

PRELIMINARY DEVELOPMENT PLANS FOR

ALACHUA COUNTY, FLORIDA
SECTION 12, 13, & 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST
SUBMITTED TO
ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

GENERAL NOTES

1. PROJECT'S NAME:
IRONWOOD INDUSTRIAL PARK
2. PROJECT DESCRIPTION:
APPROXIMATELY 137.49 AC OF THE SITE WILL BE DEVELOPED WITH AN INDUSTRIAL USE, CONSISTENT WITH THE ALACHUA COUNTY LAND DEVELOPMENT STANDARDS. THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROJECT IMPLEMENTS THE ALACHUA COUNTY COMPREHENSIVE PLAN VISION FOR HEAVY INDUSTRIAL USES WHICH ARE DEPENDANT ON TRANSPORTATION AND LARGE VOLUMES OF RAW MATERIALS AND IS LOCATED TO PROVIDE AN EFFICIENT PROVISION OF SERVICES WHILE MINIMIZING POTENTIAL IMPACTS TO ADJACENT DEVELOPMENT AND ENVIRONMENTAL FEATURES. MINIMUM AND MAXIMUM ENTITLEMENTS ARE CALCULATED IN ACCORDANCE WITH THE ALACHUA COUNTY COMPREHENSIVE PLAN AND UNIFIED LAND DEVELOPMENT CODE (ULDC).
3. PROPOSED ENTITLEMENTS:
1,400,000 SQ. FT. NON-RES (MAX)
4. PROJECT LOCATION:
WEST OF STATE ROAD 24/NE WALDO ROAD AND EAST OF NE 39TH ST. IN ALACHUA COUNTY
5. TAX PARCEL NUMBER(S):
PARCEL NO. 07872-004-000
PARCEL NO. 07872-010-000
6. SECTION/TOWNSHIP/RANGE:
SECTION 12, 13, & 14, TOWNSHIP 9 SOUTH, RANGE 20 EAST
7. ZONING:
MANUFACTURING/PROCESSING (MP)
8. FUTURE LAND USE:
HEAVY INDUSTRIAL
9. PROPERTY DEVELOPER:
IAN BROWN
IRONWOOD INDUSTRIAL, LLC
1016 LASALLE ST., FIRST FLOOR
JACKSONVILLE, FL. 32207
- B. ENGINEER OF RECORD:
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
PH: 352-331-1976
- C. SURVEYOR OF RECORD:
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
PH: 352-331-1976

10. LIST OF ADJACENT LANDOWNERS (REFERENCED BY NUMBER ON LOCATION MAP)

REFERENCE #	TAX PARCEL NUMBER(S)	LANDOWNER(S)	ZONING	FLU
1	07832-031-002	OTERO ISMAEL	R-1C	LOW DENSITY
2	07822-031-000	CAREW & STRINGFELLOW	R-1C	LOW DENSITY
3	07834-015-000	BRAUN & YOUNG H/W	R-1C	LOW DENSITY
4	07836-025-009	OCULIANO HEIRS & SPEIGHT	R-1C	LOW DENSITY
5	07836-025-013	TOMLINSON MARY ANN	R-1C	LOW DENSITY
6	07836-026-004	GWYNN ROBIN KINSLOE & MELINDA HANNAH	R-1C	LOW DENSITY
7	07836-026-001	HANNAH BRENDA	R-1C	LOW DENSITY
8	07836-027-000	IRONWOOD INDUSTRIAL, LLC	R-1C	COMMERCIAL
9	07836-001-000	HORIZON ESTATES LLC	A	RURAL/AGRICULTURE
10	07872-003-002	ALACHUA COUNTY	PD	HEAVY INDUSTRIAL
11	07872-003-003	ALACHUA COUNTY	PD	HEAVY INDUSTRIAL
12	07872-003-006	SHANDES TEACHING HOSPITAL & CL	MP	HEAVY INDUSTRIAL
13	07872-003-011	VITAL PROPERTIES LLC	II	HEAVY INDUSTRIAL
14	07872-003-001	WALDO WICKED PONY T/C LLC & WALDO...	II	HEAVY INDUSTRIAL
15	07872-014-000	AIR PARK EAST II	MP	HEAVY INDUSTRIAL
16	07872-015-001	AIR PARK EAST	MP	HEAVY INDUSTRIAL
17	07872-008-000	ALACHUA COUNTY	MP	LIGHT INDUSTRIAL
18	07872-016-000	ALACHUA COUNTY	MP	LIGHT INDUSTRIAL
19	07872-011-000	KING DANIEL J & STACEY D	R-1C	LOW DENSITY
20	07872-013-000	STARLING PAUL KEVIN	MP	LIGHT INDUSTRIAL
21	07832-011-000	WATSON D D & BERNIR	R-1C	LOW DENSITY

11. GENERAL DEVELOPMENT DATA

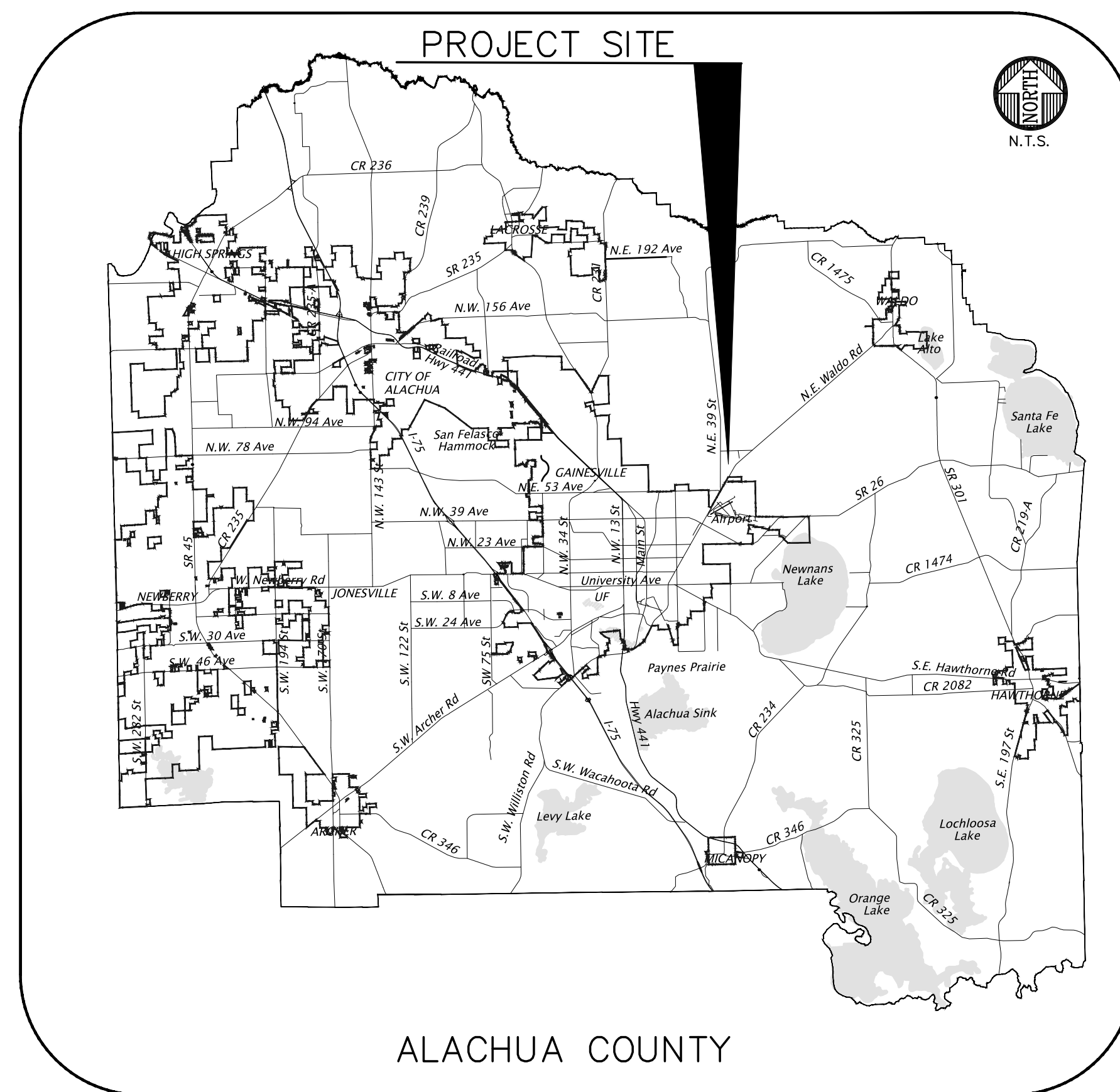
	ACRES	SQ. FEET	PERCENT
TOTAL PROJECT AREA	137.49	5,988,964	100.00%
CONSERVATION MANAGEMENT AREA (INCLUDES WETLAND AND REQUIRED BUFFERS)	25.44	1,727,941	18.5%
DEVELOPMENT AREA	110.85	4,821,461	80.6%
OPEN SPACE	25.44	1,727,941	18.5%
STORMWATER MANAGEMENT AREA**	N/A	N/A	N/A
FLOODPLAIN AREAS (AREAS WITHIN FLOOD ZONE A)	28.60	1,245,683	20.8%
WETLAND AREA (PART OF THE CMA)	16.11	701,760	11.7%
RIGHT-OF-WAY AREA (WITHIN PROPERTY BOUNDARIES)	N/A	N/A	N/A
IMPERVIOUS AREA*	72.05	3,138,500	52.4%

* IMPERVIOUS AREA IS CALCULATED BY THE STREET RIGHT-OF-WAY AND ASSUMED 65% OF THE DEVELOPABLE AREA. THE IMPERVIOUS AREA CAN CHANGE IN FINAL DEVELOPMENT.

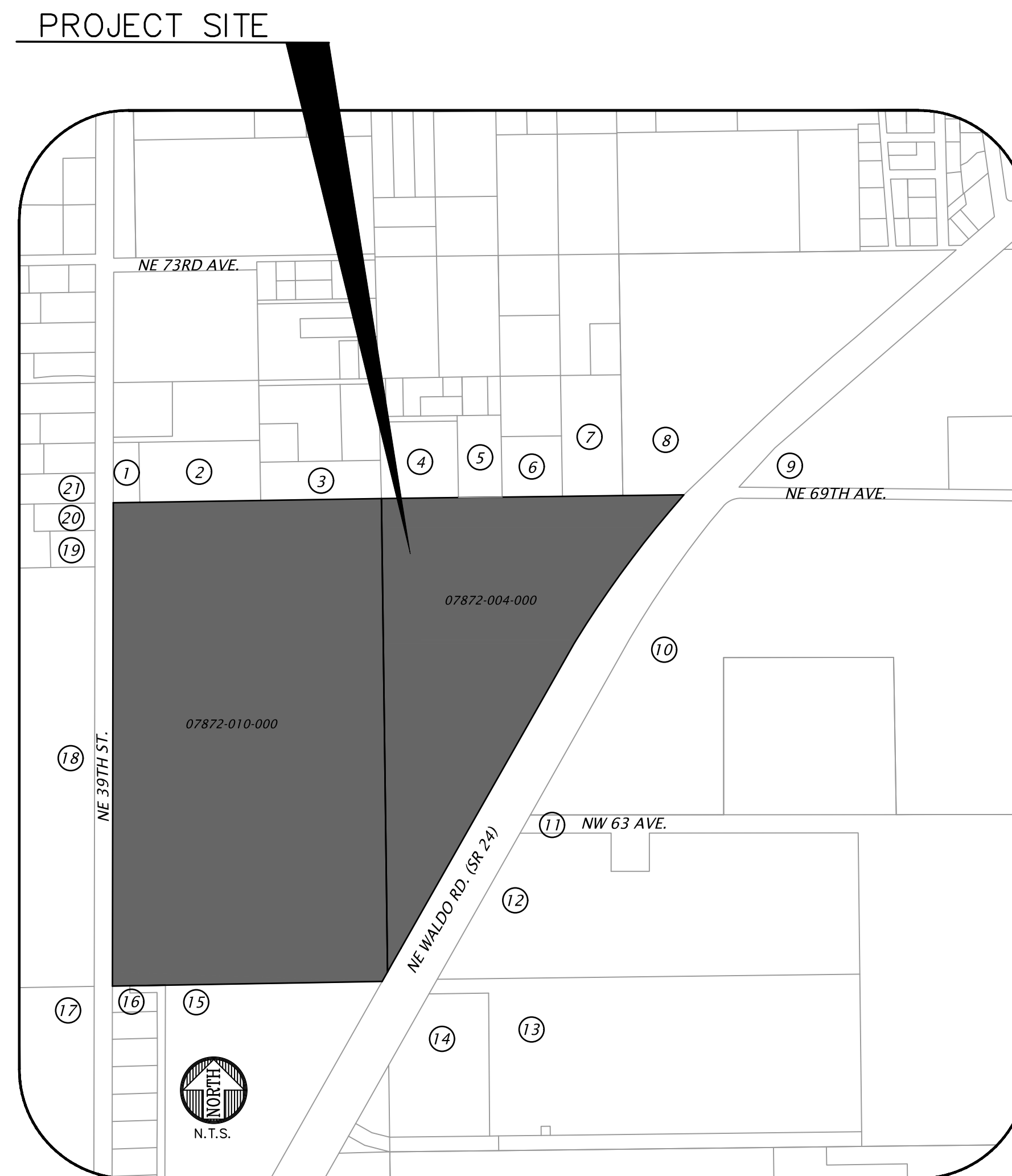
**** STORMWATER MANAGEMENT AREAS SHALL BE SHOWN IN FINAL DEVELOPMENT TO MEET DESIGN CRITERIA, ULDC 407-104.**

SHEET INDEX

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL DEVELOPMENT SITE PLAN
C0.20	OPEN SPACE PLAN
C0.30	TREE CANOPY PLAN
C0.31 - C0.42	ENLARGED TREE CANOPY PLANS
C0.50	TRANSPORTATION NETWORK AND UTILITY PLAN



VICINITY MAP



LOCATION MAP

**11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
LA6667049**

GAN

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

03/30/2024	ALACHUA COUNTY	SUBMITTAL
11/04/2024	ALACHUA COUNTY	SUBMITTAL
12/02/2024	ALACHUA COUNTY	SUBMITTAL
03/03/2025	ALACHUA COUNTY	SUBMITTAL
05/05/2025	ALACHUA COUNTY	SUBMITTAL
06/02/2025	ALACHUA COUNTY	SUBMITTAL

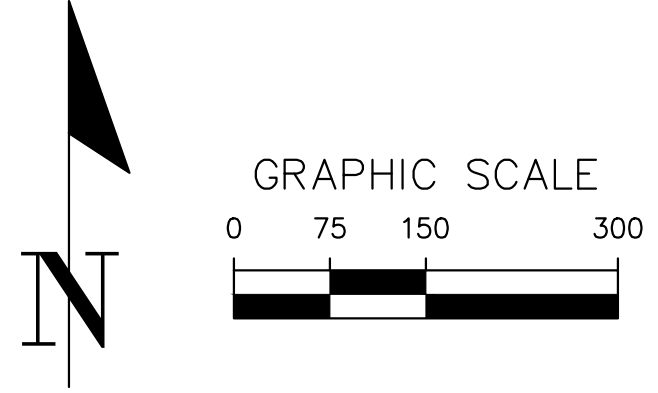
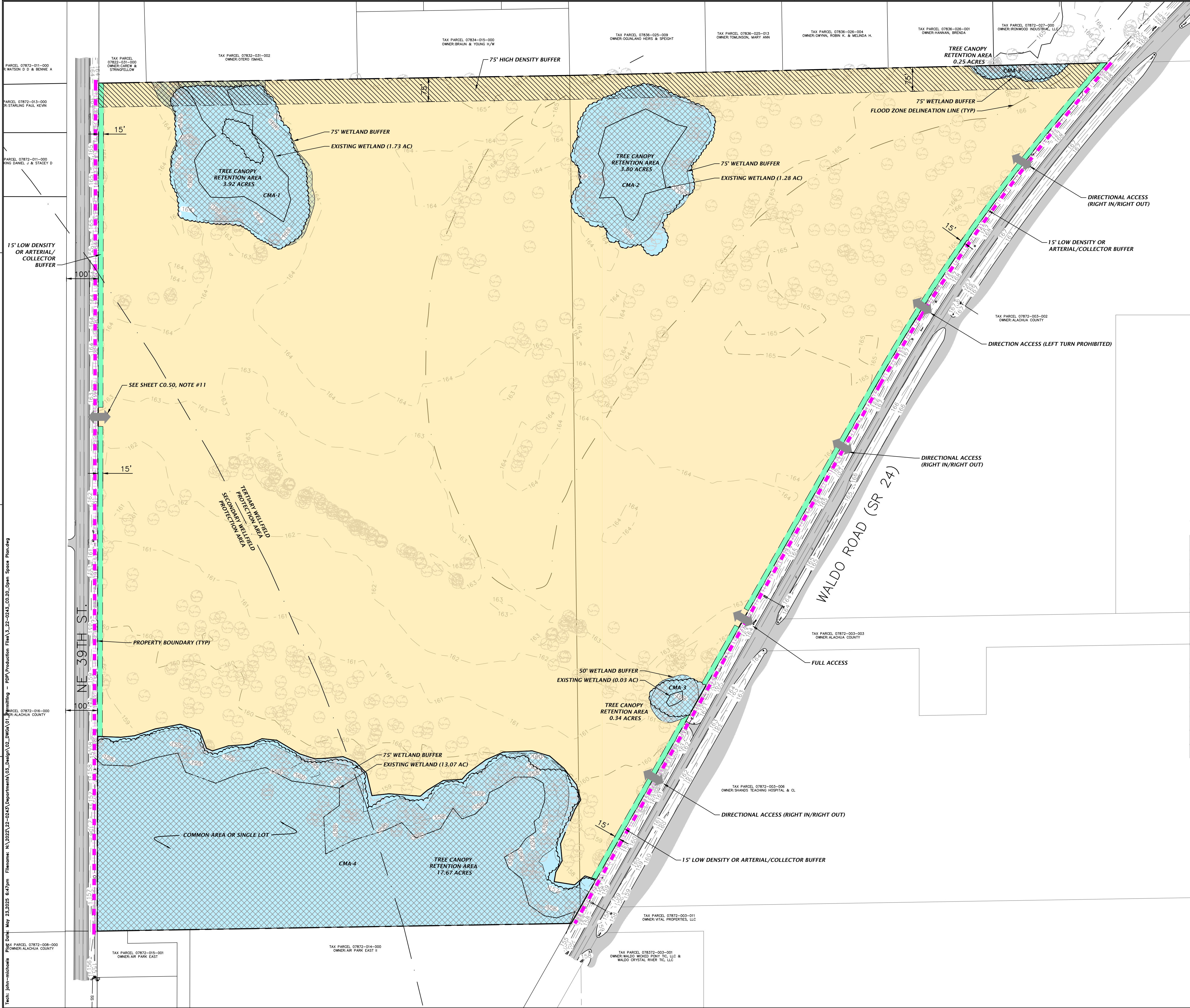
PROJECT:
 IRONWOOD INDUSTRIAL PARK

SHEET TITLE:
 COVER SHEET AND INDEX

DESIGNER:	DESIGNER:
IMS	IMS
QUALITY CONTROL:	QUALITY CONTROL:
CB	CB
PROJECT NUMBER:	PROJECT NUMBER:
22-0243	22-0243

T NO.:
C0.00

Test: John-michaels
Date: May 23, 2025 6:47pm
Filename: N:\2025\22-0243\Department\02_Design\02_Open Space Planning
Parcel 07872-018-000
OWNER: ALACHUA COUNTY



LEGEND:

- DEVELOPMENT AREA
- TREE CANOPY RETENTION AREA
- OPEN SPACE
- CONSERVATION MANAGEMENT AREA
- 75' HIGH DENSITY BUFFER
- 15' LOW DENSITY OR ARTERIAL/COLLECTOR BUFFER
- SIDEWALK, PROPOSED
- ACCESS POINT

CONSERVATION MANAGEMENT AREA/OPEN SPACE			
PROJECT AREA (ACRES)		137.49	100%
OPEN SPACE (ACRES)	EXISTING	PROVIDED	% OF TOTAL AREA
WETLANDS (CMA)	16.11	N/A	11.7%
WETLAND BUFFERS (CMA)	N/A	9.33	6.8%
IMPACTED WETLAND BUFFERS	N/A	N/A	N/A
SURFACE WATERS	N/A	N/A	N/A
SURFACE WATER BUFFERS	N/A	N/A	N/A
SIGNIFICANT GEOLOGICAL FEATURES	N/A	N/A	N/A
SIGNIFICANT GEOLOGICAL FEATURES BUFFERS	N/A	N/A	N/A
STRATEGIC ECOSYSTEM	N/A	N/A	N/A
LISTED SPECIES HABITAT	N/A	N/A	N/A
100-YEAR FLOODPLAIN	28.60	N/A	20.8%
SIGNIFICANT HABITAT	N/A	N/A	N/A
TREE CANOPY RETENTION AREAS	25.78	25.78	18.8%
OPEN SPACE PROVIDED		25.44	18.5%

OPEN SPACE PLAN NOTES

- ULDC § 407.53 REQUIRES THAT PROPERTIES CONTAINING THE FOLLOWING RESOURCES SHALL BE SET ASIDE AS "PRIMARY OPEN SPACE" IN FULFILLMENT OF THE MINIMUM SET ASIDE REQUIREMENT OF ULDC § 407.52.
 - WETLANDS: THERE ARE WETLANDS ON-SITE.
 - SURFACE WATERS: THERE ARE NO OTHER SURFACE WATERS ON-SITE.
 - 100-YEAR FLOODPLAIN: THERE IS FLOODPLAIN ON-SITE.
 - LISTED SPECIES HABITAT: THERE ARE NO LISTED SPECIES HABITAT LOCATED WITHIN THE PROJECT BOUNDARIES.
 - STRATEGIC ECOSYSTEM: THERE ARE NO STRATEGIC ECOSYSTEMS WITHIN THE SITE.
 - SIGNIFICANT GEOLOGIC FEATURES: THERE ARE NO SIGNIFICANT GEOLOGIC FEATURES LOCATED ON THE SITE.
 - SIGNIFICANT PLANT AND WILDLIFE OR UPLAND HABITAT AND NATURAL AREAS: THERE ARE NO SIGNIFICANT PLANT OR WILDLIFE HABITATS, INDIVIDUAL PROTECTED PLANTS AND ANIMAL SPECIES, IF PRESENT, WILL BE ADDRESSED IN ACCORDANCE WITH REGULATIONS REGARDING SUCH, AND IN ACCORDANCE WITH AN OPEN SPACE MANAGEMENT PLAN THAT WILL BE INCORPORATED IN THE FINAL DEVELOPMENT PLAN APPROVAL.
- OPEN SPACE IS NOT REQUIRED FOR NON-RESIDENTIAL DEVELOPMENTS PER ULDC SECTION 407.52(b).

11801 Research Drive
Alachua, Florida 32615
(352) 333-1976
www.nv5.com
LA6687049

NV5

1"=150'
REVIEW SCALE
BASED ON SCALE ON
ORIGINAL DRAWING
0"=150' USE INDICATED
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BD REVISIONS

SUBMITTALS
09/30/2024 - ALACHUA COUNTY SUBMITTAL
11/04/2024 - ALACHUA COUNTY SUBMITTAL
12/02/2024 - ALACHUA COUNTY SUBMITTAL
03/03/2025 - ALACHUA COUNTY SUBMITTAL
06/02/2025 - ALACHUA COUNTY SUBMITTAL

CLIENT: IRONWOOD INDUSTRIAL, LLC
DESIGNER: JMS
QUALITY CONTROL: JMS
CB
PROJECT: IRONWOOD INDUSTRIAL PARK
SHEET TITLE: OPEN SPACE PLAN
PROJECT NUMBER: 22-0243

SHEET NO.: C0.20



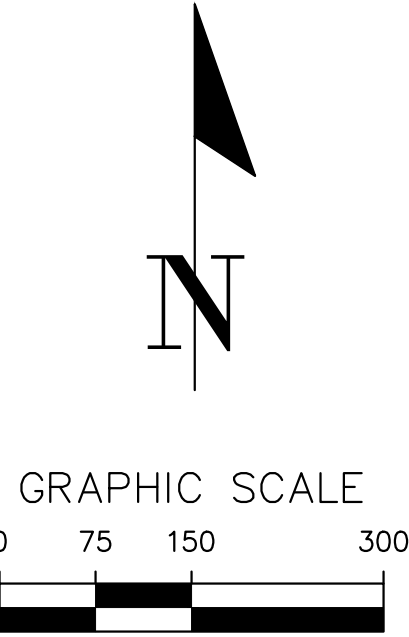
TREE CANOPY PLAN NOTES

1. ULDC § 406.12(a)2 REQUIRES THAT DEVELOPMENT PLANS AND SUBDIVISION PLATS SHALL BE DESIGNED SUCH THAT A MINIMUM OF 20% OF THE TREE CANOPY SHOWN ON THE MOST RECENT AERIALS OF THE PROPERTY AVAILABLE AT THE TIME OF APPLICATION IS RETAINED.

TREE CANOPY (FULL SITE)			
EXISTING (ACRES)	MIN REQUIRED (ACRES)	RETAINED (ACRES)	RETAINED % OF TOTAL
75.98	15.20	25.78	33.9%

LEGEND:

- EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT
- EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED



11801 Research Drive
Alachua, Florida 32615
(352)333-1976
www.nv5.com
LA6687049

NIV5

1"=150'
VERIFY SCALE ON
BARS AND PLATS ON
ORIGINAL DRAWING
0 INCHES ONE INCH BY
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BBB REVISIONS

SUBMITTALS
09/30/2024 - ALACHUA COUNTY SUBMITTAL
11/04/2024 - ALACHUA COUNTY SUBMITTAL
12/02/2024 - ALACHUA COUNTY SUBMITTAL
03/03/2025 - ALACHUA COUNTY SUBMITTAL
06/02/2025 - ALACHUA COUNTY SUBMITTAL

CLIENT: IRONWOOD INDUSTRIAL, LLC

PROJECT: IRONWOOD INDUSTRIAL PARK

QUALITY CONTROL: CB

SHEET TITLE: TREE CANOPY RETENTION PLAN

DESIGNER: JMS

DESIGNER: JMS

PROJECT: IRONWOOD INDUSTRIAL PARK

PROJECT: IRONWOOD INDUSTRIAL PARK

SHEET NO.:

C0.30

Test: J:\michaels\Proj\Date: 08/23/2025 6:46pm Filename: K:\2025\22-0243\Department\CO_Design\02_DWG\01_Permittin - PDF Production [Rev\1_22-0243_CO.30_Tree Canopy Retention.dwg]

MATCHLINE CO.31

MATCHLINE CO.32

OWNER: BRAUN & YOUNG H/W

10572
31'LO

10575
15'21"24'LO

10581
36'LO

10588
23'LO

10620
20'LO

10591
23'LO

10592
22'LO

10593
20'LO

10594
20'LO

10595
20'LO

10598
20'LO

10600
22'LO

10606
22'LO

10625
20'LO

10624
23'LO

10608
21'LO

10623
22'LO

10622
26'LO

10621
25'LO

10628
23'LO

5037
37'LO

5036
25'LO

10630
10'CED

10634
24'LO

10632
12'CED

10639
21'LO

10640
21'LO

MATCHLINE CO.32

MATCHLINE CO.36

EXISTING TREE CANOPY (TYP)

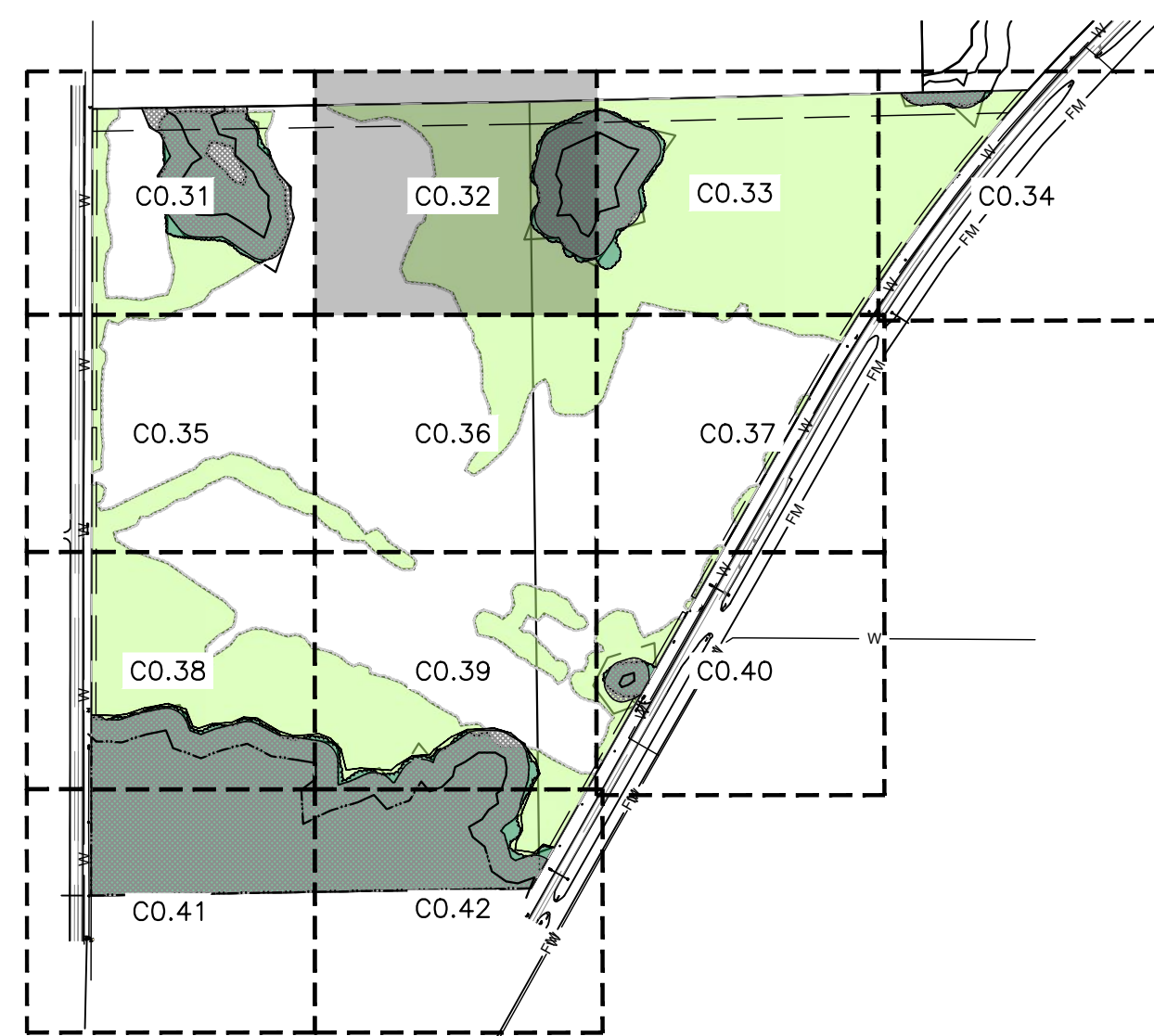
EXISTING TREE CANOPY
TO REMAIN (TYP)

MATCHLINE CO.32

MATCHLINE CO.33

SITE KEY MAP

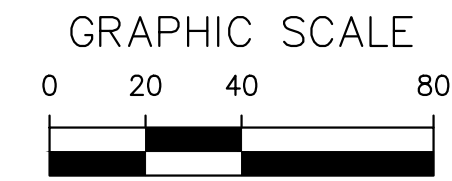
SCALE: NTS



LEGEND:

EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT

EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED



11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
LA6687049

NIV5

SCALE: 1"=40'
VERIFY SCALE
BASED ON SCALE ON
ORIGINAL DRAWING
0. IF ANY SCALE INCONSISTENCY
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

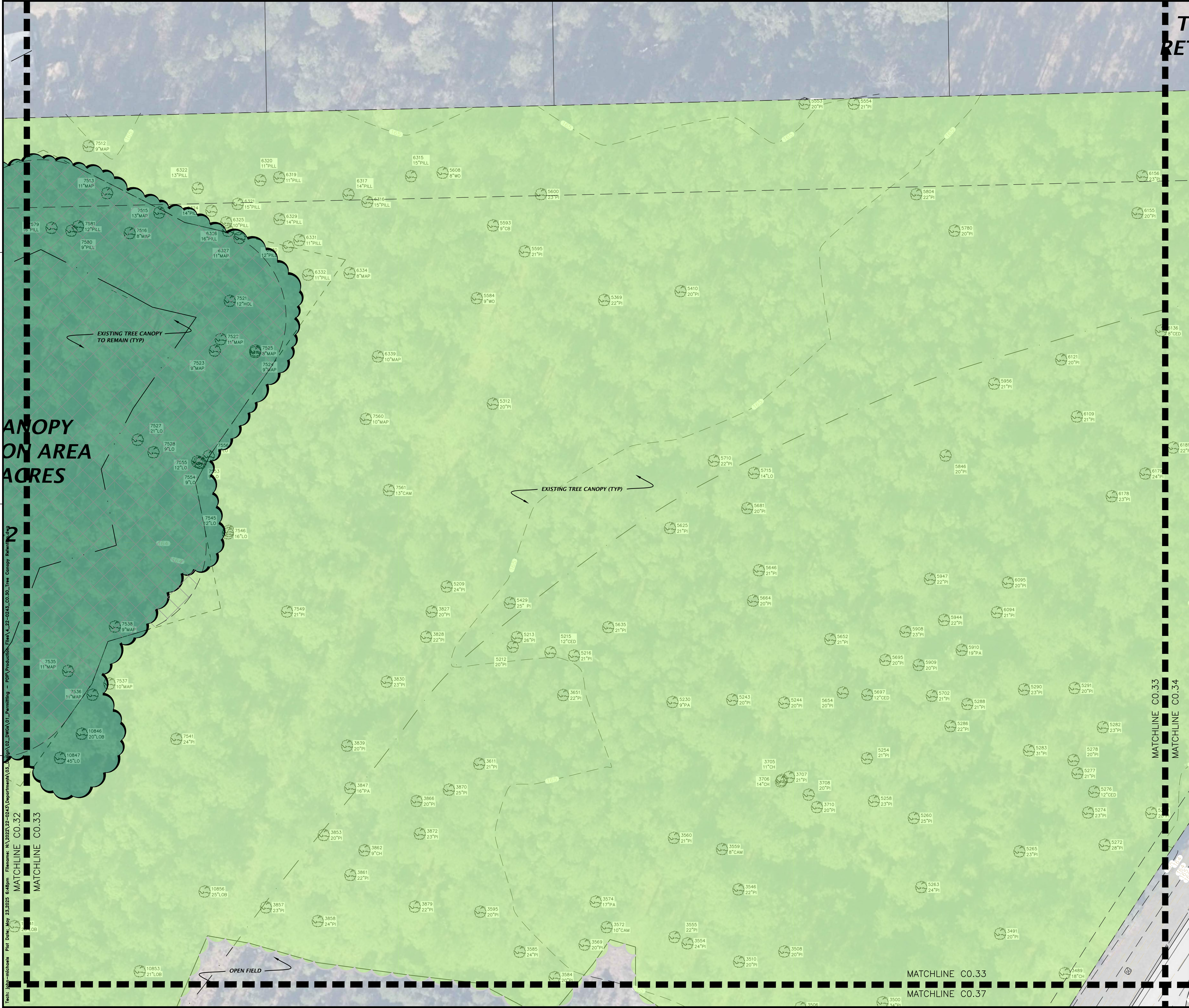
CONSTRUCTION/BUILDING PERMITS

SUBMITTALS
09/30/2024 - ALACHUA COUNTY SUBMITTAL
11/04/2024 - ALACHUA COUNTY SUBMITTAL
12/02/2024 - ALACHUA COUNTY SUBMITTAL
03/03/2025 - ALACHUA COUNTY SUBMITTAL
06/02/2025 - ALACHUA COUNTY SUBMITTAL

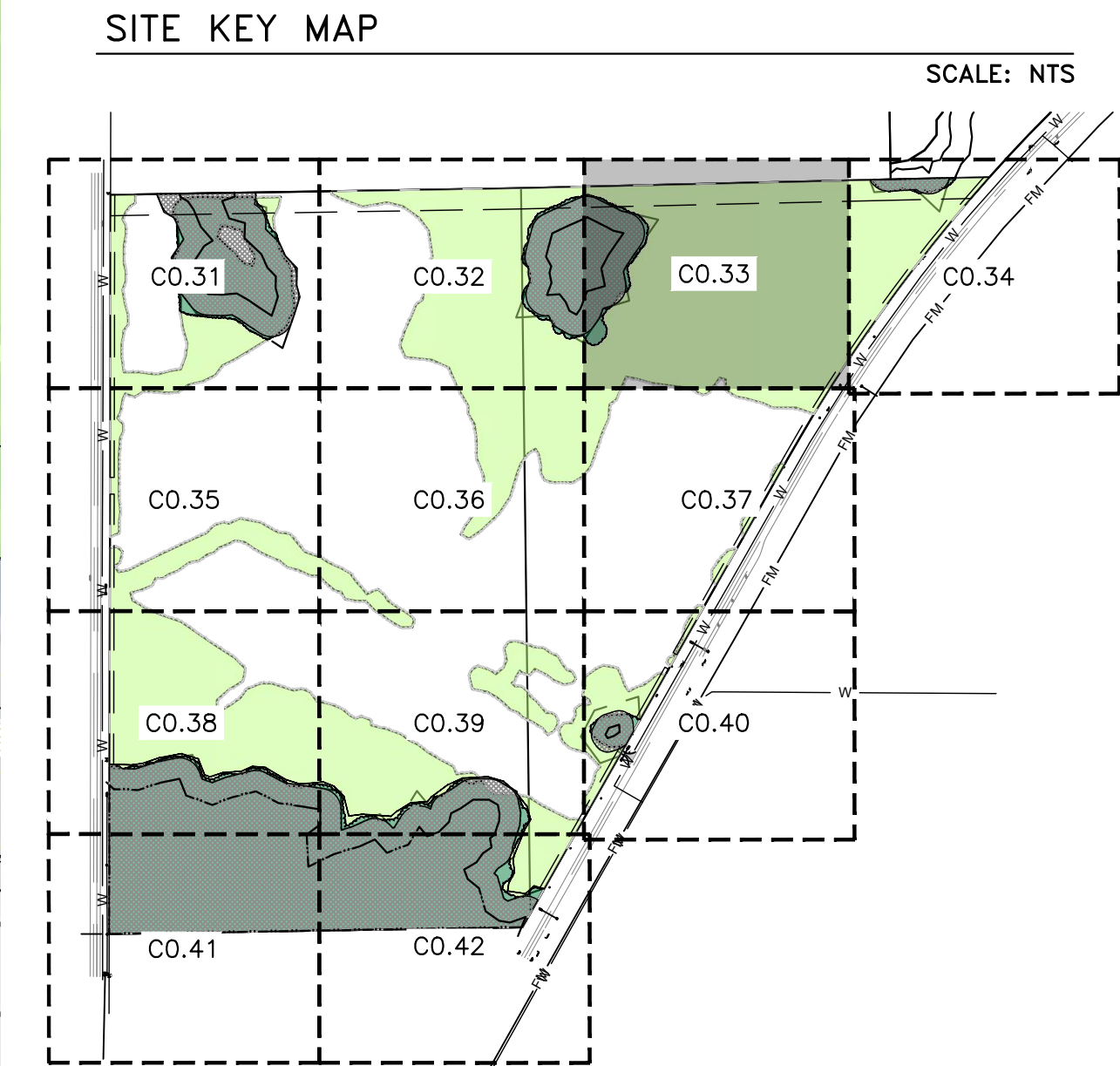
CLIENT: IRONWOOD INDUSTRIAL, LLC
PROJECT: IRONWOOD INDUSTRIAL PARK
SHEET TITLE: ENLARGED TREE CANOPY PLANS

DESIGNER: JMS
DESIGNER: JMS
QUALITY CONTROL: CB
PROJECT NUMBER: 22-0243

SHEET NO.: C0.32



- LEGEND:**
- EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT
 - EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED



GRAPHIC SCALE
0 20 40 80

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
LA6687049

NIV5

1"=40'
VERIFY SCALE ON
BARS AND DIMENSIONS
ON ORIGINAL DRAWING
0"=100' USE ONLY FOR
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION AND REVISIONS

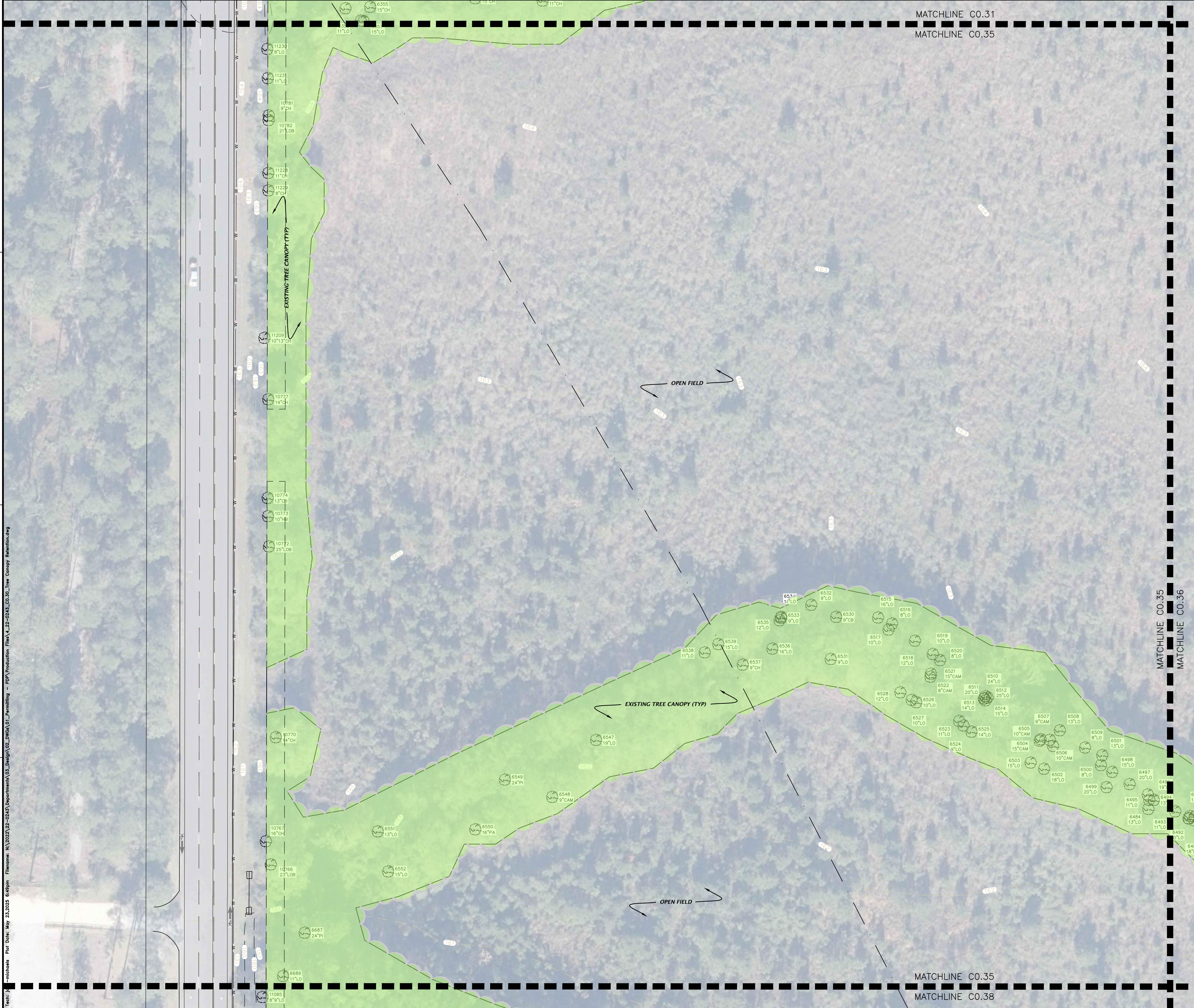
REVISIONS
09/30/2024 - ALACHUA COUNTY SUBMITTAL
11/04/2024 - ALACHUA COUNTY SUBMITTAL
12/02/2024 - ALACHUA COUNTY SUBMITTAL
03/03/2025 - ALACHUA COUNTY SUBMITTAL
06/02/2025 - ALACHUA COUNTY SUBMITTAL

CLIENT: IRONWOOD INDUSTRIAL, LLC
PROJECT: IRONWOOD INDUSTRIAL PARK
QUALITY CONTROL: JMS
SHEET TITLE: ENLARGED TREE CANOPY PLANS
PROJECT NUMBER: 22-0243

DESIGNER: JMS
CHECKER: JMS
PROJECT NUMBER: 22-0243

SHEET NO.:
C0.33

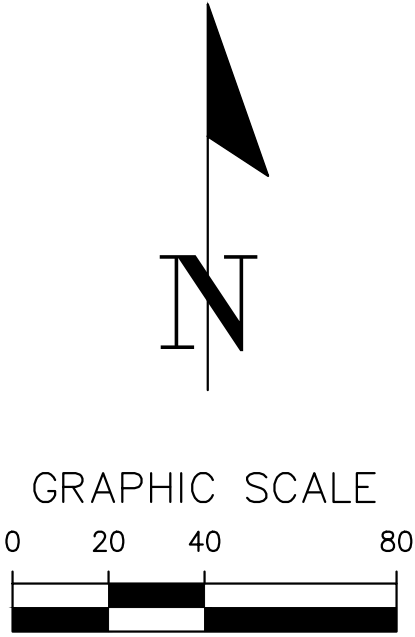
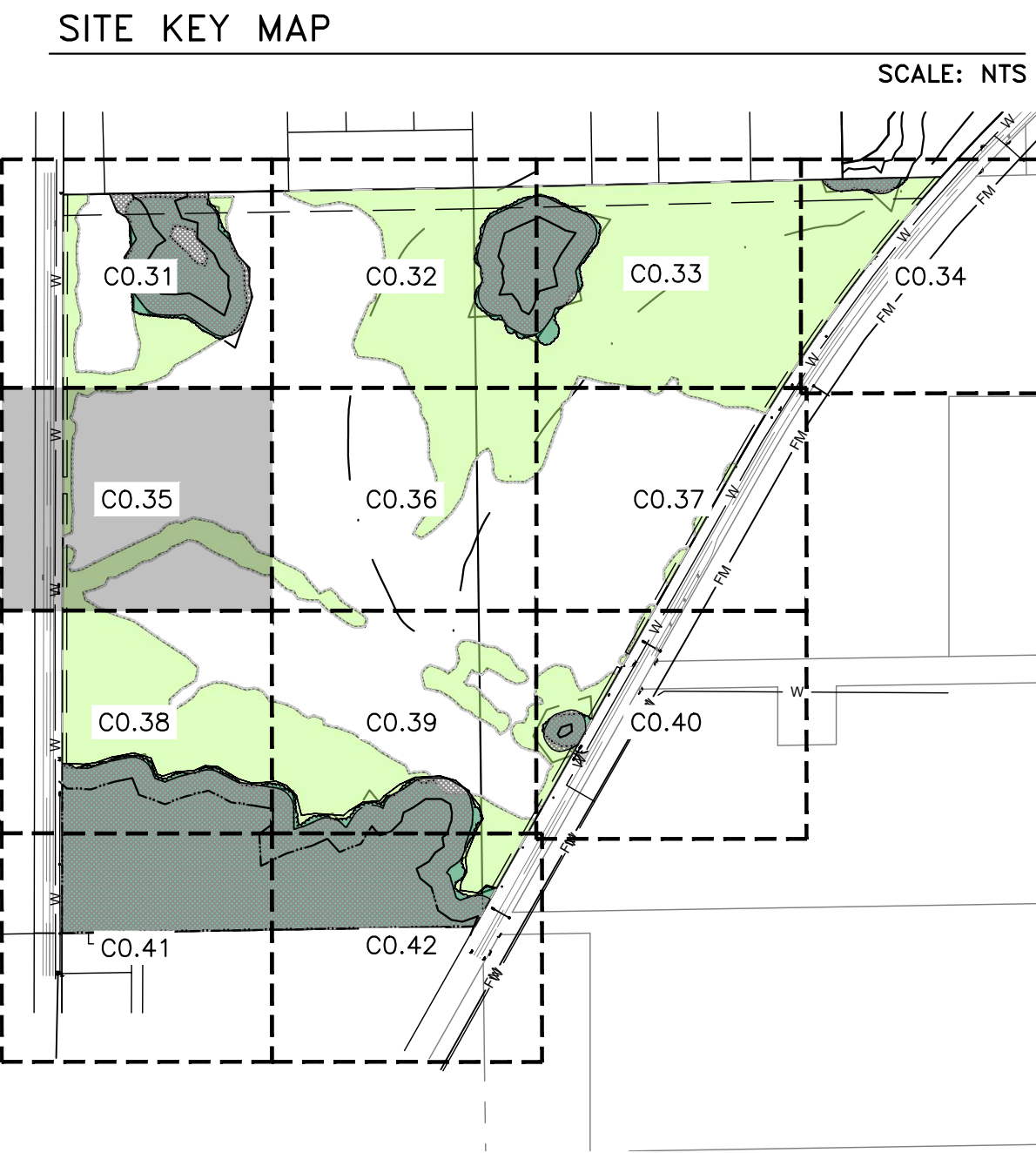
Test: J:\michaels For Date: May 23,2025 6:49pm Filename: N:\2024\22-0243\Department\03_Design\02_DWG\01_Paving.mxd - P:\P\Production\Plan_V_22-0243_C0.35_Tree Canopy Retention.dwg



LEGEND:

EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT

EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED



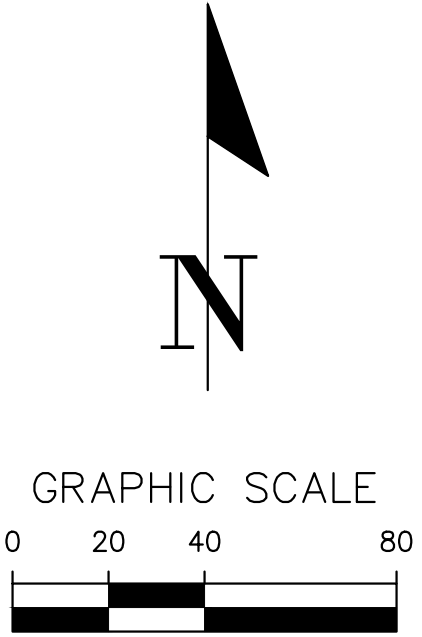
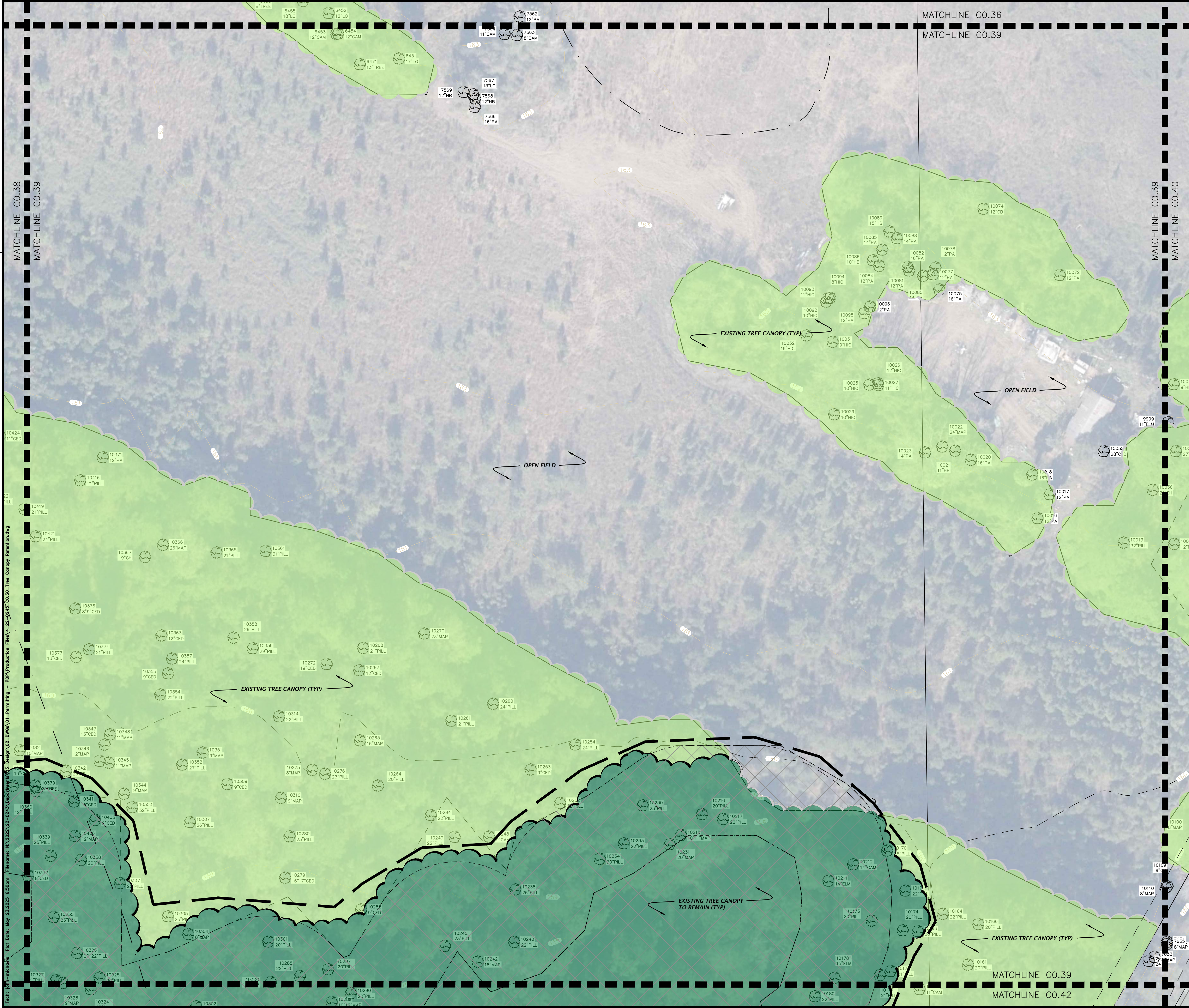
DESIGNER: JMS	CLIENT: IRONWOOD INDUSTRIAL, LLC
DESIGNER: JMS	PROJECT: IRONWOOD INDUSTRIAL PARK
QUALITY CONTROL: CB	SHEET TITLE: ENLARGED TREE CANOPY PLANS
PROJECT NUMBER: 22-0243	

REVISIONS	CONSTRUCTION/BB REVISIONS
09/30/2024 - ALACHUA COUNTY SUBMITTAL	
11/04/2024 - ALACHUA COUNTY SUBMITTAL	
12/02/2024 - ALACHUA COUNTY SUBMITTAL	
03/03/2025 - ALACHUA COUNTY SUBMITTAL	
06/02/2025 - ALACHUA COUNTY SUBMITTAL	

11801 Research Drive
Alachua, Florida 32815
(352)333-1976
www.nv5.com
LA6687049

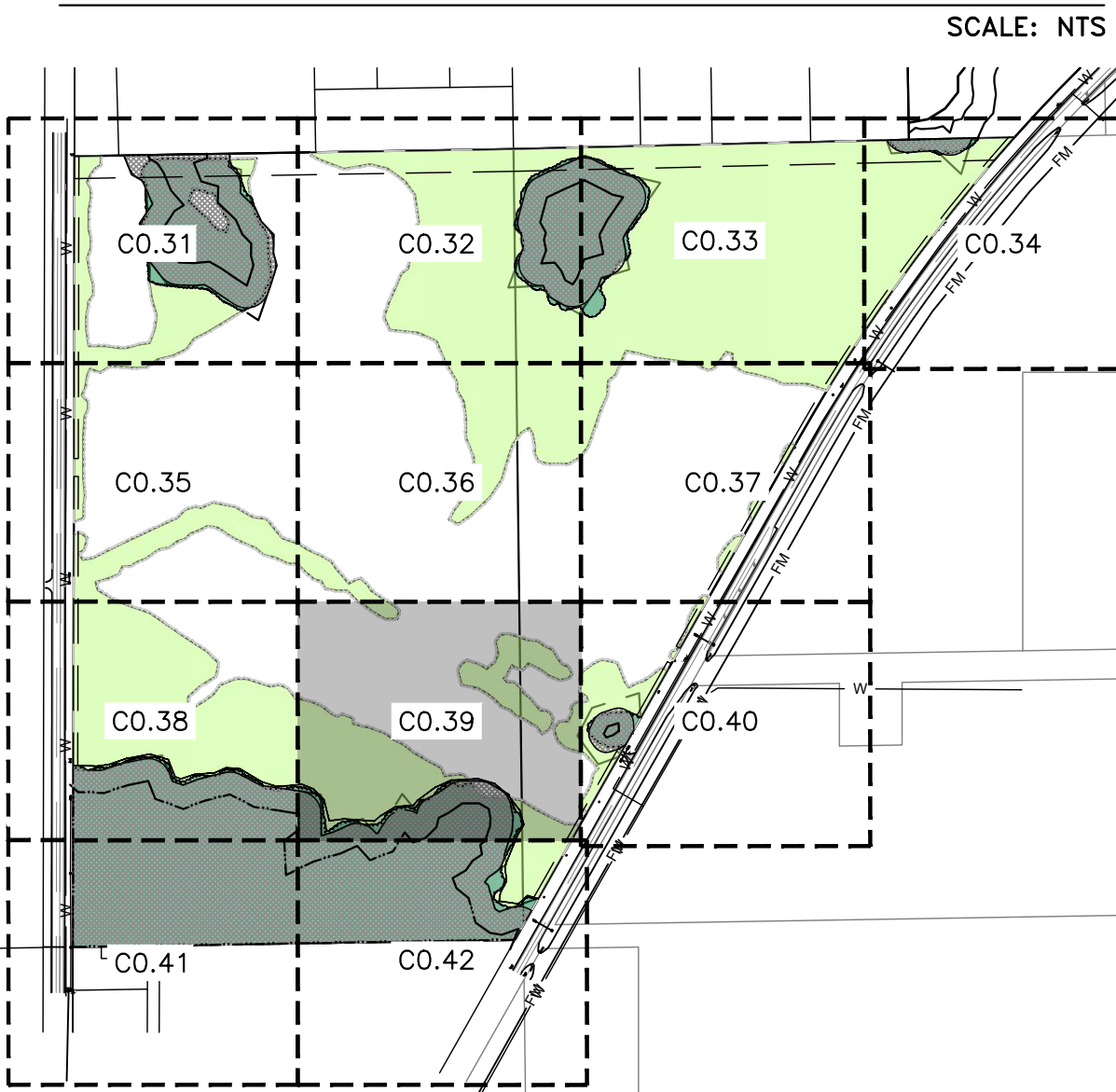
NIV5

SCALE: 1"=50'
THIS SCALE IS BASED ON THE ORIGINAL DRAWING. IF THE SCALE OF THE ORIGINAL DRAWING IS NOT THE SAME AS THE SCALE OF THIS SHEET, ADJUST THE SCALES ACCORDINGLY.



- LEGEND:**
- EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT
 - EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED

SITE KEY MAP

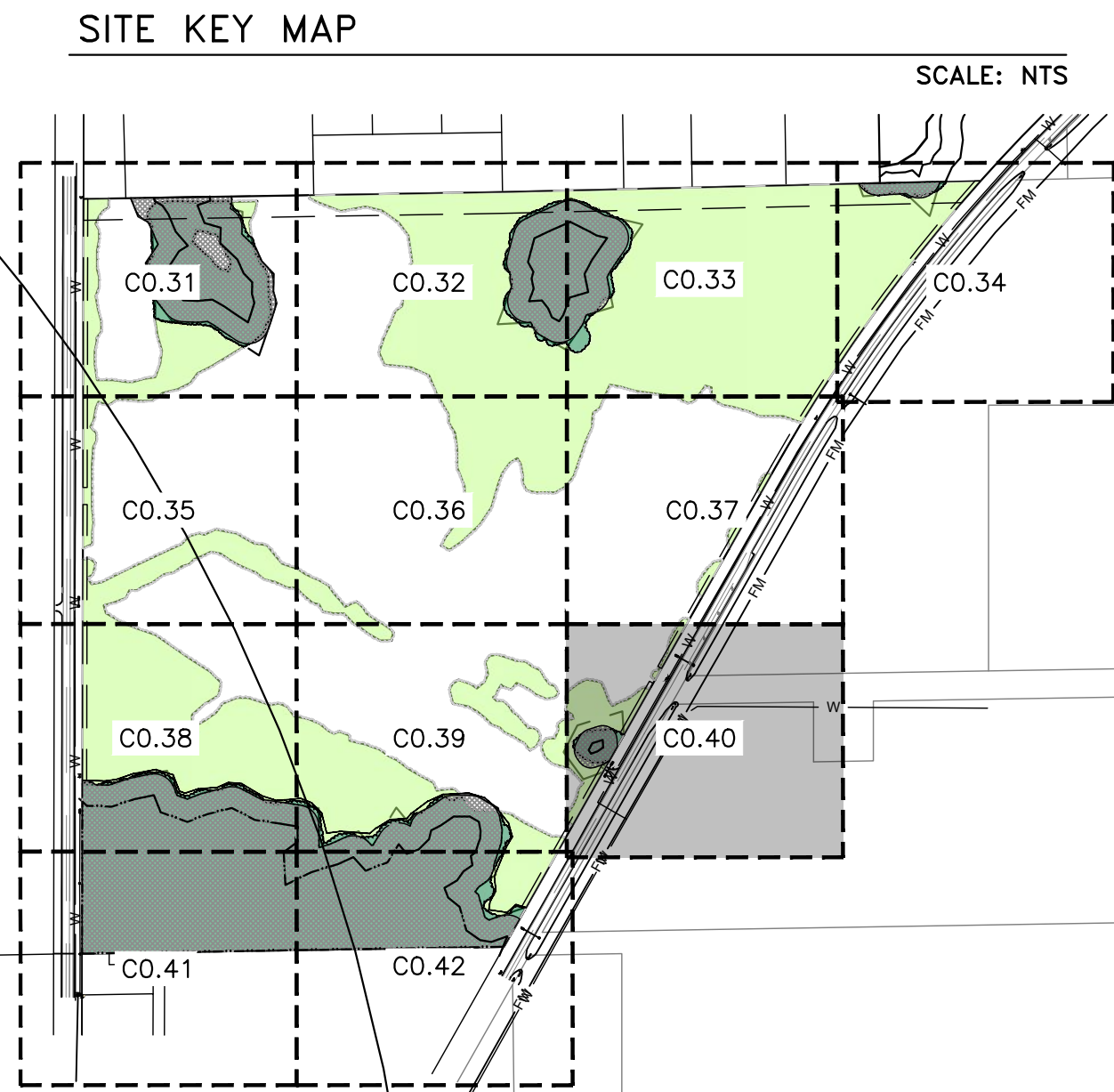


Test: jhm-microscale Plot Date: May 13, 2025 6:50pm Filename: N:\2025\22-0243\Drawings\22-0243-02-DWGA-01-Permitting - RDP Production File\1_22-0243-C0.39_Tree Canopy Retention.dwg

11801 Research Drive Alachua, Florida 32815 (352) 333-1976 www.niv5.com LA6687049	
NIV5	
REVIEW SCALE ON ORIGINAL DRAWING 0 INCHES = 1 FOOT THIS SHEET, ADJUST SCALES ACCORDINGLY.	
1" = 40'	
CONSTRUCTION/BUILDING	
SUBMITTALS 09/30/2024 - ALACHUA COUNTY SUBMITTAL 11/04/2024 - ALACHUA COUNTY SUBMITTAL 12/02/2024 - ALACHUA COUNTY SUBMITTAL 03/03/2025 - ALACHUA COUNTY SUBMITTAL 06/02/2025 - ALACHUA COUNTY SUBMITTAL	
CLIENT: IRONWOOD INDUSTRIAL, LLC	PROJECT: IRONWOOD INDUSTRIAL PARK
DESIGNER: JMS	QUALITY CONTROL: CB
SHEET TITLE: ENLARGED TREE CANOPY PLANS	
PROJECT NUMBER: 22-0243	
SHEET NO.: C0.39	



- LEGEND:**
- EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT
 - EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED



11801 Research Drive Alachua, Florida 32815 (352)333-1976 www.nv5.com LA6687049	
NIV5	
REVIEW SCALE BASED ON SCALE OF ORIGINAL DRAWING 0 INCHES = 1 FOOT THIS SHEET, ADJUST SIZES ACCORDINGLY.	
1"=40'	
CONSTRUCTION/BB REVISIONS	
SUBMITTALS 09/30/2024 - ALACHUA COUNTY SUBMITTAL 11/04/2024 - ALACHUA COUNTY SUBMITTAL 12/02/2024 - ALACHUA COUNTY SUBMITTAL 03/03/2025 - ALACHUA COUNTY SUBMITTAL 06/02/2025 - ALACHUA COUNTY SUBMITTAL	
CLIENT: IRONWOOD INDUSTRIAL, LLC	PROJECT: IRONWOOD INDUSTRIAL PARK
DESIGNER: JMS	QUALITY CONTROL: CB
TECHNICAL: JMS	SHEET TITLE: ENLARGED TREE CANOPY PLANS
PROJECT NUMBER: 22-0243	
SHEET NO.: C0.40	

07872-008-000 CHUA COUNTY

TAX PARCEL 07872-015-001
OWNER: AIR PARK EAST

TAX PAR
OWNER

MATCHLINE C0.38
MATCHLINE C0.41

MATCHLINE C0.41
MATCHLINE C0.42

EXISTING TREE CANOPY
TO REMAIN (TYP)

LEGEND:



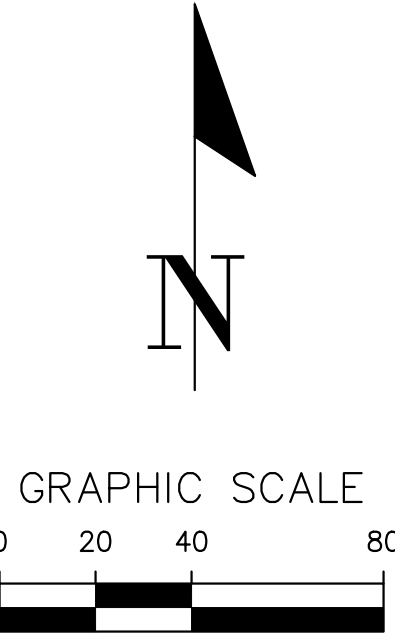
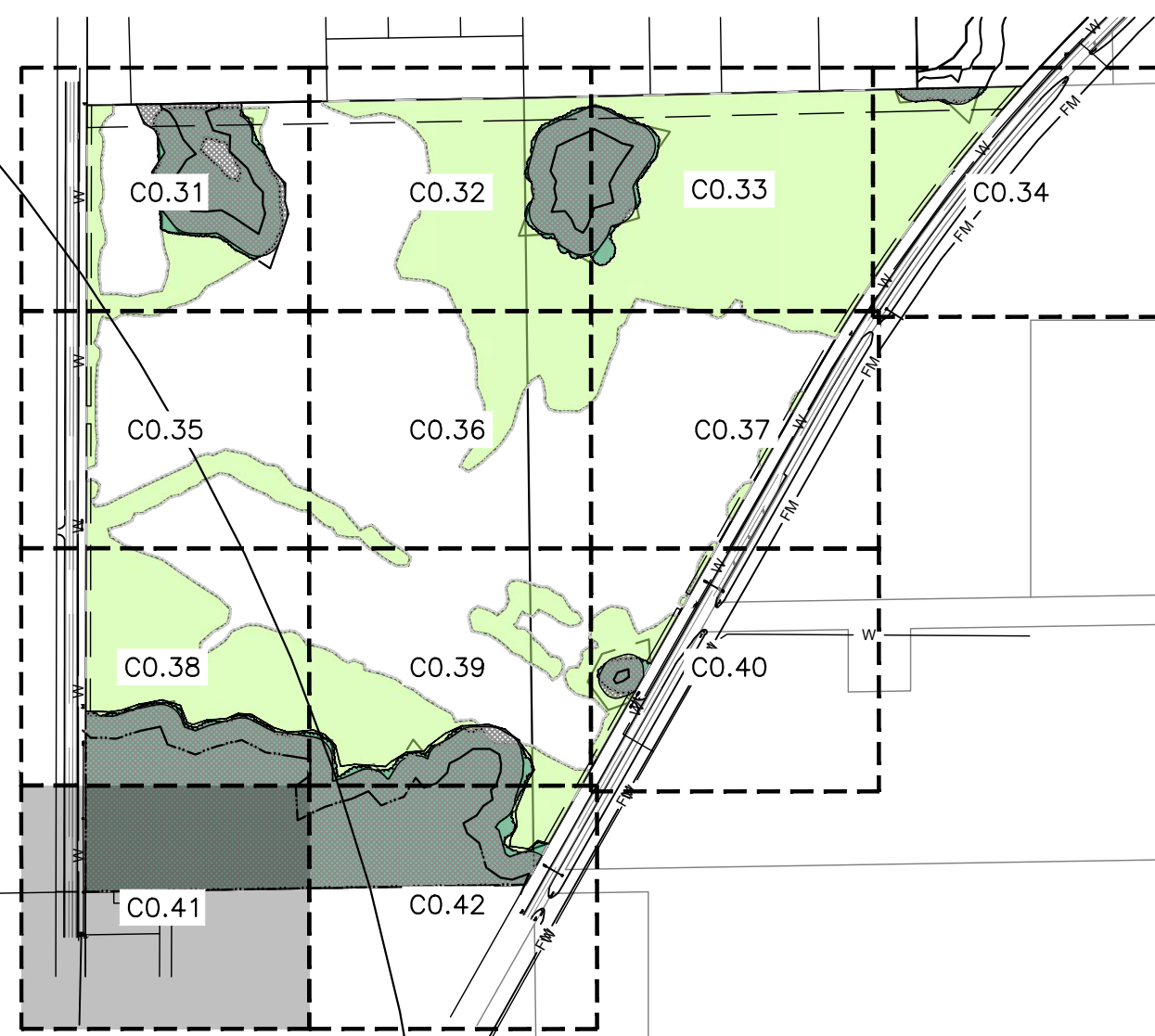
EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT



EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED

SITE KEY MAP

SCALE: NTS



11801 Research Drive
Alachua, Florida 32615
(352)333-1976
www.nv5.com
LA6687049

NV5

SCALE: 1"=40'
THIS SCALE IS FOR THE ORIGINAL DRAWING ONLY. IF THE DRAWING IS REPRODUCED OR COPIED, THE USER SHALL BE RESPONSIBLE FOR ADJUSTING THE SCALES ACCORDINGLY.

CONSTRUCTION/BB REVISIONS

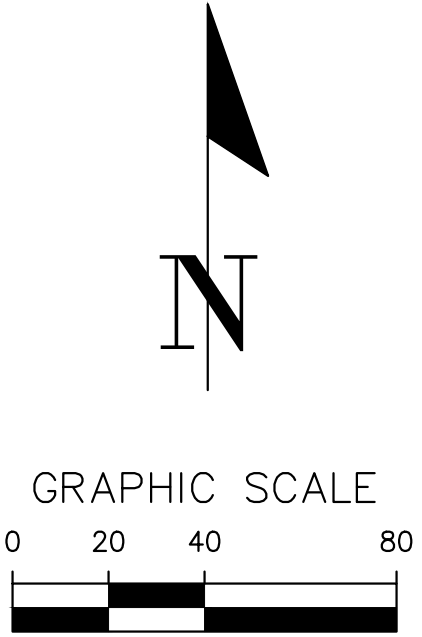
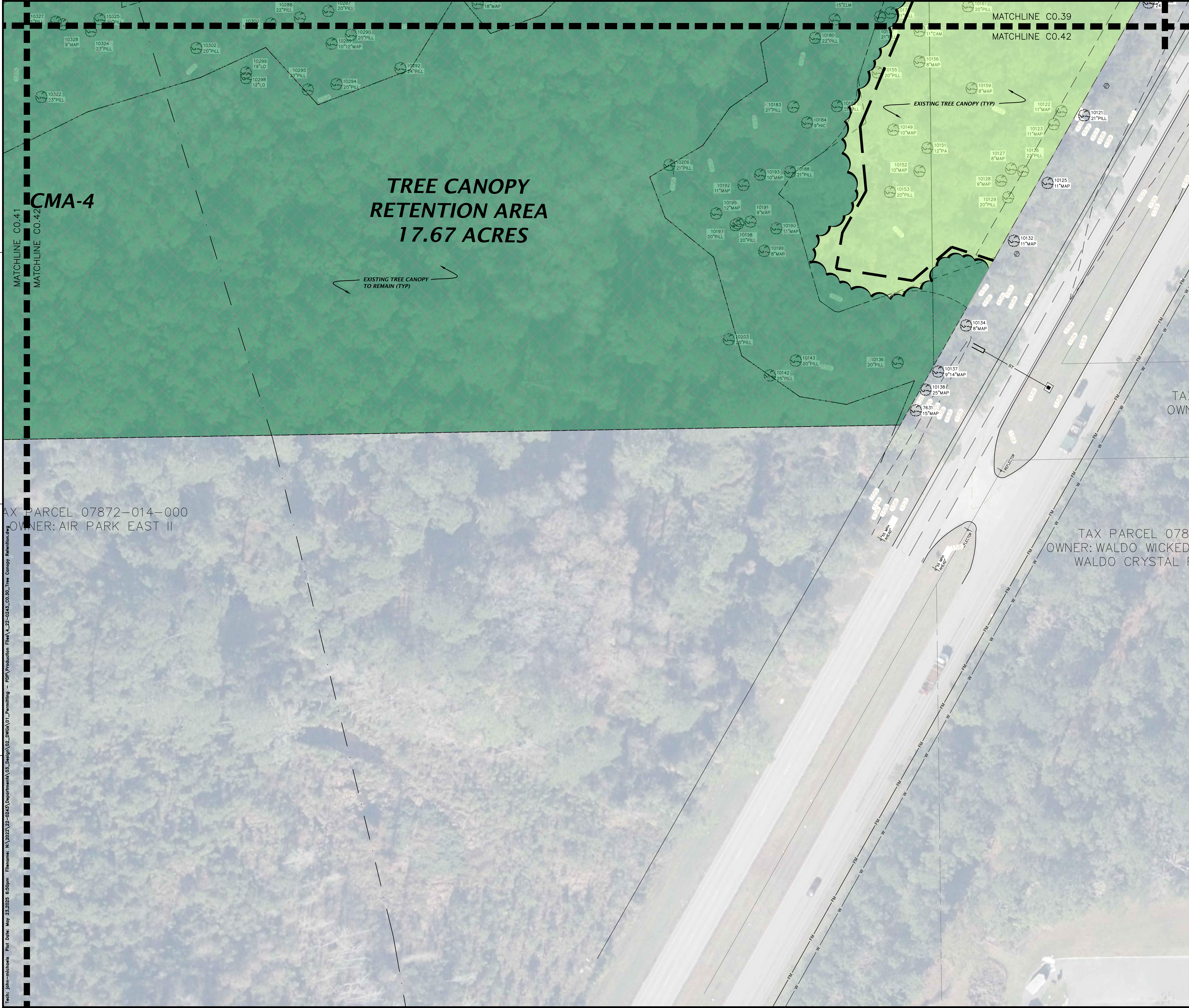
REVISIONS
09/30/2024 - ALACHUA COUNTY SUBMITTAL
11/04/2024 - ALACHUA COUNTY SUBMITTAL
12/02/2024 - ALACHUA COUNTY SUBMITTAL
03/03/2025 - ALACHUA COUNTY SUBMITTAL
06/02/2025 - ALACHUA COUNTY SUBMITTAL
08/02/2025 - ALACHUA COUNTY SUBMITTAL

CLIENT: IRONWOOD INDUSTRIAL, LLC

DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT: IRONWOOD INDUSTRIAL PARK
SHEET TITLE: ENLARGED TREE CANOPY PLANS

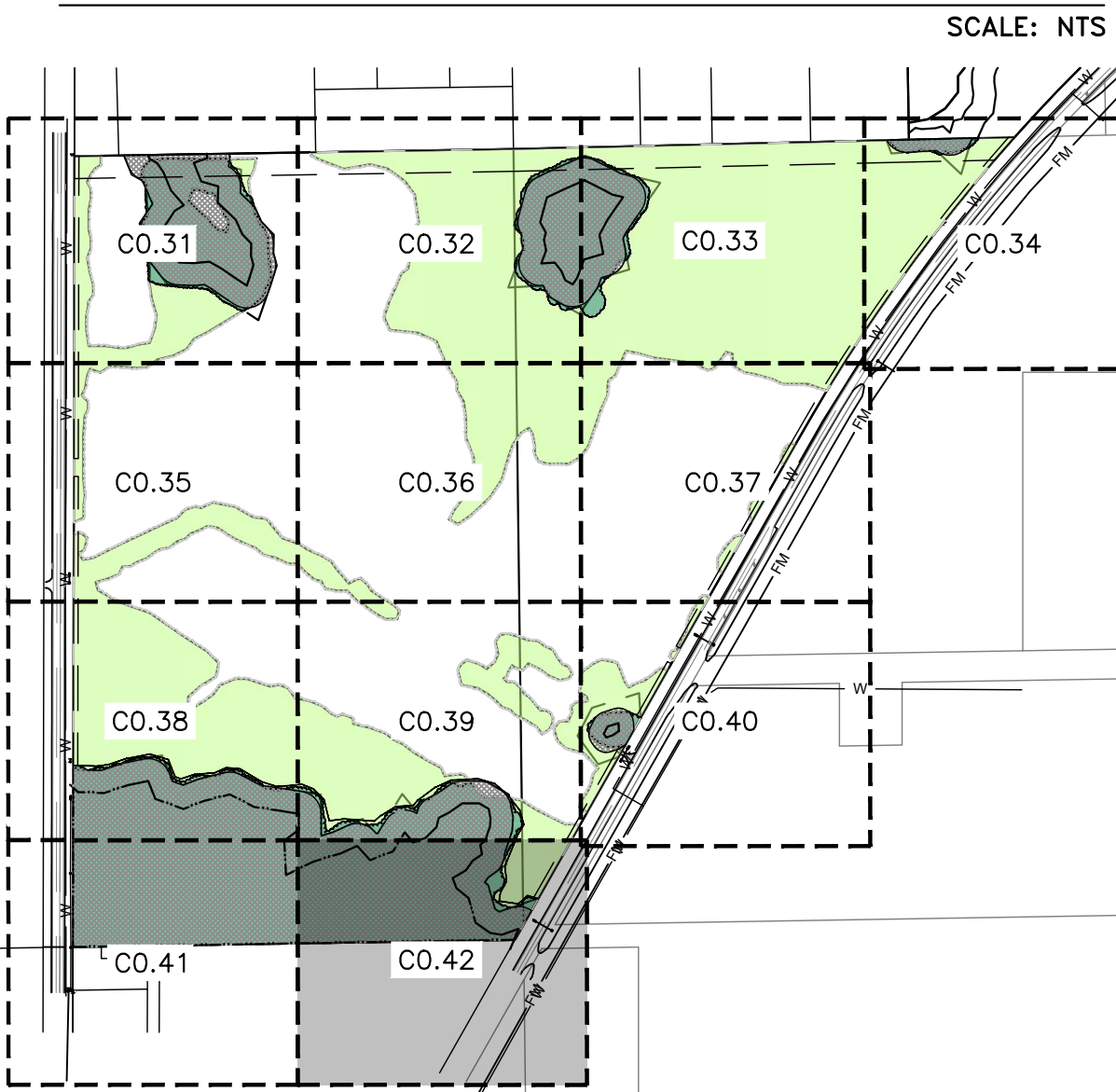
PROJECT NUMBER: 22-0243

SHEET NO.: C0.41



- LEGEND:**
- EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT
 - EXISTING TREE CANOPY IN WETLANDS AND WETLAND BUFFERS TO BE RETAINED

SITE KEY MAP



11801 Research Drive
Alachua, Florida 32615
(352) 333-1976
www.nv5.com
LA6687049

NIV5

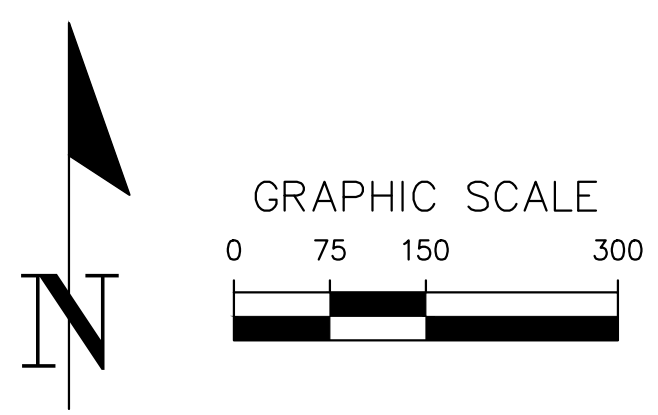
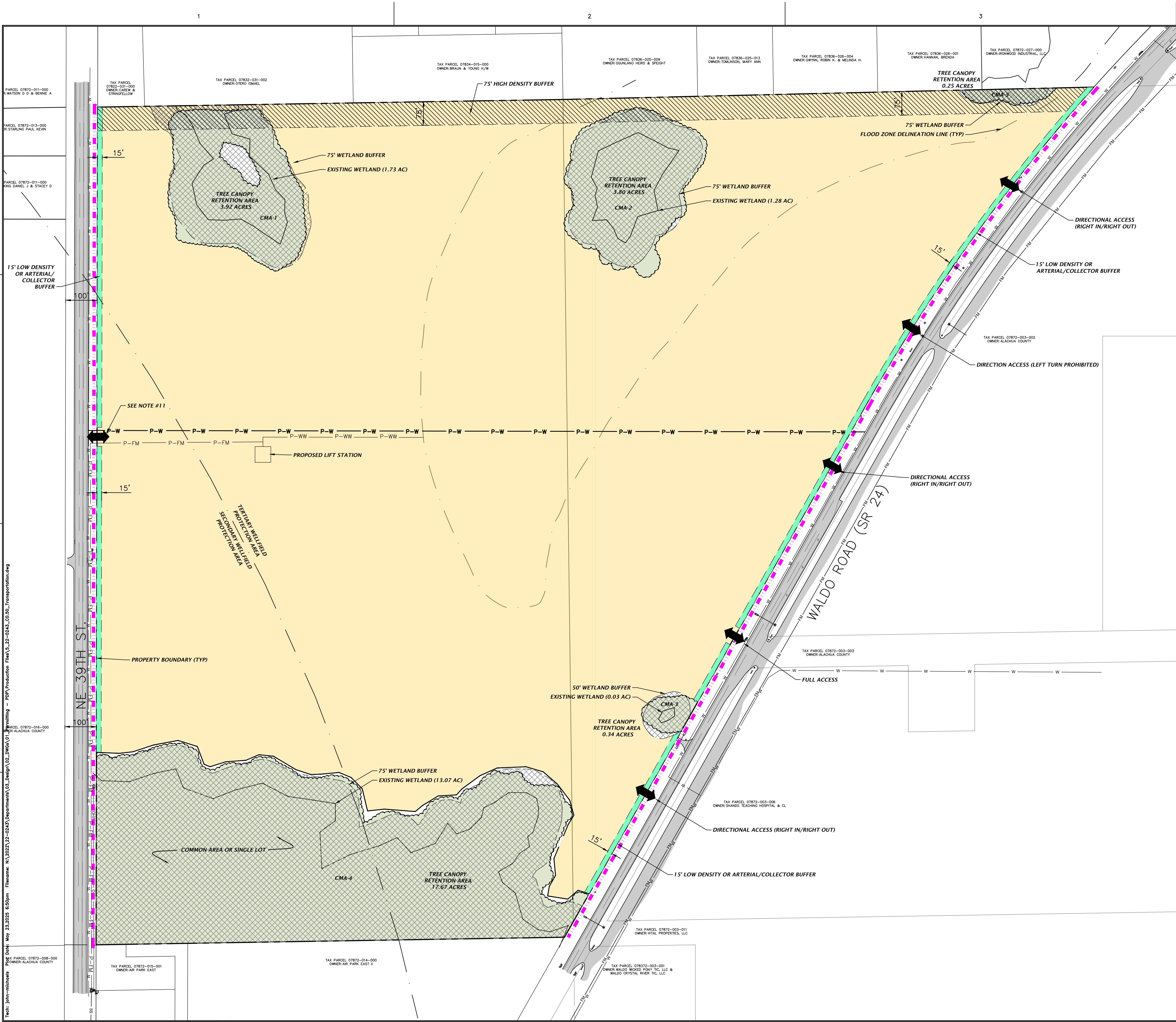
SCALE: 1"=40'
THIS SCALE IS BASED ON THE ORIGINAL DRAWING. IF THE SCALE OF THIS SHEET DOES NOT MATCH THE SCALE OF THE ORIGINAL DRAWING, THE SCALE OF THIS SHEET SHALL BE ADJUSTED TO MATCH THE SCALE OF THE ORIGINAL DRAWING.

CONSTRUCTION/REVISIONS

NO.	DATE	DESCRIPTION
1	09/30/2024	ALACHUA COUNTY SUBMITTAL
2	11/04/2024	ALACHUA COUNTY SUBMITTAL
3	12/02/2024	ALACHUA COUNTY SUBMITTAL
4	03/03/2025	ALACHUA COUNTY SUBMITTAL
5	06/02/2025	ALACHUA COUNTY SUBMITTAL

CLIENT: IRONWOOD INDUSTRIAL, LLC
PROJECT: IRONWOOD INDUSTRIAL PARK
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 22-0243
SHEET TITLE: ENLARGED TREE CANOPY PLANS

SHEET NO.: C0.42



- LEGEND:
- DEVELOPMENT AREA
 - TREE CANOPY RETENTION AREA
 - CONSERVATION MANAGEMENT AREA
 - 75' HIGH DENSITY BUFFER
 - 15' LOW DENSITY OR ARTERIAL/COLLECTOR BUFFER
 - SIDEWALK, PROPOSED
 - FORCE MAIN, PROPOSED
 - GRAVITY MAIN, PROPOSED
 - WATER MAIN, PROPOSED
 - ACCESS POINT

- TRANSPORTATION NETWORK & UTILITIES NOTES:
- GENERALLY - THE TRANSPORTATION NETWORK PROVIDED IN THIS MASTER PLAN IS DESIGNED TO MAKE ADVANTAGEOUS USE OF EXISTING AND PLANNED STREETS, TOPOGRAPHICAL CONDITIONS, PUBLIC CONVENIENCE AND SAFETY, AND MATURE TREES AND OTHER NATURAL PHYSICAL FEATURES. FINAL DETERMINATION OF PLACEMENT FOR ALL RIGHTS-OF-WAYS AND SIDEWALKS SHALL BE MADE DURING FINAL DEVELOPMENT PLAN REVIEW.
 - STREET NETWORK - INTERNAL CIRCULATION WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH CHAPTER 407, ARTICLE XIII ACCESS MANAGEMENT AND STREET NETWORK STANDARDS
 - STREET CROSS-SECTIONS - ALL STREETS WITHIN THE PROJECT BOUNDARIES SHALL BE CONSISTENT WITH THE STANDARDS CONTAINED IN ULDC SECTION 407.141.1.
 - OFF-STREET PARKING - IN ACCORDANCE WITH ULDC TABLE 407.14.1, OFF-STREET SURFACE PARKING SHALL ADHERE TO THE FOLLOWING STANDARDS:

MAXIMUM OFF-STREET SURFACE PARKING	
USE	MAXIMUM NUMBER OF SPACES
INDUSTRIAL USES (OTHER THAN WAREHOUSING)	1 PER 1,000 SQ. FT. GROSS FLOOR AREA, PLUS 1 PER COMPANY VEHICLE OPERATING FROM THE PREMISES, PLUS 1 PER 250 SQ. FT. OF ACCESSORY RETAIL OR WHOLESALE USE
WAREHOUSING, STORAGE AND DISTRIBUTION	1 PER 1,000 SQ. FT. GROSS FLOOR AREA
WASTE-RELATED SERVICES	1 PER EMPLOYEE
 - UTILITIES - ALL UTILITIES THROUGHOUT THE MASTER PLAN WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES REQUIRED TO EXTEND BEYOND THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK.
 - POTABLE WATER - THE PROPOSED POTABLE WATER DISTRIBUTION FOR THE PROJECT WILL CONNECT TO THE PROPOSED WATER MAIN LOCATED IN THE ADJACENT NE WALDO R.O.W. AND THE N CR RD 225.
 - WASTEWATER - THE PROPOSED WASTEWATER DISTRIBUTION FOR THE PROJECT WILL CONNECT TO THE PROPOSED WASTEWATER MAIN LOCATED IN THE ADJACENT N CR RD 225 R.O.W.
 - ELECTRIC - ELECTRIC SERVICE WILL BE PROVIDED BY CONNECTION TO EXISTING ELECTRIC ADJACENT TO THE DEVELOPMENT LOCATED IN THE NE WALDO R.O.W.
 - THE FOLLOWING UTILITIES ARE AVAILABLE TO THE PROJECT SITE WITH THE UTILITY PROVIDERS LISTED
 - ELECTRIC - GRU
 - POTABLE WATER - GRU
 - WASTEWATER - GRU
 - FIRE SUPPRESSION WATER - GRU
 - A PROPERTY OWNERSHIP ASSOCIATION (POA) WILL BE ESTABLISHED AS THE MAINTENANCE ENTITY FOR COMMON AREAS AND PRIVATE ROADS WITHIN IRONWOOD INDUSTRIAL PARK.
 - ACCESS TO NE 39TH STREET SHALL BE LIMITED AND GATED FOR EMERGENCY ACCESS ONLY, UNTIL SUCH TIME AS FULL ACCESS IS REQUESTED THROUGH THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS. ADDITIONAL ANALYSIS AND IMPROVEMENTS THAT MAY BE NECESSARY TO MITIGATE IMPACTS OF THE FULL ACCESS POINT MAY BE REQUIRED WITH THE FINAL DEVELOPMENT PLAN REVIEW AND APPROVAL.

11801 Research Drive
Alachua, Florida 32615
(352)333-1976
www.nv5.com
LA6687049

NIV5

VERTICAL SCALE
BASED ON
ORIGINAL DRAWING
HORIZONTAL SCALE
BASED ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

1"=150'

CONSTRUCTION/BUILDING

09/30/2024 - ALACHUA COUNTY SUBMITTAL
11/04/2024 - ALACHUA COUNTY SUBMITTAL
12/02/2024 - ALACHUA COUNTY SUBMITTAL
03/03/2025 - ALACHUA COUNTY SUBMITTAL
06/02/2025 - ALACHUA COUNTY SUBMITTAL

CLIENT: IRONWOOD INDUSTRIAL, LLC
PROJECT: IRONWOOD INDUSTRIAL PARK
DESIGNER: JMS
QUALITY CONTROL: JMS
SHEET TITLE: TRANSPORTATION NETWORK AND UTILITY PLAN
PROJECT NUMBER: 22-0243

SHEET NO.: C0.50