

- VARIANCE REQUEST TO REDUCE 75' BUFFER TO 25' BUFFER
- VARIANCE REQUEST TO GRADE & RE-PLANT BUFFER TO BUFFER STANDARD AS NEEDED.
- VARIANCE TO ALLOW STRUCTURE INTO REAR BUILDING SETBACK.

PROJECT SITE DATA

• GROSS PROPERTY SIZE:	1,387 AC. / 60,417.72 SF
• EXISTING ZONING:	C-2
• PROPOSED ZONING:	C-2 SUP
• PROPOSED BUILDING TOTAL:	3,464 SF
• PROPOSED USE:	CAR WASH
• PROPOSED BUILDING HEIGHT:	25'
• SETBACKS (REQUIRED)	
•• FRONT:	50' BUILDING
•• REAR:	40' BUILDING
•• SIDE:	20' BUILDING
• PARKING	
•• REQUIRED PARKING:	
••• MINIMUM (1 SP./500 SQUARE FEET):	7 SPACES
••• MAXIMUM (1 SP./250 SQUARE FEET):	14 SPACES
•• REQUIRED STACKING:	
••• MINIMUM (4 STACKING PER LANE):	12 SPACES
••• MAXIMUM (10 STACKING PER LANE):	30 SPACES
•• TOTAL REQUIRED:	
••• MINIMUM: 7 + 12 =	19 SPACES
••• MAXIMUM: 12 + 30 =	42 SPACES
• PROVIDED:	
••• PARKING:	29 (13x20) & (10x25)
••• STACKING:	12 SPACES MIN.
••• TOTAL:	41 SPACES

PROPERTY OWNERS:
 PID: 6286 104 POULOS GEORGE ESTATE ETAL
 PID: 6286 106 POULOS DEAN G & NINA C

PROJECT OWNER / APPLICANT
 FOAMWORKS AUTO SPA
 1512 HIGHWAY 85N
 FAYETTEVILLE, GA. 30214

SEWER NOTE:
 SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING SEWER MANHOLE WITHIN THE FOAMWORK PROPERTY. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY. AVAILABLE WITHIN PROJECT RAW PROXIMITY.

FLOOD NOTE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13135C0067G, DATED MARCH 4, 2013), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STORMWATER NOTE:
 PROPOSED UNDERGROUND DETENTION AREA FOR THE SITE.



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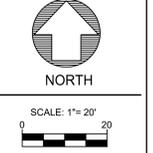


SURVEYING BY:
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Zoning Exhibit for
FOAMWORKS AUTO SPA
 3812 MEDLOCK BRIDGE ROAD, PEACHTREE CORNERS, GA. L.L. 286 - DISTRICT 6TH
 PARCEL # R6286 104, R6286 106

Orig. Issue	9.28.22
Designed by	others
Checked by	TL
Project #	22232



ZONING EXHIBIT