

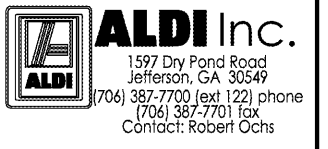
Issued:	Date:
A PERMIT SUBMITTAL	10/11/18
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Revisions:	Date:
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MICHAEL G. LUKUS, P.E. SEAL  
 PROJECT ENGINEER: DATE  
 DRAWN BY: DATE  
 CHECKED: DATE



21764 STATE ROAD 54  
 LUTZ, FL 33549  
 813-885-2032



## PROPOSED EXPANSION ALDI STORE #61

2589 SPRING ROAD  
 SMYRNA, GA 30328  
 COBB COUNTY

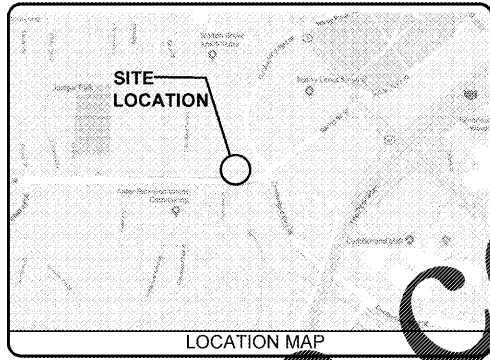
### Project Name & Location

## SITE PLAN

Drawing Name:	Project No.
Date: 6/5/18	
Revised: ---	
Drawn By: RSM	C-4.0
Scale: 1"=20'	Drawing No.

### LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	24" CONCRETE CURB & GUTTER
---	---	STANDARD DUTY ASPHALT PAVEMENT
---	---	HEAVY DUTY ASPHALT PAVEMENT
---	---	CONCRETE SIDEWALK



### SITE DATA

OVERALL LOT SIZE: +/- 1.80 AC  
 PIN: 17-0847-0-010-0  
 LAND LOT 847 (7th DISTRICT)  
 JURISDICTION: CITY OF SMYRNA, GA  
 ZONING: GC WITH SPRING ROAD URBAN OVERLAY DISTRICT  
 EXISTING BUILDING AREA: ±18,390 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. 5' - 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)

- ### GENERAL SITE NOTES
- THIS SITE PLAN CONTAINS EXISTING CURB, SIDEWALKS, PAVING, PARKING, STRIPING, ETC. CONTRACTOR SHALL FIELD VERIFY QUANTITIES AS APPLICABLE OF THE SITE WORK PRIOR TO CONSTRUCTION.
  - ALL EXISTING WORK TO REMAIN UNLESS OTHERWISE NOTED.
  - ALLOW MINIMUM 72 HOURS (3 WORKING DAYS) BEFORE DIGGING. CONTRACTOR TO CONTACT LOCAL UTILITIES PROTECTION SERVICE PRIOR TO DIGGING.
  - PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TYPE, COLOR, SIZE, AND LOCATIONS SHOWN ON THE PLANS. PAINT SHALL BE SUPPLIED IN ACCORDANCE WITH ASHTO: M248 LATEST EDITION. COLOR SHALL BE PER ALDI, LOCAL AND STATE GUIDELINES.
  - CONTRACTOR TO VERIFY EXISTING GRADES AND CONFIRM 2% MAXIMUM SLOPE PRIOR TO RELOCATING AND RE-STRIPING THE HANDICAP ACCESSIBLE PARKING STALLS.
  - CONTRACTOR TO CONFIRM ALL PAVEMENT AREAS TO NOT EXCEED 3% SLOPE AND MEET ADA ACCESSIBILITY GUIDELINES.
  - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - DEMOLITION OF EXISTING PAVEMENT IS A PART OF THIS CONSTRUCTION PACKAGE. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES TO BUILDING MARKED PRIOR TO THE START OF CONSTRUCTION.
  - CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPE DURING CONSTRUCTION.
  - THE EXISTING STORMWATER SYSTEM WILL CONTINUE TO SERVE THE PROPERTY.
  - ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING (BLOCK), OR CENTERLINE OF PARKING BAY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS. UNLESS OTHERWISE NOTED, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
  - ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND SYMBOL PAINTED ON THE ASPHALT. STALL(S) ADJACENT TO THE FIVE (5) FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE. STRIPING TO BE BLUE.
  - ALL SIGNAGE SHALL MEET THE CRITERIA OF THE GEORGIA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
  - THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
  - EXISTING SIGNAGE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS.
  - EXISTING LIGHT POLES TO REMAIN, UNLESS OTHERWISE NOTED ON PLANS. LIGHTING TO BE CONVERTED TO LED, RE-PAINT PER ALDI STANDARDS.
  - EXISTING TRANSFORMER TO REMAIN, UNLESS OTHERWISE NOTED ON ARCH PLANS.
  - EXISTING SITE SIGNAGE TO REMAIN IN PLACE. REFER TO ARCH PLANS FOR BUILDING SIGNAGE.
  - STRIPED AREAS TO BE PAINTED AT 45° ANGLE W/ 6" WIDE STRIPE AT 24" ON CENTER. 2 COATS MIN. WHITE.

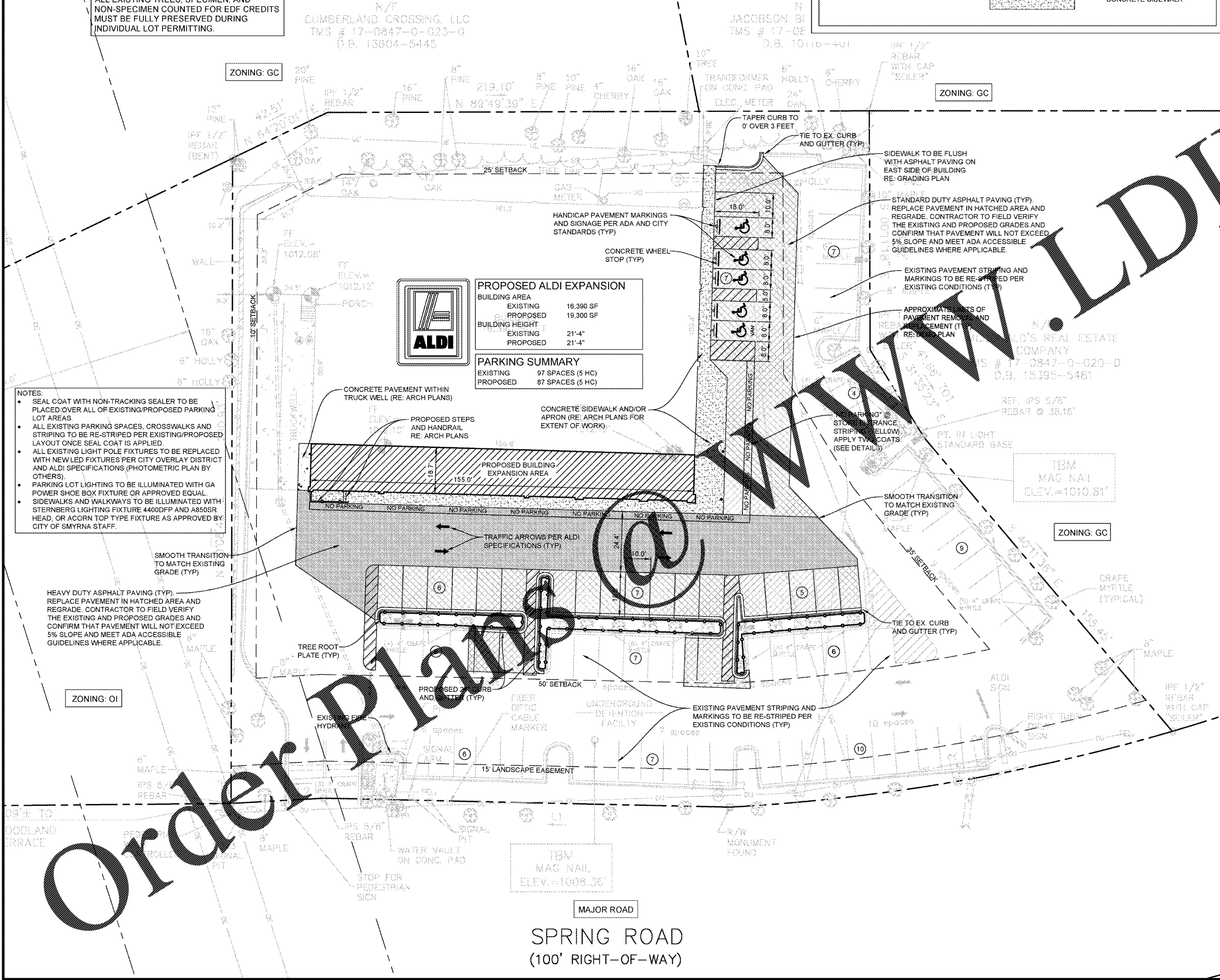
- ### PREVIOUSLY APPROVED VARIANCE LIST
- 25' REAR YARD BUILDING SETBACK.
  - 10' SIDE BUILDING SETBACK.
  - REDUCTION IN REQUIRED PARKING TO 97 SPACES (REQUIREMENT IS 1 SPACE PER 100 SF).
  - 5' ENCROACHMENT INTO FRONT LANDSCAPE EASEMENT.
  - 76 SF PROPERTY SIGN.

### MISCELLANEOUS NOTES

BUILDING WIDTH = 179.0' / 69% OF MIN. LOT WIDTH  
 PROP. BUILDING EXPANSION: 2,910 SF / 16,390 SF = 17.75%  
 LANDSCAPE AREA:  
 REQUIRED: 10% FROM REAR OF BUILDING FORWARD  
 PROVIDED: 12.52% FROM REAR OF BUILDING FORWARD  
 NOTE: THERE ARE NO PROPOSED CHANGES TO THE EXISTING LANDSCAPE  
 PROP. PARKING LOT REMOVAL: 2,157 SF / 45,133 SF = 4.78%

### TREE PROTECTION / EDF NOTE:

ALL EXISTING TREES, SPECIMEN, AND NON-SPECIMEN COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.



- ### NOTES:
- SEAL COAT WITH NON-TRACKING SEALER TO BE PLACED OVER ALL OF EXISTING/PROPOSED PARKING LOT AREAS.
  - ALL EXISTING PARKING SPACES, CROSSWALKS AND STRIPING TO BE RE-STRIPED PER EXISTING/PROPOSED LAYOUT ONCE SEAL COAT IS APPLIED.
  - ALL EXISTING LIGHT POLE FIXTURES TO BE REPLACED WITH NEW LED FIXTURES PER CITY OVERLAY DISTRICT AND ALDI SPECIFICATIONS (PHOTOMETRIC PLAN BY OTHERS).
  - PARKING LOT LIGHTING TO BE ILLUMINATED WITH GA POWER SHOE BOX FIXTURE OR APPROVED EQUAL. SIDEWALKS AND WALKWAYS TO BE ILLUMINATED WITH STERNBERG LIGHTING FIXTURE 4400DFP AND A850SR HEAD, OR ACORN TOP TYPE FIXTURE AS APPROVED BY CITY OF SMYRNA STAFF.

ZONING: OI

# Order Plans

SPRING ROAD  
 (100' RIGHT-OF-WAY)

