



P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

APPLICATION

City Council
<input type="checkbox"/> Waivers
<input checked="" type="checkbox"/> Variance

Staff Approval Only

Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>CHA - Matt Meo</u>	NAME <u>QuikTrip Corporation - Michael Burk</u>
ADDRESS <u>6745 Sugarloaf Parkway, Suite 100</u>	ADDRESS <u>PO Box 3475 / 4705 S 129th East Ave</u>
CITY <u>Duluth</u>	CITY <u>Tulsa</u>
STATE <u>GA</u> ZIP <u>30097</u>	STATE <u>OK</u> ZIP <u>74101 / 74134</u>
PHONE <u>(678) 405-3131</u> FAX _____	PHONE <u>(770) 325-6720</u> FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER

** Include any person having a property interest and/or a financial interest in any business entity having property interest (use additional sheets if necessary).*

CONTACT PERSON Matt Meo

COMPANY NAME CHA

ADDRESS 6745 Sugarloaf Parkway, Suite 100
Duluth, GA 30097

PHONE (678) 405-3131 FAX _____

PRESENT ZONING DISTRICT(S) C-2 LAND LOT(S) 242 & 271 DISTRICT(S) 5

ADDRESS OF PROPERTY 1750/1800/1831 Winder Hwy ACREAGE 8.06 (total)

Describe your request in detail and state justification/hardship: _____

See attached Letter of Intent.

(Attach additional sheets if necessary)

HAS THE APPLICANT FILED ANY OTHER APPLICATIONS FOR THIS PROPERTY WITHIN THE PAST 12 MONTHS ? Yes No

If Yes, please describe: _____

(Attach additional sheets if necessary)

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING REQUEST and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AFFECTED ***

CASE NUMBER: _____



March 9, 2023

Letter of Intent for Variance Application of QuikTrip Corporation

QuikTrip Corporation (the “Applicant”) submits this Letter of Intent and attached variance application for the purpose of requesting variances from requirements of the Zoning Resolution of the City of Dacula (the “Zoning Resolution”) and the City of Dacula Buffer, Landscape, and Tree Ordinance (the “Landscape Ordinance”).

The requested variance is related to the proposed relocation of an existing QuikTrip to an adjacent tract of approximately 3.47 acres located at the north quadrant of the intersection of Winder Highway and the future extension of Fence Road (portions of 1750/1800/1831 Winder Hwy after anticipated GDOT right-of-way acquisitions) (the “Property”) due to the needs of GDOT to obtain right of way and access rights from the existing store’s property for the off-grade SR-316 and Winder Hwy interchange project. The Property is zoned C-2 for commercial use and the current zoning classification allows for the development of a convenience store with fuel pumps. A portion of the property is currently developed.

The Applicant proposes to develop the Property by constructing a new QuikTrip store. The proposed QuikTrip store will consist of a 5,312 square foot building, an auto fuel canopy, and a diesel fuel canopy. The development of this site also provides for a QuikTrip Kitchen café and additional amenities to serve customers in the area. However, there are constraints on the Property that discourage the proposed development. Therefore, the Applicant requests the approval of the following variances:

- (1) Variance to reduce the minimum front yard setback to 12 feet from right-of-way on Winder Highway:

Pursuant to Section 906 of the Zoning Resolution, a 50-foot front yard setback is required for developments zoned C-2 (General Business District). The Applicant is requesting the minimum front yard setback on Winder Highway be reduced from 50-foot to 12-foot to allow the convenience store building to be closer to the right-of-way. Due to the configuration of the parcel and location of the fuel canopy, a variance is necessary to develop the property in a manner consistent with the submitted site plan and will provide optimal maneuverability and safety for the customers, both pedestrian and vehicular. The site plan provided also considers the substantial amount of topographic relief across the subject site and will allow for acceptable proposed slopes within driveways, parking, and canopy areas.

(2) Variance to allow encroachments within the landscape strip:

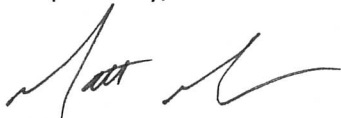
Pursuant to Article 4.1.1 of the Landscape Ordinance, non-residential uses shall provide landscape plantings in a landscape strip 10 feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage. Per the definition of a landscape strip in the Landscape Ordinance, limited encroachments are authorized. The Applicant is requesting the convenience store building, parking spaces, and driveway surface be authorized to encroach within the landscape strip along Winder Highway. Due to the configuration of the parcel and location of the fuel canopies, a variance is necessary to develop the property in a manner consistent with the submitted site plan and will provide optimal maneuverability and safety for the customers, both pedestrian and vehicular. The Applicant is proposing encroachments not to exceed 5 feet.

The Applicant has submitted a site plan depicting the proposed development. However, constraints on the property prevent development without the referenced variances. According to Section 706 of the Zoning Resolution, The City Administrator and the Mayor and City Council may approve variances to the minimum or maximum requirements unless prohibited in the Ordinance. The requested variances are the minimum necessary to afford the Applicant relief so that the Property may be developed in accordance with the intent of the site plan which is attached hereto and included herein. Additionally, granting relief would not cause substantial detriment to the public good. By granting relief, the Property may be developed in a safe manner to better serve the public and surrounding land uses.

QuikTrip is the standard that all convenience stores and gas stations should be striving to achieve. They have built a brand with an unparalleled reputation for clean, well-lit stores, staffed by friendly and helpful employees. The Applicant is committed to developing a quality convenience store to continue to serve the City of Dacula's residents and visitors.

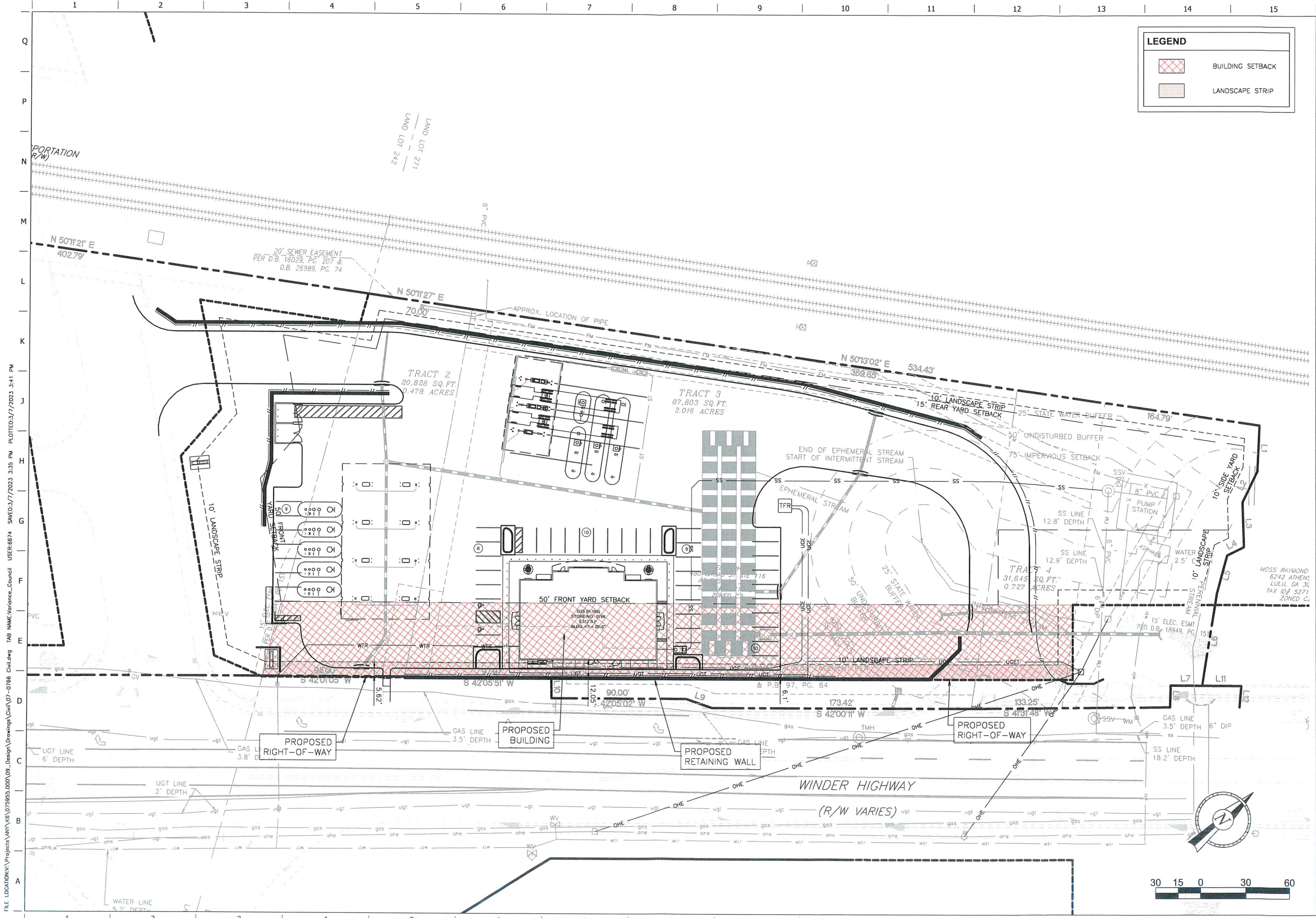
The Applicant and its representatives welcome the opportunity to meet with staff of the City of Dacula Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this Letter of Intent or in the variance application filed herewith. The Applicant respectfully requests your approval of this variance application.

Respectfully,



Matt Meo

Section Manager/Land Development



PROJECT NO.: 075955

CIA
 6745 Sugarloaf Parkway, Suite 100
 Duluth, GA 30097
 770.447.8999 www.ciacorp.com

QuikTrip No. 0766
 1831 WINDER HWY
 DACULA, GA



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 ANY UNAUTHORIZED USE, REPRODUCTION,
 PUBLICATION, DISTRIBUTION, OR SALE IN
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-108 (11/01/21)
 DIVISION:
 VERSION: 001
 DESIGNED BY: SR
 DRAWN BY: KC
 REVIEWED BY: MM

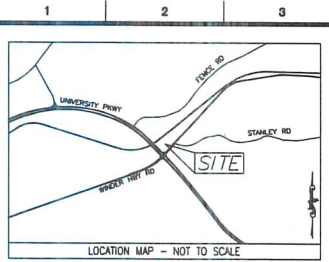
REV	DATE	DESCRIPTION

SHEET TITLE:
**SITE PLAN
 (CITY COUNCIL VARIANCE)**

SHEET NUMBER:
1

ORIGINAL ISSUE DATE:

FILE LOCATION: \\projects\m\k\075955\000\09_Design\Drawings\Civil\07-0766_Civil.dwg TAB NAME: Variance_Council USER: 6674 SAVED: 3/7/2023 3:35 PM PLOTTED: 3/7/2023 3:41 PM



LINE TABLE

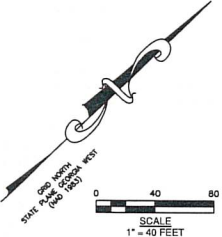
LINE NO.	START STATION	END STATION	LENGTH
1	0+00	0+00	0.00
2	0+00	0+00	0.00
3	0+00	0+00	0.00
4	0+00	0+00	0.00
5	0+00	0+00	0.00
6	0+00	0+00	0.00
7	0+00	0+00	0.00
8	0+00	0+00	0.00
9	0+00	0+00	0.00
10	0+00	0+00	0.00
11	0+00	0+00	0.00
12	0+00	0+00	0.00
13	0+00	0+00	0.00
14	0+00	0+00	0.00
15	0+00	0+00	0.00
16	0+00	0+00	0.00

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	PIECE POINT	PIECE POINT BEARING	PIECE POINT LENGTH
1182.21	125.11	24.19	118.21	11.82	1182.21	118.21	11.82
1182.21	125.11	24.19	118.21	11.82	1182.21	118.21	11.82

ABBREVIATIONS

- | | | |
|---------------------------|---------------------------------------|------------------------------------|
| EB Electric Box | FFV Fuel Fill Valve | (D) Distance per Deed Book - Page |
| CONC Concrete | ICV Irrigation Control Valve | (D1) Distance per Deed Book - Page |
| PP Power Pole | CCMP Corrugated Galvanized Metal Pipe | (C) Calculated Distance |
| WM Water Meter | PVC Polyvinyl Chloride Pipe | (M) Measured Distance |
| WV Water Valve | HRWD Hardwood Tree | R/R Railroad |
| ET Electrical Transformer | GV Gas Valve | OCSC Outlet Control Structure |
| EM Electric Meter | TPED Telephone Pedestal | ET Electrical Transformer |
| GM Gas Meter | TWV Telephone Manhole | |



UTILITY CONTACTS

GAS:
 Colonial Pipeline - Kathryn McDowell 770-733-0423
 City of Lawrenceville - Wanda Haggren 770-231-2144

COMMUNICATIONS:
 AT&T Worldnet Services 770-794-3872
 Comcast Communications - Randall Spawr 770-859-6552
 Gwinnett County Public Traffic & Safety - Cheyenne Hunter 678-538-0555

ELECTRIC:
 Georgia Power - Chris Lougheed Department 404-506-6339
 Johnson Electric Inc. 770-337-4884

WATER:
 Gwinnett County Public Water - Stephanie Spahn 678-276-4917

SEWER:
 Gwinnett County Public Sewer - Stephanie Spahn 678-276-4917

DATUMS

Datums:
 Horizontal: Grid North, NAD83, West Zone (North American Datum of 1983), U.S. Survey Foot, Hall County, Georgia.
 Vertical: NAVD88 (North American Vertical Datum of 1988)
 Geoid: Geoid12A Conus

- SURVEY NOTES**
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 85,000 FEET AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - THIS PLAN WAS CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,000 FEET.
 - EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: TRIMBLE 80 HORNET TOTAL STATION
 LENGTH: TRIMBLE 80 HORNET TOTAL STATION
 GPS: TRIMBLE R5 GPS RECEIVER
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN. SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT FOR THE ENTIRE PROPERTY.
 - ALL UNDERGROUND UTILITIES SHOWN HEREON WERE BASED UPON FIELD OBSERVATIONS AND VISIBLE MARKINGS FOUND BY ALLIANCE UNLESS OTHERWISE NOTED. CONTRACTOR SHOULD VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION BEGINS. RECORD # 811 WAS CALLED AND THE VERIFICATION NUMBER FOR THIS SITE IS 50019-281-514.
 - THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, AND IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 AND OBTAINED BY RTK OBSERVATIONS ON 08/24/19 USING THE TRIMBLE V5 SYSTEM.
 - THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS, OR ENTITY NAMED HEREON. THE PLAN DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR MAINTAINING SAND PERSONS, PERSONS OR ENTITY.
 - CERTAIN DATA SHOWN ON THIS PLAN WAS OBTAINED UTILIZING GPS. IF INCLUDED, THE CONTROL POINTS ESTABLISHED FOR THE SURVEY TO BE BASED UPON. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A TRIMBLE R5 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR USING A STATIC OBSERVATION, WHICH DATA WAS THEN PROCESSED USING THE HIPS 0202 SET. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.05 FT. HORIZONTAL AND 0.10 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - FOR THE GWINNETT COUNTY OBI WRITE THE ZONING FOR TAX PARCELS # 826 901 B1 B2. THE DETAILS FOR C-2 ARE:
 FRONT: 35 FEET
 SIDE: 30 FEET
 REAR: 30 FEET
 HEIGHT: 40 FEET
 - THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD INSURE RISK MAP; COMMUNITY FLOOD HAZARD IDENTIFICATION EFFECTIVE SEPTEMBER 26, 2016; PANEL 13350600P EFFECTIVE SEPTEMBER 26, 2006; PANEL 13350600P EFFECTIVE SEPTEMBER 26, 2006; PANEL 13350600P EFFECTIVE SEPTEMBER 26, 2006; PANEL 13350600P EFFECTIVE SEPTEMBER 26, 2006.
 - AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING ADDITIONS, BUILDING CONSTRUCTION, CHANGES IN STREET RIGHT OF WAY, RECENT STREET OR SIDEWALK CONSTRUCTION AND REPAIRS, OR USE OF THE SITE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
 - THE SPECIMEN TREES ON THE SUBJECT PROPERTY ARE SHOWN HEREON.

OVERALL TRACT
 351,465 Sq. Ft.
 8.089 Acres

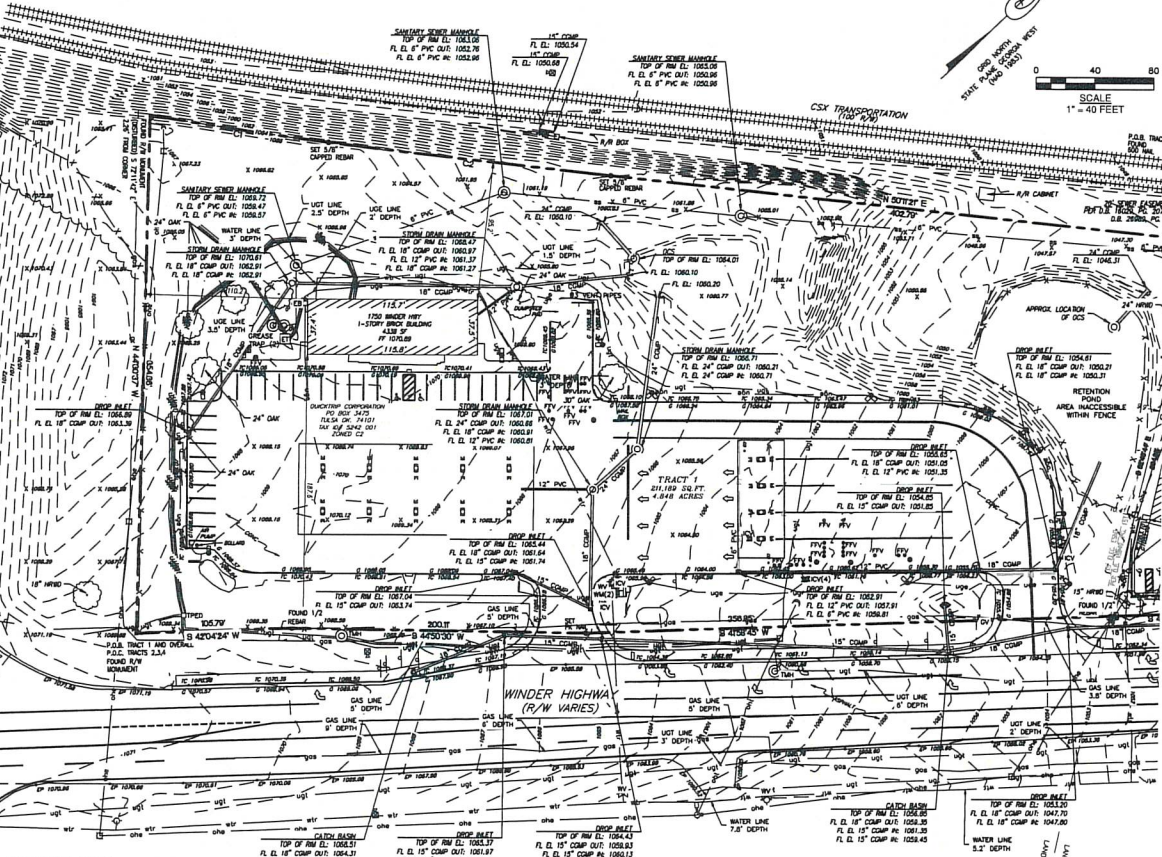
TRACT 1 211,189 Sq. Ft. 4.848 Acres	TRACT 2 20,828 Sq. Ft. 0.478 Acres
TRACT 3 87,803 Sq. Ft. 2.016 Acres	TRACT 4 31,845 Sq. Ft. 0.727 Acres

REFERENCES

- DEED BOOK 22878 PAGE 52 (Parcel 1)
- DEED BOOK 29078 PAGE 346 (Parcel 2)

UTILITIES SHOWN HEREON WERE MARKED BY GROUND-HAWK. UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT O.C.G.A. 15-6-67.



SURVEY LEGEND

- EXISTING UTILITIES**
- Overhead Electric
 - Overhead Telephone Line
 - Sanitary Sewer Line (Plus Size/Type on Plans)
 - Storm Sewer Line (2.12") (Plus Size/Type on Plans)
 - Underground Telephone Line
 - Water Line
 - Gas Line
 - Utility Pole/Post-Plus Type of Utility
 - Utility Pole-Plus Type of Utility
 - Utility Pole w/ Light
 - Utility Pole w/ Transformer
 - Utility Manhole (Plus Type/L')
 - Utility Meter (Plus Type)
 - Utility Valve (Plus Type)
 - Day Valve
 - Light Pole
 - Fire Hydrant
 - Curb Inlet
 - Area Inlet
 - Single Post Sign
- Other Symbols:**
- Quilt Monument Sign (Vertical)
 - Deciduous Tree (Plus Size/Type)
 - Traffic Arrows
 - Traffic Signal Pole
 - Traffic Control Box
 - Monitor Well
 - Center Line
 - Property R/W Lot Line (OT Not)
 - Property R/W Lot Line (Others)
 - Curb Line
 - Edge of Asphalt
 - Edge of Concrete
 - Spot Elevation
 - Chain Link Fence
 - Guard Rail
 - Edge of Pavement Elevation
 - Curb & Curb Elevation

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT O.C.G.A. 15-6-67.

David A. Anderson 11/10/22
 DAVID L. ANDERSON, RLS DATE
 GEORGIA REGISTERED LAND SURVEYOR No. 3305



THE LOCATION OF UTILITIES IS NOT GUARANTEED BY 811. THE USER OF THIS SERVICE SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR OBTAINING THE LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION.

NOTICE:
 CONSTRUCTION IS NOT TO BE PERMITTED UNLESS THE USER OBTAINS ALL NECESSARY PERMITS AND OBTAINS THE LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION.

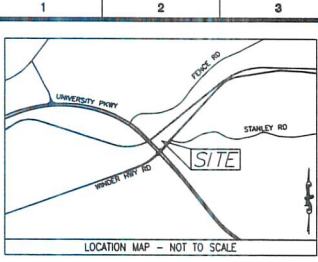
LOCATED IN
 LAND LOT 242 & 271
 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA

QUICKTRIP Corporation
 BOUNDARY AND TOPOGRAPHIC SURVEY
 1750 WINDER HIGHWAY
 Dacula, Georgia
 TAX PARCELS: 5271-184 5271-185 5271-186 5271-187 5271-188 5271-189 5271-190

DATE 09-01-2016

REVISIONS

SCALE 0 20 40
 1" = 40 FEET
 DR. M.C.B. | CH. CRE
 P.M. D.L.A.
 BOOK --
 JOB 22202
 SHEET NO. 1 OF 3



ABBREVIATIONS

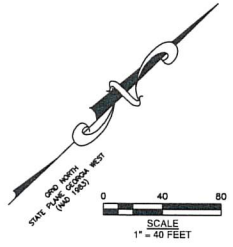
EB	Electric Box	FFV	Fuel Fill Valve	(D)	Distance per Deed Book, Page
CONC	Concrete	ICV	Irrigation Control Valve	(D1)	Distance per Deed Book, Page
PP	Power Pole	CGMP	Corrugated Galvanized Metal Pipe	(C)	Calculated Distance
WM	Water Meter	PVC	Polyvinyl Chloride Pipe	(M)	Measured Distance
WV	Water Valve	HRWD	Hardwood Tree	R/R	Railroad
ET	Electrical Transformer	GV	Gas Valve	OC	Outlet Control Structure
EM	Electric Meter	TPCD	Telephone Pedestal	ET	Electrical Transformer
GM	Gas Meter	TMH	Telephone Manhole	SSV	Sanitary Sewer Valve

LINE TABLE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

CURVE TABLE

LINE NO.	START STATION	END STATION	LENGTH	PC	PT	PI	PE	CE	CH	CV
1	1124.47	1231.52	107.05	1124.47	1131.52	1142.57	1153.62	1164.67	1175.72	1186.77
2	1186.77	1293.82	107.05	1186.77	1193.82	1204.87	1215.92	1226.97	1238.02	1249.07



UTILITY CONTACTS

Gas:
 Colonial Pipeline - Kathryn McDowell 678-782-2403
 City of Lawrenceville - Wesley Haggard 770-231-2144

COMMUNICATIONS:
 ATT - Angelo Howe 770-784-3972
 Comcast Communications Inc. Service 770-689-6852
 DeKalb County Public Works & Safety-Deanna Hester 678-439-6868

ELECTRIC:
 DeKalb Power Grid - Loading Department 404-509-6529
 Jackson EMC-DeKalb 770-367-6884

WATER:
 DeKalb County Public Works-Stephanie Sparks 478-378-0917

SEWER:
 DeKalb County Public Sewer-Stephanie Sparks 478-378-0917

DATUMS

Datums:
 Horizontal: Grid North, NAD83, West Zone (North American Datum of 1983), U.S. Survey Foot, Hall County, Georgia
 Vertical: NAVD88 (North American Vertical Datum of 1988)
 Geoid: Geoid12A Conus

SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 62.84 FEET AND AN ANGULAR UNIFORM OF 57 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2500 FEET.
- EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: TRIMBLE S2 RHODIC TOTAL STATION
 DISTANCE: TRIMBLE S2 RHODIC TOTAL STATION
 GPS: TRIMBLE R6 GPS RECEIVER
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN. SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT FOR THE ENTIRE PROPERTY.
- ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATIONS AND MOBILE APPROPRIATE RECORDS BY A LICENSED SURVEYOR. CONTRACTOR SHOULD VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION BEGINS. GEORGIA 811 WAS CALLED AND THE INFORMATION NUMBER FOR THE SITE IS 9036582616.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, HAD 83 BASED UPON THE NORTH AMERICAN DATUM OF 1983 AND OBTAINED BY RTK OBSERVATIONS ON 09/04/2016 USING THE TRIMBLE V90 SYSTEM.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY HEREON. THE PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CONSENTATION BY THE SURVEYOR NAMED AND PERSON, PERSONS OR ENTITY.
- CONTROL DATA SHOWN ON THIS PLAT WAS OBTAINED USING GPS. IT INCLUDES THE CONTROL POINTS ESTABLISHED FOR THE SURVEY TO BE BASED UPON. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A TRIMBLE R6 GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR TAKING A STATIC OBSERVATION. WHEN DATA WAS THEM PROCESSED USING THE 1000 GPS INTO THE RELATIVE POTENTIAL ACCURACY OBTAINED ON THE POINTS FILLED IN THIS SURVEY WERE 2.58 FT. HORIZONTAL AND 5.19 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.
- PER THE GWINNETT COUNTY GIS SITE THE ZONING FOR TAX PARCEL 8242 001 016 C-2. THE SETBACKS FOR C-2 ARE:
 FRONT- 15 FEET
 REAR- 30 FEET
 HEIGHT- 45 FEET
- THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMENTARY PANEL NUMBER 13180C07P, EFFECTIVE SEPTEMBER 29, 2006; PANEL 13180D07P EFFECTIVE SEPTEMBER 29, 2006; PANEL 13180E07P EFFECTIVE SEPTEMBER 29, 2006; PANEL 13180F07P EFFECTIVE SEPTEMBER 29, 2006; PANEL 13180G07P EFFECTIVE SEPTEMBER 29, 2006.
- AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, FILL OR ADDITIONS, BUILDING CONSTRUCTION, CHANGES BY STREET RIGHT OF WAY, RECENT STREET OR SIDEWALK CONSTRUCTION AND REPAIRS, OR USE OF THE SITE AS A SOLID WASTE DUMP, JUMP, OR SANITARY LANDFILL.
- THE SPECIFIC TREES ON THE SUBJECT PROPERTY ARE SHOWN HEREON.

SURVEY LEGEND

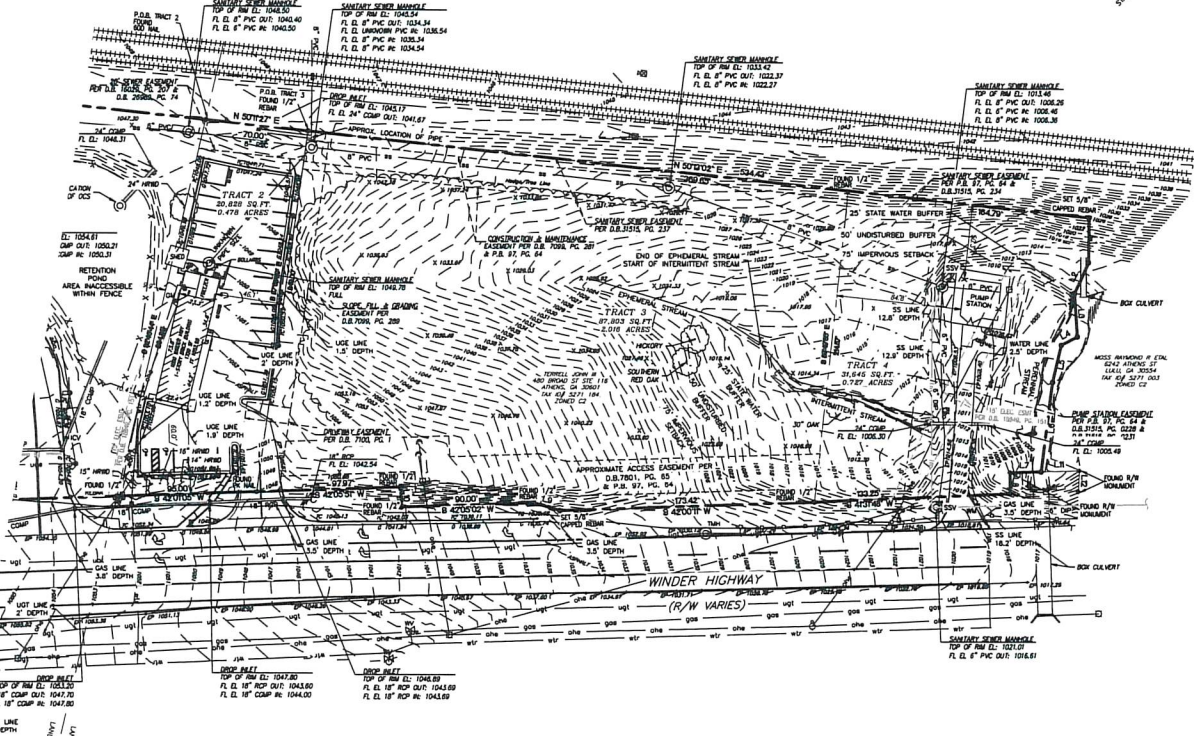
EXISTING UTILITIES

oht	Overhead Electric
uht	Underground Electric
ohtl	Overhead Telephone Line
uhtl	Underground Telephone Line
uwl	Water Line
uwl	Gas Line
uwl	Utility Pedestal/Riser-Plus Type of Utility
uwl	Utility Pole-Plus Type of Utility
uwl	Utility Pole W/Light
uwl	Utility Pole W/Transformer
uwl	Utility Manhole (Plus Type/E's)
uwl	Utility Meter (Plus Type)
uwl	Utility Valve (Plus Type)
uwl	Cable Line
uwl	Fire Hydrant
uwl	Curb Mark
uwl	Area Mark
uwl	Single Post Sign

REFERENCES

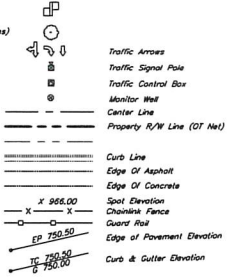
- DEED BOOK 2278 PAGE 52 (Parcel 1)
- DEED BOOK 29076 PAGE 349 (Parcel 2)

UTILITIES SHOWN HEREON WERE LOCATED MARKED BY GROUNDHAWK. UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.



OVERALL TRACT
 351,485 Sq. Ft.
 8.089 Acres

TRACT 1 211,189 Sq. Ft. 4.848 Acres	TRACT 2 20,828 Sq. Ft. 0.478 Acres
TRACT 3 87,803 Sq. Ft. 2.016 Acres	TRACT 4 31,645 Sq. Ft. 0.727 Acres



SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-9-67.

DAVID L. ANDERSON, P.E.S. DATE 11-10-22
 GEORGIA REGISTERED LAND SURVEYOR No. 3305

811
 Know where you dig.
 Call before you dig.

NOTICE:
 CONSTRUCTION IS SUBJECT TO THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF CARE AND TO THE EXTENT OF THE CONTRACT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS SURVEY.

LOCATED IN:
 LAND LOT 242 & 271
 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA

CLIENT:
 QuikTrip Corporation

BOUNDARY AND TOPOGRAPHIC SURVEY
 1750 WINDER HIGHWAY
 GWINNETT COUNTY, GEORGIA
 TAX PARCELS: 5271-184, 5271-102, 5271-184, 5271-102

DATE: 09-01-2016

REVISIONS:

SCALE 0 20 40
 1" = 40 FEET

DR. M.C.B. [Ch. CRE]
 P.L. D.L.A.
 BOOK
 JOB 22202
 SHEET NO. 3 OF 3

Overall Legal Description

A Tract of land situated in Land Lots 242 and 271 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Begin at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail; thence run North 50 degrees 11 minutes 27 seconds East along said Right of Way for a distance of 70.00 feet to a found 1/2 inch rebar; thence run North 50 degrees 13 minutes 02 seconds East for a distance of 369.65 feet to a found 1/2 inch rebar; thence continue along the last described course for a distance of 164.79 feet to a set 5/8 inch capped rebar, said point lying on the continuation of the centerline of a creek; thence run along the centerline of said creek the following calls:

South 45 degrees 09 minutes 22 seconds East for a distance of 30.62 feet;
South 21 degrees 39 minutes 07 seconds East for a distance of 23.07 feet;
South 49 degrees 36 minutes 16 seconds East for a distance of 29.84 feet;
South 15 degrees 34 minutes 12 seconds West for a distance of 12.33 feet;
South 32 degrees 50 minutes 02 seconds East for a distance of 26.21 feet;
South 38 degrees 50 minutes 02 seconds East for a distance of 62.35 feet to a point, said point lying on the intersection of said centerline with the aforementioned Westerly Right of Way of Winder Highway; thence leaving said centerline run South 42 degrees 28 minutes 07 seconds West along said Westerly Right of Way for a distance of 21.13 feet to a found Right of Way Monument; thence run South 46 degrees 12 minutes 56 seconds East along said Right of Way for a distance of 14.50 feet to a found Right of Way Monument; thence run South 41 degrees 31 minutes 48 seconds West along said Right of Way for a distance of 133.25 feet to a found 1/2 inch rebar; thence run South 42 degrees 00 minutes 11 seconds West along said Right of Way for a distance of 173.42 feet to a set 5/8 inch capped rebar; thence run South 60 degrees 55 minutes 40 seconds West along said Right of Way for a distance of 18.50 feet to a found 1/2 inch rebar; thence run South 42 degrees 05 minutes 02 seconds West along said Right of Way for a distance of 90.00 feet to a found 1/2 inch rebar; thence run North 48 degrees 40 minutes 48 seconds West along said Right of Way for a distance of 13.78 feet to a found 1/2 inch rebar; thence run South 42 degrees 05 minutes 51 seconds West along said Right of Way for a distance of 97.97 feet to a Found PK nail in asphalt; thence run South 42 degrees 01 minutes 05 seconds West along said Right of Way for a distance of 95.00 feet to a found 1/2 inch rebar; thence run South 41 degrees 58 minutes 45 seconds West along said Right of Way for a distance of 356.85 feet to a set PK nail in asphalt; thence run South 44 degrees 50 minutes 30 seconds West along said Right of Way for a distance of 200.11 feet to a found 1/2 inch rebar; thence run South 42 degrees 04 minutes 24 seconds West for a distance of 105.79 feet to the POINT OF BEGINNING. Said Tract contains 351,465 Square Feet or 8.069 Acres.

Legal Description Tract 1

A Tract of land situated in Land Lot 242 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Begin at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail said point lying on the intersection of said CSX Transportation Right of Way and the Land Lot Line common to Land Lots 242 and 271; thence leaving said CSX Transportation Right of Way run South 32 degrees 46 minutes 44 seconds East along said Land Lot Line for a distance of 264.36 feet to a found 1/2 inch rebar lying on the aforementioned Westerly Right of Way of Winder Highway; thence run South 41 degrees 58 minutes 45 seconds West along said Right of Way for a distance of 356.85 feet to a set PK nail in asphalt; thence run South 44 degrees 50 minutes 30 seconds West along said Right of Way for a distance of 200.11 feet to a found 1/2 inch rebar; thence run South 42 degrees 04 minutes 24 seconds West for a distance of 105.79 feet to the POINT OF BEGINNING. Said Tract contains 211,189 Square Feet or 4.848 Acres.

Legal Description Tract 2

A Tract of land situated in Land Lot 271 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Commence at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail said point lying on the intersection of said CSX Transportation Right of Way and the Land Lot Line common to Land Lots 242 and 271, said point being the POINT OF BEGINNING of the tract herein described; thence run North 50 degrees 11 minutes 27 seconds East along said CSX Transportation Right of Way for a distance of 70.00 feet to a found 1/2 inch rebar; thence leaving said Right of Way run South 37 degrees 53 minutes 39 seconds East for a distance of 249.00 feet to a Found PK Nail in asphalt, said point lying on the aforementioned Westerly Right of Way of Winder Highway; thence run South 42 degrees 01 minutes 05 seconds West along said Right of Way for a distance of 95.00 feet to a found 1/2 inch rebar, said point lying on the intersection of said Right of Way and the Land Lot Line common to Land Lots 242 and 271; thence leaving said Right of Way run North 32 degrees 46 minutes 44 seconds West along said Land Lot Line for a distance of 264.36 feet to the POINT OF BEGINNING. Said Tract contains 20,828 Square Feet or 0.478 Acres.

Legal Description Tract 3

A Tract of land situated in Land Lot 271 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Commence at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail; thence run North 50 degrees 11 minutes 27 seconds East along said Right of Way for a distance of 70.00 feet to a found 1/2 inch rebar said point being the POINT OF BEGINNING of the Tract herein described; thence run North 50 degrees 13 minutes 02 seconds East for a distance of 369.65 feet to a found 1/2 inch rebar; thence leaving said CSX Transportation Right of Way run South 39 degrees 49 minutes 55 seconds East for a distance of 214.57 feet to a found 1/2 inch rebar, said point lying on the aforementioned Westerly Right of Way of Winder Highway; thence run South 42 degrees 00 minutes 11 seconds West along said Right of Way for a distance of 173.42 feet to a set 5/8 inch capped rebar; thence run South 60 degrees 55 minutes 40 seconds West along said Right of Way for a distance of 18.50 feet to a found 1/2 inch rebar; thence run South 42 degrees 05 minutes 02 seconds West along said Right of Way for a distance of 90.00 feet to a found 1/2 inch rebar; thence run North 48 degrees 40 minutes 48 seconds West along said Right of Way for a distance of 13.78 feet to a found 1/2 inch rebar; thence run South 42 degrees 05 minutes 51 seconds West along said Right of Way for a distance of 97.97 feet to a Found PK nail in asphalt; thence leaving said Right of Way run North 37 degrees 53 minutes 39 seconds West for a distance of 249.00 feet to the POINT OF BEGINNING. Said tract contains 87,803 Square Feet or 2.016 Acres.

Legal Description Tract 4

A Tract of land situated in Land Lot 271 in the 5th District of Gwinnett County, Georgia, said Tract being more particularly described as follows:

Commence at a found Right of Way monument marking the intersection of the Westerly Right of Way of Winder Highway (Right of Way Varies) and the Northerly Right of Way of University Parkway (Right of Way Varies); thence run North 44 degrees 30 minutes 37 seconds West along said Northerly Right of Way of University Parkway for a distance of 354.36 feet to a point (said point lying South 72 degrees 11 minutes 42 seconds East 2.26 feet from a disturbed Right of Way Monument), said point lying on the Easterly Right of Way of a CSX Transportation 100 foot Right of Way and a non-tangent curve to the left, said curve having a radius of 2,450.80 feet, a central angle of 02 degrees 52 minutes 04 seconds, a chord bearing of North 52 degrees 27 minutes 17 seconds East, and a chord distance of 122.66 feet; thence leaving said University Parkway Right of Way run along the arc of said curve and said CSX Transportation Right of Way for a distance of 122.67 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 13,311.46 feet, a central angle of 0 degrees 49 minutes 54 seconds, a chord bearing of North 50 degrees 36 minutes 18 seconds East, and a chord distance of 193.21 feet; thence run along the arc of said curve and said Right of Way for a distance of 193.21 feet to a set 5/8 inch capped rebar; thence run North 50 degrees 11 minutes 21 seconds East along said Right of Way for a distance of 402.79 feet to a found 60D nail; thence run North 50 degrees 11 minutes 27 seconds East along said Right of Way for a distance of 70.00 feet to a found 1/2 inch rebar; thence run North 50 degrees 13 minutes 02 seconds East for a distance of 369.65 feet to a found 1/2 inch rebar, said point being the POINT OF BEGINNING of the Tract herein described; thence continue along the last described course for a distance of 164.79 feet to a set 5/8 inch capped rebar, said point lying on the continuation of the centerline of a creek; thence run along the centerline of said creek the following calls:

South 45 degrees 09 minutes 22 seconds East for a distance of 30.62 feet;

South 21 degrees 39 minutes 07 seconds East for a distance of 23.07 feet;

South 49 degrees 36 minutes 16 seconds East for a distance of 29.84 feet;

South 15 degrees 34 minutes 12 seconds West for a distance of 12.33 feet;

South 32 degrees 50 minutes 02 seconds East for a distance of 26.21 feet;

South 38 degrees 50 minutes 02 seconds East for a distance of 62.35 feet to a point, said point lying on the intersection of said centerline with the aforementioned Westerly Right of Way of Winder Highway;

thence leaving said centerline run South 42 degrees 28 minutes 07 seconds West along said Westerly Right of Way for a distance of 21.13 feet to a found Right of Way Monument; thence run South 46 degrees 12 minutes 56 seconds East along said Right of Way for a distance of 14.50 feet to a found Right of Way Monument; thence run South 41 degrees 31 minutes 48 seconds West along said Right of Way for a distance of 133.25 feet to a found 1/2 inch rebar; thence leaving said Right of Way run North 39 degrees 49 minutes 55 seconds West for a distance of 214.57 feet to the POINT OF BEGINNING. Said Tract contains 31,645 Square Feet or 0.727 Acres.

APPLICANT CERTIFICATION

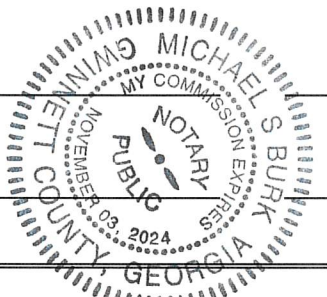
The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

_____ 3/10/23
[Signature] Signature of Applicant Date

MATT MEO

[Signature] Type or Print Name/Title

 Notary Public Date 3/10/23



PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

_____ 3/10/23
[Signature] Signature of Applicant Date

Ben Quells

[Signature] Type or Print Name/Title

 Notary Public Date 3/10/23

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____
 LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

FOR ADMINISTRATIVE USE ONLY

ACTION TAKEN _____
 SIGNATURE _____ DATE _____
 STIPULATIONS _____



P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor and/or a member of the City Council.

Yes No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Contributions <i>(All which aggregate to \$250.00+)</i>	Contribution Date <i>(within last 2 years)</i>

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission or Zoning Board of Appeals.

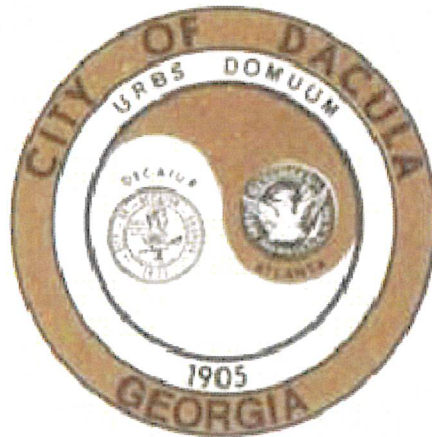
Yes No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Description of Gifts <i>(Valued aggregate \$250.00+)</i>	Date Gift was Given <i>(within last 2 years)</i>

(Attach additional sheets if necessary to disclose or describe all contributions/gifts)

Economic and Community Infrastructure Facilities Impact Worksheet



**To be completed and submitted with applications for:
Annexation, Rezoning, Change of Conditions,
Special Use Permit, Special Exception, or Variance.**

Date Received: _____

Reviewed By: _____

Proposed Project Information

Name of Proposed Project: QuikTrip #766
Developer/Applicant: QuikTrip Corporation/CHA
Telephone: (678) 405-3131
Fax: N/A
Email(s): mmeo@chacompanies.com

Economic Impacts

Estimated Value at Build-Out:
\$6MM

Will the proposed project generate population and/or employment increases in the area?
If yes, what would be the major infrastructure and facilities improvement needed to support the increase?
Relocation of existing facility, no improvements needed.

How many short-term and /or long-term jobs will the development generate?
Relocation of existing facility, only short term construction related jobs are expected.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:
Relocation of existing facility, increased property taxes on the expected build-out values.

Is the regional work force sufficient to fill the demand created by the proposed project?
Relocation of existing facility, no additional workforce is needed

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:
Gwinnett County

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?
Relocation of existing facility. no additional demand expected

Is sufficient water supply capacity available to serve the proposed project?
Yes

If no, are there any current plans to expand existing water supply capacity?
N/A

If there are plans to expand the existing water supply capacity, briefly describe below:
N/A

If water line extension is required to serve this project, how much additional line (in feet) will be required?
N/A

Wastewater Disposal

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?
Relocation of existing facility. no additional demand expected

Name of wastewater treatment provider for this site:
Gwinnett County

Is sufficient wastewater treatment capacity available to serve this proposed project?
Yes

If no, are there any current plans to expand existing wastewater treatment capacity?
N/A

If there are plans to expand existing wastewater treatment capacity, briefly describe below:
N/A

If sewer line extension is required to serve this project, how much additional line (in feet) will be required?
N/A

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?
Relocation of existing facility, No additional traffic is expected. Proposed driveway locations have been coordinated with GDOT.

List any traffic and/or road improvements being made and how they would affect the subject area.

GDOT is planning to extend Fence Road across the railroad and the subject parcel to provide a connection to SR8. GDOT will acquire right-of-way from QuikTrip Corporation and effectively split the parcel. Additional improvements will occur in the SR8 right-of-way. The site will be accessible by SR8 and Fence Road.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?
Relocation of existing facility. no additional demand expected

Is sufficient landfill capacity available to serve this proposed project?
Yes

If no, are there any current plans to expand existing landfill capacity?

N/A

If there are plans to expand existing landfill capacity, briefly describe below:

N/A

Will any hazardous waste be generated by the development? If yes, please explain below:

No

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

55 percent (or 1.95 acres)

Is the site located in a water supply watershed?

Yes

If yes, list the watershed(s) name(s) below:

Alcovy

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management:

An underground detention system will be provided.

Environmental Quality

Is the development located within or likely to affect any of the following:

1. Water supply watersheds?

No

2. Significant groundwater recharge areas?

None known at this time.

3. Wetlands?

None known at this time.

4. Protected river corridors?

None known at this time.

5. Floodplains?

No

6. Historic resources?

None known at this time.

7. Other environmentally sensitive resources?

None known at this time.

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:

N/A

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

No

Libraries?

No

Fire, Police, or EMS

No

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

No

Additional Comments:
