



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, July 13, 2023, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. Regular Meeting Minutes - June 08, 2023
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Action**-Municipal Planning/Design Review Commission approval of Lakeland Commons PD, Lot 4- Site Plan and Building Elevations.
 - 2. **Action**- Municipal Planning Commission approval of the City of Lakeland Land Use Plan.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES**

THURSDAY, JUNE 08, 2023, 5:30 PM

CITY HALL, LAKELAND, TN.

DRAFT

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

For the record: The pledge to the flag was led by Chairman Bunker.

II. ROLL CALL BY ACTING RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Absent (<i>excused</i>)
(C) Wyatt Bunker	Present

Others present:

Paul Luker, Planning Director

Emily Harrell, City Engineer

Alex Barthol, City Planner

III. APPROVAL OF MEETING MINUTES:

Mr. Henry moved to approve the regular meeting of May 11, 2023, as written, seconded by Commissioner Atkinson.

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

IV. PUBLIC DISCUSSION:

Public comments were deferred to the time of the agenda item.

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

- Action – Design Review Commission approval of a Sign Plan for the Lakeland Town Center PD Shell Station.**

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

Discussion ensued.

For the record: Tina Adams – Shady Vent Construction (*Present in audience*)

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
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DRAFT

When the question was called the sign plan for the Lakeland Town Center PD Shell Station was approved as presented and staff will sign off on the location, voice vote, 6 in favor 0 against.

2. Action – Municipal Planning / Design Review Commission approval of a Starbucks Site Plan.

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

Discussion ensued.

For the record: Michael Shelton – Kimley-Horn (*Present in audience*)

When the question was called the sign plan for the Starbucks located at 9014 Highway 64 was approved as presented, voice vote, 6 in favor 0 against.

3. Discussion and Possible Action – update on the proposed Lakeland PULSE Land Use Plan.

An update was given by Planning Director Paul Luker.

Discussion ensued.

For the record: Comments were heard from the following:

Michael Shelton – Kimley- Horn

George Munchow – 10150 US Highway 70

Scott Munchow - 10150 US Highway 70

This item was discussed with no action taken.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

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

The meeting was adjourned at 6:21 p.m. without objections.

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, JUNE 08, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.

DRAFT

Amber Hitchcock, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on July 13, 2023.



Municipal Planning and Design Review Commission

Meeting Date: Thursday, July 13, 2022

Project: Lakeland Commons P.D. Lot 4 - Site Plan and Building Elevations

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 9775 Highway 70

Parcel ID: L0150 00550

Zoning District: AG: Agriculture (Planned Development Overlay)

Site Area: 1.02 acres

Applicant: Mehraj Hudani

Representative: Wesley Wooldridge, Renaissance Group, Inc

STAFF RECOMMENDATION:

City Staff recommends approval of the application as submitted.

REQUEST:

The applicant is seeking approval of a revised Site Plan to construct a 6,060 sq. Ft. Multi-Tenant Commercial Building. This Site Plan approval only includes parking and building elevations. All other aspects of the project will remain as they were originally approved.

BACKGROUND:

The original Site Plan for Lakeland Commons Lot 4 was approved at the June 16, 2022 Municipal Planning Commission Meeting.

BUILDING ELEVATIONS:

The proposed facades will remain very similar to the original approval. The noted changes are as follows:

- The removal of the Wrapped Metal coping over the Wine and Spirits bay.
- The removal of the entire second floor over the Pharmacy and Small Bakery bays.

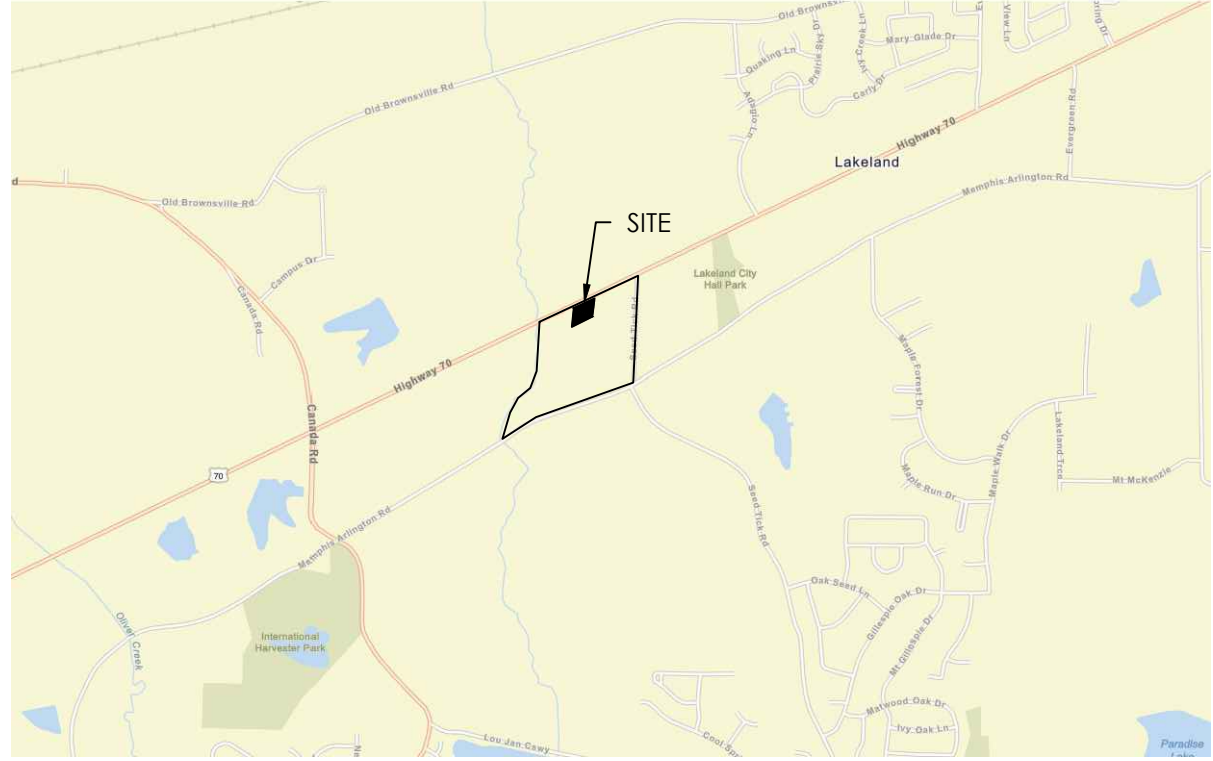
The overall character of the development will remain the same. As a note of clarification, no dumpster enclosure elevations were submitted with this revised application. Staff recommends that this item remain as it were originally approved.

PARKING:

The parking has been reduced from 33 to 27 spaces. The reduction in overall building square footage has reduced the overall parking need. The 27 spaces is enough according to the City of Lakeland Land Development Regulations.

EXAMPLE MOTIONS

1. Motion to approve the Lakeland Commons P.D. Lot 4 Site Plan and Building Elevations application without conditions.
2. Motion to approve the Lakeland Commons P.D. Lot 4 Site Plan and Building Elevations application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
3. Motion to deny the Lakeland Commons P.D. Lot 4 Site Plan and Building Elevations application:
 - a. Reason for denial



VICINITY MAP
N.T.S.

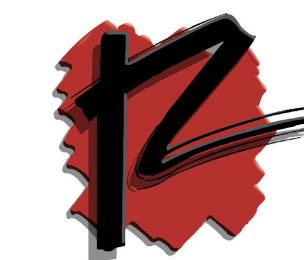
ORDER OF DRAWINGS

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

LAKELAND COMMONS LOT 4

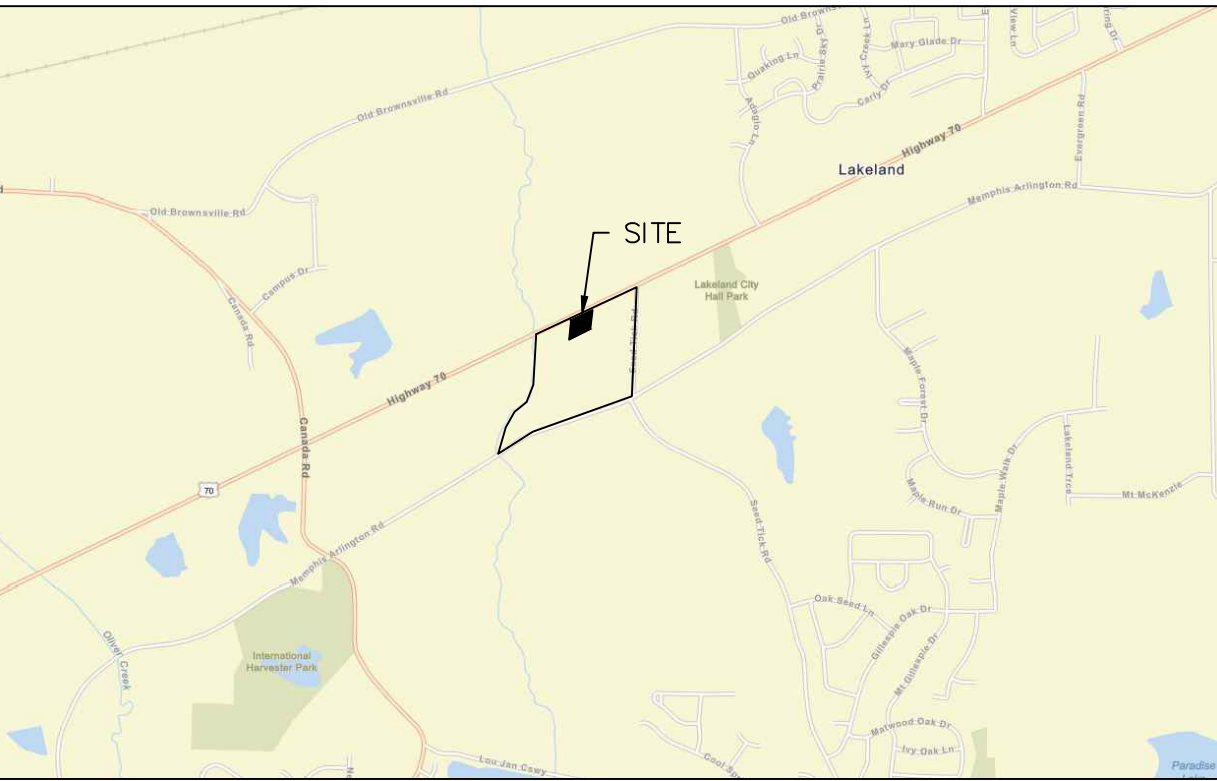
PROJECT NO. 20010

DEVELOPER
Mehraj Hudani



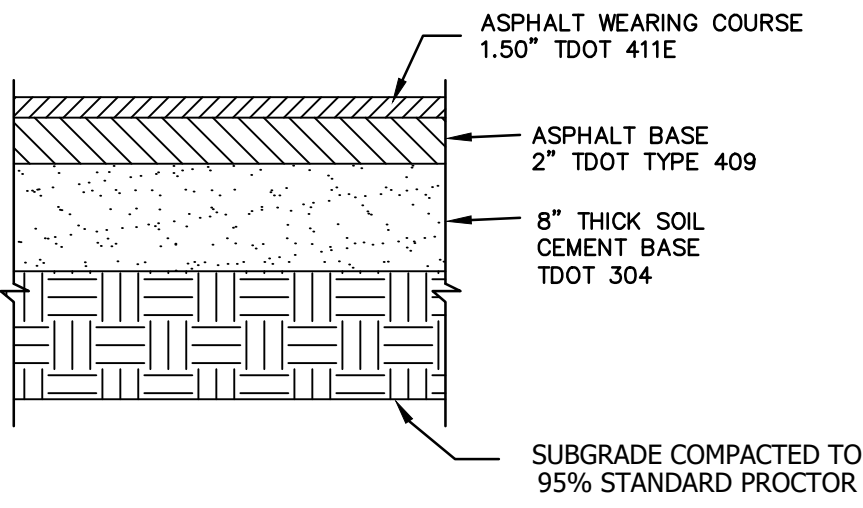
Renaissance Group
architecture ■ engineering ■ planning ■ interiors

9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002

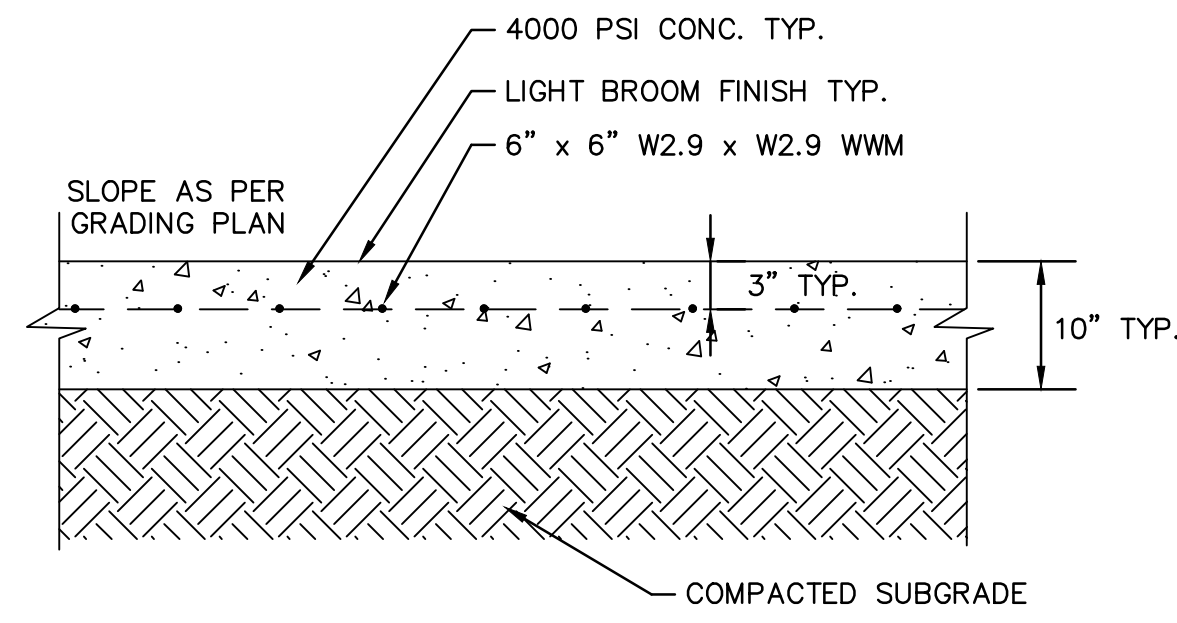


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N.T.S.

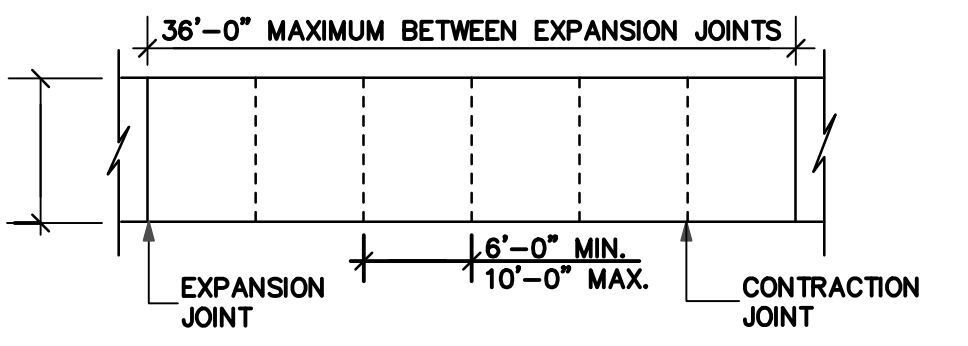
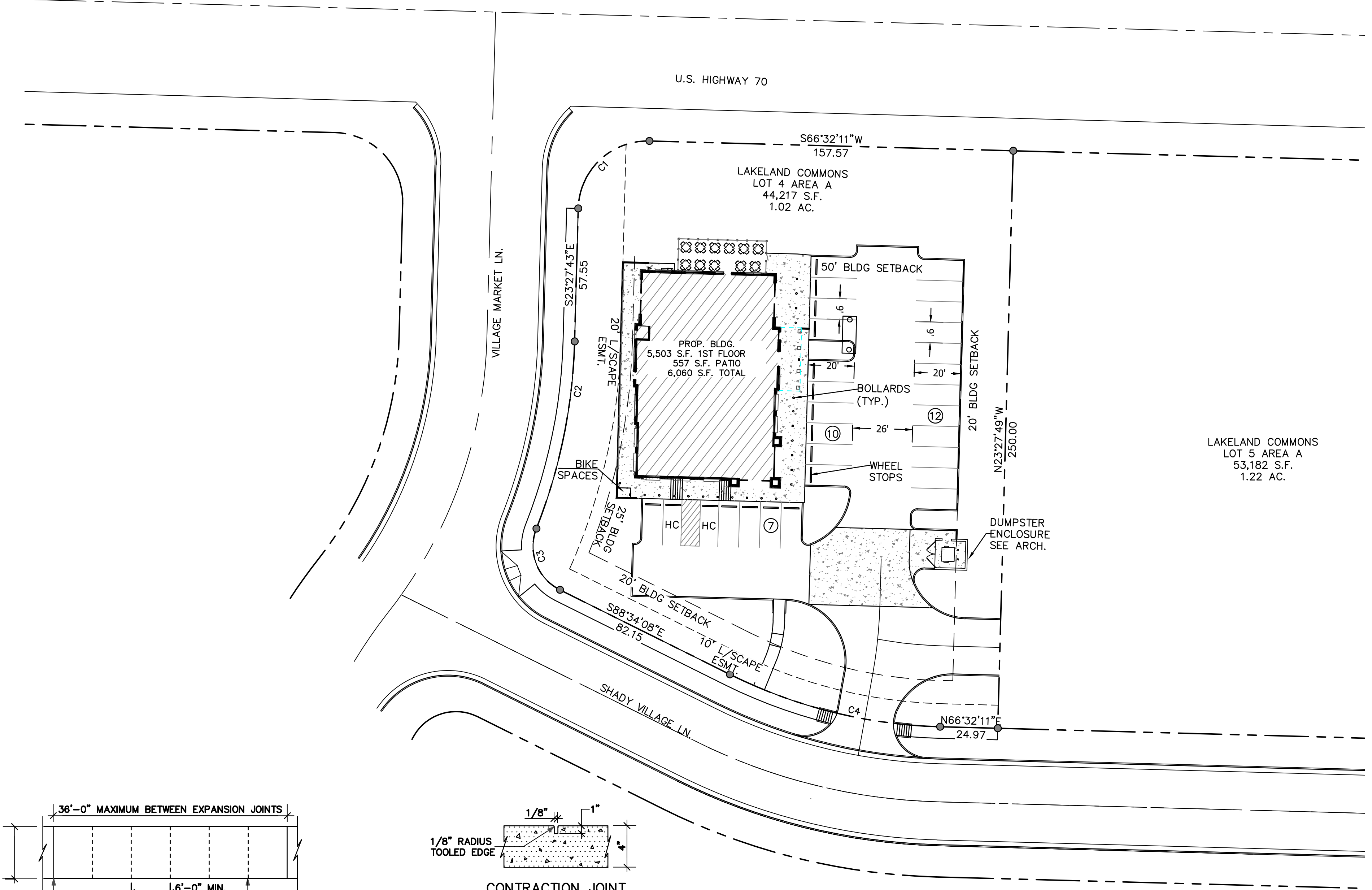
FINAL SITE DATA		
PROJECT NAME:	Lakeland Commons Lot 4	
Site Plan:	Preliminary	
P.D.:	Lakeland Commons	
ADDRESS:	9774 Shady Village Lane	
MAP, GROUP, PARCEL NO.:	TBD	
EXISTING ZONING AND APPLICABLE OVERLAYS:	AG with Lakeland Commons PMUD Overlay	
ACREAGE OF SITE:	1.015 Acres - 44,217 s.f.	
MIN. REQ. SETBACK LINES:	Required	Provided
Front Yard Hwy 70:	50 feet	50 feet
Front Yard Village Market:	25 feet	25 feet
Front Yard Shady Village:	20 feet	55 feet
Side Yard:	20 feet	96 feet
Rear Yard:	N.A.	
OWNERSHIP		
Name of Owner:	Mehraj Hudani	
Address:	12347 US Highway 64 Eads, TN, 38028	
Phone No.:	901-647-4307	
E-mail Address:	chudani@comcast.net	
Contact Name:	Mehraj Hudani	
APPLICANT/DESIGN PROFESSIONAL		
Name of Design Professional:	Renaissance Group, Inc.	
Address:	9700 Village Circle, Lakeland, TN	
Phone No.:	(901) 332-5533	
Fax No.:	(901) 332-5534	
E-mail Address:	wooldridge@group.biz	
Contact Name:	Wesley Wooldridge	
PROPOSED USES (as defined by Zoning or Outline Plan)	Liquor/Convenience Store, Office	
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	+/- 8,494 s.f.(5,494 s.f. 1ST FLOOR, 3,000 s.f. 2CD FLOOR.)	
BUILDING HEIGHT (allowed): (proposed):	T.B.D. T.B.D.	
MAXIMUM FAR:	none	
PROVIDED FAR:	0.20	
OPEN SPACE RATIO: (GREENSPACE):	Maximum Req. 30.00%	Provided 43.80%
PARKING: 4.5 SPACES PER 1000 S.F. OF GROSS FLOOR AREA (80% OF TOTAL)	Minimum Required 33	Provided 33
	H/C Spaces	Minimum Req. 2 (1 van)
BIKE SPACES 1PER 10 CAR:	4 SPACES	2



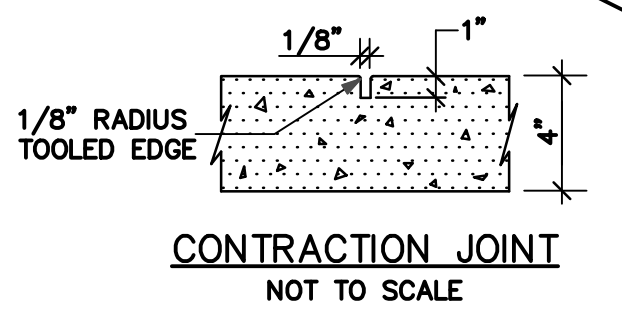
LIGHT DUTY
TYPICAL PAVEMENT DETAIL
N.T.S.



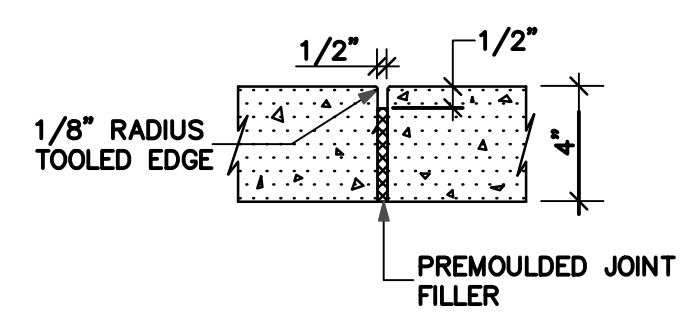
TYPICAL H.D. CONC. DUMPSTER PAD
N.T.S.



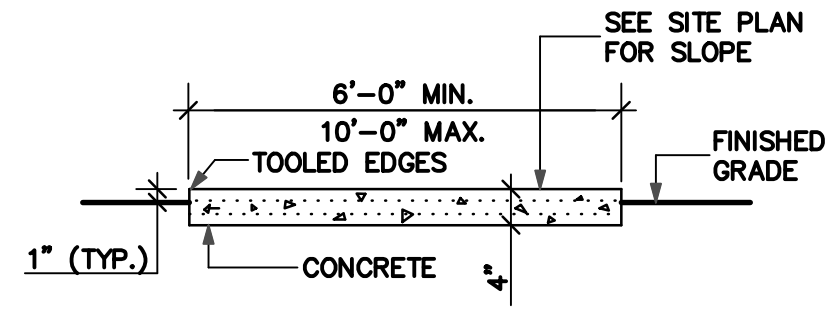
SIDEWALK PLAN
NOT TO SCALE



CONTRACTION JOINT
NOT TO SCALE



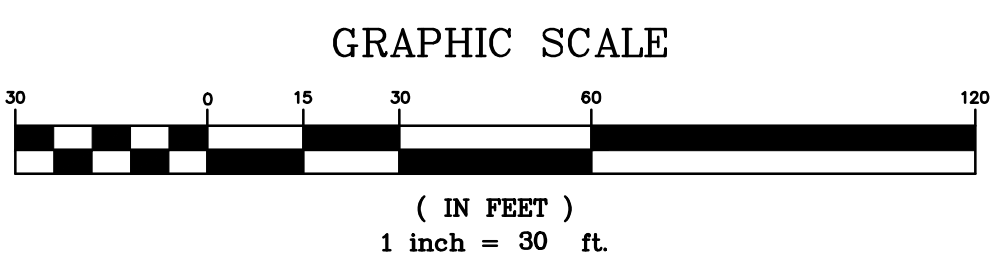
EXPANSION JOINT
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE

SIDEWALK DETAIL
N.T.S.

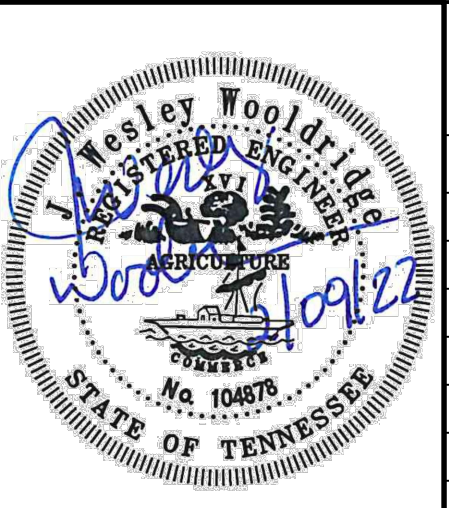
LAKELAND COMMONS LOT 4 CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.12'	30.00'	089°59'55"	S21°32'14"W	42.43'
C2	83.10'	238.00'	020°00'23"	S13°27'32"E	82.68'
C3	31.20'	21.00'	085°06'48"	S46°00'44"E	28.41'
C4	94.50'	217.50'	024°53'41"	N78°59'02"E	93.76'



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

Temporary Benchmark (T.B.M.):
TBM: Top of a found cotton picker spindle in Seed Tick Road located at the northeast corner of subject property as shown hereon. Elevation=320.65 (NAVD83)
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G. Community Panel No. 470402 0215 G, Effective Date February 6, 2013.

LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI

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

DEPARTMENT OF ENGINEERING

SITE PLAN

LAKELAND, TENNESSEE

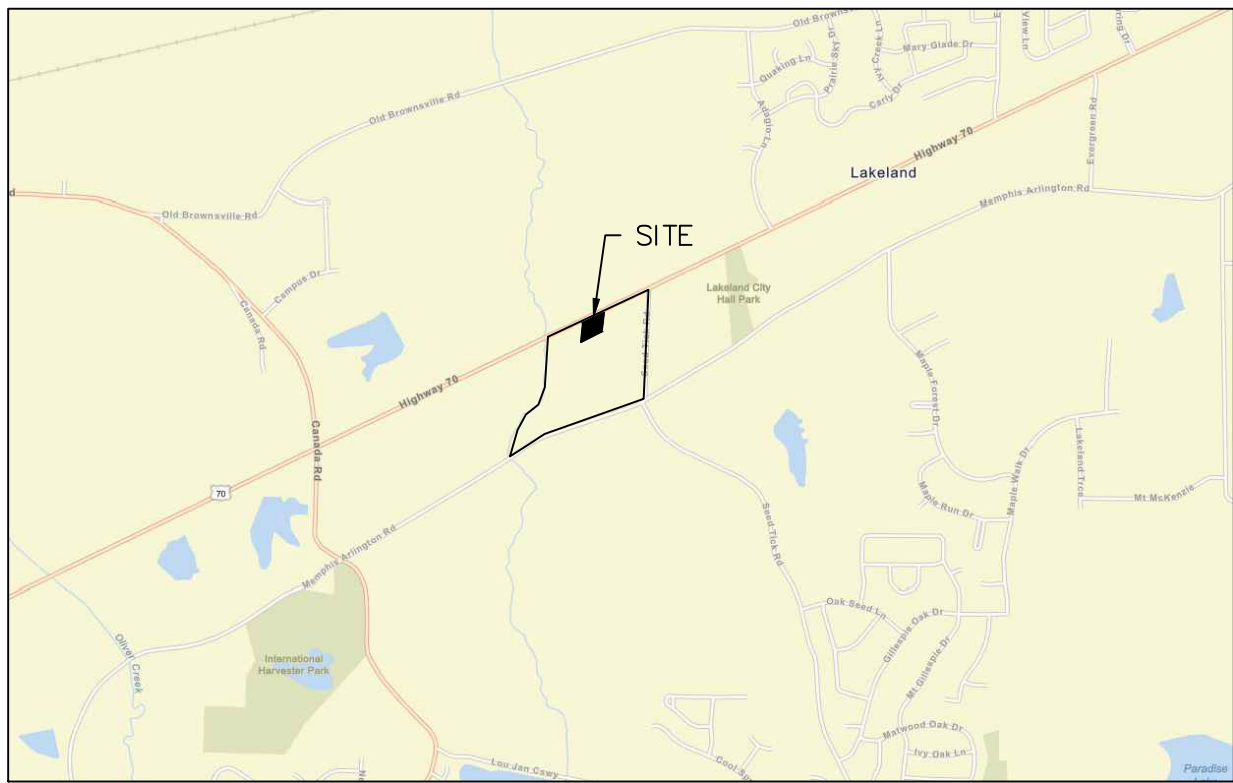
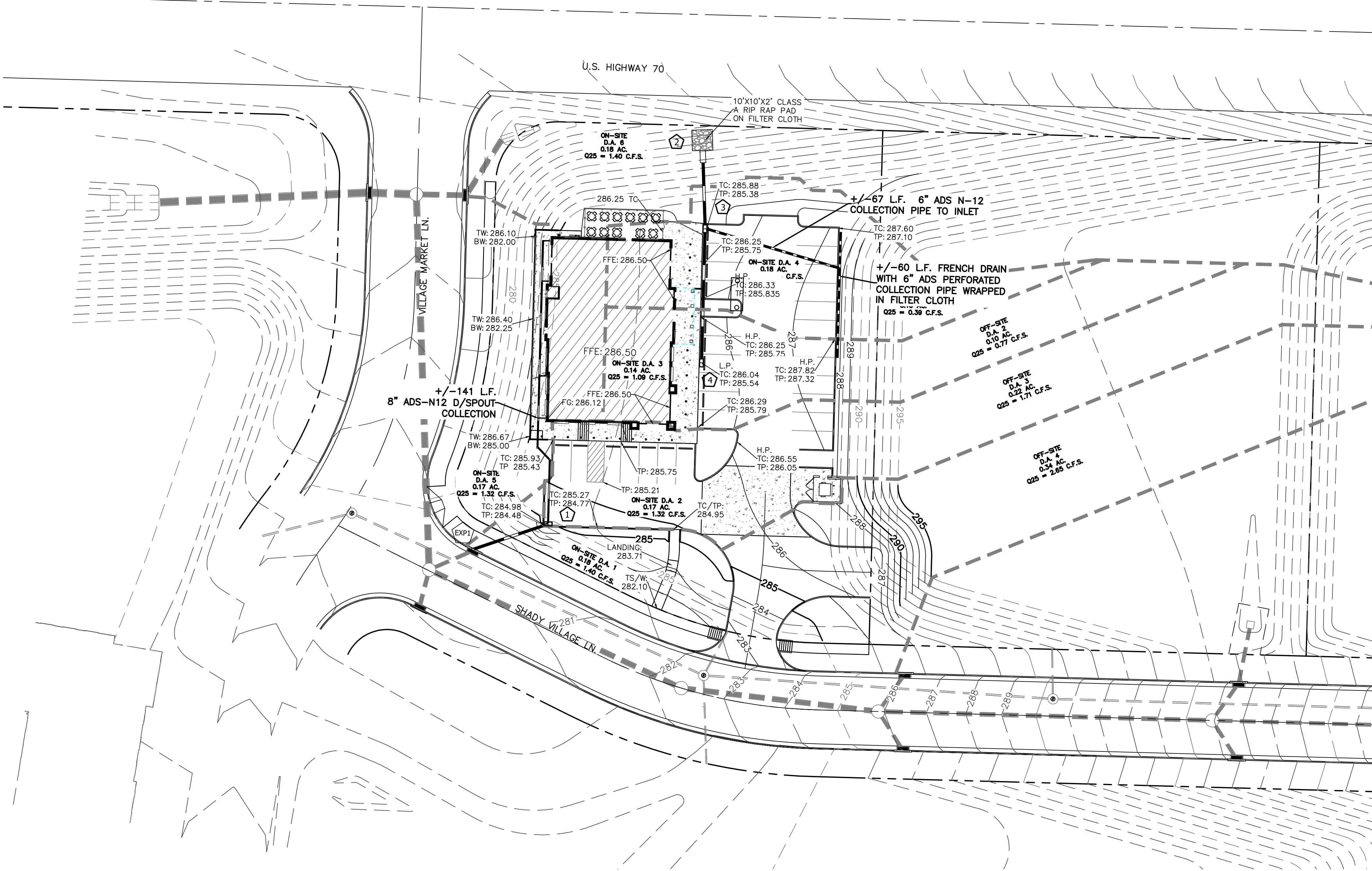
FROM: NA TO: NA

SURVEY: DATE: BOOK:

SCALE: DATE: 8/2020

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

REVIEWED BY:



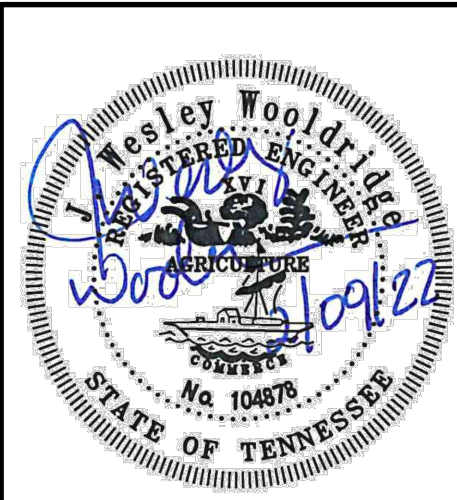
- GENERAL NOTES:
1. THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND (867-2717), PRIOR TO COMMENCING CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY, WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF ANY CONSTRUCTION ON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

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

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

LAKELAND COMMONS LOT 4 STRUCTURE TABLE										ASBUILT	
NO	TYPE	DA (AC)	Q25 (CFS)	TG/RIM ELEV	FL IN	FL IN	FL IN	FL IN	FL OUT	INV. ELEV	RIM ELEV
EX P1	EX. TDOOT NO. 14 (D-CB-14S)	N.A.	N.A.	280.25	276.25				273.00		
1	NO. 11 INLET	0.39	3.03	284.48	N.A.				280.00		
2	TDOOT TYPE U X-DRAIN ENDWALL	N.A.	N.A.	N.A.	280.00				280.00		
3	NO. 11 INLET	0.28	1.25	285.38	280.50				280.50		
4	NO. 11 INLET	0.24	1.86	285.54	N.A.				281.50		

LAKELAND COMMONS LOT 4 PIPE TABLE													ASBUILT								
FROM	INV.	TO	INV.	PIPE	MATERIAL	LEN (FT)	SLOPE (%)	D.A. (AC)	Q25 (CFS)	CAPACITY QC (CFS)	VEL (FPS)	VELOCITY FULL (FPS)	FROM	INV.	TO	INV.	PIPE	LENGTH DIA(IN)	SLOPE (FT.)	SLOPE (%)	CAPACITY Q (CFS)
EX P1	276.25	1	280.00	15	HP STORM	37	10.14	0.39	3.97	20.56	11.90	16.76									
2	280.00	3	280.50	15	HP STORM	30	1.67	0.52	3.11	8.34	6.12	6.80									
3	280.50	4	281.50	15	HP STORM	61	1.64	0.24	1.86	8.27	5.39	6.74									



REVISIONS		
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LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI

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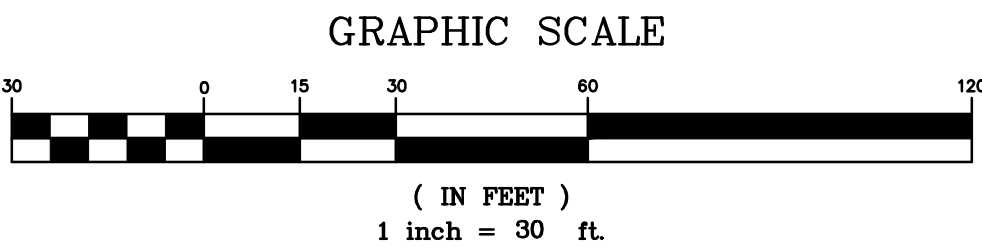
DEPARTMENT OF ENGINEERING
GRADING PLAN
LAKELAND, TENNESSEE

FROM: NA TO: NA

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

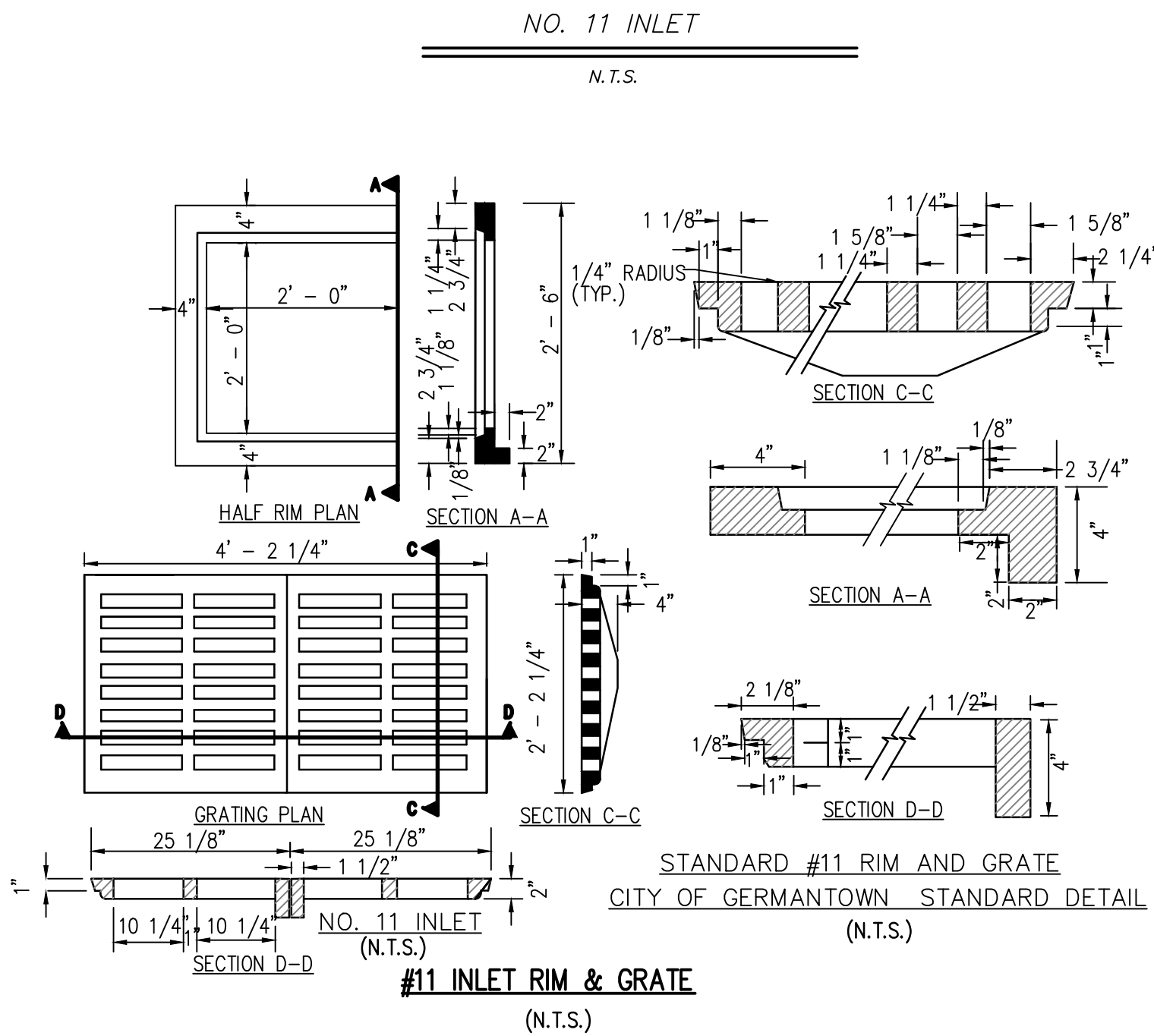
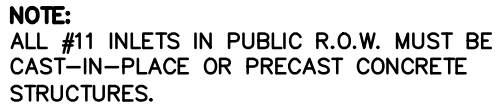
DESIGN/JWW/SDW DATE: 8/2020 CKD: JWW DATE: 8/2020
REVIEWED BY: _____

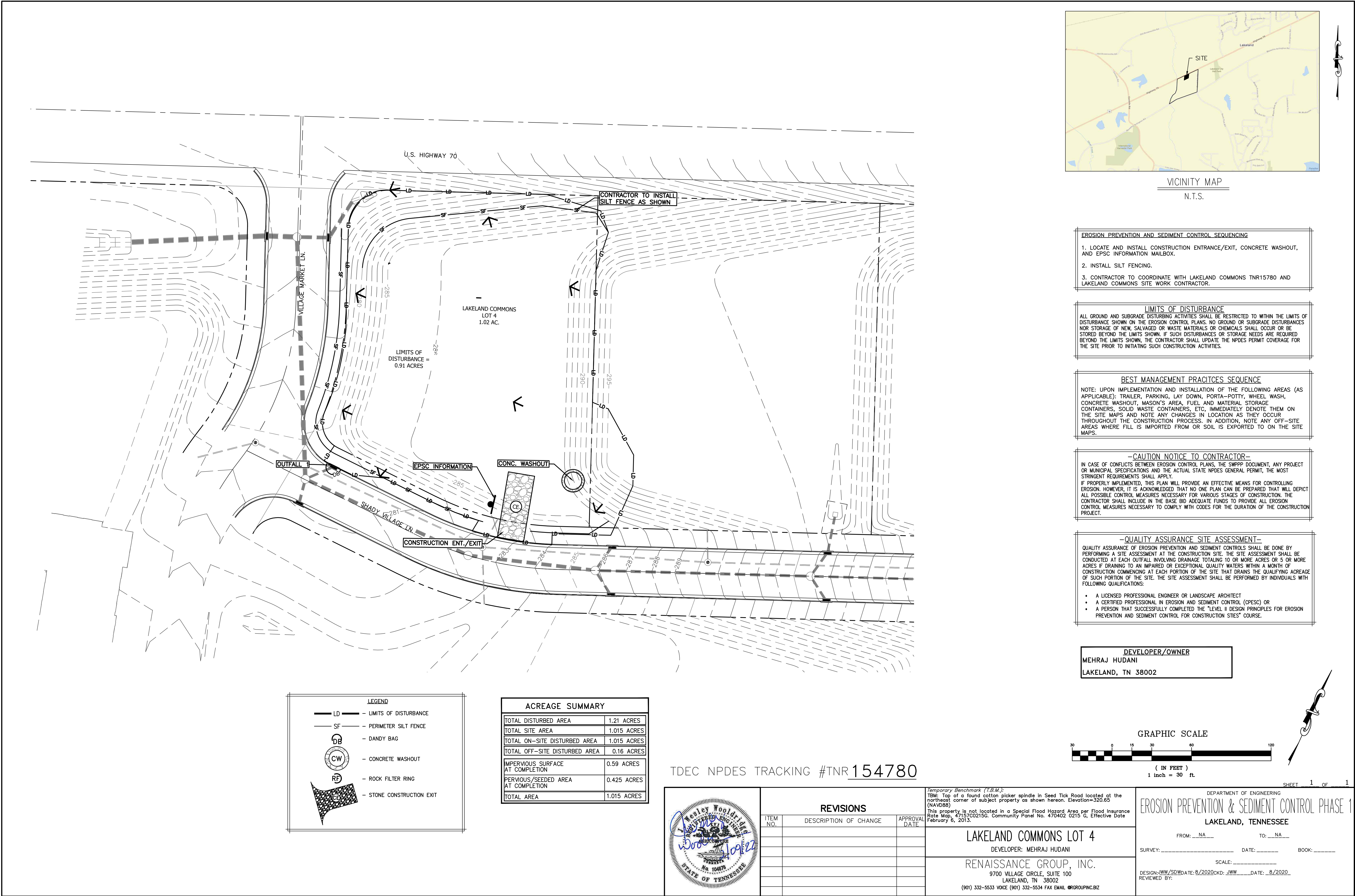


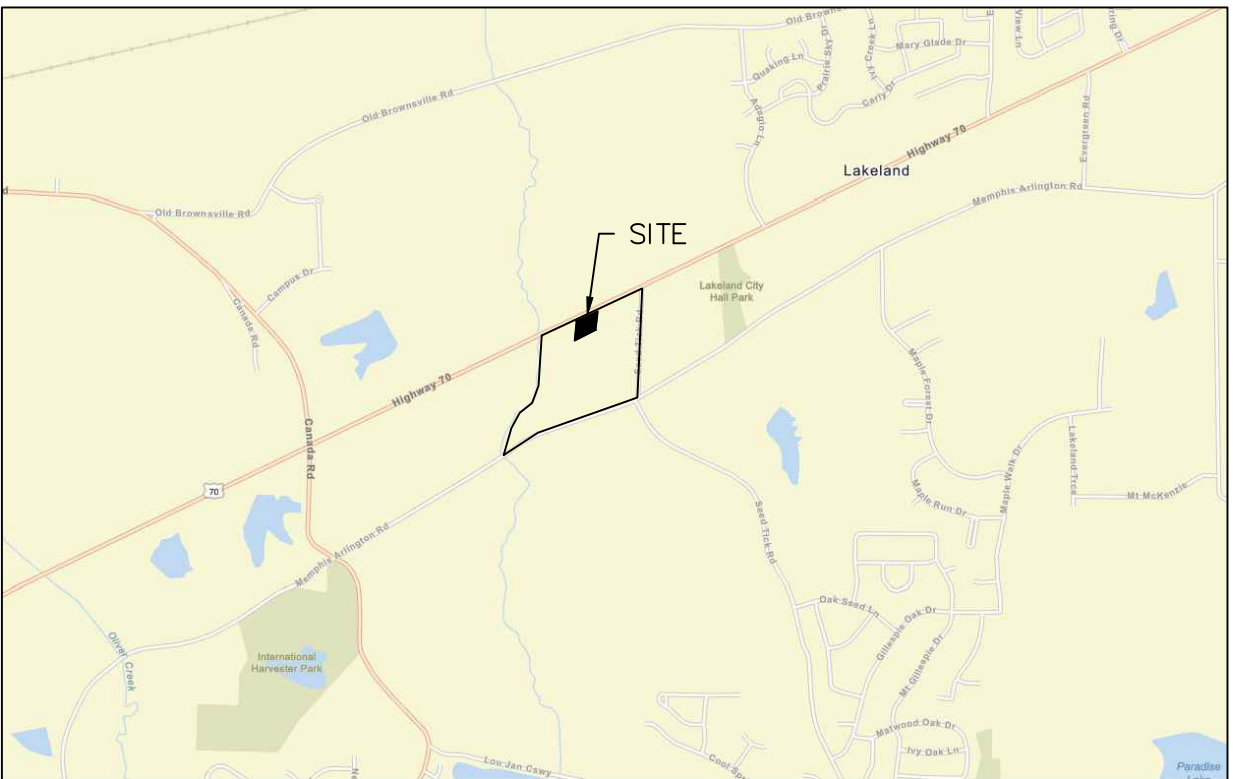
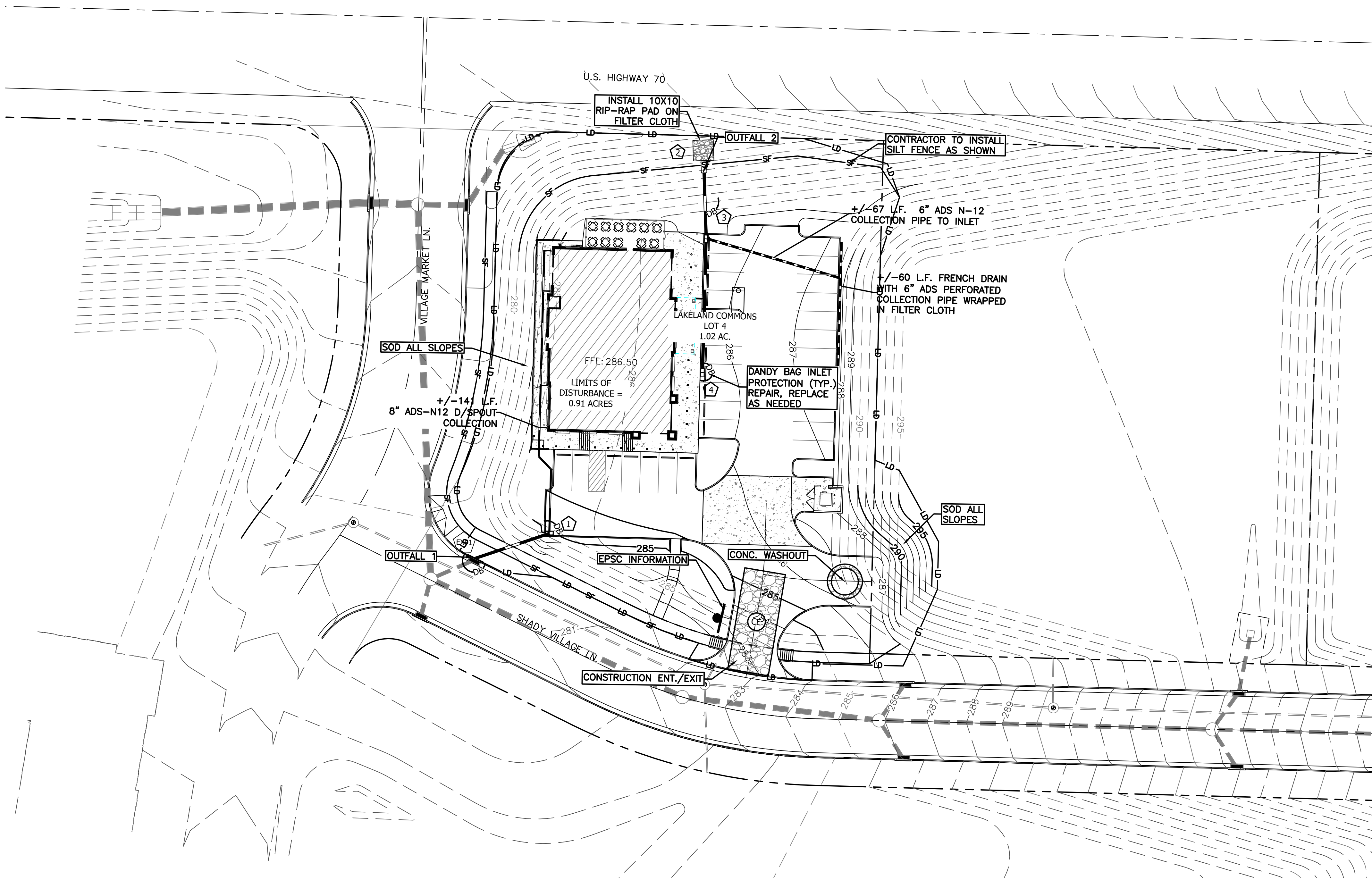


11/8/2019 7:51:53 AM
C:\Users\jj00547\Desktop\DRAWINGS FOR IB SET DIDPE15B-20190628.dgn

FOR 15" PIPE,
BILL OF STEEL AND







VICINITY MAP
N.T.S.

EROSION PREVENTION AND SEDIMENT CONTROL SEQUENCING

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

LIMITS OF DISTURBANCE

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

BEST MANAGEMENT PRACTICES SEQUENCE

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

-CAUTION NOTICE TO CONTRACTOR-

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

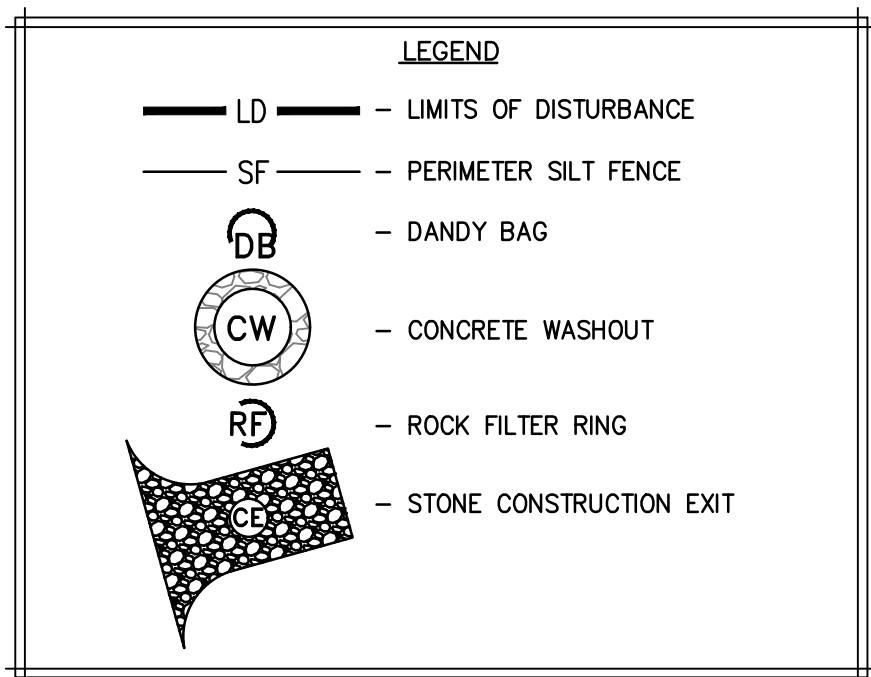
-QUALITY ASSURANCE SITE ASSESSMENT-

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

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

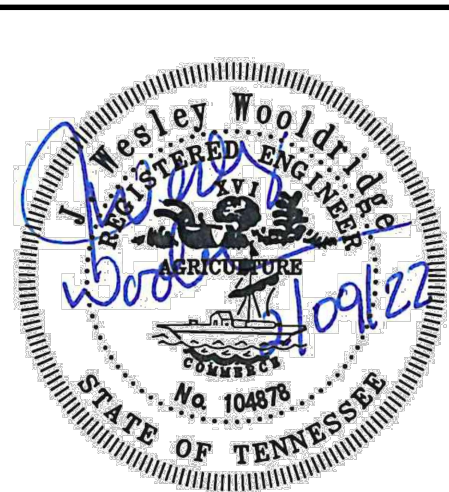
DEVELOPER/OWNER

MEHRAJ HUDANI
LAKELAND, TN 38002



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

TDEC NPDES TRACKING #TNR154780



REVISIONS

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LAKELAND COMMONS LOT 4

DEVELOPER: MEHRAJ HUDANI

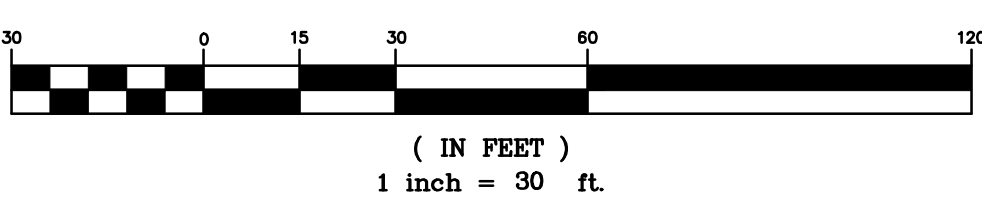
RENAISSANCE GROUP, INC.

9700 VILLAGE CIRCLE, SUITE 100

LAKELAND, TN 38002

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

GRAPHIC SCALE



SHEET 1 OF 1

EROSION PREVENTION & SEDIMENT CONTROL PHASE 2

LAKELAND, TENNESSEE

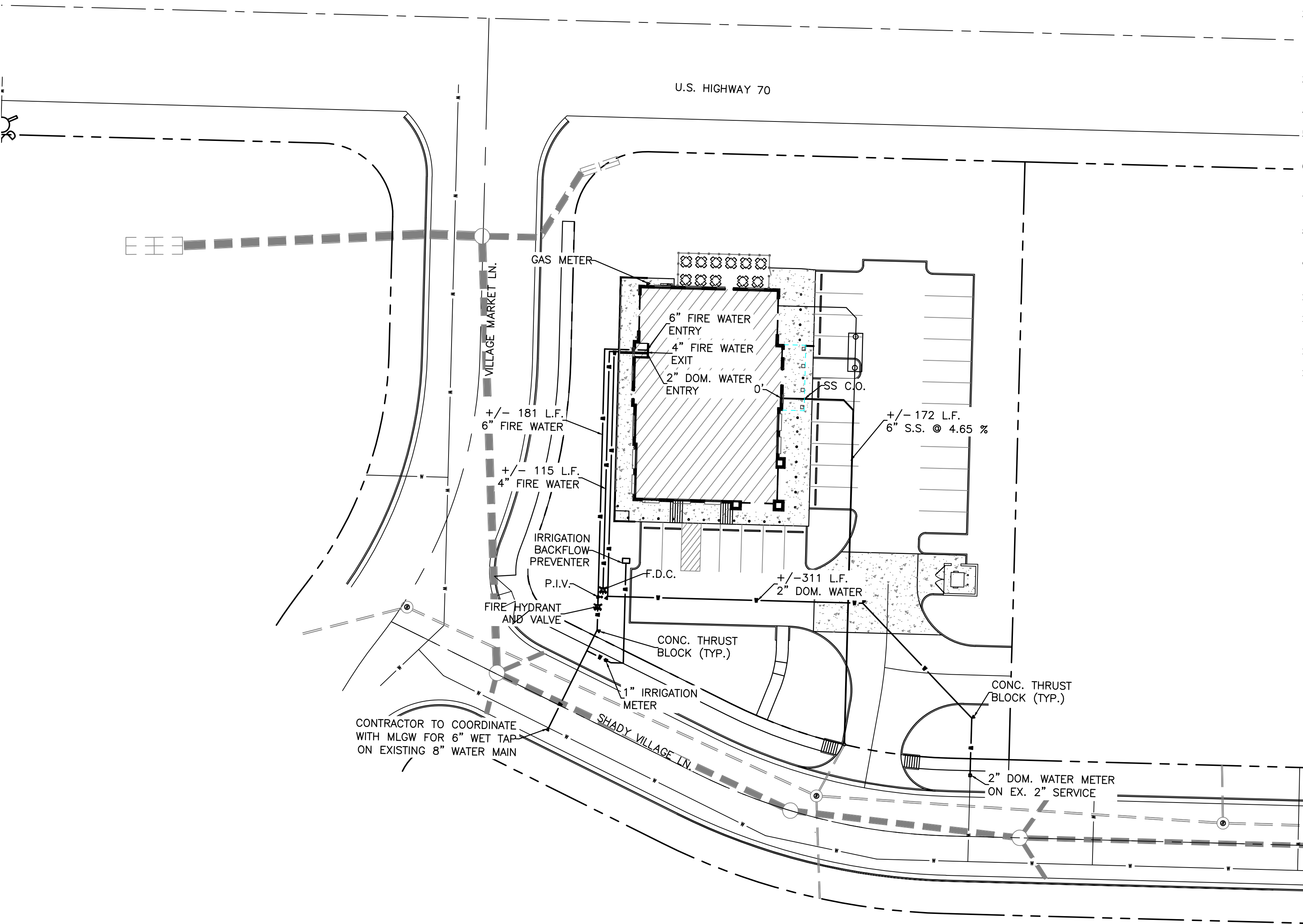
FROM: NA TO: NA

SURVEY: DATE: BOOK:

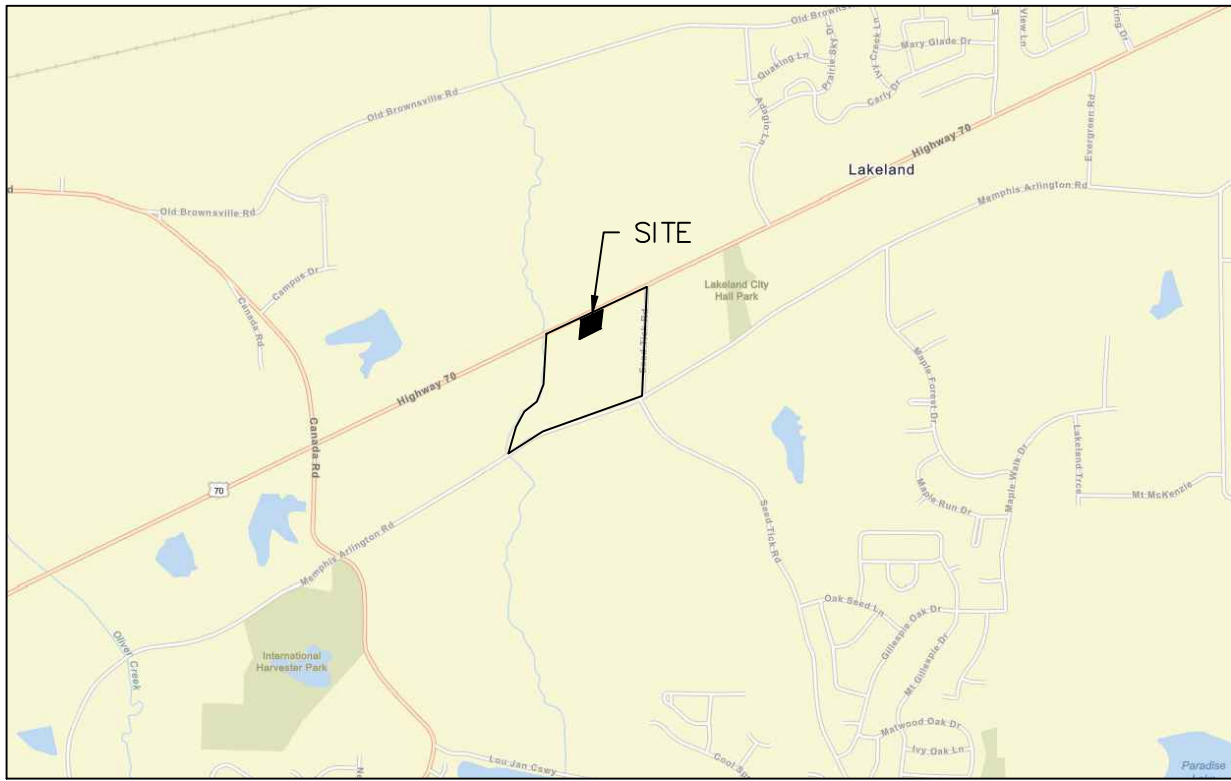
SCALE:

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

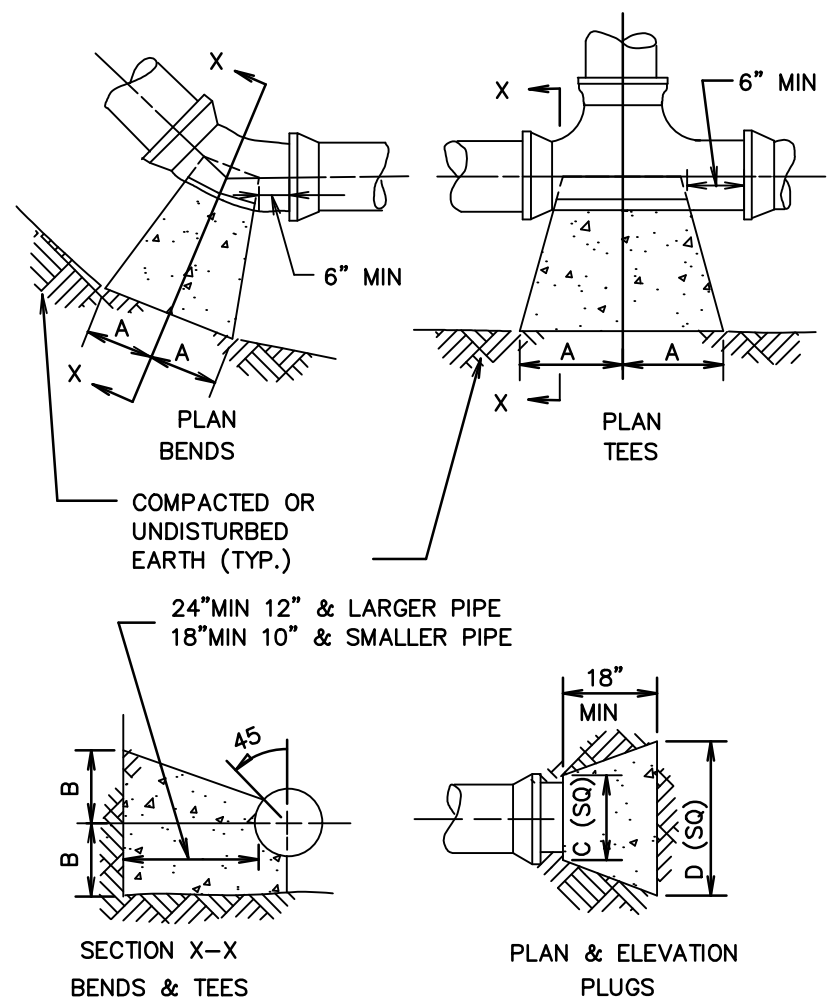
REVIEWED BY:



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

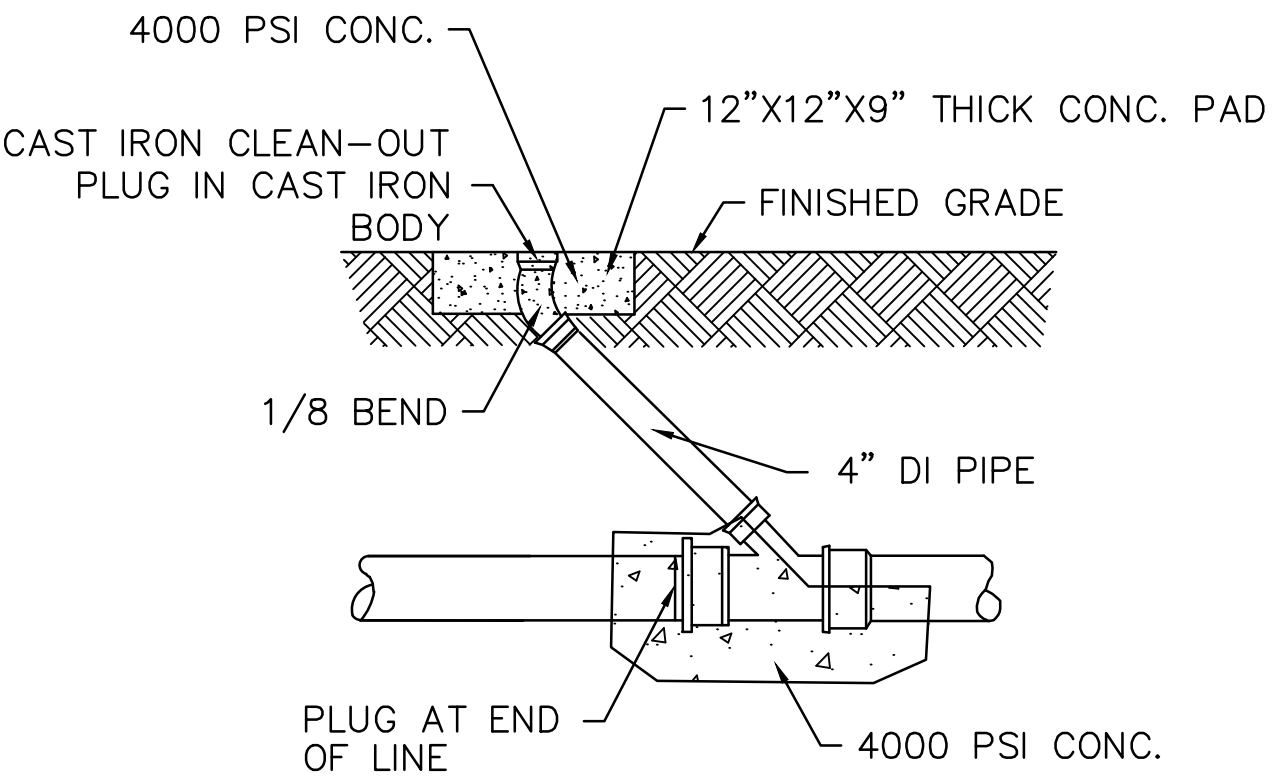


VICINITY MAP
N.T.S.

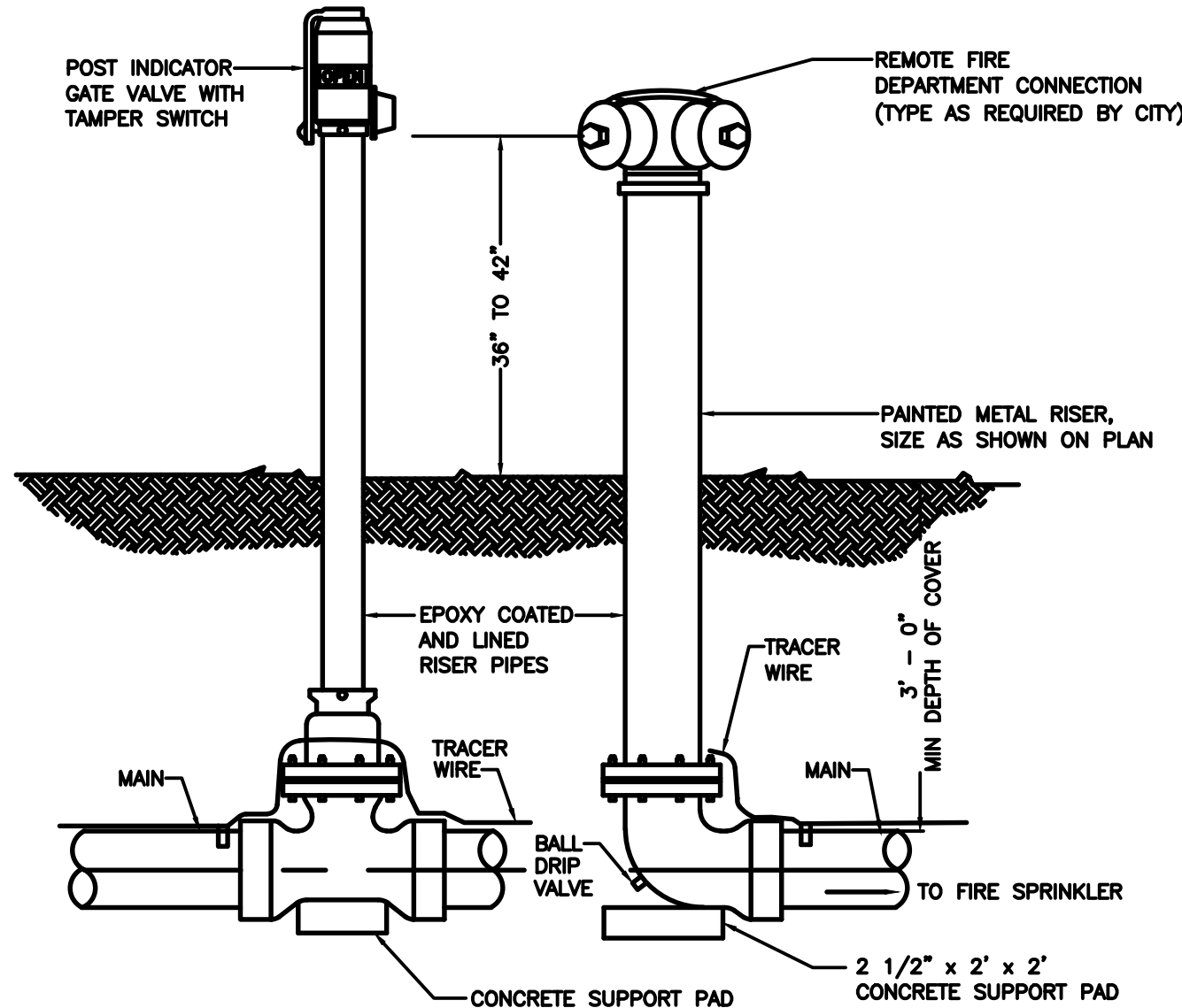


SIZE	1/4 BENDS			1/8 BENDS			1/16 BENDS			TEES		PLUGS			
	A	B	C	A	B	C	A	B	C	A	B	C	D	E	F
6"	16"	10"		9"	10"		6"	8"	10"	12"	10"	10"	21"		
8"	22"	13"		12"	13"		8"	10"	13"	16"	12"	29"			
10"	26"	17"		14"	17"		10"	13"	16"	20"	14"	36"			
12"	29"	21"		16"	21"		11"	16"	18"	24"	16"	41"			
14"	35"	24"		19"	24"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

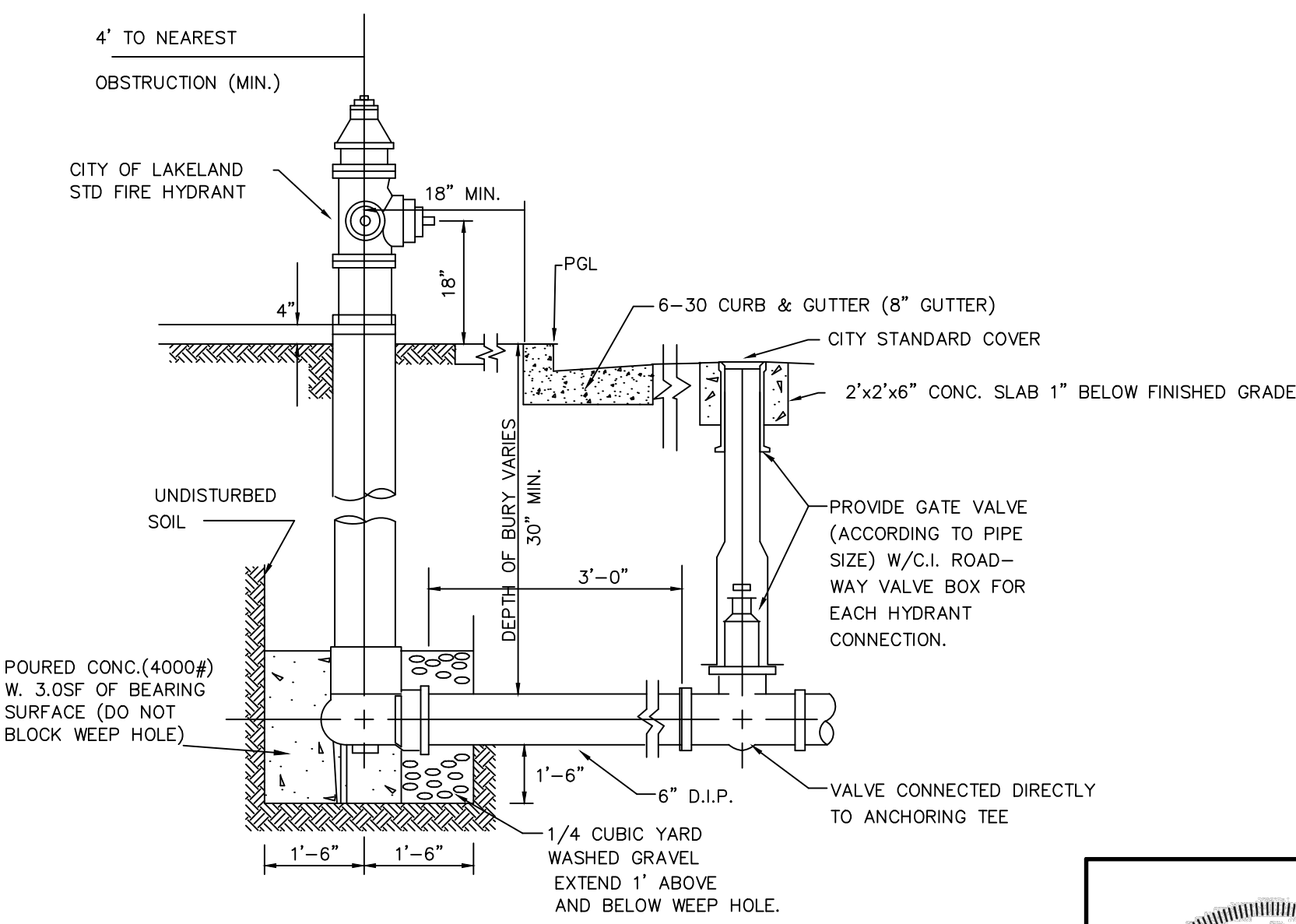
THRUST BLOCKS
N.T.S.



CLEANOUT DETAIL
N.T.S.



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



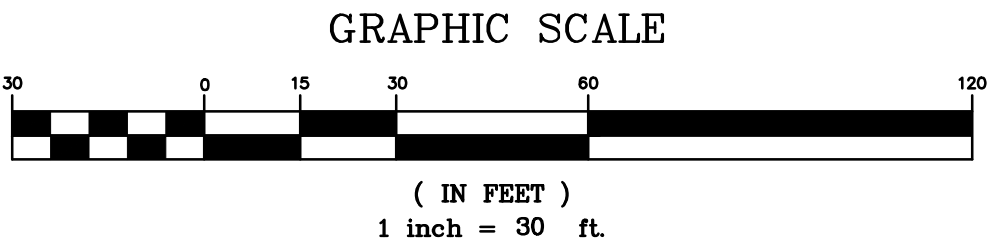
TYPICAL FIRE HYDRANT W/ VALVE & VALVE BOX
N.T.S.

SPECIAL NOTE:

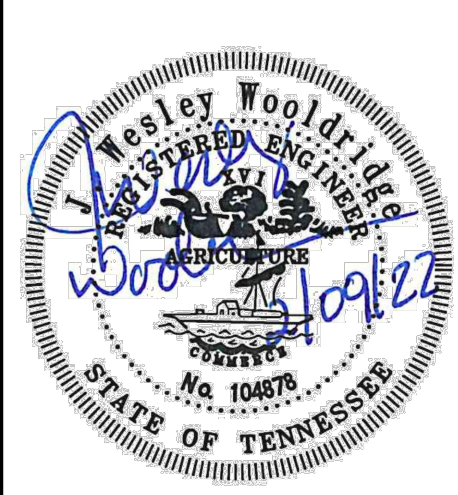
THE CONTRACTOR SHALL INSTALL TRACING WIRE WITH ALL SANITARY SEWER MAINS AND SERVICES PER THE RECENT CHANGES TO TCA 65-31-101 TITLE 65, CHAPTER 31.

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

WATER LEGEND	
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK



SHEET 1 OF 1



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

Temporary Benchmark (T.B.M.):
TBM: Top of a found cotton picker spindle in Seed Tick Road located at the northeast corner of subject property as shown hereon. Elevation=320.65 (NAVD88)
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G, Community Panel No. 470402 0215 G, Effective Date February 6, 2013.

LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI

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

DEPARTMENT OF ENGINEERING
UTILITY PLAN
LAKELAND, TENNESSEE

FROM: NA TO: NA
SURVEY: DATE: BOOK:
SCALE: DATE: 8/2020
DESIGN:JWW/SDWDATE:8/2020CKD: JWW DATE: 8/2020
REVIEWED BY:



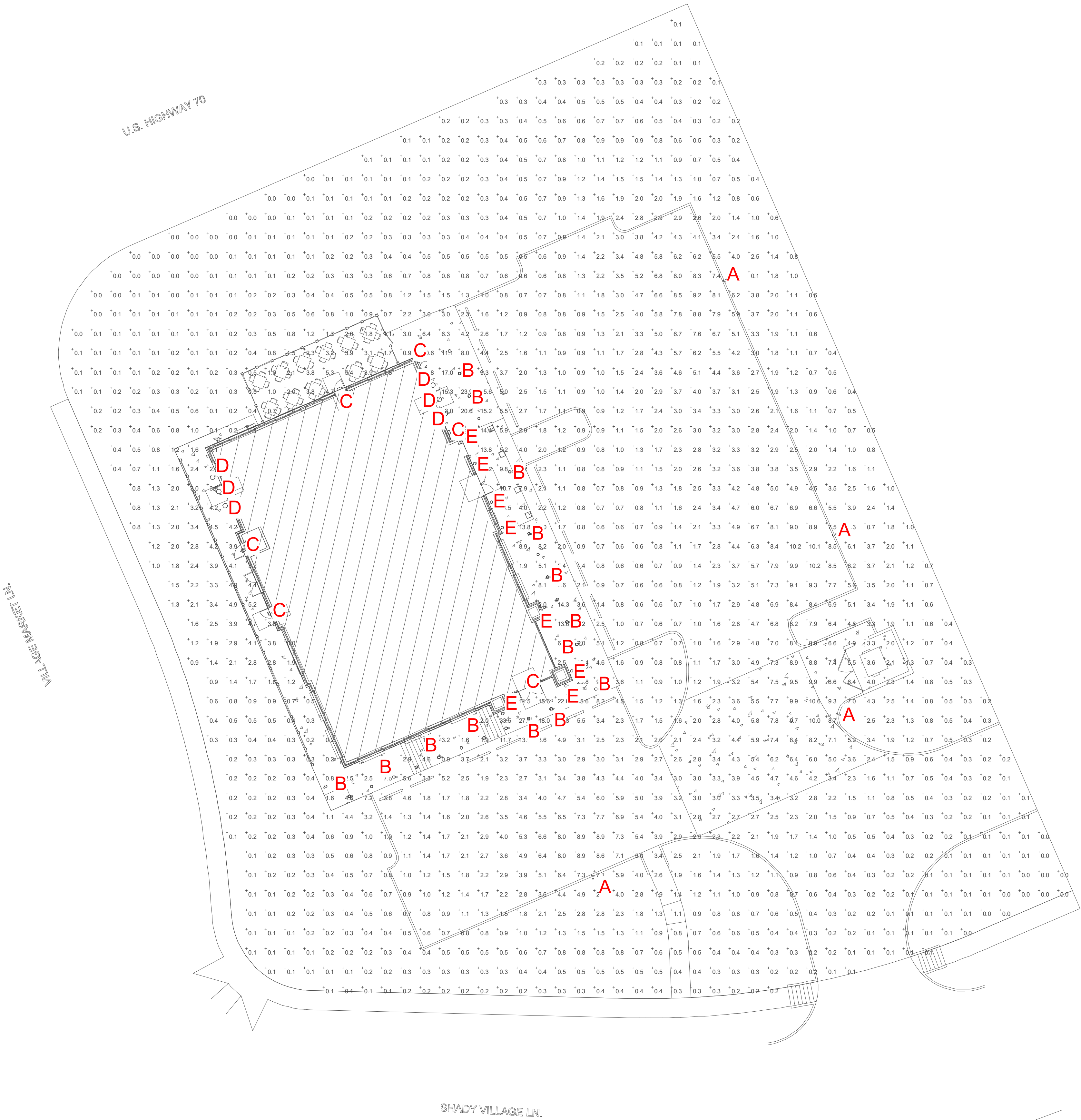
ELEVATIONS GENERAL NOTES

[illegible]

**2 STORY MIXED USE
LAKELAND COMMONS LOT 4**

9774 SHADY VILLAGE LANE
LAKELAND, TN 38002

A3.1



1 SITE PLAN - PHOTOMETRIC
EP0.1 1/16" = 1'-0"



PLANNING
COMMISSION
SUBMISSION%

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REVISION	DESCRIPTION	BY	DATE

PROJECT TITLE:
LOT 4 LAKELAND COMMONS
SHADY VILLAGE LANE
LAKELAND, TN 38002

DRAWN BY BJB	DESIGNED BY BJB	CHECKED BY EJW
-----------------	--------------------	-------------------

SHEET TITLE: SITE PLAN - PHOTOMETRIC	
... ORIGINAL SIZE OF THIS SHEET IS 24" x 36" ...	

PROJECT NO. 20010	DATE 12-22-2022	SCALE 1/16" = 1'-0"
----------------------	--------------------	------------------------

SHEET NUMBER
EP0.1

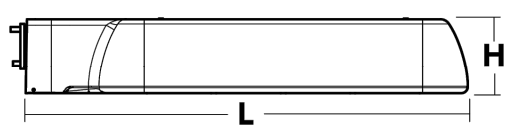


CSX2 LED

LED Area Luminaire



Contour



Specifications

EPA:

1.2 ft²
(0.11 m²)

Length:

34-1/3"
(87.1 cm)

Width:

18-1/2"
(46.9 cm)

Height:

5-3/4"
(14.4 cm)

Weight (max):

59 lbs
(26.8 kg)

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM[®]2 or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: CSX2 LED 120C 1000 40K T5M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish
CSX2 LED	120C 120 LED	700 700 mA 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM forward throw	MVOLT 120 V 208 V 240 V 277 V 347 V 480 V	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket Shipped Separately ¹ SPUMBA Square pole universal mounting adapter ¹ RPU MBA Round pole universal mounting adapter ¹ KMA8 Mount arm bracket slider (specify finish) ¹ DDBXD U YG Vertical guard BS Bird-deterrent spikes	Shipped installed PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM [®] (no controls) ¹ DMG 0-10V dimming wires pulled outside fixture for use with an external control, ordered separately HS House-side shield ¹ SF Single fuse (120, 277, 347V) ¹ DF Double fuse (208, 240, 480V) ¹ DS Dual switching ¹ BL30 Bi-level switched dimming, nominal 30% 1-10V BL50 Bi-level switched dimming, nominal 50% 1-10V Shipped separately ¹ YG Vertical guard BS Bird-deterrent spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING

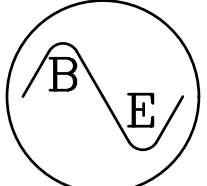
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2012-2018 Acuity Brands Lighting, Inc. All rights reserved.

S3 LED AREA LIGHT WITH TYPE III DISTRIBUTION ON 25'-0" SQUARE STRAIGHT STEEL POLE. LITHONIA #CSX2LED 120C 700 40K T3M MVOLT DDBXD.

POLE BASE DETAIL
NOT TO SCALE
FIXTURES TYPE "SB" AND "SB2"

POLE MOUNTING DETAIL
NOT TO SCALE

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



BURNS ENGINEERING

5155 HATCH LANE

ARLINGTON, TENNESSEE 38002

(901)373-8462

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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LAKELAND COMMONS LOT 4

DEVELOPER: MEHRAJ HUDANI

RENAISSANCE GROUP, INC.

9700 VILLAGE CIRCLE, SUITE 100

LAKELAND, TN 38002

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

DEPARTMENT OF ENGINEERING

LAKELAND, TENNESSEE

FROM: NA TO: NA

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

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

REVIEWED BY: _____

RGI JOB NO. 20010

Page 17 of 43

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

NOTE:
TIES TO BE REMOVED IN ONE YEAR. ALL MATERIAL AFTER PLANTING & AS NECESSARY TO MAINTAIN THEM IN VIGOROUS STATE

METAL T-POST STAKES, MINIMUM 6-FOOT LENGTH. PLACE OUTSIDE ROOT BALL AND DRIVE INTO UNDISTURBED SOIL MINIMUM OF 18". MINIMUM 2 STAKES REQ'D PER TREE. STAKE COLOR: DARK GREEN

ARBOR TIE MATERIAL, ONE PER TREE STAKE - INSTALL PER MFR. SPECS.

CUT AWAY ALL ACCESSIBLE BURLAP FROM TOP AND SIDES. CUT & REMOVE WIRE AND AWAY FROM TRUNK

SHREDDED BARK MULCH 3" MIN. DEPTH. KEEP CLEAR MINIMUM 2" FROM TRUNK

EARTH SAUCER

SCORE SIDES OF PLANTING PIT

PLANTING SOIL MIXTURE 1/3 EXISTING TOPSOIL, 1/3 PEAT MOSS, 1/3 SAND OR OTHER APPROVED.

12" MIN.

6" MIN.

12" MIN. TYP.

TREES		QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	
AA2	8		Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffersd' TM	2.5' Cal.	B&B	
CC	3		Oklahoma Texas Redbud / Cercis canadensis texensis 'Oklahoma'	1.5' Cal.	B&B	
CO	1		Cherokee Chief Dogwood / Cornus florida 'Cherokee Chief'	1.5' Cal.	B&B	
LW	6		Natchez Crape Myrtle Multi-Trunk / Lagerstroemia indica x fauriei 'Natchez'	8' Ht.	B&B	
PA	4		Okame Flowering Cherry / Prunus x 'Okame'	1.5' Cal.	B&B	
QN	2		Nuttall Oak / Quercus nuttallii	2.5' Cal.	B&B	
QP	6		Willow Oak / Quercus phellos	2.5' Cal.	B&B	
SHRUBS		QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING
AR	13		Rose Creek Abelia / Abelia x 'Rose Creek'	3 gal.	Pot	33" o.c.
BW	4		Green Tower Upright Boxwood / Buxus sempervirens 'Monrue'	5 Ht.	Pot	36" o.c.
BM	57		Wintergreen Korean Boxwood / Buxus sinica insularis 'Wintergreen'	5 gal.	Pot	36" o.c.
DI	21		Bayou Bliss Distylium / Distylium x 'BLDY01'	1 gal.	Pot	36" o.c.
HJ	94		Happy Returns Davyly / Hemerocallis x 'Happy Returns'	1 gal.	Pot	15" o.c.
HE	2		Endless Summer Hydrangea / Hydrangea macrophylla 'Balmer' TM	24" Ht.	Pot	36" o.c.
HJ	5		Little Lime Panicle Hydrangea / Hydrangea paniculata 'Jane' TM	24" Ht.	Pot	36" o.c.
DBH	30		Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana'	24" Ht.	Pot	36" o.c.
IC	12		Carissa Holly / Ilex cornuta 'Carissa'	5 gal.	Pot	36" o.c.
IX	15		Oakland Holly / Ilex x 'Magland' TM	5' Ht.	Pot	48" o.c.
LU2	9		Purple Daydream Dwarf Loropetalum / Loropetalum chinense rubrum 'PIILC-III' TM	3 gal.	Pot	36" o.c.
MD	14		Yakushima Dwarf Eulalia Grass / Miscanthus sinensis 'Yakushima'	24" Ht.	Pot	36" o.c.
PH	31		Hamelin Fountain Grass / Pennisetum alopecuroides 'Hamelin'	5 gal.	Pot	30" o.c.
PR	29		Red Drift Groundcover Rose / Rosa x 'Meigalpai' TM	3 gal.	Pot	33" o.c.
SA	10		Japanese White Spirea / Spirea albiflora	3 gal.	Pot	30" o.c.
GROUND COVERS		QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
SOD	22,647 sf		Bermuda Grass / Cynodon dactylon '419 Hybrid'	sod		
LV	250		Variiegated Lilyturf / Liriope muscari 'Variegata'	#SP5	Pot	12" o.c.

NOTE: WRAP TRUNKS OVER 2" DIA. WITH APPROVED TREE WRAP

ARBOR TRE MATERIAL, ONE PER TREE STAKE - INSTALL PER MFR. SPECS.

METAL T-POST STAKES, MINIMUM 6-FOOT LENGTH. PLACE OUTSIDE ROOT BALL AND DRIVE INTO UNDISTURBED SOIL MINIMUM OF 18". MINIMUM 2 STAKES REQ'D PER TREE. STAKE COLOR: DARK GREEN

CUT AWAY ALL ACCESSIBLE BURLAP FROM TOP AND SIDES. CUT & REMOVE WIRE AND AWAY FROM TRUNK

3" SHREDDED HARDWOOD BARK. MULCH SHALL NOT TOUCH BASE OF TREE TRUNK.

EARTH SAUCER

PLANTING SOIL MIXTURE 1/3 EXISTING TOPSOIL, 1/3 PEAT MOSS, 1/3 SAND OR OTHER APPROVED.

UNDISTURBED SOIL UNDER ROOT BALL OR THOROUGHLY TAMPED SOIL IN AREAS OF IMPORTED FILL

12" MIN.

12" MIN. 6" MIN.

-UNDISTURBED SOIL UNDER ROOT BALL OR THOROUGHLY TAMPED SOIL IN AREAS OF IMPORTED FILL

SHREDDED BARK MULCH 3" MIN. DEPT.
KEEP CLEAR MINIMUM 2" FROM TRUNK

EARTH SAUCE

SCORE SIDES OF PLANTING HOLE

PLANTING SOIL MIXTURE 1/3 EXISTING
TOPSOIL, 1/3 PEAT MOSS, 1/3 SAND &
OTHER APPROVED

Diagram illustrating the cross-section of a tree pit installation. The layers from top to bottom are:

- SPACING AS PER SPECS
- 2" MULCH INSTALLED BEFORE INSTALLATION
- PLANTING MIX AS PER SPECIFICATIONS (6" MIN. THICK)
- SUBGRADE (6" MIN. THICK)

landscape architecture
planning

ils

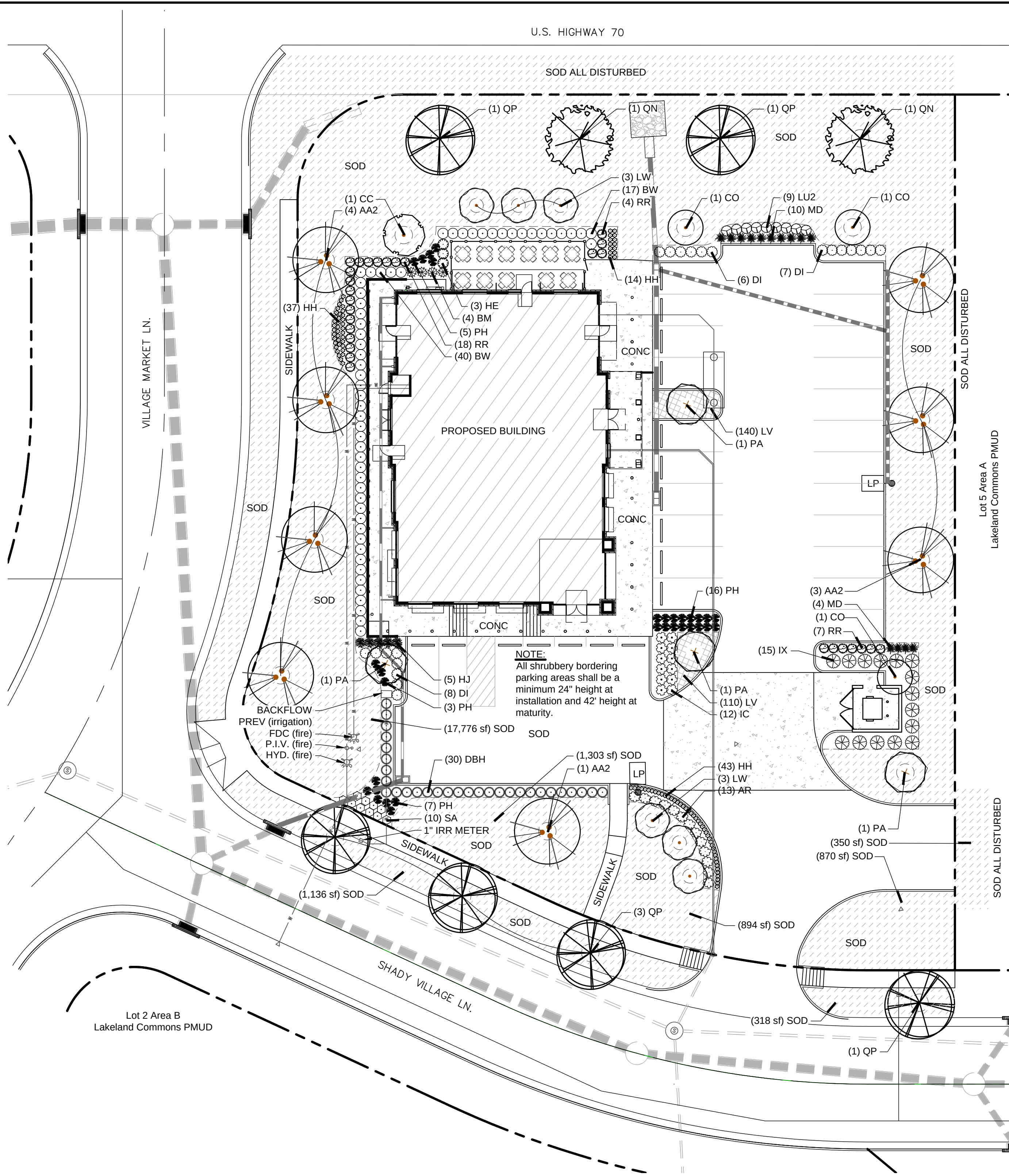
INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, TN 38011
901.493.6996 corybrady@gmail.com

- 3" SHREDDED HARDWOOD
- BARK. MULCH SHALL NOT TOUCH BASE OF TREE TRUNK.
- EARTH SAUCER
- PLANTING SOIL MIXTURE 1/3 EXISTING TOPOSOIL, 1/3 PEAT MOSS, 1/3 SAND OR OTHER APPROVED.
- UNDISTURBED SOIL UNDER ROOT

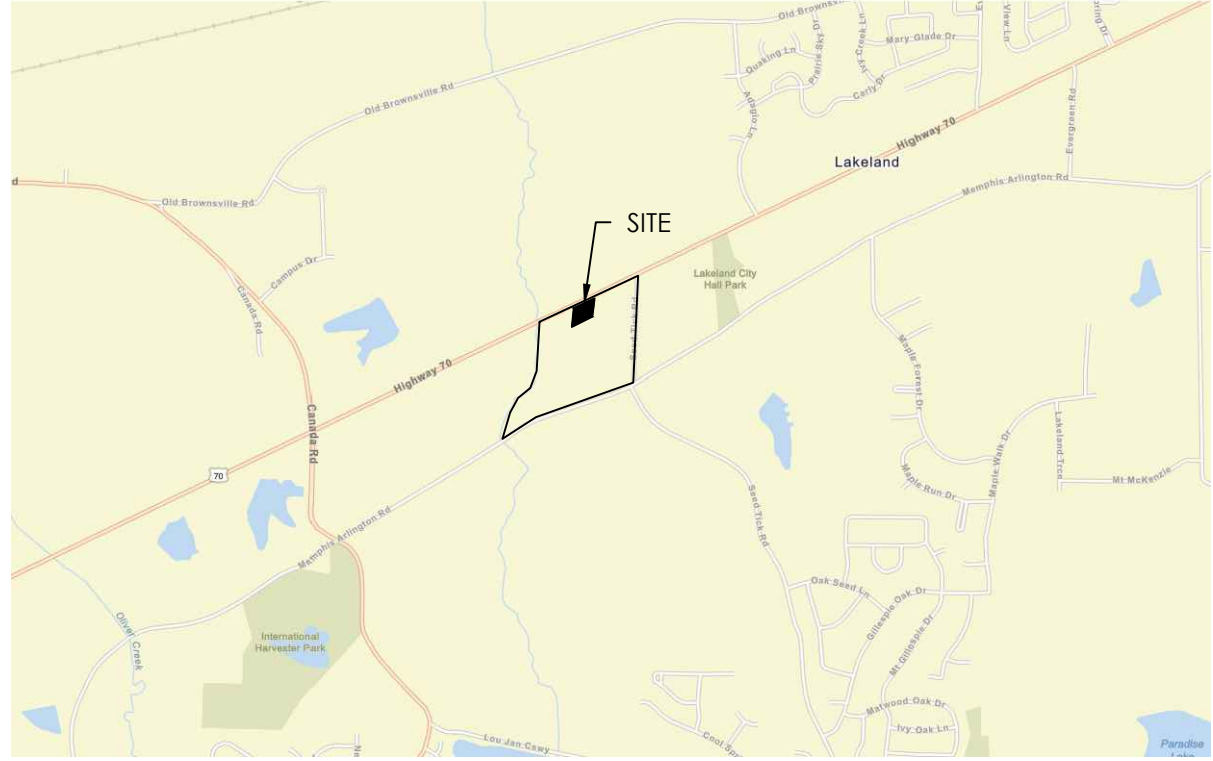
REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
3	SITE PLAN REVISIONS	5/23

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

DESIGN: CBB DATE: 5/22 CKD: CBB DATE: 5/22



SHEET _____ OF _____



VICINITY MAP
N.T.S.

ORDER OF DRAWINGS

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

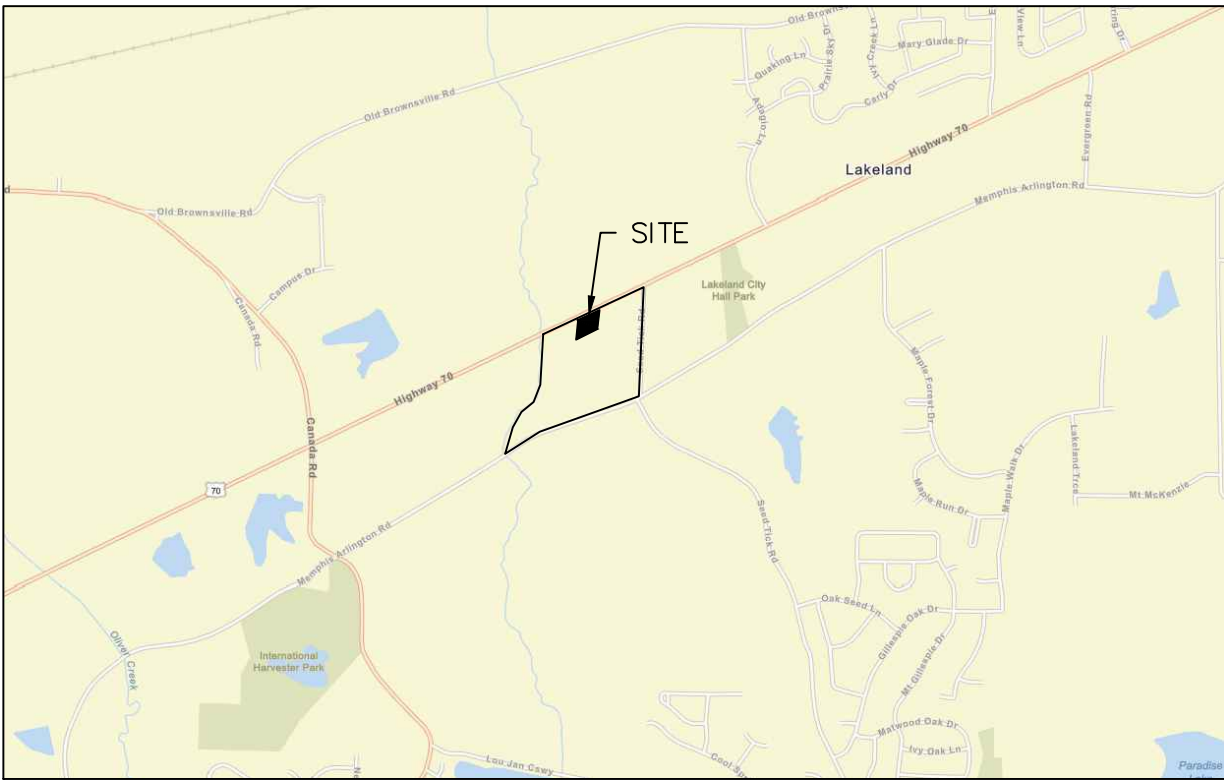
LAKELAND COMMONS LOT 4

PROJECT NO. 20010

DEVELOPER
Mehraj Hudani



9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002



VICINITY MAP
N.T.S.

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

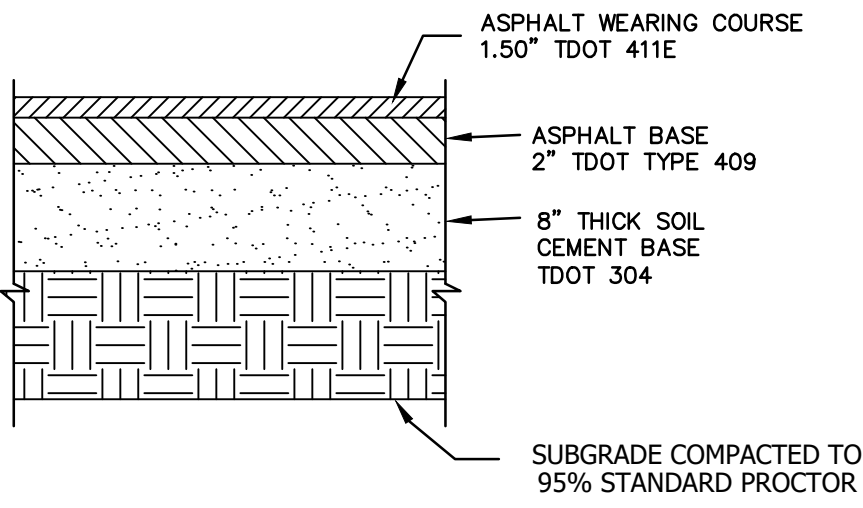
OWNERSHIP

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

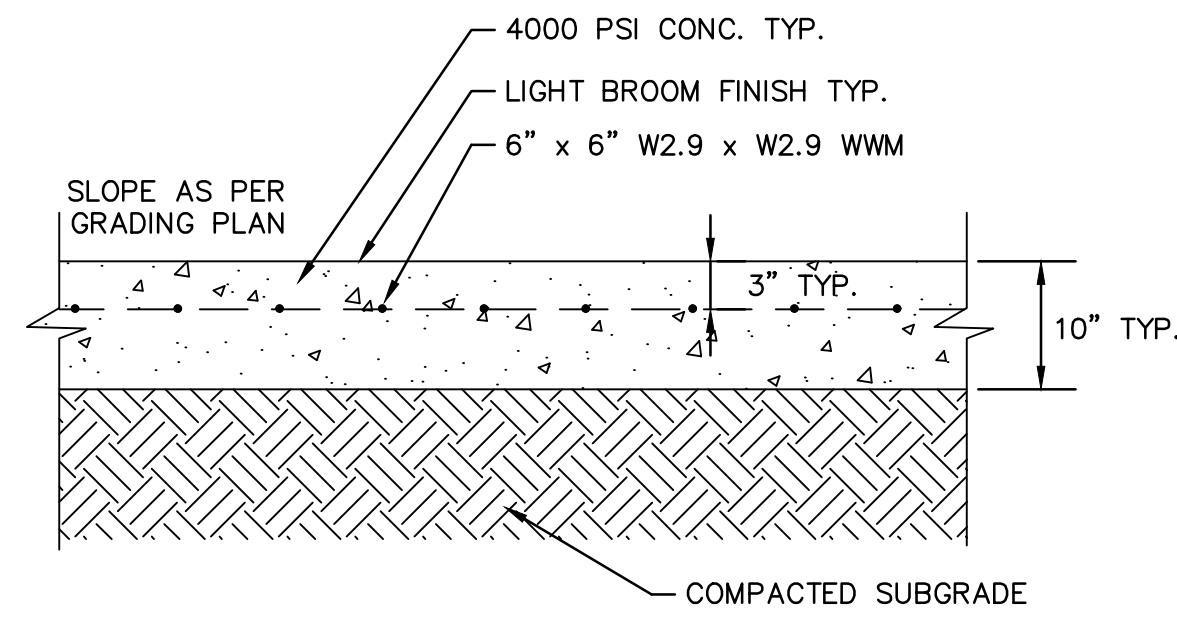
APPLICANT/DESIGN PROFESSIONAL

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

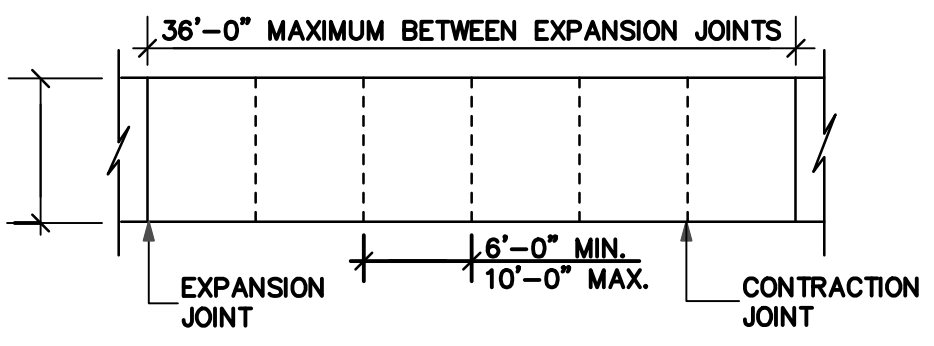
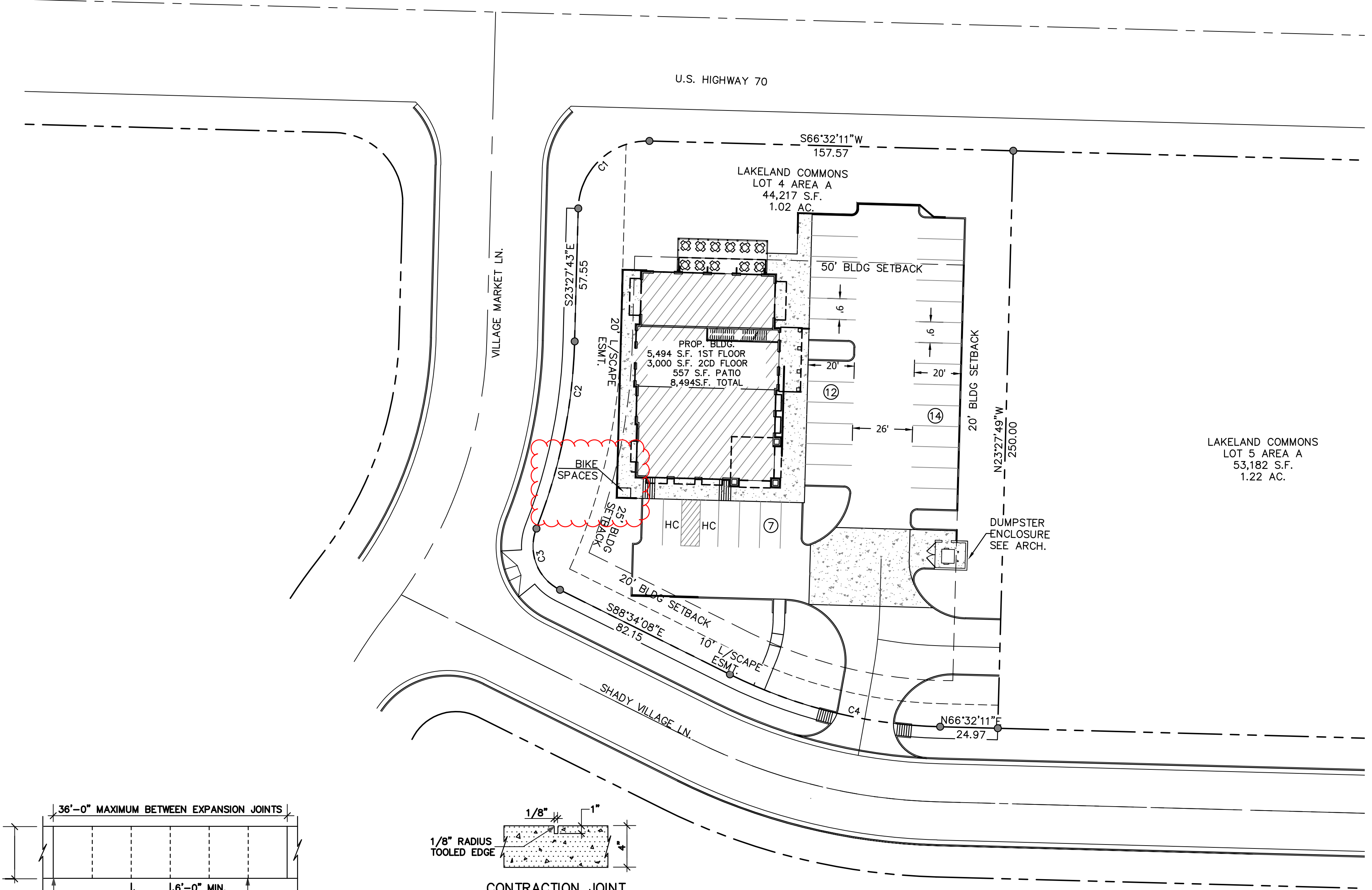
PROPOSED USES (as defined by Zoning or Outline Plan)	Liquor/Convenience Store, Office	
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	+/- 8,494 s.f. (5,494 s.f. 1ST FLOOR, 3,000 s.f. 2CD FLOOR.)	
BUILDING HEIGHT (allowed):	T.B.D.	
(proposed):	T.B.D.	
MAXIMUM FAR:	none	
PROVIDED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



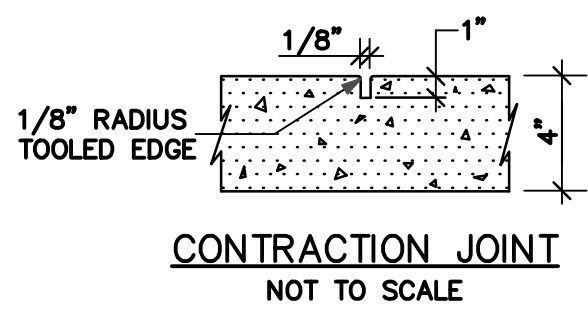
LIGHT DUTY
TYPICAL PAVEMENT DETAIL
N.T.S.



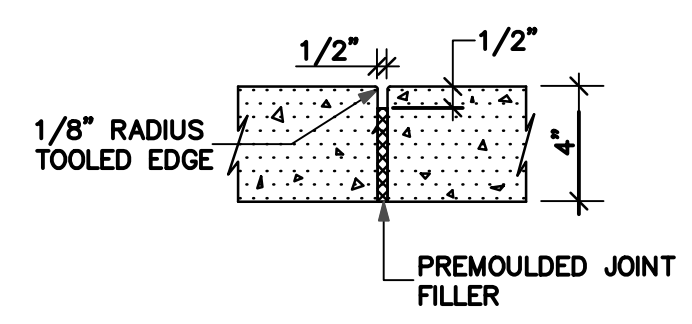
TYPICAL H.D. CONC. DUMPSTER PAD
N.T.S.



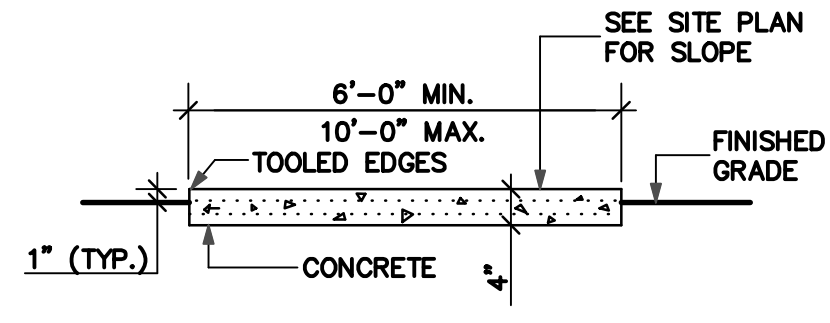
SIDEWALK PLAN
NOT TO SCALE



CONTRACTION JOINT
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE

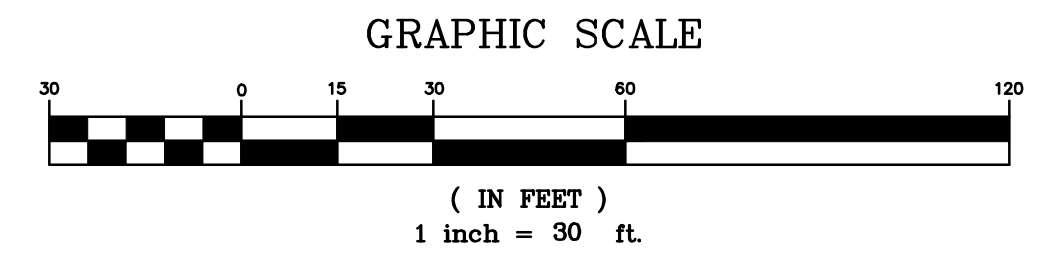


TYPICAL SIDEWALK SECTION
NOT TO SCALE

SIDEWALK DETAIL

N.T.S.

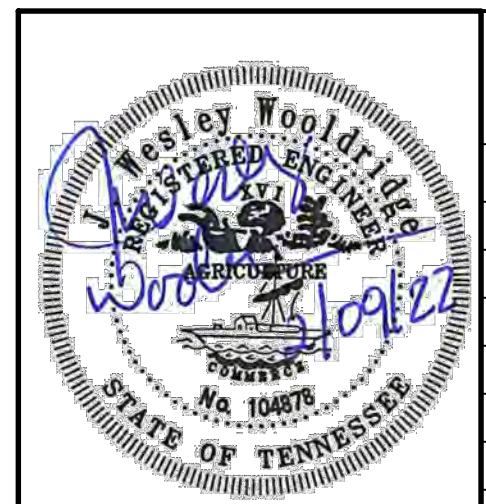
LAKELAND COMMONS LOT 4 CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.12'	30.00'	089°59'55"	S21°32'14"W	42.43'
C2	83.10'	238.00'	020°00'23"	S13°27'32"E	82.68'
C3	31.20'	21.00'	085°06'48"	S46°00'44"E	28.41'
C4	94.50'	217.50'	024°53'41"	N78°59'02"E	93.76'



SHEET 1 OF 1

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

J. WESLEY WOOLDRIDGE
Tennessee Certificate No. 104878



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

Temporary Benchmark (T.B.M.):
TBM: Top of a found cotton picker spindle in Seed Tick Road located at the northeast corner of subject property as shown hereon. Elevation=320.65 (NAVD83)
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G. Community Panel No. 470402 0215 G, Effective Date February 6, 2013.

LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI

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

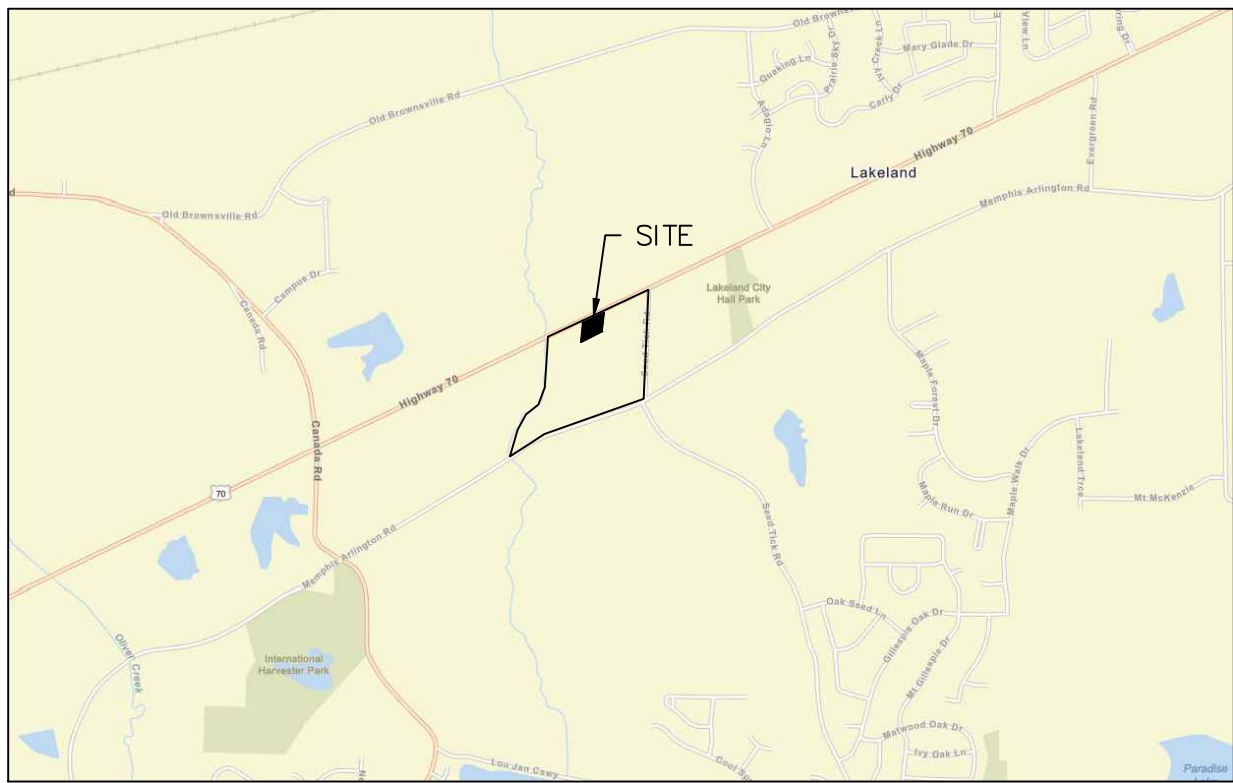
DEPARTMENT OF ENGINEERING
SITE PLAN
LAKELAND, TENNESSEE

FROM: NA TO: NA

SURVEY: DATE: BOOK:

SCALE: DATE: 8/2020

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



VICINITY MAP
N.T.S.

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

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

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

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

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



REVISIONS		
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LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI

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

DEPARTMENT OF ENGINEERING

GRADING PLAN

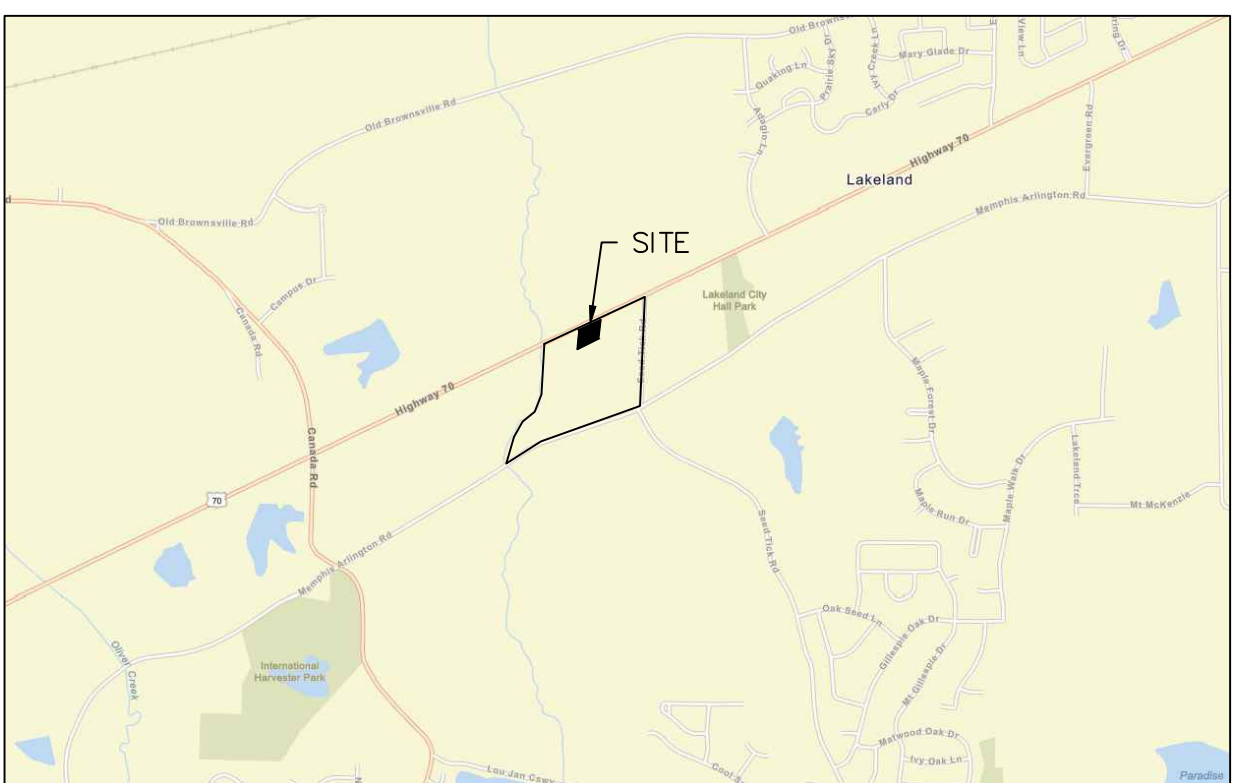
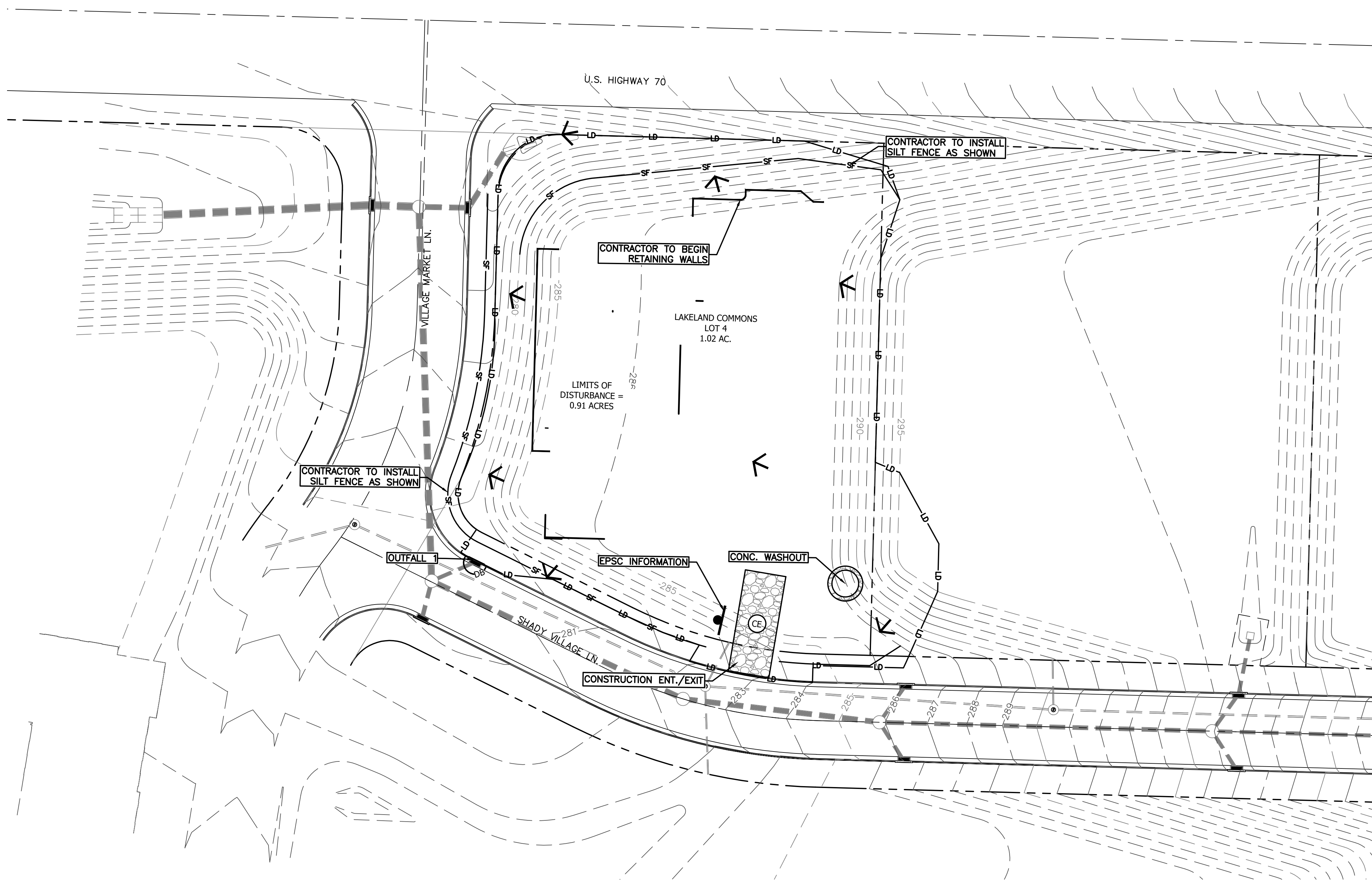
LAKELAND, TENNESSEE

FROM: NA TO: NA

SURVEY: _____ DATE: _____ BOOK: _____

SCALE: _____

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



VICINITY MAP
N.T.S.

EROSION PREVENTION AND SEDIMENT CONTROL SEQUENCING

1. LOCATE AND INSTALL CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT, AND EPSC INFORMATION MAILBOX.
2. INSTALL SILT FENCING.
3. CONTRACTOR TO COORDINATE WITH LAKELAND COMMONS TNR15780 AND LAKELAND COMMONS SITE WORK CONTRACTOR.

LIMITS OF DISTURBANCE

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

BEST MANAGEMENT PRACTICES SEQUENCE

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

-CAUTION NOTICE TO CONTRACTOR-

IN CASE OF CONFLICTS BETWEEN EROSION CONTROL PLANS, THE SWPPP DOCUMENT, ANY PROJECT OR MUNICIPAL SPECIFICATIONS AND THE ACTUAL STATE NPDES GENERAL PERMIT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

IF PROPERLY IMPLEMENTED, THIS PLAN WILL PROVIDE AN EFFECTIVE MEANS FOR CONTROLLING EROSION. HOWEVER, IT IS ACKNOWLEDGED THAT NO ONE PLAN CAN BE PREPARED THAT WILL DEPICT ALL POSSIBLE CONTROL MEASURES NECESSARY FOR VARIOUS STAGES OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID ADEQUATE FUNDS TO PROVIDE ALL EROSION CONTROL MEASURES NECESSARY TO COMPLY WITH CODES FOR THE DURATION OF THE CONSTRUCTION PROJECT.

-QUALITY ASSURANCE SITE ASSESSMENT-

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

- A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
- A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
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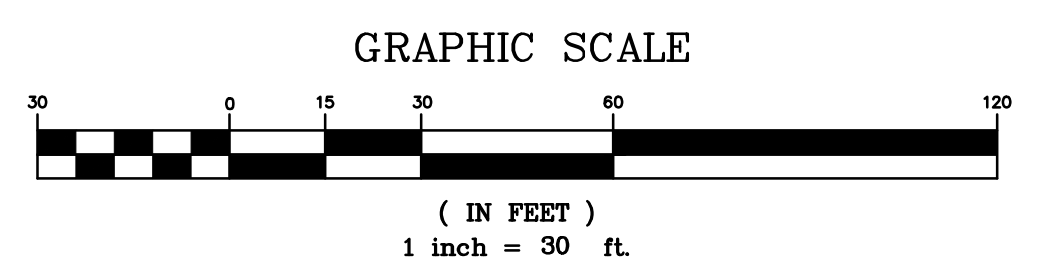
DEVELOPER/OWNER
MEHRAJ HUDANI
LAKELAND, TN 38002

LEGEND

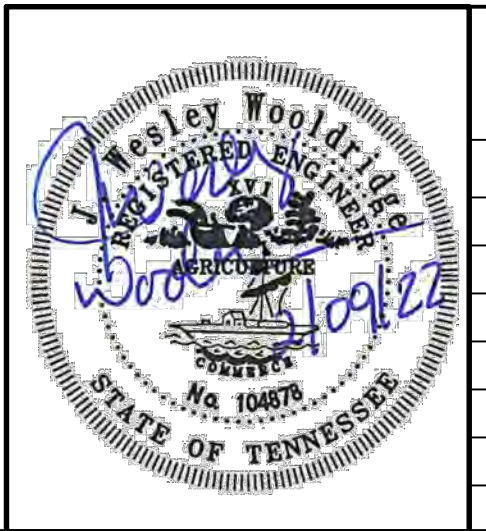
- LD - LIMITS OF DISTURBANCE
- SF - PERIMETER SILT FENCE
- DB - DANDY BAG
- CW - CONCRETE WASHOUT
- RF - ROCK FILTER RING
- CE - STONE CONSTRUCTION EXIT

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

TDEC NPDES TRACKING #TNR154780



SHEET 1 OF 1



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

DEPARTMENT OF ENGINEERING

EROSION PREVENTION & SEDIMENT CONTROL PHASE 1

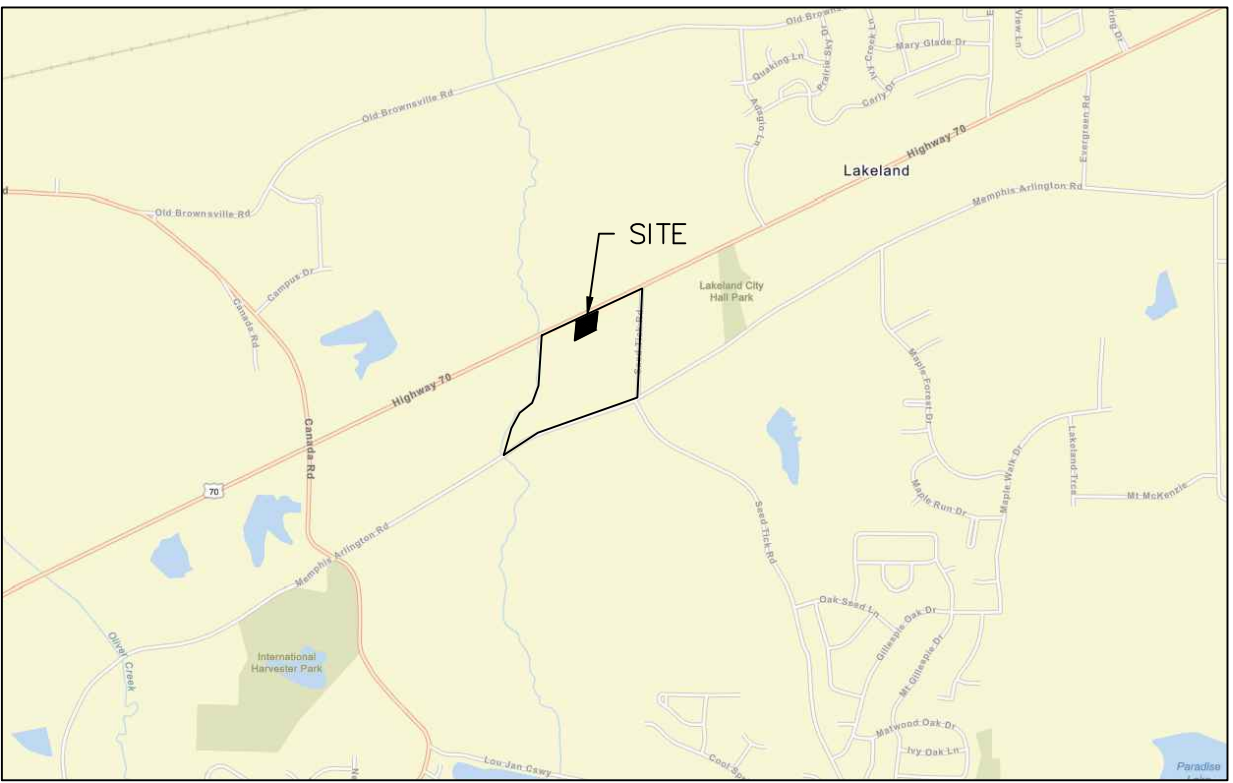
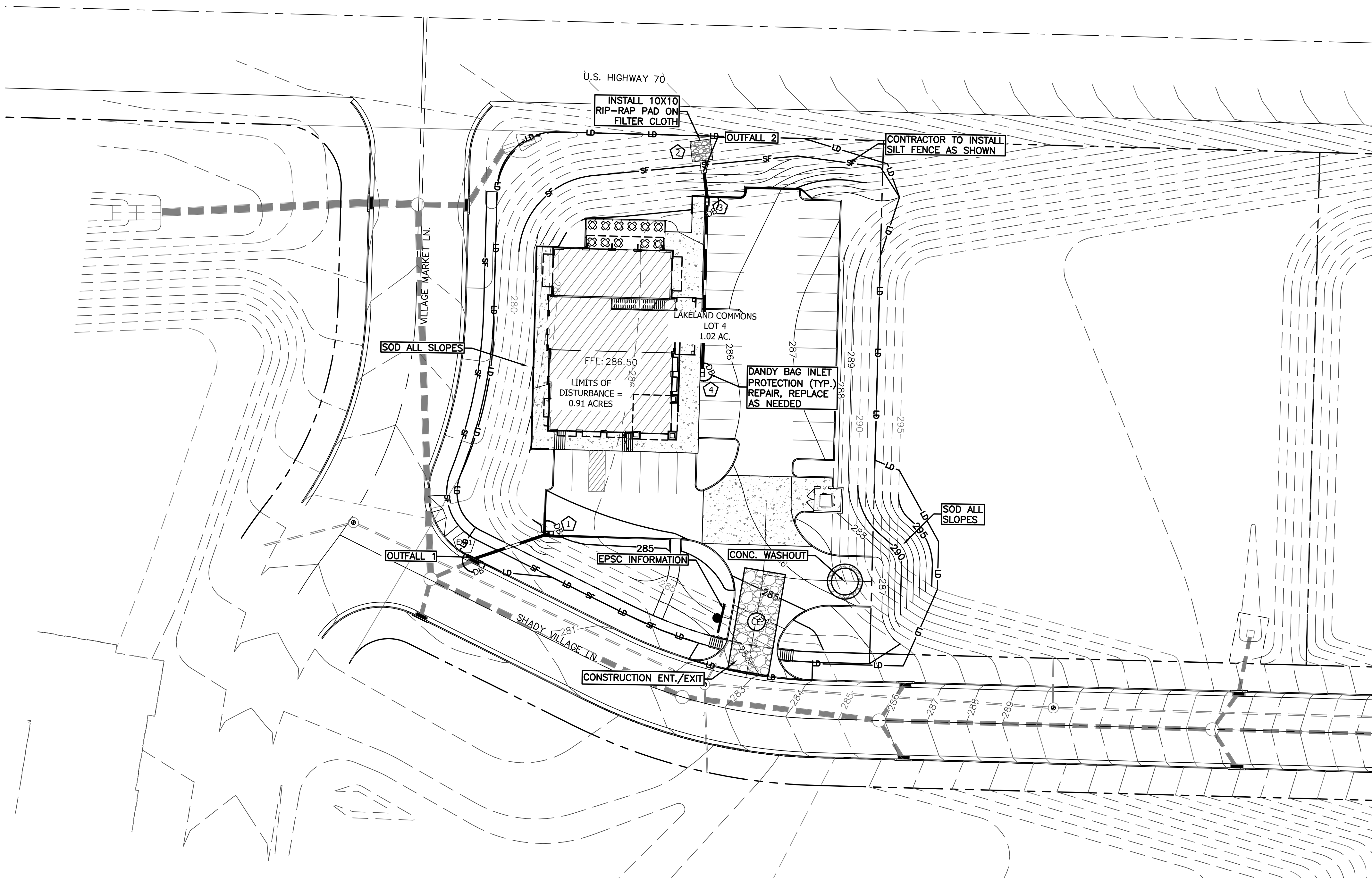
LAKELAND, TENNESSEE

FROM: NA TO: NA

SURVEY: DATE: BOOK:

SCALE: _____

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



VICINITY MAP
N.T.S.

EROSION PREVENTION AND SEDIMENT CONTROL SEQUENCING

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

LIMITS OF DISTURBANCE

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

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DEVELOPER/OWNER

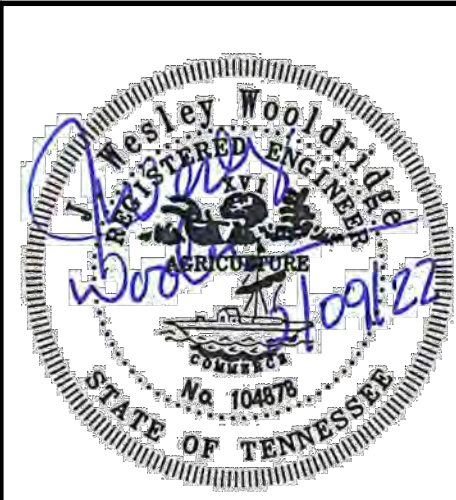
MEHRAJ HUDANI
LAKELAND, TN 38002

LEGEND

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TDEC NPDES TRACKING #TNR154780

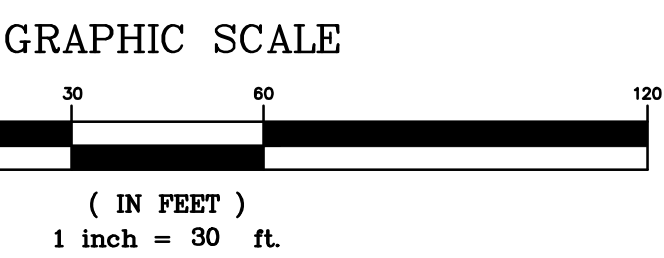


REVISIONS		
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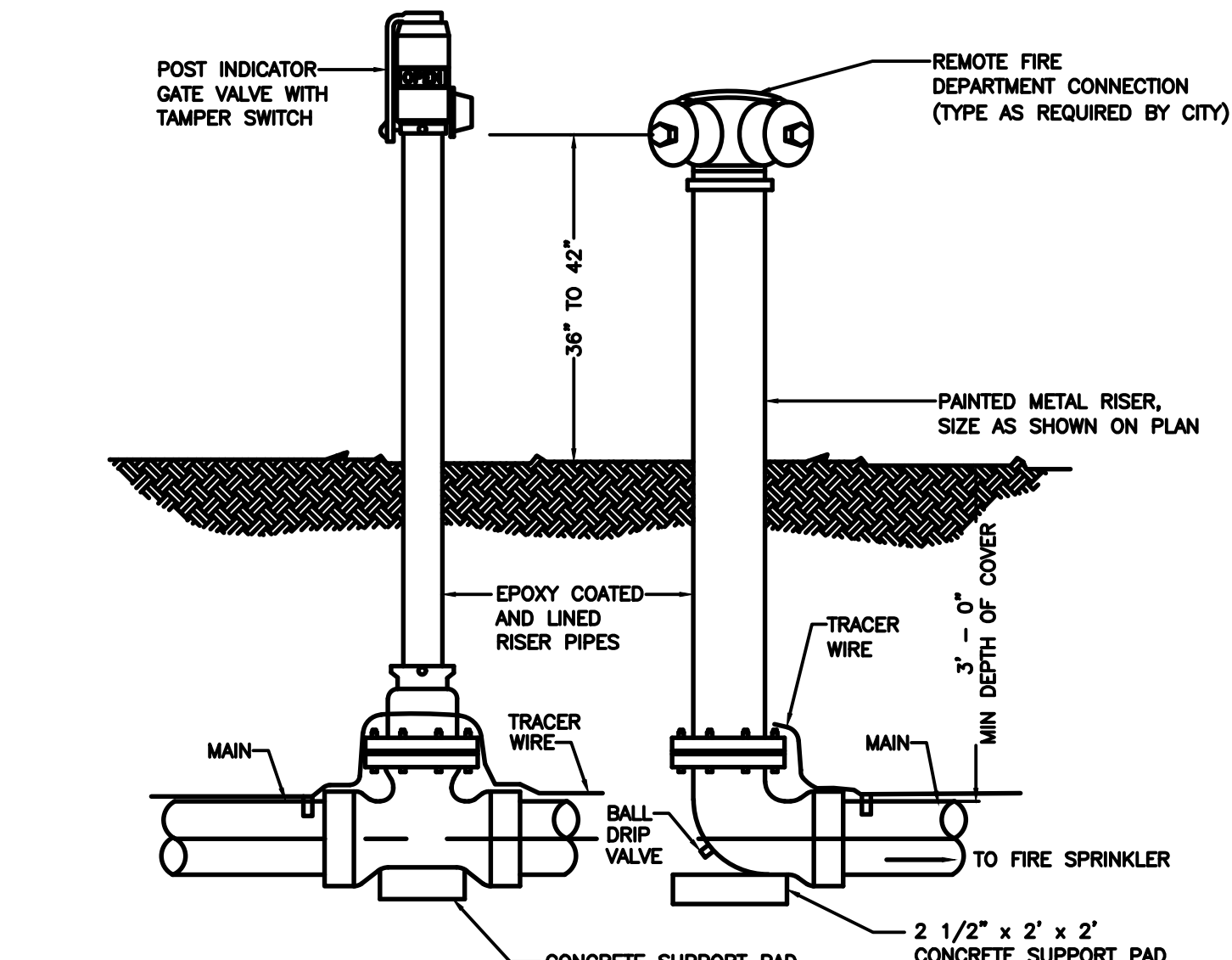
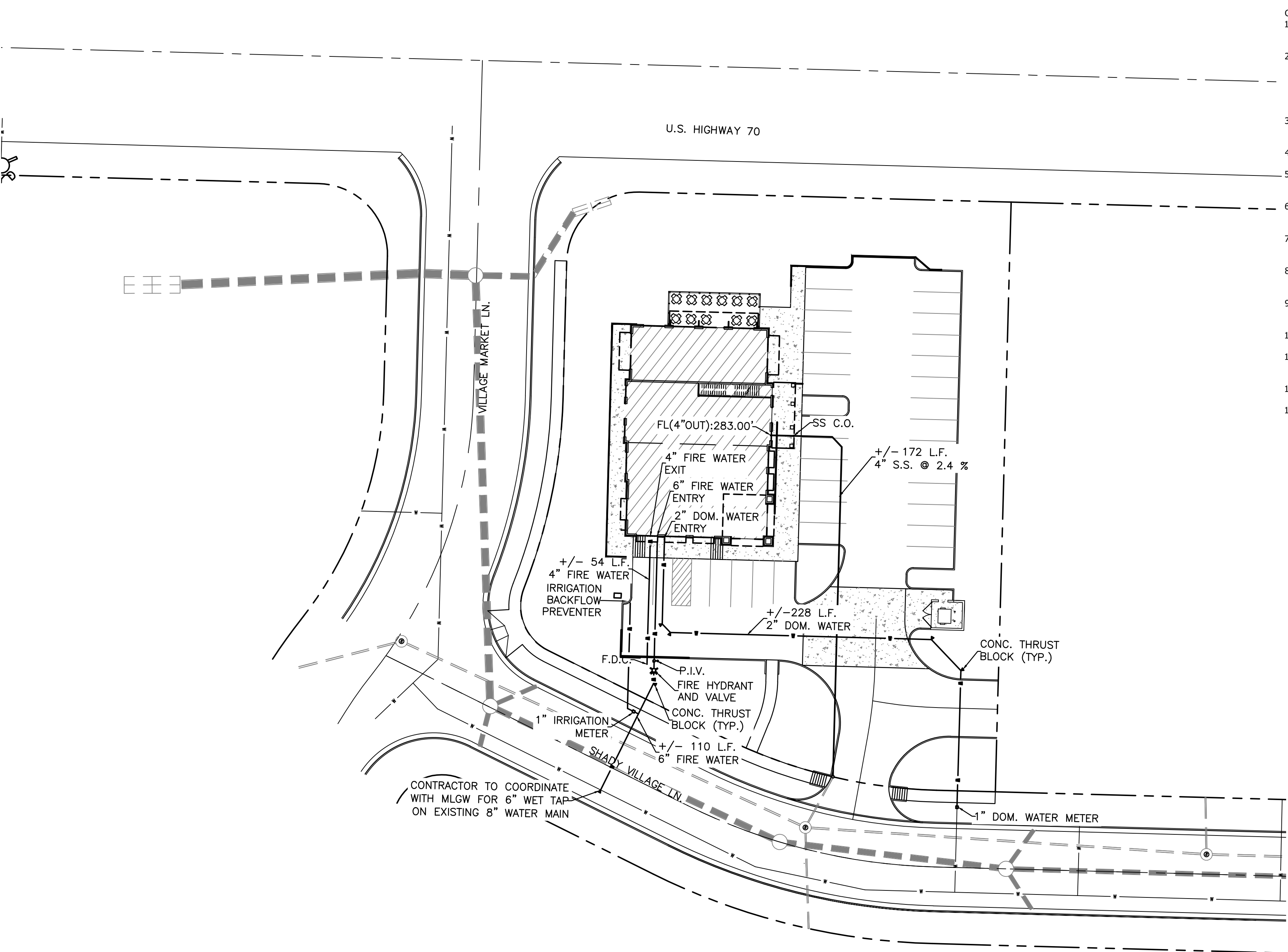
DEPARTMENT OF ENGINEERING
EROSION PREVENTION & SEDIMENT CONTROL PHASE 2
LAKELAND, TENNESSEE

FROM: NA TO: NA

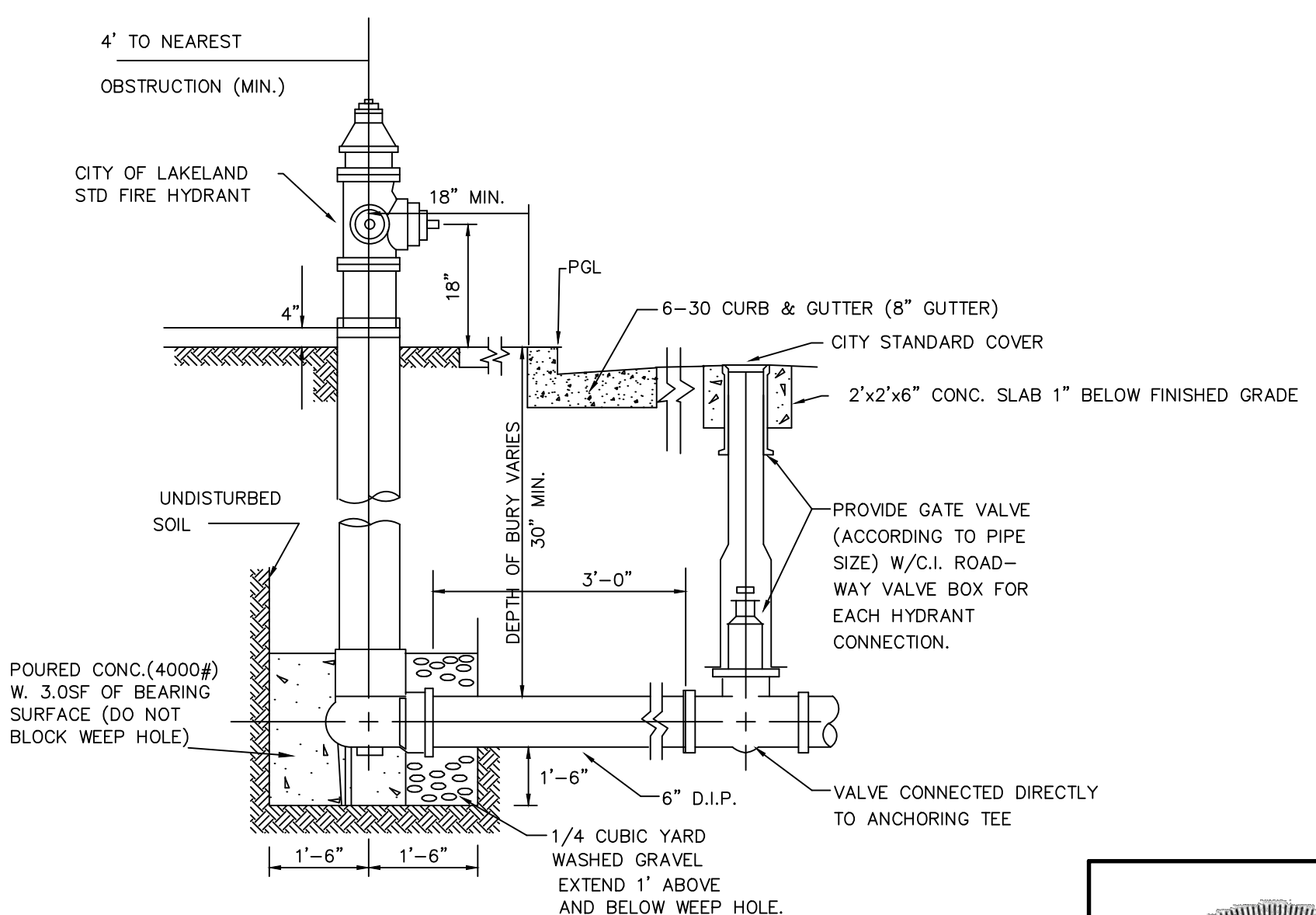
SURVEY: DATE: BOOK:

SCALE: 1 inch = 30 ft.

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



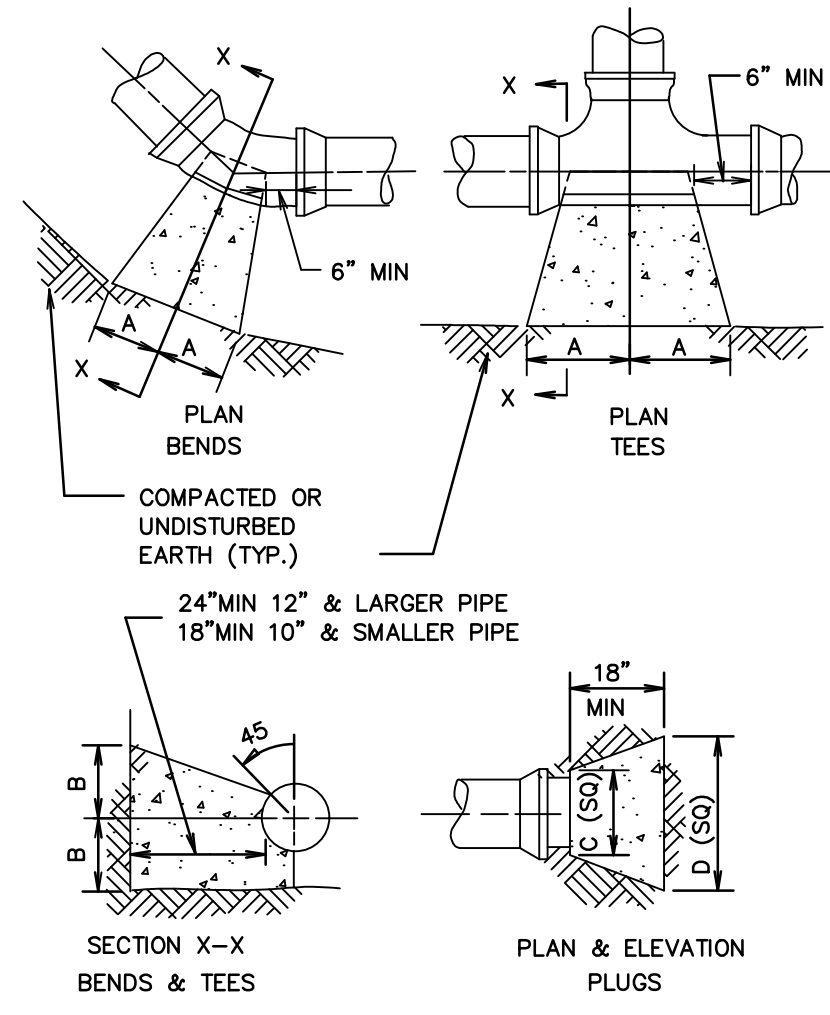
- NOTES:
- LANDSCAPE PLANTING, WHEN FULLY GROWN, SHALL NOT OBSCURE VALVE OR FIRE DEPARTMENT CONNECTION (THREE FEET MINIMUM CLEARANCE REQUIRED ON ALL SIDES).
 - ALL UNDERGROUND BOLTS, NUTS AND WASHERS SHALL BE 316 STAINLESS STEEL.
 - PROVIDE A MINIMUM OF 2 CY OF CLEAN 3/4" GRAVEL AROUND BALL DRIP VALVE.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



TYPICAL FIRE HYDRANT W/ VALVE & VALVE BOX

N.T.S.

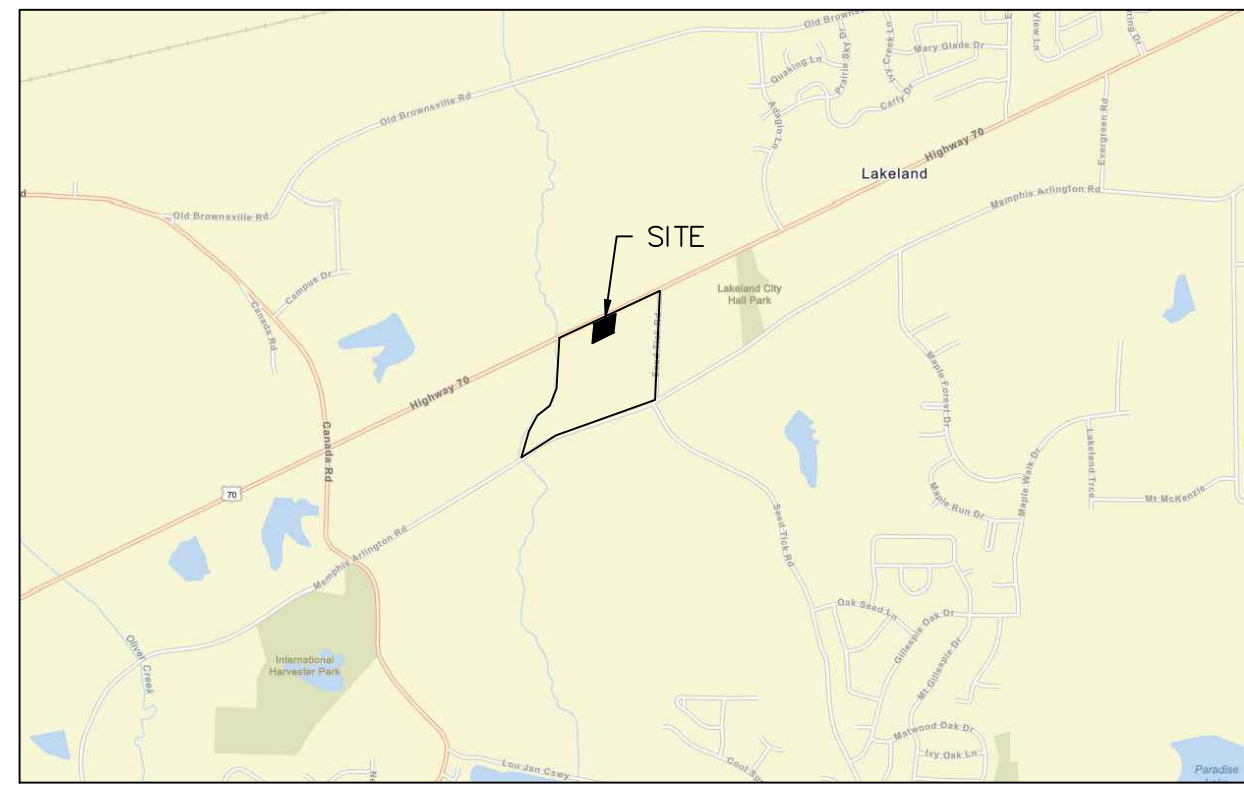
- GENERAL NOTES:
- THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND (867-2717), PRIOR TO COMMENCING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY, WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF ANY CONSTRUCTION ON THE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



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

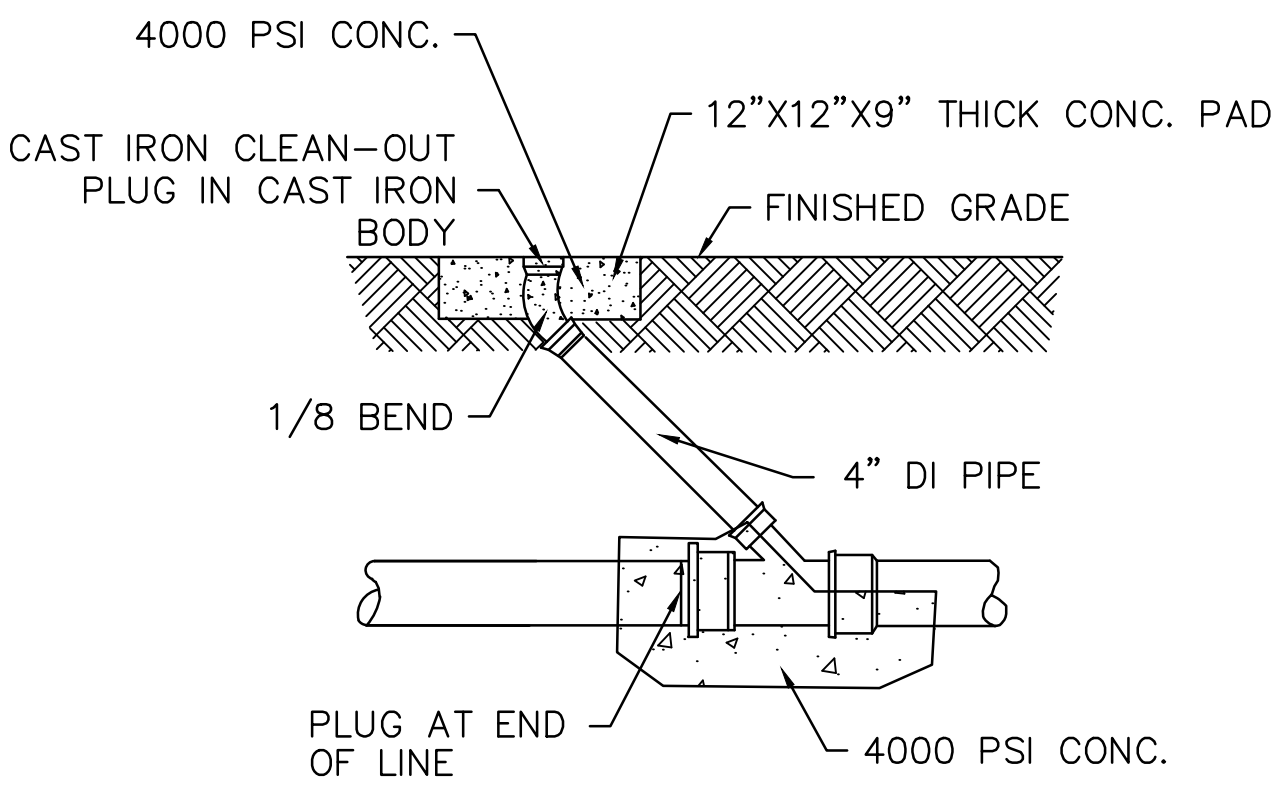
THRUST BLOCKS

N.T.S.



VICINITY MAP

N.T.S.



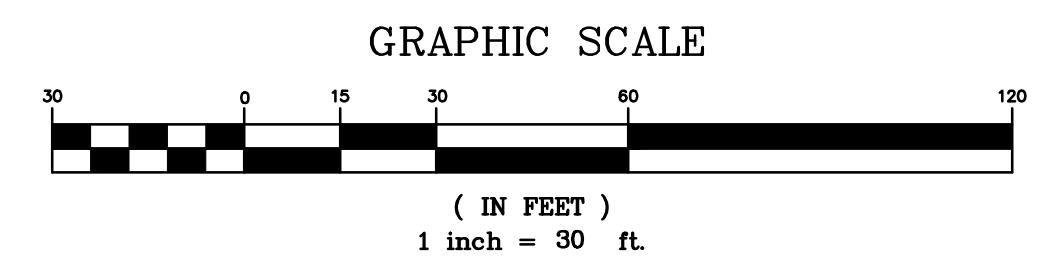
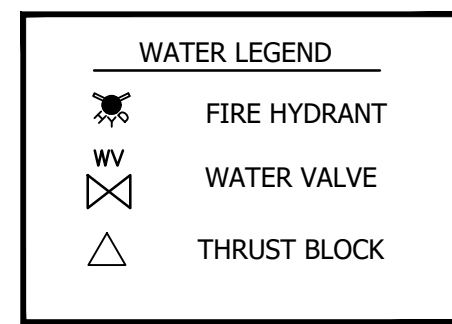
CLEANOUT DETAIL

N.T.S.

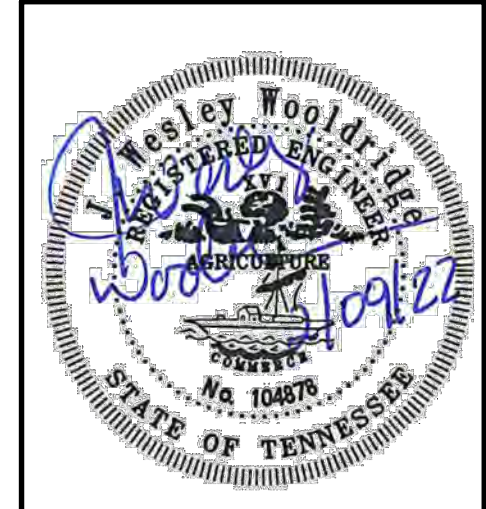
SPECIAL NOTE:

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

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



SHEET 1 OF 1



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

Temporary Benchmark (T.B.M.):
TBM: Top of a found cotton picker spindle in Seed Tick Road located at the northeast corner of subject property as shown hereon. Elevation=320.65 (NAVD88)
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G. Community Panel No. 470402 0215 G, Effective Date February 6, 2013.

LAKELAND COMMONS LOT 4
DEVELOPER: MEHRAJ HUDANI

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

DEPARTMENT OF ENGINEERING

UTILITY PLAN

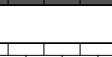
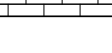
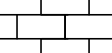
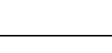
LAKELAND, TENNESSEE

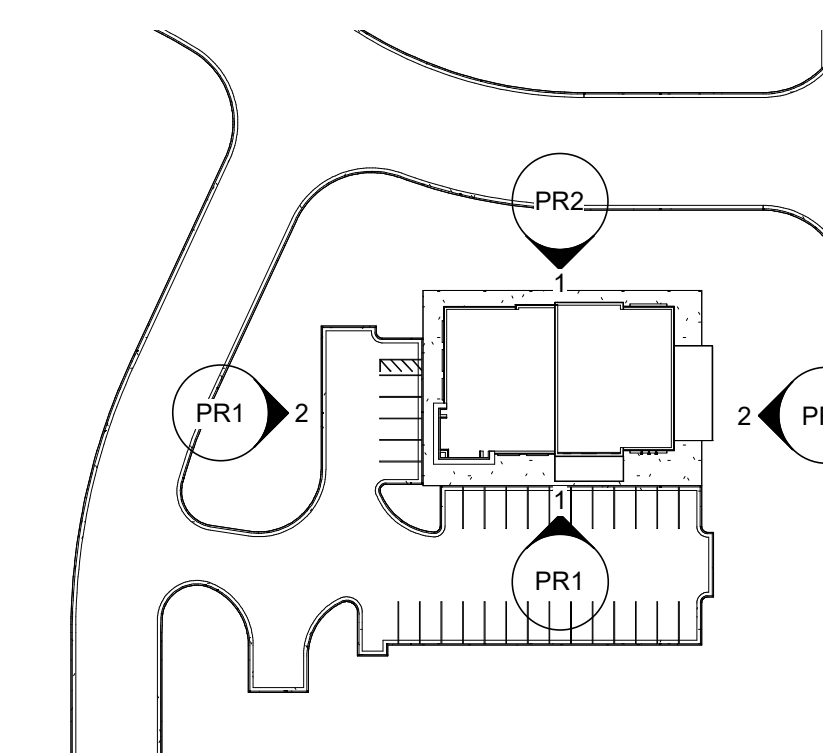
FROM: NA TO: NA

SURVEY: DATE: BOOK:

SCALE:

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

MASONRY TYPES:	
	BRICK VENEER -TYPE-1 ACME STEEL GRAY
	BRICK VENEER - TYPE-2 ACME SLATE GRAY
	BRICK VENEER - TYPE-3 PAINTED SW 7008 ALABASTER
	STONE VENEER- SATURN MATERIALS- IVORY
	MORTAR-
PAINT COLORS:	
	HARDI BOARD, COLUMNS & TRIM PAINTED SW 7008 ALABASTER
CANOPY:	
	STANDING SEAM ROOF- TYPE 1 PAC CLAD SILVER SMITH
	STANDING SEAM ROOF- TYPE 2 PAC CLAD BLACK
	CANVAS AWNING SUNBRELLA BLACK
DOORS:	
	DOOR - RED PAINTED SW 7600 BOLERO
WINDOWS:	
	STOREFRONT 1 - CLEAR ANODIZED
ELEVATIONS GENERAL NOTES THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ARLINGTON DESIGN REVIEW COMMISSION BOARD APPROVAL. CHANGES SHALL NOT BEING MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE LAKELAND PLANNING DEPARTMENT.	



5-10-2022

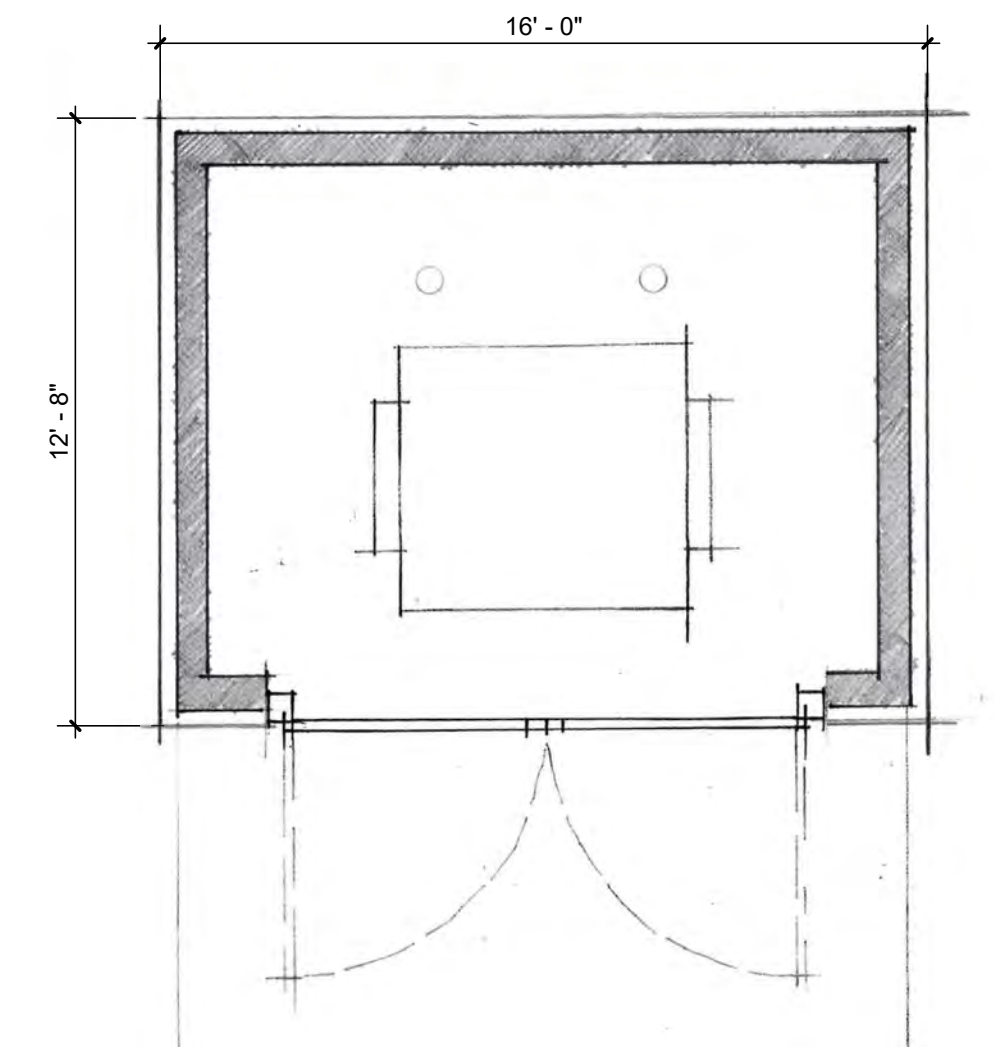
LAKELAND, TN



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



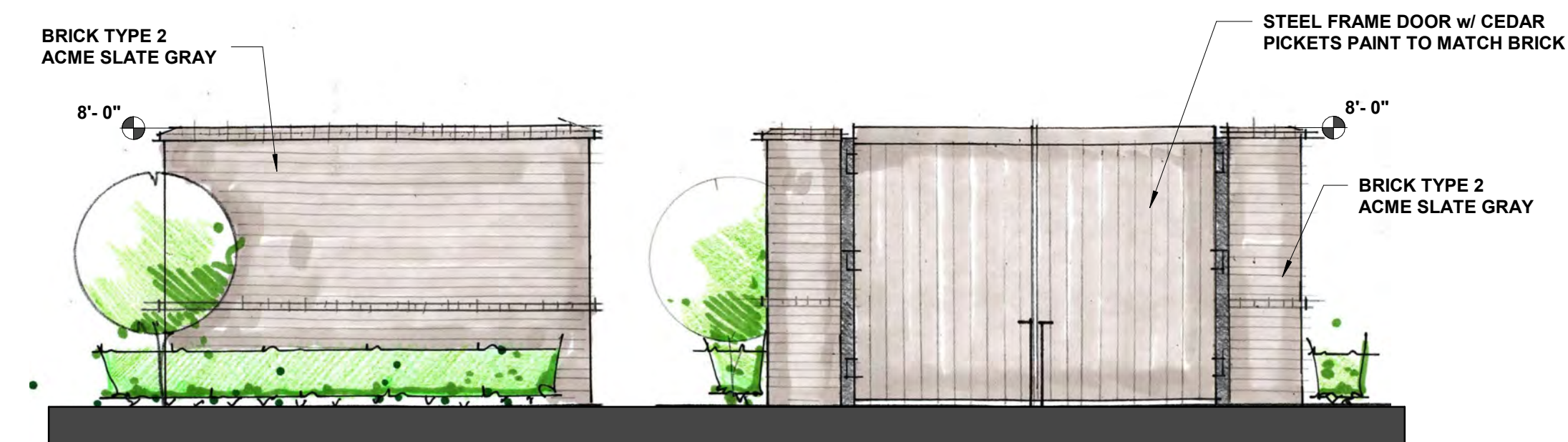
1 VILLAGE MARKET ELEVATION - DRC
3/16" = 1'-0"



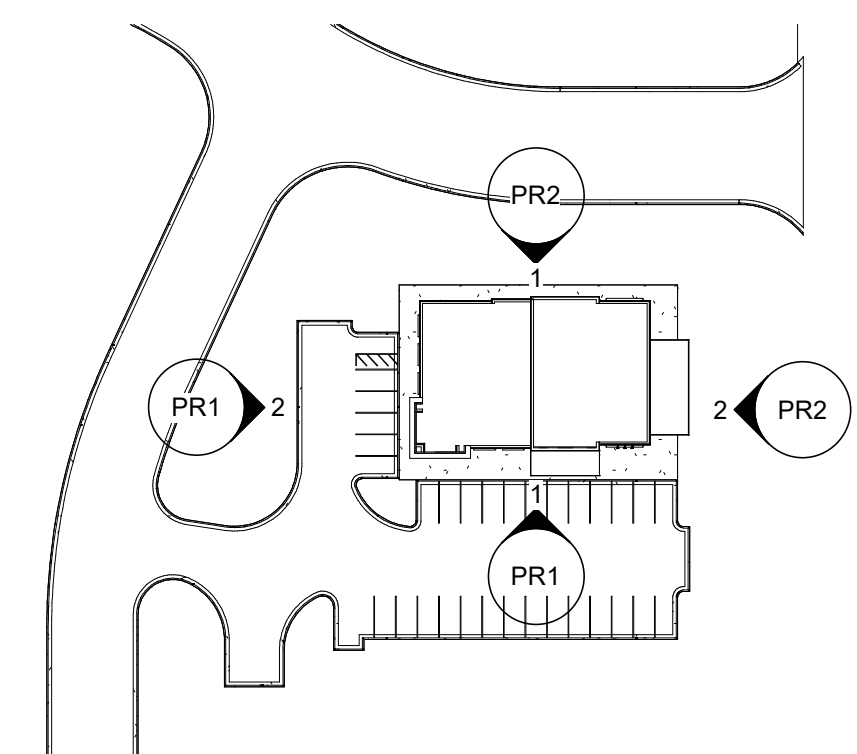
4 DUMPSTER PLAN
1/4" = 1'-0"



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



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



DESIGN DEVELOPMENT

5-10-2022

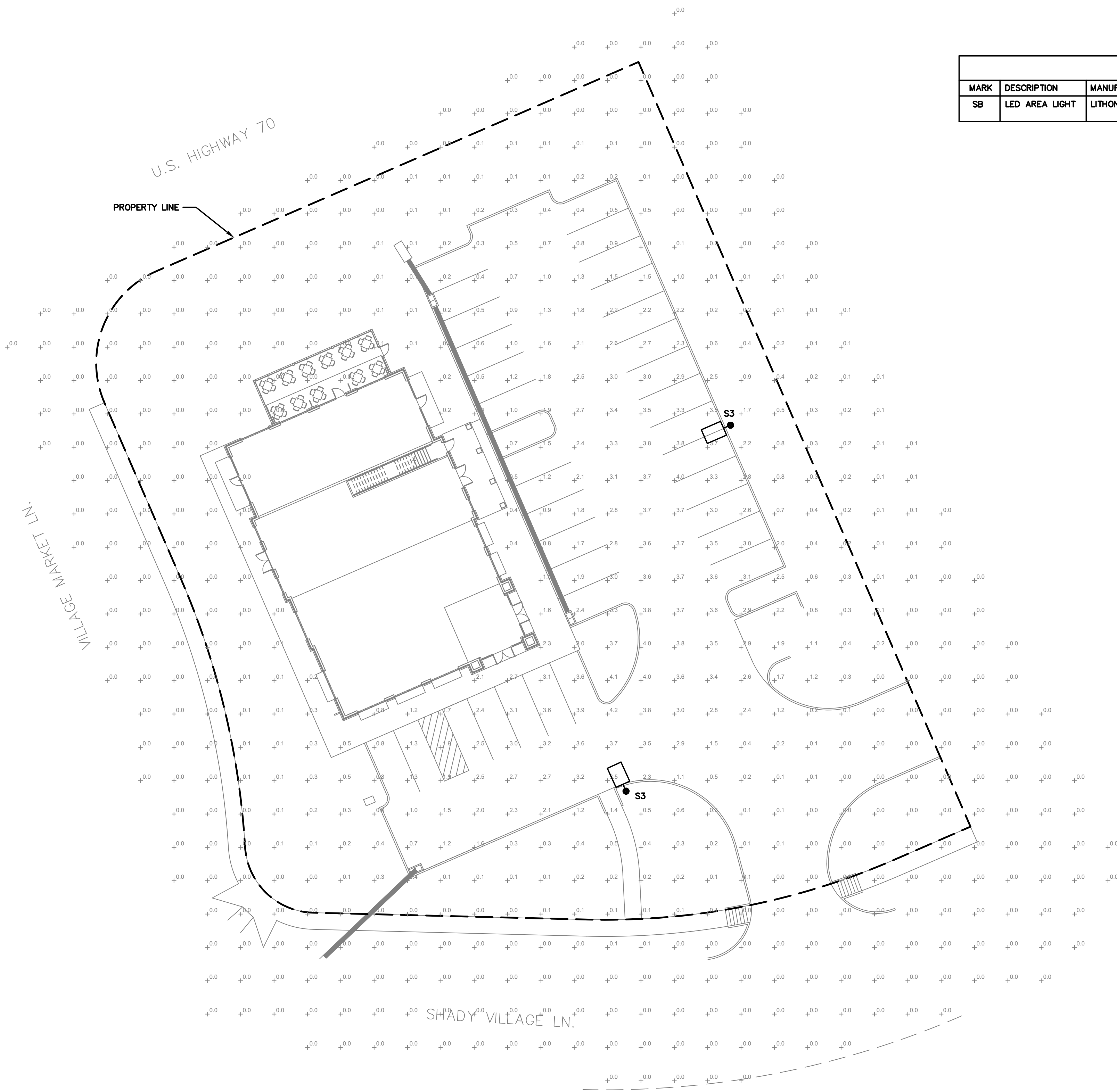
LOT 4 LAKELAND COMMONS

LAKELAND, TN



Renaissance Group
architecture ■ engineering ■ planning ■ interiors

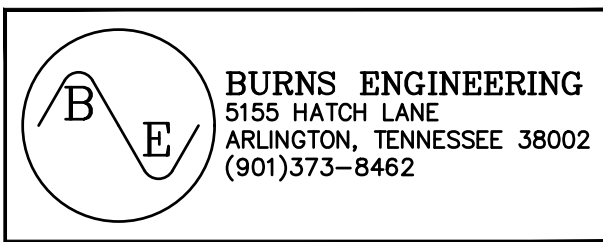
9700 Village Circle, Suite 100, Lakeland, TN 38002 (p) 901.332.5533 www.rgroup.biz



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

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

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



REVISIONS			APPROVAL DATE
ITEM NO.	DESCRIPTION OF CHANGE		

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

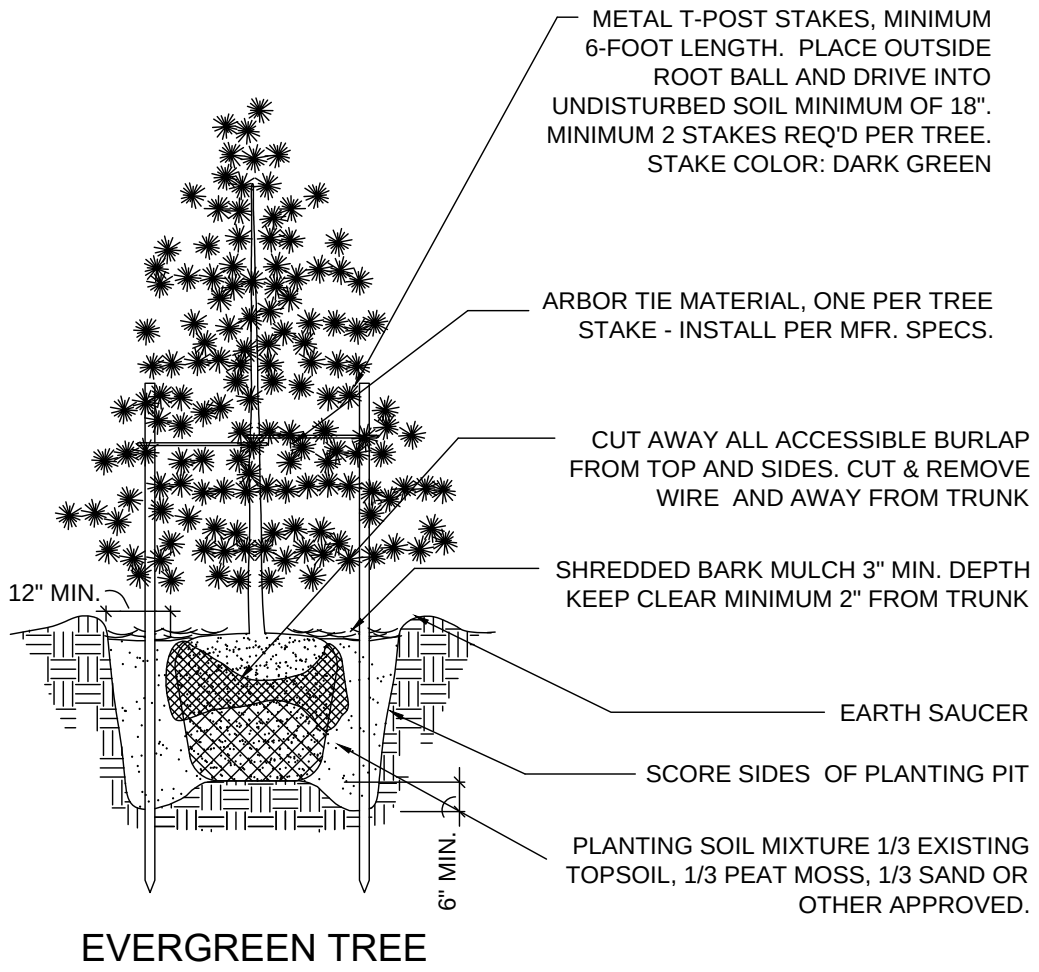
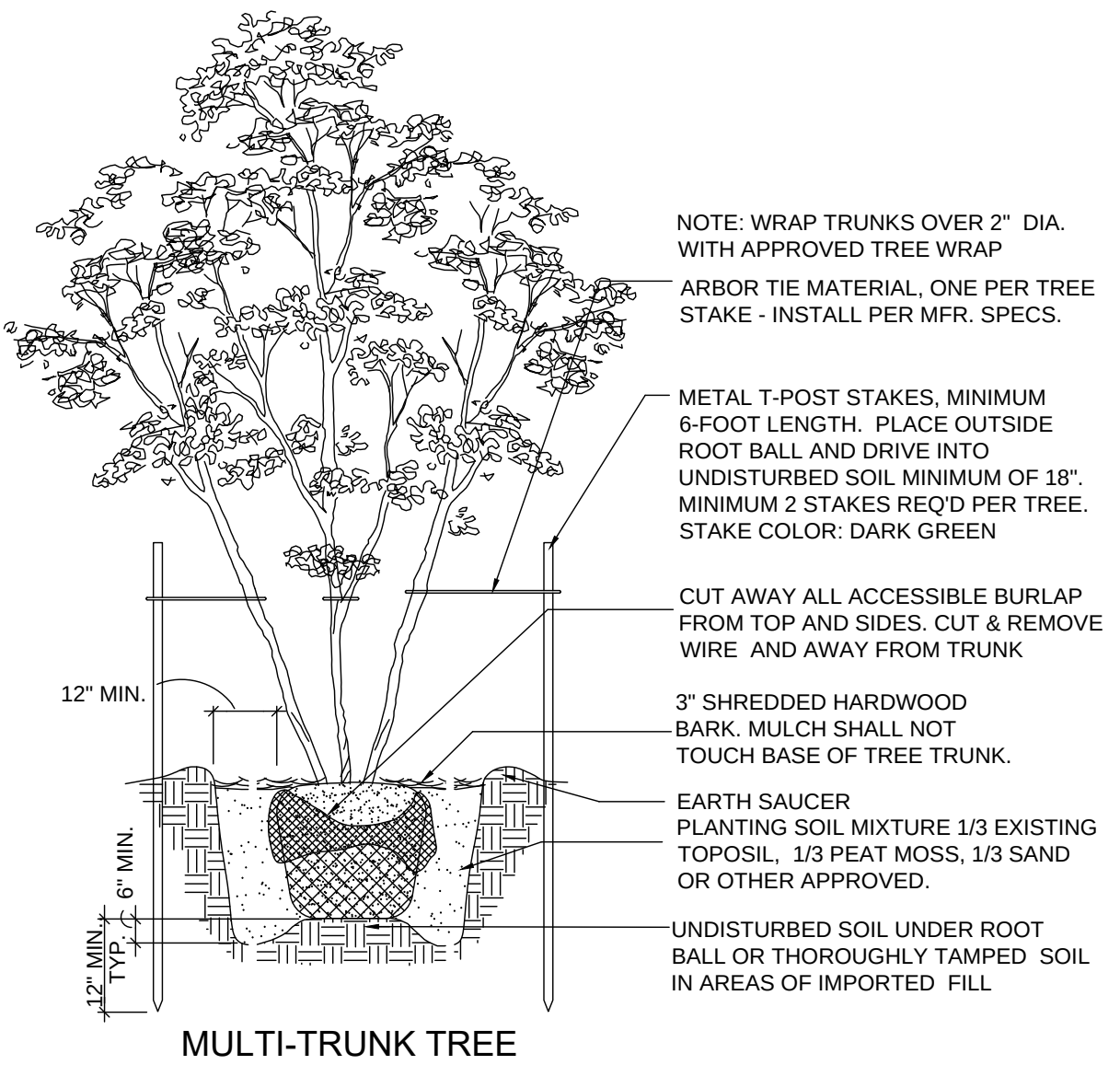
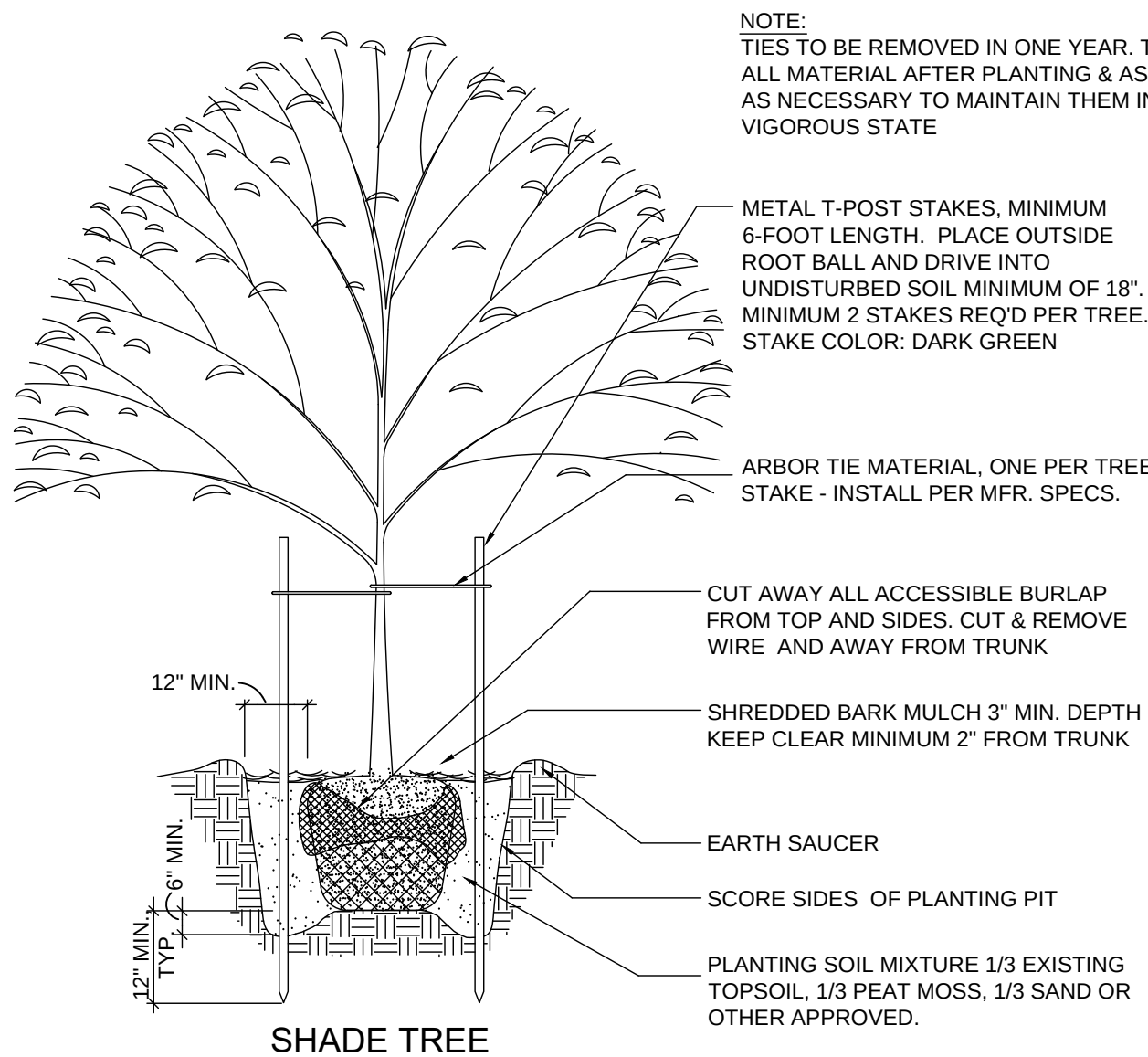
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G. Community Panel No. 470402 0215 G, Effective Date February 6, 2013.

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

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

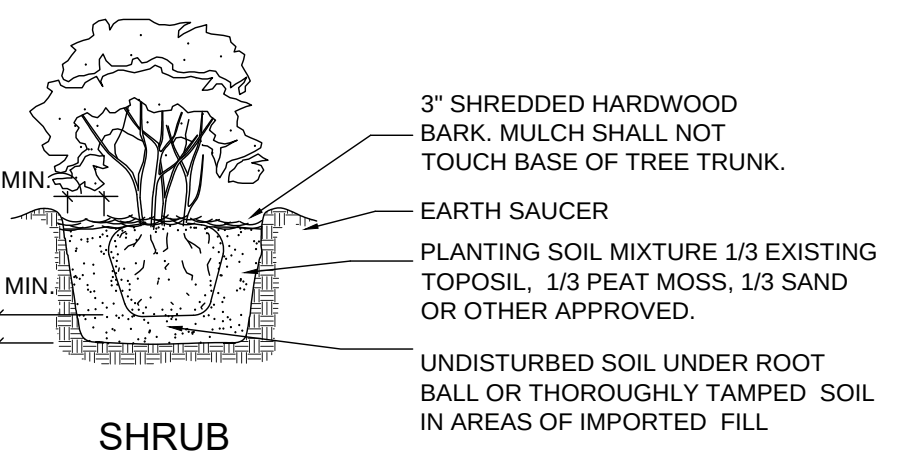
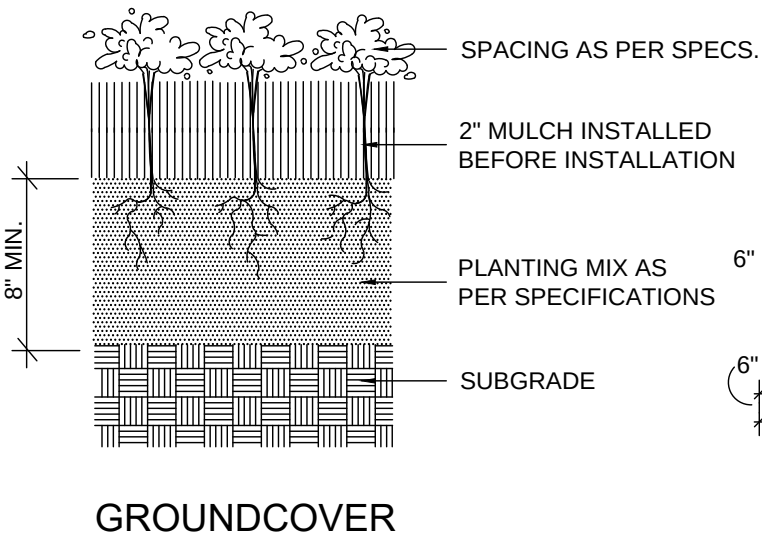
GENERAL NOTES

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



PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	
AA2	8	Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffsred' TM	2.5" Cal.	B&B	
CC	3	Cherokee Chief Dogwood / Cornus florida 'Cherokee Chief'	1.5" Cal.	B&B	
LW	3	Natchez Crape Myrtle Multi-Trunk / Lagerstroemia indica x fauriei 'Natchez'	8" Ht.	B&B	
LR	1	Tuscarora Crape Myrtle / Lagerstroemia indica x fauriei 'Tuscarora'	8" Ht.	B&B	
PA	4	Okame Flowering Cherry / Prunus x 'Okame'	1.5" Cal.	B&B	
QN	2	Nuttall Oak / Quercus nuttallii	2.5" Cal.	B&B	
QP	6	Willow Oak / Quercus phellos	2.5" Cal.	B&B	
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING
AR	13	Rose Creek Abelia / Abelia x 'Rose Creek'	5 gal.	Pot	33" o.c.
AL	4	Little Richard Glossy Abelia / Abelia x grandiflora 'Little Richard'	3 gal.	Pot	36" o.c.
BW	16	Wintergreen Korean Boxwood / Buxus sinica insularis 'Wintergreen'	5 gal.	Pot	36" o.c.
HH	59	Happy Returns Daylily / Hemerocallis x 'Happy Returns'	1 gal.	Pot	15" o.c.
HJ	14	Little Lime Panicle Hydrangea / Hydrangea paniculata 'Jane' TM	5 gal.	Pot	36" o.c.
DBH	28	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana'	24" Ht.	Pot	36" o.c.
IC	12	Carissa Holly / Ilex cornuta 'Carissa'	5 gal.	Pot	36" o.c.
IG	44	Gem Box Inkberry Holly / Ilex glabra 'SMNIGAB17' TM	3 gal.	Pot	30" o.c.
IX	15	Oakland Holly / Ilex x 'Magland' TM	5" Ht.	Pot	48" o.c.
LR3	16	Daruma Fringe Flower / Loropetalum chinense rubrum 'Daruma'	24" Ht.	Pot	36" o.c.
LU2	6	Purple Daydream Dwarf Loropetalum / Loropetalum chinense rubrum 'PILC-III' TM	3 gal.	Pot	36" o.c.
MD	23	Yakushima Dwarf Eulalia Grass / Miscanthus sinensis 'Yakushima'	24" Ht.	Pot	36" o.c.
PH	26	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	5 gal.	Pot	30" o.c.
RR	23	Red Drift Groundcover Rose / Rosa x 'Meigalpio' TM	3 gal.	Pot	33" o.c.
SA	10	Japanese White Spirea / Spiraea albiflora	---	Pot	30" o.c.
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
SOD	21,649 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'	sod		
LV	250	Variegated Lilyturf / Liriope muscari 'Variegata'	#SP5	Pot	12" o.c.



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

Temporary Benchmark (T.B.M.):
TBM: West top flange bolt on the top of a fire hydrant located on the west side of Herons Pond Lane south of Herons Ridge Drive. Elevation = 386.36
This property is located in Zone X, which is not a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47157C0330G, Community Panel No. 470402 0330 G, Effective Date: February 06, 2013.

LAKELAND COMMONS LOT 4

DEVELOPER: MEHRAJ HUDANI

RENAISSANCE GROUP, INC.

9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002

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

DEPARTMENT OF ENGINEERING

LANDSCAPE PLAN

LAKELAND, TENNESSEE

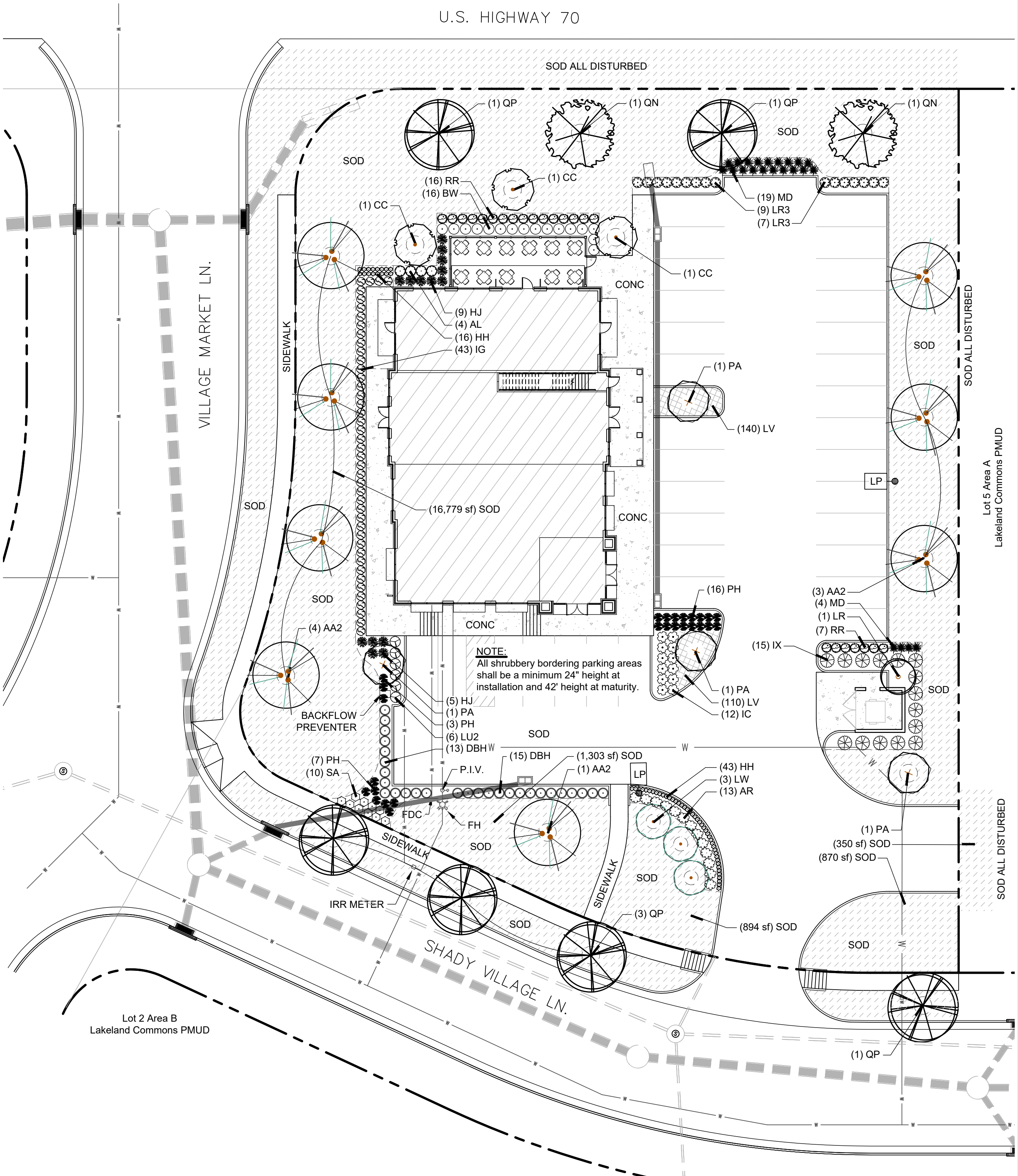
FROM: NA TO: NA

SURVEY: DATE: BOOK:

SCALE:

DESIGN: CBB DATE: 5/22 CKD: CBB DATE: 5/22

REVIEWED BY:



Meeting Date: Thursday, July 13, 2023

Project: City of Lakeland Land Use Plan

Staff Contact: Paul Luker, Planning Director

STAFF RECOMMENDATION

City Staff is recommending approval of the proposed Land Use Plan as submitted.

PROJECT INFORMATION

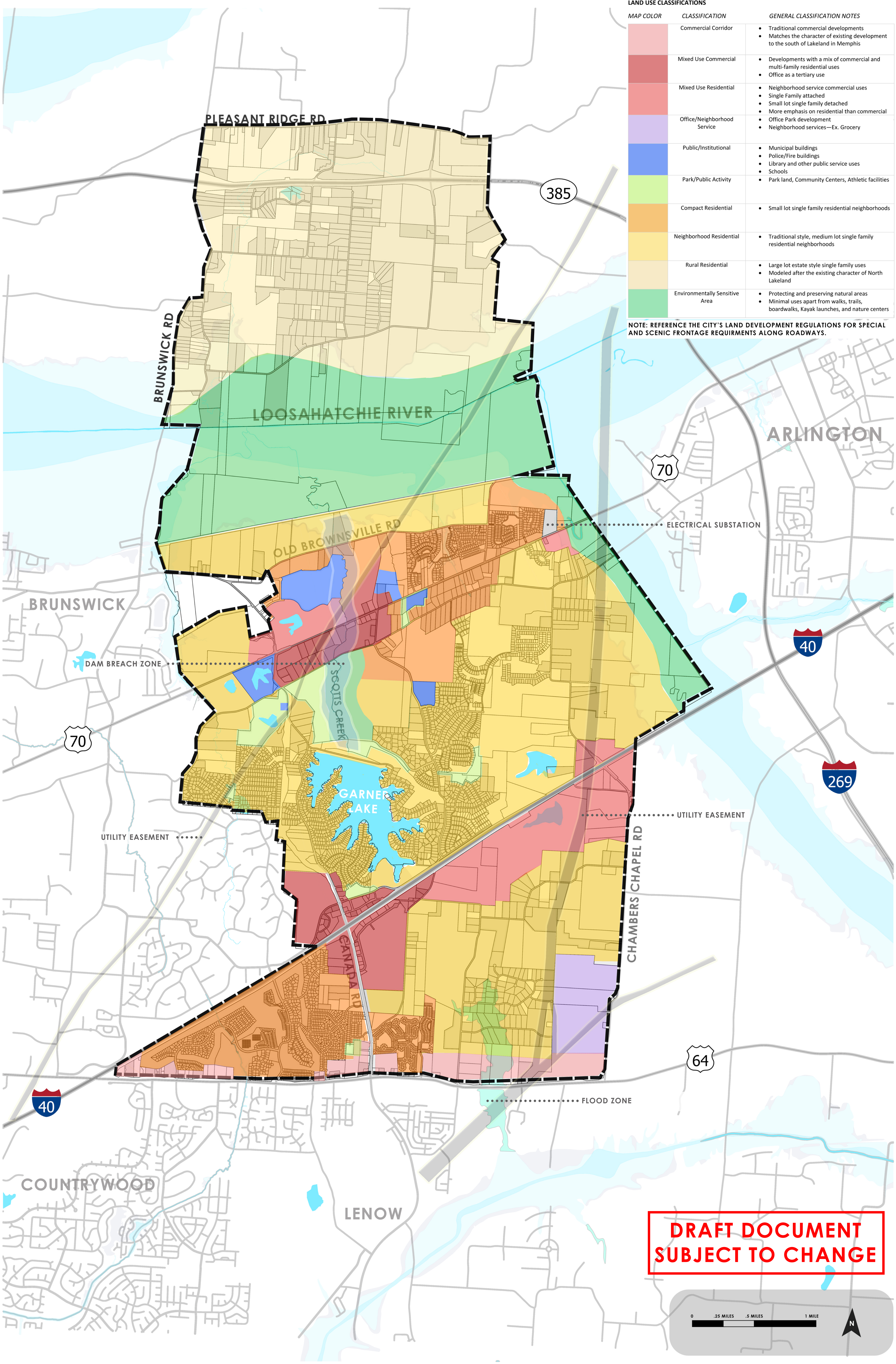
“Lakeland P.U.L.S.E” is the City’s updated comprehensive plan. The title is an acronym that stands for “Preserve, Unify, Live, Strategize, Educate.” The “Land Use Plan” is a primary component of the comprehensive plan. The consultant team, led by Kimley-Horn, is providing a draft plan for the Municipal Planning Commission’s (MPC) review and approval. The plan was developed based on previous plans, projected growth patterns, along with input from citizens, landowners, and developers.

The land use plan provides guidance for future land use, transportation, and utility infrastructure decisions, as well as proposed locations for parks and amenities. The plan will be a companion to the updated “Transportation Plan” and the recently updated “Comprehensive Parks and Recreation Master Plan.” More information about the plan can be accessed via the following link: <https://city-of-lakeland-kimley-horn.hub.arcgis.com/>

The planning process began in May of 2022 and is on schedule to be completed in late summer or early fall. State regulations requires the Municipal Planning Commission to approve the “Land Use Plan.” Once the Land Use Plan is approved by the MPC, the final draft of the “P.U.L.S.E. Plan” will be presented to the Board of Commissioners for their approval and adoption.

EXAMPLE MOTIONS

1. Motion to approve the Land Use Plan as submitted.
2. Motion to approve the Land Use Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
3. Motion to reject the Land Use Plan:
 - a. Reason for rejection



MIXED-USE COMMERCIAL

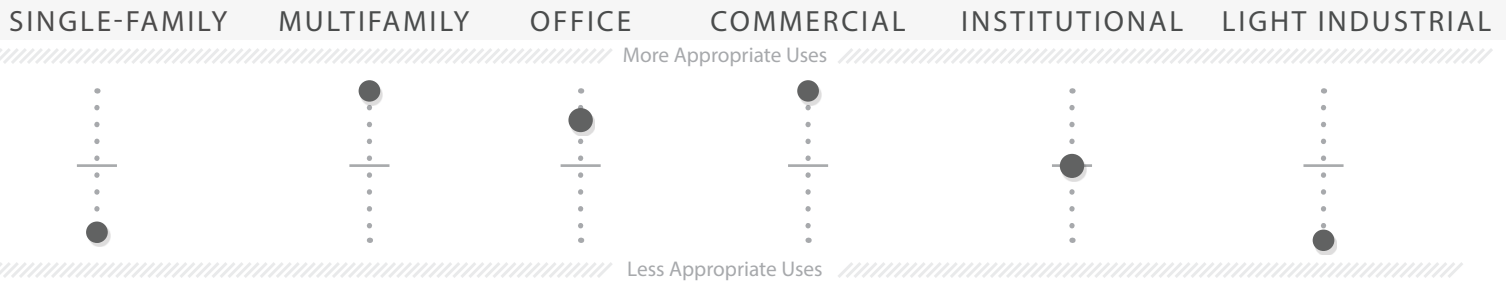
DESCRIPTION

The proposed Mixed-Use Commercial land uses are located along both I-40 and Highway 70. The goal of this designation is to create central, commercial uses that serve the surrounding neighborhoods. These developments should be appropriately scaled as to complement surrounding uses and existing character.

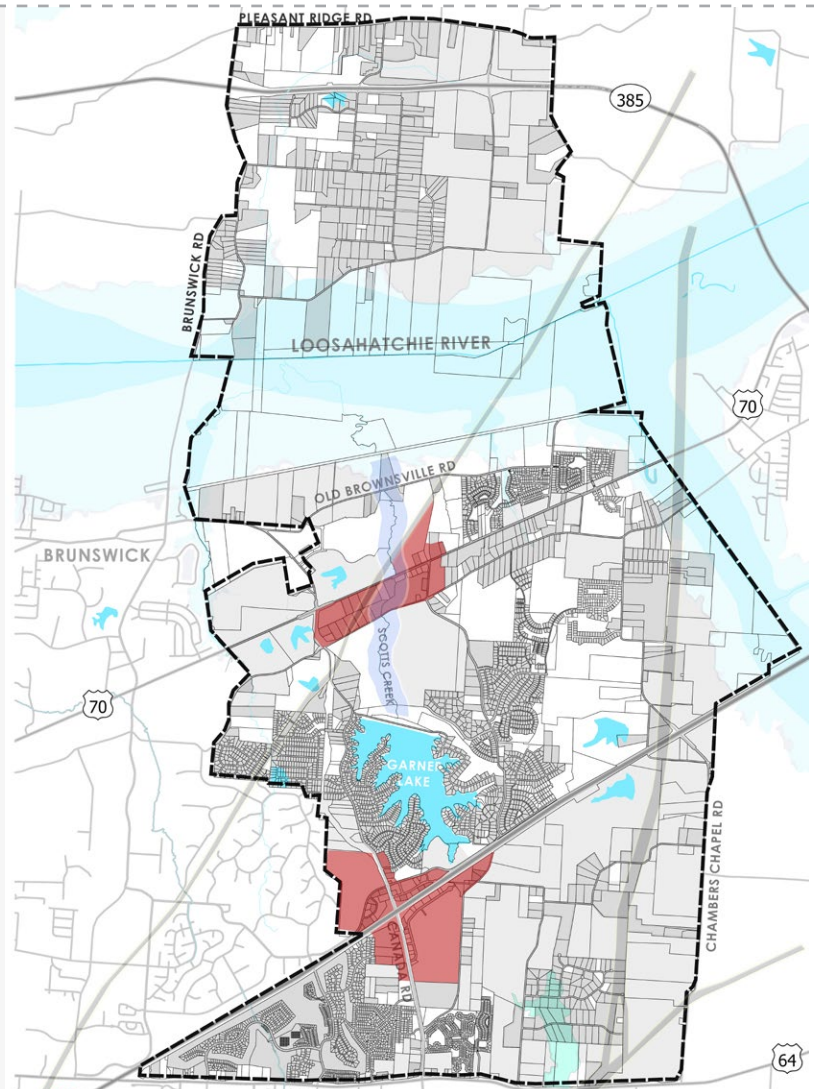
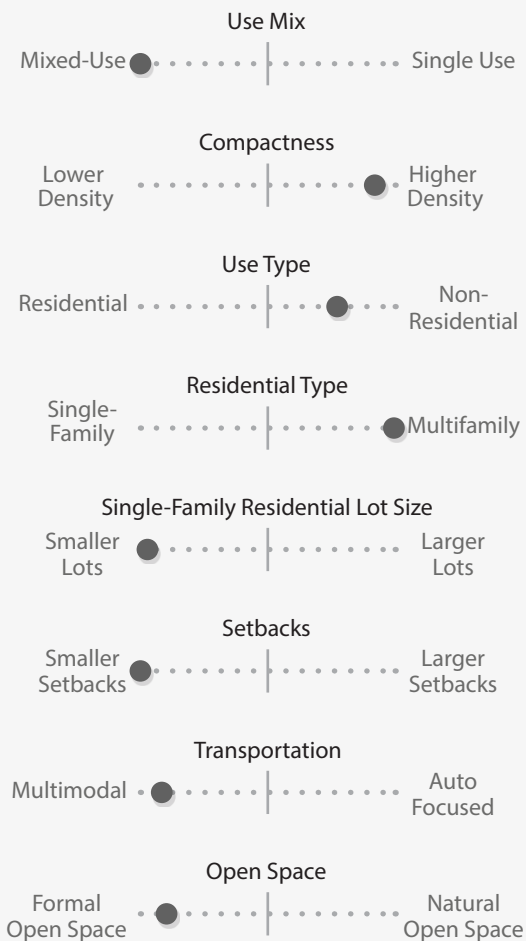
INTENT

- Provide accessible commercial space in centralized, compact areas occupied by businesses that serve Lakeland resident's wants and needs.
- Multi-family residential housing options may accompany the commercial uses only where deemed appropriate.
- Formal open space should accompany developments.
- Multi-modal transportation such as sidewalk and bike paths should be easily accessible.

APPROPRIATE LAND USES



CHARACTERISTICS



DRAFT DOCUMENT
SUBJECT TO CHANGE

- Provide single family attached and small lot single family detached housing.
- Limited, neighborhood-scale commercial uses
- Walking and biking infrastructure connecting single family and commercial uses.

The map illustrates the geographical layout of Brunswick, Georgia. Key features include the Loosahatchie River flowing through the northern part of the city, Brunswick Lake situated in the central-eastern area, and the Spotts Creek. Major roads shown are Brunswick Rd, Old Brownsville Rd, Chambers Chapel Rd, and Carado Rd. The city boundary is marked with a dashed line. The map also shows the proximity to the city of Brunswick, Georgia, and the location of the Brunswick Lake area.

COMMERCIAL CORRIDOR

DRAFT DOCUMENT
SUBJECT TO CHANGE

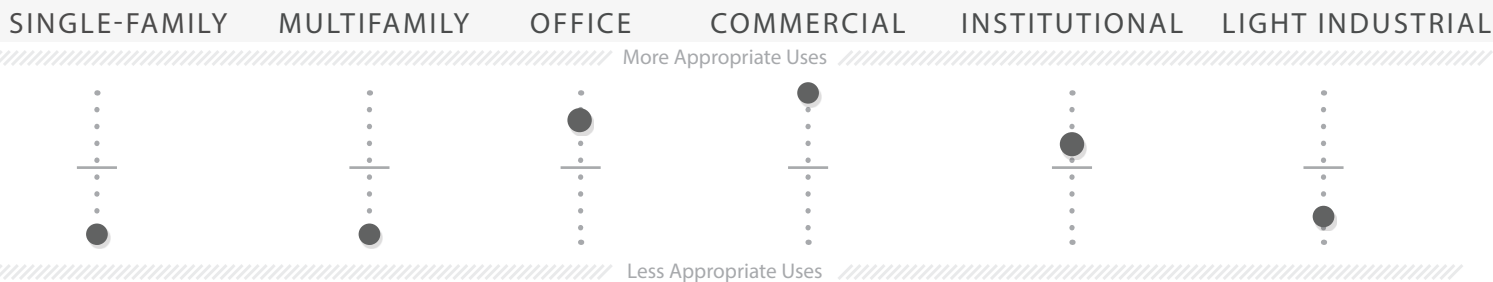
DESCRIPTION

The proposed Commercial Corridor land uses are located along Highway 64. The goal of this designation is to create a commercial coordinator along Highway 64, capitalizing on the vehicular traffic along this corridor and matching the commercial uses to the south.

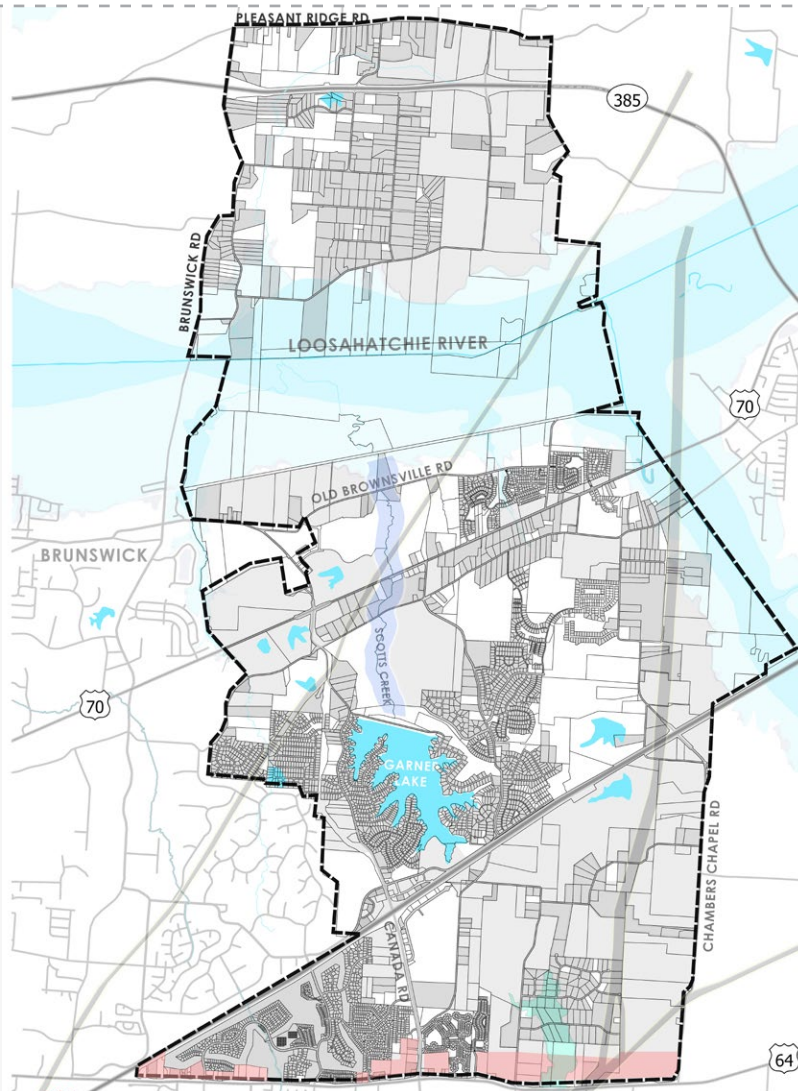
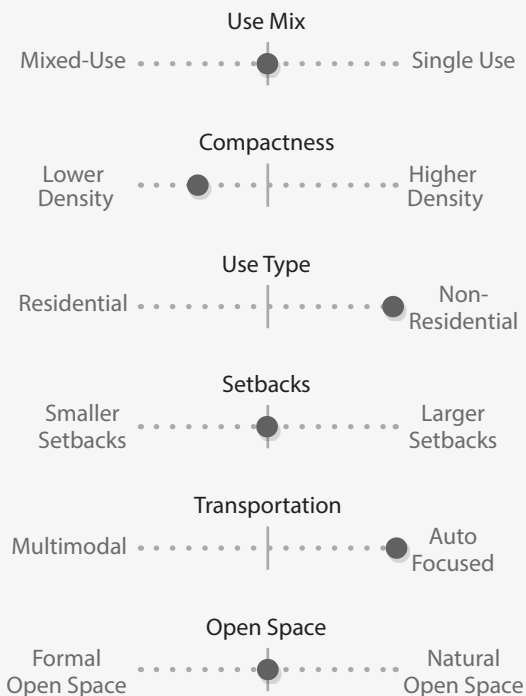
INTENT

- Provide traditional style commercial space.
- Match style of existing development across Highway 64 to the south.

APPROPRIATE LAND USES



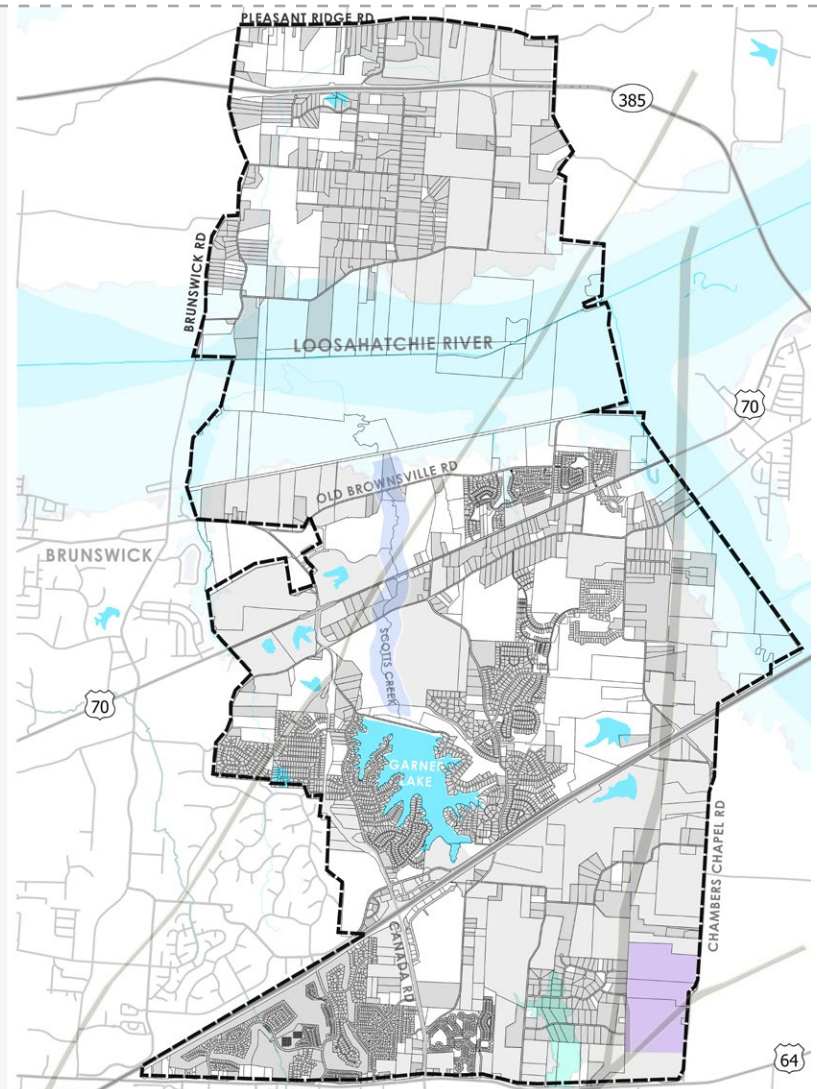
CHARACTERISTICS



INTENT

- Less dense, office park style development
- Neighborhood service uses such as grocery, etc.

SINGLE-FAMILY MULTIFAMILY OFFICE COMMERCIAL INSTITUTIONAL LIGHT INDUSTRIAL



DESCRIPTION

The proposed Public/Institutional land use is located primarily along Highway 70. The goal of this designation is to create institutional opportunity areas for civic and municipal uses that are centrally located to serve the entirety of Lakeland. In addition to municipal uses, this land use may provide opportunity for future public service uses such as fire and police stations.

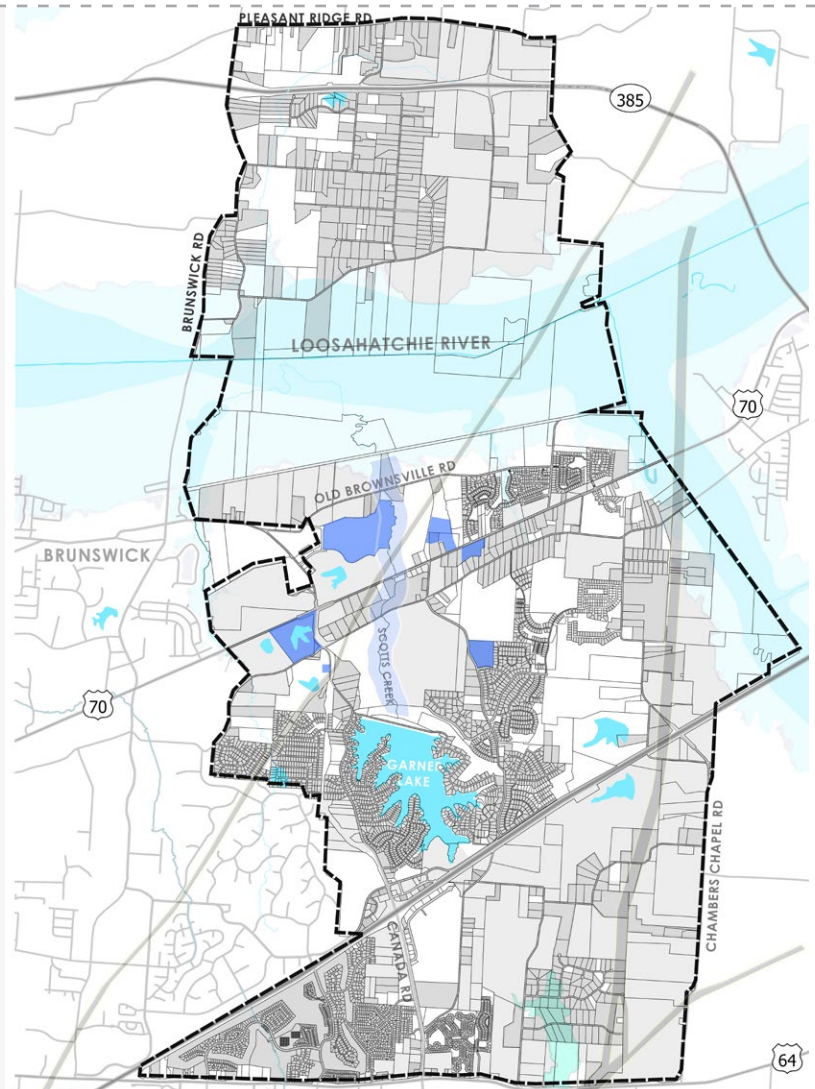
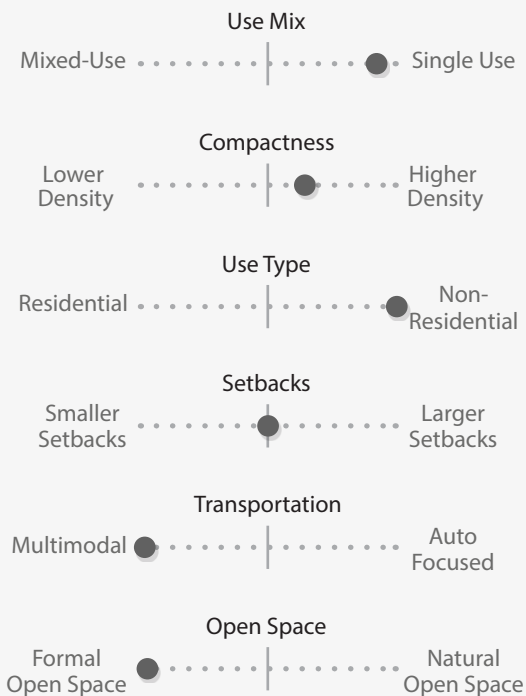
INTENT

- Provide municipal, centralized zones for city government buildings to grow
- Allow the planned growth of public services such as police and fire stations
- Allot land for desired community services such as a library or farmers market if desired by the community
- Create formal open space for city gatherings and celebrations

APPROPRIATE LAND USES



CHARACTERISTICS



PARK/PUBLIC ACTIVITY

DRAFT DOCUMENT
SUBJECT TO CHANGE

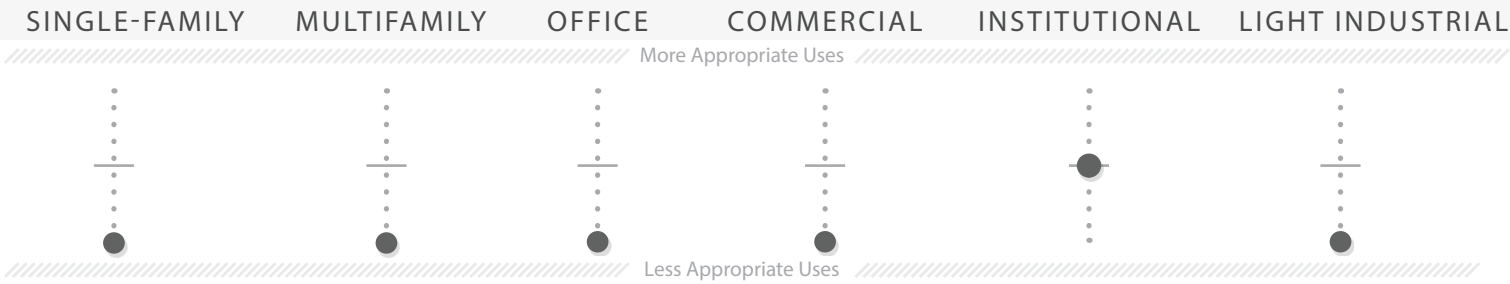
DESCRIPTION

The proposed Park/Public Activity land uses are located at existing, planned, and proposed park and public open spaces based on the Parks and Recreation master plan.

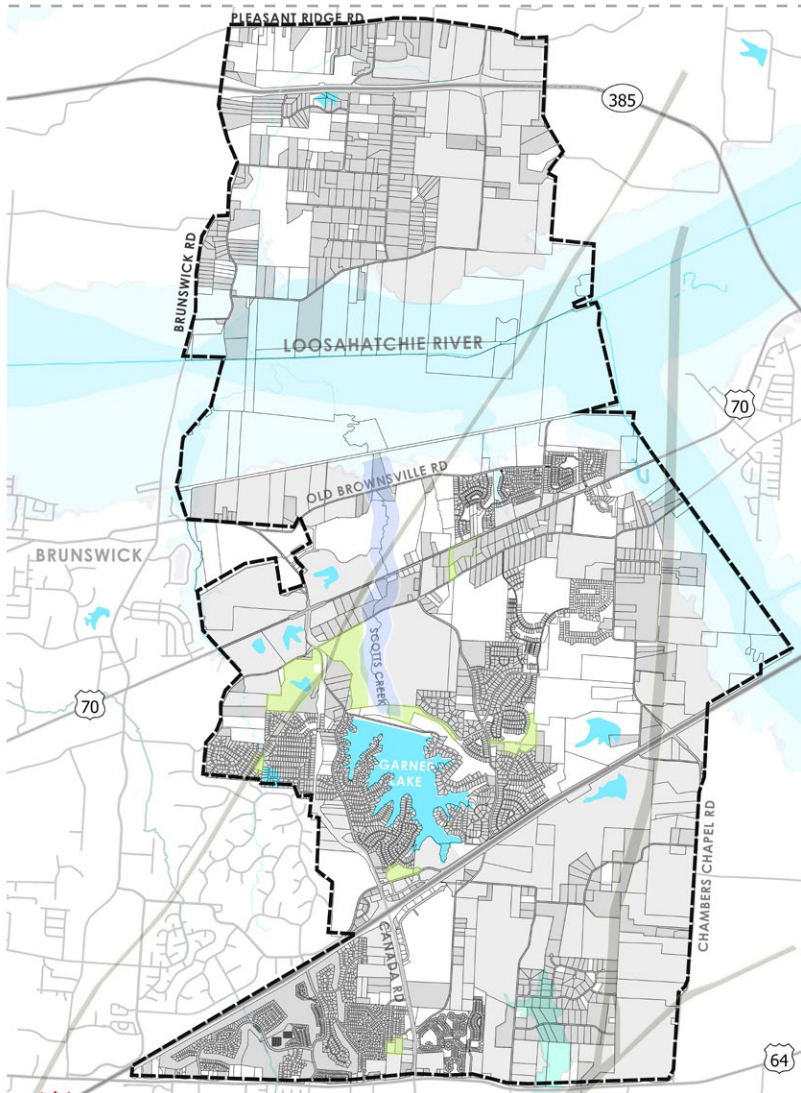
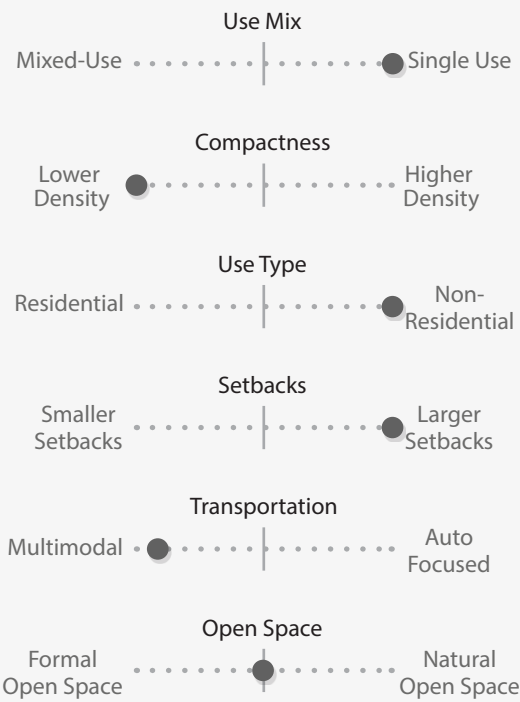
INTENT

- Conserve open space for public use
- Provide outdoor recreation amenities

APPROPRIATE LAND USES



CHARACTERISTICS



COMPACT RESIDENTIAL

DRAFT DOCUMENT
SUBJECT TO CHANGE

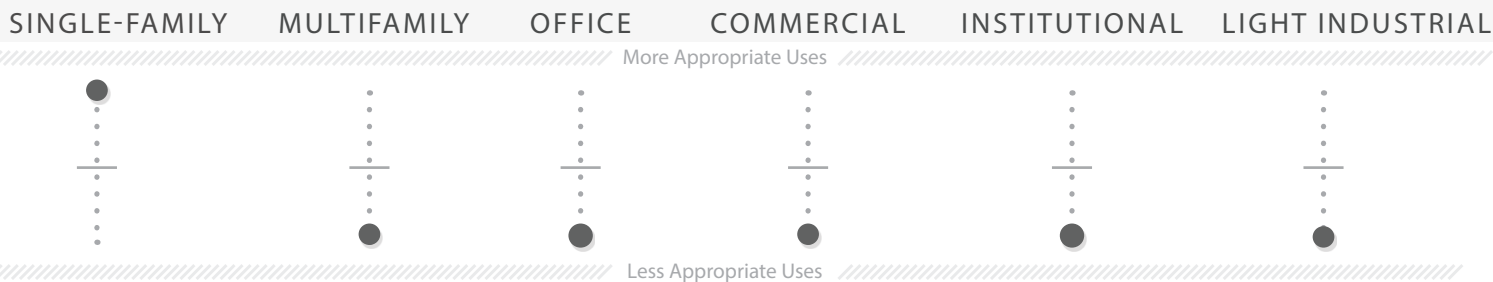
DESCRIPTION

The proposed Compact Residential land uses are located south of the Loosahatchie River. The goal of this designation is to create tight-knit, walkable neighborhoods that transition in density between mixed use areas and neighborhood residential areas.

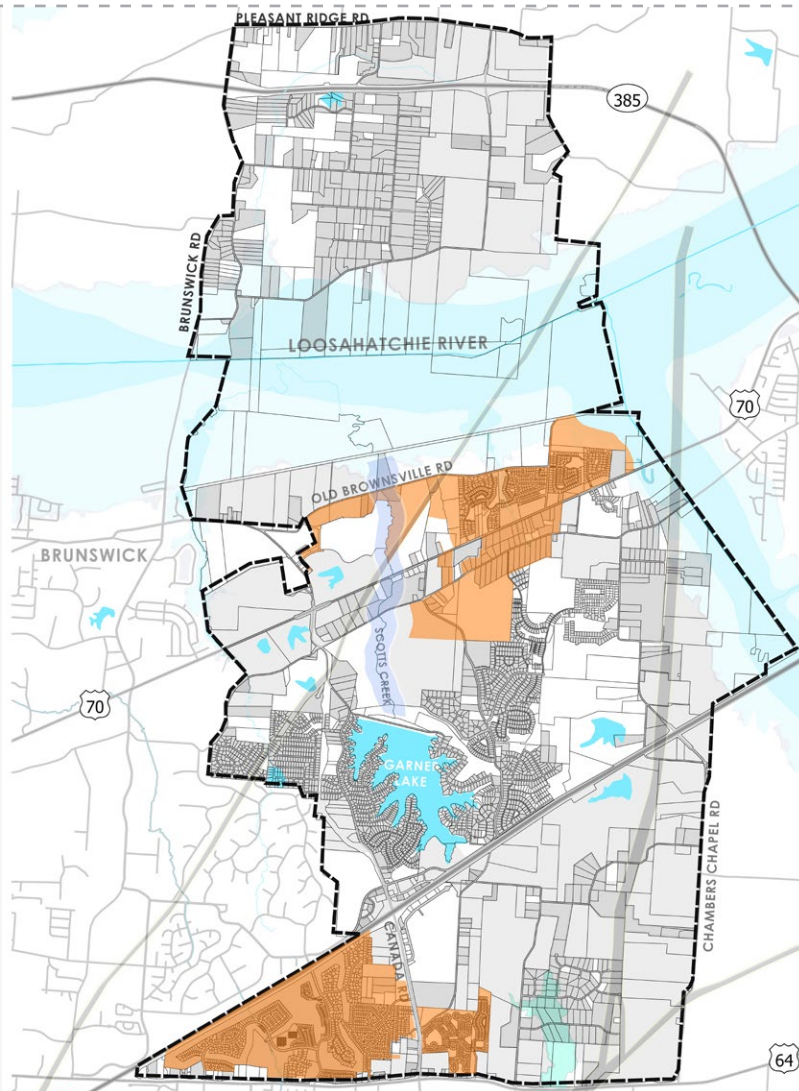
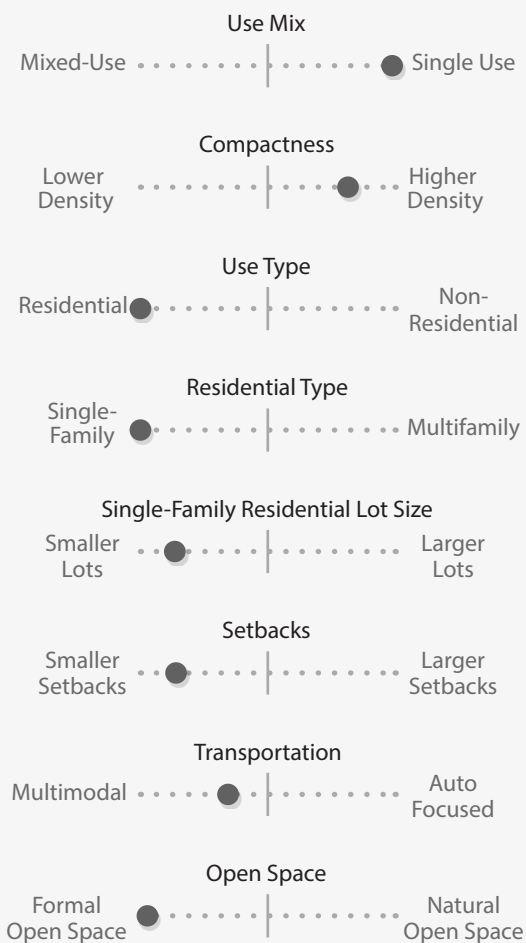
INTENT

- Allow small lot single family residential neighborhoods
- Creating a more dense neighborhood without sacrificing the suburban character and feel enjoyed by many Lakeland residents

APPROPRIATE LAND USES



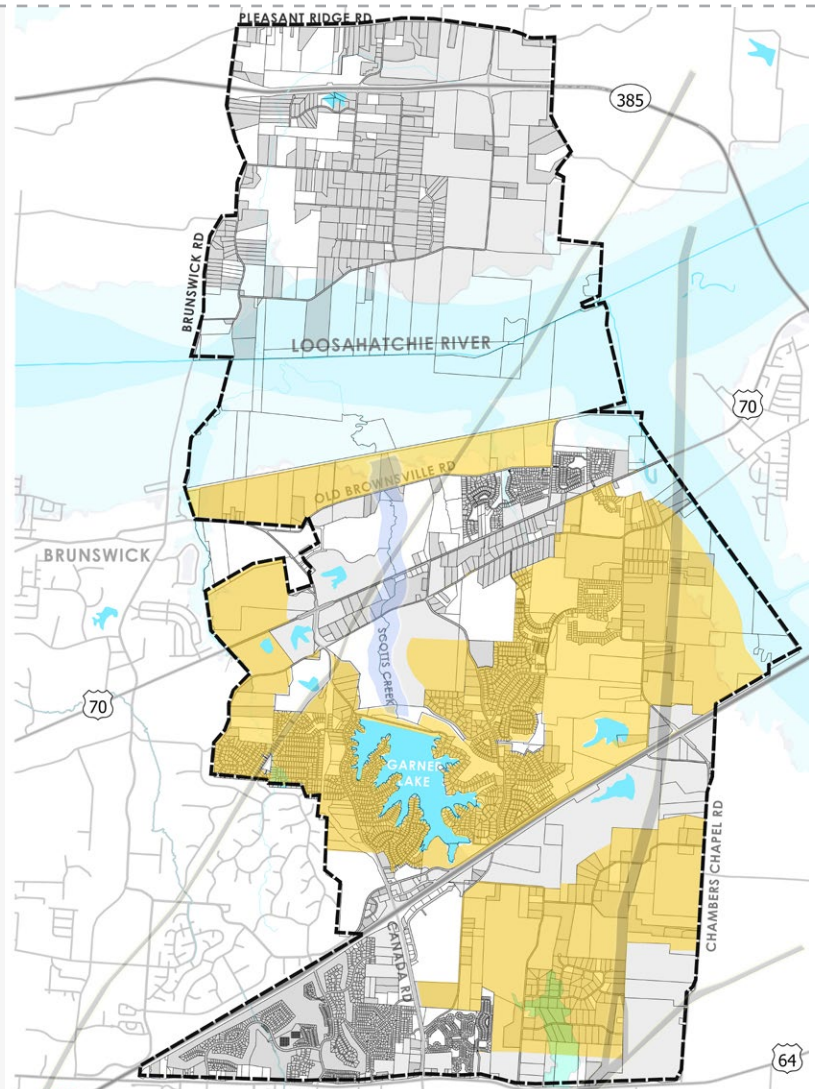
CHARACTERISTICS



INTENT

- Encourage additional medium density, single family residential homes in line with the character of existing Lakeland neighborhoods

SINGLE-FAMILY MULTIFAMILY OFFICE COMMERCIAL INSTITUTIONAL LIGHT INDUSTRIAL



RURAL RESIDENTIAL

DRAFT DOCUMENT
SUBJECT TO CHANGE

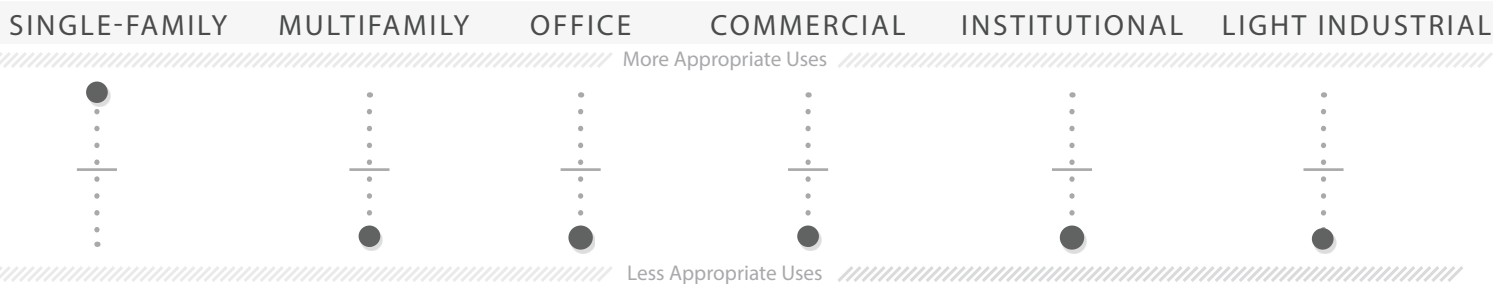
DESCRIPTION

The proposed Rural Residential land use is located North of the Loosahatchie River. The goal of this designation is to preserve the large lot, pastoral character of Lakeland. The Land Use Plan recognizes existing agricultural uses as acceptable. Intensive agricultural uses including, but not limited to, feed lots and dairy farming shall be prohibited. Acceptable agricultural uses and appropriate standards are further defined in the City's Land Development Regulations.

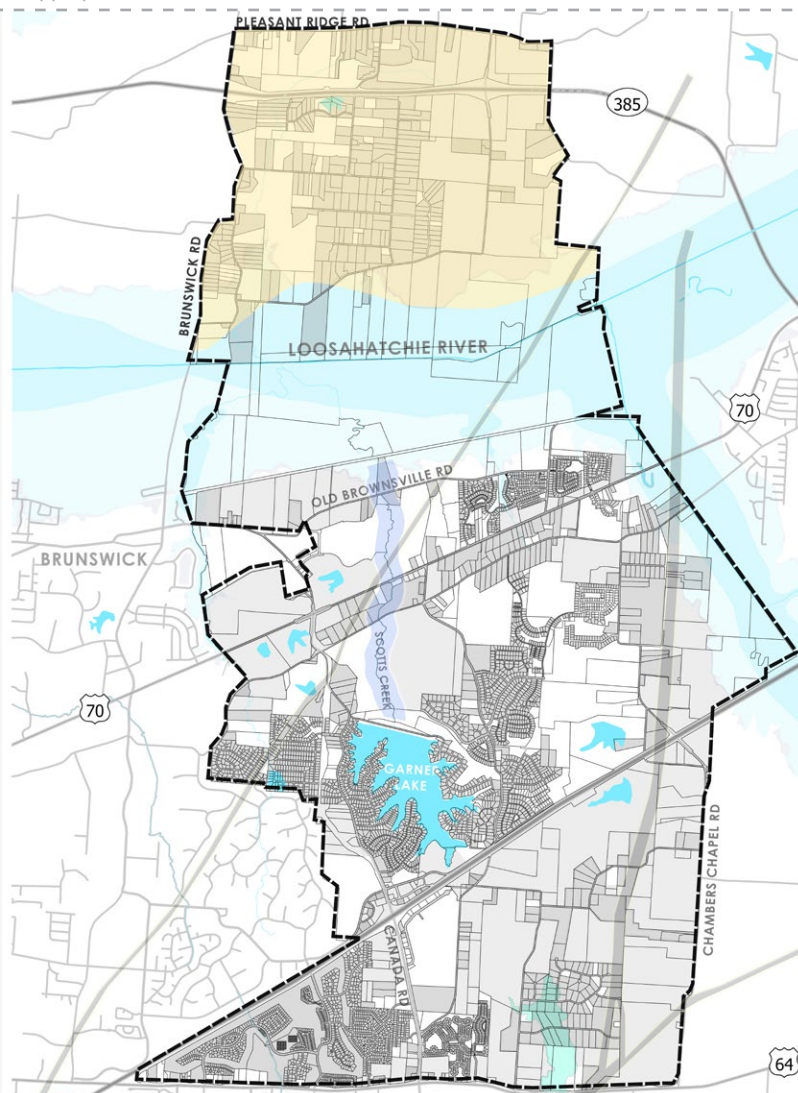
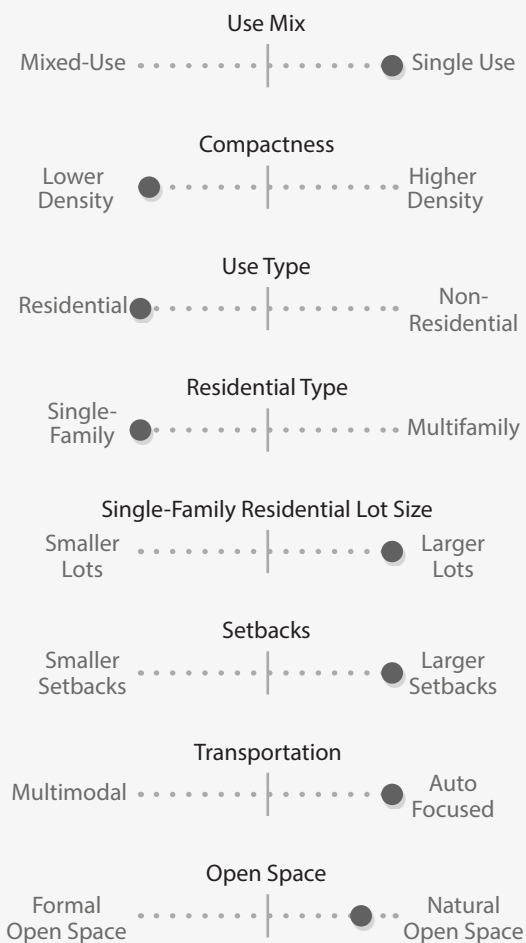
INTENT

- Preserve large, estate style single family residential lots
- Promote and maintain rural/pastoral character through setbacks and buffering

APPROPRIATE LAND USES



CHARACTERISTICS



ENVIRONMENTALLY SENSITIVE AREA

**DRAFT DOCUMENT
SUBJECT TO CHANGE**

DESCRIPTION

The proposed Environmentally Sensitive land uses are located on the existing flood plains and flood way. The goal of this designation is to preserve natural space and capitalize on the existing natural resources.

INTENT

- Preserve natural open space by discouraging invasive development in designated zones
- Encourage sustainable, pedestrian development such as board walks, trails, kayak launches, and nature education opportunities in order to promote sustainable public use of these areas.

APPROPRIATE LAND USES

SINGLE-FAMILY MULTIFAMILY OFFICE COMMERCIAL INSTITUTIONAL LIGHT INDUSTRIAL

More Appropriate Uses

Less Appropriate Uses

CHARACTERISTICS

