIN BURGESS, ASSESSOR
SHELBY COUNTY, TENNESSEE**

DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OR LEGAL OWNERSHIP AND THEREFORE SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY.

MAP DATE: August 3, 2021

Soil Name	Estimated Absorption Rate	Depth to Restrictive Layer	Notes and Improvement Practices	Color Code
Collins 0-30" 30-48"	30mpi >75mpi	30" wetness	*Curtain drain required.	Red Green
Memphis Eroded 0-48"	60mpi	36"± mottles	This unit has some mottles and loss of structure below 36".	Green
Memphis 0-48"	45mpi	48"	None	Green

*Curtain drain to be installed surrounding the disposal field, 6" into restrictive layer or 12" below trench bottom.
*Interceptor drain to be installed upslope of the disposal field, 6" into restrictive layer or 12" below trench bottom.
ALL DRAINS REQUIRE A SUITABLE OUTLET. Drains shall be placed 15-25' from field lines. Scale of map is 1"=100' unless otherwise noted. All distances to drawn objects are approximate. Setbacks from drains, ditches, cutbanks, etc shall be 15' unless otherwise noted. This map is to evaluate the site for subsurface disposal system only. I, Craig Chestman, affirm that this map meets the standards established in the Regulations to Govern Subsurface Sewage Disposal, the Soils Handbook, and the Soil Taxonomy. No other warranties are made or implied. This map does not constitute approval by DWR.

Preliminary Soil Map completed by:
Craig Chestman PLSS
TN Lic # 000026

Meeting Date: Thursday, January 19, 2023

Project: Lakeland Meadows – Planned Development Outline Plan Amendment

Applicant: Valley Brook Development, LLC
David Bray, The Bray Firm

Staff Contact: Alex Barthol, Staff Planner

REQUEST

The applicant is seeking to amend the Planned Development Outline Plan for Lakeland Meadows PD. The changes proposed are as follows:

1. A commercial lot has been added on the south side of the property to line up with the commercial lot just south of Winsted Farms along Highway 70.
2. The phasing and lot numbers have been adjusted to have all residential sequentially numbered I-X with commercial lot being number XI.
3. The developer has been updated to reflect new ownership of the property.
4. The number of residential lots have been reduced from 367 to 305
5. Cluster mailboxes have been added to reflect the change required by USPS.
6. The boulevard entrance to the development off of future Seed Tick Road has been removed due to new property ownership.
7. The Outline Plan Pattern Book has been updated to incorporate all the listed changes as well as to update the entrance features of the development.

BACKGROUND

The Lakeland Meadows Planned Residential Development was approved by the MPC on September 20, 2018. The subject property is located north of US Highway 70 and is bound to the east by the Winstead Farms PD, the west by future Seed Tick Road and the Lakeland Municipal School System property, and the north by the L&N Railroad.

Valley Brook Development, LLC intends to develop the remaining 272 single-family residential lots with 63.88-acres or 33.5% of the site reserved for common open space. The proposed lot sizes will range from 50-foot wide to 90- foot wide. The proposed overall density is 1.60 dwelling units per acre.

STAFF RECOMMENDATION

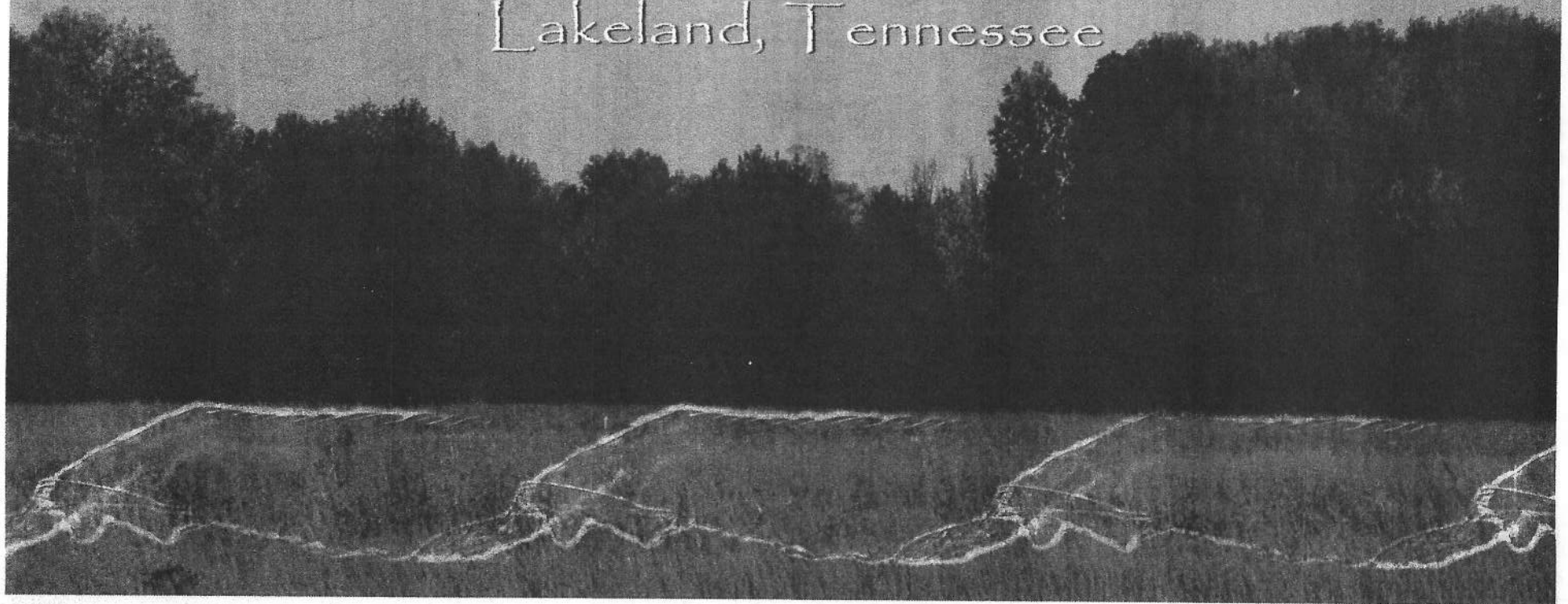
Staff recommends approval of the application as submitted.

Example Motions

1. Motion to approve the Lakeland Meadows Planned Development Outline Plan Amendment without conditions.
2. Motion to approve the Lakeland Meadows Planned Development Outline Plan Amendment subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
3. Motion to deny the Lakeland Meadows Planned Development Outline Plan Amendment application:
 - a. Reason for denial

Lakeland Meadows

A Master Planned Residential Development
Lakeland, Tennessee



VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
STE. 202
CORDOVA, TN 38018

Lakeland Meadows

Outline Plan / Preliminary Development Plan

Engineering:

THE BRAY FIRM

LAND DEVELOPMENT
SERVICES

Planning / Surveying:

THE BRAY FIRM

LAND DEVELOPMENT
SERVICES

Landscape Architecture:



FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

Owner / Developer:



**RENAISSANCE
DEVELOPMENTS**

VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
STE. 202
CORDOVA, TN 38018

Lakeland Meadows

A Master Planned Residential Development
Lakeland, Tennessee

Site Data:

Total Site Acreage: 190.20 Ac.

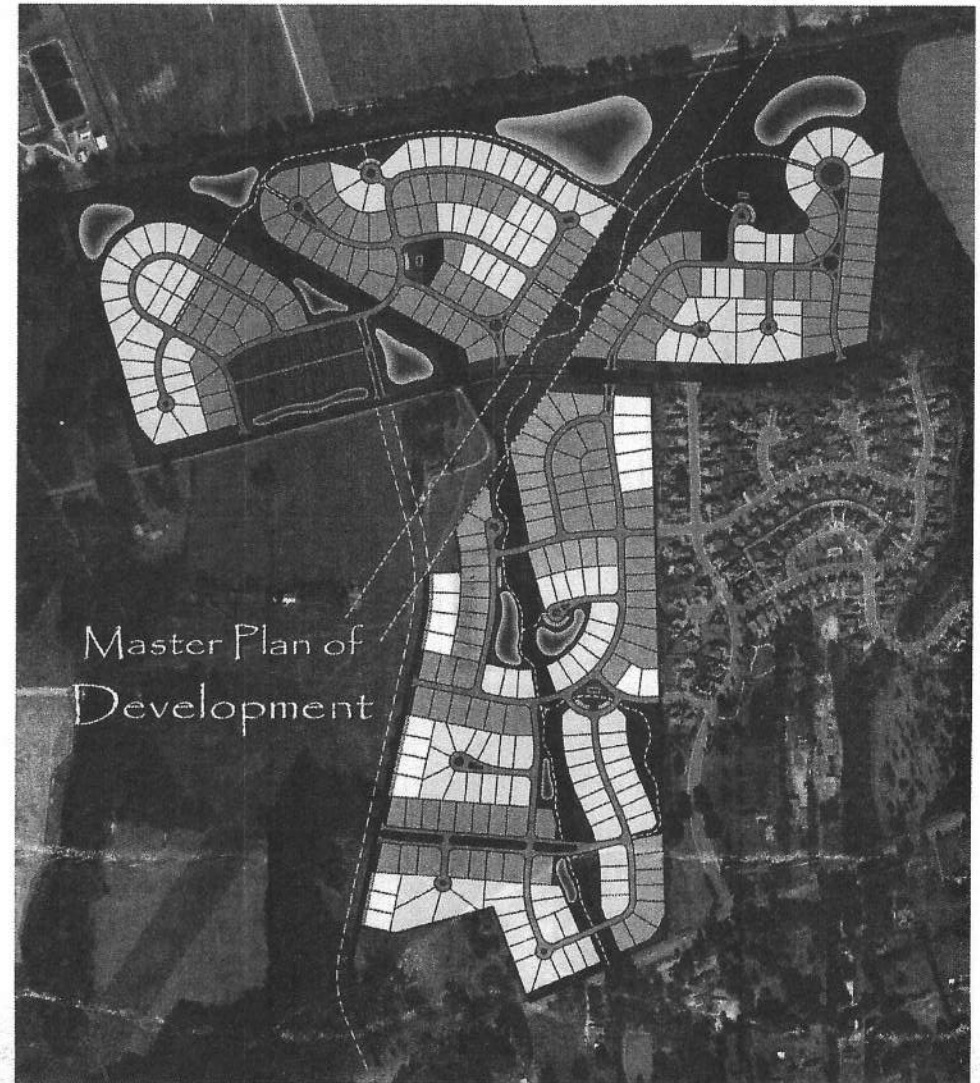
Total Green Space: 63.88 Ac.

Green Space Percentage: 33.59%

Total Trail Length: 1.95 Miles

	50' Wide Lots	-	23
	70' Wide Lots	-	76
	75' Wide Lots	-	29
	80' Wide Lots	-	159
	90' Wide Lots	-	18
Total No. of Lots:			305

Astonishingly, 62.6 % of all lots - being 191 Lots within Lakeland Meadows either abut or face Green Space. Additionally, 33.59% of the total site - being 63.88 acres of land is being permanently preserved in Green Space.



VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
STE. 202
CORDOVA, TN 38018

INDEX FOR CONDITIONS OF APPROVAL — ARTICLES AND EXHIBITS

INDEX FOR CONDITIONS OF APPROVAL ARTICLES:

- I. General Statement
- II. Land Uses Permitted
- III. Legal Description
- IV. Relationship to the Comprehensive Plan
- V. Relationship to the Parks Master Plan and Greenways Plan
- VI. Other Public Facilities
- VII. Conveyance (Rights-of-way, Common Open Space, Other Facilities)
- VIII. Private Recreation Facilities
- IX. Common Open Space, Conservation Easements, Other Public Easements, Non-Disturb Easements, or Dedications
- X. Design Guidelines
- XI. Quantitative Data
- XII. Roads, Access, Circulation, and Design
- XIII. Protection of Natural Features
- XIV. Water, Sewer and Drainage
- XV. Bulk and Similar Requirements
- XVI. Phasing of Development
- XVII. Expiration / Termination of the PDP
- XVIII. Approvals Procedure for Additional Plan Elements and / or Future Phases

INDEX FOR EXHIBITS:

- Exhibit A – Regional Location Map
- Exhibit B – Immediate Area Location Map
- Exhibit C – Boundary Plot Plan / Legal Description
- Exhibit D – Aerial Photograph
- Exhibit E – Slope Analysis
- Exhibit F – Natural Features Map
- Exhibit G – Soils Map
- Exhibit H – Photo Analysis Map
- Exhibit I – Preliminary Site Plan
- Exhibit J – Master Plan Illustration
- Exhibit K – Phasing Plan
- Exhibit L – Circulation Plan
- Exhibit M – Common Open Space Plan
- Exhibit N – Existing Trees Map
- Exhibit O – Tree Protection & Removal Map
- Exhibit P – Tree Protection Techniques on Front Loaded Lots
- Exhibit Q – Landscape Plates & Buffers
- Exhibit R – Street Tree & Irrigation Plan
- Exhibit S – Schematic Sewer Plan
- Exhibit T – Schematic Water Plan
- Exhibit U – Preliminary Grading & Drainage Plan
- Exhibit V – Detention Areas Plan
- Exhibit W – Typical Road Cross Sections
- Exhibit X – Neighborhood Identification Monument Signage
- Exhibit Y – Architectural Character

VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
STE. 202
CORDOVA, TN 38018

CONDITIONS OF APPROVAL

I. General Statement

Lakeland Meadows is a proposed Master Planned Development consisting of 367 single family lots on 190.20 acres. This beautiful property of rolling meadows is located immediately adjacent to Winstead Farms PD and just east of the new Lakeland Middle Preparatory School and future Lakeland High School, see *Exhibit "A" & "B"*. The master plan for this neighborhood has been designed to seamlessly compliment Winstead Farms PD while preserving the existing natural features of the site, providing many amenities for its residents, and accommodating future transportation needs for the area. The intent of Renaissance Developments, LLC, the developer, is to work closely with the city staff to provide a high quality, pedestrian friendly residential community.

The Lakeland Comprehensive Land Use Plan, approved in March of 2006, identifies approximately 25 acres on the southern portion of the property as *Mixed-Use Center*, and the remainder of the property to the north as *Suburban Neighborhood*. For the purpose of master planning this development, the entire property was considered to be *Suburban Neighborhood*, abandoning potential uses permitted (single family attached, multifamily, etc.) in the area identified as *Mixed-Use Center*. Although the property is not designated with a Conservation Overlay, the master plan of development was created in keeping with the intent of conservation design by providing strict attention and sensitivity to the wonderful natural features found on the site. These features are major elements of the neighborhood and have been preserved within the master plan design. Additionally, the design of the neighborhood has taken into account the connectivity of roadways and open space with the adjacent Winstead Farms PD. A total of 63.88 acres of land contained within the master plan (33.59% of the total site) will be placed in Common Open Space and Conservation Easements where no future development can occur, therefore preserving the natural resources of the land. Continuous green space connects the development throughout its boundaries and ties to adjacent open spaces and future developments.

Lakeland Meadows Planned Development is a suburban neighborhood designed with the following principals in mind:

1. To provide for a high quality, pedestrian friendly, walkable community with ample amenities for its residents. Tree lined streets with pedestrian walks on both sides have been provided to facilitate connectivity as well as a paved walking trail contained within the linear open space that connects all portions of the development together providing a safe environment for pedestrians and bicyclist to meander throughout the development along the preserved natural features of the site without simply being adjacent to roads.
2. To protect and preserve the site's natural features. Whereas the vast majority of all of the wooded areas with mature trees within the property has been preserved by strategically placing common open space and conservation easements through the development – that not only preserves the natural features of the site, but also creates unique engagement by the residents based upon the designed lot and road configurations.

CONDITIONS OF APPROVAL — ARTICLES I & II

3. To encourage safe vehicular connectivity through the neighborhood by providing multiple access points. Multiple community entrances have been provided, connecting to each of the bordering thoroughfares. Connections to Winstead Farms PD have been designed in such a manner to discourage additional traffic flow through Winstead Farms PD.
4. To provide for cohesive, high quality homes and community architectural elements. Architectural Guidelines will govern the design of each home that is to be constructed. Lot landscape guidelines set forth in Lakeland Meadows Neighborhood Declaration of Covenants, Conditions, and Restrictions govern the quality and quantity of plant material on each individual lot.

II. Land Uses Permitted

1. Single Family Detached residential uses shall be permitted and regulated in accordance with the R-2 Medium Density Residential classification in the City of Lakeland Zoning Ordinance, as modified herein.
2. Home Occupations, Parks & Recreation, Private Neighborhood Clubhouse and / or Pavilions, Private Neighborhood Pool shall be permitted and regulated in accordance with the R-2 Medium Density Residential classification in the City of Lakeland Zoning Ordinance.
3. Common Open Space (COS): All common open space shall be placed in a platted common open space lot and shall be used for the resident's recreation. Improvements shall be allowed, including but not limited to: paved trails, swimming pools, community architectural elements, signage, landscape, lighting, benches, and bike racks.
4. Detention Pond Areas: These areas are for the primary and express use of detaining site runoff to its pre-development rate. All infrastructure associated with this function is allowed.
5. Accessory Uses and Structures shall be permitted in accordance with the applicable provisions of the Lakeland Zoning Ordinance as pertains to the principle use of the property.
6. A Declaration of Covenants, Conditions, and Restrictions, hereinafter the "Declaration" shall be applicable to all properties within the community. The Community is required to create both a Architectural Review Committee and a Homeowner's Association. The Architectural Review Committee will review and approve all development details and architectural designs prior to final plan approval. The Homeowner's Association will ensure that the project is properly maintained. Lakeland Meadows Homeowner's Association will be established to maintain all Common Open Spaces and to ensure that all features and amenities of the development that are considered common assets are continuously maintained in a quality manner.

VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
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CORDOVA, TN 38018

III. Legal Description

Description of part of the Pricilla Kay James property and the Keneth Jerry Olds, Trustee of the Quinton Olds Trust property in Lakeland, Shelby County, Tennessee:

Beginning at a found cotton picker spindle in the centerline in existing pavement of Old Brownsville Road, said point being the southwest corner of said Pricilla Kay James property; thence North 16 degrees 10 minutes 48 seconds West along the west line of said Pricilla Kay James property and the east line of the Justin M. Otto and wife, Whitney L. Otto property, 1358.21 feet to a point on the south right-of-way line of the L & N Railroad; thence North 79 degrees 21 minutes 23 seconds East along the north line of the Pricilla Kay James property and along the south right-of-way line of said L & N Railroad, 4070.17 feet to a point, said point being the northeast corner of said Pricilla Kay James property and the northwest corner of Betty G. Axton property; thence South 05 degrees 04 minutes 24 seconds West along the east line of said Pricilla Kay James property and the west line of said Betty G. Axton property and the west line of the Heritage Operating property, 1524.33 feet to a point in the centerline of Old Brownsville Road; thence South 00 degrees 02 minutes 44 seconds West, along the east line of said Pricilla Kay James property and the west line of said Heritage Operating property, 16.14 feet to a point in the centerline of said Old Brownsville Road; thence along the centerline of said Old Brownsville Road for the following three calls; South 74 degrees 04 minutes 00 seconds West, 227.64 feet to a point; along a non-tangent curve to the right having a radius of 1840.60 feet, a delta angle of 14 degrees 11 minutes 29 seconds, a chord bearing of South 84 degrees 33 minutes 18 seconds West, a chord distance of 454.73 feet and an arc distance of 455.89 feet to a point; North 88 degrees 20 minutes 57 seconds West, 363.75 feet to a point, said point being the northeast corner of said Keneth Jerry Olds, Trustee property and the northwest corner of the Winstead Farms Subdivision; thence South 01 degrees 53 minutes 18 seconds East along the east line of said Keneth Jerry Olds, Trustee property, along the west line of Winstead Farms Subdivision and along the west line of the Winstead Farm, LLC property, 2687.15 feet to a point, said point being the southeast corner of said Keneth Jerry Olds, Trustee property and in the north right-of-way line of U.S. Highway 70; thence along the north right-of-way line of said U.S. Highway 70 for the following 3 calls: South 66 degrees 32 minutes 45 seconds West, 220.64 feet to a point; South 03 degrees 38 minutes 14 seconds West, 20.21 feet to a point; South 66 degrees 32 minutes 45 seconds West, 499.34 feet to a point, said point being a southwest corner of said Keneth Jerry Olds, Trustee property and the southeast corner of the Ronny Crockett, Jr and Dana Crockett property; thence North 20 degrees 44 minutes 46 seconds West along a west line of said Keneth Jerry Olds, Trustee property and along the east line of said Ronny Crockett, Jr property, 483.34 feet to a point; thence along a south line of said Keneth Jerry Olds, Trustee property and along the north line of said Ronny Crockett, Jr property and along the north line of the Westelle Olds, Trustee property the following three calls: South 74 degrees 37 minutes 33 seconds West, 146.28 feet to a point; South 74 degrees 37 minutes 33 seconds West, 331.74 feet to a point; North 78 degrees 05 minutes 49 seconds West, 174.49 feet to a point; thence

along an east line of said Keneth Jerry Olds, Trustee property and the west line of said Westelle Olds, Trustee property the following three calls: South 11 degrees 54 minutes 11 seconds West, 148.48 feet to a point; along a non-tangent curve to the left having a radius of 466.06 feet, a central angle of 35 degrees 22 minutes 12.00 seconds, a chord bearing of South 05 degrees 47 minutes 19 seconds East, a chord distance of 283.20 feet and a curve distance of 287.74 feet to a point; South 23 degrees 28 minutes 33 seconds East, 250.00 feet to a point in the north right-of-way line of said U.S. Highway 70; thence South 66 degrees 31 minutes 27 seconds West along the north line of said U.S. Highway 70, 20.00 feet to a point, said point being the southwest corner of said Keneth Jerry Olds, Trustee property and the southeast corner of the Harding Academy of Memphis, Inc. property; thence along the west line of said Keneth Jerry Olds, Trustee property and along the east line of said Harding Academy of Memphis, Inc. property the following six calls: North 23 degrees 28 minutes 40 seconds West, 249.99 feet to a point; along a tangent curve to the right with a radius of 485.99 feet, an arc length of 300.11 feet, a chord bearing of North 05 degrees 47 minutes 14 seconds West and a chord distance of 295.36 feet to a point; North 11 degrees 54 minutes 11 seconds East, 148.48 feet to a point; North 11 degrees 54 minutes 11 seconds East, 1446.14 feet to a point; along a tangent curve to the left with a radius of 1112.89 feet, an arc length of 272.99 feet, a chord bearing of North 04 degrees 52 minutes 33 seconds East and a chord distance of 272.30 feet to a point; North 02 degrees 21 minutes 17 seconds West, 7.91 feet to a point; thence across said Keneth Jerry Olds, Trustee property the following eight calls: North 87 degrees 26 minutes 30 seconds East, 170.00 feet to a point; along a non-tangent curve to the left having a radius of 1282.88 feet, a central angle of 9 degrees 14 minutes 24.00 seconds, a chord bearing of North 07 degrees 10 minutes 39 seconds West, a chord distance of 206.63 feet and a curve distance of 206.85 feet to a point; North 33 degrees 05 minutes 26 seconds East, 372.04 feet to a point; North 00 degrees 48 minutes 45 seconds East, 68.43 feet to a point; North 22 degrees 49 minutes 31 seconds West, 82.17 feet to a point; North 37 degrees 41 minutes 45 seconds West, 70.66 feet to a point; North 22 degrees 00 minutes 28 seconds West, 39.70 feet to a point; North 28 degrees 05 minutes 49 seconds West, 170.08 feet to a point in the centerline of said Old Brownsville Road; thence along the centerline of said Old Brownsville Road the following four calls: South 75 degrees 11 minutes 35 seconds West, 339.32 feet to a point; South 75 degrees 13 minutes 32 seconds West, 20.00 feet to a point; South 75 degrees 13 minutes 32 seconds West, 991.69 feet to a point; South 76 degrees 23 minutes 41 seconds West, 256.07 feet to the POINT OF BEGINNING and containing 190.20 acres of land.

VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
STE. 202
CORDOVA, TN 38018

CONDITIONS OF APPROVAL — ARTICLES IV, V, VI & VII

IV. Relationship to the Comprehensive Plan

Lakeland Meadows is in conformance with the Lakeland Comprehensive Land Use Plan approved in March of 2006. Approximately 25 acres on the southern property portion of the property is identified as *Mixed-Use Center* which allows Single-Family Detached, Single-Family Attached, Multifamily Residential, Religious Facilities, Schools, Public Buildings, Institutional Uses, and Limited Commercial Uses to serve the Planned Development – however, none of the above uses were incorporated into the Master Plan for Lakeland Meadows other than Single-Family Detached. The remainder of the property to the north is identified as *Suburban Neighborhood*. The Master Plan for Lakeland Meadows took the approach that the entire site is *Suburban Neighborhood*.

Suburban Neighborhood has a maximum allowable density of 2.5 units per acre. Excluding the additional density allowed for the area of the property identified as *Mixed-Use*, and utilizing the entire area of the development as *Suburban Neighborhood*, the maximum number of lots allowed is 481 residential lots. However, Lakeland Meadows Planned Residential Development proposes only 367 lots (114 less than allowed) within the 190.20 acres of land it encompasses, a density of 1.93 units per acre.

The site of Lakeland Meadows is located within close proximity to Planned Mixed-Use and Residential Support Center districts. These commercial districts would provide support and limit the number and distance of vehicular trips.

Two of the roads bordering Lakeland Meadows, Old Brownsville Road and future Seed Tick Road, are designated as scenic corridors on the Lakeland Comprehensive Land Use Plan. The Master Plan for Lakeland Meadows preserves the scenic nature of these thoroughfares by dedicating rights-of-way, incorporating conservation easements, and providing landscape screens where trees will be planted in areas that currently have no trees along said roads.

V. Relationship to the Parks Master Plan and Greenways Plan

According to the Lakeland Comprehensive Land Use Plan approved in March of 2006, the subject property is planned to support two separate Greenways. One following the existing creek running north to south through the property, and the other following an existing gas line easement running southwest to northeast diagonally across the subject property. Both of which are incorporated into the Common Open Spaces as shown on the Master Plan of Development—see *Exhibit J & M for illustration*. The proposed paved walking / bicycle trails through the development will be dedicated to the City of Lakeland as a public pedestrian easement.

Additionally, the subject property is within the planned area for a public neighborhood park as identified on said Lakeland Comprehensive Land Use Plan – located near the western border of the

Development Site on the north side of Old Brownsville Road. Lakeland Meadows has incorporated into its overall Master Plan three individual private neighborhood parks strategically located throughout the development to serve the residents of the community as shown on the Master Plan of Development.

Per the formula in the Lakeland Subdivision Regulation, this project is required to provide 15.11 acres of parkland dedication. This will be handled by a payment in lieu with the development contract for each phase of the development— as they are developed.

$$D = L \times A \times P \times M$$

D = Dedication Area

L = # of Dwelling Units (367 total)

A = Average Family Size for Lakeland based on U.S. Census 2005 (2.94)

P = Parkland Ratio (0.01)

M = Density Multiplier (1.4)

$$D = 367 \times 2.94 \times 0.01 \times 1.4 = 15.11 \text{ acres}$$

VI. Other Public Facilities

There are no other public facilities planned for this neighborhood, other than incidental public street and utilities.

VII. Conveyance (Rights-of-way, Common Open Space, Other Facilities)

1. Perimeter Roads Right-of-way – see *Circulation Plan - Exhibit "L"* for illustration.

R.O.W. Dedication along Highway 70	0.21 Acres
R.O.W. Dedication along Seed Tick Road	1.11 Acres
R.O.W. dedication along Old Brownsville Road (34' each side)	3.48 Acres

Total perimeter Road Right-of-way dedication 4.80 Acres

2. Internal Roads Right-of-way – See *Circulation Plan - Exhibit "L"* for illustration.

The proposed thoroughfares internal to the site will be dedicated to the City as public roads. The land area will be conveyed to the City as Public Right-of-way.

Internal Road R.O.W. to be dedicated (31' width): 17.10 Acres

VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
STE. 202
CORDOVA, TN 38018

CONDITIONS OF APPROVAL — ARTICLES VIII & IX

3. Common Open Space (COS) – See Exhibit “M” for illustration.

Common Open Space, which includes useable private park space, ornamental landscape areas, wet detention basins, and buffers will be placed in a platted open space lot for the use of the residents and be maintained by Lakeland Meadows Homeowner’s Association. Common Open Space is as follows:

Total area platted as COS: 63.88 Acres

4. Conservation Easements

There shall be a 50’ wide conservation easement along the frontage of Old Brownsville Road. These easements will be a part of the Common Open Space, which will be owned by Lakeland Meadows Homeowner’s Association. See Article IX for specific information on these easements.

Total area in Conservation Easements: 4.86 Acres

5. Detention Ponds – see Exhibit “V” for illustration.

All Basins will be a part of the Common Open Space, which will be owned by Lakeland Meadows Homeowner’s Association. Detention Basin land areas are as follows:

Det. Pond 1	0.60 Acres
Det. Pond 2	0.27 Acres
Det. Pond 3	0.22 Acres
Det. Pond 4	0.75 Acres
Det. Pond 5	2.43 Acres
Det. Pond 6	0.72 Acres
Det. Pond 7	0.97 Acres
Det. Pond 8	0.47 Acres
Det. Pond 9	1.06 Acres
Det. Pond 10	0.95 Acres
Det. Pond 11	4.42 Acres

Total area dedicated to detention: 12.86 Acres

See Exhibit “V” for illustration of “wet” Detention Ponds.

VIII. Private Recreation Facilities

1. Private neighborhood amenities, including but not limited to, architectural structures, fences, seating benches, bicycle racks, playground equipment, pedestrian paths, clubhouse, pavilions and / or neighborhood pool shall be permitted within all common open space areas although not required. The private recreational amenities shall be owned and maintained by Lakeland Meadows Homeowner’s Association.
2. In the event playground equipment is installed within the Common Open Space, said equipment shall conform to the general recommendations of the Consumer Product Safety Commission contained in the “Handbook for Public Playground Safety”.
3. It is anticipated that many of the residents will travel to and from the various private recreation facilities via the numerous pedestrian routes provided for in the development. In fact, the linear design approach to the Common Open Spaces allows for continuous connection of the various open spaces which encourages pedestrian travel. Additionally, parking areas will be provided in strategic locations throughout the development in close proximity to the primary social gathering points within the common open space areas which contain the destination recreational facilities, i.e. Neighborhood Gathering Pavilions, etc. which encourage social interaction. See Exhibit “L” & “M”

IX. Common Open Space, Conservation Easements, Other Public Easements, Non-Disturb Easements, or Dedications

1. Common Open Space

As described in Section VII above, all Common Open Space areas are to be preserved in a platted common open space lot and shall be deeded to Lakeland Meadows Homeowner’s Association at the recording of the final plat. See Exhibit “M” for designation of the Common Open Space Areas.

Lakeland Meadows Homeowner’s Association, funded by resident dues, shall be responsible for hiring a maintenance company to maintain the common open spaces and private amenities. Maintenance duties for the COS shall include but not be limited to the following:

- Maintenance of the Pavilions / Social Gathering area
- Benches along paved walking trails,
- Mowing the grass on a regular basis,
- Pruning trees and shrubs,
- Litter removal,
- Mulching,
- Weed / invasive plant control,

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CONDITIONS OF APPROVAL — ARTICLES X

- Herbicide application,
- Fertilizer application,
- Edging,
- Planting annual color,
- Removing hazardous damaged branches from trees,
- Removal of hazardous trees as identified by an ISA certified arborist,
- Private lighting of public facilities and Neighborhood Identification Monuments,
- Maintenance of the Neighborhood Identification Monuments and Fences.

2. Conservation Easement – Old Brownsville Road (Scenic Corridor) – *see Exhibit “M” for illustration.*

The Conservation Easement along Old Brownsville Road shall be 50' in width and extend the full length of Old Brownsville Road except at the entrance points to the neighborhood where Subdivision Identification Monuments will be placed. The conservation easement shall be maintained by the Lakeland Meadows Homeowner's Association.

In those areas of the Conservation Easement where no trees exist, a Landscape Screen shall be planted (*See Exhibit “Q” – Landscape Plates & Buffers*) in order to create the tree lined appearance desired for a scenic corridor – of which Old Brownsville Road is designated on the City of Lakeland Comprehensive Land Use Plan. Required landscaping shall not conflict with any public or private easements.

No fencing, walls, structures, or private improvements shall be permitted within the conservation easement except as specifically permitted by the City of Lakeland. The HOA shall be permitted to clear underbrush, invasive species, etc., in order to manage and / or re-plant appropriate trees and plants as deemed appropriate by the City of Lakeland.

The Conservation Easement along Old Brownsville Road shall allow for a public trail as shown on Exhibit “L” - Circulation Plan and said public trail shall be maintained by the Lakeland Meadows Homeowner's Association. There shall be granted and dedicated a public easement for the use of said public trail.

3. Scenic Corridor Landscape Screen – future Seed Tick Road (Scenic Corridor) – *See Exhibit “Q” for illustration.*

The Scenic Corridor Landscape Easement / Screen along future Seed Tick Road shall be 20' in width and extend the full length of future Seed Tick Road except at the entrance points to the neighborhood where Subdivision Identification Monuments will be placed or where individual driveways to residences will be located. The Scenic Corridor Landscape Easement (east side) shall allow for a public sidewalk as shown on Exhibit “L” - Circulation Plan which shall be maintained by the Lakeland Meadows Homeowner's Association. The public trail (west side) as shown on Exhibit “L” - Circulation Plan and associated landscaping shall be constructed when the property to the west is developed.

4. Streamside Management Buffers – *see Exhibit “I” and “M” for illustration.*

There shall be a 25' wide (Zone 1) Streamside Management Buffer located on either side of the existing stream running south to north across the property being measured from the top of bank of said stream. Additionally, there shall be a 25' wide (Zone 2) Streamside Management Buffer located adjacent to the above referenced 25' wide (Zone 1) Streamside Management Buffer. Protecting the stream is the buffer's first priority, however, the Streamside Management Buffer also serves as passive recreational space and a visual amenity for the residents within Lakeland Meadows – with this in mind, the outer limits of the Zone 2 Streamside Management Buffer may be reduced in certain areas (as approved by the City Engineer) in order to accomplish the neighborhoods overall design elements of conservation design with additional priority emphasis being the preservation of the natural features of the property and neighborhood design elements.

5. Detention Areas – *see Exhibit “V” for illustration.*

The areas denoted for “Detention” shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by Lakeland Meadows Homeowner'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, removing sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.

Adequate access shall be provided to the City of Lakeland for inspection as per the Storm Water Management Ordinance. Access shall be clearly shown for the City of Lakeland access to public detention control structures. Inspection and maintenance shall be performed in accordance with the inspection and maintenance agreement executed at the Final Plat stage of each Phase.

X. Design Guidelines

The purpose of these Preliminary Design Guidelines is to establish consistent Characteristics for the homes in Lakeland Meadows.

These Preliminary Design Guidelines shall be therefore enforceable by the City of Lakeland. The Guidelines govern design control over buildings to ensure that the neighborhood is kept to a high and desirable quality. These Preliminary Design Guidelines shall serve as the basis for the Detailed Design Guidelines to be provided for each phase of the subdivision at Final Plan submittal. The Guidelines shall apply to original construction, additions, and accessory structures. The Guidelines shall be complied with by owners, developers, consultants, and builders.

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CONDITIONS OF APPROVAL — ARTICLES XI

Administrative approval by the City Manager or his designate is permitted for minor deviations from the Design Guidelines. Minor deviations might be described as changes that do not substantially affect the massing, form, style, overall building materials, streetscape of the lot or its structures, while maintaining overall consistency with the Design Guidelines. Major deviations shall require amendments to the PDP, Final Development Plan (FDP), and / or any approval deemed applicable for amendment by the City of Lakeland.

1. Preliminary architectural drawings have been provided – See *Exhibit “Y”*. The sketches and / or photographs convey general architectural intent. Lakeland Meadows homes shall consist of a variety of architectural styles in order to promote a diversity of home styles that complement one another in the setting of a cohesive yet diversified community. Permitted architectural styles shall include, but not be limited to, Craftsman, Bungalow, Farmhouse, Federal, French Provincial, French Country, Georgian, Gothic Revival, Greek Revival, Queen Anne, Regency, Tudor, and Victorian. Architectural styles not permitted shall include, but not be limited to, Art Deco, Cape Cod, Contemporary, Creole, Dutch Colonial, International, Italianate, Monterey, Neoclassical, Prairie, Pueblo, Saltbox, Second Empire, Shed, and Spanish Eclectic.

Each home shall contain the following architectural features:

- Exterior materials shall be consistent with the Architectural Style of the Home
- Exterior materials other than brick, natural stone, and manmade stone shall be Hardie concrete siding or equivalent.
- Architectural Shingles
- Rear facades of homes on reverse frontage lots shall use same materials and have similar architectural elements as the front and side facades of the home.

In addition, home designs are encouraged to provide many of the following features that may not be appropriate on every home:

- Covered Porches
- Turrets, cupolas, finials, and copper vents
- Exposed exterior wood beams
- Decorative Shutters
- Concrete walkways from front door to decorative iron mailbox at street

Detailed Design Guidelines will be submitted with the Final Plan for each Phase of Development.

An Architectural Control Committee (ACC) shall be established by the Developer. This committee, or their designated architect, will review all proposed structures, site plans, building elevations, landscaping and construction materials. The ACC shall adhere to the Design Guidelines as established by the Developer.

2. A 9' wide planting strip is provided as part of the typical road sections – see *Exhibit “W” – Typical Road Cross Sections*. A minimum of 2" caliper deciduous canopy trees shall be planted at 40' spacings on each street that fronts lots (See *Exhibit “Q” – Landscape Plan*).

Street Tree Standards are as follows:

- Min. distance on center – 20'
- Max. distance on center – 40'
- Min. distance from sidewalk – 4'
- Min. distance from driveways – 5'
- Min. street tree strip or easement – 9'
- Species selection per City of Lakeland Trees Species Selection List

XI. Quantitative Data

Number of Lots: 367 Single Family Detached Residential Lots

Overall Density: 1.93 DU / acre

Total Site Area: 190.20 Acres 100%

Road Dedication:

Highway 70	0.21 Acres	0.11%
Old Brownsville Road:	3.48 Acres	1.83%
Future Seed Tick Road:	1.11 Acres	0.58%
<u>Internal Roads:</u>	<u>17.10 Acres</u>	<u>8.99%</u>

Total Road Dedication: 21.90 Acres 11.51%

Common Open Space:

Conservation Easements:	4.86 Acres	2.56%
Detention Basins:	12.86 Acres	6.76%
<u>Recreational Open Space:</u>	<u>46.16 Acres</u>	<u>24.27%</u>

Total Common Open Space: 63.88 Acres 33.59%

Residential Lot Area: 79.59 Acres 41.85%

School Area: 23.11 Acres 12.15%

Commercial Area: 1.72 Acres 0.90%

Total length of Walking / Bicycle Trails: 1.95 Miles

Total number of Lots directly abutting or facing Green Space: 191 (62.6% of all lots)

See *Exhibit “J” – Master Plan Illustration* - for Lot Tabulation Chart

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XII. Roads, Access, Circulation, and Design

1. Relationship to Major Roads Plan

Lakeland Meadows Planned Residential Development provides connectivity as proposed with the Major Roads Plan by extending existing roads within Winstead Farms PD (Autumnlight Drive and Quaking Lane).

Old Brownsville Road (designated as a Scenic Corridor on the Comprehensive Land Use Plan adopted in March 2006) shall be dedicated 34' from the centerline to provide for a 68' public right-of-way - See *Exhibit "W"* for illustration.

Future Seed Tick Road shall be constructed and dedicated to The City of Lakeland in accordance with the Design Standards shown herein with the approval of the City Engineer. See *Exhibit "W"*.

2. Access and Signalization

Major Access will be provided via Highway 70 (utilizing future Seed Tick Road) and Old Brownsville Road. No signals will be necessary with the development of this subdivision.

Minor or local access will be provided via Autumnlight Drive and Quaking Lane extension from Winstead Farms PD and various connections to future Seed Tick Road and Old Brownsville Road.

Design of access points will be in accordance with the City of Lakeland Design Standards and approval of the City Engineer.

3. Public Road Standards

All internal streets shall be public and designed with a 31' R.O.W. as shown herein and subject to approval by the Lakeland City Engineer. See *Exhibit "W"* for illustration.

4. Connectivity / Circulation / Traffic Calming

The proposed road network has been designed to promote vehicular connectivity. Multiple community entrances have been provided, connecting to each of bordering thoroughfares. Internal roads have been designed in a curvilinear method of design to promote traffic calming and allow for unique street scenes to be developed. Additionally, street trees, a proven method of traffic calming, along with the proposed road sections and curvilinear design, will also lend a pedestrian feel and further discourage vehicular speeding.

All proposed internal roads shall be lined with street trees on both sides. The street trees are to be maintained by the adjacent property owner, with the HOA enforcing maintenance and replacement. See *Exhibit "R"* for illustration.

5. Pedestrian Access

5' wide walkways have been provided on both sides of the internal streets to allow for free pedestrian circulation around the community. Additionally, paved walking and bicycle paths will be constructed within the Common Open Spaces. These walkways lead to the abundance of Common Open Space and Social Gathering Areas throughout the neighborhood. All walkways will have ADA accessible curb ramps at street crossings. See *Exhibit "L"* for illustration.

XIII. Protection of Natural Features

The existing natural resources on site include large areas of mature hardwood trees, fence rows with scattered mature hardwood trees, stream banks lined with mature hardwood trees and open meadows. The natural features of the property have been incorporated into the design of the project with the use of conservation easements, common open spaces and limited grading on lots. High value hardwood stands and steep slopes have been protected intact in several locations by minimizing disturbance and incorporating them into open space areas. The result will be retention of habitat corridors, vegetative filters, retention of large woodland tracts, increased recreational opportunities and a significant contribution to the green infrastructure for the City.

It is the intent of this development to preserve as many specimen trees as possible. An ISA certified arborist will be retained on the project to evaluate tree protection measures before, during and after construction of the infrastructure and homes. Whenever land disturbance encroaches 25% into the critical root zone of any specimen trees to be retained, that tree will be treated, in accordance with a recommendation from a certified arborist, for construction impact mitigation.

See *Exhibit "N"* - Tree Survey for existing surveyed tree information.

See *Exhibit "O"* - Tree Protection and Removal Map.

See *Exhibit "P"* - Tree Protection Techniques on Front Loaded Lots for Lots 35—39 in Phase II.

XIV. Water, Sewer and Drainage

1. Sewage will be accommodated via a proposed public sewer system. See *Exhibit "S"* for proposed and existing sanitary sewer lines to serve the development. Sanitary sewer plans shall be submitted to the City Engineer for review during the applicable Final Plan for each phase. All sewer improvements to be in accordance with the requirements of the City of Lakeland. Sewer connection is to gravity line at the northwest corner of the development site - near the sewer treatment facility.

CONDITIONS OF APPROVAL — ARTICLES XV, & XVI

2. Water will be provided by public water lines and is to be designed by MLG&W. See *Exhibit "T"* — to reference the anticipated locations of the water lines when located within the roadways.
3. A sketch grading plan, *Exhibit "U"*, illustrates an overall storm drainage network for the proposed development. Storm water will be controlled by the various detention ponds that will be designed to meet the requirements of the City. A final storm drainage plan shall be submitted to the City Engineer for review as part of the Final Plan for each phase of development.

XV. Bulk and Similar Requirements

Lakeland Meadows Planned Development shall comply with the bulk regulations in the R-2 Residential District as outlined in the Lakeland Zoning Ordinance, unless otherwise stated in this PDP.

Lots are approximately $\frac{1}{4}$ acre (10,000 s.f.) in area or larger and vary in width from 70' wide up to 90' wide to encourage a diversity of home front elevations and are typically 140' in depth, except for the small section of rear load lots (234—256) in Phase IX north of Old Brownsville Road which have a width of 50' and minimum area of 6,500 s.f.. Traditional corner lots are an average of 25' wider than adjacent traditional non-corner lots. The above referenced sizes vary, however, due to the curvilinear nature of the road network.

For a complete lot size chart, see Lot Tabulation Chart on *Exhibit "J"*.

The following Bulk Regulations shall apply to lots within Lakeland Meadows:

1. Single Family Residential Lots 70' wide to 90' wide

Building Setbacks:

Front Build to Line*:	25 feet
Front Setback:	30 feet
Front Porch Encroachment:	4 feet
Side Yard Setback:	5 feet (sum of 10 feet)
Rear Yard Setback:	20 feet
Minimum Lot Width:	70 feet at building set back line
Minimum Lot Area:	10,000 SF

*Front hook in garages shall be located at front build to line.

2. Single Family Residential Lots 90' wide facing future Seed Tick Road

Building Setbacks:

Front Build to Line*:	35 feet
Front Setback:	40 feet
Front Porch Encroachment:	4 feet
Side Yard Setback:	5 feet (sum of 10 feet)
Rear Yard Setback:	20 feet
Minimum Lot Width:	70 feet at building set back line
Minimum Lot Area:	10,000 SF

*Front hook in garages shall be located at front build to line.

3. Single Family Residential Lots 50' wide and rear loaded via private Alley

Building Setbacks:

Front Build to Line:	25 feet
Front Setback:	25 feet
Side Yard Setback:	5 feet (sum of 10 feet)
Rear Yard Setback:	20 feet
Minimum Lot Width:	50 feet at building set back line
Minimum Lot Area:	6,500 SF

4. Neighborhood Identification Monuments / Entry Signs shall be designed, located and constructed in accordance with the approval of the Lakeland Design Review Commission. The minimum setback for Neighborhood Identification Monuments / Entry Signs shall be 10 feet. Said Monuments / Signs shall be located within the Common Open Spaces and shall be maintained by Lakeland Meadows Homeowner's Association. See *Exhibit "X"* for illustration.

XVI. Phasing of Development

The project is expected to be completed in twelve (12) phases. It shall be permissible for multiple phases to be developed at once, as well as the phases to be developed non-sequentially, example - a phase started on the south side of Old Brownsville Road at the same time as a phase is started on the north side of Old Brownsville Road. The construction of Phase I shall commence within twelve (12) months of the approval of the construction documents by the appropriate governmental agencies and bodies. The construction of each subsequent phase or phases will overlap the home building process in the preview phase or phases. Infrastructure in subsequent phases will be built as homes are constructed in the previous phase(s). Home construction is market driven, therefore it is estimated that each phase will take approximately eighteen months to complete. Full build-out if developed sequentially is projected to take approximately fifteen years.

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CONDITIONS OF APPROVAL — ARTICLES XVII & XVIII

Each Phase of Development shall consist of the development of the number lots as shown on the Phasing Plan, the dedication of right-of-way for any existing public roads if any, the required earthwork for the phase as indicated within the construction drawings, the construction of the required detention facility if any, the construction of all water, sanitary sewer, and storm drainage facilities (and any off-site extensions if necessary), the construction of all internal roads, the construction of required landscaping for the phase, the construction of any private improvements within the Common Open Space associated to the phase, and the construction of any Subdivision Identification Monuments.

See Exhibit "K" – Phase Plan for detailed phase identification.

XVII. Expiration / Termination of the PDP

1. In the event that the approval of the first Final Development Plan is not obtained for the planned development within three (3) years of the approval of the Preliminary Development Plan by the Lakeland Board of Commissioners, the Preliminary Development Plan shall be deemed to have expired.
2. In the event that any portions of the PD have not obtained Final Development Plan approval after ten (10) years from the date of the Board of Commissioners' approval of the Preliminary Development Plan, the Preliminary Development Plan shall be deemed to have expired for those remaining portions of the PD.
3. Extension of the completion period – Upon the request of the applicant and review and recommendation of the Planning Commission, the Board of Commissioners may extend for a reasonable time, not to exceed one (1) year, the expiration date of the PD.
4. Notice of revocation – If a Preliminary Development Plan expires under the provisions of this Article, the planned development is terminated, such designation shall be removed from the Official Zoning Map and a notice of revocation shall be placed on the recorded development plan. The zoning regulations applicable before the development was approved shall then be in effect. However, if any portion of the property is constructed or developed as provided by the approved Planned Development, the remaining developed portion(s) of the property shall be in conformance with the approved Planned Development regardless of the existing conventional zoning district of the property.
5. Amendments – Administrative minor revisions to plat documents are permitted per the Planned Developments Ordinance 14-214. Any other types of amendment to the Outline Plan / Preliminary Development Plan shall be approved by the Municipal Planning Commission and Board of Commissioners through public meetings with such meetings to require publication and mailing of notice at least 15 days before the meeting(s).

XVIII. Approvals Procedure for Additional Plan Elements and / or Future Phases:

A Preliminary Plat and Construction Drawings shall be required to provide certain detailed documents not provided with the Preliminary Development Plan (PDP), including:

1. Preliminary Plat and Construction Drawings with each phase of development.
2. Final tree survey for entire development, including tree density calculations with first phase of development.
3. Detailed grading plan with storm water and drainage calculation.
4. Detailed drainage plan.
5. Detailed design for sewer improvements.
6. Detailed information on existing and proposed utilities.
7. Final landscape and irrigation plan.
8. Detailed street tree plan.
9. Streamside Management Buffer Plan.
10. Covenants and Restrictions.
11. Detailed Architectural Design Standards for residential structures.
12. Maintenance, Management and Funding Plan.

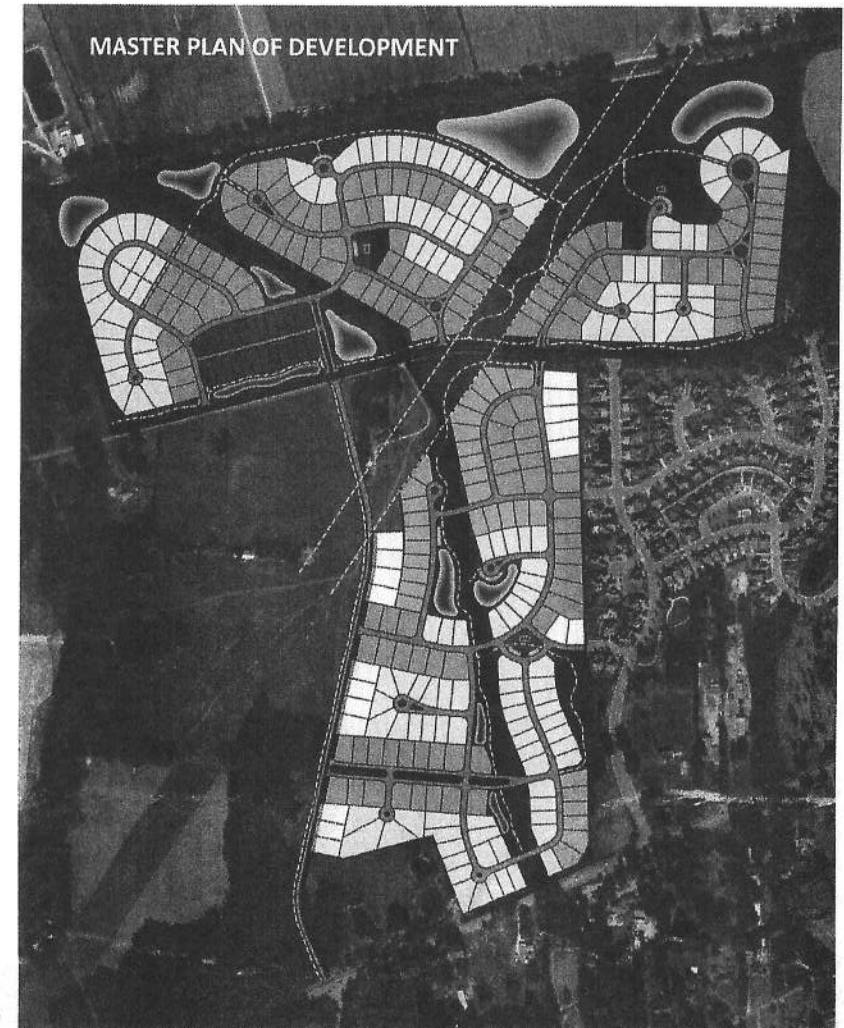
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INDEX OF EXHIBITS:

- Exhibit A – Regional Location Map
- Exhibit B – Immediate Area Location Map
- Exhibit C – Boundary Plot Plan / Legal Description
- Exhibit D – Aerial Photograph
- Exhibit E – Slope Analysis
- Exhibit F – Natural Features Map
- Exhibit G – Soils Map
- Exhibit H – Photo Analysis Map
- Exhibit I – Preliminary Site Plan
- Exhibit J – Master Plan Illustration
- Exhibit K – Phasing Plan
- Exhibit L – Circulation Plan
- Exhibit M – Common Open Space Plan
- Exhibit N – Existing Trees Map
- Exhibit O – Tree Protection & Removal Map
- Exhibit P – Tree Protection Techniques on Front Loaded Lots
- Exhibit Q – Landscape Plates & Buffers
- Exhibit R – Street Tree & Irrigation Plan
- Exhibit S – Schematic Sewer Plan
- Exhibit T – Schematic Water Plan
- Exhibit U – Preliminary Grading & Drainage Plan
- Exhibit V – Detention Areas Plan
- Exhibit W – Typical Road Cross Sections
- Exhibit X – Neighborhood Identification Monument Signage
- Exhibit Y – Architectural Character



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REGIONAL LOCATION MAP — EXHIBIT A

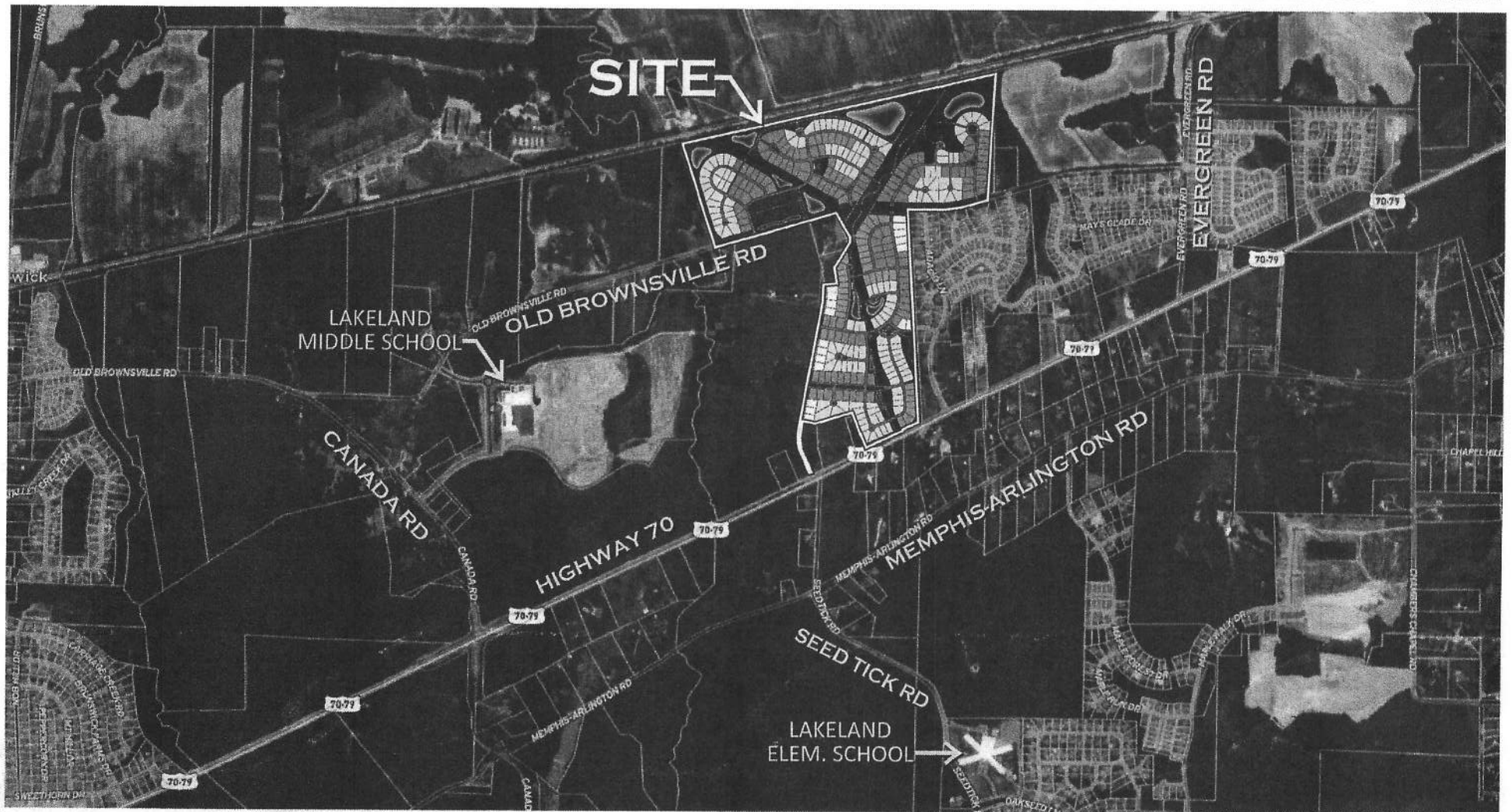


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IMMEDIATE AREA LOCATION MAP — EXHIBIT B



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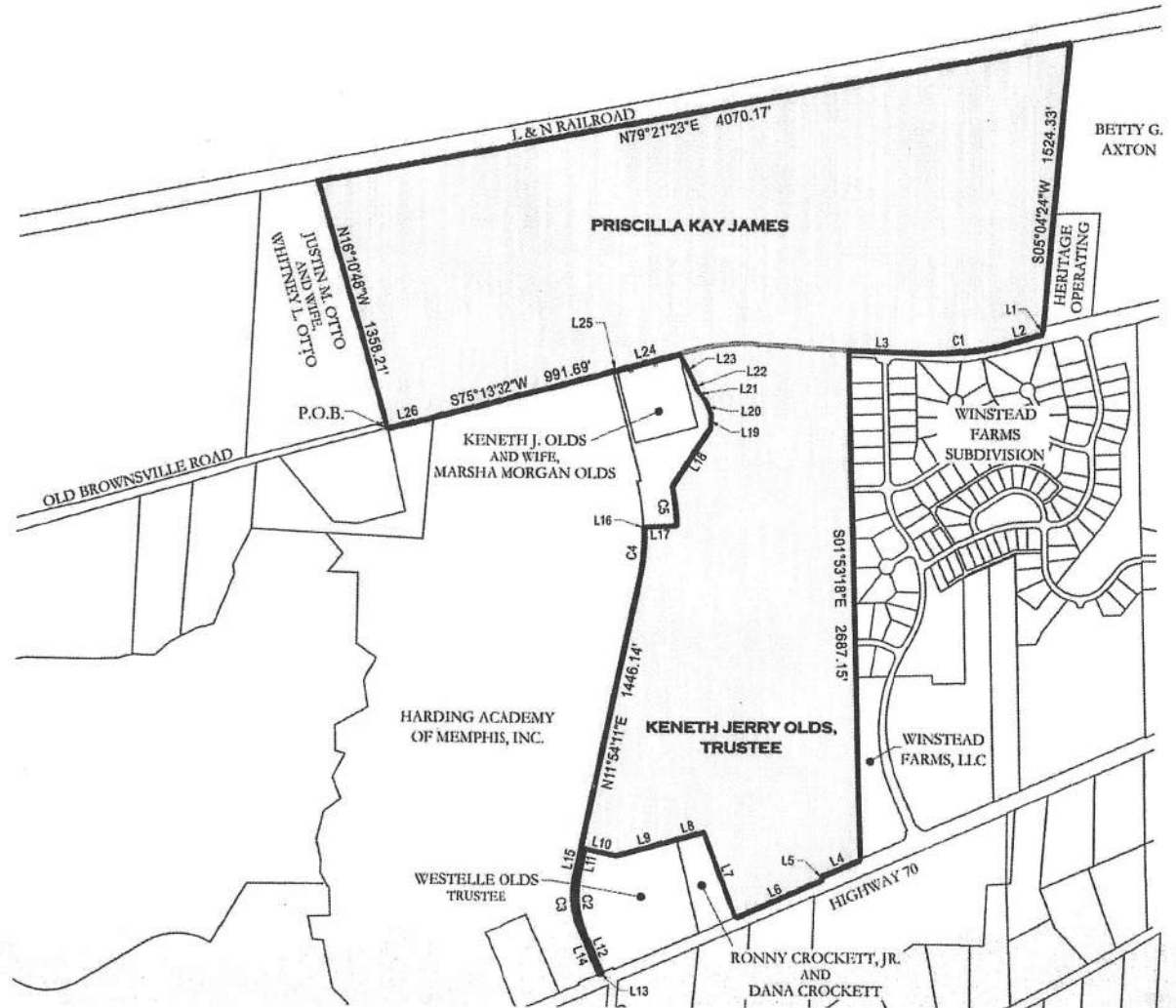
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BOUNDARY PLOT PLAN — EXHIBIT C

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
C1	1840.60'	455.89'	014°11'29"	454.73'	S84°33'18"W
C2	466.06'	287.74'	035°22'29"	283.20'	S05°47'19"E
C3	485.99'	300.11'	035°22'51"	295.36'	N05°47'14"W
C4	1112.89'	272.99'	014°03'16"	272.30'	N04°52'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.14	S00°02'44"W
L2	227.64	S74°04'00"W
L3	363.75	N88°20'57"W
L4	220.64	S66°32'45"W
L5	20.21	S03°38'14"W
L6	499.34	S66°32'45"W
L7	483.34	N20°44'46"W
L8	146.28	S74°37'33"W
L9	331.74	S74°37'33"W
L10	174.49	N78°05'49"W
L11	148.48	S11°54'11"W
L12	250.00	S23°28'33"E
L13	20.00	S66°31'27"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	249.99	N23°28'40"W
L15	148.48	N11°54'11"E
L16	7.91	N02°21'17"W
L17	170.00	N87°26'30"E
L18	372.04	N33°05'26"E
L19	68.43	N00°48'45"E
L20	82.17	N22°49'31"W
L21	70.66	N37°41'45"W
L22	39.70	N22°00'28"W
L23	170.08	N28°05'49"W
L24	339.32	S75°11'35"W
L25	20.00	S75°13'32"W
L26	256.07	S76°23'41"W



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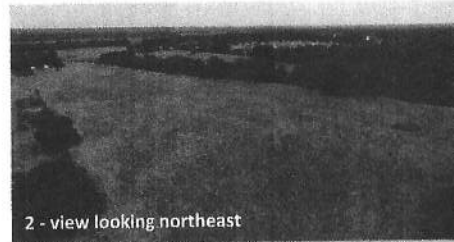
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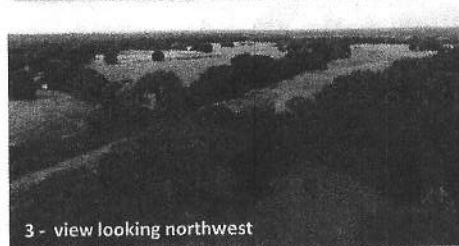
PHOTO ANALYSIS MAP — EXHIBIT H



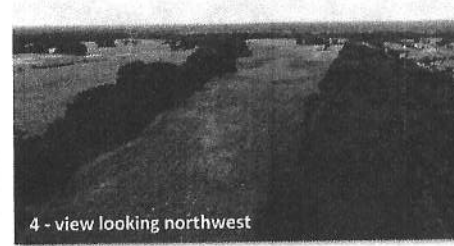
1 - view looking east



2 - view looking northeast



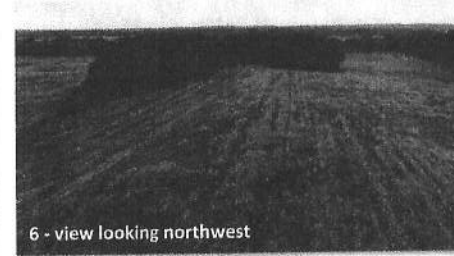
3 - view looking northwest



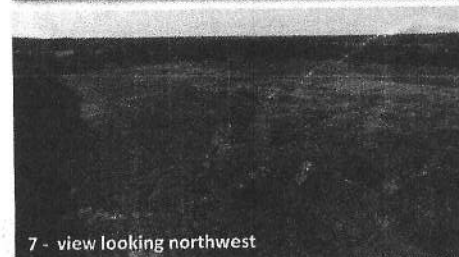
4 - view looking northwest



5 - view looking west



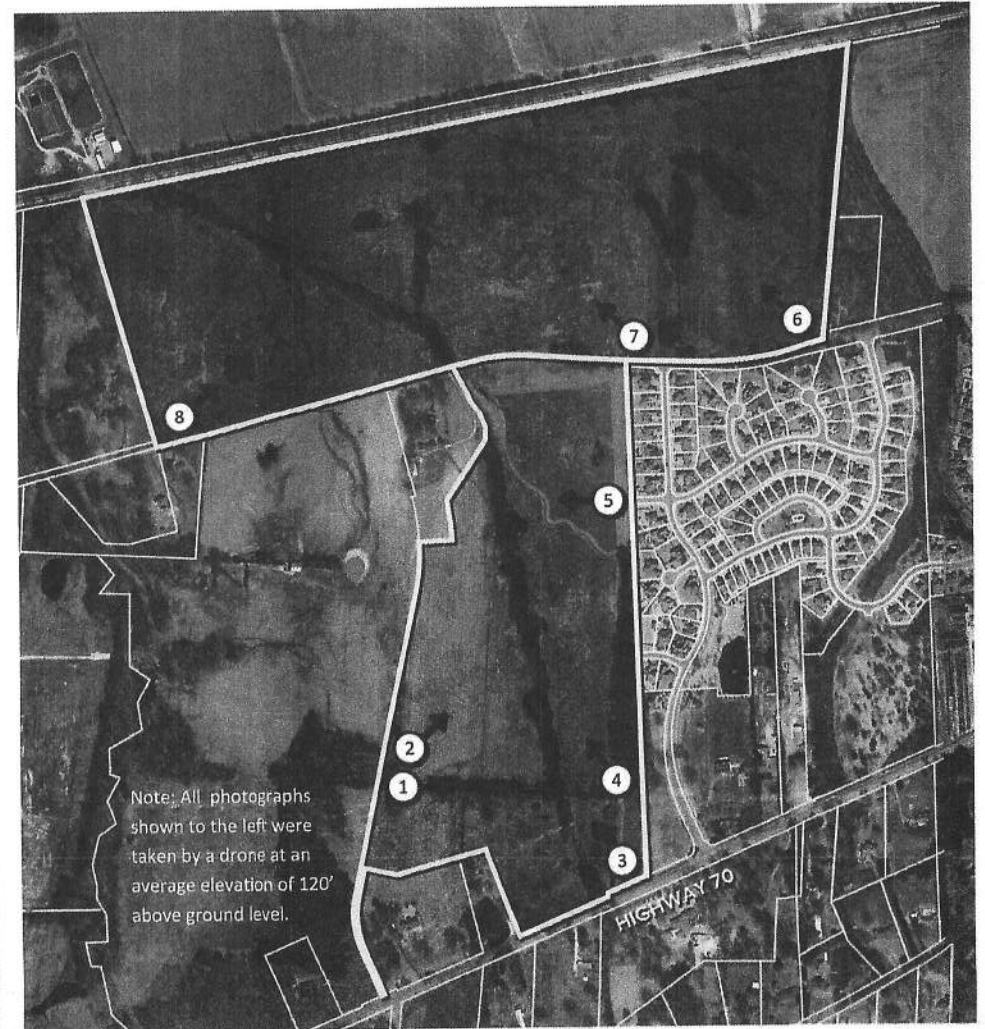
6 - view looking northwest



7 - view looking northwest



8 - view looking northeast

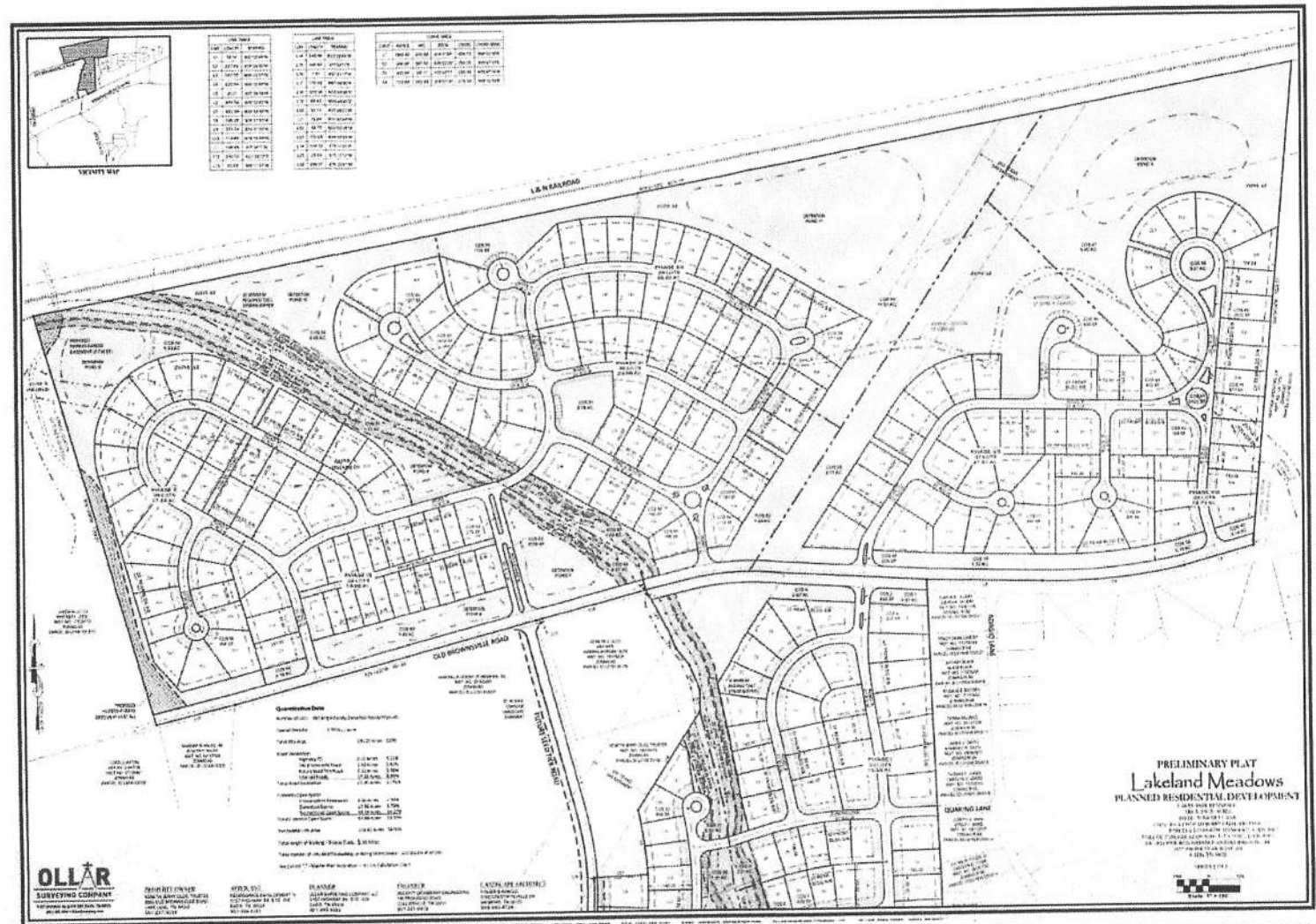


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SEE ATTACHED SHEET TO
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FOR LARGE SCALE DETAILED
COPY OF THE
PRELIMINARY PLAT



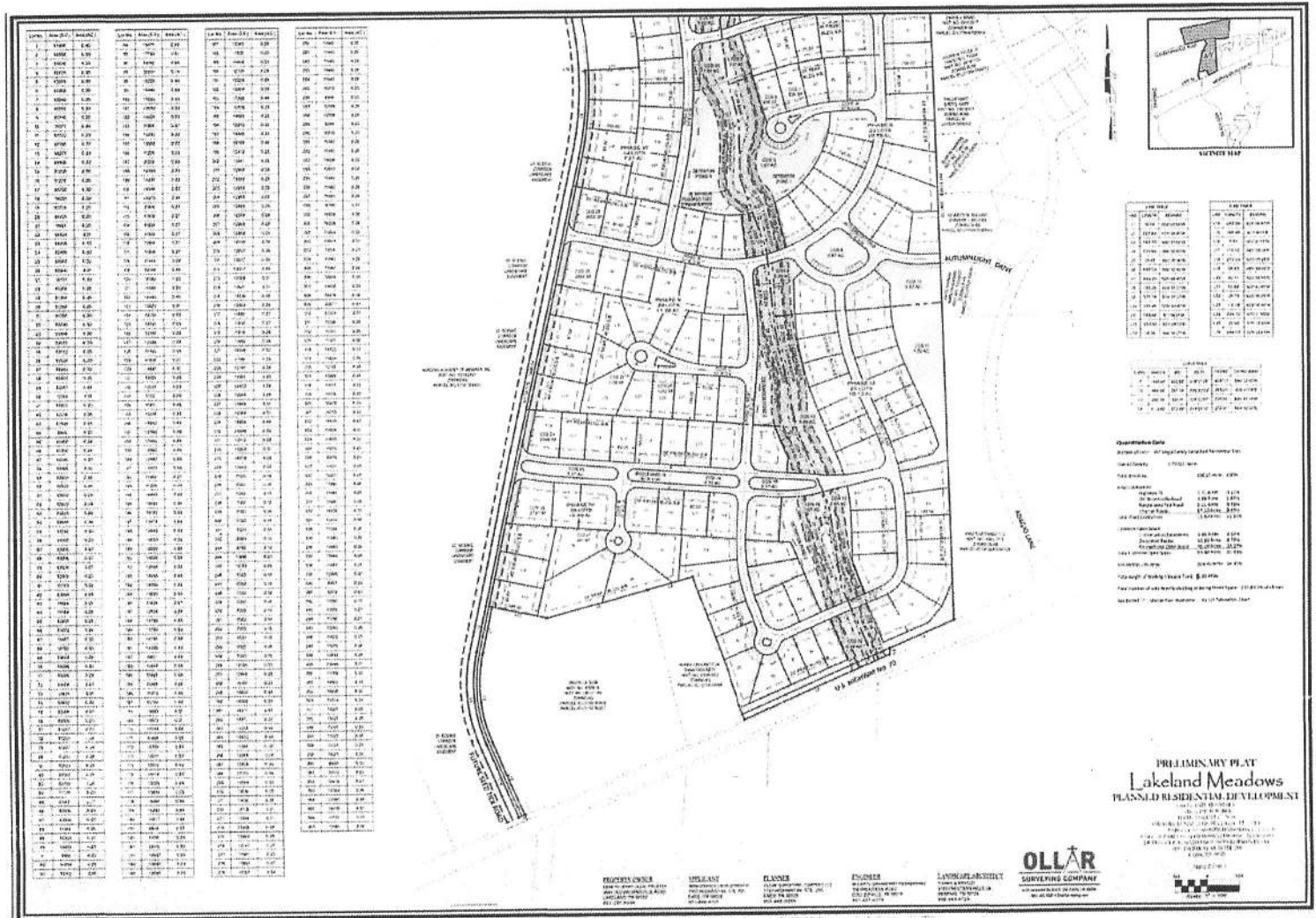
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PRELIMINARY SITE PLAN — EXHIBIT I (2)

SEE ATTACHED SHEET TO THIS
BOOKLET
FOR LARGE SCALE DETAILED
COPY OF THE
PRELIMINARY PLAT



VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
STE. 202
CORDOVA, TN 38018



VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

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Site Data

50' WIDE LOTS	- 23
70' WIDE LOTS	- 151
75' WIDE LOTS	- 32
80' WIDE LOTS	- 143
90' WIDE LOTS	- 18

TOTAL # LOTS - 367

233 LOTS (63.5%) DIRECTLY ABUT
OR FACE GREEN SPACE IN
LAKELAND MEADOWS

Master Plan of Development
Sheet 2 of 2

VALLEYBROOK
DEVELOPMENT, LLC

Lakeland Meadows

8620 TRINITY RD.
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Master Plan of Development – Lot Tabulation Chart

Lot No.	Area (S.F.)	Area (AC.)
1	17408	0.40
2	16500	0.38
3	16630	0.38
4	16720	0.38
5	15519	0.36
6	12968	0.30
7	15543	0.36
8	16595	0.38
9	10740	0.25
10	11671	0.25
11	12572	0.29
12	18195	0.37
13	14277	0.33
14	14468	0.33
15	11200	0.26
16	11200	0.26
17	10756	0.36
18	14021	0.32
19	10725	0.25
20	10725	0.25
21	11101	0.25
22	13424	0.31
23	14339	0.33
24	12489	0.29
25	13985	0.32
26	13420	0.31
27	14331	0.33
28	11266	0.26
29	11266	0.26
30	11266	0.26
31	11266	0.26
32	13745	0.32
33	15498	0.36
34	12012	0.28
35	12012	0.28
36	12624	0.29
37	13843	0.32
38	16457	0.38
39	19247	0.44
40	13319	0.31
41	12903	0.30
42	12238	0.28
43	10594	0.24
44	9840	0.23

Lot No.	Area (S.F.)	Area (AC.)
45	10466	0.24
46	10390	0.24
47	13040	0.30
48	13985	0.32
49	10623	0.24
50	10623	0.24
51	10623	0.24
52	10623	0.24
53	10623	0.24
54	14645	0.34
55	13242	0.30
56	10900	0.23
57	10090	0.23
58	10900	0.23
59	10000	0.23
60	10090	0.23
61	10173	0.23
62	10644	0.24
63	11834	0.27
64	11049	0.25
65	10500	0.24
66	10976	0.25
67	14417	0.33
68	14190	0.33
69	10674	0.25
70	13046	0.30
71	10090	0.23
72	10090	0.23
73	13431	0.31
74	12932	0.30
75	10090	0.23
76	10090	0.23
77	10247	0.24
78	10293	0.24
79	10293	0.24
80	10293	0.24
81	10523	0.24
82	12963	0.26
83	12755	0.29
84	10128	0.23
85	10090	0.23
86	10090	0.23
87	10090	0.23
88	11364	0.26

Lot No.	Area (S.F.)	Area (AC.)
89	14324	0.33
90	10972	0.23
91	9592	0.23
92	10758	0.25
93	13302	0.31
94	15077	0.35
95	17780	0.41
96	19182	0.44
97	30501	0.70
98	19228	0.44
99	14844	0.33
100	13050	0.30
101	13050	0.30
102	14220	0.33
103	11900	0.27
104	15032	0.35
105	13952	0.32
106	11200	0.26
107	11200	0.26
108	14054	0.32
109	14437	0.33
110	14046	0.32
111	14970	0.34
112	11800	0.27
113	11600	0.27
114	11800	0.27
115	11600	0.27
116	11600	0.27
117	11600	0.27
118	11444	0.26
119	15169	0.35
120	14005	0.32
121	14085	0.32
122	14090	0.32
123	13520	0.31
124	10150	0.23
125	10150	0.23
126	10150	0.23
127	12284	0.28
128	17183	0.39
129	11939	0.27
130	13497	0.31
131	12231	0.28
132	10027	0.23

Lot No.	Area (S.F.)	Area (AC.)
133	11231	0.26
134	11471	0.26
135	15128	0.35
136	16452	0.42
137	12355	0.28
138	12992	0.30
139	12992	0.30
140	12992	0.30
141	12977	0.30
142	11886	0.27
143	11200	0.26
144	14445	0.33
145	13045	0.30
146	10163	0.23
147	10574	0.24
148	10500	0.24
149	10500	0.24
150	10500	0.24
151	10500	0.24
152	10500	0.24
153	10600	0.24
154	10600	0.24
155	10500	0.24
156	11829	0.27
157	12520	0.29
158	14793	0.34
159	14793	0.34
160	14793	0.34
161	14034	0.33
162	18511	0.38
163	11440	0.26
164	11440	0.26
165	11440	0.26
166	11473	0.26
167	12149	0.28
168	13663	0.31
169	13673	0.31
170	12235	0.28
171	11446	0.26
172	14324	0.33
173	10010	0.23
174	10010	0.23
175	14514	0.33
176	10250	0.24

Lat No.	Area (S.F.)	Area (A.C.)
177	10626	0.26
178	15469	0.36
179	14405	0.33
180	10615	0.39
181	9938	0.23
182	10241	0.24
183	15116	0.35
184	10047	0.23
185	10047	0.23
186	10047	0.23
187	12353	0.28
188	11535	0.28
189	14445	0.33
190	12130	0.28
191	12224	0.28
192	15004	0.36
193	77359	0.40
194	12536	0.29
195	10685	0.25
196	15243	0.35
197	14445	0.33
198	20165	0.48
199	12472	0.28
200	13041	0.30
201	12600	0.29
202	12800	0.29
203	12800	0.29
204	12800	0.29
205	12800	0.29
206	12800	0.29
207	12800	0.29
208	12800	0.29
209	15749	0.36
210	13057	0.30
211	13037	0.30
212	15097	0.36
213	13398	0.31
214	13041	0.31
215	13219	0.30
216	12003	0.30
217	11680	0.27
218	11934	0.27
219	11514	0.28
220	11462	0.28

Lot No.	Area (S.F.)	Area (A.C.)
221	14048	0.92
222	11198	0.26
223	12187	0.28
224	14301	0.33
225	12423	0.29
228	12600	0.29
227	13605	0.31
228	13950	0.31
229	18059	0.44
230	23498	0.54
231	12012	0.28
232	13351	0.31
233	16778	0.39
234	13242	0.30
235	7000	0.16
236	7000	0.16
237	7000	0.16
238	7000	0.16
239	7000	0.16
240	7000	0.16
241	7000	0.16
242	6995	0.16
243	6766	0.16
244	11889	0.27
245	10193	0.23
246	7000	0.16
247	7000	0.18
248	7000	0.16
249	7000	0.16
250	7000	0.16
251	7000	0.16
252	7000	0.16
253	7000	0.16
254	7000	0.16
255	7000	0.16
256	10193	0.23
257	12946	0.39
258	10107	0.23
259	10632	0.24
260	10609	0.23
261	10371	0.43
262	10871	0.37
263	13230	0.30
264	10433	0.24

Plot No.	Area (S.F.)	Area (AC.)
266	11394	0.26
266	12569	0.29
267	14936	0.34
268	17107	0.39
269	14544	0.33
270	11039	0.25
271	11038	0.25
272	13719	0.31
273	13566	0.31
274	12485	0.28
275	12493	0.29
276	12347	0.28
277	11041	0.25
278	11882	0.27
279	16391	0.37
280	11440	0.26
281	11440	0.26
282	11440	0.26
283	11440	0.26
284	11440	0.26
285	10010	0.23
286	9996	0.23
287	12796	0.29
288	12786	0.29
289	9906	0.23
290	10010	0.23
291	11440	0.26
292	11440	0.26
293	14090	0.32
294	12833	0.29
295	11440	0.26
296	11440	0.26
297	11440	0.26
298	18186	0.37
299	16958	0.39
300	16958	0.39
301	13904	0.32
302	13524	0.31
303	11814	0.27
304	11440	0.26
305	11440	0.26
306	14855	0.34
307	14928	0.34
308	16478	0.38

Lot No.	Area (S.F.)	Area (sq. ft.)
309	20577	0.47
310	13304	0.31
311	11286	0.28
312	11251	0.28
313	11301	0.28
314	14522	0.33
315	15824	0.38
316	12112	0.28
317	10980	0.25
318	11017	0.28
319	11079	0.25
320	10479	0.24
321	10910	0.23
322	10910	0.23
323	13505	0.31
324	13590	0.32
325	10810	0.23
326	10910	0.23
327	11621	0.25
328	12207	0.28
329	11440	0.28
330	11440	0.28
331	11440	0.28
332	10820	0.37
333	12932	0.30
334	11333	0.28
335	11440	0.28
336	11440	0.28
337	11440	0.28
338	11440	0.28
339	12990	0.30
340	9947	0.23
341	10910	0.23
342	11590	0.27
343	11850	0.27
344	11709	0.27
345	12053	0.28
346	11823	0.27
347	11475	0.28
348	12834	0.28
349	13944	0.31
350	13799	0.32
351	14693	0.34
352	15418	0.35

Order No.	Order Price	Order Price
353	10374	0.24
354	11027	0.25
355	11027	0.25
356	11027	0.25
357	11027	0.25
358	11027	0.25
359	11027	0.25
360	9500	0.22
361	10010	0.23
362	10010	0.23
363	12364	0.28
364	12367	0.28
365	18039	0.37
366	11717	0.27
367	11480	0.26

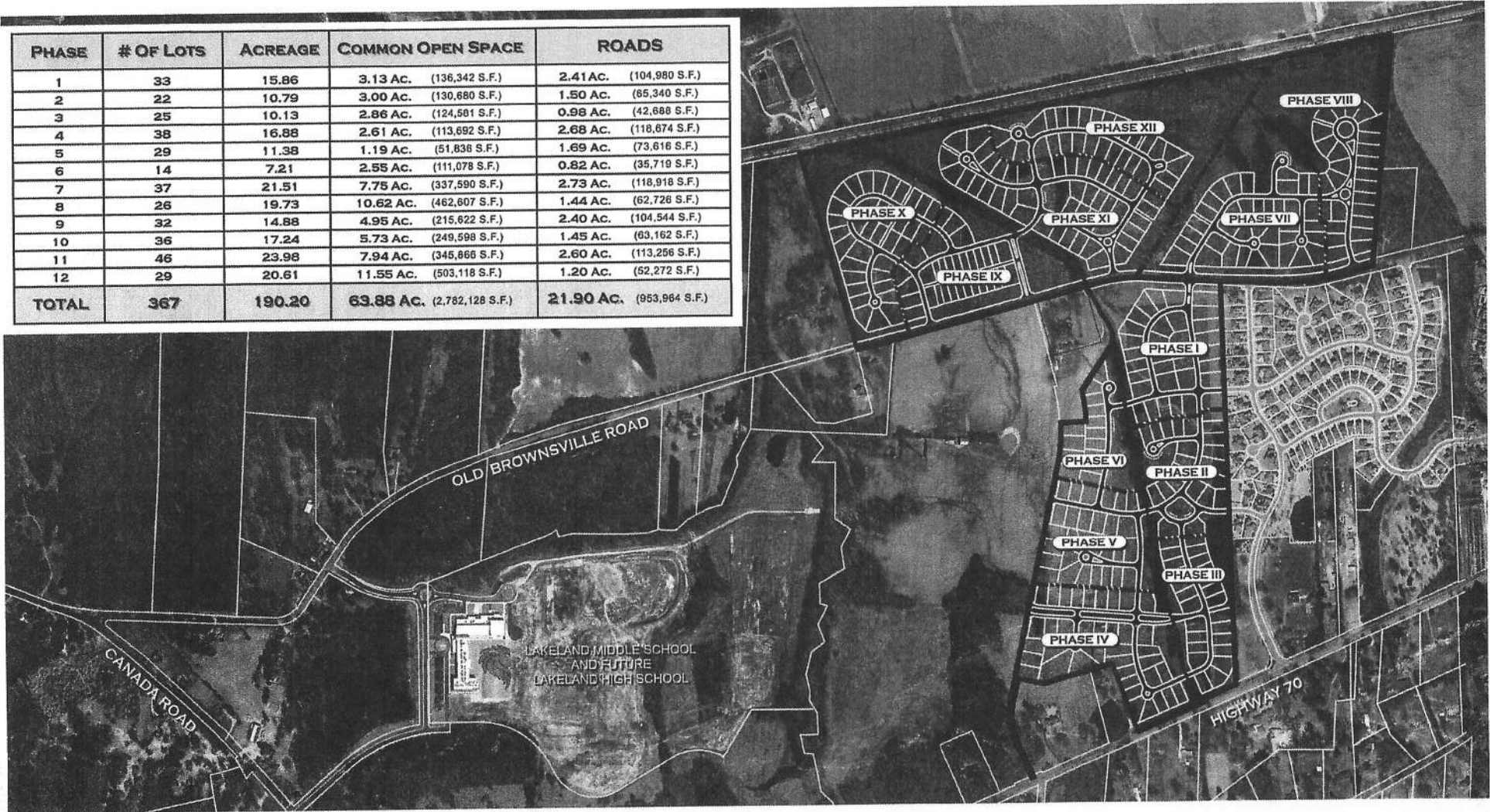
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PHASING PLAN — EXHIBIT K

PHASE	# OF LOTS	ACREAGE	COMMON OPEN SPACE	ROADS
1	33	15.86	3.13 AC. (136,342 S.F.)	2.41 AC. (104,980 S.F.)
2	22	10.79	3.00 AC. (130,680 S.F.)	1.50 AC. (65,340 S.F.)
3	25	10.13	2.86 AC. (124,591 S.F.)	0.98 AC. (42,688 S.F.)
4	38	16.88	2.61 AC. (113,692 S.F.)	2.68 AC. (118,874 S.F.)
5	29	11.38	1.19 AC. (51,836 S.F.)	1.69 AC. (73,616 S.F.)
6	14	7.21	2.55 AC. (111,078 S.F.)	0.82 AC. (35,719 S.F.)
7	37	21.51	7.75 AC. (337,590 S.F.)	2.73 AC. (118,918 S.F.)
8	26	19.73	10.62 AC. (462,807 S.F.)	1.44 AC. (62,726 S.F.)
9	32	14.88	4.95 AC. (215,622 S.F.)	2.40 AC. (104,544 S.F.)
10	36	17.24	5.73 AC. (249,598 S.F.)	1.45 AC. (63,162 S.F.)
11	46	23.98	7.94 AC. (345,866 S.F.)	2.60 AC. (113,256 S.F.)
12	29	20.61	11.55 AC. (503,118 S.F.)	1.20 AC. (52,272 S.F.)
TOTAL	367	190.20	63.88 AC. (2,782,128 S.F.)	21.90 AC. (953,964 S.F.)



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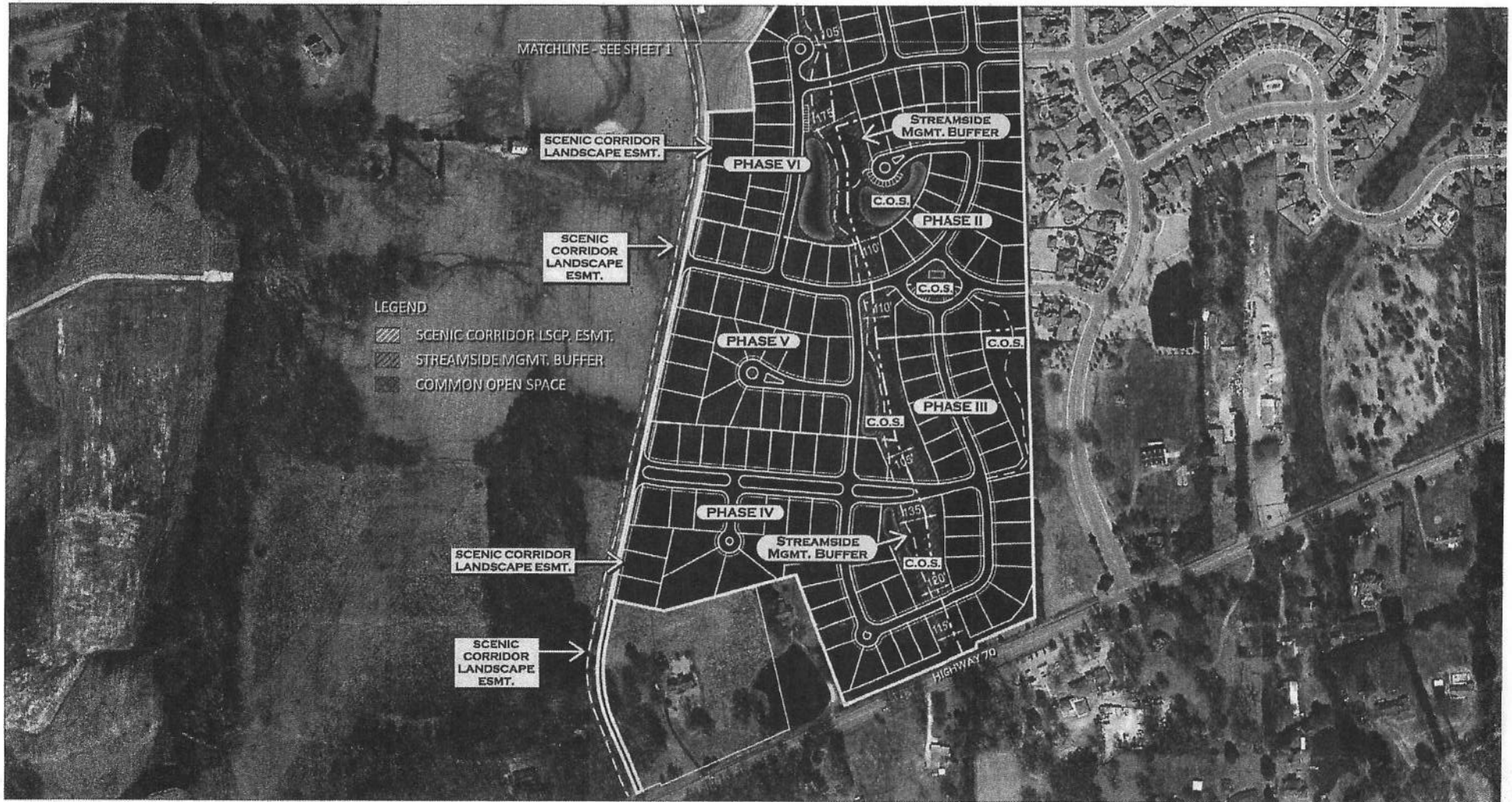
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EXISTING TREES MAP — EXHIBIT N (1)



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EXISTING TREES MAP — EXHIBIT N (2)



LAKELAND MEADOWS EXISTING TREES

Size in Inches	Ash	Birch	Cedar	Cherry	Cotton Wood	Cypress	Elder	Elm	Gum	Hack Berry	Hickory	Locust	Maple	Oak	Pear	Persim mon	Poplar	Sycamore	Walnut	Willow	Total Trees
5"		2	36		6		16	42	71	15		6		30	3			2	2	3	234
6"		4	10				9	41	22	24		3	1	7	1			5		2	129
8"			13		3		23	40	52	10	7	2	1	67	2			7		5	232
10"	3	2	27		2		26	51	91	14	1	10		67			1			13	308
12"		1	22	1	1		10	56	57	15	11	10	2	78	1	1	1	8		4	279
14"	1	2	8		1		9	21	60	11	2	7		78		1		4		3	208
16"			5				4	14	27	10				43						1	104
18"							2	6	18	3				56				2			87
20"			1		1		1	3	19		1			29				1		2	58
22"					1				8		1	1		33							44
24"					1			11	21	7	1	2		54				3		1	101
26"					1	1		1	6	2				18				1			30
28"									2					4							6
30"								2	6			2		45				1			56
32"									1	1				14			1	1			18
34"									1					8					1		10
36"			1						5					38							44
38"														2							2
40"														1							1
42"									1					5							6
44"																					0
46"														3							3
48"														8							8
50"																					0
52"														1							1
54"																					0
56"																					0
58"																					0
78"														1							1
	Ash	Birch	Cedar	Cherry	Cotton Wood	Cypress	Elder	Elm	Gum	Hack Berry	Hickory	Locust	Maple	Oak	Pear	Persim mon	Poplar	Sycamore	Walnut	Willow	Total Trees
	4	11	123	1	17	1	100	288	468	112	24	43	4	690	7	2	3	35	3	34	1918

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TREE PROTECTION AND REMOVAL MAP — EXHIBIT O (1)



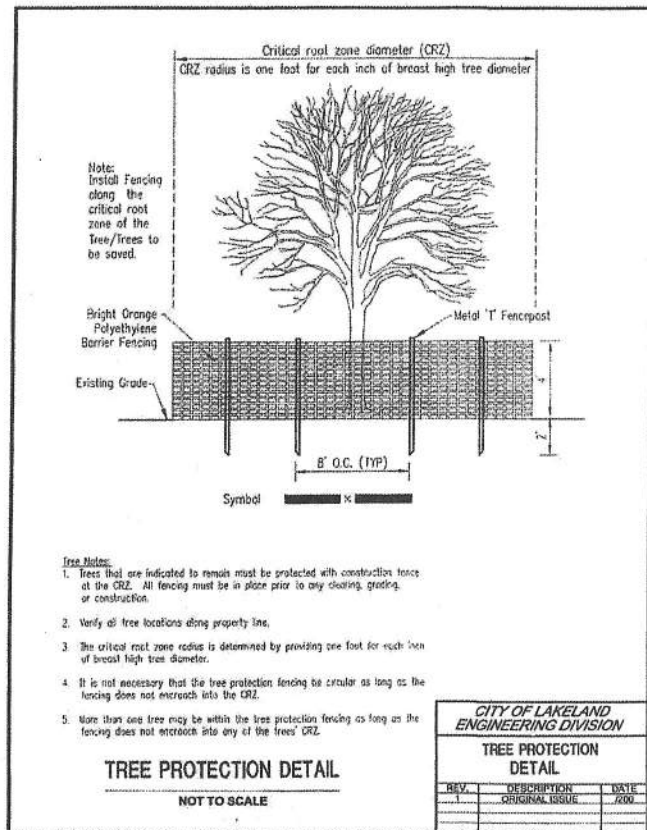
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LEGEND

-  EXISTING TREE DRIPLINES
-  EXISTING TREE TRUNKS
-  TREE TO BE REMOVED



TREE PROTECTION AND REMOVAL MAP — EXHIBIT O (2)



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DEVELOPMENT, LLC

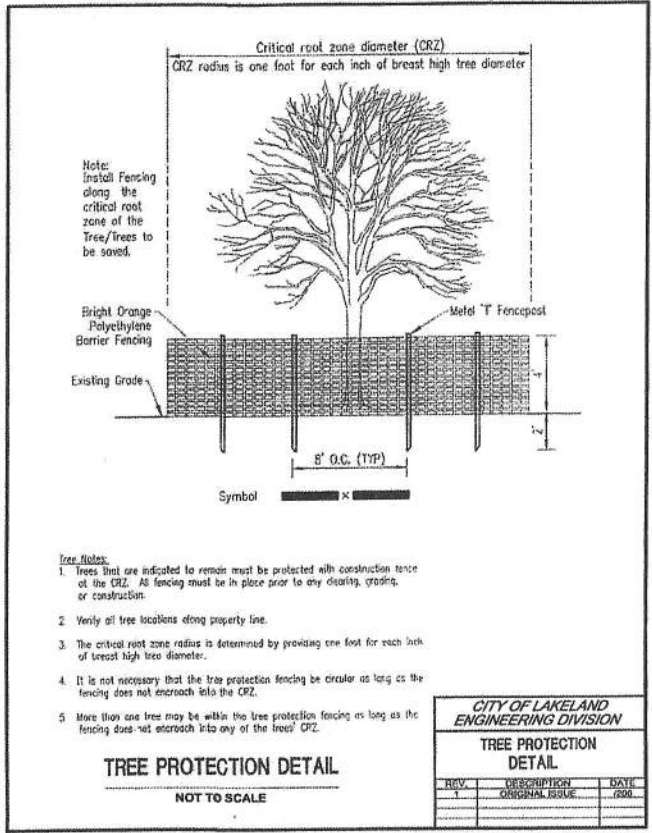
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TREE PROTECTION AND REMOVAL MAP — EXHIBIT O (3)

LEGEND

- EXISTING TREE DRIPLINES
- EXISTING TREE TRUNKS
- TREE TO BE REMOVED



MATCHLINE - SEE SHEET 2



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LAKELAND MEADOWS TREE DENSITY CALCULATION

SITE DENSITY FACTOR (SDF):

190.2 ACRES/3,804 DENSITY UNITS REQUIRED

CALCULATION OF EXISTING DENSITY FACTOR (EDF) TREES PROTECTED IN PLACE:

SIZE/TYPE	EXISTING TREES	Unit	Total
5-7" Softwood	36	1.7	61.2
8-9" Softwood	11	1.9	20.9
10" Softwood	13	2	26
12" Softwood	18	2.1	37.8
14" Softwood	7	2.3	16.1
16" Softwood	3	2.6	7.8
18" Softwood	2	2.9	5.8
20" Softwood	1	3.2	3.2
36" Softwood	0	7.6	0

CALCULATION OF EXISTING DENSITY FACTOR (EDF) TREES PROTECTED IN PLACE:

SIZE/TYPE	EXISTING TREES	Unit	Total
5-7" Hardwood	267	2.3	614.1
8-9" Hardwood	193	2.5	482.5
10" Hardwood	252	2.6	655.2
12" Hardwood	218	2.8	610.4
14" Hardwood	180	3.1	558
16" Hardwood	91	3.4	309.4
18" Hardwood	79	3.8	300.2
20" Hardwood	47	4.2	197.4
22" Hardwood	35	4.6	161
24" Hardwood	85	5.1	433.5
26" Hardwood	25	5.7	142.5
28" Hardwood	5	6.3	31.5
30" Hardwood	51	6.9	351.9
32" Hardwood	17	8.6	146.2
34" Hardwood	8	9.3	74.4
36" Hardwood	38	10.1	383.8
38" Hardwood	2	10.9	21.8
40" Hardwood	1	11.7	11.7
42" Hardwood	4	12.6	50.4
46" Hardwood	3	14.5	43.5
48" Hardwood	8	15.6	124.8
51"+ Hardwood	0	20	0

TOTAL DENSITY UNITS FOR EXISTING TREES TO BE RETAINED: 5,883.00 DENSITY UNITS

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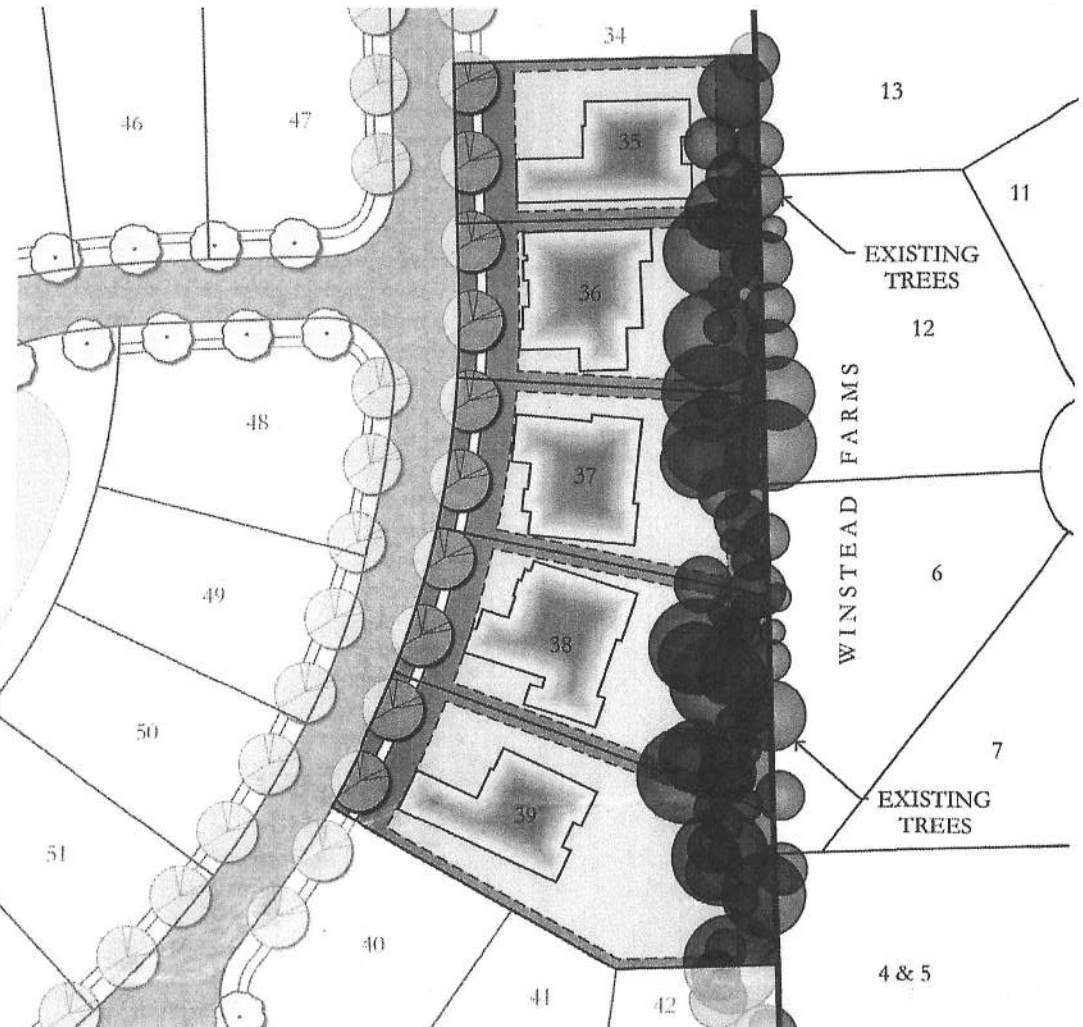
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TREE PROTECTION TECHNIQUES ON FRONT LOADED LOTS — EXHIBIT P

TREE PROTECTION TECHNIQUES FOR LOTS 35-39

1. ALL SPECIMEN TREES IN THE REAR BUILDING SETBACK ON FRONT LOADED LOTS WILL BE PROTECTED. IN ADDITION, ON LOTS OF SPECIAL VEGETATIVE CONCERN, PRIOR TO OBTAINING A BUILDING PERMIT, HEALTHY TREES OF VALUE WILL BE EVALUATED BY THE NATURAL RESOURCE DIRECTOR, THE BUILDER AND THE ISA CERTIFIED ARBORIST FOR FEASIBILITY OF PRESERVATION. THESE ADDITIONAL TREES THAT ARE MARKED FOR PRESERVATION WILL HAVE THE SAME PROTECTIVE MEASURES PERFORMED AS DO THE SPECIMEN TREES.
2. UPON COMPLETION OF THE FULL TREE SURVEY, THE CITY OF LAKELAND STAFF MAY ADD OR SUBTRACT LOTS TO THE LIST OF LOTS OF SPECIAL VEGETATIVE CONCERN.
3. A TREE PROTECTION PLAN WITH DETAILS WILL BE SUBMITTED WITH THE FIRST PHASE. TREE PROTECTION FENCING WILL BE INSTALLED USING GUIDELINES APPROVED BY AN ISA CERTIFIED ARBORIST. ARBORIST TO INSPECT TREE PROTECTION FENCING AND MONITOR HEALTH OF THE PROTECTED TREES BEFORE, DURING AND AFTER CONSTRUCTION.



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LANDSCAPE PLATES AND BUFFERS — EXHIBIT Q (1)

LEGEND MAP FOR LANDSCAPE PLATES

See Exhibit Q(2) for
Standard 31' Right-of-Way Landscape Plate

See Exhibit Q(3) for
Boulevard "A" Landscape Plate

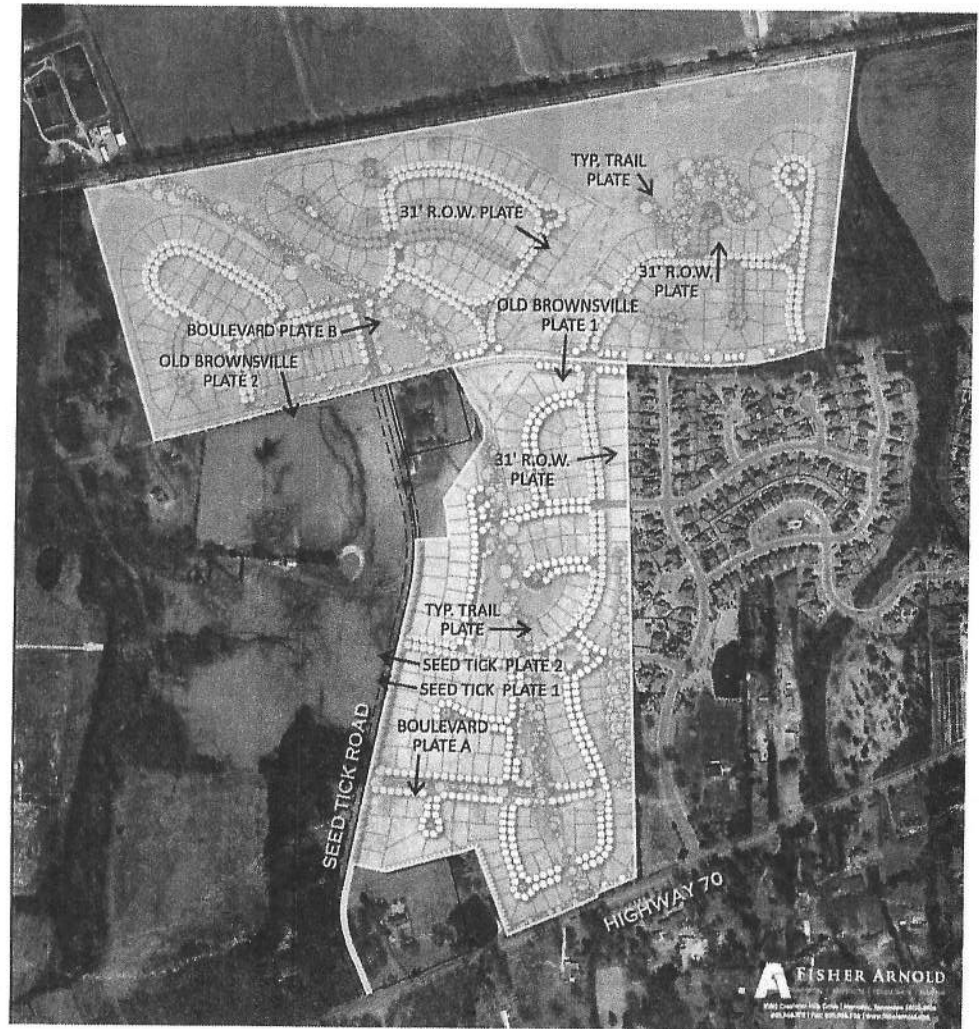
See Exhibit Q(4) for
Boulevard "B" Landscape Plate

See Exhibit Q(5) for
Old Brownsville Road Landscape Plate 1

See Exhibit Q(6) for
Old Brownsville Road Landscape Plate 2

See Exhibit Q(7) for
**Seed Tick Road Landscape Plate 1 and
Seed Tick Road Landscape Plate 2**

See Exhibit Q(8) for
Typical Trail Section, and Decorative Fence Details



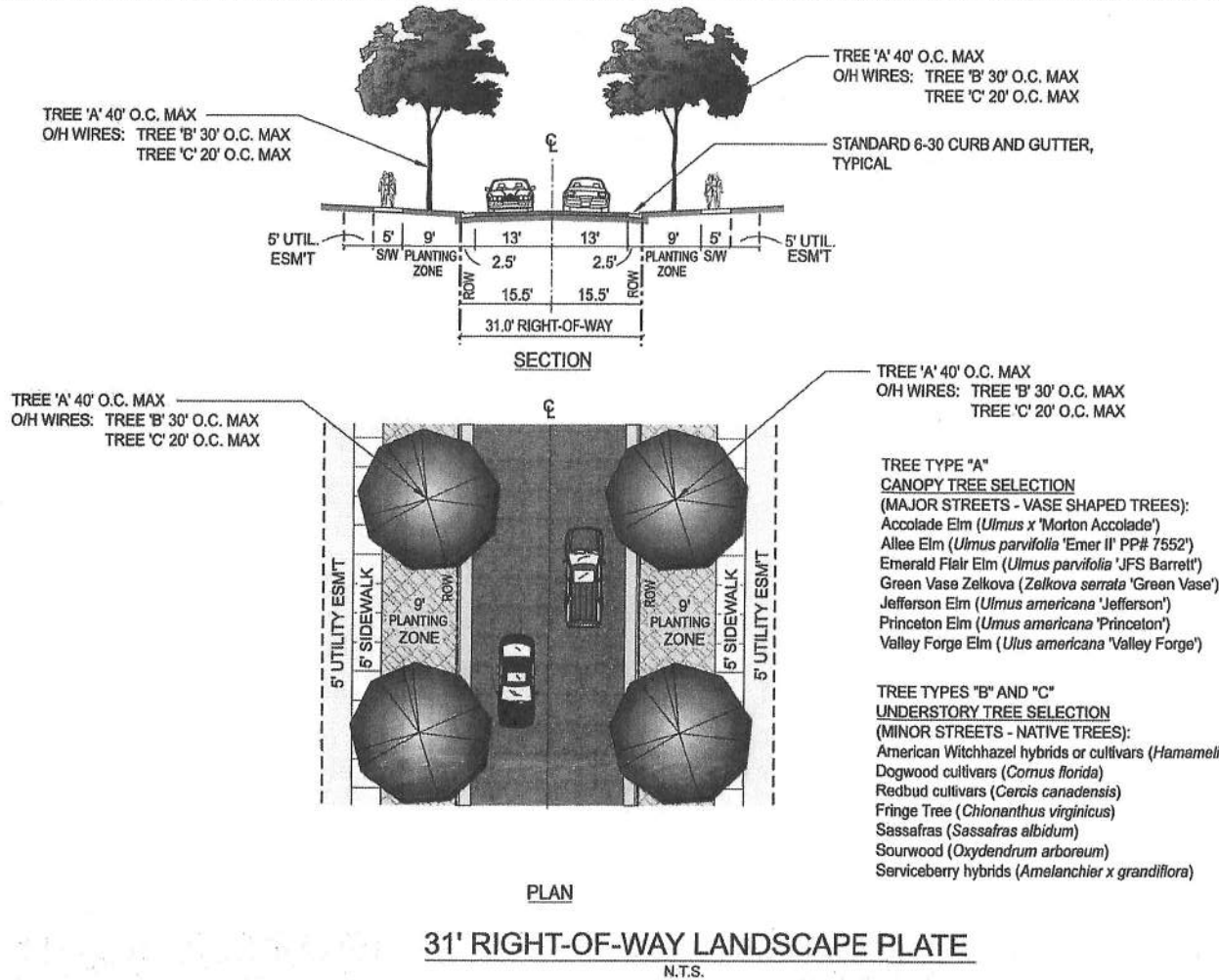
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A FISHER ARNOLD
FISH ARNOLD & ASSOCIATES, INC.
1990 Country Club Drive, Suite 100, Nashville, Tennessee 37203
615-259-1100 FAX 615-259-1101

LANDSCAPE PLATES AND BUFFERS — EXHIBIT Q (2)



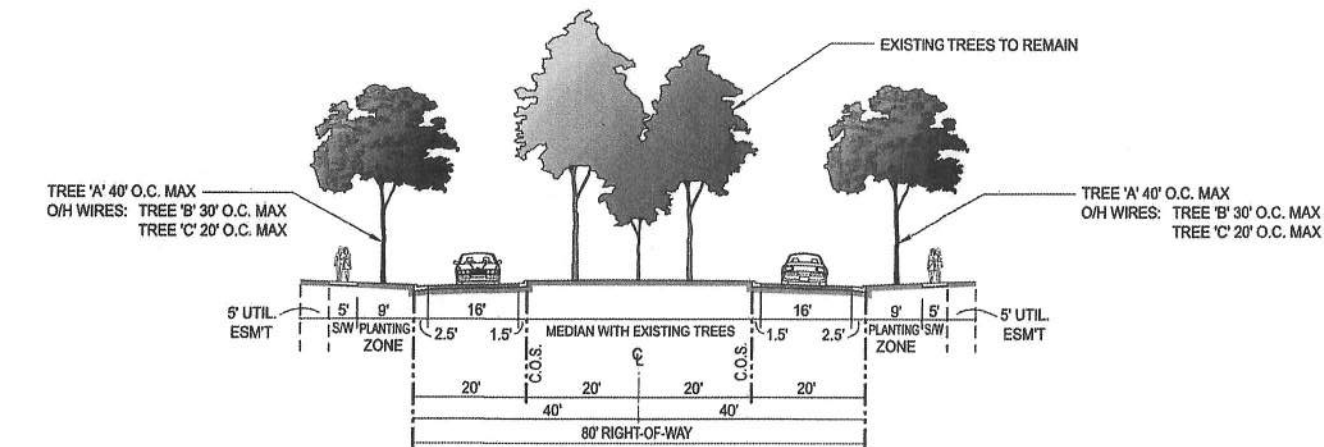
A FISHER ARNOLD
LANDSCAPE ARCHITECTS
2000 Craddockville Rd. | Nashville, Tennessee 37203-4000
615.790.1971 | Fax 615.790.8297 | www.fisherarnold.com

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DEVELOPMENT, LLC

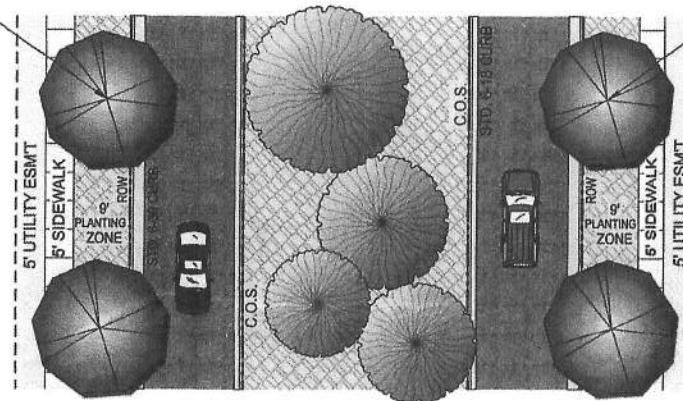
Lakeland Meadows

8620 TRINITY RD.
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CORDOVA, TN 38018

LANDSCAPE PLATES AND BUFFERS — EXHIBIT Q (3)



TREE 'A' 40' O.C. MAX
O/H WIRES: TREE 'B' 30' O.C. MAX
TREE 'C' 20' O.C. MAX



TREE 'A' 40' O.C. MAX
O/H WIRES: TREE 'B' 30' O.C. MAX
TREE 'C' 20' O.C. MAX

TREE TYPE "A"
CANOPY TREE SELECTION
(BRILLIANT FALL FOLIAGE):

Autumn Blaze Maple (*Acer x freemanii* 'Jeffersred')
Autumn Gold Ginkgo (*Ginkgo biloba* 'Autumn Gold')
Black Gum (*Nyssa sylvatica* 'Wildfire')
Halka Ginkgo (*Ginkgo biloba* 'Halka')
Magyar Ginkgo (*Ginkgo biloba* 'Magyar')
October Glory Maple (*Acer rubrum* 'October Glory')

TREE TYPES "B" AND "C"
UNDERSTORY TREE SELECTION
(BRILLIANT FALL FOLIAGE):

Biloxi Crape Myrtle (*Lagerstroemia x 'Biloxi'*)
Chinese Pistache (*Pistacia chinensis* 'Keith Davey')
Japanese Maple (*Acer palmatum* 'Aconitifolium')
Choctaw Crape Myrtle (*Lagerstroemia x 'Choctaw'*)
Serviceberry (*Amelanchier x grandiflora* 'Brilliantissima')
Sourwood (*Oxydendrum arboreum*)

PLAN

BOULEVARD 'A' LANDSCAPE PLATE

N.T.S.

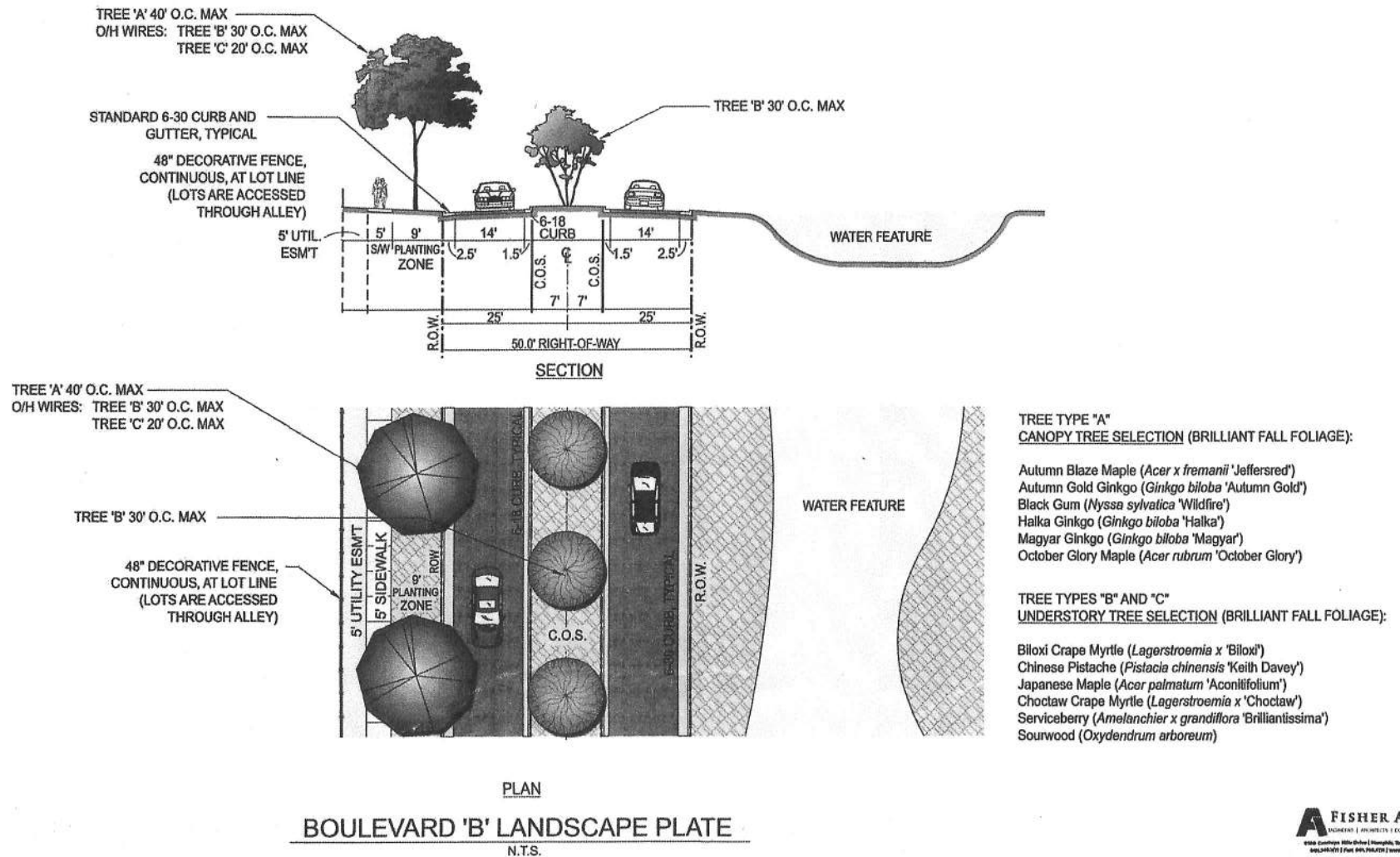
FISHER ARNOLD
ARCHITECTS & LANDSCAPE ARCHITECTS
4000 Oakridge Way, Suite 100, Memphis, Tennessee 38125-4000
MEMPHIS, TN (901) 521-1111 / WWW.FISHERARNOLD.COM

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LANDSCAPE PLATES AND BUFFERS — EXHIBIT Q (4)



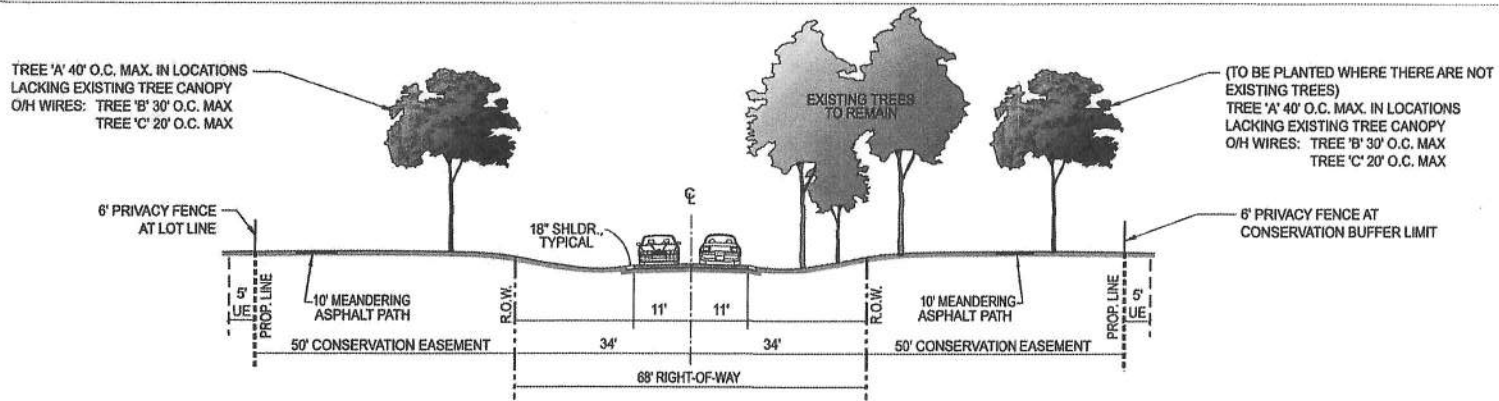
FISHER ARNOLD
 LANDSCAPE ARCHITECTS & CONSULTANTS
 1000 Cambridge Mills Drive | Memphis, Tennessee 38122-0028
 901.445.5071 | Fax: 901.754.0721 | www.fishernarnold.com

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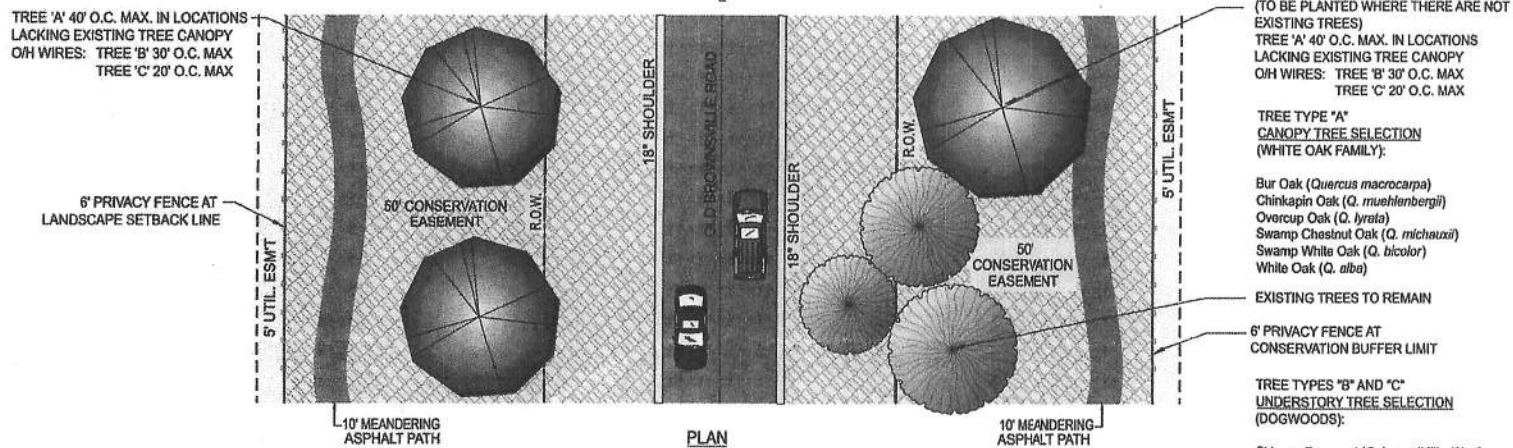
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LANDSCAPE PLATES AND BUFFERS — EXHIBIT Q (5)



SECTION



PLAN

OLD BROWNSVILLE ROAD LANDSCAPE PLATE 1

N.T.S.

(TO BE PLANTED WHERE THERE ARE NOT EXISTING TREES)
TREE 'A' 40' O.C. MAX. IN LOCATIONS LACKING EXISTING TREE CANOPY
O/H WIRES: TREE 'B' 30' O.C. MAX
TREE 'C' 20' O.C. MAX

TREE TYPE 'A'
CANOPY TREE SELECTION
(WHITE OAK FAMILY):

Bur Oak (*Quercus macrocarpa*)
Chinkapin Oak (*Q. muhlenbergii*)
Overcup Oak (*Q. lyrata*)
Swamp Chestnut Oak (*Q. michauxii*)
Swamp White Oak (*Q. bicolor*)
White Oak (*Q. alba*)

EXISTING TREES TO REMAIN

6' PRIVACY FENCE AT CONSERVATION BUFFER LIMIT

TREE TYPES 'B' AND 'C'
UNDERSTORY TREE SELECTION
(DOGWOODS):

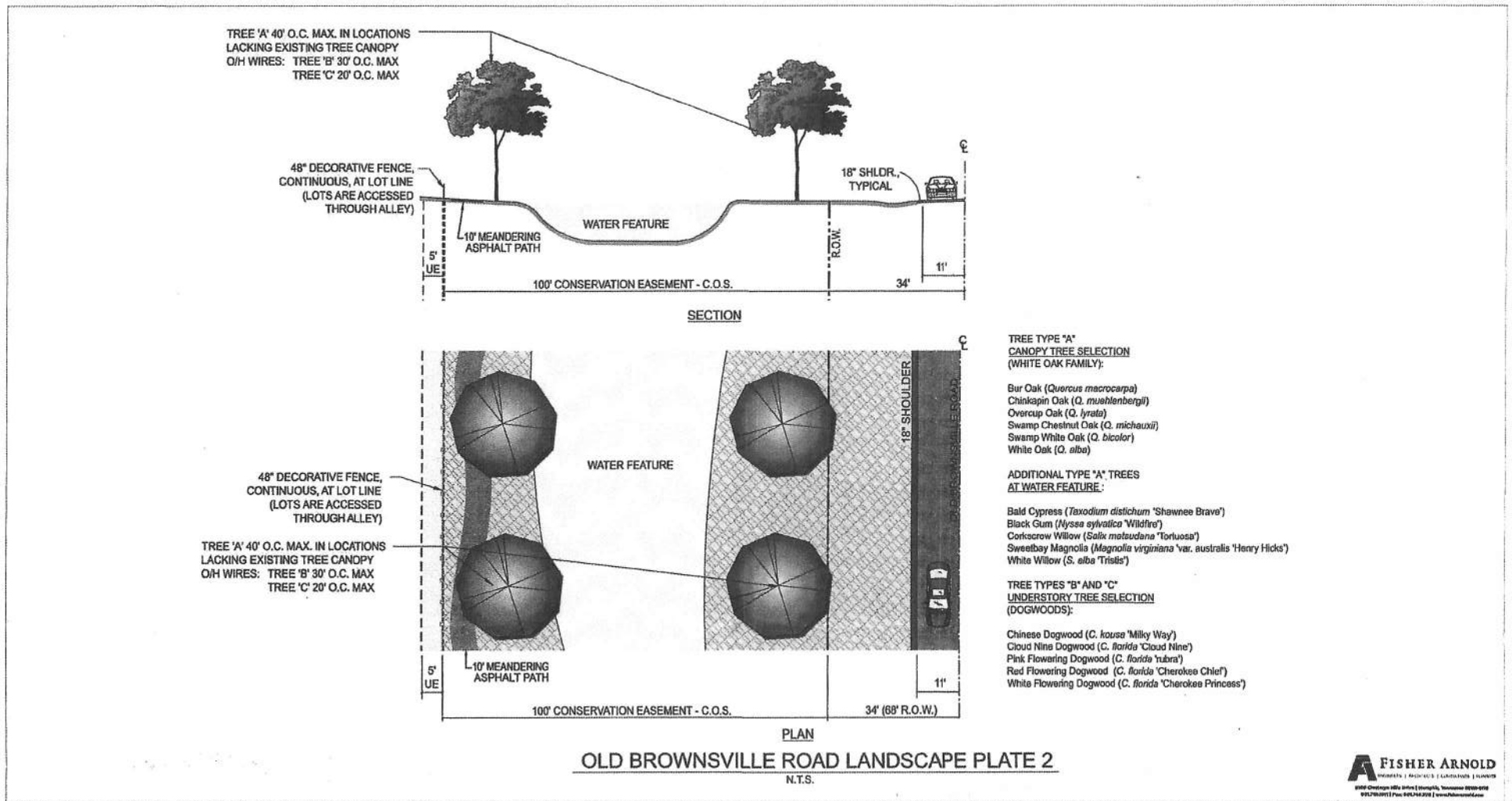
Chinese Dogwood (*C. kousa* 'Milky Way')
Cloud Nine Dogwood (*C. florida* 'Cloud Nine')
Pink Flowering Dogwood (*C. florida* 'rubra')
Red Flowering Dogwood (*C. florida* 'Cherokee Chief')
White Flowering Dogwood (*C. florida* 'Cherokee Prince')

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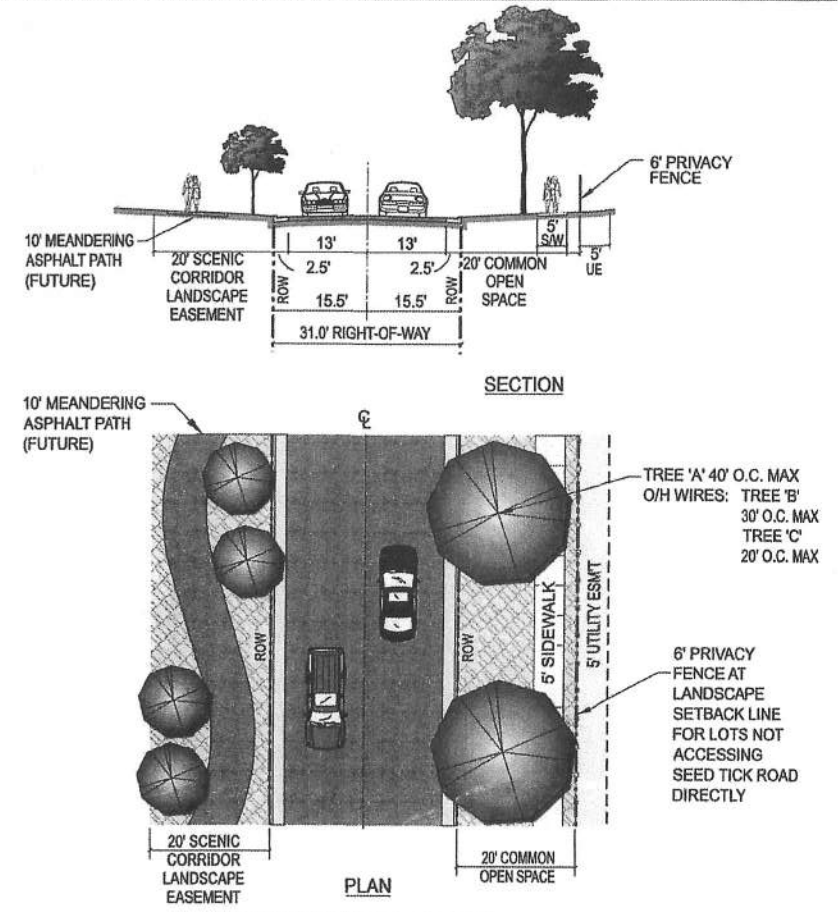
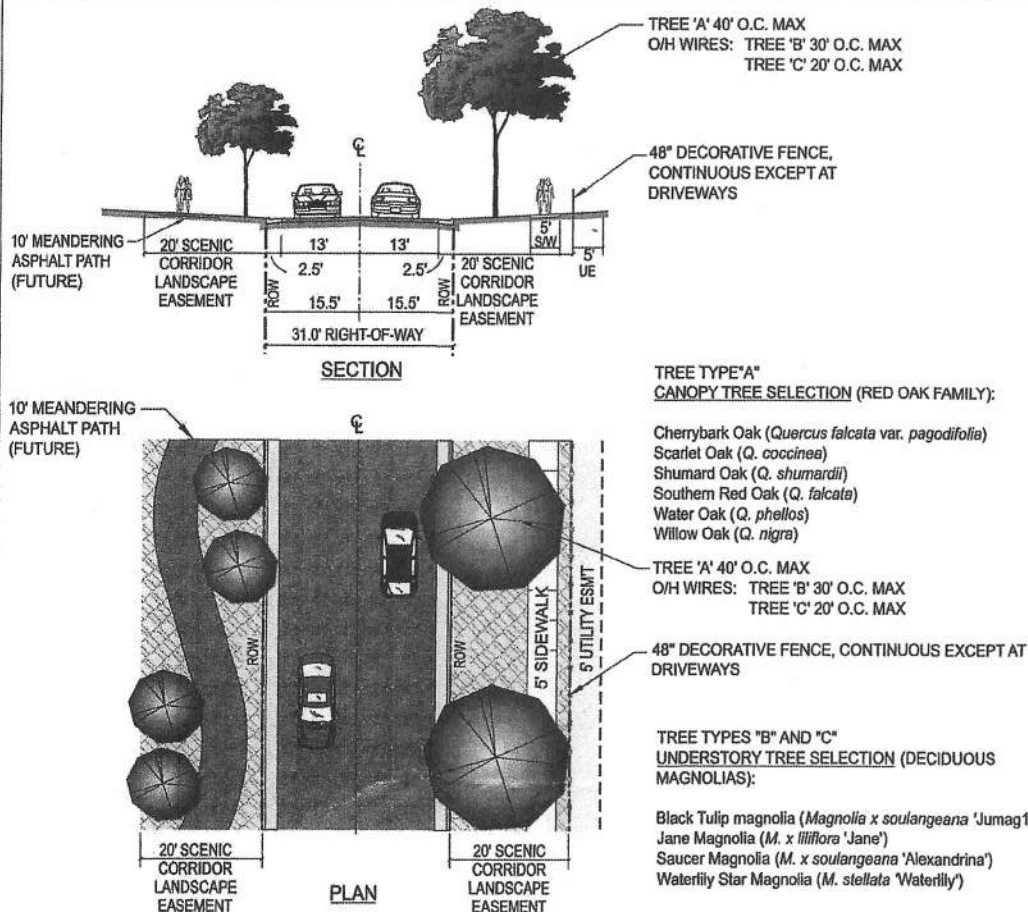


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LANDSCAPE PLATES AND BUFFERS — EXHIBIT Q (7)



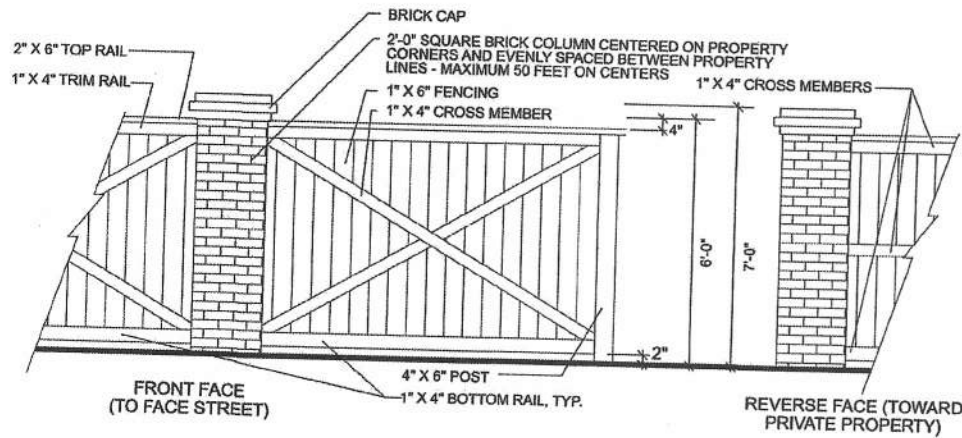
FISHER ARNOLD
LANDSCAPE ARCHITECTS
8000 Old Hickory Lane, Suite 100, Nashville, Tennessee 37150-4000
615.444.1111 | Fax 615.444.1112 | farnold@farnold.com

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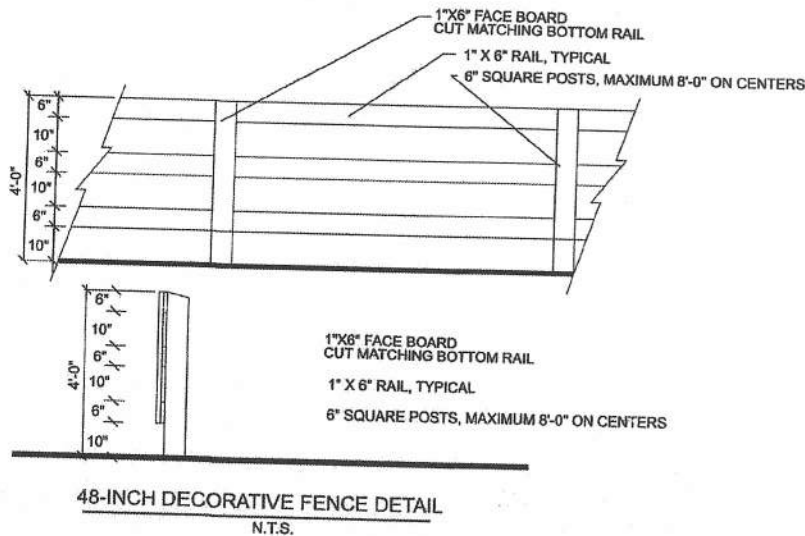
8620 TRINITY RD.
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LANDSCAPE PLATES AND BUFFERS — EXHIBIT Q (8)

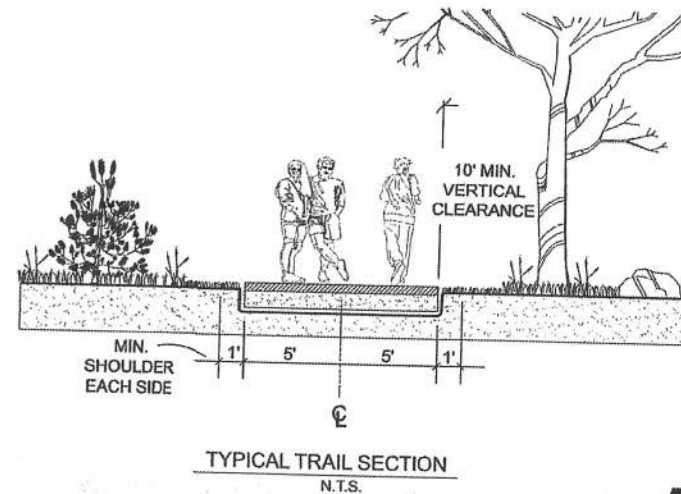


- NOTES:
1. ALL WOOD SHALL BE STAINED WITH OLYMPIC BRAND EXTERIOR SEMI-SOLID OR EQUIVALENT.
 2. BOTTOM OF WOOD FENCING SHALL BE 2" ABOVE FINISH GRADE
 3. WOOD POSTS TO BE EQUALLY SPACED BETWEEN COLUMNS, MAX. 8'-0" O.C.
 4. CROSS-MEMBERS, TOP RAILS, AND BOTTOM RAILS ON FENCE TO FACE OUTWARD, TOWARD STREET.

6-FOOT PRIVACY FENCE DETAIL
N.T.S.



48-INCH DECORATIVE FENCE DETAIL
N.T.S.



TYPICAL TRAIL SECTION
N.T.S.

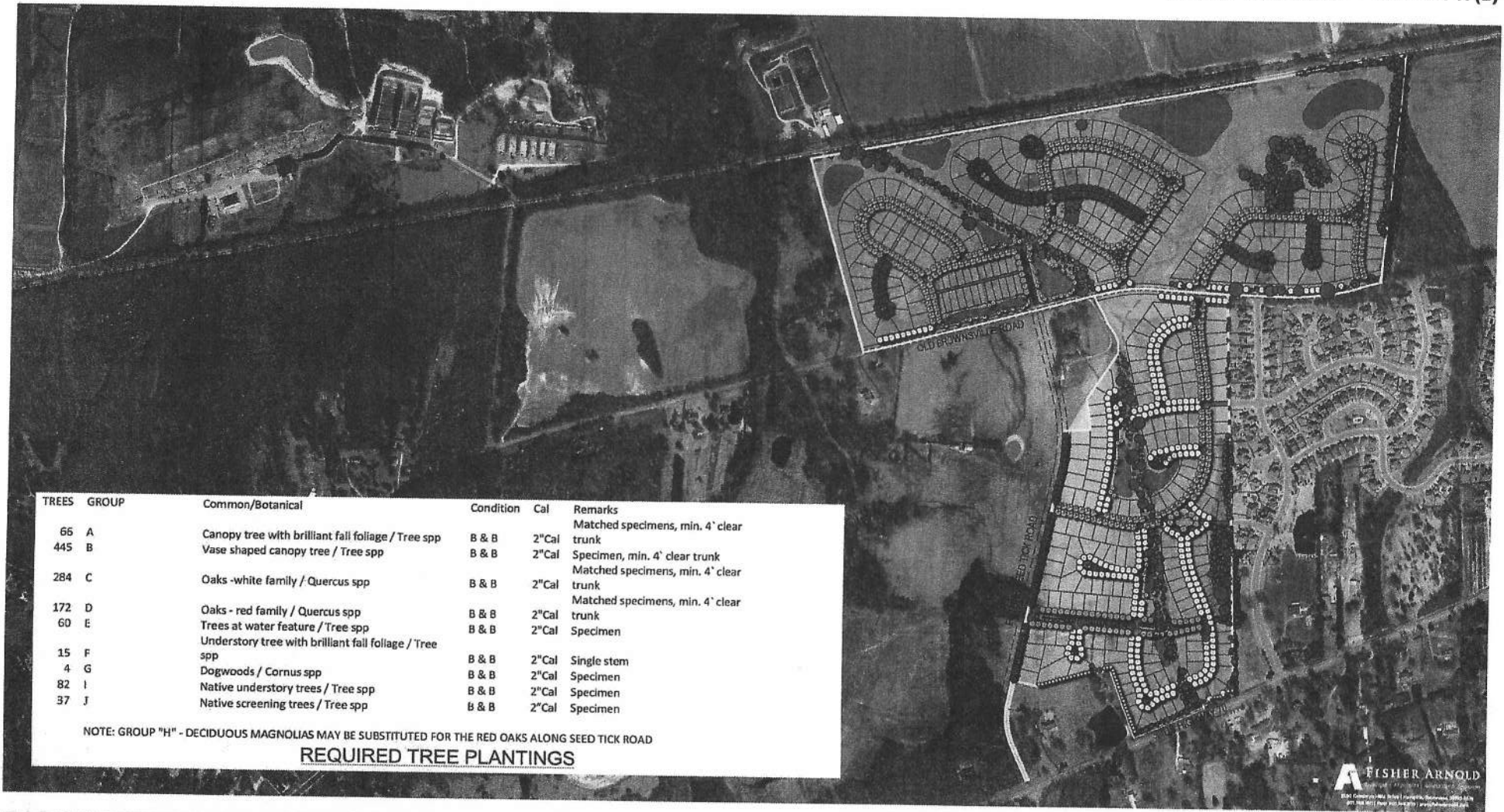
FISHER ARNOLD
LANDSCAPE ARCHITECTS & PLANNERS
9000 Centerville Rd. | Memphis, Tennessee 38125-4001
901.764.2001 | Fax 901.764.2100 | www.fishernad.com

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STREET TREE PLAN — EXHIBIT R (1)



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TREE LEGEND

- GROUP A - Type A, brilliant fall foliage
- GROUP B - Type A, vase shaped
- GROUP C - Type A, White Oak family
- GROUP D - Type A, Red Oak family
- GROUP E - Type A, wet soil tolerant
- GROUP F - Types B and C, brilliant fall foliage
- GROUP G - Types B and C, Dogwood family
- GROUP H - Types B and C, deciduous Magnolias
- GROUP I - Types B and C, native understory trees
- GROUP J - Types B and C, screening trees
- Existing Trees to remain (canopy illustrates 1 foot per inch DBH caliper)
- Perimeter Trees (not on subject property)



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615.444.1000 | WWW.FISHERARNOLD.COM

STREET TREE — EXHIBIT R (3)

TREE LEGEND

- GROUP A - Type A, brilliant fall foliage
- GROUP B - Type A, vase shaped
- GROUP C - Type A, White Oak family
- GROUP D - Type A, Red Oak family
- GROUP E - Type A, wet soil tolerant
- GROUP F - Types B and C, brilliant fall foliage
- GROUP G - Types B and C, Dogwood family
- GROUP H - Types B and C, deciduous Magnolias
- GROUP I - Types B and C, native understory trees
- GROUP J - Types B and C, screening trees
- Existing Trees to remain (canopy illustrates 1 foot per inch DBH caliper)
- Perimeter Trees (not on subject property)

GROUP A TREES

TYPE "A" - BRILLIANT FALL FOLIAGE:

Autumn Blaze Maple (*Acer x freemanii* 'Jeffersred')
Autumn Gold Ginkgo (*Ginkgo biloba* 'Autumn Gold')
Black Gum (*Nyssa sylvatica* 'Wildfire')
Halka Ginkgo (*Ginkgo biloba* 'Halka')
Magyar Ginkgo (*Ginkgo biloba* 'Magyar')
October Glory Maple (*Acer rubrum* 'October Glory')

GROUP B TREES

TYPE "A" VASE SHAPED:

Accolade Elm (*Ulmus x* 'Morton Accolade')
Allee Elm (*Ulmus parvifolia* 'Emer II' PP# 7552)
Emerald Flair Elm (*Ulmus parvifolia* 'JFS Barrett')
Green Vase Zelkova (*Zelkova serrata* 'Green Vase')
Jefferson Elm (*Ulmus americana* 'Jefferson')
Princeton Elm (*Ulmus americana* 'Princeton')
Valley Forge Elm (*Ulmus americana* 'Valley Forge')

GROUP C TREES

TYPE "A" WHITE OAK FAMILY:

Bur Oak (*Quercus macrocarpa*)
Chinkapin Oak (*Q. muehlenbergii*)
Overcup Oak (*Q. lyrata*)
Swamp Chestnut Oak (*Q. michauxii*)
Swamp White Oak (*Q. bicolor*)
White Oak (*Q. alba*)

GROUP D TREES

TYPE "A" - RED OAK FAMILY:

Cherrybark Oak (*Quercus falcata* var. *pagodifolia*)
Scarlet Oak (*Q. coccinea*)
Shumard Oak (*Q. shumardii*)
Southern Red Oak (*Q. falcata*)
Water Oak (*Q. phellos*)
Willow Oak (*Q. nigra*)

GROUP E TREES

TYPE "A" - WET SOIL TOLERANT:

Bald Cypress (*Taxodium distichum* 'Shawnee Brave')
Black Gum (*Nyssa sylvatica* 'Wildfire')
Corkscrew Willow (*Salix matsudana* 'Tortuosa')
Sweetbay Magnolia (*Magnolia virginiana* var. *australis* 'Henry Hicks')
White Willow (*S. alba* 'Tristis')

GROUP F TREES

TYPES "B AND C" - BRILLIANT FALL FOLIAGE:

Biloxi Crape Myrtle (*Lagerstroemia x* 'Biloxi')
Chinese Pistache (*Pistacia chinensis* 'Keith Davey')
Japanese Maple (*Acer palmatum* 'Aconitifolium')
Choctaw Crape Myrtle (*Lagerstroemia x* 'Choctaw')
Serviceberry (*Amelanchier x grandiflora* 'Brilliantissima')
Sourwood (*Oxydendrum arboreum*)

GROUP G TREES

TYPES "B AND C" - DOGWOOD FAMILY:

Chinese Dogwood (*C. kousa* 'Milky Way')
Cloud Nine Dogwood (*C. florida* 'Cloud Nine')
Pink Flowering Dogwood (*C. florida* 'rubra')
Red Flowering Dogwood (*C. florida* 'Cherokee Chief')
White Flowering Dogwood (*C. florida* 'Cherokee Princess')

GROUP H TREES

TYPES "B AND C" - DECIDUOUS MAGNOLIAS:

Black Tulip magnolia (*Magnolia x soulangeana* 'Jumag1')
Jane Magnolia (*M. x liliflora* 'Jane')
Saucer Magnolia (*M. x soulangeana* 'Alexandrina')
Waterlily Star Magnolia (*M. stellata* 'Waterlily')

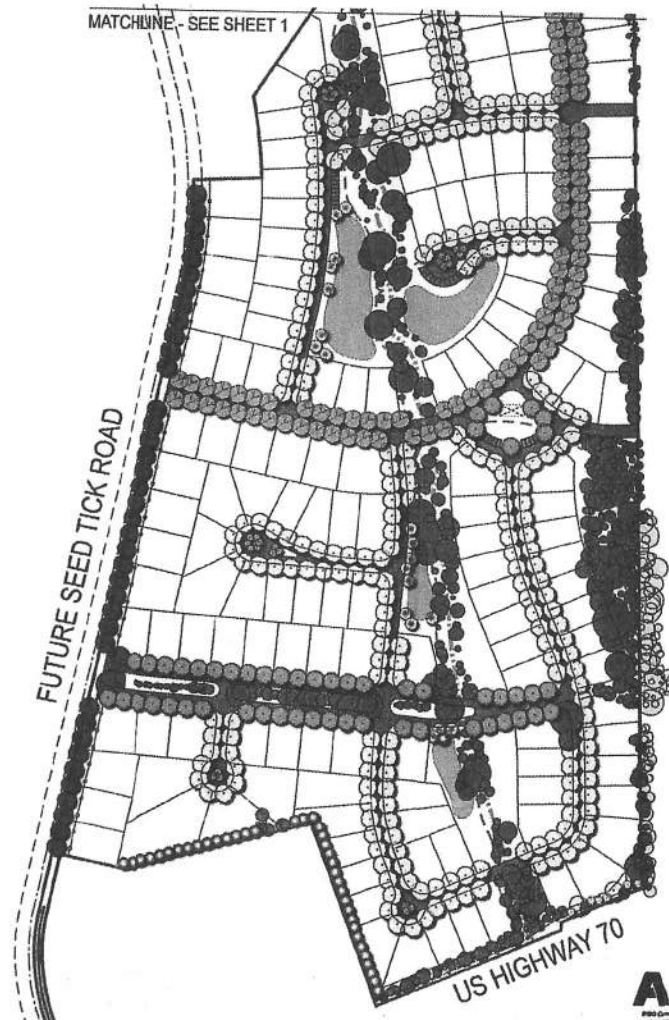
GROUP I TREES

TYPES "B AND C" - NATIVE TREES:

American Witchhazel hybrids or cultivars (*Hamamelis virginiana*)
Dogwood cultivars (*Cornus florida*)
Redbud cultivars (*Cercis canadensis*)
Fringe Tree (*Chionanthus virginicus*)
Sassafras (*Sassafras albidum*)
Sourwood (*Oxydendrum arboreum*)
Serviceberry hybrids (*Amelanchier x grandiflora*)

GROUP J TREES

TYPES "B AND C" - SCREENING TREES: TO BE DETERMINED



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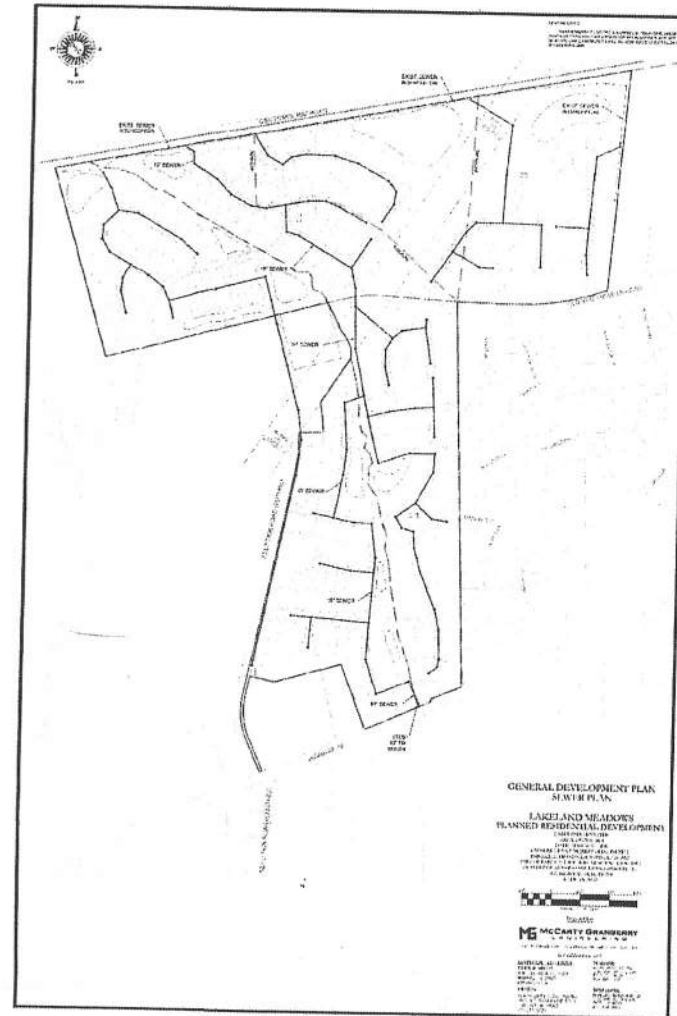
FISHER ARNOLD
ARCHITECTS & PLANNERS
2000 Cummingsville Road, Nashville, Tennessee 37203-4028
615.259.1000 | www.fisherarnold.com

SCHEMATIC SEWER PLAN — EXHIBIT S

SEE ATTACHED SHEET TO THIS BOOKLET
FOR LARGE SCALE DETAILED COPY OF THE
SCHEMATIC SEWER PLAN

PREPARED BY:

MG
MCCARTY
GRANBERRY
ENGINEERING



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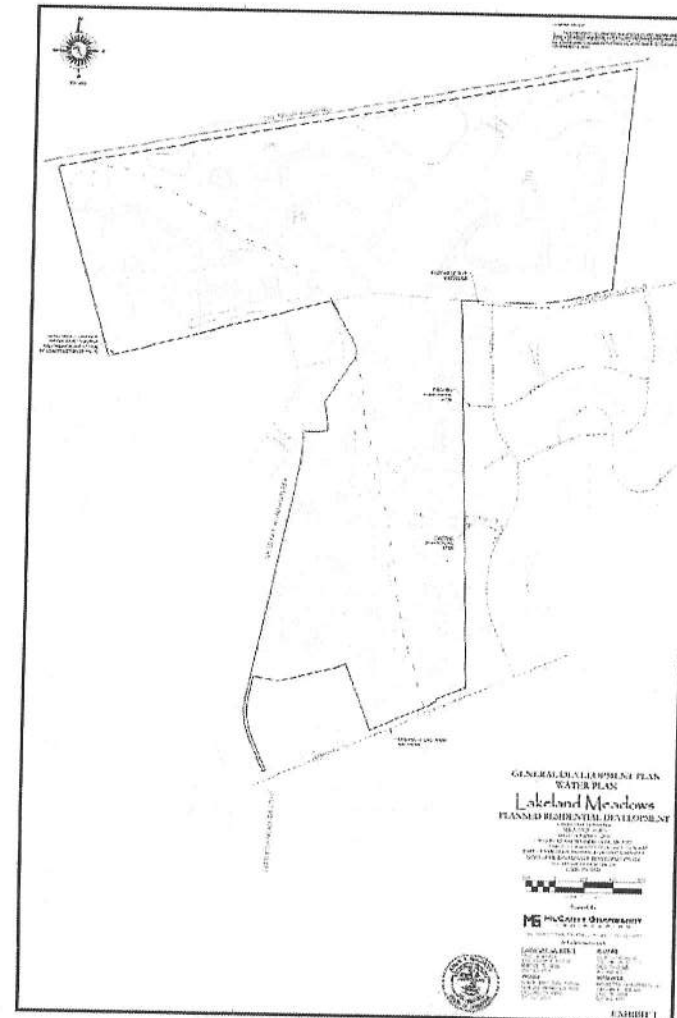
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SCHEMATIC WATER PLAN — EXHIBIT T

SEE ATTACHED SHEET TO THIS BOOKLET
FOR LARGE SCALE DETAILED COPY OF THE
SCHEMATIC WATER PLAN

PREPARED BY:

MG
MCCARTY
GRANBERRY
ENGINEERING



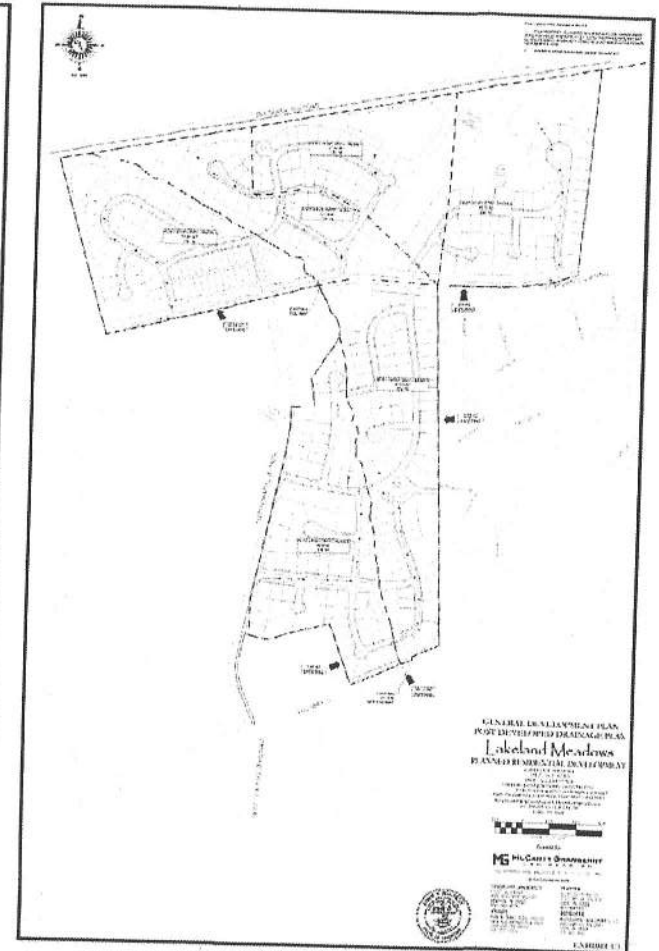
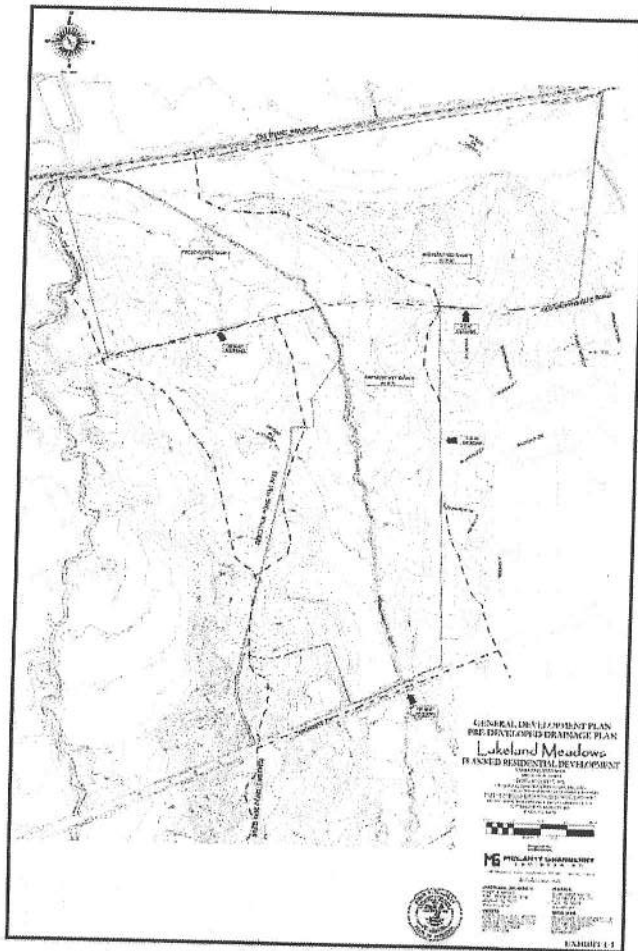
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PRELIMINARY GRADING AND DRAINAGE PLAN — EXHIBIT U

SEE ATTACHED SHEET TO THIS BOOKLET FOR LARGE SCALE DETAILED COPY OF THE SCHEMATIC GRADING AND DRAINAGE PLAN

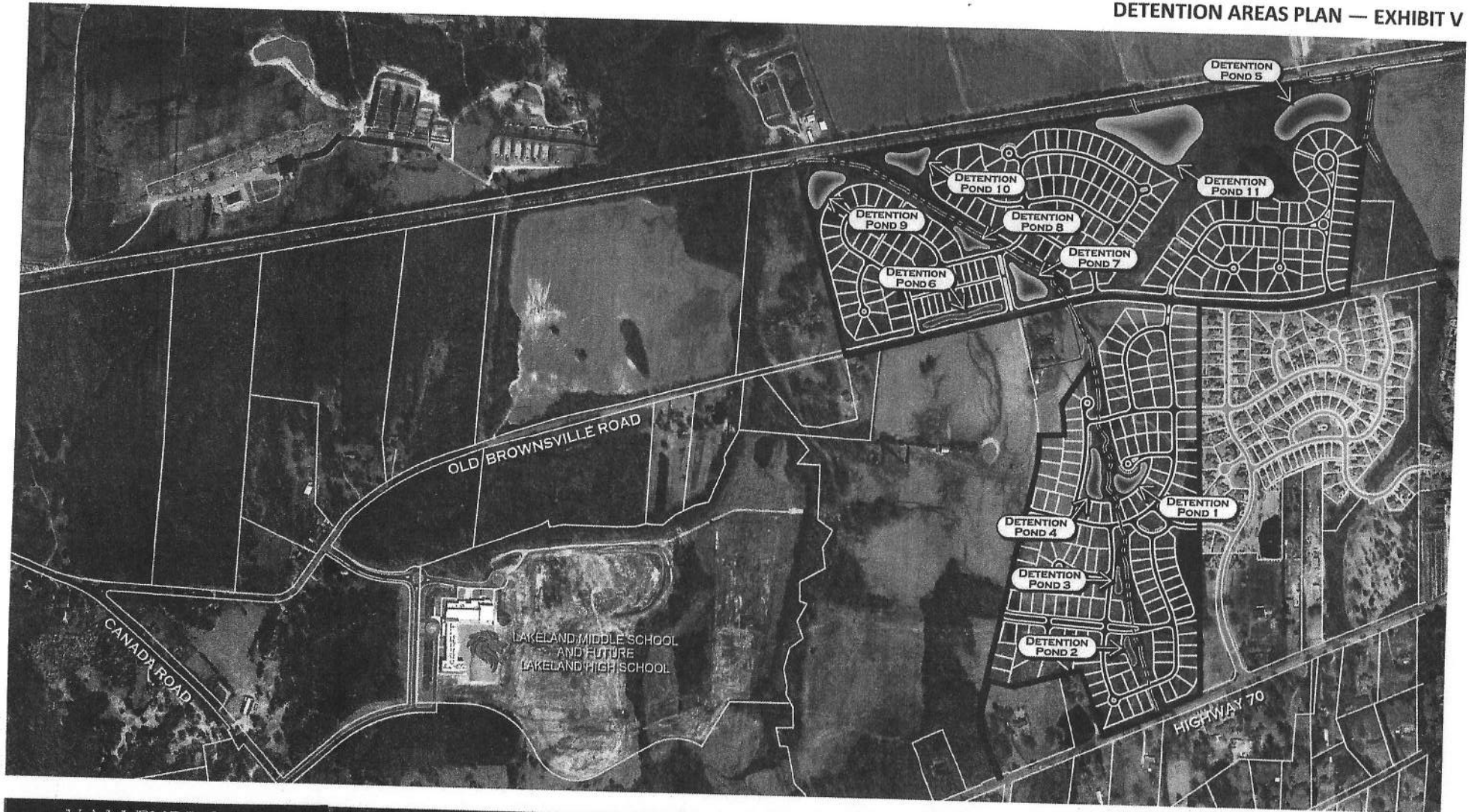


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DETENTION AREAS PLAN — EXHIBIT V

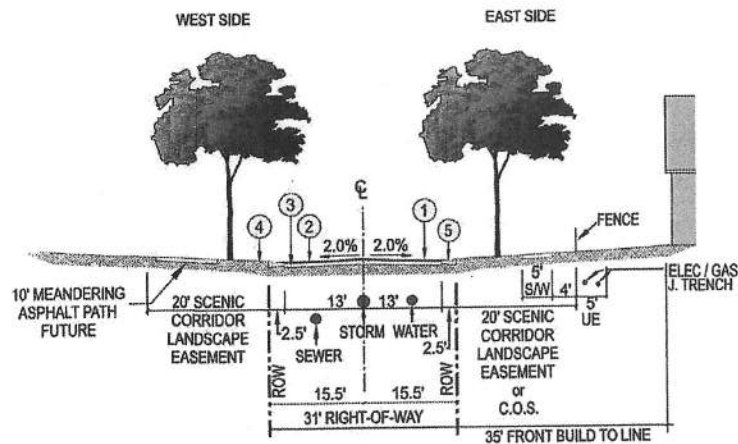


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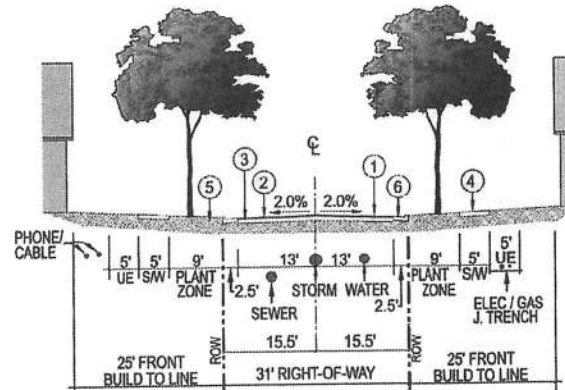
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TYPICAL ROAD CROSS SECTIONS — EXHIBIT W (1)



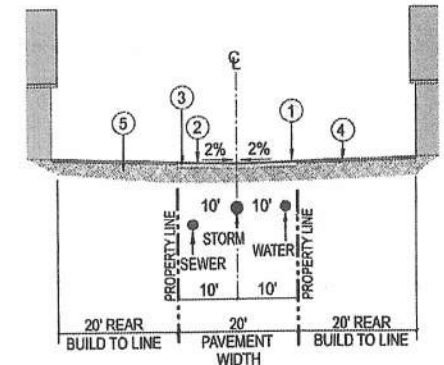
- ① 1 1/2" BITUMINOUS CONC WEARING LAYER (ASPHALT)
GRADING 'E' (T.D.O.T. SPEC 411)
- ② 2" B.P.M.P. (HOT MIX) GRADING 'B'
(T.D.O.T. SPEC 307-BM-2)
- ③ 8" SOIL CEMENT (MIN. 10% CEMENT, BY VOLUME)
- ④ COMPACTED SUBGRADE (95% STANDARD PROCTOR)
- ⑤ 6-30 CURB AND GUTTER

SEED TICK ROAD CROSS SECTION
N.T.S.



- ① 1 1/2" BITUMINOUS CONC WEARING LAYER (ASPHALT)
GRADING 'E' (T.D.O.T. SPEC 411)
- ② 2" B.P.M.P. (HOT MIX) GRADING 'B'
(T.D.O.T. SPEC 307-BM-2)
- ③ 8" SOIL CEMENT (MIN. 10% CEMENT, BY VOLUME)
- ④ 4" CONC SIDEWALK (4,000 PSI, 5% AIR-ENTRAINED)
- ⑤ COMPACTED SUBGRADE (95% STANDARD PROCTOR)
- ⑥ 6-30 CURB AND GUTTER

31' RIGHT-OF-WAY CROSS SECTION
N.T.S.



- ① 1 1/2" BITUMINOUS CONC WEARING LAYER (ASPHALT)
GRADING 'E' (T.D.O.T. SPEC 411)
- ② 2" B.P.M.P. (HOT MIX) GRADING 'B'
(T.D.O.T. SPEC 307-BM-2)
- ③ 8" SOIL CEMENT (MIN. 10% CEMENT, BY VOLUME)
- ④ RESIDENTIAL DRIVEWAY TO RESIDENCE
- ⑤ COMPACTED SUBGRADE (95% STANDARD PROCTOR)

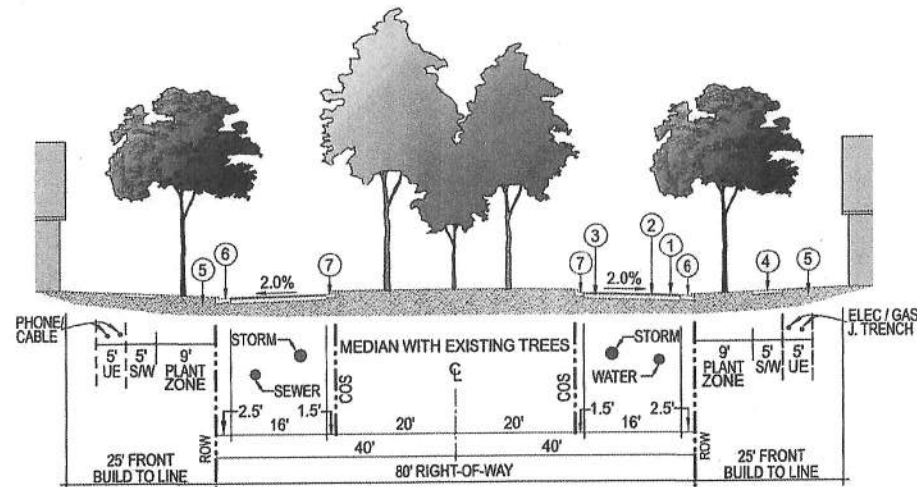
20' ALLEY CROSS SECTION
N.T.S.

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TYPICAL ROAD CROSS SECTIONS — EXHIBIT W (2)



- | | |
|---|--|
| ① 1 1/2" BITUMINOUS CONC WEARING LAYER (ASPHALT) GRADING 'E'
(T.D.O.T. SPEC 411) | ④ 4" CONCRETE SIDEWALK (4,000 PSI, 5% AIR-ENTRAINED) |
| ② 2" B.P.M.P. (HOT MIX) GRADING 'B'
(T.D.O.T. SPEC 307-BM-2) | ⑤ COMPACTED SUBGRADE (95% STANDARD PROCTOR) |
| ③ 8" SOIL CEMENT (MIN. 10% CEMENT, BY VOLUME) | ⑥ 6-30 CURB AND GUTTER |
| | ⑦ 6-18 REVERSE CURB AND GUTTER |

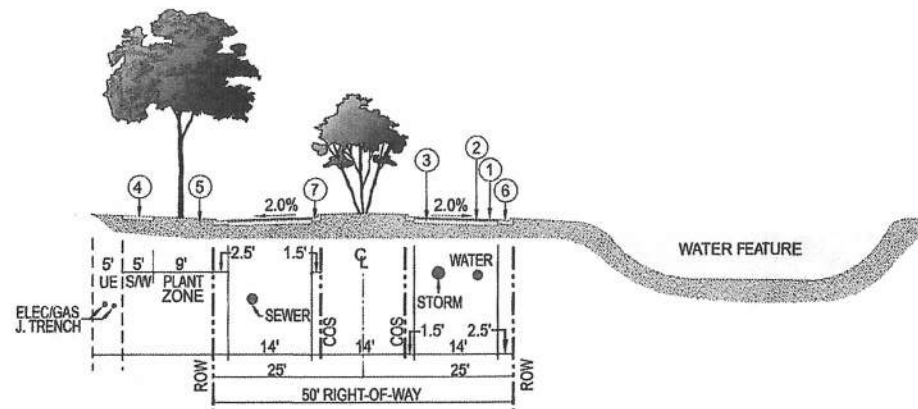
BOULEVARD 'A' CROSS SECTION
N.T.S.

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TYPICAL ROAD CROSS SECTIONS — EXHIBIT W (3)



- | | |
|---|--|
| ① 1 1/2" BITUMINOUS CONC WEARING LAYER (ASPHALT) GRADING 'E'
(T.D.O.T. SPEC 411) | ④ 4" CONCRETE SIDEWALK (4,000 PSI, 5% AIR-ENTRAINED) |
| ② 2" B.P.M.P. (HOT MIX) GRADING 'B'
(T.D.O.T. SPEC 307-BM-2) | ⑤ COMPACTED SUBGRADE (95% STANDARD PROCTOR) |
| ③ 8" SOIL CEMENT (MIN. 10% CEMENT, BY VOLUME) | ⑥ 6-30 CURB AND GUTTER |
| | ⑦ 6-18 REVERSE CURB AND GUTTER |

BOULEVARD 'B' CROSS SECTION

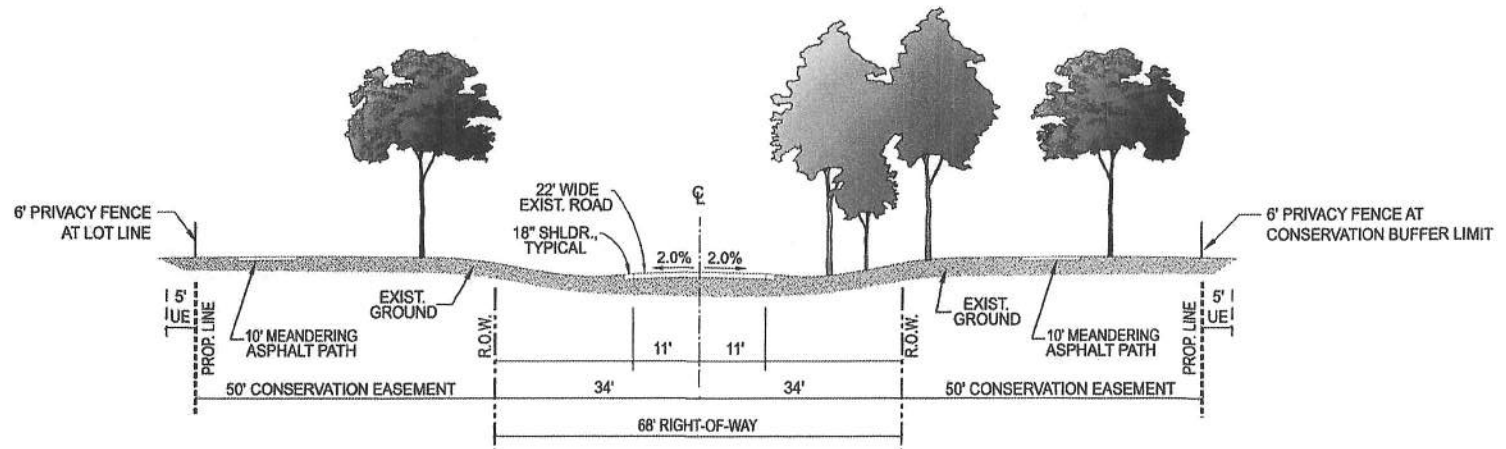
N.T.S.

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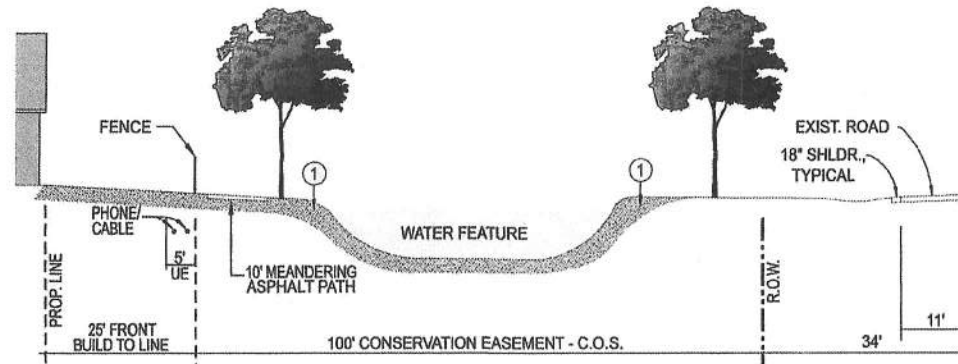
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TYPICAL ROAD CROSS SECTIONS — EXHIBIT W (4)



OLD BROWNSVILLE ROAD CROSS SECTION (TYP)
N.T.O.



① COMPACTED SUBGRADE (95% STANDARD PROCTOR)

OLD BROWNSVILLE ROAD CROSS SECTION (WEST END)
N.T.S.

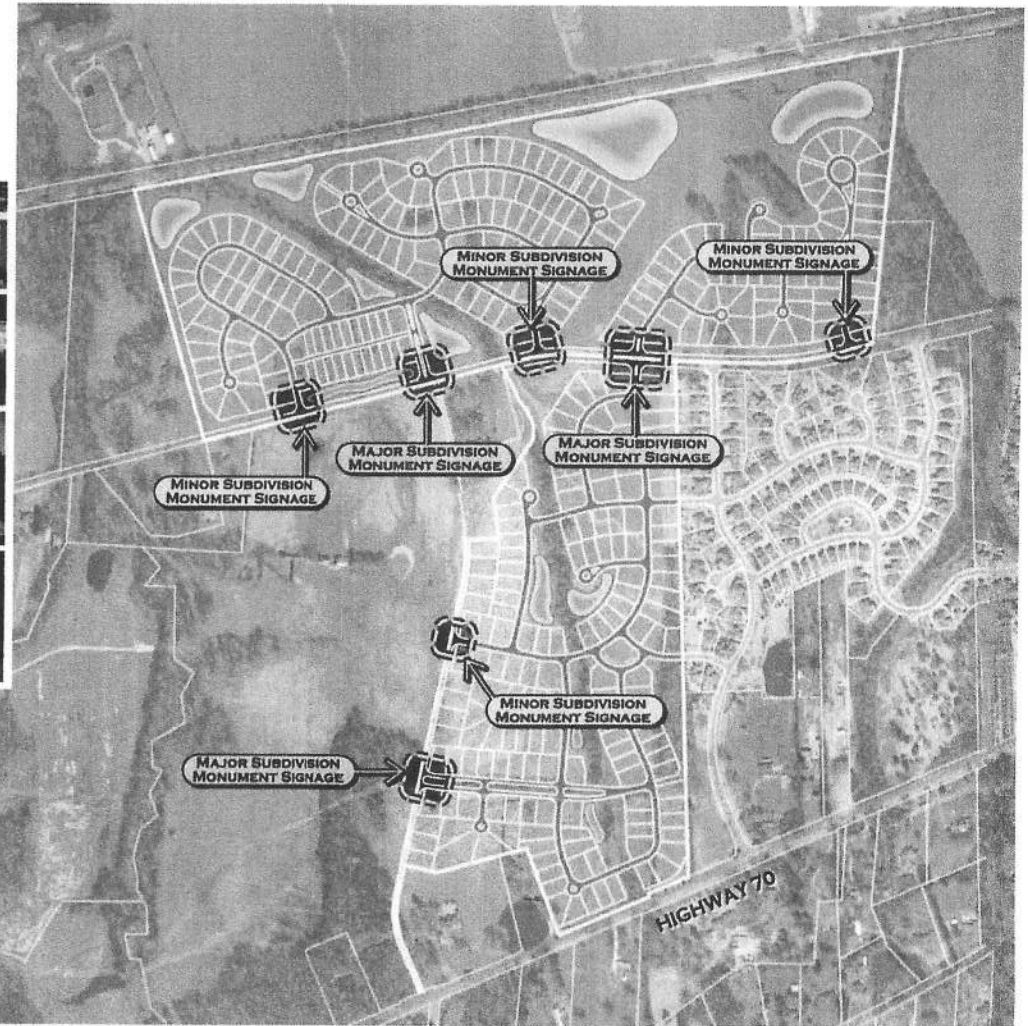
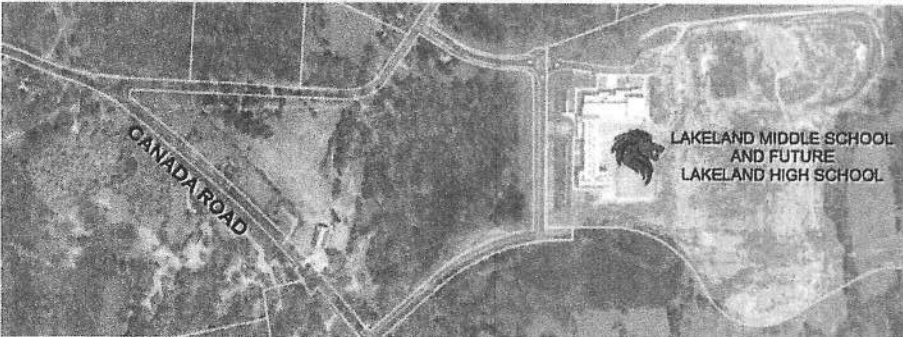
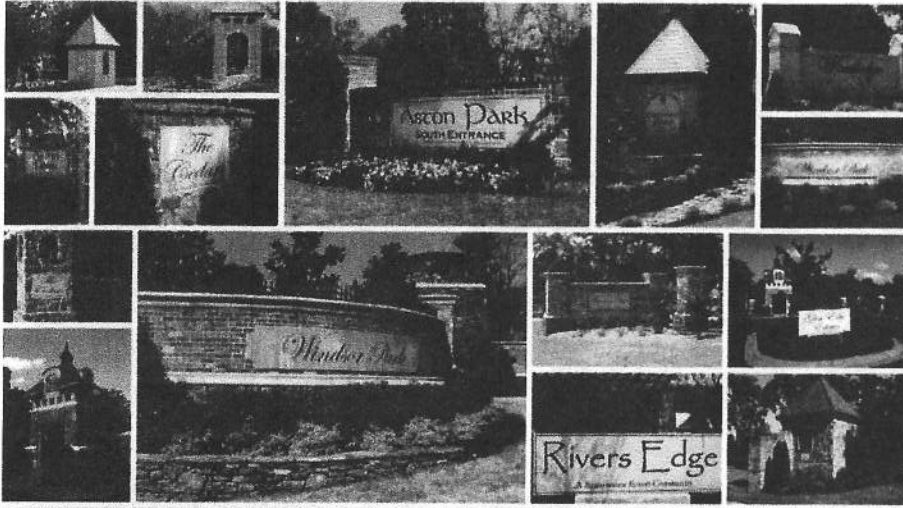
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NEIGHBORHOOD IDENTIFICATION MONUMENT SIGNAGE — EXHIBIT X

Below, please find various examples of typical Neighborhood Identification Monuments (Major and Minor Entrance Features) for other residential neighborhoods developed by Renaissance. The design of the Neighborhood Identification Monuments for Lakeland Meadows shall invoke an element reminiscent of the land characteristics as well as the authorized architecture for the homes. Renaissance takes great pride in creating a sense of place for its neighborhoods by establishing an architectural statement at each of the entrances to the neighborhood. Detailed design standards will be submitted with the SDDP.



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ARCHITECTURAL CHARACTER — EXHIBIT Y

Pictured to the right are existing homes within Winstead Farms PD located east of and adjacent to Lakeland Meadows. It shall be the intent of Lakeland Meadows Architectural Guidelines to encourage architectural styles that will match or compliment the homes within Winstead Farms. Renaissance expects that the majority of the homes constructed in Lakeland Meadows will consist of the same architectural style (French Country) that is found in neighboring Winstead Farms. However, in order to prevent a monotony of one particular architectural style within Lakeland Meadows, the Architectural Guidelines will also encourage complimenting architectural styles to allow for a diversity of architecture. An example of a complimenting architectural style is found below.

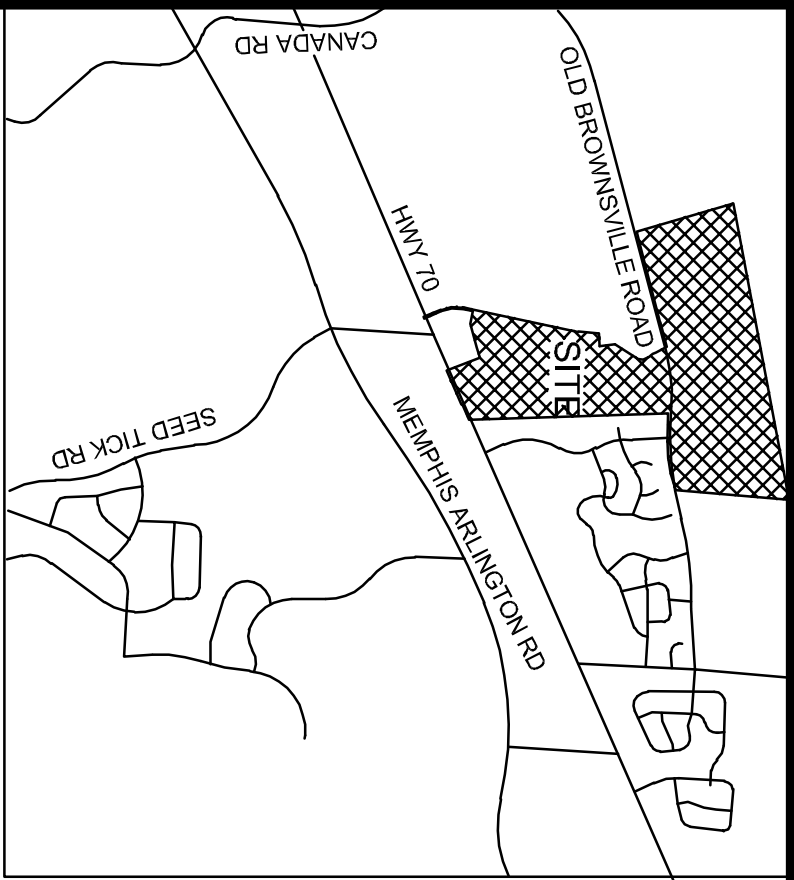
Pictured below is the 2018 St. Jude Dream Home, which was constructed in another Renaissance Development. The architectural style is commonly known as French Country Farmhouse. This architectural style incorporates a utilitarian front porch not generally found with traditional French County styled homes. The front porch fosters social interaction with the neighborhood and creates a sense of livability. This style of home also encourages the use of shiplap siding and vertical board & batten (all manmade low maintenance concrete products). The use of other exterior materials (rather than only brick and stone) allows for a more characteristically unique and diverse architecturally styled neighborhood.



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STE. 202
CORDOVA, TN 38018

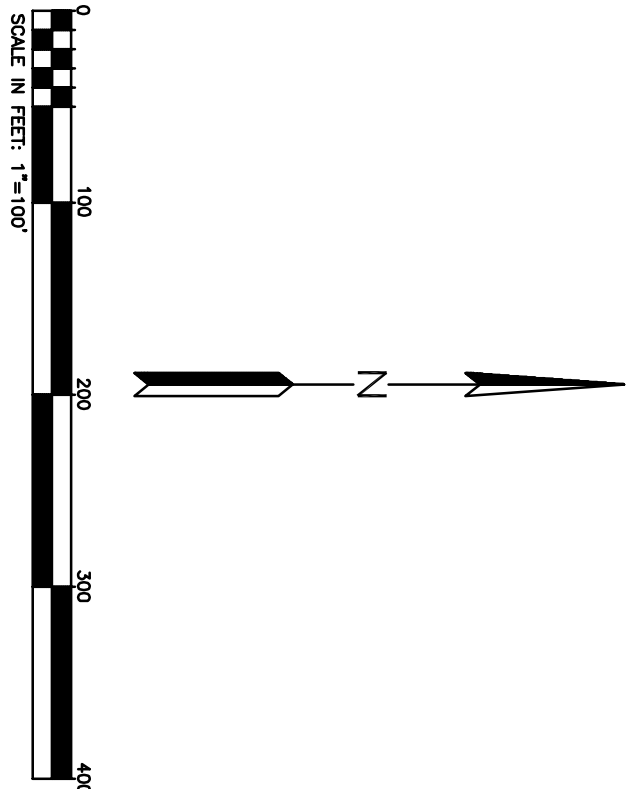


VICINITY MAP



PHASING SCHEDULE

PHASE	LOTS	NUMBER OF LOTS
I (under const)	1-33	33 (by others)
II	34-55	22
III	56-73	18
IV	74-99	26
V	100-136	37
VI	137-162	26
VII	163-194	32
VIII	195-230	36
IX	231-276	46
X	277-305	29
Total		305
XI		Future Commercial
XII		Future School Site



AMENDED PRELIMINARY PLAT			
LAKELAND MEADOWS - PLANNED RESIDENTIAL DEVELOPMENT			
LAKELAND, TENNESSEE			
LOTS: 305	AREA: 190.20 ACRES		
PREPARED FOR: VALLEYBROOK DEVELOPMENT, LLC COMMUNITY DEVELOPMENT, SUITE 602 901-870-0900		ENGINEER: THE BRAY FIRM 2350 STAGE PLAZA NORTH BIRMINGHAM, TN 38018 (205) 383-9646	
DATE: DECEMBER 20, 2022		SCALE: 1"=100'	

BRANDON H. MASSEY
REGISTERED PROFESSIONAL ENGINEER
INST. NO. 2010387

EVERGREEN PD LLC
INST. NO. 2101395

HERITAGE OPERATING, L.P.
INST. NO. GX 7079



Meeting Date: Thursday, January 19, 2023

Project: Lake District PD - Application for Sign Plan Amendment

Applicant: Yehuda Netanel, Lake District LLC

Staff Contact: Alex Barthol, Staff Planner

REQUEST

The applicant is seeking to amend the approved sign plan for the Lake District Planned Development. The changes proposed are as follows:

Wall or Marquee signs: <u>Maximum Square Footage per Wall/Canopy Signage:</u> Limit to 75% of Canopy width and a maximum character height of 14" 16". Limit Wall Signs to 1 square foot per linear foot of unit frontage with a minimum allowable area of 30 square feet.	Limit 1 Wall/Canopy Sign per Tenant as permitted by The Lake District property management. Shall be permanent material. Canvas signage not permitted under any circumstances. Wall/Canopy Signage detracts from overall allowable tenant signage square footage.
---	--

BACKGROUND

The Lake District Outline Plan was approved by the MPC/DRC on 5/19/2016 and by the BOC on 6/9/2016. The Preliminary Development Plan (PDP) was approved by MPC/DRC on 10/18/2018 and BOC on 11/8/2018. The Sign Plan for the Lake District Plan Development was appealed to the Board of Commissioners on 8/13/2020 and was approved at that time.

ANALYSIS

The changes that are being proposed are not meant to substantially change the plan that has already been approved. The applicant feels that the items being modified in this

plan are in agreement with the spirit of the approved sign plan and these changes offer more flexibility in wall sign location as well as size that is cohesive with the rest of the development. Staff is in agreement with this sentiment and feels that the changes are appropriate.

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

EXAMPLE MOTIONS

1. Motion to approve the Sign Plan Amendment for the Lake District Plan Development without conditions.
2. Motion to approve the Sign Plan Amendment for the Lake District Plan Development subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
3. Motion to deny the Sign Plan Amendment for the Lake District Plan Development application:
 - a. Reason for denial



THE LAKE DISTRICT

PROPERTY SIGNAGE
DESIGN PROPOSAL

REVISED MARCH 3, 2020



SIGNMATTERSINC



CONTENTS

<u>Interstate Landmark</u>	<u>1</u>
<u>Interstate Perimeter</u>	<u>2</u>
<u>Interstate Retail Signage</u>	<u>3</u>
<u>Entrance Monuments (along Canada Rd)</u>	<u>4</u>
<u>Entry Archway & Pedestrian Clocks</u>	<u>5</u>
<u>Vehicle Directionals</u>	<u>6</u>
<u>Parking Garage Elevated Signage</u>	<u>7</u>
<u>Lake District Amphitheatre Elevated Signage</u>	<u>8</u>
<u>Plaza Centerpiece</u>	<u>9</u>
<u>Interactive Directories</u>	<u>10</u>
<u>Accent Medallions</u>	<u>11</u>
<u>Historic Plaques</u>	<u>12</u>
<u>“The Willows At The Lake” Entry Sign</u>	<u>13</u>
<u>Traffic Signage</u>	<u>14</u>
<u>Miscellaneous Style Options</u>	<u>15</u>
<u>Location Map</u>	<u>16</u>

The Lake Project is a great opportunity to create significant economic development and excitement for Lakeland. The project has exposure to I-40 that the community can capitalize on by using creative elements and thoughtful design to draw attention to the property, making it an easily recognizable development which generates curiosity as something special in the greater Memphis area.



Visible along I-40 and Canada Rd., the interstate tower announces entry into The Lake District and, for visitors from Memphis, into Lakeland altogether. A cornerstone of the development, the size, beauty and understated elegance of this tower with its grand height and backlit, slowly rotating logo, gives significance to the property and to the city of Lakeland.

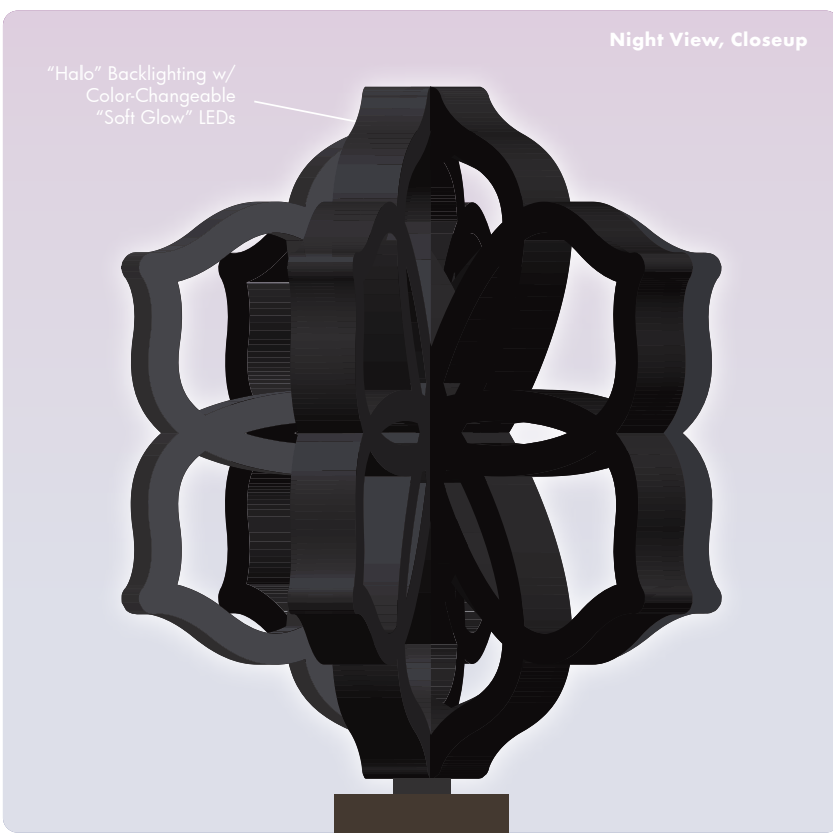
**Engineer Stamp
To Be Provided
Prior To Production**



Side View

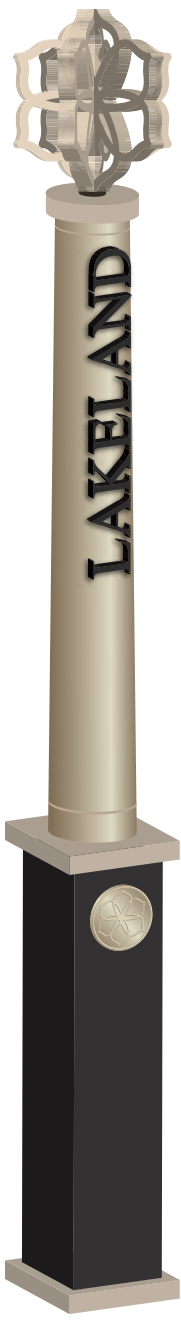


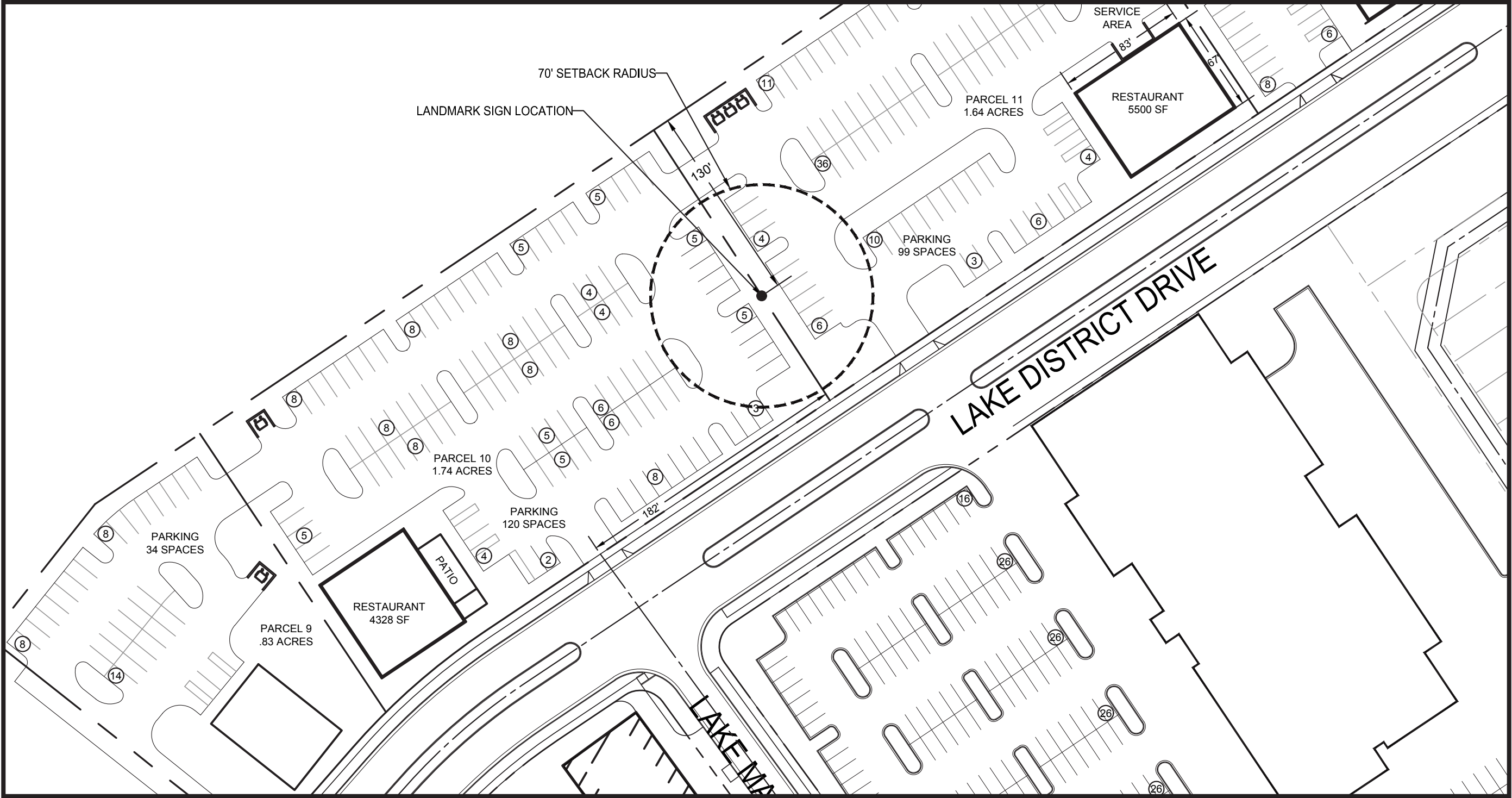
Night View, Full



Night View, Closeup

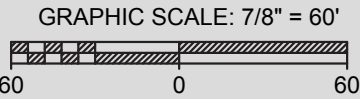
3D Render



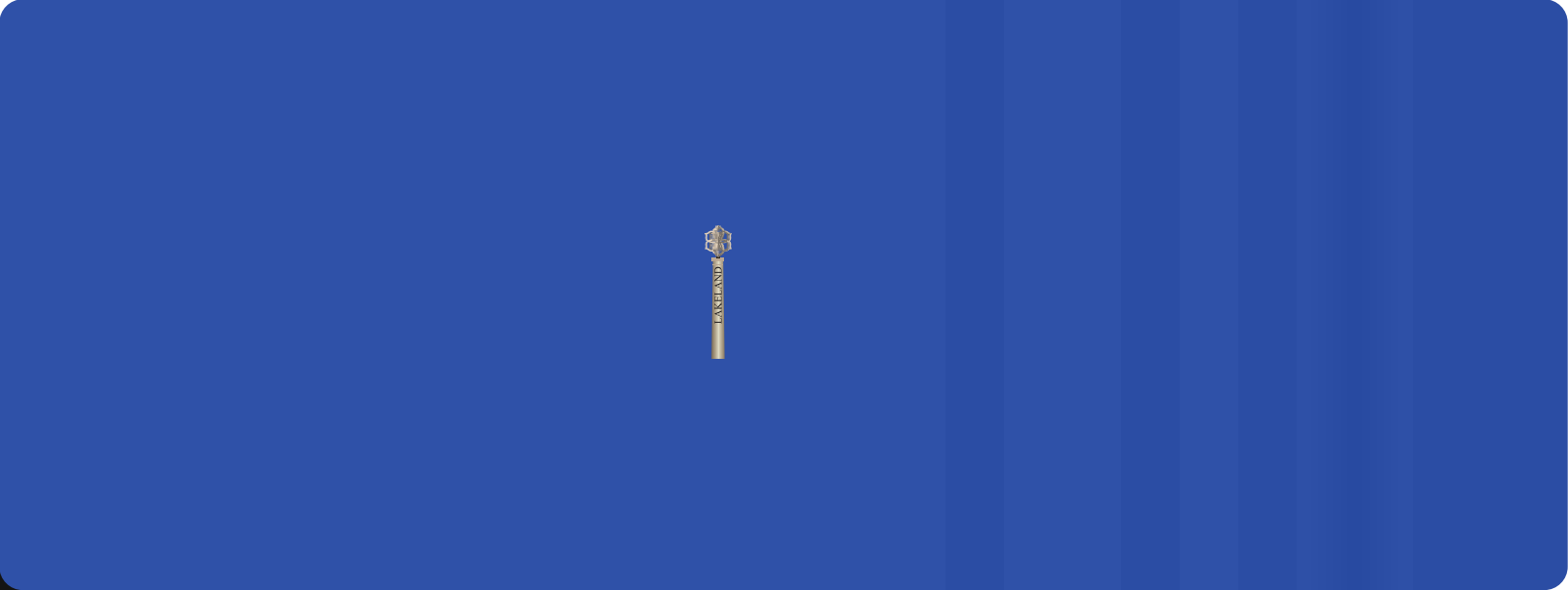
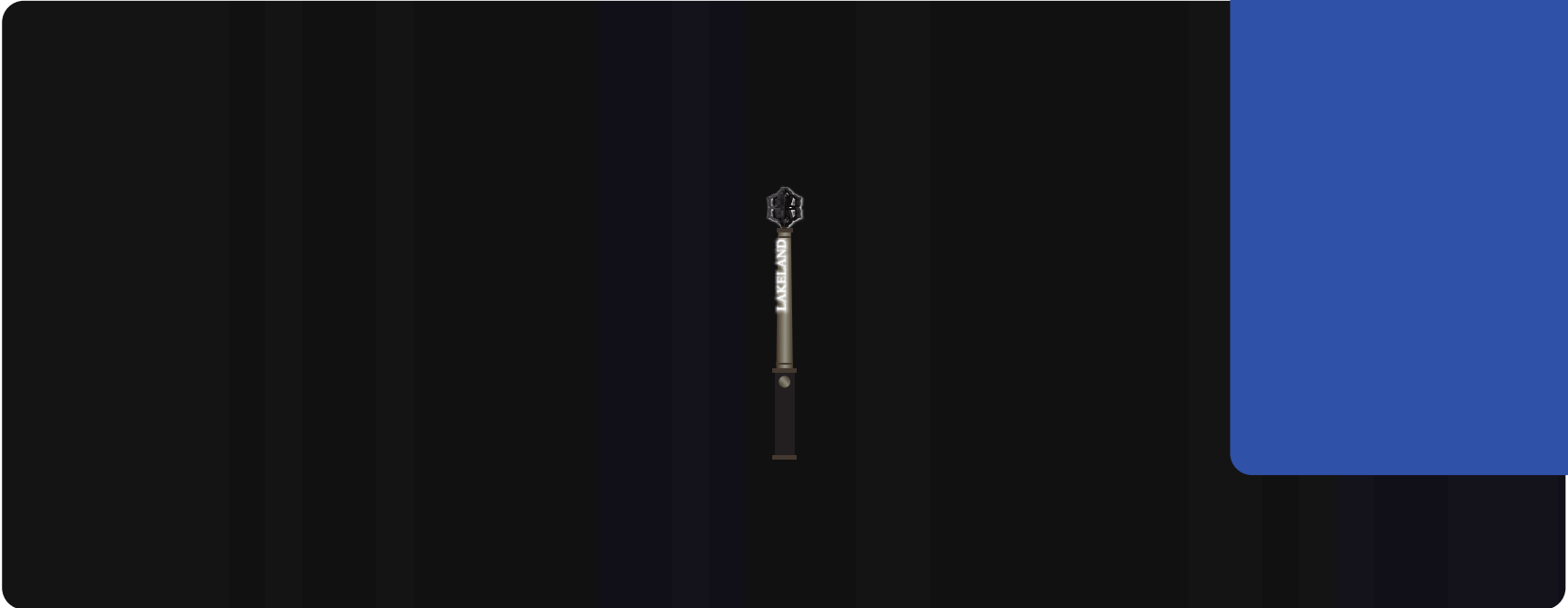


THE LAKE DISTRICT - LANDMARK SIGN LOCATION

A2H# 15109.01 - FEBRUARY 27, 2020



Scale and Location Visualizations



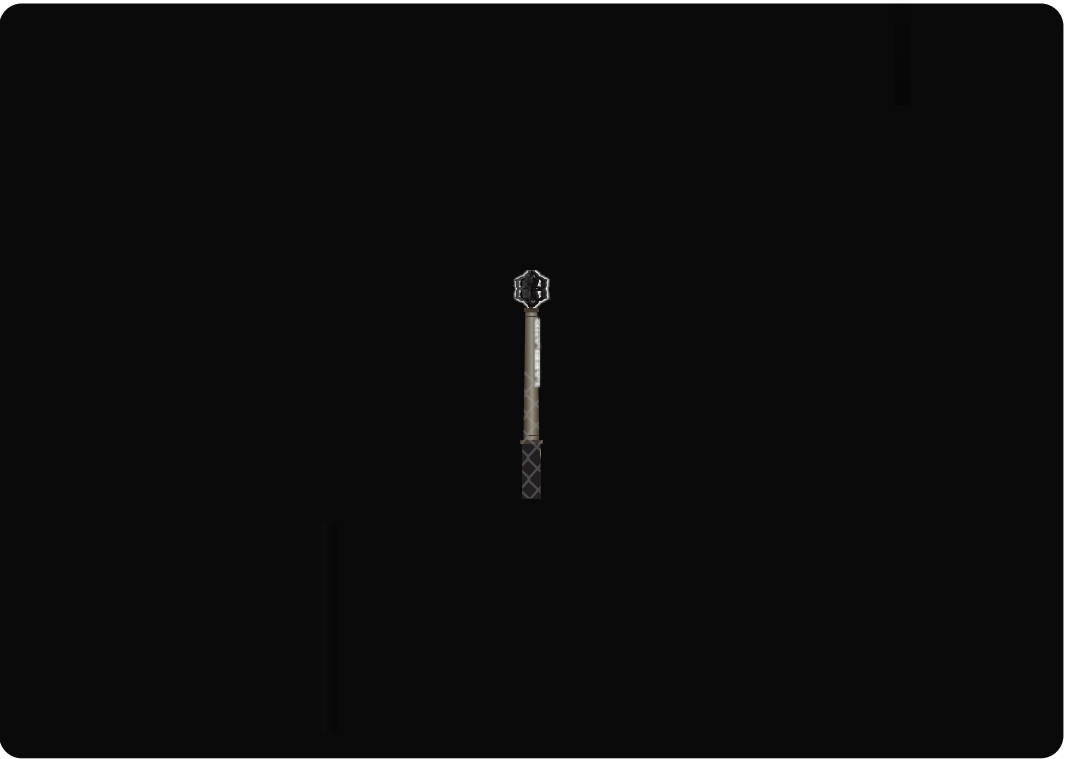
Crane, Height: 70ft



Crane, Height: 70ft



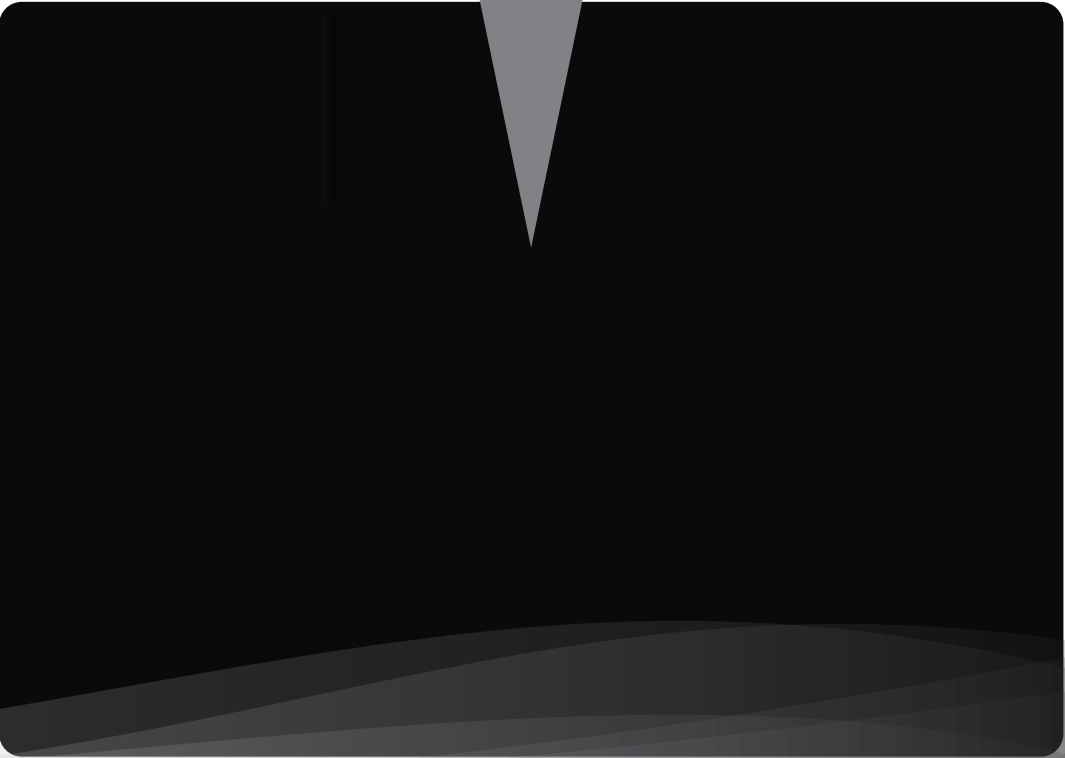
Scale and Location Visualizations



Crane, Height: 70ft



Crane, Height: 70ft





Along I-40, the development will have custom fencing as an art piece, using elements of the logo for The Lake District.
This will act as a buffer between visitors and I-40 traffic, as well as emphasize the property when viewed from the interstate.

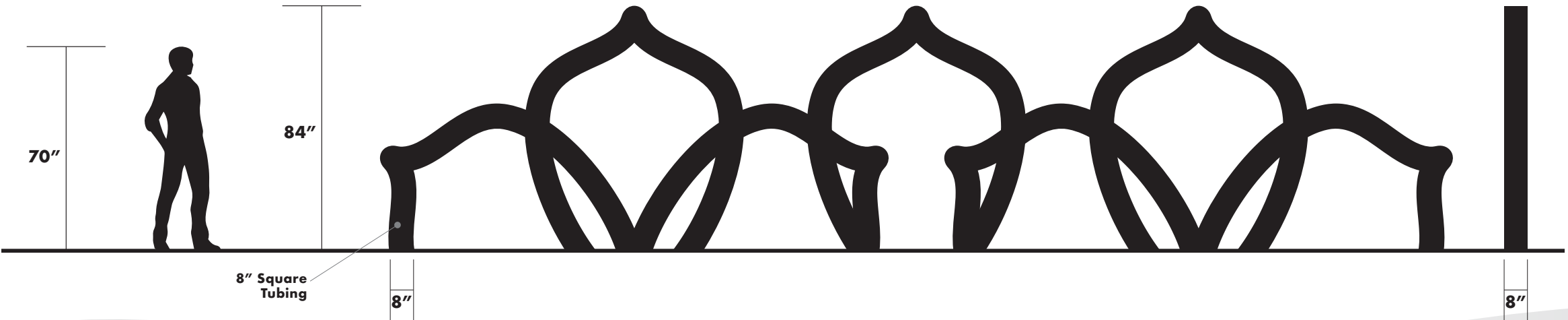
Partial Visualization



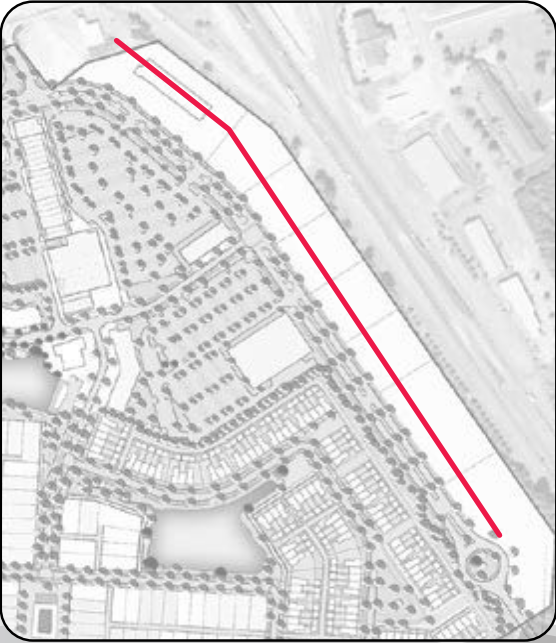
Night View



Scale Rendering



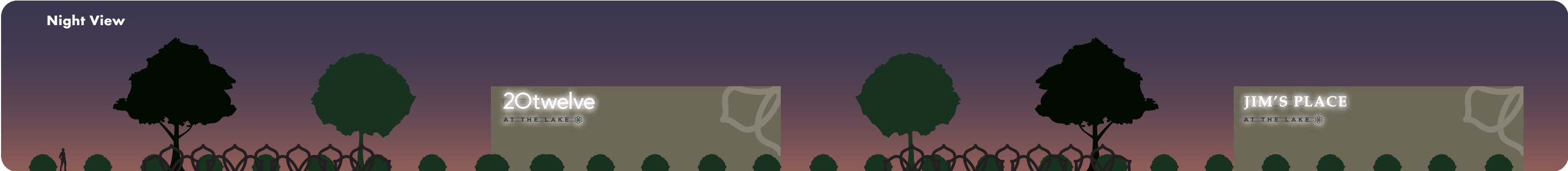
Location Map



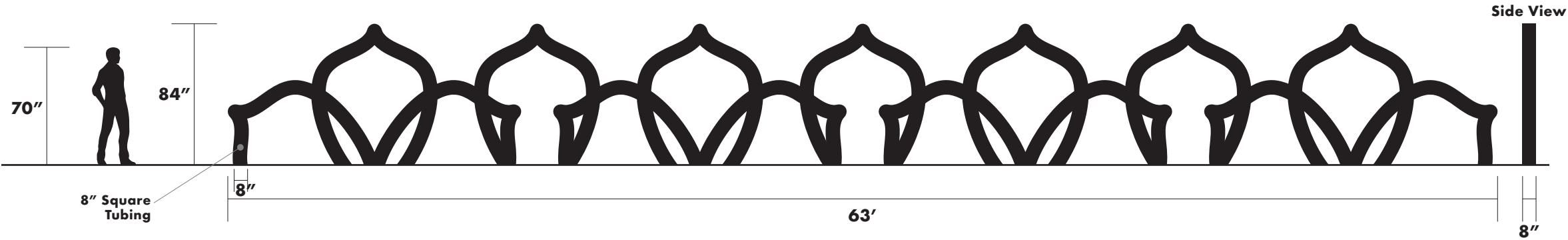
Partial Visualization



Night View



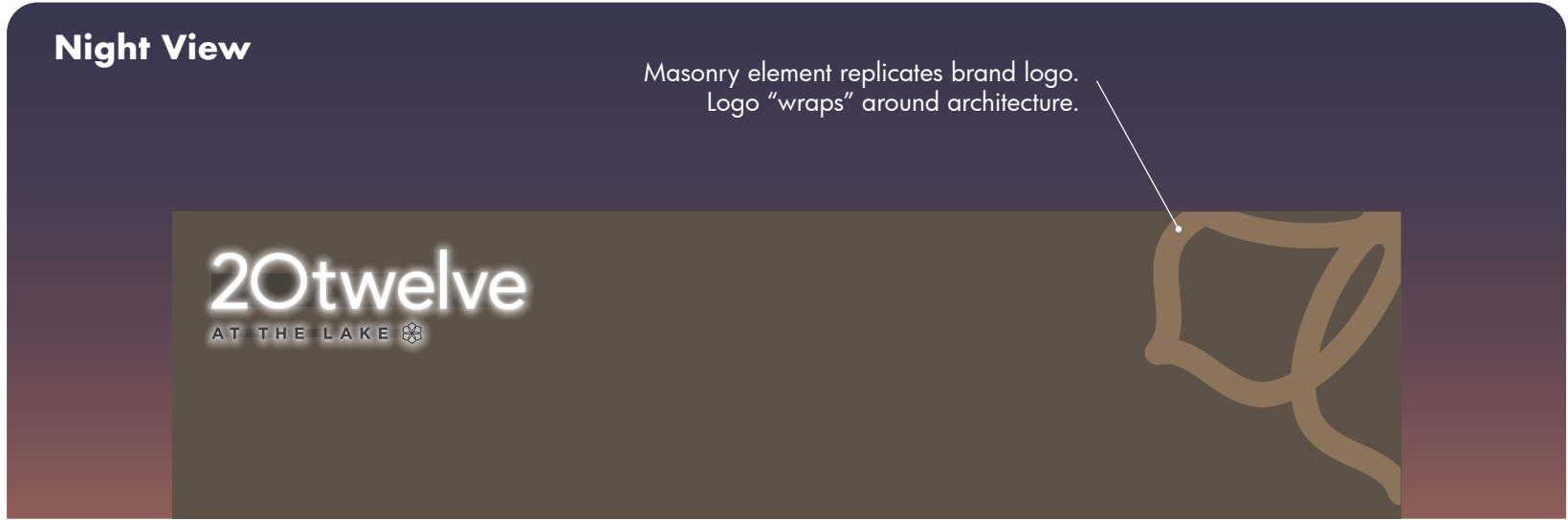
Scale Rendering



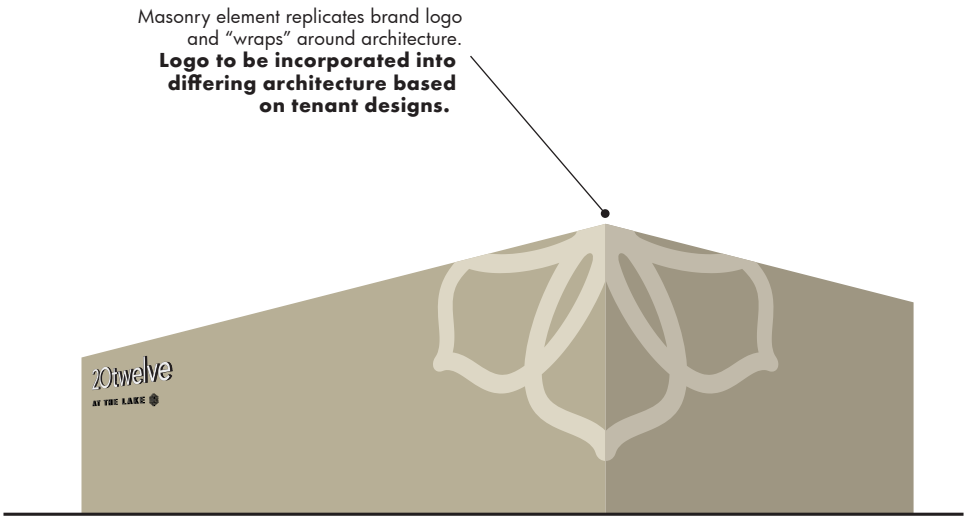
Perimeter Fence Along I-40
Approx 1,500 - 2,000 ft.

Location Map

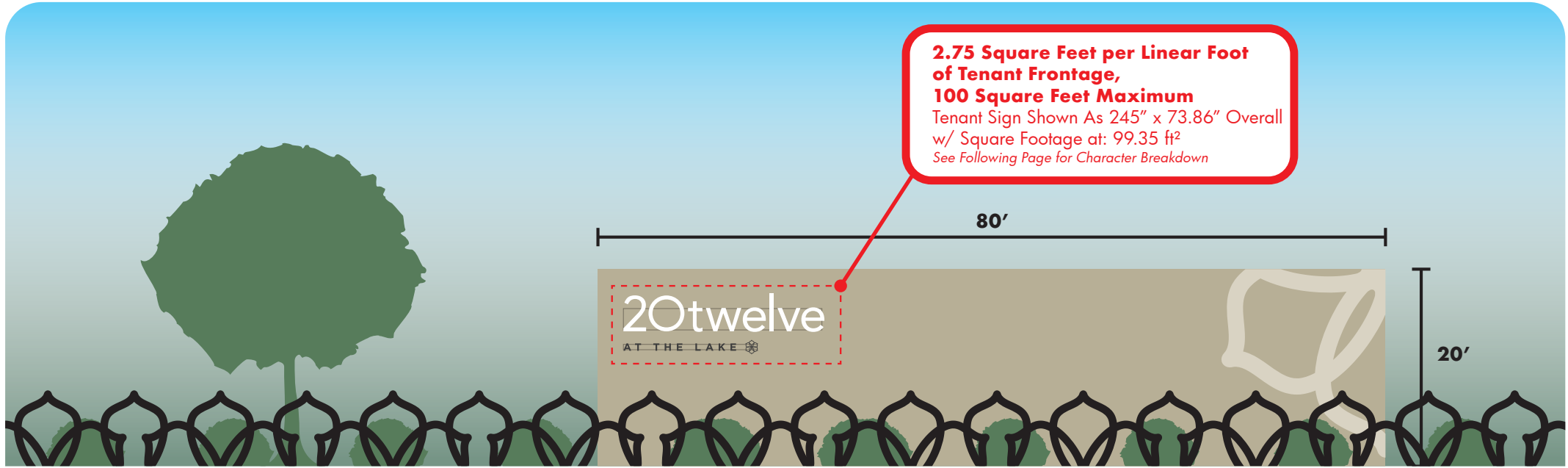


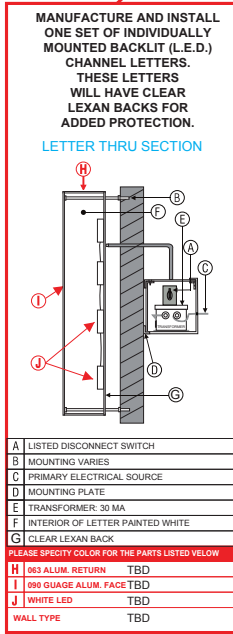
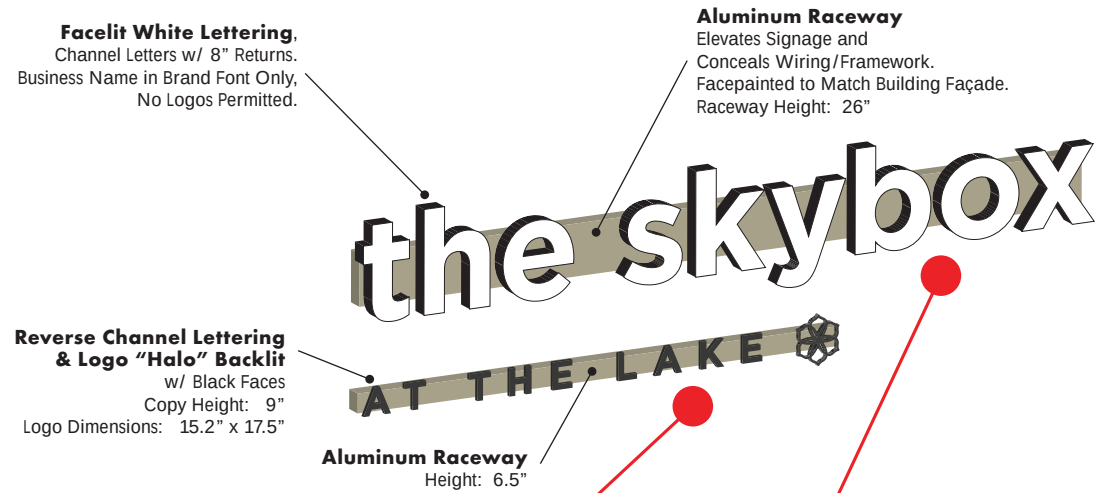


**ARCHITECTURE NOT FINAL
ELEVATIONS NEEDED FOR ACCURATE RENDERING**

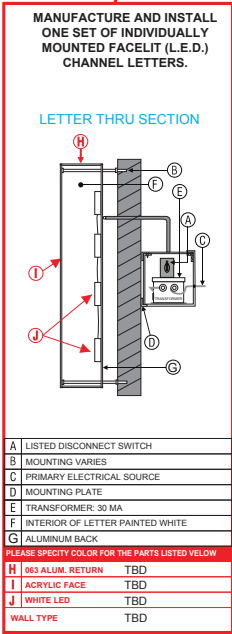


**Style Options Apply Only
To Outparcel Tenants Along I-40**
Limited To Building Frontage Facing I-40





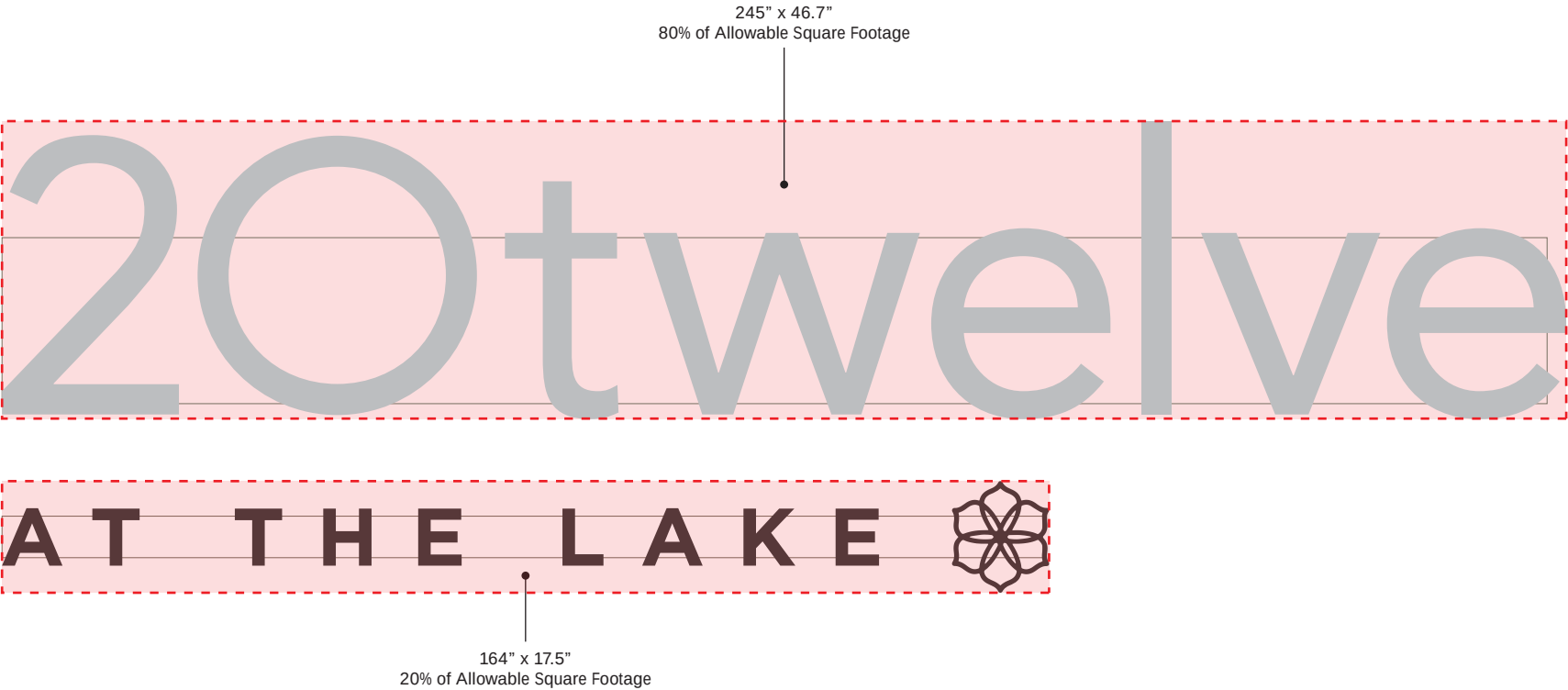
BACKLIT REVERSE
CHANNEL LETTERS
WITH LEXAN BACKS



FACELIT CHANNEL
LETTERS WITH
ACRYLIC FACES

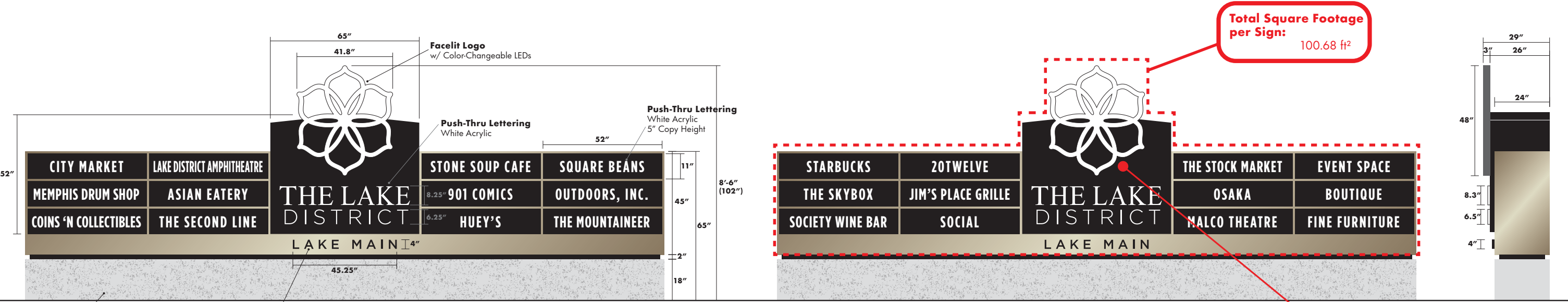
Total Square Footage: 99.35 ft²

Character Dimensions:





The property will have monuments at both corners of the Canada Rd. perimeter to give elegance and recognition to where the development begins and ends. The monuments at the traffic light, the primary entrance on Canada Rd., frame the entrance while announcing additional businesses within the development.



Washed Aggregate Base
1" Raised Lettering Non-Illuminated Facepainted Black
23'-3" (279")



10' Minimum Setback from Canada Rd.
Final location to be determined once finished grading plan is available.



FACELIT CHANNEL LETTERS WITH ACRYLIC FACES

MANUFACTURE AND INSTALL ONE SET OF INDIVIDUALLY MOUNTED FACELIT (L.E.D.) CHANNEL LETTERS.

LETTER THRU SECTION

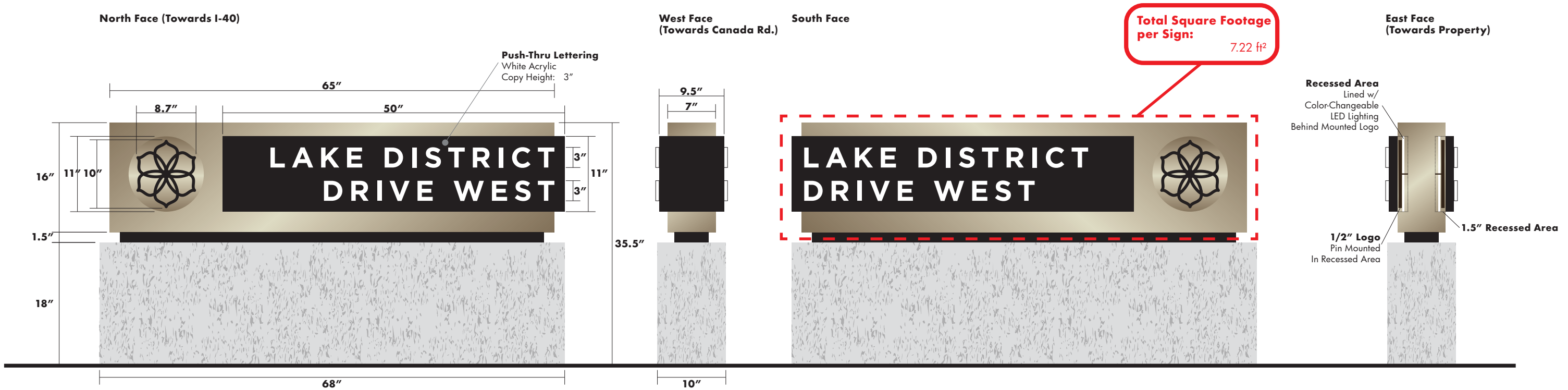
A LISTED DISCONNECT SWITCH
B MOUNTING VARIES
C PRIMARY ELECTRICAL SOURCE
D MOUNTING PLATE
E TRANSFORMER: 30 MA
F INTERIOR OF LETTER PAINTED WHITE
G ALUMINUM BACK

ALSO SPECIFY COLOR FOR THE PARTS LISTED BELOW

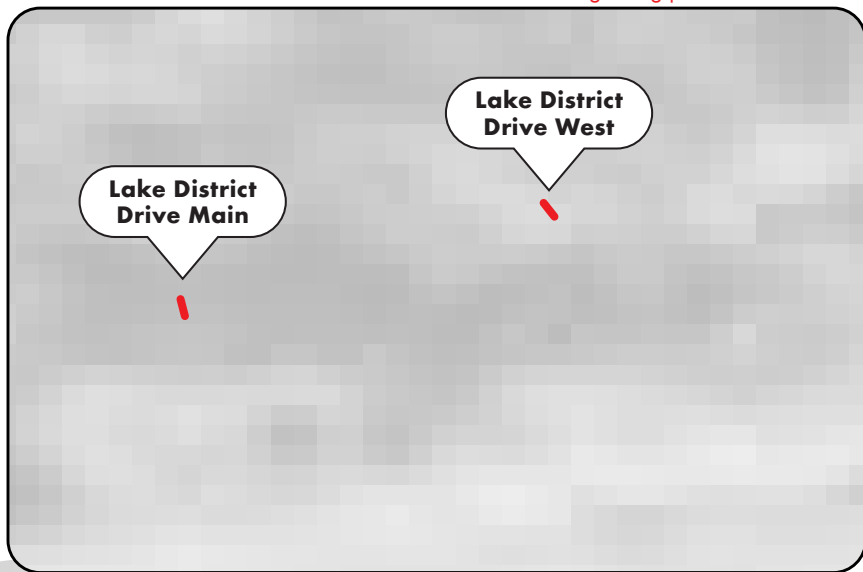
H 1/2" ALUM. RETURN	TBD
I ACRYLIC FACE	TBD
J WHITE LED	TBD
WALL TYPE	TBD



Beautiful and easy-to-read street signs serve as further branding at the property's secondary entrances while making it easy to identify the streets.

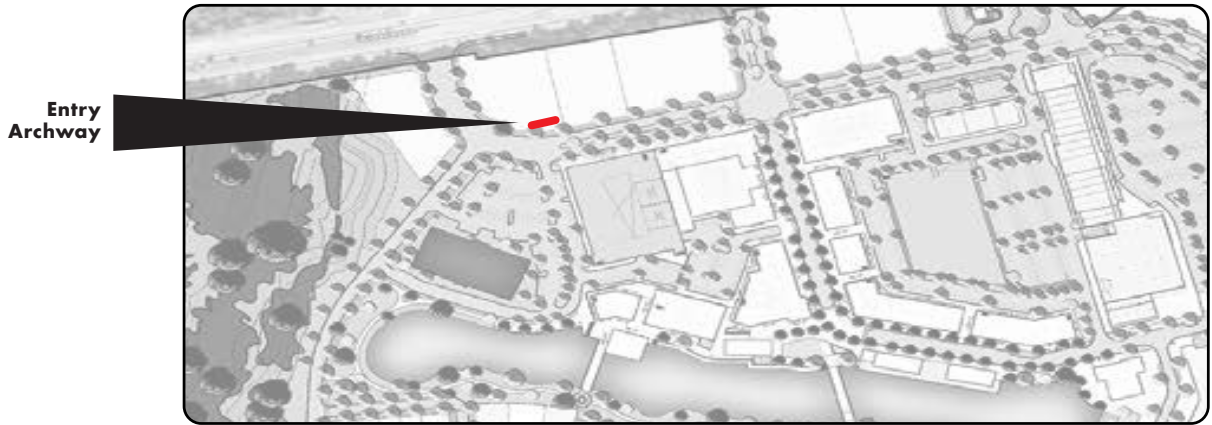


10' Minimum Setback from Canada Rd.
Final location to be determined once finished grading plan is available.





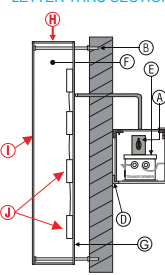
Once inside the property, there is a significant archway which spans the entire roadway, emphasizing that visitors are somewhere special. Throughout the development are digital signs used for announcements and wayfinding, which also serve to keep the area free of yard signs and other temporary signage.



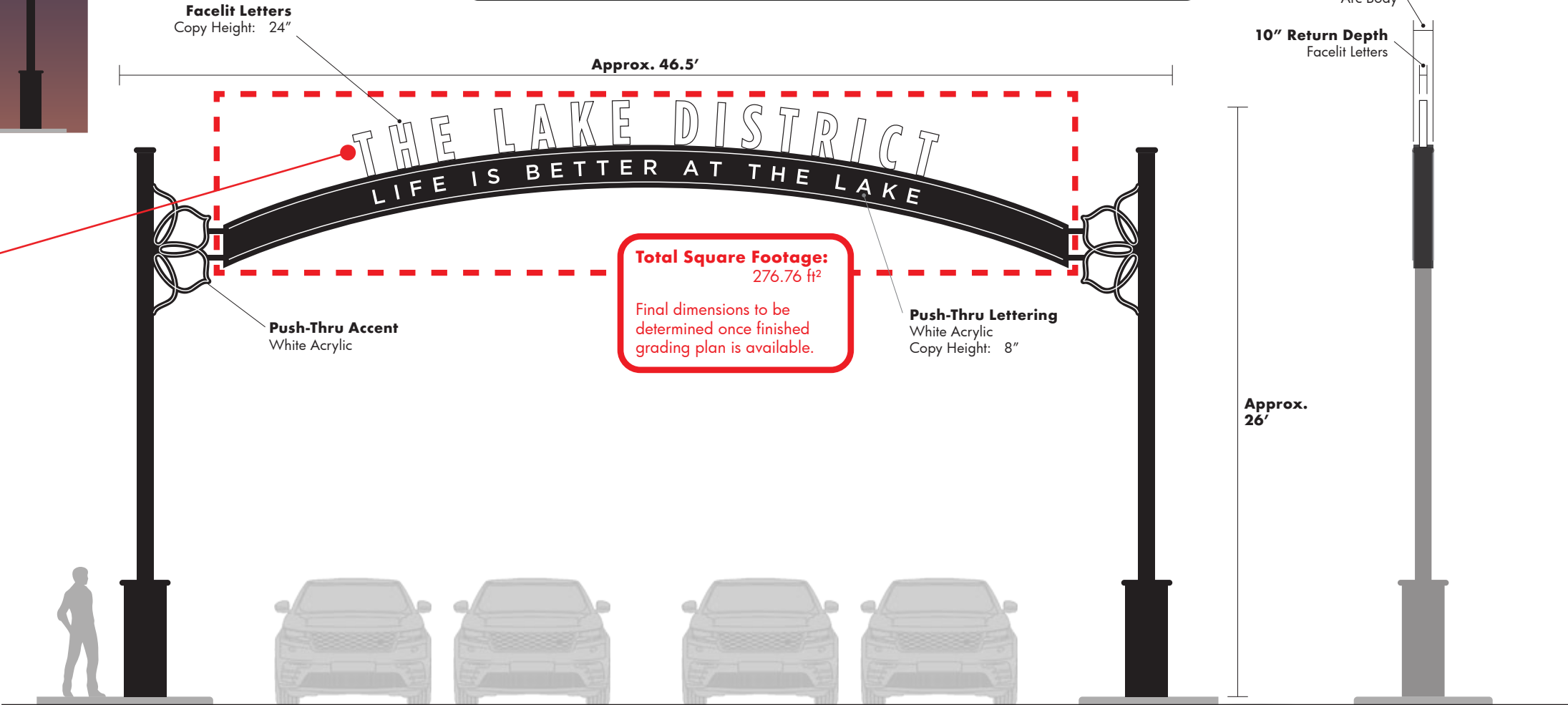
FACELIT CHANNEL
LETTERS WITH
ACRYLIC FACES

MANUFACTURE AND INSTALL
ONE SET OF INDIVIDUALLY
MOUNTED FACELIT (L.E.D.)
CHANNEL LETTERS.

LETTER THRU SECTION



A	LISTED DISCONNECT SWITCH
B	MOUNTING VARIES
C	PRIMARY ELECTRICAL SOURCE
D	MOUNTING PLATE
E	TRANSFORMER: 30 MA
F	INTERIOR OF LETTER PAINTED WHITE
G	ALUMINUM BACK
PLEASE SPECIFY COLOR FOR THE PARTS LISTED BELOW	
H	1/2" ALUM. RETURN
I	ACRYLIC FACE
J	WHITE LED
K	WALL TYPE

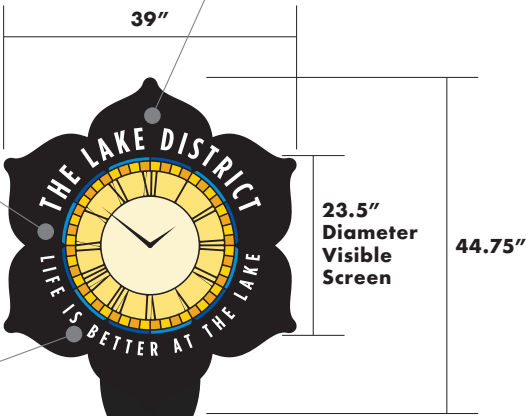




Digital Screen
w/ Custom Fabricated Can
Push-Thru Lettering
Property Name and Tagline

Push-Thru Lettering
White Acrylic
Copy Height: 1.875"

Push-Thru Lettering
White Acrylic
Copy Height: 3"



Side View

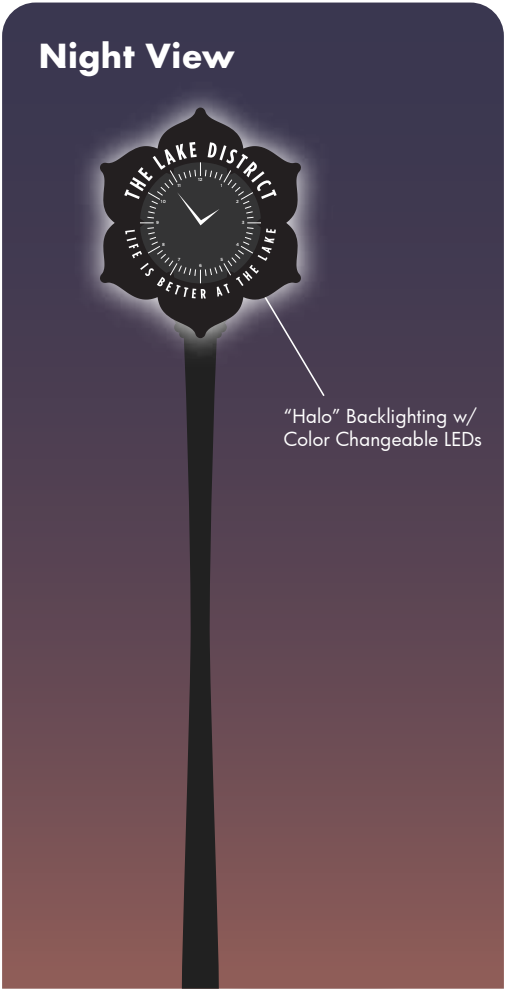


Possible
Screen Graphics

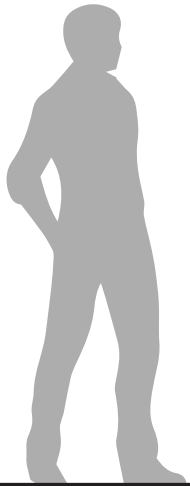


Clock Locations

Night View



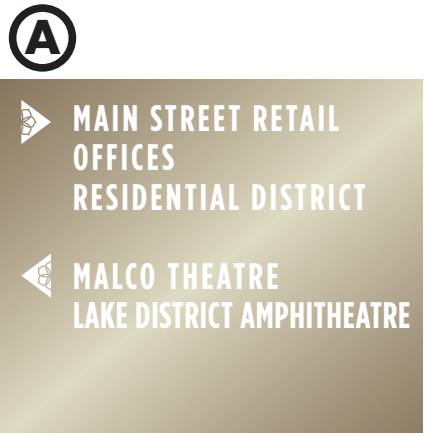
"Halo" Backlighting w/
Color Changeable LEDs



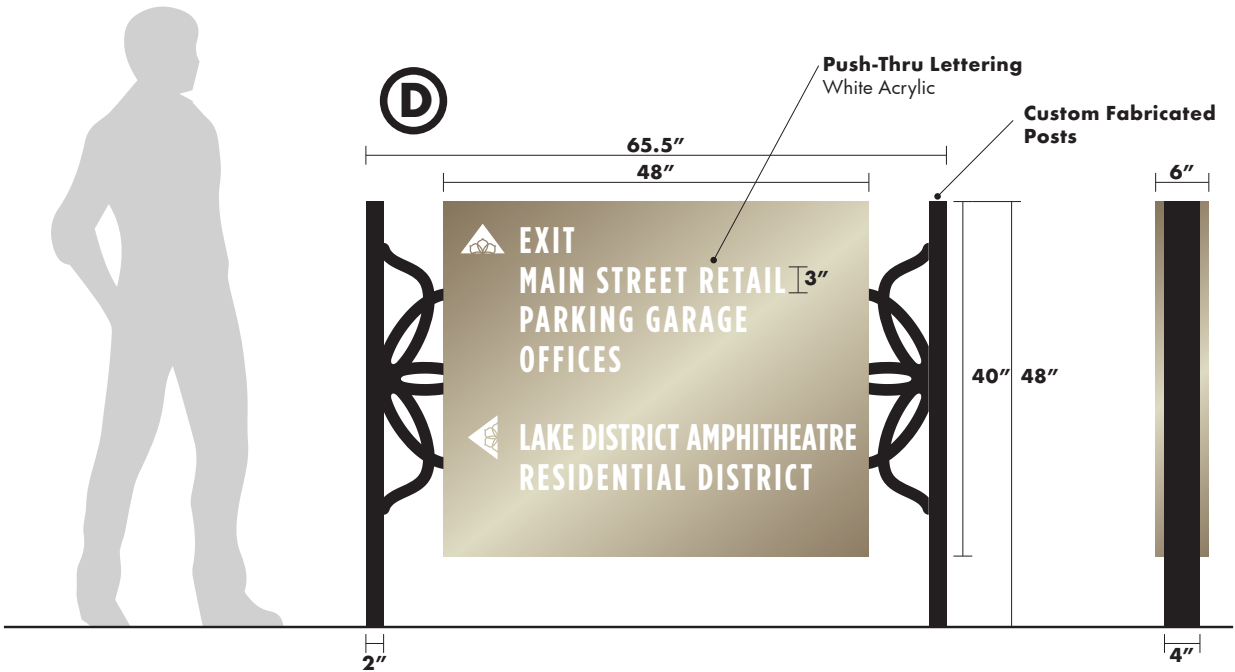
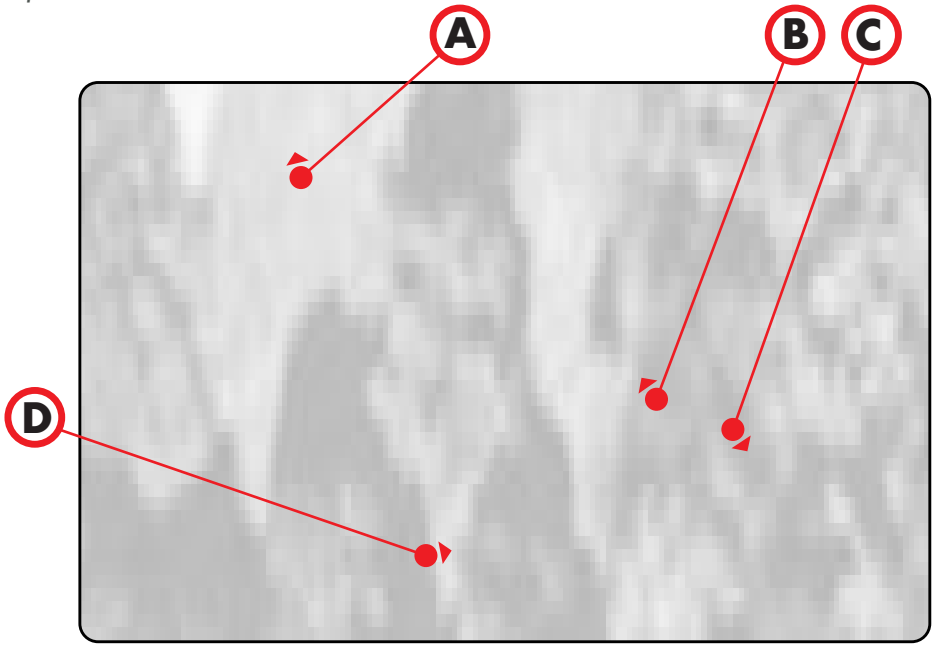
14'-8"
(176")



Wayfinding throughout the development will use custom, artistic signage to maintain the feel of an upscale, exclusive environment.



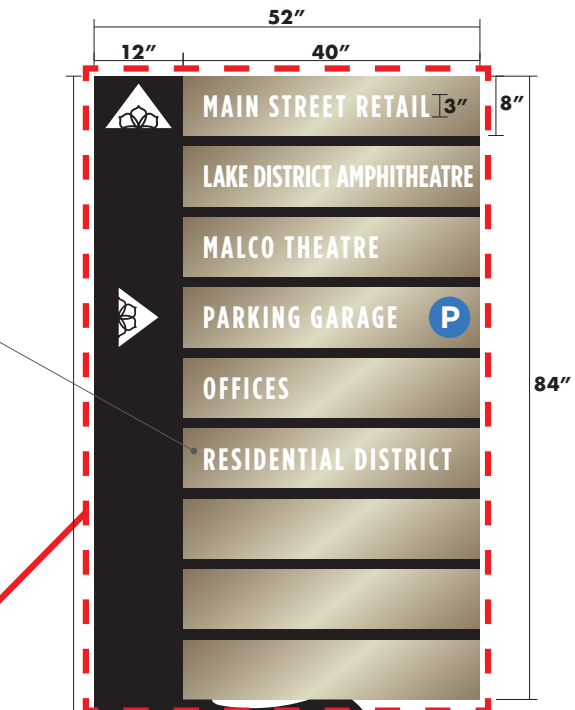
Total Square Footage
per Sign Face:
13.3 ft²





Push-Thru Lettering
White Acrylic

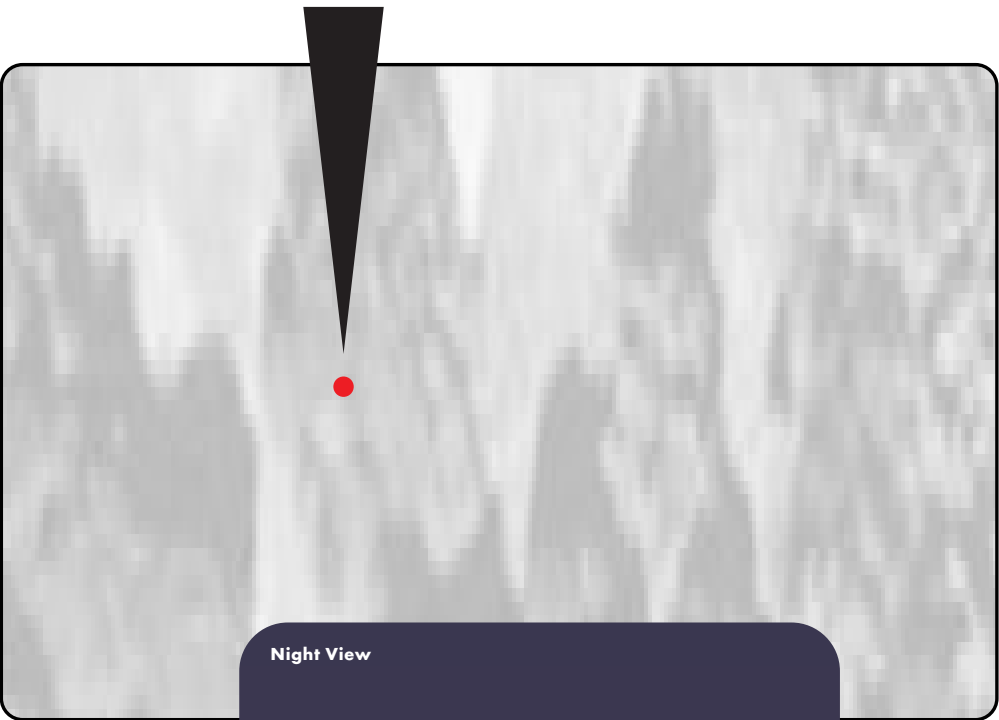
Total Square Footage:
30.3 ft²



Side View

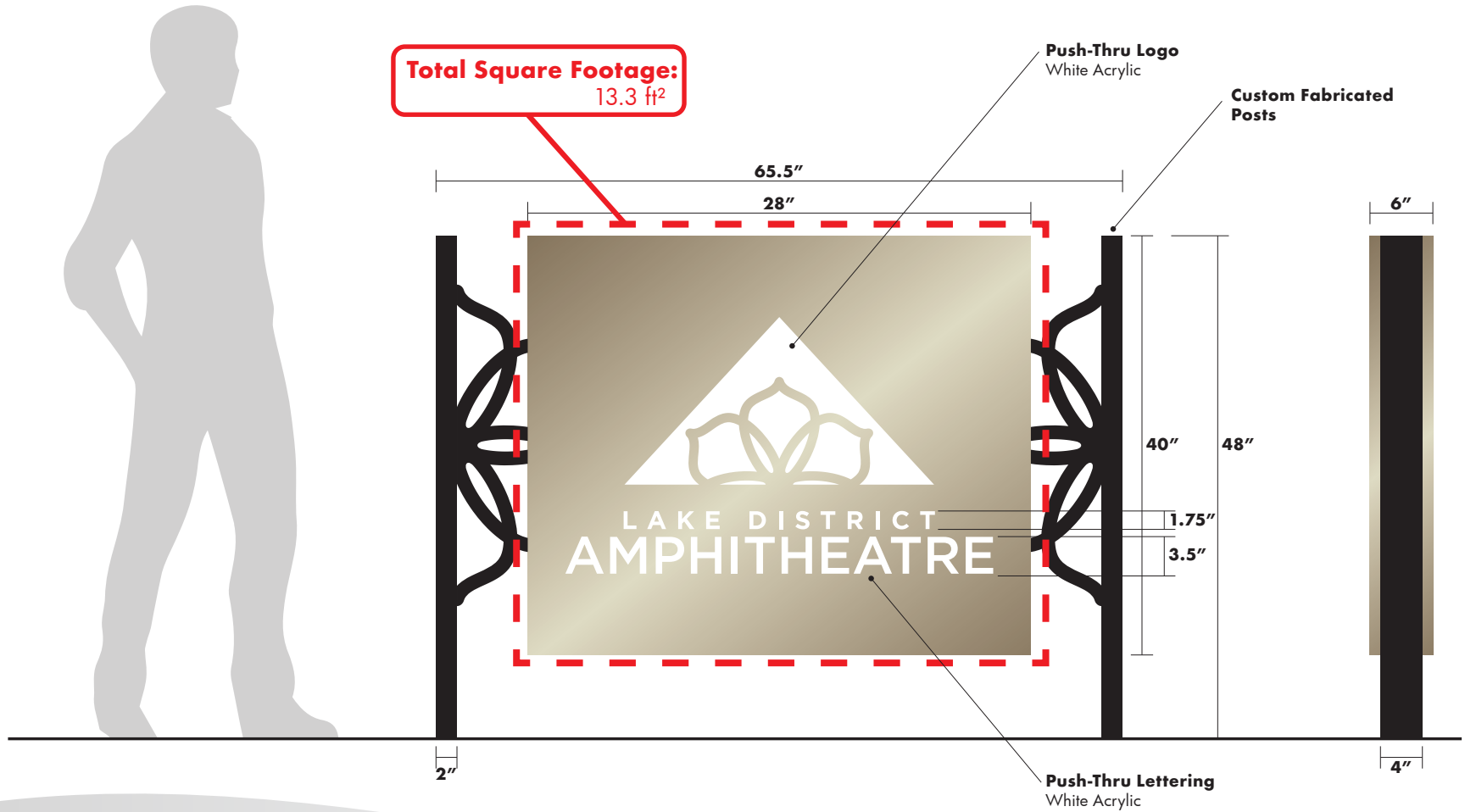
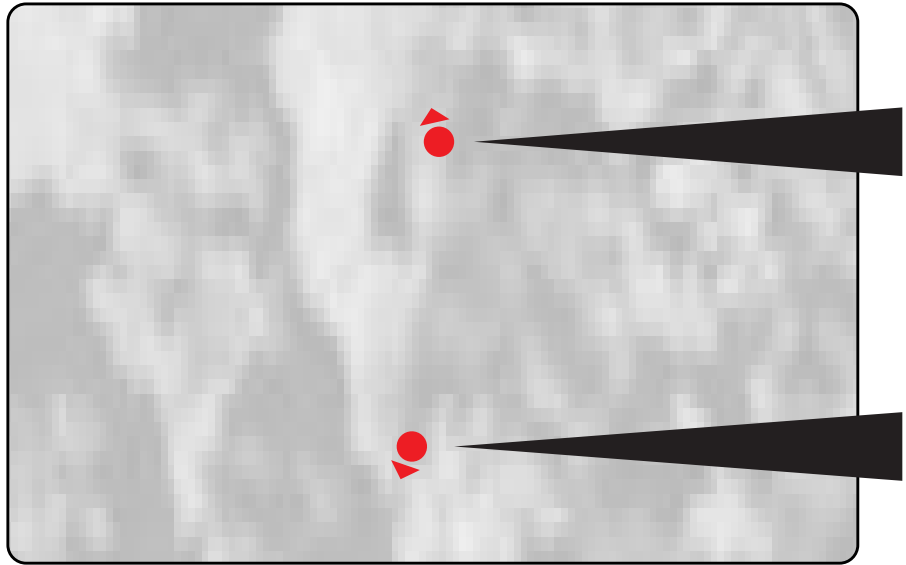
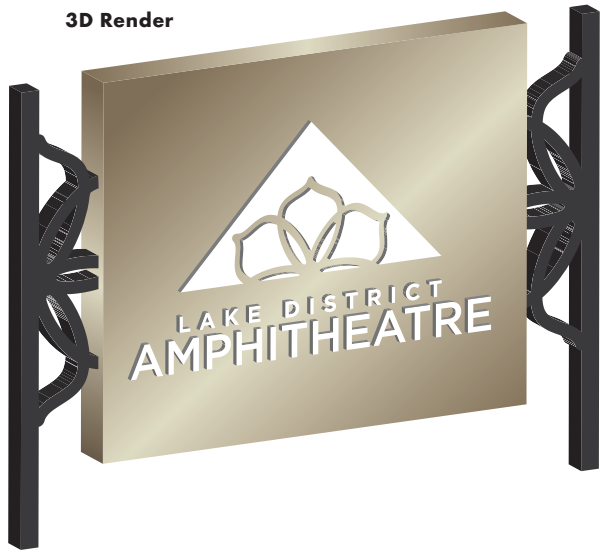


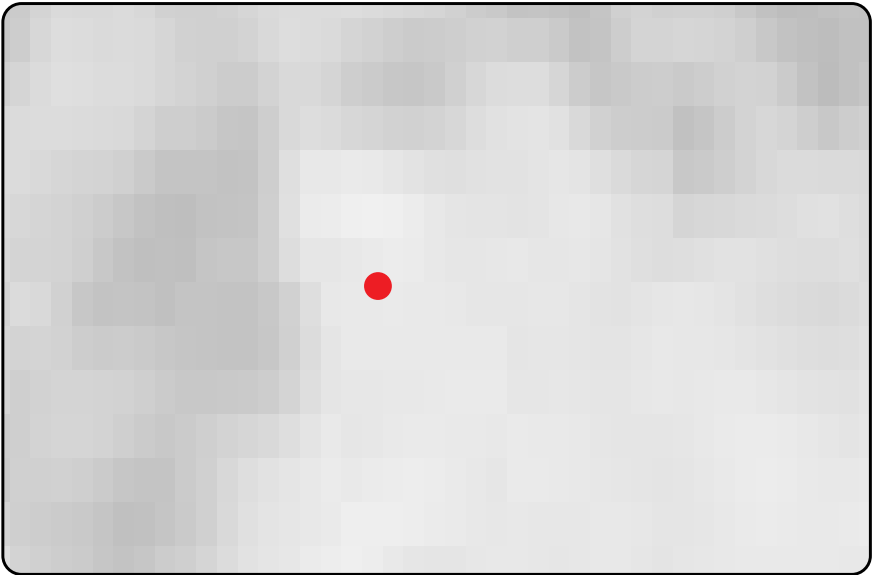
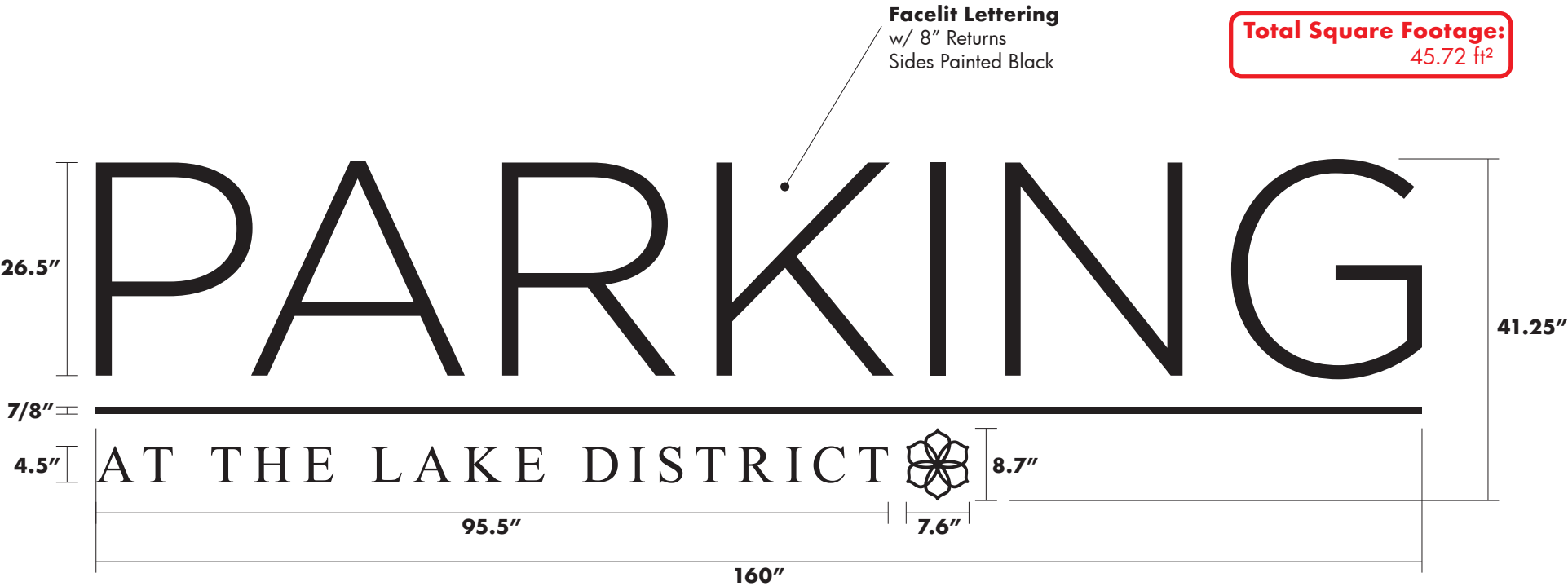
3D Render



Night View

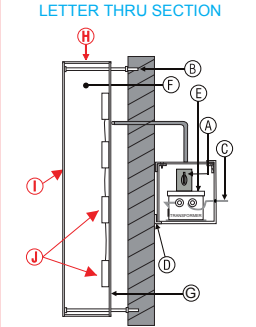






**FACELIT CHANNEL
LETTERS WITH
ACRYLIC FACES**

MANUFACTURE AND INSTALL
ONE SET OF INDIVIDUALLY
MOUNTED FACELIT (L.E.D.)
CHANNEL LETTERS.



A	LISTED DISCONNECT SWITCH	
B	MOUNTING VARIES	
C	PRIMARY ELECTRICAL SOURCE	
D	MOUNTING PLATE	
E	TRANSFORMER: 30 MA	
F	INTERIOR OF LETTER PAINTED WHITE	
G	ALUMINUM BACK	
PLEASE SPECIFY COLOR FOR THE PARTS LISTED BELOW		
H	063 ALUM. RETURN	TBD
I	ACRYLIC FACE	TBD
J	WHITE LED	TBD
K	WALL TYPE	TBD

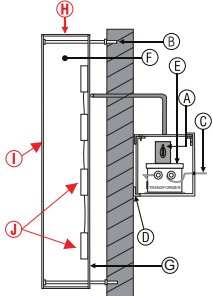


**ARCHITECTURE SUBJECT TO CHANGE
ELEVATIONS NEEDED FOR ACCURATE RENDERING**

BACKLIT REVERSE
CHANNEL LETTERS
WITH LEXAN BACKS

MANUFACTURE AND INSTALL
ONE SET OF INDIVIDUALLY
MOUNTED BACKLIT (L.E.D.)
CHANNEL LETTERS.
THESE LETTERS
WILL HAVE CLEAR
LEXAN BACKS FOR
ADDED PROTECTION.

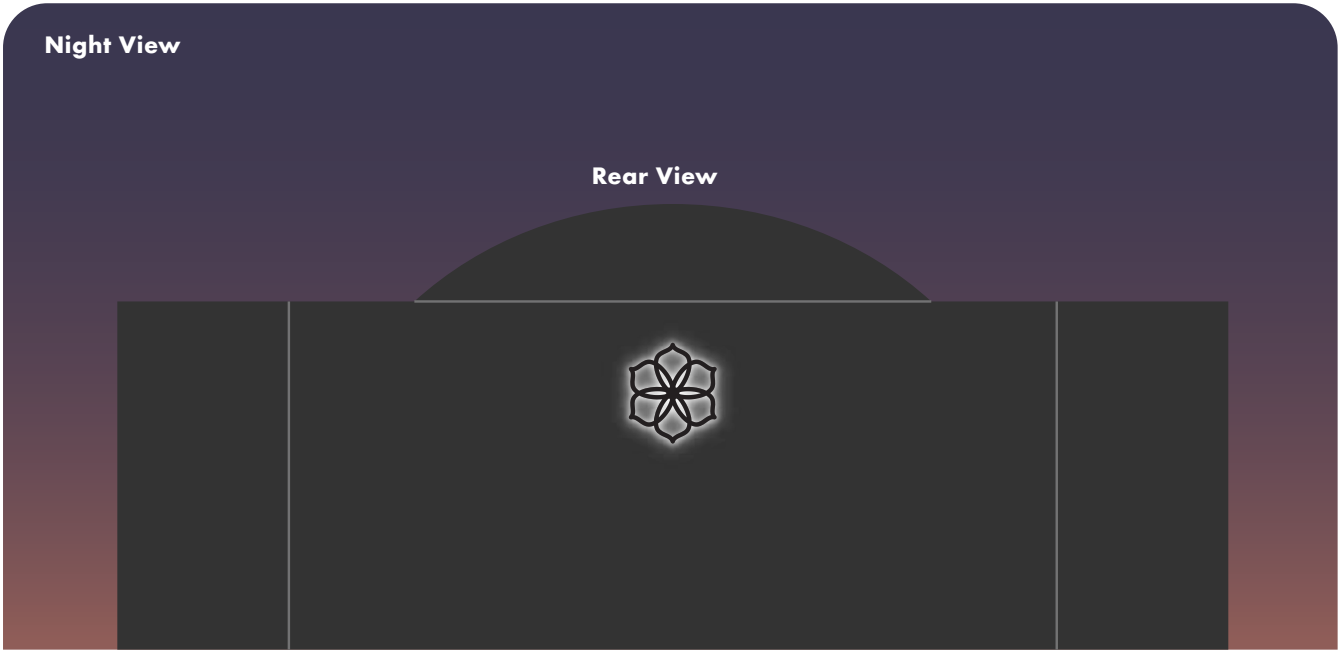
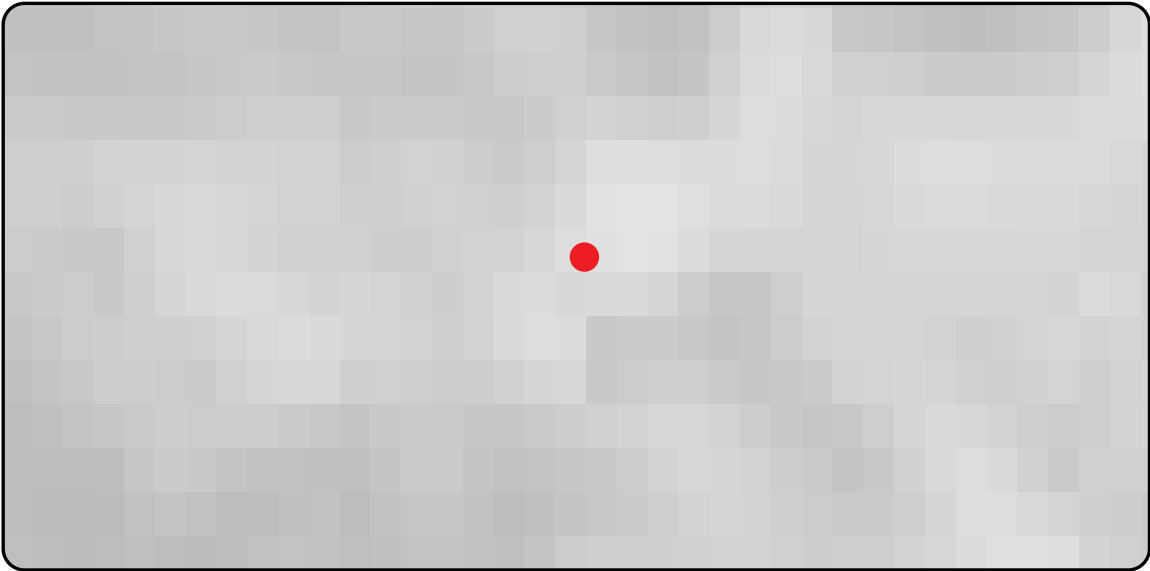
LETTER THRU SECTION



A	LISTED DISCONNECT SWITCH
B	MOUNTING VARIOUS
C	PRIMARY ELECTRICAL SOURCE
D	MOUNTING PLATE
E	TRANSFORMER: 30 MA
F	INTERIOR OF LETTER PAINTED WHITE
G	CLEAR LEXAN BACK

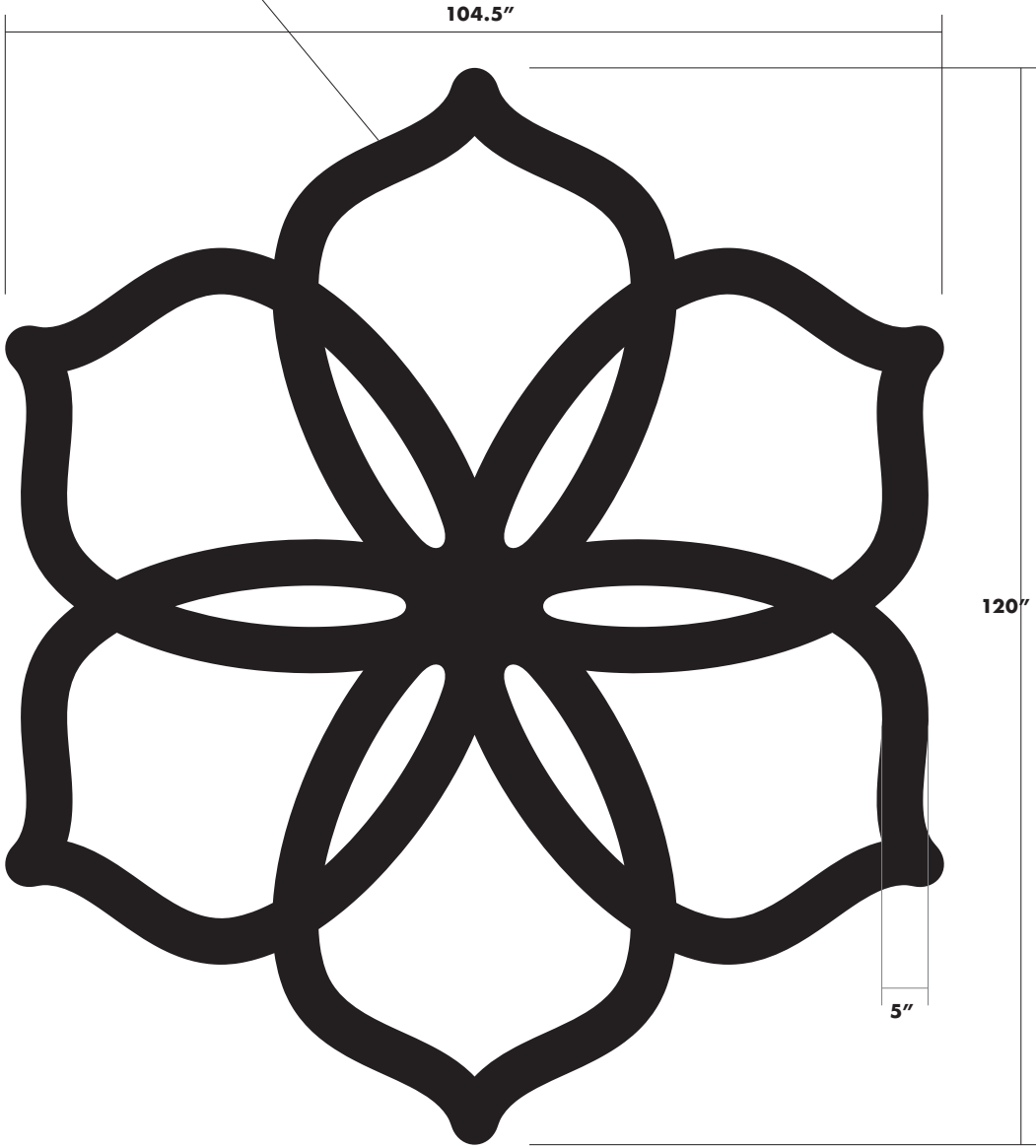
PLEASE SPECIFY COLOR FOR THE PARTS LISTED BELOW

H	063 ALUM. RETURN	TBD
I	090 GAUGE ALUM. FACE	TBD
J	WHITE LED	TBD
K	WALL TYPE	TBD

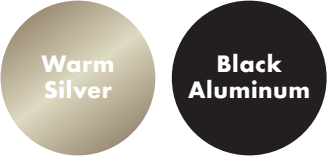


ARCHITECTURE SUBJECT TO CHANGE
ELEVATIONS NEEDED FOR ACCURATE RENDERING

Reverse Channel Logo,
"Halo" Backlighting
w/ 5" Returns
Facepainted Black

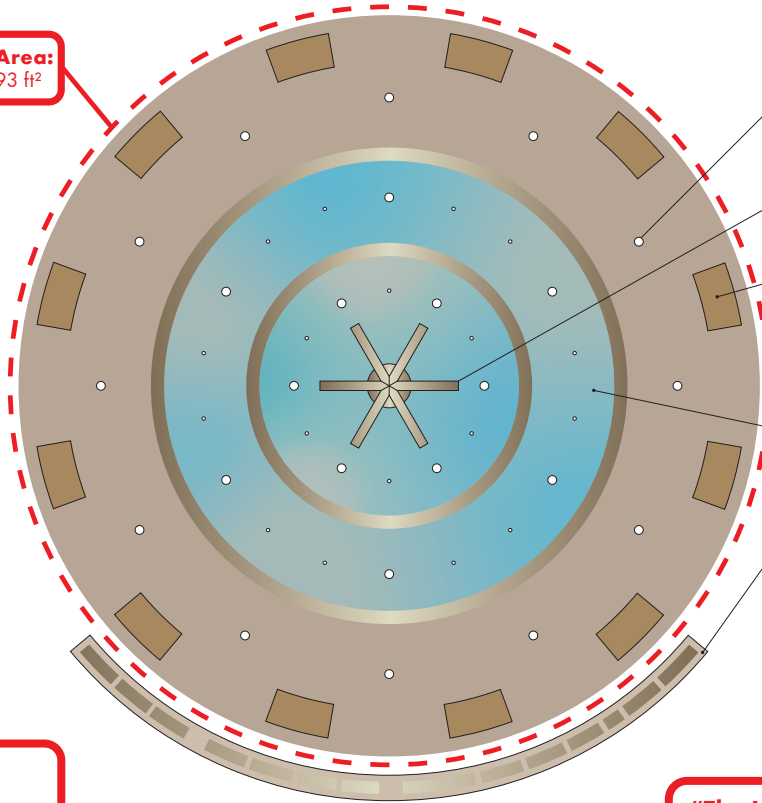


Total Square Footage:
87 ft²



An iconic fountain with photo opportunities for visitors and parents will quickly become a favorite within the development.

Overall Fountain Area:
1,709.93 ft²



Vertical Water Jets
To provide photo op for children/parents.

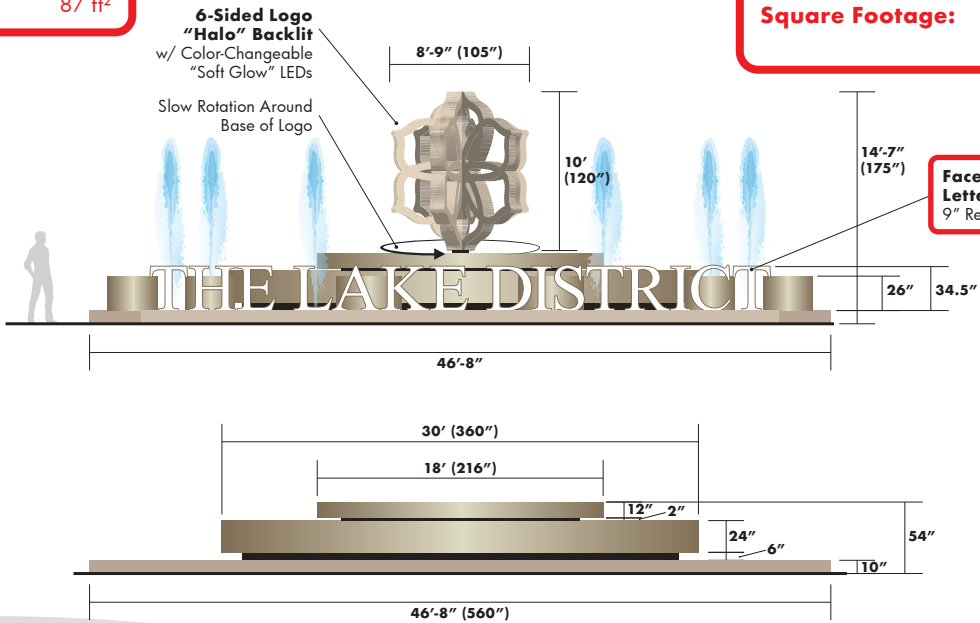
Rotating 6-Sided Logo
Lined w/ Color-Changeable LEDs

Exterior Wall Block
Segmented to encourage patron engagement with photo op area.

Water Reservoir w/ Vertical Water Jets

Free-Standing Property Name Letters
Separated from fountain/photo op area base to minimize possible wear-and-tear from water jets. Facelit channel letters constructed in "Warm Silver" to match fountain finish.

Rotating Symbol
Square Footage:
87 ft²



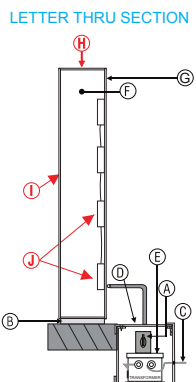
"The Lake District" Lettering
Square Footage:
112.125 ft²

Facelit Channel
Lettering
9" Return Depth

FACELIT CHANNEL
LETTERS WITH
ACRYLIC FACES

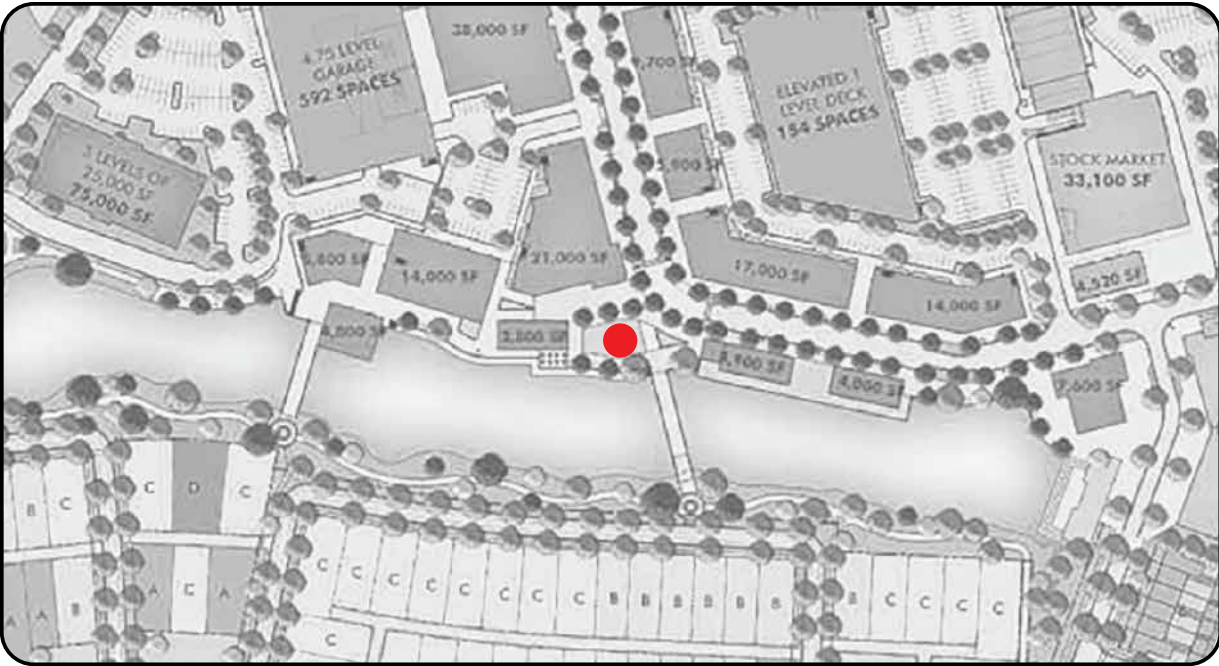
MANUFACTURE AND INSTALL ONE SET OF INDIVIDUALLY MOUNTED FACELIT (L.E.D.) CHANNEL LETTERS.

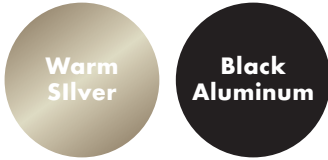
LETTER THRU SECTION



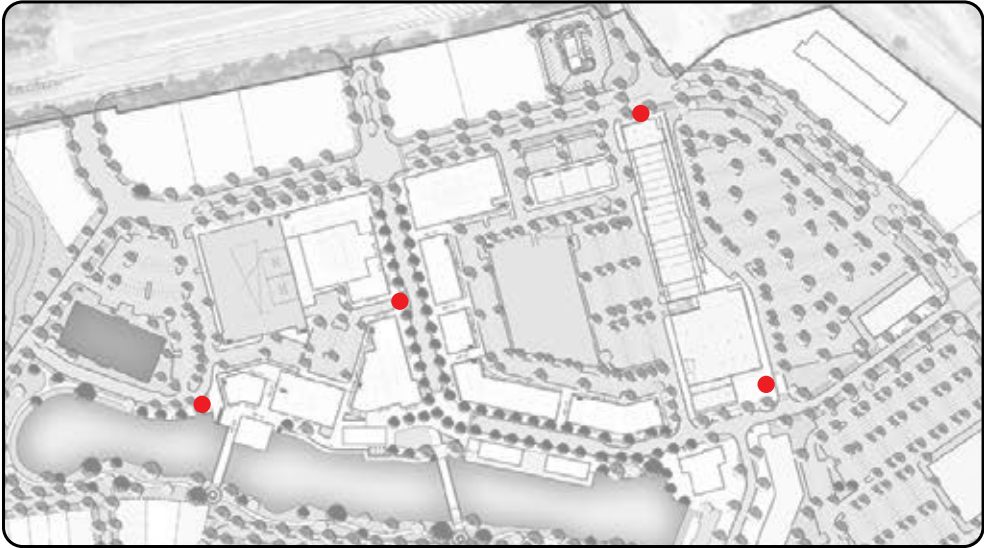
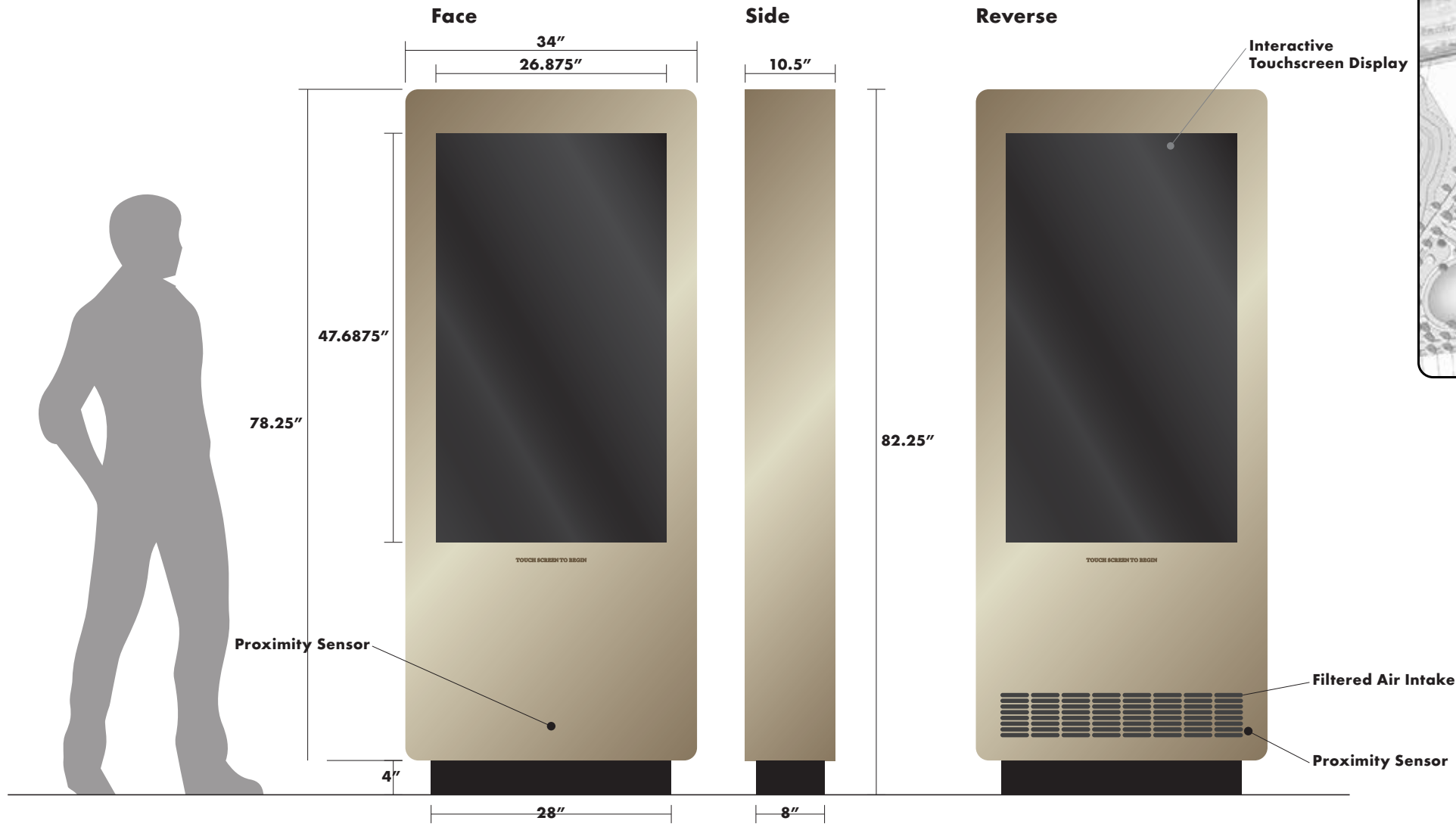
A	LISTED DISCONNECT SWITCH
B	MOUNTING VARIES
C	PRIMARY ELECTRICAL SOURCE
D	MOUNTING PLATE
E	TRANSFORMER: 30 MA
F	INTERIOR OF LETTER PAINTED WHITE
G	ALUMINUM BACK
PLEASE SPECIFY COLOR FOR THE PARTS LISTED BELOW	
H	063 ALUM. RETURN
I	ACRYLIC FACE
J	WHITE LED
WALL TYPE	TBD

Final location to be determined once finished grading plan is available.





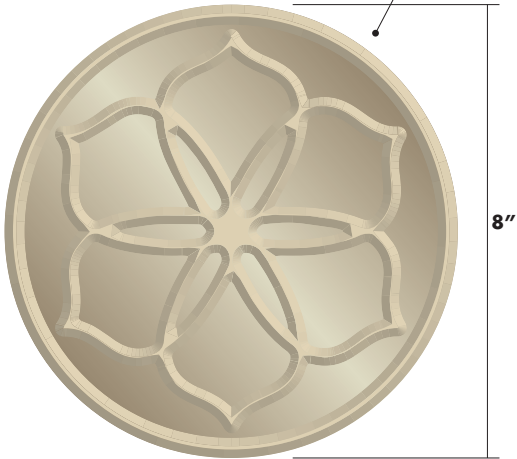
Interactive touchscreen monitors serve as property directories and wayfinding, while also being used for event advertising and announcements. Along with the elevated digital screens (See pg.7), the interactive monitors will aid in keeping the development free of yard signs and other temporary signage.





Throughout the property visitors will see uses of The Lake District logo in order to elevate the development as a special, unique and inviting space.

Accent Medallion
For use throughout property,
as sidewalk emblem or as an
accent on various signage.

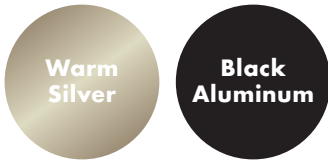


Custom Cast Medallion
Bevelled Edges Along Logo,
Finish To Match
Overall Sign Package.



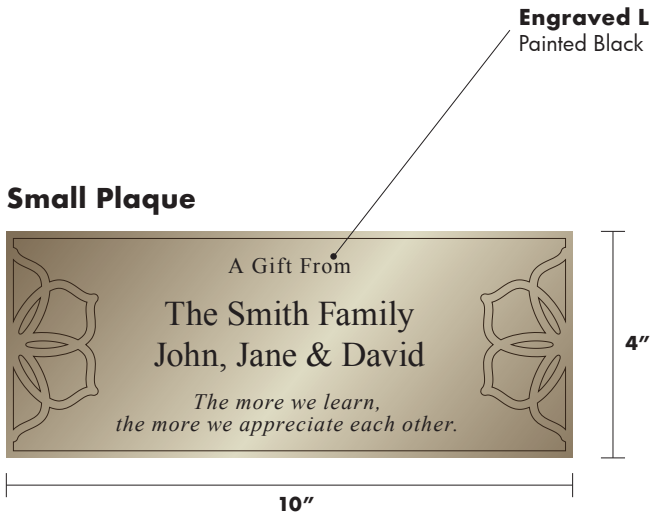
Sidewalk Medallion
8" Diameter



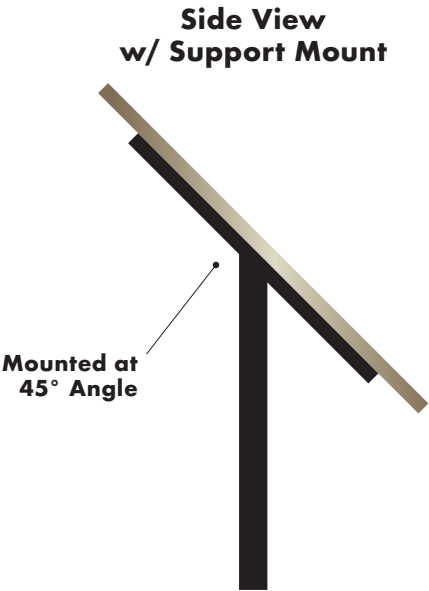


Historic plaques throughout the area inform visitors of the interesting history of the property and of Lakeland altogether. These plaques will expand on the varied history of the city even prior to the development of The Lake District.

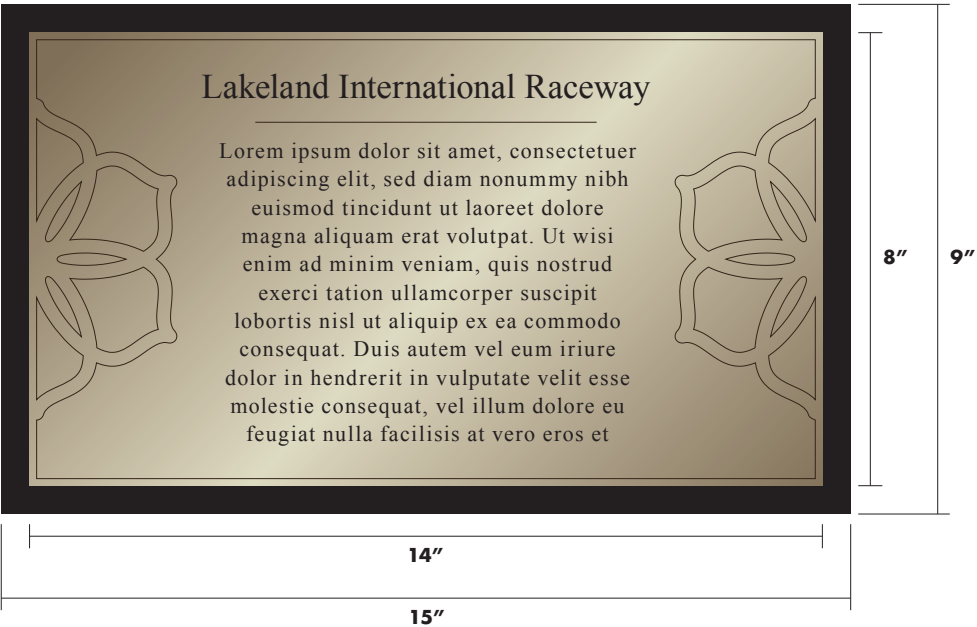
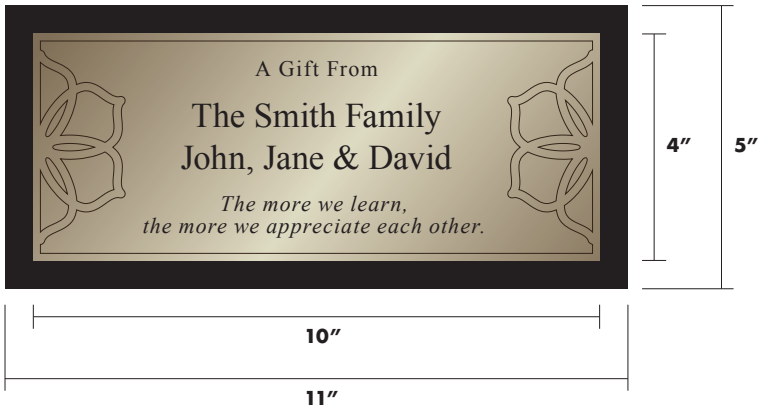
Option A

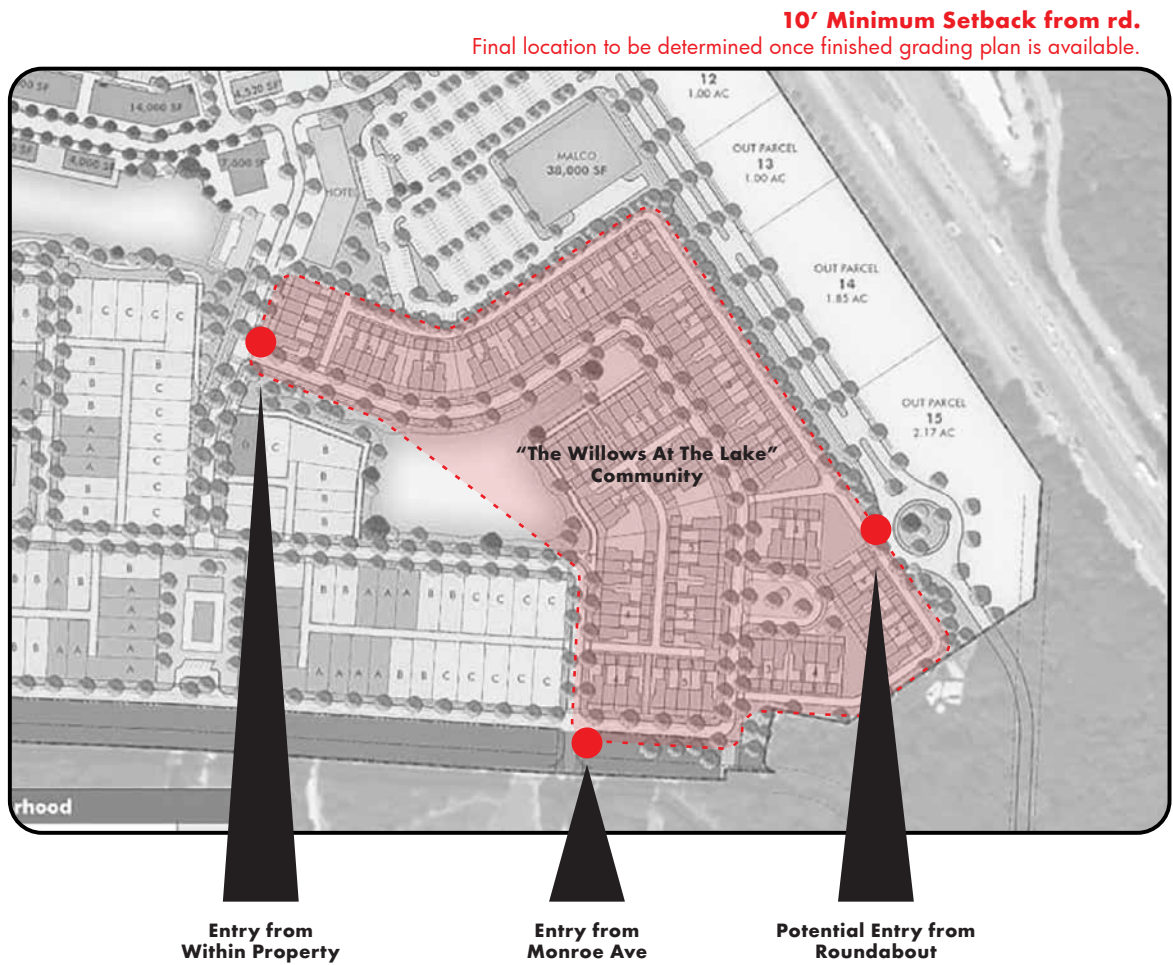
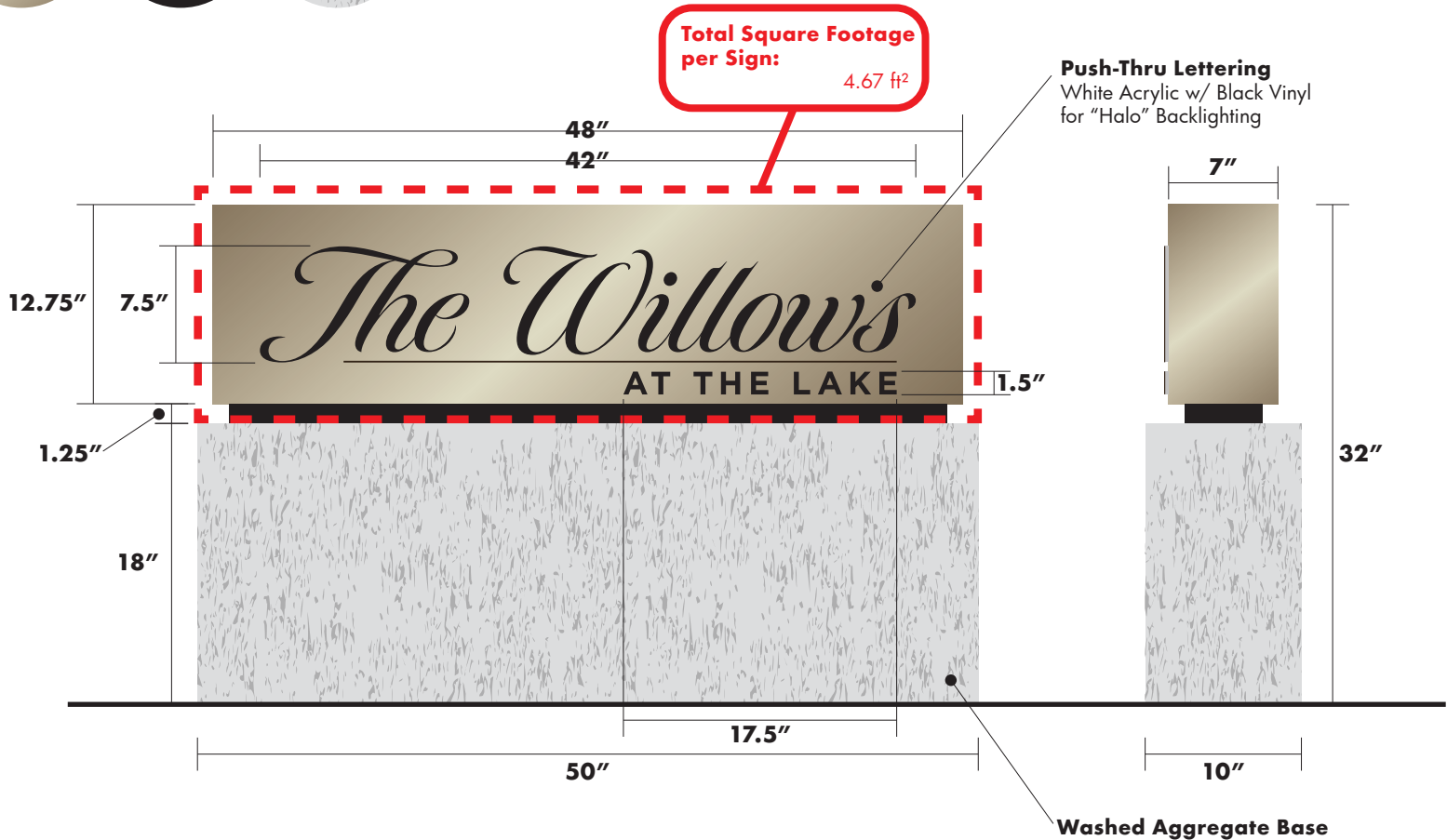


Large Plaque



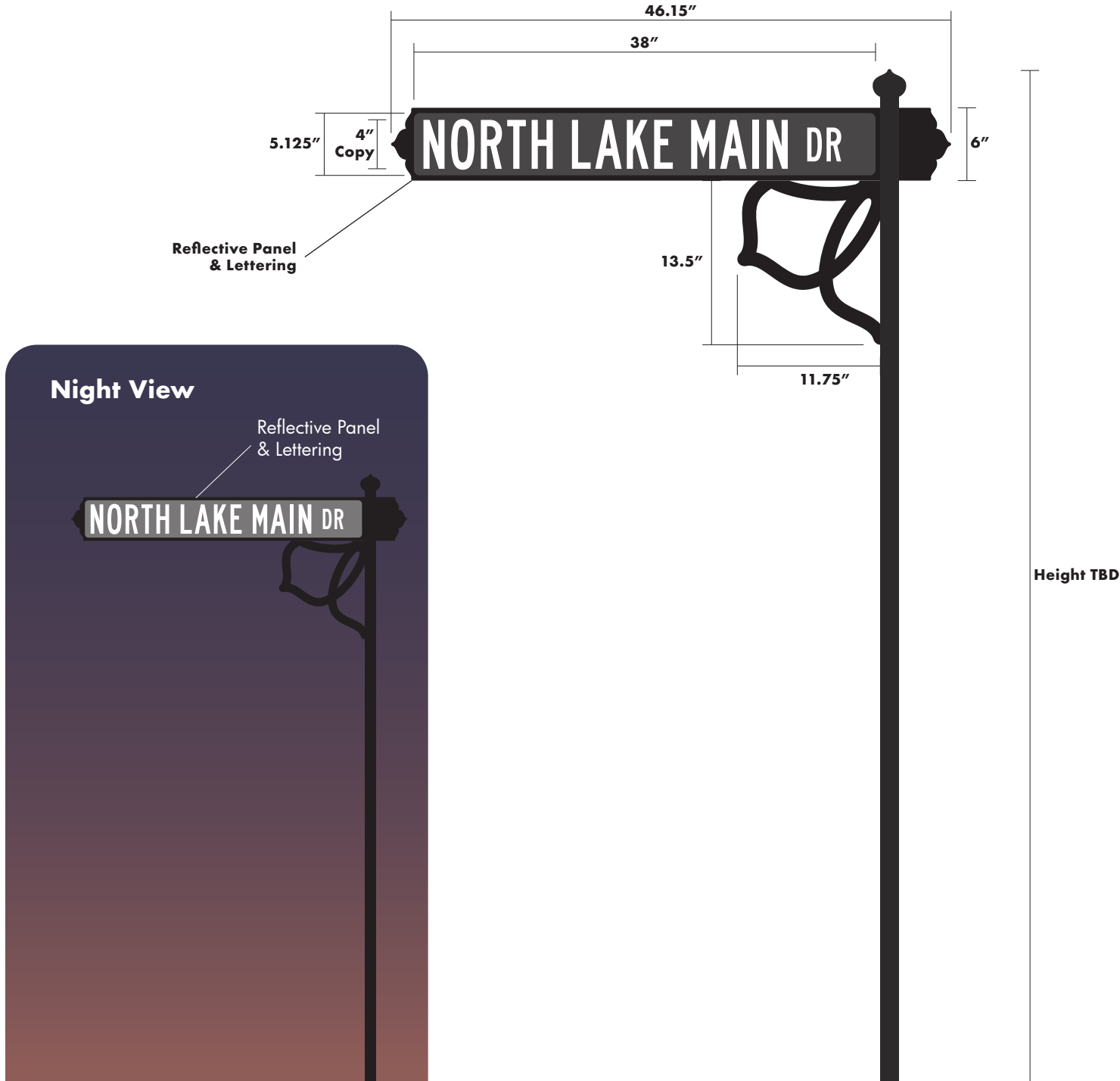
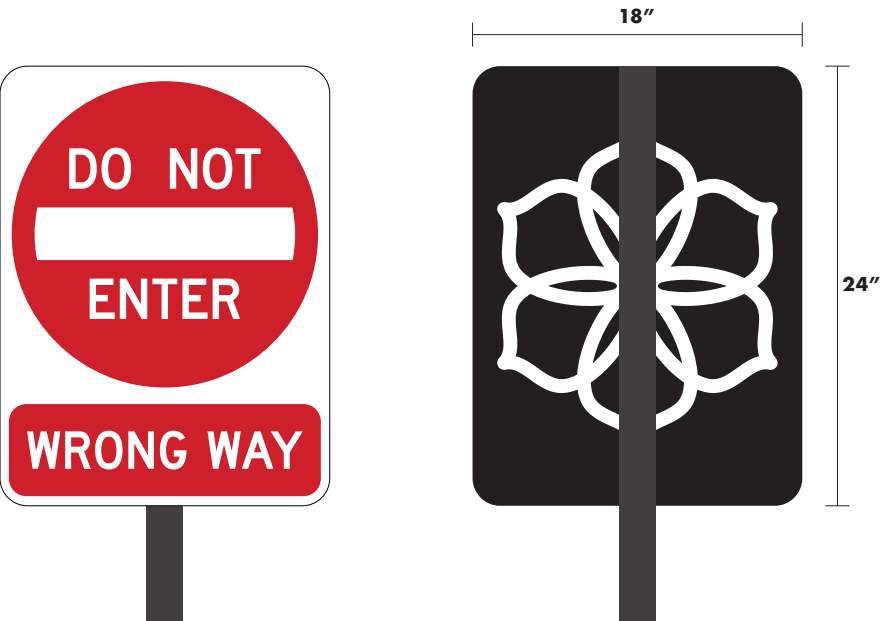
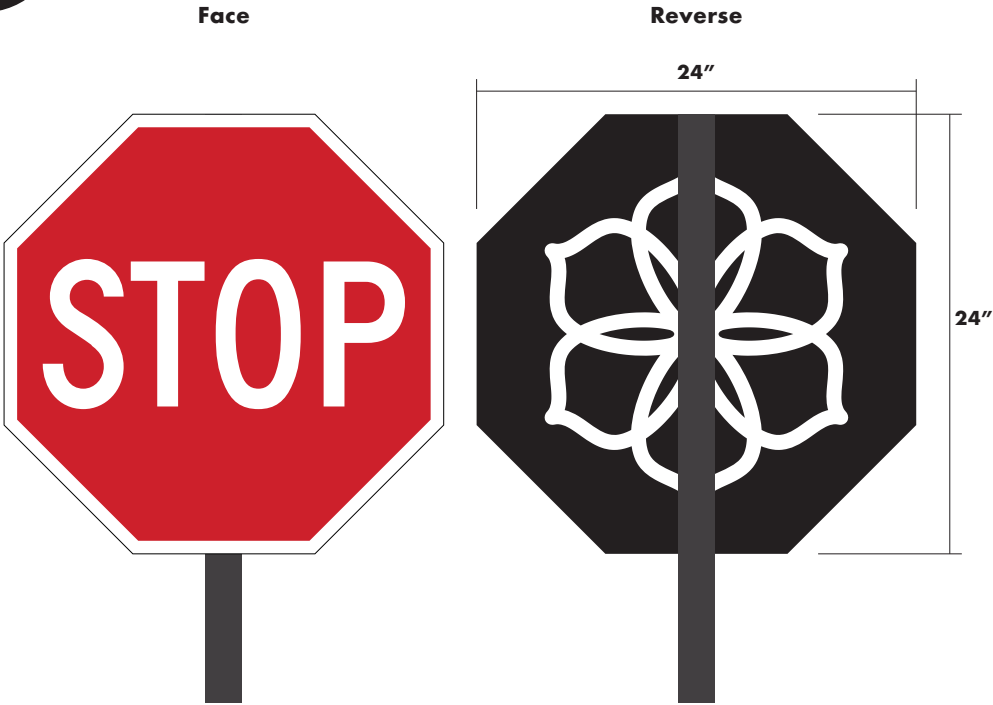
Option B







Traffic signage throughout the property will include The Lake District logo. Street signs will utilize artistically designed, custom fabricated posts which echo the property logo, serving to unify the commercial and residential areas within The Lake District.





LEGEND

-  Street Sign
-  Stop Sign
-  Wrong Way / Do Not Enter

Main Street allows for the use of many colors and materials to give the area a diverse texture and generate visitor interest. Stores, restaurants and businesses will have blade signs of unique shapes, materials and colors for pedestrian traffic. There will be many different types and materials for signage including canopy, roof, backlit, facelit, etc. Businesses will also be allowed to use window graphics and sandwich boards in order to create an inviting atmosphere for visitors.



Maximum Square Footage per Sign Face: 4.5 ft²

Maximum Depth: 6"

Limit 1 Blade Sign per Tenant.

Corner Tenants with a separate outside entrance serving the general public as a point of ingress and egress that is on a different exterior wall from the primary entrance for which the tenant space is accessed may be allowed 1 additional blade sign mounted over the secondary entrance.

Blade Signage required for all tenants in multi-tenant structures.

Blade Signage does not detract from overall allowable tenant signage square footage.



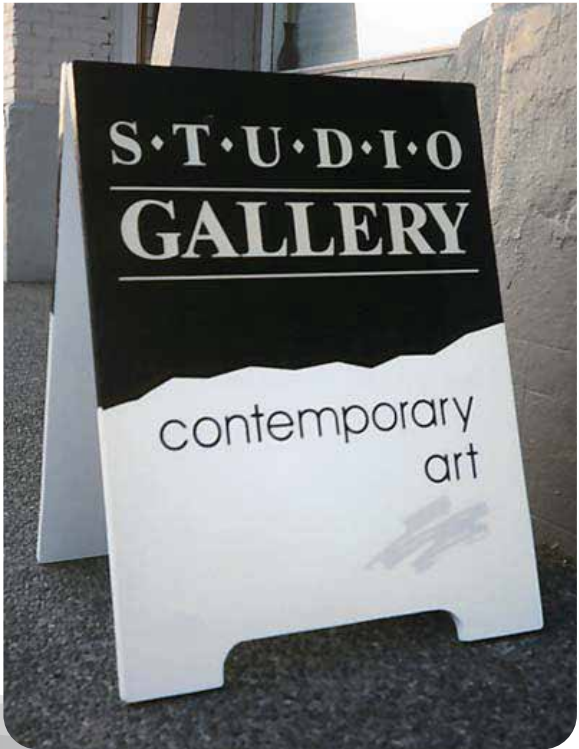
Sample Dimension:

Width:
2.5'

Depth:
0.5'

Total Square
Footage per Face:
4.5 ft²

Height:
1.8'



**Maximum Square Footage
per Sign Face:** 6 ft²

Maximum Height: 48"

**Limit 1 Sandwich Board per
Tenant, located on Sidewalk
in front of tenant space.**

**Sandwich Boards Optional For
All Tenants.**

**Sandwich Board does not
detract from overall allowable
tenant signage square footage.**

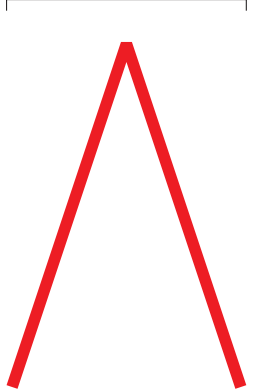
Sample Dimension:

Width:
2'

Depth:
Approx. 2'



Height:
3'





Maximum Window Graphic Square Footage per Tenant:

1 square foot per linear foot of unit frontage, or 25% of total window area, limit to whichever is reached first.

Painted window graphics will not be allowed under any circumstances. All window graphics must be manufactured with adhesive-backed, flat vinyl materials with a maximum depth of 1/32".

"Hours of Operation" posting does not detract from overall allowable window graphics.

Window Graphics do not detract from overall allowable tenant signage square footage.





Maximum Square Footage per Mural:

2 square feet per linear foot of unit frontage, or 40% of total wall area, limit to whichever is reached first.

Limit 2 Murals per Commercial Building, allowable only on appropriate side or rear wall areas as determined by The Lake District property management.

Not permitted on interstate-facing building façade.

Colors must compliment preexisting building architecture and color, subject to approval by The Lake District property management.

Murals detract from overall allowable tenant signage square footage.



**Maximum Square Footage
per Roof Sign:** 350 ft²

Maximum Height:
6 ft above roof line of building

**Must be located above front
façade of tenant space.**

**Limit 3 Roof Signs maximum
for The Lake District.**

**Roof Signage detracts from
overall allowable tenant
signage square footage.**

**Roof Signage not allowed on
multi-tenant structures except
where permitted by The Lake
District property management.**



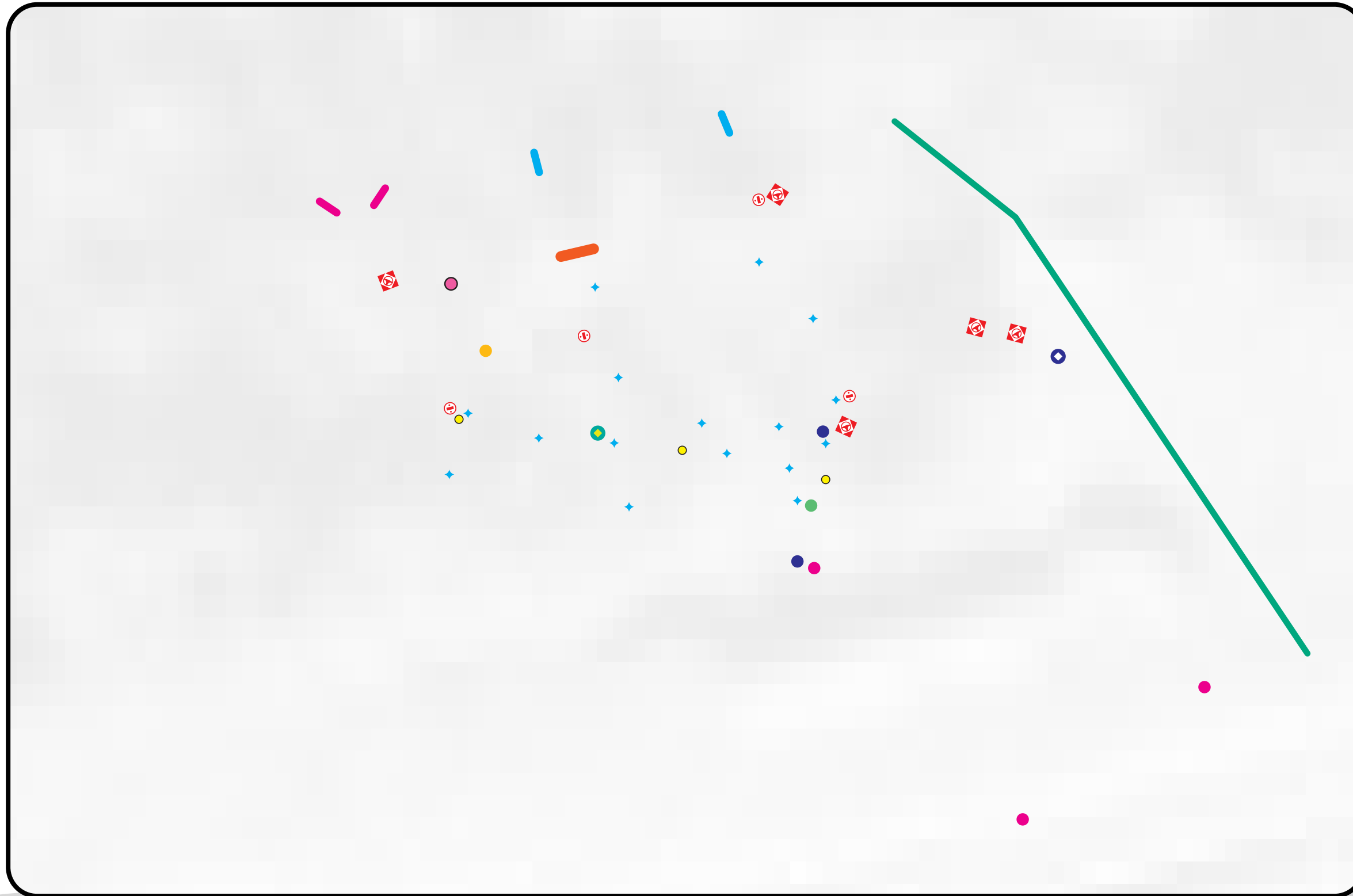
Maximum Square Footage per Wall/Canopy Signage:
Limit to 75% of Canopy width and a maximum character height of 14".
Limit Wall Signs to 1 square foot per linear foot of unit frontage.

Limit 1 Wall/Canopy Sign per Tenant as permitted by The Lake District property management.

Shall be permanent material. Canvas signage not permitted under any circumstances.

Wall/Canopy Signage detracts from overall allowable tenant signage square footage.

LEGEND



- | | |
|---|--------------------------------------|
|  | Primary Entrance Monument |
|  | Secondary Entrance Monument |
|  | Entry Archway |
|  | Interstate Boundary |
|  | Interstate Landmark |
|  | Plaza Centerpiece |
|  | Sidewalk Medallion |
|  | Vehicle Directional |
|  | Pedestrian Directory |
|  | Pedestrian Clocks |
|  | Elevated Parking Garage Logo |
|  | Parking Garage Entry Sign |
|  | To Lakeside Amphitheatre Signage |
|  | Lakeside Amphitheatre Sign |
|  | "The Willows At The Lake" Entry Sign |



Sign Approval Process

	DRC	Planning Director
Overall Sign Plan	X	
Amendment(s) to Sign Plan	X	
Tenant Signs		X*
Community Signs		X*

*Administrative review and approval of sign permit if consistent with approved Sign Plan

*Administrative review and approval of sign permit if consistent with approved Sign Plan

Sign	Number	Location	Materials	Area	Maximum Height	Setback	Color	Illumination
Tenant Signs								
Interstate Facing Wall Signs	1/tenant	Interstate Side of Building	Aluminum and plexiglass faces	2.75 SF/LF of building façade facing the interstate, up to a maximum of 100 SF	NA	NA	White letters with black returns	Facelit channel letters with LED Lighting
Blade Signs (Suspended Sign)	1/tenant	Front façade	Varies	4.5 SF	NA	NA	No color restriction	Internal illumination allowed, not required
Window Signs	1/tenant	Front Façade	Vinyl	1 SF/LF of store front, 25% of window maximum.	NA	NA	No color restriction	None
Murals	2/commercial building	Not permitted on interstate-facing facade	Vinyl	2 SF/LF of store front, 40% of wall maximum	NA	NA	No color restriction	None
Roof Signs	Three (3) maximum for Lake District	above front façade	Varies	Maximum 350 SF	Six (6) feet above roof line of building	NA	No color restriction	1. Facelit LED 2. backlit LED, 3. Aluminum routed internally illuminated, 4. non-illuminated with decorative spotlighting
Wall Sign or Marquee Signs	1/tenant	Wall or Canopy	Shall be permanent material. Lettering on cloth canopy is not permitted	For Marquee signs: 75% of canopy width maximum. 14" letter height maximum. For wall signs: 1 SF/LF	NA	NA	No color restriction	1. Facelit LED 2. backlit LED, 3. Aluminum routed internally illuminated, 4. non-illuminated with decorative spotlighting
Sandwich Boards (movable sign)	1/tenant	On sidewalk in front of tenant space	varies	6 SF maximum	48"	NA	Varies	None

Sign	Number	Location	Materials	Area	Maximum Height	Setback	Color	Illumination
Community Signs								
Interstate Landmark	1	See Site Plan	Aluminum, steel, plexiglass	87.5 SF	80'	150'	Black / Silver / White	Uplight, logo and color changing LEDs, non-flashing
Entrance Monument Sign	2	LD Drive S/Canada	Washed Aggregate, aluminum, plexiglass	101 SF	54"	10'	Black / Silver / White	Internally illuminated, color changing logo, non-flashing
Secondary Entrance Monument	2	LD Drive W/Main	Washed Aggregate, aluminum, plexiglass	8 SF	36"	10'	Black / Silver / White	Internally illuminated, backlit, color changing logo, non-flashing
Willows Entrance Monument	3	See Site Plan	Washed Aggregate, aluminum, plexiglass	5 SF	32"	10'	Black / Silver / White	Internally illuminated
Entrance Archway	1	Lake Main/LD	Aluminum, plexiglass	277 SF	26'	0	Black / Silver / White	Internally illuminated
Pedestrian Clocks	3	See Site Plan	Aluminum post, LED screen	4 SF	15'	NA	Black, color changing face, non flashing	LED screen
Directional Signs, Low	4	See Site Plan	Aluminum, steel, plexiglass	16 SF	48"	NA	Black / Silver / white	Internally illuminated
Directional Signs, High	1	See Site Plan	Aluminum, steel, plexiglass	32 SF	17'	NA	Black / Silver / white	Internally illuminated
Directional Signs, Amphitheater	2	See Site Plan	Aluminum, steel, plexiglass	16 SF	48"	NA	Black / Silver / white	Internally illuminated
Parking Garage	2	Parking Structure	Aluminum, plexiglass	1.5 SF/LF of building façade up to a maximum of 100 SF	35'	NA	Black / White	Internally illuminated
Amphitheater	1	Amphitheater	Aluminum, plexiglass	Maximum of 100 SF	35'	NA	Black	Backlit LED, color changing, non flashing
Plaza Centerpiece	1	See Site Plan	Aluminum, plexiglass	200 SF	16'	NA	Black / Silver / white	Internally illuminated, backlit, color changing logo, non-flashing
Interactive Directory	4	See Site Plan	Aluminum with digital touchscreen	20 SF	7'	NA	Black/Silver	Digital Touchscreen
Accent Medallions	16	See Site Plan	Aluminum	1 SF	Flush with sidewalk	NA	Silver	None
Historic Plaques	TBD	TBD	Aluminum, Bronze	Varies	Varies	NA	Black/Silver	None
Fencing	NA	Interstate perimeter	Steel / Aluminum	NA	84"	None	Black	Uplighting

Meeting Date: January 19, 2023

Subject: Amendment to the Lake District Planned Development Outline Plan

LOCATION: 3423 Lake District Drive

ZONING: PD Planned Development

PROPERTY SIZE: 160 acres

Applicant: Yehuda Netanel

Staff Contact: Paul Luker, Planning Director

REQUEST

The applicant is proposing the following amendments to the Outline Plan:

1. Reduce the single-family lots from 171 to 135
2. Increase the age restricted multi-family units from 168 to 296
3. Re-design and convert 36 single-family lots to 248 multi-family units

BACKGROUND

The Lake District PD is a mixed-use development consisting of commercial, office, multi-family and single-family uses. The commercial uses include retail, restaurants and hotels. The Outline Plan was approved by the MPC/DRC on 5/19/2016 and by the BOC on 6/9/2016. A Preliminary Development Plan (PDP) was approved by MPC/DRC on 10/18/2018 and BOC on 11/8/2018. An amendment to the PDP to include townhouses was approved by MPC on 11/21/2019.

EXISTING LAND USE

As stated above, The Lake District PD currently permits multi-family development. This request would expand the multi-family area located adjacent to the conservation area on the southern boundary of the PD. (see attachments). The property adjacent to the southern boundary is zoned R-7 Multi-Family as well as the property boarding the northeast boarder of the PD.

MORATORIUM ON MULTI-FAMILY DEVELOPMENT

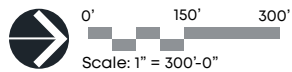
The City of Lakeland instituted a twenty-four-month moratorium on multi-family development in October of 2020. The moratorium expired on October 22, 2022.

SCHOOL IMPACT STUDY

A school impact study is required for any development seeking an amendment or addition to an existing development that exceeds twenty residential units. The school impact study can be waived by the Board of Commissioners if the waiver is included in the motion to the Outline Plan.

EXAMPLE MOTIONS

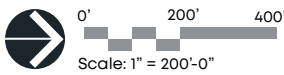
1. Motion to recommend the Board of Commissioners approve the proposed amendments to the Lake District Planned Development Outline Plan as presented.
2. Motion to recommend the Board of Commissioners approve the proposed amendments to the Lake District Planned Development Outline Plan with conditions
3. Motion to recommend the Board of Commissioners disapprove the proposed amendments to the Lake District Planned Development Outline Plan.
 - a. Reason for denial

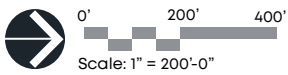
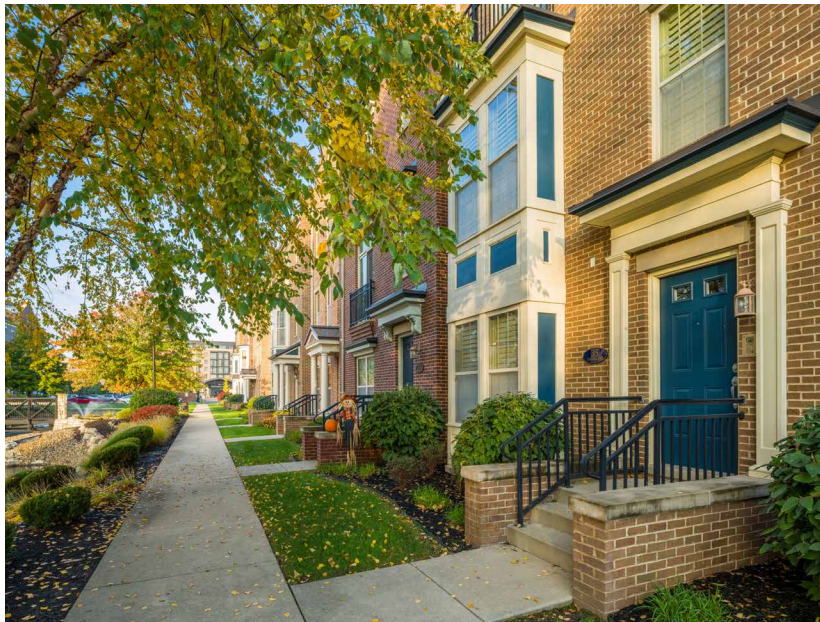


The Lake District
Lakeland, Tennessee | 01.16072.00 | 01.11.2023
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Master Site Plan
Scale: 1" = 300'-0"







From: [Yahuda, Rebecca](#)
To: [Paul Linder](#)
Subject: Images for the interior of the age restricted units and new multi family. Please include in the slide presentation
Date: Thursday, January 12, 2023 10:09:12 AM
Attachments: [1687676621.png](#)





Yehuda Netanel
818-346-7700 x15
818-917-3537 (Cell)
yehuda@TheLakeDistrict.us
www.TheLakeDistrict.us



CAUTION: This email originated from outside of the City of Lakeland. Do not click links or open attachments unless you recognize the sender and know the content is safe.



COMPREHENSIVE PLAN

SEPTEMBER 2022

Project Overview for Planning Commission

2023-01-19

What is a Comprehensive Plan?

The City of Lakeland Comprehensive Plan will provide a vision for the future of the community along with the steps needed to make that vision a reality. The plan will place a strong emphasis on implementation to guide the City's near- and long-term decision-making and investment.

What is the Outcome of the Plan?

The key outcome of the plan will be a Future Land Use Map that will guide future growth and development in the City. A series of framework elements will be created in support of the land use strategies. These framework elements will touch on topics such as:

- Transportation and Mobility
- Economic Development
- Natural Resources
- Housing
- Parks, Recreation, and Open Space

- Previous Lakeland Comprehensive Plan updated in 2006

Project Milestones

Phase 1

Project Initiation

First Phase includes: work planning, committee engagement, and existing data collection

Phase 2

Baseline Conditions, Projections, Priority Issues & Visioning

Second Phase establishes an understanding of area conditions and projections toward the future. Initial community engagement helps establish needs, desires and ultimate vision to support plan goals.

Phase 3

Future Growth Strategies

Third Phase includes analysis of land use, growth, mobility to establish guiding strategies and a future land use map for community feedback.

Phase 4

Plan Development

The plan starts to come together in the fourth phase with the creation of planning framework elements and an action plan to implement the plan's strategies.

Phase 5

Plan Reporting & Adoption

The final phase ensures a successful adoption of the Comprehensive Plan providing opportunity for broad review, feedback, and approval.

Framework Elements

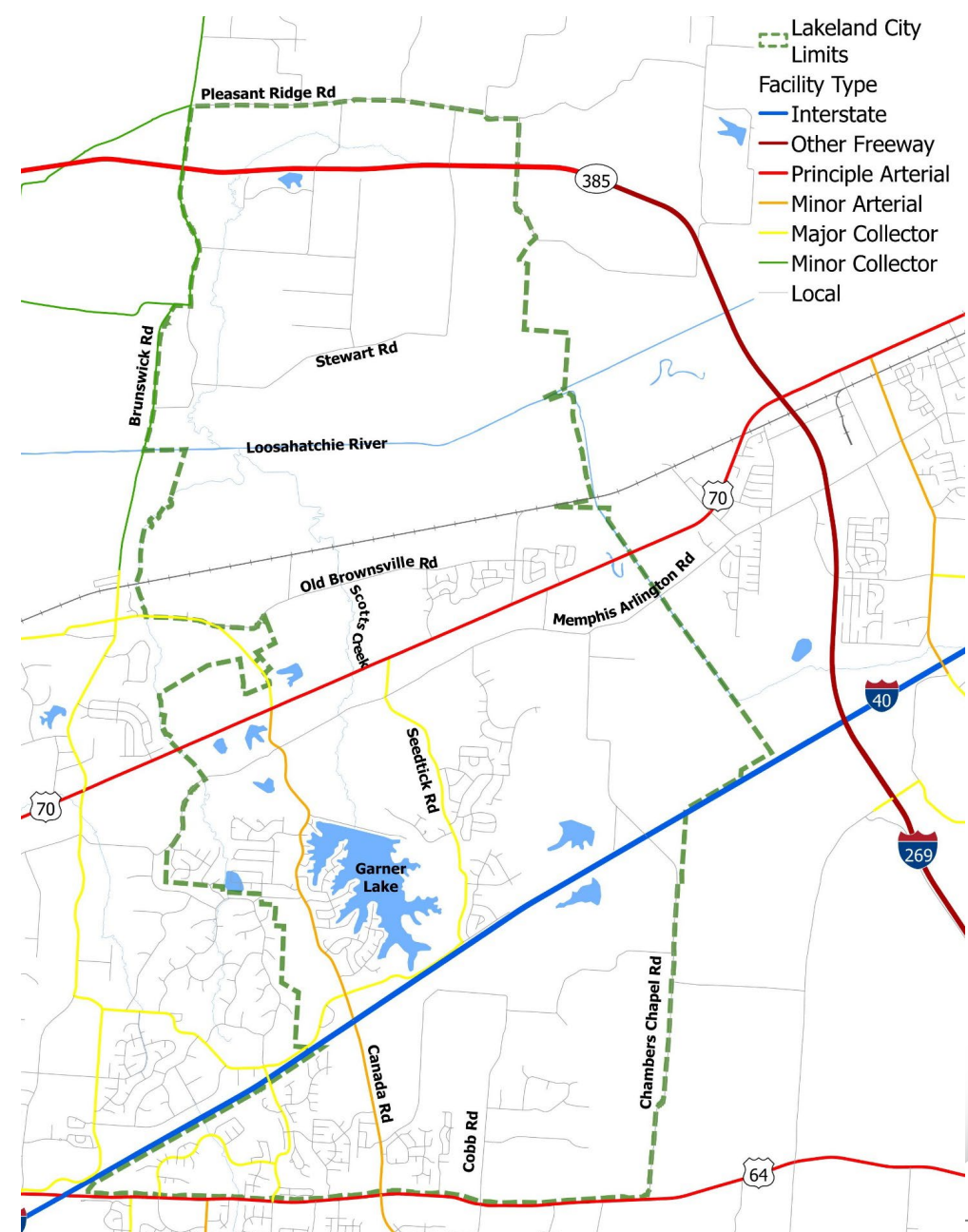
- Transportation and Mobility
- Economic Development
- Natural Resources
- Land Use
- Housing
- Park and Recreation

Advisory and Targeted Subcommittees

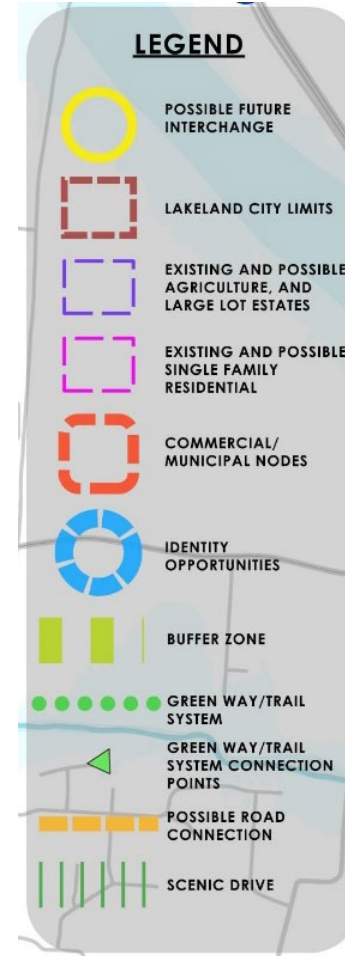
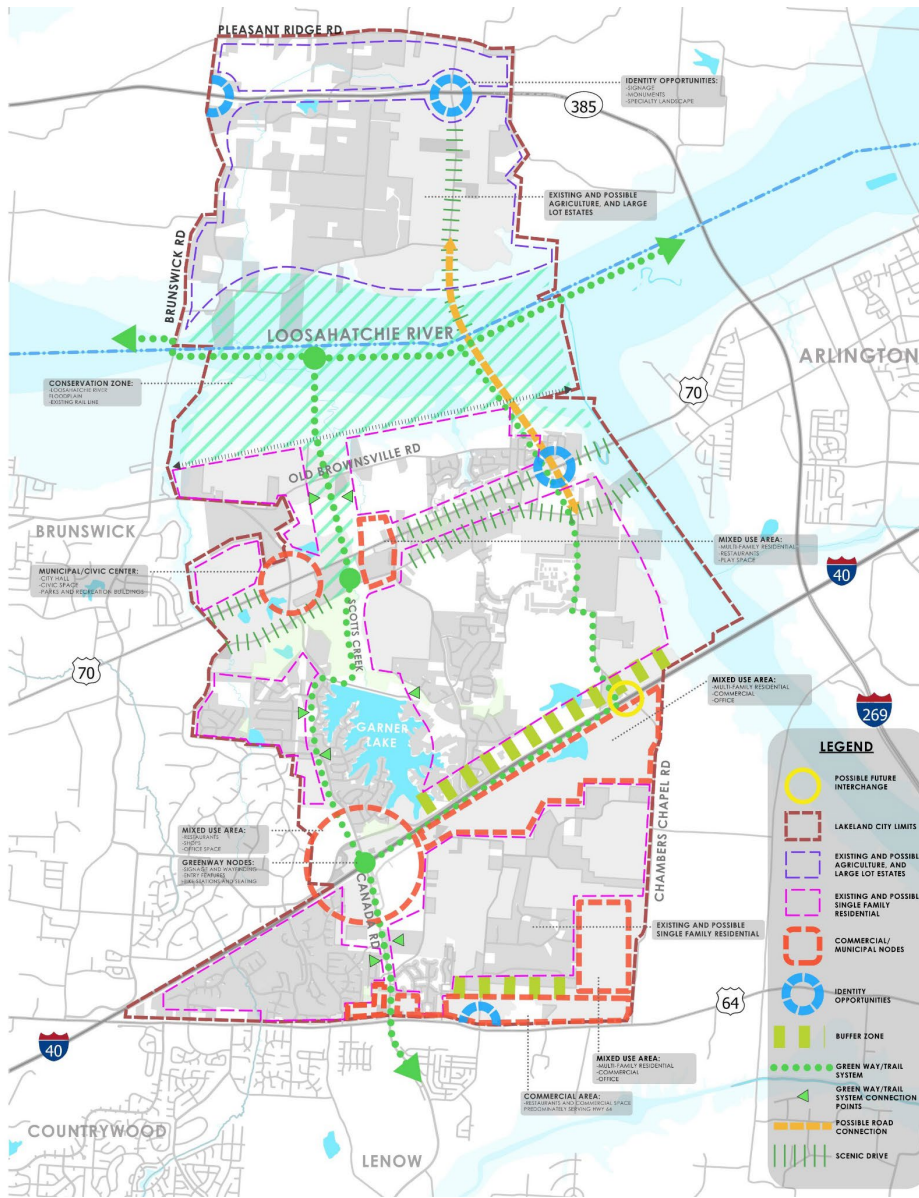
- Economic Development
- Land Use and Housing
- Park and Recreation
- Transportation

Transportation Plan

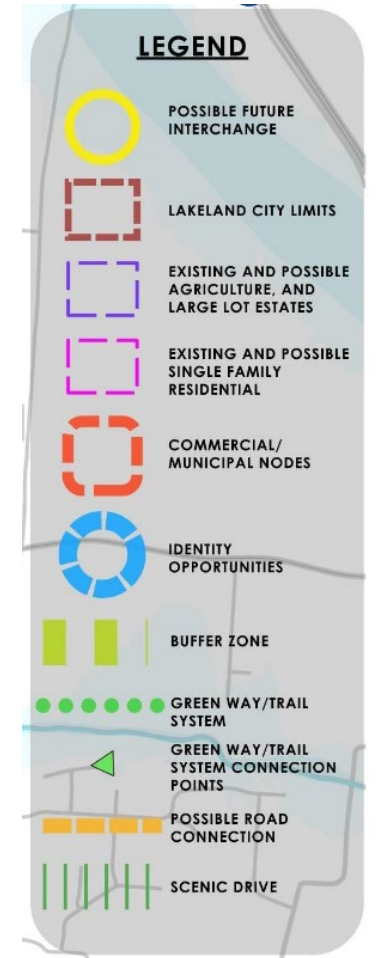
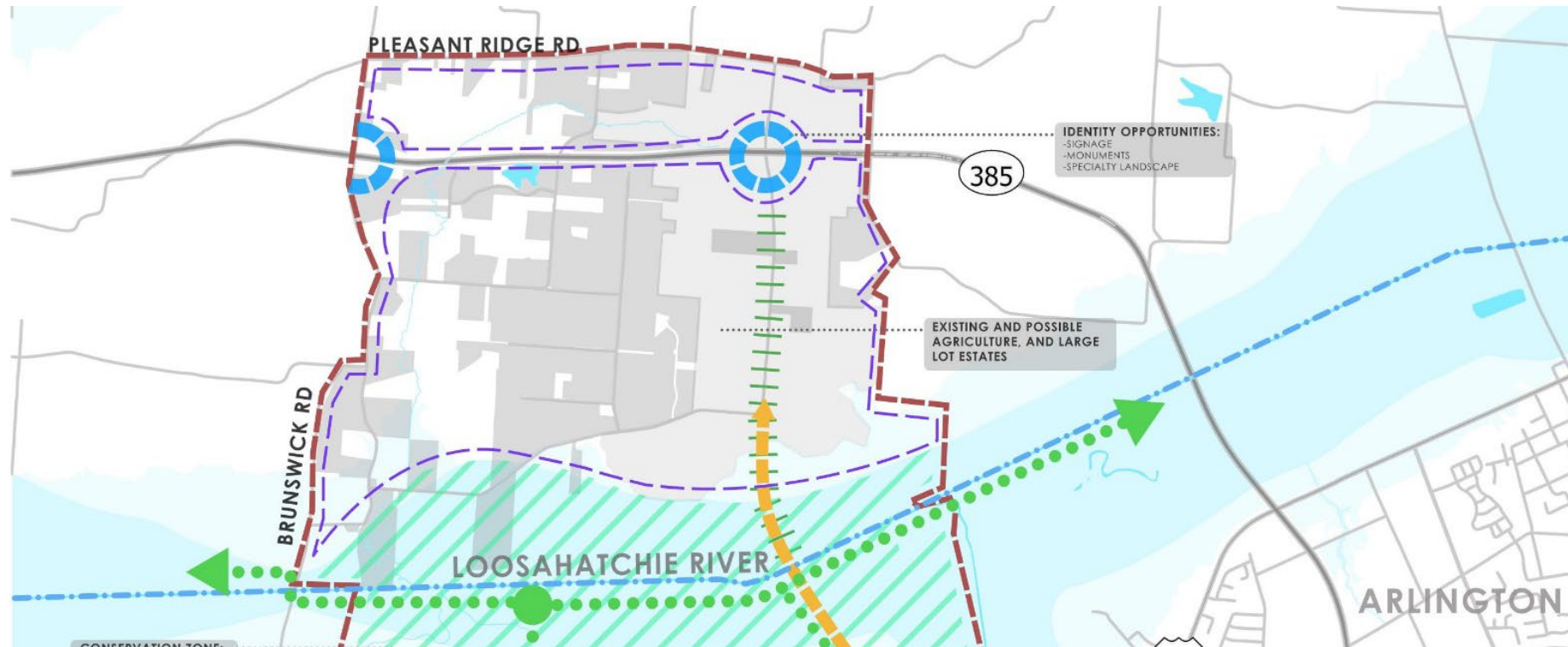
- Existing Transportation Plans
- Multimodal Transportation
- Transportation Safety
- Traffic Calming
- Public and Stakeholder Feedback



Growth Strategy



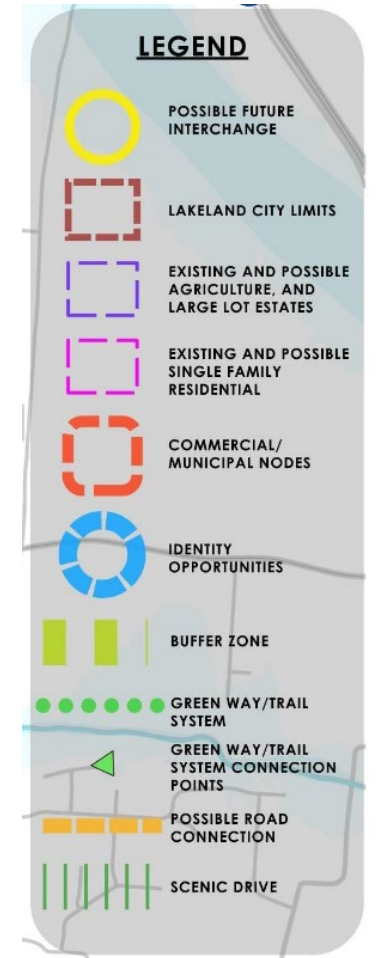
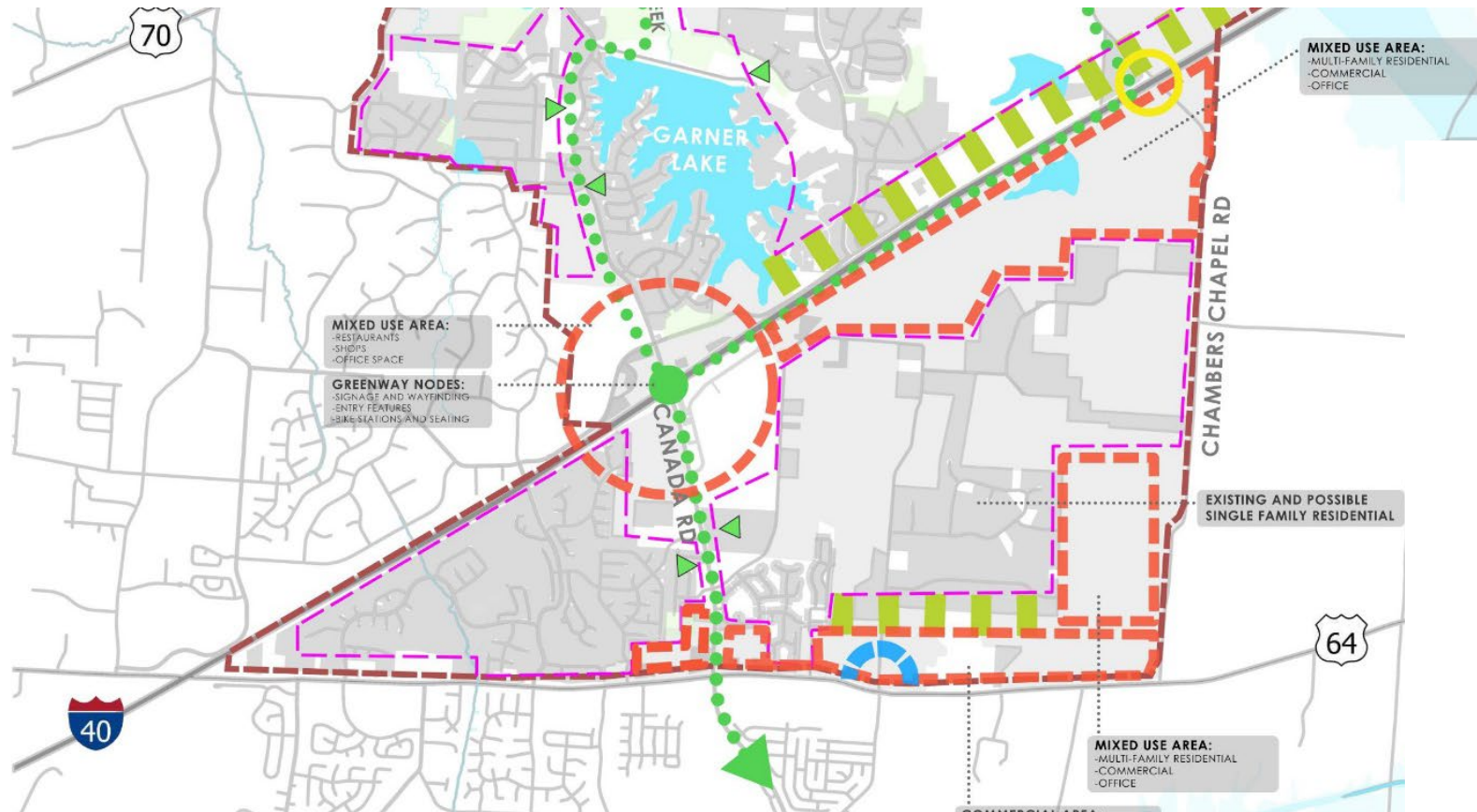
Growth Strategy - North



Growth Strategy - Middle

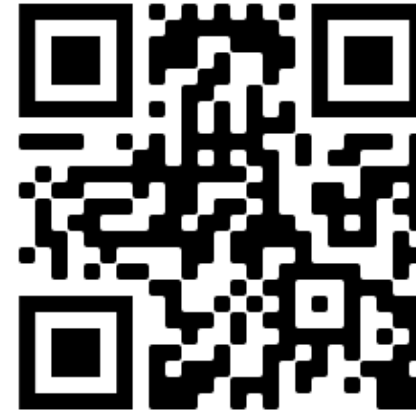


Growth Strategy - South



Schedule Highlights

- Project Kickoff: May 2022
- Community Meeting #1: August 2022
- Community Meeting #2: January 31, 2023
- Community/BOC Meeting: June 2023
- Completion: August 2023



Lakeland P.U.L.S.E. Web Page