

CHESNUT TOWNHOMES SUBDIVISION

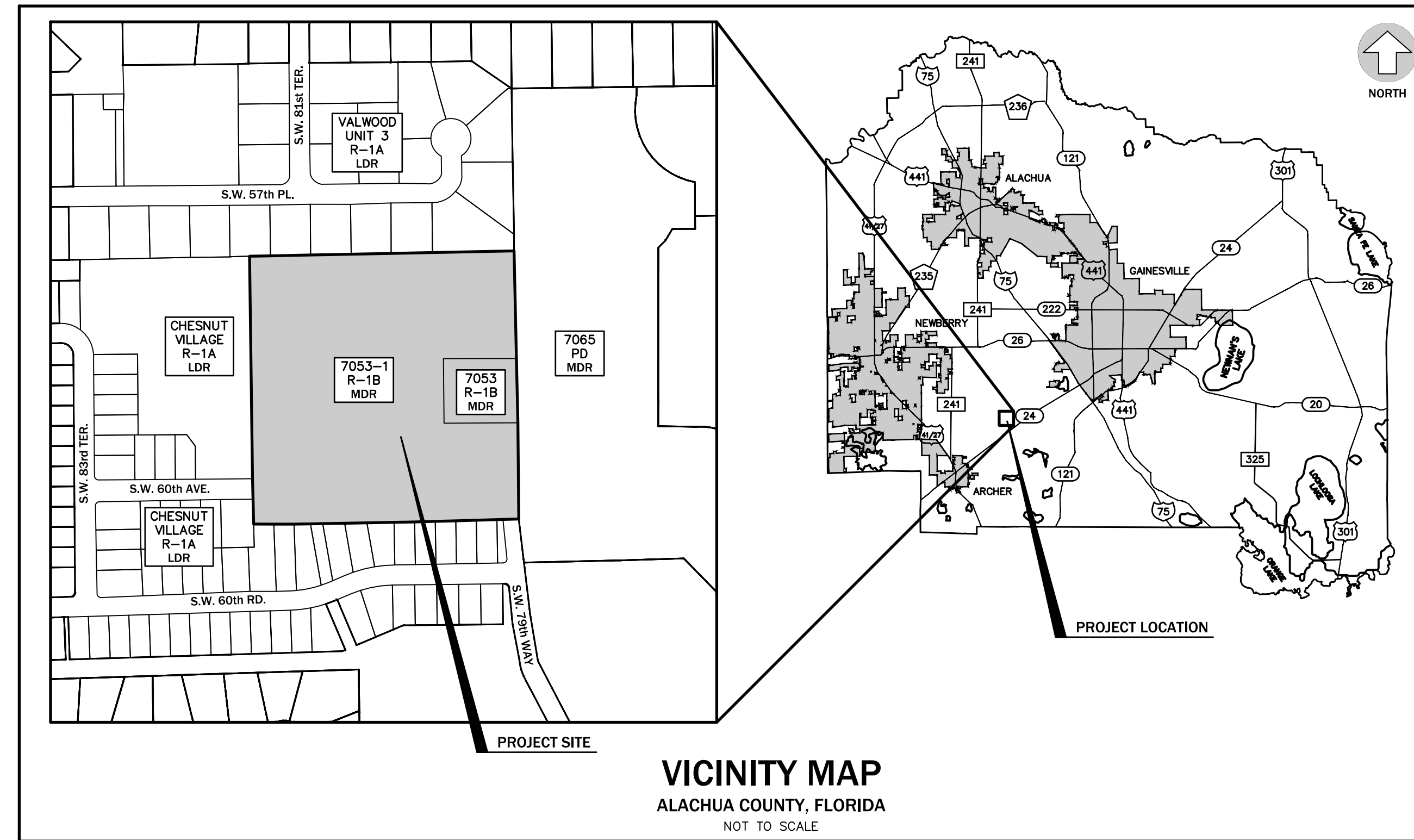
ALACHUA COUNTY, FLORIDA

DEVELOPMENT INFORMATION		
1. NAME OF PROJECT:	CHESNUT TOWNHOMES SUBDIVISION	
2. TITLE UNDER WHICH IT WILL BE RECORDED:	CHESNUT TOWNHOMES	
3. PROJECT DESCRIPTION:	A PROPOSED SUBDIVISION WITH UP TO 72 SINGLE FAMILY ATTACHED LOTS WITH ASSOCIATED INFRASTRUCTURE, STORMWATER AND UTILITY IMPROVEMENTS	
4. PROJECT ADDRESS:	5872 SW 79TH WAY GAINESVILLE, FL 32608	
5. TAX PARCEL NUMBER:	07053-001-000 & 07053-000-000	
6. SECTION/TOWNSHIP/RANGE:	SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST	
7. ZONING:	RESIDENTIAL SINGLE FAMILY (R-1B)	
8. FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY	
9. TOTAL SITE AREA:	10.04 ACRES	

CONTACT INFORMATION		
1. PROPERTY OWNERS:	J&W PARKER PROPERTIES LLC 21675 NW 75TH AVE RD MICANOPY, FL 32667 CONTACT:	
2. CIVIL ENGINEER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.	
3. PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP	
4. SURVEYOR:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: JARED ROGERS, PSM	

DEVELOPMENT DATA			
DESCRIPTION	CRITERIA	ALLOWED BY RIGHT	PROVIDED
MAXIMUM DENSITY / PROPOSED DENSITY	LDR SEC. 403.07	10.04 ac x 4.0u/ac = 40 UNITS 10.04 ac x 8.0u/ac = 80 UNITS	72 LOTS
DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
BUFFER & SCREENING	1. NORTH: ULDC	1. NORTH: NONE	1. NORTH: 10'
	2. WEST: ULDC	2. WEST: NONE	2. WEST: 10'
	3. EAST: ULDC	3. EAST: NONE	3. EAST: NONE
	4. SOUTH: ULDC	4. SOUTH: NONE	4. SOUTH: 10'

TRIP GENERATION							
ITE LAND USE: 215 SINGLE-FAMILY ATTACHED HOUSING							
PROPOSED: 72 DWELLING UNITS							
PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.57	72.00	41.04	23%	77%	9.44	31.60
PM	0.52	72.00	37.44	62%	38%	23.21	14.23
AVG	6.57	72.00	473.04	50%	50%	236.52	236.52
SOURCE: ITE TRIP GENERATION, 12TH EDITION, PAGES 249-254							



LEGEND		FUTURE LAND USE:	
ZONING:	PD -- PLANNED DEVELOPMENT	I -- INSTITUTIONAL	
	R-2A -- MULTI-FAMILY RESIDENTIAL	MDR -- MEDIUM DENSITY RESIDENTIAL	
	R-2 -- MULTI-FAMILY RESIDENTIAL	MHDR -- MEDIUM HIGH DENSITY RESIDENTIAL	
	R-1B -- SINGLE FAMILY RESIDENTIAL		
	HM -- HOSPITAL/MEDICAL		
	RP -- RESIDENTIAL/PROFESSIONAL		
	A -- AGRICULTURAL		

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:	VARIOUS	
6. TELEPHONE:	VARIOUS	
7. FIRE SUPPRESSION WATER SUPPLY:	GAINESVILLE REGIONAL UTILITIES (GRU)	
8. HIGH SPEED INTERNET:	VARIOUS	

LEGAL DESCRIPTION

PARCEL 1:
A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR (NO I.D.) AT THE NORTHEAST CORNER OF CHESNUT VILLAGE - PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 58 & 59, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE SOUTH BOUNDARY LINE OF VALWOOD UNIT NO. 3, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 93, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, FOR A POINT OF BEGINNING AND RUN THENCE NORTH 89°07'26" EAST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 659.23 FEET TO A 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID VALWOOD UNIT NO. 3, THENCE RUN SOUTH 00°40'54" EAST, A DISTANCE OF 266.93 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE CONTINUE SOUTH 00°40'54" EAST, A DISTANCE OF 168.15 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE CONTINUE SOUTH 00°40'54" EAST, A DISTANCE OF 230.55 FEET TO A SET 1/2" REBAR & CAP (PL#4789) ON THE NORTH BOUNDARY LINE OF CHESNUT VILLAGE - PHASE II, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 74-76; THENCE RUN SOUTH 89°36'31" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID CHESNUT VILLAGE - PHASE II, A DISTANCE OF 233.51 FEET TO A FOUND 1/2" IRON PIPE AT A BEND POINT IN THE NORTH BOUNDARY LINE OF SAID CHESNUT VILLAGE - PHASE II; THENCE RUN SOUTH 89°38'50" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID CHESNUT VILLAGE - PHASE II, A DISTANCE OF 426.74 FEET TO A FOUND 5/8" REBAR (NO I.D.) ON THE EAST BOUNDARY LINE OF A 30 FOOT DRAINAGE EASEMENT AS SHOWN ON SAID PLAT OF CHESNUT VILLAGE - PHASE II; THENCE RUN NORTH 00°35'35" WEST, ALONG THE BOUNDARY LINES OF SAID CHESNUT VILLAGE - PHASE II & CHESNUT VILLAGE - PHASE I, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND IN PARCEL "B"
PARCEL "B"

A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR (NO I.D.) AT THE NORTHEAST CORNER OF CHESNUT VILLAGE - PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 58 & 59, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE SOUTH BOUNDARY LINE OF VALWOOD UNIT NO. 3, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 93, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 89°07'26" EAST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 659.23 FEET TO A 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID VALWOOD UNIT NO. 3, THENCE RUN SOUTH 00°40'54" EAST, A DISTANCE OF 266.93 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'54" EAST, A DISTANCE OF 168.15 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 87°33'31" WEST, A DISTANCE OF 181.76 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 00°30'08" WEST, A DISTANCE OF 160.28 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 89°57'38" EAST, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR (NO I.D.) AT THE NORTHEAST CORNER OF CHESNUT VILLAGE - PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 58 & 59, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE SOUTH BOUNDARY LINE OF VALWOOD UNIT NO. 3, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 93, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 89°07'26" EAST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 659.23 FEET TO A 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID VALWOOD UNIT NO. 3, THENCE RUN SOUTH 00°40'54" EAST, A DISTANCE OF 266.93 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'54" EAST, A DISTANCE OF 168.15 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 87°33'31" WEST, A DISTANCE OF 181.76 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 00°30'08" WEST, A DISTANCE OF 160.28 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 89°57'38" EAST, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF CHESNUT VILLAGE - PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE SOUTH LINE OF VALWOOD UNIT NO. 3, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 93 OF SAID PUBLIC RECORDS; THENCE NORTH 88°52'12" EAST, ALONG SAID SOUTH LINE OF VALWOOD UNIT NO. 3, A DISTANCE OF 659.23 FEET TO THE SOUTHEAST CORNER OF SAID VALWOOD UNIT NO. 3, AND ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5087, PAGE 963 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°56'08" EAST, A DISTANCE OF 666.53 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5087, PAGE 963, AND ALSO BEING A POINT ON THE NORTH LINE OF CHESNUT VILLAGE - PHASE II, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 74 THROUGH 76 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°19'41" WEST, ALONG SAID NORTH LINE OF CHESNUT VILLAGE - PHASE II, A DISTANCE OF 233.54 FEET; THENCE SOUTH 89°21'33" WEST, ALONG SAID NORTH LINE OF CHESNUT VILLAGE - PHASE II, A DISTANCE OF 426.74; THENCE NORTH 00°50'39" WEST, ALONG SAID NORTH LINE OF CHESNUT VILLAGE - PHASE II AND CONTINUING ALONG THE EAST LINE OF SAID CHESNUT VILLAGE - PHASE I, A DISTANCE OF 660.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.04 ACRES, MORE OR LESS.

DRAWING INDEX	
SHEET NUMBER	DRAWING TITLE
C100	COVER SHEET
C110	GENERAL DEVELOPMENT PLAN
C120	TRANSPORTATION NETWORK PLAN
C130	OPEN SPACE PLAN
C140	TREE CANOPY PRESERVATION PLAN
V-001 - V-003	BOUNDARY AND TOPOGRAPHIC SURVEY



No.	Date	Comment

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

04/08/2026
Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 25-070

Project phase:
PRELIMINARY DEVELOPMENT PLAN
Project title:

CHESNUT TOWNHOMES
SUBDIVISION
ALACHUA COUNTY,
FLORIDA

Sheet title:
COVER SHEET

Designed: --- Sheet No.:
Drawn: TAR
Checked: TAR
Date: 04/06/26
C100



LEGEND

- PROPOSED RIGHT-OF-WAY
- APPROXIMATELY 2.3± ACRES (22.7%)
- RESIDENTIAL LOT AREA
- APPROXIMATELY 3.3± ACRES (32.7%)
- COMMON AREA
- APPROXIMATELY 1.1± ACRES (11%)
- OPEN SPACE
- APPROXIMATELY 1.6± ACRES (15.8%)
- STORMWATER/Common Area
- APPROXIMATELY 1.5± ACRES (14.8%)
- BLOCK PERIMETER
- REQUIRED TREE CANOPY PRESERVATION -
INCLUDING LANDMARK TREES AND HIGHEST
RATED TREES AS PROVIDED BY COUNTY
ARBORIST REPORT. (0.73 AC. 27%)
- ADDITIONAL TREE CANOPY
PRESERVATION (0.24 AC. 9%)
- LANDMARK LIVE OAK (TREE PROTECTION ZONE)
- ALL LANDMARK LIVE OAKS WILL BE PRESERVED
- RATING PROVIDED BY COUNTY ARBORIST REPORT

TOTAL AREA
- APPROXIMATELY 10.1± ACRES (100%)

SINGLE FAMILY ATTACHED LOTS = UP TO 72 LOTS.

- PROPOSED WASTEWATER
- PROPOSED POTABLE WATER

- ### NOTES:
- ALL LAND USE AREAS, BLOCK DIMENSIONS AND RIGHT-OF-WAY WIDTHS ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTALS. RESIDENTIAL LOTS SHALL CONSIST OF A COMBINATION OF DETACHED AND ATTACHED UNITS ON PLATTED LOTS.
 - RIGHT OF WAY WIDTHS AND FINAL CROSS-SECTION WITHIN THE SUBDIVISION SHALL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN SUBMITTALS AND SHALL COMPLY WITH APPLICABLE ULDC STANDARDS.
 - BLOCK PERIMETERS SHALL NOT EXCEED 2,000 LINEAR FEET AS REQUIRED IN ULDC CH.407.69(g).
 - THE DASHED LINE REPRESENTS THE APPROXIMATE LIMITS OF THE BLOCK PERIMETER, WHICH WILL INCLUDE A PEDESTRIAN NETWORK CONSISTING OF A COMBINATION OF SIDEWALKS, MULTI-USE PATHS, AND OTHER PEDESTRIAN PATHS WHERE REQUIRED.
 - SETBACKS AND LOT DIMENSIONS SHALL BE CONSISTENT WITH SEC. 403.07 SINGLE FAMILY RESIDENTIAL STANDARDS.

- ### UTILITIES:
- ELECTRIC SERVICE WILL BE PROVIDED BY GRU ELECTRIC FROM THE EXISTING ELECTRIC LINE LOCATED ON SW 79TH WAY.
 - WATER SERVICE WILL BE PROVIDED BY GRU FROM AN EXISTING WATERMAIN LOCATED ON SW 79TH WAY.
 - SANITARY SEWER WILL BE PROVIDED BY GRU FROM EXISTING MANHOLE LOCATED ON SW 60TH AVE.

BLOCK PERIMETER INFORMATION

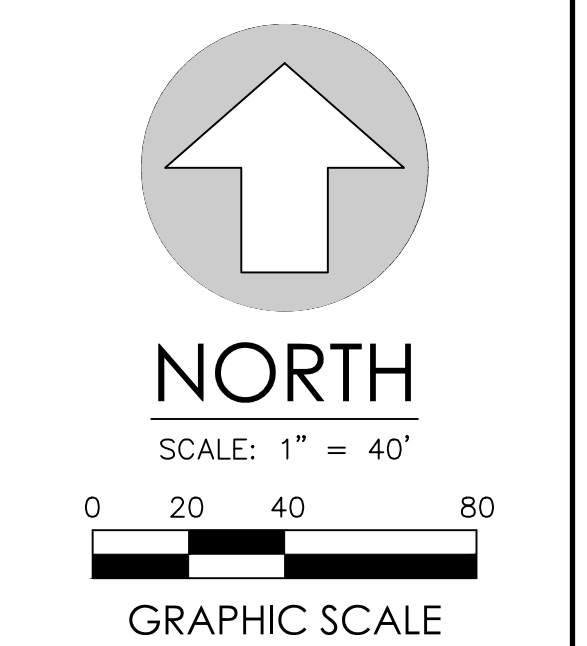
BLOCK	LENGTH (±)
1	961 L.F.
2	1081 L.F.
3	811 L.F.
4	792 L.F.
5	352 L.F.

NOTE: BLOCK PERIMETER MEASUREMENTS ARE APPROXIMATE AND MAY BE ADJUSTED AT FINAL DEVELOPMENT PLAN REVIEW. PROVIDED ADJUSTMENTS ARE CONSISTENT WITH ULDC CH 407.69 REQUIREMENTS.

SETBACK REQUIREMENTS FOR RESIDENTIAL LOTS LESS THAN ONE ACRE

FRONT OR STREET	10 FT.
GARAGE FRONT	20 FT.
REAR	10 FT.
SIDE	5 FT.
ACCESSORY BUILDINGS	SAME AS PRINCIPAL BUILDING EXCEPT REAR IS 7.5 FT.

NOTE: THE MAXIMUM HEIGHT FOR ALL STRUCTURES WITHIN THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS IS 35'.



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04/08/2026
Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 25-070
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Project title:

CHESNUT TOWNHOMES
SUBDIVISION
ALACHUA COUNTY,
FLORIDA

Sheet title:
GENERAL DEVELOPMENT PLAN

Designed: --- Sheet No.:
Drawn: TAR
Checked: TAR
Date: 04/06/26
C110

\\FS\Eng\Projects\Chesnut Cottages - SW 79th Way - Will Parker and Tom Files\Plans\Current DWG\Preliminary Development Plan\C220388DP1.dwg, C130 - OPEN - 4/6/2026 4:40:51 PM, TRockwell



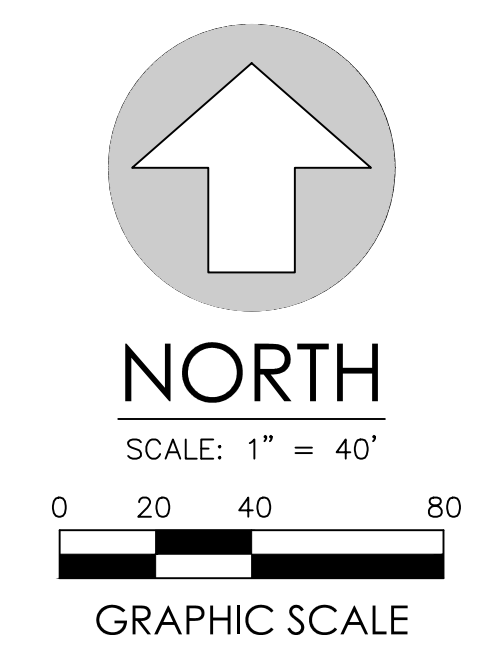
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- PROPOSED POTABLE WATER

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Project title:

CHESNUT TOWNHOMES
SUBDIVISION
ALACHUA COUNTY,
FLORIDA

Sheet title:
OPEN SPACE PLAN

Designed: --- Sheet No.:
Drawn: TAR
Checked: TAR
Date: 04/06/26
C130

TAX PARCEL No. 7065-1
OWNER: BEHL KALEY ANNE

TAX PARCEL No. 7065
OWNER: T PARKLANE LAND FL LLC

TAX PARCEL No. 7051-10
OWNER: CHESNUT PLANTATION LLC

TAX PARCEL No. 7051-20
OWNER: CHESNUT PLANTATION LLC

TAX PARCEL No. 7051-20
OWNER: CHESNUT PLANTATION LLC

LOT 69
OWNER: LI
YANCHENG

LOT 83
OWNER: CHEN & WEN
H/W

LOT 84
OWNER: SWORDS
GABRIEL
MICHAEL &
NICOLE MARIE

LOT 85
OWNER: LOPEZ &
ORTIZ W/H

LOT 87
OWNER: FENELANDER
DAVID DESILVA
& MIRNA

LOT 93
OWNER: COAXUM
JOZETTE
BIANCA

LOT 88
OWNER: PHAN &
TSAI W/H

LOT 89
OWNER: LIU
& YUAN
H/W

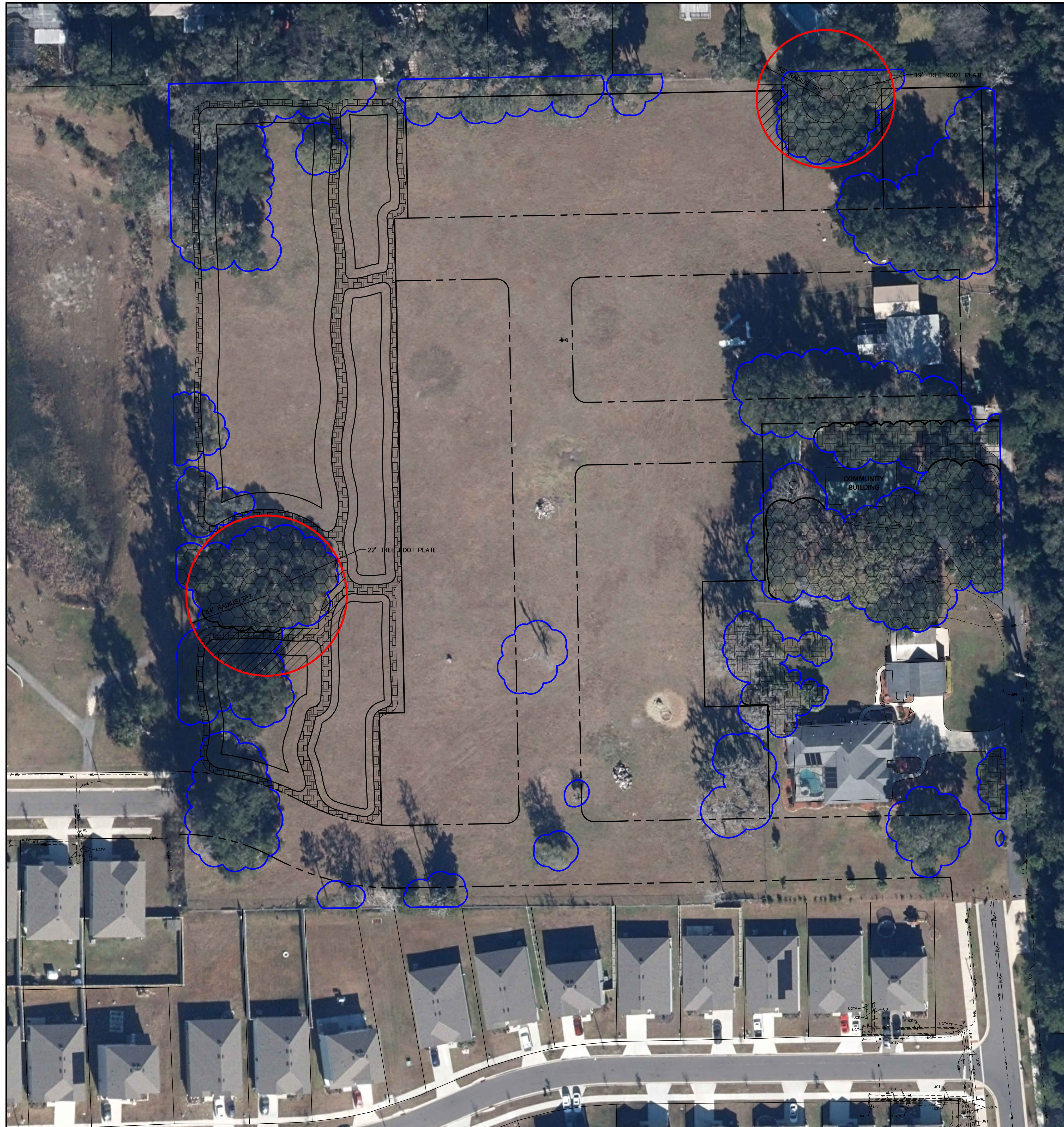
LOT 90
OWNER: GILLYARD
TIMOTHY &
SHARON

LOT 91
OWNER: LI
& YANG
W/H

LOT 92
OWNER: WANG
ZHAOCHUAN
& XI

LOT 93
OWNER: COAXUM
JOZETTE
BIANCA

LOT 82
OWNER: CHEN &
YAN H/W



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 AT BREAST HEIGHT) MARKED WITH AN ALUMINUM TAG AND A UNIQUE NUMBER

LOCATION	SPECIES	DIAMETER AT BREAST HEIGHT	TPZ RADIUS	Tree Number	SIZE / COMMON NAME	Genus species
●	hw24(40)	24"	13'		BASSWOOD	<i>Tilia americana</i>
●	cat3(53)	13"	13'		CAMPBOR	<i>Cinnamomum camphora</i>
●	cat4(55)	14"	14'		SOUTHERN RED CEDAR	<i>Juniperus silicicola</i>
●	ch13(28)	13"	13'		BLACK CHERRY	<i>Prunus serotina</i>
●	ch10(3)	10"	10'		CHINESE TALLOW	<i>Triadica sebifera</i>
●	el3	3"	3'		FLORIDA ELM	<i>Ulmus floridana</i>
●	h8(8)	8"	8'		HICKORY	<i>Carya sp.</i>
●	h8(43)	8"	8'		AMERICAN HOLLY	<i>Ilex opaca</i>
●	h8(122)	8"	8'		LAUREL OAK	<i>Quercus hemisphaerica</i>
●	h8(21)	15"	15'		LIVE OAK	<i>Quercus virginiana</i>
●	mg32(44)	32"	32'		MAGNOLIA	<i>Magnolia grandiflora</i>
●	pal2(46)	12"	12'		PALM	<i>Sabal palmetto</i>
●	pec2(16)	21"	21'		PECAN	<i>Carya illinoensis</i>
●	pear2(11)	12"	12'		PEAR	<i>Pyrus sp.</i>
●	so12	12"	12'		SUGARBERRY	<i>Celtis laevigata</i>
●	so23(36)	23"	23'		SOUTHERN RED OAK	<i>Quercus falcata</i>
●	sy7(33)	17"	17'		SYCAMORE	<i>Platanus occidentalis</i>
●	unk3	3"	3'		UNKNOWN TREE	

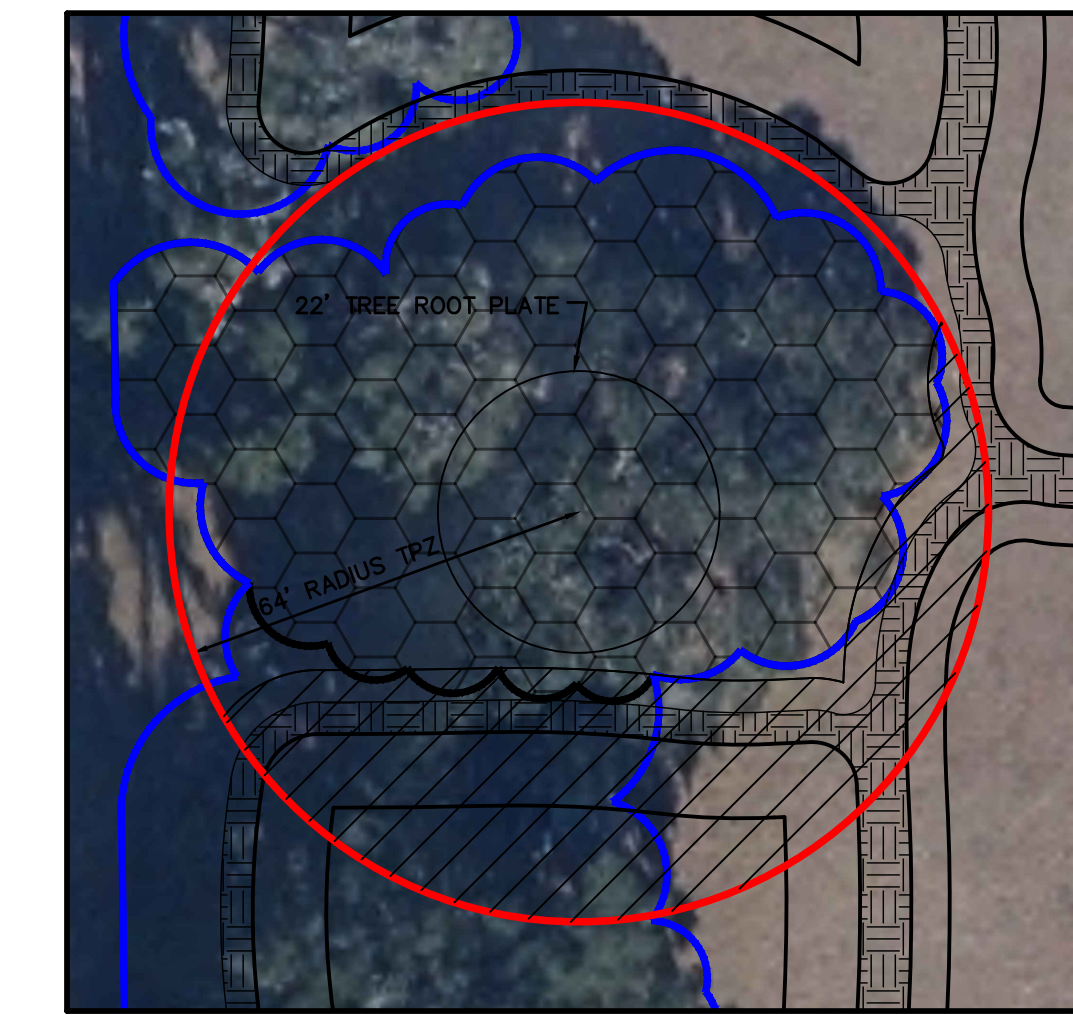
TREE #	SPECIES & SIZE	CLASSIFICATION	RATING
5	LIVE OAK, 64"	LANDMARK LO	4
17	LIVE OAK, 55"	LANDMARK LO	5
19	LIVE OAK, 31"	HERITAGE	3
20	LIVE OAK, 28"	HERITAGE	3
31	LIVE OAK, 20"	HERITAGE	3
32	LIVE OAK, 26"	HERITAGE	3
34	LIVE OAK, 40"	HERITAGE	3
36	SOUTHERN RED OAK, 26"	HERITAGE	3
37	LIVE OAK, 30"	HERITAGE	3
38	SOUTHERN RED OAK, 23"	HERITAGE	3
39	LIVE OAK, 29"	HERITAGE	3
40	BASSWOOD, 24"	SPECIMEN	2
41	LIVE OAK, 26"	HERITAGE	3
42	LIVE OAK, 28"	HERITAGE	3
43	AMERICAN HOLLY, 9"	SPECIMEN	2
44	MAGNOLIA, 32"	HERITAGE	3
51	SOUTHERN RED CEDAR, 21"	HERITAGE	3

TREE CLEARING DATA

EXISTING CANOPY: 2.7 AC. 100%
 EXISTING CANOPY TO REMAIN: 0.97 AC. 36%

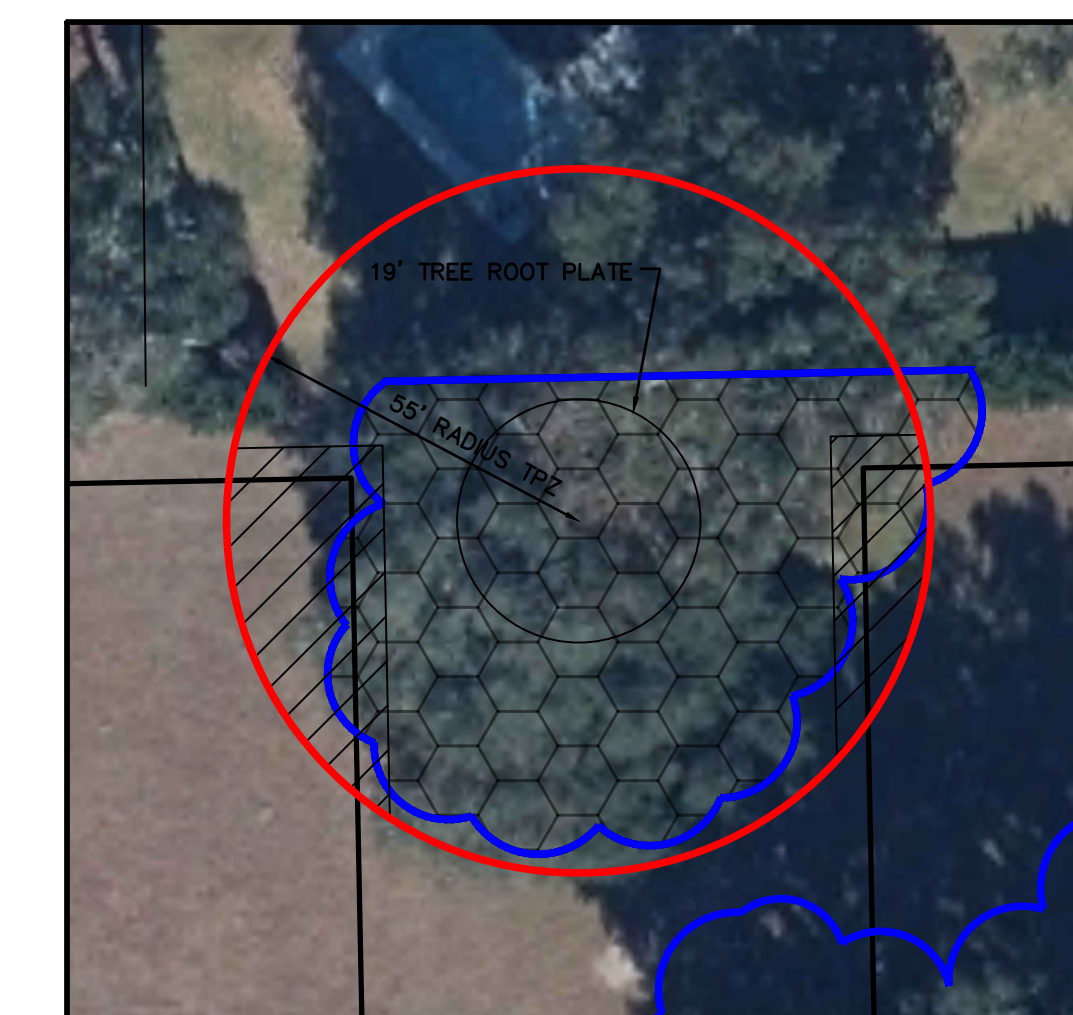
LEGEND

- EXISTING TREE CANOPY (2.7 AC. 100%)
- REQUIRED TREE CANOPY PRESERVATION MADE UP OF LANDMARK AND HIGHEST RATED TREES. RATING PROVIDED BY COUNTY ARBORIST REPORT. (0.73 AC. 27%)
- ADDITIONAL TREE CANOPY PRESERVATION (0.24 AC. 9%)
- EXISTING TREE
- LANDMARK LIVE OAK (TREE PROTECTION ZONE) - ALL LANDMARK LIVE OAKS WILL BE PRESERVED - RATING PROVIDED BY COUNTY ARBORIST REPORT
- AFFECTED TREE PROTECTION ZONE AREA



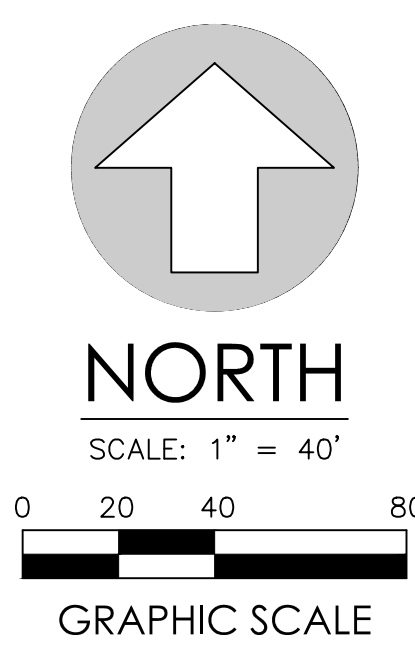
TREE PROTECTION ZONE IMPACT CALCULATIONS

64" LIVE OAK (TREE #5)
 • TPZ: 12,868 S.F.
 • AFFECTED AREA: 3,935 S.F. (30.6%)



TREE PROTECTION ZONE IMPACT CALCULATIONS

55" LIVE OAK (TREE #17)
 • TPZ: 9,503 S.F.
 • AFFECTED AREA: 1,682 S.F. (17.7%)



No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

04/08/2026
 Claudia S. Vega, P.E. 51532
 Engineer Certificate No.

Project No: 25-070

Project phase: PRELIMINARY DEVELOPMENT PLAN

Project title: CHESNUT TOWNHOMES SUBDIVISION ALACHUA COUNTY, FLORIDA

Sheet title: TREE CANOPY PRESERVATION PLAN

Designed: --- Sheet No.:

Drawn: TAR

Checked: TAR

Date: 04/06/26

C140