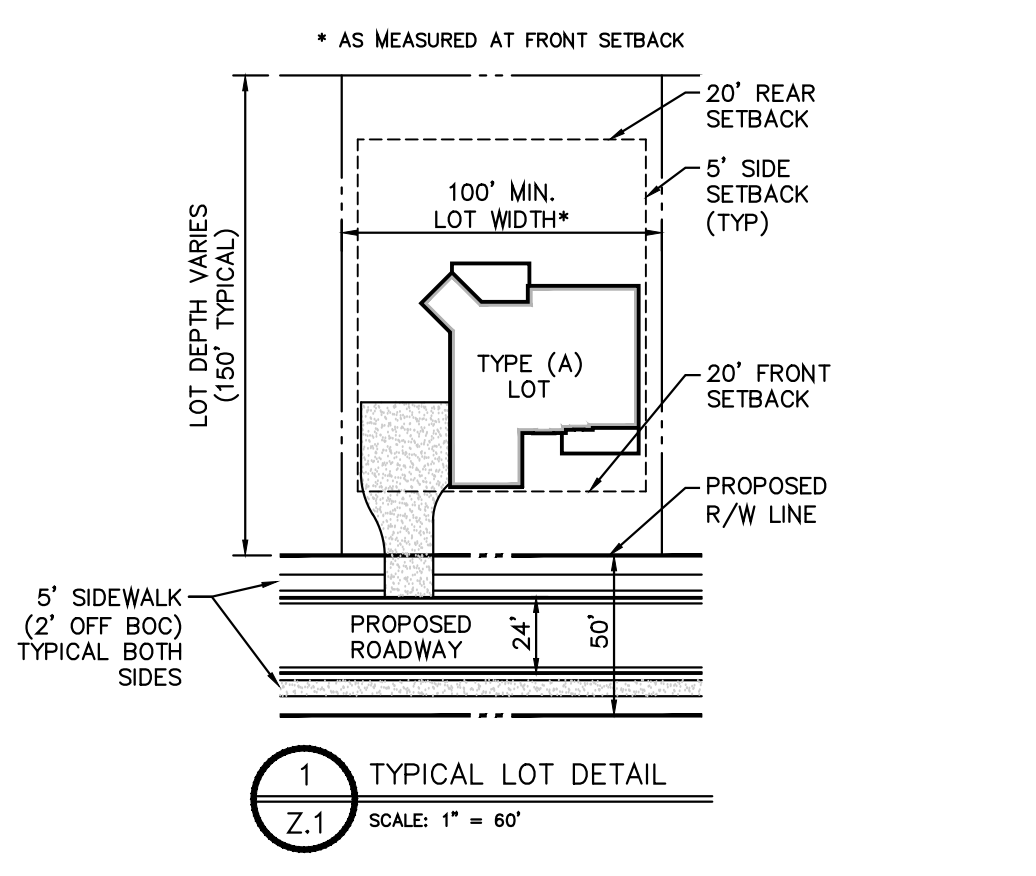
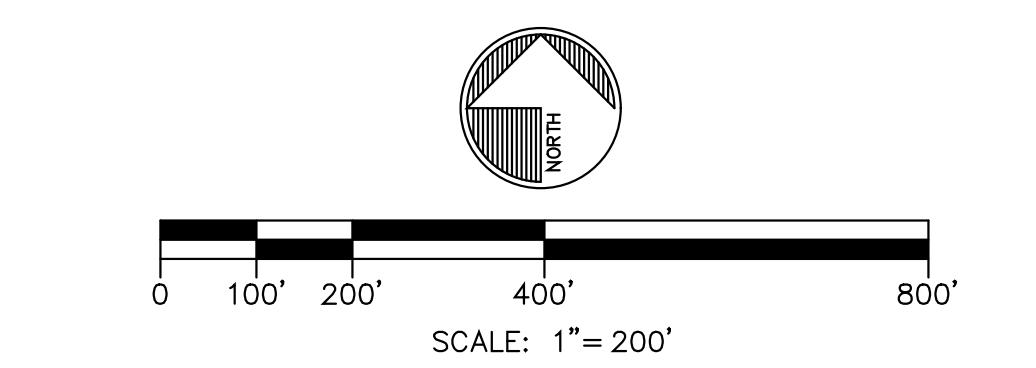


**FEMA MAP**  
SCALE 1"=1,000'



- PLAN NOTES:
- BOUNDARY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY FOR TOLL SOUTHEAST LP COMPANY, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY BY TRAVIS PRUITT & ASSOCIATES DATED 07.08.2024. REFER TO ALTA SURVEY FOR LOCATION OF OVERHEAD UTILITIES ON-SITE. TOPOGRAPHY FROM FULTON GIS WITH FIELD RUN TOPO SOUTH OF EXISTING SEWER EASEMENT. APPROX. ADJACENT STRUCTURES & TREE LINE SHOWN BASED UPON AERIAL PHOTOGRAPHY.
  - EXISTING ZONING AG-1 CUP PROPOSED ZONING
  - PROPERTY IS LOCATED OFF ROGERS CIRCLE IN LAND LOTS 478-480, 497-499, F-52 THRU F-56, 1ST DISTRICT, 1ST SECTION, CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA.
  - TOTAL SITE AREA = 204.10 ACRES: (REFER TO SITE ANALYSIS)
  - THIS PROPERTY CONTAINS A 100 YEAR FLOOD HAZARD AREA BASED ON FIRM MAP NUMBER 13121C00926, DATED SEPTEMBER 18, 2013 (SEE FLOOD MAP THIS SHEET).
  - THIS PROPERTY CONTAINS BUFFERED STATE WATERS & JURISDICTIONAL WETLANDS AS FIELD DELINEATED BY CORBLU ECOLOGY GROUP.
  - A PORTION OF THIS PROPERTY FALLS WITHIN THE ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR AS DELINEATED ON THE PLAN.
  - PROPOSED DEVELOPMENT TO TIE TO EXISTING SANITARY SEWER OUTFALL LINE (SERVICE PROVIDED BY FULTON COUNTY).
  - STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH GEORGIA STORMWATER MANAGEMENT MANUAL. SOME SUBSURFACE WATER QUALITY MEASURES MAY BE UTILIZED (SUBJECT TO FINAL DESIGN).
  - PARKING SUMMARY:  
REQUIRED SPACES (2 SPACES/DWELLING UNIT) 400 SPACES REQUIRED  
PROPOSED SPACES\* 400 SPACES PROVIDED  
\*ALL PROPOSED HOMES TO HAVE A 2 CAR GARAGE.  
NOTE: AMENITY AREA PARKING SUBJECT TO FINAL LAYOUT.

SITE ANALYSIS	
TOTAL SITE AREA	204.10 ACRES±
LOTS PROPOSED (A) 100' WIDE SIDE ENTRY DETACHED	192 LOTS
(B) 1 ACRE SIDE ENTRY DETACHED	8 LOTS
TOTAL	200 LOTS
DENSITY PROPOSED	0.98 UNITS/AC
CUP ZONING CRITERIA	
MINIMUM LOT WIDTH (AS MEASURED TANGENT AT FRONT SETBACK)	100 FEET
MINIMUM LOT AREA	12000 S.F.
MIN. HEATED S.F.	3,000 S.F.
MAXIMUM BUILDING HEIGHT	40 FEET
MINIMUM LOT FRONTAGE	35 FEET
BUILDING SETBACKS	FRONT 20 FEET
	SIDE 5 FEET
	CORNER SIDE 10 FEET
	REAR 20 FEET
LANDSCAPE STRIPS	ROGERS BRIDGE CIRCLE 25 FEET
	WEST PL AGAINST S/D AS SHOWN 50 FEET
PROPOSED OPEN SPACE	98.3 AC± (48.2%)



**CP & E**  
**CHRISTOPHER PLANNING & ENGINEERING**

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. 02888  
2/25/2025

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

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

ZONING SITE PLAN  
FOR:  
**EMBRY TRACT**  
AT ROGERS CIRCLE

LAND LOTS 478-480, 497-499, & F-42 THRU F-56, 1ST SECTION, 1ST DISTRICT, 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

1	02.12.2025	CLIENT COMMENTS
2	02.14.2025	CLIENT COMMENTS
3	02.17.2025	CLIENT COMMENTS
4	03.03.2025	CITY COMMENTS

DATE: FEBRUARY 7, 2025 CP&E DRAWING NO: 2023164z2.dwg

**ZONING SITE PLAN**

SHEET NO. **Z.2**

Received  
March 5, 2025  
RZ-24-0010  
Planning & Zoning