

PARKER ROAD COTTAGE NEIGHBORHOOD PRELIMINARY DEVELOPMENT PLAN

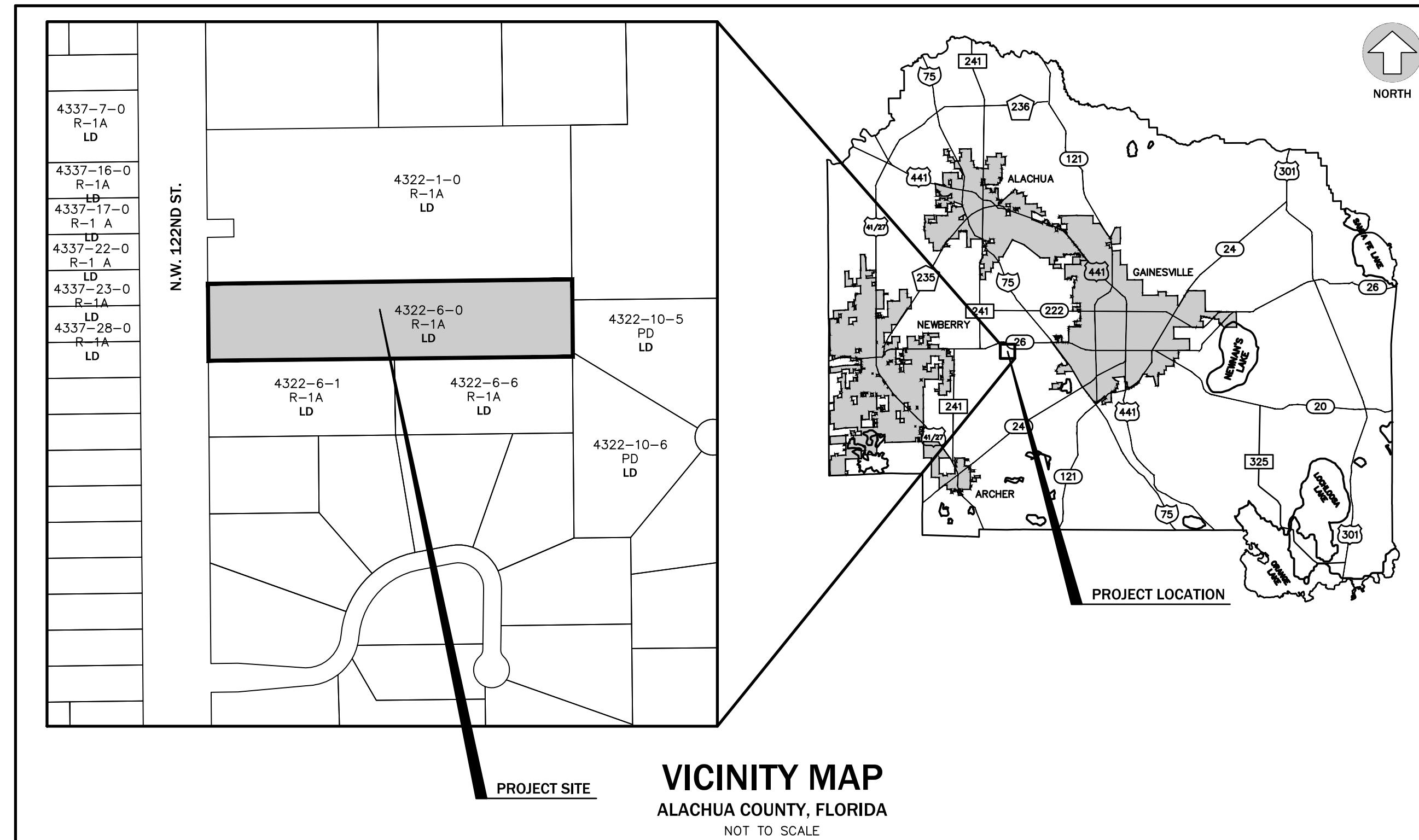
ALACHUA COUNTY, FLORIDA



DEVELOPMENT INFORMATION	
1. NAME OF PROJECT:	PARKER ROAD COTTAGE NEIGHBORHOOD
2. PROJECT DESCRIPTION:	A PROPOSED COTTAGE NEIGHBORHOOD WITH UP TO 36 UNITS AND ASSOCIATED INFRASTRUCTURE
3. PROJECT ADDRESS:	407 NW 122ND STREET
4. TAX PARCEL NUMBER:	04322-006-001
5. SECTION/TOWNSHIP/RANGE:	SECTION 01, TOWNSHIP 10 SOUTH, RANGE 18 EAST
6. ZONING:	R-1A
7. FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
8. TOTAL SITE AREA:	±5.02 AC.

CONTACT INFORMATION	
1. PROPERTY OWNER:	RR NOBLE HOLDINGS LLC 7516 W. NEWBERRY ROAD GAINESVILLE, FL 32606
2. ENGINEER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAUDIA VEGA, P.E.
3. PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWAGER, AICP, LEED AP
4. SURVEYOR:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: BOB GRAVER, PSM

UTILITIES TO BE PROVIDED AND PROVIDER		
1. ELECTRIC:	GAINESVILLE REGIONAL UTILITIES (GRU)	
2. NATURAL GAS:	GAINESVILLE REGIONAL UTILITIES (GRU)	
3. POTABLE WATER:	GAINESVILLE REGIONAL UTILITIES (GRU)	
4. WASTE WATER:	GAINESVILLE REGIONAL UTILITIES (GRU)	
5. CABLE:	COX COMMUNICATIONS	
6. TELEPHONE:	BELLSOUTH	
7. FIRE SUPPRESSION WATER SUPPLY:	GAINESVILLE REGIONAL UTILITIES (GRU)	
8. HIGH SPEED INTERNET:	COX COMMUNICATIONS OR BELLSOUTH OR GRU	



LEGEND
ZONING:
PD -- PLANNED DEVELOPMENT
R-1A -- SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:
LD -- LOW DENSITY RESIDENTIAL

ULDC CONSISTENCY - COTTAGE NEIGHBORHOODS

SEC. 407.154. GENERAL REQUIREMENTS.

(a) COTTAGE HOMES. A COTTAGE HOME IS A PRINCIPAL RESIDENTIAL DWELLING CONSTRUCTED WITHIN A NEIGHBORHOOD BUILT CONSISTENT WITH THE STANDARDS IN THIS ARTICLE. THE HOMES MAY BE LOCATED ON INDIVIDUALLY PLATTED LOTS OR ON A COMMON OWNERSHIP LOT THAT IS NOT PLATTED. INDIVIDUAL COTTAGE HOMES MAY NOT EXCEED ONE THOUSAND FOUR HUNDRED (1,400) SQUARE FEET OF CONDITIONED ENCLOSED SPACE. COTTAGE HOMES SHALL CONSIST OF DETACHED INDIVIDUAL DWELLING UNITS ONLY. NO ATTACHED MULTI-FAMILY DWELLING UNITS SHALL BE PERMITTED.

(b) SIZE OF NEIGHBORHOOD. COTTAGE NEIGHBORHOODS SHALL BE ON LOTS A MINIMUM OF TWO (2) ACRES IN SIZE UNLESS OTHERWISE APPROVED BY A SPECIAL EXCEPTION. A MINIMUM OF FOUR (4) HOMES AND A MAXIMUM OF FIFTEEN (15) HOMES ARE ALLOWED AROUND ANY COMMON GREEN IN A COTTAGE NEIGHBORHOOD. COTTAGE NEIGHBORHOODS MAY ALSO BE INCORPORATED WITHIN LARGER SUBDIVISIONS OF LAND DEVELOPED CONSISTENT WITH ARTICLE VIII OF THIS CHAPTER. COTTAGE NEIGHBORHOODS SHALL NOT BE PERMITTED INSIDE A SUBDIVISION PLATTED PRIOR TO MARCH 28, 2023 UNLESS OTHERWISE APPROVED BY A SPECIAL EXCEPTION.

(c) DENSITY. PER POLICY 1.8.3 OF THE FUTURE LAND USE ELEMENT, COTTAGE NEIGHBORHOODS MAY DEVELOP AT TWO (2) TIMES THE MAXIMUM UNITS PER ACRE OF THE ZONING DISTRICT DESIGNATION.

(d) COMMON BUILDINGS. ONE (1) COMMUNITY BUILDING PER NEIGHBORHOOD IS ALLOWED. COMMUNITY BUILDINGS MAY CONTAIN, BUT ARE NOT LIMITED TO, A CLUB HOUSE, A COMMON DINING AREA, KITCHEN, BATHROOM, LAUNDRY FACILITIES, ONE (1) SLEEPING QUARTERS FOR GUESTS AND/OR STORAGE. THE MAXIMUM SIZE OF A COMMUNITY BUILDING IS TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET.

(e) ACCESS. COTTAGE NEIGHBORHOODS MUST HAVE DIRECT ACCESS TO A PAVED, PUBLICLY MAINTAINED STREET. PRIVATE ROADS, DRIVES OR ALLEYS WITHIN THE NEIGHBORHOOD THAT ARE CONNECTED TO A PUBLIC STREET AND ACCESS EITHER THE INDIVIDUAL HOMES OR COMMON PARKING LOTS ARE ALLOWED CONSISTENT WITH SUBSECTION 407.141(8) MULTI-FAMILY REQUIREMENTS. ALL PRIVATE ROAD, DRIVES OR ALLEYS SHALL HAVE A CLEAR WIDTH OF TWENTY (20) FEET.

(f) EMERGENCY ACCESS. FOR NEIGHBORHOODS WITH COMMON PARKING AREAS, STABILIZED ACCESS SHALL BE PROVIDED SUCH THAT THE FARTHEST DISTANCE FROM A STRUCTURE TO THE STABILIZED SURFACE IS ONE HUNDRED FIFTY (150) FEET. THE STABILIZED ACCESS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND HAVE A CLEAR WIDTH OF TWENTY (20) FEET.

(g) SETBACKS. ALL ZONING DISTRICT SETBACKS SHALL BE APPLICABLE FROM THE PROPERTY BOUNDARIES AND NOT FROM INTERNAL INDIVIDUAL PLATTED LOTS. REQUIRED BUFFERS MAY BE LOCATED WITHIN THE SETBACK.

(h) PROJECT BOUNDARY BUFFERS. A 15-FOOT WIDE LOW DENSITY BUFFER, CONSISTENT WITH SECTION 407.43, SHALL BE REQUIRED ALONG PROPERTY LINES ADJACENT TO EXISTING PLATTED SUBDIVISIONS OR LOTS IN EXCESS OF SIX THOUSAND (6,000) SQUARE FEET WITH AN EXISTING CHARTER.

(i) LANDSCAPING. LANDSCAPING SHALL BE CONSISTENT WITH SECTION 407.43.1, REQUIRED TREE PLANTINGS AND LANDSCAPING OF THIS CHAPTER.

(j) OPEN SPACE. OPEN SPACE SHALL BE PROVIDED PER ARTICLE V, OPEN SPACE, OF THIS CHAPTER.

(k) STORMWATER. STORMWATER MANAGEMENT PROVISION SHALL BE CONSISTENT WITH ARTICLE IX, STORMWATER MANAGEMENT OF THIS CHAPTER.

(l) MAINTENANCE OF OPEN SPACE, COMMON AREAS AND UTILITIES. THE APPLICANT SHALL ENSURE THAT JOINT USE AND MAINTENANCE OF PUBLIC OPEN SPACE, COMMUNITY FACILITIES, PRIVATE ROADS AND DRIVES, AND ALL OTHER COMMONLY OWNED AND OPERATED PROPERTY IS GUARANTEED THROUGH A MAINTENANCE PLAN, COVENANTS, DEEDS AND/OR HOMEOWNERS' ASSOCIATION BY-LAWS.

(m) COMMON GREEN. EACH COTTAGE NEIGHBORHOOD SHALL HAVE AT LEAST ONE COMMON GREEN WITH MULTIPLE COMMON GREENS ALLOWED. THE COMMON GREEN MAY BE COUNTED TOWARD THE OPEN SPACE REQUIRED CONSISTENT WITH SECTION 407.52 AND SHALL BE DESIGNED TO MEET THE FOLLOWING:

(1) EACH COMMON GREEN SHALL INCLUDE AT LEAST FOUR HUNDRED (400) SQUARE FEET UNIT FRONTING THAT COMMON GREEN.

(2) THE COMMON GREEN MAY INCLUDE STORMWATER MANAGEMENT FACILITIES INCORPORATING LOW IMPACT DESIGN AS LONG AS A MINIMUM OF FOUR HUNDRED (400) SQUARE FEET PER DWELLING UNIT IS USABLE BY THE RESIDENTS FOR ACTIVE OR PASSIVE RECREATION.

(3) AMENITIES SUCH AS COMMUNITY GARDENS, BENCHES, AND PAVILIONS ARE ALLOWED IN THE COMMON GREEN.

(4) PORCHES. ALL HOMES SHALL INCLUDE AT LEAST ONE (1) OPEN AIR COVERED FRONT ENTRY PORCH ORIENTED TOWARD THE COMMON GREEN. PORCHES SHALL BE A MINIMUM OF SEVENTY (70) SQUARE FEET. THE MINIMUM SQUARE FOOTAGE MAY BE REDUCED TO SIXTY (60) SQUARE FEET ON COTTAGE HOMES LESS THAN SIX HUNDRED (600) TOTAL GROSS SQUARE FEET OF CONDITIONED SPACE.

(5) PARKING. PARKING MAY BE PROVIDED IN LOT OR GARAGE. PARKING MAY ALTERNATELY BE CO-LOCATED WITH THE COTTAGES WHEN ACCESSED BY DRIVE AISLES. ALL PARKING MUST MEET THE FOLLOWING STANDARDS:

(1) A MINIMUM OF ONE AND ONE-HALF (1.5) SPACES PER UNIT SHALL BE PROVIDED.

(2) ALL COMMON PARKING AREAS AND ASSOCIATED DRIVE AISLES ADJACENT TO NEIGHBORING RESIDENTIAL PROPERTY MUST BE SCREENED IN ADDITION TO THE REQUIRED LOW-DENSITY BUFFER.

(3) PEDESTRIAN ACCESS. A SYSTEM OF INTERIOR WALKWAYS SHALL BE PROVIDED TO CONNECT ALL HOMES PARKING AREAS, OPEN SPACE AND ANY SIDEWALKS ALONG THE PUBLIC STREET(S) BORDERING THE COTTAGE NEIGHBORHOOD. INTERIOR WALKWAYS SHALL MEET APPLICABLE ADA ACCESSIBILITY REQUIREMENTS.

(4) FENCING. FENCING WITHIN THE DEVELOPMENT IS LIMITED TO A MAXIMUM OF FIFTY (50) PERCENT OPACITY AND NO GREATER THAN FOUR (4) FEET IN HEIGHT MAY BE USED TO DELINEATE PRIVATE YARDS, GARDENS OR OTHER AREAS. SOLID FENCING MAY BE ALLOWED ALONG EXTERNAL BORDERS NOT BORDERING STREETS.

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 24' 42" E 150.0 FEET; THENCE RUN N 00 DEGREES 46' 04" E 509.07 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE N 00 DEGREES 46' 04" EAST 214.52 FEET; THENCE RUN S 89 DEGREES 24' 42" E 1015.56 FEET; THENCE RUN S 00 DEGREES 46' 54" W 214.52 FEET TO A POINT; THENCE RUN N 89 DEGREES 24' 42" W 1015.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS: THAT PORTION OF THE WEST 150 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, THAT LIES BETWEEN THE ABOVE DESCRIBED PROPERTY AND COUNTY ROAD NO. SW23.

No.	Date	Comment

THIS PLAN HAS BEEN CAREFULLY REVIEWED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-054

Project phase: PRELIMINARY

Project title: PARKER ROAD COTTAGE NEIGHBORHOOD ALACHUA COUNTY, FLORIDA

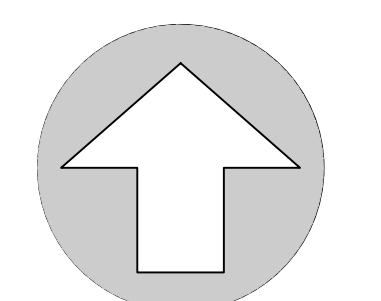
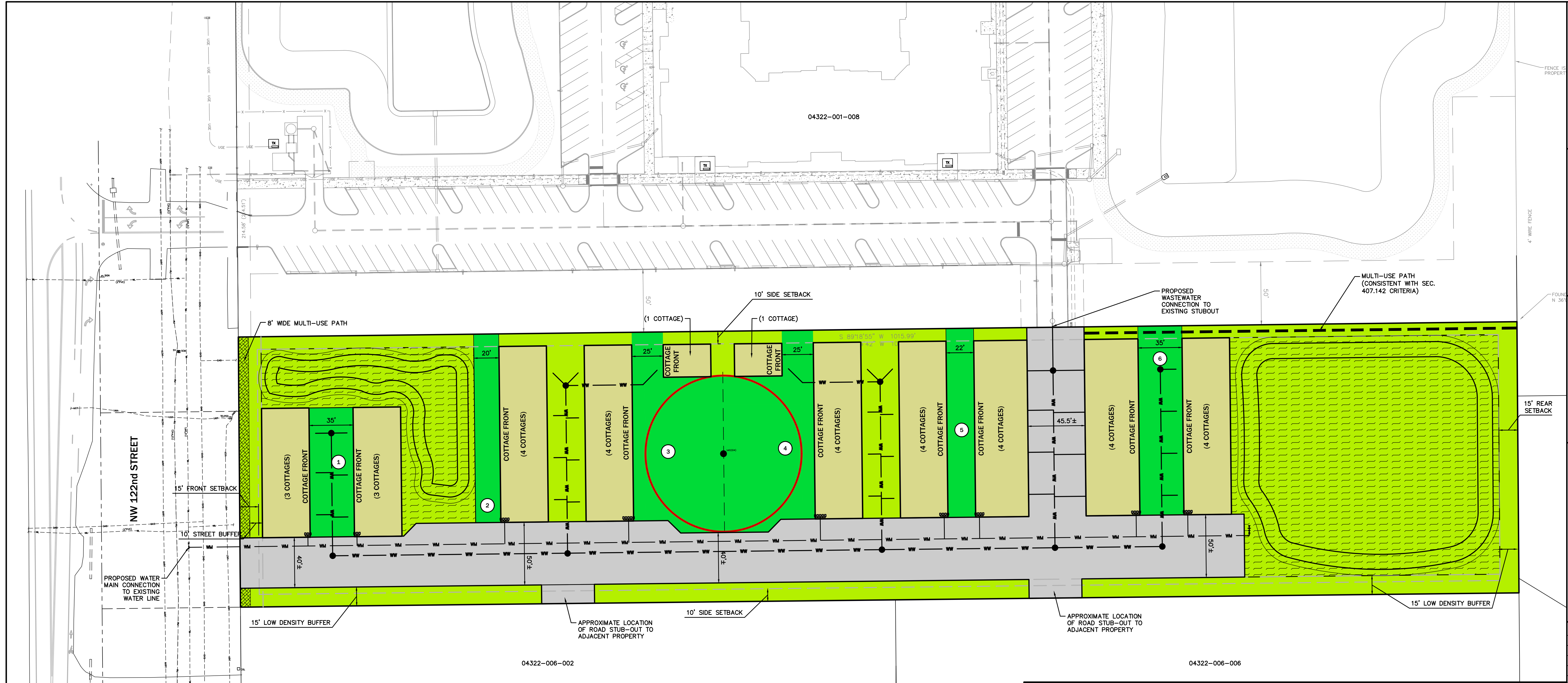
Sheet title: COVER SHEET

Designed: CSV Sheet No.: C100
Drawn: LBO/NJG
Checked: TAR

Date: 05/01/24

DRAWING INDEX	
Sheet Number	Sheet Title
C100	COVER SHEET
C110	DEVELOPMENT AND TRANSPORTATION NETWORK PLAN
C120	OPEN SPACE PLAN
C130	TREE CANOPY PRESERVATION PLAN

\\server3\engprojects\Parker Road Cottages - Ark Development - 2022-0054\Plans\Current DWG\PRELIMINARY DEVELOPMENT PLAN\22054PDP1.dwg, C:\10-DEV & TRANS, 5/1/2024 1:22:55 PM, TAR



NORTH
SCALE: 1" = 40'
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GRAPHIC SCALE

No.	Date	Comment

LEGEND

- PROPOSED PRIVATE STREET
- APPROXIMATELY 1.05± ACRES (21%)
- RESIDENTIAL UNIT AREA
- APPROXIMATELY 1.10± ACRES (22%)
- OPEN SPACE/COMMUNITY GREEN
- APPROXIMATELY 0.78± ACRES (15.6%)
- STORMWATER/Common AREA
- APPROXIMATELY 1.23± ACRES (24.5%)
- COMMON AREA
- APPROXIMATELY 0.84± ACRES (16.8%)
- 60' HERITAGE TREE TO REMAIN
- COMMON GREEN NUMBER
- TOTAL AREA
- APPROXIMATELY 5.02± ACRES (100.0%)
- PROPOSED WASTEWATER
- PROPOSED POTABLE WATER

- NOTES:**
- ALL LAND USE AREAS, AND RIGHT-OF-WAY AREAS, SIZE AND LOCATION ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTALS.
 - THIS PROJECT MAY BE DEVELOPED IN UP TO TWO PHASES WITH EACH PHASE FULLY COMPLYING WITH ALL APPLICABLE ULDC REQUIREMENTS.
 - RIGHT OF WAY WIDTHS (PUBLIC OR PRIVATE) AND FINAL CROSS-SECTIONS SHALL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN SUBMITTALS AND SHALL COMPLY WITH APPLICABLE ULDC STANDARDS.
 - STORMWATER AREA IS PERMITTED IN ALL LAND USE AREAS.
 - A MINIMUM OF 1.5 PARKING SPACES PER UNIT SHALL BE PROVIDED WITHIN THE DEVELOPMENT.

- UTILITIES**
- ELECTRIC SERVICE WILL BE PROVIDED BY GRU.
 - WATER AND SANITARY SEWER WILL BE PROVIDED BY GRU FROM EXISTING LINES LOCATED AT NEWBERRY PARK.

COMMON GREEN DATA

NUMBER	SIZE (S.F.)	NUMBER OF COTTAGES	S.F. PER COTTAGE (AVG.)
1	3,605 S.F.	6	601 S.F.
2	2,996 S.F.	4	749 S.F.
3	9,516 S.F.	5	1,903 S.F.
4	9,516 S.F.	5	1,903 S.F.
5	3,302 S.F.	8	413 S.F.
6	5,258 S.F.	8	657 S.F.

Professional Engineer of Record:
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Engineer Certificate No.

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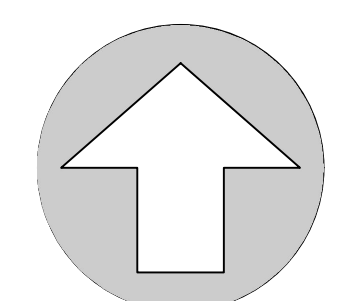
Project title: PARKER ROAD COTTAGE NEIGHBORHOOD ALACHUA COUNTY, FLORIDA

Sheet title: DEVELOPMENT AND TRANSPORTATION NETWORK PLAN

Designed: CSV Sheet No.: C110
Drawn: LBO/NJG
Checked: TAR
Date: 05/01/24



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NORTH
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0 20 40 80
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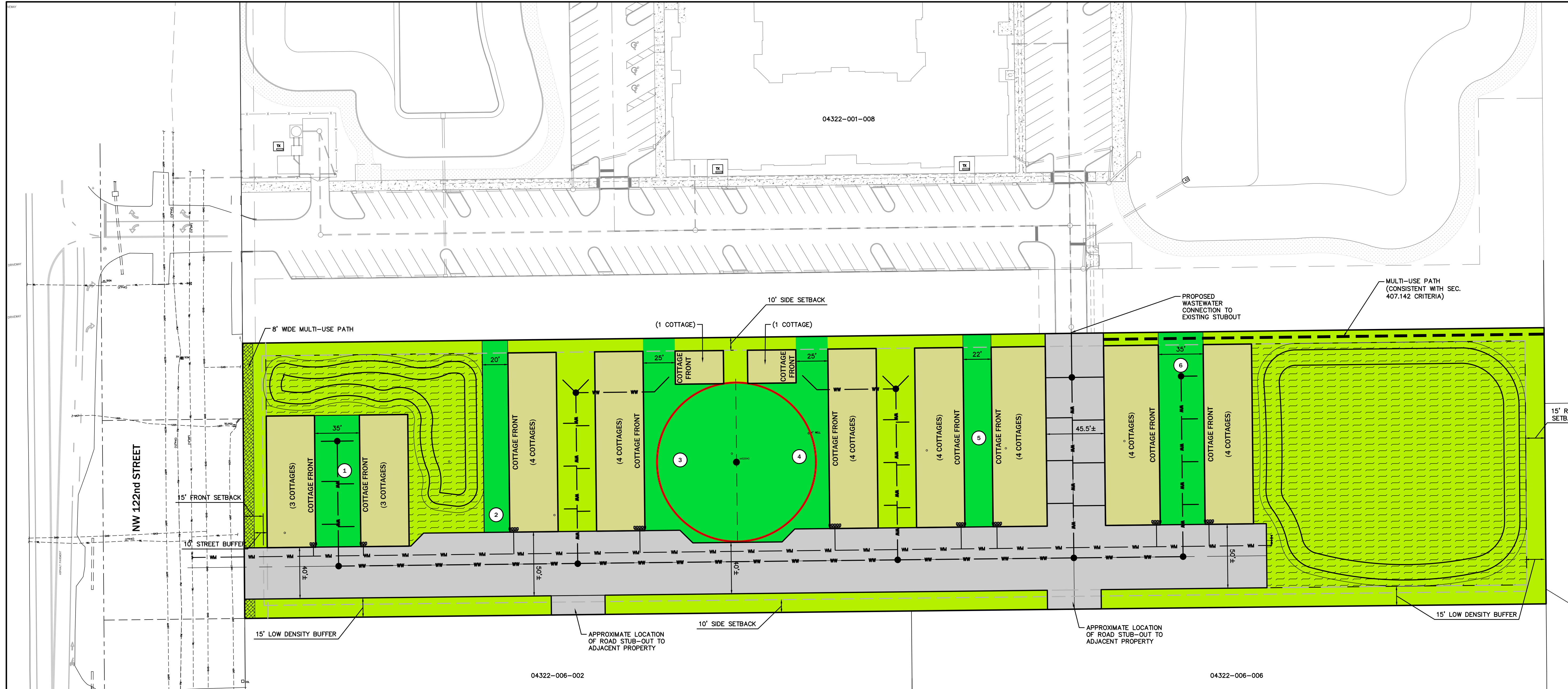
Sheet title: **OPEN SPACE PLAN**

Designed: CSV Sheet No.:

Drawn: LBO/NJG **C120**

Checked: TAR

Date: 05/01/24



CONSERVATION OPEN SPACE TYPES	EXISTING (ACRES)	PROVIDED (ACRES)	% OF PROJECT AREA
WETLANDS	0.00 AC.	0.00 AC.	0.0%
WETLAND BUFFERS	0.00 AC.	0.00 AC.	0.0%
SURFACE WATERS	0.00 AC.	0.00 AC.	0.0%
SURFACE WATER BUFFERS	0.00 AC.	0.00 AC.	0.0%
SIGNIFICANT GEOLOGICAL FEATURES	0.00 AC.	0.00 AC.	0.0%
SIGNIFICANT GEOLOGICAL FEATURE BUFFERS	0.00 AC.	0.00 AC.	0.0%
STRATEGIC ECOSYSTEM	0.00 AC.	0.00 AC.	0.0%
LISTED SPECIES HABITAT	0.00 AC.	0.00 AC.	0.0%
100 YEAR FLOODPLAIN	0.00 AC.	0.00 AC.	0.0%
SIGNIFICANT HABITAT	0.00 AC.	0.00 AC.	0.0%
NON-CONSERVATION OPEN SPACE	N/A	0.78 AC.	15.6%
TOTAL OPEN SPACE	N/A	0.78 AC.	15.6%

NOTE:
ACREAGES ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED AT FINAL DEVELOPMENT PLAN.

LEGEND

- PROPOSED PRIVATE STREET - APPROXIMATELY 1.05± ACRES (21%)
- RESIDENTIAL UNIT AREA - APPROXIMATELY 1.10± ACRES (22%)
- OPEN SPACE/COMMUNITY GREEN - APPROXIMATELY 0.78± ACRES (15.6%)
- STORMWATER/Common AREA - APPROXIMATELY 1.23± ACRES (24.5%)
- COMMON AREA - APPROXIMATELY 0.84± ACRES (16.8%)
- 60" HERITAGE TREE TO REMAIN
- COMMON GREEN NUMBER
- TOTAL AREA - APPROXIMATELY 5.02± ACRES (100.0%)
- PROPOSED WASTEWATER
- PROPOSED POTABLE WATER

NOTES:

- ALL LAND USE AREAS, AND RIGHT-OF-WAY AREAS, SIZE AND LOCATION ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTALS.
- THIS PROJECT MAY BE DEVELOPED IN UP TO TWO PHASES WITH EACH PHASE FULLY COMPLYING WITH ALL APPLICABLE ULDC REQUIREMENTS.
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UTILITIES

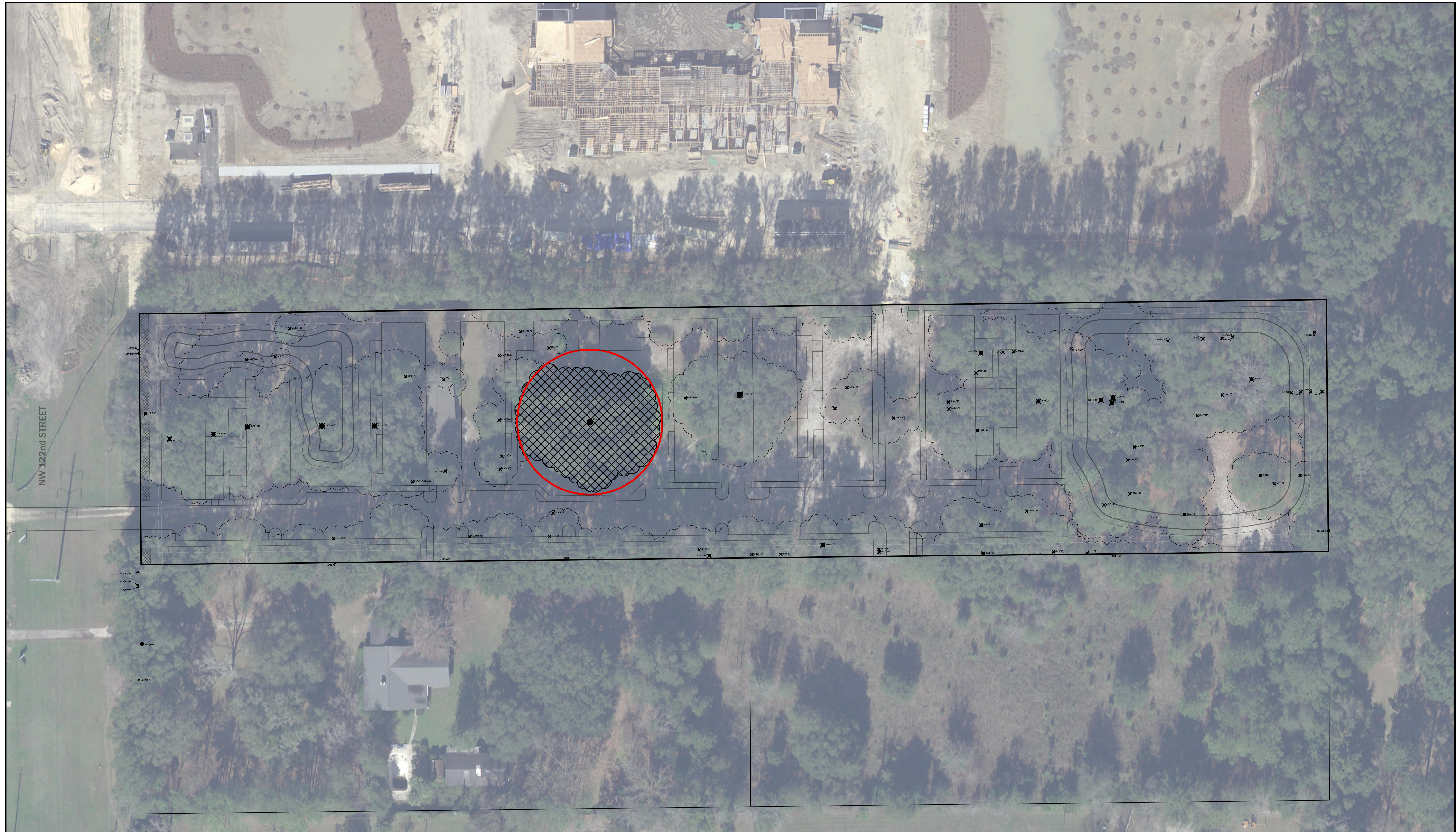
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COMMON GREEN DATA

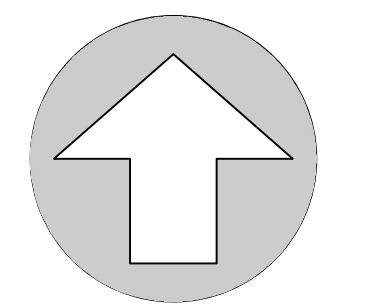
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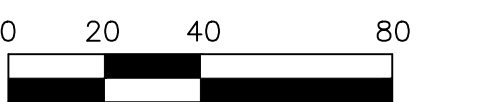
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NORTH
SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-054

Project phase: PRELIMINARY

Project title: PARKER ROAD COTTAGE NEIGHBORHOOD ALACHUA COUNTY, FLORIDA

Sheet title: TREE CANOPY PRESERVATION PLAN

Designed: CSV Sheet No.:

Drawn: LBO/NJG

Checked: TAR

Date: 05/01/24

C130

TREE CLEARING DATA

EXISTING CANOPY:	135,163 S.F.	100%
CODE REQUIREMENT FOR COTTAGE DEVELOPMENT:	6,758 S.F.	5%
PROPOSED CANOPY TO REMAIN:	10,626 S.F.	7.8%

LEGEND



EXISTING TREE CANOPY TO REMAIN



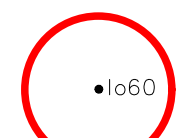
EXISTING TREE CANOPY

• pi20

EXISTING TREE

✕ pi20

EXISTING TREE TO BE REMOVED



60" OR LARGER DESIRABLE TREE TO REMAIN

NOTE:

1. 60" PLUS TREE WILL BE PROTECTED WITH CHAINLINK FENCE DURING CONSTRUCTION PER ULDC SECTION 406.12.5 (f).

TREE LEGEND:

ONLY LAUREL OAKS & WATER OAKS WITH A DIAMETER OF 30" OR GREATER, PINES & SWEETGUMS WITH A DIAMETER OF 20" OR GREATER, AND OTHER TREES WITH A DIAMETER OF 8" OR GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION	SPECIES	DIAMETER AT GRADE	Tree Number	SIZE / COMMON NAME	Genus species
•	oh11(85)	11"	oh11(85)	11" SOUTHERN REDCEDAR	<i>Juniperus silicicola</i>
•	oh15(38)	15"	oh15(38)	15" BLACK CHERRY	<i>Prunus serotina</i>
•	oh11(49)	11"	oh11(49)	11" CHINESE TALLOW	<i>Triadica sebifera</i>
•	oh1(74)	11"	oh1(74)	11" FLOWERING DOGWOOD	<i>Cornus florida</i>
•	h40(9)	40"	h40(9)	HICKORY	<i>Carya sp.</i>
•	ho15(77)	15"	ho15(77)	AMERICAN HOLLY	<i>Ilex opaca</i>
•	lo30(1)	30"	lo30(1)	LAUREL OAK	<i>Quercus hemisphaerica</i>
•	lo10(42)	10"	lo10(42)	LIVE OAK	<i>Quercus virginiana</i>
•	mp15(69)	15"	mp15(69)	MAGNOLIA	<i>Magnolia grandiflora</i>
•	mp14(57)	14"	mp14(57)	RED MAPLE	<i>Acer rubrum</i>
•	po15(46)	15"	po15(46)	PALM	<i>Sabal palmetto</i>
•	pi20(4)	20"	pi20(4)	PINE	<i>Pinus sp.</i>
•	so10(62)	10"	so10(62)	SUGARBERRY	<i>Celtis laevigata</i>
•	so10.21(72)	10"-21"	so10.21(72)	SWEETGUM	<i>Liquidambar styraciflua</i>
•	wo30(21)	30"	wo30(21)	WATER OAK	<i>Quercus nigra</i>