

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

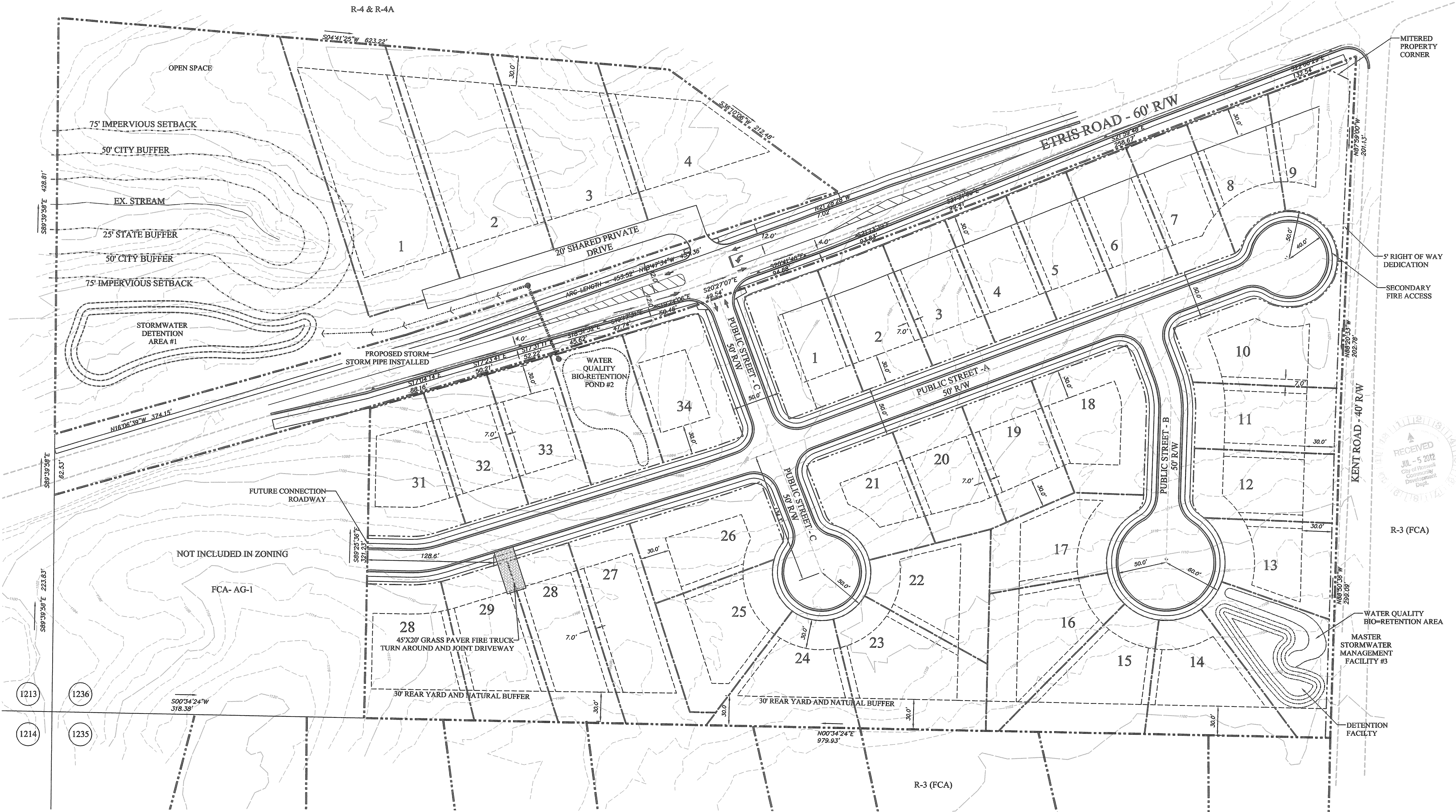
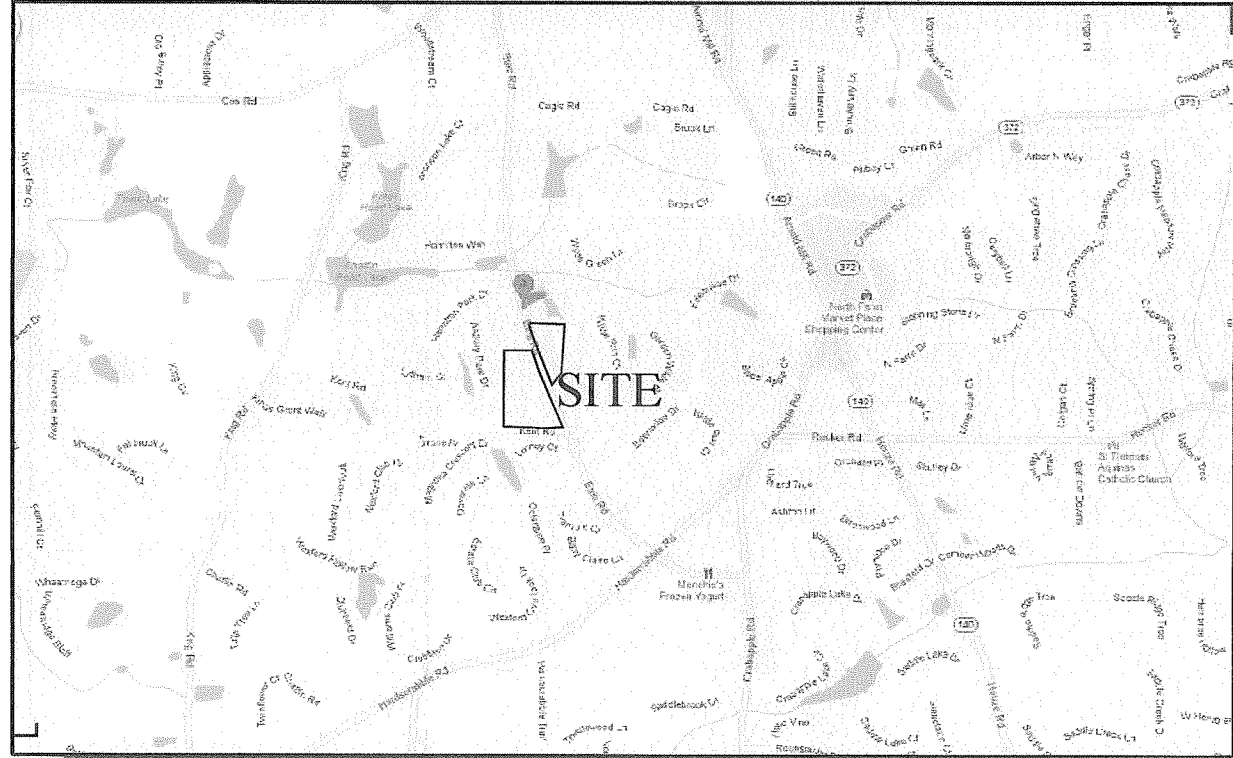
LOT SUMMARY:

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

LAND LOT 916
16th DISTRICT

CITY OF ROSWELL
GEORGIA

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING

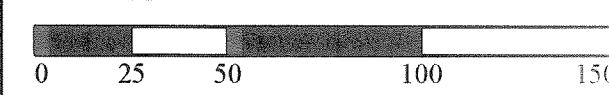
350 RESEARCH COURT NORCROSS, GEORGIA 30092 (770)451-2741 FAX (770)451-3915 WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
#1	4/11/2012	kw	Revised Legal on Tract I
#2	6/27/2012	kw	Site Revisions / Comments

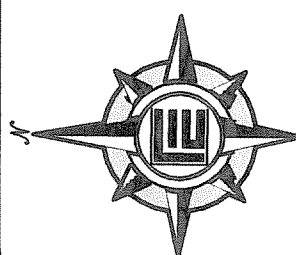
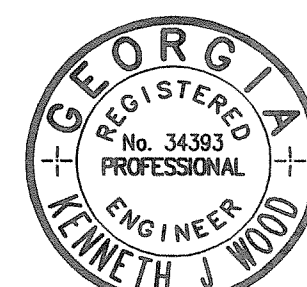
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SHEET TITLE
REZONING
SITE PLAN



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