



SUBMITTAL SUMMARY REPORT 31061

PLAN NAME: FAIRFIELD VILLAGE EXPANSION (REVISION TO AR# 29394) **LOCATION:** 5749 SW 57TH CT
OCALA,
APPLICATION DATE: 01/18/2024 **PARCEL:** 35369-027-03

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	DAN GIBBS	ATWELL LLC
Engineer of Record	DAN GIBBS	ATWELL LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	04/12/2024	04/19/2024	11/26/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems N/A Additional Health comments			
Fire Marshal (Plans) (Fire)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments			

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		04/19/2024	11/26/2025	Approved

Comments

LAND USE - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
 N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
 N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
 YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
 N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
 YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
 N/A 3.3.2.C - Complies with Approved ECSD PUD?
 N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
 N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
 N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
 N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
 YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
 N/A 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
 N/A 4.1.4.J - [Greenway Setback Provided?]
 N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
 N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
 N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
 N/A 6.12.2.A - [Local Road right-of-Way Provided?]
 N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
 YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
 N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
 N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
 N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
 N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
 N/A 6.11.4.E - [Sight Triangle Provided?]
 N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
 N/A 6.12.12 - [Sidewalks Internal/External Provided?]
 YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
 N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
 YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
 N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
 N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
 N/A Additional Planning Items:

ZONING - YES 2.12.4.C - Owner and applicant name
 YES 2.12.4.L(1) - Parcel number
 YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please show the land use and zoning information of the subject parcel and adjacent parcels on site plan.
 YES 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking Please show the zoning information on site plan.
 YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please show the setback and dimensions for all improvements and easement on the site plan.
 YES 2.12.24 - Landscape requirements/6.8.6 - Buffering Please show the buffering information on the site plan.
 YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Please show the land use including floor area of particular use on the site plan.
 YES 2.12.6 - Location of water and sewer. Does this need a special use permit? Please show the information of water and sewer on site plan.
 YES 2.12.9 - Show adjacent streets serving development
 YES 2.12.32 - Show 100yr flood zone
 YES 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Please provide Environmental Assessment for Listed Species or submit an Exemption application.
 YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Please provide parking information on site plan.
 YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan Please provide sign information if applicable
 YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please show all dimensions and locations of all existing and proposed site improvement.
 INFO 2.12.27 - Show location of outside storage areas Please provide outside storage areas information if applicable
 YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please provide overlay zones information on cover sheet or site plan. The subject parcel is located in the Secondary Springs Protection zone. and Urban Growth Area.
 N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	N/A 2.12.18 - All trees 10" DBH and larger N/A 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection N/A 6.7.4 - Shade tree requirements N/A 6.7.6 - Tree removal submittal requirements N/A 6.7.8 - Protected tree replacement requirements N/A 6.7.9 - Replacement trees; general requirements N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) N/A 6.8.3 - Landscape design standards N/A 6.8.4 - Landscape area requirements for non-residential development N/A 6.8.5 - Landscape area requirements for residential and mixed use developments N/A 6.8.6 - Buffers N/A 6.8.7 - Parking areas and vehicular use areas N/A 6.8.8 - Building landscaping N/A 6.8.9 - Service and equipment areas N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities N/A 6.8.10 - General planting requirements (specifications) N/A 6.8.11 - Landscape installation N/A 6.8.12 - Landscape completion inspection requirements N/A 6.9.2 - Irrigation plan requirements (details, legend, notes) N/A 6.9.3 - Irrigation design standards N/A 6.9.5 - Irrigation system installation N/A 6.19.3 - Outdoor lighting plan requirements N/A 6.19.4 - Exterior lighting design standards N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone INFO Additional Landscape comments No landscape revision this submittal, previously approved Landscape with #29394			
OCE Design (Plans) (Office of the County Engineer)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES 2.21.2.B - Major Site Plan fee per 23-R-254 4/16/24-fee due with resubmittal 2/21/24-fee due with resubmittal - sk N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions YES 2.12.4.A - Type of application on front page YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 2/21/24-add waivers if requested in future - sk YES 2.12.4.L(1) - Parcel number YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer N/A 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Legal Documents INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.			

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		04/19/2024	11/26/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

YES 2.12.8 - Topographical Contours

YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements

N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

YES 2.12.13/14/15 - General Exhibits Please submit a National Wetland Inventory map with the site location indicated on the map.

N/A 2.12.20 - Stormwater Infrastructure Supports Phasing

YES 2.12.38 - Stormwater Maintenance Entity Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

YES 6.13.2.C - Geotechnical Investigation Report

YES 6.13.7 - Geotechnical Criteria

YES 6.13.2.A(1)/(2) - Contributing Basins/Tc

YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

YES 6.13.2.A(4) - Stormwater Features & Connective Elements

YES 6.13.2.A(3) - Retention/Detention Area Design Parameters (1) Please update the site section profile and label the DRA cross sections with the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) On the grading plan, add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

YES 6.13.3 - Type of Stormwater Facility Criteria

YES 6.13.4 - Stormwater Quantity Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"

YES 6.13.2.B(4) - Hydrologic Analysis Please clarify which category description the DRA area was included in for the runoff coefficient calculations. We typically see these areas categorized with impervious or as a separate category with CN = 100.

YES 6.13.4.C - Discharge Conditions See comment under "6.13.2.B(4) - Hydrologic Analysis"

YES 6.13.2.B(6) - Freeboard See comment under "6.13.2.B(4) - Hydrologic Analysis"

YES 6.13.4.D - Recovery Analysis See comment under "6.13.2.B(4) - Hydrologic Analysis"

INFO 6.13.5 - Flood Plain & Protection Please confirm that a LOMA will be submitted for the FEMA flood plain areas that will be impacted by this project.

YES 6.13.2.A(8) - Finish Floor Elevation Criteria

YES 6.13.6 - Stormwater Quality Criteria Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes. A waiver to sodding may be pursued if desired. If the waiver is pursued and granted, it will come with the condition that establishment will need to be in compliance with FDOT Standard Specification section 570.

N/A 6.12.6 - Roadway Flooding Level of Service

N/A 6.13.6.B - Alternative Treatment Techniques

YES 6.13.6.C - Best Management Practices Please add a karst repair detail to the plan set. If you need an example, please contact the reviewer.

N/A 6.13.8 - Stormwater Conveyance Criteria

N/A 6.13.2.B(5) - Hydraulic Analysis

N/A 6.13.8.B(3) - Lane Spread Calculations

YES 6.13.2.A(9) - Access Accommodates Stormwater

N/A 6.13.8.B(7) - Minimum Pipe Size

N/A 6.13.2.A(5) - Existing/Proposed Stormwater Structures

N/A 6.13.2.A(6) - Existing/Proposed Stormwater Pipes

YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales

YES 6.13.9 - Grading Criteria

YES 6.13.2.A(11)(a) - Construction Entrance

YES 6.13.2.A(11)(b) - Erosion Control

YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References

YES 6.13.2.B(8) - Calculation & Plan Consistency

INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.

YES Copy of District Permit (County Interest)

YES 6.10 - Karst Topography and High Recharge Areas

YES 7.1.3 - Drainage Construction Specifications

YES 6.13.12 - Operation and Maintenance Please clarify the name of the individual who signed the O&M document so the name can be verified against the submitted Consent Resolution that was submitted.

YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values N/A 6.4.7.B(4) - Provide one copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend YES 2.12.4.F.(2) - Surveyor and Mapper certification YES 2.12.4.G - Show a location or vicinity map YES 2.12.8 - Provide current boundary and topographic survey less than one year old YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project YES 2.12.10 - Show any known existing or proposed easement or land reservation YES 2.12.11 - Provide an aerial map of the site with a layout of the development YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments			

OCE Traffic (Permits & Plans) (Office of the County Engineer)		04/19/2024	11/26/2025	Approved
<i>Comments</i>	N/A 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan N/A 2.12.38 - Maintenance of improvements N/A 6.2.1.E - Drawing legend N/A 6.11.3 - Traffic Impact Analysis N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle N/A 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals N/A 6.11.9.B - Traffic signs N/A 6.11.9.C - Pavement marking N/A 6.12.1.A - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes N/A 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			

SUBMITTAL SUMMARY REPORT (31061)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		04/19/2024	11/26/2025	Approved

Comments

N/A Correct MCU Cover Sheet contact information
YES Parcel numbers identified in project match proposed site plan layout
YES 6.14.2 A(1) - Water and Sewer Connection service area/provider GCP Fairfield Village LLC is the PSC-notated utility provider for this parcel (not the City of Ocala which has provided the utility review). Defer to the water & wastewater authority that is over this area.

YES 6.14.2 A(1) - Letter of Availability and Capacity (w/Location Map of utilities) from utility service provider Proof of service from the applicable provider will be required to MCU permitting for any lot within this development prior to clearing the permit review.

N/A 6.14.2 - Water and/or Sewer Connection Requirements
N/A 6.14.2(e) - Grease Trap/Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS)
N/A 6.14.4 - Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.4 - Non-residential irrigation well, or total SF of Irrigation or irrigation flows design analysis identified on utility or irrigation plan
N/A 6.14.5 - Submittal Requirements
N/A 6.14.6 - Design Criteria
N/A 6.14.7 - Construction Inspection
N/A 6.14.8 - Completion and Closeout - PLAN NOTE: All as-builts shall comply with the current LDC, section 6.14.8
N/A 6.14.9 - Transfer of Facilities to Marion County Utilities
N/A 6.15.2 - Decentralized Systems
N/A 6.15.3 - Fire Protection
N/A 6.15.4 - Water Distribution System
N/A 6.15.5 - Water Services and Connections
N/A 6.15.6 - Water Metering
N/A 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Water Well Standards
N/A 6.15.10 - Water Treatment Plants
N/A 6.16.2 - Decentralized Systems
N/A 6.16.3 - Treatment Standards - Primary Springs Protection Zone
N/A 6.16.4 - Wastewater Collection Systems
N/A 6.16.5 - Wastewater Pump Stations
N/A MCUD DETAILS - current LDC version
N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities no fee for MINSP
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments



April 7, 2026

Marion County
Development Review Committee
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471

RE: Development Order Extension Request
Project Name: Fairfield Village Expansion (Revision to AR# 29394)
Project #: 2022110043; AR #: 31061

Dear Development Review Committee:

I am submitting this letter on behalf of the owner of the above-mentioned project.

We are requesting a one (1) year extension for the Development Review Site Construction Permit at Fairfield Village. The owner was unable to begin construction as anticipated due to increased construction costs and decreased housing demand in the area, driven in part by rising insurance expenses for prospective buyers.

Please let me know if you have any questions or need anything further.

Respectfully,

ATWELL, LLC

A handwritten signature in blue ink, appearing to read "DR Gibbs", with a stylized flourish at the end.

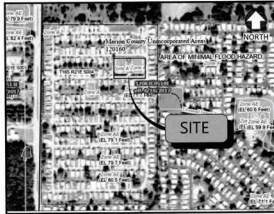
Daniel R. Gibbs, P.E.
Director

MAJOR SITE PLAN - CONSTRUCTION PLANS FOR FAIRFIELD VILLAGE EXPANSION MAJOR SITE PLAN

5866 SW 58TH PLACE
OCALA, MARION COUNTY, FLORIDA
TAX PARCELS: 35369-027-03



VICINITY MAP
SITE



FEMA MAP
SITE

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT
LIE IN A FLOOD HAZARD AREA PER MARION COUNTY
FLOOD HAZARD MAP.



AERIAL MAP
SITE

FAIRFIELD VILLAGE EXPANSION
TOTAL SITE AREA: 5803 AC.
EXPANSION AREA: 1.77 AC.
ZONING: P-MH
THE SUBJECT DEVELOPMENT AREA IS LOCATED IN THE URBAN GROWTH
BOUNDARY, SECONDARY SPRING PROTECTION ZONE, AND FLOOD PRONE AREAS

DEVELOPMENT TEAM

OWNER GCP FAIRFIELD VILLAGE, LLC 27777 FRANKLIN RD, STE. 300 SOUTHFIELD, MI 48034 PHONE: (352) 873-0394 CONTACT: FRANK MAXWELL	CIVIL ENGINEER ATWELL, LLC 1550 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: DAN GIBBS, P.E.	SURVEYOR ATWELL, LLC 1550 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: CLYDE ELDRIDGE, PLS, PSM
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SUBMITTAL DATE

SUBMITTAL - 1-23-2024
RESUBMITTAL - 4-12-2024

PROJECT NARRATIVE

THE EXISTING FAIRFIELD VILLAGE MH COMMUNITY IS COMPRISED OF 293 LOTS. THIS PROPOSED EXPANSION WOULD ADD 10 LOTS FOR A TOTAL OF 303 LOTS. THE PROPOSED EXPANSION AREA IS A DECOMMISSIONED WASTE WATER TREATMENT PLANT. THE PROPOSED CONSTRUCTION INCLUDES BRINGING IN FILL, GRADING, STORMWATER INFRASTRUCTURE AND UTILITIES TO SERVICE THE PROPOSED 10 LOTS.

NOTE: THIS IS A REVISION TO AR 29394. THE HOMES AND DRIVEWAYS HAVE BEEN FLIPPED.

MARION COUNTY NOTES

- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, PRELIMINARY PLAN, IMPROVEMENT PLAN, FINAL SITE PLAN, OR BUILDING PERMIT REVIEW.

GOVERNING AGENCIES AND UTILITY CONTACTS

MARION COUNTY PLANNING & ZONING 2710 E. SILVER SPRINGS BLVD. OCALA, FL 34470 PHONE: (352) 438-2800 CONTACT: EARL HAHN	OCALA WATER RESOURCES (SEWER AND WATER PROVIDER) 1905 NE 30TH AVE., BLDG 600 OCALA, FL 34470 PHONE: (352) 351-6772	SUMNER ELECTRIC COOPERATIVE (SECO) 4872 SOUTHWEST 60th AVENUE OCALA, FL 34474 PHONE: (352) 793-3801
--	--	---

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)

2379 BROAD STREET
BROOKSVILLE, FL 34604
PHONE: (352) 796-7211
CONTACT: MONTE RITTER, P.E.

Sheet Number	Sheet Title
C000	COVER
C001	SURVEY
C100	DEMOLITION PLAN
C300	SITE PLAN
C300	GRADING PLAN
C310	SITE SECTION
C320	SWPPP
C400	UTILITY PLAN
C700	CONSTRUCTION DETAILS
C701	CONSTRUCTION DETAILS
C702	CONSTRUCTION DETAILS
C703	CONSTRUCTION DETAILS
C800	EROSION DETAILS
L100	LANDSCAPE PLAN

AREA DATA BLOCK	
EXISTING CONDITIONS:	
TOTAL BUILT AREA:	2.42 AC (208,476 sq ft) (3.4%)
PERVIOUS:	2.61 AC (226,884 sq ft) (3.8%)
PERVIOUS:	2.21 AC (191,064 sq ft) (3.1%)
PERVIOUS:	1.77 AC (153,156 sq ft) (2.5% of total) (100% of prop area)
PERVIOUS:	1.52 AC (131,256 sq ft) (2.6% of total) (75% of prop area)
PERVIOUS:	1.75 AC (150,300 sq ft) (2.5% of total) (99% of prop area)
PROPOSED CONDITIONS:	
TOTAL BUILT AREA:	2.42 AC (208,476 sq ft) (3.4%)
PERVIOUS:	1.88 AC (163,824 sq ft) (2.9%)
PERVIOUS:	1.42 AC (123,156 sq ft) (2.1% of total) (100% of prop area)
PERVIOUS:	1.17 AC (101,256 sq ft) (1.7% of total) (75% of prop area)
PERVIOUS:	1.31 AC (113,156 sq ft) (1.9% of total) (80% of prop area)
PERVIOUS:	1.18 AC (102,300 sq ft) (1.8% of total) (90% of prop area)

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

Bruce D. Thelen
BRUCE D. THELEN

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

Daniel R. Gibbs
DANIEL R. GIBBS, PE No. 00088

This item has been digitally signed and sealed by Daniel R. Gibbs, PE on the date below. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

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31061

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION # 31061
APPROVAL DATE: 05/24
EXPIRATION DATE: 05/26

All construction shall conform to the subdivision plat and any other conditions imposed by the Marion County Land Development Code. Other conditions, such as the right-of-way indicated during construction shall be shown and recorded. Final plat maps may be used if approved by the County Engineer or designer.

NOTICE:
The approval of these plans is limited to the construction of the development of Marion County and does not constitute an endorsement or approval of other agencies for residential permits, an application, by state or local bodies.

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ATWELL
1800 Parkway Place, Suite 650
Marietta, GA 30067
www.atwell-engineers.com
404.477.1178

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Office of County Engineer

SECT. 4, 1165, R21E
5866 SW 58TH PLACE
OCALA
MARION COUNTY, FLORIDA

FAIRFIELD VILLAGE EXPANSION
GCP FAIRFIELD VILLAGE, LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS

DATE: 1-23-2024

REVISIONS

DESIGNED BY: AC
CHECKED BY: HET
PROJECT MANAGER: DS
DRAWN BY: JWB
FILE CODE: CDP
SHEET NO.: C000

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 31581
APPROVAL DATE 5/8/24
EXPIRATION DATE 5/8/28

28. Information about contained in the construction standards contained in the Marion County Land Development Code, shall include, among other things, the right-of-way, whether being constructed, shall be shown and include, among other things, the location of the proposed utility lines.

29. The approval of these plans is based on the information contained in the application and the information provided by the applicant. The County will not be responsible for the accuracy or completeness of the information provided by the applicant.

30. The approval of these plans is based on the information contained in the application and the information provided by the applicant. The County will not be responsible for the accuracy or completeness of the information provided by the applicant.

GRADING LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING SETBACK LINE
---	PROPOSED LOT LINE
---	PROPOSED SETBACK LINE
---	100 YEAR FLOOD PLAIN
---	EXISTING MATCH CONTOUR
---	PROPOSED MATCH CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	EXISTING BREAK LINE
---	PROPOSED BREAK LINE
---	EXISTING STORM LINE
---	PROPOSED STORM LINE

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ▲ SLOPE ARROW
- GATE MET
- STORM MANHOLE
- AREA MET
- OUTLET CONTROL STRUCTURE
- WEIR WALL
- SANITARY SEWER MANHOLE

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MAY 13 2024
Marion County
Office of County Engineer

- GRADING NOTES**
1. INFORMATION CONCERNING SITE SOIL CONDITIONS IS PROVIDED IN UNIVERSAL ENGINEERING SERVICES (UES) GEOTECHNICAL REPORT NO. 190804A, DATED JULY 7, 2022.
 2. ALL CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON NORTHERN AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND INSURER.
 4. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT NOTIFYING THE CONTRACTOR SHALL MAKE A TOPOGRAPHIC SURVEY AT HIS OWN EXPENSE AND SUBMIT IT TO THE OWNER & INSURER, LLC FOR REVIEW.
 5. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
 6. THE CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THE BUILDING.
 7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, SPRINKLER LINES, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 8. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND HEAVILY MULCHED WITH A HEAVY NUTRIENT STRAW OR GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO THIS ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS ADDITIONAL COST TO THE OWNER.
 9. EXISTING SHALL BE ON AN UNCLASSIFIED BANK.
 10. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL SHALL BE CLEAN GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, QUANTITIES THEREOF SHALL BE DETERMINED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE MOISTURE CONTENTS WITHIN FIVE PERCENT OPTIMUM AND COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD, ASTM D 1557.
 11. ALL SPOT ELEVATIONS ARE TOP OF FINISHMENT UNLESS OTHERWISE NOTED.
 12. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT FACE OF CURB, UNLESS OTHERWISE NOTED.
 13. TO-TOP OF CURB ELEVATION.
 14. MATCH-PROCESSED GRADE TO MATCH EXISTING GRADE.
 15. TO-TOP OF FINISHING WALL ELEVATION.
 16. FIN-BOTTOM OF RETAINING WALL ELEVATION.
 17. ALL PIPES MANHOLES AND PIPES TO BE FISHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.
 18. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM SEWER AND SANITARY SEWER CHARTS WITH THE PROFILES FOR THE STORM SEWER AND SANITARY SEWER LINES AND INSURING THE PROFILES OF ANY CONTRACTS OR INTERFERENCES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 19. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
 20. THE SOIL IN ALL TRENCHES, CHANNELS AND WATERWAYS ENCOUNTERED SHALL BE MAINTAINED.
 21. ALL SOIL (EROSION AND SILT) MUST BE CONTROLLED AND CONTAINED ON SITE.
 22. ALL UNDESIRABLE AREAS DISTURBED BY GRADING OPERATIONS SHALL BE REVEGETATED IN ACCORDANCE WITH TOWNSHIP/COUNTY SPECIFICATIONS UNLESS A HEALTHY STRAND OF VEGETATION IS OBSERVED.
 23. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
 24. ALL STUMP, ROOTS AND ORGANIC MATTER SHALL BE REMOVED TO A DEPTH OF TWO (2) FEET MINIMUM BELOW THE BOTTOM OF THE BASE MATERIAL. ALL ROCKS LARGER THAN SIX (6) INCHES SHALL BE REMOVED AND ALL ROCK LARGER THAN 12 INCHES, WHICH CANNOT BE READILY BROKEN BY USING OPERATIONS SHALL BE REMOVED TO A DEPTH OF TWO (2) FEET.

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Darius R. O'Brien, P.E. on the date below. Printed
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EMERGENCY CONTACT
JOB # 31581
24 HOUR
888-888-8888

ATWELL
8866 SW 58TH PLACE
SUITE 100
MARION COUNTY, FLORIDA 32009

SECT. 4, T. 16S, R. 12E
5866 SW 58TH PLACE
OCALA
MARION COUNTY, FLORIDA

PAIRFIELD VILLAGE EXPANSION
GCP PAIRFIELD VILLAGE, LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS
GRADING PLAN

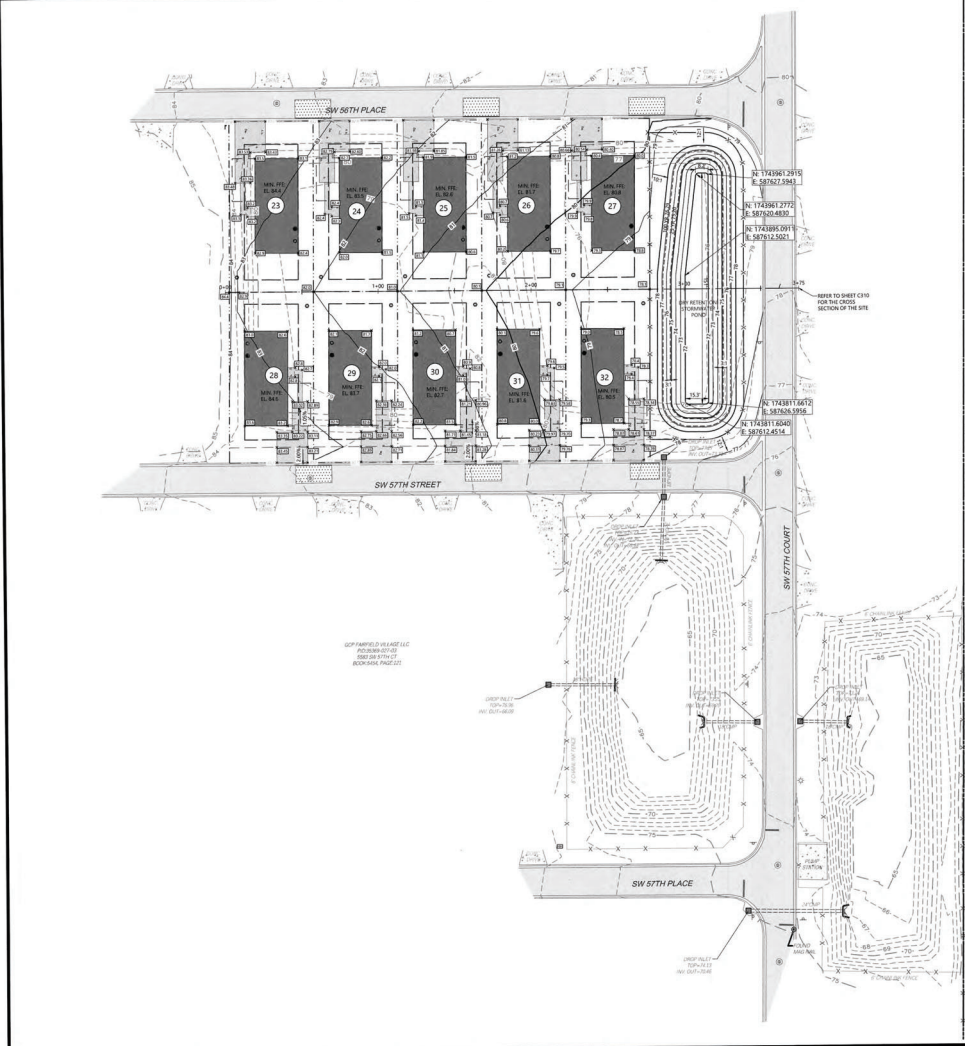
DATE: 1-23-2024

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1-23-2024

DESIGNED BY: AC
CHECKED BY: MT
PROJECT MANAGER: DS
JOB #: 31581AD
JOB CODE: CDP
DATE: 04/12/24

C300



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MAY 13 2024
Marion County
Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 31081
APPROVAL DATE: 5/8/24
EXPIRATION DATE: 5/8/26

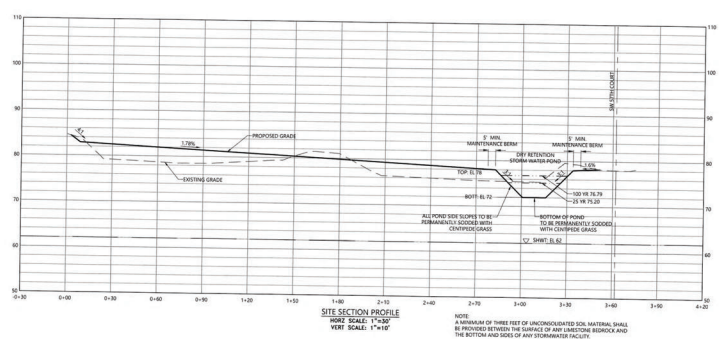
All information shall conform to the specifications contained in the Marion County and City of Ocala codes, ordinances, and the right-of-way standard during construction and be changed and updated, then and forth any the time approved by the County Engineer or City Engineer.

NOTICE: The approval of this plan is limited to the construction and the project of the Marion County and City of Ocala and does not constitute or waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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24 HOUR EMERGENCY CONTACT
904-321-1111

ATWELL
REGISTERED PROFESSIONAL ENGINEER
MARION COUNTY, FLORIDA



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Marion County
Office of County Engineer

SECT. A, T. 10S, R. 21E
5866 SW 98TH PLACE
OCALA
MARION COUNTY, FLORIDA

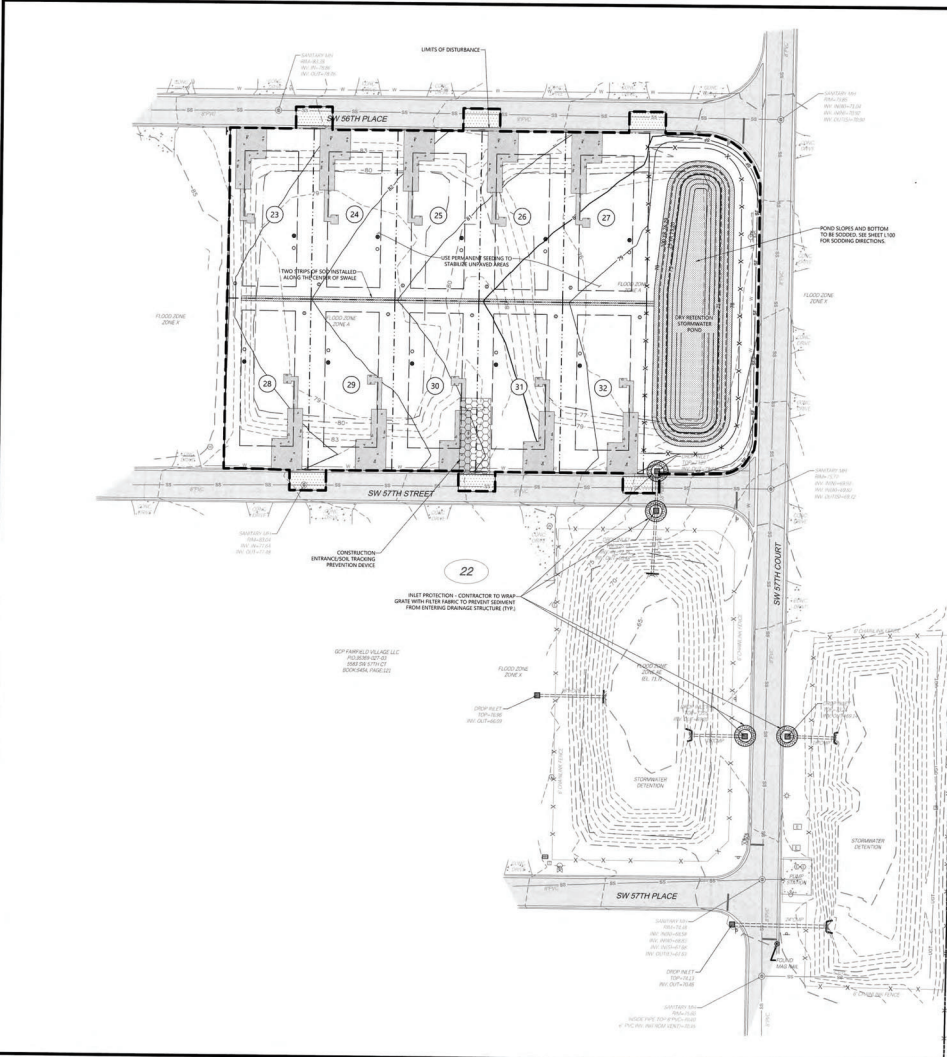
FAIRFIELD VILLAGE EXPANSION
GCP FAIRFIELD VILLAGE LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS
SITE SECTION

DATE: 1-23-2024
DESIGNED BY: [blank]
CHECKED BY: [blank]
PROJECT NO.: [blank]
SHEET NO.: [blank]

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SHEET NO. **C310**



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JOB # 123-456
BY 12/31/2024

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1800 PARKWAY, SUITE 200
MARIETTA, GA 30067
www.atwell.com

SECTION 1, 106, 2, 2 SITE
5866 SW 57TH PLACE
OCALA
MARION COUNTY, FLORIDA

FAIRFIELD VILLAGE EXPANSION
GCP FAIRFIELD VILLAGE LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS
SWPPP

DATE: 1-23-2024
BY: J. L. GIBBS, PE
FOR: GCP FAIRFIELD VILLAGE LLC

RECORDS
STATE OF FLORIDA
MARION COUNTY
1-23-2024

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MARION COUNTY
PLANNING DEPARTMENT

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SHEET NO. C320

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 31061
APPROVAL DATE: 5/4/24
EXPIRATION DATE: 5/4/28

All construction shall conform to the construction standards contained in the Marion County Land Development Code, which includes, but is not limited to, the following: 1. The project shall be designed and constructed in accordance with the standards and specifications of the Florida Department of Transportation (FDOT) for all public roads and bridges. 2. The project shall be designed and constructed in accordance with the standards and specifications of the Florida Department of Transportation (FDOT) for all public roads and bridges. 3. The project shall be designed and constructed in accordance with the standards and specifications of the Florida Department of Transportation (FDOT) for all public roads and bridges.

EROSION LEGEND

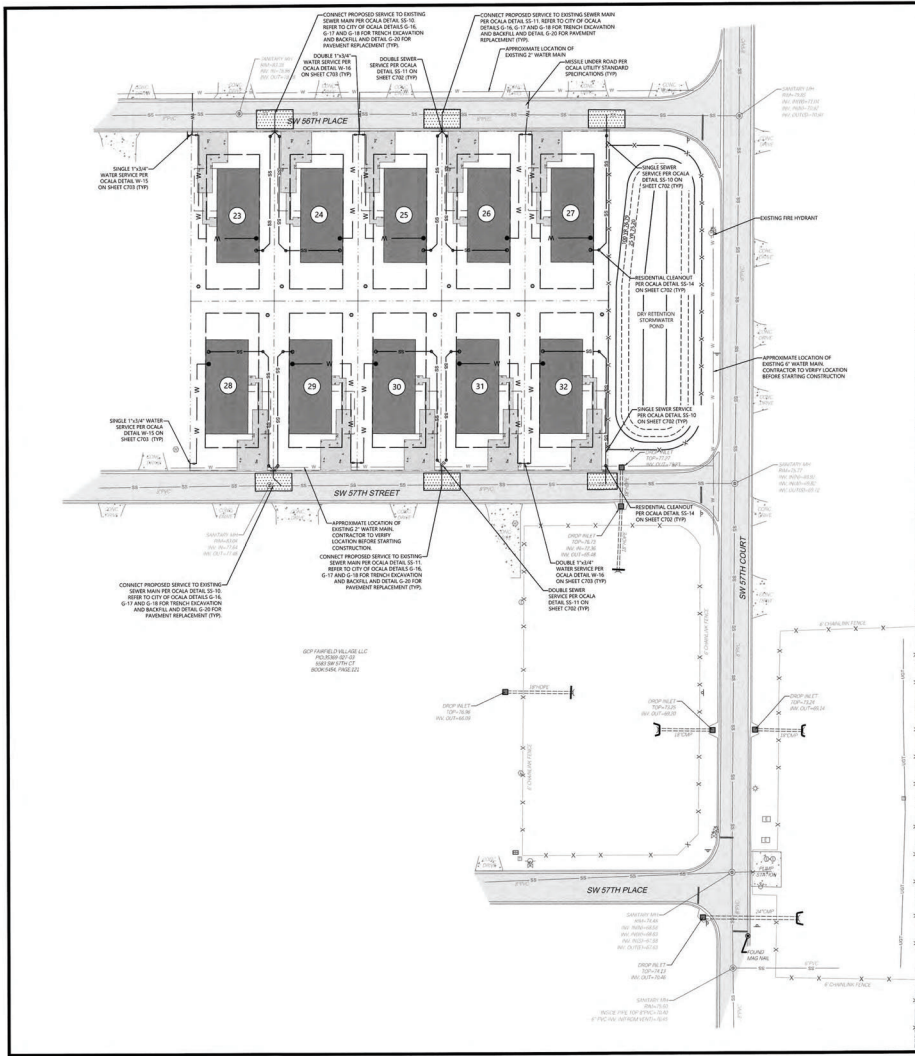
SOIL PROTECTION	(Symbol)
LIMITS OF DISTURBANCE	(Symbol)
SOIL DELINEATION LINE	(Symbol)
SOIL TYPE SERIES	(Symbol)
TYPE II Silt FENCE	(Symbol)
TEMPORARY PALET PROTECTION	(Symbol)

SOIL SERIES

22 - CROFTON SAND (IN SLOPES)

EROSION CONTROL NOTES

- SEE DETAILS ON SHEET C303.
- INSTALL PROTECTION CONTRACTOR TO INSTALL ALL SLOPES WITH FILTER FABRIC TO PREVENT EROSION FROM EXPOSED EROSION CONTROL STRUCTURE (ECS).
- THE LAND DURING CONSTRUCTION SHALL BE MAINTAINED TO PREVENT EROSION AND SOIL TYPE SOIL TO CREATE THE CORRECT PRACTICE EROSION CONTROL.
- LAND DURING CONSTRUCTION SHALL BE MAINTAINED TO PREVENT EROSION AND SOIL TYPE SOIL TO CREATE THE CORRECT PRACTICE EROSION CONTROL.
- THE SOIL TYPE SHALL BE MAINTAINED TO PREVENT EROSION AND SOIL TYPE SOIL TO CREATE THE CORRECT PRACTICE EROSION CONTROL.
- WHENEVER FEASIBLE, VEGETATION SHALL BE MAINTAINED, PROTECTED AND REPLANTED.
- TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED SOIL AREAS DURING CONSTRUCTION.
- PERMANENT VEGETATION AND TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
- ADJACENT PROPERTIES MUST BE PROTECTED TO AVOID DAMAGE FROM SURFACE WATER TO CUT THE END OF EXCAVATIONS OR THE SLOPING SURFACE OF FILL TO THE EXTENT THAT DAMAGE TO ADJACENT PROPERTIES IS CAUSED BY THE USE OF EXISTING DRAINAGE STRUCTURES. SEE SHEET C303 FOR DETAILS.
- ADJACENT PROPERTIES MUST BE PROTECTED TO AVOID DAMAGE FROM SURFACE WATER TO CUT THE END OF EXCAVATIONS OR THE SLOPING SURFACE OF FILL TO THE EXTENT THAT DAMAGE TO ADJACENT PROPERTIES IS CAUSED BY THE USE OF EXISTING DRAINAGE STRUCTURES. SEE SHEET C303 FOR DETAILS.
- ADJACENT PROPERTIES MUST BE PROTECTED TO AVOID DAMAGE FROM SURFACE WATER TO CUT THE END OF EXCAVATIONS OR THE SLOPING SURFACE OF FILL TO THE EXTENT THAT DAMAGE TO ADJACENT PROPERTIES IS CAUSED BY THE USE OF EXISTING DRAINAGE STRUCTURES. SEE SHEET C303 FOR DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL AGENCIES TO PLACE OR CONSTRUCT IN SUCH A MANNER THAT EROSION AND SOIL TYPE SOIL TO CREATE THE CORRECT PRACTICE EROSION CONTROL.
- A NUMBER OF SLOPES TO BE MAINTAINED TO PREVENT EROSION AND SOIL TYPE SOIL TO CREATE THE CORRECT PRACTICE EROSION CONTROL.
- ADJACENT PROPERTIES MUST BE PROTECTED TO AVOID DAMAGE FROM SURFACE WATER TO CUT THE END OF EXCAVATIONS OR THE SLOPING SURFACE OF FILL TO THE EXTENT THAT DAMAGE TO ADJACENT PROPERTIES IS CAUSED BY THE USE OF EXISTING DRAINAGE STRUCTURES. SEE SHEET C303 FOR DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL AGENCIES TO PLACE OR CONSTRUCT IN SUCH A MANNER THAT EROSION AND SOIL TYPE SOIL TO CREATE THE CORRECT PRACTICE EROSION CONTROL.



UTILITY NOTES

1. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE PERSONAL OBSERVATIONS HAVE BEEN MADE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUIRE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE PROTECTED BY CONSTRUCTION AND RELOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE PROTECTED BY CONSTRUCTION AND RELOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE PROTECTED BY CONSTRUCTION AND RELOCATION OF UTILITIES.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT HIS/HERS/ITS COST TO THE OWNER.
4. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL REVIEW SEWER/SANITARY SERVICE LINE FROM POINT OF CONNECTION THROUGH THE NEAREST SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL REQUIRE THE SEWER/SANITARY SERVICE MAIN TO BE LOCATED TO 100% OF DEPTH WITHIN LINE.
5. THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES PRIOR TO COMMENCING CONSTRUCTION.
6. ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REPAIRS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUIRE EXACT FIELD LOCATION OF UTILITIES.
7. THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
8. THE CONTRACTOR SHALL REVIEW TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRIES TO INCLUDE SEWER/SANITARY SERVICE LATERAL, DOMESTIC AND PROTECTION WATER SERVICE. ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH RELEVANT UTILITY REQUIREMENTS TO LOCATION AND SCHEDULES FOR RE-INSPECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
9. CITY OF Ocala STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER MAIN CONSTRUCTION.
10. THE CONTRACTOR SHALL COMPLY TO THE LATEST EDITION WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT EXISTING SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS INCLUDES BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
11. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
12. THE BUILDING CONTRACTOR SHALL PROVIDE LOCATION, LOCATION AND SPECIFICATIONS FOR ALL ELECTRICAL TRANSDUCERS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSDUCER TO THE BUILDING.
13. MAINTAIN A MINIMUM 12" VERTICAL SEPARATION BETWEEN SANITARY WATER SYSTEM AND ALL TRANSDUCER UTILITIES. MEASUREMENTS SHALL BE TAKEN FROM THE NEAREST EDGE OF THE UTILITY QUESTION.
14. REFER TO CITY OF Ocala STANDARDS FOR ALL UTILITY MINIMUM SEPARATION REQUIREMENTS.
15. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30" COVER ON ALL TRANSDUCER UTILITIES.
16. SITE CONTRACTOR TO PROVIDE AND INSTALL CLEANOUTS FOR ALL SEWER SERVICES.
17. SANITARY SERVICE PIPE SHALL BE 30" PVC FOR PRESSURES UP TO 150 PSI AND 36" PVC FOR PRESSURES GREATER THAN 150 PSI.
18. SANITARY SERVICE PIPE SHALL HAVE A MINIMUM DEPTH OF 4 FEET. PERCENTAGE OF GRADES LOST FOR SANITARY SERVICE LINES WILL BE CALCULATED FROM THE CENTERLINE OF ONE MANHOLE TO THE CENTERLINE OF THE NEXT MANHOLE.
19. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS. ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE CURB.
20. ALL MANHOLES REQUIRE COVER AS SHOWN OR EQUAL COVER BOOTS.
21. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRADED AREAS SHALL MATCH FINISH GRADE, AND SHALL HAVE TRAFFIC BEARING USE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN UNGRADED AREAS SHALL MATCH FINISHED GRADE UNLESS OTHERWISE NOTED. ALL EXISTING MANHOLES & UTILITY BORES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.
22. ALL SANITARY MANHOLES AND PIPE TO BE ALIGNED CLEAR OF OBSTACLES FROM TO SURVEY OF SYSTEM TO OWNER.
23. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30" COVER ON ALL WATER LINES.
24. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ESTABLISHING DEPTH, ANGLES AND LOCATION OF ALL WATER LINES. CONSTRUCTION ANY QUESTIONS ARE TO BE REFERRED TO THE TOWN OF Ocala ENGINEER. CONSTRUCTION PLANS MUST BE PROVIDED TO THE DESIGN ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION.
25. ALL WATER PIPE 4" DIAMETER AND UNDER SHALL BE 15' MIN. COVER. ALL 6" THROUGH 12" DIAMETER WATER MAINS SHALL BE 18" MIN. COVER. ALL 15" THROUGH 30" DIAMETER WATER MAINS SHALL BE 24" MIN. COVER. ALL 36" THROUGH 48" DIAMETER WATER MAINS SHALL BE 30" MIN. COVER. ALL 60" THROUGH 72" DIAMETER WATER MAINS SHALL BE 36" MIN. COVER. ALL 72" THROUGH 84" DIAMETER WATER MAINS SHALL BE 42" MIN. COVER. ALL 90" THROUGH 108" DIAMETER WATER MAINS SHALL BE 48" MIN. COVER. ALL 120" THROUGH 144" DIAMETER WATER MAINS SHALL BE 54" MIN. COVER. ALL 150" THROUGH 180" DIAMETER WATER MAINS SHALL BE 60" MIN. COVER. ALL 180" THROUGH 216" DIAMETER WATER MAINS SHALL BE 66" MIN. COVER. ALL 216" THROUGH 240" DIAMETER WATER MAINS SHALL BE 72" MIN. COVER. ALL 240" THROUGH 270" DIAMETER WATER MAINS SHALL BE 78" MIN. COVER. ALL 270" THROUGH 300" DIAMETER WATER MAINS SHALL BE 84" MIN. COVER.
26. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH CITY OF Ocala WATER REQUIREMENTS AND TYPICAL VILLAGE PROPERTY STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPURTENANCES INCLUDING WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND REDUCERS.
27. ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.
28. ALL DOMESTIC WATER LINES SHALL BE INSTALLED PROTECTED BY WATER SERVICE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.
29. ALL ELECTRICAL, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS.
30. THE CONTRACTOR IS TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS/HERS/ITS WORK.
31. PRIMARY ELECTRICAL SERVICE IS PROVIDED BY SEPARATE ELECTRICAL CONTRACTOR. THIS INCLUDES THE TRANSFORMER AND PANEL, TRENCHING, BACKFILL AND CONNECTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE IS WELL AS SECONDARY SERVICE.
32. GAS LINES ARE INDICATED FOR COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH GAS SERVICE.
33. GAS AND UNDERGROUND ELECTRICAL LINES ARE SHOWN FOR CONSTRUCTION ONLY. EXACT LOCATION WILL BE FIELD DETERMINED BY THE SERVICE CONTRACTOR.
34. ALL BASEMENTS TO BE PLATTED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
35. UNDERGROUND SERVICES SHALL BE INSTALLED NOTICED AND APPROVED BEFORE WORKING.
36. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PROVIDED PRIOR TO ANY EXCAVATION BEING PROCEEDED AND THE FINAL CONNECTION OF SERVICE.
37. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PROVIDED PRIOR TO ANY EXCAVATION BEING PROCEEDED AND THE FINAL CONNECTION OF SERVICE.
38. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS, AS WELL AS COORDINATING WITH TOWN OF Ocala UTILITY REQUIREMENTS AS WELL AS COORDINATING WITH RELEVANT UTILITY REQUIREMENTS TO LOCATION AND SCHEDULES FOR RE-INSPECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
39. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 31061
APPROVAL DATE: 5/26/24
EXPIRATION DATE: 5/26/25

24 HOUR EMERGENCY CONTACT
24 HOURS
352-299-1000

NORTH

UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SEWER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SEWER LINE
- 100 YEAR FLOOD PLAIN
- DAY
- CABLE LINE
- ELECTRIC OVERHEAD LINE
- ELECTRIC UNDERGROUND LINE
- GAS
- GAS LINE
- SEWER LINE
- SEWER FOREMAN + SIZE
- TELEPHONE OVERHEAD LINE
- TELEPHONE UNDERGROUND LINE
- BURIED UNDERGROUND LINE
- DOMESTIC WATER LINE + SIZE
- SANITARY WATER SERVICE
- SEWER SERVICE (DOUBLE SERVICE)
- SANITARY SERVICE (SINGLE SERVICE)
- SANITARY SERVICE CLEAN OUT
- POST INDICATOR VALVE
- WATER SERVICE (DOUBLE SERVICE)
- WATER SERVICE (SINGLE SERVICE)
- WATER BEND 45°
- WATER TEE
- FIRE HYDRANT
- GATE VALVE
- ELECTRICAL TRANSFORMER
- LIGHTING FEATURE

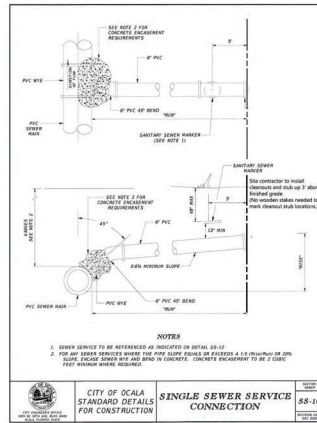
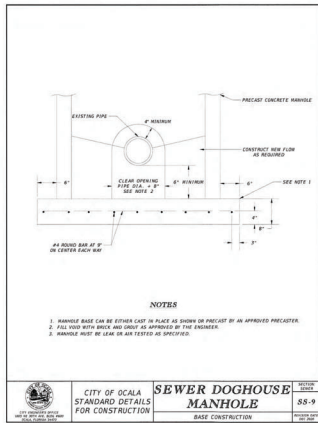
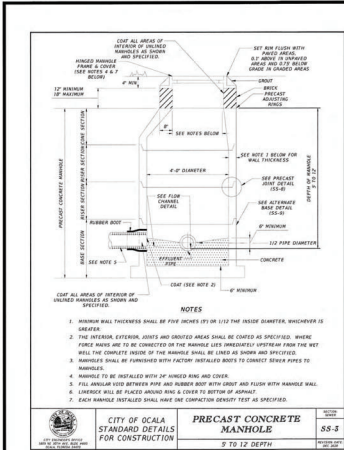
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MAY 27 2024

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DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA

APPLICATION #: 31081
 APPROVAL DATE: 5/8/24
 EXPIRATION DATE: 5/8/28

All construction shall conform to the construction standards contained in the Marion County Land Development Code, which is hereby approved. Areas of the right-of-way, including utility easements, shall be shown with color, date, and location. All areas shall be approved by the County Engineer or his/her designee.

NOTICE

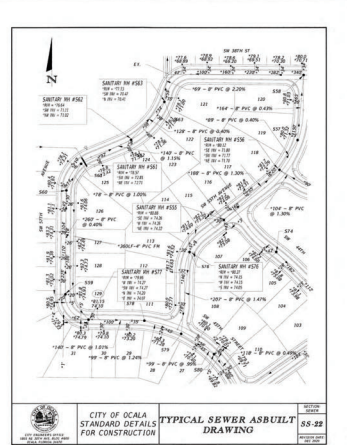
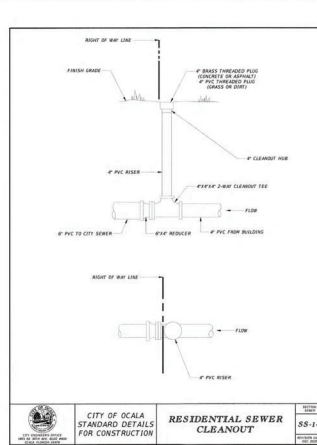
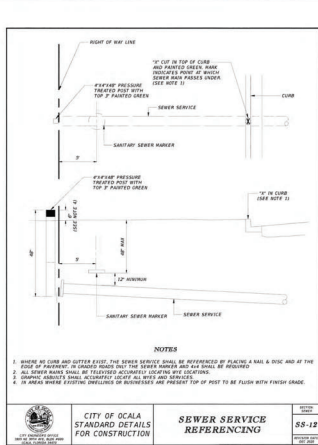
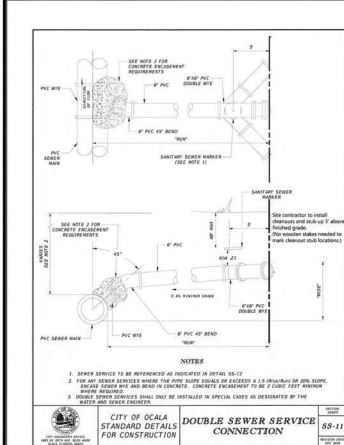
The approval of this plan is based on the information provided by the applicant. The County Engineer and staff do not warrant the accuracy or completeness of the information provided. The County Engineer and staff do not warrant the accuracy or completeness of the information provided.

24 HOUR EMERGENCY CONTACT
 352-206-1985

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 5/8/24

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 www.atwell-engineering.com



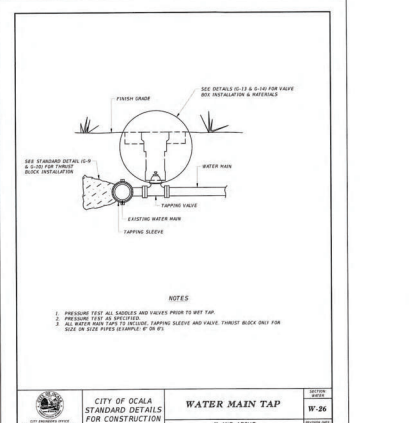
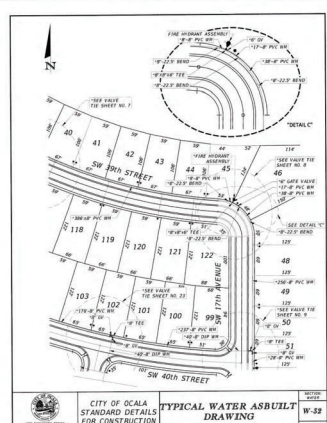
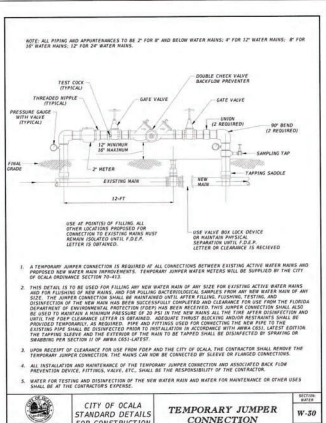
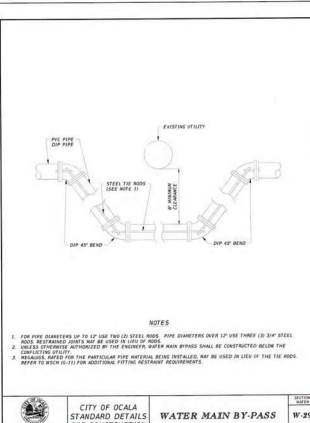
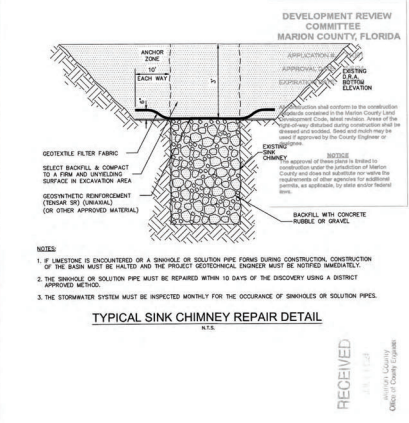
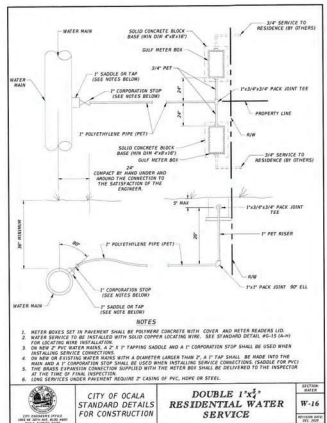
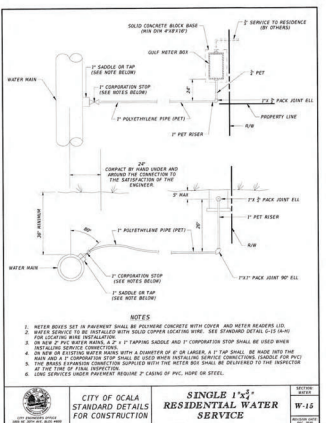
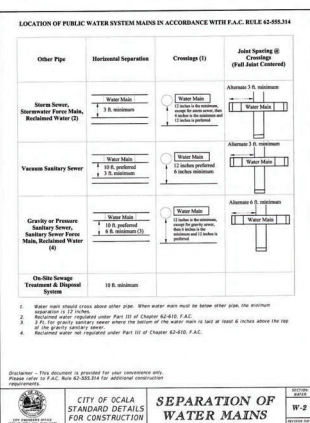
SECT. 4, T.16S. R. 21E
 5966 SW 58TH PLACE
 OCALA
 MARION COUNTY, FLORIDA

FAIRFIELD VILLAGE EXPANSION
 GGF FAIRFIELD VILLAGE, LLC
 MAJOR SITE PLAN - CONSTRUCTION PLANS
 CONSTRUCTION DETAILS

DATE: 1-23-2024
 BY: J. J. JAMES (DESIGNER)
 CHECKED BY: J. J. JAMES (DESIGNER)
 PROJECT MANAGER: DAVID J. JAMES
 REV. CODE: CIP
 SHEET NO.: C702

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FAIRFIELD VILLAGE EXPANSION
GOP FAIRFIELD VILLAGE, LLC
MAJOR SITE PLAN - CONSTRUCTION PLANS
CONSTRUCTION DETAILS

SECT. A1, 105, 121E
5866 SW 17TH PLACE
OCALA
MARION COUNTY, FLORIDA

DATE: 1-23-2024
BY: D. R. GIBBS
CHECKED BY: M. J. GIBBS
PROJECT NUMBER: 05
JOB #: 200402
FILE CODE: EXP
SHEET NO: C703

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