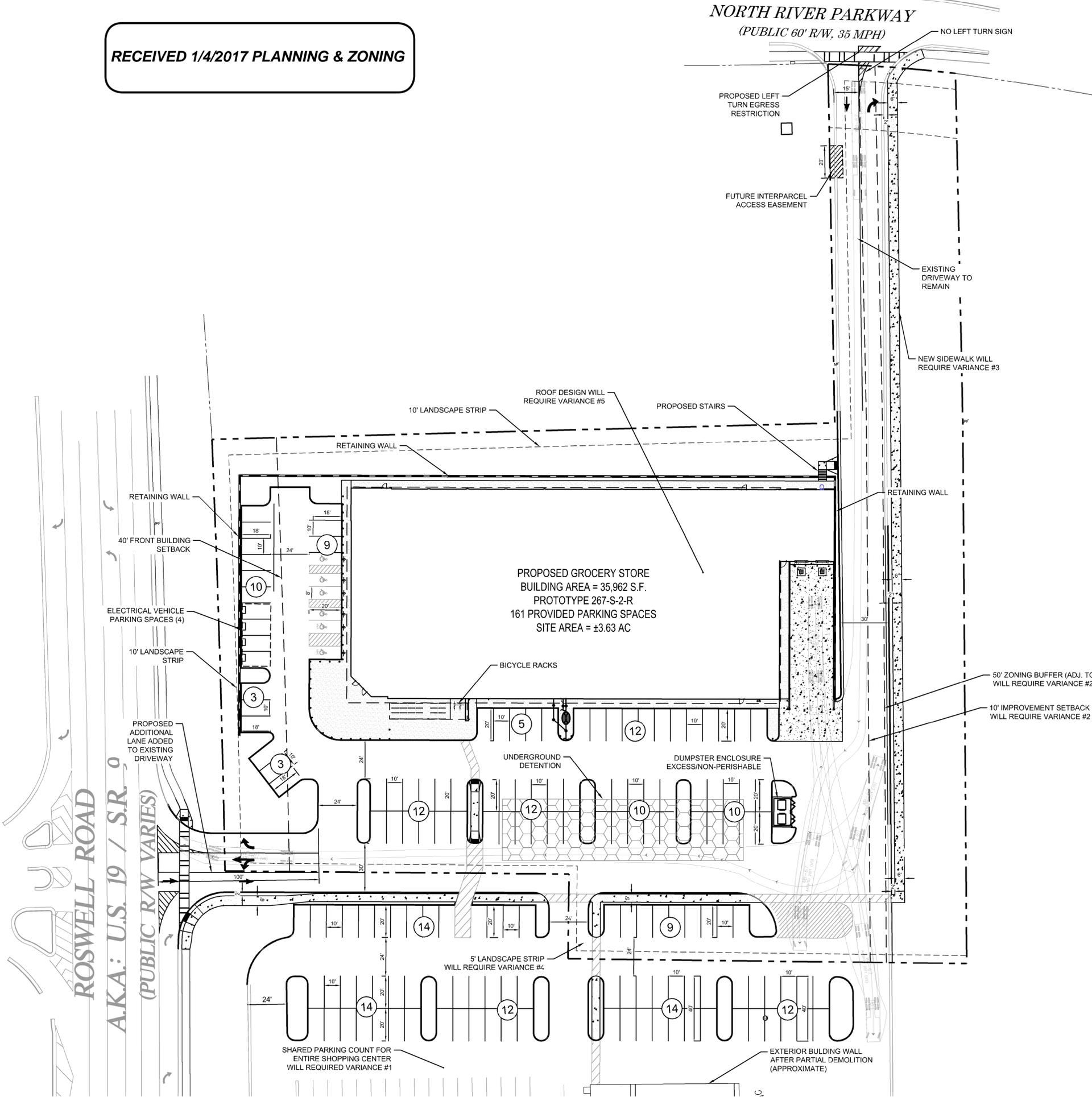


RECEIVED 1/4/2017 PLANNING & ZONING

NORTH RIVER PARKWAY
(PUBLIC 60' R/W, 35 MPH)



PRELIMINARY ZONING INFORMATION			
APPROXIMATE ACREAGE	±3.63 AC	±158,130 SF	±14,690 SM
ZONING	COMMUNITY BUSINESS (C-1) SANDY SPRINGS SUBURBAN OVERLAY		
FRONT SETBACK	40' BLDG FROM ROW 10' LANDSCAPE STRIP		
SIDE SETBACK	0' BLDG 10' LANDSCAPE STRIP		
REAR SETBACK	50' BLDG ZONING BUFFER 10' IMPROVEMENT SETBACK (INTERIOR TO ZONING BUFFER)		
PROVIDED PARKING	161 TOTAL SPACES 155 STANDARD SPACES, 6 ACCESSIBLE SPACES		
REQUIRED PARKING	160 SPACES (SEE BELOW) PER THE SANDY SPRINGS SUBURBAN OVERLAY DISTRICT, A SITE SHALL BE GRANTED A REDUCTION IN REQUIRED PARKING SPACES IF ELECTRICAL VEHICLE CHARGING STATIONS (EVCS) ARE PROVIDED. 5 REGULAR SPACES IN EXCHANGE FOR 1 EVCS (MAX. 4 EVCS) 4 EVCS PROVIDED = REDUCTION IN 20 REGULAR SPACES		
REQUIRED BICYCLE PARKING	8 SPACES		

SITE INFORMATION				
EXISTING SITE	IMPERVIOUS	2.64 AC.	115,259 SF	72.9%
	LANDSCAPED	0.99 AC.	42,951 SF	27.1%
PROPOSED SITE	IMPERVIOUS	2.71 AC.	117,885 SF	74.7%
	LANDSCAPED	0.92 AC.	40,180 SF	25.3%

NOTE:

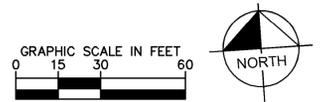
- THIS SITE PLAN, BEING PRELIMINARY IN NATURE DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE
- PARKING FIELDS AND RATIOS ARE PRELIMINARY
- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR ANY OF THE GOVERNMENTAL AGENCIES. KIMLEY-HORN HAS DONE THE BEST WE CAN GIVEN THE PRELIMINARY NATURE OF THIS WORK.

RISK ITEMS:

- APPROXIMATELY 1,525 CY OF IMPORT FILL AND 4,000 SF RETAINING WALL EXPECTED.
- LANDSCAPE STRIPS REQUIRED ALONG ALL LOT LINES.
- THIS SITE PLAN REQUIRES VARIANCES.

VARIANCES REQUIRED:

- VARIANCE FROM SECTION 18.2.1 TO REDUCE THE REQUIRED PARKING SPACES FOR THE ENTIRE SHOPPING CENTER.
- VARIANCE FROM SECTION 4.23.1.B, D, E, AND F TO ALLOW THE EXISTING ENCROACHMENTS IN THE 50' REAR ZONING BUFFER AND 10' IMPROVEMENT SETBACK.
- VARIANCE FROM SECTION 4.23.1.D TO ENCROACH IN THE 50' REAR ZONING BUFFER FOR A PROPOSED SIDEWALK.
- VARIANCE FROM SECTION 4.23.1.A TO ELIMINATE THE REQUIRED 5' LANDSCAPE STRIP ALONG EITHER SIDE OF THE PROPOSED PROPERTY LINE BETWEEN THE SHOPPING CENTER AND THE PROPOSED GROCERY STORE.
- VARIANCE FROM SECTION 12.B.9.D.3 TO ALLOW TPO, AN ALTERNATIVE ROOF DESIGN MATERIAL ON THE GROCERY STORE IN LIEU OF THE REQUIRED SEAM METAL, SLATE, CONCRETE ROOF TILES OR COMPOSITION SHINGLES.



PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: SANDY SPRINGS NORTH RIVER (P000691)
TITLE: PRELIMINARY SITE PLAN

CLIENT: LIDL US, LLC
GREENSBORO DRIVE
MCLEAN, VA 22102

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

SCALE: AS SHOWN
DRAWN BY: KHA
DESIGNED BY: KHA
CHECKED BY: KHA

DRAWING NAME: K:\VLP_PRJ\01731027_LIDL Sandy Springs N River\CD\Pre\Pre\Site Plan\Site Plan.dwg PRELIM SITE PLAN Jan 03, 2017 4:48pm by: mark.desouza
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DATE: 01-03-2017
PROJECT NO.: 017031027
SHEET NUMBER: SP-5