

OWNER:

MIKE UNG
FREEDOM CAPITAL ALLIANCE, LLC
29381 SEDGEWAY BLVD.
WESLEY CHAPEL, FL 33544

ENVIRONMENTAL

ATLANTIC ECOLOGICAL SERVICE
201 BASQUE ROAD
ST. AUGUSTINE, FL 32084
WEB: WWW.ATLANTIC.COM
PHONE: (904) 347-9133

ENGINEER:

MAI ENGINEERING SERVICES, INC
2510 US 1 S, SUITE D
CITRUS COUNTY, FL 34448
PHONE: (904) 794-1760
FAX: (904)-794-1768
ATTN: QUOC H. MAI, P.E.

GEOTECHNICAL:

UES
4475 SW 35TH TERRACE,
GAINESVILLE, FL 32608
PHONE: (352) 372-3392

TOPO SURVEYOR

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
1309 SE. 25TH LOOP
OCALA, FL 34471
PHONE: (352) 622-3133
FAX: (352)-369-3771

ARCHEOLOGICAL

SWCA
2008 RIVERSIDE AVE, SUITE 100
JACKSONVILLE, FL 32204
PHONE: (904) 384-7020

ELECTRIC:

FLORIDA POWER AND LIGHT CO.
2900 CATHERINE STREET
PALATKA, FL 32177
PHONE: (904) 824-7615
FAX: (800)-868-9554
ATTN: TRACY STERN

COMMUNICATION

AT&T
8171 BAYMEADOWS WAY W. 3RD FLOOR
JACKSONVILLE, FL 32256
PHONE: (904) 407-2549
ATTN: KEVIN DOW

WATER UTILITY

CITRUS COUNTY DEPARTMENT OF
WATER REOURCES

1300 S LECANTO HWY
LECANTO, FL 34461
(352)-527-7646

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT

2379 BROAD STREET,
BROOKSVILLE, FL 34604
PHONE: (352) 796-7211

SWPPP Approved 1/13/26


An EROSION inspection will be required prior to any land disturbance to verify controls have been installed properly and appropriately. Please submit a request for an inspection, via the permit portal, 24 hours prior to the desired date of inspection.

*SITE DEVELOPMENT PLANS
FOR
LUCKY RANCH TRAIL*

PARCEL ID. NO. : 18E19S07-42000

SITE ADDRESS: LUCKY RANCH TRAIL, CITRUS COUNTY, 34448

PREPARED BY:

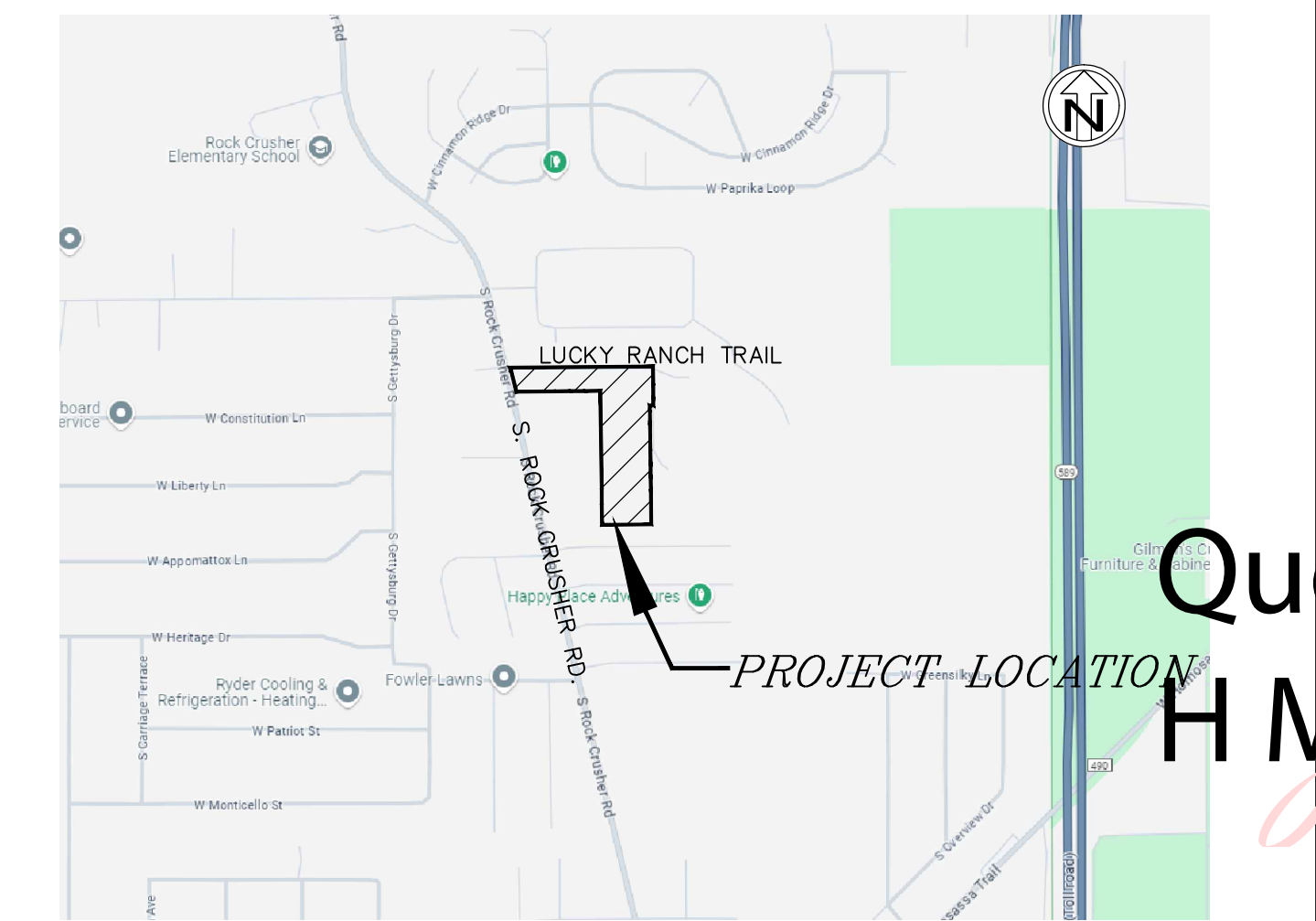


2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maieengineer.com

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LOCATION MAP (NTS)



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ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maieengineer.com

MAI ENGINEERING SERVICES, INC.
Digitally signed by Quoc H Mai
Date: 2025.12.30 12:06:00 -05'00'

LICENSED ENGINEER
QUOC H. MAI
FL #64006 CA#25162

LICENSED ENGINEER
QUOC H. MAI
FL #64006 CA#25162

REVISIONS

1

2

3

4

5

COVER SHEET

LUCKY RANCH TRAIL
CITRUS COUNTY, FLORIDA
PREPARED FOR
FREEDOM CAPITAL ALLIANCE, LLC



DSGN BY: QHM

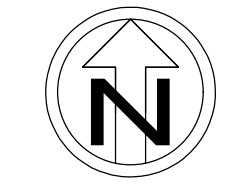
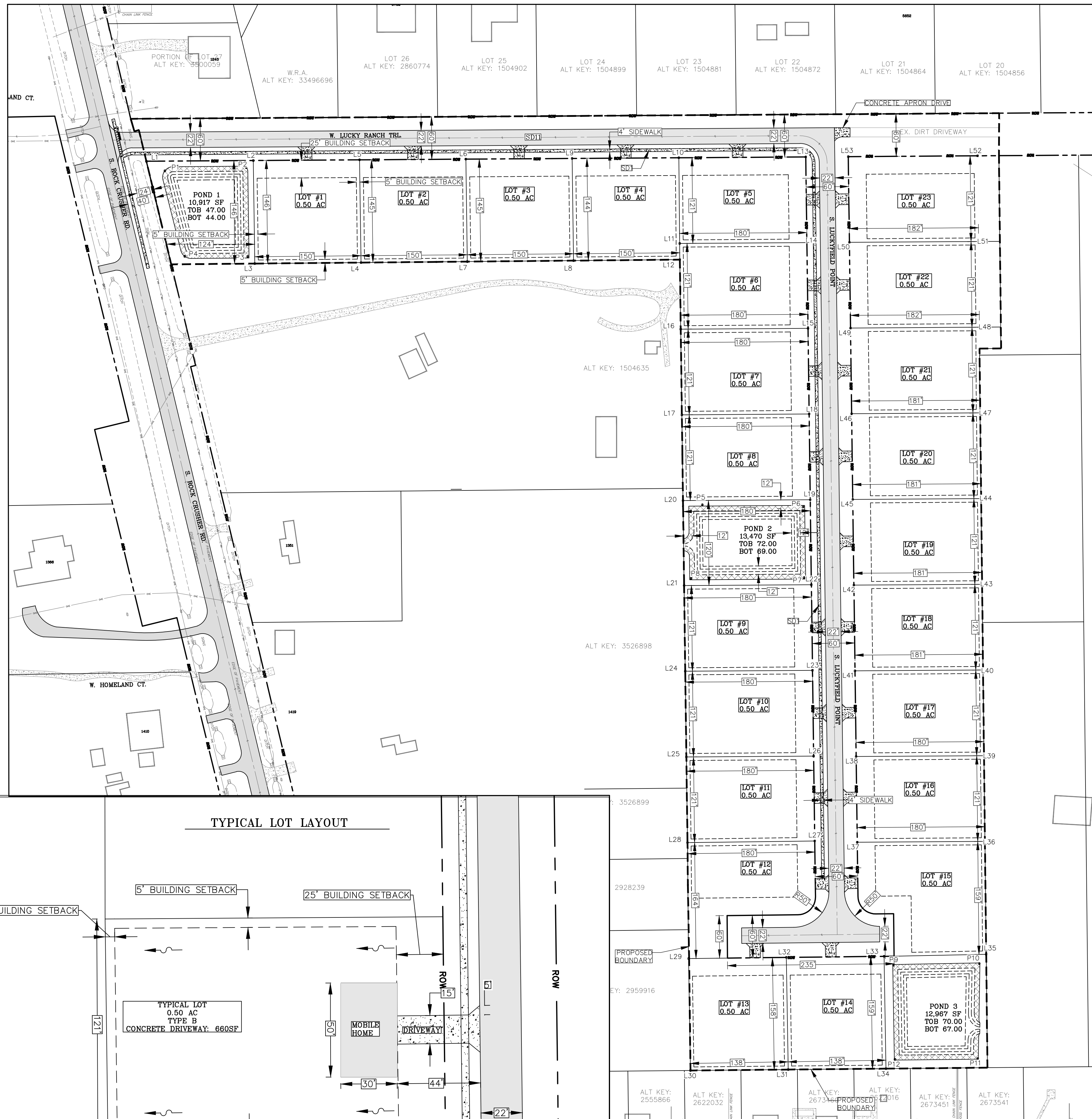
DWG BY: AXA

CHK BY: QHM

DATE: 12/23/2025

JOB No.: 2375

SHEET No.: 1



GRAPHIC SCALE



SITE LEGEND AND DETAILS

- PROJECT BOUNDARY LINE
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - EOP
 - SILT FENCE
 - SD1 4FT CONCRETE SIDEWALK
 - SD2 ACCESSIBLE STRIPING
 - SD5 PAVERS SIDEWALK DETAIL
 - SD8 STOP SIGN
 - SD9 WHEELCHAIR RAMP IN SIDEWALK AT CURB RETURN
 - SD10 PARKING PAINT STRIPPING
 - SD11 TYPICAL PAVEMENT SECTION
 - SD12 PRECAST CONCRETE WHEEL STOP
 - SD15 ACCESSIBLE PARKING SIGN
 - SD16 RIBBON CURB
 - SD18 STOP BAR
 - SD34 CONNECTION TO EXISTING PAVEMENT
 - SD39 HEADER CURB
- SITE NOTES**
- S01 BUILDING - SEE ARCHITECTURAL PLANS (TBD BY OTHERS)

DEVELOPMENT DATA

TOTAL PROPERTY AREA = 729,198 SF = 16.74 ACRES
 TOTAL DEVELOPMENT AREA = 9.9 ACRES
 TOTAL PROPOSED ASPHALT DRIVE = 52,465 SF = 1.20 ACRES
 TOTAL PROPOSED CONCRETE SIDEWALK = 10,585 SF = 0.24 ACRES
 TOTAL PROPOSED POND = 37,354 SF = 0.86 ACRES
 TOTAL PROPOSED IMPERVIOUS AREA = 63,050 SF = 1.45 ACRES

ISR-IMPERVIOUS COVERAGE (MAX/PROPOSED) = 70%/8.66%
 PROPOSED 23 0.5 ACRE RESIDENTIAL LOTS
 PROPOSED BUILDING SETBACK: F 25', S 5', R 5'

GENERAL NOTES

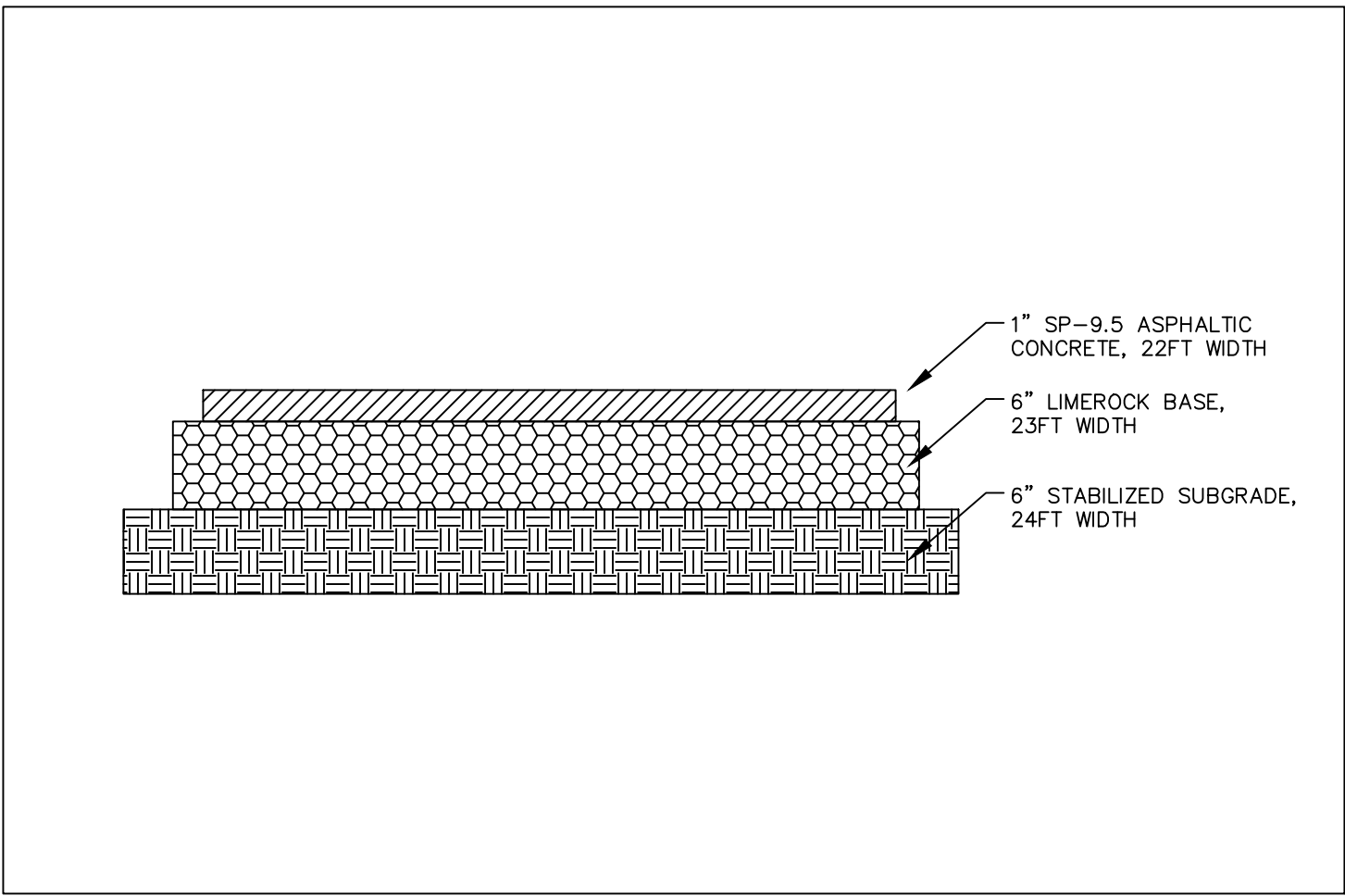
1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB. SIDEWALK IS 4FT WIDE UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
3. MECHANICAL DUMPSTER/SOLID WASTE SCREENINGS STANDARDS SHALL BE IN ACCORDANCE WITH CHAPTER 3 OF THE CITRUS COUNTY LDC.
4. PROPOSED SIGNS TO BE DESIGNED AND PERMIT IN COMPLIANCE WITH CHAPTER 9 OF THE CITRUS COUNTY LDC.
5. NO LIGHTNING IS PROPOSED AT THIS POINT. ANY FUTURE PROPOSED LIGHTNING WILL BE DESIGNED AND SUBMIT IN ACCORDANCE TO LIGHTNING STANDARD OF PART 9240

GENERAL PROJECT INFORMATION

PARCEL ID#: 18E19507-42000
 OWNER: FREEDOM CAPITAL ALLIANCE, LLC
 TOTAL AREA: 16.74 ACRES
 CURRENT ZONING: LDR MH/LOW DENSITY RES-MH ALLOWED
 BUILDING SETBACK: F 25', S 5', R 5'

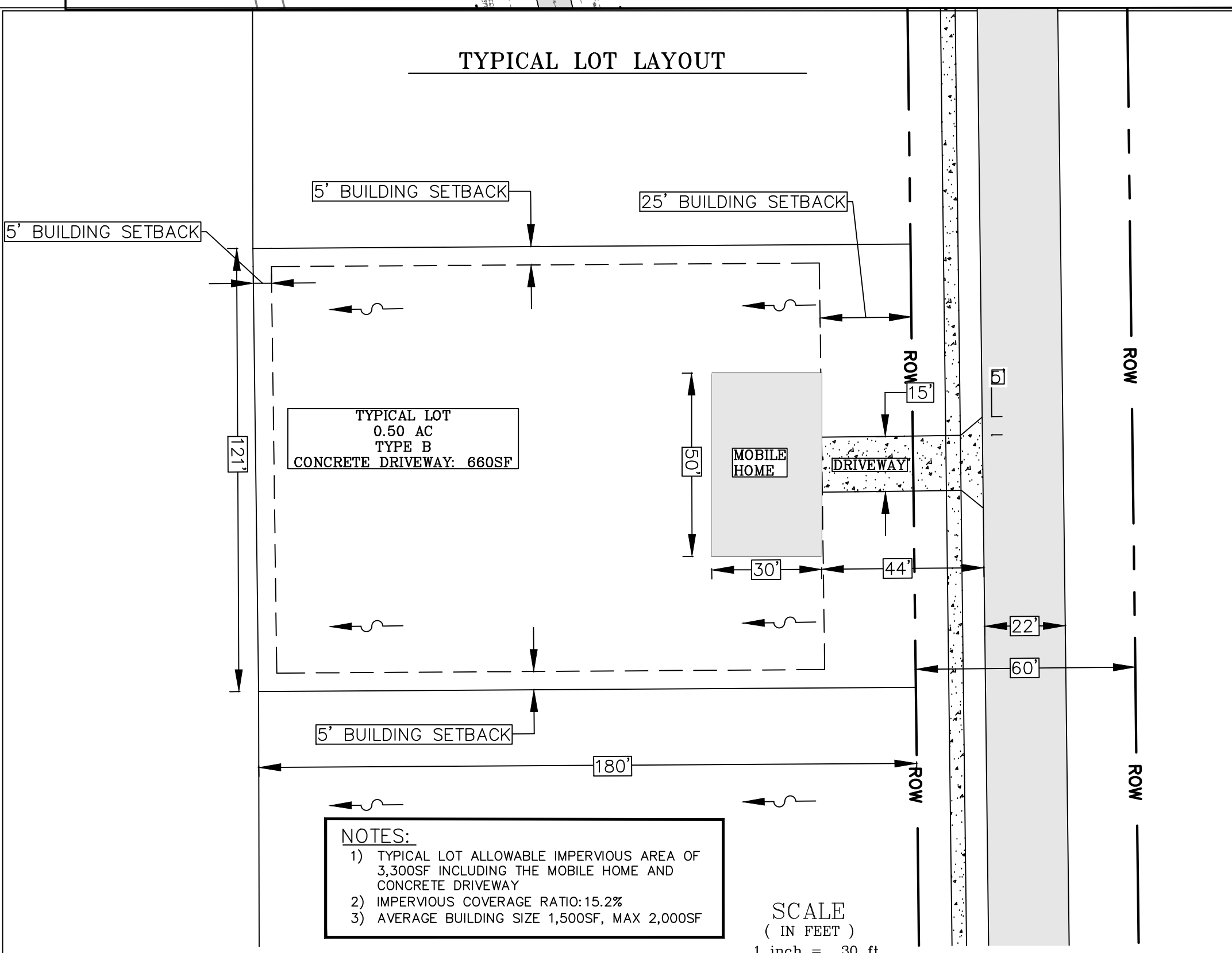
NOTE:

- ALL MECHANICAL EQUIPMENT SCREENING WILL MEET THE REQUIREMENTS OF LDC SEC. 6.06.04.B.9. UNLESS OTHERWISE NOTED.
- ALL DUMPSTER ENCLOSURE SCREENING WILL MEET THE REQUIREMENTS OF LDC SEC. 6.06.04.B.8
- PROJECT LIGHTING WILL MEET THE REQUIREMENTS OF LDC SEC. 5.03.06.H.6 AND 6.09.00.
- PARKING FOR BICYCLES WILL MEET THE REQUIREMENTS OF LDC SEC. 6.05.02.M.
- SIGNS WILL MEET THE REQUIREMENTS OF ORD 79-73 WHICH STATES ONSITE SIGNS ARE LIMITED TO ONE SIGN NOT TO EXCEED 32 SQUARE FEET ADA.

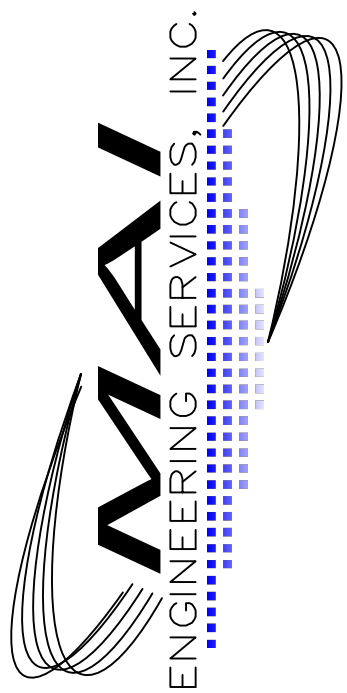


LOTS CONTROL POINT TABLE		
	NORTHING	EASTING
L1	1642756.3606'	165913.9953'
L2	1642757.3413'	166064.9697'
L3	1642611.8341'	166067.0876'
L4	1642613.2247'	166217.0832'
L5	1642758.3156'	166214.9714'
L6	1642759.2900'	166364.9731'
L7	1642614.6153'	166367.0789'
L8	1642616.0060'	166517.0756'
L9	1642760.2643'	166514.9748'
L10	1642761.2431'	166665.6475'
L11	1642640.2483'	166666.8442'
L12	1642617.3966'	166667.0702'
L13	1642762.4071'	166844.8500'
L14	1642641.4149'	166846.4400'
L15	1642520.4226'	166848.0301'
L16	1642519.2556'	166668.3599'
L17	1642399.2633'	166669.9368'
L18	1642400.4303'	166849.6069'
L19	1642279.4381'	166851.1970'
L20	1642278.2710'	166671.5268'
L21	1642157.2788'	166673.1168'
L22	1642158.4459'	166852.7870'
L23	1642037.4537'	166854.3770'
L24	1642036.2866'	166674.7068'
L25	1641915.2944'	166676.2969'
L26	1641916.4614'	166855.9670'
L27	1641796.6355'	166857.5417'
L28	1641794.3021'	166677.8869'
L29	1641630.6213'	166679.4757'
L30	1641472.5624'	166682.1150'
L31	1641473.8741'	166820.1124'
L32	1641632.2161'	166817.4683'
L33	1641633.7438'	166955.4620'
L34	1641475.1859'	166958.1097'
L35	1641636.5558'	167099.5603'
L36	1641796.0297'	167097.7887'
L37	1641794.8590'	166917.5703'
L38	1641915.8513'	166915.9802'
L39	1641917.0233'	167096.4112'
L40	1642038.0168'	167095.0272'
L41	1642036.8435'	166914.3902'
L42	1642157.8357'	166912.8002'
L43	1642159.0104'	167093.6432'
L44	1642280.0040'	167092.2601'
L45	1642278.8279'	166911.2102'
L46	1642399.8202'	166909.6201'
L47	1642400.9976'	167090.8819'
L48	1642521.9943'	167089.9641'
L49	1642520.8124'	166908.0301'
L50	1642641.8046'	166906.4401'
L51	1642642.9893'	167088.8152'
L52	1642763.9828'	167087.4338'
L53	1642762.7968'	166904.8501'

POND CONTROL POINT TABLE		
	NORTHING	EASTING
P1	1642745.7975'	165927.4948'
P2	1642747.2465'	166055.0852'
P3	1642621.8006'	166056.8782'
P4	1642620.3261'	165956.5551'
P5	1642506.4544'	166681.4150'
P6	1642507.4682'	166835.3276'
P7	1642413.2837'	166836.5516'
P8	1642412.2167'	166682.6397'
P9	1641621.2951'	166968.5488'
P10	1641623.4605'	167089.8096'
P11	1641489.2689'	167087.6437'
P12	1641488.1779'	166970.7656'



2510 US 1 SOUTH SUITE D
 ST. AUGUSTINE, FL 32086
 PHONE (904)794-1760
 FAX (904)794-1768
 quoc@mateengineer.com



LICENSED ENGINEER
 QUOC H. MAI
 FL #64006 CA#25162

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
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5	

OVERALL SITE PLAN
 LUCKY RANCH TRAIL
 CITRUS COUNTY, FLORIDA
 PREPARED FOR
 FREEDOM CAPITAL ALLIANCE, LLC

DSGN BY: QHM
 DWG BY: AXA
 CHK BY: QHM
 DATE: 12/23/2025
 JOB No.: 2375
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