

TRACT I		TRACT I		TRACT II	
Lot Number	Lot Size (SF)	Lot Number	Lot Size (SF)	Lot Number	Lot Size (SF)
1	10,613.65	21	10,069.21	1	27,835.59
2	9,739.08	22	10,899.33	2	23,108.80
3	9,134.05	23	15,023.16	3	18,977.37
4	9,101.34	24	11,428.43	4	21,812.06
5	9,039.75	25	12,293.61		
6	9,131.05	26	11,575.84		
7	9,032.27	27	13,692.31		
8	9,244.12	28	12,012.99		
9	10,463.47	29	12,174.52		
10	13,093.01	30	13,085.12		
11	9,698.39	31	10,872.57		
12	10,032.68	32	9,390.05		
13	9,225.41	33	9,316.76		
14	12,356.79	34	11,252.99		
15	11,921.21				
16	12,568.01				
17	10,452.83				
18	12,825.96				
19	9,417.14				
20	9,457.88				

VARIANCES

SIDE YARD SETBACK	Reduce from 10' to 7.5'
MIN. LOT WIDTH	Reduce from 80' to 60'
OPEN SPACE REQUIRED	Reduce from 25% to 15%
LOT COVERAGE	Increase from 25% to 30%
NATURAL BUFFER/REAR SETBACK	Reduce from 40' to 30' (buffer)
	Reduce from 50' to 30' (setback)

NOTE:
LOT SIZES AND SETBACKS ARE
TAKEN FROM THE ORIGINAL ETRIS
ROAD RIGHT OF WAY



Know what's below.
Call before you dig.

SITE DATA:

OVERALL TOTAL SITE AREA	16.159 ACRES
TRACT I	11.329 ACRES
TRACT II	4.83 ACRES

ZONING

EXISTING ZONING	FCA - AG-1
PROPOSED ZONING	R-3A RESIDENTIAL
ZONING JURISDICTION	CITY OF ROSWELL

LOT SUMMARY:

TOTAL SITE AREA	16.159 ACRES
TRACT I LOTS	34 LOTS
TRACT II LOTS	4 LOTS
TOTAL LOTS	38 LOTS
TOTAL DENSITY	2.35 LOTS/ACRE
MIN. LOT SIZE	9,000 SF
MIN. LOT WIDTH	60 FT. WIDE

SETBACK SUMMARY

FRONT YARD SETBACK	30 FEET
SIDE YARD SETBACK	7.5 / 20 FEET
REAR YARD SETBACK	30 FEET

SITE LOCATION MAP (NTS)



Etris Road at Kent Road - Roswell

A Master Planned Single Family Residential Community

FOR
Edward Andrews Homes

1640 Powers Ferry Road
Bldg 4, Suite 300
Marietta, Georgia 30067
Phone: 770-541-5250

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
350 RESEARCH COURT NORCROSS, GEORGIA 30092 (770)451-2741 FAX (770)451-3915 WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	4/11/2012	kw	Revised Legal on Tract I
*2	6/27/2012	kw	Site Revisions / Comments
*3	7/6/2012	kw	Added Lot Chart

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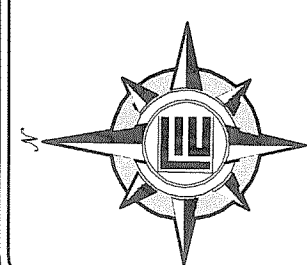
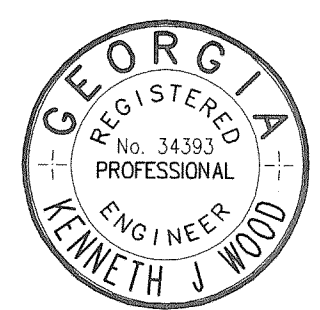
SHEET TITLE

REZONING SITE PLAN



SCALE: 1" = 50'
DATE: JULY 3, 2012
PROJECT: 12034.00

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



1
SHEET

