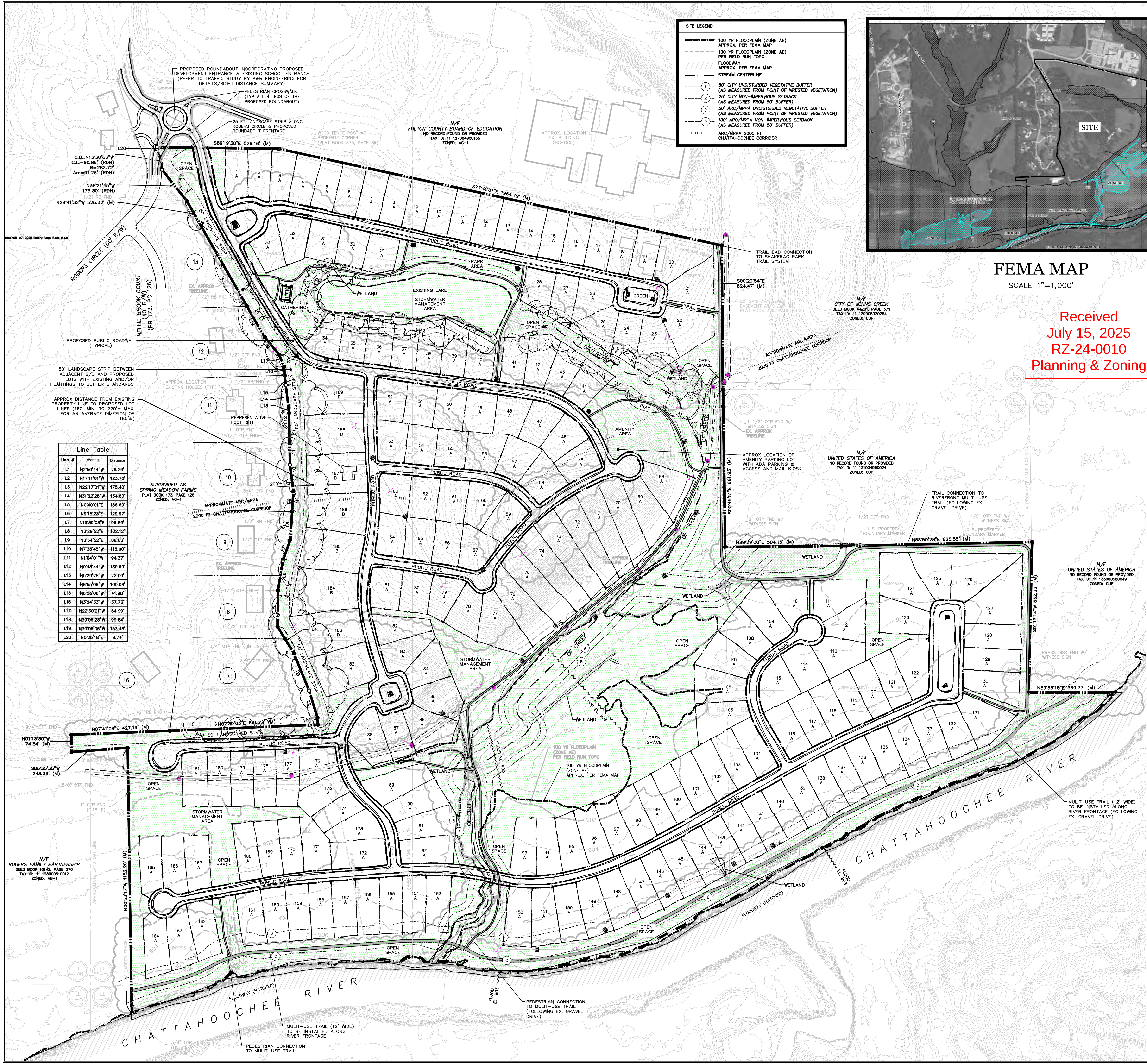
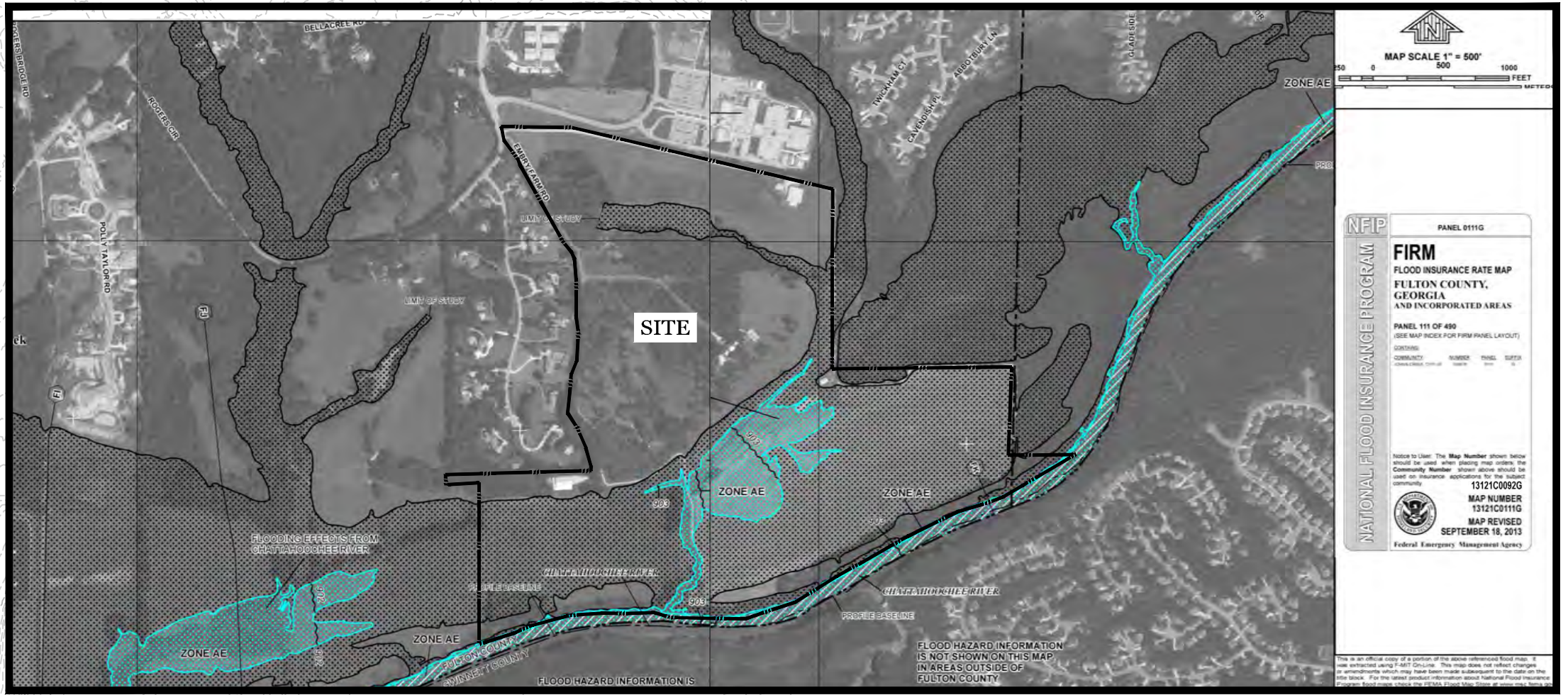


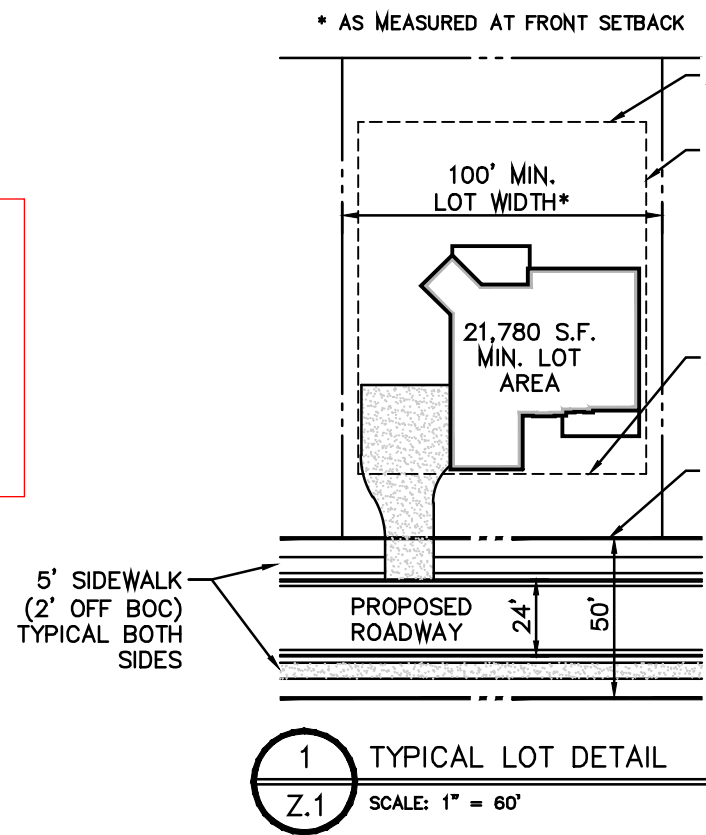


SITE LEGEND	
	100 YR FLOODPLAIN (ZONE AE)
	APPROX. PER FEMA MAP
	100 YR FLOODPLAIN (ZONE AE) FOR FIELD RUN TOPO
	FLOODWAY APPROX. PER FEMA MAP
	STREAM CENTERLINE
	50' CITY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
	25' CITY NON-IMPervIOUS SETBACK (AS MEASURED FROM 50' 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



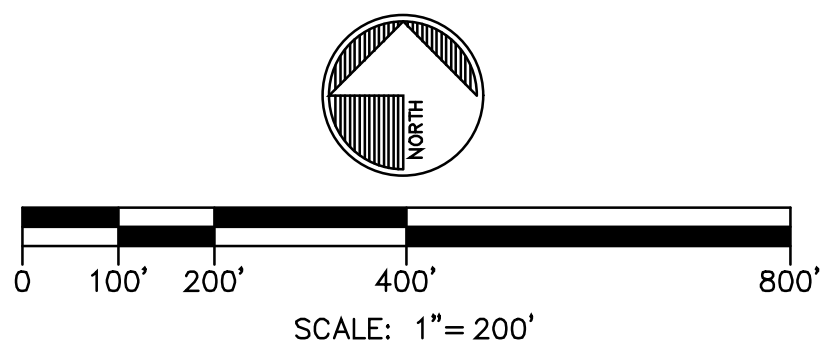
FEMA MAP
SCALE 1"=1,000'

Received
July 15, 2025
RZ-24-0010
Planning & Zoning



- 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
 - PROPERTY IS LOCATED OFF ROGERS CIRCLE IN LAND LOTS 478-480, 497-499, F-62 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) 378 SPACES REQUIRED
PROPOSED SPACES* 378 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) 1/2 ACRE SIDE ENTRY DETACHED	181 LOTS
(B) 1 ACRE SIDE ENTRY DETACHED	8 LOTS
TOTAL	189 LOTS
DENSITY PROPOSED	0.94 UNITS/AC
CUP ZONING CRITERIA	
MINIMUM LOT WIDTH (AS MEASURED TANGENT AT FRONT SETBACK)	100 FEET
MINIMUM LOT AREA	21,780 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	65.3 AC± (32.0%)



CP&E

CHRISTOPHER PLANNING
& ENGINEERING

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 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

02.12.2025	CLIENT COMMENTS
02.14.2025	CLIENT COMMENTS
02.17.2025	CLIENT COMMENTS
03.03.2025	CITY COMMENTS
06.27.2025	CITY COMMENTS

DATE: FEBRUARY 7, 2025

CP&E DRAWING NO: 2023164z2.dwg

ZONING
SITE PLAN

SHEET NO.

Z.2