



Eastwood Preserve

Preliminary Development Plan

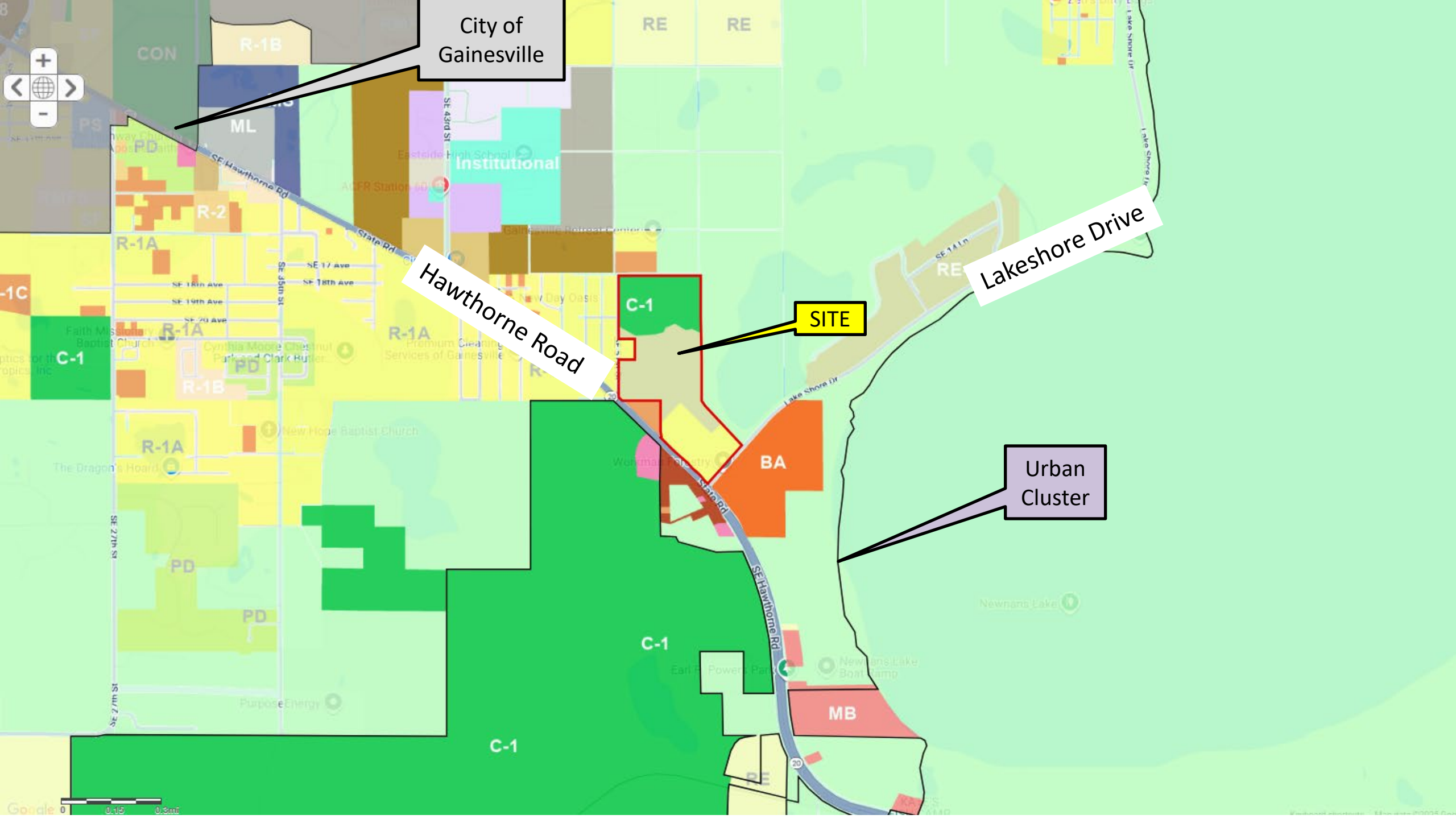
Christine Berish
Development Review Manager

Preliminary Development Plan Overview

- 149-unit, single-family subdivision
- Northwest intersection of SE Hawthorne Rd and Lakeshore Dr
- Approximately 81.16 acres
- Future Land Use: Low Density Residential (1-4 du/acre) and Conservation
- Zoning District: Residential Single Family Estate (RE-1), Residential Single Family (R-1A), Conservation (C-1)

Comprehensive Plan Policy 7.1.37

- Establishes Conservation/Low Density Future Land Uses
- Maximum of 149 single-family detached units
- 200-foot buffer on eastern boundary limited to:
 - Green spaces
 - Stormwater management areas
 - Tree preservation areas
 - Utility infrastructure
 - No roadways or lots permitted within 200-foot buffer



City of Gainesville

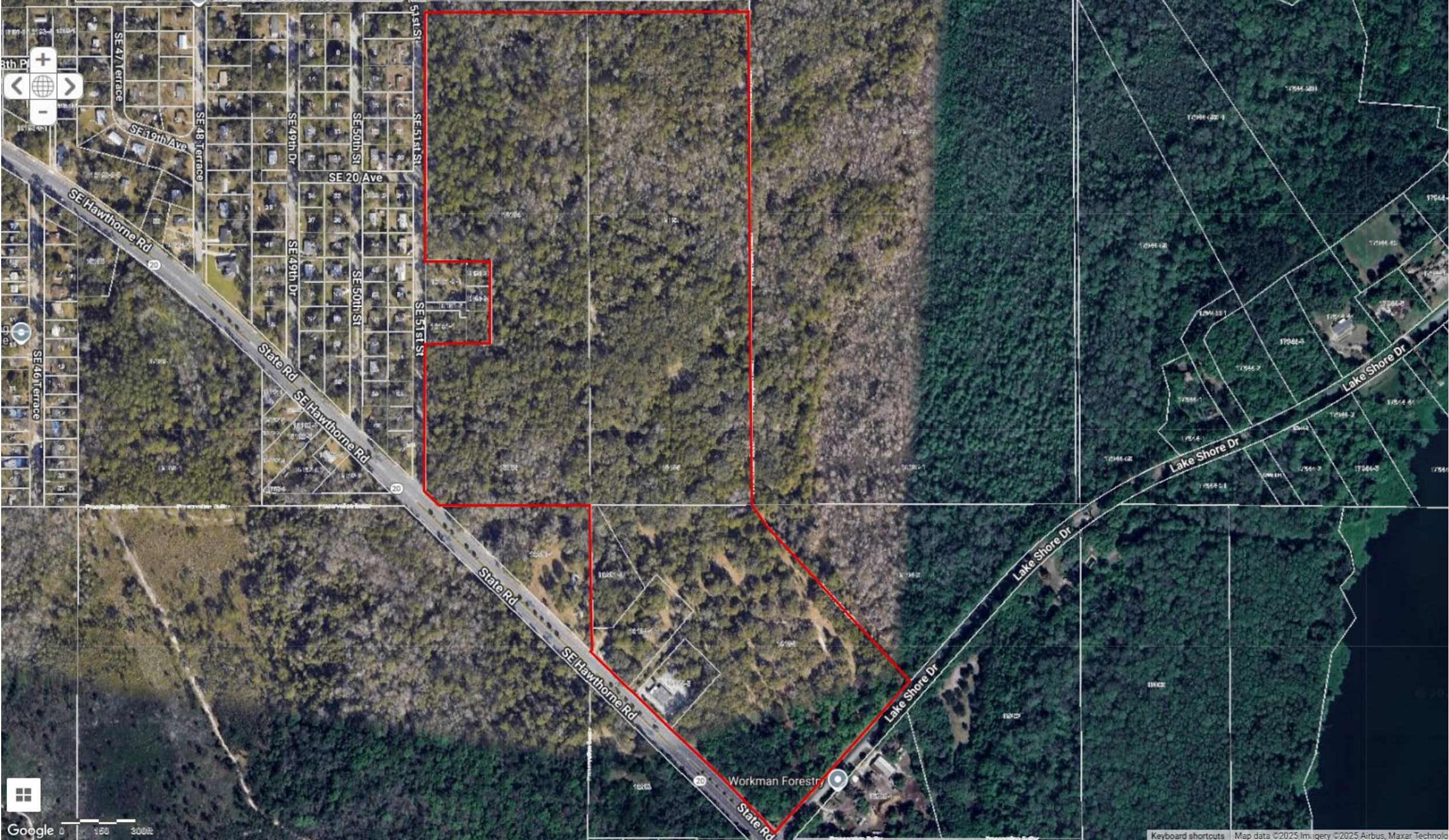
Hawthorne Road

Lakeshore Drive

SITE

Urban Cluster





Existing Site Conditions – Hawthorne Road Frontage



Existing Site Conditions – NE 51st Street North View



Existing Site Conditions – NE 51st Street South View



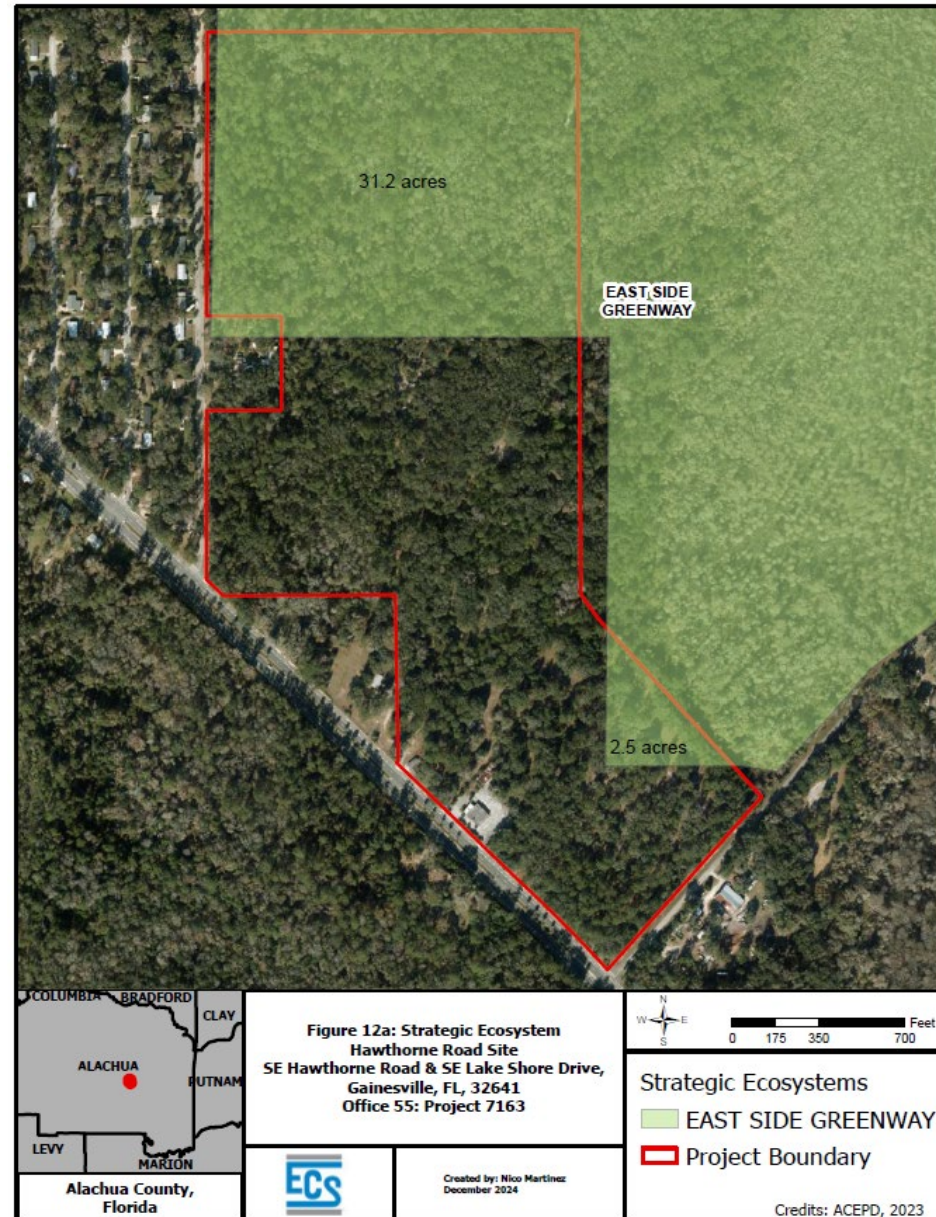
Existing Conditions



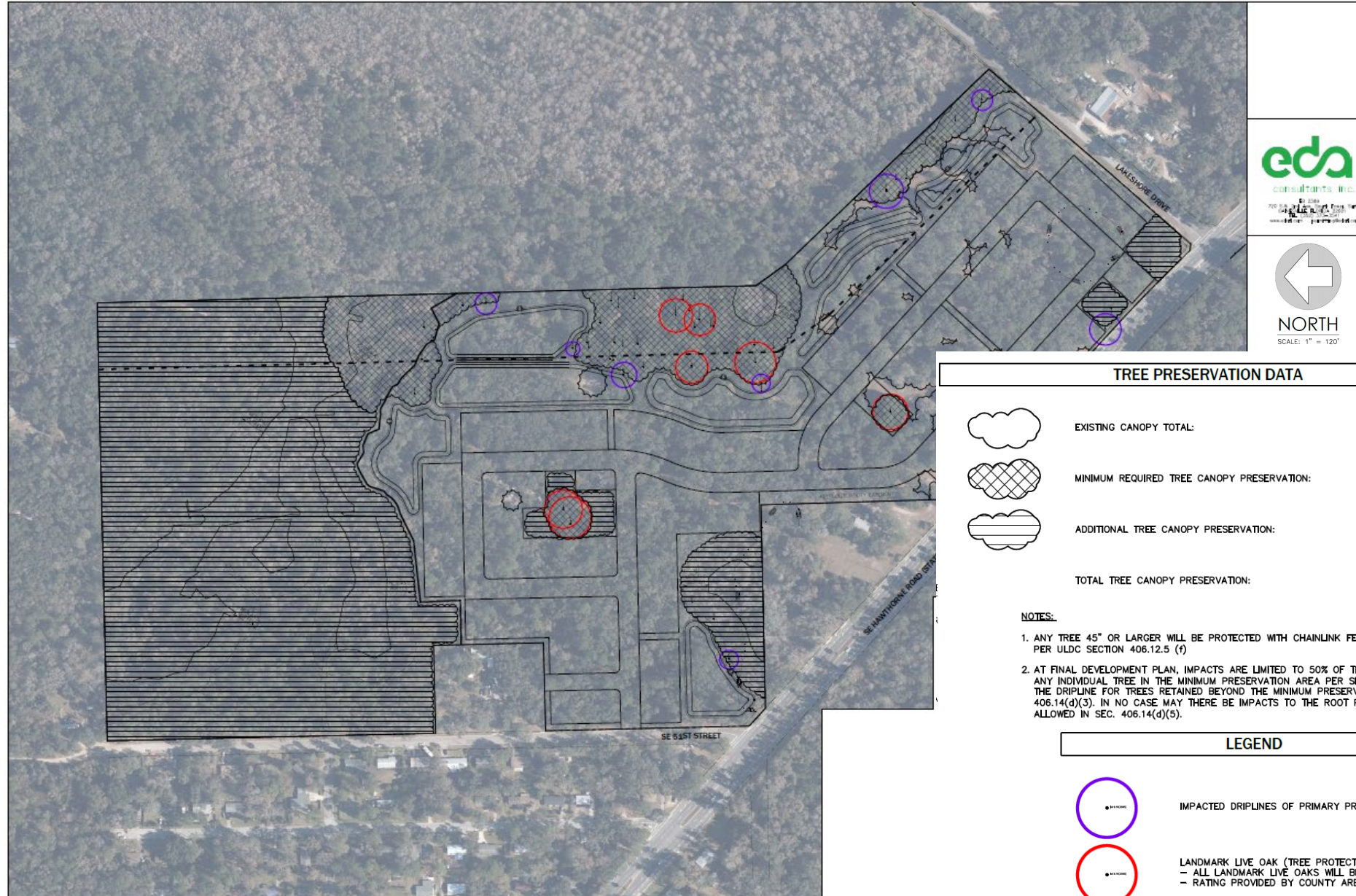
Existing Site Conditions



Eastside Greenway Strategic Ecosystem



Tree Canopy Preservation Plan – 47.7%



eda
consultants, inc.
700 S.W. 10th Street, Suite 100
West Palm Beach, FL 33411
www.edaconsultants.com

NORTH
SCALE: 1" = 120'

TREE PRESERVATION DATA

	EXISTING CANOPY TOTAL:	79.1 AC. 100.0%
	MINIMUM REQUIRED TREE CANOPY PRESERVATION:	7.9 AC. 10%
	ADDITIONAL TREE CANOPY PRESERVATION:	29.8 AC. 37.7%
	TOTAL TREE CANOPY PRESERVATION:	37.7 AC. 47.7%

- NOTES:**
- ANY TREE 45" OR LARGER WILL BE PROTECTED WITH CHAINLINK FENCE DURING CONSTRUCTION PER ULDC SECTION 406.12.5 (f)
 - AT FINAL DEVELOPMENT PLAN, IMPACTS ARE LIMITED TO 50% OF THE TPZ OR DRIPLINE FOR ANY INDIVIDUAL TREE IN THE MINIMUM PRESERVATION AREA PER SEC. 406.14(d)(2) AND 75% OF THE DRIPLINE FOR TREES RETAINED BEYOND THE MINIMUM PRESERVATION AREA PER SEC. 406.14(d)(3). IN NO CASE MAY THERE BE IMPACTS TO THE ROOT PLATE UNLESS OTHERWISE ALLOWED IN SEC. 406.14(d)(5).

LEGEND

- IMPACTED DRIPLINES OF PRIMARY PROTECTION ZONE
- LANDMARK LIVE OAK (TREE PROTECTION ZONE)
- ALL LANDMARK LIVE OAKS WILL BE PRESERVED
- RATING PROVIDED BY COUNTY ARBORIST REPORT.

Landmark Live Oaks



Tree #583 – Rated 4



Tree #2002 – Rated 4

Landmark Live Oaks



Tree #571 – Rated 4



Tree #379 – Rated 4

Landmark Live Oaks



Tree #215 – Rated 5



Tree #605 – Rated 4

Landmark Live Oaks



Tree #739 – Rated 4

Consistency Analysis

Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

Staff Recommendation

Staff recommends **approval** of the Preliminary Development Plan for Eastwood Preserve