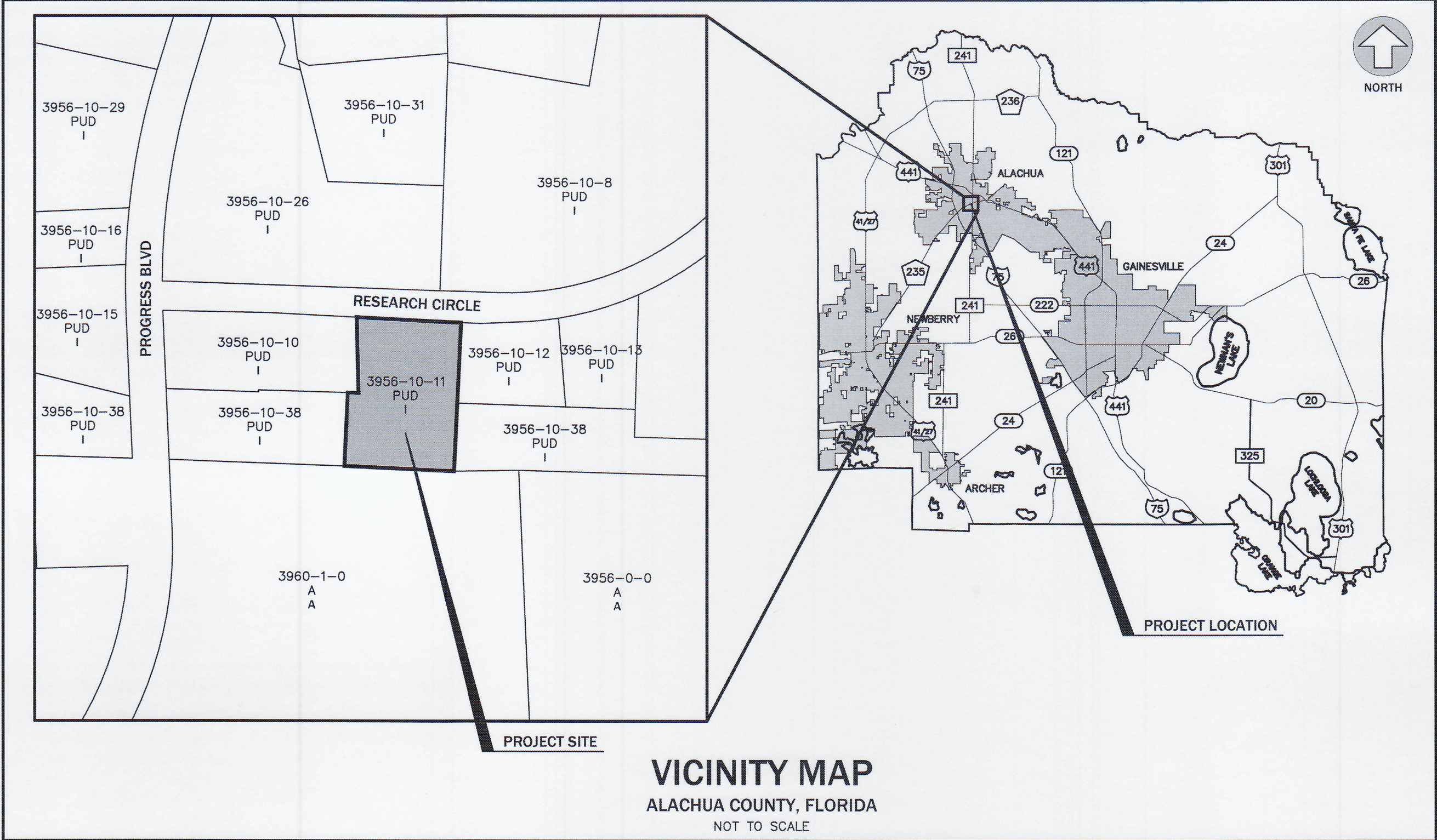


TUCKER DAVIS TECHNOLOGIES SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	TUCKER DAVIS TECHNOLOGIES, INC.
2.	NAME OF PROJECT:	TUCKER DAVIS TECHNOLOGIES SITE PLAN
3.	PROJECT DESCRIPTION:	A PROPOSED BUILDING ADDITION TO THE EXISTING OFFICE BUILDING WITH ASSOCIATED PARKING AND DRAINAGE IMPROVEMENTS.
4.	PROJECT ADDRESS:	11930 RESEARCH CIR, ALACHUA, FL 32615
5.	TAX PARCEL NUMBER:	03956-010-011
6.	SECTION/TOWNSHIP/RANGE:	SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST
7.	ZONING:	PLANNED UNIT DEVELOPMENT
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL
9.	THIS SITE IS NOT LOCATED IN A FLOOD PLAIN.	
10.	IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS.	
11.	THERE IS AN EXISTING STORMWATER SYSTEM WHICH INCLUDE FUTURE PHASES AND IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND ALACHUA COUNTY. (SRWMD PERMIT NO. 03956-010-011)	
12.	UTILITY SERVICES WILL BE CONNECTED INTERNAL TO THE EXISTING BUILDING.	
13.	NO SPECIAL FIRE PROTECTION CONCERNS ARE PROPOSED ON THIS BUILDING ADDITION. THE BUILDING ADDITION SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.	
14.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
15.	TRASH AND RECYCLING FACILITIES ARE EXISTING AND LOCATED ON SITE.	
16.	FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE.	
17.	THE PROPOSED BUILDING SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.	



LEGEND:		FUTURE LAND USE:	
ZONING:		A	- AGRICULTURAL
PUD	- PLANNED UNIT DEVELOPMENT		
I	- INDUSTRIAL		

LEGAL DESCRIPTION
A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID "REPLAT OF PROGRESS CENTER"; THENCE SOUTH 87°19'03" EAST, ALONG THE SOUTHERLY LINE OF SAID "REPLAT OF PROGRESS CENTER", 856.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°19'03" EAST, ALONG SAID SOUTHERLY LINE, 298.00 FEET; THENCE NORTH 02°40'57" EAST, 406.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' R/W); THENCE NORTH 87°04'08" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 283.64 FEET; THENCE SOUTH 01°24'48" EAST, 207.18 FEET; THENCE NORTH 88°04'45" WEST, 29.16 FEET; THENCE SOUTH 02°40'57" WEST, 200.68 FEET TO THE POINT OF BEGINNING. CONTAINING 2.68 ACRES (116,822 SQUARE FEET), MORE OR LESS.

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	116,767	2.68	100%
2.	EXISTING BUILDING COVERAGE:	15,130	0.35	12.96%
3.	EXISTING PAVEMENT AND SIDEWALK AREA:	26,833	0.6	22.98%
4.	PROPOSED BUILDING COVERAGE:	6,630	0.15	5.68%
5.	PROPOSED PAVEMENT AND SIDEWALK AREA:	7,325	0.17	6.27%
6.	TOTAL IMPERVIOUS AREA:	55,918	1.28	47.89%
7.	OPEN AREA:	60,849	1.40	52.11%

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
1.	VEHICULAR PARKING	1 PARKING SPACE(S) PER 350 S.F. OF OFFICE SPACE	1 SPACE PER 350 S.F. X 11,500 S.F. = 33 SPACES	43 INCLUDING 2 HANDICAP SPACES
		1 PARKING SPACE(S) PER 1,000 S.F. OF FLOOR AREA FOR LIGHT MANUFACTURING	1 SPACE PER 1,000 S.F. X 10,260 S.F. = 10 SPACES	
2.	BICYCLE PARKING	N/A	N/A	N/A
3.	MOTORCYCLE PARKING	N/A	N/A	N/A

BUILDING INFORMATION	
BUILDING HEIGHT:	20'
SPRINKLERED:	NO
OCCUPANCY CLASS:	B
CONSTRUCTION TYPE:	II-B
NUMBER OF STORIES:	1
GROSS FLOOR AREA	
EXISTING	15,130
PROPOSED	6,630
TOTAL	21,760
BUILDING AREA	
EXISTING:	15,130
PROPOSED	6,630
TOTAL	21,760

TRIP GENERATION							
ITE LAND USE: 710 GENERAL OFFICE BUILDING							
EXISTING: 15,130 S.F. OFFICE SPACE							
PERIOD		RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS
AM		1.52	15.13	23	88%	12%	20 3
PM		1.44	15.13	22	17%	83%	4 18
ADT		10.84	15.13	164	50%	50%	82 82
SOURCE: ITE TRIP GENERATION, 11TH EDITION							
ITE LAND USE: 710 GENERAL OFFICE BUILDING							
PROPOSED: 6,630 S.F. OFFICE BUILDING ADDITION							
PERIOD		RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS
AM		1.52	6.63	10	88%	12%	9 1
PM		1.44	6.63	10	17%	83%	2 8
ADT		10.84	6.63	72	50%	50%	36 36
SOURCE: ITE TRIP GENERATION, 11TH EDITION							
		AM	PM	AVG			
EXISTING		23	22	164			
PROPOSED		10	10	72			
TOTAL		33	31	236			

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C010	LEGEND, SYMBOLS AND NOTES
C120	DEMOLITION PLAN
C130	EROSION CONTROL DETAILS
C200	DIMENSION PLAN
C300	PAVING, GRADING AND DRAINAGE PLAN
C310	PAVING AND GRADING DETAILS
C320	STORMWATER POLLUTION PREVENTION PLAN
A-SERIES	ARCHITECTURAL PLANS
L-SERIES	LANDSCAPE PLANS
V001~V002	BOUNDARY AND TOPOGRAPHIC SURVEY
E	PHOTOMETRIC PLAN

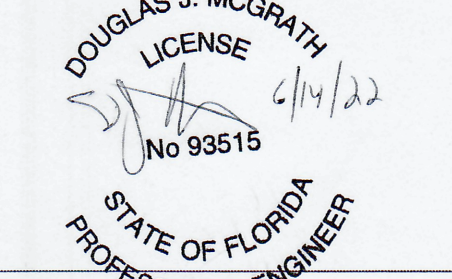


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No.	Date	Comment

THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY DOUGLAS J. McGRATH, P.E. ON THE DATE ADJACENT TO THE SEAL.
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Professional Engineer of Record:



Douglas J. McGrath
Engineer Certificate No. 93515

Project No: 22-013

Project phase: CONSTRUCTION PLANS
Project title:

TUCKER DAVIS
TECHNOLOGIES SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

COVER SHEET

Designed: DJM

Sheet No.:

Drawn: MAB

C000

Checked: CSV

Date: 05/17/22