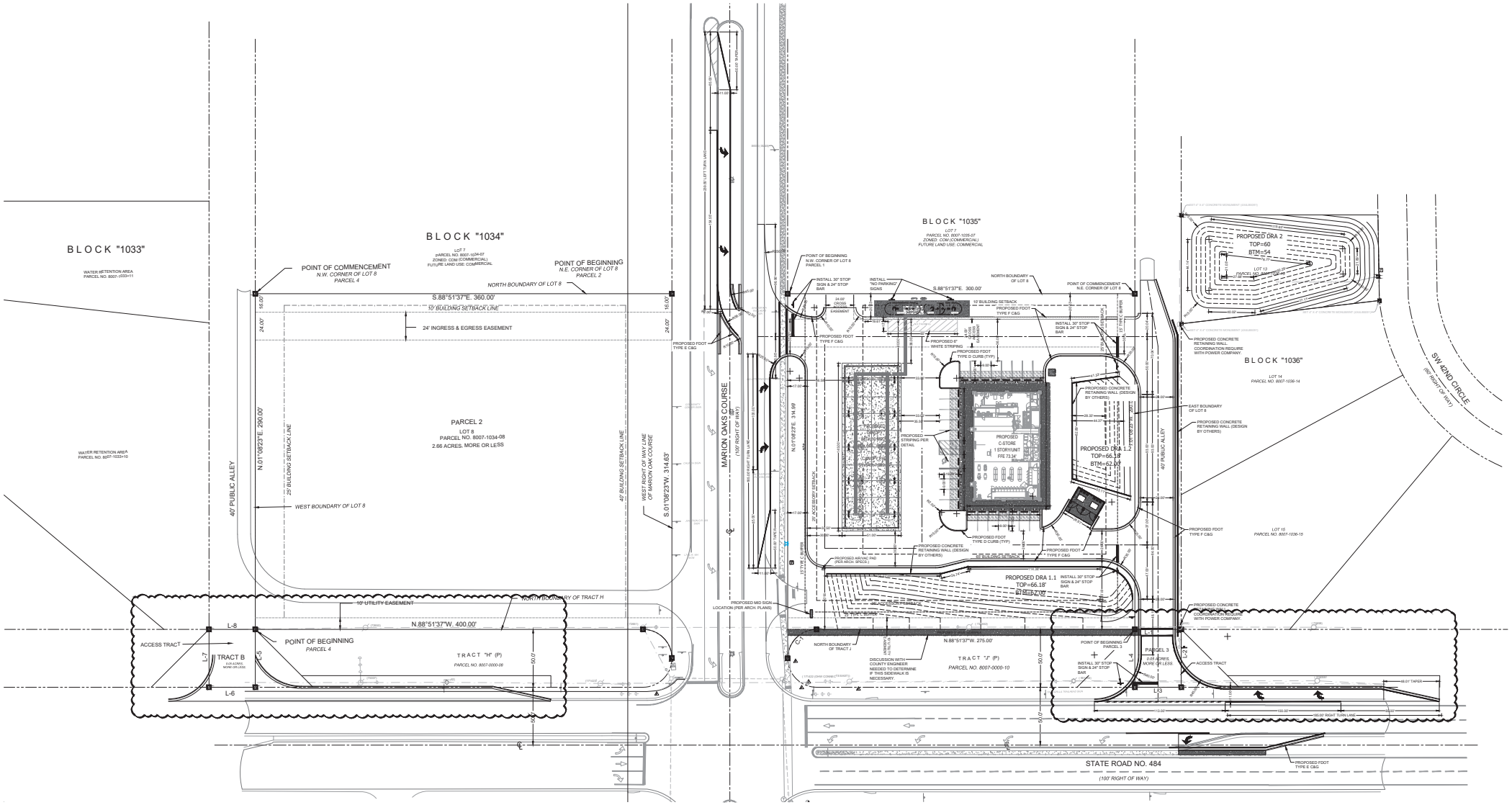
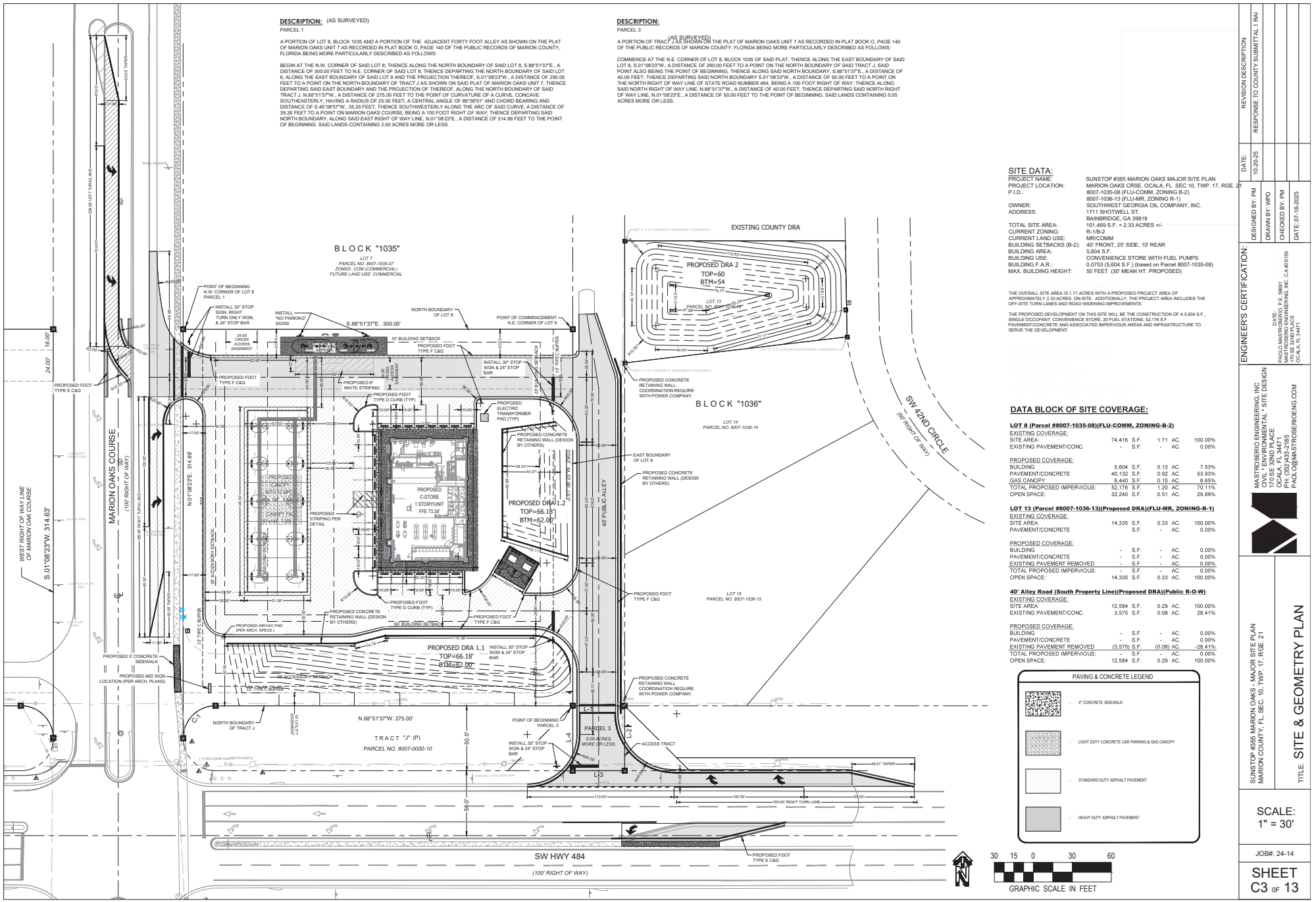

BLOCK "1033"
BLOCK "1034"
BLOCK "1035"
BLOCK "1036"
POINT OF COMMENCEMENT
N.W. CORNER OF LOT 8
PARCEL 4
POINT OF BEGINNING
N.E. CORNER OF LOT 8
PARCEL 2
NORTH BOUNDARY OF LOT 8
S.88°51'37"E. 360.00'
10' BUILDING SETBACK LINE
24' INGRESS & EGRESS EASEMENT
PARCEL 2
LOT 8
PARCEL NO. 8007-1034-08
2.66 ACRES, MORE OR LESS
N.01°08'23"E. 290.00'
WEST BOUNDARY OF LOT 8
40' PUBLIC ALLEY
25' BUILDING SETBACK LINE
40' BUILDING SETBACK LINE
WEST RIGHT OF WAY LINE OF MARION OAKS COURSE
S.01°08'23"W. 314.83'
MARION OAKS COURSE
(100' RIGHT OF WAY)
10' UTILITY EASEMENT
NORTH BOUNDARY OF TRACT H
N.88°51'37"W. 400.00'
ACCESS TRACT
TRACT B
POINT OF BEGINNING
PARCEL 4
TRACT "H" (P)
PARCEL NO. 8007-0000-08
PROPOSED MID SIGN LOCATION (PER ARCH. PLANS)
POINT OF BEGINNING
N.W. CORNER OF LOT 8
PARCEL 1
INSTALL 30" STOP SIGN & 24" STOP BAR
INSTALL "NO PARKING" SIGNS
S.88°51'37"E. 300.00'
NORTH BOUNDARY OF LOT 8
POINT OF COMMENCEMENT
N.E. CORNER OF LOT 8
10' BUILDING SETBACK
PROPOSED FDOT TYPE F C&G
PROPOSED FDOT TYPE E C&G
PROPOSED 6" WHITE STRIPING
PROPOSED FDOT TYPE D CURB (TYP)
PROPOSED STRIPING PER DETAIL
PROPOSED C-STORE 1 STORY/UNIT FFE 73.34'
PROPOSED DRA 1.2 TOP=66.18' BTM=62.00'
PROPOSED DRA 1.1 TOP=66.18' BTM=62.00'
PROPOSED CONCRETE RETAINING WALL (DESIGN BY OTHERS)
PROPOSED AIRVAC PAD (PER ARCH. SPECS.)
NO PARKING SIGNS
DISCUSSION WITH COUNTY ENGINEER NEEDED TO DETERMINE IF THIS SIDEWALK IS NECESSARY
N.88°51'37"W. 275.00'
TRACT "J" (P)
PARCEL NO. 8007-0000-10
PROPOSED DRA 2 TOP=60 BTM=54
PROPOSED CONCRETE RETAINING WALL COORDINATION REQUIRE WITH POWER COMPANY.
EAST BOUNDARY OF LOT 8
LOT 14
PARCEL NO. 8007-1036-14
LOT 15
PARCEL NO. 8007-1036-15
SW 42ND CIRCLE
(80' RIGHT OF WAY)
PARCEL 3
0.03 ACRES, MORE OR LESS
POINT OF BEGINNING PARCEL 3
INSTALL 30" STOP SIGN & 24" STOP BAR
10' TAPER
100' RIGHT TURN LANE
STATE ROAD NO. 484
(100' RIGHT OF WAY)
PROPOSED FDOT TYPE E C&G




## SITE DATA:

| | |
|---|---|
| PROJECT NAME: | SUNSTOP #365 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 39819 |
| TOTAL SITE AREA: | 101,469 S.F. = 2.33 ACRES +/- |
| CURRENT ZONING: | R-1/B-2 |
| CURRENT LAND USE: | MR/COMM |
| BUILDING SETBACKS (B-2): | 40' FRONT, 25' 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, 20 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: | | | | |
| SITE AREA: | 74,416 | S.F. | 1.71 AC. | 100.00% |
| EXISTING PAVEMENT/CONC. | - | S.F. | - AC. | 0.00% |
| PROPOSED COVERAGE: | | | | |
| BUILDING | 5,604 | S.F. | 0.13 AC. | 7.53% |
| PAVEMENT/CONCRETE | 40,132 | S.F. | 0.92 AC. | 53.93% |
| GAS CANOPY | 6,440 | S.F. | 0.15 AC. | 8.65% |
| TOTAL PROPOSED IMPERVIOUS: | 52,176 | S.F. | 1.20 AC. | 70.11% |
| OPEN SPACE: | 22,240 | S.F. | 0.51 AC. | 29.89% |

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

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

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

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

PAVING & CONCRETE LEGEND
- 4" CONCRETE SIDEWALK
- LIGHT DUTY CONCRETE CAR PARKING & GAS CANOPY
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

GRAPHIC SCALE IN FEET
30 15 0 30 60

ENGINEER'S CERTIFICATION:
PAOLO MASTROSERIO, P.E. 59991
MASTROSERIO ENGINEERING, INC. CA #26159
DATE:

| | |
|---|---|
| DESIGNED BY: | PM |
| DRAWN BY: | WPD |
| CHECKED BY: | PM |
| DATE: | 07-18-2025 |

| DATE: | REVISION DESCRIPTION: |
|---|---|
| 10-20-25 | RESPONSE TO COUNTY SUBMITTAL 1 RAI |

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERIOENG.COM

SUNSTOP #365 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