

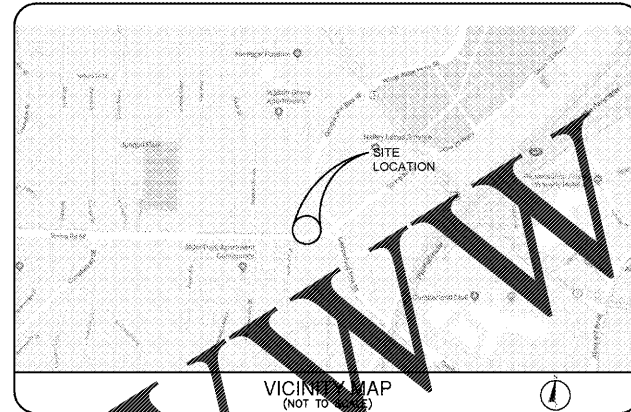
SITE DEVELOPMENT PLANS FOR ALDI INC. STORE #61 EXPANSION 2589 SPRING ROAD - SMYRNA, GA LAND LOT 847, 17th DISTRICT, 2nd SECTION

SITE DATA

OVERALL LOT SIZE: +/- 1.89 ACRES
 PIN: 17-0847-0-010-0
 LAND LOT 847, 17th DISTRICT
 JURISDICTION: CITY OF SMYRNA, GA
 ZONING: GC WITHIN SPRING ROAD URBAN OVERLAY DISTRICT
 EXISTING BUILDING AREA: ±16,390 SF
 PROPOSED BUILDING AREA: ±19,300 SF
 EXISTING IMPERVIOUS SURFACE RATIO: 80.37%
 PROPOSED IMPERVIOUS SURFACE RATIO: 80.53%
 BUILDING SETBACKS PER CODE:
 FRONT: MIN. 50' - MAX. 100'
 SIDE: 35'
 REAR: 100'
 BUILDING SETBACKS PER APPROVED VARIANCE:
 SIDE: 10'
 REAR: 25'
 OVERALL PARKING REQUIREMENTS:
 REQUIRED: 193 SPACES (POST-EXPANSION)
 EXISTING: 97 SPACES (5 HC) (APPROVED THROUGH VARIANCE)
 PROPOSED: 87 SPACES (5 HC)

PREVIOUSLY APPROVED VARIANCE LIST

- 25' REAR YARD BUILDING SETBACK.
- 10' SIDE BUILDING SETBACK.
- REDUCTION IN REQUIRED PARKING TO 97 SPACES (REQUIREMENT IS 1 SPACE PER 100 SF).
- 5' ENCROACHMENT INTO FRONT LANDSCAPE EASEMENT.
- 76 SF PROPERTY SIGN.



FLOOD INFORMATION
 THE PROPERTY IS LOCATED IN FLOOD ZONE "X"
 PER NFIP FIRM COMMUNITY PANEL No.
 13067C0136G, DATED DECEMBER 16, 2008.

STATE WATERS:
 • THERE ARE NO STATE WATERS PRESENT ON THIS SITE.
 • THERE ARE NO STATE WATERS WITHIN 200 FEET OF THIS SITE.
 • THERE ARE NO STREAM BUFFERS ON THIS SITE.

DRAWING LIST

DRAWING LIST	SHEET
COVER SHEET	C-1.0
ALDI STANDARD NOTES	C-1.1
CITY CONSTRUCTION NOTES	C-1.2
SURVEY	C-2.0
EXISTING CONDITIONS / DEMOLITION / EROSION	C-3.0
CONTROL PLAN	
SWPPP NOTES AND DETAILS	C-3.1, C-3.2
SITE PLAN	C-4.0
SITE DETAILS	C-4.1
GRADING PLAN	C-5.0
STORMDRAIN DETAILS	C-5.1
TREE PROTECTION & LANDSCAPE PLAN	C-6.0

AGENCY / UTILITY CONTACTS

PLANNING AND ZONING:
 CITY OF SMYRNA
 3180 ATLANTA ROAD
 SMYRNA, GA 30080
 PHONE: (678) 631-5353
 CONTACT: JOEY STAUBES

WATER AND SEWER:
 COBB COUNTY WATER SYSTEM
 660 SOUTH COBB DRIVE
 MARIETTA, GA 30060
 PHONE: (770) 419-6380
 CONTACT: CHRISTOPHER DUGGAN

PUBLIC WORKS DEPT. / STORMWATER:
 CITY OF SMYRNA
 PUBLIC WORKS COMPLEX
 2190 ATLANTA ROAD
 SMYRNA, GA 30080
 PHONE: (678) 631-5450
 CONTACT: KEVIN MOORE

FIRE MARSHAL:
 CITY OF SMYRNA FIRE MARSHAL
 3180 ATLANTA ROAD
 SMYRNA, GA 30080
 PHONE: (678) 631-5480
 CONTACT: TIM GRUBAUGH

GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS, WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR "T", WHICHEVER IS LESS, CONTACT COMMERCIAL SITE SOLUTIONS, INC. (684-855-5200) AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL AND DETERMINE IF IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED NECESSARY SHEETING, SHORINGS, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND COMMERCIAL SITE SOLUTIONS, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL GEORGIA ONE CALL: UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 1-800-222-7411.
5. ALL WORK SHALL CONFORM TO THE CITY OF SMYRNA STANDARDS AND SPECIFICATIONS.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA OR THE CITY OF SMYRNA STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
7. PRE-CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND COMMERCIAL SITE SOLUTIONS, INC., HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT, PREPARATION OF THE NECESSARY REQUIRED AS-BUILT WATER AND SEWER PLANS TO BE SUBMITTED TO THE CITY OF SMYRNA AND/OR THE GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH OBTAINING PERMITS TO OPERATE AND RELEASE OF BONDS.
9. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE CITY OF SMYRNA AND THE GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION CONSTRUCTION PERMIT.
10. A COPY OF THE FINANCIAL RESPONSIBILITY FORM AND THE STORM WATER POLLUTION PREVENTION PLAN MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
11. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE CITY OF SMYRNA PUBLIC WORKS DEPARTMENT AND/OR GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
13. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
14. ALL DRAINAGE STRUCTURES MUST MEET GDOT AND THE CITY OF SMYRNA STANDARD SPECIFICATIONS.
15. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROVIDED SITE WORK SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WITHIN RIGHT OF WAY. THIS IS TO BE DONE IN ACCORDANCE WITH M.U.T.C.D.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
17. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
18. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
19. ANY/ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.
20. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.

WARRANTY/DISCLAIMER:
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

SAFETY NOTICE TO CONTRACTOR:
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

REVISIONS/SUBMITTALS:

10/11/18 - PERMIT SUBMITTAL

OWNER/DEVELOPER:



ALDI Inc.

1597 Dry Pond Road
 Jefferson, GA 30549
 (706) 387-7700 [ext 122] phone
 (706) 387-7701 fax

24 HOUR CONTACT: ROBERT OCHS

ENGINEER:



Commercial Site Solutions, Inc.

ENGINEERING • LANDSCAPE ARCHITECTS

402 EAST BAYVIEW AVENUE 21764 STATE ROAD 54
 EASLEY, SC 29640 LUTZ, FL 33549
 864-855-5200 813-885-2032