

PRELIMINARY DEVELOPMENT PLAN
FOR:
TWENTY TWO FARMS
RURAL SUBDIVISION
PREPARED FOR:
TWENTY TWO FARMS, LLC

GENERAL SITE DEVELOPMENT NOTES:

- NO BUILDABLE NON-RESIDENTIAL AREAS ARE PROPOSED WITHIN THE PROJECT BOUNDARIES.
- RESIDENTIAL BUILDABLE AREAS ARE SHOWN ON THE MASTER PLAN. BUILDABLE AREA SHALL BE WITHIN EACH INDIVIDUAL LOT, AND SHALL COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS SPECIFIED IN THE ALACHUA COUNTY MUNICODÉ TABLE 403.04.0. SEE SITE DATA TABLE FOR SUMMARY.
- THERE ARE NO SPECIFIED VEHICULAR OR DROP OFF AREAS.
- THERE ARE NO EXISTING STORMWATER MANAGEMENT BASINS WITHIN THE PROJECT BOUNDARIES. A ROADSIDE SWALE IS PROPOSED FOR THE PRIVATELY MAINTAINED ACCESS DRIVE WITHIN THE PROPOSED INGRESS / EGREE EASEMENT.
- THE PROPOSED PROJECT IS NOT WITHIN AN ACTIVITY CENTER.

TREE CANOPY REQUIREMENT:

THE REGULATED TREE CANOPY IS ILLUSTRATED ON THE TREE CANOPY PLAN. THE CANOPY WAS IDENTIFIED USING AERIAL IMAGERY OF THE SITE AND ON-SITE INSPECTION TO IDENTIFY THE BEST REPRESENTATION OF THE EXISTING TREE CANOPY.

REGULATED TREE CANOPY = 771,558 S.F. (17.71 ACRES)

MINIMUM TREE CANOPY PRESERVATION REQUIRED:
20% OF EXISTING CANOPY
771,558 S.F. x 0.20 = 154,312 S.F. (3.54 ACRES)

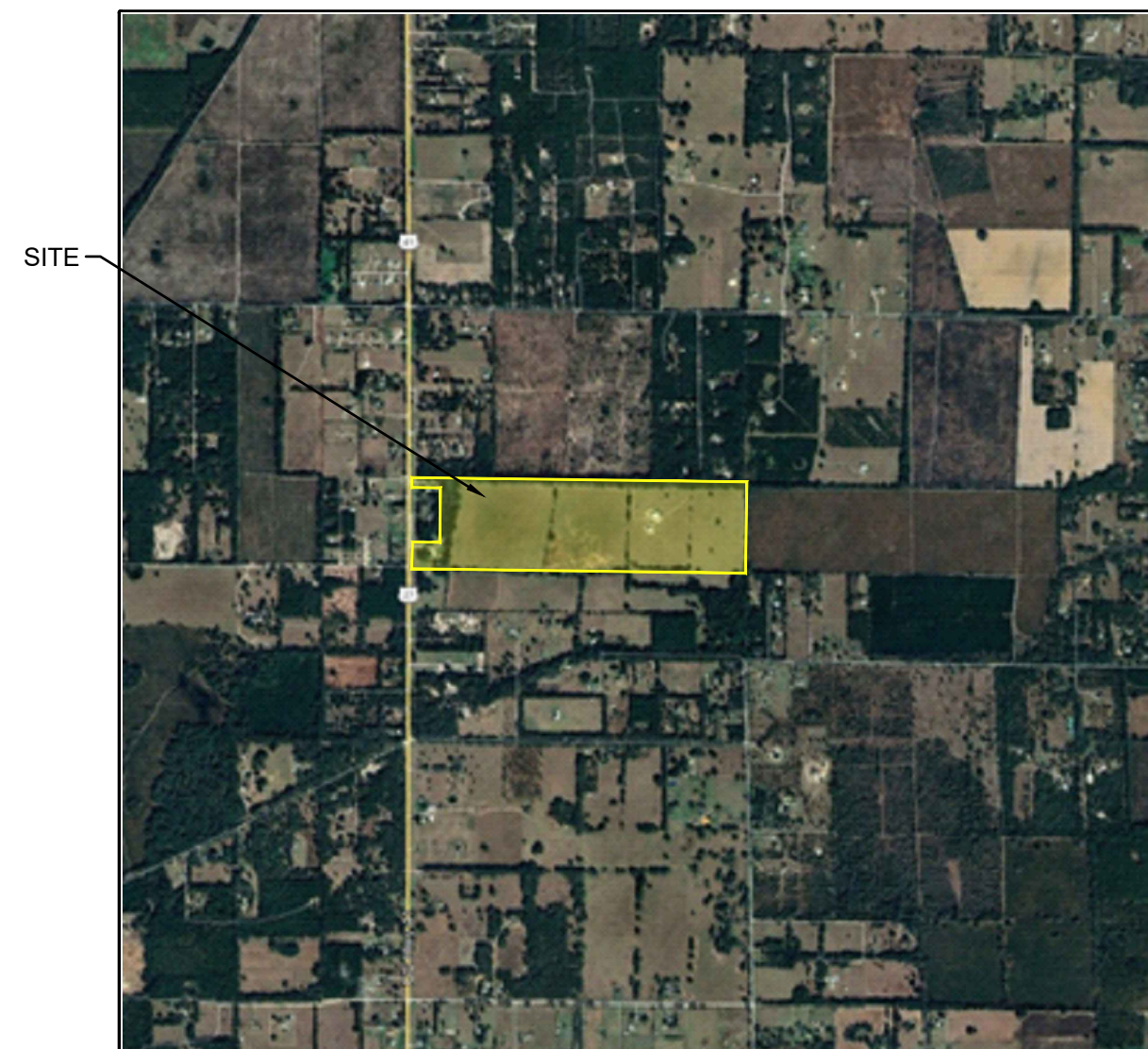
TREE CANOPY PRESERVATION PROPOSED:
771,558 S.F. (17.71 ACRES)

PERCENT OF TREE CANOPY PRESERVED:
17.71 ACRE / 17.71 ACRE = 100%

NOTICE: ANY TREE REMOVAL WILL REQUIRE A TREE REMOVAL PERMIT APPLICATION DURING THE BUILDING PERMIT PROCESS.

FIRE PROTECTION:

THIS PROJECT WILL BE PROVIDED FIRE PROTECTION SERVICES VIA FIRE DEPARTMENT TANKER SHUTTLE SERVICE IN COMPLIANCE WITH NFPA 18.3.1.1. ALL RESIDENCES WILL BE SEPARATED BY A MINIMUM OF 30 FEET.



SECTION 22, TOWNSHIP 08 S., RANGE 17 E.
LOCATION SKETCH

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S004	RECORD PLAT (4 of 4)

SITE DATA:

PROJECT NAME: TWENTY TWO FARMS
RURAL SUBDIVISION

OWNER: TWENTY TWO FARMS, LLC
9417 NW 43RD STREET
GAINESVILLE, FL 32653

PARCEL NO.'s: 01634-002-000 (0.77 AC)
01634-003-000 (69.50 AC)
01634-003-001 (40.41 AC)
TOTAL ACREAGE: 110.68 ACRES

SEC / TOWN / RANGE: 22 / 08E / 17S

FUTURE LAND USE: RURAL / AGRICULTURAL

ZONING: AGRICULTURE (A)

MAXIMUM RESIDENTIAL HEIGHT: N/A

BUILDING SETBACKS:
FRONT: 40-FT
REAR: 40-FT
INTERIOR SIDE: 20-FT
STREET SIDE: 40-FT
REAR LOT LINE - ACCESSORY BLDGS: 25-FT

PROPOSED USE: RURAL AG SUBDIVISION

PROPERTY LIES TOTALLY WITHIN FLOOD ZONE 'X' PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12001C0115D DATED JUNE 16, 2006.

ACCESSIBILITY: SITE IS LOCATED ON STATE ROAD 45.

OUTDOOR LIGHTING: NO OUTDOOR LIGHTING IS PROPOSED.

INTERNAL ROAD LENGTH: 2,957 FT



PROJECT NUMBER: 2024-22-002

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

NO.	DATE	REVISIONS
1	12-18-24	REVISED PER FOOT STAFF COMMENTS RECEIVED DECEMBER 18, 2024

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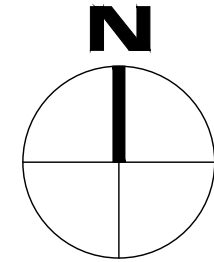
PRELIMINARY DEVELOPMENT PLAN
FOR
TWENTY TWO FARMS
RURAL SUBDIVISION
ALACHUA COUNTY
Title Sheet

JOB No:
2024-22-002

DATE:
1-6-2025

SCALE:
--

C001



0' 100' 200' 400'
SCALE: 1" = 200'

GENERAL SUBDIVISION NOTES:

1. NO BUILDABLE NON-RESIDENTIAL AREA IS PROPOSED WITHIN THE PROJECT BOUNDARIES.
2. RESIDENTIAL BUILDABLE AREA IS SHOWN ON THIS PLAN. BUILDABLE AREA SHALL BE WITHIN EACH INDIVIDUAL LOT, AND SHALL COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS SPECIFIED IN ALACHUA COUNTY MUNICODÉ TABLE 403.04.0:
FRONT: 40-FT
REAR: 40-FT
INTERIOR SIDE: 20-FT
STREET SIDE: 40-FT
REAR LOT LINE - ACCESSORY BLDGS: 25-FT
3. THE TRANSPORTATION NETWORK RIGHTS-OF-WAY ARE SHOWN ON THIS PLAN.
4. TOTAL LENGTH OF INTERNAL ROADWAY: 2,957 L.F.
5. THERE ARE NO SPECIFIED VEHICULAR OR DROP OFF AREAS.
6. THERE ARE NO EXISTING STORMWATER MANAGEMENT BASINS WITHIN THE PROJECT BOUNDARIES.
7. ALL UTILITY CORRIDORS FALL WITHIN THE PROPOSED 75' ACCESS, UTILITY, AND TREE CANOPY PRESERVATION EASEMENT.
8. THE PROPOSED PROJECT IS NOT WITHIN AN ACTIVITY CENTER.

NO.	DATE	REVISIONS

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PRELIMINARY DEVELOPMENT PLAN
FOR
TWENTY TWO FARMS
RURAL SUBDIVISION
ALACHUA COUNTY
Master Plan

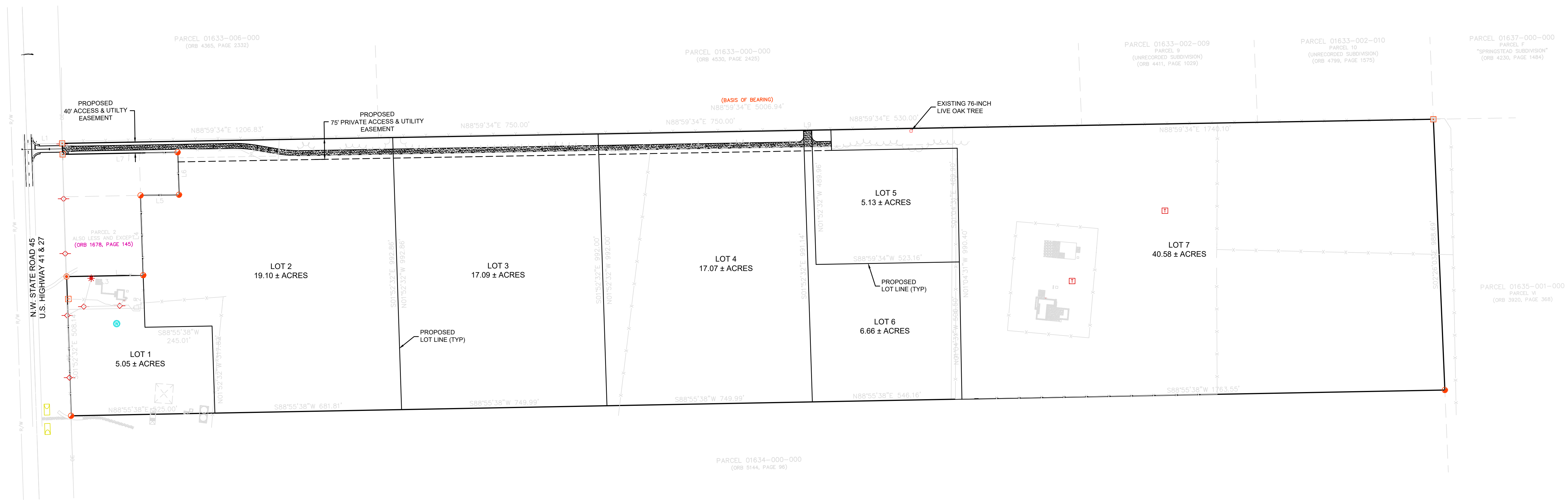
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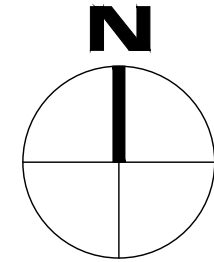
DATE:
1-6-2025

SCALE:
1" = 200'

C003

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581





0' 100' 200' 400'
SCALE: 1" = 200'

TREE CANOPY REQUIREMENT:

THE REGULATED TREE CANOPY IS REPRESENTED BY THE SHADE HATCH ON THIS PLAN. THE CANOPY WAS IDENTIFIED USING AERIAL IMAGERY OF THE SITE AND ON-SITE INSPECTION TO IDENTIFY THE BEST REPRESENTATION OF THE EXISTING TREE CANOPY.

REGULATED TREE CANOPY = 743,678 S.F. (17.07 ACRES)

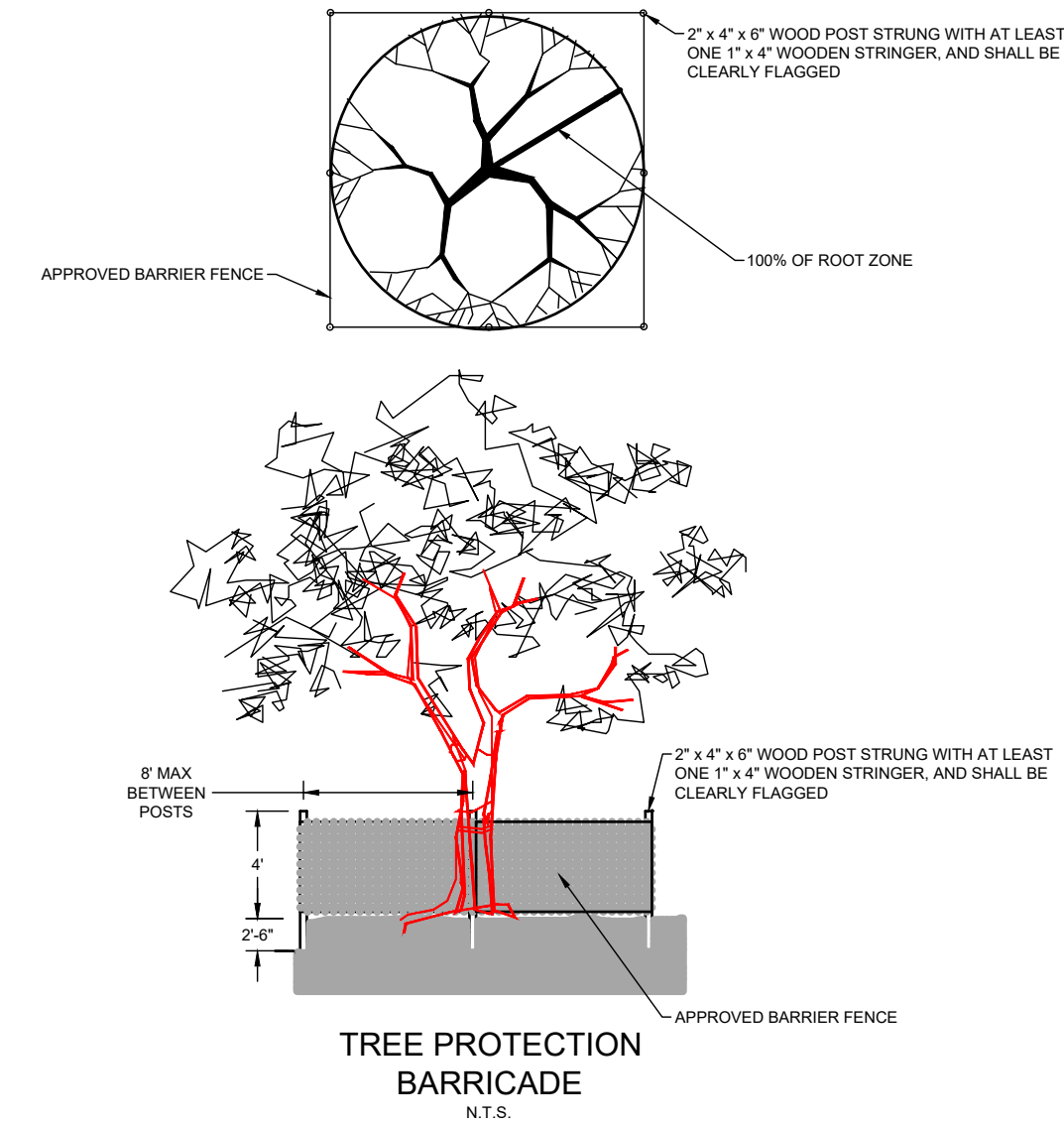
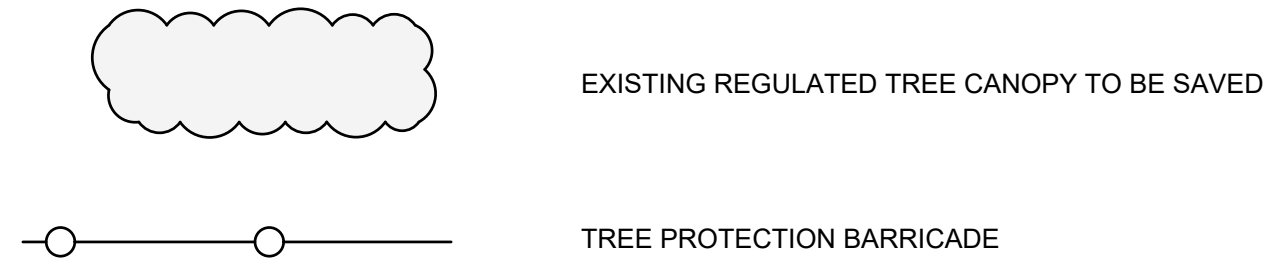
MINIMUM TREE CANOPY PRESERVATION REQUIRED:
20% OF EXISTING CANOPY
771,558 S.F. x 0.20 = 154,312 S.F. (3.54 ACRES)

TREE CANOPY PRESERVATION PROPOSED:
743,678 S.F. (17.07 ACRES)

PERCENT OF TREE CANOPY PRESERVED:
17.07 ACRE / 17.07 ACRE = 100%

NOTICE: ANY FUTURE TREE REMOVAL WILL BE SUBJECT TO SINGLE-LOT TREE PERMIT REQUIREMENTS IN CHAPTER 406 OF THE LAND DEVELOPMENT CODE.

TREE CANOPY LEGEND:



REVISIONS	DATE

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PRELIMINARY DEVELOPMENT PLAN
FOR
TWENTY TWO FARMS
RURAL SUBDIVISION
ALACHUA COUNTY
Tree Canopy Plan

JOB No:
2024-22-002

DATE:
1-6-2025

SCALE:
1" = 200'

C004

WILLIAM A. MENADIER
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