



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303

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ARC/MRPA SITE PLANS

FOR:

EMBRY TRACT

AT ROGERS CIRCLE

LAND LOTS 478-480, 497-499,
& F-42 THRU F-56,
1ST DISTRICT, 1ST SECTION
CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

FOR:

Toll Brothers

AMERICA'S LUXURY HOME BUILDER™

2400 LAKEVIEW PARKWAY
SUITE 650
ALPHARETTA, GA 30009

CONTACT:
MR. J.R. CROWE
678.699.1403

REVISIONS

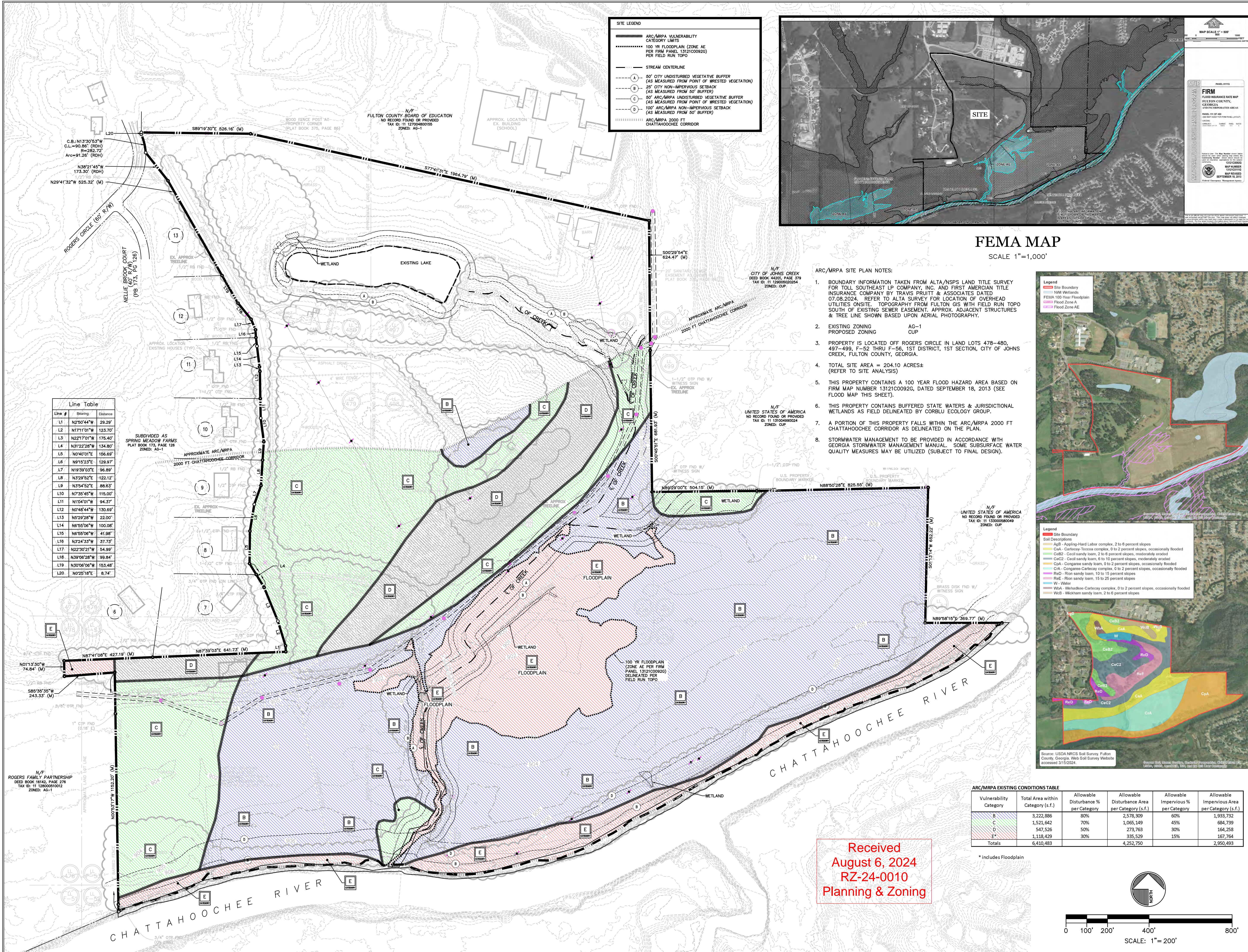
NO.	DATE	CLIENT/CITY COMMENTS
1	08.05.2024	

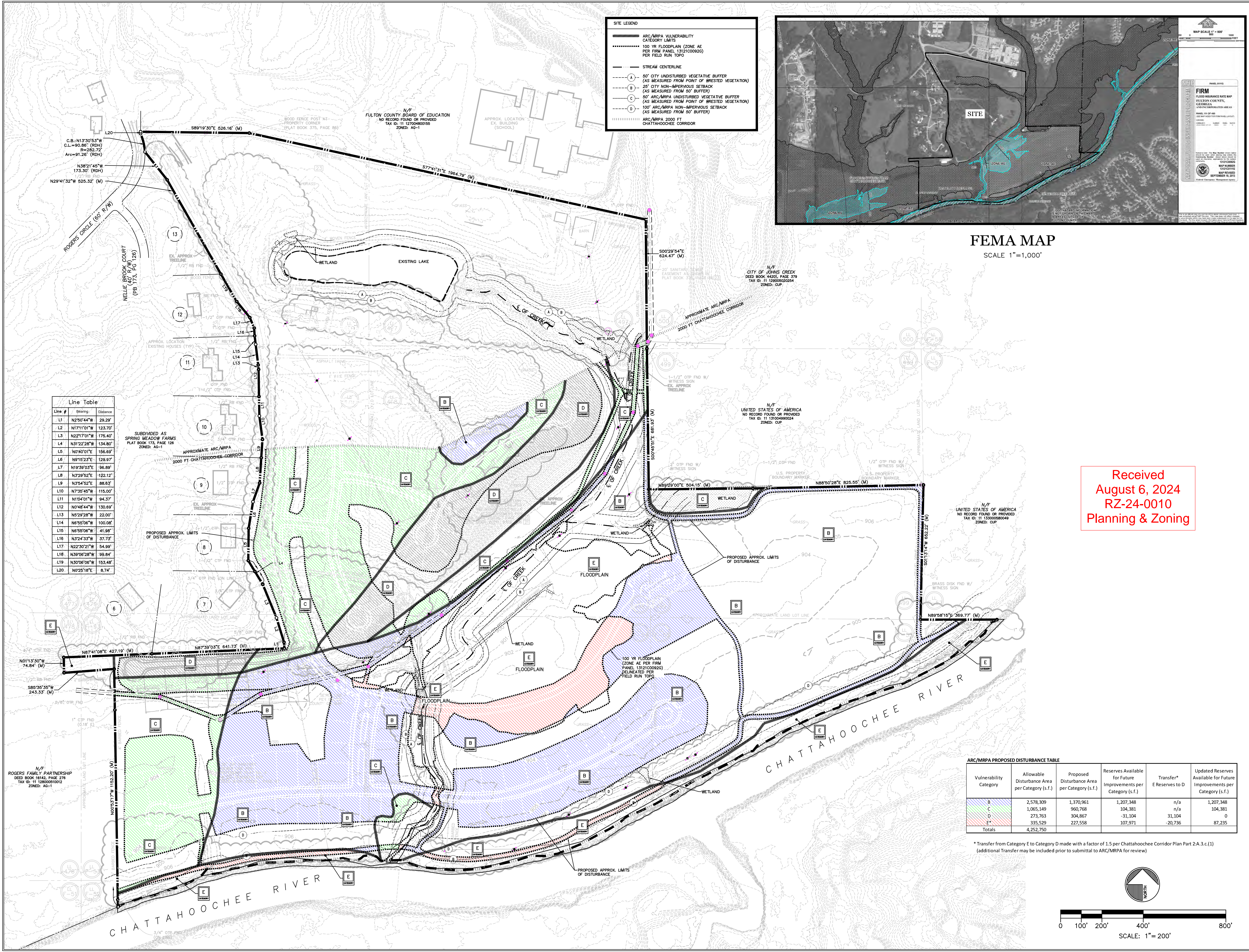
DATE:
JULY 29, 2024

CP&E DRAWING NO:
202316421.dwg

ARC/MRPA EXISTING CONDITIONS SITE PLAN

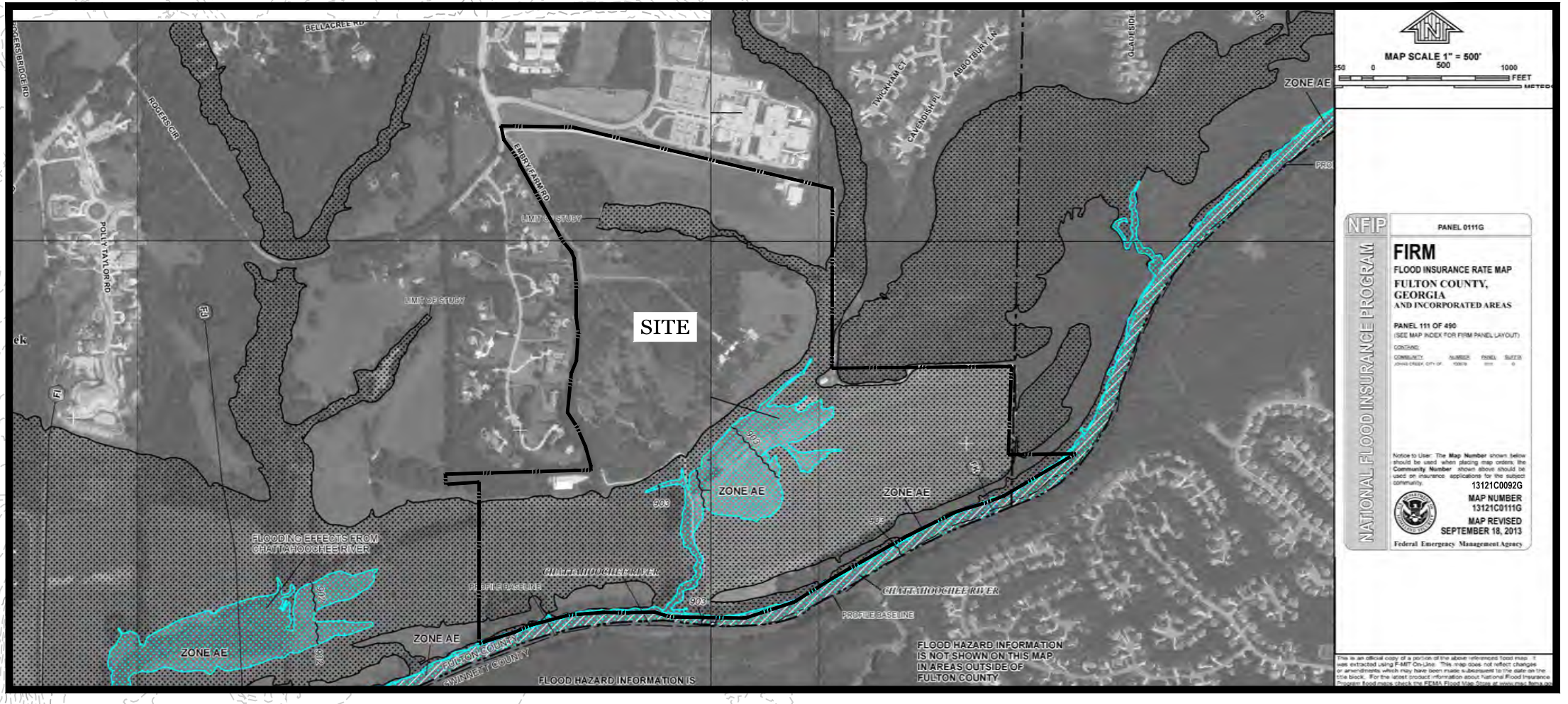
SHEET NO. **1** OF **4**





SITE LEGEND

- ARC/MRPA VULNERABILITY CATEGORY LIMITS
- 100 YR FLOODPLAIN (ZONE AE PER FIRM PANEL 13121C00920) PER FIELD RUN TOPO
- STREAM CENTERLINE
- 50' CITY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 25' CITY NON-IMPERVIOUS SETBACK (AS MEASURED FROM 50' BUFFER)
- 50' ARC/MRPA UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 100' ARC/MRPA NON-IMPERVIOUS SETBACK (AS MEASURED FROM 50' BUFFER)
- ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR



FEMA MAP
SCALE 1"=1,000'

Line Table

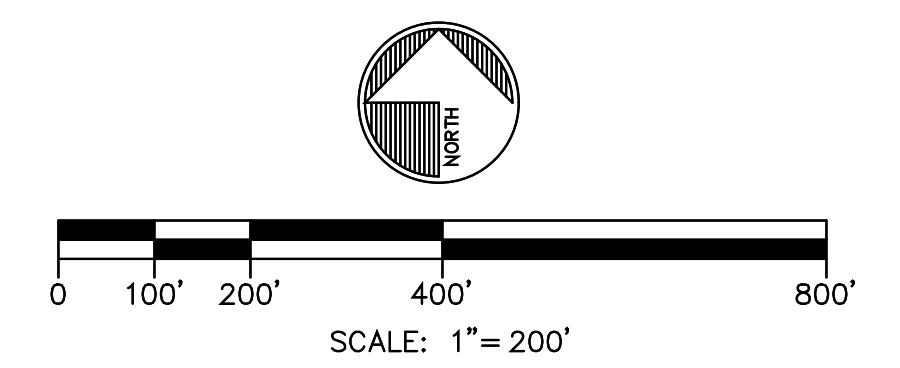
Line #	Bearing	Distance
L1	N2°50'44"W	29.29'
L2	N17°11'01"W	123.70'
L3	N22°17'01"W	175.40'
L4	N31°22'28"W	134.80'
L5	N0°40'01"E	156.69'
L6	N9°15'23"E	129.97'
L7	N19°39'03"E	96.89'
L8	N3°29'52"E	122.12'
L9	N3°54'52"E	88.63'
L10	N7°35'45"W	115.00'
L11	N1°04'01"W	94.37'
L12	N0°48'44"W	130.69'
L13	N5°29'28"W	22.00'
L14	N6°55'06"W	100.08'
L15	N6°59'06"W	41.98'
L16	N3°24'33"W	37.75'
L17	N22°30'21"W	54.99'
L18	N3°09'28"W	99.84'
L19	N3°09'06"W	153.48'
L20	N0°25'18"E	8.74'

Received
August 6, 2024
RZ-24-0010
Planning & Zoning

ARC/MRPA PROPOSED DISTURBANCE TABLE

Vulnerability Category	Allowable Disturbance Area per Category (s.f.)	Proposed Disturbance Area per Category (s.f.)	Reserves Available for Future Improvements per Category (s.f.)	Transfer* E Reserves to D	Updated Reserves Available for Future Improvements per Category (s.f.)
B	2,578,309	1,370,961	1,207,348	n/a	1,207,348
C	1,065,149	960,768	104,381	n/a	104,381
D	273,763	304,867	-31,104	31,104	0
E*	335,529	227,558	107,971	-20,736	87,235
Totals	4,252,750				

* Transfer from Category E to Category D made with a factor of 1.5 per Chattahoochee Corridor Plan Part 2.A.3.c.(1) (additional Transfer may be included prior to submittal to ARC/MRPA for review)



CP & E
CHRISTOPHER PLANNING & ENGINEERING

REGISTERED PROFESSIONAL
No. 028888
SOUTH GEORGIA
7/29/2024

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ARC/MRPA PROPOSED DISTURBANCE SITE PLAN

SHEET NO. **2** OF **4**