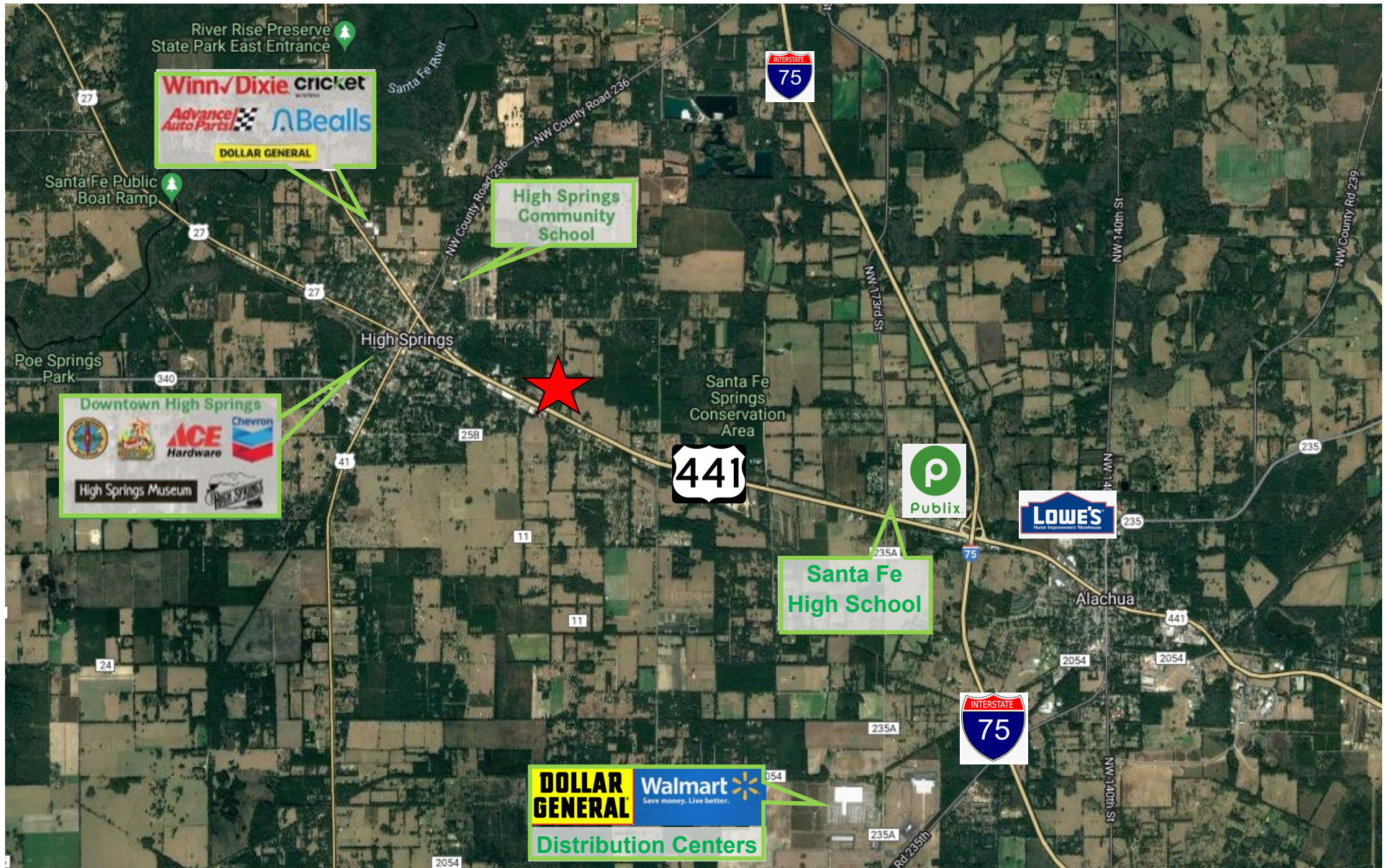


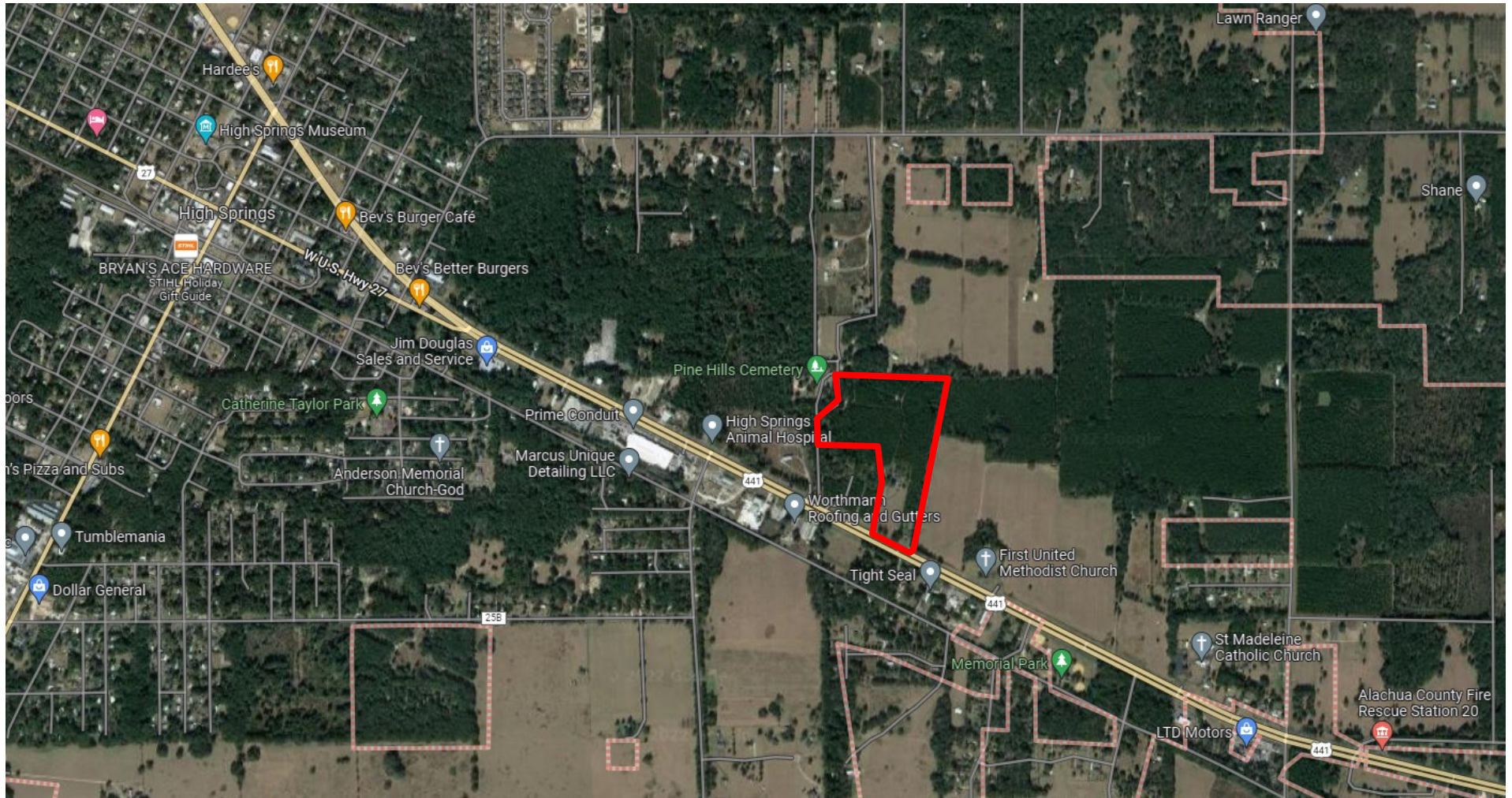
# Gillio Developments Inc.

## Fairfield Oaks

17685 NW US HWY 441 High Springs, FL 32655





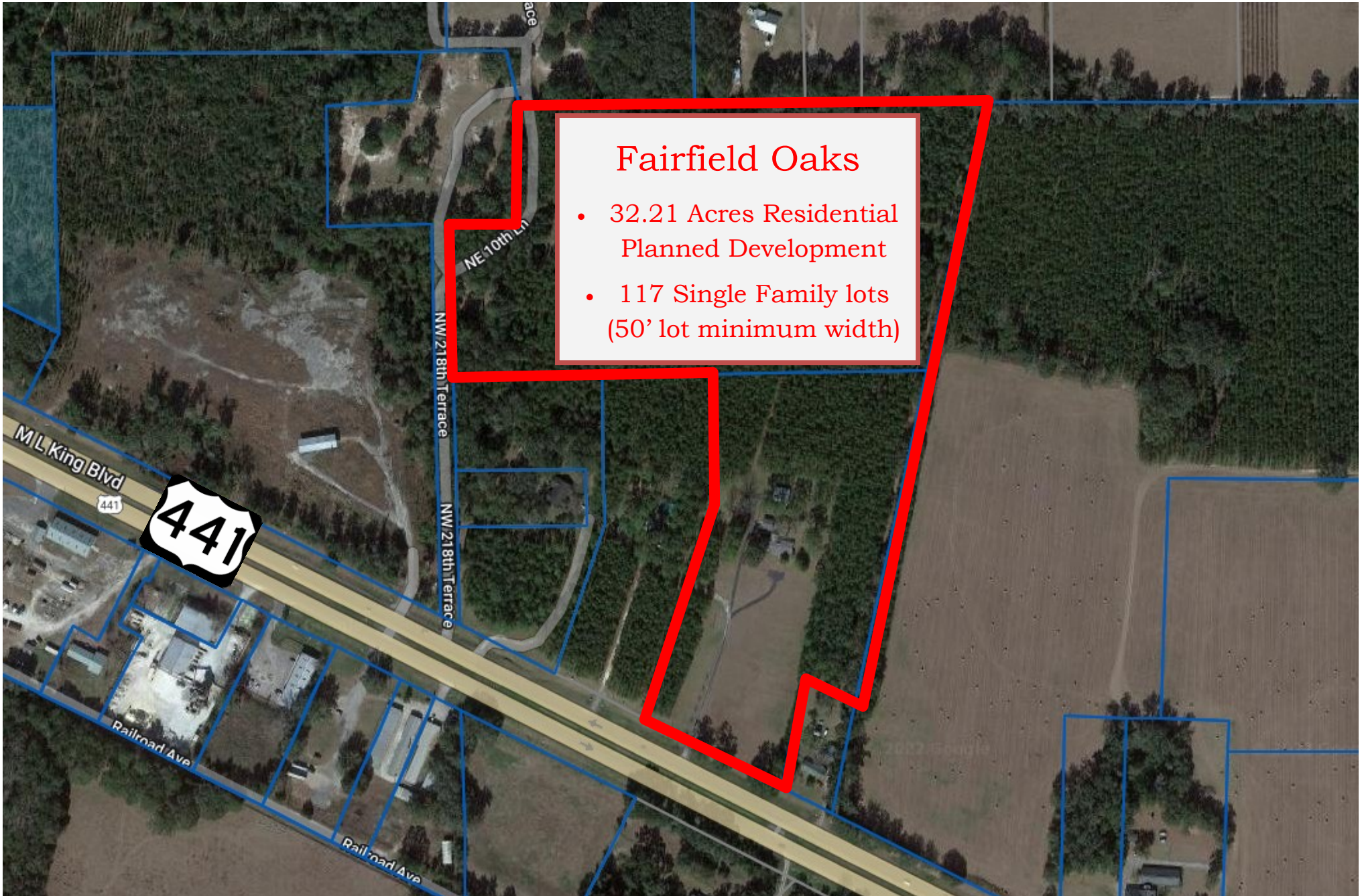


Fairfield Oaks is perfectly situated less than 4 miles from the intersection of I-75 and Hwy 441 in Alachua. Close proximity to Wal-Mart, Dollar General, and Sysco Food distribution centers. Fairfield Oaks is also located within a twenty minute drive time of Gainesville, Florida (Home of the University of Florida, North Florida Regional Hospital, Shands Hospital & Cancer Center, and Butler Plaza.

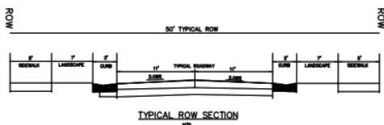


## Fairfield Oaks

- 32.21 Acres Residential Planned Development
- 117 Single Family lots (50' lot minimum width)





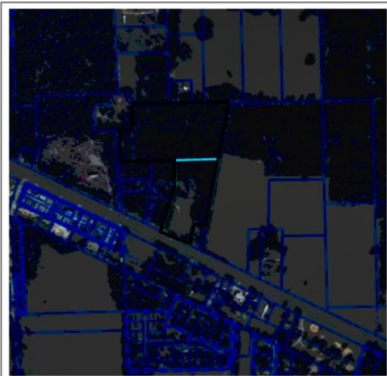


USE	UNITS	GPD/UNIT	TOTAL	PHF
WATER	117	350 GPD	40,950 GPD	96 GPM
SEWER	117	300 GPD	35,100 GPD	82 GPM

UTILITY DEMANDS FOR RESIDENTIAL

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
210	117	1,120	118	76	43

TRAFFIC IMPACTS  
SEE ATTACHED



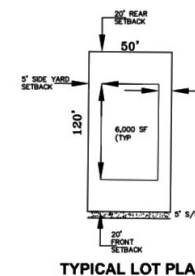
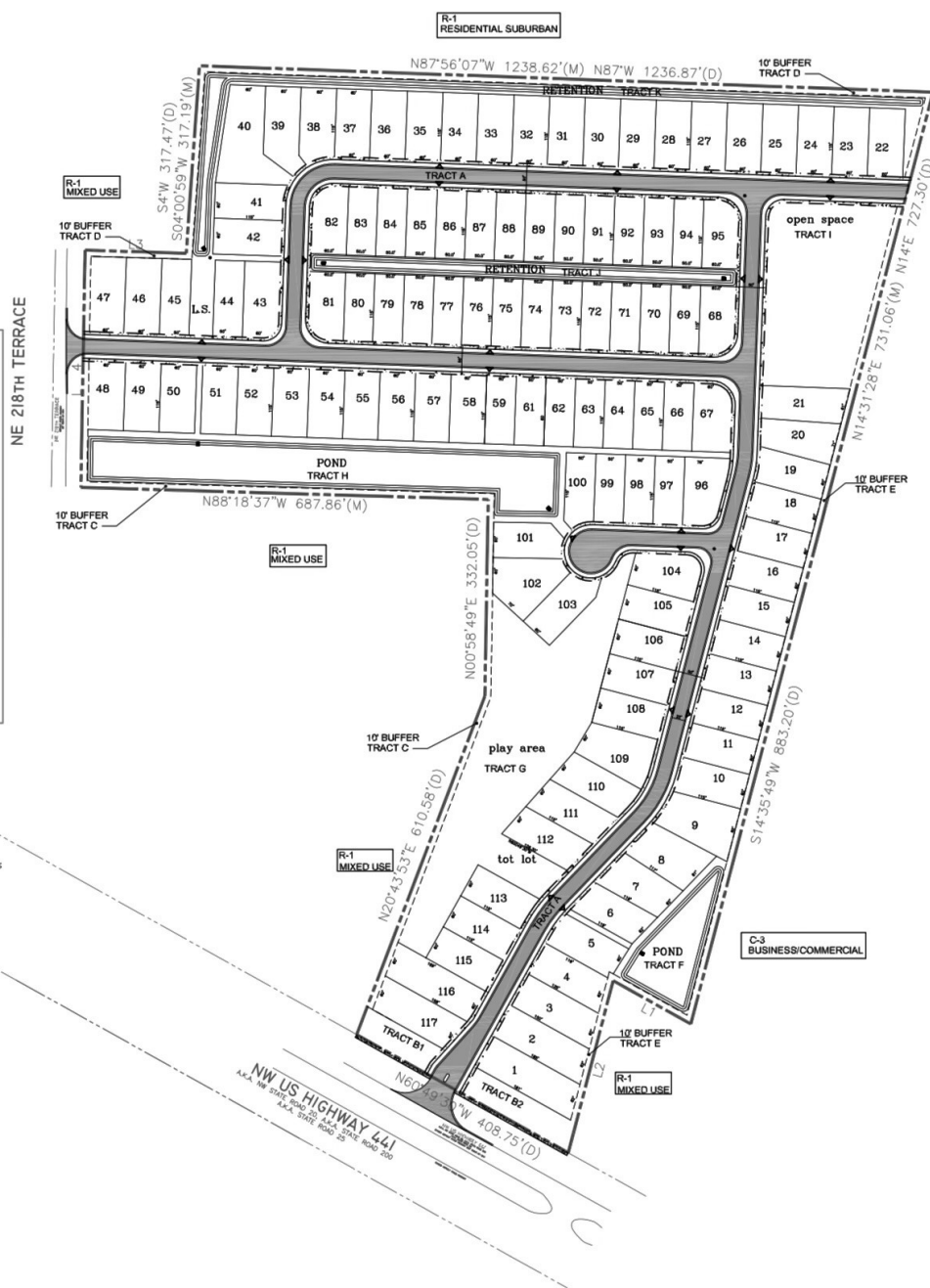
AERIAL

#### SITE NOTES

- PROJECT IS WITHIN THE JURISDICTION OF CITY OF HIGH SPRINGS.
- PROJECT WILL COMPLY WITH THE CITY OF HIGH SPRINGS LAND DEVELOPMENT CODE.
- THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE CITY OF HIGH SPRINGS AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT.
- WATER AND SEWER WILL COMPLY WITH CITY OF HIGH SPRINGS REQUIREMENTS.
- FIRE PROTECTION WILL COMPLY WITH CITY OF HIGH SPRINGS.
- ROADS WILL BE PRIVATE.
- THE SITE IS LOCATED IN "X" ZONE.
- A MANDATORY HOA SHALL BE CREATED.

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	5.04 ACRES	ROW	HOA
TRACT B1	0.16 ACRES	BUFFER / OPEN SPACE	HOA
TRACT B2	0.23 ACRES	BUFFER / OPEN SPACE	HOA
TRACT C	0.41 ACRES	BUFFER / OPEN SPACE	HOA
TRACT D	0.46 ACRES	BUFFER / OPEN SPACE	HOA
TRACT E	0.42 ACRES	BUFFER / OPEN SPACE	HOA
TRACT F	0.51 ACRES	POND	HOA
TRACT G	2.03 ACRES	OPEN SPACE/REC	HOA
TRACT H	1.79 ACRES	POND	HOA
TRACT I	1.29 ACRES	OPEN SPACE	HOA
TRACT J	0.50 ACRES	POND	HOA
TRACT K	0.93 ACRES	POND	HOA

OPEN SPACE = 5.0 ACRES  
OPEN SPACE INCLUDING POND = 8.73 ACRES



**SITE DATA**

TOTAL AREA	= 32.24 ACRES
PROPOSED DEVELOPMENT	= CIVILS FAMILY RESIDENTIAL
FARCEL ID	= 00255-000-000
	00255-003-000
CURRENT ZONING	= R1
CURRENT FILL	= MIXED USE AND SUBURBAN RESIDENTIAL
MINIMUM LOT WIDTHS	= 30 FT
MINIMUM LOT DEPTHS	= 115 FT
PROPOSED LOTS	= 117
PROPOSED DENSITY	= 3.6 UNITS / ACRE
MINIMUM LOT AREA	= 5,750 SF
LOT SIDE SETBACKS	= 5 FT
LOT FRONT SETBACK	= 20 FT
LOT REAR SETBACK	= 20 FT
STREET SIDE SETBACK	= 15 FT
MAX BLDG HEIGHT	= 35 FT (2 STORIES)

#### SITE LEGEND

	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	EXISTING EDGE OF PAVEMENT
	DRAINAGE PIPE
	PROPOSED EASEMENT
	PROPOSED CONCRETE
TYP	TYPICAL
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET



#### CIVIL ENGINEERS LAND PLANNERS

1814 White Dove Drive  
Winter Springs, Florida 32708  
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

### FAIRFIELD OAKS PRELIMINARY PLAN

CITY OF HIGH SPRINGS

Description	Date	By
1. CITY COMMENTS	6/28/22	

### SITE PLAN

Date: MAY 2022

Scale: 100 SCALE

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NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER  
K. FISHER, P.E. 18943  
6/28/2022  
Sheet Number: 2

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,715	31,088	84,800
Average Age	40.6	41.2	41.9
Average Age (Male)	38.8	41.1	40.1
Average Age (Female)	42.8	41.3	43.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,918	12,860	37,379
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$67,026	\$66,803	\$71,121
Average House Value	\$197,609	\$197,813	\$200,619

\* Demographic data derived from 2020 ACS - US Census

