

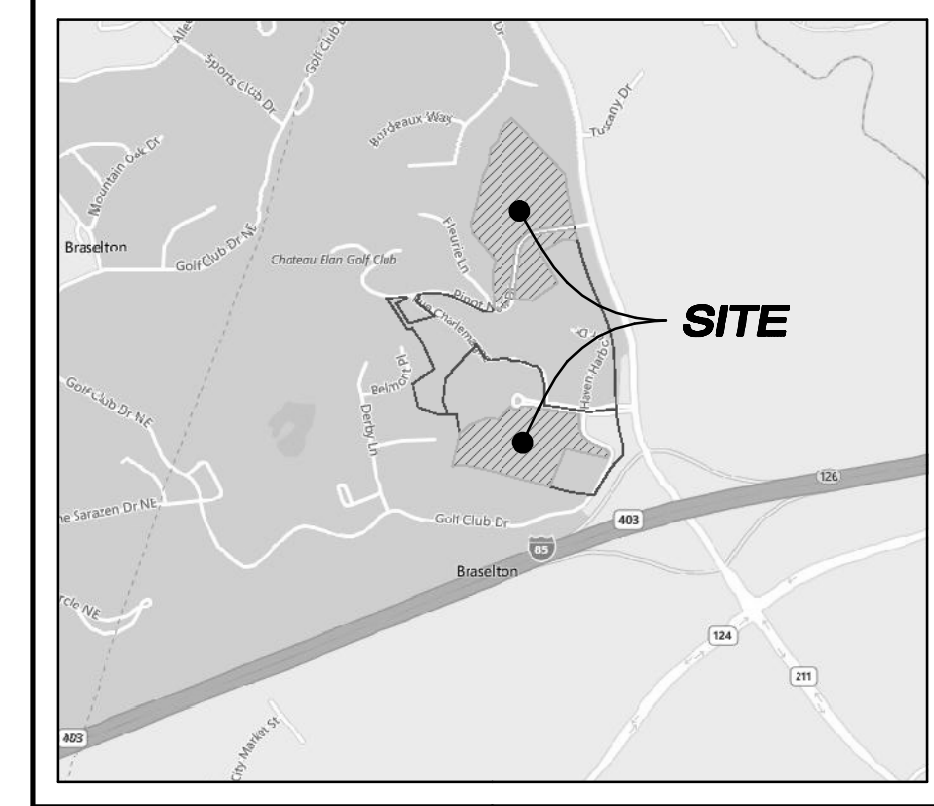
Dimensional Standards - Chateau View - Tract 1	
Single Family Attached - Rear Loaded Townhomes	
Number of Units	44 units
Minimum lot width @ building line	24'
Minimum lot depth	40'
Minimum lot area	2160 sf
Maximum height	35'
Front setback	15'
Rear setback from edge of alley	20'
Side setback (mit to unit)	0'
Side separation (building to building)	10'
Buffers	*
Minimum heated floor area 1 story/2 story	1200/160 0 sf
Dimensional Standards - Spa View - Tract 2	
Single Family Attached - Rear Loaded Townhomes	
Number of Units	24 units
Minimum lot width @ building line	24'
Minimum lot depth	40'
Minimum lot area	2160 sf
Maximum height	35'
Front setback	15'
Rear setback from edge of alley	20'
Side setback (mit to unit)	0'
Side separation (building to building)	10'
Buffers	*
Minimum heated floor area 1 story/2 story	1000/140 0 sf
Dimensional Standards - Pond View - Tract 3	
Single Family Attached - Front Loaded Townhomes	
Number of Units	14 units
Minimum lot width @ building line	24'
Minimum lot depth	40'
Minimum lot area	2160 sf
Maximum height	35'
Front setback	15'
Rear setback from edge of alley	20'
Side setback (mit to unit)	0'
Side separation (building to building)	10'
Buffers	*
Minimum heated floor area 1 story/2 story	1000/140 0 sf
Dimensional Standards - Pond View - Tract 3	
Single Family Detached	
Number of Units	16 units
Minimum lot width @ building line	60'
Minimum lot depth	115'
Minimum lot area	6,900 sf
Maximum height	35'
Front setback from R/W	15'
Rear setback	15'
Side setback	0'
Side separation (building to building)	10'
Buffers	*
Minimum heated floor area 1 story/2 story	1600/200 0 sf

TRACT BREAKDOWN						
TRACT	ACREAGE	OPEN SPACE	% ENVIRONMENTAL	% IMPERVIOUS	%	%
1	18.29	14.94	82	0.00	0	3.35
2	5.53	2.52	46	0.69	12	2.32
3	23.74	11.39	48	6.12	26	6.23
TOTAL	47.56	28.85	61	6.81	14	11.90

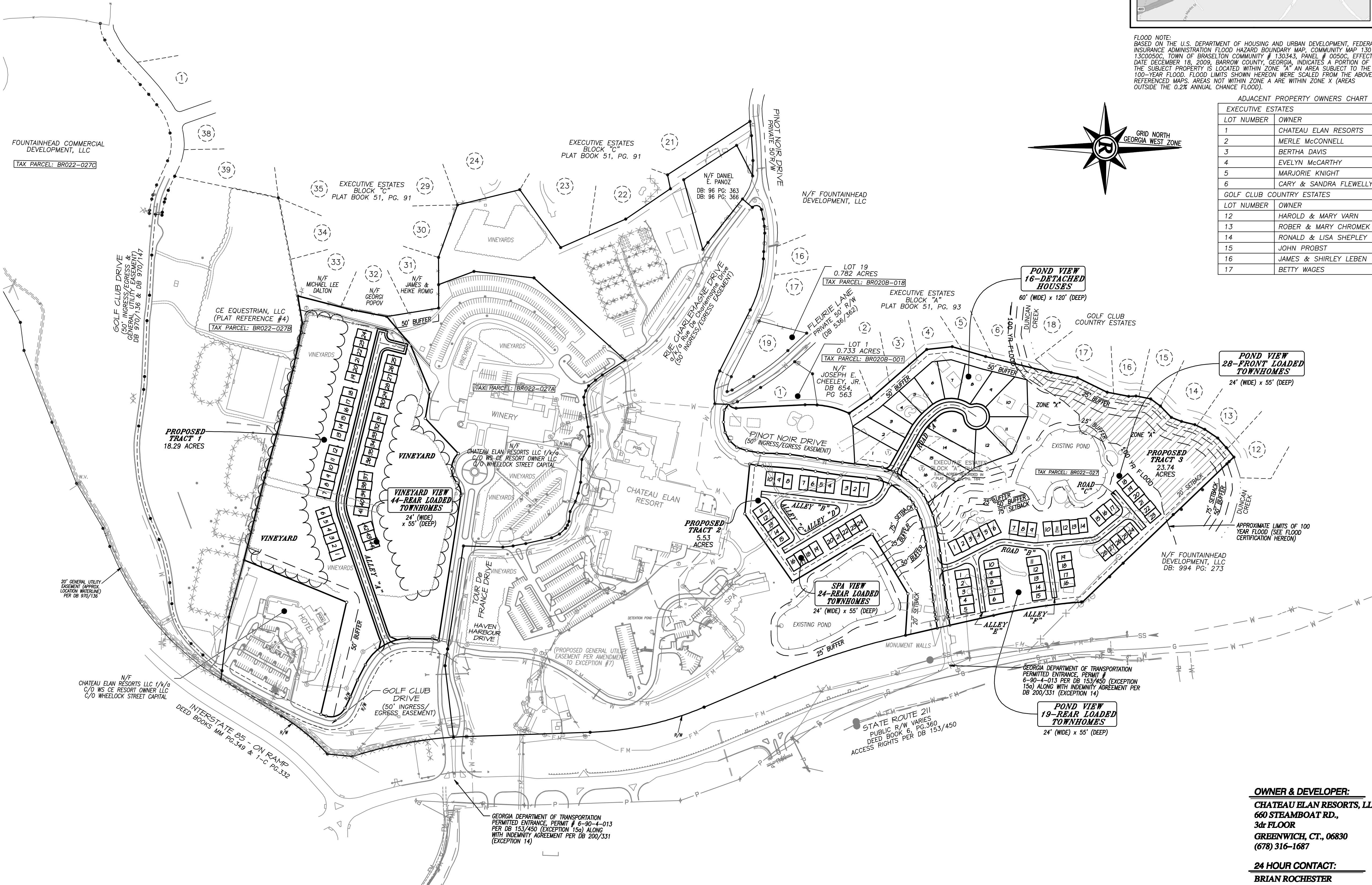
NOTE:
 1. OPEN SPACE ACREAGE INCLUDES NON-DISTURBED AREAS.
 2. ENVIRONMENTAL ACREAGE INCLUDES BUFFERS, PONDS, WETLANDS AND 100 YR FLOOD PLAIN.
 3. IMPERVIOUS AREAGE INCLUDES STREETS, DRIVEWAYS, SIDEWALKS, TOWNHOMES AND SINGLE FAMILY HOMES.

OVERALL SITE TABULATION	
LAND DESCRIPTION	LAND AREA
TRACT 1	+/- 18.29 ACRES
TRACT 2	+/- 5.53 ACRES
TRACT 3	+/- 23.74 ACRES
TOTAL SITE AREA	+/- 47.56 ACRES

VICINITY MAP SCALE: NTS



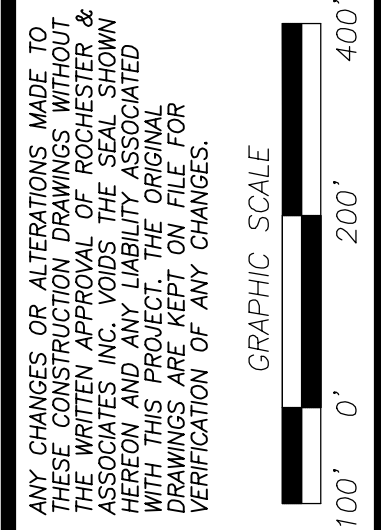
FLOOD NOTE:
 BASED ON THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY MAP 130 1300500, TOWN OF BRASELTON COMMUNITY # 130343, PANEL # 00500, EFFECTIVE DATE DECEMBER 18, 2009, BARROW COUNTY, GEORGIA, INDICATES A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "A" AN AREA SUBJECT TO THE 100-YEAR FLOOD. FLOOD LIMITS SHOWN HEREON WERE SCALED FROM THE ABOVE REFERENCED MAPS. AREAS NOT WITHIN ZONE "A" ARE WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).



ADJACENT PROPERTY OWNERS CHART	
EXECUTIVE ESTATES	
LOT NUMBER	OWNER
1	CHATEAU ELAN RESORTS
2	MERLE MCCONNELL
3	BERTHA DAVIS
4	EVELYN MCCARTHY
5	MARJORIE KNIGHT
6	CARY & SANDRA FLEWELLYN
GOLF CLUB COUNTRY ESTATES	
LOT NUMBER	OWNER
12	HAROLD & MARY VARN
13	ROBER & MARY CHROMEK
14	RONALD & LISA SHEPLEY
15	JOHN PROBST
16	JAMES & SHIRLEY LEBEN
17	BETTY WAGES

REZONING PLAN FOR:
CHATEAU ELAN RESIDENTIAL SUBDIVISION
 LOCATED IN BARROW COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS



ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT HEREON AND ANY LIABILITY ASSOCIATED WITH THESE DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 100' 0' 200' 400'

SHEET
1
 OF
1

DATE: 11/15/18
 SCALE: 1" = 200'
 JOB NO: G20708.WSC
 FILE NO: *CNFLT.PRO
 DRAWN BY: SWS

OWNER & DEVELOPER:
 CHATEAU ELAN RESORTS, LLC
 660 STEAMBOAT RD.,
 3rd FLOOR
 GREENWICH, CT., 06830
 (678) 316-1687

24 HOUR CONTACT:
 BRIAN ROCHESTER
 (678) 316-1687

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