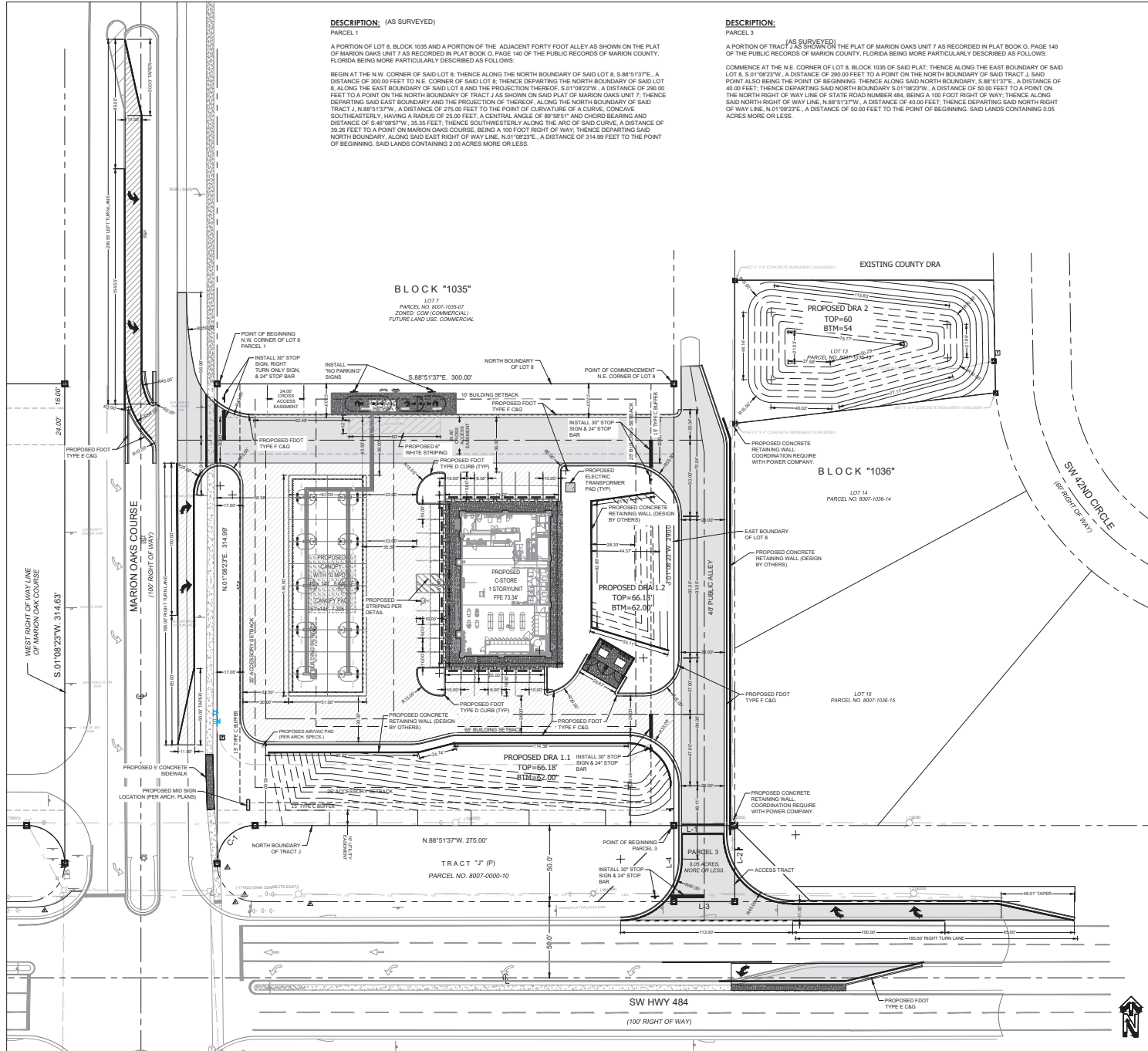


DESCRIPTION: (AS SURVEYED)

PARCEL 1
 A PORTION OF LOT 8, BLOCK 1038 AND A PORTION OF THE ADJACENT FORTY FOOT ALLEY AS SHOWN ON THE PLAT OF MARION OAKS UNIT 7 AS RECORDED IN PLAT BOOK Q, PAGE 140 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE N.W. CORNER OF SAID LOT 8; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 8, S 89°13'37"E, A DISTANCE OF 300.00 FEET TO N.E. CORNER OF SAID LOT 8; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 8, ALONG THE EAST BOUNDARY OF SAID LOT 8 AND THE PROJECTION THEREOF, S 01°02'23"W, A DISTANCE OF 280.00 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT J AS SHOWN ON SAID PLAT OF MARION OAKS UNIT 7; THENCE DEPARTING SAID EAST BOUNDARY AND THE PROJECTION OF THEREOF, ALONG THE NORTH BOUNDARY OF SAID TRACT J, N 89°13'37"W, A DISTANCE OF 275.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°08'21" AND CHORD BEARING AND DISTANCE OF S 40°08'37"W, 33.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.28 FEET TO A POINT ON MARION OAKS COURSE, BEING A 100' FOOT RIGHT OF WAY; THENCE DEPARTING SAID NORTH BOUNDARY ALONG SAID EAST RIGHT OF WAY LINE, N 01°02'23"E, A DISTANCE OF 314.99 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2.20 ACRES MORE OR LESS.

DESCRIPTION:

PARCEL 3
 (AS SURVEYED)
 A PORTION OF TRACT J AS SHOWN ON THE PLAT OF MARION OAKS UNIT 7 AS RECORDED IN PLAT BOOK Q, PAGE 140 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE N.E. CORNER OF LOT 8, BLOCK 1038 OF SAID PLAT; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 8, S 01°02'23"W, A DISTANCE OF 280.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT J; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH BOUNDARY, S 89°13'37"E, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S 01°02'23"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 84; BEING A 100' FOOT RIGHT OF WAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°13'37"W, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N 01°02'23"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.05 ACRES MORE OR LESS.



SITE DATA:
PROJECT NAME: SUNSTOP #636 MARION OAKS MAJOR SITE PLAN
PROJECT LOCATION: MARION OAKS CRSE, OCALA, FL, SEC. 10, TWP. 17, RGE. 21
P.I.D.: 8007-1035-08 (FLU-COMM, ZONING B-2)
 8007-1036-13 (FLU-MR, ZONING R-1)
OWNER: SOUTHWEST GEORGIA OIL COMPANY, INC.
ADDRESS: 1711 SHOTWELL ST.
 BAINBRIDGE, GA 30819
TOTAL SITE AREA: 101.469 S.F. = 2.33 ACRES +/-
CURRENT ZONING: R-1B-2
CURRENT LAND USE: MFC/COMM
BUILDING SETBACKS (B-2): 40' FRONT, 20' SIDE, 10' REAR
BUILDING AREA: 5,604 S.F.
BUILDING USE: CONVENIENCE STORE WITH FUEL PUMPS
BUILDING F.A.R.: 0.0753 (5,604 S.F.) (Based on Parcel #8007-1035-08)
MAX. BUILDING HEIGHT: 50 FEET (30' MEAN HT. PROPOSED)

THE OVERALL SITE AREA IS 1.71 ACRES WITH A PROPOSED PROJECT AREA OF APPROXIMATELY 2.33 ACRES. ON-SITE, ADDITIONALLY, THE PROJECT AREA INCLUDES THE OFF-SITE TURN Lanes AND ROAD WIDENING IMPROVEMENTS.
 THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE THE CONSTRUCTION OF A 5,604 S.F., SINGLE OCCUPANT, CONVENIENCE STORE, 30 FUEL STATIONS, 52,176 S.F. PAVEMENT CONCRETE AND ASSOCIATED IMPERVIOUS AREAS AND INFRASTRUCTURE TO SERVE THE DEVELOPMENT.

DATA BLOCK OF SITE COVERAGE:

LOT 8 (Parcel #8007-1035-08)(FLU-COMM, ZONING-B-2)

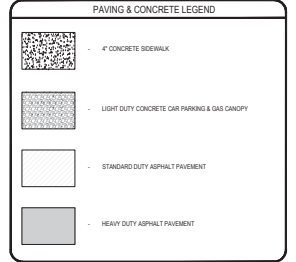
EXISTING COVERAGE:	S.F.	%	AC.	%
SITE AREA	74,416	1.71	100.00%	
EXISTING PAVEMENT/CONC.	-	-	-	0.00%
PROPOSED COVERAGE:				
BUILDING	5,604	0.13	7.53%	
PAVEMENT/CONCRETE	40,132	0.52	53.93%	
GAS GANGWAY	8,440	0.15	8.95%	
TOTAL PROPOSED IMPERVIOUS:	52,176	0.70	70.11%	
OPEN SPACE:	22,240	0.51	29.89%	

LOT 13 (Parcel #8007-1036-13)(Proposed DRA)(FLU-MR, ZONING-R-1)

EXISTING COVERAGE:	S.F.	%	AC.	%
SITE AREA	14,335	0.33	100.00%	
PAVEMENT/CONCRETE	-	-	-	0.00%
PROPOSED COVERAGE:				
BUILDING	-	-	-	0.00%
PAVEMENT/CONCRETE	-	-	-	0.00%
EXISTING PAVEMENT REMOVED	-	-	-	0.00%
TOTAL PROPOSED IMPERVIOUS:	-	-	-	0.00%
OPEN SPACE:	14,335	0.33	100.00%	

40' Alley Road (South Property Line)(Proposed DRA)(Public R-O-W)

EXISTING COVERAGE:	S.F.	%	AC.	%
SITE AREA	12,584	0.29	100.00%	
EXISTING PAVEMENT/CONC.	3,575	0.08	28.41%	
PROPOSED COVERAGE:				
BUILDING	-	-	-	0.00%
PAVEMENT/CONCRETE	-	-	-	0.00%
EXISTING PAVEMENT REMOVED	(3,575)	(0.08)	(28.41%)	
TOTAL PROPOSED IMPERVIOUS:	-	-	-	0.00%
OPEN SPACE:	12,584	0.29	100.00%	



REVISION DESCRIPTION: RESPONSE TO COUNTY SUBMITTAL #1A	DATE: 10-20-25	DESIGNED BY: PM	DRAWN BY: WPD	CHECKED BY: JMD
ENGINEERS CERTIFICATION: DATE: 10/20/25 170 S.E. 32ND PLACE MASTROSERIO ENGINEERING, INC. P.A.C. 07-18-2025	DATE: 10/20/25	DATE: 10/20/25	DATE: 10/20/25	DATE: 10/20/25
MASTROSERIO ENGINEERING, INC. CIVIL / ENVIRONMENTAL / SITE DESIGN 170 S.E. 32ND PLACE PALM BEACH, FL 33480 PH: (561) 433-2105 P.A.C. 07-18-2025 P.A.C. 07-18-2025				
SUNSTOP #636 MARION OAKS - MAJOR SITE PLAN MARION COUNTY, FL, SEC. 10, TWP. 17, RGE. 21				
TITLE: SITE & GEOMETRY PLAN				
SCALE: 1" = 30'				
JOB#: 24-14				
SHEET C3 OF 13				