



LAWRENCEVILLE GEORGIA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6400
E-Mail: Planning@lawrencevillega.org

Date Received 2/14/2025
Case File #: ANNX 2025-00013

APPLICATION FOR ANNEXATION

DATE 2/11/2025

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG (General Business)

Address of Property to be annexed: 686 Old Snellville Hwy, Lawrenceville, GA 30046

Area: 3.411 acres or 148,564 square feet.

Tax Map Number: 5108 011 and 5108 012

Owners of Property: SAMIRA HAFSA BELHARETH & ABDELMAJID BELHARETH

Address if different from Property: 1535 Glenhaven Way Lawrenceville GA 30043 Phone: 404 2164 834

Applicant Name and Address: Makenna Juntti C/O QuikTrip Corporation Phone: 918-840-0007
952 Old Peachtree Rd NW
Lawrenceville, GA 30043

[Signature] 02/11/2025
Signature of Applicant Date

[Signature] 2/8/2025
Signature of Owner Date

Makenna Juntti C/O QuikTrip Corp 02/11/2025
Print Name of Applicant Date

SAMIRA HAFSA BELHARETH
ABDELMAJID BELHARETH
Print Name of Owner Date

[Signature] 2/11/2025
Signature of Notary Date

[Signature] 2/18/2025
Signature of Notary Date



PO S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

ISABEL RODRIGUEZ
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 07, 2028

RZC2025-00065 / SUP2025-00102 / ANNX2025-00013
RECEIVED FEBRUARY 14, 2025
PLANNING & DEVELOPMENT DEPARTMENT



LAWRENCEVILLE GEORGIA

REZONING APPLICATION

RZC2025-00065 / SUP2025-00102 / ANNX2025-00013
RECEIVED FEBRUARY 14, 2025
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Makenna Juntti C/O QuikTrip Corp</u>	NAME: <u>SAMIRA HAFSA BELHARETH ABDELMAJID BELHARETH</u>
ADDRESS: <u>952 Old Peachtree Rd NW</u>	ADDRESS: <u>1535 Glenhollow way</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
CONTACT PERSON: <u>Makenna Juntti</u> PHONE: <u>918-840-0007</u>	

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): UN REQUESTED ZONING DISTRICT: BG

PARCEL NUMBER(S): 5108 011 and 5108 012 ACREAGE: 3.411

ADDRESS OF PROPERTY: 686 Old Snellville Hwy, Lawrenceville, GA 30046

[Signature] 02/11/2025
SIGNATURE OF APPLICANT DATE

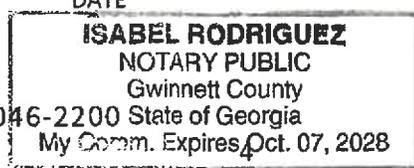
Makenna Juntti C/O QuikTrip Corp
TYPED OR PRINTED NAME

[Signature] 2/8/2025
SIGNATURE OF OWNER DATE

SAMIRA HAFSA BELHARETH
ABDELMAJID BELHARETH
TYPED OR PRINTED NAME



[Signature] 2/8/2025
NOTARY PUBLIC DATE





LAWRENCEVILLE GEORGIA

SPECIAL USE PERMIT APPLICATION

RZC2025-00065 / SUP2025-00102 / ANNX2025-00013
RECEIVED FEBRUARY 14, 2025
PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Makenna Juntti C/O QuikTrip Corporation</u>	NAME: <u>SAMIRA HAFSA BELHARETH</u> <u>ARDELMAYD BELHARETH</u>
ADDRESS: <u>952 Old Peachtree Rd Nw</u>	ADDRESS: <u>1535 Glenhaven way</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: _____ ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>918-840-0007</u>	PHONE: <u>404 216 4834</u>
CONTACT PERSON: <u>Makenna Juntti</u> PHONE: <u>918-840-0007</u>	
CONTACT'S E-MAIL: <u>mjuntti@quiktrip.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>Proposed BG</u> ACREAGE: <u>3.411</u>	
PARCEL NUMBER(S): <u>518 011 and 5108 012</u>	
ADDRESS OF PROPERTY: <u>686 Old Snellville Hwy, Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Car Wash</u>	

[Signature] 02/11/2025
SIGNATURE OF APPLICANT DATE

Makenna Juntti C/O QuikTrip Corp
TYPED OR PRINTED NAME

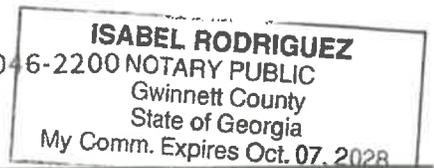
[Signature]
NOTARY PUBLIC

[Signature] 2/8/2025
SIGNATURE OF OWNER DATE

SAMIRA HAFSA BELHARETH
ARDELMAYD BELHARETH
TYPED OR PRINTED NAME

[Signature] 2/8/2025
NOTARY PUBLIC DATE

70 S Clayton Lawrenceville, Georgia 30046-2200
www.lawrencevillega.org





LAWRENCEVILLE GEORGIA

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 of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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 of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

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

RZC2025-00065 / SUP2025-00102 / ANNX2025-00013
RECEIVED FEBRUARY 14, 2025
PLANNING & DEVELOPMENT DEPARTMENT



February 24, 2025

The Honorable David Still, City Mayor
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, GA 30046

Re: Proposed Annexation by City of Lawrenceville pursuant to the 100% Application Method
Land Lot 108 of the 5th District Tax Parcel Numbers: R5108 011 & R5108 012,
3.48 acres +/-
Applicant: City of Lawrenceville and Owner: Samira & Abdelmajid Belhareth

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the property proposed for annexation at 686 Old Snellville Highway and 694 Old Snellville Highway, Lawrenceville, GA, 30046, Tax Parcel identification numbers R5108 011 and R5108 012 (ANX2025-00004), and determined that Gwinnett County does not own any facilities within the property proposed for annexation.

Gwinnett County Department of Community Services reviewed the two parcels R5108 011 and R5108 012 along Old Snellville Hwy at Sugarloaf Parkway and found that no facilities associated now or planned by the Department of Community Services are known to be upon or adjacent to this tract or affected by the annexation of this tract.

Gwinnett County Department of Parks and Recreation determined that no facilities associated now or planned by the Parks and Recreation Department are known to be upon or adjacent to this tract or affected by the annexation of this tract.

Gwinnett County Department of Transportation (GCDOT) determined that there are no GCDOT facilities located within the property proposed for annexation. Sugarloaf Parkway and Old Snellville Highway are GCDOT-maintained roadways and any proposed access or work in the right-of-way is subject to prior review and approval of GCDOT. Sugarloaf Parkway and Old Snellville Highway will remain County-maintained regardless of any existing or future annexations on the other side of the road. GCDOT has a 2023 SPLOST project at this location to widen Sugarloaf Parkway from Old Norcross Road to SR 124/Scenic Highway. We would recommend that Quik Trip, the proposed developer for the property, coordinate with GCDOT to ensure our proposed designs are not in conflict.

Gwinnett County Department of Water Resources (DWR) determined that the following infrastructure exists: a twelve-inch water main located on the northern right-of-way of Sugarloaf

Parkway; a twenty-four inch transmission main on the southern right-of-way of Sugarloaf Parkway; an eight-inch water main on the western right-of-way of Old Snellville Highway; an eight-inch gravity sewer located within the roadway on the Flery Way cul-de-sac; an eight-inch gravity sewer located on parcel R5108 193 to the north of the subject site; an eight-inch gravity sewer located within parcel R5108 157 to the southwest of the subject site; a fifteen-inch stormwater closed conduit pipe on the northern right-of-way of Sugarloaf Parkway to the south of the subject site; an eighteen-inch stormwater closed conduit pipe originating from the parcels along Old Snellville Highway, flowing across Old Snellville Highway and flowing into a ditch across the subject site. Any proposed work for water and sewer, and stormwater would be subject to prior review and approval by Gwinnett County's Department of Planning and Development and Department of Water Resources. Please note that this proposed development has not obtained a Sewer Capacity Certification to ensure available capacity within the existing Gwinnett County sewer system.

Gwinnett County Department of Planning and Development notes that the subject property located at 686 Old Snellville Highway, Lawrenceville, GA, 30046 is zoned R-75 (Single-Family Residence District) and C-1 (Neighborhood Business). The subject property located at 694 Old Snellville Highway, Lawrenceville, GA, 30046 is zoned C-2 (General Business). The subject property has a designation of Traditional on the Future Development Map (FDM) of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, by email to William.Deguffroy@gwinnettcountry.com or to his attention to the Gwinnett County Department of Planning and Development, at 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,



Glenn P. Stephens
County Administrator

ANX2025-00004

CERTIFIED MAIL #: 9214 8902 9562 6590 1608 8527 46

C: Nicole L. Hendrickson, Commission Chairwoman
Jasper Watkins III, Commissioner, District 3
Buffy Alexzulian, Deputy County Administrator
Matt Dickison, Director of Planning & Development
Long Range files, ANX2025-00004

Rebecca Shelton, Director of Water Resources
Lewis Cooksey, Director of Transportation
Lindsey Jorstad, Director of Community Services
Chris Minor, Director of Parks & Recreation
Ron Adderly, Acting Director of Support Services



February 13, 2025

Office of the City of Lawrenceville
70 S Clayton St
Lawrenceville, GA 30046

RE: Letter of Intent for Annexation, Rezone, and Special Use Permit
Mr. Lorenc,

QuikTrip Corporation (Applicant) submits this letter of intent to apply for an annexation, rezoning, and special use permit for an approximate 3.48 acres located at the intersection of Sugarloaf Parkway and Old Snellville Hwy (PIN 5108 011 and PIN 5108 012). Upon approval, QuikTrip Corporation would proceed with a proposed convenience store with accessory auto fueling positions, and an accessory car wash.

The proposed convenience store is proposed to be approximately 6,262 S.F, the proposed accessory auto fueling canopy is proposed to be approximately 7,286 S.F, and the proposed accessory automobile wash is proposed to be approximately 4,226 S.F. This location, upon approval, would contain QuikTrip's newest store design that has not yet been constructed in the US. The automobile wash, upon approval, would contain one of the first Bubble Bath/QuikTrip collaborative designs that has not yet been constructed in the US.

Please feel free to request any additional information that may be needed as part of the application.

Thank you,

Makenna Juntti
QuikTrip Corporation
Real Estate Project Manager
918-840-0007
mjuntti@quiktrip.com

RZC2025-00065 / SUP2025-00102 / ANNEX2025-00013
RECEIVED FEBRUARY 14, 2025
PLANNING & DEVELOPMENT DEPARTMENT

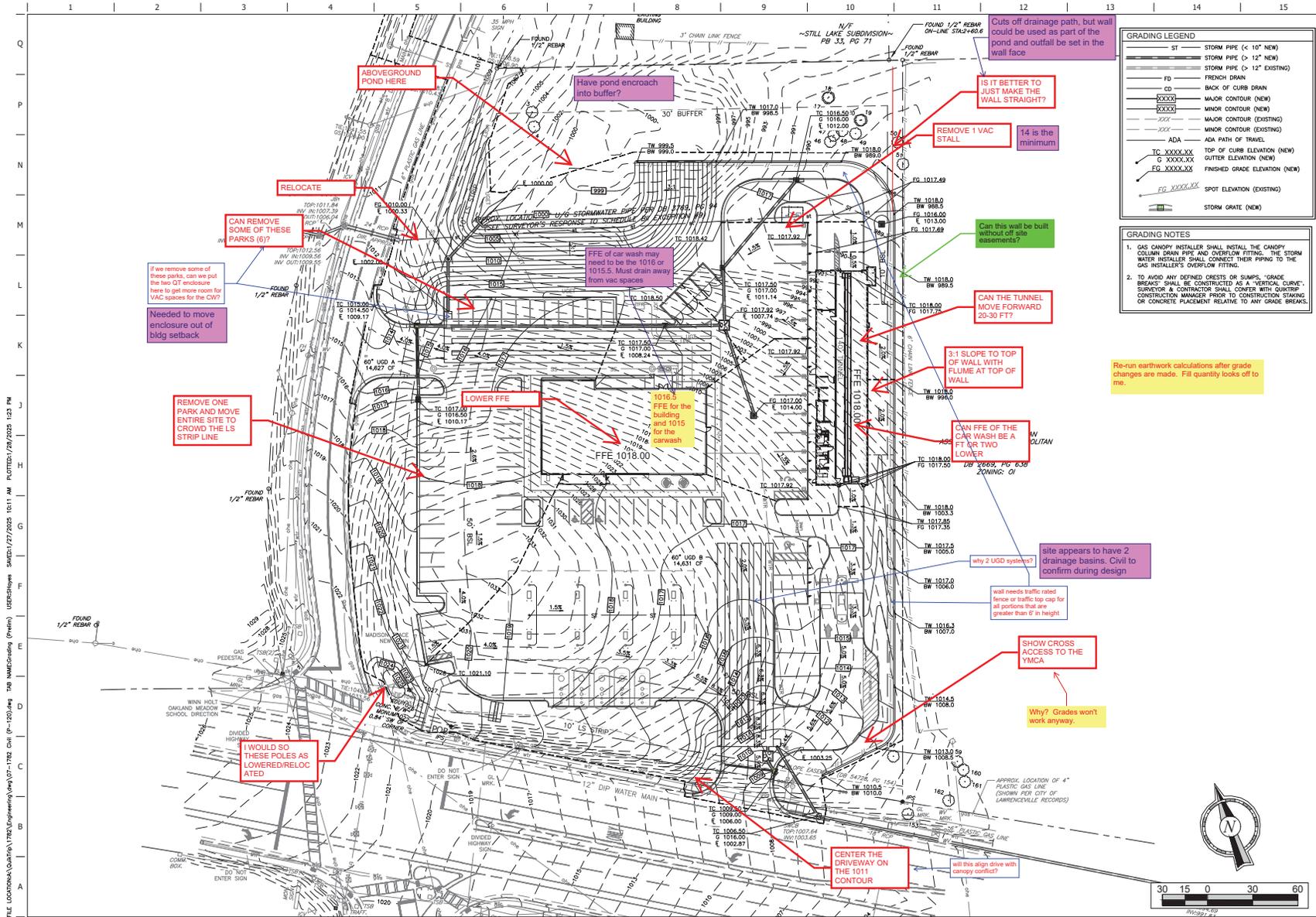
RZC2025-00065 / SUP2025-00102 / ANNX2025-00013
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PLANNING & DEVELOPMENT DEPARTMENT

A parcel of land lying in Land Lot 108, District 5, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a set 5/8-inch capped rebar (L.S.F. 1390) at the southerly mitered corner of the intersection of northeasterly right-of-way Sugarloaf Parkway (A.K.A. Duluth Bypass, having a variable public right-of-way) and the easterly right-of-way Old Snellville Highway (having a variable public right-of-way);

Thence run North 27 Degrees 06 Minutes 49 Seconds West along said miter for a distance of 37.51 feet to a point, said point on the easterly right-of-way of aforementioned Old Snellville Highway, being witnessed by a found concrete right-of-way monument 0.84 feet southwest of said point, said point lying on a curve to the right and having a radius of 532.96 feet, a central angle of 32 Degrees 29 Minutes 12 Seconds, a chord bearing of North 24 Degrees 40 Minutes 28 Seconds East, and a chord distance of 298.16 feet; Thence run along the arc of said curve and said right-of-way for a distance of 302.19 feet to a point; Thence run North 40 Degrees 55 Minutes 04 Seconds East along said for a distance of 121.47 feet to a found 1/2-inch rebar; Thence leaving said right-of-way run South 69 Degrees 54 Minutes 38 Seconds East for a distance of 269.69 feet to a found 1/2-inch rebar; Thence run South 21 Degrees 15 Minutes 12 Seconds West for a distance of 492.41 feet to a set 5/8-inch capped rebar (L.S.F. 1390) on the northeasterly right-of-way of aforementioned Sugarloaf Parkway; Thence run North 59 Degrees 17 Minutes 34 Seconds West along said right-of-way for a distance of 304.39 feet to the Point of Beginning.

Said parcel containing 148,564 Square Feet, or 3.48 Acres.



GRADING LEGEND	
ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXXXX	MAJOR CONTOUR (NEW)
XXXXXX	MINOR CONTOUR (NEW)
XXXXXX	MAJOR CONTOUR (EXISTING)
XXXXXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
EG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

- GRADING NOTES**
- GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 - TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUATRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAGING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

PROJECT NO. 039.048

FALCON DESIGN CONSULTANTS
 ENGINEERING SURVEYING
 PLANNING LANDSCAPE
 CONSULT. ARCHITECTURE
 900 PEARL FERRY RD.
 SUITE 100
 LAWRENCEVILLE, GA 30046
 TEL: 770-962-1100
 WWW.FALCON-DC.COM

QuikTrip No. 1782
 694 OLD SNELLVILLE ROAD
 LAWRENCEVILLE, GEORGIA

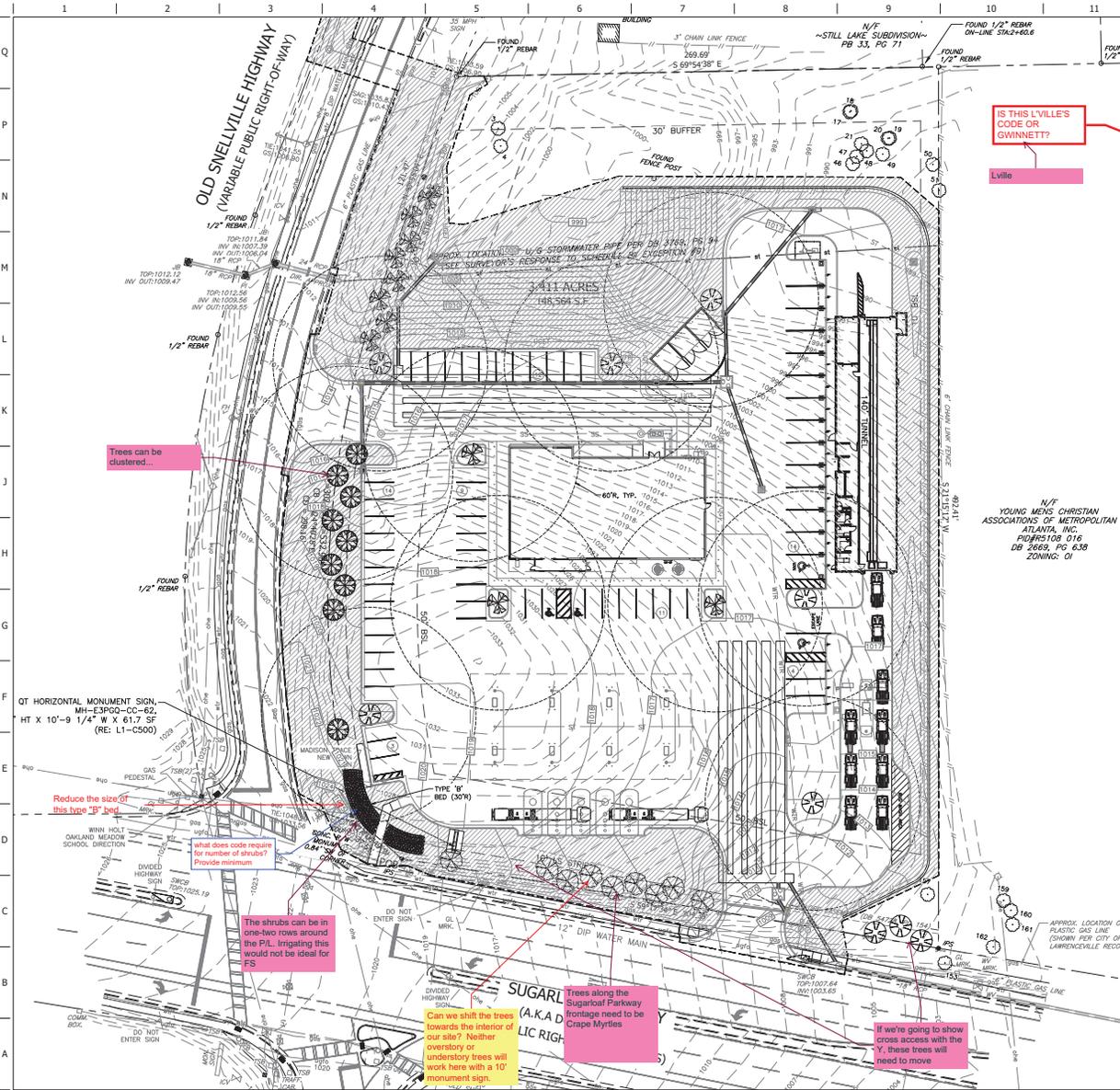


PROJECT NO. P-120-1213/24
 DIVISION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

REV.	DATE	DESCRIPTION

SHEET TITLE:
 GRADING (PRELIM)
 SHEET NUMBER:
 3

FILE: LOCATION: QuikTrip 1782/Engineering/View/07-1782_Civil (P-120) (dwg) TAB NAME: Grading (Prelim) USER: SShawm SHARED: 1/27/2025 10:11 AM PLOTTED: 1/28/2025 1:23 PM



LANDSCAPE REQUIREMENTS (PER CHAPTER 8)	
REQUIRED ORDINANCE	PROVIDED
REQUIRED LANDSCAPE STRIPS SHALL CONTAIN LANDSCAPING AND PLANTINGS WITHIN THE LANDSCAPE STRIP AND SHALL MEET THE FOLLOWING REQUIREMENTS: A. SHALL BE A MIN. 10 FEET IN WIDTH LOCATED ON PRIVATE PROPERTY ADJACENT TO THE OLD SNELLVILLE HWY FRONTAGE=302.19+121.47-36+387.7 B. SHALL CONTAIN NO ENCROACHMENTS OF IMPERVIOUS SURFACES EXCEPT FOR PERPENDICULAR INGRESS AND EGRESS ACCESS AND SIGNS. C. ONE (1) TREE FOR EACH TWENTY-FIVE (25) LINEAR FEET OF LANDSCAPE STRIP LENGTH SHALL BE PROVIDED. DECIDUOUS TREES SHALL BE AT LEAST TWENTY (20) INCHES IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST SIX (6) FEET IN HEIGHT AT TIME OF PLANTING. D. THREE (3) EVERGREEN SHRUBS FOR EACH TWENTY-FIVE (25) LINEAR FEET OF LANDSCAPE STRIP LENGTH SHALL BE PROVIDED. EVERGREEN SHRUBS SHALL BE A MIN. SIZE OF THREE (3) GALLON CONTAINER AT TIME OF PLANTING AND MUST BE OF A SPECIES WITH A MIN. MATURITY HEIGHT OF THREE (3) FEET. E. TREES AND SHRUBS REQUIRED HEREIN MAY BE PLANTED AND SPACED SINGULARLY OR IN GROUPS AS AUTHORIZED BY THE DIRECTOR SO LONG AS THE TOTAL NUMBER OF PLANTINGS IS ACHIEVED. THE SPACING OF TREES ALONG THE LANDSCAPE STRIP IS ENCOURAGED TO BE UNIFORM IN ORDER TO CREATE CONSISTENCY. SHRUBS ARE ENCOURAGED TO BE GROUPED TOGETHER IN INTENTIONAL DESIGN. F. THE REMAINING GROUND AREA SHALL BE SEEDDED, SEEDED OR HYDROSEEDING WITH GRASS AND/OR PLANTED WITH DRIVING/SIDE SPECIES AND/OR PROVIDED WITH LANDSCAPING MATERIAL, GEOTEXTILE FLOOR BEDS OR ANY COMBINATION THEREOF.	SUGARLOAF PKWY FRONTAGE=37.51+304.39-304.9 301.9/25 = 12 TREES 301.9/25*4 = 36 SHRUBS OLD SNELLVILLE HWY FRONTAGE=302.19+121.47-36+387.7 387.7/25 = 16 TREES 387.7/25*4 = 48 SHRUBS
OFF-STREET PARKING LOTS WHICH ARE REQUIRED TO CONTAIN MORE THAN FIVE (5) PARKING SPACES SHALL CONTAIN LANDSCAPING AND PLANTINGS AS FOLLOWS: A. TREES SHALL BE PROVIDED AND MAINTAINED ADJACENT TO, AND IN THE INTERIOR PORTIONS OF, PARKING LOTS IN A RATIO OF ONE (1) TREE FOR EACH TEN (10) PARKING SPACES. B. EVERY PARKING SPACE SHALL BE WITHIN SIXTY (60) FEET OF THE TRUNK OF A TREE AND DEPICTED ON A TREE REPLACEMENT PLAN BY A SIXTY (60) FOOT DIAMETER SYMBOL AROUND EACH PARKING LOT TREE. C. DECIDUOUS TREES SHALL BE THREE (3) INCHES IN DIAMETER AND EVERGREEN TREES MUST BE AT LEAST SIX (6) INCHES IN HEIGHT AT THE TIME OF PLANTING. D. OFF-STREET SURFACE PARKING LOT TREES MUST BE SELECTED FROM APPENDIX 'A' OR APPROVED BY THE DIRECTOR. E. THE MIN. PLANTING AREA OR ISLAND FOR EACH OFF-STREET SURFACE PARKING LOT TREE SHALL BE AT LEAST ONE HUNDRED EIGHTY (180) SQUARE FEET. IF MULTIPLE TREES ARE PLANTED IN A SINGLE ISLAND, 80 SQUARE FEET FOR EACH ADDITIONAL TREE SHALL BE ADDED. F. TREES SHALL BE PLANTED IN AREAS SURROUNDING THE PERIMETER OF THE PARKING LOT AND/OR SHALL BE PLANTED IN PLANTING AREAS OR ISLANDS INTERNAL TO THE PARKING LOT. TREES MAY BE PLANTED SINGULARLY OR IN GROUPS. EACH PLANTING AREA OR ISLAND SHALL NOT BE LESS THAN FOUR (4) FEET IN ANY DIRECTION. G. GROUND AREAS SHALL BE SEEDDED TO BE HYDROSEEDING WITH GRASS AND/OR PLANTED WITH DRIVING/SIDE SPECIES AND/OR PROVIDED WITH OTHER LANDSCAPING MATERIAL, OR ANY COMBINATION THEREOF. H. TOPPING OF TREES IS NOT ALLOWED. TREES REMOVED OR DAMAGED MUST BE REPLACED WITHIN 90 DAYS OF THE DATE OF REMOVAL OR REPLACEMENT WITH AN EQUIVALENT NUMBER OF TREES. I. NO MORE THAN THIRTY (30) TREE REPLACEMENTS OF ALL PROPOSED TREES TO BE PLANTED MAY BE OF ANY ONE SPECIES. J. TREES THAT ARE REQUIRED TO BE PLANTED BENEATH OVERHEAD UTILITY LINES SHALL ONLY BE SPECIES WITH A MATURE HEIGHT NO GREATER THAN TWENTY (20) FEET.	PARKING SPACES = 65 1 TREE/10 SPACES = 6.5 = 7 TREES

Landscape Schedule				
USE SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD RATIO = 3/2 15' x 10' HT MIN	QUANTITIES	COMMENTS
○	LOBLOTELIA (CHINESE FRINGE FLOWER) <i>Loropetalum chinense var. radicans</i>	HEIGHT/SPREAD RATIO = 3/2 24' x 36' HT MIN	164	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT AND SHRUB SPACING
○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3/2 24' x 36' HT MIN	51	
○	CHINESE PISTACHE <i>Pistacia chinensis</i>	3" CALIPER 10' HT	10	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT AND PLANTING SPECIFICATIONS
○	TRIDENT MAPLE <i>Acer Buergelianum</i>	3" CALIPER 12' HT	9	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
○	ZELKOVA - VILLAGE GREEN <i>Zelkova Serotina</i>	3" CALIPER 10' HT	9	
○	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 10' HT	9	
TOTAL			57,538 S.F.	

PROJECT NO. 039.048

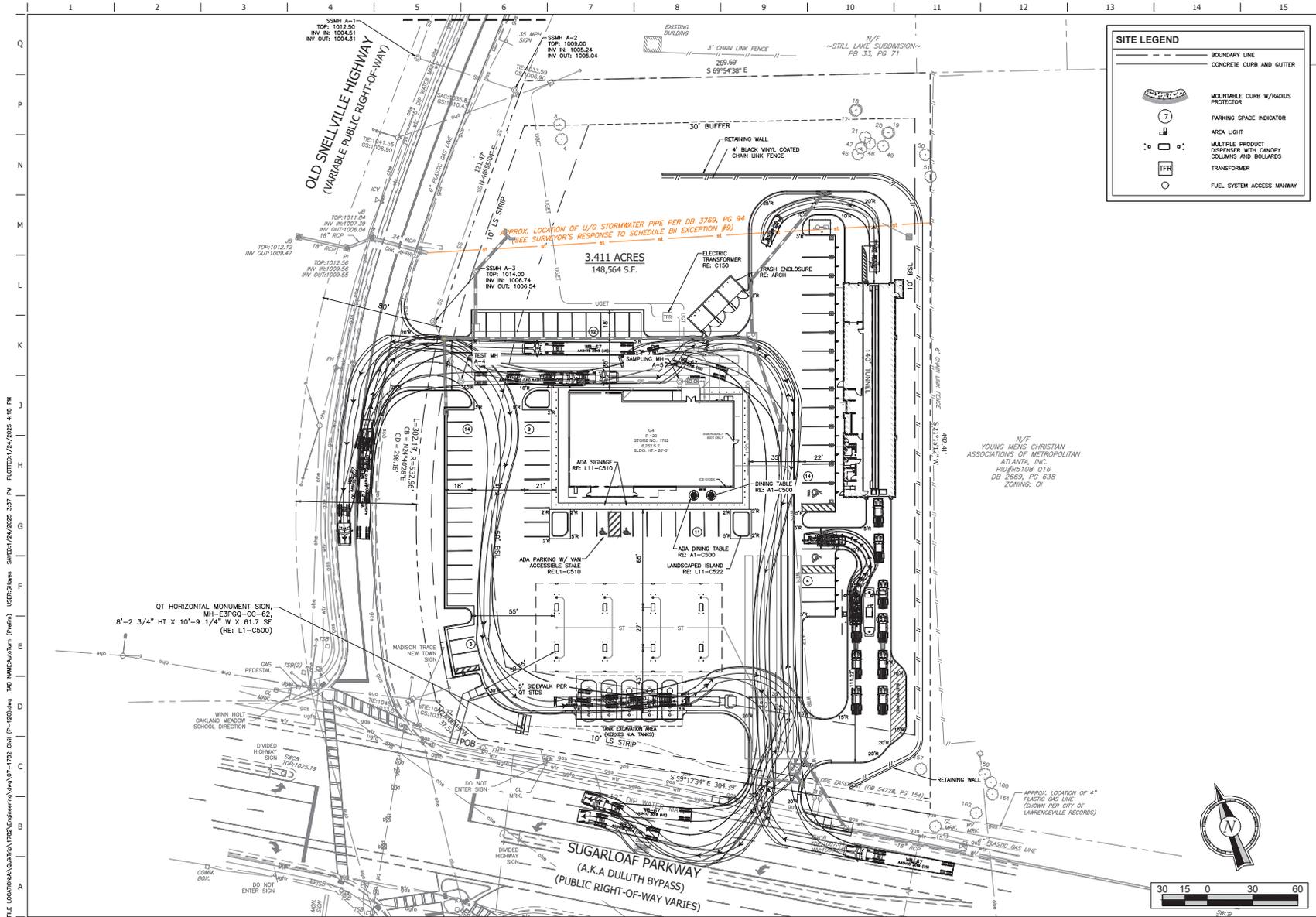
FALCON DESIGN CONSULTANTS
 ENGINEERING SURVEYING
 PLANNING LANDSCAPE
 CONSULTANTS ARCHITECTURE
 90 W. PEARSON ROAD
 CHAMBERS, GA 30606
 P: 770.426.1100
 WWW.FALCONDC.COM

QuikTrip No. 1782
 694 OLD SNELLVILLE ROAD
 LAWRENCEVILLE, GEORGIA

QT

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PROJECT NO. P-120.111/13/24
 DIVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:
 ORIGINAL ISSUE DATE:
 SHEET TITLE:
 LANDSCAPE (PRELIM)
 SHEET NUMBER:
4



SITE LEGEND	
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/ RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

PROJECT NO. 039.048

FALCON DESIGN CONSULTANTS

ENGINEERING: SURVEYING
 PLANNING: LANDSCAPE ARCHITECTURE
 CONST. MGMT: ARCHITECTURE
 900 PINEBERRY RD. SUITE 100
 CLAYTON, GA 30504
 PH: 404.851.1188
 WWW.FDC.COM

QuikTrip No. 1782
 694 OLD SNEELVILLE ROAD
 LAWRENCEVILLE, GEORGIA

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PROJECT NO.	P-120 (11/13/24)
DIVISION	
VERSION	001
DESIGNED BY	
DRAWN BY	
REVIEWED BY	

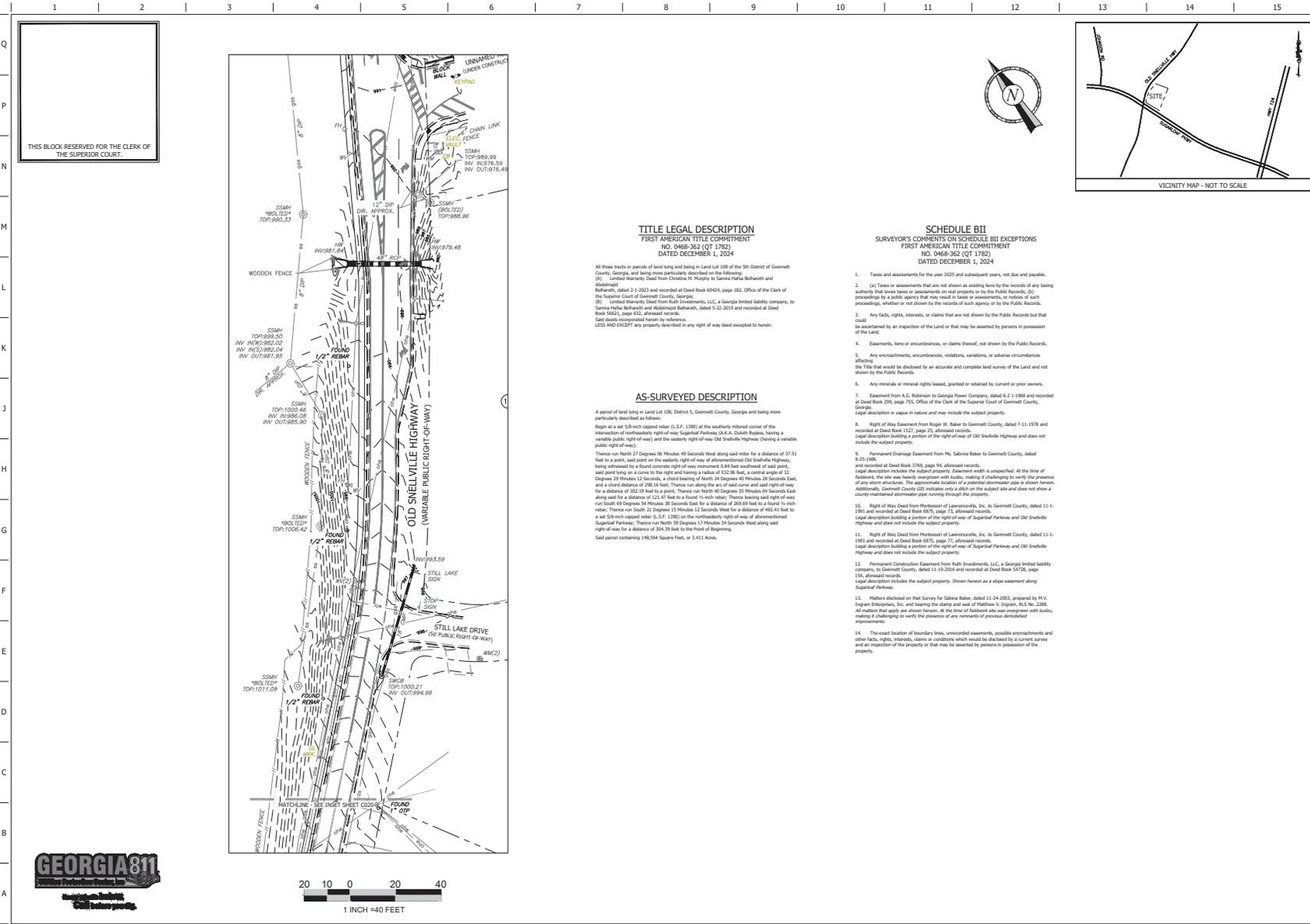
REV.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

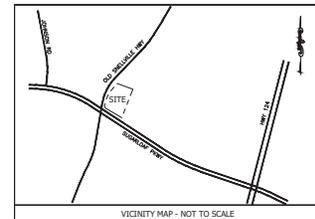
SHEET TITLE:
AUTOTURN EXHIBIT (PRELIM)

SHEET NUMBER:
5

FILE LOCATION: QuikTrip_1782\Engineering\Auto\07-1782_Civil (P-120).dwg
 USER: SJK
 DATE: 2/24/2025 3:37 PM
 PLOTTER: HP DesignJet T120



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



TITLE LEGAL DESCRIPTION
 FIRST AMERICAN TITLE COMMITMENT
 NO. 0468-362 (QT 1782)
 DATED DECEMBER 1, 2024

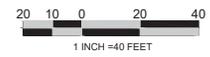
All these tracts or parcels of land lying and being in Land Lot 108 of the 5th District of Gwinnett County, Georgia, and being more particularly described on the following:
 (A) Limited Warranty Deed from Christine M. Ripley to Santa Nella Bellworth and Adam Bell, dated 2-1-2023 and recorded at Deed Book 6454-C, page 182, Office of the Clerk of the Superior Court of Gwinnett County, Georgia.
 (B) Limited Warranty Deed from Ruth Investments, LLC, a Georgia limited liability company, to Santa Nella Bellworth and Adam Bell, dated 5-23-2023 and recorded at Deed Book 5662-L, page 632, aforesaid records.
 See deeds incorporated herein by reference.
 LESS AND EXCEPT any property described in any right of way deed accepted to herein.

AS-SURVEYED DESCRIPTION

A parcel of land lying in Land Lot 108, District 5, Gwinnett County, Georgia and being more particularly described as follows:
 Begin at a 5.81-inch capped nail (L.S.F. 1360) at the southeasterly rebound corner of the intersection of northeasterly right-of-way Superior Parkway (A.K.A. South Bypass), having a variable public right-of-way and the easterly right-of-way Old Snellville Highway (having a variable public right-of-way);
 Thence run North 17 Degrees 06 Minutes 49 Seconds West along said nail for a distance of 37.51 feet to a point, said point on the westerly right-of-way of aforementioned Old Snellville Highway, being released by a front concrete right-of-way easement 0.86 feet southward of said point, said point lying on a curve to the right and having a radius of 532.96 feet, a central angle of 32 Degrees 24 Minutes 12 Seconds, a chord bearing of North 24 Degrees 49 Minutes 28 Seconds East, and a chord distance of 298.16 feet; Thence run along the arc of said curve and said right-of-way for a distance of 202.26 feet to a point; Thence run North 60 Degrees 15 Minutes 04 Seconds East along said arc for a distance of 121.47 feet to a front 10-inch nail; Thence bearing said right-of-way run South 93 Degrees 34 Minutes 38 Seconds East for a distance of 209.08 feet to a front 10-inch nail; Thence run South 21 Degrees 15 Minutes 12 Seconds West for a distance of 492.41 feet to a set 5/8-inch capped nail (L.S.F. 1360) on the northeasterly right-of-way of aforementioned Superior Parkway; Thence run North 59 Degrees 17 Minutes 14 Seconds West along said right-of-way for a distance of 244.38 feet to the front of beginning.
 Said parcel containing 146,548 Square Feet, or 3.411 Acres.

SCHEDULE BII
 SURVEYOR'S COMMENTS ON SCHEDULE BII EXCEPTIONS
 FIRST AMERICAN TITLE COMMITMENT
 NO. 0468-362 (QT 1782)
 DATED DECEMBER 1, 2024

1. Taxes and assessments for the year 2025 and subsequent years, not due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that have taxes or assessments on said property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Easement from A.C. Bellman to George Pinner Company, dated 8-21-1988 and recorded at Deed Book 295, page 755, Office of the Clerk of the Superior Court of Gwinnett County. Legal description is vague in nature and may include the subject property.
8. Right of Way Easement from Roger W. Baker to Gwinnett County, dated 7-11-1978 and recorded at Deed Book 1522, page 25, aforesaid records. Legal description building a portion of the right-of-way of Old Snellville Highway and does not include the subject property.
9. Permanent Drainage Easement from Mh. Sabrina Baker to Gwinnett County, dated 8-25-1986 and recorded at Deed Book 376A, page 94, aforesaid records. Legal description includes the subject property. Easement width unspecified. At the time of fieldwork, the site was heavily overgrown with bushes, making it challenging to verify the presence of any stone obstacles. The approximate location of a potential stone marker is shown herein. Additionally, Gwinnett County GIS indicates only a ditch on the subject site and does not show a county-maintained easement pipe running through the property.
10. Right of Way Deed from Montesson of Lawrenceville, Inc. to Gwinnett County, dated 11-1-1991 and recorded at Deed Book 4875, page 73, aforesaid records. Legal description building a portion of the right-of-way of Superior Parkway and Old Snellville Highway and does not include the subject property.
11. Right of Way Deed from Montesson of Lawrenceville, Inc. to Gwinnett County, dated 11-1-1991 and recorded at Deed Book 4875, page 73, aforesaid records. Legal description building a portion of the right-of-way of Superior Parkway and Old Snellville Highway and does not include the subject property.
12. Permanent Construction Easement from Ruth Investments, LLC, a Georgia limited liability company, to Gwinnett County, dated 11-10-2016 and recorded at Deed Book 5472B, page 154, aforesaid records. Legal description includes the subject property. Shown herein as a slope easement along Superior Parkway.
13. Matters disclosed on that Survey for Sabrina Baker, dated 11-24-2003, prepared by M.V. Hogan Enterprises, Inc. and bearing the stamp and seal of Matthew T. Hogan, RLS No. 2284. All matters that apply are shown herein. At the time of fieldwork the site was overgrown with bushes, making it challenging to verify the presence of any remnants of previous demarcation.
14. The exact location of boundary lines, unrecorded easements, possible encroachments and other facts, rights, interests, claims or conditions which would be disclosed by a current survey and an inspection of the property or that may be asserted by persons in possession of the property.



LJA SURVEYING INC.
 Phone: 770.953.0300
 4625 SOUTH HILL STREET
 BUFORD, GA 30618
 LSF No. 1330

PROJECT NO. 1000010-0000

ALTA/NSPS LAND TITLE SURVEY
Quit Trip No. 1782
 694 OLD SNELLVILLE ROAD
 LAWRENCEVILLE, GA
 GWINNETT COUNTY, GEORGIA



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PROJECT NO.	P-112 (11/05/22)
DIVISION	
VERSION	001
DESIGNED BY	
DRAWN BY/REV	
REVIEWED BY/CLA	

REV	DATE	DESCRIPTION

SHEET TITLE:

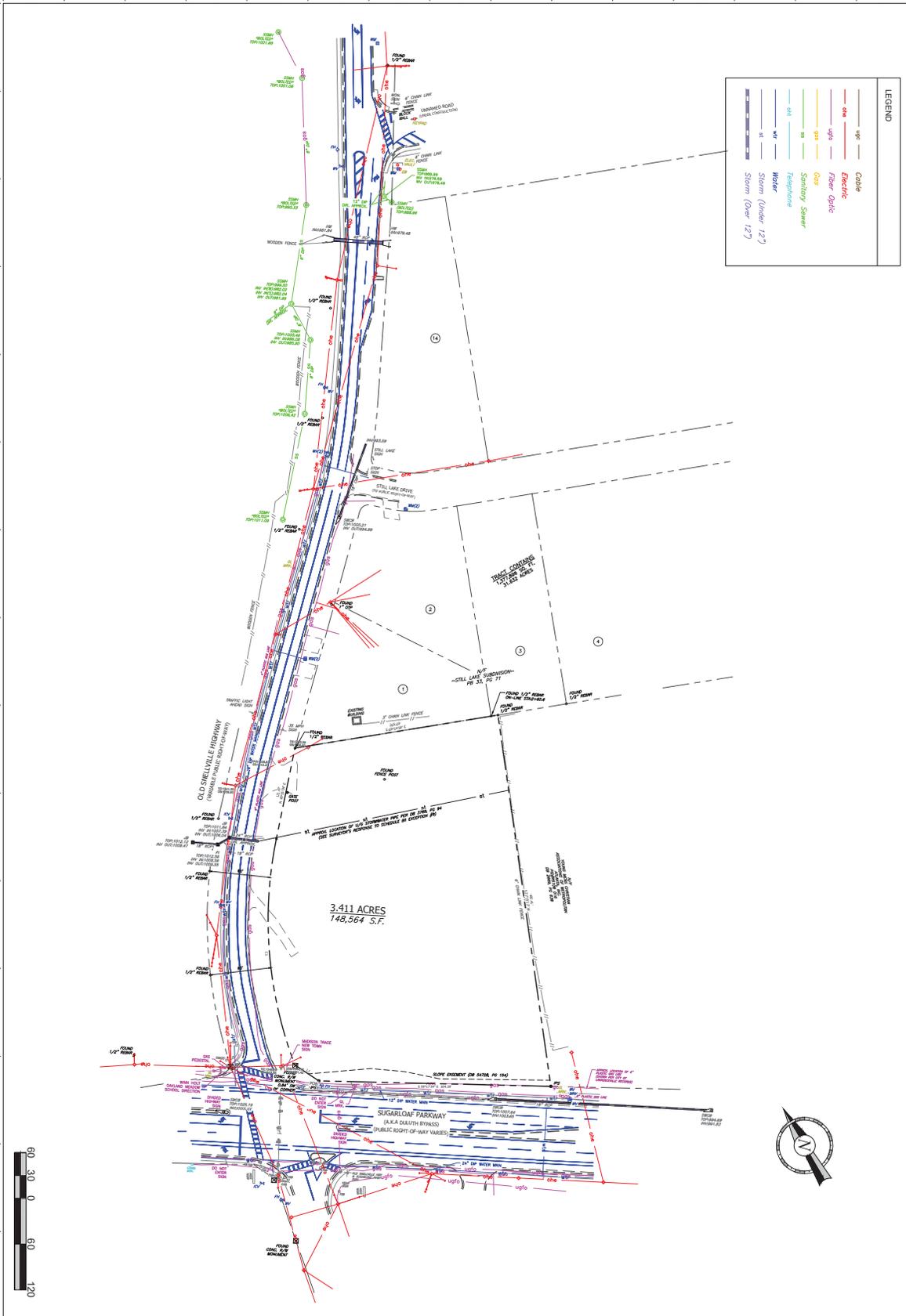
SURVEY PLAN

SHEET NUMBER:

C020.1

ORIGINAL ISSUE DATE: 12/09/2024

FILE LOCATION: Section\Survey\Projects\LA63769 (Quater)\V422 (QT #1782 - Lawrenceville, GA)\06 Survey CAD\QT#1782 - Lawrenceville, GA\13 (Main)\DWG



RZC2025-00065 / SUP2025-00102 / ANN2025-00013
 RECEIVED FEBRUARY 14, 2025
 PLANNING & DEVELOPMENT DEPARTMENT

SHEET NUMBER: C020.2	SHEET TITLE: UTILITY PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> ORIGINAL ISSUE DATE: 12/09/2024	REV	DATE	DESCRIPTION											QuikTrip No. 1782 694 OLD SNELLVILLE ROAD LAWRENCEVILLE, GA	SURVEYING INC. 4525 SOUTH LEE STREET BUFORD, GA 30518 Phone: 713.953.5200 LSF No. 1390
REV	DATE	DESCRIPTION															

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PROTOTYPE
 ISSUE DATE 02/04/25
 DRAWN BY JTC
 PHASE

DOCUMENT TYPE
 SCHEMATIC

STORE TYPE
 G4

SUB TYPE

BUILDING ELEVATIONS

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

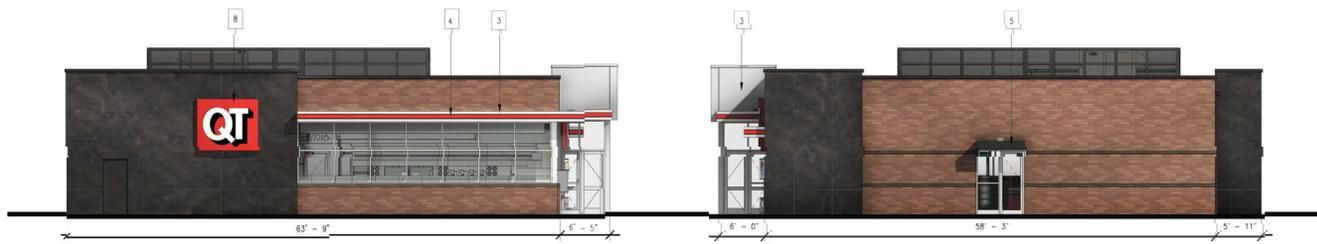
BE001

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

K
J
H
G
F
E
D
C
B
A



FRONT ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"

RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

#	FINISH	MANUFACTURER	SPECIFICATION
1	SPRINKLESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	M/BRICK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REMSOND	FINISH
4	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
5	QT BROWN	LANE	METAL/SIEN
6	BLACK	ALL-OUT FIBRICS	POWDER MESH
7	CL-60R	ALLEN INDUSTRIES	S/BAND
8	OSB-56	ALLEN INDUSTRIES	ILLUMINATED S/BAND
9	OSD00 NERO	CROSSVILLE	EXTERIOR TILE

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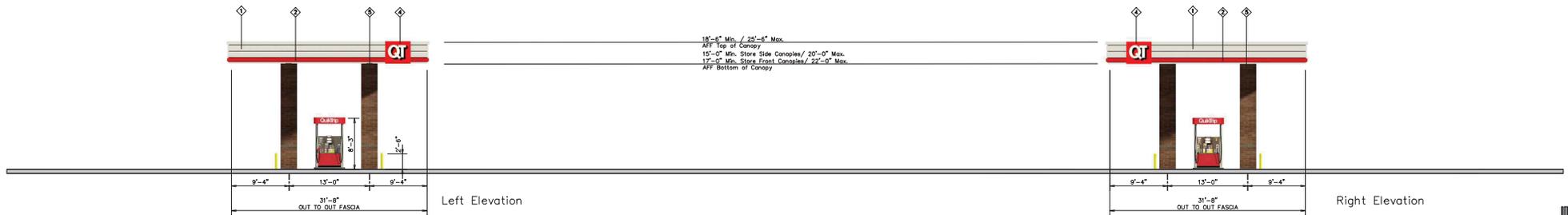
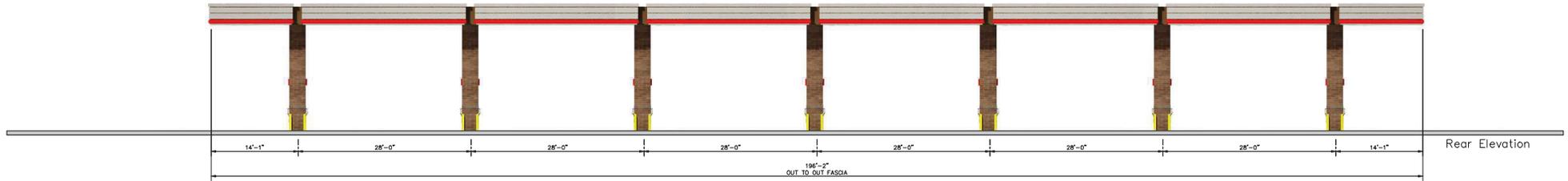
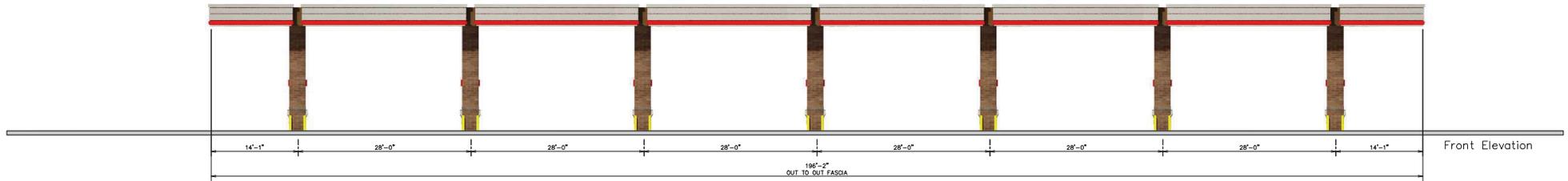
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 QuikTrip 4705 South 128th East Ave. Tulsa, OK 74134-7508 P.O. Box 5475 Tulsa, OK 74101-5475 (918) 815-7700	Store # 00000	Bubble Bath Car Wash	Address: Address	City, State: City, State	<table border="1"> <thead> <tr> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1. POLYURETHANE</td> <td>QUIKTRIP STONE VENEER</td> <td>1200K WHITE</td> </tr> <tr> <td>2. AFRICAN GRAY</td> <td>STO</td> <td>1200K EPS</td> </tr> <tr> <td>3. POLYURETHANE</td> <td>STO</td> <td>1200K EPS</td> </tr> <tr> <td>4. POLYURETHANE</td> <td>SHEDDEN-WILLIAMS</td> <td>STANDING SEAM ALUMINUM</td> </tr> <tr> <td>5. POLYURETHANE</td> <td>SPRINTING-WILLIAMS</td> <td>1200K EPS</td> </tr> <tr> <td>6. POLYURETHANE</td> <td>ALLEN INDUSTRIES</td> <td>NON-ILLUMINATED SIGNAGE</td> </tr> <tr> <td>7. POLYURETHANE</td> <td>ALLEN INDUSTRIES</td> <td>NON-ILLUMINATED SIGNAGE</td> </tr> <tr> <td>8. POLYURETHANE</td> <td>ALLEN INDUSTRIES</td> <td>NON-ILLUMINATED SIGNAGE</td> </tr> </tbody> </table>	FINISH	MANUFACTURER	SPECIFICATION	1. POLYURETHANE	QUIKTRIP STONE VENEER	1200K WHITE	2. AFRICAN GRAY	STO	1200K EPS	3. POLYURETHANE	STO	1200K EPS	4. POLYURETHANE	SHEDDEN-WILLIAMS	STANDING SEAM ALUMINUM	5. POLYURETHANE	SPRINTING-WILLIAMS	1200K EPS	6. POLYURETHANE	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE	7. POLYURETHANE	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE	8. POLYURETHANE	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE
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Serial # 0000-00000-BB	Scale: 1/16" = 1'-0"	Issue Date: 01.31.25	Drawn By: JK	Rev/Notes: #																												

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18'-0" Min. / 25'-0" Max.
 AFF Top of Canopy
 15'-0" Min. Store Side Canopies / 20'-0" Max.
 17'-0" Min. Store Front Canopies / 22'-0" Max.
 AFF Bottom of Canopy

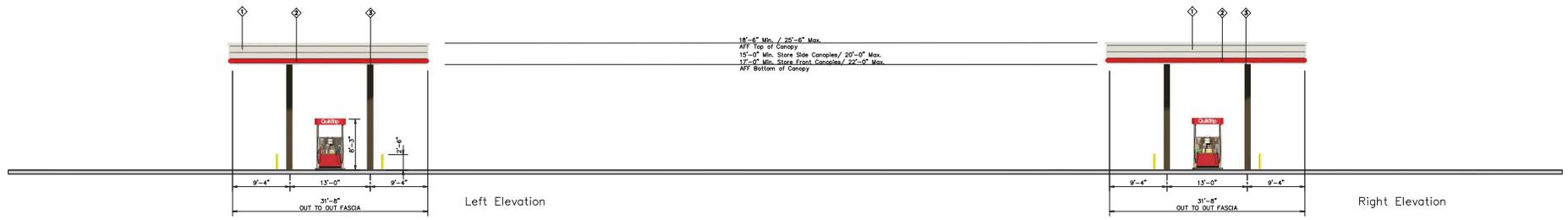
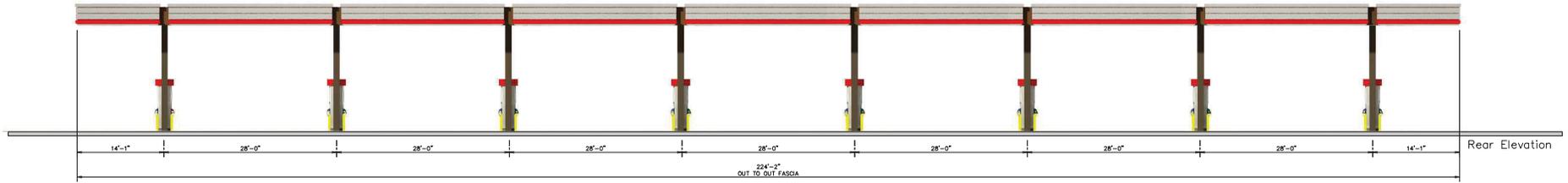
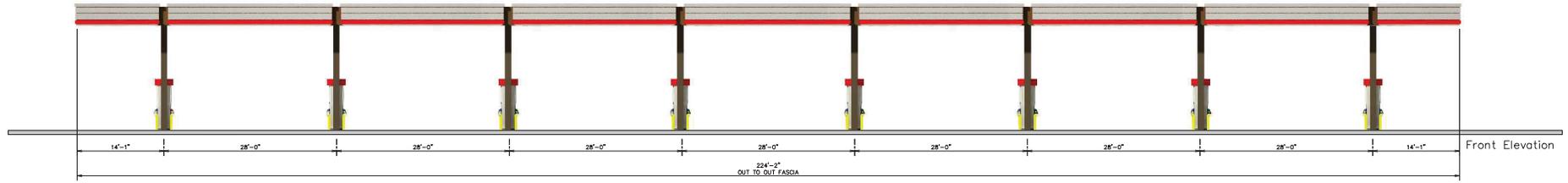
QuikTrip
 4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

Store # 1766	Vertical 7 Canopy Elevations	Address: 6330 Cash Ct	City, State: Peachtree Corners, GA
Serial # 07-1766-CV07	Scale: 1/16" = 1'-0"	Issue Date: 05.22.24	Drawn By: JK
Rev/Notes:			

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	BEYONDS	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	OF BRUSH	EMME	METAL PLAN
4	100-12	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	INDUSTRIAL BRICK	INDUSTRIAL BRICK	GLASS SUBSTITUTION BRICK
6	BLACK	ALL COURT FABRICS	POLYPROP 55 MESH

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QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 2475
Tulsa, OK 74101-2475
(918) 615-7700

Store #	Vertical 8 Canopy Elevations		Address:	City, State:
Serial #	Scale: 1/8" = 1'-0"	Issue Date:	Drawn By:	Rev/Notes:

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	TOP POST-CORROSION	PAVE PRODUCTS	ULTRAVIOLET BARRIER
3	OUT BROWN	CHRYSLER - METALUS	METAL/PAN
4	BRUSH	PAVE PRODUCTS	ULTRAVIOLET BARRIER
5	BRICKSTONE	INTERSTATE BRICK	ATLAS INDUSTRIAL BRICK
6	BRICK	AL-SOUTH CERAMIC	POLYUREA ISOLATE

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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

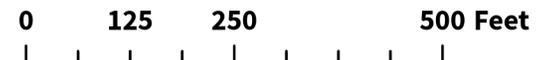
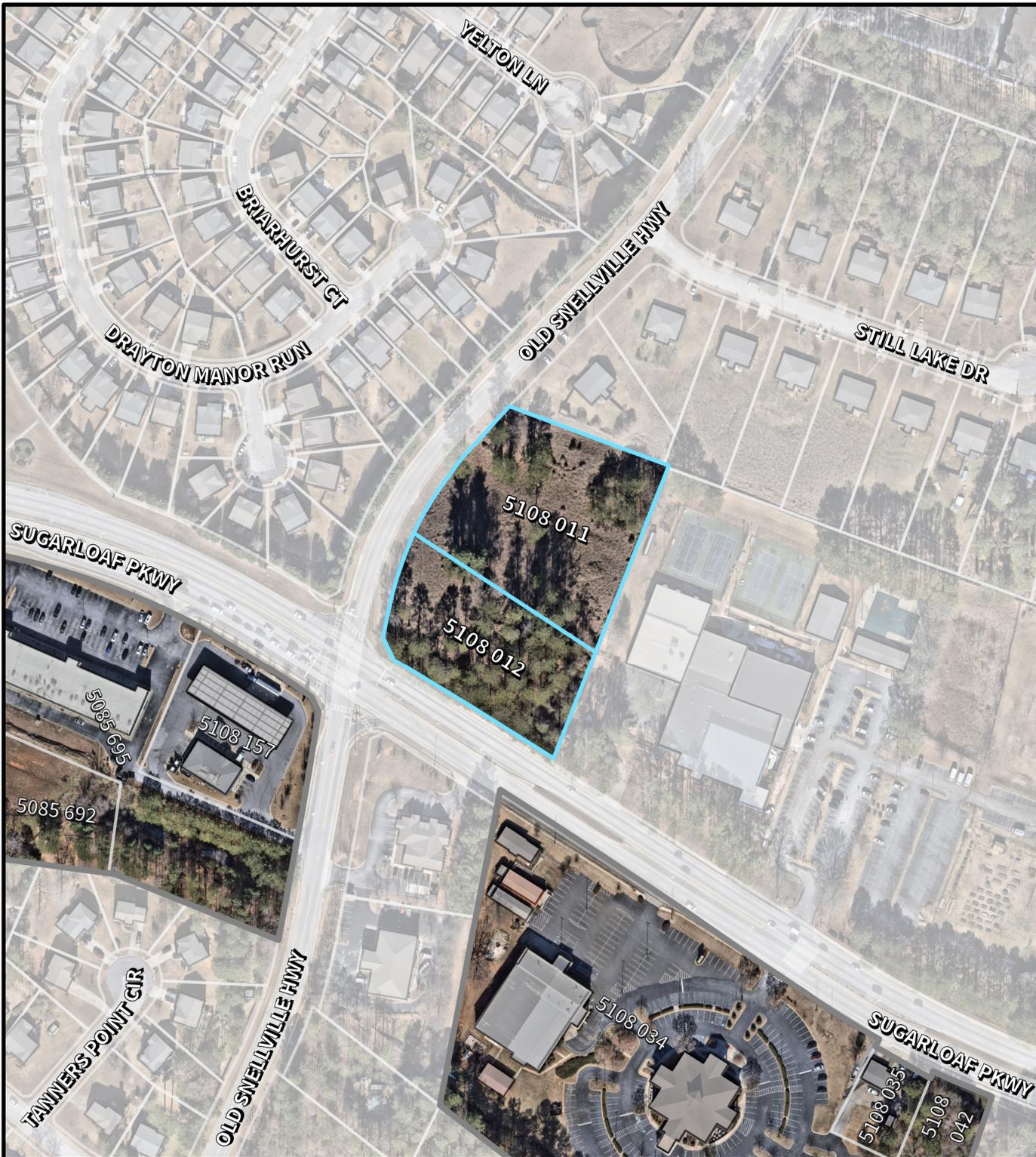
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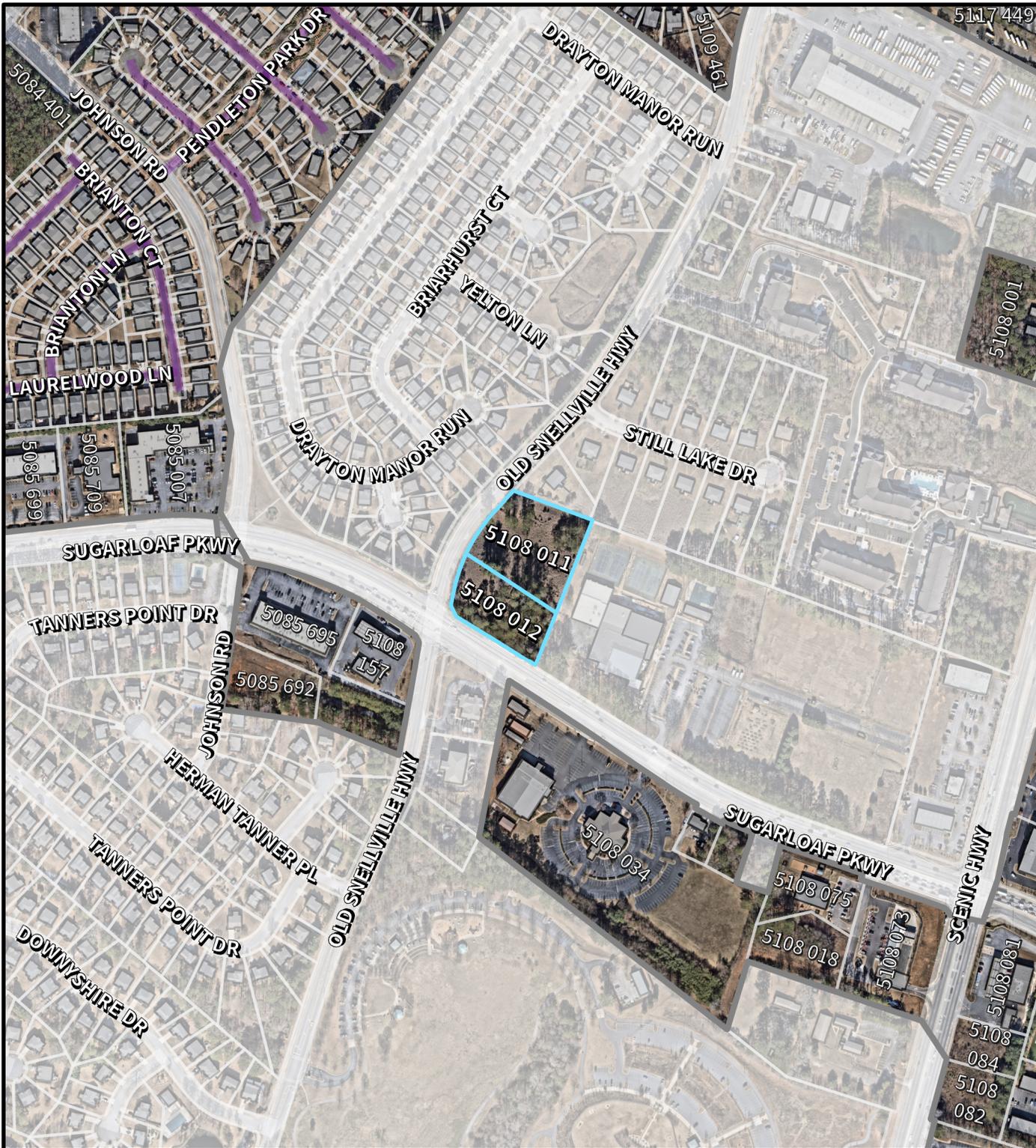
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ANNX2025-00013

Applicant: Makenna Juntti

-  Subject Property
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets





5117 449



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

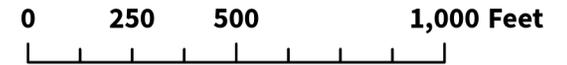
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-  Subject Property
-  Lawrenceville City Limits
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00065

SUP2025-00102

ANNX2025-00013

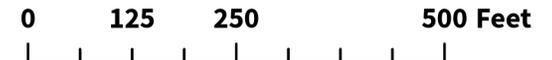
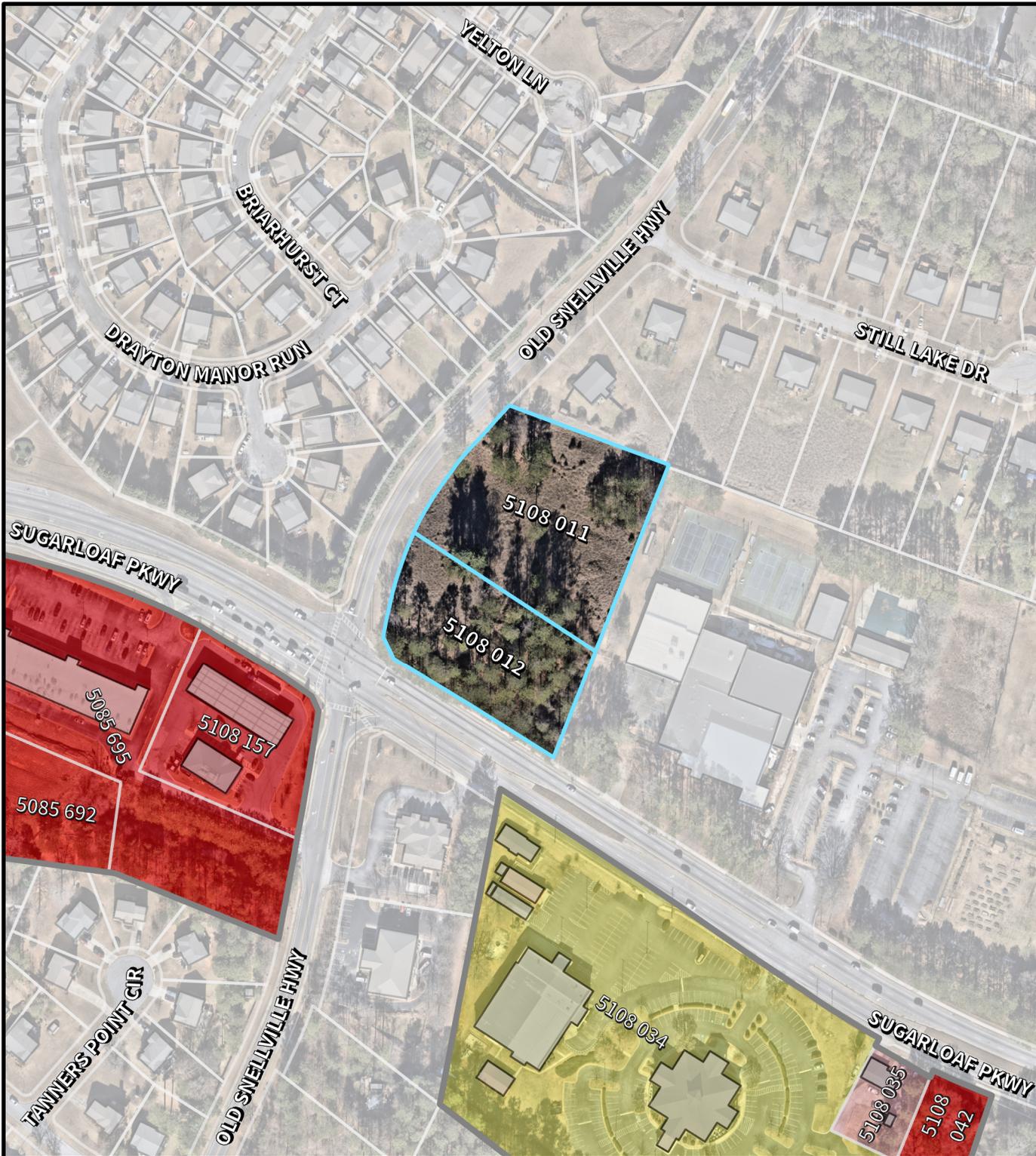
Applicant: Makenna Juntti

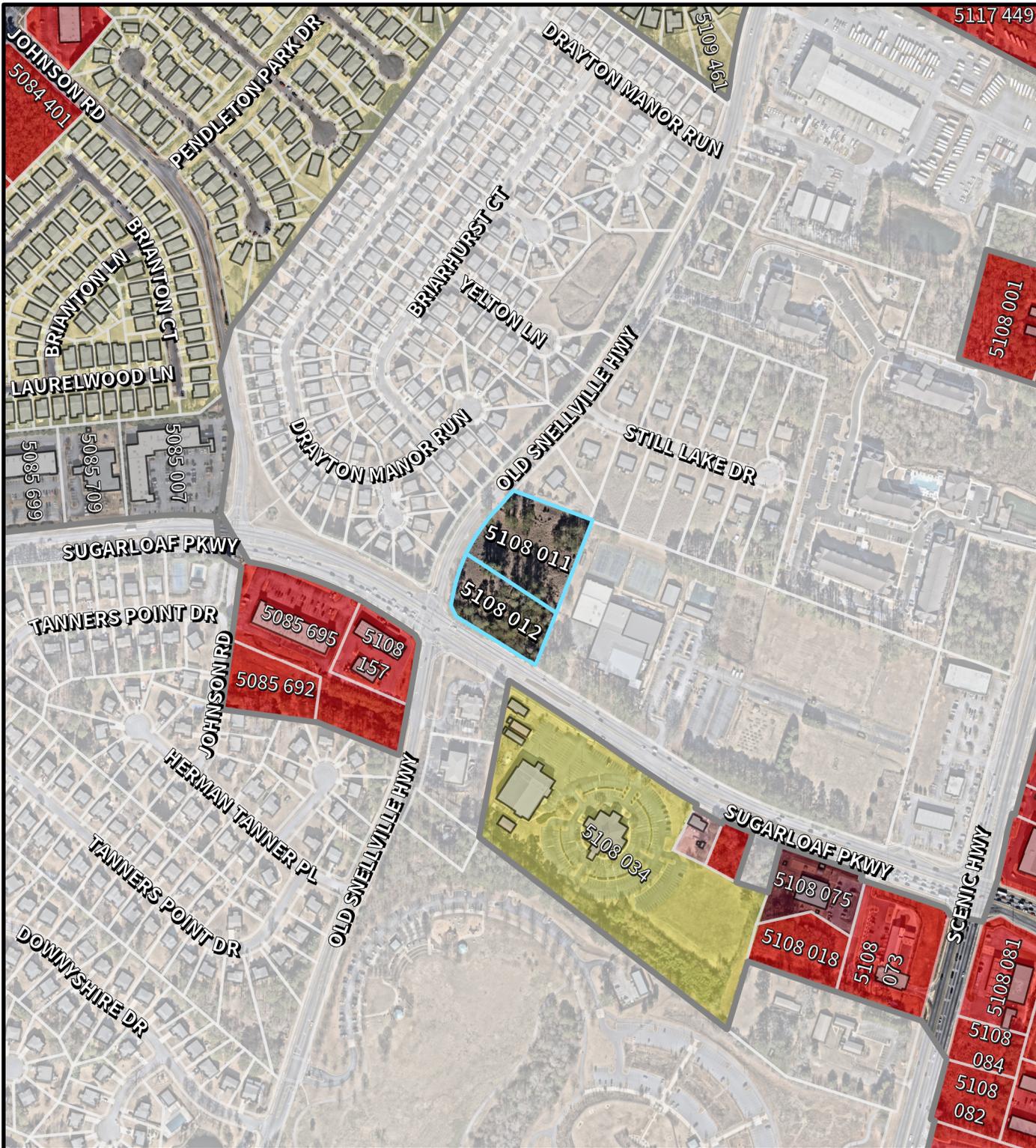
 Subject Property

 Lawrenceville City Limits

Zoning Districts

-  **BG** General Business
-  **HSB** Highway Service Business
-  **OI** Office/Institutional
-  **RS-150** Single-Family Residential





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

RZC2025-00065

SUP2025-00102

ANNX2025-00013

Applicant: Makenna Juntti

 Subject Property

 Lawrenceville City Limits

Zoning Districts

-  **BN** Neighborhood Business
-  **BG** General Business
-  **HSB** Highway Service Business
-  **OI** Office/Institutional
-  **RS-60** Single-Family Residential
-  **RS-150** Single-Family Residential

