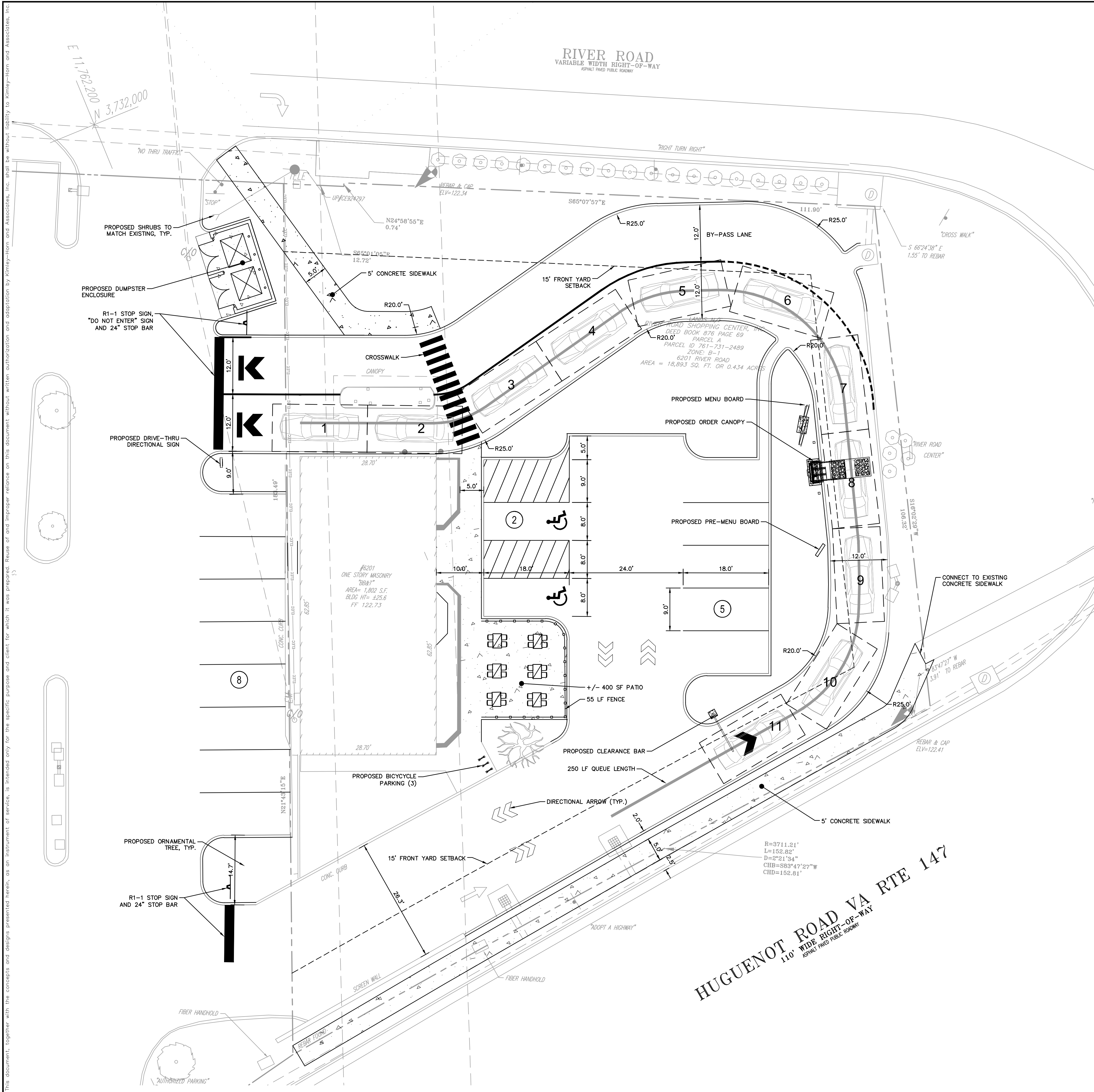


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRELIMINARY ZONING INFORMATION	
LOT SIZE	±18,893 SF = ±.43 AC
BUILDING SIZE	±1,802 SF
ZONING	B-1 - BUSINESS DISTRICT (TO BE REZONED TO B-2)
EXISTING USE	EXISTING BANK WITH DRIVE-THRU
PROPOSED USE	RESTAURANT WITH DRIVE-THRU RESTAURANT IS PERMITTED BY RIGHT IN B-2 ZONING DISTRICT DRIVE-THRU IS PERMITTED IN B-2 ZONING DISTRICT
ACCESS	RIGHT-IN, RIGHT-OUT ACCESS VIA RIVER ROAD RIGHT-IN, RIGHT-OUT ACCESS VIA HUGUENOT ROAD
REQUIRED BUILDING SETBACKS	FRONT: 15 FT SIDE: 0 FT
REQUIRED PARKING FOR PROPOSED USE	VEHICULAR: 5 SPACES PER 80% OF 1000SF OF GROSS FLOOR AREA 67,055 SF = 269 SPACES + 8 (AZZURRO'S PATIO) = 277 SPACES BICYCLE: 0 LOADING: 0
PROVIDED PARKING	VEHICULAR: 288 SPACES (8 ADA) BICYCLE: 3 SPACES LOADING: 0
DRIVE-THRU STACKING SPACES	REQUIRED: 250 LF OF QUEUE LENGTH PROVIDED: 260 LF
STORMWATER MANAGEMENT	STORMWATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE VIRGINIA STORMWATER MANAGEMENT PROGRAM
LANDSCAPE MANUAL	LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH THE HENRICO COUNTY LANDSCAPE MANUAL.

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
 PHONE: 703-674-1300 FAX: 703-674-1350
 WWW.KIMLEY-HORN.COM

KHA PROJECT	110556142
DATE	07/14/2021
SCALE	AS SHOWN
DESIGNED BY	CBB
DRAWN BY	CBB
CHECKED BY	CBB

SITE PLAN

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

SHEET NUMBER
CS-101

