

REPORT TO THE PLANNING COMMISSION & DESIGN REVIEW COMMISSION

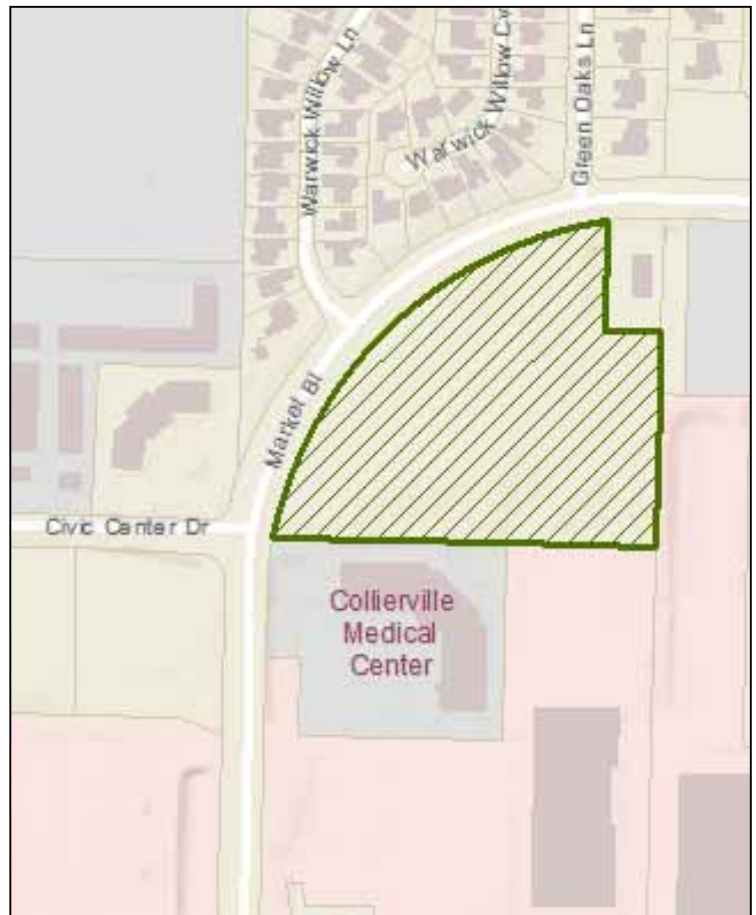
SUBJECT: Oakmont Planned Development Phase 4B - Request approval of a Preliminary Site Plan for 14,788 square foot commercial building on 1.89 acres located on Market Boulevard opposite Civic Center Drive and Warwick Willow Lane.

INTRODUCTION: Kevin Vaughan (Township Development Services) and J. Wesley Wooldridge, PE (Renaissance Group, Inc.), representing property owner Lightman Realty (Michael Lightman) and are requesting a recommendation from the Planning Commission (PC) and Design Review Commission (DRC) on a Preliminary Site Plan for a new 14,788 square foot commercial building to be located on Lot 1 of Oakmont Planned Development Subdivision, Phase 4B. The 1.89-acre lot is located on the northeast quadrant of the intersection of Market Boulevard and Civic Center Drive (to be extended), and is part of a 8.433-acre unified development (see map right and Exhibit 3). The subject property is zoned R-1: Low Density Residential with a PD overlay (Oakmont PD), and the PD regulations stipulate permitted uses and bulk zoning requirements. Adjacent to the subject property is a dry cleaner (also zoned R-1 with a PD overlay), Faith Lutheran Church (zoned R-1), Lowe's (zoned SCC Shopping Center Commercial), Target (zoned SCC), a medical office building (zoned SCC), and single family dwellings (Oakmont, Phase 2, zoned R-1 with a PD overlay).

BACKGROUND: The Outline Plan for the 119.45-acre Oakmont PD was approved by the PC in 1994 and the Final Plat for Phase 4 (9.01 acres) was approved in 1997 (see Exhibit 3). The applicable Outline Plan conditions are noted on that document. A Preliminary Site Plan applicant was filed in 2008, but was withdrawn by the application. Since 2008, Lowes was constructed with an east/west private driveway planned to become Civic Center Drive westward to Market Boulevard, and the Town has secured the necessary easements needed to extend Civic Center Drive eastward to Maynard Way (at Byhalia Road). The Town in 2014 also approved funding (around \$424,000) for the installation of a traffic signal at Market Boulevard and Civic Center Drive. The connector road, which has been sought since Lowes entered into a Development Agreement with the Town in 2009, is intended to improve the Level of Service at the Byhalia Road and Poplar Avenue intersection. Traffic volumes should decrease at the

EXHIBITS:

1. Applicant's cover letter (4/30/14)
2. Preliminary Site Plan (available online only as a PDF)(6/10/14)
3. Oakmont Planned Development Phase 4 Limits of Unified Development (4/30/14)
4. Oakmont Phase 4 (available online only as a PDF), (December 1997)
5. Excerpts from Traffic Impact Study (July 2014)



Byhalia Road and Poplar Avenue intersection with the new traffic signal (funded by the Town) and new Civic Center Drive Extension (funded by the developer).

PC ISSUE: The main issues for the PC to consider related to this site plan are related to the 3-lot commercial subdivision's status as a "unified development". Typically, each site plan for a lot in a commercial subdivision must stand alone and comply on its own for bulk requirements in the Zoning Regulations, such as buffers, open space, building setbacks, yard requirements, height requirements, lot size requirements, floor area ratios, parking requirements, and landscaping surface ratios (i.e. open space, usable open space). As this multi-lot commercial subdivision will develop with regional detention in common open space, a commonly-owned private drive (the extension of Civic Center Drive), and internal drives that will act as reciprocal easements for vehicular ingress/egress, the applicants have requested that this subdivision be established as a "Unified Development" pursuant to Section 151.003 of the Zoning Ordinance. As a "Unified Development", the bulk requirements for the commercial subdivision shall be determined based on perimeter lot lines of the 8.433 acre subdivision, regardless of the location, ownership, size, or quantity of the interior lots, effectively treating the aggregation of three (3) lots and two (2) common open spaces as one lot for meeting the requirements of the Zoning Ordinance and Design guidelines. The final site plan for Lot# 1 and for any of the other lots in the development will need to include "tracking charts" to demonstrate that the entire unified development complies with the bulk regulations of the Zoning Ordinance at all times (see PC Condition 10). If the Planning Commission wants Lot #1 to "stand alone" for meeting bulk regulations (pervious area, parking, buffer yards, etc), then action needs to be taken with the separately-pending Preliminary Subdivision Plat (PC14-17) striking the notes about this subdivision being a "unified development." Often, unified developments are planned with a Preliminary Site Plan for the entire subject property to demonstrate compliance with the bulk requirements at build-out, with Final Site Plans submitted on each lot incrementally.

DRC ISSUES: There are several issues related to the Design Review Commission (DRC) review of the Preliminary Site Plan which affect the site layout and design of the building. As the pending application is the first site plan in a possible unified development, interior lot lines may need to be shifted to address this concern. Off-site plantings may be a solution since the applicant also owns Lot #2 and Common Open Space B:

- 1) **Highly Visible Remote Wall:** The east façade is highly visible from the public realm (extension of Civic Center Drive and from adjacent sites) (see Exhibit 2) without proper space for ample buffering, and thusly cannot be considered a "remote wall". EIFS is the primary material on the east side of the building, which is not permitted in such high amounts on visible facades. Although there is a cornice and changing façade planes, the east side less ornate than the other facades. Due to its visibility, brick, a stone base, and storefront details similar to the north and south elevations are needed on the east façade to provide articulation and visual interest (see DRC Conditions E and F).
- 2) **Buffer along Market Boulevard** (see DRC Condition P): A 40-foot buffer is required along Market Boulevard by the Design Guidelines (2007 version, amended 2011); however, only a 10-foot landscape buffer has been provided which stems from language in the 1997 Outline Plan Conditions (see Exhibit 4). Developments in the immediate vicinity have front yard buffers ranging from 15 feet to 100 feet wide, and there are residential land uses across the street that will be buffered by evergreen plantings in the front yard buffer, regardless of the width provided. A single row of evergreen materials is proposed in the 10-foot buffer, but a wider buffer could allow for a double-row of plantings (possible a more robust mixture of evergreen and deciduous) and/or a low (42-inch) fence or wall. The DRC typically acknowledges that Outline Plans supersede the Design Guidelines, but in this case the large undeveloped tract (8.433 acres total) makes a wider buffer width possible, but Lot #1 would need to be made larger to keep from reducing the size of the building. The applicant has added evergreen trees and shrubs to the 10-foot buffer to mitigate the impacts to the residential neighborhood to the north and west (see Sheet 15 of Exhibit 2), along with maple trees planted just beyond the overhead utility lines.
- 3) **Usable Open Space:** Effective in June 2014, the Design Guidelines were amended to better define the Town's usable open space requirements for large nonresidential developments. Because of the large size and multiple tenants, the entire 8.433 acre Oakmont Phase 4 "unified development" will be required to

provide 11,016 square feet of usable open space by build-out. The applicant has shown a 3,200 square foot usable open space (a colonnade) at the front of the building to meet the requirements for Lot 1. To be classified as usable open space, the space must have lighting, seating, landscaping, and be adjacent to a building or roadway (see DRC Condition I).

- 4) **Minimum Pervious Area and Perimeter Site Buffers:** The Design Guidelines require 10-foot perimeter buffers along side and rear lot lines between commercial lots. If this subdivision is a Unified Development, then only the perimeter needs to provide such buffers, with buffers not needed to be along the side and rear lot lines of individual lots. If this was not a unified development, Lot #1 would not comply with the side and rear buffer yard requirement between commercial lots. To address this, the development could be made smaller or Lot #1 could be made larger to accommodate the plantings. To meet the intent of the Design Guidelines, which is to have landscaping integrated into developments, Lot #2 will need to have landscaping where it adjoins Lot #1 (see DRC Condition O). Also, Lot #1 has only 25% pervious area and does not stand alone, but since this is part of a 8.433 acre unified development, counting the remainder of the property increases the pervious area 75%.

Otherwise, the application is in compliance with the Oakmont Outline Plan (see Exhibit 4), the Zoning Ordinance and the Subdivision Regulations. The Design Review Commission (DRC) will review the project relative to the Design Guidelines.

DISCUSSION: Lot #1 of the 8.433 acre unified development will include one multiple tenant commercial building with eight separate leasable spaces. The northern end has a drive-through and the southern end has an outdoor seating area.

Parking for the site is distributed around the building, with no more than one bay (a 62-foot “blade” of parking) between the building and Market Boulevard, which complies with the Design Guidelines for this area. Over time, it is anticipated that additional parking will be provided on the adjacent Lot #2 interior to the site, and notes on the plat state that the parking and access drives will be shared among all three lots in the unified development. The loading area is towards the rear/east side of the site, and is being screened partially with landscaping. Additional architectural treatments are needed to improve the appearance of the east façade (see DRC Conditions E and F).

Existing Conditions (Exhibit 2): The Existing Conditions plan shows all three lots in the unified development with the existing contours, four existing trees, and the Market Boulevard right-of-way. The proposed retail building will be on Lot #1.

Preliminary Site Layout (Exhibit 3): The entire limits of the site plan meet the bulk requirements of the Outline Plan,

Site Data Summary and Bulk Requirements Applicable to the Unified Development	
Total Site Area	Lot #1 - 1.89 acres Entire Unified Development - 8.433 acres
Zoning	R-1: Low Density Residential with a PD overlay (Oakmont PD) which allows SCC and MPO permitted uses, along with a daycare use
Lots:	Lot #s 1, 2, 3 and Common Open Spaces A (Civic Center Drive) and B (detention pond)
Building Square Footage:	14,788 square foot 8-bay retail building on Lot #1 91,831 square feet of commercial buildings maximum possible (all three lots combined)
Parking Requirements:	1 space per 200 square feet minimum (74 spaces) 1 space per 200 square feet maximum (74) 74 spaces provided (Lot #1 only)
Floor Area Ratio (FAR)	0.25 FAR Maximum 0.18 FAR Provided (lot #1 only) 0.04 FAR Provided (entire unified development)
Pervious Area	30% minimum (2.53 acres of pervious area at build-out) Provided (Lot #1 only) Provided (entire unified development)
Usable Open Space	3% of gross site area minimum (11,016 square feet at build-out) 1% +/- of gross site area provided (3,200 square feet on Lot #1)
Minimum Lot Size	6 acres, but internal divisions within a unified development are allowed
Required Setbacks Front Rear Side	50 feet 30 feet 15 feet
Minimum Lot Width	n/a

Zoning Ordinance, and Design Guidelines; however, Lot#1 will not meet the minimum pervious area requirement of 30% on its own, but the remainder of the unified development will total 75% pervious area.

Civic Center Drive will be constructed as part of a major subdivision plat (PC 14-17) that is under review. Those improvements will include curb, gutter, and sidewalk per the Subdivision Regulations. The internal drive aisles and circulation within the site meet the requirements of the Zoning Ordinance and the Fire Marshal.

Pedestrian Access (Exhibit 3): The Design Guidelines (Chapter III.C.1.) emphasizes the importance of the pedestrian network in Collierville, declaring that the pedestrian network should be as complete as the vehicular street network. The Guidelines state that unbroken pedestrian routes should be provided between developments, where feasible with connections to nearby pedestrian pathways and adjacent land uses. There are new sidewalks proposed along Lot #1 and throughout the site for access to the parking, the buildings, and the the usable open space. When Lot#s 2 and 3 are developed, additional sidewalks will be built to complete the pedestrain network witin the unified development.

Preliminary Grading Plan (Exhibit 2): Most of the storm water run-off will be collected in inlets in the parking areas and carried to a detention pond facility to be constructed as part of the subdivison infrastructure at the southern limits of the unified development and the new Civic Center Drive extension. A Drainage Report, including calculations showing capacity of the downstream system with build-out of each phase of this development, is being reviewed by the Town Engineer related to the Subdivision Infrastructure Construction Plans.

Preliminary Utility Plan (Exhibit 2): Utilities, including gas, electric, water, and sanitary sewer exist to serve the site utilizing underground lines for new services, but the applicant will be leaving the existing 3-phase overhead electric lines in Market Boulevard in place (above ground).

Preliminary Landscape & Lighting Plan (Exhibit 3): The Outline Plan for the Oakmont PD requires a 10-foot landscape area along Market Boulevard. The site is heavily landscaped with tree clusters of small-grwoing evergreen trees and evergreen shrubs along Market Boulevard, a 4.5-foot grass strip, and tall-growing decidous shade trees in the landscaping islands nearest the road (which should not conflict with the overhead power lines). Shade trees surround the property on the west and north. The parking lot islands contain shade trees, flowering trees, and evergreen shrubs. The building foundations are landscaped with a combination of flowering shrubs, ornamenal grasses, and evergreen shrubs. Evergreen landscpaing will help screen the dumpster enclosure (see DRC Condition B) and the loading area from Civic Center Drive, but will not completely screen the “remote wall” that is mostly EIFS (see DRC Conditions E and F).

The ground sign locations have not been shown. Any light fixtures for the ground sign must be labeled, fully shielded, and the fixtures screened with evergreen shrubs.

Lighting is provided within the site with two styles of wall-mounted fixtures and pole lights. Parking light poles are up to 25 feet in height. The more pedestrian-scale wall-lights on the building are gooseneck style or sconce. The proposed fixtures are full cut-off and comply with the Design Guidelines. The applicant has indicated LED lighting will be used, which warrants careful review when a grid photometric plan is provided. More detailed lighting information will come with the Final Site Plan.

Usable open space (see Exhibit 2) includes a colonnade, decortive lighting, and a wide walkway totaling 3,200 square feet of usable area, exceeding the minimum 3% required by revised Design Guidelines for Lot #1, but the space needs additional landscaping and seating areas (see DRC Condition I).

Preliminary Elevations (Exhibit 2): The primary building materials for the building are four colors of brick, simulated stone, two colors of EIFS (cornice, on towers, at the rear of the building), clear anodized aluminum

storefront, black fabric awnings, and black metal canopies. The applicant is proposing primarily EIFS on the rear elevation facing east and Civic Center Drive, which contains service doors and a loading area. The highly-visible east façade needs to match the materials and design details of the north and south elevations. The use of EIFS as a material other than trim such as the cornice or at the towers is not permitted (DRC Condition E).

Per the Design Guidelines (IV.C.3), for façades facing pedestrian areas “at least 70 percent of the linear horizontal dimension should be covered with windows or doors” and “For secondary elevations visible from streets (south and east elevation) and public areas, storefronts should wrap the corner but do not need to cover the full facade. Facade articulation should continue on these facades.” The west, north, and south elevations appear to meet the intent of this guideline while the secondary elevation (east) does not meet the intent (see DRC Condition F).

No ground, attached, or rooftop appurtenances are indicated. All ground and attached appurtenances shall be screened with landscaping and/or a masonry wall matching the principle façade and all rooftop appurtenances shall be screened by the parapet as indicated in the Design Guidelines (III., H.) (DRC Condition H). With the final site plan provide a roof plan indicating all rooftop appurtenances and indicate both a roofline and appurtenances on the elevations with a dashed line (Site Plan Checklist) (DRC Condition H).

Signage is not included in this approval. A sign permit application shall be submitted to the Planning Division prior to the erection of any signage.

Traffic/Circulation: Lots 1 and 2 of the commercial subdivision will have two curb cuts that will align with Warwick Willow Lane and Green Oaks Drive (allowed per the PD in Exhibit 4), (as well as to the new extension of Civic Center Drive, which will extend eastward connect to a private drive on the Lowes property that connects to the intersection of Maynard Way and Byhalia Road). Lot 3 will have access via the extended Civic Center Drive. The entire commercial subdivision will have a reciprocal access easement and the easement will allow access to all adjacent properties.

The Subdivision Regulations require a traffic impact study for this site plan. If the proposed project generates less than 750 average daily trips, a Level I study is required. A Level I study is limited to evaluating the impact of the traffic on site and in the immediate area. If the project generates more than 750 daily trips, a Level II study is required. A Level II study would include an evaluation of the nearest intersections. In the case of the subject property, the applicant has submitted a Level I traffic study (see excerpts in Exhibit 5) based upon the proposed development of a new 14,788 square foot retail building proposed on Lot 1 of the 3-lot commercial subdivision. The study showed that the average daily trip generation was 670 just under the 750 trip threshold. This means that the traffic study that was submitted did not include an evaluation of the impact of the project on the signalized intersection of Market/White and Byhalia, nor did it include or project future trips that would be generated upon future development on the other commercial lots in the subdivision.

Although the study does not include the an evaluation of the existing or proposed impact on the intersection, it does indicate that about 30% of the total trips generated by the 14,788 square foot retail building will use the new service road (Civic Center Drive) that is being extended by the developer. This will have the effect of “removing” an estimated 200 average daily trips that would otherwise directly access Market Boulevard. The study that was provided also concludes (see Exhibit 5) that traffic generated from the development will not pass through Warwick Willow Lane and Green Oaks Drive, residential streets in the Oakmont Subdivision.

Tree Preservation & Mitigation Ratio (see Exhibit 2): The two (2) existing trees on Lot #1 will be removed by the Town’s contractor installing the traffic signal at the intersection of Market Boulevard and the Civic Center Drive extension. As the Town of Collierville will be installing a new traffic at the new intersection, mitigation is not applicable in this case for the two (2) trees being removed on Lot #1.

NEXT STEPS:

- Board of Mayor and Aldermen (BMA) Approval of Preliminary Site Plan: The Planning Commission (PC) and Design Review Commission (DRC) must review the Preliminary Site Plan application and make a recommendation to the BMA. Once the PC and DRC have made recommendations, the BMA will consider the Preliminary Site Plan (tentatively scheduled for August 25, 2014).
- Preliminary and Final Subdivision Plat: The Preliminary Subdivision Plat will be reviewed by the PC on August 7, 2014, and if the Preliminary Subdivision Plat is approved, subdivision infrastructure construction plans (for the Civic Center Drive extension, internal infrastructure, etc) could then be considered by the BMA. The Final Subdivision Plat must also be approved by the PC at a future meeting.
- Final Site Plan Application: Assuming the BMA approves the Preliminary Site Plan, an application for approval of a Final Site Plan shall be submitted for review by the Departmental Review Team (DRT) followed by a Development Agreement to the BMA. The Final Subdivision Plat must be recorded prior to the issuance of building permits for the building on Lot# 1.

PC EXAMPLE MOTION: Recommend approval to the Board of Mayor and Aldermen (BMA) of Oakmont Planned Development Phase 4B, a Preliminary Site Plan (Exhibit 2) for 14,788 square foot commercial building on 1.89 acres located on Market Boulevard opposite Civic Center Drive and Warwick Willow Lane, subject to the following conditions:

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. Clearly label all sheets on the Preliminary Site Plan "Preliminary – Not for Construction".
3. The flood note on the Final Site Plan needs to use the most current flood map.
4. The data shown on the Final Site Plan for the centerline and right-of-way for Market Boulevard needs to match the existing information.
5. Provide a legend on the Existing Conditions page.
6. At the time of Final Site Plan application, use a larger scale on grading and drainage plans only showing lot #1 and the immediate area if there is not going to be any work taking place on the other lots with this project.
7. There is an 8" water main shown on the Utility Plan that will be stubbed out to the subject property when the Town undertakes the intersection improvements. Use this line for all water needs to Lot #1. No cuts to the roadway will be allowed for any additional taps. Please contact Buchart Horn, Inc. (901-363-6355) for information on the Town project.
8. All notes on the combo utility plan shall reflect an 8" main.
9. On the Final Site Plan use the Town's standard notes and detail sheets. These are located on the Town's website. In addition to the standard details, site specific details should be added as needed.
10. Because the entire 8.433 acre property is being developed as a "Unified Development," in accordance with Section 151.003 of the Zoning Ordinance, Site Data "tracking charts" shall be provided on the Final Site Plan to demonstrate compliance with the bulk requirements of the Zoning Regulations and Design Guidelines (max FAR, minimum pervious area, minimum usable open space, etc).
11. In the data chart for the Final Site Plan include the outdoor seating areas in the minimum parking requirement.

DRC EXAMPLE MOTION: Recommend approval to the Board of Mayor and Aldermen (BMA) of Oakmont Planned Development Phase 4B, a Preliminary Site Plan (Exhibit 2) for 14,788 square foot commercial building on 1.89 acres located on Market Boulevard opposite Civic Center Drive and Warwick Willow Lane, subject to the following conditions:

- A. Provide at least one bicycle rack and related detail with the Final Site Plan (D.G. III.D.2.).
- B. Provide, with the Final Site Plan, a detail of the dumpster enclosure.
- C. All parking areas shall use white striping to designate spaces (D.G. III.B.1).
- D. With the Final Site Plan, provide a Finish Schedule on the Elevation Plans and indicate what materials will be used and where the materials will be used.
- E. The use of EIFS as a material on highly-visible facades is not permitted other than trim and accent, such as at the cornice on the towers (D.G. IV.C.5.). Reduce the amount of EIFS on the east façade.
- F. Include brick columns, tower elements, variation in rooflines, a brick or stone base, and real or simulated storefront elements, on the east facade to provide articulation similar to the north and south facades (D.G. IV. A., B., & C.).
- G. All ground and attached appurtenances (i.e. backflow preventers, utilities, meters, mechanical equipment, etc.) shall be screened with evergreen landscaping and/or a masonry wall matching the principle façade and all rooftop appurtenances shall be screened by the parapet. Paint wall mounted appurtenances to match the color of the surrounding building material (D.G. III.H.).
- H. With the Final Site Plan, provide a roof plan indicating all rooftop appurtenances and indicate both a roofline and appurtenances on the elevations with a dashed line (Site Plan Checklist). Roof membrane shall not be visible from streets or adjacent property with the back of the parapet finished with the facade material (D.G. IV.C.).
- I. On the Final Site Plan, add to the “usable open space” benches and landscaping to transform this area into more usable space. Alternatively, with sidewalks, benches, lighting, and landscaping, COS B could be counted as usable open space to address the usable open space requirement for the entire commercial subdivision.
- J. With the final site plan, provide the required “light corridor” on the grid and a data chart to demonstrate compliance with the lighting ordinance (min, max, average, etc) using the footcandle equivalent. Use white light for the LED and notes that describe the conversion methods (Town regulations are in footcandles).
- K. Show and label required site triangles at Market Boulevard and Civic Center Drive and explain the method used to calculate them.
- L. Evergreen landscaping is required to screen the light fixtures for any proposed ground signs (D.G. III.F.).
- M. Since a continuous solid hedge that can be maintained at 42” is required to screen parking lots, close the gap in screening at the intersection of Market Boulevard and the new Civic Center Drive. Low (42 to 48 inches) opaque fences or walls are acceptable design alternatives to enhance the evergreen parking lot screening from view from Market Boulevard.
- N. A landscaping plan and lighting plan shall be provided for Common Open Space Lots A and B with the Final Site Plan and Development Agreement for Lot# 1 if not included in the Subdivision Infrastructure Construction Plans. These specific aspects of the Final Site Plan must be reviewed and approved by the DRC.
- O. To document the need for future site plans of the unified development to meet the intent of the Design Guidelines as they relate to perimeter site plantings and breaking parking lots into smaller modules, provide a note on Lot #2 that says, “A 10-foot perimeter buffer plate, subject to the review of the DRC, should be provided along Lot #1 when Lot #2 is developed to distribute landscaping throughout the unified development and break parking into separate modules.”
- P. Provide the required 40-foot front yard buffer along Market Boulevard (D.G. Appendix), overlapping with the 10-foot landscape screen required in the Outline Plan, and increasing the size of Lot #1 if necessary. In the additional planting area created, provide a row of canopy trees to serve as street trees in addition to the evergreen plantings shown in Exhibit 2. If the applicant does not want to provide the

additional buffer width, they should provide a written response to the “waiver test” in Chapter 1 of the Design Guidelines to make their case to the BMA.

CONTACTS:

	Owner	Applicant (Owner’s Representative)	Project Planners
Contact:	Michael A. Lightman, Jr.	J. Wesley Woolridge, PE	Jaime Groce, AICP (Primary) Nancy J. Boatwright, AICP
Organization:	Lightman Realty	Renaissance Group, Inc.	Town of Collierville
Address:	5100 Poplar Ave, Suite 2713 Memphis, TN 38187	9700 Village Circle, Suite 100 Lakeland, TN 38002	500 Poplar View Parkway Collierville, TN 38017
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April 28, 2014

RE: Preliminary Site Plan Application
Oakmont Planned Development, Phase 4b – 14,788 s.f. Retail

Jaime Groce
Town of Collierville
500 Poplar View Parkway
Collierville, TN 38017

Mr. Groce:

On behalf of Lightman Realty, I am pleased to present this preliminary Site Plan application as required by the Town of Collierville Land Development Regulations.

The proposed 1.89 acre Retail development planned as Phase 4B in Phase 4, Parcel #3 of the Oakmont Planned Development has been designed within the Oakmont P.D. conditions and in compliance with all Town of Collierville development regulations. The retail center will consist of 14,788 square feet of multiple 70 and 80 foot wide bays faced with four individual brick veneers, two EIFS colors, rockcast buffstone and aluminum store front blended to provide an attractive articulated building.

Parking, drive aisles and stormwater are all designed to meet ordinance standards. Stormwater detention is existing, having been constructed with Oakmont Lane. Sanitary sewer will be extended into the site from the northeast corner and water will be looped from White Road to Oakmont Lane.

Included in the following application are the Schematic Plans as required showing existing conditions, boundaries, general site layout, proposed grading, utilities, proposed landscaping, and building elevations. Also included are the color images, Vicinity map for adjacent properties within 500 feet and the labels for notification.

If you should need any additional information regarding this proposal please do not hesitate to contact me. We look forward to working with you.

Respectfully,

J. Wesley Wooldridge, P.E., I.S.A.C.A.
Renaissance Group, Inc.

RECEIVED
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BY:

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9700 Village Circle, Suite 100
Lakeland, TN 38002

www.rgroup.biz

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Location Map



ORDER OF DRAWINGS

1. COVER
2. EXISTING CONDITIONS
3. SITE PLAN
4. GRADING AND DRAINAGE PLAN
5. EROSION CONTROL PLAN - 1 OF 2 (WITH FINAL)
6. EROSION CONTROL PLAN - 2 OF 2 (WITH FINAL)
7. TREE PLAN
8. WATER SEWER PLAN (WITH FINAL)
9. WATER PLAN (WITH FINAL)
10. COMBO UTILITY PLAN
11. OFF-STREET PROFILES - SANITARY SEWER (WITH FINAL)
12. OFF-STREET PROFILES - STORMWATER (WITH FINAL)
13. DETAILS - SHEET 1 OF 2 (WITH FINAL)
14. DETAILS - SHEET 2 OF 2 (WITH FINAL)
15. LANDSCAPE/LIGHTING PLAN
16. LIGHTING PLAN (OUT SHEETS)
17. ARCHITECTURAL ELEVATIONS - SHEET 1 OF 2
18. ARCHITECTURAL ELEVATIONS - SHEET 2 OF 2
19. ARCHITECTURAL ELEVATIONS - SHEET 2 OF 2

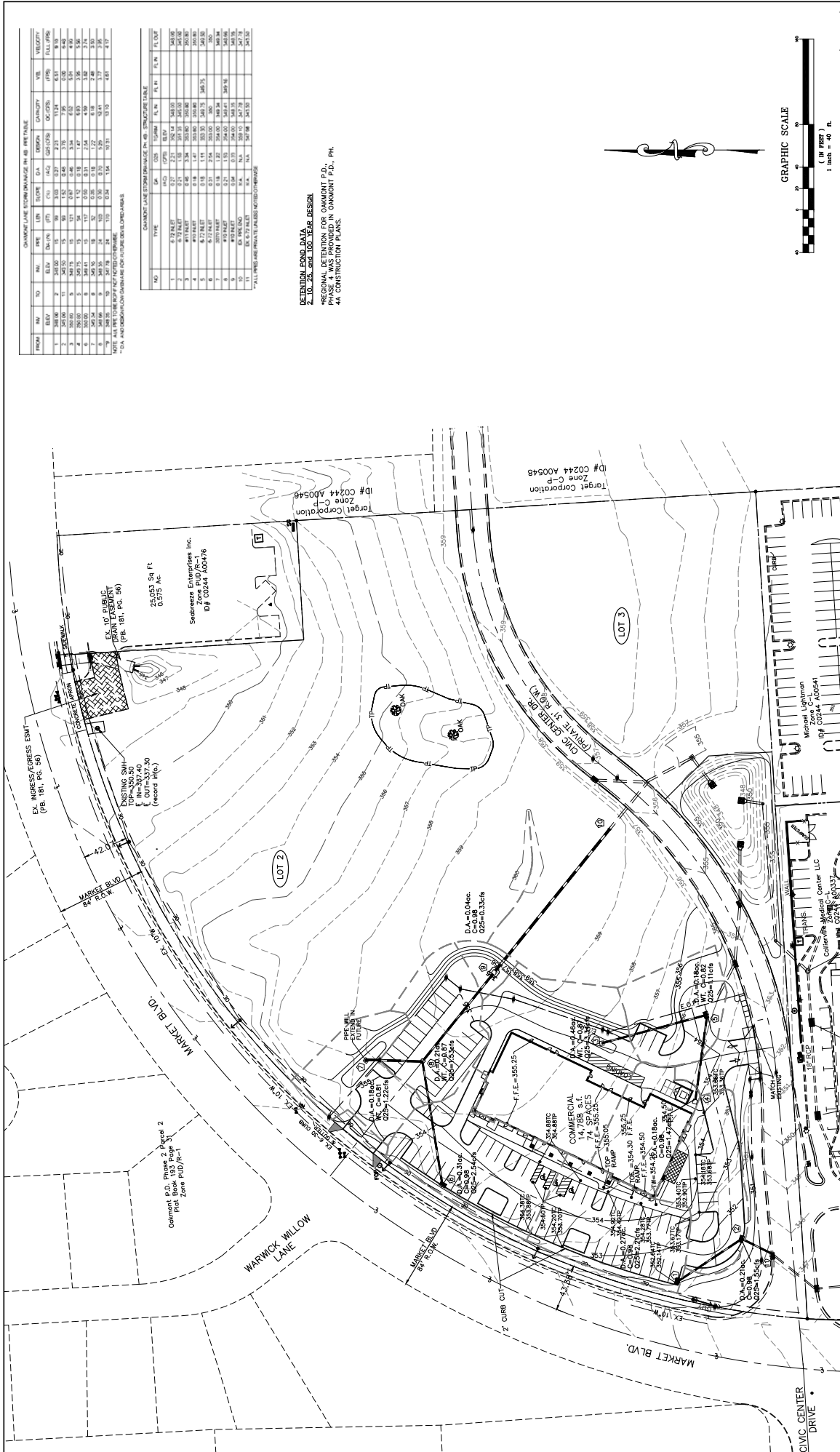
OAKMONT PLANNED DEVELOPMENT, PHASE 4B

PROJECT NO. 14013

OWNER/DEVELOPER
LIGHTMAN REALTY



9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002



REVISIONS

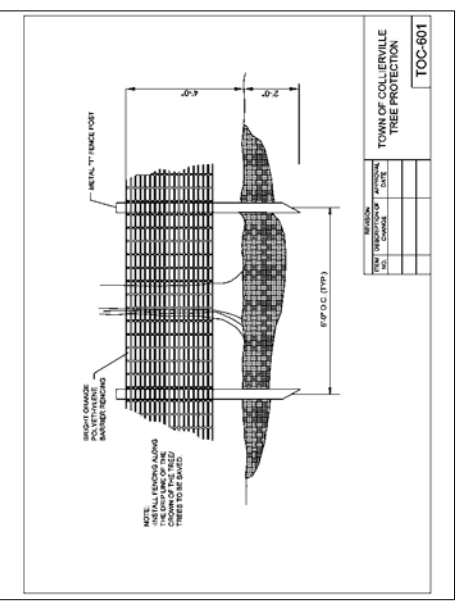
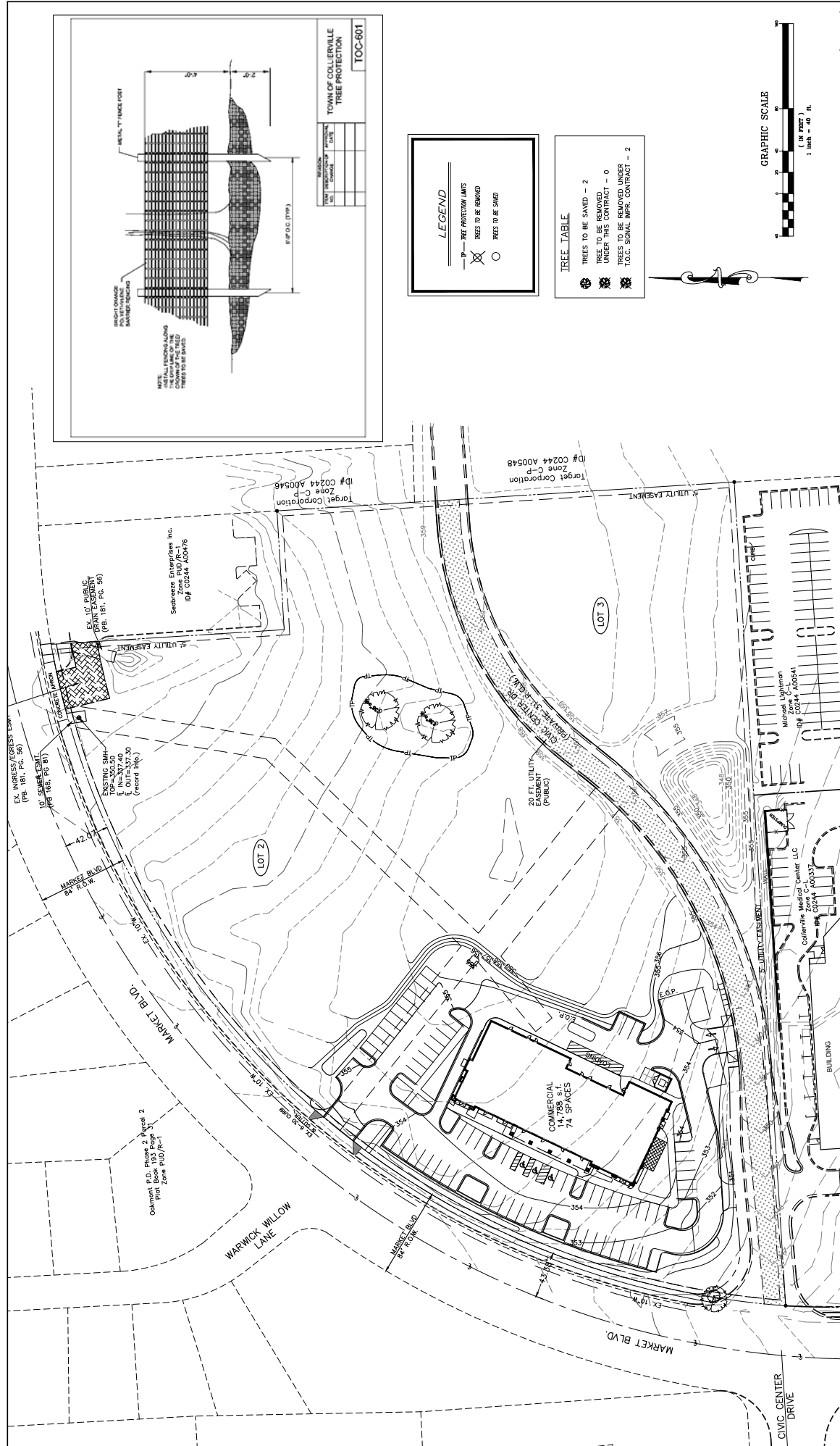
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GRADING AND DRAINAGE PLAN
OAKMONT P.D. PHASE 4B
 OWNER/DEVELOPER: LIGHTMAN REALTY
 RENAISSANCE GROUP, INC.
 9700 MILAGE CIRCLE, SUITE 100
 (901) 332-5533 FAX (901) 332-5534 FAX EMAIL: RGR@RGR.BE

DEPARTMENT OF ENGINEERING
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 DESIGN: JMW, LVS/LS/LLP, JMW, DATE: 05/14

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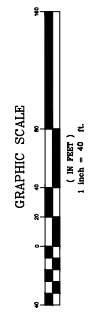


LEGEND

- TREE PROTECTION LIMITS
- ⊗ TREES TO BE REMOVED
- TREES TO BE SAVED

TREE TABLE

NO.	DATE	DESCRIPTION	STATUS
1	09/06/2007	TREES TO BE SAVED - 2	
2	09/06/2007	TREE TO BE REMOVED UNDER THIS CONTRACT - 0	
3	09/06/2007	TREES TO BE REMOVED UNDER T.O.C. SIGNAL IMPR. CONTRACT - 2	



REVISIONS

NO.	DESCRIPTION OF CHANGE	DATE

NOTES:

- ALL TREES 8" OR GREATER ON SITE ARE IN GOOD HEALTH AND SHALL BE PROTECTED BY J. WESLEY WOOLDRIDGE, I.S.A., CERTIFIED ARBORIST.
- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ANY REQUIRED CONSTRUCTION ACTIVITY IS COMPLETED, ANY REQUIRED EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY TREE PROTECTION REMOVAL. ALL COLLIERVILLE ENGINEERING DIVISION AT 901-457-2340 WITH QUESTIONS.

REVISIONS

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PLANTING NOTES

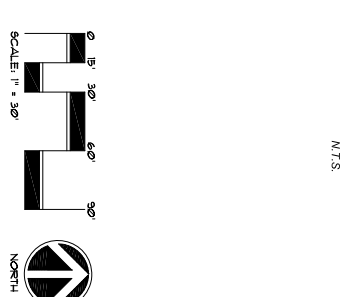
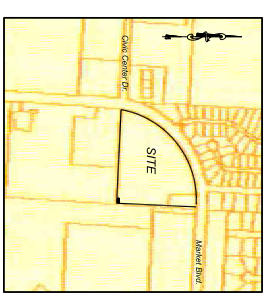
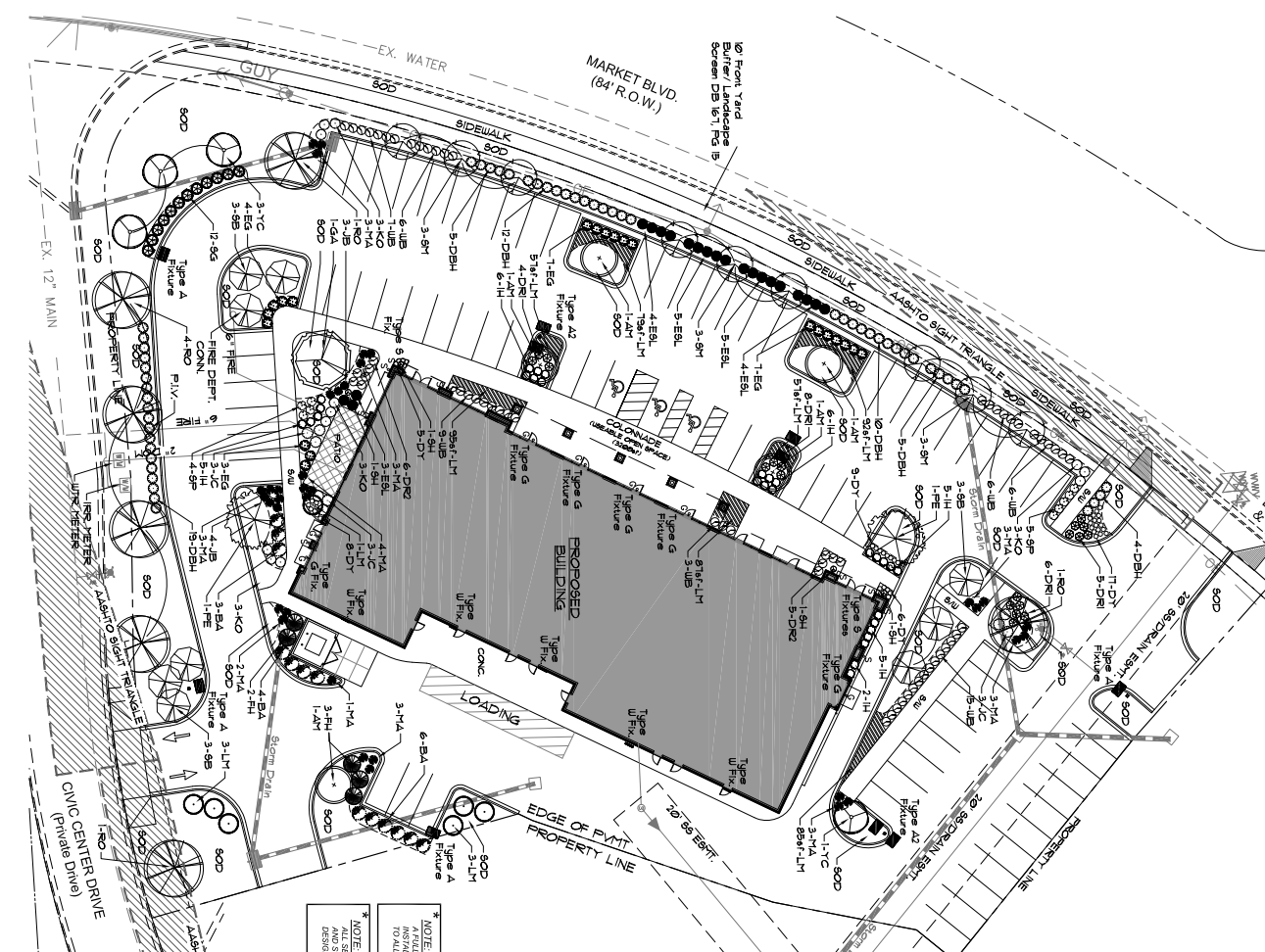
1. PRIOR TO INSTALLATION OF PLANT MATERIAL, THE LANDSCAPE CONTRACTOR SHALL HAVE ACCURATELY LOCATED ALL EXISTING UNDERGROUND UTILITIES AND SURFACE UTILITIES. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND / OR REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN STANDARD FOR UNDERSTOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS.
3. ALL PLANT MATERIAL SHALL BE SUBSTITUTED AS THE PERSONS SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MEMPHIS.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM INSTALLATION DATE AND AT LEAST A COMPLETE GROWING SEASON. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANT MATERIAL THAT DIES OR IS DAMAGED DURING THE GUARANTEE PERIOD.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES ON SITE. ANY PLANTING AREAS DISTURBED AS A RESULT OF OTHER TRADES SHALL BE REPAIRED AND / OR REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. ANY DAMAGE AS A RESULT OF PLANTING ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND / OR REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE GENERAL CONTRACTOR THAT THE SUBGRADE PREPARATION HAS BEEN COMPLETED AND FIRM AND PROPER FOR THE INSTALLATION OF PLANT MATERIAL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MEMPHIS.
8. THE LANDSCAPE CONTRACTOR SHALL HAVE SOIL TESTS PERFORMED IN PLANTING AREAS TO EVALUATE THE NUTRIENT AND PH LEVELS. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE THE NECESSARY FERTILIZER OR OTHER SPECIFIED SOIL ADJUSTERS RECOMMENDED BY THE TESTING LABORATORY. A COPY OF THE TEST RESULTS AND RECOMMENDATIONS SHALL BE PROVIDED TO THE OWNER BEFORE FINAL APPROVAL. APPROVAL WILL BE ISSUED.
9. A PRE-EMERGENT HERBICIDE, TRIFLURAL EPYRAN OR EQUIVALENT, SHALL BE APPLIED TO ALL SHRUB AREAS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE HERBICIDE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND ALL STATE AND LOCAL CODES. ADVISE THE OWNER OF HERBICIDE TYPE AND QUALITY PRIOR TO APPLICATION.
10. PRIOR TO INSTALLATION OF SOIL, ALL PROPOSED PLANTING AREAS SHALL BE DENSELY AND SMOOTH TO A LAMPON GRADE AS SHOWN ON THE PLANS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MEMPHIS.
11. STAKE, GRAY ALL TREES IMMEDIATELY AFTER INSTALLATION AND PRIOR TO ACCEPTANCE. WHEN HIGH WINDS OR OTHER CONDITIONS OCCUR, THE LANDSCAPE CONTRACTOR SHALL TAKE IMMEDIATE PRECAUTIONS TO PROTECT THE SURVIVAL AND APPEARANCE OF THE PLANTS.
12. MAINTAIN TREES AND SHRUB PLANTING AREAS 7'2" DEEP IMMEDIATELY AFTER INSTALLATION. THROUGHOUT WATER MAINTAINED AREAS AFTER WATERING. MAINTAIN TREES AND SHRUB PLANTING AREAS 7'2" DEEP IMMEDIATELY AFTER INSTALLATION. THROUGHOUT WATER MAINTAINED AREAS AFTER WATERING.
13. PLANTING SOIL MUST BE 20 EXISTING TOPSOIL, AND 10 FEAT MOSS, GARDEN MIX OR EQUIVALENT.
14. THE PLANT QUANTITIES ILLUSTRATED ON THE PLANS SHALL SUPERSEDE THE QUANTITIES LISTED IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF PLANT QUANTITIES.
15. A COMMERCIAL GRADE STEEL EDGING MATERIAL WITH POWDER COAT FINISH, 12" OR GREATER, SHALL BE INSTALLED AT ALL LANDSCAPE BEDS EXCLUDING TREE WELLS. METAL EDGING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
16. ALL DISTURBED PLANTING AREAS SHALL BE RECOVERED WITH BENIGN GRASS.
17. ALL FIRE PROTECTION EQUIPMENT SHALL HAVE A 7' CLEAR RADIUS WITH NO MATERIALS BLOCKING EQUIPMENT.
18. ALL SCREENING SHRUBS ALONG MARKET BOULEVARD SHALL BE CONTINUOUSLY MAINTAINED TO FORM A SOLID HEDGE AND REACH A MINIMUM MATRICE HEIGHT OF 42 INCHES.

FOUNDATIONS PLANTING

FOUNDATIONS PLANTING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PROVIDE FOUNDATION PLANTING 4" DIA FEET

* NOTE: IRRIGATION REQUIRED
A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL PLANTING AREAS.

* NOTE: MECHANICAL LANDSCAPE ON PRECIPITATION
ALL PLANTING SHALL BE SUBSTITUTED AS THE PERSONS SPECIFIED IN THE PLANT SCHEDULE AND SCREENED IN ACCORDANCE WITH THE TOWN OF COLEBURN DESIGN GUIDELINES.



TREES	SWL QTY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	CARE	ROOT	REMARKS
1	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
2	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
3	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
4	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
5	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
6	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
7	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
8	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
9	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
10	5	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	

SHRUBS	SWL QTY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	CARE	ROOT	REMARKS
1	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
2	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
3	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
4	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
5	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
6	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
7	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
8	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
9	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
10	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	

GROUND COVER	SWL QTY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	CARE	ROOT	REMARKS
1	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
2	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
3	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
4	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
5	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
6	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
7	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
8	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
9	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	
10	10	Arbutus Menziesii	Arbutus Menziesii	6'-8'	25'	R68	FUL W/SHAW	

REVISIONS		INTEGRATED LAND SOLUTIONS, PLLC	
NO.	DESCRIPTION OF CHANGE	DATE	BY
1	REVISION 1	06/14/20 </td <td>06/14/20</td>	06/14/20
2	REVISION 2	06/14/20	06/14/20
3	REVISION 3	06/14/20	06/14/20
4	REVISION 4	06/14/20	06/14/20
5	REVISION 5	06/14/20	06/14/20
6	REVISION 6	06/14/20	06/14/20
7	REVISION 7	06/14/20	06/14/20
8	REVISION 8	06/14/20	06/14/20
9	REVISION 9	06/14/20	06/14/20
10	REVISION 10	06/14/20	06/14/20

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McGraw Hill


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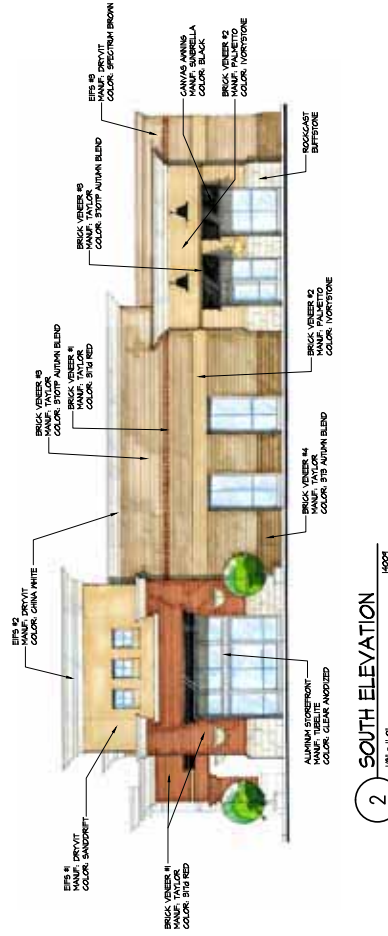
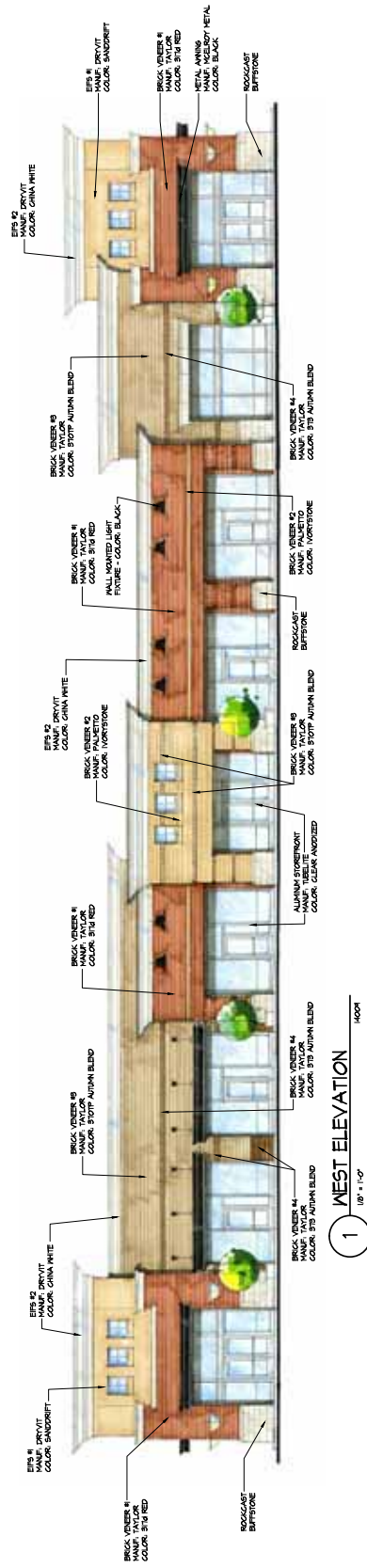
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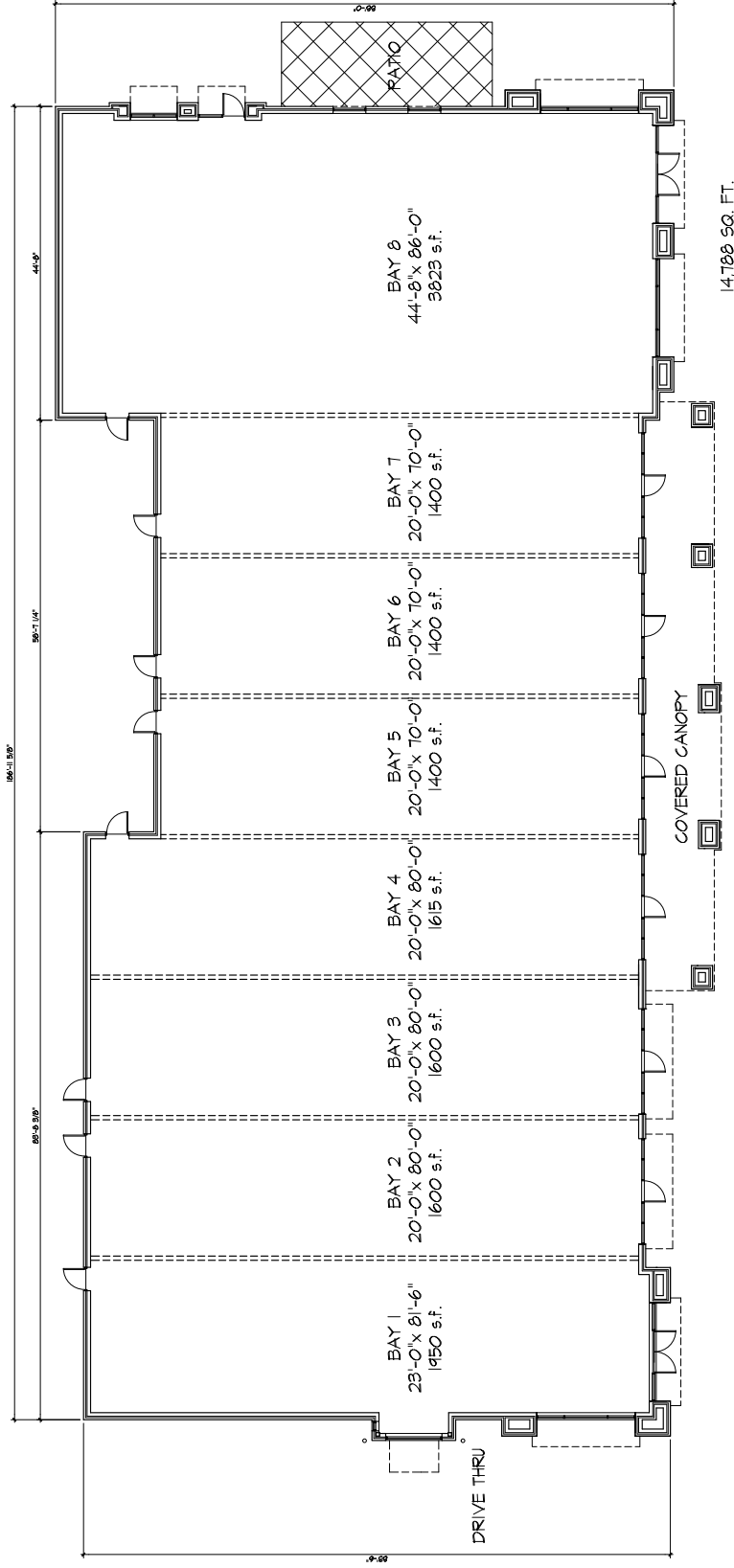
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LAMP		DESCRIPTION	BALLAST	MOUNTING	WATTAGE (MAX)	VOLTS
LED 4000K	LED AREA LIGHT TYPE 3	ELECTRONIC	POLE MOUNT	210	120V 1P 2W	
LED 4000K	THIN LED AREA LIGHT TYPE 3	ELECTRONIC	POLE MOUNT	450	120V 1P 2W	
LED 4000K	LED AREA LIGHT TYPE 4	ELECTRONIC	POLE MOUNT	210	120V 1P 2W	
LED 4000K	LED AREA LIGHT TYPE 4	ELECTRONIC	POLE MOUNT	450	120V 1P 2W	
LED 4000K	LED DOOR/ENTRY	ELECTRONIC	WALL MOUNT	11	120V 1P 2W	
LED 4000K	LED WALL SOURCE	ELECTRONIC	WALL MOUNT 6'4" X 2"	9	120V 1P 2W	

[illegible]

DEPARTMENT OF ENGINEERING
EXTERIOR ELEVATIONS
 COLLIERVILLE, TENNESSEE
 FROM: NA TO: NA DATE: BOOK:
 SCALE: $1/8"=1'-0"$
 DESIGN: RGI DATE: 03/14/00 RGI DATE: 03/14/00



1 FLOOR PLAN
1/8" = 1'-0"

REVISIONS		REVISIONS	
NO.	DESCRIPTION OF CHANGE	NO.	DESCRIPTION OF CHANGE

FLOOR PLAN

DEPARTMENT OF ENGINEERING
COLLIERVILLE, TENNESSEE

DATE: _____ TO: _____
FROM: _____

SCALE: 1/8" = 1'-0"

DESIGN: ESI DATE: 03/14/2007
DRAWN: ESI DATE: 03/14/2007

OWNER/DEVELOPER: UGHMAN REALTY
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, SUITE 100
(901) 331-5553 FAX (901) 331-5554 FAX EMAIL: RENAISSANCE@UGHMAN.COM

[illegible]

Flood Note: This property does not lie within the limits of a FEMA/FIRM identified special flood hazard area as shown on Community Development Block Grant maps. The property is located on the east side of the intersection of Highway 100 and Highway 100, approximately 20 feet south of the highway. The property is located on the east side of the intersection of Highway 100 and Highway 100, approximately 20 feet south of the highway. The property is located on the east side of the intersection of Highway 100 and Highway 100, approximately 20 feet south of the highway.

OKMONT P.D. PHASE 4B
OWNER/DEVELOPER: LIGHTMAN REALTY

RENAISSANCE GROUP, INC.
9700 WOODBRIDGE BLVD, SUITE 100
DALLAS, TEXAS 75243
(901) 332-5554 FAX 800 800 0836

DEPARTMENT OF ENGINEERING

EXTERIOR ELEVATIONS

COLLIERVILLE, TENNESSEE

FROM: NA TO: NA BOOK: _____

SURVEY: _____ DATE: _____

SCALE: $1/8" = 1'-0"$

DESIGN: R/L DATE: 03/14 DCD: R/L DATE: 03/14

SITE DATA

Zone District -	PUD
Underlying Zoning -	R-1 Low Density Residential
Gross Site Acreage -	8.43 Acres/ 367,211 SF
Proposed Floor Area -	14,788 SF
Floor Area Ratio -	0.04
Open Space Required -	110,198 SF / 30.00%
Open Space Provided -	278,004 SF / 75.16%
Parking Required SCC -	1 Space per 200 SF
Parking Required MPD -	1 Space per 300 SF Office
Total Parking Required -	74
Parking Spaces Provided -	84 Spaces (3 Handicap)
Setbacks: SCC-	Front-50'
	Side-15'
	Rear-30'

EXHIBIT

3



VICINITY MAP
N.T.S.



PRELIMINARY COLOR SITE PLAN

Oakmont P.D. Phase 4B

COLLIERVILLE, TENNESSEE

EXISTING ZONING: PUD-R1
INSTRUMENT NO. HB-2156
TOTAL AREA: 367,327 SF / 8.433 AC
DATE: MAY, 2014 SCALE: 1" = 50'
OWNER/DEVELOPER
MICHAEL A. LIGHTMAN
5100 POPLAR AVENUE, SUITE 2713
MEMPHIS, TENNESSEE 38187

GRAPHIC SCALE



Renaissance Group

architecture • engineering • planning • interiors

RECEIVED
APR 30 2014

SHEET 1 OF 1

ROI PROJECT #0766

FILE COPY
BY: _____

Has Permitted

10

1. SCC – Shopping Center Commercial
2. MPO – Medical/Professional Office
3. Day care center.

A. Two points of access

- E. The design of all public streets shall meet the geometric standards of the Subdivision Regulations.

A.

- C. This project has been evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101

A. A 10 foot landscape s

- D. In addition to receiving about 100,000 pounds of landmine and ordnance clearance equipment, Vietnam, Laos and Cambodia were provided with 100,000 pounds of landmine clearance equipment.

A.

- ## VI. Signs

Parcel

- Rear yard: 25 feet

A. Po

- D. A 6 foot wide 3 inch asphalt jogging trail shall be constructed along the greenbelt area in Parcel 1 from Powell Road to Frank Road. The alignment of said trail shall

design
all

- APPROVAL OR ENFORCEMENT.

I HEREBY CERTIFY THAT THE SURVEY AND THAT THE B

THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.



IT IS HEREBY CERTIFIED
CORRECT IS IN CONFORM

OWNERS CERTIFICATION

OF DEVELOPMENT AND DEDICATE THE STREET
GRANT THE EASEMENTS AS SHOWN AND/OR
FOREVER, I/WE HEREBY CERTIFY THAT I/WE

NOTARY'S CERTIFICATE
STATE OF TENNESSEE

BEFORE ME, THE UNDER
STATE AND COUNTY A

IN MEMPHIS, THIS 02 DAY OF September, 1967

July 21, 1990
MY COMMISSION EXPIRES

REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN PERFORMANCE BOND OR OTHER COLLATERAL IN ORDER TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS. FOR THE SUBMISSION SHOWN IN THIS

(DATE) Between H. E. MAYOR, TOWN OF

PLAT OF SUBDIVISION FOR RECORDING.

57

SE # P.D. 89-361CC
AKMONT PD

2 BLOCK - 44 PARCEL -

DECEMBER 1997

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ENGINEER
FISHER
3205 P

NOT LOCATED IN A 100 YEAR
ANAL # 470263 0240 E, DAT

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RESTRICTIVE COVENANTS AND SIMILAR
PRIVATE IN SCOPE AND NOT SUBJECT TO
APPROVAL OR ENFORCEMENT.

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EXHIBIT

5

TRAFFIC IMPACT STUDY

OAKMONT P.D. Phase 4b Collierville, TN

**Prepared By:
Martin E. Lipinski, P.E., Ph.D., PTOE**

July, 2014

Introduction

The purpose of this study is to determine the traffic impacts of a mixed use retail development located at the intersection of Market Blvd. and Civic Center Drive in Collierville, TN. The site, shown in Figure 1, is one phase of the larger Oakmont P.D. At this time, the study is confined to an analysis of the impacts of only Phase 4b. As part of this project, Civic Center Drive will be extended from the intersection of Market Blvd. to the east to connect with the road serving the Lowes Home Improvement Center.

Adjacent Roadway Network

The site is bordered by Market Blvd. and Civic Center Drive. Market Blvd is a five lane facility with an added right turn lane at the intersection with Civic Center Drive. It extends north and east until it intersects with Byhalia Road at a signalized intersection. The road continues to the east as White Road. Market Blvd. extends south to a signalized intersection with Poplar Ave. Civic Center Drive extends west to Bray Station. At the intersection with Market Blvd there are two westbound lanes, one eastbound lane, and a right turn lane. The new section of Civic Center Drive will provide a connection from Market Blvd. to the roadway on the north side of Lowes. A signal will be located at the intersection of market Blvd and Civic Center Drive

The site driveway connection on Market Blvd. will align with Warwick Willow Lane. The centerline of the drive on Civic Center Drive will be 143 feet east of the centerline of the drive on the south side serving the medical center.

Traffic Impact Study Requirements - Trip Generation

The Town of Collierville has established set requirements for conducting traffic impact studies. A copy of these requirements is contained in the Appendix. These define the scope of the study that is needed based on the projected 24 hour site trip generation as determined with the application of the ITE Trip Generation Manual.

This size of this development will be 14, 788 sq. ft. The land use code in the ITE Trip Generation Manual that most closely fits the projected usage is 826 – Specialty Retail Center. The projected number of trips to be generated by this site, as shown in Table 1, is 670 daily trips. Based on this generation, a Level I study is required. This study requires an analysis of each access point. As shown in Figure 1, this site has 2 access points, one on Market Blvd., and one on the proposed extension of Civic Center Drive to connect with the Lowes site. This analysis will also include an evaluation of the operation at the intersection of Market Blvd. and Civic Center Drive.

Summary and Conclusion

The objective of this study was to determine the traffic impacts on the surrounding roadway network of Phase 4b development of the Oakmont P.D. located at the northeast corner of Market Blvd. and Civic Center Drive in Collierville, TN. The proposed development will consist of a 14, 788 ft. specialty retail center.

This study determined the amount of traffic to be generated by the site and the assignment of site traffic to the site access drives and to the surrounding roadway network. It was assumed that as part of the development, Civic Center Drive would be extended to the east from Market Blvd. to connect with the drive servicing the Lowe's Home Improvement Store.

The analysis indicated that the additional traffic generated by the site would not negatively impact safety and operations on the surrounding roadway network. All locations analyzed for both the am and pm peak periods were shown to operate at LOS A or B. The only movements that were indicated to operate at LOS C or D were at the intersection of the drive on Market and Warwick Willow. However, very few vehicles would be delayed and the delays projected were not excessive – less than 30 seconds – and the 95 percent queue lengths were less than a vehicle.

Development of the site will not result in any measureable increase to traffic entering or exiting from Warwick Willow Drive to Market. This roadway only serves the Oakmont subdivision and is not an attractive cut-thru for patrons of the new development.