

VICINITY MAP
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF LOTS 22 AND 39 OF THE LETNER TRACT, BEING A SUBDIVISION OF LOTS EIGHT (8) AND NINE (9) OF THE MOSES E. LEVY GRANT, AS PER PLAT THEREOF, RECORDED IN DEED BOOK "J", PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT A 4" X 4" CONCRETE MONUMENT (PERRY C. MCGRIFF, R.L.S. 509) AT THE NORTHWEST CORNER OF LOT 39 OF THE LETNER TRACT, BEING A SUBDIVISION OF LOTS EIGHT (8) AND NINE (9) OF THE MOSES E. LEVY GRANT, AS PER PLAT THEREOF, RECORDED IN DEED BOOK "J", PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 86°21'54" EAST, ALONG THE NORTH LINE OF SAID LOT 39 AND ALONG THE SOUTH LINE OF LOT 22 OF SAID LETNER TRACT, A DISTANCE OF 852.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°21'54" EAST, ALONG SAID NORTH AND SOUTH LINES, 157.66 FEET TO A 1/2" IRON PIPE (NO ID.); THENCE NORTH 38°04'03" EAST, 97.34 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (U.S. HIGHWAY NO. 441, 174' RIGHT OF WAY); THENCE SOUTH 52°08'50" EAST, ALONG SAID RIGHT OF WAY LINE, 307.08 FEET TO A POINT ON THE EAST LINE OF SAID LOT 39 AND THE WEST LINE OF LOT 38 OF SAID LETNER TRACT; THENCE SOUTH 03°40'39" WEST, ALONG SAID EAST AND WEST LINES, 372.86 FEET; THENCE NORTH 86°21'54" WEST, PARALLEL WITH SAID NORTH AND SOUTH LINES, 466.70 FEET; THENCE NORTH 03°40'39" EAST, PARALLEL WITH SAID EAST AND WEST LINES, 465.26 FEET TO THE POINT OF BEGINNING.
 CONTAINING 5.00 ACRES (217,805 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. THE LAND USE AREA BOUNDARIES/ACREAGES AND PROPOSED CONNECTION POINT ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN REVIEW.
2. THE PROPOSED IMPROVEMENTS IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY ARE CONCEPTUAL AND SHALL REQUIRE PERMITTING THROUGH FDOT.
3. ADDITIONAL STORMWATER INFRASTRUCTURE IS ALLOWED WITHIN AREAS A & B.
4. SUBSEQUENT TO SPECIAL USE PERMIT APPROVAL, DEVELOPMENT PLAN REVIEW SHALL BE REQUIRED TO PERMIT THE IMPROVEMENTS ASSOCIATED WITH THE INITIAL PHASE FIRE STATION AND THE FUTURE PHASE FIRE STATION AREA.
5. HIGH DENSITY BUFFER SCREENING REQUIREMENTS CAN BE MET WITH EXISTING VEGETATION, WHERE ADEQUATE.

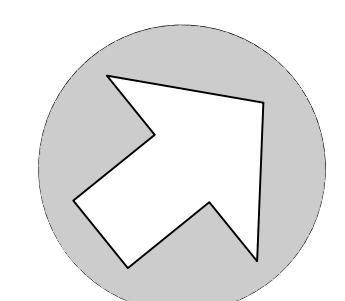
LAND USE AREAS

Area	Description	Area
A	INITIAL PHASE FIRE STATION AREA • INGRESS/EGRESS TO PROJECT SITE • OFFICE AREA & FIRE CREW HOUSING (UTILIZING EXISTING STRUCTURE) • APPARATUS STORAGE GARAGE	0.45 ACRES ±
B	FUTURE PHASE FIRE STATION AREA • AREA ALLOCATED FOR FUTURE PERMANENT FIRE STATION	0.94 ACRES ±
C	GREEN SPACE / STORMWATER AREA • STORMWATER AREA FOR PROPOSED IMPROVEMENTS • OTHER LANDSCAPE AREAS	1.41 ACRES ±
D	TREE CANOPY PRESERVATION & BUFFER AREA • EXISTING VEGETATION TO REMAIN AS PROJECT BUFFER • NO FACILITY ACTIVITY IN THIS AREA	2.20 ACRES ±
TOTAL		5.0 ACRES ±

- NOTES:**
1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED ON DEVELOPMENT PLAN.
 2. ADDITIONAL STORMWATER INFRASTRUCTURE IS ALLOWED WITHIN AREAS A & B.
 3. UTILITIES THAT ARE REQUIRED TO SERVE THE FACILITY ARE PERMITTED IN ALL LAND USE AREAS.



EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com permitting@edafl.com



NORTH

SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

Project No: 23-052

Project phase: SPECIAL USE PERMIT

Project title: ALACHUA COUNTY CUCUSWILLA FIRE RESCUE STATION ALACHUA COUNTY, FLORIDA

Sheet title: SUP MASTER PLAN

Designed: CSV Sheet No.:

Drawn: MAB

Checked: CS **P000**

Date: 11/03/23