



INGENIUM ENTERPRISES, INC.
5995 PARKWAY NORTH BLVD.
SUITE B
CUMMING, GEORGIA 30040
PHONE: (770) 437-8850

GA CERT. OF AUTHORITY #PEF006172

INGENIUM PROJECT: 230128
PROJECT PM: EH
PROJECT RE: RH
ISSUE DATE: xx/xx/xxxx
DWG NAME: 230128 RZ.DWG

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CLIENT:
CHABAD OF NORTH FULTON
10180 JONES BRIDGE ROAD
JOHNS CREEK, GA 30022
PHONE: 770-410-9000

CHABAD OF NORTH FULTON
CHABAD OF NORTH FULTON
JOHNS CREEK, GA 30022

REV.	DATE	DESCRIPTION

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERK HOUSTON, PE ON THE DATE ADJACENT TO THE SEAL ON THE COVER SHEET (C01.0) USING A SHA AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE

NOTES:
1. ZONING AND BUILDING INFORMATION FOR ADJACENT PROPERTIES WAS OBTAINED FROM THE CITY OF JOHNS CREEK GIS AND FULTON COUNTY TAX ASSESSOR RECORDS.

SHEET NAME
REZONING SITE PLAN

SHEET NUMBER

RZ-1

ISSUE FOR COORDINATION

SITE LEGEND

- (A) ASPHALT PAVEMENT SECTION
- (B) CONCRETE SECTIONS
- (C) CURB & GUTTER (TYP.)
- (D) MAIL KIOSK
- (E) FLOW WELL OR OTHER APPROVED STORMWATER BMP
- (F) PAVEMENT STRIPING

Received
March 5, 2024
RZ-24-0003
Planning & Zoning

SITE INFORMATION	
JURISDICTION:	CITY OF JOHNS CREEK
PARCEL IDENTIFICATION NO.:	11 037001540086
PROPOSED ZONING:	R-4A SINGLE-FAMILY DWELLING
OVERLAY DISTRICT:	N/A
FLOOD ZONE CLASSIFICATION:	AE
SETBACK & BUFFERS	
BUILDING SETBACKS	
FRONT	35 FT
REAR	25 FT
SIDE	7 FT
LANDSCAPE STRIP	30 FT (ALONG STATE BRIDGE ROAD)
SITE AREA CALCULATIONS	
SITE	±2.886 AC / 125,692 SF
BUILDABLE AREA	±1.552 AC / 67,590 SF
UNBUILDABLE AREA	±1.334 AC / 58,108 SF
MINIMUM LOT SIZE	12,000 SF
BASE INFORMATION	
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13121C0086F, DATED 9/18/2013.	
BASE CONDITIONS PROVIDED BY LANDPRO, DATED 09/26/2023 (SEE SHEET C02.0 & C02.1).	

