SITE DATA

OVERALL TOTAL SITE AREA	16.16 ACRES
TRACT I	11.31 ACRES
TRACT II	4.85 ACRES
ZONING	
CURRENT ZONING	R-2 Single Family & R-1 Single Family
ZONING JURISDICTION	CITY OF ROSWELL
ZONING CASE #	RZ12-05
LOT SUMMARY	
TRACT I	ZONED R-2
TRACT I LOTS	24 LOTS
MIN. LOT SIZE	12,000 SF
MIN. LOT WIDTH	85 FT
MAX. LOT COVERAGE	35%
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	30 FEET
TRACT II	ZONED R-1
TRACT II LOTS	3 LOTS
MIN. LOT SIZE	18,000 SF
MIN. LOT WIDTH	100 FT
MAX. LOT COVERAGE	30%
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	30 FEET
TOTAL DENSITY	1.67 LOTS/ACRE
MIN. ALLOWABLE SQ FT	2600 SQ FT

SURVEY NOTES

1. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMIND BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN APRIL 2013. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. ALL REFERENCED BEARINGS CALCULATED FROM TURNED ANGLES AND DERIVED FROM GRID NORTH.

DRAINAGE NOTE

"DRAINAGE: THE OWNER OF RECORD, ON BEHALF OF HIMSELF / HERSELF / ITSELF AND ALL SUCCESSORS IN INTEREST, HEREBY UNIVERSALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FORM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TRESS AND OTHER DEBRIS, EXCAVATION, FILLING AND THE USE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE."

OWNER OF RECORD

EAHI EBRS, LLC.
1640 POWERS FERRY ROAD
BLDG 4, SUITE 300
MARIETTA, GEORGIA 30067
PHONE: 770-541-5250

SUBDIVIDER

EDWARD ANDREWS HOMES
1640 POWERS FERRY ROAD
BLDG 4, SUITE 300
MARIETTA, GEORGIA 30067
PHONE: 770-541-5250

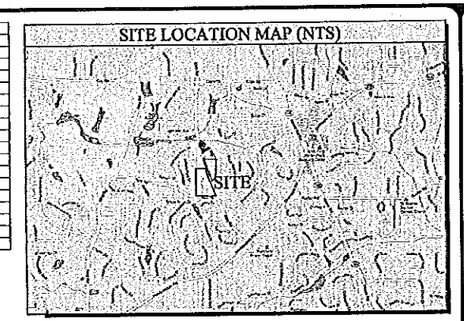
KEY:

- SPECIMEN TREE TO BE REMOVED
- CRZ OF SPECIMEN TREE TO BE SAVED
- TPF — TREE PROTECTION FENCE
- NON-ACCESS EASEMENT
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- SIDEWALK
- AREA OF ENHANCED CONSTRUCTION BMPS PER STEEP SLOPE ANALYSIS

EXISTING SPECIMENS TO BE REMOVED		
SPECIES	DIA.(INCHES)	UNITS
21"X3 HWD	21	6.1
HARDWOOD	25	6.8
HARDWOOD	25	6.8
HARDWOOD	25	6.8
MAPLE	25	6.8
HARDWOOD	25	6.8
HARDWOOD	25	6.8
HARDWOOD	25	6.8
HARDWOOD	27	7.0
MAPLE	27	7.0
HARDWOOD	28	7.2
HARDWOOD	31	7.8
PINE	32	7.8
POPLAR	33	8.0
HARDWOOD	33	8.0
HARDWOOD	34	8.1
TOTAL		114.4

EXISTING SPECIMENS TO BE SAVED		
SPECIES	DIA.(INCHES)	UNITS
HARDWOOD	24	6.6
SWEETGUM	24	6.6
HARDWOOD	25	6.6
HARDWOOD	27	7.0
HARDWOOD	28	7.2
HARDWOOD	28	7.2
HARDWOOD	28	7.2
HARDWOOD	29	7.4
POPLAR	29	7.4
HICKORY	30	7.5
HARDWOOD	30	7.5
HARDWOOD	32	7.8
HARDWOOD	34	8.1
HARDWOOD	33	8.7
HARDWOOD	43	9.5
POPLAR	60	10.5
TOTAL		123.0

SITE LOCATION MAP (NTS)



UTILITIES

WATER (ALL LOTS) - FULTON COUNTY
SEWER (TRACT 1) - FULTON COUNTY
SEPTIC (TRACT 2) - FULTON COUNTY HEALTH

STREET TREE NOTE

STREET TREES TO BE PROVIDED IN ACCORDANCE WITH SECTION 15.4.4 OF THE CITY OF ROSWELL ZONING ORDINANCE.

NOTE

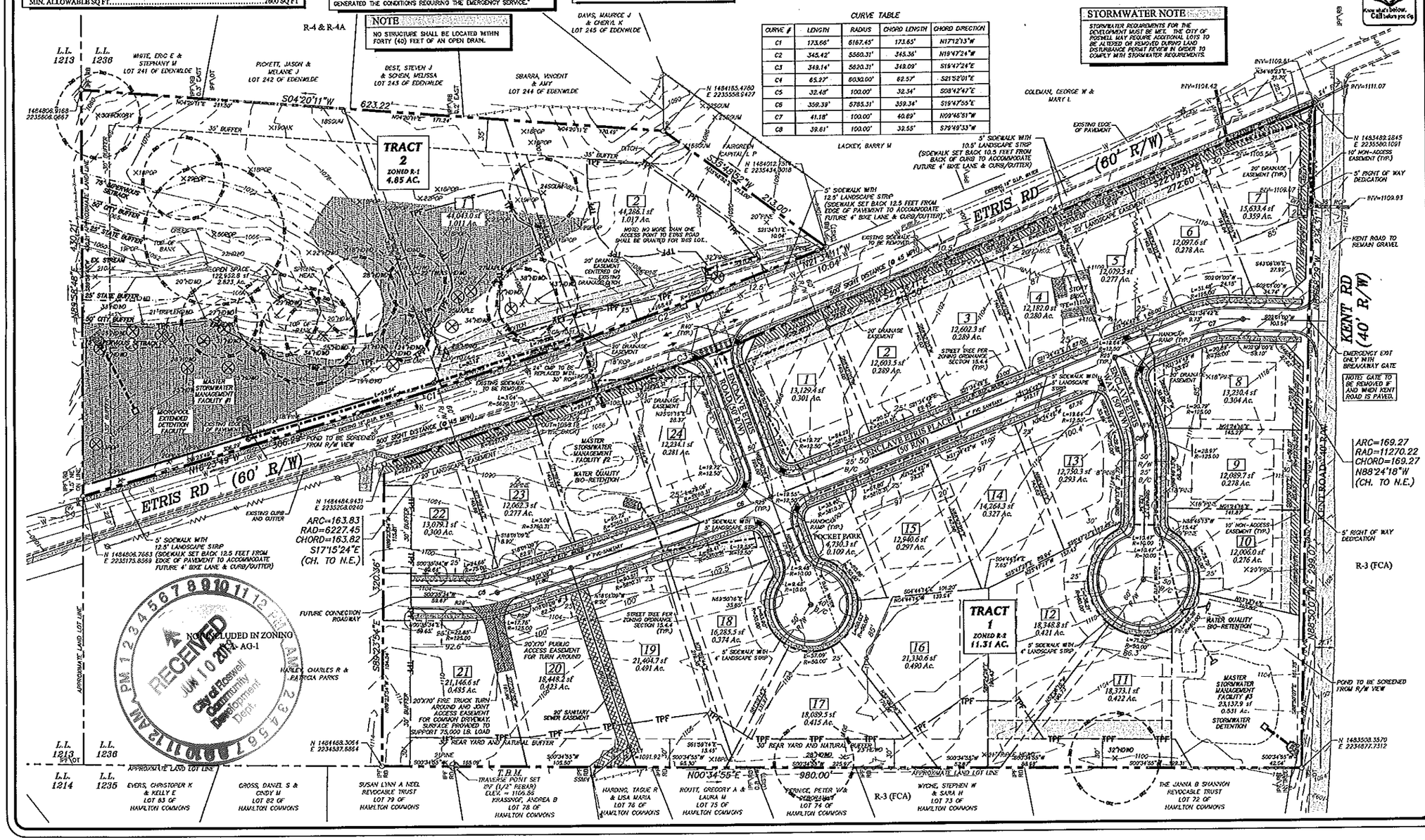
NO STRUCTURE SHALL BE LOCATED WITHIN FORTY (40) FEET OF AN OPEN DRAIN.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	173.66'	6167.45'	173.65'	N17°12'13"W
C2	345.42'	5560.31'	345.36'	N19°47'24"W
C3	349.14'	5820.31'	349.09'	S19°47'24"E
C4	65.27'	6030.00'	62.57'	S21°52'01"E
C5	32.48'	100.00'	32.34'	S08°42'47"E
C6	359.39'	6785.31'	359.34'	S19°47'55"E
C7	41.18'	100.00'	40.69'	N09°46'51"W
C8	39.61'	100.00'	32.55'	S78°49'33"W

STORMWATER NOTE

STORMWATER REQUIREMENTS FOR THE DEVELOPMENT MUST BE MET. THE CITY OF ROSWELL MAY REQUIRE ADDITIONAL LOTS TO BE ALTERED OR REMOVED DURING LAND DISTURBANCE PERMIT REVIEW IN ORDER TO COMPLY WITH STORMWATER REQUIREMENTS.



THE ENCLAVE AT ETRIS

PRELIMINARY PLAT
FOR
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1640 POWERS FERRY ROAD
BLDG 4, SUITE 300
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CITY OF ROSWELL
FULTON COUNTY
GEORGIA

LAND LOT 1236
2nd DISTRICT, 2nd SECTION

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
330 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE
PRELIMINARY PLAT

0 25 50 100 150

SCALE: 1" = 50'
DATE: APRIL 25, 2012
PROJECT: 12034.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J WOOD
6/10/2013

SHEET 1 OF 2

APPROVED CONDITIONS OF ZONING

Resolution No. 2013-04-19

State of Georgia
Fulton County

Case # RZ12-05

A RESOLUTION THAT THE MAYOR AND CITY COUNCIL GRANT APPROVAL FOR PROPERTY LOCATED IN LAND LOT 1236 OF THE 1st DISTRICT, 2nd SECTION FOR A REZONING WITH CONCURRENT VARIANCES TO ALLOW FOR 37 SINGLE FAMILY HOMES PER CASE # RZ12-05 AND CV12-01 LOCATED AT ETRIS RD. AND KENT RD.

WHEREAS: Notice to the public regarding said zoning has been duly published in the Roswell Neighbor, the official news organ of the City of Roswell, and

WHEREAS: The property was rezoned by the Mayor and City Council to R-1 on August 13, 2012; and

WHEREAS: A public hearing was held by the Mayor and City Council on April 8, 2013; and

WHEREAS: The Mayor and City Council is the governing authority of the City of Roswell; and

WHEREAS: The Mayor and City Council has reviewed the rezoning based on the Standards of Review found in Section 10.1.12, Table 10.1.4 of the Roswell Zoning Ordinance; and

WHEREAS: The Mayor and City Council has reviewed the variance request, based on the Authority to Grant Concurrent Variances found in Section 10.1.D6 and the Criteria to Consider for Concurrent Variances found in Section 10.1.D1 of the Roswell Zoning Ordinance; and

WHEREAS: The Mayor and City Council has reviewed the rezoning based on the 2030 Comprehensive Plan character area Suburban Residential; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Mayor and City Council while in session on April 8, 2013 hereby ordains and approves this rezoning with concurrent variances for property located at Etris Road and Kent Road with the following conditions.

1. The owner/developer shall develop the property in substantial accordance with and in accordance with the revised site plan dated 11-26-2012 revision and as attached hereto. (Stamped Received March 4, 2013 Community Development Department).
2. The project will include a maximum of 37 homes lots.
3. The minimum allowable square footage of homes is the 2,600 square feet in lieu of the zoning requirement of 1,800 square feet. The maximum lot coverage in the section zoned R-2 will be 35% and the maximum lot coverage in the section zoned R-1 will be 30%.
4. Prior to commencement of land disturbance, the owner/developer will provide proof that sewer taps have been obtained.

Resolution No. 2013-04-19

5. The owner/developer will provide screening around all detention ponds as required by the City of Roswell and determined by the City Landscape Architect.
6. The entrance and footage landscaping to be consistent with plan designed by B+C Studio dated 10-3-2012 and attached hereto.
7. The owner/developer shall remove the subdivision at the end of Public Street A in order to form a access from Kent Road. The developer must install a break away gate.
8. The owner/developer will install a break away gate on Kent Road for emergency purposes only.
9. The owner/developer shall install a five (5) foot sidewalk along the entrance as required by the City of Roswell Transportation Department. The owner/developer shall dedicate right-of-way to the City of Roswell to encompass said sidewalk.
10. The owner/developer shall dedicate sufficient right-of-way at the time of the final plat at the corner of Kent Road and Etris Road as required by the Roswell Transportation Department.
11. The shared drive for the three lots shall be a one-way drive and connect to Etris Road as required by the Roswell Transportation Department.
12. The owner/developer shall have connectivity to the gravel located to the north on the east one side of the property for future development. The developer shall completely build the stub out street to the 30' buffer line to be finished prior to the final plat. The stub-out street shall be shown on the preliminary and final plats. The owner/developer shall place a 6' x 6' sign identifying the end of the street as future connectivity.
13. A preliminary plat shall be completed and approved before submittal for the Land Development Permit.
14. The preliminary and final plat shall indicate a no access easement for all lots along both sides of Etris Road and for the lots along Kent Road.
15. The open space within the subdivision shall be fenced in the Homeowner's Association covenants related to the enforcement of the area.
16. The Homeowner's Association documents including Exhibit 1-13 in the settlement documents, must be recorded in conjunction with the final plat and prior to the issuance of the first single family home building permit.
17. A steep slope analysis shall be submitted and approved by the City of Roswell prior to the submittal for the preliminary plat.
18. The owner/developer shall make appropriate lot adjustments to sufficiently comply steep slope management requirements best management practices in a manner approved by the City of Roswell prior to the submittal of the preliminary plat.
19. The owner/developer shall provide a landscaping and fencing plan along the western side of Etris Road behind lots 1-7, 22-24 and pond #1. The landscaping and fencing plan shall be approved by the City of Roswell Design Review Board.
20. There shall be a 20-foot landscaped easement along the western side of Etris Road to be connected and maintained by the Homeowner's Association. The easement must be shown on the final approved site plan, recorded plat, and recorded as an easement for enforcement.
21. There shall be a 35-foot side buffer along the western property line of the western gravel on lots 11,12,16,17,19, 20 and 21.

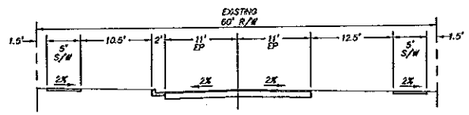
Resolution No. 2013-04-19

22. There shall be a 35 foot buffer between the subject property and Edens Site Subdivision.
23. The owner/developer will provide a fencing fence and the tag photos attached of plantings at Crabapple Manor. This fence or planting option will apply to areas along property lines in Hamilton Commons and Edensville where homes in new development abut existing homes. Trees planted within the 30 foot buffer must start at 6-7 tall, planted in groups of 5, 3 deep and staggered 10' centered (as per the photos provided, which is consistent with the "living fence" in Crabapple Manor). The specific trees shown will be a combination of the following due to their potential height: Green Giant Arborvitae, Bracken Brown Magnolia, or Nellie R Stevens Holly.
24. The landscaping plan, per B+C Studio, will also provide to Kent Road as required by the Land Development Plan and as approved by the City's Landscape Architect.
25. There shall be a pocket park, in the specified location as indicated on the site plan, dated 11-26-2012 as attached hereto.
26. Minimum setbacks for subdivision R-2 zoned properties shall be 15 feet and R-1 zoned properties shall be 25 feet.
27. Three year Maintenance Bond held by the City of Roswell.
28. All drainage design will comply with the City of Roswell regulations.
29. All construction activities will adhere to the City of Roswell Code of Ordinances, Section 5.1.13, Construction Activities Restricted to Certain Hours.

So effective this 8th day of April, 2013.

Jim Wood, Mayor

TYPICAL SECTION



ETRIS ROAD
(LOOKING NORTH)

EXCERPT FROM PAGES 6-7 OF THE STEEP SLOPES ANALYSIS FOR THE ENCLAVE @ ETRIS RESIDENTIAL DEVELOPMENT

Stream Buffers

The proposed development will apply 50' of fully undisturbed stream buffer from the top banks of the existing stream. An additional 25' impervious setback will be established creating a minimum 75' setback from all stream banks.

Minimized Impacts

The development will minimize proposed impacts to the tributary and associated buffers using several permanent best management practices including: reduced density and stream bank stabilization. Only two one-acre single family lots are to be developed on the tract containing the stream. Grading operations will be kept to a minimum to protect the buffer. Areas designated by the city engineer requiring stream bank stabilization will be supplemented to meet the standards of the City for stream bank stabilization.

Construction BMPs

The site will be developed using construction BMP's meeting the minimum requirements of the "Manual for Sedimentation and Erosion Control in Georgia" (Green Book).

Additional BMPs will be employed on site in order to mitigate the effects of construction on the nearby stream. These BMPs will include a mulch filter berm between layers of silt fence and construction of an SD1 in the flow path defined in Section D that will capture sediment and spread flow across the buffer zone. In addition, all temporary sediment basins will be designed for a storage volume of 134 cf/ac. Temporary sediment basins that serve Sections F, G, H, and I will be located on the west side of Etris Road.

Any permanent fill slopes constructed within the addition of protected areas defined within this report shall be flatter than 4:1 or a retaining wall shall be used.

A three stage erosion control plan will be designed and implemented consisting of initial, intermediate, and final erosion control plans. These plans will outline construction BMPs required as follows:

A) Initial plan – will include all items to protect the stream and site from erosion for the clearing and grubbing of the disturbed areas outside the 25' state and 50' county stream buffers. Design elements will include: double rows of Type C silt fence along the buffer line and middle that lines between the two areas of silt fence, use of matting and blankets on all disturbed slopes steeper than 3:1, construction of a temporary sediment pond on the west side of Etris Road capable of capturing 67 cubic yards per acre of sediment.

B) Intermediate plan – will include all BMP items to protect the stream and site from erosion during and immediately after rough grading of the site. This plan will include those elements mentioned in the initial plan as well as the construction of the proposed extended detention facility.

Page 6

C) Final plan – will include all items to protect the stream and site from erosion around during final site operations including the tiling construction, final site grading and paving operations and final landscaping.

Other BMP practices including but not limited to: use of polyacrylamides, construction exits, check dams, diversions and surface roughening will also be used during the construction process to minimize impacts of erosion and sedimentation.

RECEIVED
JUN 10 2013
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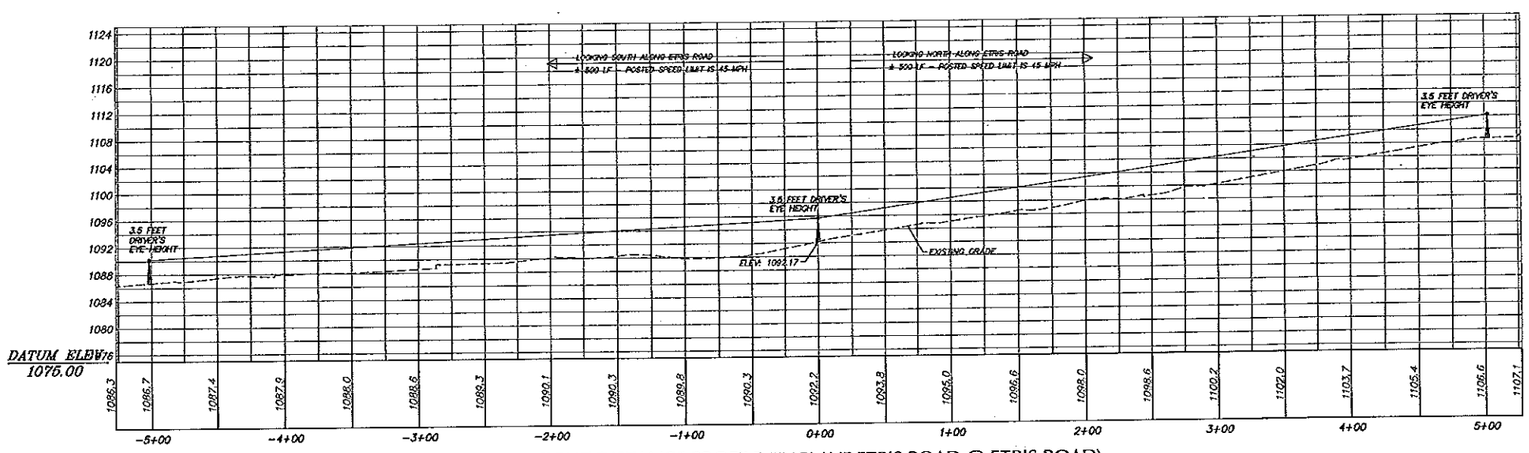
Community
Development
Dept.



SIGHT DISTANCE PROFILE (ENCLAVE ETRIS ROAD @ ETRIS ROAD)

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

SIGHT DISTANCE CALCULATION

ISD=1.47(V)(tg) 496'=1.47(45)(7.5) USE 500'

ISD=LENGTH OF SIGHT TRIANGLE LEG ALONG MAJOR ROAD V=SPEED IN MPH (45 MPH FOR ETRIS) tg=7.5s FOR PASSENGER CARS.

THE ENCLAVE AT ETRIS

PRELIMINARY PLAT
FOR
EDWARD ANDREWS HOMES
1640 POWERS FERRY ROAD
BLDG 4, SUITE 300
MARIETTA, GEORGIA 30067
PHONE: 770-541-5250

CITY OF ROSWELL
FULTON COUNTY
GEORGIA

LAND LOT 1236
2nd DISTRICT, 2nd SECTION

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE
PRELIMINARY PLAT

0 25 50 100 150

SCALE: 1" = 50'
DATE: APRIL 25, 2012
PROJECT: 12034.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J. WOOD

6/10/2013

SHEET 2 OF 2