



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, May 9, 2024, 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** - April 11, 2024
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
 - 1. **Action** - approval of Equestria PD Preliminary Development Plan
- VII. NEW BUSINESS:
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, APRIL 11, 2024, 5:30 PM
CITY HALL, LAKELAND, TENNESSEE 38002**

I. CALL TO ORDER BY CHAIR:

The meeting was called to order at 5:30PM by Chair Adam Henry on Thursday, April 11, 2024.

II. ROLL CALL BY RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Rebecca Hecker-Mosbrugger	Present
Carl Helton	Present
Adam Henry (Chair)	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Bill Sheridan	Present

For the record: According to TCA § 13-4-101, the Mayor may appoint members of the Municipal Planning Commission. As such, the two (2) new members listed above (Rebecca Hecker-Mosbrugger and Bill Sheridan) have been appointed and have received applicable, self-reported training hours as provided by Planning Director Paul Luker.

Others present: Planning Director Paul Luker, City Planner Alex Barthol, Community Development Specialist Lisa West, City Engineer Emily Harrell, City Manager Michael Walker, City Recorder Cheyenne Carter

III. APPROVAL OF PREVIOUS MEETING MINUTES:

1. Regular Meeting Minutes – February 8, 2024

Shawn Rowland moved to bring this item to the floor seconded by Carl Helton.

Discussion ensued.

Shawn Rowland motioned to approve the minutes seconded by Amber Hitchcock.

When the question was called, the minutes passed as presented, voice vote, 8 in favor 0 against (8-0).

2. BOC & MPC Special Called Joint Meeting – February 29, 2024

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

Bill Sheridan motioned to approve the minutes seconded by Amber Hitchcock.

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When the question was called, the minutes passed as presented, voice vote, 8 in favor 0 against (8-0).

IV. PUBLIC DISCUSSION:

None

V. REPORTS OF OFFICERS AND COMMITTEES:

None

VI. OLD BUSINESS:

None

VII. NEW BUSINESS:

1. **Action** – approval of patio fence at Portales Tapas and Tequila from the Design Review Commission

Carl Helton moved to bring this item to the floor seconded by Sal Feraci.

City Planner Alex Barthol presented this item.

Discussion ensued.

For the record: The applicant provided comments and answered the board's questions.

Amber Hitchcock motioned to approve the patio fence seconded by Carl Helton.

When the question was called, the patio fence approved as presented, voice vote, 8 in favor 0 against (8-0).

2. **Action** – approval of Evergreen PD Final Development Plan

Carl Helton moved to bring this item to the floor seconded by Amber Bill Sheridan.

City Planner Alex Barthol presented this item.

Discussion ensued.

Shawn Rowland motioned to approve the Evergreen PD Final Development Plan with conditions outlined in the staff report seconded by Amber Hitchcock.

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When the question was called, the Evergreen PD Final Development Plan approved as outlined in the staff report, voice vote, 7 in favor 0 against 1 abstention (7-0-1).

3. **Action** – approval of Heathfield Mixed-Use PD Outline Plan

Bill Sheridan moved to bring this item to the floor seconded by Shawn Rowland.

Planning Director Paul Luker presented this item.

Discussion ensued.

For the record: The applicants provided comments and answered the board's questions.

For the record: Public comments were heard from -

1. Bill Summons of the 10000 block of Drop Seed Dr
2. Richard Gonzales of the 5300 block of Conifer View Ln

Discussion ensued.

Commissioner Atkinson motioned to add the following conditions:

- A Final set of architectural requirements shall be submitted with the PDP application.
- A market study justifying the proposed amount of commercial area shall be submitted with the PDP application.

The motion to add conditions was seconded by Bill Sheridan.

When the question was called, recommendation to the Board of Commissioners for the Heathfield Mixed-Use PD Outline Plan approved with conditions, voice vote, 8 in favor 0 against (8-0).

4. **Action** – approval of Equestria PD Preliminary Development Plan

Carl Helton moved to bring this item to the floor seconded by Rebecca Hecker-Mosbruger.

Planning Director Paul Luker presented this item.

Discussion ensued.

For the record: Josh Burnett from Equestria answered the board's questions.

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Discussion ensued.

For the record: Public comments were heard from:

1. Richard Todd of the 10000 block of Ramble Wood Dr
2. Kurt Wagner of the 4700 block of Maple Walk Dr
3. Mike Scott of the 4700 block of Maple Walk Dr
4. Jessica Cannon of the 10000 block of Ramble Wood Drive
5. Tiffany Mowers of the 10000 block of Mount McKenzie Road
6. Richard Gonzales of the 5300 block of Conifer View Ln

Discussion ensued.

Adam Henry motioned to table the Equestria PD Preliminary Development Plan until the next meeting to be held on May 9, 2024 seconded by Rebecca Hecker-Mosbruger.

When the question was called, the motion to table Equestria PD Preliminary Development Plan passed, voice vote, 8 in favor 0 against (8-0).

For the record: Chair Adam Henry motioned to take a 5-minute recess seconded by Rebecca Hecker-Mosbruger. The recess started at 7:39pm. The meeting resumed at 7:45pm. Quorum was confirmed via roll call with all eight (8) members in attendance.

5. **Action** – approval of the updated City of Lakeland Traffic Calming Policy

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

City Engineer Emily Harrell presented this item.

Discussion ensued.

Adam Henry motioned to approve recommendation to the Board of Commissioners for the City of Lakeland Traffic Calming Policy seconded by Bill Sheridan.

When the question was called, recommendation to the Board of Commissioners for the City of Lakeland Traffic Calming Policy approved as presented, voice vote, 8 in favor 0 against (8-0).

6. **Action** – approval of the City of Lakeland Residential Street and Infrastructure Conversion Policy

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Carl Helton moved to bring this item to the floor seconded by Amber Hitchcock.

City Engineer Emily Harrell presented this item.

Discussion ensued.

Sal Feraci motioned to approve recommendation to the Board of Commissioners for the City of Lakeland Traffic Calming Policy seconded by Commissioner Atkinson.

When the question was called, recommendation to the Board of Commissioners for the City of Lakeland Residential Street and Infrastructure Conversion Policy approved as presented, voice vote, 8 in favor 0 against (8-0).

7. **Action** – approval of a Zoning Text Amendment concerning placement and design standards of hotels and motels in C-2

Sal Feraci moved to bring this item to the floor seconded by Amber Hitchcock.

Planning Director Paul Luker presented this item.

Discussion ensued.

Commissioner Atkinson motioned to approve recommendation to the Board of Commissioners for the Zoning Text Amendment seconded by Carl Helton.

When the question was called, recommendation to the Board of Commissioners for the Zoning Text Amendment approved as presented, voice vote, 8 in favor 0 against (8-0).

VIII. ANNOUNCEMENTS:

None.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 8:16 p.m. on Thursday, April 11, 2024.

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These minutes were approved on May 9, 2024.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

DRAFT



Municipal Planning and Design Review Commission

Meeting Date: Thursday, April 11, 2024

Project: Equestria PD - Preliminary Development Plan

Staff Contact: Alex Barthol, Staff Planner

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 Preliminary Development 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 Equestria PD Outline Plan was approved by the Municipal Planning Commission on September 14, 2023 and the Board of Commissioners on February 15, 2024.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN

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.

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.

ANALYSIS AND RECOMMENDATION:

Upon review by City Staff, the application is in basic compliance with the approved Outline Plan Conditions as well as the City of Lakeland Land Development Regulations. All proposed lots are in basic compliance with the established minimum lot size, as well as the required twenty (20) percent of total lots being over 15,000 square feet. City Staff recommends approval of the applications with the following conditions:

- Lot 67 and lot 119 need 34-feet of common open space from the edge of the right-of-way on the rear of the lots
- Change the name of Zeba Road to Bridle Grove Drive to match the existing road in Oakwood Grove.
- Pg 22 and pg 37- The scenic corridor needs to be identified in the graphic and the 50-foot dimension needs to be called out.
- Pg46- The 69-foot Rural Right-of Way- labeling needs to be changed to 66-feet to match what has been previously approved.
- Pg48- The scenic corridor needs to be identified in the graphic and the 50-foot dimension needs to be called out. The sidewalk needs to be removed.
- All conditions of approval from the Outline Plan need to be added to this document as well.

EXAMPLE MOTIONS

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

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 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.

II. RELATIONSHIP TO THE COMPREHENSIVE PLAN

EQUESTRIA LIES WITHIN THE RURAL RESIDENTIAL LAND USE CLASSIFICATION AND TYPE II NEIGHBORHOOD CLASSIFICATION. ALL LOTS WILL CONSIST OF ONE SINGLE FAMILY DETACHED HOME. LARGE COMMON OPEN SPACES AROUND THE EXTERIOR OF THE DEVELOPMENT WILL BUFFER EQUESTRIA FROM ADJACENT SUBDIVISIONS. IN ADDITION, EQUESTRIA WILL PROVIDE AN ADDITIONAL CONNECTION FROM MEMPHIS-ARLINGTON TO MAPLE WALK DRIVE WHICH WILL ALLEVIATE TRAFFIC IN ADJACENT NEIGHBORHOODS. LOTS WILL GENERALLY CONFORM TO THE SUBURBAN MANOR BULK REGULATIONS. TO PROVIDE SOME CONTEXT, EQUESTRIA PLANNED DEVELOPMENT WAS APPROVED IN 2008 AND HAS SINCE EXPIRED. IT IS THE INTENT OF THIS PLANNED DEVELOPMENT TO BE IDENTICAL TO THE ORIGINALLY APPROVED; THEREFORE, THE NEWLY PROPOSED ROAD NETWORK, REAR LOT LINES, COMMON OPEN SPACE AREAS, AND LOT SIZES ARE NEARLY IDENTICAL TO THE 2008 PLAN. SINCE 2008, THE ZONING AND LAND DEVELOPMENT REGULATIONS HAVE BEEN UPDATED AND HAVE ALSO BEEN ACCOMMODATED WITH THIS PLAN. HOWEVER, SOME LOT AREAS IN THIS PLAN ARE SMALLER THAN THE MINIMUM REQUIRED AREA FOR SUBURBAN MANOR AS SPECIFIED IN THE UPDATED

ZONING REGULATIONS, AND FRONT AND REAR SETBACKS ARE LESS THAN THE MINIMUM OF SUBURBAN MANOR IN ORDER TO PRESERVE THE ORIGINALLY AGREED AND APPROVED COMMON OPEN SPACE AREA AND CONSERVATION EASEMENTS AREA.

III. PARKLAND DEDICATION

A PARK AREA WILL NOT BE DEDICATED IN THE DEVELOPMENT. 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 PAYMENT 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 0.010

M = DENSITY MULTIPLIER (78.96 ACRES/119 LOTS = 0.66 OR MULTIPLIER OF 1.12)

$$D = 119 \text{ LOTS} \times 2.83 \times 0.010 \times 1.12$$

REQUIRED - 3.77 ACRES

IV. QUANTITATIVE DATA

NUMBER OF LOTS: 119 SINGLE FAMILY DETACHED RESIDENTIAL LOTS

TOTAL SITE AREA: 86.36 ACRES

AREA 1 AREA: 7.40 ACRES

AREA 2 AREA: 78.96 ACRES

RESIDENTIAL LOT AREA:

AREA 1: 7.40 ACRES

AREA 2: 33.62 ACRES

TOTAL RESIDENTIAL AREA: 40.78 ACRES

AREA 2 DENSITY: 1.51 DU/ACRE

ROAD DEDICATION:

MEMPHIS-ARLINGTON ROAD: 0.24 ACRES - 0.28%

INTERIOR ROADS: 11.53 ACRES - 13.24%

TOTAL ROAD DEDICATION: 11.77 ACRES - 13.52%

COMMON OPEN SPACE:

CONSERVATION EASEMENTS 15.05 ACRES - 17.68%

RECREATIONAL OPEN SPACE 18.76 ACRES - 29.95%

TOTAL COMMON OPEN SPACE: 33.81 ACRES - 47.59%

TOTAL NUMBER OF LOTS DIRECTLY ABUTTING OR FACING OPEN SPACE: 74 (62.2% OF ALL LOTS)

V. 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

VI. BULK REGULATIONS AND SIMILAR REQUIREMENTS

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

1. 20% OF ALL LOTS SHALL BE A MINIMUM OF 15,000 SQUARE FEET IN SIZE
2. SINGLE FAMILY RESIDENTIAL AREA "2-A" - 80' X 113.50' LOT

BUILDING SETBACKS:

FRONT SETBACK: 15 FEET*

*LOTS THAT BACK TO AREA "2-D" SHALL MAINTAIN 20' FRONT YARD SETBACK 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: 10,000 SF INCLUDING GRASS STRIP & SIDEWALK

3. SINGLE FAMILY RESIDENTIAL AREA "2-B" - 80' X 137.50 LOT

*DRIVEWAYS FOR LOTS IN AREA 2-B SHALL NOT BE PERMITTED TO CONNECT TO LAKELAND TRACE IF SAID LOTS FRONT MULTIPLE ROADS.

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: 11,000 SF

4. SINGLE FAMILY RESIDENTIAL AREA "2-C" - 80' X 118.5' LOT

BUILDING SETBACKS:

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: 10,000 SF INCLUDING GRASS STRIP AND SIDEWALK

5. SINGLE FAMILY RESIDENTIAL AREA "2-D" - 80' X 123.5' LOT

BUILDING SETBACKS:

FRONT SETBACK: 20 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:	10,000 SF INCLUDING GRASS STRIP & SIDEWALK

VII. 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 LAKE LAND 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 LAKE LAND 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-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, 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 LAKE LAND 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 LAKE LAND'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.

VIII. 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 AN FDP, BUT SHALL REQUIRE A PRELIMINARY DEVELOPMENT PLAN (PDP) AMENDMENT.

IX. 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

8. SITE LIGHTING

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

9. 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.

10. 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.

X. 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.

XI. 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 MAPLE WALK 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 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 MAPLE WALK DRIVE DURING THE INITIAL PHASE OF DEVELOPMENT.
2. RAMBLEWOOD DRIVE CONNECTIONS SHALL BE REVIEWED AND POTENTIALLY REVISED TO COMPLY WITH THE UPDATED TRANSPORTATION PLAN.
3. NEFISON DRIVE SHALL NOT CONNECT TO MAPLE WALK DRIVE.
4. INTERNAL CIRCULATION SHALL BE PROVIDED BETWEEN PHASES, SECTIONS, AND/OR LOTS DEPENDING UPON THE REQUIRED VEHICLE PATTERN.

E. ROW AND VEHICULAR LANE WIDTHS

1. 54' ROW - GARNIZON COVE, GARNIZON DRIVE, POMMEL COVE, ZEEBA DRIVE, BRIDLE GROVE, RAMBLEWOOD DRIVE, SHOLEAH LANE, AND NEFISON DRIVE
2. 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.

XII. SEWER, WATER, AND DRAINAGE

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

2. 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.
3. 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.
4. 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.
5. DRAINAGE IMPROVEMENTS, INCLUDING ON-SITE DETENTION, SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF LAKE LAND STORMWATER MANAGEMENT HANDBOOK AND SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER.
6. 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.
7. DETENTION CALCULATIONS AND STORMWATER STRUCTURES AND CONVEYANCES WILL BE PROVIDED WITH FDP DOCUMENTS SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
8. ALL ELECTRIC SHALL BE UNDERGROUND.
9. ALL GRADING & DRAINAGE AND SANITARY PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
10. THE FOLLOWING NOTE SHALL BE PLACED ON THE FINAL PLAT OF ANY DEVELOPMENT REQUIRING ON-SITE STOMATA DETENTION FACILITIES: THE AREAS DENOTED BY "RESERVED FOR STORMWATER DETENTION: SHALL NOTE 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.

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 LAKE LAND.
- B. 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 LAKE LAND 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.
- C. 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 LAKE LAND. DEVELOPMENT ACTIVITIES INCLUDE GRADING, INFRASTRUCTURE, ACCESSORY BUILDINGS, AND FENCING.
- D. EACH BUILDER MUST GENERATE AND PROVIDE A DISTURBANCE PLAN TO BE APPROVED BY THE CITY OF LAKE LAND 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 LAKE LAND TREE MANAGEMENT ORDINANCE.
- E. 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.

XIV. EXPIRATION/TERMINATION OF THE OUTLINE PLAN

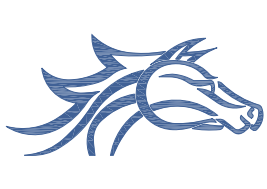
1. IN THE EVENT THAT APPROVAL OF THE FIRST FINAL DEVELOPMENT PLAN (FDP) IS NOT OBTAINED FOR PLANNED DEVELOPMENT WITHIN THREE (3) YEARS OF THE APPROVAL OF THE OUTLINE PLAN BY THE LAKELAND BOARD OF COMMISSIONERS, THE OUTLINE PLAN SHALL BE DEEMED TO HAVE EXPIRED.
2. IN THE EVENT THAT ANY PORTIONS OF THE 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.
3. 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.
4. 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.
5. 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).

XV. 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.



EQUESTRIA

LAKELAND, TN



