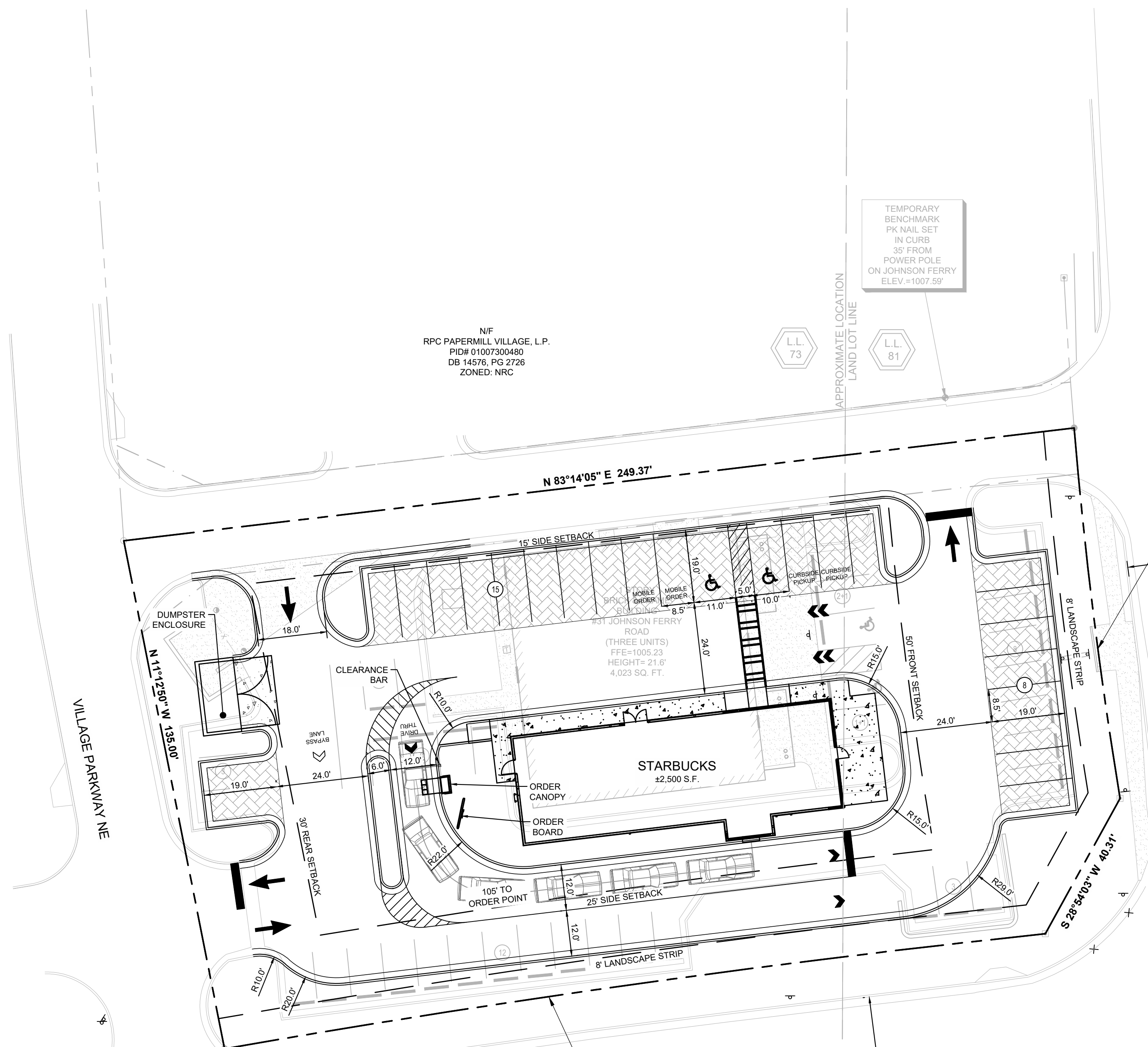


Drawing name: C:\Users\michael.toothaker\LeCraw Engineering\Dropbox\Shared Folders\LeCraw Engineering\011085 - Starbucks - Marietta (Paper Mill Rd)_GACAD\EXHIBITS\2022-08-24 - SITE PLAN.dwg SITE PLAN Aug 24, 2022 8:18am by: michael.toothaker

N/F
HEALEY WEATHERHOLTZ
VILLAGE, LLP
PID# 01007300250
DB 14576, PG 2726
PB 272, PG 788
ZONED: NRC

N/F
RPC PAPERMILL VILLAGE, L.P.
PID# 01007300480
DB 14576, PG 2726
ZONED: NRC



ARC=97.30'
RADIUS=1200.42'
BEARING=S 07°04'29" E
CHORD=97.27'

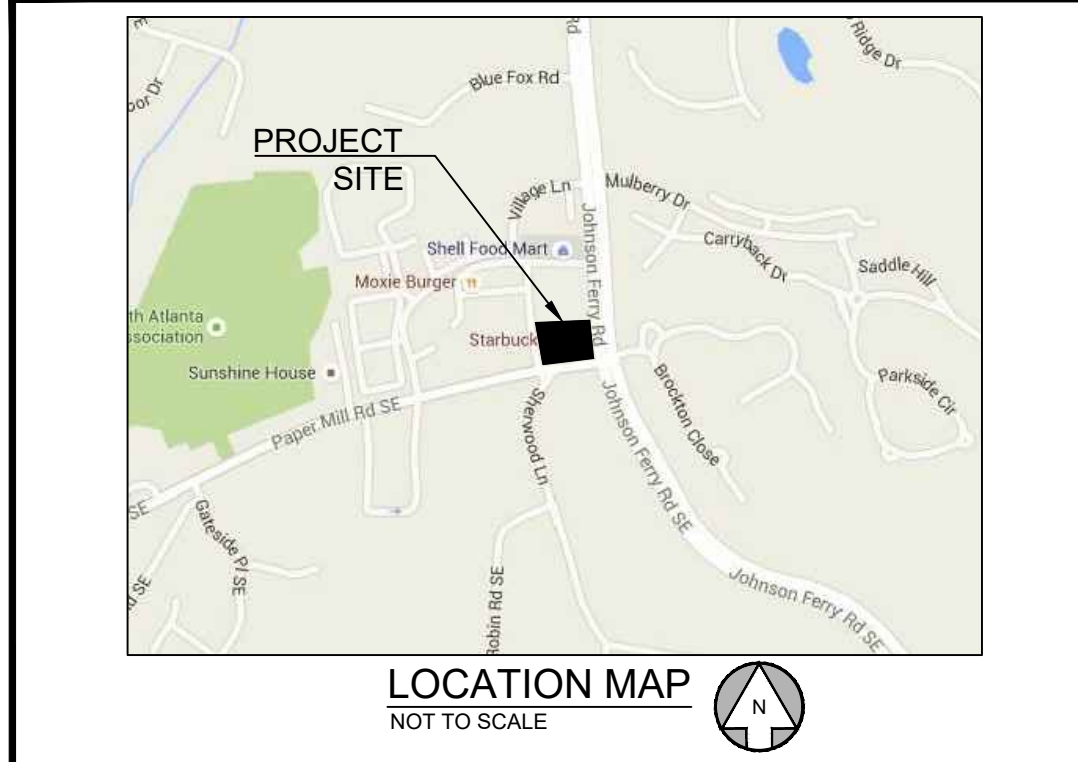
JOHNSON FERRY ROAD
(VARIABLE SPEED LIMIT
POSTED 40 M.P.H.)
PAVEMENT CONDITION = GOOD

PAPER MILL ROAD
(60' R/W)
POSTED 35 M.P.H. SPEED LIMIT
PAVEMENT CONDITION = GOOD

ARC=216.02'
RADIUS=3200.00'
BEARING=S 82°01'15" W
CHORD=215.97'

811
Know what's below.
Call before you dig.

SCALE IN FEET
1" = 20'



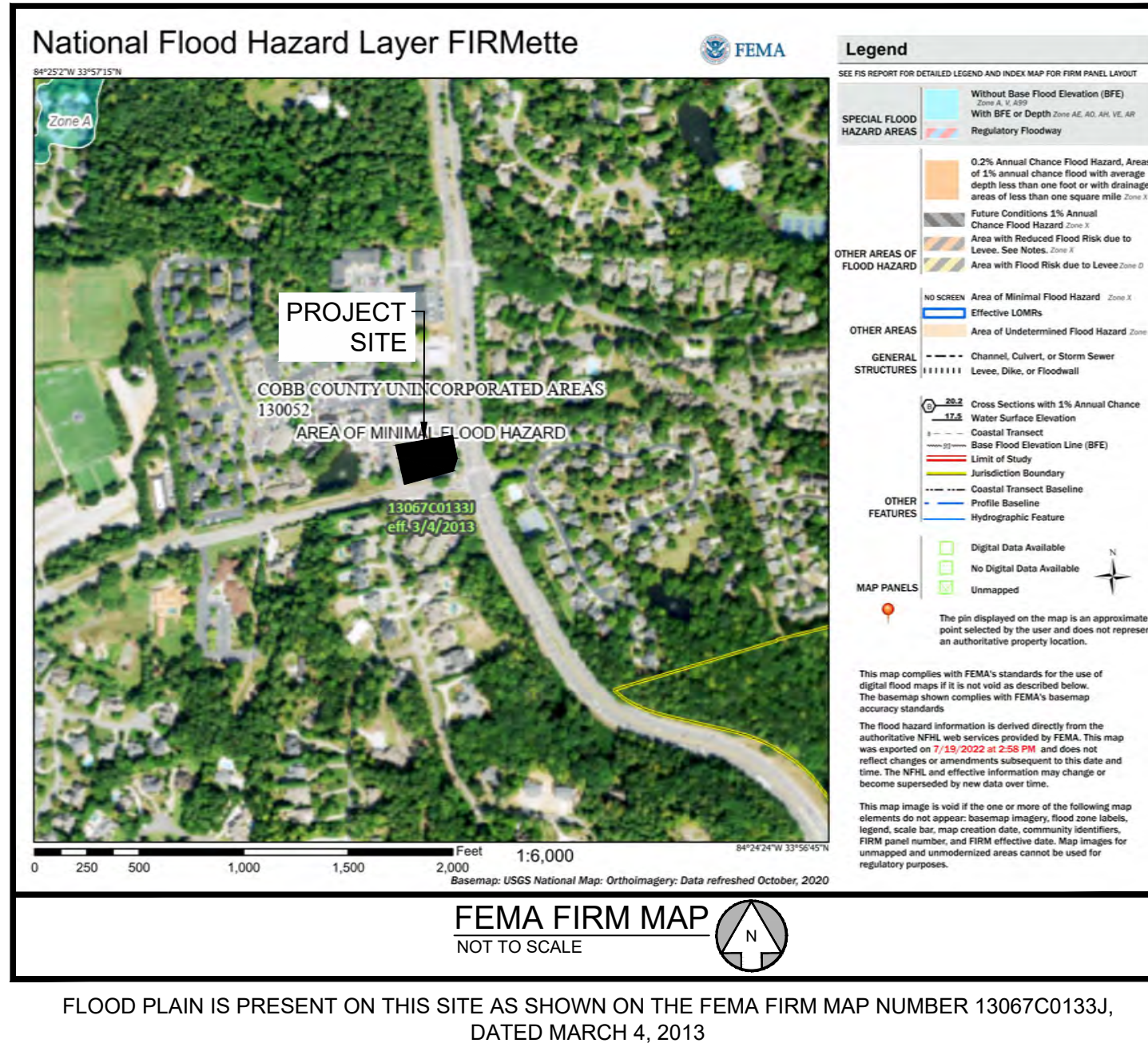
SITE SUMMARY

SITE AREA	
SITE AREA:	±0.73 ACRES (31,591 S.F.)
SITE WORK AREA:	-- SF
IMPERVIOUS AREA:	22,111 S.F. (70.0%)
PERVIOUS AREA:	9,480 S.F. (30.0%)
ZONING CLASSIFICATION	
JURISDICTION:	COBB COUNTY
PROPOSED ZONING:	NRC
ADJACENT ZONING:	CF & NRC
BUILDING SETBACKS (BASED ON NRC ZONING)	
FRONT:	50'
SIDE:	25' MAJ. / 15' MIN.
REAR:	30'
BUILDING SUMMARY	
BUILDING AREA:	2,500 S.F.
PARKING SUMMARY	
PARKING REQ.:	1 SPACE / 100 S.F.
	25 SPACES
PARKING PROV.:	1 SPACE / 100 S.F.
	25 SPACES
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	24' TWO WAY / 12' ONE WAY

PERVIOUS AND IMPERVIOUS CALCULATIONS:

	PERVIOUS (SF)	IMPERVIOUS (SF)
EXISTING CONDITION:	5,939 (18.8%)	25,652 (81.2%)
PROPOSED CONDITION:	9,480 (30.0%)*	22,111 (70.0%)

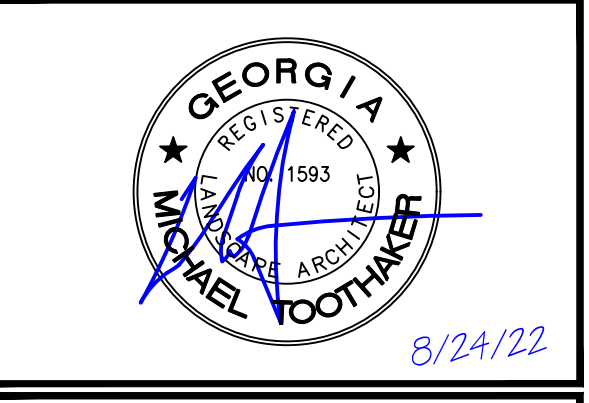
NET DECREASE OF 3,451 SF (11.2%) OF IMPERVIOUS AREA
*60% PERVIOUS AREA CREDITED TO PERVIOUS PAVEMENT



STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION i2015.01.19



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3475 CORPORATE WAY, SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100 FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM PEF005768

PROJECT NAME:
STARBUCKS - PAPER MILL

PROJECT ADDRESS:
31 JOHNSON FERRY ROAD
PARCEL 1, SECTION 2, PARCEL 01007300150
MARIETTA, COBB COUNTY, GEORGIA

STORE #: XXXXX
PROJECT #: XXXXX-XXX
CASEWORK CONCEPT: CONCEPT
ISSUE DATE: 8/24/2022
DESIGN MANAGER: XXX
LEED® AP: LEED AP
PRODUCTION DESIGNER: MSL
CHECKED BY: MSL

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
REZONING SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
P-1.0