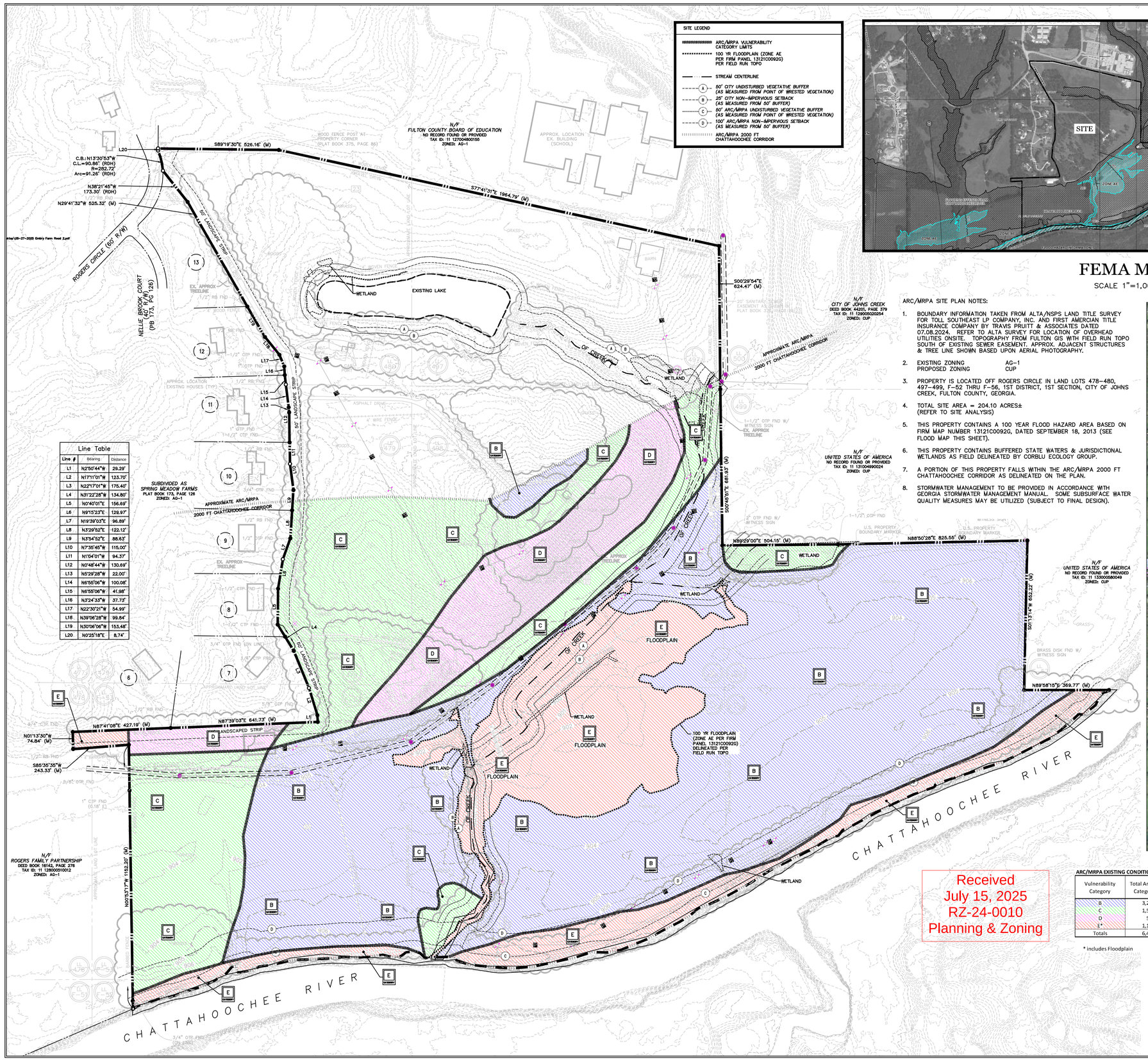
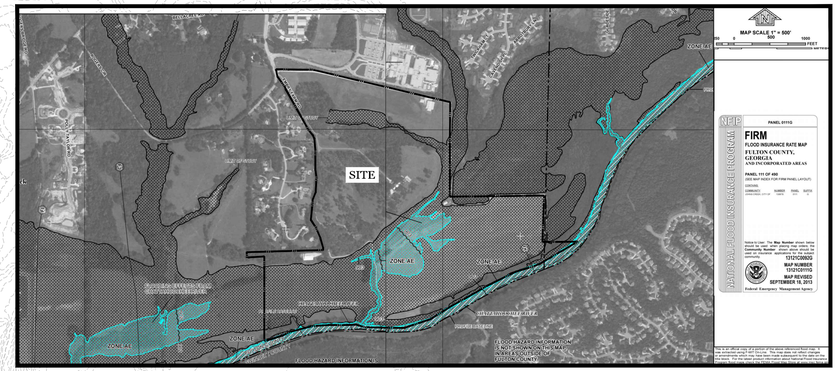


Line Table		
Line #	Bearing	Distance
L1	N25°50'44"W	29.20'
L2	N17°11'01"W	123.70'
L3	N22°17'01"W	175.40'
L4	N31°23'28"W	134.80'
L5	N0°40'01"E	156.69'
L6	N9°15'23"E	129.97'
L7	N19°39'03"E	96.89'
L8	N3°29'52"E	122.12'
L9	N3°54'52"E	88.63'
L10	N7°35'45"W	115.00'
L11	N1°04'01"W	94.37'
L12	N0°48'44"W	130.89'
L13	N5°29'28"W	22.00'
L14	N6°55'06"W	100.08'
L15	N6°55'06"W	41.98'
L16	N3°24'33"W	37.73'
L17	N22°30'21"W	54.99'
L18	N39°06'28"W	99.84'
L19	N30°06'06"W	153.48'
L20	N0°25'18"E	8.74'

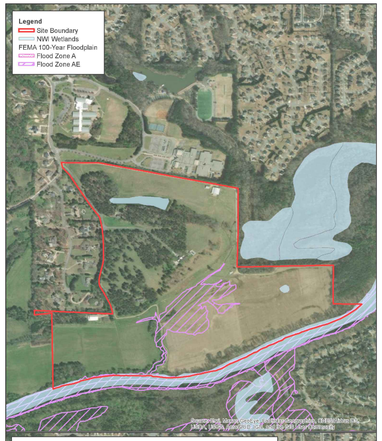


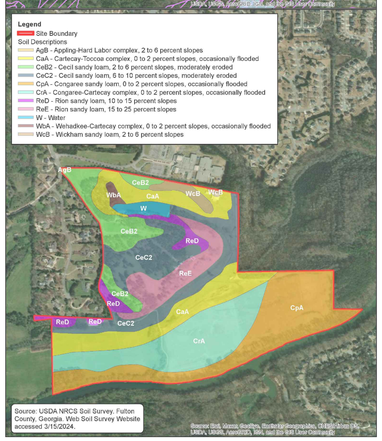
FEMA MAP

SCALE 1"=1,000'

ARC/MRPA SITE PLAN NOTES:

1. BOUNDARY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY FOR TOLL SOUTHEAST LP COMPANY, INC. AND FIRST AMERCIAN TITLE INSURANCE COMPANY BY TRAVIS PRUITT & ASSOCIATES DATED 07.08.2024. REFER TO ALTA SURVEY FOR LOCATION OF OVERHEAD UTILITIES ONSITE. TOPOGRAPHY FROM FULTON GIS WITH FIELD RUN TOPO SOUTH OF EXISTING SEWER EASEMENT. APPROX. ADJACENT STRUCTURES & TREE LINE SHOWN BASED UPON AERIAL PHOTOGRAPHY.
2. EXISTING ZONING AG-1
   PROPOSED ZONING CUP
3. 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.
4. TOTAL SITE AREA = 204.10 ACRES± (REFER TO SITE ANALYSIS)
5. THIS PROPERTY CONTAINS A 100 YEAR FLOOD HAZARD AREA BASED ON FIRM MAP NUMBER 13121C0092G, DATED SEPTEMBER 18, 2013 (SEE FLOOD MAP THIS SHEET).
6. THIS PROPERTY CONTAINS BUFFERED STATE WATERS & JURISDICTIONAL WETLANDS AS FIELD DELINEATED BY CORBLU ECOLOGY GROUP.
7. A PORTION OF THIS PROPERTY FALLS WITHIN THE ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR AS DELINEATED ON THE PLAN.
8. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH GEORGIA STORMWATER MANAGEMENT MANUAL. SOME SUBSURFACE WATER QUALITY MEASURES MAY BE UTILIZED (SUBJECT TO FINAL DESIGN).





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

ARC/MRPA EXISTING CONDITIONS TABLE

Vulnerability Category	Total Area within Category (s.f.)	Allowable Disturbance % per Category	Allowable Disturbance Area per Category (s.f.)	Allowable Impervious % per Category	Allowable Impervious Area per Category (s.f.)
B	3,222,886	80%	2,578,309	60%	1,933,732
C	1,521,642	70%	1,065,149	45%	684,739
D	547,526	50%	273,763	30%	164,258
E*	1,118,429	30%	335,529	15%	167,764
Totals	6,410,483		4,252,750		2,950,493

* includes Floodplain

NORTH

0 100' 200' 400' 800'

SCALE: 1"= 200'

CP&E

CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 028889 PROFESSIONAL ENGINEER BRIAN J. CHRISTOPHER

7/14/2025

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

12460 CRABAPPLE ROAD, SUITE 202–612
ALPHARETTA, GA 3004
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

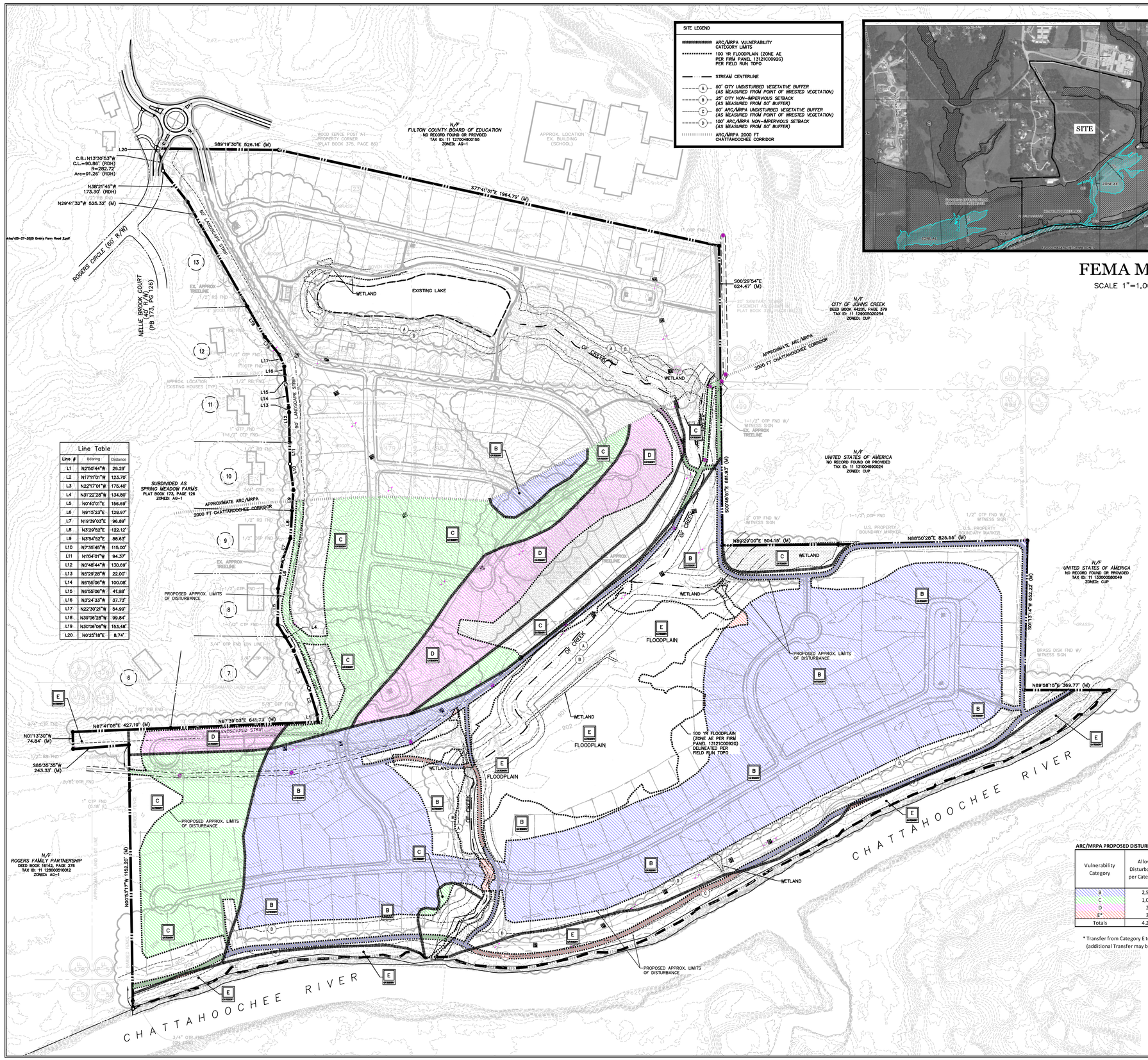
1	08.05.2024	CLIENT/CITY COMMENTS
2	07.14.2025	UPDATE PER REVISED LAYOUT

DATE: JULY 29, 2024

CP&E DRAWING NO: 2023164z1.dwg

ARC/MRPA EXISTING CONDITIONS SITE PLAN

SHEET NO. 1 OF 4



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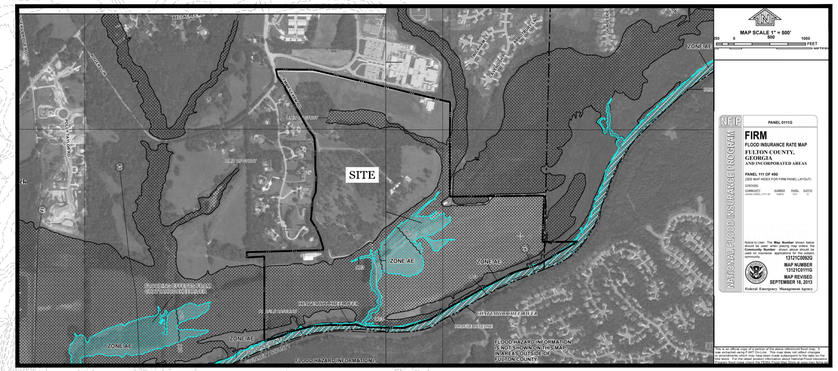

FEMA MAP

SCALE 1"=1,000'

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	2,291,186	287,123	n/a	287,123
C	1,065,149	1,020,079	45,070	n/a	45,070
D	273,763	398,050	-124,287	124,287	0
E*	335,529	46,682	288,847	-82,858	205,989
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)

NORTH

0 100' 200' 400' 800'

SCALE: 1"= 200'

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Planning & Zoning

CP&E

CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 02889 PROFESSIONAL ENGINEER J. CHRISTOPHER

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DATE:
JULY 29, 2024

CP&E DRAWING NO:
202316421.dwg

ARC/MRPA PROPOSED DISTURBANCE SITE PLAN

SHEET NO. 2 OF 4