

MARTA EASEMENT NOTE

CONTRACTOR TO TAKE NOTE OF EXISTING MARTA MARTA UNDERGROUND TUNNEL EASEMENT. LIMITS OF SAID EASEMENT SHALL BE MARKED AT ALL TIMES IN THE FIELD DURING CONSTRUCTION AND ANY WORK DONE WITHIN THE LIMITS OF SAID EASEMENT SHALL BE DONE WITH CAUTION AND UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

OVERALL PARKING SUMMARY

EXISTING CONDITIONS	
BUILDING AREA:	184,110 S.F.
EXISTING PARKING COUNT:	868 SPACES
EXISTING PARKING RATIO:	1 SPACE / 212 S.F.
PROPOSED CONDITIONS	
BUILDING AREA:	186,610 S.F.
PROPOSED PARKING COUNT:	788 SPACES
PROPOSED PARKING RATIO:	1 SPACE / 236 S.F.

NOTES: EXISTING PARKING COUNTS WERE OBTAINED FROM AERIAL IMAGERY AND STREET VIEW IMAGERY BY GOOGLE MAPS, AND THE EXISTING BUILDING INFORMATION WAS TAKEN FROM THE DEKALB COUNTY TAX COMMISSIONER REPORT.

SITE SUMMARY

SITE LEASE AREA	
SITE LEASE AREA:	0.93 ACRES (40,483 S.F.)
IMPERVIOUS AREA:	30,890 S.F. (76.3%)
PERVIOUS AREA:	9,593 S.F. (23.7%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF DUNWOODY
ZONING:	C-1C (PERIMETER CENTER OVERLAY)
ADJACENT ZONING:	C-1C (PERIMETER CENTER OVERLAY)
BUILDING SETBACKS	
FRONT:	50' (BASE ZONING) 0/20' MAX. (BUILD TO ZONE)
SIDE:	20'
REAR:	30'
BUILDING SUMMARY	
BUILDING AREA:	3,000 S.F. (69 SEATS)
BUILDING COVERAGE:	7.8%
PARKING SUMMARY	
PARKING REQ.:	10 SPACES / 1,000 S.F.
	30 SPACES
PARKING PROV.:	37 SPACES
MIN. STALL DIMENSIONS:	8.5' x 18'
MIN. DRIVE WIDTH:	22'

- GENERAL SITE NOTES**
- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
 - 3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED OCTOBER 19, 2022. BENCHMARK IS NOTED ON SURVEY.
 - 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13089C0011K, DATED AUGUST 15, 2019.
 - 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
 - 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
 - 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
 - 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
 - 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY TERRACON, DATED MARCH 13, 2024.

IMPERVIOUS CALCULATIONS

	PERVIOUS (SF)	IMPERVIOUS (SF)
EXISTING CONDITION:	4,441 (11.0%)	36,042 (89.0%)
PROPOSED CONDITION:	9,593 (23.7%)	30,890 (76.3%)

CALCULATIONS BASED ON AREA OF PROPOSED LEASE LINE OF STARBUCKS PROJECT (40,483 S.F.)

KEY NOTES

- 1) 24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
- 2) 24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
- 3) HEAVY DUTY PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT SPECIFICATIONS
- 4) STANDARD DUTY PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT SPECIFICATIONS
- 5) CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
- 6) GOOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.1 FOR DETAIL
- 7) CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
- 8) LANDSCAPE AREA, SEE SHEET L-1.1 FOR LANDSCAPE PLANTING DESIGN
- 9) ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)
- 10) ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL
- 11) DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 12) STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
- 13) DO NOT ENTER SIGN (R5-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
- 14) CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
- 15) CONCRETE PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT SPECIFICATIONS
- 16) CONCRETE PAVERS UNDER BUILDING CANOPY, SEE ARCH PLANS FOR DETAILS
- 17) CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
- 18) TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS
- 19) STARBUCKS PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS
- 20) 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
- 21) 5' WIDE, STAMPED CONCRETE AND WHITE STRIPED PEDESTRIAN PATH/CROSSWALK
- 22) CONCRETE BOLLARD, SEE SHEET C-7.0 FOR DETAIL(S)
- 23) BIKE RACKS, SEE SHEET C-7.0 FOR DETAIL(S)

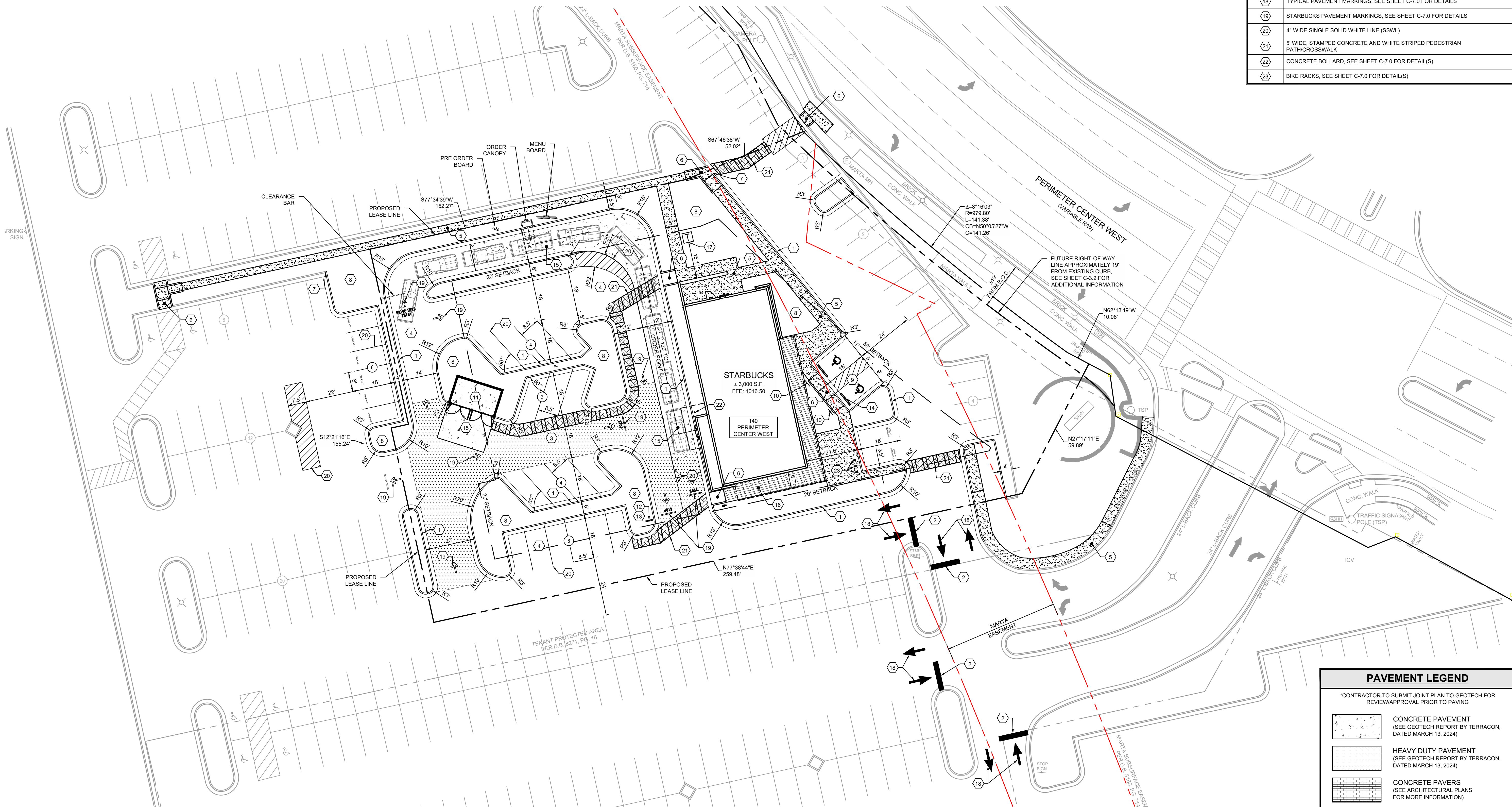
PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

© 2024 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.346.8100
FAX - 770.441.0295
www.gaskinslecrow.com
PEF008127

REVISIONS:

REV #	DATE	CHECKED BY	DRAWN BY
5			
4			
3			
2			
1			



CLIENT: GPD GROUP
PROJECT: STARBUCKS - PERIMETER SQUARE
1801 WATERMARK DRIVE - SUITE 210 - COLUMBUS, OH 43215
140 PERIMETER CENTER WEST
LAND LOT 349, DISTRICT 18, PARCEL 18 349 04 001
DUNWOODY, DEKALB COUNTY, GEORGIA

DEKALB COUNTY AP#: 3150095

SEAL:

10/8/2024

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

SCALE & NORTH ARROW:

DESIGN INFO:

DRAWN BY: MAT
DESIGNED BY: MAT
REVIEWED BY: TKS
JOB #: 011148
DATE: JANUARY 12, 2024

SITE PLAN

C-3.1

Drawing name: C:\Users\mboothaker\Gaskins+LeCraw\Dropbox\Share\Engineering\011148 - Starbucks - Atlanta (Perimeter Square)_GAICADD\CONSTR011148 - 06 - SITE.dwg SITE PLAN Oct 08, 2024 3:01 pm by: mboothaker