



**SITE DATA:**  
 PROJECT NAME: 7-ELEVEN SE MARICAMP ROAD  
 PROJECT LOCATION: OCALA, FL, SEC 8, TWP. 16, RGE. 23  
 P.I.D.: TO BE REASSIGNED BY COUNTY  
 OWNER: JOHN S. RUDNIANYN, AGENT  
 ADDRESS: SE MARICAMP ROAD AND CEDAR RADIAL  
 SITE AREA: 67,007 S.F. = 1.54 ACRES +/-  
 B-2  
 CURRENT LAND USE: COMMERCIAL  
 BUILDING SETBACKS: 65' FRONT, 10' SIDE, 25' REAR  
 BUILDING USE: CONVENIENCE STORE W/GAS PUMPS  
 BUILDING F.A.R.: 0.08 (5,647 SF)

**PROPOSED DEVELOPMENT:**  
 THE PROPOSED LOT 12 TO BE DEVELOPED IS LOCATED IN THE PROPOSED HEATHER ISLAND MARKET CENTER TWO. THIS SITE CURRENTLY HAS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES AVAILABLE WITHIN THE VICINITY OF THE SITE. THE PROPOSED CONSTRUCTION WILL CONSIST OF A C-STORE BUILDING WITH FUEL SERVICE AND A DRIVE THROUGH CAR WASH. THE ALLOWABLE IMPERVIOUS COVERAGE ON THIS LOT PER THE APPROVED MASTER DRAINAGE PLAN IS 53,606 S.F. THE PROPOSED IMPERVIOUS COVERAGE WILL NOT EXCEED THE ALLOWABLE AMOUNT. THE REQUIRED ACCESS, PARKING, AND LANDSCAPING WILL BE PROVIDED AT TIME OF THE MAJOR SITE PLAN SUBMITTAL.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

**PARKING CALCULATIONS:**  
 PROPOSED CONVENIENCE STORE:  
 REQUIRED: 4 SPACES PER 1,000 SF GLA  
 4 x 4,667 = 19 SPACES  
 PROPOSED CAR WASH:  
 REQUIRED: 5 SPACES PER BAY  
 5 x 1 BAY = 5 SPACES

TOTAL REQUIRED = 24 SPACES  
 TOTAL PROVIDED = 38 SPACES (36 REGULAR, 2 HANDICAP)

**DATA BLOCK OF SITE COVERAGE:**  
 (ONSITE COVERAGE ONLY)  
 EXISTING COVERAGE:  
 SITE IS CURRENTLY VACANT. 67,007 S.F. (100%)  
 PROPOSED COVERAGE:  
 PROPOSED BUILDINGS: 5,647 S.F. (8.43%)  
 PROPOSED CONCRETE: 12,660 S.F. (18.89%)  
 PROPOSED PAVEMENT: 34,674 S.F. (51.75%)  
 TOTAL PROPOSED IMPERVIOUS: 52,981 SF (79.07%)  
 OPEN SPACE: 14,026 SF (20.93%)

ENGINEER'S CERTIFICATION:		DESIGNED BY: PM	DATE:
PAOLO MASTROSERIO, P.E. 58851		DRAWN BY: WPD	
MASTROSERIO ENGINEERING, INC. C.A. #26159		CHECKED BY: PM	
170 SE 32ND PLACE		DATE: 08-26-20	
OCALA, FL 34471			
PROJECT: 7-ELEVEN SE MARICAMP RD - MAJOR SITE PLAN		REVISION DESCRIPTION:	
MARION COUNTY, FL SEC. 08, TWP. 16, RGE. 23			
TITLE: SITE & GEOMETRY PLAN			
SCALE: 1" = 30'			
JOB#: 20-05			
SHEET C4 OF 11			

