



LOCATION MAP
SEC 16--TWP 18S--RNG 17E

LEGAL DESCRIPTION
LOTS 460-463, INCL. CRYSTAL PARK
AS RECORDED IN PLAT BOOK 1, PAGE 2,
PUBLIC RECORDS OF CITRUS COUNTY, FL.

TOTAL SITE AREA = 2.52 Acres = 110,000 Sq. Ft.

PROJECTED DEVELOPMENT

| | |
|--|----------------|
| 1) Existing | |
| - 1 Story Retail | = 2700 SF |
| - 2 Story Building | |
| a) Ground level retail | = 2700 SF |
| b) 2nd story residential (1 residential unit) | = 2700 SF |
| 2) Proposed | |
| - 2 Story Building | |
| a) Ground level retail | = 4400 SF |
| b) 2nd story residential (4 residential units) | = 4400 SF |
| - Convenience Store | = 3000 SF |
| - Storage Units | = 2346 SF |
| Total Impervious Area (@ 70 per cent) | = 77,00 SF Max |

| | |
|--|---|
| WATER SERVICE CITY OF CRYSTAL RIVER (6" MAIN TO PROPERTY) | FIRE FLOW ADJACENT HYDRANT-CITY OF CRYSTAL RIVER |
| SEWER SERVICE CITY OF CRYSTAL RIVER (LIFT STATION ADJACENT TO SITE) | FLOOD ZONE INFORMATION P.E.M.A.A-11 EL. 8.0 PANEL NO. 120063-01158 |

PARKING*

| | |
|--|----|
| Existing Spaces | 40 |
| Future Spaces | 34 |
| Total Spaces (Max) | 74 |
| Includes 5 Handicapped Spaces | |
| * Regular Spaces 10' X 20' | |
| Handicapped Spaces 12' X 20' (with 5' aisle) | |

NOTE:
AS BUILT ELEVATIONS AND LOCATION
DIMENSIONS BASED ON RIVERLAND
SURVEYING COMPANY SURVEY OF 1-4-1995

LEGEND

EXISTING IMPERVIOUS AREA
PAVED AREA
SIDEWALKS
BUILDINGS
PROPOSED CONSTRUCTION
SINGLE LINE-WITH NOTATIONS
BERM-----XXXXXX

DRAINAGE DESIGN-100 YR/24 HR STORM
TOTAL LOT AREA-110,000 S.F.
TOTAL IMPERVIOUS-(PHASE 1, 11, 111)=77,000 S.F.
PRECONDITION-3.13/12X110,000X0.299-1800=4.67 CFS

SPPWHD
1" RUN-OFF VOLUME-WATER CONSERVATION DESIGN
110,000 S.F. X 1"=12=9166 CU.FT.
CITRUS COUNTY
1" RUN-OFF VOLUME
110,000 S.F. X 1"=12=9166 CU.FT.
(SEE SHEET #2 FOR DETAILS)

BENCH MARK
USGS-MARKER AT
NW QUADRANT OF
US 19 & CR 495 STAMPED
EL. 4.200

JERRY C. HUSTON
CONSULTING ENGINEER
6327 HOLIDAY ST. PH (904)628-6750
HOMOSASSA, FL. 34446

1-5-2000

CALLAWAY PLAZA
CRYSTAL RIVER

SCALE: 1"=20'
DATE: 2-5-95
JOB NO.

DRAWN BY: JCH
DESIGN: JCH
CHECKED:

REVISED:
2-5-95
3-7-95
4-12-95
12-30-99

SHEET 1 of 2