



Contact 811 before you dig.

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

- Independent Driveways
- Driveways tie into Roger Circle and not to the Roundabout
- Increased Setback from Property Line to Edge of pavement 28.8' to 112'
- Opaque 5' Brick Privace Fence Added for headlight and noised reduction
- No right of way acquisition from the home owners is needed to complete the roundabout
- Construction easement is needed to contruct the Opaque 5' Brick fence for the home owners.

ROW DEDICATION	
OWNER	AREA SQ FT
ELEMENTARY SCHOOL	1,772
MIDDLE SCHOOL	33,783
EMBRY FARM RESIDENTIAL DEV	2,331

CONSTRUCTION EASEMENT	
OWNER	AREA SQ FT
10760 Rogers Circle	1,233
10740 Rogers Circle	1,064



A&R Engineering, Inc.  
2160 Kingston Court, Ste O  
Marietta, GA 30067  
(770) 690-9255  
www.areng.com  
info@areng.com  
GA COA #PEF00400

SEAL

REVISIONS

DESCRIPTION

DATE

No.

1

2

3

4

5

6

7

8

9

PREPARED FOR  
**TOLL BROTHERS, INC**  
2400 LAKEVIEW PARKWAY  
ALPHARETTA, GA 30009

CONCEPT ROUNDABOUT

(Internal Drive)

EMBRY FARM ROAD RESIDENTIAL

ROUNDABOUT DESIGN  
EMBRY TRACT AT ROGER CIRCLE

24 HOUR CONTACT  
**J.R CROWE**  
678-699-1403

LANDLOT DISTRICT

PARCEL ID #

DWN BY CKD BY A&R JOB No.  
24-118

DATE  
2024-07-12

SHEET  
IDENTIFICATION

B1

APPROXIMATE CONSTRUCTION EASEMENT 1,233 SQ FT (0.23 ACRES)

APPROXIMATE CONSTRUCTION EASEMENT 1,064 SQ FT (0.20 ACRES)

Rogers Circle

10760 Rogers Circle

10740 Rogers Circle

5' Brick Privacy Fence

EXISTING ROW

Rogers Circle

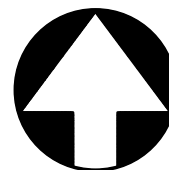
PROPOSED ROW

Embry Farm Road

PROPOSED ROW

EMBRY FARM ROAD

GRAPHIC SCALE



(IN FEET)  
1 inch = 40 ft.