



LEGAL DESCRIPTION: (PER EXHIBIT A - AS FURNISHED)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CITRUS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 20 EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET (EAST HIGHWAY NO. 44), A DISTANCE OF 845.29 FEET; THENCE SOUTH 0° 09' 01" WEST, A DISTANCE OF 37.10 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89° 45' 33" EAST, A DISTANCE OF 400 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 45' 33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 138.96 FEET; THENCE SOUTH 0° 18' 57" WEST 212.50 FEET; THENCE NORTH 89° 53' 50" EAST 138.10 FEET; THENCE NORTH 0° 34' 07" EAST 212.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING CONVEYANCE TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY: A POINT 283.99 FEET NORTH 0° 19' 45" EAST OF THE SOUTHWEST CORNER OF SAID SECTION 18, SAID SECTION 18, TOWNSHIP 19 SOUTH, RANGE 20 EAST, TO THE POINT OF BEGINNING OF SAID RIGHT-OF-WAY LINE OF SAID STATE ROAD 44; THENCE SOUTH 0° 09' 01" WEST, A DISTANCE OF 37.10 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89° 45' 33" EAST, A DISTANCE OF 400 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 45' 33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 138.96 FEET; THENCE SOUTH 0° 18' 57" WEST 212.50 FEET; THENCE NORTH 89° 53' 50" EAST 138.10 FEET; THENCE NORTH 0° 34' 07" EAST 212.51 FEET TO THE POINT OF BEGINNING.

SITE NOTES

1. SITE AREA: 0.65 ACRES ±, 28,314 SF
2. PARKING CALCULATIONS:
4,063 SF FURNITURE SALES @ 1 SPACE PER 1,000 SF = 4 SPACES
PLUS 3 SPACES FOR 3 EMPLOYEES
PLUS 17 SPACES FOR 10 EMPLOYEES
TOTAL EMPLOYEES' (MAX WORK SHIFT) @ 1 FOR EACH EMPLOYEE = 10 SPACES
40 SEATS @ 1 FOR EVERY THREE SEATS = 13 SPACES
30 SPACES INCLUDING 1 HANDICAP SPACE REQUIRED
20 SPACES PROPOSED INCLUDING 1 HANDICAP
3. YARD REGULATIONS:
FRONT = 40'
REAR = 40'
WEST SIDE = 10'
EAST SIDE = 10'
4. THE BASE FLOOD ZONE IS SPECIFIED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1203480002B. THE ZONE IS C DATED 5/17/1982.
5. SITE IS ZONED C, LAND USE COMM HWY 44
6. ADJACENT PARCEL DATA:
NORTH SR 44 ROW ZONING FLU LOT BLOCK
SOUTH TRACT A PARCEL 19 PLAT 106 PSP CH/RH/1 TRACT A N/A
EAST 3325-800-0002-000-7 CC-PSL CG/RH/1 B 3
WEST 3323-650-0014-000-9 CC-PSL CG/RH/1 3 1
5. PROPOSED 5,263 SQUARE FOOT ONE STORY RETAIL BUILDING, MAX HEIGHT 40'
6. PROPOSED USES:
FURNITURE SALES 4,063 SF
RESTAURANT 1,200 SF
7. ANTICIPATED TRIP GENERATION PER ITE 8TH ED:
(890) FURNITURE STORE 5.08/1KSF = 21 ADT
(934) FAST FOOD W/DRIVE THRU 496.12/1KSF = 595 ADT
TOTAL ADT = 616
8. PROPOSED IMPERVIOUS SURFACE AREA CALCULATIONS: PERCENTAGE
GROSS SITE AREA 28,314 100.0%
IMPERVIOUS AREA 0.46 0.16%
BUILDING 20,234 71.5%
PAVEMENT / SW 4,263 15.1%
PERVIOUS AREA 0.31 1.1%
TOTAL 28,580 101.2%
9. EXISTING IMPERVIOUS SURFACE AREA CALCULATIONS: PERCENTAGE
GROSS SITE AREA 28,314 100.0%
IMPERVIOUS AREA 0.52 0.18%
BUILDING 20,234 71.5%
PAVEMENT / SW 4,085 14.4%
PERVIOUS AREA 0.49 1.7%
TOTAL 28,758 101.6%
10. SITE LIGHTING BY WALL MOUNTED FIXTURES. PLEASE SEE ARCHITECTURAL PLANS FOR SPECIFICATIONS.

LEGEND

	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED MIT END SECT
	PROPOSED STORM DRAIN
	CONCRETE SURFACE
	HEAVY DUTY CONCRETE PAVING
	STANDARD ASPHALT PAVING
	SURFACE FLOW DIRECTION
	PROPOSED LANDSCAPING

<p>PM/DRAWN BY: LEE/GJS SCALE: AS NOTED DATE: 11-12-2014 SEC: 18 TWP: 19S. RANGE: 20E. EXAMINED AND APPROVED DATE: 140018</p>	<p>PROPOSED MATTRESS FIRM/ RETAIL-OFFICE WIN DEVELOPMENT CITY OF INVERNESS</p> <p>MATTRESS FIRM</p> <p>SITE PLAN</p>	<p>A CIVIL DESIGN GROUP, L.L.C. CIVIL ENGINEERS & PLANNERS 12529 Spring Hill Drive Spring Hill, FL, 34609 Phone - (352) 683-9566 WWW.ACivilDesign.com Registration # EB-27060</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DESCRIPTION</th> <th>REV. BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DESCRIPTION	REV. BY	DATE									
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