

CITRUS COUNTY BLDG. DIVISION  
 REVIEWED FOR CODE COMPLIANCE  
 THIS REVIEW DOES NOT GRANT  
 DEPARTMENT FROM ANY APPLICABLE  
 REGULATIONS OR RESTRICTIONS  
 PAGES: 4  
 PERMIT#

Parking Provided  
 Handicap spaces (12' x 20') = 4  
 Regular spaces (10' x 20') = 59  
 = 63 parking spaces provided

Loading Zone  
 Commercial: 1 space per first 10,000 S.F. of gross floor area and 1 for each additional 20,000 S.F. = 2  
 2 loading spaces provided

**SITE DATA:**

Site Area = 139,832 S.F. / 3.21 Ac. ±  
 Land Use District  
 Zoning - GNC

Impervious Surface Area Ratio  
 Existing Building = 1,055 S.F. / 0.02 Acre  
 Proposed Asphalt = 32,670 S.F. / 0.75 Acres  
 Proposed Building = 24,990 S.F. / 0.57 Acres  
 Proposed Sidewalk = 5,160 S.F. / 0.12 Acres  
 Total Existing Impervious Area = 1,055 S.F. / 0.02 Acres  
 Total Proposed Impervious Area = 62,820 S.F. / 1.44 Acres  
 Existing ISR = 0.008  
 Proposed ISR = 0.45  
 Allowable ISR = 0.70 ISR

Floor Area Ratio  
 Existing Building = 1,055 S.F. = 0.008 FAR  
 Proposed Building = 24,990 S.F. = 0.179 FAR  
 Allowable FAR = 1.0 FAR

PARKING REQUIREMENTS  
 Commercial, General Retail: 1 space per 250 S.F. of gross leasable area  
 12,495 S.F. / 250 S.F. = 50.0  
 Mini-Warehouse: 1 space per 1,000 S.F. of gross floor area  
 12,495 S.F. / 1,000 S.F. = 12.5  
 Total Spaces Required = 63 spaces (4 of which are Handicap spaces)

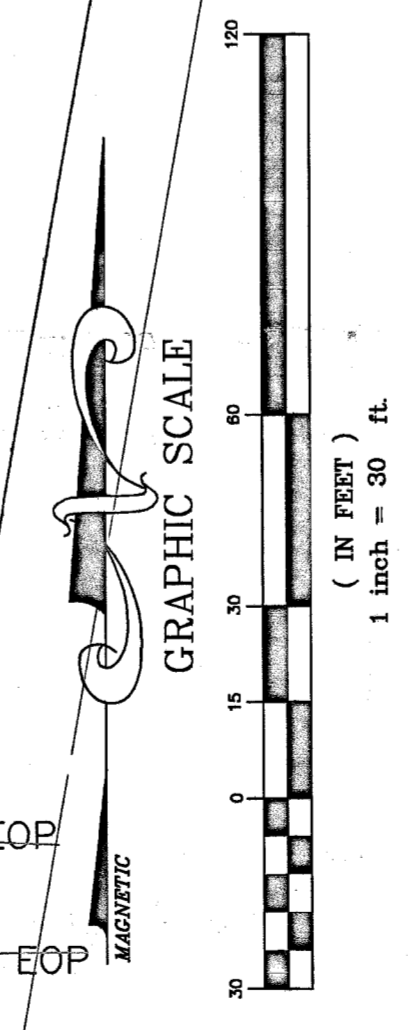
**LEGEND**

- PROPOSED CONTOUR
- PROPERTY BOUNDARY AND PROJECT BOUNDARY
- PROPOSED SANITARY MANHOLE
- PROPOSED MITERED END
- PROPOSED INLET
- PROPOSED LIGHT POLE LOCATION



- ① - INDICATES SIGN LOCATION
- ② - HANDICAP PARKING SIGN

NOTES:  
 1. THIS PROPERTY LIES IN FLOOD ZONE C ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120063 0065 B, DATED AUGUST 13, 1994.  
 2. SOO ALL DISTURBED AREAS.  
 3. ENTRANCE SIGN SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 7 OF THE CITRUS COUNTY LAND DEVELOPMENT CODE.



CURVE	LENGTH	RADIUS	BETA	TANGENT
C1	8.64	5.50	90°00'00"	5.50
C2	8.64	5.50	90°00'00"	5.50
C3	8.64	5.50	90°00'00"	5.50
C4	8.64	5.50	90°00'00"	5.50
C5	8.64	5.50	90°00'00"	5.50
C6	8.64	5.50	90°00'00"	5.50
C7	8.64	5.50	90°00'00"	5.50
C8	8.64	5.50	90°00'00"	5.50
C9	8.64	5.50	90°00'00"	5.50
C10	8.64	5.50	90°00'00"	5.50
C11	5.50	5.50	90°00'00"	3.50
C12	8.64	5.50	90°00'00"	5.50
C13	8.64	5.50	90°00'00"	5.50
C14	8.64	5.50	90°00'00"	5.50
C15	8.64	5.50	90°00'00"	5.50
C16	17.62	47.00	21°38'48"	8.91
C17	8.64	5.50	90°00'00"	5.50
C18	8.64	5.50	90°00'00"	5.50
C19	40.15	25.00	92°00'26"	25.69
C20	38.96	25.00	89°16'54"	24.69
C21	39.55	25.00	90°38'46"	25.28
C22	5.50	5.50	90°00'00"	3.50
C23	23.57	15.00	90°00'59"	15.00
C24	39.28	25.00	90°00'59"	25.00
C25	8.64	5.50	90°00'00"	5.50

LINE	LENGTH	BEARING
L3	11.10	S00°07'09"W
L4	14.52	N89°52'51"W
L5	14.52	N89°52'51"W
L6	11.10	S00°07'09"W
L7	14.50	N89°52'51"W
L8	14.50	N89°52'51"W
L9	11.10	N00°07'09"E
L10	14.50	S89°52'51"E
L11	14.50	S89°52'51"E
L12	14.50	S89°52'51"E
L13	11.10	N00°07'09"E
L14	11.10	N00°07'09"E
L15	11.10	S00°07'09"W
L16	9.00	N00°07'09"W
L17	14.50	S89°52'51"E
L18	14.50	S89°52'51"E
L19	10.312	N00°07'09"E
L20	24.89	N00°07'09"E
L21	14.50	S89°52'51"E
L22	72.27	N21°38'48"E
L23	0.39	N00°07'09"W
L24	0.39	N00°07'09"W
L25	10.000	S00°07'09"W
L26	14.50	N89°52'51"W
L27	40.00	S00°07'09"W
L28	50.00	S00°07'09"W
L29	15.30	S00°07'09"W
L30	15.11	N00°07'09"E
L31	16.50	S89°52'51"E
L32	9.000	N00°07'09"E
L33	30.00	N00°07'09"E
L34	30.00	N00°07'09"E
L35	73.00	N00°07'09"E
L36	126.45	N00°07'09"E
L37	63.00	S89°52'51"E
L38	3.75	N00°07'12"E
L39	14.50	N89°52'51"W
L40	14.50	N89°52'51"W
L41	11.52	N00°07'09"E
L42	11.52	N00°07'09"E
L43	34.98	N89°52'51"W