# HITTLE AT THIRTYONE
# OVERALL DEVELOPMENT PLAN

DATE: 01/26/18

## LAND DESCRIPTION

Parcel: 1
to the Point of Beginning; thence North 00 degrees 11 minutes 26 seconds East a distance of 454.47 feet; thence South 89 degrees 48 minutes 34 seconds East a distance of 393.25 feet; thence South 05 degrees 09 minutes 16 seconds West a distance of 275.59 feet; thence South 11 degrees 44 minutes 49 seconds West a distance of 176.00 feet; thence South 88 degrees 54 minutes 27 seconds West a distance of 334.23 feet to the point of beginning. Containing 3.82 acres, more or less.

Parcel: 2
to the Point of Beginning; thence North 00 degrees 11 minutes 26 seconds East a distance of 395.02 feet; thence South 89 degrees 48 minutes 34 seconds East a distance of 370.62 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 284.09 feet; thence South 05 degrees 09 minutes 14 seconds West a distance of 113.20 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 393.25 feet to the point of beginning. Containing 3.54 acres, more or less.

Parcel: 3
to the Point of Beginning; thence North 00 degrees 09 minutes 41 seconds East a distance of 479.91 feet; thence South 82 degrees 46 minutes 36 seconds East a distance of 210.81 feet; thence South 84 degrees 58 minutes 28 seconds East a distance of 186.08 feet; thence South 20 degrees 03 minutes 14 seconds East a distance of 350.02 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 107.22 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 370.62 feet; thence South 88 degrees 54 minutes 32 seconds West a distance of 157.18 feet to the point of beginning. Containing 4.88 acres, more or less.

## DEVELOPMENT SUMMARY

No. OF LOTS – 3
AREA – 12.25 Ac.

MINIMUM SETBACK LINES:
DISTRICT PERIMETER: 15'
DISTRICT PERIMETER ABUTTING EXTERNAL STREET: 30'
ALL OTHER: NO MINIMUM

MINIMUM BUILDING HEIGHT:
AREA I HOTELS: FOUR (4) STORIES OR SIXTY (60) FEET WHICHEVER IS LESS
AREA II OUTLOTS: ONE (1) STORY
NO MAXIMUM

MINIMUM BUILDING SIZE:
AREA I HOTELS: FORTY THOUSAND (40,000) SQUARE FEET
AREA II OUTLOTS: THREE THOUSAND (3,000) SQUARE FEET
AND SHALL INCLUDE OUTDOOR SEATING AREA(S)

## LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB

LANDSCAPING AREA MINIMUM DEPTH: 10 FEET
LANDSCAPING AREA SHALL INCLUDE AT MINUMUM (PER 100 LINEAL FEET:

- THREE (3) SHADE OR EVERGREEN TREES (51 TOTAL)
- TWO (2) ORNAMENTAL TREES (34 TOTAL)
- TWENTY-FIVE (25) SHRUBS (425 TOTAL)

Drainage & Utility Esmt. (D.U.E)
Building Setback Line (BL)


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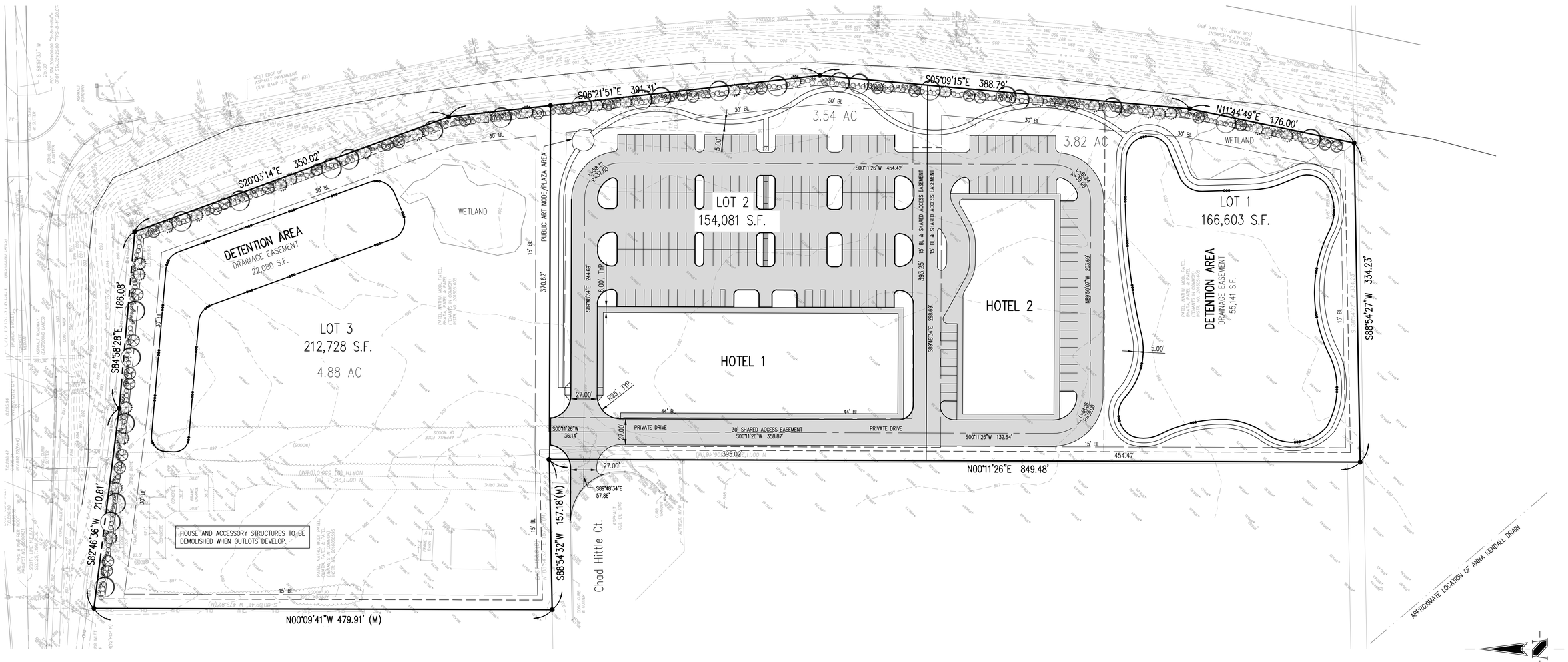


Plot Date: Jan 26, 2018 Plot Time: 3:45pm File Name: T:\10k\10830\001\CAD\Exhibits\10830001DevPlan.dwg, Layout: 1 By: jhagan