Walden Lake Site Plan Changes since the Planning Board meeting Corresponds with clouded version of PD site plan

Sheet 1 of 3

- 1. Added industrial conditions that we agreed to with JMB Partnership to POD 57 condition
 - (E) on SHEET 1 of 3—
 - 1. (E) Buffer and screening Parcel Folio 203274-2000: Prior to the issuance of the first certificate of occupancy for any building on any lot adjacent to Parcel Folio 203274-2000, along the entire eastern property line of the parcel with tax folio 203274-2000, the developer, and any successor community association, shall construct, maintain, and repair, one of the following 2 options:
 - (1) a 20-foot wide buffer area, including a durable concrete wall adjacent to the common boundary with a minimum height of nine feet (9'), and containing within the buffer area either the existing vegetation, or a row of evergreen trees, no less than 10 feet apart, and evergreen shrubs three feet in height will be planted between the evergreen trees and shall be placed within 10 feet of the fence. Newly planted trees shall be a minimum of two inch caliper at the time of planting and shall be planted on the east side of the fence. The height of the concrete wall shall be measured from the existing grade along the common boundary with parcel 203274-2000.

 (2) a physical barrier identical to the type described in POD 57 CONDITION Note (A) above, with a total height no lower than 12' above the existing grade along the common boundary with parcel 203274-2000.
- 2. Added Folio numbers for industrial parcels mentioned above on the site plan graphic.
- 3. Wording added to SHEET 1 of 3 for architectural design requirements, "NO TWO BUILDING FAÇADE SHALL BE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS FROM ONE ANOTHER, OR DIAGONAL TO EACH OTHER."

Sheet 2 of 3

- 4. Added Folio numbers for industrial parcels mentioned above on the site plan graphic.
- 5. Split POD 70 into POD 70A and POD 70B.

- 6. Revised layout of POD 62 to switch the location of the residential lots and the roadway and added screening along the rear side of the lots.
- 7. Deleted POD 57 condition label on site plan graphic since the conditions are listed on Sheet 1.
- 8. Added new commitment to the screening detail/description in the legend that "No fence shall be allowed within 30" of a home existing on the date of approval of this rezoning. The developer shall provide notice of this condition to future homeowners by incorporating it into HOA declarations and covenants."
- 9. Removed fencing from the screening detail and legend.
- 10. Revised screening detail to show trees spaced 20' apart with shrubs in between to match description.
- 11. Added conditions to Specific Pods Notes for maximum height that villas shall be single story and THs shall be limited to two stories on SHEET 2 of 3 for PODs 57-60, 63, 70, and TOTAL UNITS.
- 12. Villas adjacent to Tanglewood and Wedgewood in POD 70A have been converted to Single Family units. New unit count—
 - 1. POD 70A: 17 Single Family, 20 Villas/40 Units, 50 townhomes
 - 2. Overall: 529 units (173 Single Family, 78 Villas/156 Units, 200 townhomes)
- 13. Deleted Public Facilities and Utilities Note #2 WALDEN LAKE RESERVES THE RIGHT OF SITE AND ARCHITECTURAL APPROVAL OF ALL FACILITIES CONSTRUCTED, BUT WILL NOT UNREASONABLY WITHHOLD THIS APPROVAL.
- 14. Revised Recreations and Open Space Areas Note #4 INDIVIDUAL UNIT RECREATION AND OPEN SPACE REQUIREMENTS HAVE GENERALLY BEEN MET WITHIN THE OVERALL PLANNED DEVELOPMENT PLAN THROUGH PROVISIONS OF OPEN SPACE, RECREATION, AND CONSERVATION AREAS.—EACH SUBDIVISION WILL BE PROVIDED ACCESS TO ACTIVE AND PASSIVE RECREATION AREAS WITHIN WALDEN LAKE. NEW RECREATION AREAS IN THE SUBJECT PODS SHALL BE OPEN TO ALL OWNERS WITHIN THE OVERALL PLANNED DEVELOPMENT, SUBJECT TO REASONABLE RESTRICTIONS AND REGULATIONS THAT ARE IMPOSED BY THE DEVELOPER AND ANY HOA FORMED BY THE DEVELOPER FOR THE SAFETY AND ENJOYMENT OF RESIDENTS OF THE SUBJECT PODS.
- 15. Revised Recreations and Open Space Areas Note #8 THE DEVELOPER SHALL PROVIDE A MINIMUM OF 15 ACRES OF ACTIVE PARK

- AREAS THAT SHALL BE GOVERNED BY THE TERMS OF RECREATIONS AND OPEN SPACE AREAS NOTE #4 ABOVE OPEN TO THE PUBLIC.
- 16. Revised Recreations and Open Space Areas Note #9 THE TRAIL SYSTEM SHOWN ON "SHEET 3: MASTER RECREATION AND OPEN SPACE PLAN" SHALL BE GOVERNED BY THE TERMS OF RECREATIONS AND OPEN SPACE AREAS IN

 NOTE #4 ABOVE OPEN TO THE PUBLIC. FINAL LOCATION IS TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW.
- 17. Deleted Recreations and Open Space Areas Note #4 CERTAIN TEMPORARY AGRICULTURAL OR RECREATION USES SHALL BE ALLOWED ON ANY UNDEVELOPED PORTION OF THE PLANNED DEVELOPMENT.
- 18. Revised Recreations and Open Space Areas Note #3 PARKS AND OPEN SPACES—THAT SERVE THE ENTIRE DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED OR MAY BE TRANSFERRED TO A HOA FOR OWNERSHIP AND/OR MAINTENANCE.
- 19. Added General Site Development Requirements Note #8 DURING CONSTRUCTION PLAN REVIEW, CITY STAFF SHALL APPROVE A CONSTRUCTION STAGING/TRADE PARKING PLAN THAT PROVIDES SUFFICIENT ACCESS FOR CONSTRUCTION WHILE MINIMIZING POTENTIAL IMPACTS TO ROADWAYS AND EXISTING HOMES.
- 20. Added General Site Development Requirements Note #9 -- IF THE REAR OF A PROPOSED TWO-STORY RESIDENTIAL UNIT FACES AN EXISTING SINGLE FAMILY RESIDENTIAL UNIT WITH A POOL ENCLOSURE, THE PROPOSED TWO-STORY RESIDENTIAL UNIT SHALL BE AT LEAST 60 FEET FROM THE ADJACENT POOL ENCLOSURE.
- 21. Added to General Site Development Requirements Note #10 TOWNHOME DEVELOPMENT SHALL BE LOCATED AS SHOWN ON THE SITE PLAN WITH A MAXIMUM OF 200 UNITS AND REVIEWED BY STAFF FOR COMPLIANCE WITH THE DESIGN STANDARDS IN SECTION 102-353(6) OF THE CITY OF PLANT CITY LAND DEVELOPMENT CODE.
- 22. Added General Site Development Requirements Note #11 IN ORDER TO MAINTAIN CONTINUITY WITH THE EXISTING DEVELOPMENT

PATTERN, PODS SHALL BE DESIGNATED AS NEIGHBORHOODS WITH A NAME AND SIGNAGE TO DIFFERENTIATE IT FROM OTHER NEIGHBORHOODS. PODS MAY BE COMBINED INTO NEIGHBORHOODS AND THERE MUST BE A MINIMUM OF FIVE NEIGHBORHOODS.

23. Added General Site Development Requirements Note #12 – NO POOLS, SCREEN ENCLOSURES, OR ACCESSORY USES SHALL BE LOCATED WITHIN 33 FEET OF AN EXISTING PRIMARY/MAIN RESIDENCE AT THE TIME OF APPROVAL.

Sheet 3 of 3

- 24. Revised to remove the roundabout shown on Sheet 3 of 3 adjacent to the CSX railroad to match the roadway design shown on Sheet 2 of 3.
- 25. Revised POD 62 layout to match Sheet 2 of 3.
- 26. Split POD 70 into POD 70A and POD 70B to match sheet 2 of 3.

WILL PROVIDE THREE (3) SCHOOL SITES AS SHOWN ON THE GENERAL PLAN. SPECIFICALLY, TWO (2) ELEMENTARY SCHOOL SITES OF AT LEAST 15 ACRES EACH IN SIZE AND ONE (1) MIDDLE SCHOOL SITE OF AT LEAST 25 ACRES IN SIZE SHALL BE DEEDED TO THE SCHOOL BOARD WITHIN 180 DAYS OF NOTICE BY THE SCHOOL BOARD THAT THE THRESHOLD OF WALDEN LAKE'S POPULATION REQUIRES USE OF THE SITE. THIS THRESHOLD SHALL BE DETERMINED AS PER THE CRITERIA USED BY THE SCHOOL BOARD AT THAT TIME. THESE SCHOOL SITES WILL BE DEEDED TO THE SCHOOL BOARD FOR THE PURPOSE OF CLASSROOM FACILITIES TO BE CONSTRUCTED ON THE SITE WHICH WILL PRIMARILY SERVICE THE NEEDS OF THE WALDEN LAKE DEVELOPMENT. SCHOOL CONSTRUCTION SHALL COMMENCE ON THE DESIGNATED SITES NO LESS THAN 5 YEARS AFTER WALDEN LAKE'S

IF A CLASSROOM FACILITY HAS NOT BEEN STARTED WITHIN THAT TIME, THE PROPERTY WILL REVERT BACK TO WALDEN LAKE, INC. OWNERSHIP AND IN THE CASE OF UNITS 65 AND 66, BE DEVELOPED INTO ACTIVE RECREATIONAL FACILITIES FOR THE RESIDENTS OF WALDEN LAKE. IN EITHER EVENT, THESE SITES MUST BE CONNECTED TO THE BIKE PATH

3. WALDEN LAKE RESERVES THE RIGHT OF SITE AND ARCHITECTURAL APPROVAL OF ALL FACILITIES CONSTRUCTED, BUT WILL NOT UNREASONABLY WITHHOLD THIS APPROVAL.

POPULATION WARRANTS THEIR NEED.

4. IF THE SCHOOL NEEDS THRESHOLDS AS SET BY THE SCHOOL BOARD ARE NOT REACHED BY WALDEN LAKE'S POPULATION AT BUILDOUT FOR UNIT #67, OR THE SCHOOL BOARD DECLINES USE OF THIS SITE, IT SHALL REVERT TO A SINGLE FAMILY DETACHED DESIGNATION AT A MAXIMUM DENSITY OF 5 UNITS/ACRE.

UPON COMPLETION OF LOT SALES IN THAT SUBDIVISION.

6. ACCELERATION/DECELERATION LANES SHALL BE PROVIDED BY THE DEVELOPER AS APPROVED BY THE CITY ENGINEER.

7. A LIFT STATION SHALL BE PROVIDED BY THE DEVELOPER. REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND APPROVED BY THE CITY ENGINEER. 8. FIRE HYDRANTS SHALL BE PROVIDED BY THE DEVELOPER AS REQUIRED BY THE CITY'S FIRE

9. BUFFERING SHALL BE PROVIDED TO SEPARATE THE COMMERCIAL FROM THE RESIDENTIAL USES, AND ALONG THE ALEXANDER STREET RIGHT OF WAY. 10. ALL AREAS DELINEATED AS A "CONSERVATION AREA" BY THE APPROPRIATE REGULATING

CONSTRUCTION ACTIVITIES.

11. THE DEVELOPER OF WALDEN LAKE AGREES TO PAY THE DEVELOPMENT'S PROPORTIONATE SHARE OF ANY SIGNALIZATION REQUIRED SOUTH OF GRANT STREET INCLUDING THE MENDONSA INTERSECTION ALONG ALEXANDER STREET IDENTIFIED BY A TRAFFIC STUDY COMPLETED BY PLANT CITY OR THE DEVELOPER. PAYMENT SHALL BE UPON COMPLETION OF FINAL ENGINEERING AND SCHEDULING OF THE SPECIFIC IMPROVEMENTS FOR CONSTRUCTION BY THE CITY OF PLANT CITY.

AGENCY SHALL BE PROTECTED AND NOT DISTURBED DURING PRE AND POST

WALDEN LAKE

DATED DECEMBER 2022

UPDATED DEVELOPMENT DATA AS PER PROPOSED PD MODIFICAITON

Tanà Las.	Åaraaga	Dwelling Unite	Cross Ava Doneit			
Land Use	Acreage	Dwelling Units	Gross Avg. Density			
Platted Single Family	649.76	1580	2.43 du/ac			
Unplatted Single Family	379.0	1103	2.91 du/ac			
SINGLE FAMILY SUB-TOTAL	1028.76	2683	2.60 du/ac			
Platted Multi Family	30	120	4.0 du/ac			
Unplatted Multi Family	221	1755	7.9 du/ac			
MULTI FAMILY SUB-TOTAL	251	1875	6.6 du/ac			
Commercial Industrial School New Walden Lake Development	30.5 53.5 34.0 319.3 (SEE SHEET 2 OF 2)					
Open Spaces	364.24					
SUB-TOTAL	800.24					
TOTAL	2080	4558	2.19 du/ac			
		·				

Densities indicated are maximum densities allowed and are to be applied to gross unit (pod) acreage, including conservation areas and open space within those pods. The total number of dwelling units allowed for any unit (pod), may be clustered and the open space, retention/detention and/or conservation area within the unit (pod) used in the density calculation.

In subdivisions where estate lots are provided, bridle path easements may be allowed as may the keeping of horses where lot sizes are a minimum of 1.5 acres. "Horses" (including horses, ponies, mules, donkeys and other animals used for riding) shall be allowed at a density of 1 horse per acre. Any such designated unit shall also allow stable facilities at a maximum density of one (1) stall per acre. All such designated units shall be completely fenced along all property lines to the standards set forth in the unit deed restrictions. When horses are fed by grazing on pasture, there shall be one hundred thousand (100,000) square feet of pasture per horse if a single pasture is provided, or eighty thousand (80,000) square feet of pasture per horse, if two pasture areas are rotated. When horses are not pastured, but are fed indoors or in a dry lot, no minimum pasture area per horse shall be required.

The following minimum setbacks shall be provided: stables, corrals and piles of manure, feed and bedding shall be located seventy-five (75) feet from any street or non-residential lot line, fifty (50) feet from any neighboring residential lot line, one hundred (100) feet form any residence and seventy-five (75) feet from any neighboring land use (either existing or proposed), other than conservation or open space in order to minimize odor and nuisance problems. Pasture may extend to the lot line; however, when all of the runoff from a corral or exercise area is controlled and directed over a one hundred (100) foot long grass swale before reaching the property line, the corral or un-vegetated exercise area may be located a minimum of forty (40) feet from any street or lot line. Manure piles shall be stored, removed and/or applied in accordance with Hillsborough County Health Department regulations; however, manure shall not be applied on land that is closer than one hundred (100) feet to a residential lot line.

A one hundred (100) foot wide area of vegetation cover, exclusive of pasture area, shall be maintained between any corral, un-vegetated exercise area, manure pile, or application area and any surface water or well, in order to minimize runoff, prevent erosion, and promote quick nitrogen absorption. Corral, un-vegetated exercise areas, manure piles, and manure application are prohibited in areas with slopes greater than five (5%) percent, in ten (10) year floodplains, in waterways and on soils classified as very poorly drained by the Soil Conservation Service Soil Survey for Hillsborough County, Florida. Manure shall not be allowed closer than seventy five (75) feet to a well or to any surface water, unless the water is upgraded or there is adequate diking to comply with Hillsborough County Health Department and all other jurisdictional standards.

In lieu of providing land for a fire station site within this CU, the Developer shall pay to the City of Plant City \$25,000 on the effective date of the ordinance approving the 1989-1990 CU modification. Further, the Developer, his successors or assigns, shall pay to the City an additional \$100,000 on or before the first business day of June 1992.

Mindedahl Road shall be vacated prior to the development of any subsection of Unit 33 which includes or lies immediately adjacent to its R.O.W.

Access to Units 15 & 42 from Alexander Street shall be restricted to existing median cuts.

Unit No.	Platted name, page and plat book number	Units	Acres	Referenced Name	
l	Walden Lake Subdivision, Unit 1, Page 92, Plat Book 45	275	97.02	Eastgate	
<u> </u>	Walden Lake Fairway Estates, Page 14, Plat Book 48	28	20.51	Fairway estates	
}	Walden Lake Fairway Villas, page 18, Plat Book 50	40	9.71	Fairway Villas	
ļ	Woodfield Village Unit 1, Page 15, Plat Book 48	21	6.53	Woodfield	
5	Woodfield Village Unit 2, Page 34, Plat Book 49	47	14.89	Woodfield	
3	Walden Lake Fairway Villas Unit II, page 36, Plat Book 51	38	10.10	Fairway Villas	
7	Walden Lake Fairway Estates Unit II, Page 19, Plat Book 52	21	12.42	Fairway Woods	
)	Eastgate Extension, Page 19, Plat Book 52	58	21.81	Gatewood	
11 A	Walden Lake Unit II-A, Page 42, Plat Book 48	4	2.67	Fairway Woods	_
1 B	Walden Lake Unit 11-B, Page 43, Plat Book 48	14	9.81	Fairway Woods	Ρ
13	Walden Lake Unit 13, Page 24, Plat Book 53	42	11,12	Village Green Townhomes	DE
4	Walden Lake Unit 14, Page 20, Plat Book 54	26	14.99	Wedgewood	
6	Woodfield Village unit III, Page 20, Plat Book 52	20	6.33	Redbud Circle	(A)
7	Walden Lake Unit 17, Page 6, Plat Book 54, Page 20, Plat Book 59	35	10.63	Walden Place	` '
18	Walden Lake Unit 18, Page 32, Plat Book 61	22	19.45	Tanglewood	

Walden Lake Unit 20, Page 43, Plat Book 56 Walden Lake Unit 24-A, Page 50-52, Plat Book 53 The Paddocks Phase II, Page 43, Plat Book 57 17.00 Paddocks The Paddocks Phase III, Page 26, Plat Book 58 Walden Lake Unit 25, Page 36, Plat Book 61 Walden Trace Walden Lake Unit 26, Page , Plat Book Walden Lake Unit 30 Phase I Sect. A, Page 15, Plat Bk. 62 Walden Lake Unit 30 Phase I Sect. B, Page 16, Plat Bk. 62 Walden Lake Unit 30 Phase I Sect. D, Page 17, Plat Bk. 62 Westwood Walden Lake Unit 34/35, Page 37, Plat Book 61 Polo Place Walden Lake Unit 30 Phase 1 Section C Page 24 Plat Book 67 Westwood Walden Lake Unit 30 Phase 2 Section A Page 38 Plat Book 66 Unit 30 Parkwood Walden Lake Unit 30 Phase 2 Section B Page 39 Plat Book 66 138 Parkwood Walden Lake Unit 30 Phase 3 Section A Page 40 Plat Book 66 35.01 Aston woods Walden Lake Unit 27 Phase 1 Page 37 Plat Book 66 Walden Lake Unit 30 Phase II Section C Page 12 Plat Book 68 Walden Lake Unit 30 Phase III Section B Page 13 Plat Book 68

16.67 Industrial Park

Definitions of use types as follows:

Walden Lake Unit 55 Page 2, Plat Book 69

Single Family - Units which shall be detached single family residences including, but not limited to zero lot line patio homes and estate lots (see note #2).

Multi Family - refers to structures designed to serve as residences for two (2) or more families including. but not limited to garden apartments, condominiums, townhomes and duplexes.

Commercial - as defined for specific unit Industrial - as defined for specific unit

School - as described in general guidelines.

Specific Unit Notes

Platted Units

Unit 2 (Fairway Estates) -Single Family. Minimum setbacks shall be 25' front, 30' rear, and 7.5' for side

Unit 8 - Multi Family, (+/-) 12 acres, 144 units maximum, 12 units per acre maximum. Minimum setbacks shall be 30' front, side and rear. Maximum height shall be 60'. Parking spaces shall be provided at 1.8 spaces per unit minimum.

shall be 20' front and rear yards, 10' side yards. Maximum building height shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit minimum. Unit 11A & Unit 11B - Single Family. Minimum setbacks shall be 25 front, 30 rear, and 10 for side

Unit 10 - Multi Family, + 27 acres, 162 units maximum, 6 units per acre maximum. Minimum setbacks

<u>Unit 14</u> - (Wedgewood) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side

<u>Unit 15</u> - Multi Family, 70 acres, 665 units maximum, 9.5 units/acre maximum. Setbacks shall be: Front - 25', Rear - 60' between bldgs or 40' from R.O.W., side - 40' between bldgs, or 25' from R.O.W. 65' max. bldg. height, 2 parking spaces per unit. Primary entrance on Airport Road.

Unit 18 - (Tanglewood) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side

Unit 20 - (Hammocks) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side

Unit 15B - (Charleston Woods) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for

Unit 19 - Single Family; (+/-) 27.5 acres; 83 lots; 3 units per acre maximum. Minimum setbacks shall be 25' front, 30' rear, and 10' side yard. Maximum building height shall be 28'.

Unit 22 - Multi Family, (+/-) 20 acres, 165 units maximum, 8.25 units maximum per acre. Minimum setbacks shall be 10' side yards, 20' front and rear yards. Maximum building heights shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit minimum.

Unit 23 - Single Family (+/-) 37 acres, 130 units maximum, 35 units maximum per acre. Minimum setbacks shall be 25' front and 30' rear, and 10' side yard setbacks. Maximum building height shall be

Unit 24 - (Paddocks, including Phases 2 & 3) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 7.5' for side yards.

Unit 26 - (Forest Club) - Single Family. Minimum setbacks shall be 25' front, 30' rear. Side yard setbacks to be 10' on one side of structure and 12' on other side of structure so that there is a minimum of 22'

provided at 1.8 spaces per unit, minimum.

Maximum building height shall be 28'.

Unit 27 - Single Family (+/-) 76 acres, 239 units maximum, 3.15 u nits per acre maximum. Minimum etbacks shall be 10' side, 25' front and 30' rear. Maximum building height shall be 28'.

Unit 28 - Single Family, (+/-) 31 acres, 46 lots, 1.48 units per acre maximum. Minimum setbacks shall be

10' side, 25' front and 30' rear. Maximum building height shall be 28'. Unit 29 - Multi Family, (+/-) 34 acres, 306 units maximum, 9 units maximum per acre. Minimum setbacks shall be 20' front, 20' rear, 10' side yards. Maximum building height shall be 45'. Parking spaces shall be

Unit 33 - Single Family, (+/-) 177.5 acres, 500 units maximum, 2.8 units per acre. Minimum setbacks

shall be 10' side yards, 25' setback for front and 30' rear yards. Maximum building height shall be 28'.

<u>Unit 33-2A</u> - Setback remains as per detailed site plan and preliminary plat.

Unit 36 - Multi-Family, (+/-) 58 acres, 313 unit maximum, 5.4 units per acre maximum. Minimum setbacks shall be 25' front, 30' rear unless abutting a street right-of-way where the rear yard shall be 40', and 20' side unless abutting a street right-of-way where the side setback shall be 25'. Parking spaces shall be provided at a minimum of 2.0 spaces per unit.

<u>Unit 37</u> - Single Family/Zero Lot Line, (+/-) 30 acres, 105 units maximum, 3.5 units per acre maximum. Minimum setbacks shall be 10' to one side, 0' to other, 25' setbacks for front and 20' rear yards.

<u>Unit 41</u> - Commercial, (+/-) 4.5 acres. Total square footage of retail space (as defined in Plant City Code) shall not exceed 10,000 square feet per acre. Uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in

<u>Unit 42</u> - Neighborhood Commercial, (+/-) 16 acres. Total square footage of retail space (as defined in Plant City Code) shall not exceed 10,000 square feet per acre. Uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in the surrounding area.

Unit 44 - Office/Commercial/Residential, (+/-) 10 acres, Commercial uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in the surrounding area. Total square footage of retail space (as defined in the Plant City Code) shall be limited to 10,000 square feet per acre. Residential uses shall be limited to 62 town homes. Maximum uses whether commercial and/or residential shall not exceed 5,000 average

Unit 55 - Light Industrial, (+/-) 39 acres. As per detailed site plan and preliminary plat.

<u>Unit 56A</u> - Light Industrial (+/-) 8.1 acres. As per detailed site plan and preliminary plat. Unit 56B - (+/-) 6.4 acres limited to 42 town homes. Development of 56B wll be as per detailed site

(A) Physical Barrier at the Northern Property Boundary: Prior to the issuance of the First Certificate of Occupancy, a sound barrier wall shall be constructed of concrete from grade level to a height of 20 feet above M & N Plastics, Inc. ("M & N") parking slab elevation, to be positioned beginning 50 feet east of M & N's building southwest corner, and extending uninterrupted to the west along the Property's north boundary to a point not less than 100 feet east of Turkey Creek Drive eastern right-of-way line. The wall will be constructed within 5 feet of the M & N south property line with a berm or other landscaping features applied to the south side only. The wall/berm will be reduced to 12 feet in combined height from the point 100 feet east of Turkey Creek Road to the right-of-way line. Notwithstanding the wall/berm will be constructed in

plan/preliminary plat as well as the attched noise Mitigation Plan.

accordance with any City traffic sign obstruction requirements.

A new separate homeowners' association shall be established for Units 56B and 44 which shall be responsible for the maintenance of the barrier wall/berm. Plant materials shall be planted on the south side of the wall, in no less than a 4'-wide buffer strip. The wall landscaping shall meet the opacity standard of Section 102-1373 (1)b and (2). A vinyl privacy fence, no less than 6' high, shall be extended from the eastern end of the sound-barrier wall eastward to the ake/east property line. An exterior water fountain or similar water feature shall be placed near the most northern dwelling units. The new separate homeowners' association shall be responsible for maintaining the water feature in operational condition.

(B) Site design and Layout: The closest point of any habitable structure to the north property line will be no less than 70 feet south of the South property line of M & N. The closest habitable structures will be oriented with their sides toward the South property line of M & N. The layout of all habitable structures shall be such as to mitigate any noise level standard exceedances, at each structures location on the site, to the maximum extent practicable and feasible. For example, side walls shall be facing north and related outside amenities shall be located on the southerly sides or backs of residential structures.

(C) Construction Techniques: All habitable structures shall be designed and constructed of materials and in a manner to minimize any noise level standard exceedances at the location of that habitable structure, to the maximum extent practicable and feasible. Any penetrations to the northern sidewall of the closest habitable structure's to the North property line shall be fixed and dual pane sound rated windows, or otherwise designed to not admit sounds of an intensity exceeding the levels established in the various controlling regulations. South rated windows shall have an STC rating of 35 db to 40 db, according to tests conducted in accordance with ASTM E90-90 in a National Volunteer Laboratory Accreditation Program certified acoustical laboratory. The sidewall of the closest habitable structures to the North property line shall be full height concrete and mortar wall.

Notes: May - August 1988 Revision to CU Zoning

The extension of Griffin Blvd. to Turkey Creek Road shall be concurrent with the submittal of the Fina

The extension of Charlie Griffin Road to Mud Lake Road shall be concurrent with the submittal of the final Plat of Unit 29 or Unit 36, whichever comes first.

The extension of Timberlane Drive to Trapnell Road shall be concurrent with the submittal of the Final Plat of Unit 33-3 or Unit 33-4, whichever comes first.

POD 57 CONDITION DEVELOPMENT OF POD 57 WILL BE AS PER THE CONDITIONS BELOW:

(A) PHYSICAL BARRIER--PARCEL FOLIO 203274-1925 ("LIDWORKS PARCEL"): PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ALL LOTS WITH A SOUTHERN LOT PROPERTY BOUNDARY THAT IS TO THE SOUTH OF THE NORTHERN BOUNDARY OF THE LIDWORKS PARCEL, A SOUND BARRIER SHALL BE CONSTRUCTED. THE BARRIER SHALL BE POSITIONED BEGINNING AT THE LIDWORKS PARCEL'S SOUTHEAST PROPERTY CORNER AND EXTENDING UNINTERRUPTED TO THE NORTH ALONG THE LIDWORKS PARCEL'S EAST BOUNDARY TO THE LIDWORKS PARCEL'S NORTHEAST PROPERTY CORNER. FOR THE PORTION OF THE EAST BOUNDARY OF THE LIDWORKS PARCEL THAT RUNS PARALLEL TO THE EXISTING INDUSTRIAL BUILDING, THE BARRIER SHALL BE CONSTRUCTED FROM GRADE LEVEL TO A HEIGHT OF 20 FEET ABOVE THE LIDWORKS, CO. ("LIDWORKS") PARKING SLAB ELEVATION FOR THE EXISTING INDUSTRIAL BUILDING. FOR THE PORTION OF THE EAST BOUNDARY OF THE LIDWORKS PARCEL THAT DOES NOT RUN PARALLEL TO THE EXISTING INDUSTRIAL BUILDING, A BARRIER LOWER THAN 20 FEET--BUT NO LOWER THAN 12 FEET--MAY BE CONSTRUCTED, IF AN ACOUSTICS PROFESSIONAL ACCEPTABLE TO LIDWORKS (THE "ACOUSTICS EXPERT") DETERMINES THAT A BARRIER LOWER THAN 20 FEET WOULD PROVIDE NOISE MITIGATION AT A LEVEL EQUAL TO OR GREATER THAN THAT REQUIRED TO ENSURE COMPLIANCE WITH THE CHAPTER 1-10, RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR SUCH LOTS, THE FINAL HEIGHT OF ANY BARRIER LOWER THAN 20 FEET MUST BE DETERMINED BY THE ACOUSTICS EXPERT AT APPLICANT'S COST. THE BARRIER WILL BE CONSTRUCTED WITHIN 5 FEET OF THE LIDWORKS PARCEL'S EAST PROPERTY LINE WITH LANDSCAPING FEATURES ALLOWED ONLY ON THE EAST SIDE OF THE BARRIER, AT THE DEVELOPER'S

DISCRETION. A HOMEOWNERS' ASSOCIATION SHALL MAINTAIN THE BARRIER (B) SITE DESIGN AND LAYOUT: THE CLOSEST POINT OF THE EXTERIOR WALL OF CONDITIONED SPACE FOR ANY HABITABLE STRUCTURE WILL BE NO LESS THAN 70 FEET EAST OF THE LIDWORKS PARCEL'S EAST BOUNDARY. FOR CLARITY, PORCHES AND GARAGES ARE EXCLUDED FROM THIS CALCULATION. THE LAYOUT OF ALL HABITABLE STRUCTURES SHALL BE SUCH AS TO MITIGATE NOISE TO THE EXTENT PRACTICABLE AND FEASIBLE. FOR EXAMPLE, HABITABLE STRUCTURES SHALL BE LOCATED AS FAR EAST AS IS PRACTICABLE AND FEASIBLE, CONSIDERING FACTORS SUCH AS SETBACK, TOPOGRAPHY, DRAINAGE, AND NATURAL RESOURCES.

(C) CONSTRUCTION TECHNIQUES: FOR ALL LOTS LOCATED WITHIN 200 FEET OF THE LIDWORKS PARCEL, EXCEPT FOR ENTRY DOORS, ANY PENETRATIONS TO THE WESTERN SIDEWALLS OF THE HABITABLE STRUCTURES ON SUCH LOTS SHALL BE FIXED AND DUAL-PANE SOUND-RATED WINDOWS, OR OTHERWISE DESIGNED TO NOT ADMIT SOUNDS OF AN INTENSITY EXCEEDING THE LEVELS IN THIS PARAGRAPH. THE WINDOWS SHALL HAVE AN STC RATING OF 35 DB TO 40 DB. ACCORDING TO TESTS CONDUCTED IN ACCORDANCE WITH ASTM E90-90 IN A NATIONAL VOLUNTEER LABORATORY ACCREDITATION PROGRAM CERTIFIED ACOUSTICAL LABORATORY. THE WESTERN SIDEWALL OF OF HABITABLE STRUCTURES ON SUCH LOTS SHALL BE CONSTRUCTED OF CONCRETE BLOCK. THE WESTERN SIDEWALL MAY BE CONSTRUCTED OF MATERIALS WITH NOISE MITIGATING PROPERTIES THAT ARE SIMILAR TO CONCRETE BLOCK (THE "ALTERNATIVE MATERIAL SIDEWALL"). PROVIDED THAT: (1) THE APPLICANT NOTIFIES LIDWORKS OF ITS INTENT TO CONSTRUCT AN ALTERNATIVE MATERIAL SIDEWALL AND PROVIDES LIDWORKS WITH EVIDENCE OF ITS NOISE MITIGATION PROPERTIES; AND (2) THE ACOUSTICS EXPERT CONCURS THAT THE ALTERNATIVE MATERIAL SIDEWALL WILL PROVIDE NOISE MITIGATING PROPERTIES THAT ARE

(D) NOTICE: PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH LOT WITHIN UNIT 57, A NOTICE AND ACKNOWLEDGEMENT OF A POTENTIAL NUISANCE FROM NOISE, SECURITY LIGHTNING, HOURS OF OPERATION, DUST, OR OTHER ACTIVITIES ALLOWED WITHIN THE EXIST: C.C., INC., CLA. SIP., ATILINS OF THE TIDW DRIVERS (PD) OR ON PARCEL FOLIO 203274-1925 AND 2032 TO JUL, M-1A) SHALL BE RECORDED AS TO EACH LOT TO GIVE NOTICE OF THE EXISTING TO STRIAL USES ON

BUFFER AND SCREENING - PARCEL FOLIO 203274-2000: PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY TAX FOLIO 203274-2000, THE DEVELOPER, AND ANY SUCCESSOR COMMUNITY ASSOCIATION, SHALL CONSTRUCT, MAINTAIN, AND REPAIR, ONE OF THE FOLLOWING 2 OPTIONS:

(1) A 20-FOOT WIDE BUFFER AREA. INCLUDING A DURABLE CONCRETE WALL ADJACENT TO THE COMMON BOUNDARY WITH A MINIMUM HEIGHT OF NINE FEET (9'), AND CONTAINING WITHIN THE BUFFER AREA EITHER THE EXISTING VEGETATION, OR A ROW OF EVERGREEN TREES, NO LESS THAN 10 FEET APART, AND EVERGREEN SHRUBS THREE FEET IN HEIGHT WILL BE PLANTED BETWEEN THE EVERGREEN TREES AND SHALL BE PLACED WITHIN 10 FEET OF THE FENCE. NEWLY PLANTED TREES SHALL BE A MINIMUM OF TWO INCH CALIPER AT THE TIME OF PLANTING AND SHALL BE PLANTED ON THE EAST SIDE OF THE FENCE. THE HEIGHT OF THE CONCRETE WALL SHALL BE MEASURED FROM THE EXISTING GRADE ALONG THE COMMON BOUNDARY WITH

(2) A PHYSICAL BARRIER IDENTICAL TO THE TYPE DESCRIBED IN POD 57 CONDITION NOTE (A) ABOVE, WITH A TOTAL HEIGHT NO

PODS 57-64 & 68-70

DEVELOPMENT MUST MEET THE BUILDING FEATURES, DESIGN AND FACADE STANDARDS THAT GUARANTEE AN APPEARANCE VARIETY AND FACADE MIX, PER SECTION 102-445(1)(c).

AMENITY AREAS AND RECREATIONAL FACILITIES SHALL EACH INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING: ARCHITECTURAL FEATURES:

LOWER THAN 12' ABOVE THE EXISTING GRADE ALONG THE COMMON BOUNDARY WITH PARCEL 203274-2000.

STONEWORK BRICKWORK LAP SIDING SHUTTERS WOOD TRIM GABLED DORMER CONTRASTING COLUMN BASE & SHAFT

SITE FEATURES

DECORATIVE FEATURES

CORNICE DETAILS DECORATIVE EAVES TRANSOM WINDOWS

DECORATIVE UPLIGHTING WATER FEATURE

RESIDENTIAL UNITS SHALL EACH INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING ARCHITECTURAL FEATURES BELOW: STONEWORK BRICKWORK STUCCO

LAP SIDING SHUTTERS

COVERED PORCH DECORATIVE LIGHT FIXTURES DECORATIVE GARAGE DOOR DECORATIVE FEATURES: CORNICE DETAILS

DENTIL MOLDINGS DECORATIVE AND BOX VENTS FAÇADE ENHANCEMENTS: DECORATIVE BANDING

SCUPPERS BRACKETS DISTINCT ROOF TREATMENT FOR GARAGE, SUCH AS BUT NOT LIMITED TO: SIDE GABLE ROOF HIP GABLE ROOF LEAN-TO ROOF

NO TWO IDENTICAL BUILDING FACADES SHALL BE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS FROM ONE ANOTHER, OR DIAGONAL BUILDINGS SHALL CONTAIN A COMBINATION OF AT LEAST TWO COLORS PER BUILDING, PER CODE SECTION 102-445(1)(c)(3. ADDITIONALLY, FACADE COLOR PALETTE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ACROSS THOSE SHALL BE THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ADJACENT TO, OR DIRECTLY ADJACENT TO, OR DIRECTLY ADJACENT TO, OR DIRECTLY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO, OR DIRECTLY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY ADJACENT TO THE SAME AS A BUILDING FACADE IMMEDIATELY A FEATURES AND MONOTONY CONTROL ON VILLAS AND TOWNHOMES TO BE BASED ON THE BUILDING, NOT INDIVIDUAL RESIDENTIAL UNIT. DEVELOPMENT SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE ELEVATIONS PRESENTED.

0188-001 05/15/2023 MAS Drawn By: Checked By: IA

NTS

Scale:

Sheet Title PLANNED SITE PLAN

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AND PROPOSED BIKE PATH/JOGGING TRAIL NETWORK IN THE APPROVED CU PLAN. BRIDLE PATH EASEMENTS IN APPROPRIATE SUBDIVISIONS SHALL BE TIED TOGETHER BY BRIDLE PATHS THROUGH WETLANDS SETBACK AND OTHER OPEN SPACE AREAS. BRIDLE PATHS SHALL BE MAINTAINED IN AN UNPAVED CONDITION AND SHALL BE DEVELOPED

CERTAIN TEMPORARY AGRICULTURAL OR RECREATION USES SHALL BE ALLOWED ON ANY

UNDEVELOPED PORTION OF THE COMMUNITY UNIT. USES ALLOWED SHALL INCLUDE CATTLE AND HORSE GRAZING, STABLES/TACK SHOP, SMALL SCALE FARMING AND HORSE TRAILS, UNPAVED RECREATIONAL FIELDS AND THE LIKE. ALL PASTURE AND FARMING USES SHALL BE SUBJECT TO THE STANDARDS FOR KEEPING OF LIVESTOCK ON ESTATE LOTS AS DESCRIBED IN THE CONDITIONS OF APPROVAL.

WETLANDS VEGETATION.

REQUIRED SETBACKS FROM AREAS DETERMINED TO BE WETLANDS. IDENTIFIED WETLANDS

WETLANDS AND WETLAND SETBACK AREAS MAY BE USED FOR STORMWATER MANAGEMENT

SYSTEMS OR CONSTRUCTION OF MINOR RECREATIONAL IMPROVEMENTS, SUCH AS

ELEVATED BOARDWALKS, UNPAVED BRIDLE TRAILS, OVERLOOK PARKS, AND OTHER SIMILAR

RECREATIONAL AMENITIES WHICH DO NOT REQUIRE THE USE OF IMPERVIOUS SURFACES.

SHORELINES OF NATURALLY OCCURRING WATER BODIES SHALL BE PLANTED WITH NATIVE

PARKS AND OPEN SPACES THAT SERVE THE ENTIRE DEVELOPMENT WILL REMAIN PRIVATE

AND WILL BE DEEDED TO THE MASTER HOMEOWNERS ASSOCIATION, WHICH WILL BE

INDIVIDUAL SUBDIVISION SIDEWALK REQUIREMENTS HAVE BEEN MET WITH THE EXISTING

CONSERVATION AREAS MAY BE USED AS UNIMPROVED, PASSIVE RECREATIONAL AREAS.

SHALL REMAIN UNDISTURBED DURING AND FOLLOWING DEVELOPMENT.

RESPONSIBLE FOR THEIR UPKEEP AND MAINTENANCE.

INDEPENDENTLY OF BICYCLE TRAILS.





