

PHASE 4 AREA:	207.80 AC.	REQUIRED MINIMUM NATURAL AREA TOTAL AREA = 44.87 AC. NATURAL AREA REQUIRED
PHASE 4A AREA:	44.87 AC.	
PHASE 4 MAX. DENSITY	1.75 DU/AC.	NATURAL AREA PROVIDED = 8.14
PHASE 4A DENSITY	1.60 DU/AC.	
PHASE 4 MAX. ALLOWABLE LOTS:	315	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">PHASE 4A ASSIGNED MAXIMUM</p> </div>
PHASE 4A PROPOSED LOTS:	72	
REMAINING LOTS FOR PHASE 4:	243	

SETBACKS:		17 - 18, 28 - 48, & 51 - 59				
MIN. FRONT YARD:	20 FT	MAXIMUM BUILDING COVER <table border="1"> <thead> <tr> <th>SINGLE FAMILY LOT SIZE (SF)</th> <th>MAXIMUM BUILDING COVERAGE</th> </tr> </thead> <tbody> <tr> <td>6,501 - 8,500</td> <td>40</td> </tr> </tbody> </table>	SINGLE FAMILY LOT SIZE (SF)	MAXIMUM BUILDING COVERAGE	6,501 - 8,500	40
SINGLE FAMILY LOT SIZE (SF)	MAXIMUM BUILDING COVERAGE					
6,501 - 8,500	40					
MIN. SIDE YARD:	5 FT					
MIN. SIDE YARD AT CORNER:	10 FT					
MIN. REAR YARD:	30 FT					

NOTE: 40% OF THE SINGLE FAMILY LOTS IN PHASE 4
WILL HAVE A MINIMUM LOT WIDTH OF 70'

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA:

TOTAL AREA = 44.87 AC.


TREE SAVE AREA REQUIRED = 44.87 AC. X 15%
= 6.73 AC.

NAME: CHAPEL COVE PHASE 4A

USE: SINGLE FAMILY RESIDENTIAL

DEVELOPER: CHAPEL COVE AT GLENGATE, LLC.
227 WEST TRADE STREET
SUITE 1000
CHARLOTTE, NC 28202

ENGINEER: ESP ASSOCIATES, P.A.
DANIS SIMMONS, PE
P.O. BOX 7030
CHARLOTTE, NC 28241

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**Know what's below.
Call before you dig.**

EXISTING ZONING:	MX-1 (INNOV)-SPA LOWER LAKE WYLLIE WATERSHED CRITICAL AREA
PROPERTY OWNER:	CHAPEL COVE AT GLENGATE, LLC. DB 23071, PG. 661 MB 40 PG 271 & 273 TAX PARCEL ID# 199-161-09



Now what's below.
Call before you dig.

NOTES:		3. WETLAND AND STREAM INFORMATION:
1. BOUNDARY SURVEY INFORMATION:		3.1. WETLAND DETERMINATION BY ENVIRONMENTAL PLANNING CONSULTANT TITLED WETLAND DETERMINATION LETTER FOR RECOGNIZING PETITION 2011-085, APPROXIMATELY 319.91' ACRES CHAPEL COVE PHASE 3 AND PARCEL B6, CHARLOTTE, NORTH CAROLINA DATED 08/11/2011
1.1. BOUNDARY SURVEY INFORMATION BY YARBROUGH-WILLIAMS & HOULE, INC DATED 8/21/03.		4. DURING INSTALLATION OF THE 4' SOFT SURFACE WALKING TRAIL/PATH, THE CONTRACTOR SHALL NOT REMOVE TREES GREATER THAN 2 INCHES IN DIAMETER IN AREAS DESIGNATED AS NATURAL AREAS OR TREE SAVE AREAS UNLESS DISEASED OR INVASIVE PLANT SPECIES AND APPROVED BY THE CITY OF CHARLOTTE'S URBAN FORESTRY INSPECTOR, KELLY ROBERTSON 704-607-8887.
1.2. PER BOUNDARY SURVEY, NO INSTRUMENTS OF RECORD WERE FOUND FOR MCINTOSH ROAD WEST. LOCATION OF THE RIGHT-OF-WAY LINES ARE PER RECORD PLAT 25-272.		5. NO TREE EQUAL TO OR LARGER THAN TWO (2) INCHES CALIPER MAY BE TRIMMED, PRUNED, OR REMOVED FROM THE TREE SAVE AREA WITHOUT A PERMIT. NO GRADING, DEMOLITION, TREENCHING, OR OTHER ACTS WHICH MAY ADVERSELY AFFECT TREES IN THIS ZONE MAY PROCESS PRIOR TO APPROVAL AND ISSUANCE OF NECESSARY PERMITS BY THE CITY.
2. TOPOGRAPHIC SURVEY INFORMATION:		
2.1. TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY EDMON SURVEYS TITLED "TOPOGRAPHIC SURVEYS FOR CRESCENT RESOURCES" DATED 06/29/2013		
2.2. TEMPORARY BENCHMARKS:		
TEMPORARY BENCHMARK #1		
TOP OF CAPPED PIN		
ELEVATION = 659.30		
TEMPORARY BENCHMARK #2		
TOP OF FIRE HYDRANT		

[illegible][illegible]

OVERALL PHASE 4A SITE PLAN			
CHAPEL COVE PHASE 4A		CHARLOTTE ETJ, NC	
CHAPEL COVE AT GLENGATE, LLC.			
PROJECT INFORMATION			
PROJECT MANAGER:	DES		
DESIGNED BY:	MJS		
DRAWN BY:	MJS		
PROJECT NUMBER:	UJ16.474		
ORIGINAL DATE:	09/24/2013		
SHEET:	341		