



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, September 14, 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 - July 13, 2023
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Action** – Municipal Planning and Design Review Commission approval of Lakeland School System administration building – site plan and building elevations.
 - 2. **Action** – Municipal Planning Commission approval of Equestria planned development outline plan.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, JULY 13, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

- 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	Present
(C) Wyatt Bunker	Present

Others present:

Michael Walker, City Manager
Paul Luker, Planning Director
Alex Barthol, Staff Planner

III. APPROVAL OF MEETING MINUTES:

Ms. Hitchcock moved to approve the regular meeting minutes of June 8, 2023, as written, seconded by Commissioner Atkinson.

Motion carried, voice vote, 7 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:

1. **Action – Municipal Planning/Design Review Commission approval of Lakeland Commons PD, Lot 4 – Site Plan and Building Elevations.**

Ms. Hitchcock moved to bring this item to the floor, seconded by Commissioner Atkinson.

Matter was presented by Staff Planner Alex Barthol. Discussion ensued.

For the record: Mr. Feraci asked to be recused on this matter.

When the question was called the site plan and building elevations for Lakeland Commons PD Lot 4 was approved as presented and staff will sign off on the location, voice vote, 6 in favor, 0 against, 1 recused/abstained.

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, JULY 13, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

2. Action – Municipal Planning Commission approval of the City of Lakeland Land Use Plan.

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

The Land Use Plan was presented by Planning Director Paul Luker, along with an alternate plan. Discussion ensued.

For the record: Comments were heard from the following:

Michael Shelton – Kimley- Horn

Richard Gonzales – 5343 Conifer Lane

George Munchow – 10150 US Highway 70

Scott Munchow - 10150 US Highway 70

Chairman Bunker moved for approval of the alternate plan presented by City Staff, seconded by Commissioner Atkinson. Motion passed without objection.

When the question was called the alternate Land Use Plan was approved as presented by City Staff, voice vote, 7 in favor, 0 against.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

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

The meeting was adjourned at 6:03 p.m. without objections.

Amber Hitchcock, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on September 14, 2023.

Meeting Date: Thursday, September 14, 2023

Project: Lakeland School System Administration Building - Site Plan

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 10001 Highway 70
Parcel ID: L0150 00457C
Zoning District: AG: Agriculture (PD Overlay)
Site Area: 23.01 acres
Applicant: Lakeland School System
Representative: Wesley Wooldridge (Renaissance Group, Inc.)

Staff Recommendation

City Staff Recommends approval of the application with the conditions listed below.

Request

The applicant is seeking approval of a Site Plan to construct a 13,068 sq. ft. Administration Building for the Lakeland School System. This approval will include public improvements, civil site work, parking, ingress/egress, building elevations, lighting, and landscaping.

Background

The subject property is 23.01 acres located at 10001 Highway 70 within the Lakeland Meadows Planned Development. The subject property is within the agriculture (AG) Zoning District with a Planned Development Overlay. Adjacent property uses include residential to the east and west and institutional to the southwest.

Property Characteristics

The property is bound to north and west by future residential homes in the Lakeland Meadows Planned Development, to the south by Highway 70 and to the east by Lake future Seed Tick Road.. The subject property has an approximate length of 1350 feet and approximate width of 970 feet. The application as submitted only utilizes the portion of the lot fronting Highway 70 The whole of the lot is currently undeveloped.

Site Details

Access to the site will be from one twenty-six (26) foot wide ingress/egress point off of Highway 70. Parking is shown as eighty-two (82) overall spaces with four (4) handicapped spaces which is in line with the allowable spaces per the Land Development Regulations. All of the proposed parking is situated on the north, west and south sides of the building with the spaces on the south side used primarily as visitor parking and the spaces on the north side reserved for employees. The City of Lakeland Land Development Regulation require that all parking be located in the rear and sides of civic buildings. The current site configuration does not conform to this standard.

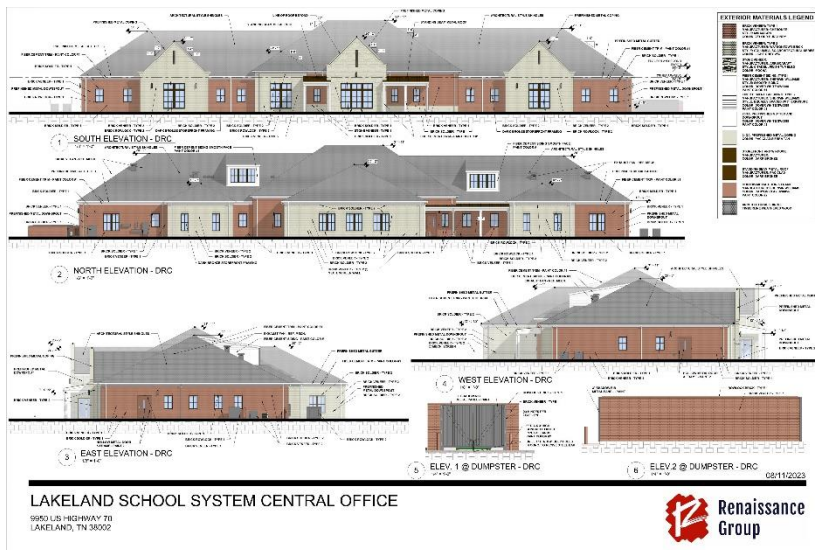
Building Elevations

The proposed facades will feature a brick veneer (Cherokee, Velour Burgundy; Watsontown Brick, Light Grey) with a soldier course and stone veneer (Arriscraft, Mocha) accent. The storefront, windows and standing seam metal accent roof will be painted Dark Bronze. The hollow metal doors will be painted canyon clay and the roof will consist of architectural shingles (Timberline Weathered Wood).



Civic Building

- **Civic Building.**
The Civic Building is a unique and flexible Building Type designed to house civic and institutional Uses, such as school or assembly Uses, and open space and recreational Uses. It ranges in height between one (1) and two (2) stories, but may also include a Tower and a Spire.
This building is set back from all Property Lines, with parking in the Side and Rear Yards. The Civic Building has a lower minimum level of Transparency required than many Building Types, but the primary entrance shall be located on the front or corner Facades.
For details, refer to Table 3.B-1 and III.3.M.



Lighting

The provided photometric plan shows eight (8) pole mounted full cut-off parking lot lights, eight (8) LED wall Luminaries, six (6) down lights and two (2) LED Flood Lights. The plan shows minimal light bleed over to the adjacent properties. The lighting as proposed does conform the LDRs.

Landscaping

The landscaping proposed will be installed primarily on the perimeter of the site. Larger plantings are equally spaced around the entire perimeter with smaller planting filling in underneath. The landscape Islands in the parking lot also features larger plantings with smaller plants filling in underneath. The plantings proposed are in conformance with the LDRs.

Final Plat

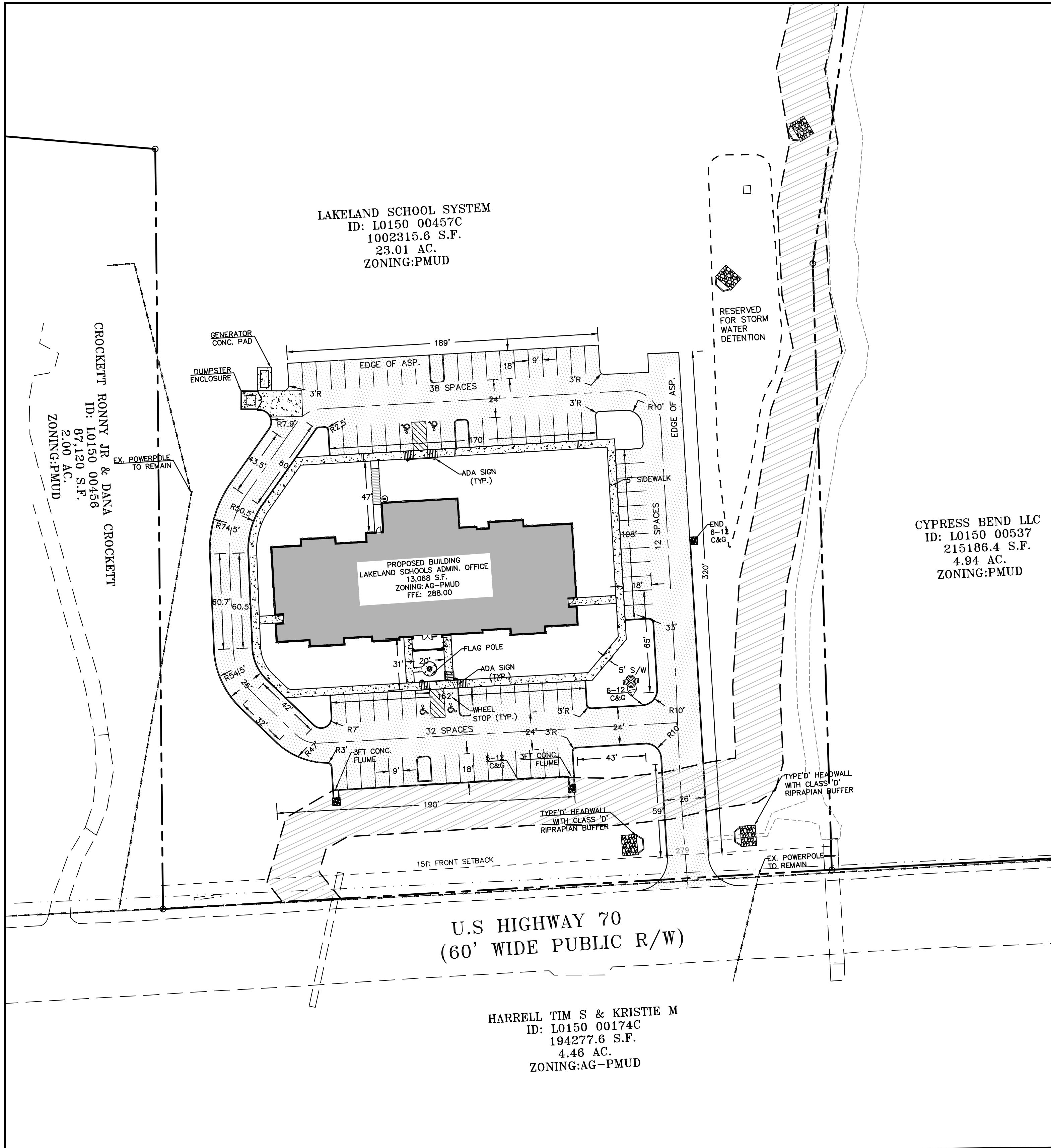
A Final Plat will need to be recorded to show the ROW dedication for Highway 70 as well as the stream buffer and private sewer easements proposed.

Analysis and Recommended Conditions

This application largely complies with all standards set out in the City of Lakeland Land Development Regulations except the parking regulations that require all parking to be in the rear or sides of the building. Because this is a public building, The Land Development Regulations give the Municipal Planning Commission the ultimate authority to approve this application as submitted with the deviation from the parking standards and not require this project to obtain BZA approval. Because this parking deviation does not result in a material change to the buildings indented function, City Staff recommends that the building be moved forward closer to Highway 70 with the parking located on the sides and rear of the building as outlined in the Land Development Regulations.

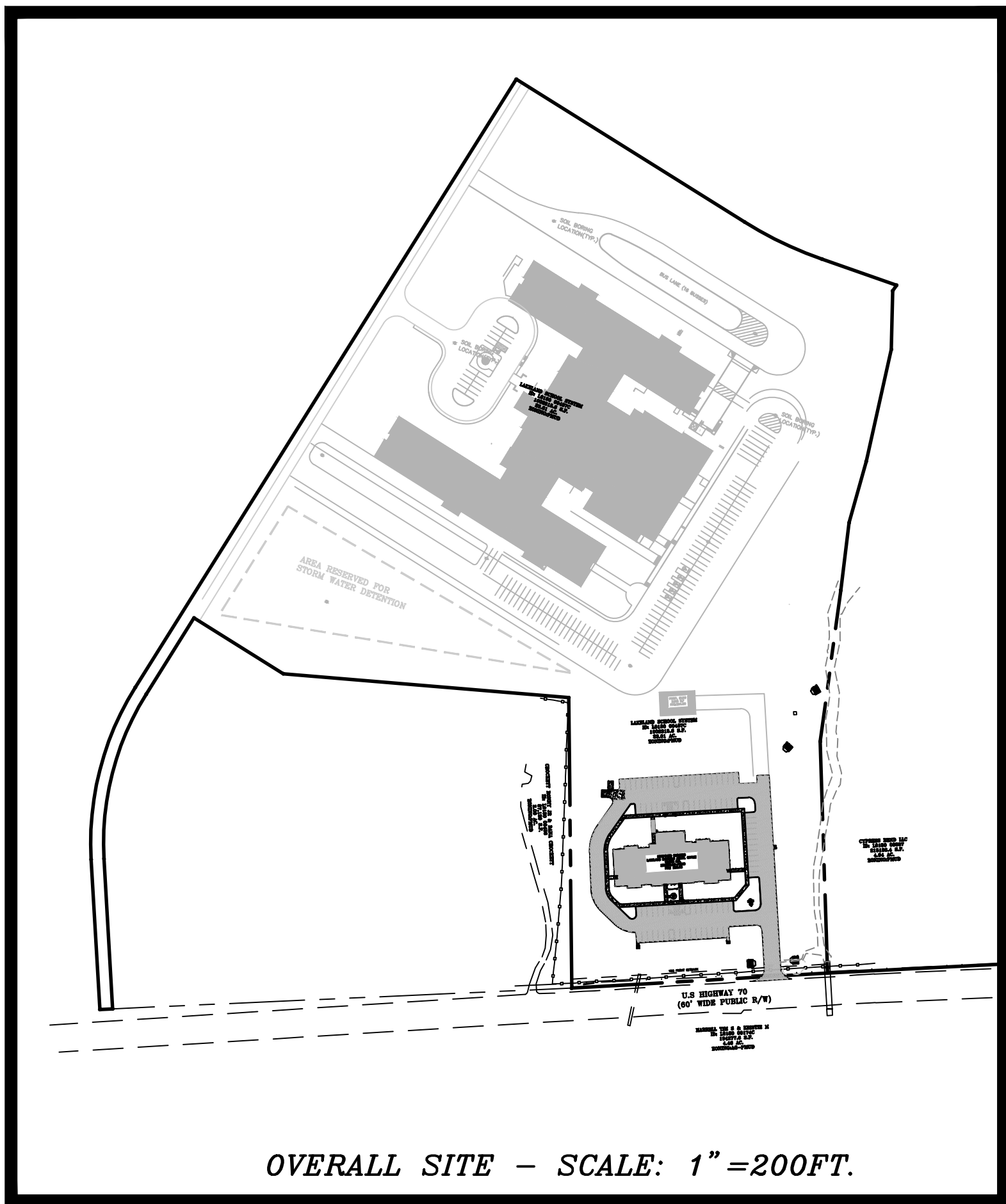
EXAMPLE MOTIONS

1. Motion to approve the Lakeland School System Administration Building Site Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report
2. Motion to approve the Lakeland School System Administration Building Site Plan application without conditions.
3. Motion to deny the Lakeland School System Administration Building Site Plan application:
 - a. Reason for denial



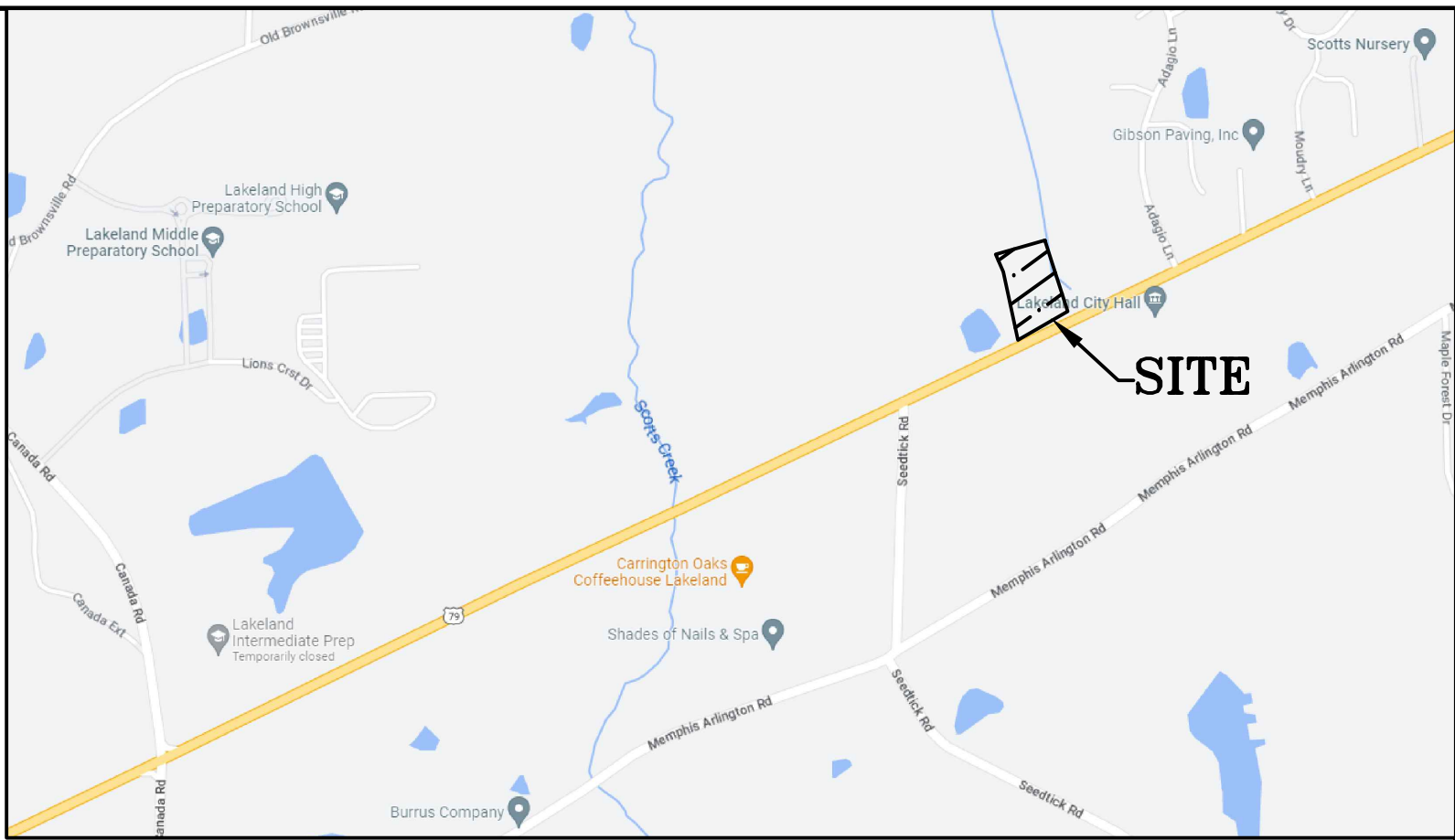
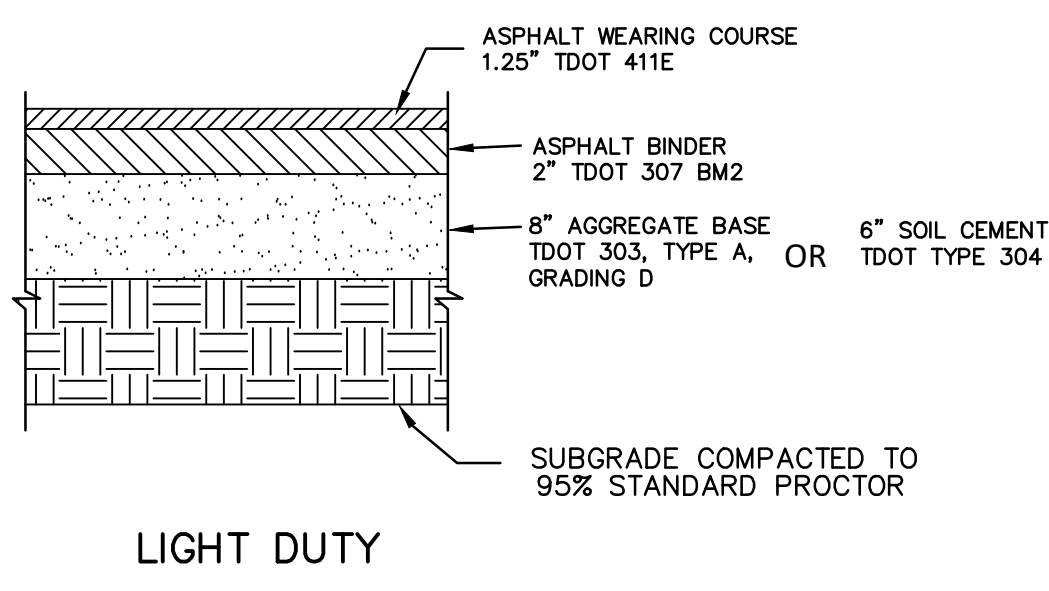
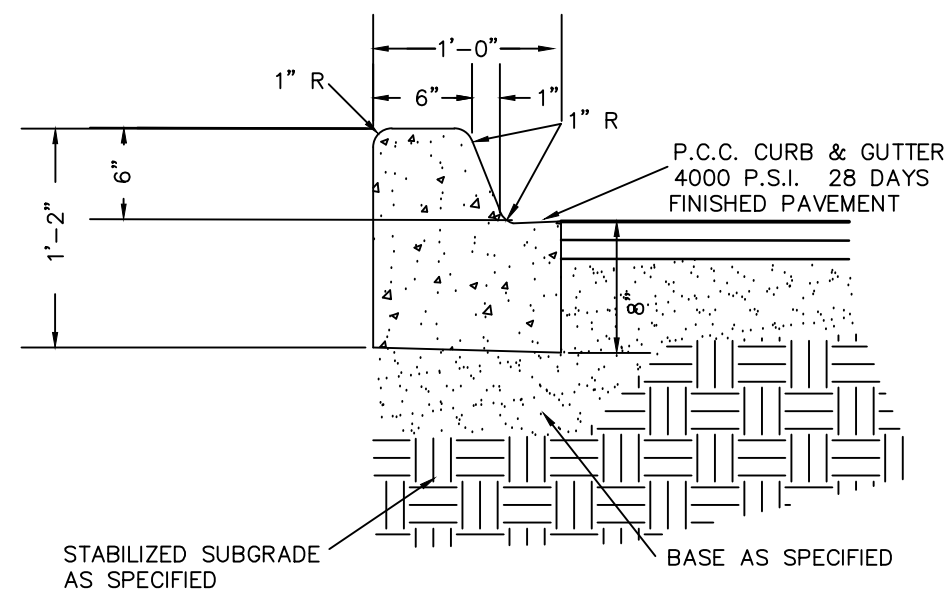
HATCH LEGEND

	ASPHALT SURFACE
	CONCRETE SURFACE
	STREAM 1, STR-1 STREAM BUFFERS(TDEC)

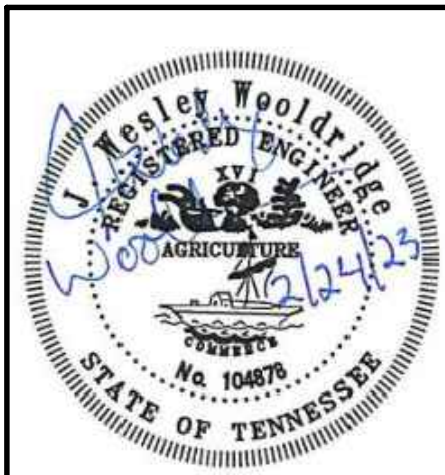
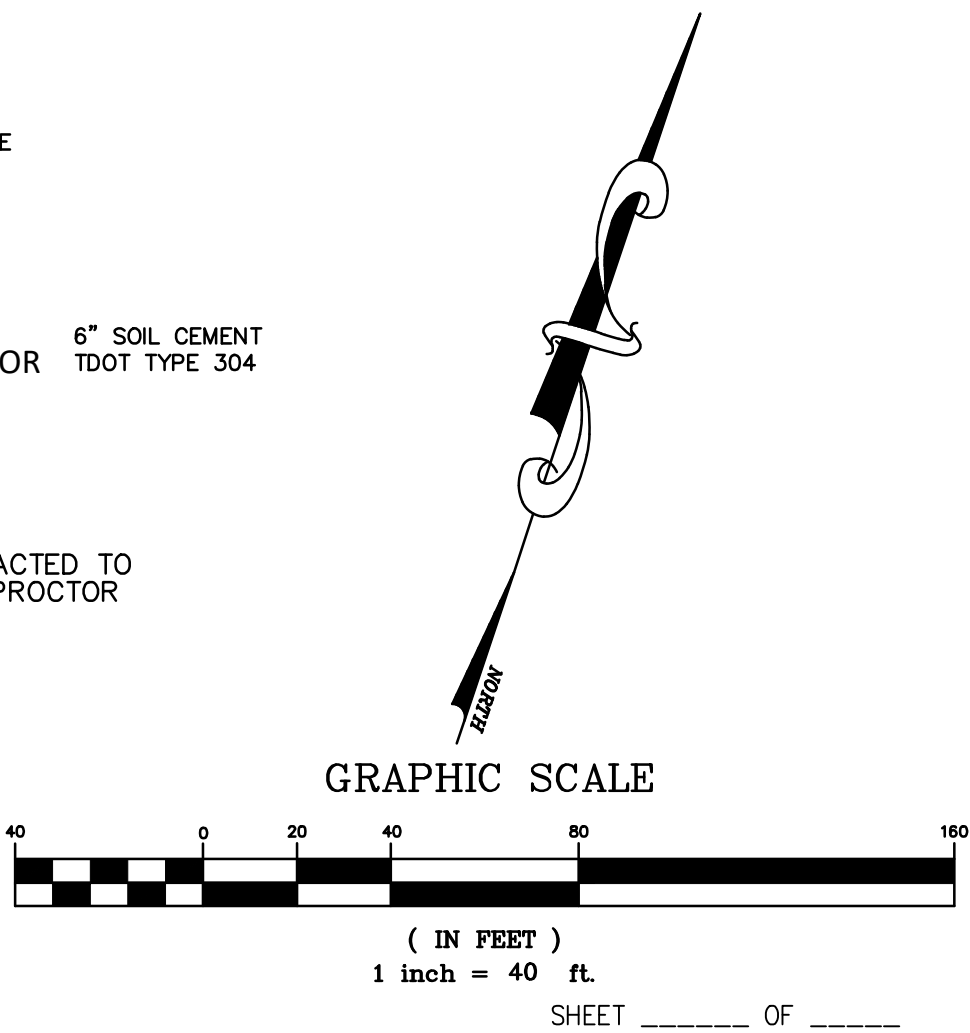


GENERAL NOTES

1. A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE.
2. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING M&W, SOUTH CENTRAL BELL, TEXAS GAS COMPANY, AND/OR CITY OF MEMPHIS, PLEASE CALL 811.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF LAKELAND STANDARD CONSTRUCTION SPECIFICATIONS.
7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY OF LAKELAND CONSTRUCTION INSPECTION OFFICE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.



SITE DATA	
LAKELAND SCHOOL ADMINISTRATIVE BUILDING LAKELAND, TENNESSEE	
LOT AREA	TOTAL - 1002315.6SF (23.01 AC)
GROSS BLDG. AREA:	13068 S.F.(0.30 AC)
ZONING: AG-PUMD	CONSTRUCTION TYPE: ____
PARKING REQUIRED:	MIN: 13068/300=44 MAX: 13068/200=66
STANDARD SPACES:	78
A.D.A. SPACES:	4
TOTAL	82
MAX. BLDG. HEIGHT	TO BE DETERMINED < 35FT
PR. BLDG. HEIGHT	TO BE DETERMINED < 35FT
FRONT S/B	15 FT
SIDE S/B	0 FT
REAR S/B	0 FT
PROPOSED USE:	INSTITUTIONAL
TRASH DISPOSAL:	DUMPSTERS



REVISION	DESCRIPTION OF CHANGE	APPROVAL DATE
ITEM NO.		

Temporary Benchmark (T.B.M.):
TBM: Top of a found capped rebar(olar) located at the northwest side of subject property as shown hereon. Elevation=249.30' (NAVD88)

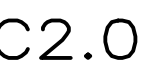
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G. Community Panel No. 47157C 0215 G, Effective Date February 6, 2013.

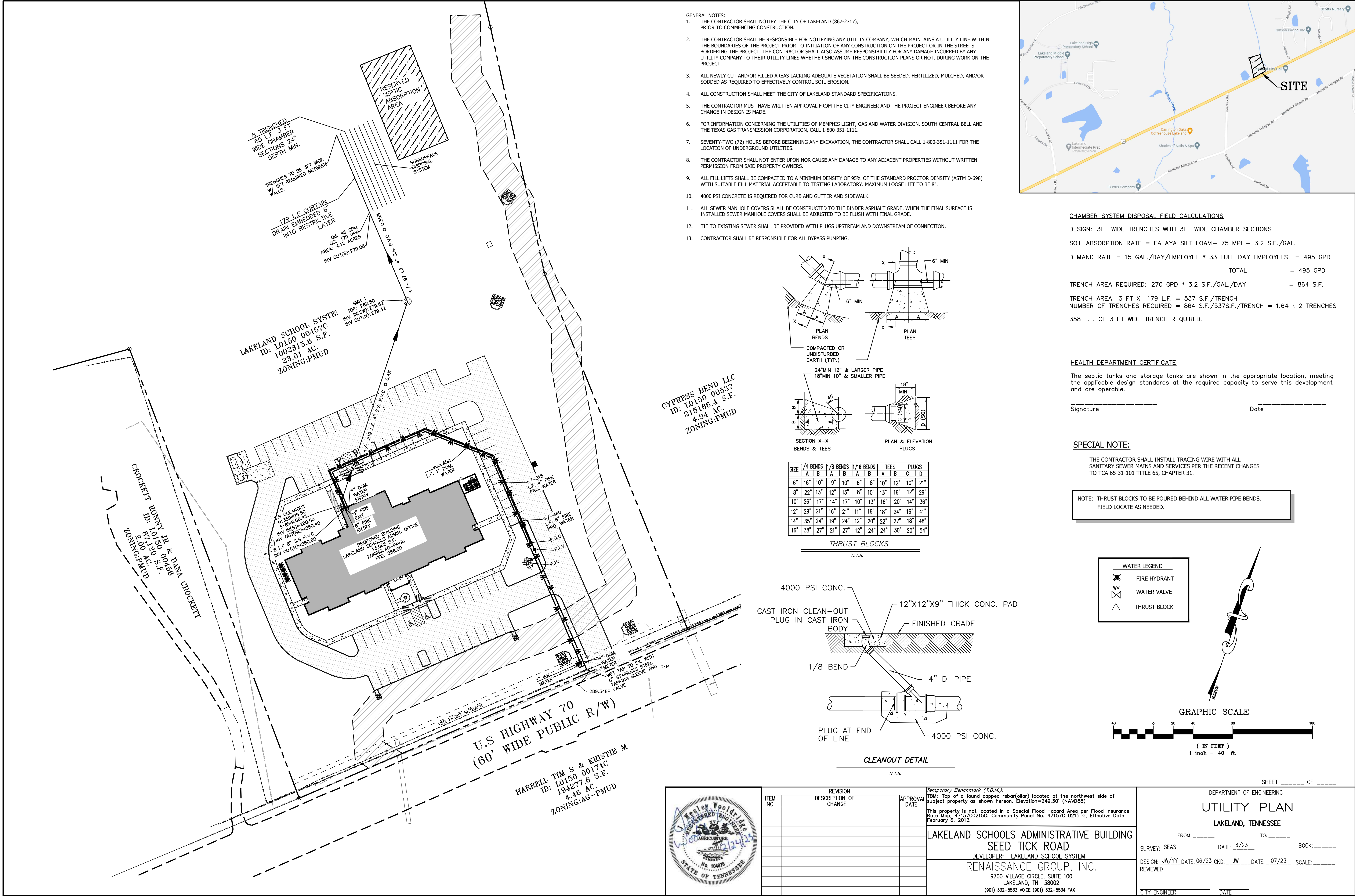
LAKELAND SCHOOLS ADMINISTRATIVE BUILDING
SEED TICK ROAD
DEVELOPER: LAKELAND SCHOOL SYSTEM
RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX

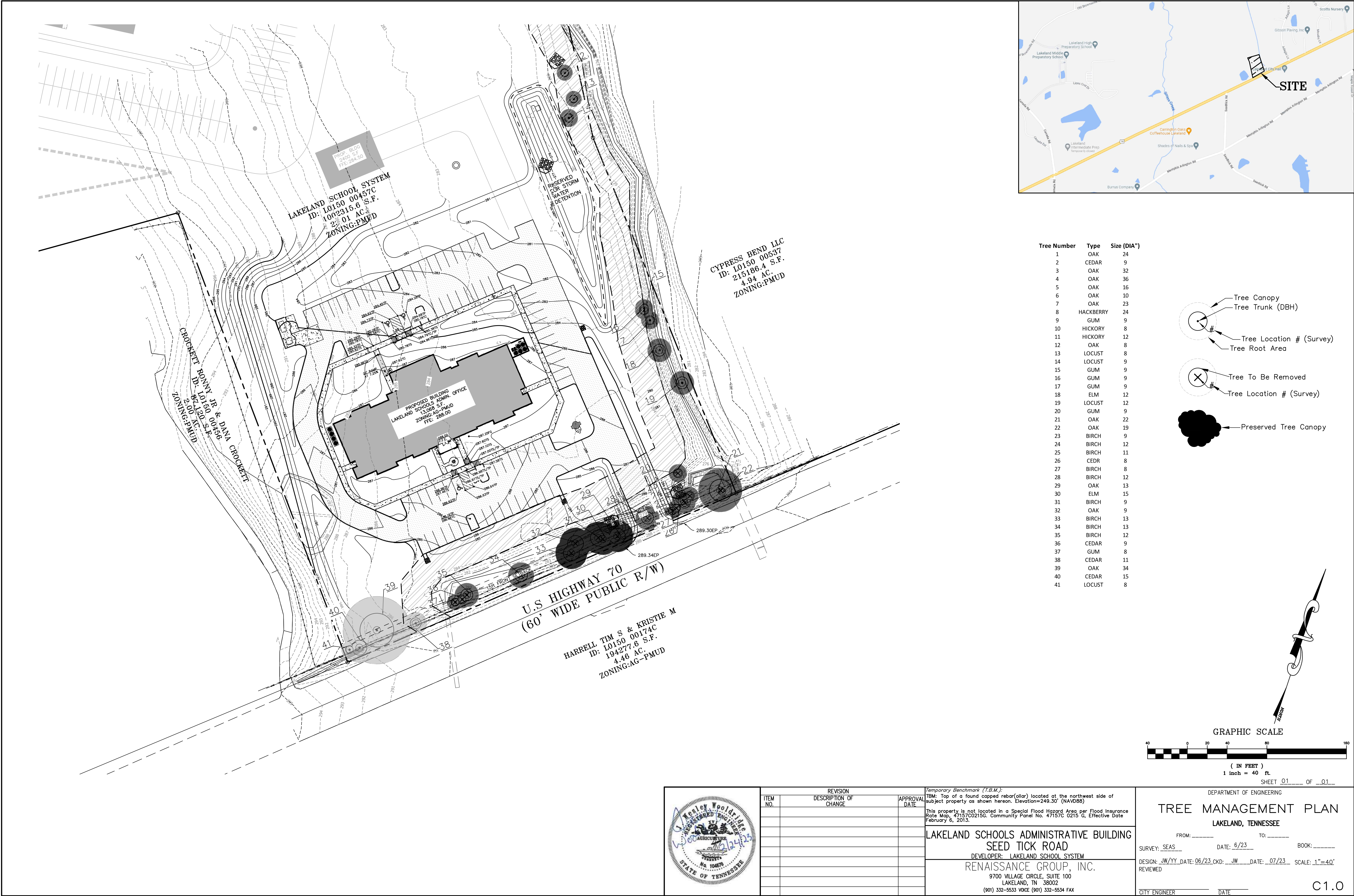
DEPARTMENT OF ENGINEERING
SITE PLAN
LAKELAND, TENNESSEE

FROM: _____ TO: _____
SURVEY: SEAS DATE: 6/23 BOOK: _____
DESIGN: JW/YY DATE: 06/23 CKD: JW DATE: 07/23 SCALE: _____
REVIEWED _____
CITY ENGINEER _____ DATE _____

C1.0

[illegible]





MAX/MIN: 22.5:1 F0
AVG/MIN: 2.2:1 F0

[illegible]

EN05-OPEN
page 1 of 8

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SUNNY (7378) | gothamlighting.com
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UTD00R One Lithonia Way, Conners, GA 30012 Phone: 800-765-5ERX (7378) www.lithonia.com ©1994-2023 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/23/23

POURED CONCRETE

A horizontal beam is shown with a downward-pointing arrow at its center. The arrow is labeled with the value "3".

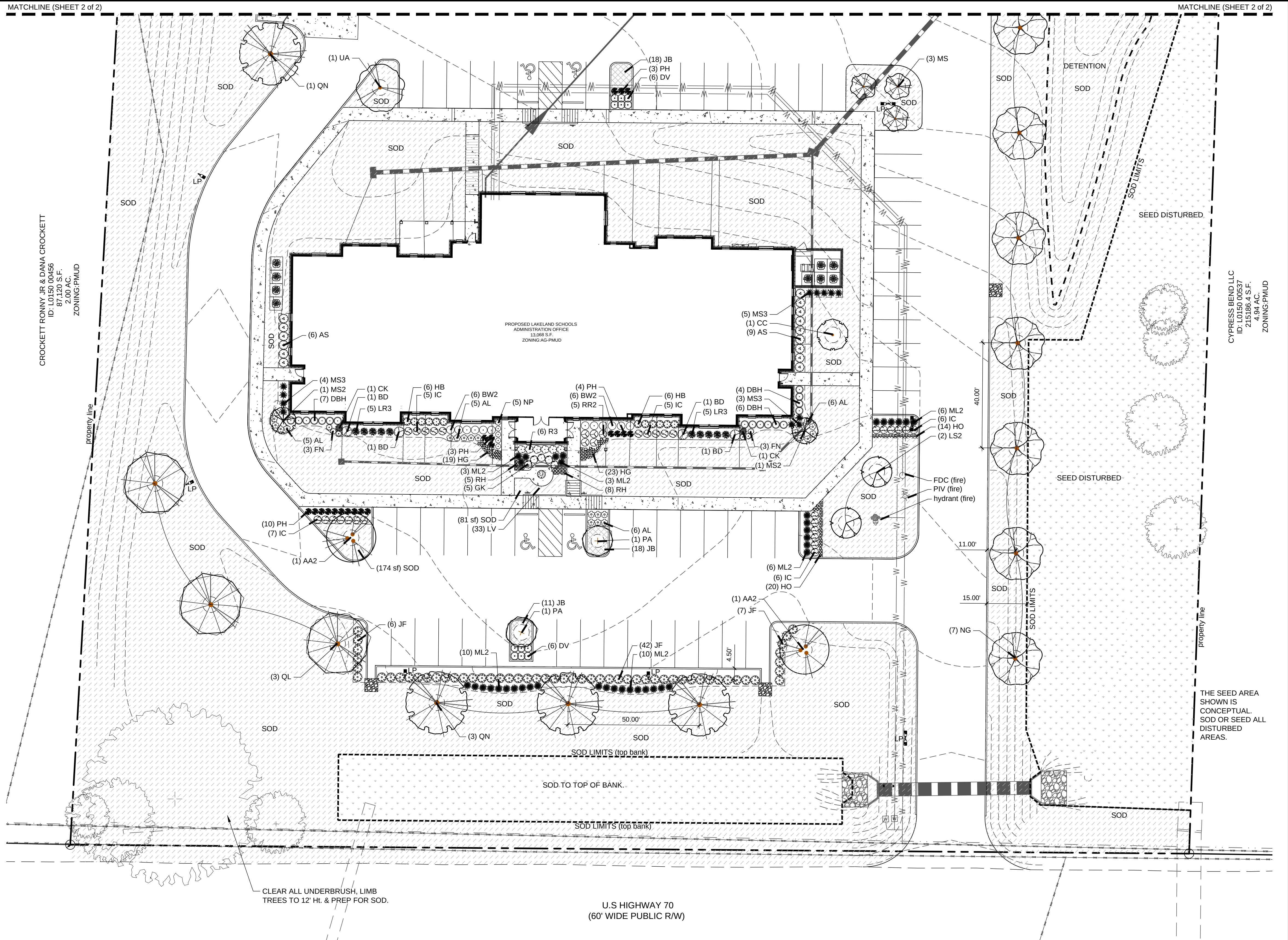


1. All plant materials shall conform to the standards of the "American Standard For Nursery Stock" as published by the American Association of Nurserymen.
2. All trees, shrubs and ground covers shown on the landscape plan shall be installed as the species specified in the plant schedule unless requested 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 be 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 with 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 premium, 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. The pro-mix 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.**

CROCKETT RONNY JR & DANA CROCKETT
ID: L0150 00456
87,120 S.F.
2.00 AC.
ZONING:PMUD

CYPRESS BEND LLC
ID: L0150 00537
215186.4 S.F.
4.94 AC.
ZONING:PMUD

THE SEED AREA
SHOWN IS
CONCEPTUAL.
SOD OR SEED AL
DISTURBED
AREAS.



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



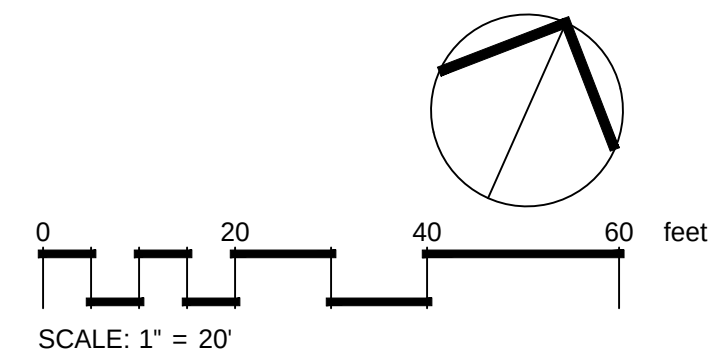
REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

COPY B. BRADY
REGISTERED
PRELIMINARY
NOT FOR
CONSTRUCTION

WESSEE NO.
ESCAPE ARCHITECTS

LAKELAND SCHOOLS ADMINISTRATION BUILDING
SEED TICK ROAD

DEVELOPER: LAKELAND SCHOOL SYSTEM

SHEET 1 OF 2

DIVISION OF ENGINEERING

LANDSCAPE PLAN

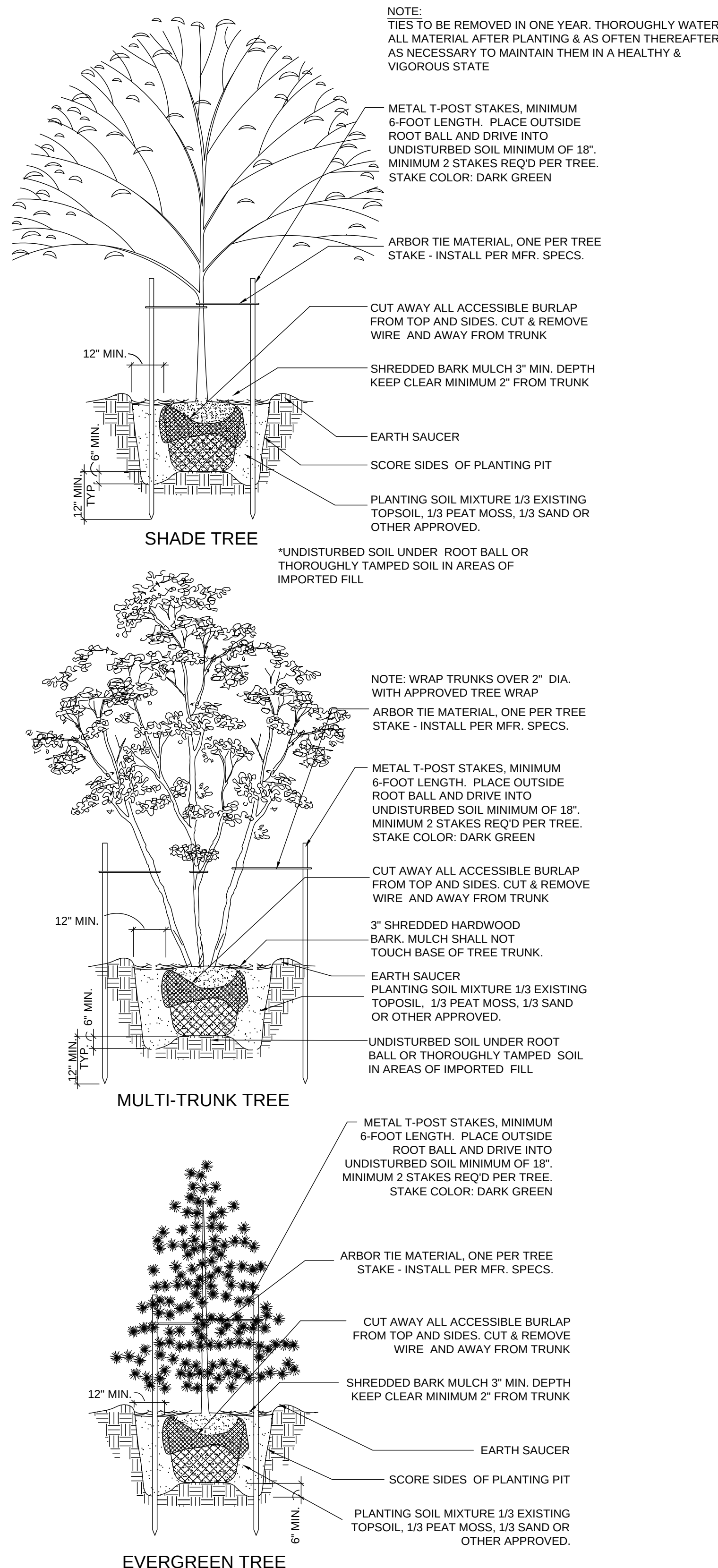
LAKELAND, TENNESSEE

SURVEY: SEAS DATE: 8/23 BOOK:

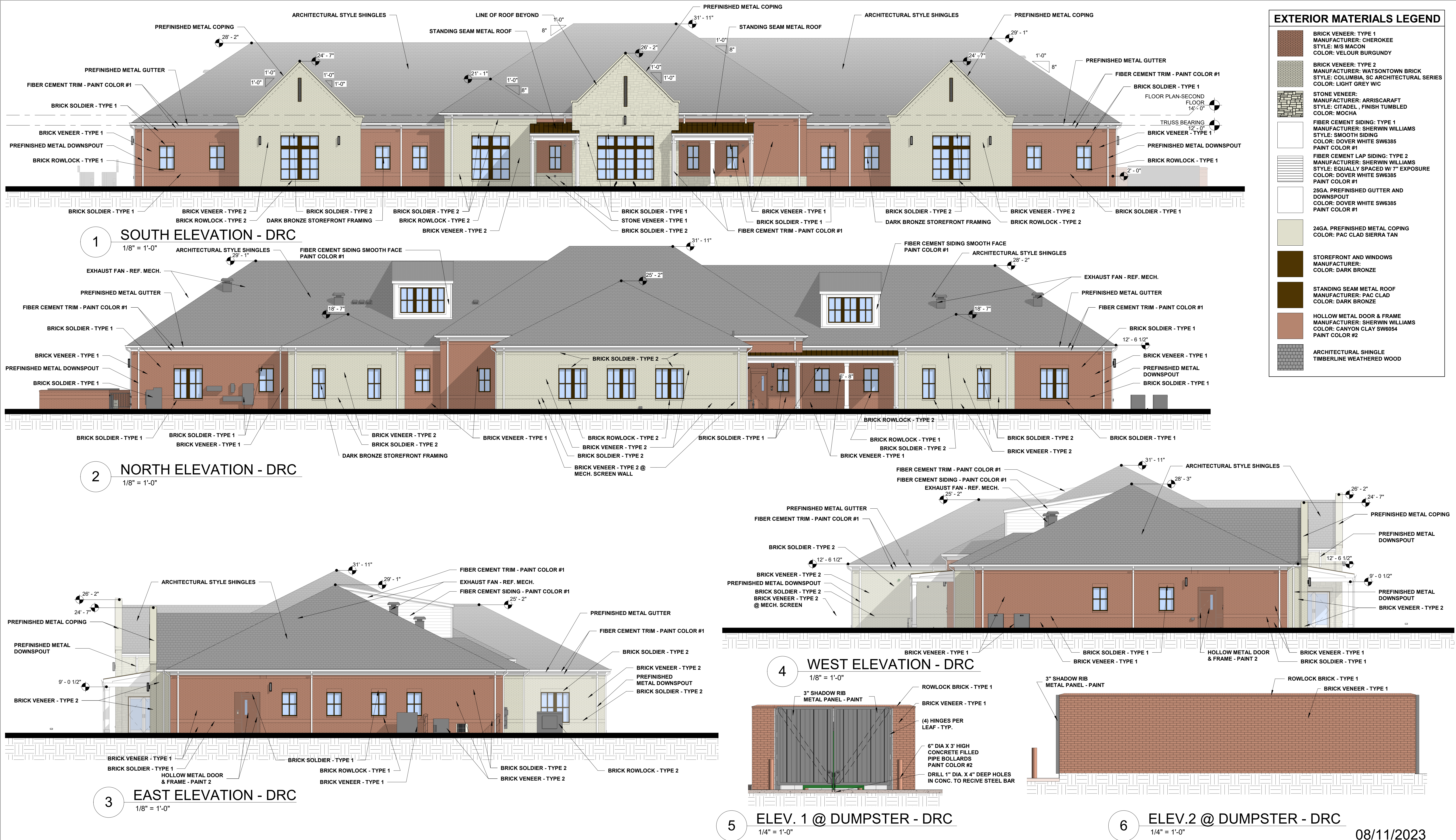
DESIGN: CBB DATE: 8/23 CKD: CBB DATE: 8/23 SCALE:

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE

REES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	
AA2	2	Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffersd' TM	2.5" Cal.	B&B	
CC	1	Cherokee Chief Dogwood / Cornus florida 'Cherokee Chief'	1.5" Cal.	B&B	
LS2	2	Muskogee Grape Myrtle Multi-Trunk / Lagerstroemia indica x fauriei 'Muskogee'	2" Cal.	B&B	
MS2	2	Star Magnolia / Magnolia stellata	8" Ht.	B&B	
MS	4	Sweet Bay / Magnolia virginiana	8" Ht.	B&B	
NG	7	Black Gum / Nyssa sylvatica 'Green Gable' TM	2.5" Cal.	B&B	
PA	2	Okame Flowering Cherry / Prunus x 'Okame'	1.5" Cal.	B&B	
QL	4	Overcup Oak / Quercus lyrata	2.5" Cal.	B&B	
QN	4	Nuttall Oak / Quercus nuttallii	2.5" Cal.	B&B	
UA	2	Alleee Lacebark Elm / Ulmus parvifolia 'Alleee'	2.5" Cal.	B&B	
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING
AL	22	Little Richard Glossy Abelia / Abelia x grandiflora 'Little Richard'	3 gal.	Pot	30" o.c.
BD	22	Winter Gem Japanese Snowdrop / Buxus microphylla japonica 'Winter Gem'	3 gal.	Pot	36" o.c.
BD	4	Dee Runk Common Boxwood / Buxus sempervirens 'Dee Runk'	4" Ht.	Pot	48" o.c.
CK	2	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	3 gal.	Pot	36" o.c.
DV	12	Vintage Jade Distylium / Distylium x 'Vintage Jade'	3 gal.	Pot	36" o.c.
FN	6	Show Off Sugar Baby Dwarf Forsythia / Forsythia x intermedia 'Nimbus'	3 gal.	Pot	30" o.c.
GK	5	Klein's Hardy Gardenia / Gardenia jasminoides 'Klein's Hardy'	3 gal.	Pot	36" o.c.
HO	34	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal.	Pot	15" o.c.
HG	42	Little Grapetite Daylily / Hemerocallis x 'Little Grapetite'	1 gal.	Pot	15" o.c.
DBH	12	Bobo Pencil Hydrangea / Hydrangea paniculata 'ILVOBO'	24" Ht.	Pot	36" o.c.
IC	19	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana'	24" Ht.	Pot	36" o.c.
JF	27	Carissa Holly / Ilex cornuta 'Carissa'	18" Ht.	Pot	36" o.c.
JF	55	Sea Green Juniper / Juniperus chinensis 'Sea Green'	3 gal.	Pot	42" o.c.
LR3	10	Daruma Fringe Flower / Loropetalum chinense rubrum 'Daruma'	3 gal.	Pot	36" o.c.
ML2	38	Little Kitten Euailia Grass / Miscanthus sinensis 'Little Kitten'	3 gal.	Pot	36" o.c.
MS3	12	Adagio Euailia Grass / Miscanthus sinensis 'Adagio'	3 gal.	Pot	36" o.c.
PH	20	Firepower Heavenly Bamboo / Nandina domestica 'Firepower'	18" Ht.	Pot	24" o.c.
PH	20	Hamelin Fountain Grass / Pennisetum alopecuroides 'Hamelin'	3 gal.	Pot	30" o.c.
RR2	5	Autumn Lilac Encore Azalea / Rhododendron x 'Robles'	18" Ht.	Pot	36" o.c.
AS	15	Autumn Sangria Encore Azalea / Rhododendron x 'Roblee'	3 gal.	Pot	42" o.c.
R3	6	Knock Out Shrub Rose / Rosa x 'Radrazz'	3 gal.	Pot	36" o.c.
RH	13	Black-eyed Susan / Rudbeckia hirta	1 gal.	Pot	15" o.c.
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	SPACING
SEED	70,137 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'	seed		
SOD	90,450 sf	Bermuda Grass / Cynodon dactylon '419 Hybrid'	sod		
JB	47	Blue Rug Juniper / Juniperus horizontalis 'Blue Rug'	1 gal.	Pot	24" o.c.
LV	33	Variegated Lilyturf / Liriope muscari 'Variegata'	#SP4	Pot	12" o.c.

[illegible]

DIVISION OF ENGINEERING		SHEET <u>2</u> OF <u>2</u>	
LANDSCAPE PLAN			
LAKELAND, TENNESSEE			
SURVEY: <u>SEAS</u>	DATE: <u>8/23</u>	BOOK: <u> </u>	
DESIGN: <u>CBB</u>	DATE: <u>8/23</u>	CKD: <u>CBB</u>	DATE: <u>8/23</u> SCALE: <u> </u>
DEPUTY CITY ENGINEER	DATE	CITY ENGINEER	DATE

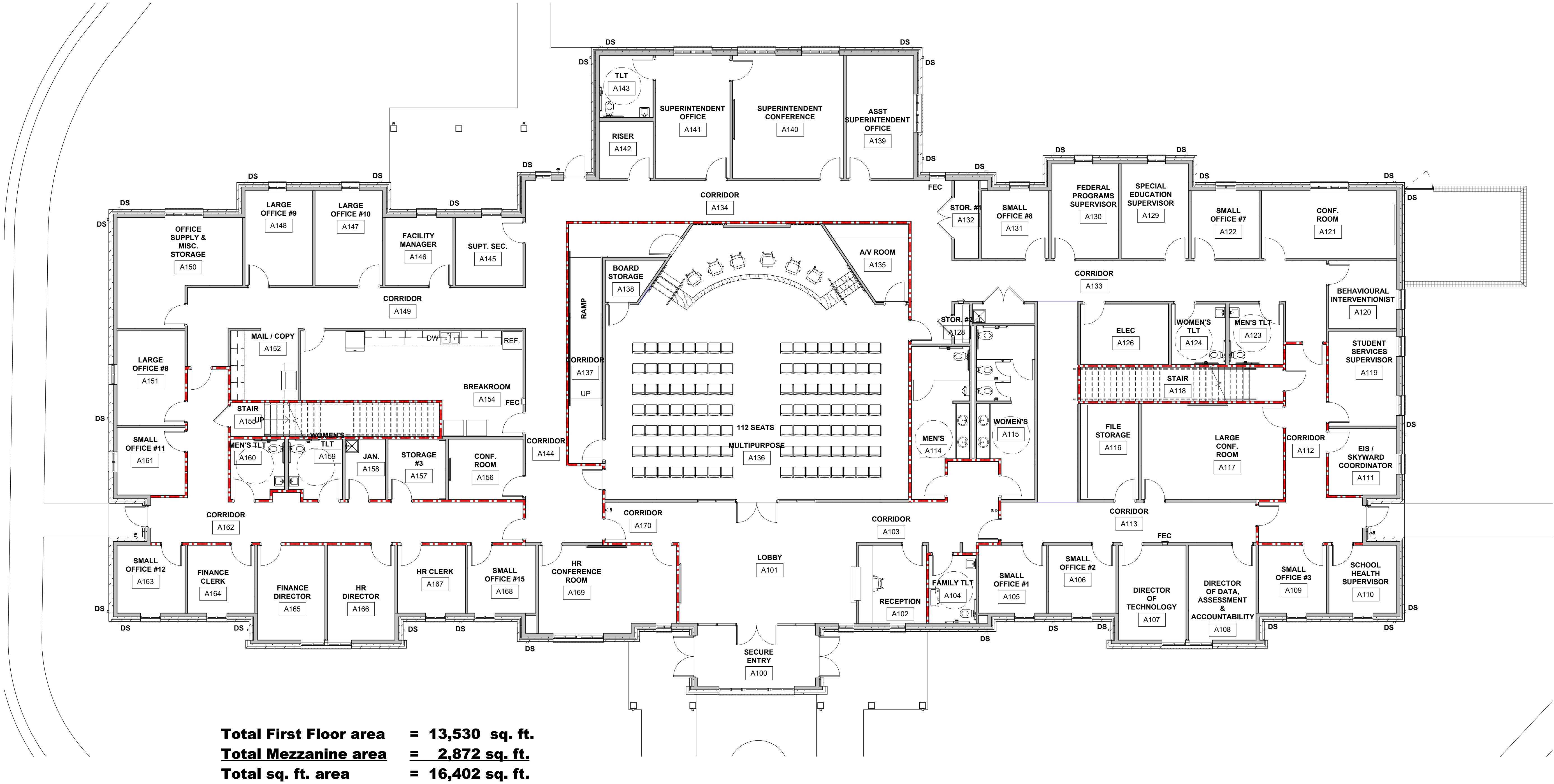


LAKELAND SCHOOL SYSTEM CENTRAL OFFICE

9950 US HIGHWAY 70
LAKELAND, TN 38002



08/11/2023



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

08/31/2023

LAKELAND SCHOOL SYSTEM CENTRAL OFFICE

9950 US HIGHWAY 70
LAKELAND, TN 38002





Municipal Planning and Design Review Commission

Meeting Date: Thursday, June 14, 2023

Project: Equestria PD Outline Plan

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: 10355 Memphis-Arlington Road

Parcel ID: L0151 00121C, L0151 00111

Zoning District: AG: Agriculture

Site Area: 86.33 acres

Applicant: Gary Taylor

Representative: Josh Burnette (Renaissance Design Studio, LLC)

STAFF RECOMMENDATION

City Staff recommends approval of the Equestria PD Outline Plan with conditions.

BACKGROUND:

Equestria is a planned residential development having a combined area of 86.33-acres. The subject property is located on the south side of Memphis Arlington Road and is bound to the east by the Oakwood Grove PD, the west by the Grove at Lakeland PD. The original Equestria PD was approved in 2008 but has since expired. Renaissance Developments, LLC intends to develop the combined 86.33-acre property as a planned residential development offering 119 single-family residential lots with 41.10-acres or 47.6% of the site reserved for common open space. The proposed overall density is 1.37 dwelling units per acre.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN

Lakeland's Comprehensive Land Use Plan Update, adopted March of 2006, recommends "Suburban Neighborhood" for all of the property.

“Suburban Neighborhood” is defined as “Primarily single-family residential lots with a maximum density of 2.5 dwelling units per acre, but may contain religious facilities, schools, and public buildings. Development requires public water and sanitary sewer service. Streets shall be designed with an urban cross section”.

The “Future Land Use Map” adopted by the MPC in July 2023 shows the subject property as “Neighborhood Residential”. The Equestria PD conforms to the recommendations of the plan in regards to use and character.(See attached Future Land Use Map and Neighborhood Residential Characteristics)

RELATIONSHIP TO THE MAJOR ROAD PLAN

Memphis-Arlington is designated as 2-lane roadway.

Lakeland Trace is designated as a future 2-lane Roadway.

All other internal streets would be classified as local streets.

Lakeland Trace will be extended north from Ramblewood Drive to Memphis Arlington in the first phase of construction.

RELATIONSHIP TO THE PARKS AND RECREATION PLAN

There are no parks shown in the Citys Parks Master Plan for this area therefore City Staff is recommending payment in lieu of parkland dedication for this development. Additionally the PD is providing 37+ acres of conservation area and common open space with a substantial amount of green space along the perimeter of the development providing a buffer to adjacent developments. Details for an internal trail system will be provided as part of the preliminary development plan process.

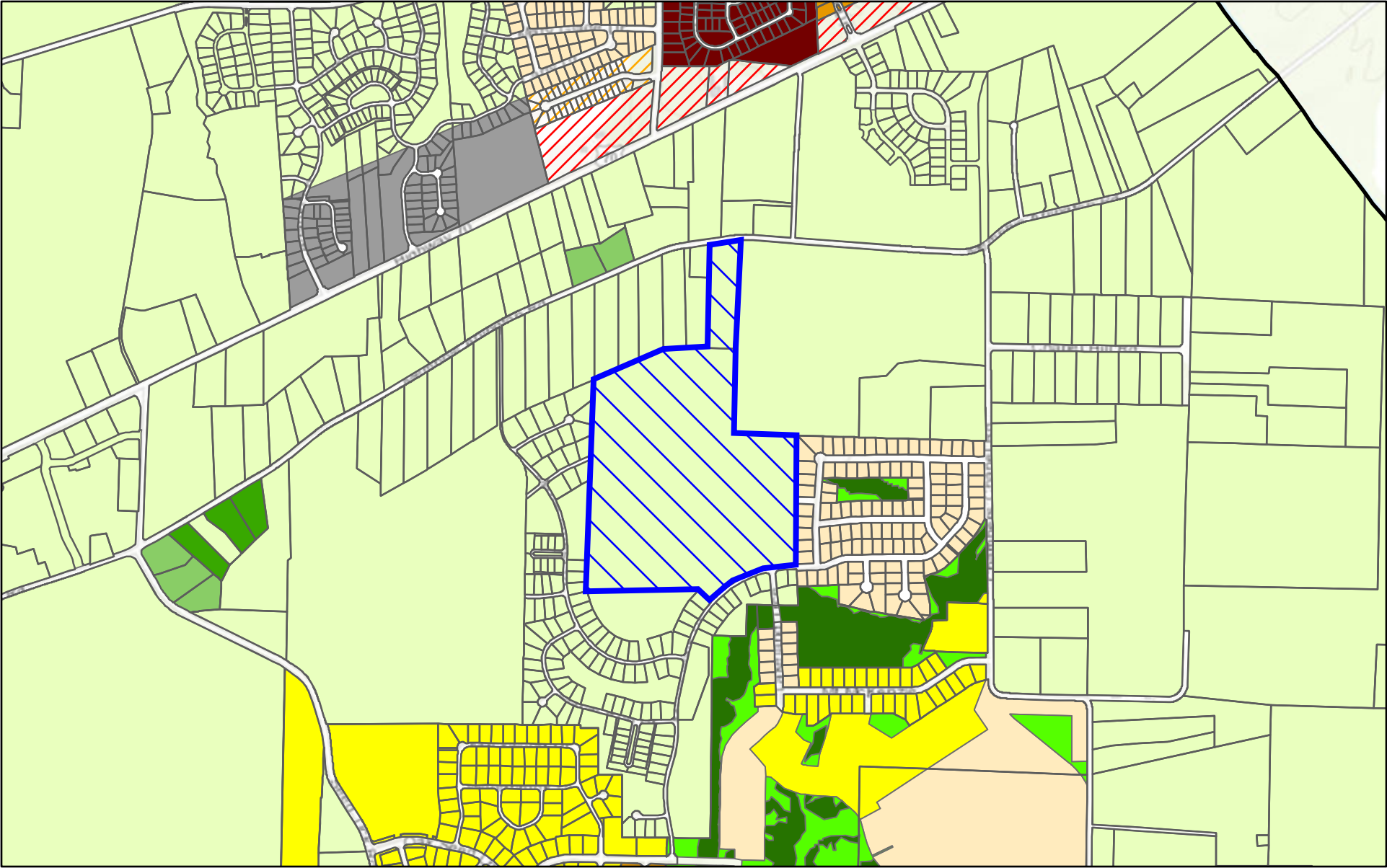
ANALYSIS AND RECOMMENDATION:

Upon review by City Staff, the application is in basic compliance with the City of Lakeland Land Development Regulations, however there are technical deficiencies in the submission in regards to the graphic depictions of the Outline Plan and written conditions. City Staff is recommending a revised Outline Plan map along with a revised set of written conditions (See attachments). City Staff recommends approval of the applications with the aforementioned conditions.

EXAMPLE MOTIONS

1. Motion to approve the Equestria PD Outline Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions proposed by staff
2. Motion to approve the Equestria PD Outline Plan without conditions.
3. Motion to deny the Equestria PD Outline Plan application:
 - a. Reason for denial

Equestria PD Outline Plan Zoning Map



- City Boundary

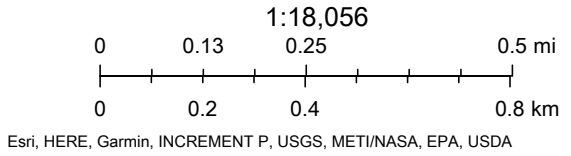
Parcel
- Zoning District

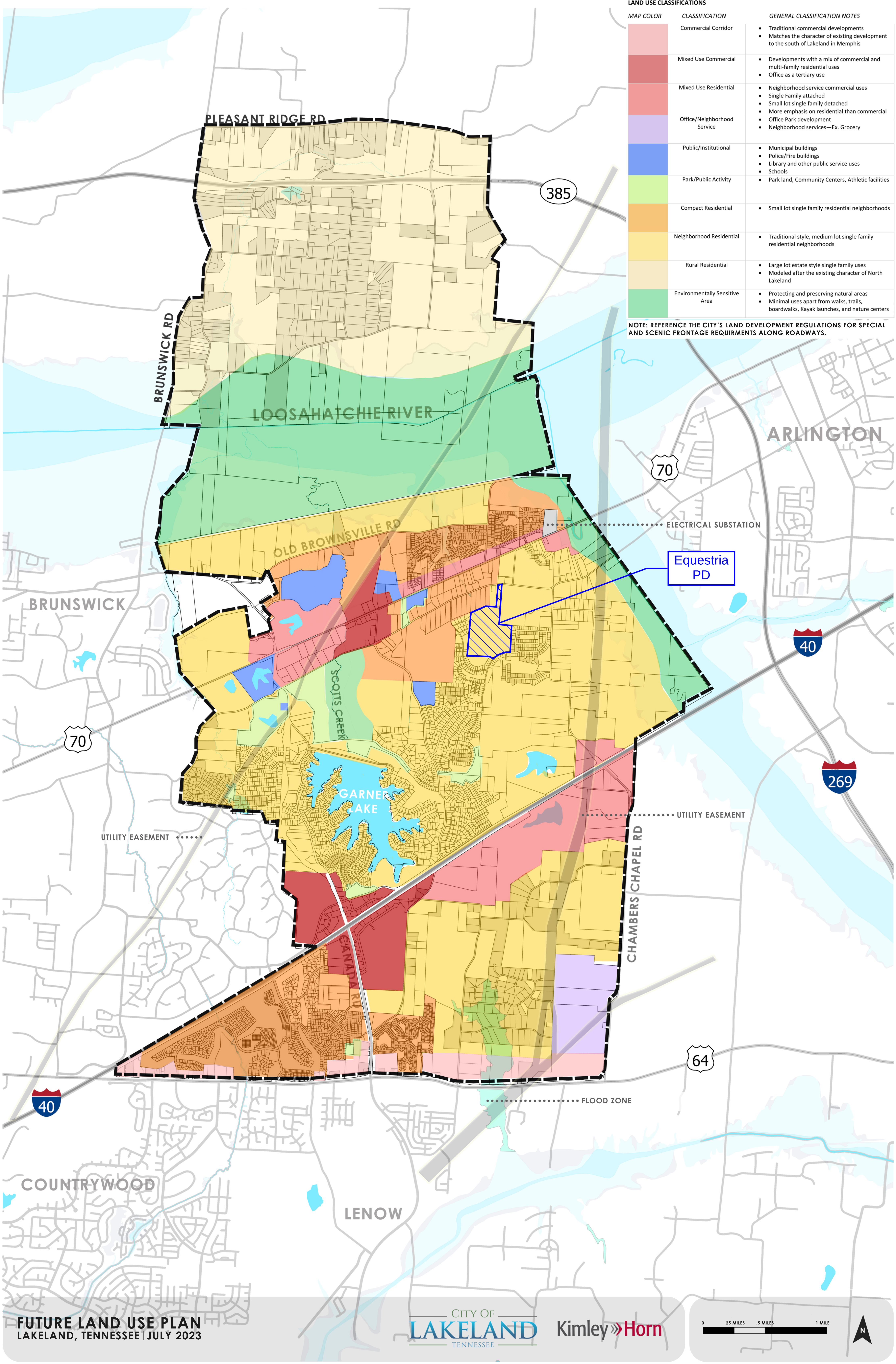
AG: Agriculture

C-1: Neighborhood Business
- R-1: Low Density Residential

R-1 (PRD): Planned Low Density Residential

R-2: Medium Density Residential





NEIGHBORHOOD 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 expand upon the existing, medium density residential neighborhoods found today.

INTENT

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

APPROPRIATE LAND USES

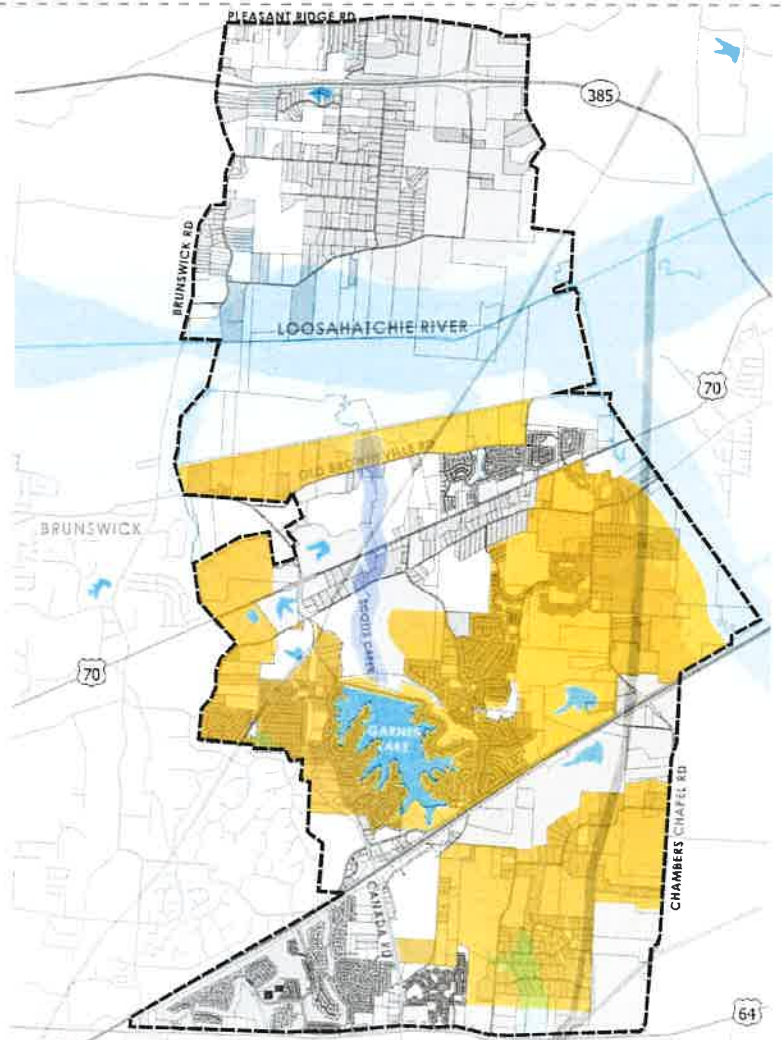
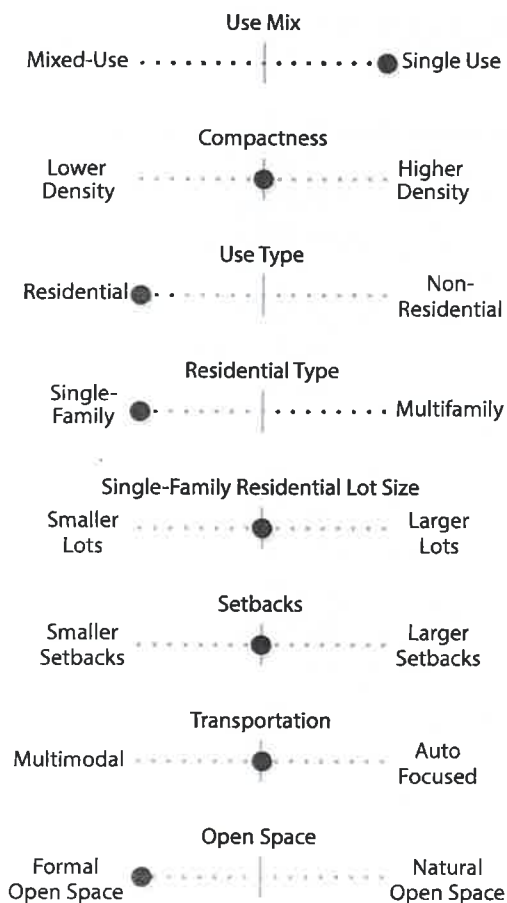
SINGLE-FAMILY MULTIFAMILY OFFICE COMMERCIAL INSTITUTIONAL LIGHT INDUSTRIAL

More Appropriate Uses

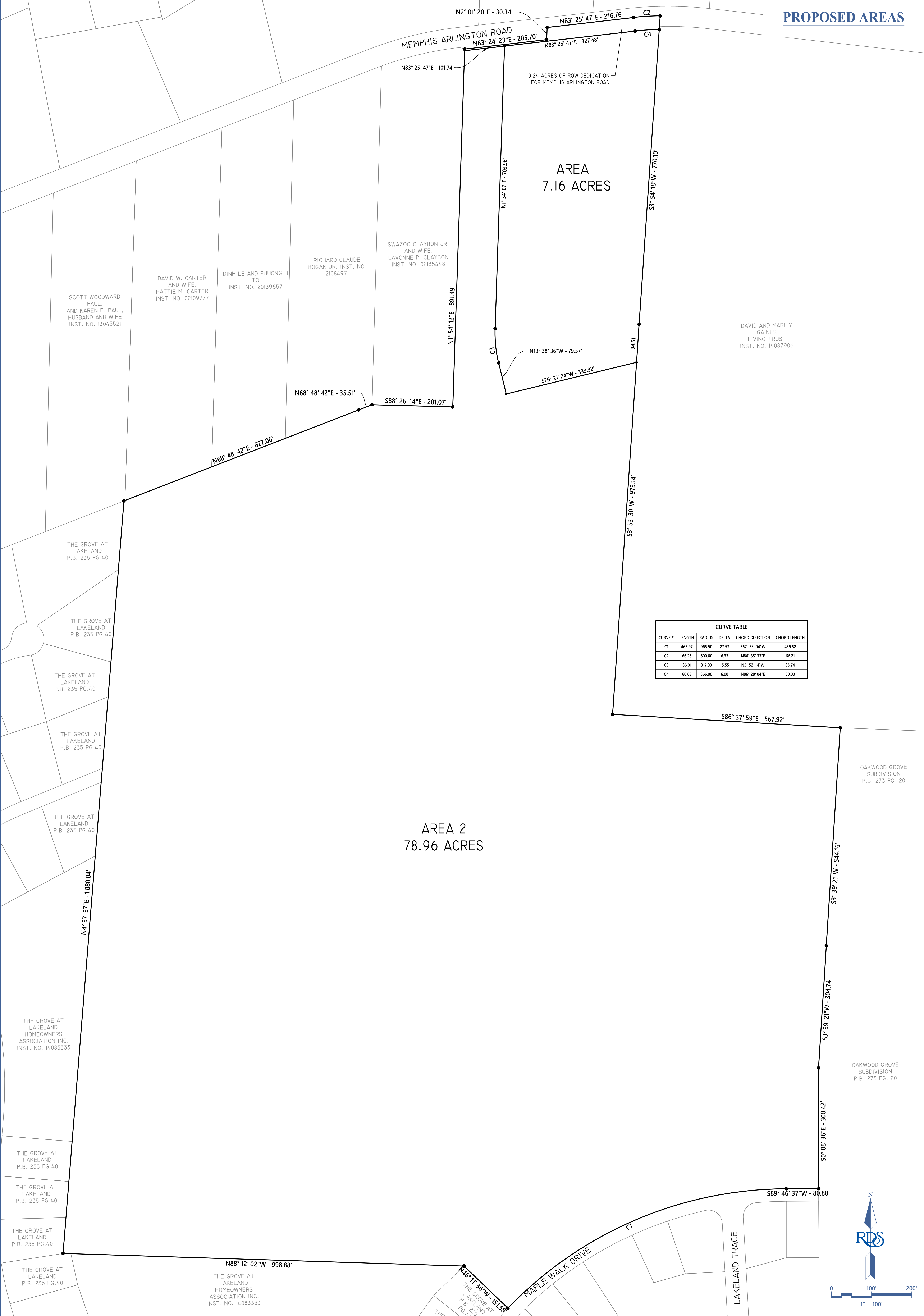


Less Appropriate Uses

CHARACTERISTICS



PROPOSED AREAS



PREPARED BY:	RENAISSANCE DESIGN STUDIO, LLC. 3157 HIGHWAY 64 - SUITE 200 EADS, TN 38028 901.466.4104 WWW.RENAISSANCE-COMPANY.COM
DRAWN BY:	C. HARDWICK, E.I.
DATE:	08/25/2023
SHEET #:	1 OF 3
SCALE:	1" = 100'

PROPOSED LAYOUT

SITE DATA TABLE	
TOTAL AREA	119
TOTAL NUMBER OF LOTS	50
D.U.A	80
AREA "A" - 80' X 115.50' (LOTS 67-93, 98-119)	
NUMBER OF LOTS	49
MIN. LOT WIDTH	80
MIN. LOT AREA	9080
SETBACKS	
FRONT	15 FT
***LOTS 93 & 98	20 FT
SIDE	5 FT
REAR	20 FT
AREA "B" - 90' X 137.50' (LOTS 1-6, 16-17, 26-29, 32-41, 46-66)	
NUMBER OF LOTS	43
MIN. LOT WIDTH	80
MIN. LOT AREA	12000
SETBACKS	
FRONT	25 FT
SIDE	5 FT
REAR	20 FT
AREA "C" - 80' X 118.50' (LOTS 7-15, 18-25, 30-31, 42-45)	
NUMBER OF LOTS	23
MIN. LOT WIDTH	80
MIN. LOT AREA	9480
SETBACKS	
FRONT	15 FT
SIDE	10 FT
REAR	20 FT
AREA "D" - 80' X 123.50' (LOTS 94-97)	
NUMBER OF LOTS	4
MIN. LOT WIDTH	80
MIN. LOT AREA	9480
SETBACKS	
FRONT	15 FT
SIDE	10 FT
REAR	20 FT

DAVID W. CARTER
AND WIFE,
HATTIE M. CARTER
INST. NO. 02109777

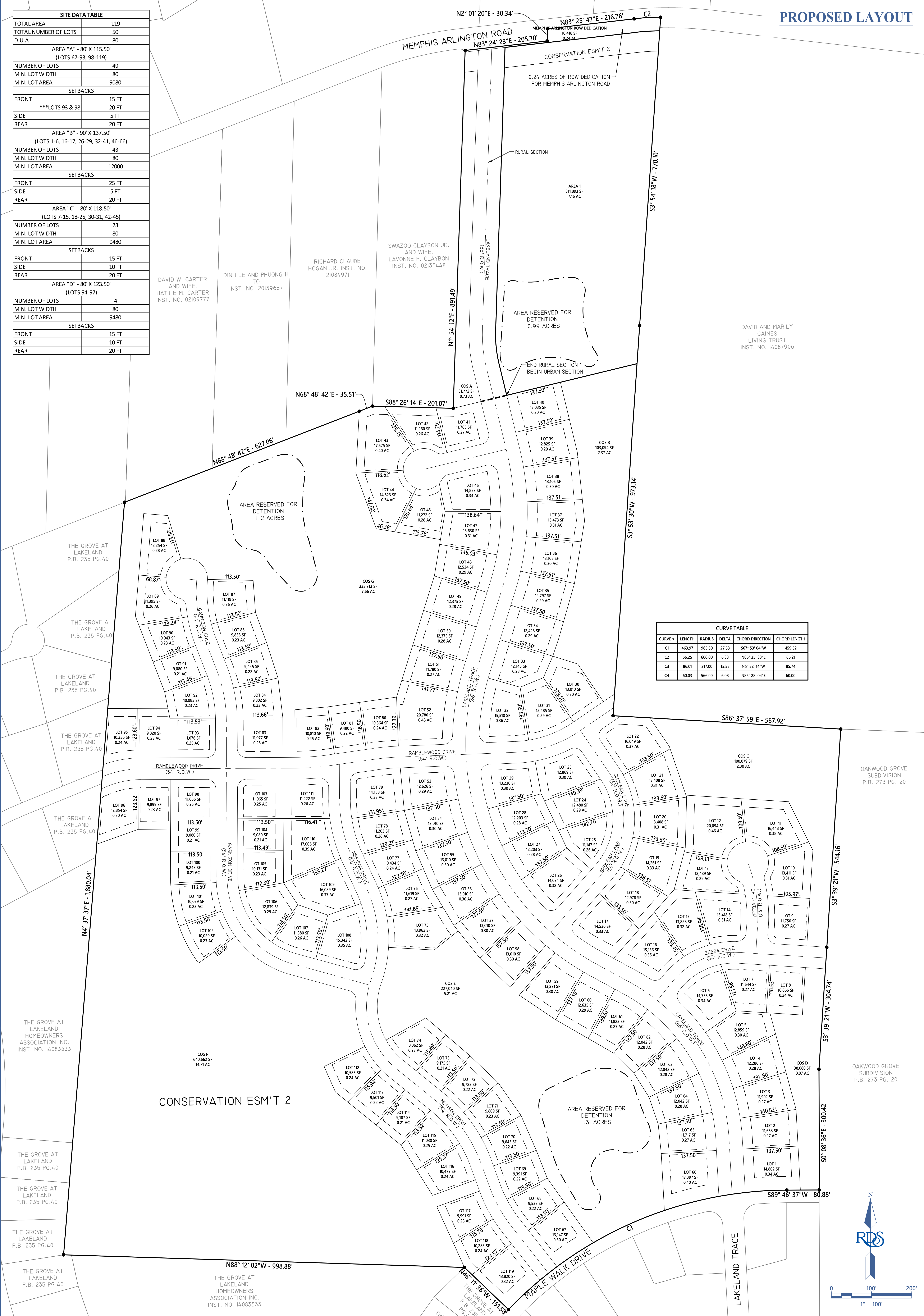
DINH LE AND PHUONG H
TO
INST. NO. 20139657

RICHARD CLAUDE
HOGAN JR. INST. NO.
21084971

SWAZOO CLAYBON JR.
AND WIFE,
LAVONNE P. CLAYBON
INST. NO. 02135448

DAVID AND MARILY
GAINES
LIVING TRUST
INST. NO. 14087906

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	463.97	965.50	27.53	S67° 53' 04"W
C2	66.25	600.00	6.33	N86° 35' 33"E
C3	86.01	317.00	15.55	N5° 52' 14"W
C4	60.03	566.00	6.08	N86° 28' 04"E



I. OUTLINE PLAN GENERAL STATEMENT

EQUESTRIA IS AN 86.36-ACRE PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN LAKELAND, TENNESSEE ON THE SOUTH SIDE OF MEMPHIS-ARLINGTON ROAD AND WEST OF CHAMBERLAIN CHAPEL ROAD. THE 19-LOT RESIDENTIAL DEVELOPMENT IS IMMEDIATELY ADJACENT TO THE GROVE AT LAKELAND P.D. TO THE WEST AND THE LEVITT AND SONS PROPERTY ON THE EAST. IN KEEPING WITH THE INTENT OF CONSERVATION DESIGN, ATTENTION AND SENSITIVITY HAVE BEEN GIVEN TO NATURAL FEATURES SUCH AS VEGETATION, WATER BODIES, AND TOPOGRAPHY. THESE FEATURES ARE MAJOR ELEMENTS OF THE NEIGHBORHOOD AND HAVE BEEN MAINTAINED WHERE FEASIBLE. THE DESIGN OF THE DEVELOPMENT HAS TAKEN INTO ACCOUNT THE CONNECTIVITY OF ROADWAYS AND OPEN SPACE WITH THE ADJACENT APPROVED DEVELOPMENT, THE GROVE AT LAKELAND P.D., AND FUTURE ADJACENT DEVELOPMENTS. 15.19 ACRES OF THE TOTAL SITE WILL BE PLACED IN CONSERVATION EASEMENTS WHERE NO FUTURE DEVELOPMENT CAN OCCUR, THEREFORE PRESERVING THE NATURAL RESOURCES OF THE LAND. THE EQUESTRIA PLANNED DEVELOPMENT (PD) IS A SUBURBAN NEIGHBORHOOD THAT INCORPORATES ELEMENTS OF ITS PREVIOUS USE AS A HORSE FARM INTO THE COMMON OPEN SPACE AND CONSERVATION AREAS. CONTINUOUS GREEN SPACE CONNECTS THE DEVELOPMENT THROUGHOUT ITS BOUNDARY AND TIES TO ADJACENT OPEN SPACES AND FUTURE DEVELOPMENTS.

THE PROPERTY WILL BE DIVIDED INTO TWO AREAS.

AREA 1 IS A 7.40-ACRE RESIDENTIAL OUT PARCEL. 0.24 ACRES (34' FROM CENTERLINE) OF RIGHT-OF-WAY FOR MEMPHIS ARLINGTON ROAD WILL BE DEDICATED AS PART OF THIS PLAN. THERE IS ALSO A 50' CONSERVATION EASEMENT ALONG THE ROAD FRONTAGE OF AREA 1. THIS AREA IS ENTITLED TO ONE HOME. A SEPARATE PDP SHALL BE SUBMITTED FOR THIS AREA IF ANY DEVELOPMENT IS PROPOSED IN THE FUTURE.

AREA 2 IS A 78.96-ACRE PARCEL THAT WILL INCLUDE 119 RESIDENTIAL LOTS AND COMMON OPEN SPACES.

II. LAND USES PERMITTED

A. USES PERMITTED IN ACCORDANCE WITH R-2 MEDIUM DENSITY RESIDENTIAL (SUBURBAN MANOR) IN THE CITY OF LAKELAND ZONING ORDINANCE:

- SINGLE FAMILY DETACHED RESIDENTIAL
- ACCESSORY BUILDINGS, AS PERMITTED BY THE CITY OF LAKELAND ZONING ORDINANCE
- HOME OCCUPATIONS
- PARKS/RECREATION
- PRIVATE NEIGHBORHOOD CLUBHOUSE AND/OR PAVILIONS
- PRIVATE NEIGHBORHOOD CLUBHOUSE AND/OR PAVILIONS

III. DESIGN GUIDELINES

A. ARCHITECTURAL GUIDELINES

1. A HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE (ACC) SHALL BE ESTABLISHED. THIS COMMITTEE, OR THEIR DESIGNATED ARCHITECT, WILL REVIEW ALL PROPOSED STRUCTURES, SITE PLANS, BUILDING ELEVATIONS, LANDSCAPING, AND CONSTRUCTION MATERIALS. THE ACC SHALL ADHERE TO THESE DESIGN GUIDELINES AND THE OVERALL PROVISIONS OF THE PDP AND SUBSEQUENT DEVELOPMENT PLANS, WHICH SHALL ALSO BE UTILIZED BY THE CITY OF LAKELAND IN THE PERMIT ISSUANCE PROCESS.

2. SETBACKS ARE INDICATED IN THIS OUTLINE PLAN. THE ACC OR THEIR DESIGNATED ARCHITECT RESERVES THE RIGHT TO ABSOLUTE CONTROL OF THE PRECISE SITE AND LOCATION OF ANY STRUCTURE UPON ALL PARCELS IN ACCORDANCE WITH THE CITY OF LAKELAND DESIGN GUIDELINES.

3. HOME STYLES FOR THIS DEVELOPMENT SHALL STAY CONSISTENT WITH FRENCH AND EUROPEAN ARCHITECTURE. DETAILS VARY BUT FRENCH AND EUROPEAN INSPIRED HOMES ARE DISTINGUISHED BY THEIR DISTINCTIVE HIPPED ROOFS AND FLARED EAVES. SOME OF THE FEATURES IN THESE HOMES INCLUDE, BUT ARE NOT LIMITED TO, BRICK AND STONE FACADES, HIPPED AND ARCHED-TOP DORMERS, MULTI-PANED WINDOWS USING EITHER SQUARE GRIDS OR DIAMOND PATTERNS, WOOD SHUTTERS, IRON BALCONIES OR TERRACES, DECORATIVE HALF-TIMBERING, ROUND TOWERS, ARCHED DOORWAYS, AND DECORATIVE COPPER ACCENTED ELEMENTS SUCH AS FLASHING, ROOF TOP FINIALS AND CUPOLAS. ARCHITECTURALLY CONSISTENT PORCHES ARE ENCOURAGED ON FRONT FACADES.

4. HOMES BUILT IN EQUESTRIA PLANNED RESIDENTIAL DEVELOPMENT SHALL BE IN GENERAL COMPLIANCE AS TO FORM, STYLE, AND ARCHITECTURE, BUT MAY DEVIATE AS TO SIZE, FOOTPRINT, OR DECORATIVE DETAILING, SO LONG AS OTHERWISE COMPLIANT WITH THE DESIGN GUIDELINES HEREIN.

5. GARAGES SHALL BE REVIEWED BASED ON THE LOCATION, DESIGN, AND ORIENTATION TO THE HOME. ALTHOUGH REAR-LOAD AND SIDE-LOAD GARAGES ARE PREFERRED, FRONT-LOAD GARAGES MAY BE PERMISSIBLE IF SCREENED BY AN ARCHITECTURAL PORTE-COCHERE WITH REVIEW AND APPROVAL.

6. WINDOWS AND DOORS SHALL BE TRUE DIVIDED-LIGHT WINDOWS OR SIMULATED DIVIDED-LIGHT WINDOWS, AND THEY SHALL BE REQUIRED ON ALL FRONT ELEVATIONS. ALL DOORS VISIBLE FROM THE STREET SHALL BE STAIN-GRADE WOOD OR APPROVED EQUAL.

7. ROOFING MATERIALS SHALL BE AT LEAST 25-YEAR ARCHITECTURAL SHINGLES IN AN APPROVED COLOR. COLORS MAY VARY BUT MUST BE REVIEWED AND APPROVED.

8. SHUTTERS, WHEN USED, SHALL BE SIZED TO COVER THE RESPECTIVE OPENING. SHUTTERS SHALL BE WOOD OR SYNTHETIC TO SIMULATE WOOD, AND BE PAINTED OR STAINED.

9. HVAC UNITS, UTILITY METERS, POOL EQUIPMENT, CONNECTION BOXES, ETC. SHALL BE PLACED IN REAR OR SIDE YARDS OUT OF THE VIEW FOR A PUBLIC WAY, STREET, OR FRONT OF THE HOME. HVAC UNITS SHALL BE SCREENED FROM THE PUBLIC VIEW, WHERE NECESSARY, WITH LANDSCAPING OR APPROVED FENCING/WALL.

10. POOL HOUSES, GAZEBOs, CABANAS, DETACHED GARAGES, AND ANY AND ALL OUTBUILDINGS AND DETACHED STRUCTURES SHALL BE PERMITTED ONLY WITH FULL REVIEW AND APPROVAL. ALL OUTBUILDINGS MUST BE CONSTRUCTED OF THE SAME BUILDING MATERIALS AND DETAILING AS THE PRIMARY RESIDENCE. ALL PLANS MUST BE REVIEWED AND APPROVED BY THE ACC AND NECESSARY GOVERNING BODIES AS REQUIRED FOR CONSTRUCTION PERMITTING. TEMPORARY, PRE-FABRICATED, OR MODULAR OUTBUILDINGS SHALL NOT BE PERMITTED. POOL HOUSES, GARAGES, AND OTHER ACCESSORY STRUCTURES SHALL UTILIZE A DESIGN THAT IS SUBORDINATE TO, COMPLEMENTARY TO, AND INTEGRAL WITH THE HOUSE DESIGN.

11. ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH THE CITY OF LAKELAND ZONING REGULATIONS.

12. LANDSCAPE PLANS MUST BE REVIEWED AND APPROVED BY THE ACC OR THEIR DESIGNATED ARCHITECT. ALL LANDSCAPING MUST BE COMPLETED WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE HOUSE.

13. TREES - AS A CONSERVATION OVERLAY SUBDIVISION, TREES ARE THE DEVELOPMENT'S MOST IMPORTANT ATTRIBUTE, AND MUCH ATTENTION HAS BEEN GIVEN TO THIS IMPORTANT NATURAL RESOURCE DURING THE DESIGN OF THE DEVELOPMENT. THE PROTECTION AND LONG-TERM MAINTENANCE OF THESE TREES IS IMPERATIVE TO THE SUCCESSFUL FUTURE AND NATURAL BEAUTY OF THIS COMMUNITY. CARE AND SERIOUS CONSIDERATION MUST BE GIVEN BEFORE THE REMOVAL OF ANY TREES IN THIS DEVELOPMENT. AFTER THE INITIAL CONSTRUCTION OF EACH HOUSE, ANY TREE REMOVAL BY THE LOT OWNER MUST RECEIVE PRIOR APPROVAL IN WRITING BY THE ACC. THE ACC SHALL CONSULT WITH A CERTIFIED ARBORIST WHEN RENDERING DECISIONS REGARDING TREE REMOVAL REQUESTS. IN ADDITION, ANY TREE REMOVAL OR MAINTENANCE MUST CONFORM TO THE CITY OF LAKELAND'S TREE MANAGEMENT ORDINANCE.

14. FENCING FOR THIS DEVELOPMENT IS UNIQUE TO ITS ARCHITECTURE AND THE LOCATION OF SPECIFIC LOTS IN THEIR PROXIMITY TO COMMON AREAS. NO FENCE SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE. ALL FENCES SHALL BE CONSTRUCTED OF CEDAR WOOD, MASONRY BRICK, A COMBINATION THEREOF, OR ORNAMENTAL IRON. THE FENCE ON ANY LOT FACING A STREET MUST BE EITHER 6-FOOT CEDAR CAPPED WOOD FENCE OR ORNAMENTAL IRON. LOTS WITH REAR YARDS ADJACENT TO COMMON AREAS MUST USE ORNAMENTAL IRON FENCING.

15. IN-GROUND SWIMMING POOLS ARE PERMISSIBLE WITH REVIEW AND APPROVAL BY THE ACC. CONSTRUCTION OF THE POOL MUST NOT DISTURB NEIGHBORS' YARDS OR PROPERTY OWNED AND/OR MAINTAINED BY THE HOA. THE USE OF A NEIGHBOR'S YARD FOR CONSTRUCTION ACCESS IS NOT PERMITTED UNLESS THE NEIGHBOR HAS GIVEN WRITTEN CONSENT. THE USE OF PROPERTY OWNED AND/OR MAINTAINED BY THE HOA FOR CONSTRUCTION ACCESS IS NOT PERMITTED, UNLESS THE APPLICANT REQUESTS A REVIEW AND IS GRANTED WRITTEN PERMISSION. IF APPROVED, THE APPLICANT MUST SIGN A WAIVER OF DAMAGE AND POST A CONSTRUCTION DEPOSIT FOR REPAIRS OF DAMAGE TO PROPERTY OWNED AND/OR MAINTAINED BY THE HOA.

16. DUPLICATE ELEVATIONS WITHIN DIRECT SIGHT-LINE VIEW OF ANY SIMILAR ELEVATIONS SHALL NOT BE ALLOWED IN THE EQUESTRIA PD.

B. LANDSCAPING AND SCREENING

1. SUBDIVISION LANDSCAPING SHALL COMPLY WITH THE LAKELAND DESIGN GUIDELINES FOR LANDSCAPING AND OTHER APPLICABLE CITY REGULATIONS, AND SHALL BE PRESENTED FOR LAKELAND DRC FINAL APPROVAL. LANDSCAPING REQUIREMENTS MAY BE FURTHER REFINED WITH THE FDP. NEW WAIVER REQUESTS SHALL NOT BE INTRODUCED WITH A FDP, BUT SHALL REQUIRE A PRELIMINARY DEVELOPMENT PLAN (PDP) AMENDMENT.

C. STREET TREE STANDARDS

1. STREET TREES SHALL BE PLANTED ON ALL PUBLIC STREETS WITHIN THE DEVELOPMENT.

2. STREET TREE LOCATIONS AND SPECIES SELECTION SHALL BE IN CONFORMANCE WITH THE CITY OF LAKELAND LANDSCAPING AND SCREENING REQUIREMENTS AND TREE SPECIES SELECTION LIST.

3. STREET TREES LOCATED WITHIN COS SHALL BE INSTALLED BY THE DEVELOPER.

4. THE HOA SHALL MAINTAIN ALL STREET TREES WITHIN COS.

5. STREET TREES LOCATED ON RESIDENTIAL LOTS SHALL BE INSTALLED BY THE BUILDER AS INDICATED ON THE DETAILED STREET TREE PLAN IN THE PDP SET. MAINTENANCE, REMOVAL, AND REPLACEMENT OF SAID STREET TREES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

6. THE HOA WILL MONITOR AND ENFORCE MAINTENANCE AND REPLACEMENT OF STREET TREES.

7. THE FOLLOWING STANDARDS APPLY TO STREET TREE PLANTINGS.

- | | |
|---------------------------------------|---------|
| A. MINIMUM DISTANCE ON CENTER | 15 FEET |
| B. TYPICAL DISTANCE ON CENTER | 35 FEET |
| C. MAXIMUM DISTANCE ON CENTER | 40 FEET |
| D. MAXIMUM DISTANCE FROM BACK OF CURB | 14 FEET |
| E. MINIMUM DISTANCE FROM SIDEWALK | 5 FEET |
| F. MINIMUM DISTANCE FROM DRIVEWAYS | 5 FEET |
| G. MINIMUM STREET TREE EASEMENT | 9 FEET |

D. SITE LIGHTING

NO PUBLIC OR PRIVATE STREET LIGHTING IS PROPOSED WITHIN THE EQUESTRIA PLANNED RESIDENTIAL DEVELOPMENT.

E. SIGNS

SUBDIVISION ENTRY SIGNS MAY BE LOCATED AT THE INTERSECTION OF LAKELAND TRACE AND MEMPHIS-ARLINGTON ROAD. SUBDIVISION IDENTIFICATION SIGNS SHALL BE PERMITTED AT THE INTERSECTIONS OF LAKELAND TRACE AND SHOLEAH LANE, SHOLEAH LANE AND RAMBLEWOOD DRIVE, AS WELL AS LAKELAND TRACE AND RAMBLEWOOD DRIVE. SUBDIVISION ENTRY SIGNS SHALL HAVE A MINIMUM 10-FOOT SETBACK, SHALL COMPLY WITH THE LAKELAND SIGN REGULATIONS, AND SHALL BE PRESENTED FOR LAKELAND DRC FINAL APPROVAL. MASONRY WALLS ASSOCIATED WITH ENTRY FEATURES SHALL NOT EXCEED SIX (6) FEET IN HEIGHT. ARCHITECTURAL/DECORATIVE ELEMENTS ASSOCIATED WITH THE ENTRY FEATURE SHALL NOT EXCEED EIGHT (8) FEET. THE MATERIALS FOR THE SIGN, BASE, WALL, OR OTHER ELEMENTS SHALL BE CONSTRUCTED OF ANY OF THE FOLLOWING ELEMENTS: NATURAL STONE, STONE VENEER, BRICK MASONRY, AND WOOD. A GENERALIZED LOCATION SKETCH FOR EACH SIGN IS PROVIDED IN THE PDP SET. A CONCEPTUAL ELEVATION IS PROVIDED HEREIN. SIGN LOCATIONS AND DESIGNS MAY BE FURTHER REFINED WITH THE FDP. NEW WAIVER REQUESTS SHALL NOT BE INTRODUCED WITH AN FDP, BUT SHALL REQUIRE A PDP AMENDMENT.

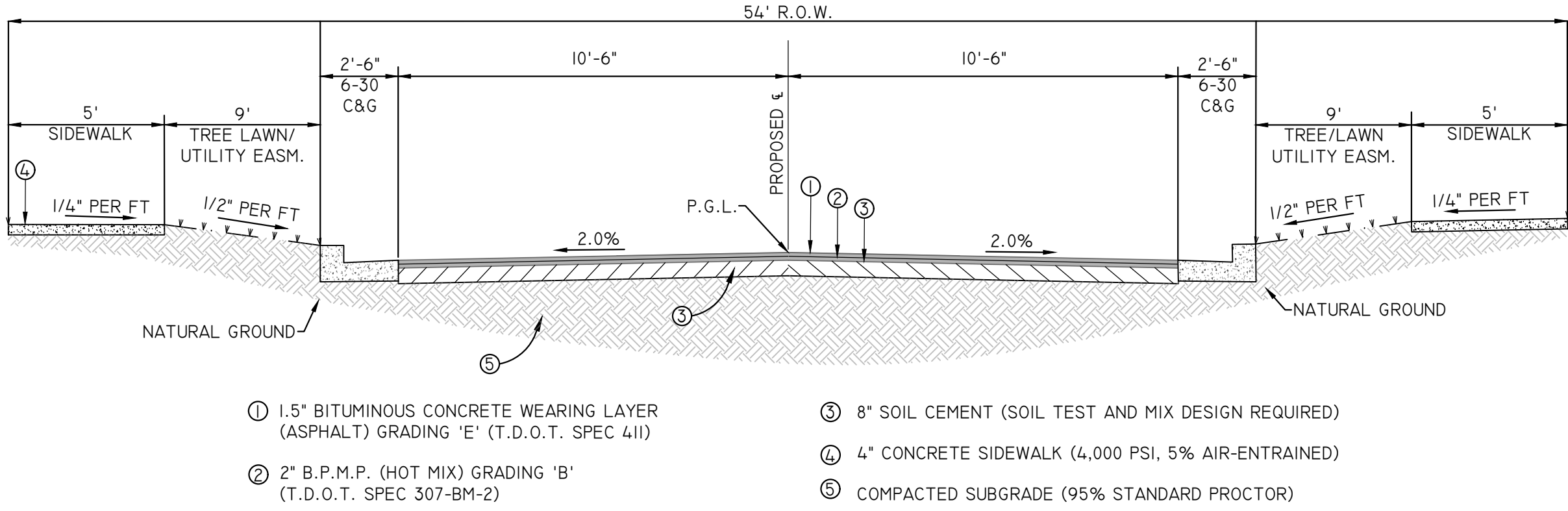
F. FENCES AND WALLS

SUBDIVISION FENCES AND WALLS MAY BE LOCATED THROUGHOUT THE EQUESTRIA PLANNED RESIDENTIAL DEVELOPMENT. THESE FENCES AND WALLS SHALL COMPLY WITH THE LAKELAND DESIGN GUIDELINES FOR FENCES AND WALLS (TITLE 14, CHAPTER 7, FENCES AND WALLS), AND SHALL BE PRESENTED FOR LAKELAND DRC FINAL APPROVAL. MASONRY WALLS SHALL NOT AT ANY POINT EXCEED SIX (6) FEET IN HEIGHT. PRIVACY FENCES SHALL NOT AT ANY POINT EXCEED SIX (6) FEET IN HEIGHT. MASONRY WALLS SHALL BE CONSTRUCTED OF ANY OF THE FOLLOWING ELEMENTS: NATURAL STONE, STONE VENEER, BRICK MASONRY, AND WOOD. STONE, STONE VENEER, AND BRICK MASONRY WITH WOOD ARCHITECTURAL ELEMENTS. PRIVACY FENCES SHALL BE CONSTRUCTED OF CEDAR WOOD, MASONRY BRICK, A COMBINATION THEREOF, OR ORNAMENTAL IRON. THE FENCE ON ANY LOT FACING A STREET MUST BE EITHER A 6-FOOT CEDAR CAPPED WOOD OR ORNAMENTAL IRON. A GENERALIZED LOCATION SKETCH AND GENERALIZED RENDERING OF EACH TYPE OF FENCE WILL BE PROVIDED WITH THE FDP. FENCE AND WALL LOCATIONS AND DESIGNS MAY BE FURTHER REFINED WITH THE FDP. NEW WAIVER REQUESTS SHALL NOT BE INTRODUCED WITH AN FDP, BUT SHALL REQUIRE A PDP AMENDMENT.

G. IRRIGATION

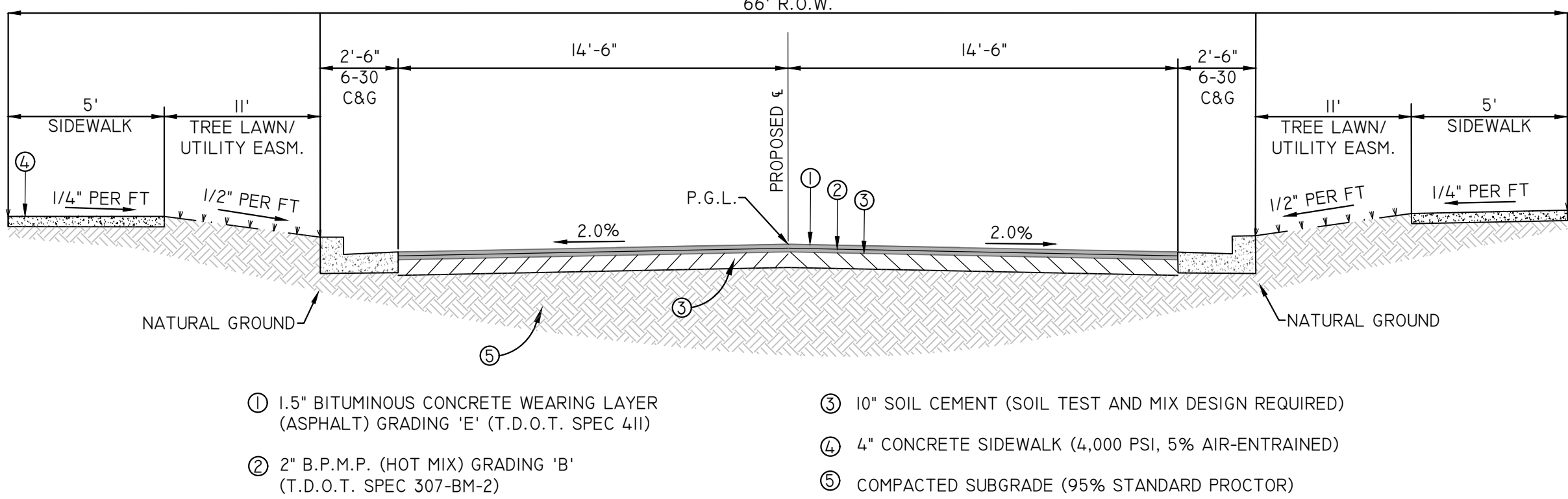
A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPED AREAS. THIS IRRIGATION SYSTEM SHALL COMPLY WITH THE LAKELAND DESIGN GUIDELINES FOR IRRIGATION PLANS (TITLE 14, CHAPTER 9, LANDSCAPING AND SCREENING) AND SHALL BE PRESENTED FOR LAKELAND DRC FINAL APPROVAL.

GENERAL GUIDELINES



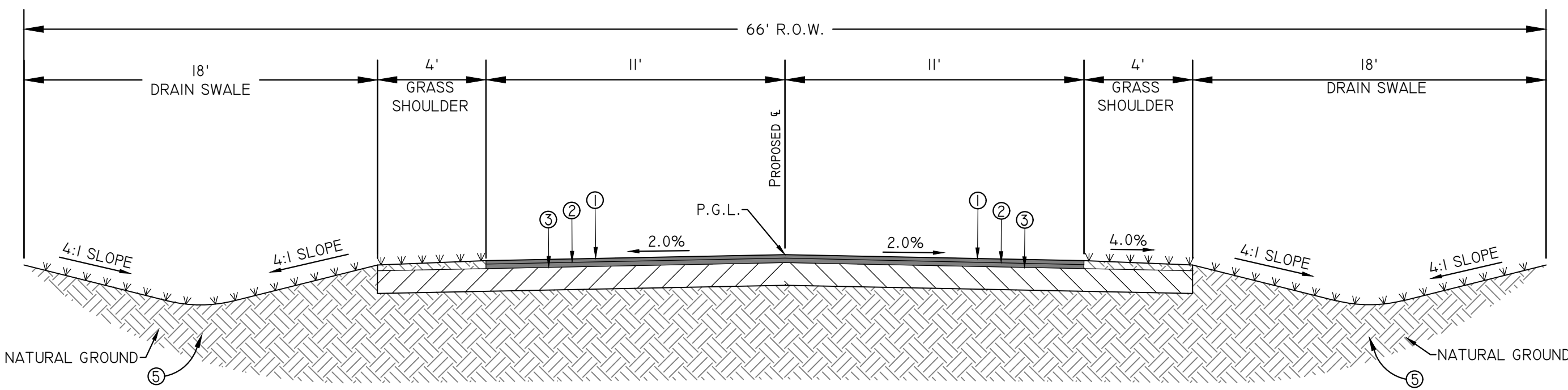
TYPICAL SECTION - 54' RIGHT-OF-WAY

N.T.S.



TYPICAL SECTION - 66' URBAN RIGHT-OF-WAY

N.T.S.



TYPICAL SECTION - 66' RURAL RIGHT-OF-WAY

N.T.S.

IV. SEWER, WATER, AND DRAINAGE

A. THE PROPOSED METHOD OF SEWAGE DISPOSAL FOR THIS DEVELOPMENT WILL CONNECT TO AN EXISTING 10" SANITARY SEWER LINE BENEATH MAPLE WALK DRIVE.

B. ALL SEWER WITHIN THE EQUESTRIA PLANNED DEVELOPMENT SHALL BE TIED TO THE PROPOSED PUBLIC SEWER. EXISTING PRIVATE SEPTIC SEWER SYSTEMS AND ASSOCIATED LEACH FIELDS SHALL BE DEMOLISHED IN ACCORDANCE WITH THE HEALTH DEPARTMENT REQUIREMENTS.

C. THE PROPOSED WATER LINE WITHIN THE DEVELOPMENT WILL BE CONNECTED TO AN EXISTING WATER LINE IN MEMPHIS-ARLINGTON ROAD, AN EXISTING WATER LINE BENEATH RAMBLEWOOD DRIVE, AN EXISTING WATER LINE BENEATH MEMPHIS-ARLINGTON ROAD, AND AN EXISTING WATER LINE BENEATH MAPLE WALK DRIVE. THE PROPOSED WATER SYSTEM SHALL BE CAPABLE OF PRODUCING A MINIMUM RESIDUAL PRESSURE OF 20 PSI AT A MINIMUM FIRE FLOW OF 1500 GPM AND SHALL BE APPROVED BY AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MLGW.

D. THE EXISTING PRIVATE WATER SUPPLY WELL, LOCATED WITHIN THE EQUESTRIA PLANNED DEVELOPMENT, SHALL REMAIN IN PLACE FOR POSSIBLE USE AS THE WATER SOURCE FOR REQUIRED IRRIGATION.

E. DRAINAGE IMPROVEMENTS, INCLUDING ON-SITE DETENTION, SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF LAKELAND STORMWATER MANAGEMENT HANDBOOK AND SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER.

F. STORMWATER RUN-OFF SHALL UTILIZE, TO THE EXTENT POSSIBLE, THE NATURAL DRAINAGE PATTERNS OF THE SITE. WHERE STORMWATER IS DIRECTED INTO AREAS OF COS AND/OR CES, STEPS SHALL BE TAKEN TO DECREASE VELOCITIES AND DETRIMENTAL EFFECTS TO THE NATURAL FEATURES. METHODS SHALL BE PROVIDED WITH THE FDP SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER.

G. DETENTION CALCULATIONS AND STORMWATER STRUCTURES AND CONVEYANCES WILL BE PROVIDED WITH FDP DOCUMENTS SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.

V. BULK REGULATIONS AND SIMILAR REQUIREMENTS

A. THE FOLLOWING BULK REGULATIONS OF THE RESIDENTIAL (R-2) SUBURBAN MANOR SHALL APPLY WITH THE FOLLOWING EXCEPTIONS:

1. SINGLE FAMILY RESIDENTIAL AREA "A" - 80' X 115.50' LOT LOTS 67 -94, 98-119

BUILDING SETBACKS:	
FRONT SETBACK:	15 FEET
FRONT SETBACK FOR LOTS 93 & 98:	20 FEET ALONG RAMBLEWOOD DRIVE
FRONT PORCH ENCROACHMENT:	4 FEET
SIDE YARD SETBACK:	5 FEET (SUM OF 10 FEET)
REAR YARD SETBACK:	20 FEET
MINIMUM LOT WIDTH:	80 FEET
MINIMUM LOT AREA:	9080 SF

2. SINGLE FAMILY RESIDENTIAL AREA "B" - 90' X 137.50' LOT LOTS 1-6, 16-17, 26-29, 32-40, 41, 46-66

*DRIVEWAYS FOR LOTS 6, 16-17, 26, 29, 32, 41, 46, & 52-53 SHALL NOT CONNECT TO LAKELAND TRACE.

BUILDING SETBACKS:	
FRONT SETBACK:	25 FEET
FRONT PORCH ENCROACHMENT:	4 FEET
SIDE YARD SETBACK:	5 FEET (SUM OF 10 FEET)
REAR YARD SETBACK:	20 FEET
MINIMUM LOT WIDTH:	80 FEET
MINIMUM LOT AREA:	12,000 SF

3. SINGLE FAMILY RESIDENTIAL AREA "C" - 80' X 118.5' LOT LOTS 7-15, 18-25, 30-31, & 42-45

BUILDING SETBACKS:	
FRONT SETBACK:	15 FEET
FRONT PORCH ENCROACHMENT:	4 FEET
SIDE YARD SETBACK:	10 FEET (SUM OF 20 FEET)
REAR YARD SETBACK:	20 FEET
MINIMUM LOT WIDTH:	80 FEET
MINIMUM LOT AREA:	9,480 SF

4. SINGLE FAMILY RESIDENTIAL AREA "D" - 80' X 123.5' LOT LOTS 94-97

BUILDING SETBACKS:	
FRONT SETBACK:	20 FEET
FRONT PORCH ENCROACHMENT:	4 FEET
SIDE YARD SETBACK:	5 FEET (SUM OF 20 FEET)
REAR YARD SETBACK:	20 FEET
MINIMUM LOT WIDTH:	80 FEET
MINIMUM LOT AREA:	9,880 SF

VI. LEGAL DESCRIPTION

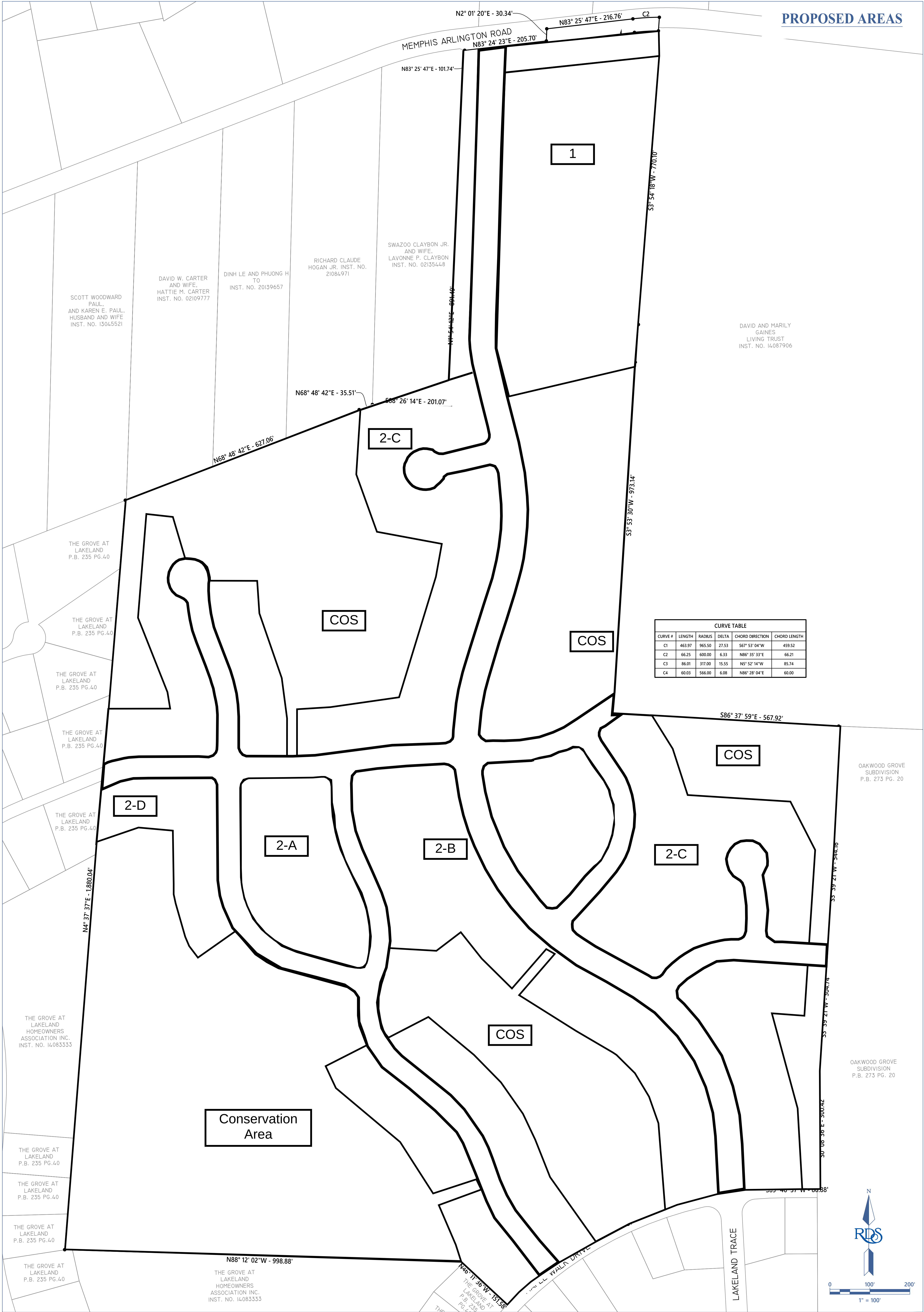
EXISTING ZONING: AG - AGRICULTURE
PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT

DESCRIPTION OF THE GARY W. TAYLOR, TRUSTEE PROPERTY RECORDED IN INST. NO. 07080671, AND THE GARY W. TAYLOR, TRUSTEE PROPERTY RECORDED IN INST. NO. 06205693, AND THE GARY W. TAYLOR, TRUSTEE PROPERTY RECORDED IN INST. NO. 05068629, AND THE GARY W. TAYLOR, TRUSTEE PROPERTY RECORDED IN INST. NO. 06205697 (BEING CUMBERLAND SUBDIVISION, P.B. 138, PG. 78, LOT 1), AND THE GARY W. TAYLOR, TRUSTEE PROPERTY RECORDED IN INST. NO. 06205695 (BEING CUMBERLAND SUBDIVISION, P.B. 138, PG. 78, LOT 2), BEING LOCATED IN LAKELAND, SHELBY COUNTY, TENNESSEE:

BEGINNING AT A FOUND 1/2" REBAR AT THE WESTERNMOST NORTHWEST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 06205693, SAID POINT BEING THE SOUTHEAST CORNER OF THE SCOTT WOODWARD PAUL AND KAREN E. PAUL PROPERTY RECORDED IN INST. NO. 13045521 AND THE NORTHEAST CORNER OF THE GROVE AT LAKELAND, C.O.S. A, RECORDED IN P.B. 235, PG. 40; THENCE NORTH 68 DEGREES 45 MINUTES 03 SECONDS EAST ALONG A NORTHWEST LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205693 AND WITH THE DAVID H. CARTER AND WIFE, HATTIE M. CARTER PROPERTY RECORDED IN INST. NO. 02109777 AND WITH THE DINH LE AND PHUONG H. TO PROPERTY RECORDED IN INST. NO. 20139657, PASSING A FOUND 1/2" REBAR AT 221.39 FEET AND CONTINUING ON FOR A TOTAL DISTANCE OF 369.00 FEET TO A SET 1/2" REBAR WITH PLASTIC CAP (#1677); THENCE NORTH 68 DEGREES 53 MINUTES 18 SECONDS EAST CONTINUING ALONG A NORTHWEST LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205693 AND WITH SAID PROPERTY RECORDED IN INST. NO. 20139657 AND WITH THE RICHARD CLAUDE HOGAN, JR. PROPERTY RECORDED IN INST. NO. 21084971, 293.57 FEET TO A FOUND 1/2" REBAR WITH PLASTIC CAP (#1701), SAID POINT BEING THE SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 21084971 AND THE SOUTHWEST CORNER OF THE SWAZOO CLAYBON, JR. AND WIFE LAVONNE P. CLAYBON PROPERTY RECORDED IN INST. NO. 02135448; THENCE SOUTH 88 DEGREES 26 MINUTES 14 SECONDS EAST ALONG A NORTH LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205693 AND WITH SAID PROPERTY RECORDED IN INST. NO. 02135448, 201.07 FEET TO A FOUND 1/2" REBAR WITH PLASTIC CAP (#1701), SAID POINT BEING THE SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 02135448 AND THE SOUTHWEST CORNER OF THE GARY W. TAYLOR, TRUSTEE PROPERTY RECORDED IN INST. NO. 06205695; THENCE NORTH 01 DEGREES 54 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205695 AND WITH SAID PROPERTY RECORDED IN INST. NO. 02135448, 891.49 FEET TO A FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 06205695, SAID POINT BEING IN THE SOUTH LINE OF MEMPHIS-ARLINGTON ROAD (R.O.W. VARIES - PUBLIC); THENCE NORTH 83 DEGREES 24 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID MEMPHIS-ARLINGTON ROAD AND ALONG THE NORTH LINE OF SAID PROPERTY RECORDED IN INST. NO. 05068629 THE FOLLOWING CALLS: NORTH 83 DEGREES 25 MINUTES 47 SECONDS EAST, 216.76 FEET TO A POINT; ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 66.25 FEET, A CHORD BEARING OF NORTH 86 DEGREES 35 MINUTES 33 SECONDS EAST, AND A CHORD DISTANCE OF 66.21 FEET TO A FOUND COTTON PICKER SPINDLE, SAID POINT BEING THE NORTHEAST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 05068629 AND THE NORTHWEST CORNER OF THE DAVID E. GAINES AND MARILY H. GAINES, TRUSTEES PROPERTY RECORDED IN INST. NO. 14087906; THENCE SOUTH 03 DEGREES 54 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID PROPERTY RECORDED IN INST. NO. 05068629 AND SAID PROPERTY RECORDED IN INST. NO. 14087906, 770.10 FEET TO A FOUND 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 06205693; THENCE SOUTH 03 DEGREES 53 MINUTES 30 SECONDS WEST ALONG AN EAST LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205693 AND WITH SAID PROPERTY RECORDED IN INST. NO. 14087906, PASSING A FOUND 2" IRON PIPE AT 100.73 FEET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 567.92 FEET TO A FOUND 1/2" PINCH PIPE, SAID POINT BEING A NORTHEAST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 06205693 AND THE NORTHWEST CORNER OF OAKWOOD GROVE SUBDIVISION, PHASE 1, LOT 16 RECORDED IN P.B. 273, PG. 20; THENCE ALONG THE EAST LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205693 AND ALONG THE WEST LINE OF SAID OAKWOOD GROVE SUBDIVISION, PHASE 1, THE FOLLOWING CALLS: SOUTH 03 DEGREES 39 MINUTES 21 SECONDS WEST, PASSING A FOUND 1/2" REBAR AT 430.56 FEET, PASSING ANOTHER FOUND 1/2" REBAR AT 812.25 FEET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 848.90 FEET TO A FOUND 1/2" REBAR; SOUTH 00 DEGREES 08 MINUTES 36 SECONDS EAST, 300.42 FEET TO A FOUND CHISEL MARK IN A NORTH LINE OF MAPLE WALK DRIVE (31' R.O.W.); THENCE IN A SOUTHWESTWARDLY DIRECTION WITH SAID MAPLE WALK DRIVE THE FOLLOWING CALLS: SOUTH 89 DEGREES 46 MINUTES 37 SECONDS WEST, 80.88 FEET TO A POINT; ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 965.50 FEET, AN ARC LENGTH OF 775.02 FEET, A CHORD BEARING OF SOUTH 66 DEGREES 46 MINUTES 51 SECONDS WEST, AND A CHORD DISTANCE OF 754.38 FEET TO A FOUND CHISEL MARK, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 07080671 AND THE SOUTHEAST CORNER OF SAID THE GROVE AT LAKELAND, LOT 113; THENCE NORTH 46 DEGREES 11 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID PROPERTY RECORDED IN INST. NO. 07080671 AND WITH SAID THE GROVE AT LAKELAND, LOT 113, 151.58 FEET TO A FOUND 1/2" REBAR WITH PLASTIC CAP (#2135), SAID POINT BEING THE NORTHWEST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 07080671, THE NORTHEAST CORNER OF SAID THE GROVE AT LAKELAND, C.O.S. G, AND IN A SOUTH LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205693; THENCE NORTH 88 DEGREES 12 MINUTES 02 SECONDS WEST ALONG A SOUTH LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205693, WITH SAID THE GROVE AT LAKELAND, C.O.S. G, AND WITH THE NORTH LINE OF SAID THE GROVE AT LAKELAND, LOT 98, 998.88 FEET TO A FOUND 2-1/2" IRON PIPE, SAID POINT BEING THE NORTHERMOST SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN INST. NO. 06205693 AND IN AN EAST LINE OF SAID THE GROVE AT LAKELAND; THENCE NORTH 04 DEGREES 37 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID PROPERTY RECORDED IN INST. NO. 06205693 AND WITH SAID EAST LINE OF SAID THE GROVE AT LAKELAND, 1880.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 86.36 ACRES OF LAND.



PROPOSED AREAS



General Statement

Existing Zoning: AG - Agriculture

Proposed Zoning: Planned Residential Development

Equestria is an 86.36-acre planned residential development located in Lakeland, Tennessee on the south side of Memphis Arlington Road and west of Chambers Chapel Road. The 119-lot residential development is immediately adjacent to the grove at Lakeland P.D. to the west and the Levitt and Sons property on the east. In keeping with the intent of conservation design, attention and sensitivity have been given to natural features such as vegetation, water bodies, and topography. These features are major elements of the neighborhood and have been maintained where feasible. The design of the development has taken into account the connectivity of roadways and open space with the adjacent approved development, The Grove at Lakeland P.D., and future adjacent developments. 15.19 acres of the total site will be placed in conservation easements where no future development can occur, therefore preserving the natural resources of the land. The Equestria Planned Development (PD) is a suburban neighborhood that incorporates elements of its previous use as a horse farm into the common open space and conservation areas. Continuous green space connects the development throughout its boundary and ties to adjacent open spaces and future developments. The property will be divided into two areas.

Area 1 is a 7.40-acre residential out parcel. 0.24 acres (34' from centerline) of right-of-way for Memphis Arlington Road will be dedicated as part of this plan. There is also a 50' conservation easement along the road frontage of area 1. This area is entitled to one home. A separate PDP shall be submitted for this area if any development is proposed in the future.

Area 2 is a 78.96-acre parcel that will include 119 residential lots and common open spaces.

Legal Description

Description of the Gary W. Taylor, trustee property recorded in Inst. No. 07080671, and the Gary W. Taylor, trustee property recorded in Inst. No. 06205693, and the Gary W. Taylor property recorded in Inst. No. 05068629, and the Gary W. Taylor, trustee property recorded in inst. No. 06205697 (being Cumberland subdivision, P.B. 138, PG. 78, lot 1), and the Gary W. Taylor, trustee property recorded in Inst. No. 06205695 (being Cumberland Subdivision, P.B. 138, PG. 78, lot 2), being located in Lakeland, Shelby county, Tennessee: Beginning at a found 1/2" rebar at the westernmost northwest corner of said property recorded in inst. No. 06205693, said point being the southeast corner of the Scott Woodward Paul and Karen E. Paul property recorded in Inst. No. 13045521 and the northeast corner of The Grove at Lakeland, C.O.S. A, recorded in P.B. 235, pg. 40; thence north 68 degrees 45 minutes 03 seconds east along a northwest line of said property recorded in inst. No. 06205693 and with the David W. Carter and wife, Hattie M. Carter property recorded in inst. No. 02109777 and with the Dinh Le and Phuong H. To property recorded in inst. No. 20139657, passing a found 1/2" rebar at 221.39 feet and continuing on for a total distance of 369.00 feet to a set 1/2" rebar with plastic cap (#1677); thence north 68 degrees 53 minutes 18 seconds east continuing along a northwest line of said property recorded in inst. No. 06205693 and with said property recorded in Inst. No. 20139657 and with the Richard Claude Hogan, Jr. Property recorded in Inst. No. 21084971, 293.57 feet to a found 1/2" rebar with plastic cap (#1701), said point being the southeast corner of said property recorded in Inst. No. 21084971 and the southwest corner of the Swazoo Clayborn, Jr. And wife Lavonne P. Claybon property recorded in Inst. No. 02135448; thence south 88 degrees 26 minutes 14 seconds east along a north line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 02135448, 201.07 feet to a found 1/2" rebar with plastic cap (#1701), said point being the southeast corner of said property recorded in Inst. No. 02135448 and the southwest corner of the Gary W. Taylor, trustee property recorded in Inst. No. 06205695; thence north 01 degrees 54 minutes 12 seconds east along the west line of said property recorded in Inst. No. 06205695 and with said property recorded in Inst. No. 02135448, 891.49 feet to a found 1/2" rebar at the northwest corner of said property recorded in Inst. No. 06205695, said point being in the south line of Memphis-Arlington Road (R.O.W. varies - public); thence north 83 degrees 24 minutes 23 seconds east along the south line of said Memphis-Arlington Road and along the north line of said property recorded in Inst. No. 06205695 and along the north line of said property recorded in Inst. No. 06205697, 205.70 feet to a found 1/2" rebar at the northeast corner of said property and in an east line of said property recorded in Inst. No. 06205693; thence north 02 degrees 01 minutes 20 seconds east along an east line of said property recorded in Inst. No. 06205693, 30.34 feet to a point in the centerline of existing pavement of said Memphis-Arlington Road, said point being a northwest corner of said property recorded in Inst. No. 06205693; thence along the centerline of existing pavement of said Memphis-Arlington Road and along the north line of said property recorded in Inst. No. 06205693 and along the north line of said property recorded in Inst. No. 05068629 the following calls: north 83 degrees 25 minutes 47 seconds east, 216.76 feet to a point; along a tangent curve to the right with a radius of 600.00 feet, an arc length of 66.25 feet, a chord bearing of north 86 degrees 35 minutes 33 seconds east, and a chord distance of 66.21 feet to a found cotton picker spindle, said point being the northeast corner of said property recorded in Inst. No. 05068629 and the northwest

corner of the David E. Gaines and Marily H. Gaines, trustees property recorded in Inst. No. 14087906; thence south 03 degrees 54 minutes 18 seconds west along the east line of said property recorded in Inst. No. 05068629 and with said property recorded in Inst. no. 14087906, 770.10 feet to a found 1 ½" iron pipe at the southeast corner of said property recorded in Inst. No. 05068629, said point being a northeast corner of said property recorded in Inst. No. 06205693; thence south 03 degrees 53 minutes 30 seconds west along an east line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 14087906, passing a found axle at 919.99 feet and continuing on for a total distance of 973.14 feet to a set 1/2" rebar with plastic cap (OLLAR), said point being an internal corner of said property recorded in Inst. No. 06205693 and the southwest corner of said property recorded in Inst. No. 14087906; thence south 86 degrees 37 minutes 59 seconds east along a north line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 14087906, passing a found 2" iron pipe at 100.73 feet, and continuing on for a total distance of 567.92 feet to a found 1" pinch pipe, said point being a northeast corner of said property recorded in Inst. No. 06205693 and the northwest corner of Oakwood Grove Subdivision, Phase 1, Lot 16 recorded in P.B. 273, pg. 20; thence along the east line of said property recorded in Inst. No. 06205693 and along the west line of said Oakwood Grove Subdivision, Phase 1, the following calls: south 03 degrees 39 minutes 21 seconds west, passing a found 1/2" rebar at 430.56 feet, passing another found 1/2" rebar at 812.25 feet, and continuing on for a total distance of 848.90 feet to a found 1/2" rebar; south 00 degrees 08 minutes 36 seconds east, 300.42 feet to a found chisel mark in a north line of maple walk drive (31' R.O.W.); thence in a southwestwardly direction with said maple walk drive the following calls: south 89 degrees 46 minutes 37 seconds west, 80.88 feet to a point; along a tangent curve to the left with a radius of 965.50 feet, an arc length of 775.02 feet, a chord bearing of south 66 degrees 46 minutes 51 seconds west, and a chord distance of 754.38 feet to a found chisel mark, said point being the southwest corner of said property recorded in Inst. No. 07080671 and the southeast corner of said The Grove at Lakeland, lot 113; thence north 46 degrees 11 minutes 36 seconds west along the west line of said property recorded in Inst. No. 07080671 and with said The Grove at Lakeland, Lot 113, 151.58 feet to a found 1/2" rebar with plastic cap (#2135), said point being the northwest corner of said property recorded in Inst. No. 07080671, the northeast corner of said The Grove at Lakeland, C.O.S. G, and in a south line of said property recorded in Inst. No. 06205693; thence north 88 degrees 12 minutes 02 seconds west along a south line of said property recorded in Inst. No. 06205693, with said the grove at Lakeland, C.O.S. G, and with the north line of said The Grove at Lakeland, lot 98, 998.88 feet to a found 2-1/2" iron pipe, said point being the northernmost southwest corner of said property recorded in Inst. No. 06205693 and in an east line of said The Grove at Lakeland; thence north 04 degrees 37 minutes 37 seconds east along the west line of said property recorded in Inst. No. 06205693 and with said east line of said The Grove at Lakeland, 1880.04 feet to THE POINT OF BEGINNING and containing 86.36 acres of land.

Relationship to the Comprehensive Plan

Equestria is in conformance with the Lakeland Comprehensive Land Use Plan approved in March of 2006. Approximately 4.19 acres (Lots 1 and 2 of Cumberland Subdivision) are currently designated as Ex-Urban Neighborhood, which supports Ex-Urban Neighborhood designation but with Conservation Overlay, dictating large areas of open space for passive recreation and preservation of natural resources. The remaining land falls within the Suburban Neighborhood locality with a Conservation Overlay. Suburban Neighborhood has maximum allowable density of 2.5 units per acre. While the maximum number of lots allowed under these designations is 195 residential lots, the Equestria Planned Development proposes only 119 lots within 86.36 acres, a density of 1.38 units per acre.

Relationship to the Parks Master Plan and Greenways Plan

In the current Parks Master Plan, there are no parks proposed in this area. There is a Conservation easement with a trail connection shown along Memphis Arlington Road but there is no physical land needed near this site, therefore payment in lieu of dedication is proposed.

Parkland Dedication Calculation: $D = L \times A \times P \times M$

D = Required Parkland Dedication in acres

L = Number of lots for development

A = Average Family Size for the City Based on U.S. Census 2020 (2.83)

P = Parkland ratio of 0.010

M = Density Multiplier (86.36 acres/119 lots = 0.70 or Multiplier of 1.12)

Required - 3.77 Acres = $119 \text{ lots} \times 2.83 \times 0.01 \times 1.12$

Provided – Payment in-lieu of dedication

Quantitative Data

A. Number of Lots: 119 Single Family Detached Residential Lots

B. Overall Density: 1.38 DU/ Acre

C. Total Site Area: 86.36 Acres

D. Residential Lot Area: 33.72 Acres - 39.05%

E. Road Dedication:

Memphis-Arlington Road 0.19 Acres - 0.22%

Interior Roads 11.35 Acres - 13.14%

Total Road Dedication 11.54 Acres - 13.36%

F. Common Open Space:

Conservation Easements 15.27 Acres - 17.68%

Detention Basins 3.42 Acres - 3.96%

Recreational Open Space 22.41 Acres - 29.95%

Total Common Open Space 41.10 Acres - 47.59%

G. Total Number of Lots directly abutting or facing Green Space: 76 (63.9% of all lots)

I. LAND USES PERMITTED

Uses permitted in accordance with r-2 medium density residential (suburban manor) in the city of Lakeland zoning ordinance:

1. Single family detached residential
2. Accessory buildings, as permitted by the city of Lakeland zoning ordinance
3. Home occupations
4. Parks/recreation
5. Private neighborhood clubhouse and/or pavilions
6. Private neighborhood clubhouse and/or pavilions

II. BULK REGULATIONS AND SIMILAR REQUIREMENTS

A. The following bulk regulations of the residential (r-2) suburban manor shall apply with the following exceptions:

1. Single family residential area "2-A" - 80' x 115.50' lot

Lots 67 -94, 98- 119

Building setbacks:

Front setback: 15 feet

Front setback for lots 93 & 98:20 feet along Ramblewood drive

Front porch encroachment: 4 feet

Side yard setback: 5 feet (sum of 10 feet)

Rear yard setback: 20 feet

Minimum lot width: 80 feet

Minimum lot area: 9080 sf

2. Single family residential area "2-B" - 90' x 137.50 lot

Lots 1-6, 16-17, 26-29, 32-40, 41, 46-66

*driveways for lots 6, 16-17, 26, 29, 32, 41, 46, & 52-53

Shall not connect to Lakeland Trace.

Building setbacks:

Front setback: 25 feet

Front porch encroachment: 4 feet

Side yard setback: 5 feet (sum of 10 feet)

Rear yard setback: 20 feet

Minimum lot width: 80 feet

Minimum lot area: 12,000 sf

3. Single family residential area "2-C" - 80' x 118.5' lot

Lots 7-15, 18-25, 30-31, & 42-45

Building setbacks:

Front setback: 15 feet

Front porch encroachment: 4 feet

Side yard setback: 10 feet (sum of 20 feet)

Rear yard setback: 20 feet

Minimum lot width: 80 feet

Minimum lot area: 9,480 sf

4. Single family residential area "2-D" - 80' x 123.5' lot

Lots 94-97

Building setbacks:

Front setback: 20 feet

Front porch encroachment: 4 feet

Side yard setback: 5 feet (sum of 20 feet)

Rear yard setback: 20 feet

Minimum lot width: 80 feet

Minimum lot area: 9,880 sf

III. DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES

1. A homeowner's association architectural control committee (acc) shall be established. This committee, or their designated architect will review all proposed structures, site plans, building elevations, landscaping, and construction materials. The acc shall adhere to these design guidelines and the overall provisions of the PDP and subsequent development plans, which shall also be utilized by the City of Lakeland in the permit issuance process.

2. Setbacks are indicated in this outline plan. The acc or their designated architect reserves the right to absolute control of the precise site and location of any structure upon all parcels in accordance with The City of Lakeland design guidelines.

3. Home styles for this development shall stay consistent with French and European architecture. Details vary but French and European inspired homes are distinguished by their distinctive hipped roofs and flared eaves. Some of the features in these homes include, but are not limited to, brick and stone facades, hipped and arched-top dormers, multipaned windows using either square grids or diamond patterns, wood shutters, Iron balconies or terraces, decorative half-timbering, round towers, arched doorways, and decorative copper accented elements such as flashing, roof top finials and cupolas. Architecturally consistent porches are encouraged on front facades.

4. Homes built in Equestria planned residential development shall be in general compliance as to form, style, and architecture, but may deviate as to size, footprint, or decorative detailing, so long as otherwise compliant with the design guidelines herein.

5. Garages shall be reviewed based on the location, design, and orientation to the home. Although rear-load and side-load garages are preferred, front-load garages may be permissible if screened by an architectural Porte-cochere with review and approval.

6. Windows and doors shall be true divided-light windows or simulated divided-light windows, and they shall be required on all front elevations. All doors visible from the street shall be stain-grade wood or approved equal.

7. Roofing materials shall be at least 25-year architectural shingles in an approved color. Colors may vary but must be reviewed and approved.

8. Shutters, when used, shall be sized to cover the respective opening. Shutters shall be wood or synthetic to simulate wood and be painted or stained.

9. HVAC units, utility meters, pool equipment, connection boxes, etc. Shall be placed in rear or side yards out of the view for a public way, street, or front of the home. HVAC units shall be screened from the public view, where necessary, with landscaping or approved fencing/wall.

10. Pool houses, gazebos, cabanas, detached garages, and any and all outbuildings and detached structures shall be permitted only with full review and approval. All outbuildings must be constructed of the same building materials and detailing as the primary residence. All plans must be reviewed and approved by the acc and necessary governing bodies as required for construction permitting. Temporary, prefabricated, or Modular outbuildings shall not be permitted. Pool houses, garages, and other accessory structures shall utilize a design that is subordinate to, complementary to, and integral with the house design.

11. Accessory structures are permitted in accordance with the City of Lakeland Zoning regulations.

12. Landscape plans must be reviewed and approved by the acc or their designated architect. All landscaping must be completed within two (2) weeks of the completion of the house.

13. Trees - as a conservation overlay subdivision, trees are the development's most important attribute, and much attention has been given to this important natural resource during the design of the development. The protection and long-term maintenance of these trees is imperative to the successful future and natural beauty of this community. care and serious consideration must be given before the removal of any Trees in this development. After the initial construction of each house, any tree removal by the lot owner must receive prior approval in writing by the acc. The acc shall consult with a certified arborist when rendering decisions regarding tree removal requests. In addition, any tree removal or maintenance must conform to the City of Lakeland's Tree Management Ordinance.

14. Fencing for this development is unique to its architecture and the location of specific lots in their proximity to common areas. No fence shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line. All fences shall be constructed of cedar wood, masonry brick, a combination thereof, or ornamental iron. The fence on any lot facing a street must be either a 6-foot cedar capped wood fence or ornamental iron. Lots with rear yards adjacent to common areas must use ornamental iron fencing.

15. In-ground swimming pools are permissible with review and approval by the acc. Construction of the pool must not disturb neighbors' yards or property owned and/or maintained by the HOA. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent. The use of property owned and/or maintained by the HOA for construction access is not permitted, unless the Applicant requests a review and is granted written permission. If approved, the applicant must sign a waiver of damage and post a construction deposit for repairs of damage to property owned and/or maintained by the HOA.

16. Duplicate elevations within direct sight-line view of any similar elevations shall not be allowed in the Equestria PD.

B. LANDSCAPING AND SCREENING

1. Subdivision landscaping shall comply with the Lakeland design guidelines for landscaping and other applicable city regulations and shall be presented for Lakeland DRC final approval. Landscaping requirements may be further refined with the FDP. New waiver requests shall not be introduced with a FDP, but shall require a Preliminary Development Plan (PDP) amendment.

C. STREET TREE STANDARDS

1. Street trees shall be planted on all public streets within the development.
2. Street tree locations and species selection shall be in conformance with the city of Lakeland landscaping and screening requirements and tree species selection list.
3. Street trees located within cos shall be installed by the developer.
4. The HOA shall maintain all street trees within cos.
5. Street trees located on residential lots shall be installed by the builder as indicated on the detailed street tree plan in the PDP set. Maintenance, removal, and replacement of said street trees shall be the Responsibility of the lot owner.
6. The HOA will monitor and enforce maintenance and replacement of street trees.
7. The following standards apply to street tree plantings.
 - A. Minimum distance on center 15 feet
 - B. Typical distance on center 35 feet
 - C. Maximum distance on center 40 feet
 - D. Maximum distance from back of curb 14 feet
 - E. Minimum distance from sidewalk 5 feet
 - F. Minimum distance from driveways 5 feet
 - G. Minimum street tree easement 9 feet

D. SITE LIGHTING

No public or private street lighting is proposed within the Equestria Planned Residential Development.

E. SIGNS

Subdivision entry signs may be located at the intersection of Lakeland Trace and Memphis Arlington Road. Subdivision identification signs shall be permitted at the intersections of Lakeland Trace and Sholeh Lane,

Sholeah Lane and Ramblewood Drive, as well as Lakeland Trace and Ramblewood Drive. Subdivision entry signs shall have a minimum 10-foot setback, shall comply with the Lakeland sign regulations, and shall be presented for Lakeland DRC final approval. Masonry walls associated with entry features shall not exceed six (6) feet in height. Architectural/decorative elements associated with the entry feature shall not exceed eight (8) feet. The materials for the sign, base, wall, or other elements shall be constructed of any of the following elements: natural stone, stone veneer, brick masonry, and wood. A generalized location sketch for each sign is provided in the PDP set. A conceptual elevation is provided herein. Sign locations and designs may be further refined with the FDP. New waiver requests shall not be introduced with an FDP but shall require a PDP amendment.

F. FENCES AND WALLS

Subdivision fences and walls may be located throughout the Equestria Planned Residential Development. These fences and walls shall comply with the Lakeland design guidelines for fences and walls (title 14, chapter 7, fences and walls), and shall be presented for Lakeland DRC final approval. Masonry walls shall not at any point exceed six (6) feet in height. Privacy fences shall not at any point exceed six (6) feet in height. Masonry walls shall be constructed of any of the following elements: natural stone, stone veneer, and brick masonry with wood architectural elements. Privacy fences shall be constructed of cedar wood, masonry brick, a combination thereof, or ornamental iron. The fence on any lot facing a street must be either a 6-foot cedar capped wood or ornamental iron. A generalized location sketch and generalized rendering of each type of fence will be provided with the FDP. Fence and wall locations and designs may be further refined with the FDP. New waiver requests shall not be introduced with an FDP but shall require a PDP amendment.

G. IRRIGATION

A fully automated irrigation system shall be installed for all landscaped areas. This irrigation system shall comply with the Lakeland design guidelines for irrigation plans (title 14, chapter 9, Landscaping and Screening) and shall be presented for Lakeland DRC final approval.

IV. Roads, Access, Circulation and Design

A. Relationship to Major Road Plan

1. Equestria Planned Residential Development provides connectivity as proposed with the Major Roads Plan by extending Lakeland Trace from Maplewalk Drive to Memphis-Arlington Road. East-west connectivity is proposed with the continuation of Ramblewood Drive, from The Grove at Lakeland to the east property line of Equestria.
2. Memphis-Arlington Road shall be dedicated 34 feet from centerline to provide for one half of a 68-foot public Right-Of-Way (ROW) directly adjacent to development frontage with payment in lieu of improvements.

B. Access and Signalization

1. Major access will be provided via Lakeland Trace from Memphis Arlington Road and Maple Walk Drive. No signals will be necessary with the development of this subdivision.
2. Minor or local access will be provided via a Ramblewood Drive extension from the Grove at Lakeland P.D. and Bridle Grove.
3. Design of access points will be in accordance with the City of Lakeland Design Standards and approval of the City Engineer.

C. Public Road Standards

1. All internal streets shall be public and designated in accordance with the City of Lakeland Design Standards and subject to approval by the Lakeland City Engineer. See typical section for each R.O.W. type (note: utility easement is outside of right-of-way)

D. Connectivity

1. Lakeland Trace shall be extended from The Grove at Lakeland. P.D. north to Memphis-Arlington. Lakeland Trace shall be constructed from Memphis-Arlington to Ramblewood Drive during the initial phase of development.
2. Ramblewood Drive shall be extended east from The Grove at Lakeland and the adjacent Gaines Property. Bridle Grove shall provide a stub east to the adjacent Levitt and Sons property.
3. Internal circulation shall be provided between phases, sections, and/or lots depending upon the required vehicle pattern.

E. ROW and Vehicular Lane Widths

- a. **54' ROW** - Garnizon Cove, Garnizon Drive, Pommel Cove, Zeeba Drive,
- b. Bridle Grove, Ramblewood Drive, Sholeah Lane, and Nefison Drive
- c. **66' ROW** - Lakeland Trace

F. Pedestrian Access

1. Sidewalks are required in accordance with the City of Lakeland Subdivision Regulations.

2. A 10-foot wide asphalt public trail shall be constructed within the Conservation Easement located within the Memphis-Arlington Scenic Corridor. The design, construction, and maintenance shall be the responsibility of the developer and HOA.
3. A trail system shall be provided connecting to trails in adjacent neighborhoods and common open space in accordance with the Land Development Regulations.

V. Water, Sewer, and Drainage

- a. The proposed method of sewage disposal for this development will connect to an existing 10" sanitary sewer line beneath Maple Walk Drive.
- b. All sewers within the Equestria Planned Development shall be tied to the proposed public sewer. Existing private septic sewer systems and associated leach fields shall be demolished in accordance with the Health Department requirements.
- c. The proposed water line within the development will be connected to an existing water line in Memphis-Arlington Road, an existing water line beneath
 - a. Ramblewood Drive, an existing water line beneath Memphis-Arlington Road, and
 - b. an existing water line beneath Maple Walk Drive.
- d. The existing private water supply well, located within the Equestria Planned
 - a. Development, shall remain in place for possible use as the water source for
 - b. required irrigation.
- e. Drainage improvements, including on-site detention, shall be provided in
 - a. accordance with the City of Lakeland Stormwater Management Handbook and
 - b. subject to the review and approval of the City Engineer.
- f. Stormwater run-off shall utilize, to the extent possible, the natural drainage
 - a. patterns of the site. Where stormwater is directed into areas of COS and/or steps shall be taken to decrease velocities and detrimental effects to the natural
 - b. features. Methods shall be provided with the SDDP subject to the review and
 - c. approval of the City Engineer.
- g. See the Grading and Drainage Plan in the SDDP plan set for general location drainage structures. Detention calculations are provided in the SDDP documents
 - a. book.
- h. See Utilities Plan in the SDDP plan set for general location of sewer lines and
 - a. manholes.
- i. All electric shall be underground.
- j. All Grading, Drainage, and Sewer plans to be submitted and approved by the Engineer.
- k. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or without first obtaining written permission from the City Engineer. The storm water detention systems located in these areas, except for those parts located in the public drainage easement, shall be owned and maintained by the Homeowners Association. such maintenance shall be performed so as to ensure that they operate in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removing sedimentation, fallen objects, debris, and trash; mowing; outlet cleaning; and repairing drainage structures.

VI. Protection of Natural Features

A. The existing natural resources on site include large areas of young, intermediate, and mature hardwood trees along with open fields. An existing pond will be preserved as a natural feature included in COS B. Tree protection fencing shall be installed prior to the commencement of construction activities. The natural features of the property have been incorporated into the design of the project with the use of conservation easements, common open spaces, and limited grading on lots. High value hardwood stands, and steep slopes are protected and remain intact in several locations by minimizing disturbance and incorporating them into open space areas. The result will be retention of habitat corridors, vegetative filters, retention of large woodland tracts, increased recreational opportunities, and a significant contribution to the green infrastructure for the City of Lakeland.

B. Stream Drainage Basin Calculations: See Condition IX. B

1. The Drainage Basin area leaving the site flowing north is less than 32 Ac.

C. Streamside Management Buffers: See Condition IX. B

D. Tree Density Calculations are provided on Sheet 38 in the SDDP Set.

E. Soils and Slope Analysis

The site is located in the Grenada-Memphis-Loring Association, which has gently sloping to strongly sloping, moderately well-drained, and well-drained silty soils on uplands. The site contains the following soil mapping units:

2% Calloway Silt Loam, nearly level to 1% slopes

5% Falaya Silt loam, nearly level to 2% slopes

40% Grenada silt loam, varies from 2-12% slopes

4% Grenada complex, varies from 5-12% slopes

4% Loring silt loam, varies from 5-12% slopes

45% Memphis silt loam, varies from 2-30

Existing Slope Ranges Percentage of Site

0% - 4.99% 25.4%

5% - 9.99% 33.4%

10% - 14.99% 24.9%

15% - 19.99% 10.7%

20% - 24.99% 3.5%

25% + 2.0%

F. Any specimen trees, wherein construction impact encroaches on more than 25% Critical Root Zone, shall be treated, with final approval by the Natural Resources by one of the following methods:

1. Removal and replacement according to the density tables in the Lakeland Management Ordinance.

2. Treatment by a Certified Arborist for construction impact mitigation with techniques such as root stimulator, growth regulator, root pruning, vertical mulching, etc.

3. Adjusting the grading plan to remove the construction impact from the Root Zone.

G. No development activities will be allowed between the "Limits of Grading" and side lot lines as designated on the Grading and Drainage Plan without permission

from the City of Lakeland. Development activities include grading, infrastructure, accessory buildings, and fencing.

H. Each builder must generate and provide a disturbance plan to be approved by the City of Lakeland before construction. Said lot disturbance plan shall include, at a minimum: lines and dimensions, building layout, driveway layout, limits of grading, tree protection practices, and existing trees to be removed and saved. Each building permit application shall be in accordance with the City of Lakeland Tree Management Ordinance.

I. Tree Protection

1. Tree removal during initial infrastructure improvements - tree protection measures will be in place in accordance with the approved tree management plan before any clearing, land disturbance, or construction activity begins will remain in place until all improvements are complete.
2. Tree removal during home construction - Each builder shall submit a lot disturbance plan to be approved by the City of Lakeland before house construction and conform to the requirements of the City of Lakeland Tree Management Ordinance.
3. Tree Removal on Owner-Occupied Lots -After initial construction of each house, any tree removal by the Lot owner must receive prior approval in writing by the Architectural Control Committee. The ACC shall consult with an International Society of Arboriculture (ISA) Certified Arborist when rendering decisions regarding tree removal requests. In addition, any tree removal or maintenance must conform to the City of Lakeland's Tree Management Ordinance.

VII. Expiration/Termination of the Outline Plan

A. In the event that approval of the first Final Development Plan (FDP) is not obtained for planned development within three (3) years of the approval of the Outline Plan by the Lakeland Board of Commissioners, the Outline Plan shall be deemed to have expired.

B. In the event that any portions of the Planned Development (PD) have not obtained FDP Approval after six (6) years from the date of the Board of Commissioners approval of the Outline Plan, the Outline Plan shall be deemed to have expired for those remaining portions of the PD.

C. Extension of completion period - Upon the request of the applicant and review recommendation of the Planning Commission, the Board of Commissioners may for a reasonable time, not to exceed one (1) year, the expiration date of the PD.

D. Notice of revocation - If an Outline Plan expires under the provisions of this Article, and the PD terminated, such designation shall be removed from the Official Zoning Map. The zoning regulations applicable before the development was approved shall then be in effect.

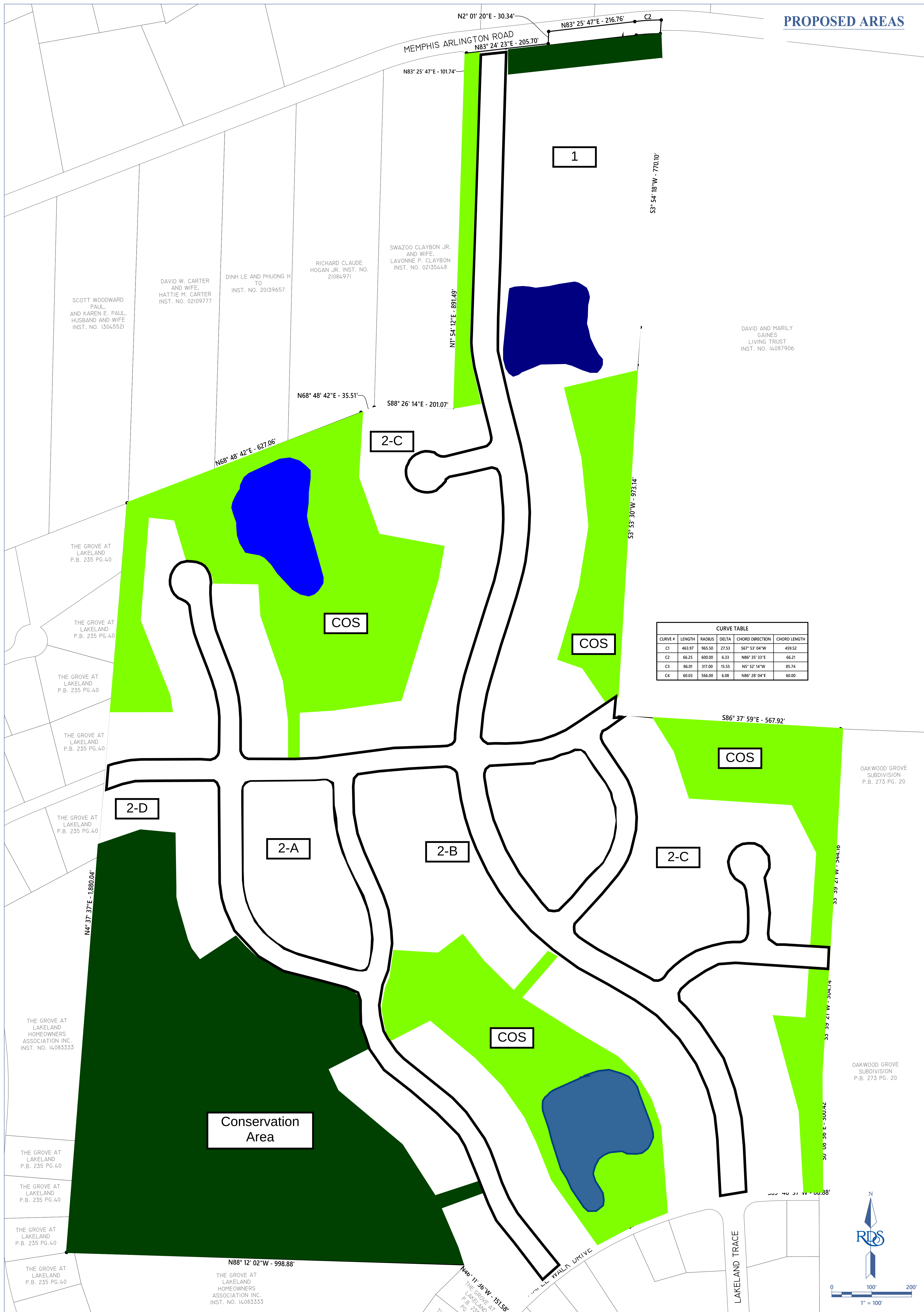
E. Amendments - Administrative minor revisions to plat documents are permitted in accordance with the subdivision regulations. Any other types of amendment to the Outline Plan or PDP/FDP shall approved by the Municipal Planning Commission (MPC) and Board of Commissioners through public meetings, with such meetings to require publication and mailing notice at least fifteen (15) days before the meeting(s).

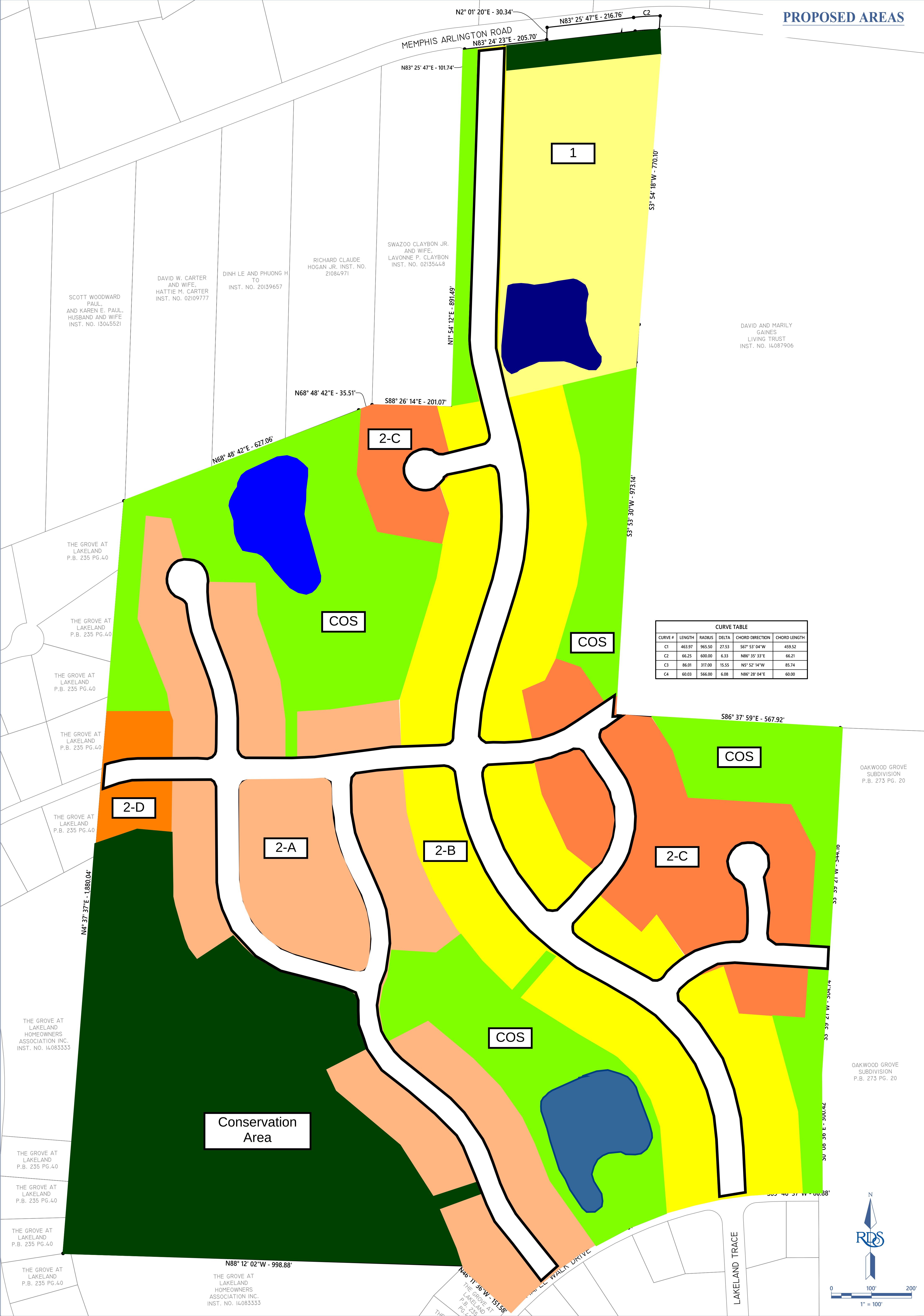
VIII. Preliminary/Final Development Plan Deliverable Items

A Preliminary Development Plan (PDP) or Final Development Plan (FDP) shall be submitted to provide certain detailed documents not provided with the Outline Plan including:

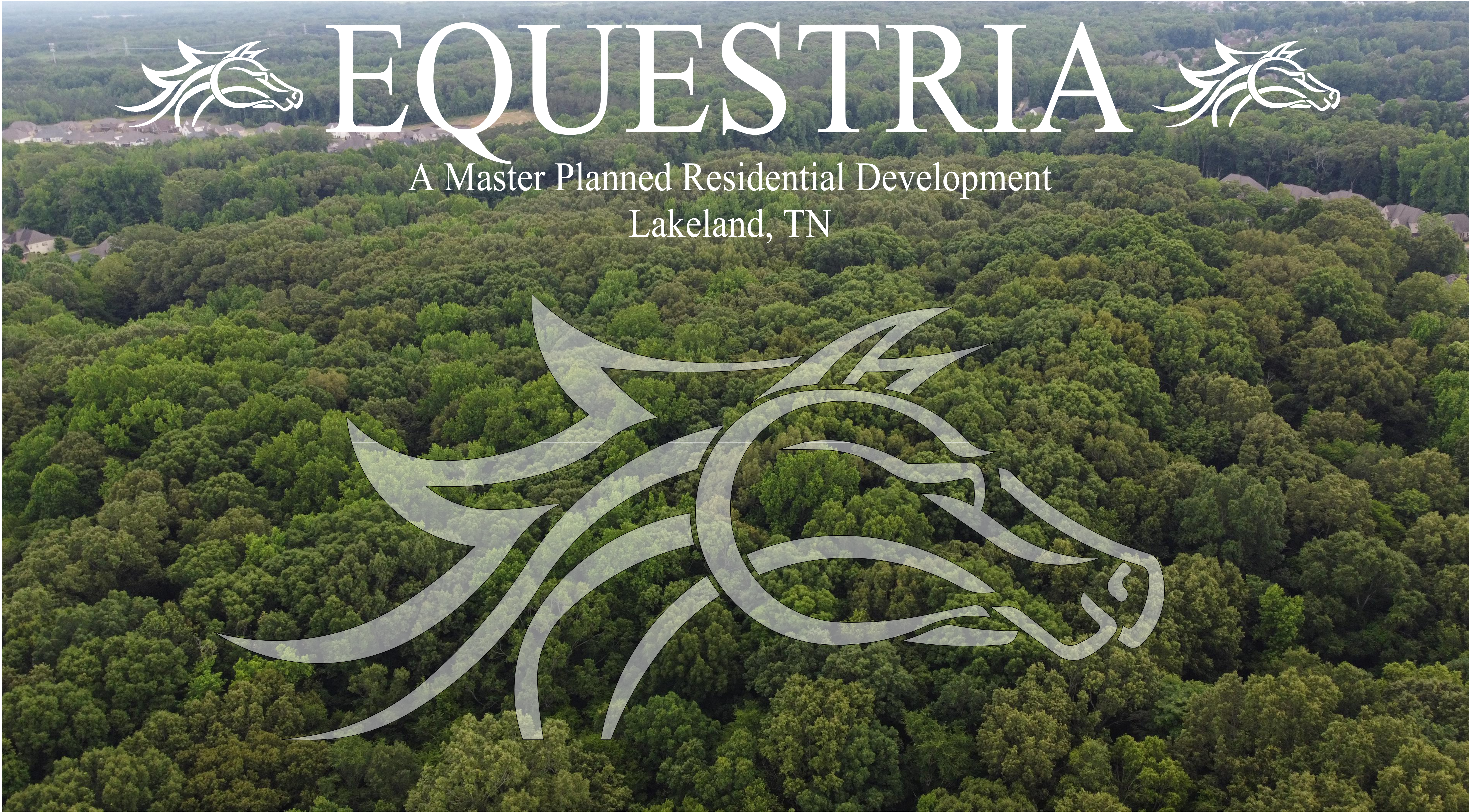
1. Preliminary plat document for entire subdivision with first phase PDP or FDP
2. Tree Survey as required, including tree density calculations
3. Detailed street tree plan, including irrigation schematic
4. Covenants and Restrictions
5. With the first PDP, detailed grading plan that demonstrates why this level of grading is required to develop the site and shall minimize grading where possible throughout the site. Including but not limited to, considering preparing lots for non-slab-on-grade construction and incorporating other methods as needed.
6. Detailed drainage plan
7. Detailed design for sewer improvements
8. Materials lists for all building types
9. Design standards for residential structures
10. Maintenance, Management, and Funding Plan for all common elements
11. Streamside Management Buffer Plan
12. Detailed information on existing and proposed utilities, including the proposed upgrade to the existing overhead electric lines that run along Memphis-Arlington Road, and how this upgrade will minimize impact to the scenic corridor. Electric lines shall be buried if MLGW agreement is obtainable.

PROPOSED AREAS





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	463.97	965.50	27.53	S67° 53' 04"W	459.52
C2	66.25	600.00	6.33	N86° 35' 33"E	66.21
C3	86.01	317.00	15.55	N5° 52' 14"W	85.74
C4	60.03	566.00	6.08	N86° 28' 04"E	60.00



EQUESTRIA

A Master Planned Residential Development
Lakeland, TN



EQUESTRIA

A Master Planned Residential Development
Lakeland, TN

OWNER

GARY TAYLOR
10355 MEMPHIS-ARLINGTON ROAD

PLANNER/ENGINEER

RDS
Engineering | Planning | Surveying

DEVELOPER



LANDSCAPE ARCHITECT

A
FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
9180 Crestwyn Hills Drive | Memphis, TN 38125
888.583.9724 | www.fisherarnold.com



Engineering | Planning | Surveying

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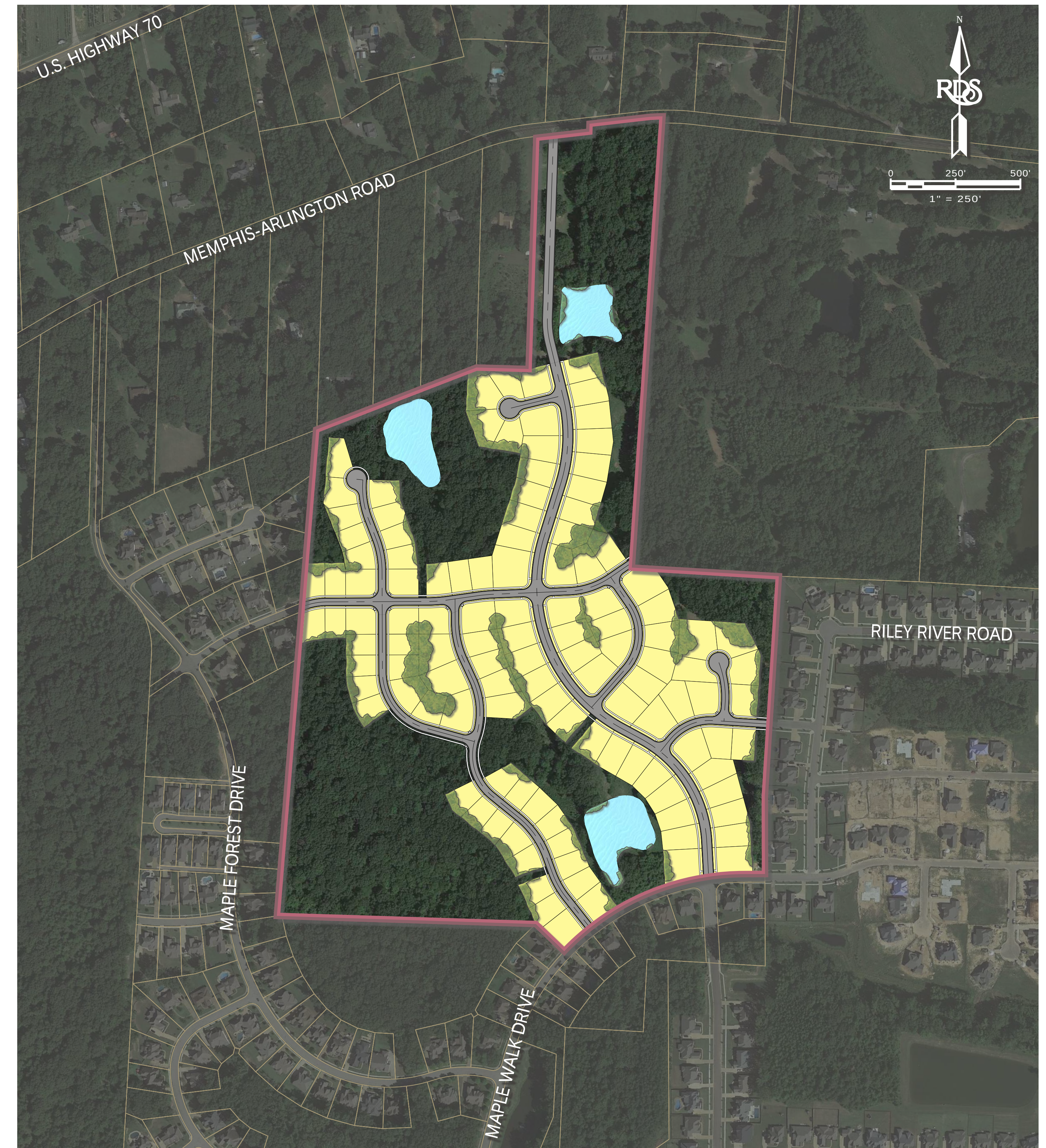
EQUESTRIA

A Master Planned Residential Development
Lakeland, TN

Site Data:

Total Site Acreage: 86.36 Acres
Total Green Space: 41.10 Acres
Total Number of Lots: 119 Lots
Green Space Percentage: 47.60%

Equestria is an 86.36 acre residential planned development located south of Memphis-Arlington Road and north of Maple Walk Drive immediately adjacent to The Grove at Lakeland. In keeping with the original conservation design, this development entails vast, connected open spaces that preserve the natural features and character of the property. 119 single family residential lots front meandering roads that follow the rolling topography. Many of the homes and roads will be enveloped by large wooded areas and perimeter tree lines. Nearly 75% of the 119 homes abut or are adjacent to these common open spaces to incorporate elements of the property's previous use as a horse farm and conservation area.



EQUESTRIA

LAKELAND, TN

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INDEX FOR CONDITIONS OF APPROVAL ARTICLES:

- I. General Statement
- II. Land Uses Permitted
- III. Legal Description
- IV. Relationship to the Comprehensive Plan
- V. Relationship to the Parks Master Plan & Greenways Plan
- VI. Public Facilities
- VII. Conveyance (Rights-Of-Way, Common Open Spaces, and Other Facilities)
- VIII. Private Recreational Facilities
- IX. Common Open Space, Conservation Easements, Other Public Easements, or Non-Build Easements
- X. Design Guidelines
- XI. Quantitative Data
- XII. Roads, Access, Circulation, and Design
- XIII. Protection of Natural Features
- XIV. Water, Sewer, and Drainage
- XV. Bulk Regulations & Similar Requirements
- XVI. Phasing of Development
- XVII. Expiration/Termination of PDP
- XVIII. SDDP Deliverable Items

INDEX FOR EXHIBITS:

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



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CONDITIONS OF APPROVAL:

I. General Statement

The Equestria Planned Residential Development Preliminary Development Plan was approved by the City of Lakeland Board of Commissioners on October 4, 2007. Please refer to Resolution 2007/10-68.

Equestria is an 86.36-acre planned residential development located in Lakeland, Tennessee on the south side of Memphis-Arlington Road and west of Chambers Chapel Road. The 119-lot residential development is immediately adjacent to The Grove at Lakeland P.D. to the west and the Levitt and Sons property on the east. The Lakeland Comprehensive Land Use Plan, approved in March of 2006, identifies 76.324 acres of the subject property as Suburban Neighborhood with a Conservation Overlay. Approximately 4.19 acres are identified as Ex-Urban Neighborhood, and an additional 5.82 acres are identified as Ex-Urban Neighborhood with a Conservation Overlay. In keeping with the intent of conservation design, attention and sensitivity have been given to natural features such as vegetation, water bodies, and topography. These features are major elements of the neighborhood and have been maintained where feasible. The design of the development has taken into account the connectivity of roadways and open space with the adjacent approved development, The Grove at Lakeland P.D., and future adjacent developments. 14.79 acres of the total site will be placed in conservation easements where no future development can occur, therefore preserving the natural resources of the land. The Equestria Planned Development (PD) is a suburban neighborhood that incorporates elements of its previous use as a horse farm into the common open space and conservation areas. Continuous green space connects the development throughout its boundary and ties to adjacent open spaces and future developments.

II. Land Uses Permitted

- A. Uses permitted in accordance with R-2 Medium Density Residential in the City of Lakeland Zoning Ordinance:
1. Single Family Detached Residential
 2. Accessory Buildings, as permitted by the City of Lakeland Zoning Ordinance
 3. Home Occupations
 4. Parks/Recreation
 5. Private Neighborhood Clubhouse and/or Pavilions
 6. Private Neighborhood Pool

III. Legal Description

Existing Zoning: AG - Agriculture
Proposed Zoning: Planned Residential Development

Description of the Gary W. Taylor, Trustee property recorded in Inst. No. 07080671, and the Gary W. Taylor, Trustee property recorded in Inst. No. 06205693, and the Gary W. Taylor property recorded in Inst. No. 05068629, and the Gary W. Taylor, Trustee property recorded in Inst. No. 06205697 (being Cumberland Subdivision, P.B. 138, Pg. 78, Lot 1), and the Gary W. Taylor, Trustee property recorded in Inst. No. 06205695 (being Cumberland Subdivision, P.B. 138, Pg. 78, Lot 2), being located in Lakeland, Shelby County, Tennessee:

Beginning at a found 1/2" rebar at the westernmost northwest corner of said property recorded in Inst. No. 06205693, said point being the southeast corner of the Scott Woodward Paul and Karen E. Paul property recorded in Inst. No. 13045521 and the northeast corner of The Grove at Lakeland, C.O.S. A, recorded in P.B. 235, Pg. 40; thence North 68 degrees 45 minutes 03 seconds East along a northwest line of said property recorded in Inst. No. 06205693 and with the David W. Carter and wife, Hattie M. Carter property recorded in Inst. No. 02109777 and with the Dinh Le and Phuong H. To property recorded in Inst. No. 20139657, passing a found 1/2" rebar at 221.39 feet and continuing on for a total distance of 369.00 feet to a set 1/2" rebar with plastic cap (#1677); thence North 68 degrees 53 minutes 18 seconds East continuing along a northwest line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 20139657 and with the Richard Claude Hogan, Jr. property recorded in Inst. No. 21084971, 293.57 feet to a found 1/2" rebar with plastic cap (#1701), said point being the southeast corner of said property recorded in Inst. No. 21084971 and the southwest corner of the Swazoo Claybon, Jr. and wife Lavonne P. Claybon property recorded in Inst. No. 02135448; thence South 88 degrees 26 minutes 14 seconds East along a north line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 02135448, 201.07 feet to a found 1/2" rebar with plastic cap (#1701), said point being the southeast corner of said property recorded in Inst. No. 02135448 and the southwest corner of the Gary W. Taylor, Trustee property recorded in Inst. No. 06205695; thence North 01 degrees 54 minutes 12 seconds East along the west line of said property recorded in Inst. No. 06205695 and with said property recorded in Inst. No. 02135448, 891.49 feet to a found 1/2" rebar at the northwest corner of said property recorded in Inst. No. 06205695, said point being in the south line of Memphis-Arlington Road (R.O.W. Varies - Public); thence North 83 degrees 24 minutes 23 seconds East along the south line of said Memphis-Arlington Road and along the north line of said property recorded in Inst. No. 06205695 and along the north line of said property recorded in Inst. No. 06205697, 205.70 feet to a found 1/2" rebar at the northeast corner of said property and in an east line of said property recorded in Inst. No. 06205693; thence North 02 degrees 01 minutes 20 seconds East along an east line of said property recorded in Inst. No. 06205693, 30.34 feet to a point in the centerline of existing pavement of said Memphis-Arlington Road, said point being a northwest corner of said property recorded in Inst. No. 06205693; thence along the centerline of existing pavement of said Memphis-Arlington Road and along the north line of said property recorded in Inst. No. 06205693 and along the north line of said property recorded in Inst. No. 05068629 the following calls: North 83 degrees 25 minutes 47 seconds East, 216.76 feet to a point;



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along a tangent curve to the right with a radius of 600.00 feet, an arc length of 66.25 feet, a chord bearing of North 86 degrees 35 minutes 33 seconds East, and a chord distance of 66.21 feet to a found cotton picker spindle, said point being the northeast corner of said property recorded in Inst. No. 05068629 and the northwest corner of the David E. Gaines and Marily H. Gaines, Trustees property recorded in Inst. No. 14087906; thence South 03 degrees 54 minutes 18 seconds West along the east line of said property recorded in Inst. No. 05068629 and with said property recorded in Inst. No. 14087906, 770.10 feet to a found 1 ½" iron pipe at the southeast corner of said property recorded in Inst. No. 05068629, said point being a northeast corner of said property recorded in Inst. No. 06205693; thence South 03 degrees 53 minutes 30 seconds West along an east line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 14087906, passing a found axle at 919.99 feet and continuing on for a total distance of 973.14 feet to a set 1/2" rebar with plastic cap (OLLAR), said point being an internal corner of said property recorded in Inst. No. 06205693 and the southwest corner of said property recorded in Inst. No. 14087906; thence South 86 degrees 37 minutes 59 seconds East along a north line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 14087906, passing a found 2" iron pipe at 100.73 feet, and continuing on for a total distance of 567.92 feet to a found 1" pinch pipe, said point being a northeast corner of said property recorded in Inst. No. 06205693 and the northwest corner of Oakwood Grove Subdivision, Phase I, Lot 16 recorded in P.B. 273, Pg. 20; thence along the east line of said property recorded in Inst. No. 06205693 and along the west line of said Oakwood Grove Subdivision, Phase I, the following calls: South 03 degrees 39 minutes 21 seconds West, passing a found 1/2" rebar at 430.56 feet, passing another found 1/2" rebar at 812.25 feet, and continuing on for a total distance of 848.90 feet to a found 1/2" rebar; South 00 degrees 08 minutes 36 seconds East, 300.42 feet to a found chisel mark in a north line of Maple Walk Drive (31' R.O.W.); thence in a southwestwardly direction with said Maple Walk Drive the following calls: South 89 degrees 46 minutes 37 seconds West, 80.88 feet to a point; along a tangent curve to the left with a radius of 965.50 feet, an arc length of 775.02 feet, a chord bearing of South 66 degrees 46 minutes 51 seconds West, and a chord distance of 754.38 feet to a found chisel mark, said point being the southwest corner of said property recorded in Inst. No. 07080671 and the southeast corner of said The Grove at Lakeland, Lot 113; thence North 46 degrees 11 minutes 36 seconds West along the west line of said property recorded in Inst. No. 07080671 and with said The Grove at Lakeland, Lot 113, 151.58 feet to a found 1/2" rebar with plastic cap (#2135), said point being the northwest corner of said property recorded in Inst. No. 07080671, the northeast corner of said The Grove at Lakeland, C.O.S. G, and in a south line of said property recorded in Inst. No. 06205693; thence North 88 degrees 12 minutes 02 seconds West along a south line of said property recorded in Inst. No. 06205693, with said The Grove at Lakeland, C.O.S. G, and with the north line of said The Grove at Lakeland, Lot 98, 998.88 feet to a found 2-1/2" iron pipe, said point being the northernmost southwest corner of said property recorded in Inst. No. 06205693 and in an east line of said The Grove at Lakeland; thence North 04 degrees 37 minutes 37 seconds East along the west line of said property recorded in Inst. No. 06205693 and with said east line of said The Grove at Lakeland, 1880.04 feet to the POINT OF BEGINNING and containing 86.36 acres of land.

IV. Relationship to the Comprehensive Plan

Equestria is in conformance with the Lakeland Comprehensive Land Use Plan approved in March of 2006. Approximately 4.19 acres (Lots 1 and 2 of Cumberland Subdivision) are currently designated as Ex-Urban Neighborhood, which supports 2 to 5 acre lots.

An additional 5.82 acres also lie in the Ex-Urban Neighborhood designation but with a Conservation Overlay, dictating large areas of open space for passive recreation and the preservation of natural resources. The remaining land falls within the Suburban Neighborhood locality with a Conservation Overlay. Suburban Neighborhood has a maximum allowable density of 2.5 units per acre. While the maximum number of lots allowed under these designations is 195 residential lots, the Equestria Planned Residential Development proposes only 119 lots within 86.36 acres, a density of 1.38 units per acre.

V. Relationship to the Parks Master Plan and Greenways Plan

According to the Lakeland Comprehensive Land Use Plan, approved March of 2006, the subject property is not planned to support a public greenway, but it is within the planned area for a public neighborhood park. No public greenway is required or proposed on this site. However, a 5-acre site is proposed near Memphis-Arlington Road to be dedicated to the City of Lakeland for the use as a public neighborhood park. In addition, a private pocket park will be provided within the aforementioned centrally-located Common Open Space for use by Equestria residents.

Parkland Dedication Calculation: $D = L \times A \times P \times M$

- D = Required Parkland Dedication in acres
- L = Number of lots for development
- A = Average Family Size for the City Based on U.S. Census 2020 (2.83)
- P = Parkland ratio of 0.010
- M = Density Multiplier (86.36 acres/119 lots = 0.70 or Multiplier of 1.12)

Required - 3.77 Acres = 119 lots x 2.83 x 0.01 x 1.12
Provided - 5.00 Acres

VI. Public Facilities

- A. The area denoted as "Parkland Dedication" shall be dedicated to and maintained by the City of Lakeland.
- B. The area denoted as "Parkland Dedication" shall be dedicated to the City of Lakeland with the approval of the Final Development Plan and recording of the Phase III Final Plat.
- C. As Part of the Conservation Overlay District, certain conservation easements will be dedicated as further discussed in Section IX.



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CONDITIONS OF APPROVAL:

VII. Conveyance (Rights-Of-Way, Common Open Spaces, Other Facilities)

- A. Rights-Of-Way: See Condition XII. Roads Access, Circulation, and Design
- B. COS: See Condition IX. Common Open Space, Conservation Easements

VIII. Private Recreational Facilities

- A. Private neighborhood amenities, including but not limited to, architectural structures, fences, seating benches, and pedestrian paths shall be permitted within all Common Open Space (COS) areas although not required. Private clubhouse, pavilions, and/or a neighborhood pool shall be permitted. The private recreational amenities shall be owned and maintained by a Homeowners Association (HOA). Detailed information regarding proposed private amenities shall be provided with the Secondary Detailed Development Plan (SDDP).
- B. Structures and/or amenities within COS that are allowed but have not been provided or detailed with this SDDP shall require a SDDP Amendment.
- C. Any playground equipment shall conform to the general recommendations of the Consumer Product Safety Commission contained in the "Handbook for Public Playground Safety".

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

- A. All COS and Conservation Easement CE-1 property shall be deeded to the Homeowners Association at the recording of the final plat.
- B. Streamside Management Buffers
 - a. A minimum 100-foot wide Streamside Management Buffer is required in accordance with the Streamside Management Buffer Ordinance at the north boundary in association with the stream that begins at said point and flows north. This portion of the stream receives less than 32 acres of the drainage basin.

Zone 1 - 25 feet from top of bank (each side of stream)
Zone 2 - 25 feet from outer edge of Zone 1 (each side of stream)

- b. No second order streams are present within the development, therefore no stream management dedication is required.

C. Common Open Space Areas

- 1. COS A, B, C, D, E, & G, as defined by the SDDP, shall be owned and maintained by the HOA.
- 2. COS C shall be placed in a conservation dedication easement (CE-1). This COS shall be owned by the HOA and maintained by the City of Lakeland. See Condition IX.E.
- 3. See Condition VIII Private Recreational Facilities for anticipated private amenities.
- 4. See the SDDP Set (Sheets 34 & 35) for designation of said Common Open Space areas.
- 5. Supplemental planting shall be installed immediately following the grading activities within in COS B adjacent to the Gaines property. Planting shall consist of indigenous canopy and under story species subject to the City of Lakeland Design Review Committee, see the SDDP Set (Sheet 40).

E. Conservation Easements

- 1. COS F shall be placed in conservation dedication easement CE-1. The conservation easement require a separate agreement with the City of Lakeland, where the City of Lakeland will take on the maintenance responsibilities of the conservation easements unless the City of Lakeland transfers those responsibilities to a third-party in the future, such as a land trust.

CONDITIONS OF APPROVAL:

2. A 50-foot wide conservation easement, CE-2, shall be provided along Memphis-Arlington Road to preserve the rural character of the roadways, except for Common Open Spaces O and P, which will be utilized for entry features. CE-2 shall allow an easement for a public trail if the City of Lakeland determines a trail should be extended, in the future, along the scenic corridor. The CE requires a separate agreement with the City of Lakeland, where the City of Lakeland will take on the maintenance responsibilities of the CEs, unless the City of Lakeland transfers those responsibilities to a third-party in the future, such as a land trust.
3. No fencing shall be allowed within the CE. No heavy equipment will be allowed within the easement. CEs shall allow the City of Lakeland access, in all cases, and public access where a public trail is designated. The CEs require a separate agreement with the City of Lakeland.
4. CE-2 shall allow an easement for a public trail if the City of Lakeland determines a public need in the future.
5. An easement to the City of Lakeland or other mutually acceptable third-party entity shall be granted for all CE property prior to recommendation by the Municipal Planning Commission (MPC) for Final Development Plan Approval.
6. See the SDDP Set (Sheet 29 & 30) for designation of said conservation easements.

F. Required Landscaping shall not conflict with any public or private easements.

G. Maintenance, Management and Funding of Common Open Space

1. See the Equestria Maintenance, Management and Funding Plan under Tab 2 of the SDDP Documents Booklet.
2. An amendment to the Maintenance and Funding Plan shall follow the same approval process as the SDDP, with final approval required by the Board of Commissioners of the City of Lakeland.
3. All Common Open Space, with the exception of COS F, shall be maintained by the HOA.

H. See Condition XI for individual open area acreage.

I. See Condition XI for land area percentages.

X. Design Guidelines

A. Architectural Guidelines

1. A Homeowners Association Architectural Control Committee (ACC) shall be established. This committee, or their designated architect, will review all proposed structures, site plans, building elevations, landscaping, and construction materials. The ACC shall adhere to these Design Guidelines and the overall provisions of the SDDP and subsequent development plans, which shall also be utilized by the City of Lakeland in the permit issuance process.
2. Setbacks and Build-To Lines are indicated in the SDDP Set (Sheet 14). The ACC or their designated architect reserves the right to absolute control of the precise site and location of any structure upon all parcels in accordance with the City of Lakeland Design Guidelines.
3. Home styles for this development shall stay consistent with French and European Architecture. Details vary but French and European inspired homes are distinguished by their distinctive hipped roofs and flared eaves. Some of the features in these homes include, but are not limited to, brick and stone facades, hipped and arched-top dormers, multi-paned windows using either square grids or diamond patterns, wood shutters, iron balconies or terraces, decorative half-timbering, round towers, arched doorways, and decorative copper accented elements such as flashing, roof top finials and cupolas. Architecturally consistent porches are encouraged on front facades.
4. Homes built in Equestria Planned Residential Development shall be in general compliance as to form, style, and architecture, but may deviate as to size, footprint, or decorative detailing, so long as otherwise compliant with the design guidelines herein.



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CONDITIONS OF APPROVAL:

5. Garages shall be reviewed based on the location, design, and orientation to the home. Although rear-load and side-load garages are preferred, front-load garages may be permissible if screened by an architectural porte-cochère with review and approval.
6. Windows and doors shall be true divided-light windows or simulated divided-light windows, and they shall be required on all front elevations. All doors visible from the street shall be stain-grade wood or approved equal.
7. Roofing materials shall be at least 25-year Architectural Shingles in an approved color. Colors may vary but must be reviewed and approved.
8. Shutters, when used, shall be sized to cover the respective opening. Shutters shall be wood or synthetic to simulate wood, and be painted or stained.
9. HVAC units, utility meters, pool equipment, connection boxes, etc. shall be placed in rear or side yards out of the view for a public way, street, or front of the home. HVAC units shall be screened from the public view, where necessary, with landscaping or approved fencing/wall.
10. Pool houses, gazebos, cabanas, detached garages, and any and all outbuildings and detached structures shall be permitted only with full review and approval. All outbuildings must be constructed of the same building materials and detailing as the primary residence. All plans must be reviewed and approved by the ACC and necessary governing bodies as required for construction permitting. Temporary, pre-fabricated, or modular outbuildings shall not be permitted. Pool houses, garages, and other accessory structures shall utilize a design that is subordinate to, complementary to, and integral with the house design.
11. Accessory Structures are permitted in accordance with Article III Section 2.N of the City of Lakeland Zoning Regulations.
12. Landscape plans must be reviewed and approved by the ACC or their designated architect. All landscaping must be completed within two (2) weeks of the completion of the house.
13. Trees - As a Conservation Overlay Subdivision, trees are the development's most important attribute, and much attention has been given to this important

natural resource during the design of the development. The protection and long-term maintenance of these trees is imperative to the successful future and natural beauty of this community. Care and serious consideration must be given before the removal of any trees in this development. After the initial construction of each house, any tree removal by the lot owner must receive prior approval in writing by the ACC. The ACC shall consult with a certified arborist when rendering decisions regarding tree removal requests. In addition, any tree removal or maintenance must conform to the City of Lakeland's Tree Management Ordinance.

14. Fencing for this development is unique to its architecture and the location of specific lots in their proximity to common areas. No fence shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line. All fences shall be constructed of cedar wood, masonry brick, a combination thereof, or ornamental iron. The fence on any lot facing a street must be either 6-foot cedar capped wood fence or ornamental iron. Lots with rear yards adjacent to common areas must use ornamental iron fencing.
15. In-ground swimming pools are permissible with review and approval by the ACC. Construction of the pool must not disturb neighbors' yards or property owned and/or maintained by the HOA. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent. The use of property owned and/or maintained by the HOA for construction access is not permitted, unless the applicant requests a review and is granted written permission. If approved, the applicant must sign a waiver of damage and post a construction deposit for repairs of damage to property owned and/or maintained by the HOA.
16. Duplicate elevations within direct sight-line view of any similar elevations shall not be allowed in the Equestria PD.

B. Landscaping and Screening

Subdivision landscaping shall comply with the Lakeland Design Guidelines for landscaping (Title 14, Chapter 9, Landscaping and Screening) and other applicable City regulations, and shall be presented for Lakeland DRC final approval. Landscaping requirements may be further refined with the SDDP. New waiver requests shall not be introduced with a SDDP, but shall require a Preliminary Development Plan (PDP) amendment.

CONDITIONS OF APPROVAL:

C. Street Tree Standards

- 1. Street trees shall be planted on all public streets within the development.
- 2. Street tree locations and species selection shall be in conformance with the City of Lakeland Landscaping and Screening Requirements and Tree Species Selection List.
- 3. Street trees located within COS shall be installed by the Developer as indicated on the Landscape Plan in the SDDP Set (Sheet 40).
- 4. The HOA shall maintain all street trees within COS.
- 5. The street trees along Lakeland Trace within the area identified as a Neighborhood Park shall be installed by the Developer as indicated on the Landscape Plan in the SDDP Set (Sheet 49). The City of Lakeland shall maintain said street trees.
- 6. Street trees located on residential lots shall be installed by the builder as indicated on the Detailed Street Tree Plan in the SDDP Set (Sheet 40). Maintenance, removal, and replacement of said street trees shall be the responsibility of the lot owner.
- 7. The HOA will monitor and enforce maintenance and replacement of street trees.
- 8. The following standards apply to street tree plantings.
 - a. Minimum distance on center - 15 feet
 - b. Typical distance on center - 35 feet
 - c. Maximum distance on center - 40 feet
 - d. Maximum distance from back of curb - 14 feet
 - e. Minimum distance from sidewalk - 5 feet
 - f. Minimum distance from driveways - 5 feet
 - g. Minimum street tree easement - 9 feet

D. Site Lighting

No public or private street lighting is proposed within the Equestria Planned Residential Development.

E. Signs

Subdivision entry signs may be located at the intersection of Lakeland Trace and Memphis-Arlington Road. Subdivision identification signs shall be permitted at the intersections of Lakeland Trace and Sholeah Lane, Sholeah Lane and Ramblewood Drive, as well as Lakeland Trace and Ramblewood Drive. Subdivision entry signs shall have a minimum 10-foot setback, shall comply with the Lakeland Sign Regulations, and shall be presented for Lakeland DRC final approval. Masonry walls associated with entry features shall not exceed six (6) feet in height. Architectural/decorative elements associated with the entry feature shall not exceed eight (8) feet. The materials for the sign, base, wall, or other elements shall be constructed of any of the following elements: natural stone, stone veneer, brick masonry, and wood. A generalized location sketch for each sign is provided on the Pedestrian and Landscape Plan. A conceptual elevation is provided in Tab 7, Architectural Intent, of the SDDP Documents Book. Sign locations and designs may be further refined with the SDDP. New waiver requests shall not be introduced with an SDDP, but shall require a PDP amendment.

F. Fences and Walls

Subdivision fences and walls may be located throughout the Equestria Planned Residential Development. These fences and walls shall comply with the Lakeland Design Guidelines for fences and walls (Title 14, Chapter 7, Fences and Walls), and shall be presented for Lakeland DRC final approval. Masonry walls shall not at any point exceed six (6) feet in height. Privacy fences shall not at any point exceed six (6) feet in height. Masonry walls shall be constructed of any of the following elements: natural stone, stone veneer, and brick masonry with wood architectural elements. Privacy fences shall be constructed of cedar wood, masonry brick, a combination thereof, or ornamental iron. The fence on any lot facing a street must be either a 6-foot cedar capped wood or ornamental iron. A generalized location sketch and generalized rendering of each type of fence will be provided with the SDDP. Fence and wall locations and designs may be further refined with the SDDP. New waiver requests shall not be introduced with an SDDP, but shall require a PDP amendment.

G. Irrigation

A fully automated irrigation system shall be installed for all landscaped areas. This irrigation system shall comply with the Lakeland Design Guidelines for irrigation plans (Title 14, Chapter 9, Landscaping and Screening) and shall be presented for Lakeland DRC final approval.

CONDITIONS OF APPROVAL:

Irrigation locations may be further refined within the SDDP. New requests shall not be introduced with an SDDP, but shall require a PDP amendment.

H. Variances

Variance to these Design Guidelines may be granted by the ACC on the basis of architectural merit and by the City of Lakeland through the building permit review process. These regulations will be updated periodically, and all subsequent changes will apply to all buildings which have yet to complete the construction document phase. Variances must be obtained by the ACC and the City of Lakeland before modifications to the plans can be made.

The specifications contained herein are not a complete list of restrictions. Please refer to the Declaration of Covenants and Restrictions and the recorded Final Plat for additional information, conditions, and restrictions.

The City Manager or his/her designee of the City of Lakeland may modify or authorize a variance to the Design Guidelines with concurrence from the Developer or the Homeowners' Association Architectural Control Committee when the following circumstances apply: (a) when strict application of requirements in the Design Guidelines would impose unforeseen practical difficulties or particular hardship, (b) the granting of a variance will not be detrimental to the interests of the Developer or owners within the planned residential development, and (c) is consistent with and substantially in compliance with the character of the immediate streetscape and overall neighborhood as approved. The applicant shall file a request for a variance in writing to the City of Lakeland in a form acceptable to the City Manager or his/her designee along with all supporting documentation for consideration of the variance. The City Manager or his/ her designee shall render his/ her decision in writing within fifteen (15) working days of a completed application. The City Manager or his/ her designee of the City of Lakeland may approve, conditionally approve, or deny a request for variance.

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

XI. Quantitative Data

- A. Number of Lots: 119 Single Family Detached Residential Lots
- B. Overall Density: 1.38 DU/ Acre
- C. Total Site Area: 86.36 Acres
- D. Residential Lot Area: 33.72 Acres - 39.05%
- E. Road Dedication:
 - Memphis-Arlington Road 0.19 Acres - 0.22%
 - Interior Roads 11.35 Acres - 13.14%
 - Total Road Dedication 11.54 Acres - 13.36%
- F. Common Open Space:
 - Conservation Easements 15.27 Acres - 17.68%
 - Detention Basins 3.42 Acres - 3.96%
 - Recreational Open Space 22.41 Acres - 29.95%
 - Total Common Open Space 41.10 Acres - 47.59%
- G. Total Number of Lots directly abutting or facing Green Space: 76 (63.9% of all lots)

SEE EXHIBIT J - MASTER PLAN ILLUSTRATION FOR LOT TABULATION CHART



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CONDITIONS OF APPROVAL:

XII. Roads, Access, Circulation and Design

A. Relationship to Major Road Plan

1. Equestria Planned Residential Development provides connectivity as proposed with the Major Roads Plan by extending Lakeland Trace from Maplewalk Drive to Memphis-Arlington Road. East-west connectivity is proposed with the continuation of Ramblewood Drive, from The Grove at Lakeland to the east property line of Equestria.
2. Memphis-Arlington Road shall be dedicated 34 feet from centerline to provide for one half of a 68-foot public Right-Of-Way (ROW) directly adjacent to development frontage with payment in lieu of improvements.

B. Access and Signalization

1. Major access will be provided via Lakeland Trace from Memphis-Arlington Road and Maple Walk Drive. No signals will be necessary with the development of this subdivision.
2. Minor or local access will be provided via a Ramblewood Drive extension from the Grove at Lakeland P.D.
3. Design of access points will be in accordance with the City of Lakeland Design Standards and approval of the City Engineer.

C. Public Road Standards

1. All internal streets shall be public and designated in accordance with the City of Lakeland Design Standards and subject to approval by the Lakeland City Engineer.

D. Connectivity

1. Lakeland Trace shall be extended from The Grove at Lakeland. P.D. north to Memphis-Arlington Road as shown on Sheet 32 in the SDDP Set.

2. Ramblewood Drive shall be extended east from The Grove at Lakeland P.D. to the adjacent Gaines Property as shown on Sheet 26 in the SDDP Set.

Zeeba Drive shall provide a stub east to the adjacent Levitt and Sons property as shown on Sheet 27 in the SDDP Set.

3. Internal circulation shall be provided between phases, sections, and/or lots depending upon the required vehicle pattern.

E. Traffic Calming

1. ROW and Vehicular Lane Widths

- a. 50' ROW - Garnizon Cove, Garnizon Drive, Pommel Cove, Zeeba Drive, Zeeba Cove, Ramblewood Drive, Sholeah Lane, and Nefison Drive
- b. 69' ROW - Lakeland Trace

2. Streetscape (Long-Term) - see SDDP Set Sheet 40

F. Pedestrian Access

1. Sidewalks are required in accordance with the City of Lakeland Subdivision Regulations.
2. A 10-foot wide public trail shall be allowed within Conservation Easement-2, located within the Memphis-Arlington Scenic Corridor. The design, construction, and maintenance shall be the responsibility of the City of Lakeland.

CONDITIONS OF APPROVAL:

XIII. Protection of Natural Features

A. The existing natural resources on site include large areas of young, intermediate, and mature hardwood trees along with open fields. An existing pond will be preserved as a natural feature included in COS B. Tree protection fencing shall be installed prior to the commencement of construction activities. The natural features of the property have been incorporated into the design of the project with the use of conservation easements, common open spaces, and limited grading on lots. High value hardwood stands and steep slopes are protected and remain intact in several locations by minimizing disturbance and incorporating them into open space areas. The result will be retention of habitat corridors, vegetative filters, retention of large woodland tracts, increased recreational opportunities, and a significant contribution to the green infrastructure for the City of Lakeland.

B. Stream Drainage Basin Calculations: See Condition IX. B

- 1. The Drainage Basin area leaving the site flowing north is less than 32 Ac.

C. Streamside Management Buffers: See Condition IX. B

D. Tree Density Calculations are provided on Sheet 38 in the SDDP Set.

E. Soils and Slope Analysis

The site is located in the Grenada-Memphis-Loring Association, which has gently sloping to strongly sloping, moderately well-drained, and well-drained silty soils on uplands. The site contains the following soil mapping units:

- 2% Calloway Silt Loam, nearly level to 1% slopes
- 5% Falaya Silt loam, nearly level to 2% slopes
- 40% Grenada silt loam, varies from 2-12% slopes
- 4% Grenada complex, varies from 5-12% slopes
- 4% Loring silt loam, varies from 5-12% slopes
- 45% Memphis silt loam, varies from 2-30% slopes

Existing Slope Ranges	Percentage of Site
0% - 4.99%	25.4%
5% - 9.99%	33.4%
10% - 14.99%	24.9%
15% - 19.99%	10.7%
20% - 24.99%	3.5%
25% +	2.0%

F. Any specimen trees, wherein construction impact encroaches on more than 25% of the Critical Root Zone, shall be treated, with final approval by the Natural Resources Director, by one of the following methods:

- 1. Removal and replacement according to the density tables in the Lakeland Tree Management Ordinance.
- 2. Treatment by a Certified Arborist for construction impact mitigation with techniques such as root stimulator, growth regulator, root pruning, vertical mulching, etc.
- 3. Adjusting the grading plan to remove the construction impact from the Critical Root Zone.

G. No development activities will be allowed between the "Limits of Grading" and the rear and side lot lines as designated on the Grading and Drainage Plan without permission from the City of Lakeland. Development activities include: grading, infrastructure, house and accessory buildings, and fencing.

H. Each builder must generate and provide a disturbance plan to be approved by the City of Lakeland before construction. Said lot disturbance plan shall include, at a minimum: lot lines and dimensions, building layout, driveway layout, limits of grading, tree protection practices, and existing trees to be removed and saved. Each building permit application shall be in accordance with the City of Lakeland Tree Management Ordinance.

I. Tree Protection

- 1. Tree removal during initial infrastructure improvements - tree protection measures will be in place in accordance with the approved tree management plan before any clearing, land disturbance, or construction activity begins and will remain in place until all improvements are complete.

CONDITIONS OF APPROVAL:

- 2. Tree removal during home construction - Each builder shall submit a lot disturbance plan to be approved by the City of Lakeland before house construction and conform to the requirements of the City of Lakeland Tree Management Ordinance.
- 3. Tree Removal on Owner-Occupied Lots -After initial construction of each house, any tree removal by the Lot owner must receive prior approval in writing by the Architectural Control Committee. The ACC shall consult with an International Society of Arboriculture (ISA) Certified Arborist when rendering decisions regarding tree removal requests. In addition, any tree removal or maintenance must conform to the City of Lakeland's Tree Management Ordinance.

XIV. Water, Sewer, and Drainage

- A. The proposed method of sewage disposal for this development will connect to an existing 10" sanitary sewer line beneath Maple Walk Drive.
- B. All sewer within the Equestria Planned Development shall be tied to the proposed public sewer. Existing private septic sewer systems and associated leach fields shall be demolished in accordance with the Health Department requirements.
- C. The proposed water line within the development will be connected to an existing water line in Memphis-Arlington Road, an existing water line beneath Ramblewood Drive, an existing water line beneath Memphis-Arlington Road, and an existing water line beneath Maple Walk Drive.
- D. The existing private water supply well, located within the Equestria Planned Development, shall remain in place for possible use as the water source for required irrigation.
- E. Drainage improvements, including on-site detention, shall be provided in accordance with the City of Lakeland Stormwater Management Handbook and subject to the review and approval of the City Engineer.

- F. Stormwater run-off shall utilize, to the extent possible, the natural drainage patterns of the site. Where stormwater is directed into areas of COS and/or CEs, steps shall be taken to decrease velocities and detrimental effects to the natural features. Methods shall be provided with the SDDP subject to the review and approval of the City Engineer.
- G. See the Grading and Drainage Plan in the SDDP plan set for general location of drainage structures. Detention calculations are provided in the SDDP documents book.
- H. See Utilities Plan in the SDDP plan set for general location of sewer lines and manholes.
- I. All electric shall be underground.
- J. All Grading, Drainage, and Sewer plans to be submitted and approved by the City Engineer.
- K. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the Homeowners Association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removing sedimentation, fallen objects, debris, and trash; mowing; outlet cleaning; and repairing of drainage structures.

CONDITIONS OF APPROVAL:

XV. Bulk Regulations and Similar Requirements

A. The following bulk regulations of the Residential (R-2) District shall apply with the following exceptions:

(refer to Proposed Land Use Plan in the SDDP Plan Set for area identification)

1. Single Family Residential Area "A" - 80' x 115.50' Lot
Lots 1 - 53

<u>Building Setbacks:</u>	
Front Setback:	15 feet
Front Porch Encroachment:	4 feet
Side Yard Setback:	5 feet (sum of 10 feet)
Rear Yard Setback:	20 feet
Minimum Lot Width:	80 feet
Minimum Lot Area:	9240 SF

2. Single Family Residential Area "B" - 80' x 136 Lot
Lots 54-74, 84-85, 94-97, 100-114, 119
*Driveways for Lots 54-55, 74, 84-85, 94, 97, 100, 114, 119
shall not connect to Lakeland Trace.

<u>Building Setbacks:</u>	
Front Setback:	25 feet
Front Porch Encroachment:	4 feet
Side Yard Setback:	5 feet (sum of 10 feet)
Rear Yard Setback:	20 feet
Minimum Lot Width:	80 feet
Minimum Lot Area:	10,880 SF

3. Single Family Residential Area "C" - 80' x 120.5' Lot
Lots 75-83, 86-93, 89-99, 115-118

<u>Building Setbacks:</u>	
Front Setback:	15 feet
Front Porch Encroachment:	4 feet
Side Yard Setback:	10 feet (sum of 20 feet)
Rear Yard Setback:	20 feet
Minimum Lot Width:	80 feet
Minimum Lot Area:	9,640 SF

- B. Subdivision entry signs shall be designed, located, and constructed in accordance with the approval of the Lakeland Design Review Commission. The minimum setback for the subdivision entry signs is 10 feet. Entry signs will be maintained by the HOA.

XVI. Phasing of Development

- A. See Sheet 32 in the SDDP set for phasing information.
- B. Equestria Planned Development will be constructed in three (3) individual phases.

CONDITIONS OF APPROVAL:

Phase I shall consist of the following:

- All required earthwork for Phase I as indicated within the construction drawings
- The construction of two detention basins
- The construction of Phase I internal streets
- The construction of all water, sanitary sewer, and storm drainage associated with Phase I
- The implementation of landscaping in all COSs and CEs recorded in Phase I
- The development of 53 lots (1 - 53)

The construction of Phase I shall commence within one (1) year of the approval of the construction documents by the appropriate governmental agencies and bodies.

Phase II shall consist of the following:

- All required earthwork for Phase II as indicated within the construction drawings
- The construction of Phase II internal streets
- The construction of all water, sanitary sewer, and storm drainage associated with Phase II
- The implementation of landscaping in all COSs recorded in Phase II
- The development of 47 lots (54 - 100)

Phase III shall consist of the following:

- All required earthwork for Phase III as indicated within the construction drawings
- The dedication of the Neighborhood Park Area to the City of Lakeland
- The dedication of ROW 34 feet from the centerline of Memphis-Arlington Road with payment in-lieu of improvements
- The construction of Phase III internal streets
- The construction of all water, sanitary sewer, and storm drainage associated with Phase III
- The implementation of landscaping in all COSs and CEs recorded in Phase III
- The development of 19 lots (101 - 119)

The construction of the second and subsequent phases shall not begin within eighteen (18) months of the commencement of construction of the immediate preceding phase.

XVII. Expiration/Termination of the PDP

- A. In the event that approval of the first Final Development Plan is not obtained for the planned development within three (3) years of the approval of the Preliminary Development Plan (PDP) by the Lakeland Planning Commission, the PDP shall be deemed to have expired.
- B. In the event that any portions of the Planned Development (PD) have not obtained Final Development Plan Approval after six (6) years from the date of the Planning Commission approval of the PDP, the PDP shall be deemed to have expired for those remaining portions of the PD.
- C. Extension of completion period - Upon the request of the applicant and review and recommendation of the Planning Commission, the Board of Commissioners may extend for a reasonable time, not to exceed one (1) year, the expiration date of the PD.
- D. Notice of revocation - If a PDP expires under the provisions of this Article, the PD is terminated, such designation shall be removed from the Official Zoning Map, and a notice of revocation shall be placed on the recorded PD. The zoning regulations applicable before the development was approved shall then be in effect. However, if any portion of the property is constructed or developed as provided by the approved PD, the remaining developed portion(s) of the property shall be in conformance with the approved PD regardless of the existing conventional zoning district of the property.
- E. Amendments - Administrative minor revisions to plat documents are permitted per the subdivision regulations. Any other types of amendment to the PDP or SDDP shall be approved by the Municipal Planning Commission (MPC) and Board of Commissioners through public meetings, with such meetings to require publication and mailing of notice at least fifteen (15) days before the meeting(s).

CONDITIONS OF APPROVAL:

XVIII. SDDP Deliverable Items

A Secondary Detailed Development Plan (SDDP) shall be submitted to provide certain detailed documents not provided with the Preliminary Development Plan (PDP) including:

1. Preliminary plat document for entire subdivision with first phase SDDP
2. Tree Survey as required, including tree density calculations
3. Detailed street tree plan, including irrigation schematic
4. Covenants and Restrictions
5. With the first SDDP, detailed grading plan that demonstrates why this level of grading is required to develop the site and shall minimize grading where possible throughout the site. Including but not limited to, considering preparing lots for non-slab-on-grade construction and incorporating other methods as needed.
6. Detailed drainage plan
7. Detailed design for sewer improvements
8. Materials lists for all building types
9. Design standards for residential structures
10. Maintenance, Management, and Funding Plan
11. Streamside Management Buffer Plan
12. Detailed information on existing and proposed utilities, including the proposed upgrade to the existing overhead electric lines that run along Memphis-Arlington Road, and how this upgrade will minimize impact to the scenic corridor. Electric lines shall be buried if MLGW agreement is obtainable.



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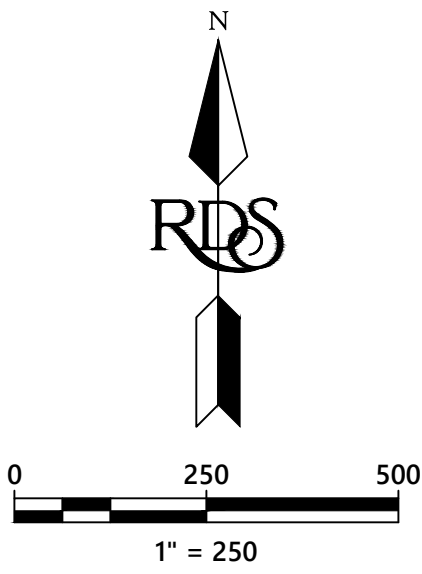
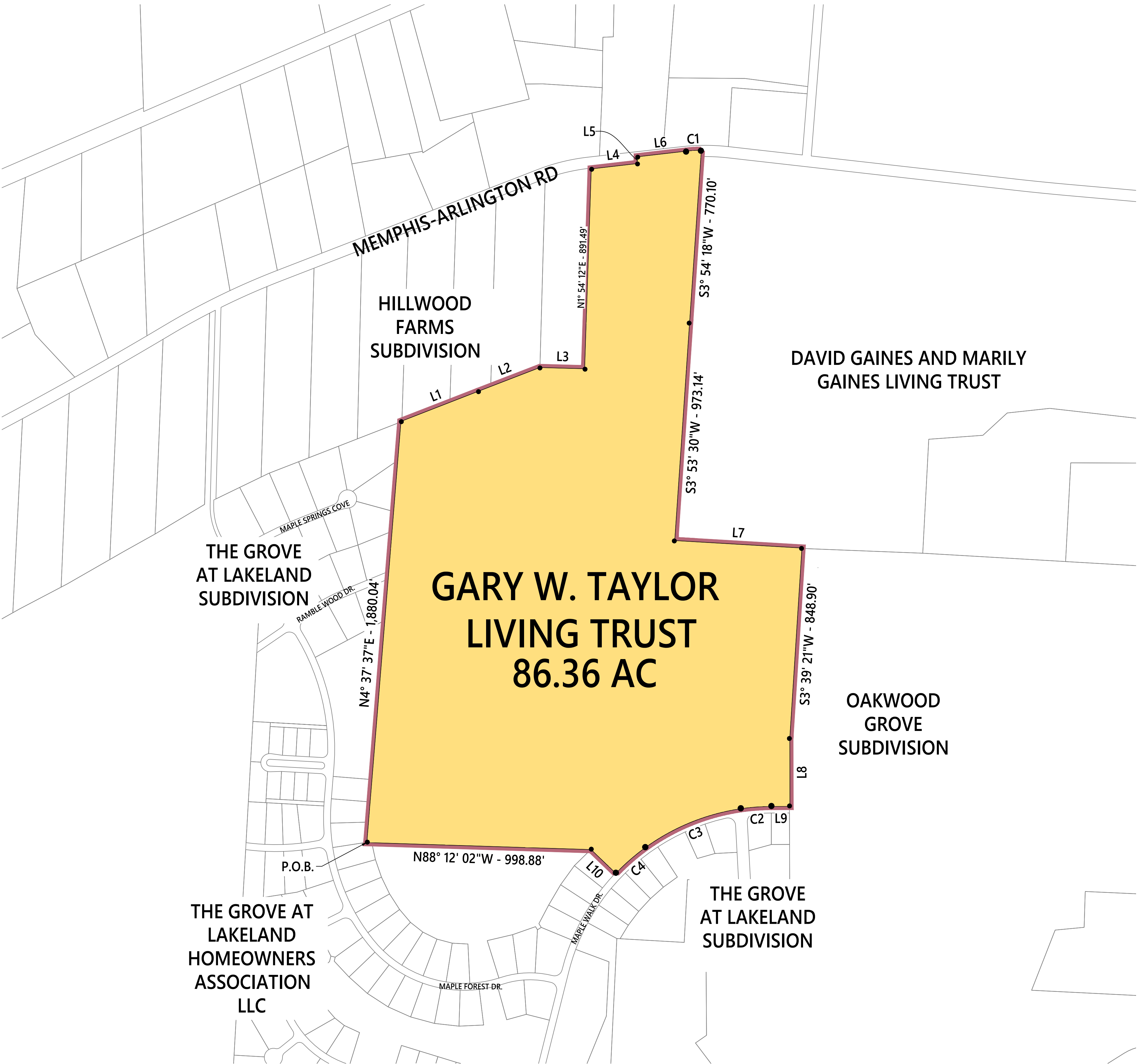
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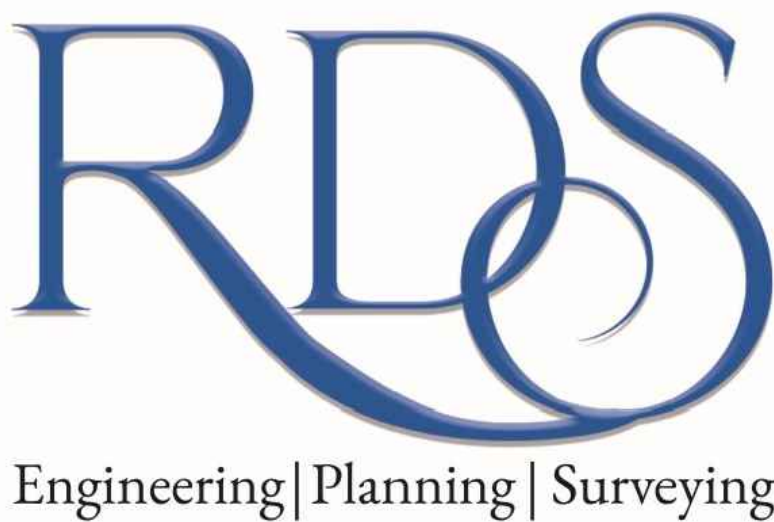
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PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	369.00	N68° 45' 03"E
L2	293.57	N68° 53' 18"E
L3	201.07	S88° 26' 14"E
L4	205.70	N83° 24' 23"E
L5	30.34	N2° 01' 20"E
L6	216.76	N83° 25' 47"E
L7	567.92	S86° 37' 59"E
L8	300.42	S0° 08' 36"E
L9	80.88	S89° 46' 37"W
L10	151.58	N46° 11' 36"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	66.25	600.00	6.33	N86° 35' 33"E	66.21
C2	136.93	965.50	8.13	S85° 42' 51"W	136.81
C3	463.97	965.50	27.53	S67° 53' 04"W	459.52
C4	174.12	965.50	10.33	S48° 57' 04"W	173.89



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PHOTO 1 - LOOKING SOUTH



PHOTO 2 - LOOKING SOUTHWEST



PHOTO 3 - LOOKING SOUTHWEST



PHOTO 4 - LOOKING NORTHWEST



PHOTO 5 - LOOKING NORTH



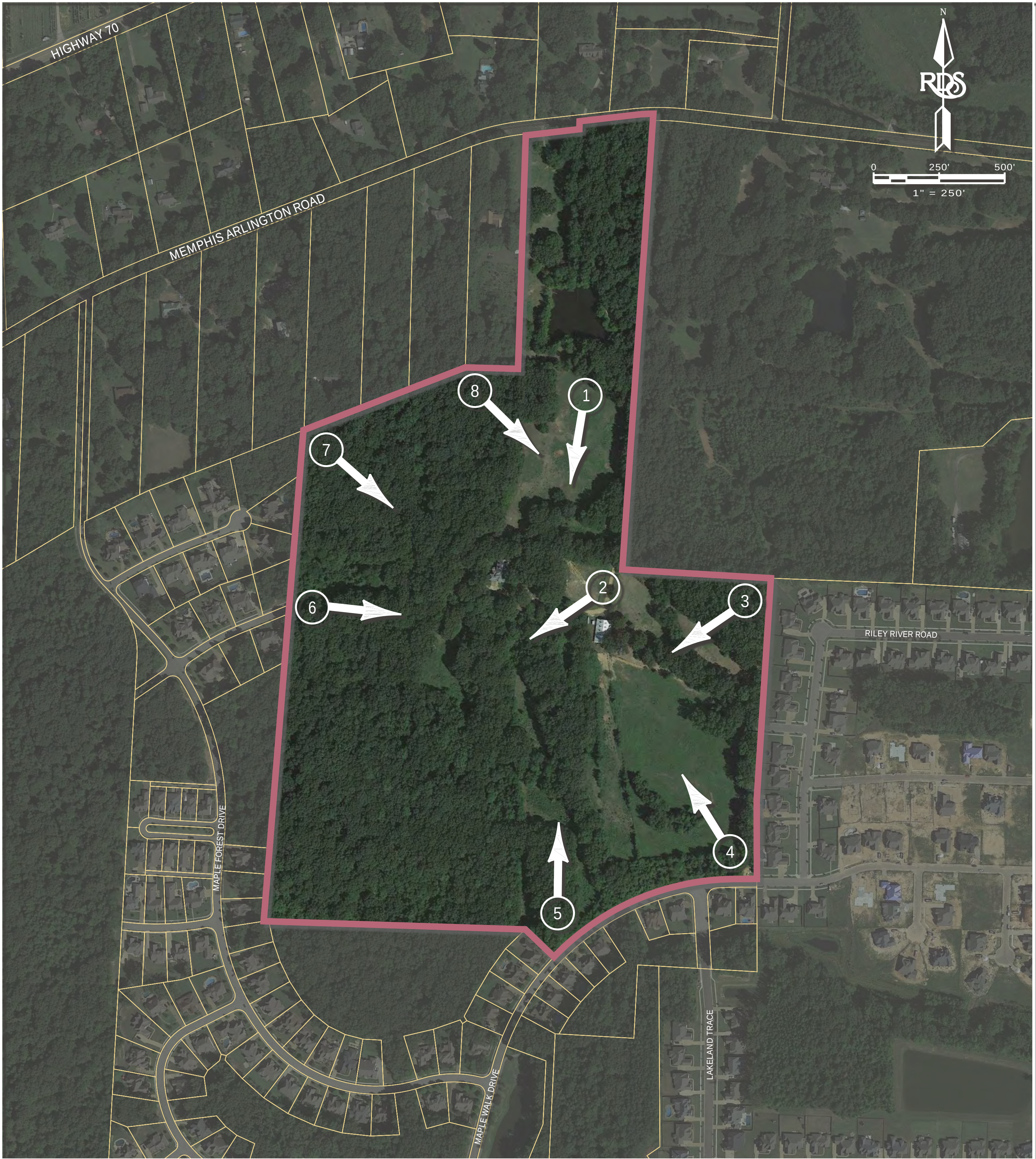
PHOTO 6 - LOOKING EAST



PHOTO 7 - LOOKING SOUTHEAST



PHOTO 8 - LOOKING SOUTHEAST

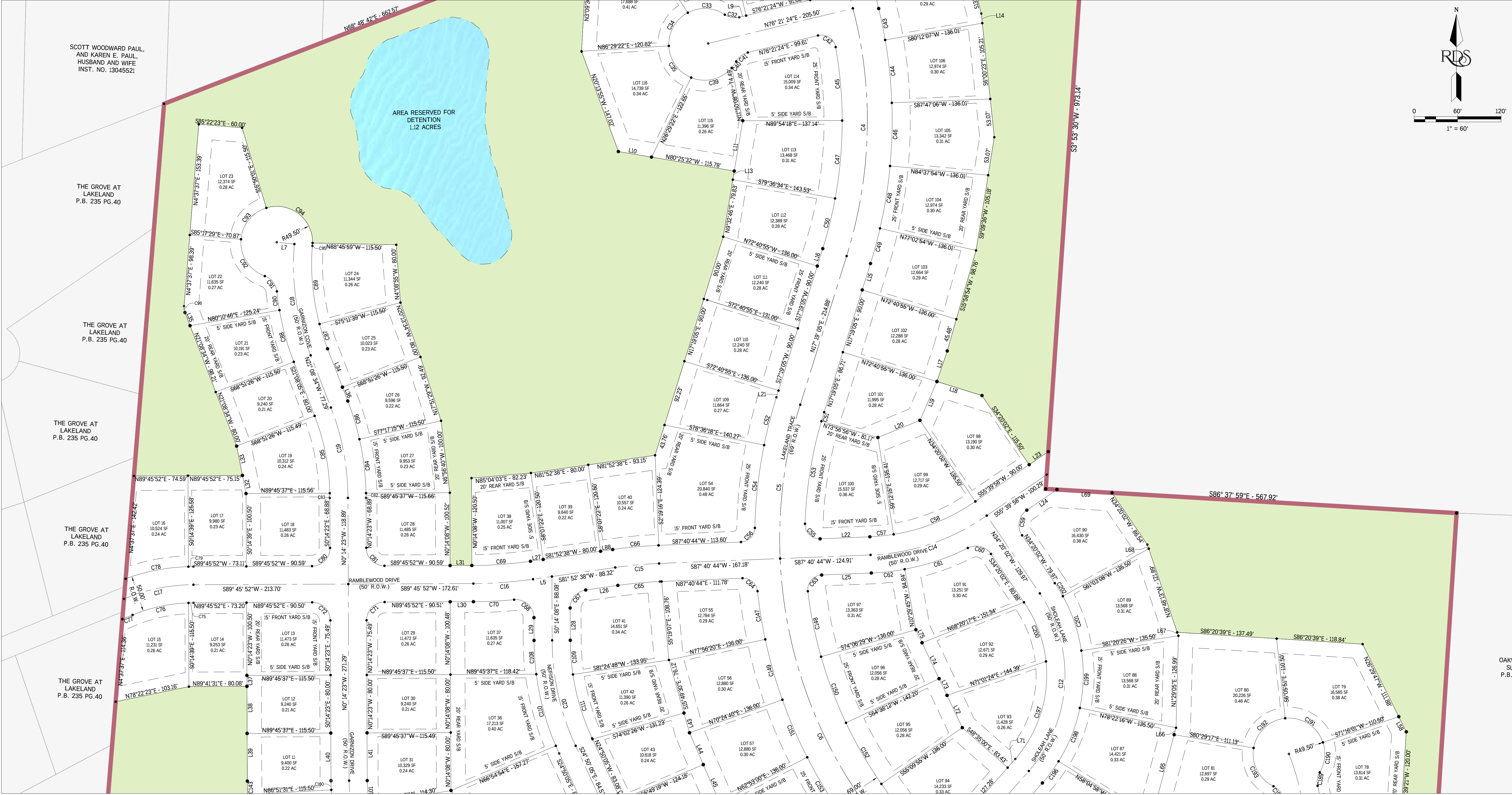


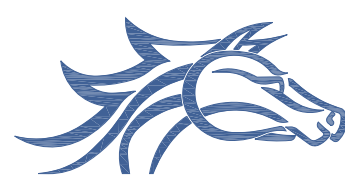


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PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.34	N2° 01' 20"E
L2	80.88	S89° 46' 37"W
L3	56.95	S38° 31' 00"W
L4	40.32	N86° 19' 24"W
L5	26.32	S81° 52' 38"W
L6	64.70	S20° 02' 00"E
L7	24.49	N83° 54' 15"W
L8	69.46	N76° 21' 24"E
L9	9.77	S76° 21' 24"W
L10	46.38	N80° 25' 32"W
L11	70.47	N9° 34' 28"E
L12	44.35	N13° 38' 36"W
L13	12.05	N9° 32' 46"E
L14	13.39	S60° 00' 23"E
L15	38.17	N17° 19' 05"E
L16	25.18	S17° 19' 05"W
L17	44.54	S18° 40' 57"W
L18	65.14	S72° 40' 55"E
L19	58.52	S23° 35' 01"W
L20	62.60	N67° 50' 35"E
L21	9.69	S17° 19' 05"W
L22	68.71	S87° 40' 44"W
L23	31.93	S55° 39' 58"W
L24	50.29	N55° 39' 58"E
L25	68.56	N87° 40' 44"E
L26	44.76	N81° 52' 38"E
L27	17.74	S81° 52' 38"W
L28	44.53	N0° 14' 08"W
L29	31.42	S0° 14' 08"E
L30	32.10	N89° 45' 52"E
L31	30.00	S89° 45' 52"W
L32	25.47	N11° 12' 58"W
L33	41.35	N11° 12' 58"W
L34	56.86	N21° 08' 34"W
L35	19.43	N21° 08' 34"W
L36	20.43	N21° 08' 34"W
L37	15.00	N0° 14' 23"W
L38	65.00	S0° 14' 23"E
L39	65.80	S0° 14' 23"E
L40	65.80	S0° 14' 23"E
L41	65.80	N0° 14' 23"W
L42	65.16	N33° 15' 19"W
L43	28.32	S15° 49' 30"E
L44	47.87	S23° 21' 10"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L45	56.57	S23° 21' 10"E
L46	51.73	S30° 52' 50"E
L47	52.71	S30° 52' 50"E
L48	68.71	S61° 30' 59"E
L49	23.74	S61° 30' 59"E
L50	25.84	S3° 06' 25"E
L51	25.84	N3° 06' 25"W
L52	54.11	N15° 09' 08"W
L53	9.00	N86° 20' 35"W
L54	75.00	N86° 20' 35"W
L55	18.17	N3° 40' 36"E
L56	50.00	N86° 19' 24"W
L57	49.99	S86° 19' 24"E
L58	23.31	N26° 29' 47"W
L59	62.94	N61° 30' 59"W
L60	29.50	N61° 30' 59"W
L61	56.61	N41° 25' 00"E
L62	51.48	N41° 25' 00"E
L63	22.64	N41° 25' 00"E
L64	52.25	N86° 19' 24"W
L65	97.40	N15° 03' 29"E
L66	9.88	N15° 03' 29"E
L67	5.10	N18° 48' 13"W
L68	5.94	N18° 48' 13"W
L69	76.10	S86° 37' 59"E
L70	47.76	N41° 25' 00"E
L71	15.89	S41° 25' 00"W
L72	49.17	S25° 21' 48"E
L73	25.62	S25° 21' 48"E
L74	54.79	S25° 21' 48"E
L75	20.00	S25° 21' 48"E
L76	26.05	N46° 11' 36"W
L77	65.93	N24° 34' 57"W
L78	33.93	N38° 14' 43"W
L79	33.93	S38° 14' 43"E
L80	30.00	S20° 02' 00"E
L81	46.98	N20° 02' 00"W
L82	17.72	N20° 02' 00"W
L83	34.70	S20° 02' 00"E
L84	9.05	N50° 58' 43"W
L85	49.58	S50° 58' 43"E
L86	42.46	N50° 58' 43"W
L87	64.74	N49° 16' 11"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	66.25	600.00	6.33	N86° 35' 33"E	66.21
C2	775.02	965.48	45.99	S66° 46' 53"W	754.38
C3	94.96	350.00	15.55	N5° 52' 15"W	94.67
C4	346.39	625.77	31.72	N1° 27' 02"E	341.99
C5	215.20	625.00	19.73	N7° 27' 14"E	214.14
C6	504.09	625.00	46.21	N25° 30' 57"W	490.54
C7	140.66	625.00	12.89	N55° 04' 08"W	140.36
C8	83.18	475.00	10.03	N56° 29' 59"W	83.07
C9	401.06	475.00	48.38	N27° 17' 43"W	389.25
C10	192.54	200.00	55.16	S66° 05' 48"W	185.19
C11	161.42	375.00	24.66	S8° 39' 17"E	160.18
C12	264.42	200.00	75.75	N3° 32' 29"E	245.58
C14	171.52	300.31	32.72	S71° 18' 30"W	169.20
C15	60.75	600.00	5.80	S84° 46' 41"W	60.73
C16	82.59	600.00	7.89	S85° 49' 15"W	82.53
C17	98.45	250.36	22.53	S78° 29' 29"W	97.82
C18	156.39	350.00	25.60	N8° 20' 31"W	155.09
C19	127.69	350.00	20.90	N10° 41' 29"W	126.98
C20	150.27	350.00	24.60	S12° 32' 07"E	149.12
C21	292.17	225.00	74.40	N37° 26' 25"W	272.07
C22	231.74	300.00	44.26	S2° 42' 19"E	226.02
C23	14.19	200.00	4.07	S17° 23' 29"W	14.19
C24	231.56	200.00	66.34	S17° 48' 36"E	218.84
C25	189.03	350.00	30.95	S35° 30' 21"E	186.74
C26	111.25	350.00	18.21	S29° 08' 22"E	110.78
C29	104.32	384.50	15.55	S5° 52' 15"E	104.00
C30	85.60	315.50	15.55	N5° 52' 15"W	85.34
C31	31.42	20.00	90.00	S31° 21' 24"W	28.28
C32	20.88	25.00	47.84	N79° 43' 15"W	20.27
C33	53.79	49.50	62.26	N86° 55' 44"W	51.18
C34	55.67	49.50	64.43	S29° 43' 27"W	52.78
C35	56.54	49.50	65.45	S35° 12' 58"E	53.52
C39	61.33	49.50	70.99	N76° 34' 02"E	57.48
C40	10.85	49.50	12.56	N34° 47' 35"E	10.83
C41	20.88	25.00	47.84	N52° 26' 03"E	20.27
C42	32.69	20.00	93.65	S56° 49' 00"E	29.17
C43	44.26	659.50	3.85	N11° 43' 15"W	44.25
C44	87.29	659.50	7.58	N6° 00' 23"W	87.22
C45	101.98	590.50	9.90	S5° 02' 33"E	101.85
C46	87.29	659.50	7.58	N1° 34' 36"E	87.22
C47	108.07	590.50	10.49	S5° 08' 52"W	107.91
C48	87.29	659.50	7.58	N9° 09' 36"E	87.22
C49	50.26	659.50	4.37	N15° 08' 05"E	50.25
C50	71.40	590.50	6.93	S13° 51' 15"W	71.35
C51	13.06	590.50	1.27	N16° 41' 04"E	13.06
C52	68.18	659.50	5.92	S14° 21' 23"W	68.15

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C53	143.73	590.50	13.95	N9° 04' 41"E	143.37
C54	115.11	659.50	10.00	S6° 23' 40"W	114.97
C55	32.96	20.00	94.43	N45° 06' 29"W	29.36
C56	30.12	20.00	86.28	S44° 32' 11"W	27.35
C57	33.03	278.40	6.80	S84° 04' 46"W	33.01
C58	122.52	278.40	25.21	S68° 04' 23"W	121.53
C59	39.27	25.00	90.00	N10° 39' 58"E	35.36
C60	35.97	25.00	82.43	S75° 32' 58"E	32.94
C61	92.29	325.00	16.27	N71° 22' 10"E	91.98
C62	46.37	325.00	8.17	N83° 35' 30"E	46.33
C63	33.03	20.00	94.62	N40° 22' 05"E	29.40
C64	30.06	20.00	86.12	S49° 15' 39"E	27.31
C65	58.22	575.00	5.80	N84° 46' 41"E	58.20
C66	63.29	625.00	5.80	S84° 46' 41"W	63.26
C67	35.83	25.00	82.11	N40° 49' 15"E	32.84
C68	41.52	25.00	95.16	S47° 48' 48"E	36.91
C69	81.17	589.63	7.89	S85° 55' 08"W	81.10
C70	56.24	625.00	5.16	N87° 11' 12"E	56.22
C71	39.27	25.00	90.00	N44° 45' 44"E	35.36
C72	39.27	25.00	90.00	S45° 14' 16"E	35.35
C75	6.89	225.00	1.75	N88° 53' 15"E	6.89
C76	79.33	225.00	20.20	N77° 54' 35"E	78.92
C77	15.28	58442.60	0.01	N67° 48' 58"E	15.28
C78	88.59	273.03	18.59	S79° 05' 41"W	88.20
C79	6.89	273.03	1.45	S89° 06' 49"W	6.89
C80	39.27	25.00	90.00	S44° 45' 44"W	35.36
C81	39.27	25.00	90.00	N45° 14' 16"W	35.35
C82	6.62	375.00	1.01	N0° 44' 44"W	6.62
C83	6.62	317.65	1.19	S0° 35' 53"E	6.62
C84	75.01	375.00	11.46	N6° 58' 55"W	74.89
C85	109.27	317.65	19.71	S11° 02' 58"E	108.73
C86	55.18	375.00	8.43	N16° 55' 39"W	55.13
C87	35.95	324.95	6.34	N17° 58' 31"W	35.93
C88	74.10	375.00	11.32	S15° 28' 54"E	73.98
C89	108.71	324.95	19.17	N5° 13' 20"W	108.20
C90	26.25	375.00	4.01	S7° 48' 55"E	26.24
C91	28.30	25.00	64.87	S38° 14' 40"E	26.82
C92	65.13	49.50	75.39	S32° 59' 06"E	60.53
C93	59.14	49.50	68.46	S38° 56' 15"W	55.69
C94	93.36	49.50	108.07	N52° 48' 00"W	80.13
C95	4.05	49.50	4.69	N3° 34' 40"E	4.05
C96	9.00	20.00	25.77	N8° 15' 29"W	8.92
C100	12.66	250.00	2.90	S1° 41' 26"E	12.66
C101	33.29	200.00	9.54	N5° 00' 32"W	33.26
C102	71.55	250.00	16.40	S11° 20' 24"E	71.30
C103	157.12	200.00	45.01	N32° 17' 00"W	153.11

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C104	71.55	250.00	16.40	S27° 44' 13"E	71.30
C105	69.30	200.00	19.85	N64° 42' 54"W	68.95
C106	168.88	250.00	38.71	S55° 17' 17"E	165.69
C108	46.80	375.00	7.15	S3° 48' 39"E	46.77
C109	47.37	325.00	8.35	N4° 24' 40"W	47.33
C110	102.75	375.00	15.70	S15° 14' 08"E	102.43
C111	92.16	325.00	16.25	N16° 42' 38"W	91.86
C112	27.15	275.00	5.66	S22° 00' 25"E	27.13
C113	9.40	325.00	1.66	N24° 00' 23"W	9.40
C114	75.42	325.00	13.30	N16° 31' 47"W	75.25
C115	149.75	275.00	31.20	S3° 34' 43"E	147.91
C116	75.42	325.00	13.30	N3° 14' 00"W	75.25
C117	40.73	25.00	93.34	S58° 41' 25"W	36.37
C118	34.24	25.00	78.46	S35° 24' 34"E	31.62
C119	90.81	325.00	16.01	N11° 25' 10"E	90.51
C120	147.96	175.00	48.44	N4° 47' 48"W	143.59
C121	117.63	225.00	29.95	S11° 09' 19"E	116.29
C122	67.08	175.00	21.96	N39° 59' 53"W	66.67
C123	70.74	225.00	18.01	S35° 08' 21"E	70.45
C124	26.83	225.00	6.83	S47° 33' 45"E	26.81
C128	67.40	375.00	10.30	N45° 49' 48"W	67.31
C129	111.14	325.00	19.59	S41° 10' 54"E	110.60
C130	75.98	375.00	11.61	N34° 52' 35"W	75.85
C131	59.16	375.00	9.04	N24° 33' 09"W	59.10
C132	64.39	325.00	11.35	S25° 42' 33"E	64.28
C135	76.54	375.00	11.69	S25° 52' 49"E	76.40
C136	43.09	325.00	7.60	N23° 49' 55"W	43.06
C137	60.21	325.00	10.61	N32° 56' 16"W	60.13
C138	42.66	375.00	6.52	S34° 59' 11"E	42.64
C141	104.60	365.50	16.40	S27° 44' 13"E	104.24
C142	104.60	365.50	16.40	S11° 20' 24"E	104.24
C143	18.51	365.50	2.90	S1° 41' 26"E	18.51
C144	109.64	965.50	6.51	S47° 02' 16"W	109.58
C145	95.31	965.50	5.66	S56° 56' 44"W	95.27
C146	14.48	965.50	0.86	S53° 41' 17"W	14.48
C147	67.46	659.50	5.86	S9° 07' 51"E	67.43
C148	92.23	590.50	8.95	N11° 25' 03"W	92.14
C149	86.65	659.50	7.53	S15° 49' 30"E	86.59
C150	97.61	590.50	9.47	N20° 37' 39"W	97.50
C151	86.65	659.50	7.53	S23° 21' 10"E	86.59
C152	97.61	590.50	9.47	N30° 05' 56"W	97.50
C153	86.65	659.50	7.53	S30° 52' 50"E	86.59
C154	95.50	590.50	9.27	N39° 28' 05"W	95.40
C155	86.65	659.50	7.53	S38° 24' 31"E	86.59
C156	32.98	20.00	94.48	S88° 39' 28"W	29.37
C157	86.65	659.50	7.53	S45° 56' 11"E	86.59





PARCEL AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (AC.)
1	14051	0.32
2	10437	0.24
3	10145	0.23
4	10670	0.24
5	11252	0.26
6	9351	0.21
7	9654	0.22
8	10727	0.25
9	10172	0.23
10	10172	0.23
11	9400	0.22
12	9240	0.21
13	11473	0.26
14	9253	0.21
15	11231	0.26
16	10524	0.24
17	9980	0.23
18	11483	0.26
19	10312	0.24
20	9240	0.21

PARCEL AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (AC.)
21	10191	0.23
22	11635	0.27
23	12374	0.28
24	11344	0.26
25	10023	0.23
26	9596	0.22
27	9953	0.23
28	11485	0.26
29	11472	0.26
30	9240	0.21
31	10329	0.24
32	13151	0.30
33	11618	0.27
34	15912	0.37
35	16335	0.38
36	17213	0.40
37	11635	0.27
38	11007	0.25
39	9640	0.22
40	10557	0.24

PARCEL AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (AC.)
41	14651	0.34
42	11390	0.26
43	10618	0.24
44	11770	0.27
45	14113	0.32
46	10281	0.24
47	9335	0.21
48	9876	0.23
49	9961	0.23
50	9799	0.22
51	9571	0.22
52	9721	0.22
53	13378	0.31
54	20840	0.48
55	12784	0.29
56	12880	0.30
57	12880	0.30
58	12880	0.30
59	12880	0.30
60	12880	0.30

PARCEL AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (AC.)
61	13143	0.30
62	12502	0.29
63	11679	0.27
64	11888	0.27
65	11888	0.27
66	11888	0.27
67	11574	0.27
68	17225	0.40
69	14639	0.34
70	11537	0.26
71	11788	0.27
72	12171	0.28
73	12739	0.29
74	14885	0.34
75	11887	0.27
76	10846	0.25
77	12169	0.28
78	13614	0.31
79	16585	0.38
80	20226	0.46

PARCEL AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (AC.)
81	12697	0.29
82	13818	0.32
83	13970	0.32
84	15156	0.35
85	14596	0.34
86	13149	0.30
87	14421	0.33
88	13568	0.31
89	13568	0.31
90	16430	0.38
91	13251	0.30
92	12671	0.29
93	11428	0.26
94	14233	0.33
95	12056	0.28
96	12056	0.28
97	13363	0.31
98	13190	0.30
99	12717	0.29
100	15537	0.36

PARCEL AREA TABLE		
LOT NO.	AREA (S.F.)	AREA (AC.)
101	11995	0.28
102	12288	0.28
103	12664	0.29
104	12974	0.30
105	13342	0.31
106	12974	0.30
107	12692	0.29
108	12893	0.30
109	11664	0.27
110	12240	0.28
111	12240	0.28
112	12389	0.28
113	13468	0.31
114	15009	0.34
115	11396	0.26
116	14739	0.34
117	17688	0.41
118	11429	0.26
119	11859	0.27

PHASE	# OF LOTS	ACREAGE	COMMON OPEN SPACE	ROADS
1	53	45.07	27.68	3.98
2	47	22.30	3.18	4.45
3	19	18.99	10.24	3.11
TOTAL	119	86.36	41.10	11.54



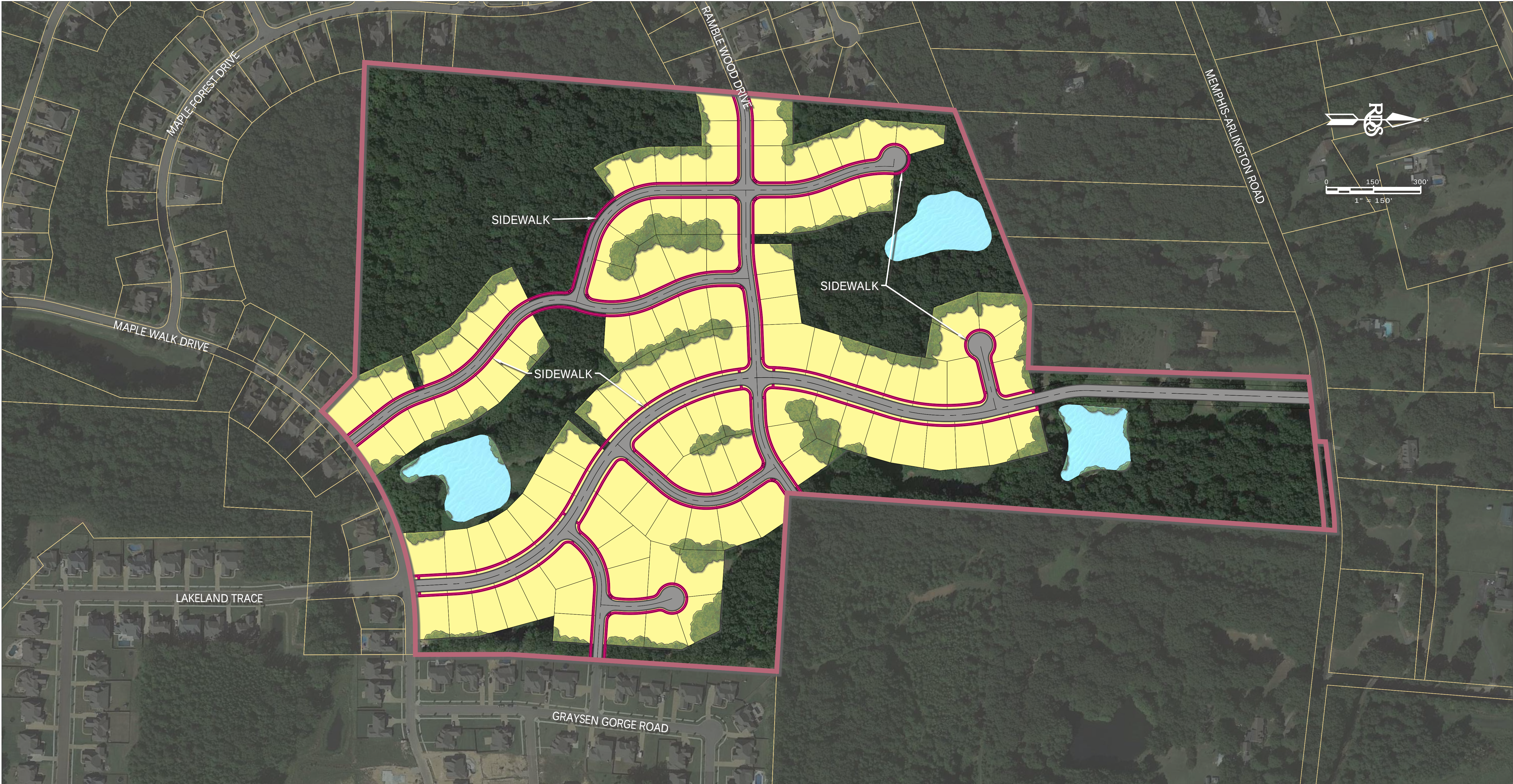


EQUESTRIA



LAKELAND, TN

RENAISSANCE DESIGN STUDIO, LLC.
3157 HIGHWAY 64 - SUITE 200
EADS, TN 38028
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EQUESTRIA EXISTING TREES

SIZE IN INCHES	SWEET GUM	CHERRY BARK OAK	RED OAK	WILLO W OAK	WHITE OAK	WATER OAK	POST OAK	HONEY LOCUST	BLACK GUM	BLACK WALNUT	BLACK CHERRY	PECAN	TULIP POPLAR	SYCAMORE	BLACK WILLOW	HICKORY	RED MAPLE	ELM	OSAGE ORANGE	SHAGBARK HICKORY	ASH	BOX ELDER	CEDAR	AMERICAN HOLLY	ROYAL PAULOWNIA	HACKBERRY	LOBLOLLY PINE	TOTAL
18	22	67	33	7	17	13	28	6	2		4	1	8	2		11	2	13	1	2			3		1			243
19	12	24	10	3	14	5	20	2			2		7			3	2	4		1			1	1		1		112
20	18	33	22	2	12	4	18	1	1		2	1	3			6		1	1	1								126
21	12	31	12	1	15	3	13	1	1	1	1		5			1		2		1	1							101
22	13	29	20	3	15	6	22		2		1	1	8			1		2				1						124
23	6	9	15	1	11	4	10			1	2		3		1	3	1	3			1		2				1	74
24	9	11	14	2	11	3	12				2		5			1		1		1		1						73
25	2	20	14	1	7	3	6		1		1		4					3	1	1	1							65
26	4	13	16	1	11	2	6						3			3		2										61
27	3	6	10	1	4		5						2			1		2										34
28	6	10	13	2	6	2	3		1				1	1		1		1										47
29	2	6	7	2	5	2	2						1				1											28
30	1	9	7	1	3	1	1						1				1											25
31	1	3	5		3								1															13
32	2	6	6		7	3	5						1															30
33	1	4	4		2	1	3						2			1												18
34	1	6	5		4		4						1						1									22
35	1	2	4		1		2						1															11
36	1	4	2		1	1							3															12
37		1	3																									4
38		1	1	1																								3
39																												0
40		2	5	1			2						1															11
41																												0
42		2																										2
43		2																										2
44	1	3	1																									5
45																												0
46	1	1																										2
47																												0
48		1	3	1																								5
49																												0
50		1																										1
51																												0
52		2																										2
60		1	2																									3
	SWEET GUM	CHERRY BARK OAK	RED OAK	WILLO W OAK	WHITE OAK	WATER OAK	POST OAK	HONEY LOCUST	BLACK GUM	BLACK WALNUT	BLACK CHERRY	PECAN	TULIP POPLAR	SYCAMORE	BLACK WILLOW	HICKORY	RED MAPLE	ELM	OSAGE ORANGE	SHAGBARK HICKORY	ASH	BOX ELDER	CEDAR	AMERICAN HOLLY	ROYAL PAULOWNIA	HACKBERRY	LOBLOLLY PINE	TOTAL
TOTAL	119	310	234	30	149	53	162	10	8	2	15	3	61	3	1	32	7	34	4	7	3	1	7	1	1	1	1	1259

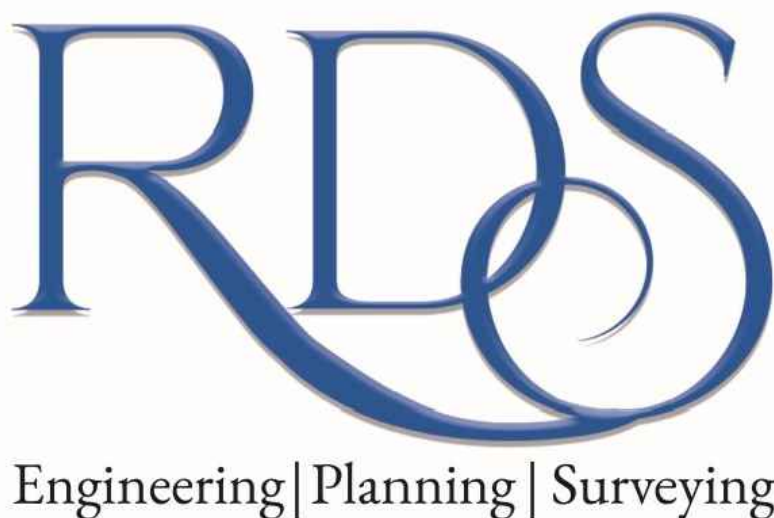
EQUESTRIA TREE DENSITY CALCULATION

CALCULATION OF EXISTING DENSITY FACTOR (EDF) TREES PROTECTED IN PLACE			
SIZE/TYPE	EXISTING TREES	UNIT	TOTAL
18" SOFT WOOD	40.00	2.90	116.00
19" SOFT WOOD	12.00	3.00	36.00
20" SOFT WOOD	12.00	3.20	38.40
21" SOFT WOOD	19.00	3.30	62.70
22" SOFT WOOD	21.00	3.50	73.50
23" SOFT WOOD	9.00	3.70	33.30
24" SOFT WOOD	8.00	3.80	30.40
25" SOFT WOOD	11.00	4.00	44.00
26" SOFT WOOD	9.00	4.30	38.70
27" SOFT WOOD	4.00	4.50	18.00
28" SOFT WOOD	4.00	4.70	18.80
29" SOFT WOOD	6.00	5.00	30.00
30" SOFT WOOD	3.00	5.20	15.60
31" SOFT WOOD	2.00	6.20	12.40
32" SOFT WOOD	21.00	6.50	136.50
33" SOFT WOOD	4.00	6.70	26.80
34" SOFT WOOD	6.00	7.00	42.00
35" SOFT WOOD	2.00	7.30	14.60
36" SOFT WOOD	9.00	7.60	68.40
37" SOFT WOOD	2.00	7.90	15.80
38" SOFT WOOD	2.00	8.20	16.40
40" SOFT WOOD	2.00	8.80	17.60
42" SOFT WOOD	2.00	9.50	19.00
44" SOFT WOOD	2.00	10.20	20.40
46" SOFT WOOD	2.00	10.90	21.80
50" SOFT WOOD	2.00	12.50	25.00
TOTAL			992.1

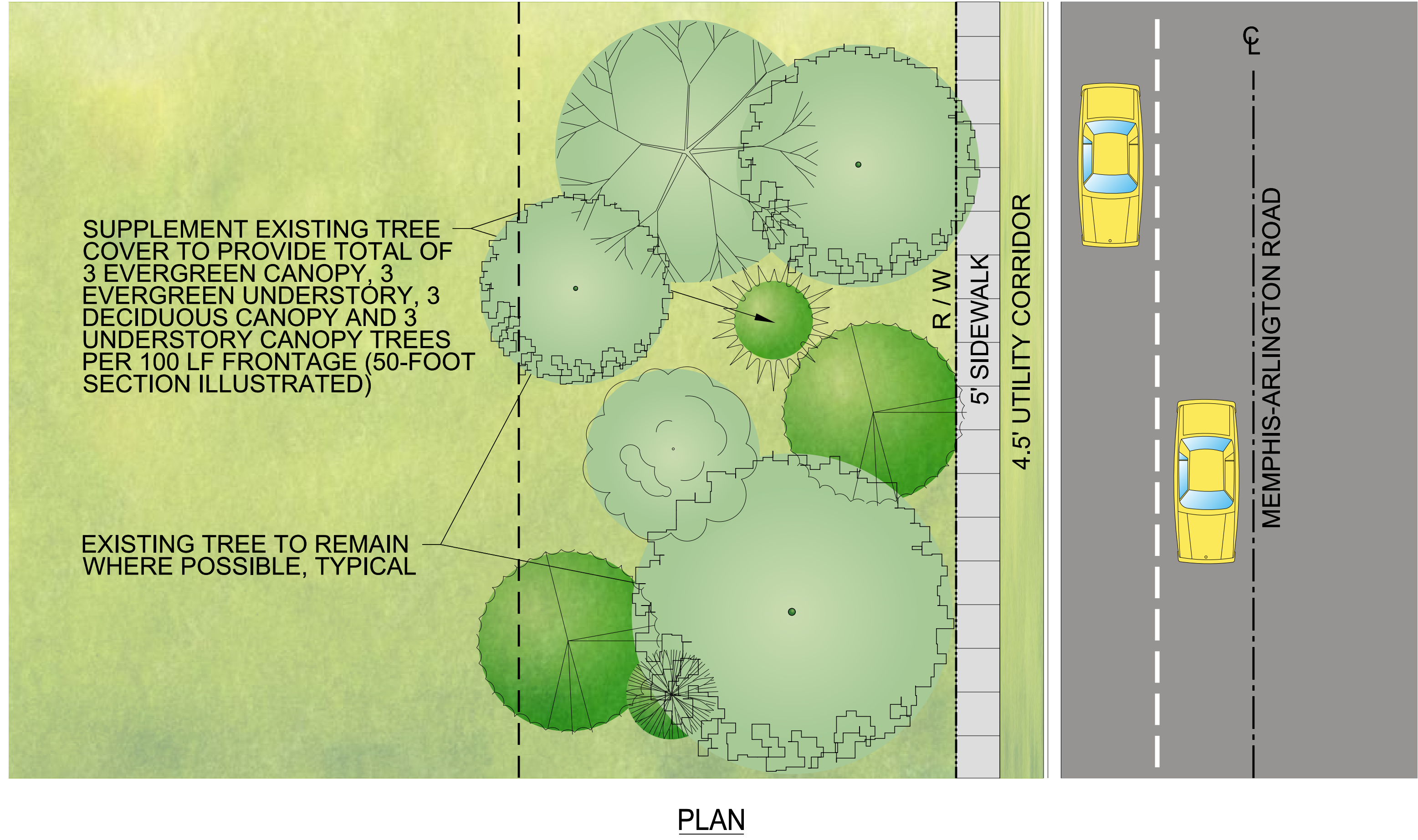
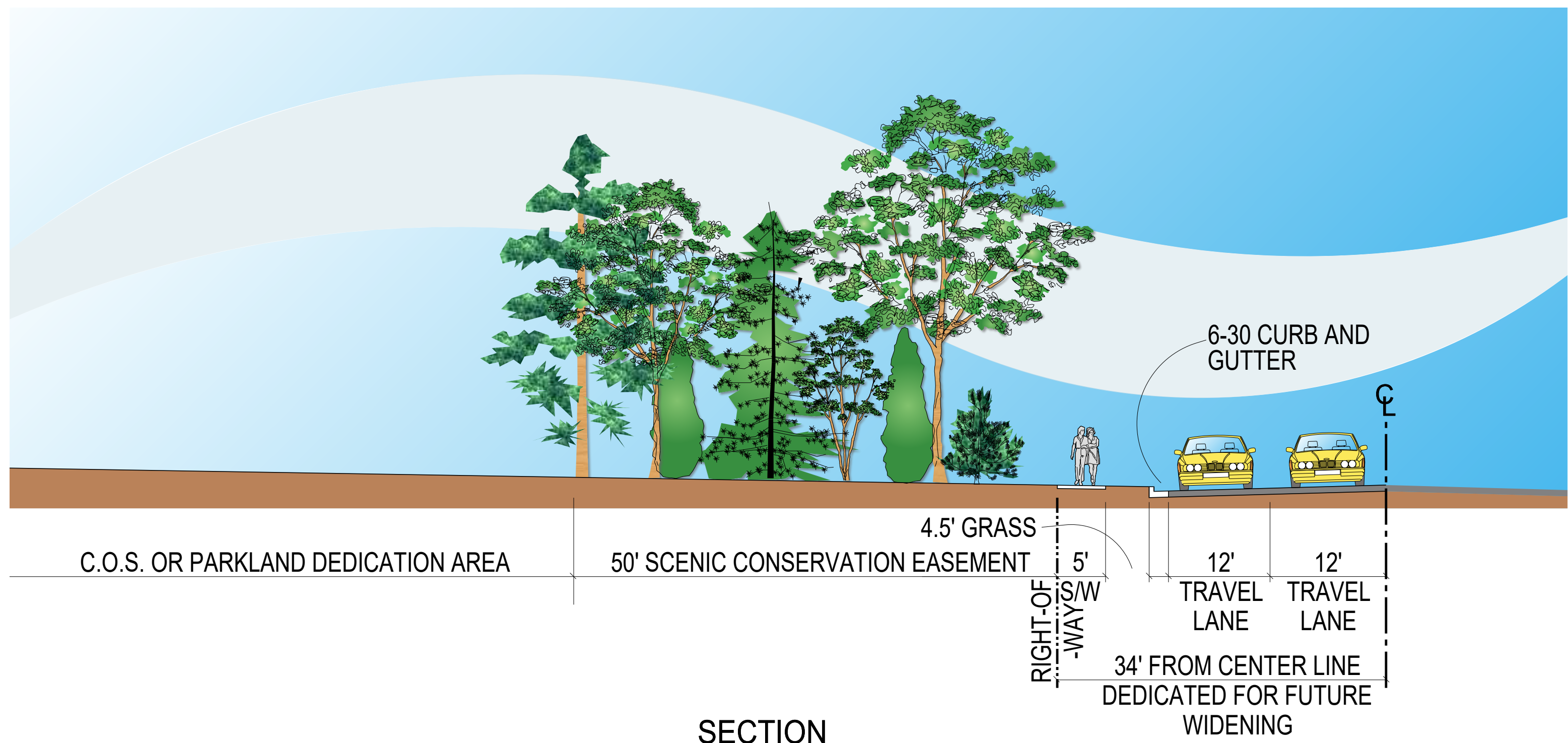
SITE DENSITY FACTOR (SDF)
86.36 ACRES/1727.20 DENSITY UNITS REQUIRED

CALCULATION OF EXISTING DENSITY FACTOR (EDF) TREES PROTECTED IN PLACE			
SIZE/TYPE	EXISTING TREES	UNIT	TOTAL
18" HARDWOOD	107.00	3.80	406.60
19" HARDWOOD	53.00	4.00	212.00
20" HARDWOOD	55.00	4.20	231.00
21" HARDWOOD	51.00	4.40	224.40
22" HARDWOOD	54.00	4.60	248.40
23" HARDWOOD	37.00	4.90	181.30
24" HARDWOOD	43.00	5.10	219.30
25" HARDWOOD	33.00	5.40	178.20
26" HARDWOOD	30.00	5.70	171.00
27" HARDWOOD	14.00	6.00	84.00
28" HARDWOOD	25.00	6.30	157.50
29" HARDWOOD	11.00	6.60	72.60
30" HARDWOOD	8.00	6.90	55.20
31" HARDWOOD	6.00	8.20	49.20
32" HARDWOOD	17.00	8.60	146.20
33" HARDWOOD	10.00	8.90	89.00
34" HARDWOOD	11.00	9.30	102.30
35" HARDWOOD	4.00	9.70	38.80
36" HARDWOOD	6.00	10.10	60.60
37" HARDWOOD	4.00	10.50	42.00
38" HARDWOOD	4.00	10.90	43.60
40" HARDWOOD	7.00	11.70	81.90
44" HARDWOOD	2.00	13.60	27.20
48" HARDWOOD	6.00	15.60	93.60
60" HARDWOOD	4.00	20.00	80.00
TOTAL			3295.9

TOTAL DENSITY UNITS FOR
EXISTING TREES TO BE RETAINED
4288.0 DENSITY UNITS



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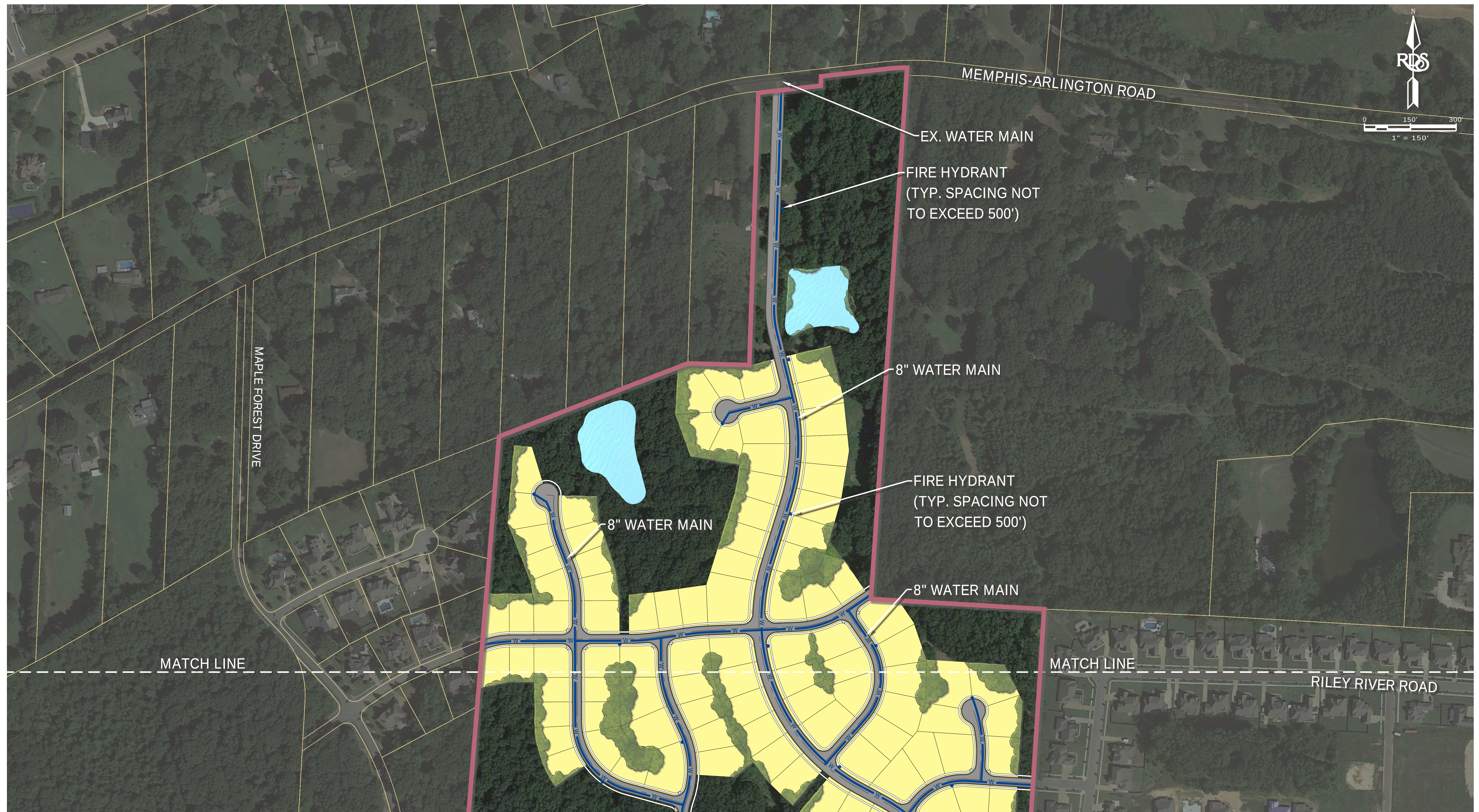


MEMPHIS-ARLINGTON ROAD LANDSCAPE PLATE
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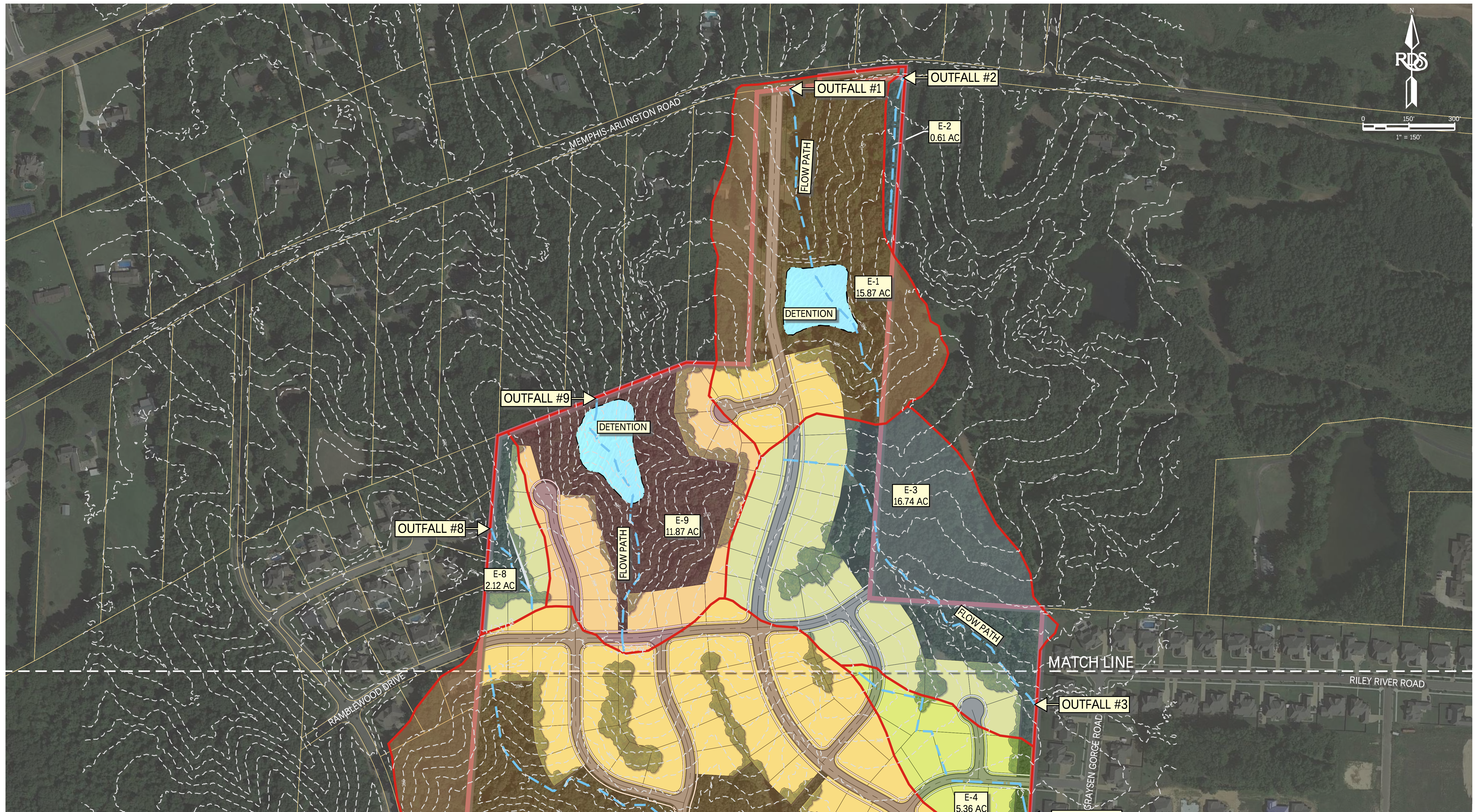


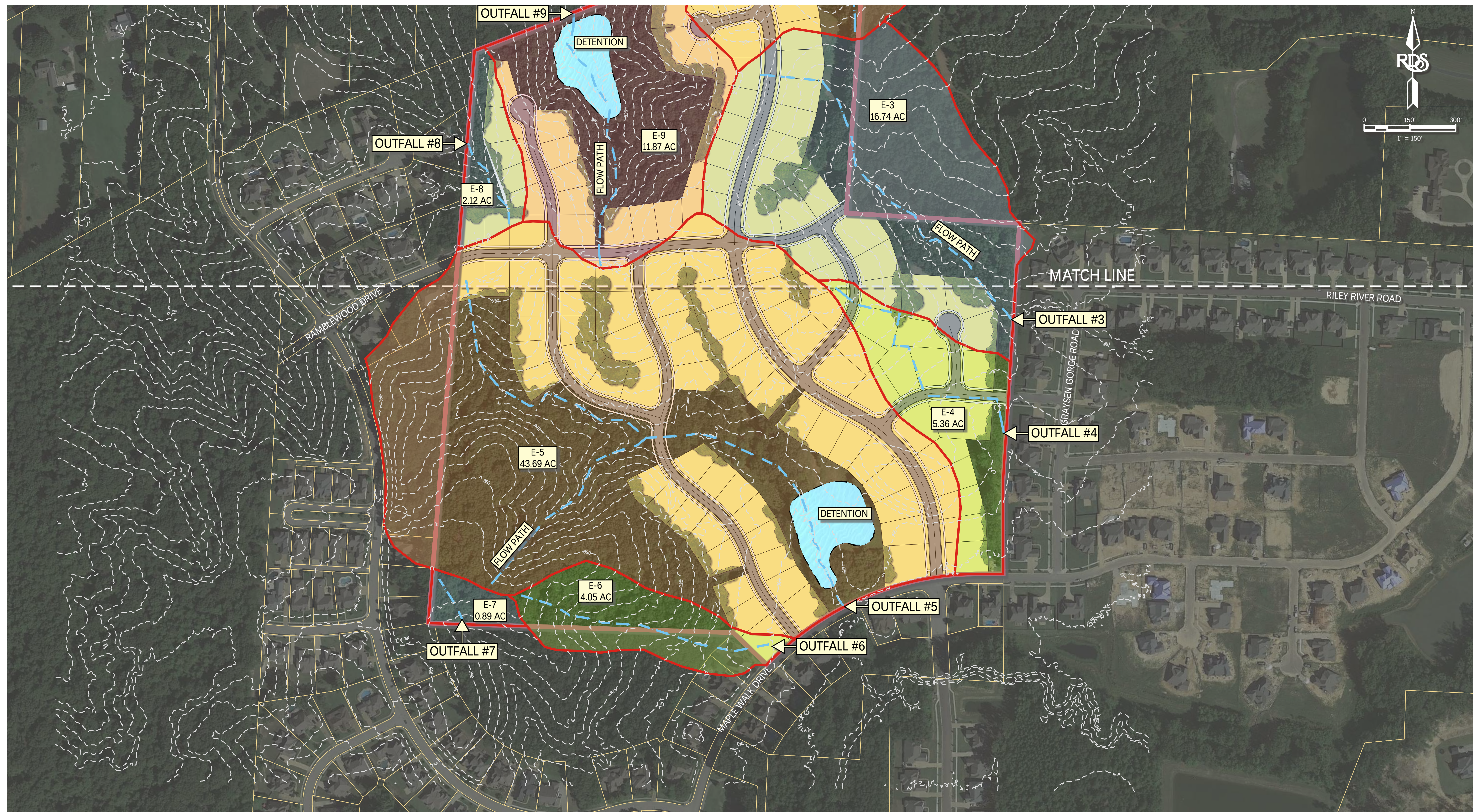


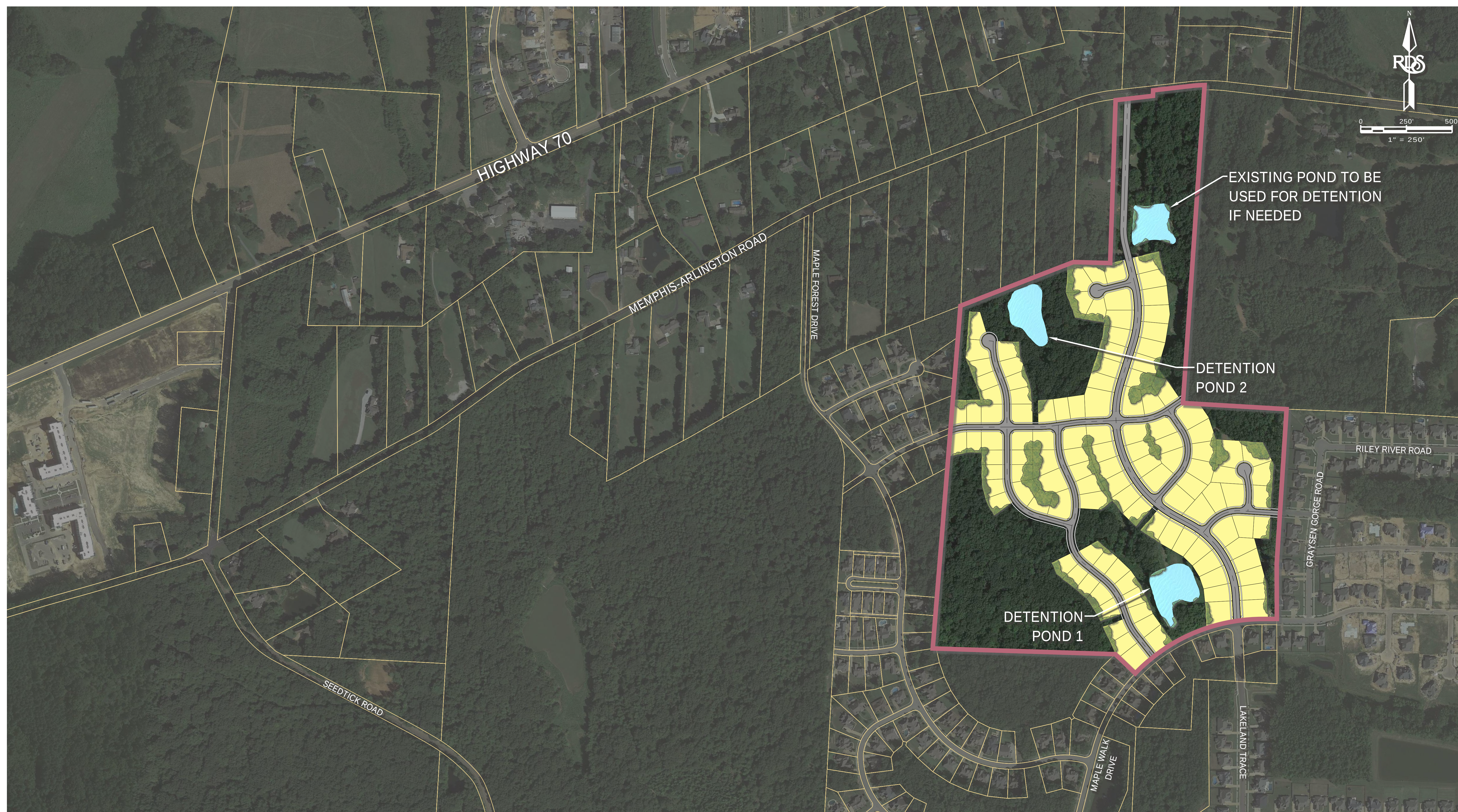


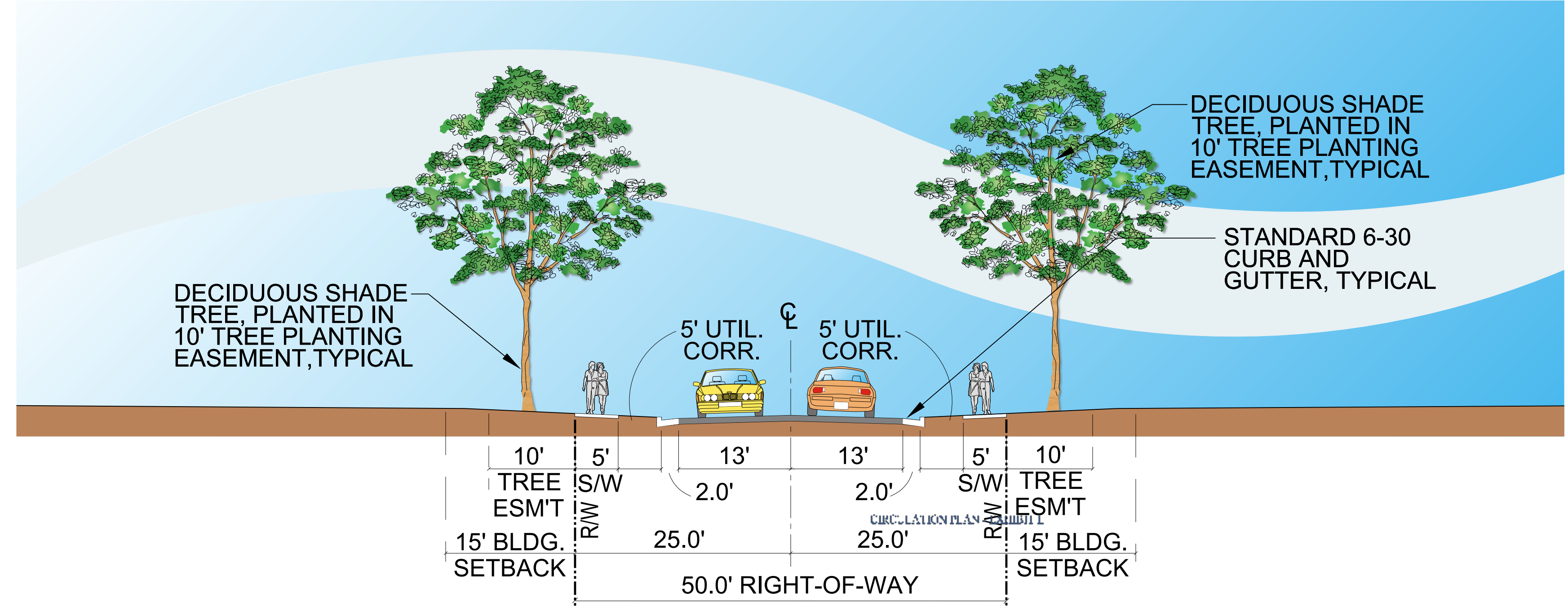




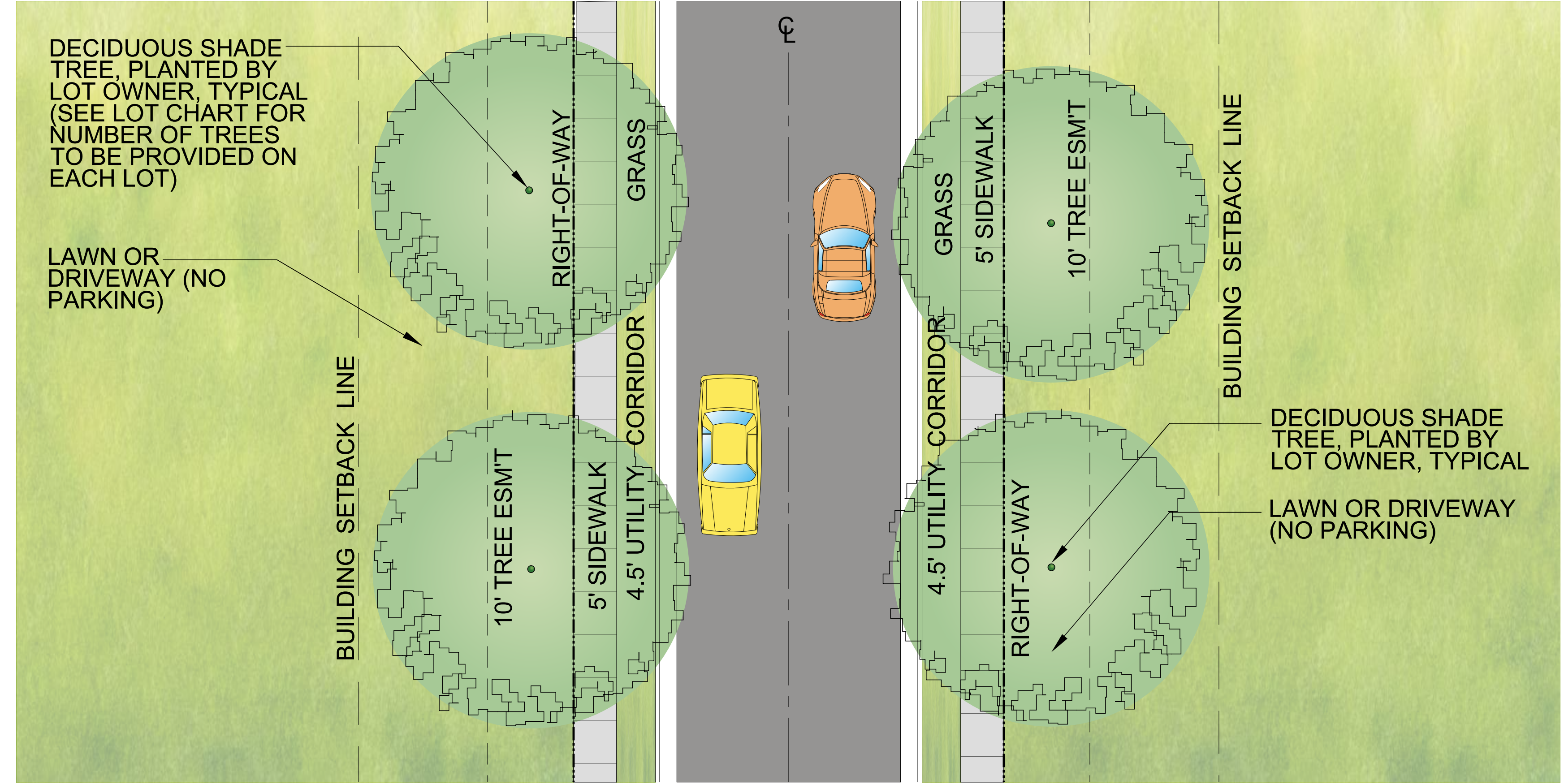






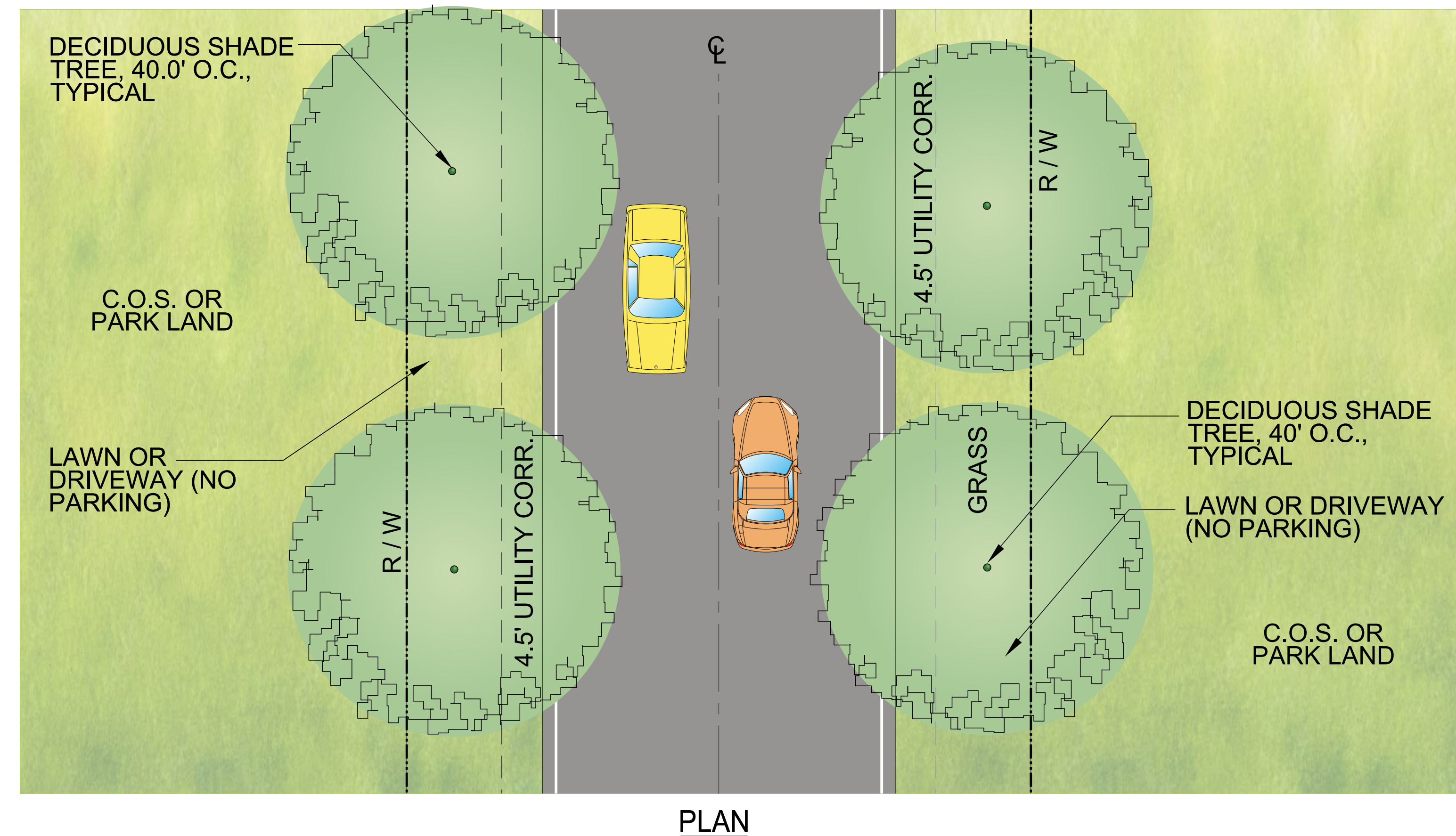
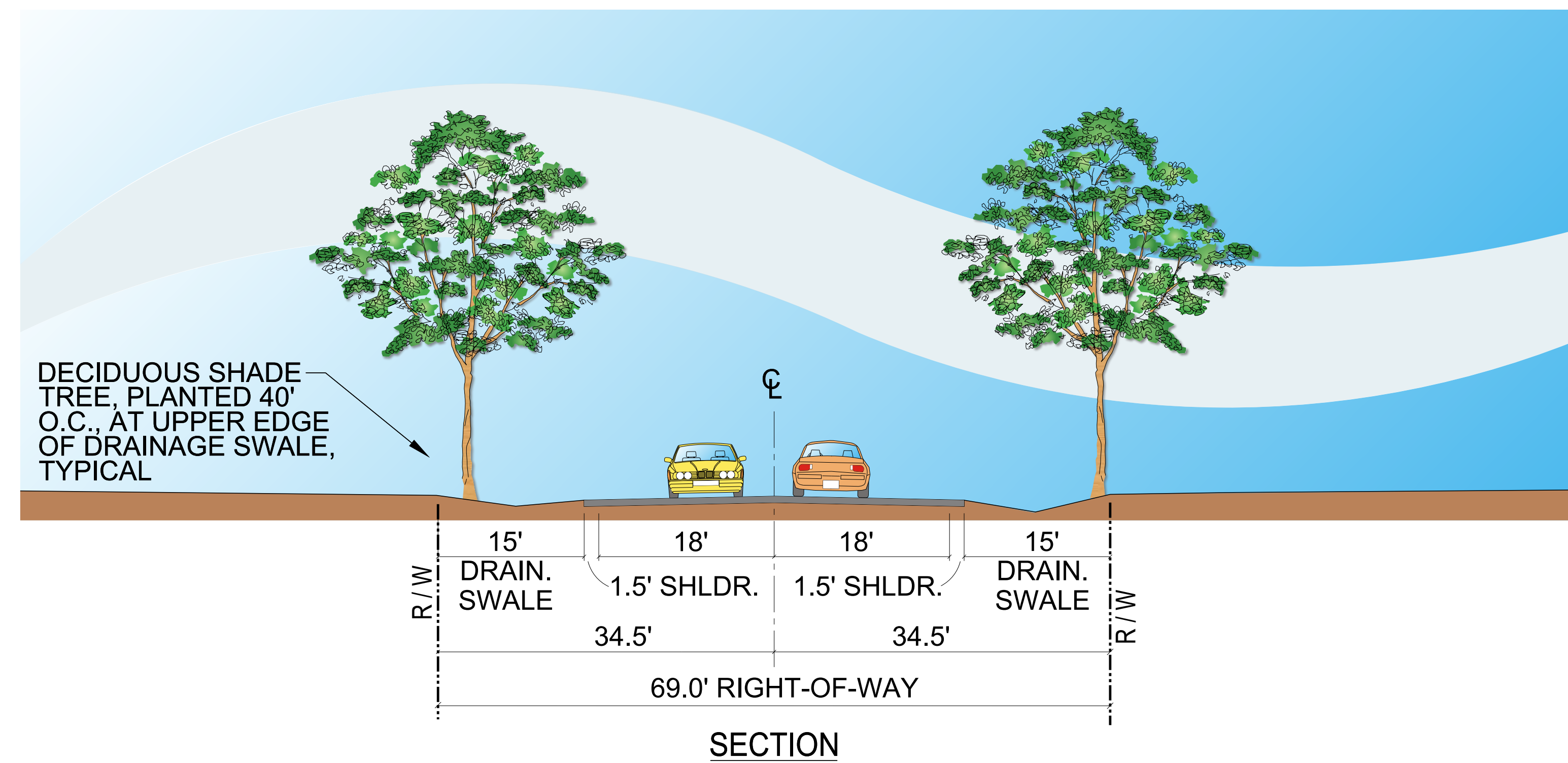


SECTION

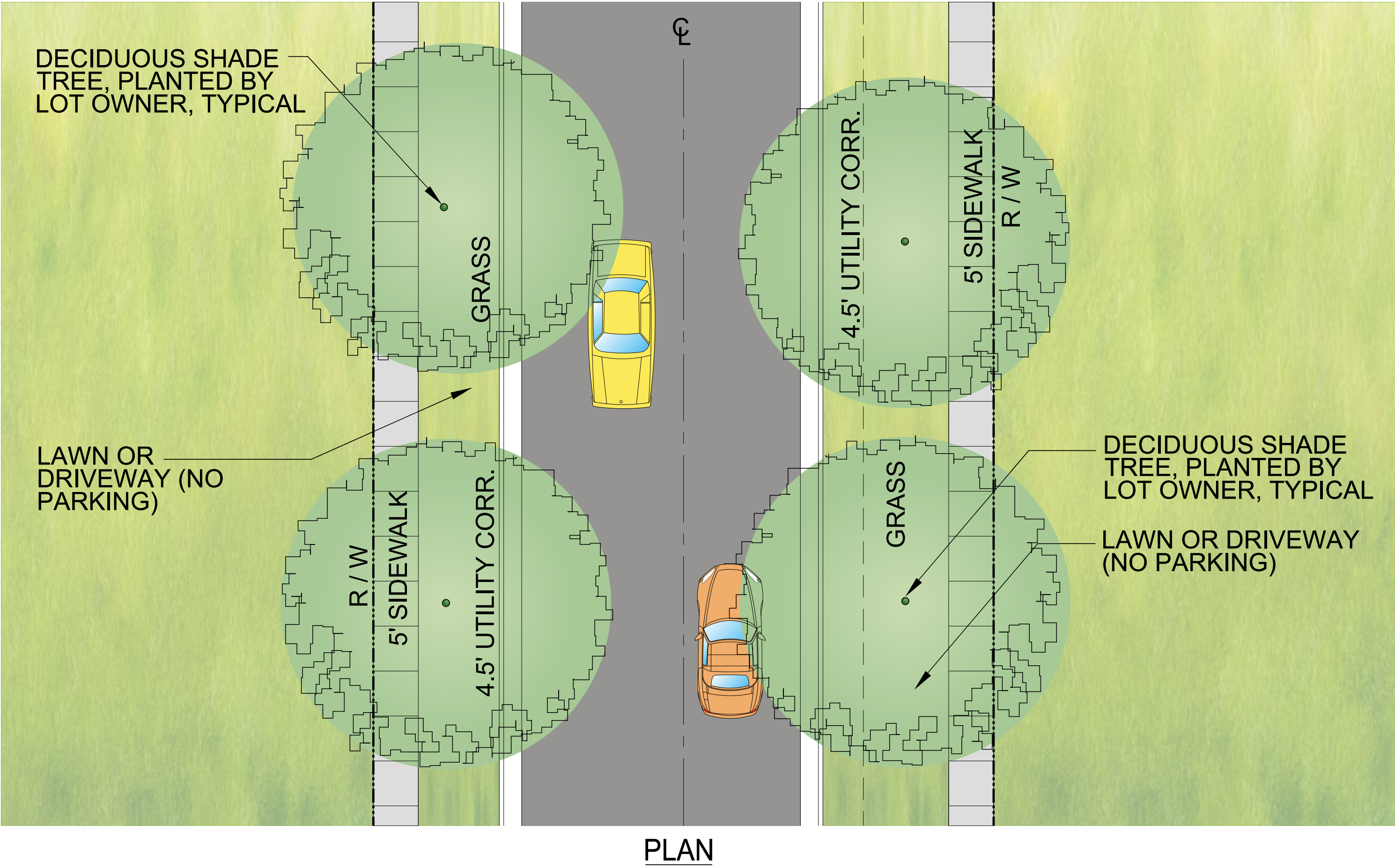
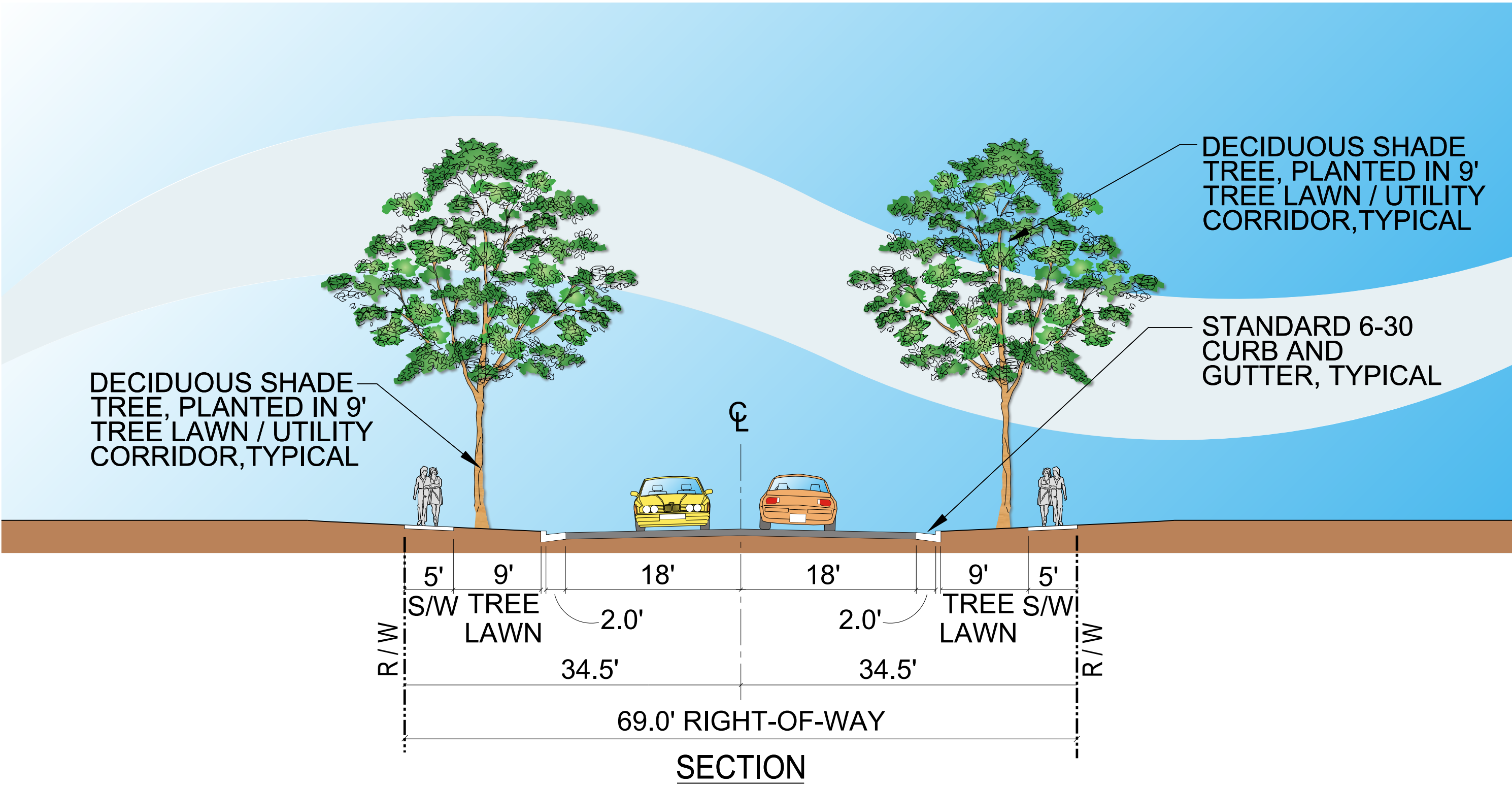


PLAN

50' RIGHT-OF-WAY LANDSCAPE PLATE
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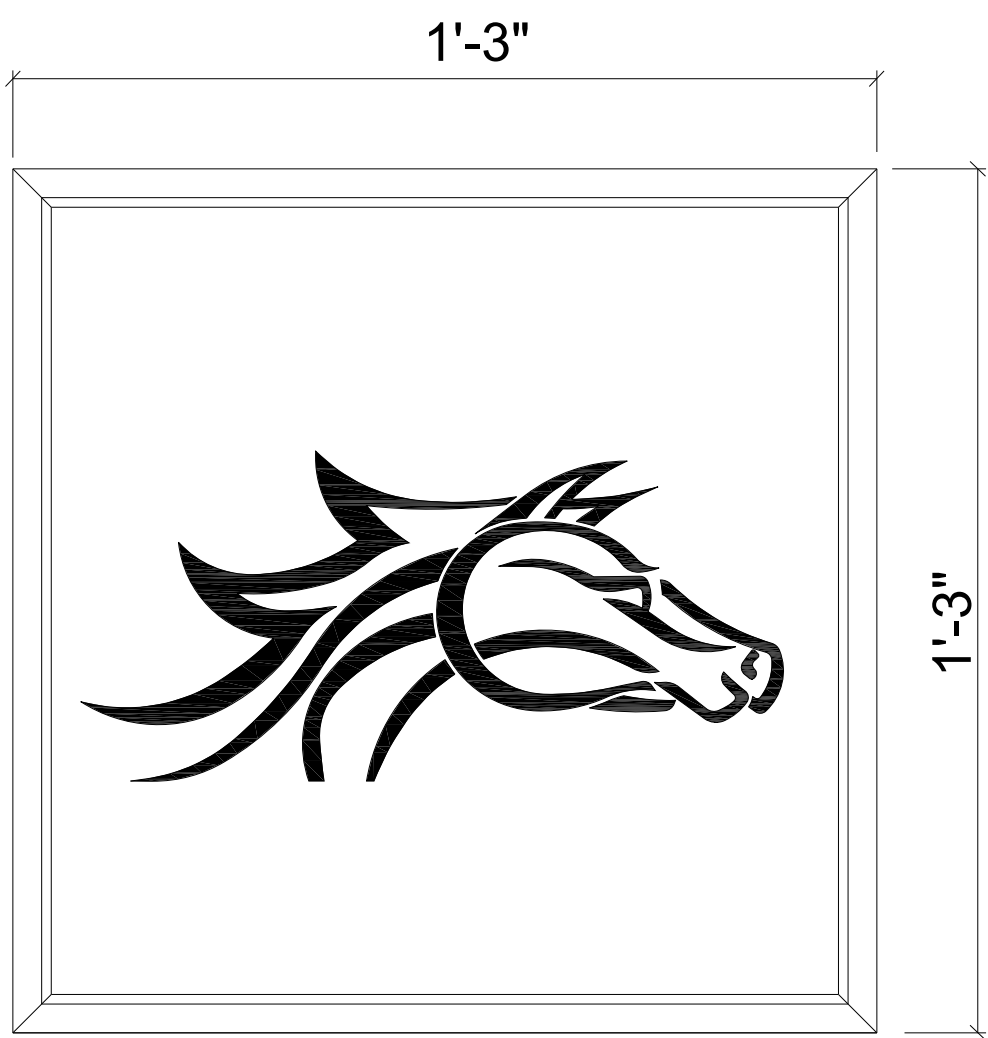
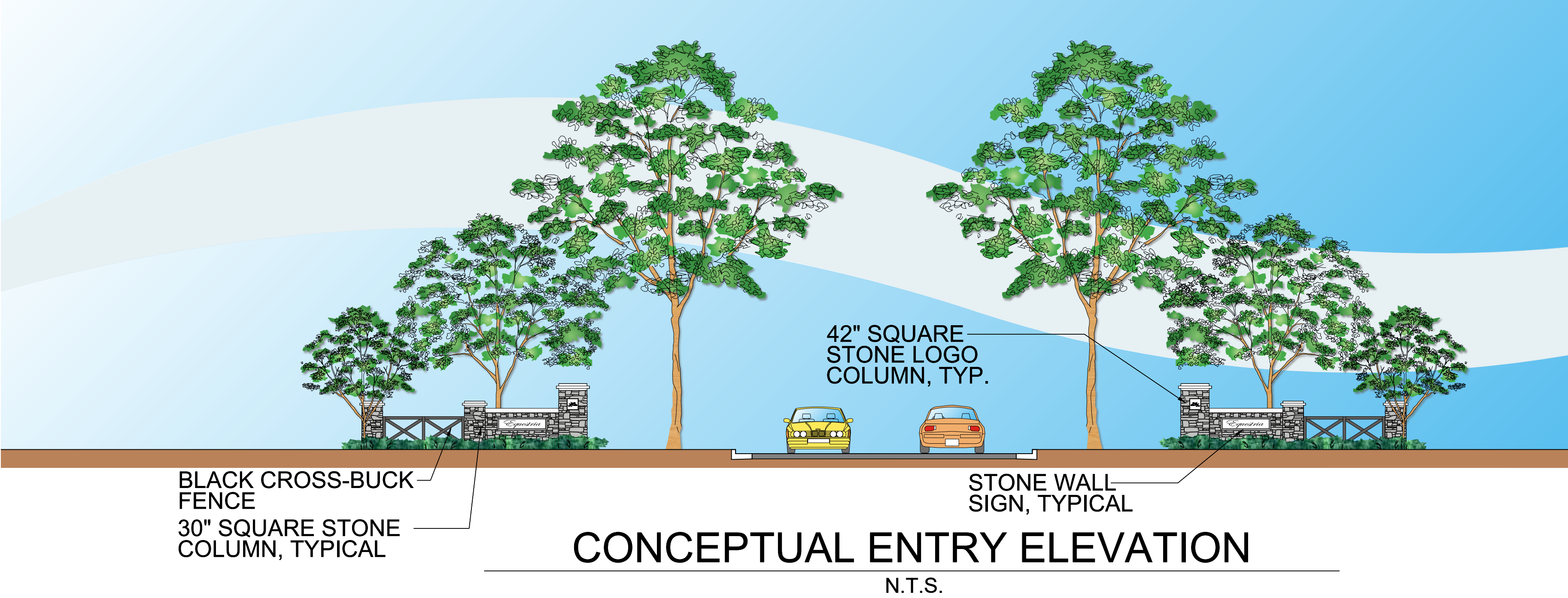


69' RURAL RIGHT-OF-WAY LANDSCAPE PLATE
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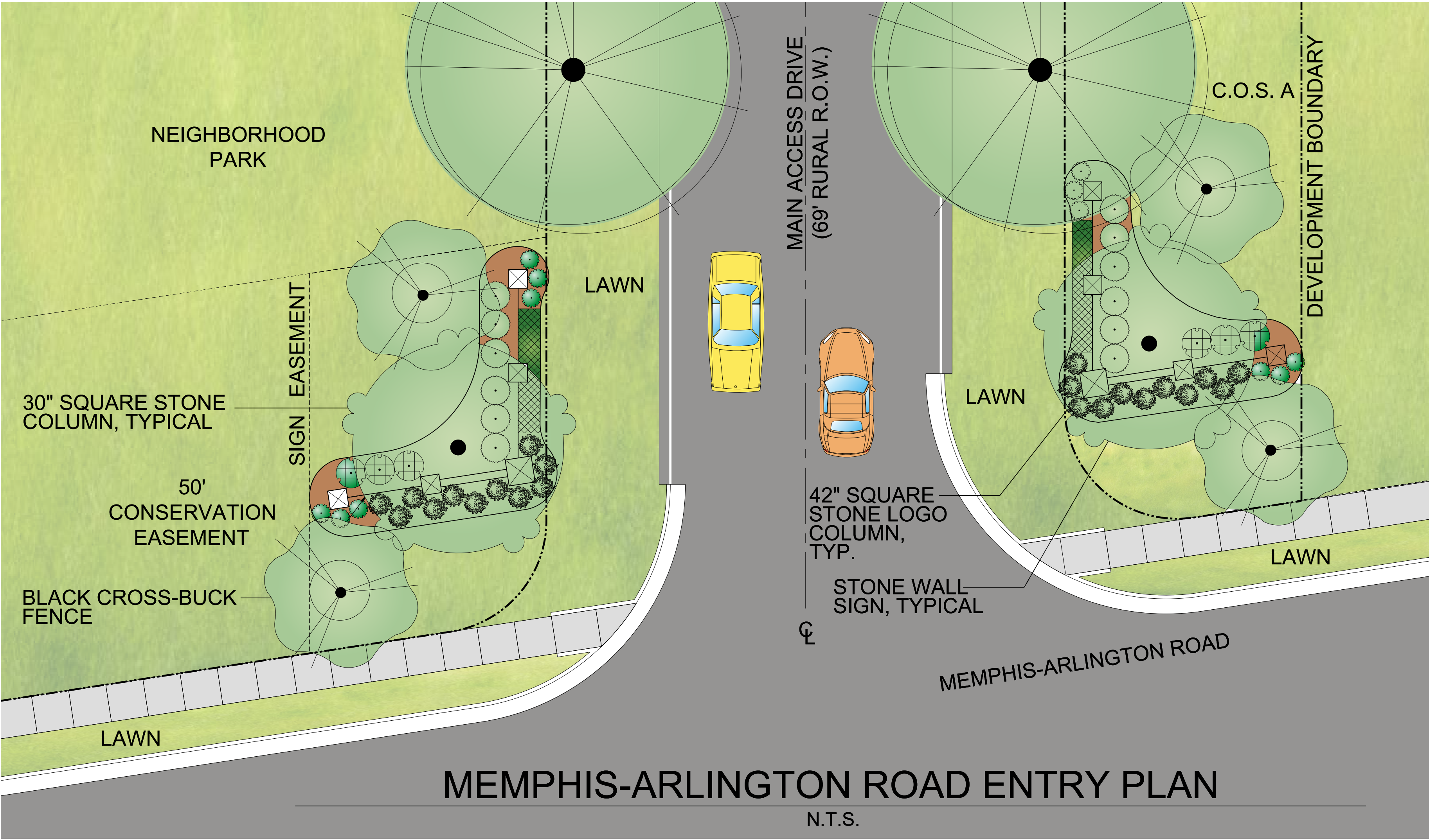


69' URBAN RIGHT-OF-WAY LANDSCAPE PLATE

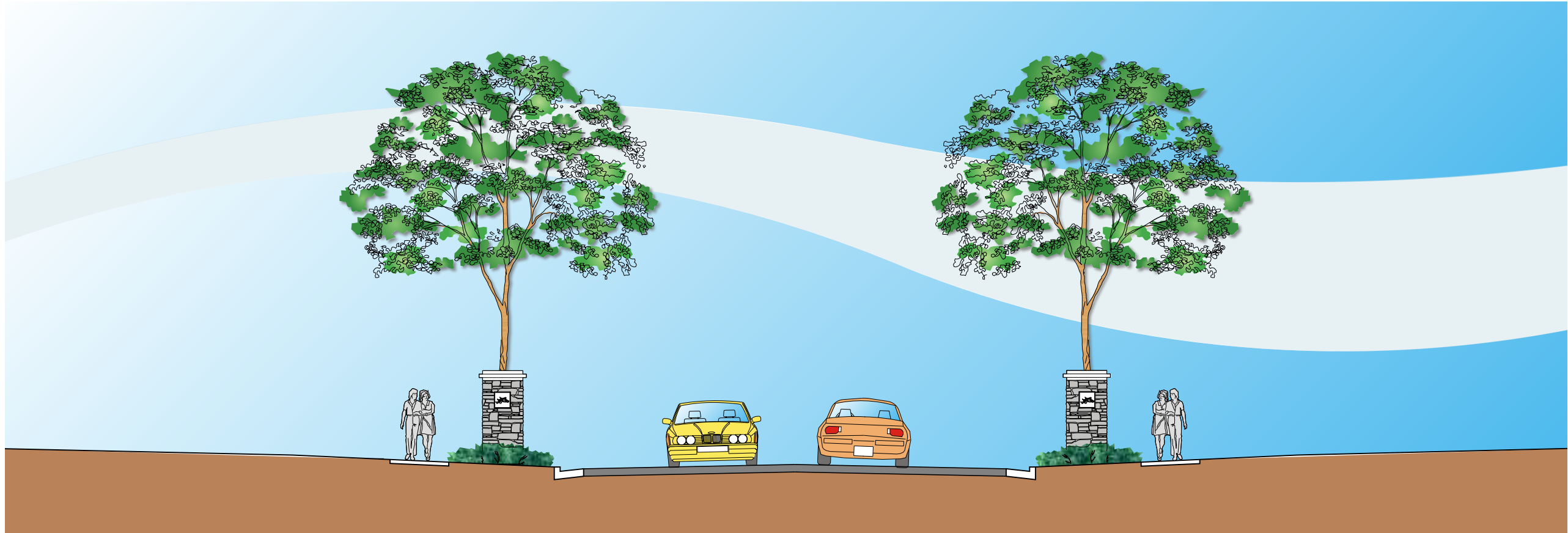
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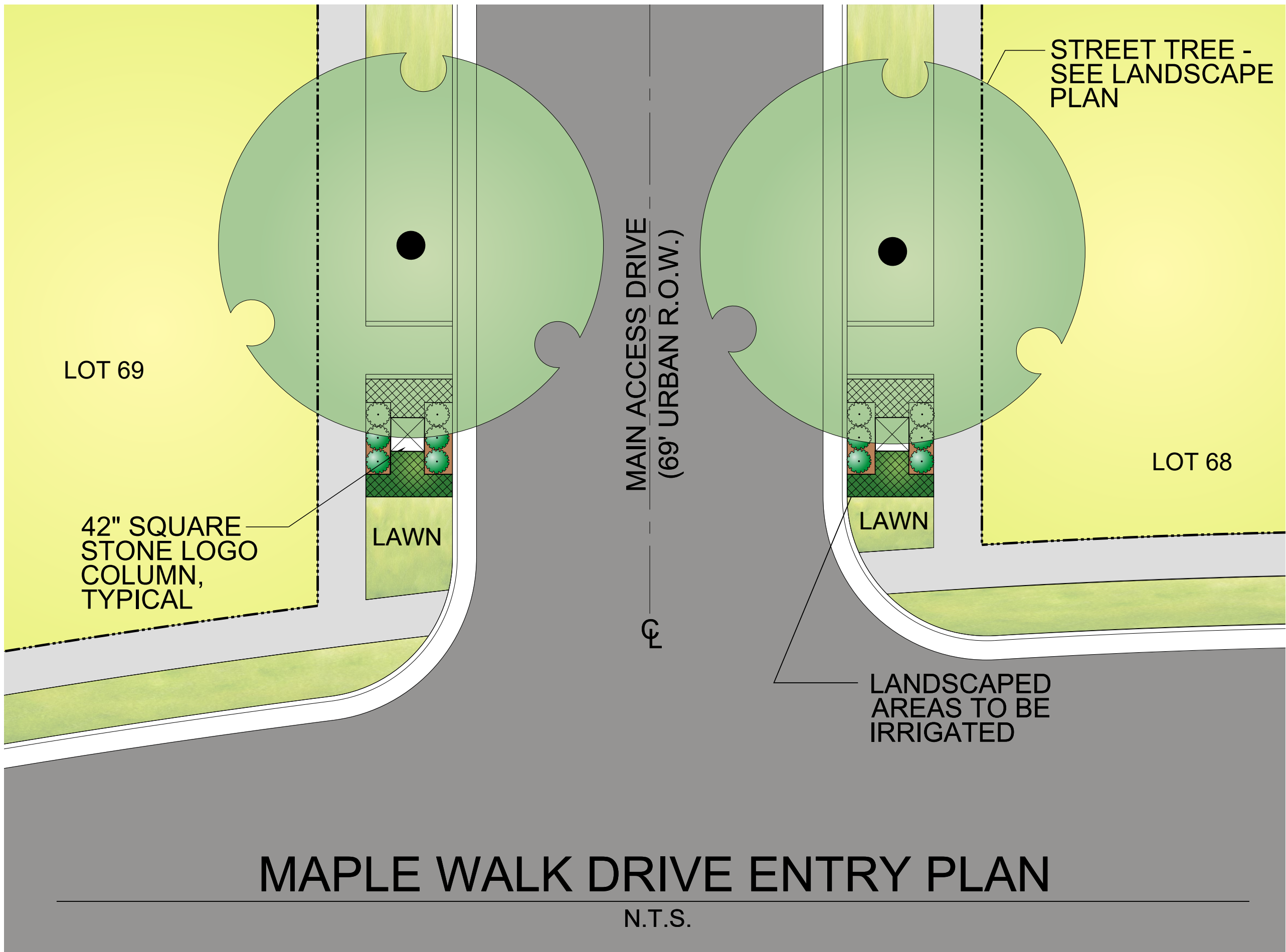
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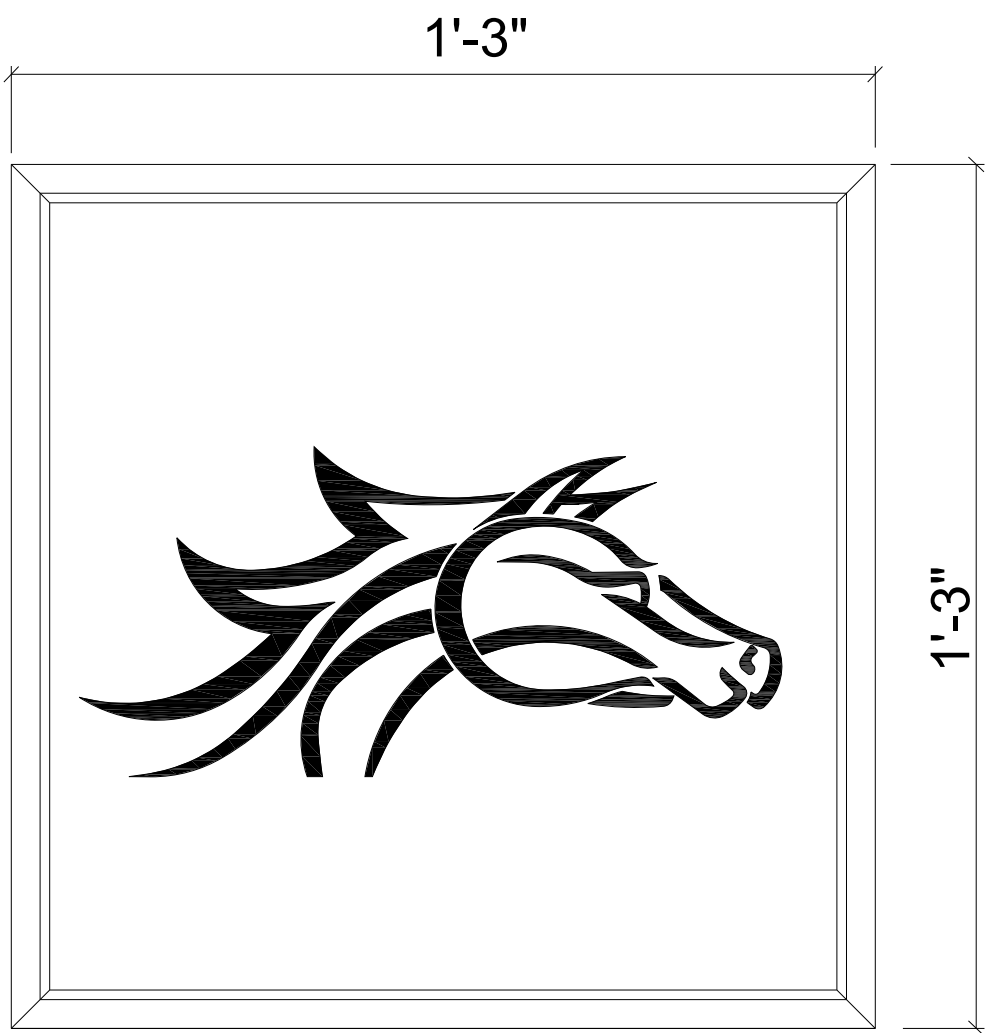
CONCEPTUAL SIGN PANEL
N.T.S.



CONCEPTUAL ENTRY ELEVATION
N.T.S.



MAPLE WALK DRIVE ENTRY PLAN
N.T.S.

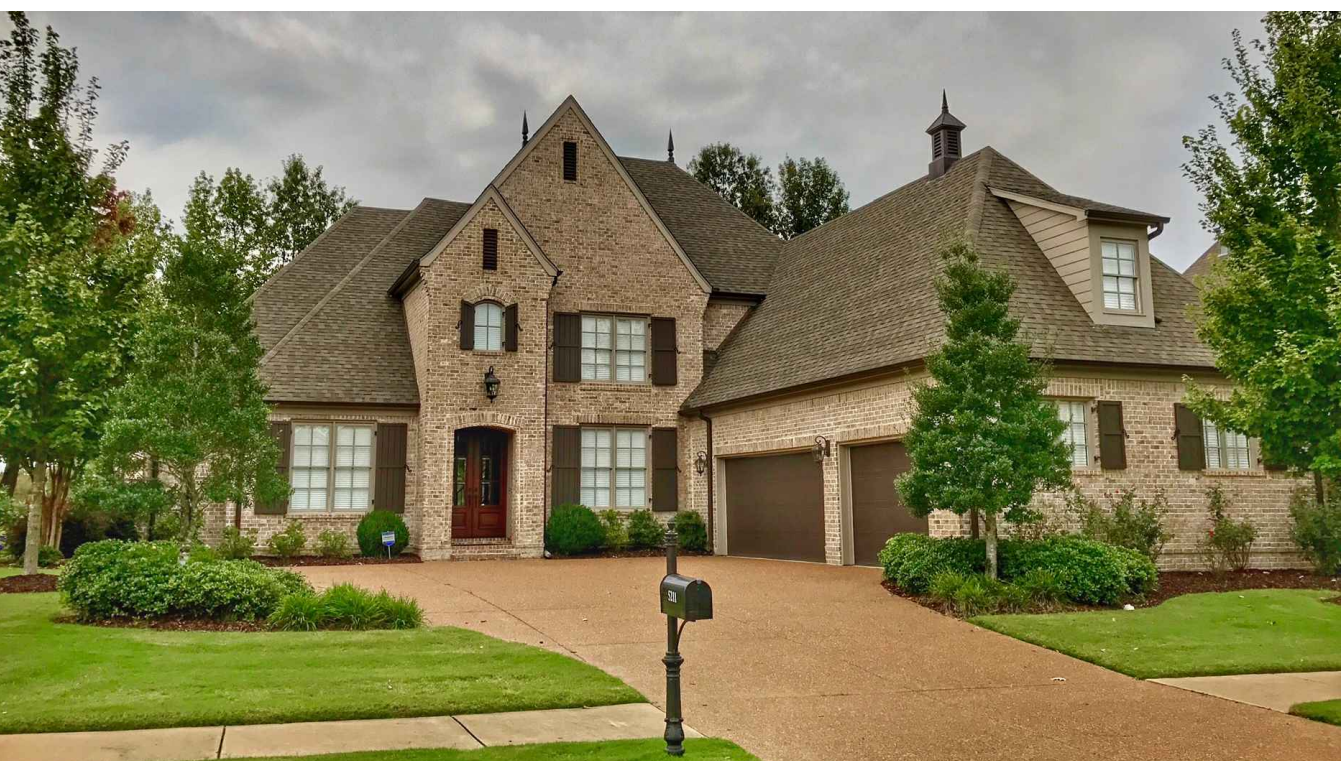
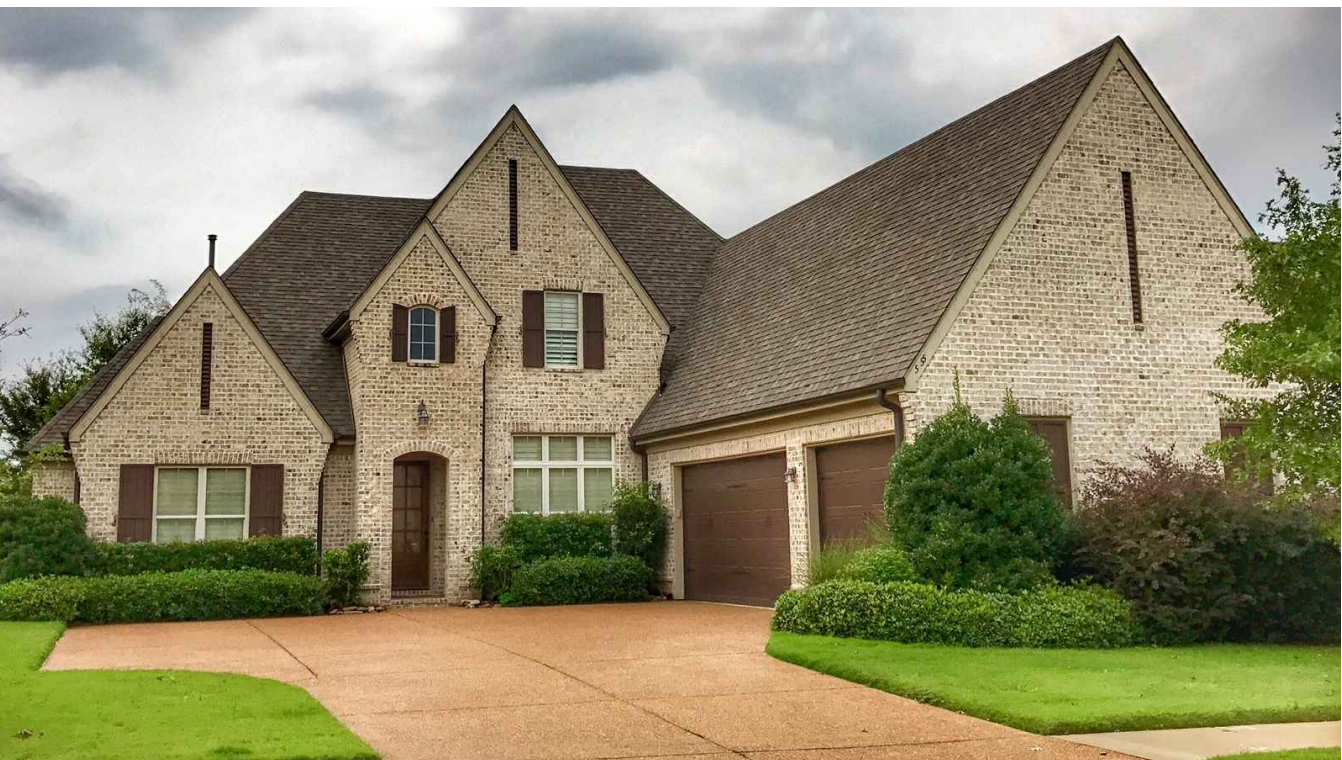


CONCEPTUAL LOGO INSERT
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ARCHITECTURAL CHARACTER

1. DESIGN REVIEW: A Homeowners' Association Architectural Control Committee (ACC) shall be established. This committee or their designated architect will review all proposed structures, site plans, building elevations, site plans, building elevations, landscaping, and construction materials. The ACC shall adhere to these Design Guidelines and the overall provisions of the Secondary Detailed Development Plan (SDDP) and subsequent development plans, which shall also be utilized by the City of Lakeland in the permit issuance process.
2. ARCHITECTURAL STYLES: Home styles for this development shall stay consistent with French and European Architecture. Details vary, but French and European-inspired homes are distinguished by their distinctive hipped roofs and flared eaves. Some of the features in these homes include, but are not limited to, brick and stone facades, hipped and arched-top dormers, multi-paned windows using either square grids or diamond pattern, wood shutters, iron balconies or terraces, decorative half-timbering, round towers, arched doorways, and decorative copper-accented elements such as flashing, rooftop finials, and cupolas. Architecturally-consistent porches are encouraged on front facades.
3. FLOOR HEIGHT: The finished floor elevation is to be a minimum of 9" above finish grade along the entire front of the house (and the entire street side of corner lots).
4. EXTERIOR CLADDING AND VENEER: Cladding is to be as follows: (a) an approved wood mold brick or simulated wood with and approved mortar color, or (b) painted brick in an approved color, or (c) 4" to 8" smooth horizontal lap siding in wood or Hardi Plank.
5. ROOFING: Roofing must be 25-year dimensional shingles, standing seam metal, cedar shake, or slate.
6. MATERIAL & COLOR APPROVAL: Roofing, brick, siding, and paint color selections must be submitted to the ACC and approved prior to installation or application. If selections are made from the approved list of materials and colors, the combination thereof must also be approved.
7. WINDOWS & DOORS: Windows are to have wood frames, but may be metal clad. True divided-light or simulated divided-light windows shall be used for windows that are visible from the street. No snap-in grids shall be used on windows visible from the street. Double-insulated windows with the profile muntins that are securely fastened to the exterior of the glass are acceptable.
8. FLASHING: Flashing must be copper or painted galvanized metal that matches paint colors in adjacent surfaces. Exposed galvanized or aluminum flashing is not permitted.
9. FLOOD LIGHTS: No flood light shall be allowed on any lot where it is visible from the street.
10. COLUMNS: Columns may be made of wood, limestone, or cast concrete, and must have a smooth finish. Columns, whether they are round or square, should be properly proportioned. If round, the columns should have the proper entasis, or taper, associated with classical proportions. The top of all columns should align with the finished face of the beam or entablature above in keeping with the conventions of classical proportions.
11. CHIMNEYS: Chimneys must be brick or stucco of an approved color. No lap siding or synthetic stucco may be used on chimneys.
12. FOUNDATION: Foundation veneer must be brick or stucco over block.
13. RAILINGS: Railings must have well-proportioned square or turned balusters, and shall be made of wood or an approved synthetic. Iron railings and combination masonry are also acceptable, if approved by the ACC. Certain stone and casts products may be allowed for use in balustrades, if approved by the ACC. Specific information on desired railings should be submitted to the ACC for approval with construction drawings.
14. GARAGE AND PARKING AREA: All houses shall have a garage with no less than two bays. Only front hook-in and side-load garages are permitted. Front hook-in garages are defined as a garage attached and incorporated into the front facade of a private residence, in which access to and from the garages is provided via the adjacent neighborhood street. Front hook-in garage access shall be perpendicular to the primary structure. Garage doors shall not face the adjacent street. Side-load garages are defined as a garage attached and incorporated in the side or rear facade of a private residence, in which access to and from the garage is provided via the adjacent neighborhood street. Side-load garages shall be located at the rear of the primary residence. The door design and details should be appropriate and in keeping with the primary house design/theme. Garages shall be reviewed based on the location, design, and orientation to the home. Although rear-load and side-load garages are preferred, front-load garages may be permissible if screened by and architectural porte-cochere with review and approval. Porte-cocheres are not to be confused with carports, in which vehicles are parked.
15. SHUTTERS: Shutters must be paneled, plank (French), or louvered in configuration, and shall be operable or appear operable. Shutters must be made of wood or approved synthetic. PVC-louvered shutters must have blades that are 2.5" wide with a 2" exposure. All shutters must be sized to match the actual door or window openings. All shutters must be hinged and must be held in position with shutter dogs.
16. ACCESSORY STRUCTURES: Pool houses, gazebos, cabanas, secondary garages, and any and all outbuildings and detached structures shall be permitted only with full review and approval. All outbuildings must be constructed of the same building materials and detail as the primary residence. All plans must be reviewed and approved by the ACC and necessary governing bodies as required for construction permitting. Temporary, pre-fabricated, or modular outbuildings shall not be permitted. Pool houses, garages, and other accessory structures shall utilize a design that is subordinate to, complementary to, and integral with the house design.
17. SWIMMING POOLS: In-ground swimming pools are permissible with the review and approval by the ACC. Construction of the pool must not disturb neighbors' yards or property owned and/or maintained by the HOA.
18. FENCING: Fencing for this development is unique to it's lot architecture and the location of specific lots in their proximity to conservation commons areas. No fence shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line. All fences shall be constructed of cedar wood, masonry brick, or a combination thereof, or ornamental iron. Any lot facing a street must be either 6' cedar capped wood fence or ornamental iron with brick columns at a minimum of every 20 feet. Lots with rear yards adjacent to common areas must use ornamental iron fencing.
19. DRIVEWAYS: Driveways shall have a minimum compressive strength of 4000 psi concrete with a washed pea gravel finish. Concrete shall be poured as per standard construction methods. Other finishes for driveways shall be considered on a case-by-case basis. Asphalt drives are not allowed.

ARCHITECTURAL CHARACTER - EXHIBIT W



Engineering | Planning | Surveying



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LAKELAND, TN



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