



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: 04/10/2024  
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

REZONING - 11085 STATE BRIDGE RD  
11085 STATE BRIDGE ROAD  
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 (2019) 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.

SHEET NAME  
REZONING SITE PLAN

SHEET NUMBER

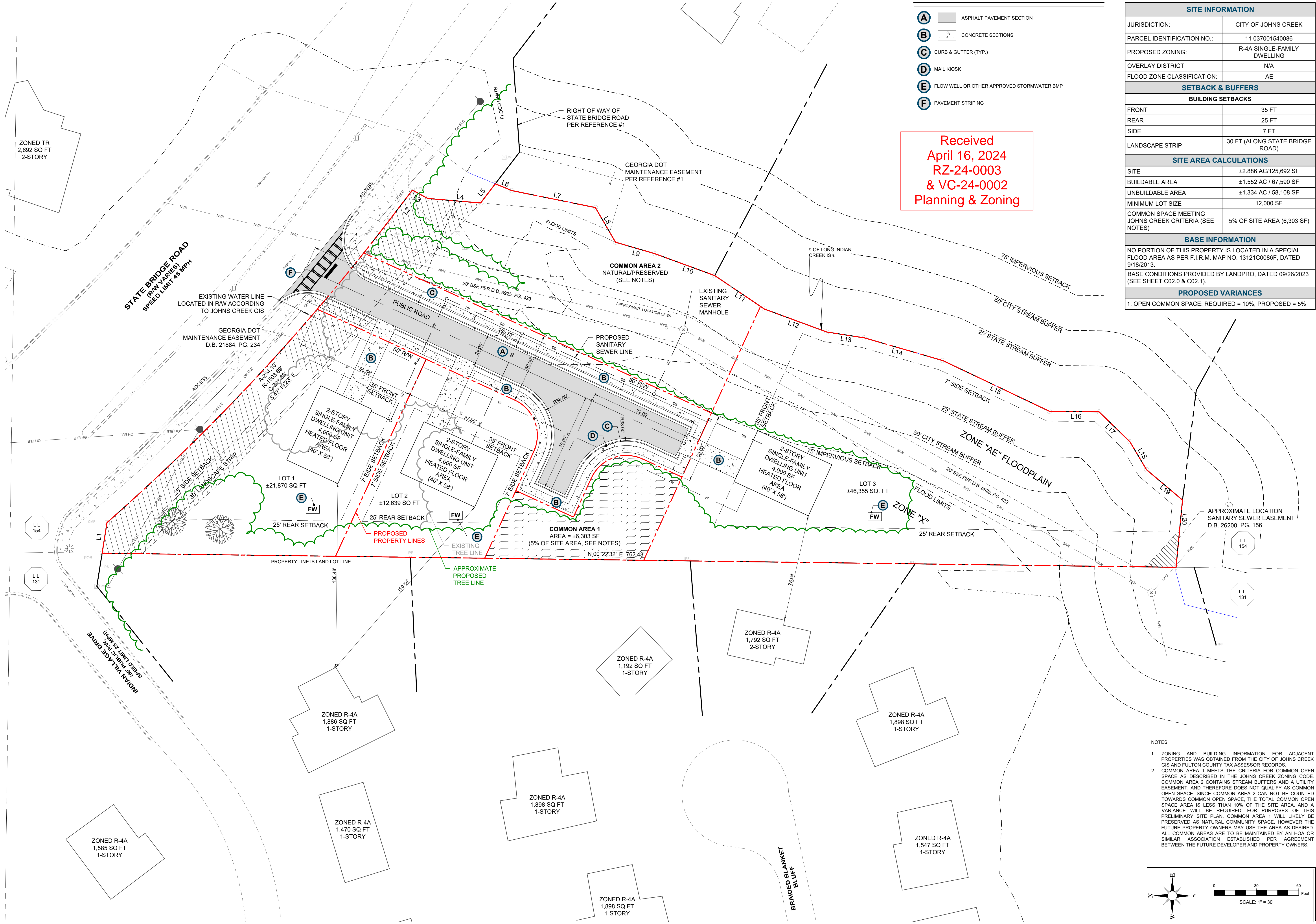
RZ-1

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  
April 16, 2024  
RZ-24-0003  
& VC-24-0002  
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
COMMON SPACE MEETING JOHNS CREEK CRITERIA (SEE NOTES)	5% OF SITE AREA (6,303 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).	
PROPOSED VARIANCES	
1. OPEN COMMON SPACE: REQUIRED = 10%, PROPOSED = 5%	



- NOTES:
- ZONING AND BUILDING INFORMATION FOR ADJACENT PROPERTIES WAS OBTAINED FROM THE CITY OF JOHNS CREEK GIS AND FULTON COUNTY TAX ASSESSOR RECORDS.
  - COMMON AREA 1 MEETS THE CRITERIA FOR COMMON OPEN SPACE AS DESCRIBED IN THE JOHNS CREEK ZONING CODE. COMMON AREA 2 CONTAINS STREAM BUFFERS AND A UTILITY EASEMENT, AND THEREFORE DOES NOT QUALIFY AS COMMON OPEN SPACE. SINCE COMMON AREA 2 CAN NOT BE COUNTED TOWARDS COMMON OPEN SPACE, THE TOTAL COMMON OPEN SPACE AREA IS LESS THAN 10% OF THE SITE AREA, AND A VARIANCE WILL BE REQUIRED. FOR PURPOSES OF THIS PRELIMINARY SITE PLAN, COMMON AREA 1 WILL LIKELY BE PRESERVED AS NATURAL COMMUNITY SPACE. HOWEVER THE FUTURE PROPERTY OWNERS MAY USE THE AREA AS DESIRED. ALL COMMON AREAS ARE TO BE MAINTAINED BY AN HOA OR SIMILAR ASSOCIATION ESTABLISHED PER AGREEMENT BETWEEN THE FUTURE DEVELOPER AND PROPERTY OWNERS.

