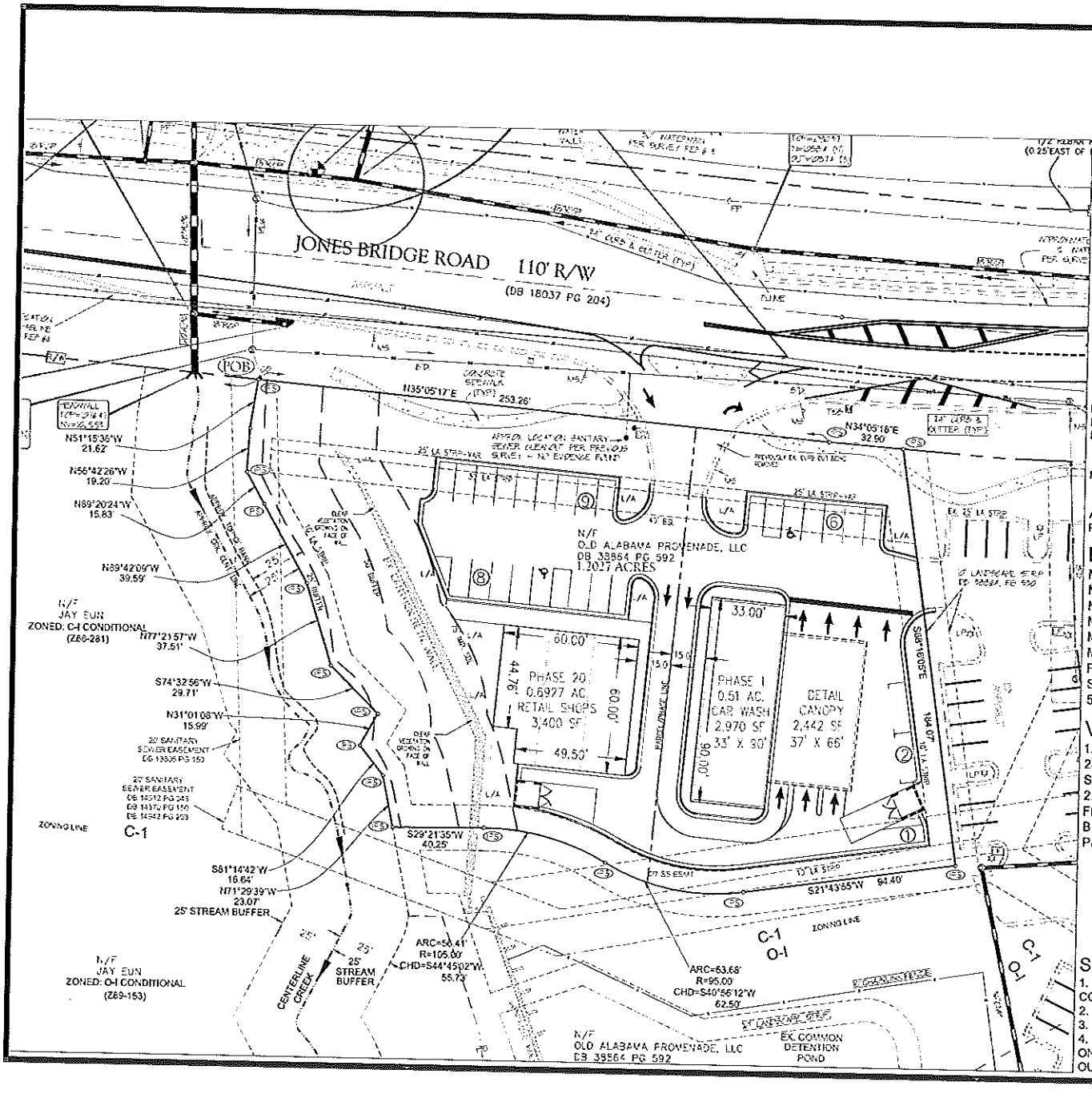

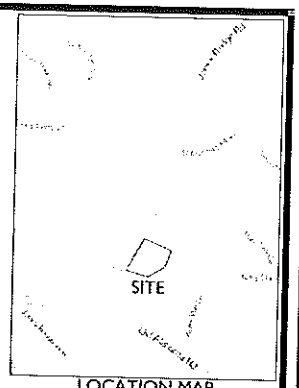

LOCATION MAP

SITE DATA - ZONING NOTES:

TOTAL = 1.2027 ACRES
EXISTING ZONING - C-1 W/CONDITIONS
ZONING CASE # Z-86-281 (3-4-1987)
PROPOSED ZONING - C-2 WITH CONDITIONS
PROPOSED USE - CAR WASH WITH DETAILING & RETAIL SHOPS
PROPOSED SIZES - TWO BUILDINGS
PHASE 1 CAR WASH - 2,970 SF
PHASE 2 RETAIL SHOPS - 3,400 SF

PARKING REQUIRED	PARKING PROVIDED
CAR WASH - 15 SPACES	9 STAND., 9 UNDER CANOPY
RETAIL SHOPS - 17 SPACES	17 SPACES

ALLOWABLE SF / DENSITY - CONDITIONAL (9,800 SF AVAILABLE)
PROPOSED SF / DENSITY - 7,661 SF PROPOSED

DISTRICT REGULATIONS - C-2

MIN. LOT SIZE - NONE
MIN. LOT WIDTH - 35'
MIN. FRONT SETBACK FROM JONES BRIDGE RD. - 40'
MIN. SIDE YARD - 0'
MIN. REAR YARD - 0'
MAX. BLDG. HT. - 4 STORIES OR 60'
FRONT LA STRIP - 25'
SIDE & REAR LA STRIPS - 10'
50' STREAM BUFFER TO THE WEST ALONG STREAM

VARIANCE REQUESTS

1. REDUCE FRONT LANDSCAPE STRIP FROM 30' TO 25' TO MATCH EX. LA STRIP WITH NEXT DOOR SHOPPING CENTER.
2. REDUCTION IN REQUIRED PARKING SPACES FROM 15 TO 9 SINCE MOST VISITORS CARS ARE BEING SERVICED THROUGH THE CARWASH PROCESS AND NEVER NEED PARKING.

SITE INFORMATION

1. DETENTION PROVIDED OFF SITE IN COMMON POND.
2. SANITARY SEWER VIA GRAVITY SYSTEM.
3. STATE WATERS WITHIN 200' OF SITE.
4. SITE DIST. ADEQUATE BASED ON PREVIOUS EX. RIGHT IN RIGHT OUT LOCATION.

NORTH

20 0 20 40
Scale 1" = 20'

AEC

REZONING PLAN

MAMMOTH DETAIL SALON
JOHNS CREEK, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO. - 14-3666
DRAWN - BDR
DESIGNED - BDR
CHECKED -
DATE - 12-2-14

RZ - 1.0