TOTAL SITE AREA = 4.105 ACRES
TOTAL ONSITE DISTURBED AREA = 3.17 ACRES
BUILDING COVERAGE ON SITE = 12.8 %
THERE ARE STATE WATERS ON THE SITE.
THERE ARE NO WETLANDS ON THE SITE.
PROJECTED CUT VOLUME: 2,948 CY PROJECTED FILL VOLUME: 10,117 CY

SITE ANALYSIS

PARKING	
REQUIRED	
22,500 S.F. LIBRARY	
MIN. 1 SP. / 300 S.F. FLOOR AREA	75 SPACES
PROVIDED	148 SPACES
H.C. SPACES REQ.	6 SPACES
H.C. SPACES PROVIDED	6 SPACES
TOTAL AREA	4.105 AC.
ZONING	CBD

Course	Bearing	Distance
L1	N 75°13'56" W	13.68'
L2	N 76°00'38" W	32.02'
L3	N 69°12'47" W	99.00'
L4	N 67°10'25" W	123.29'
L5	N 66°20'52" W	298.31'
L6	N 64°03'34" W	58.70'
L7	N 69°40'57" W	40.68'
L8	N 59°30'29" W	70.86'
L9	N 33°02'15" E	7.69'

TOTAL AREA=4.105 ACRES

GENERAL NOTES:

1. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY FORSYTH COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND DISTURBANCE.
2. TREES TO BE A MINIMUM OF 6" IN HEIGHT AT TIME OF PLANTING.
3. NOTIFY FORSYTH COUNTY INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION 770-781-2165.
4. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
5. APPROVAL OF THESE PLANS BY FORSYTH COUNTY IS SUBJECT TO, AND CONTIGENT UPON THE APPLICANT OBTAINING ANY AND ALL NECESSARY APPROVALS FROM ANY AND ALL APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO THE UNITED STATES ARMY CORPS OF ENGINEERS, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, THE USDA-NRCS, GEORGIA DEPARTMENT OF NATURAL RESOURCES, GEORGIA ENVIRONMENTAL PROTECTION DIVISION, AND THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.
6. FULL SERVICE DRIVES WILL REVERT TO RIGHT IN / RIGHT OUT DRIVES IF FORSYTH COUNTY DETERMINES THEY ARE CREATING TRAFFIC PROBLEMS AND/OR ACCIDENTS OR IF ROAD IS WIDENED TO A MULTI-LANE HIGHWAY WITH MEDIAN.

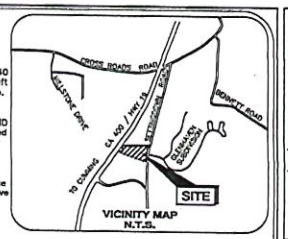
SIGHT DISTANCE CERTIFICATION:

I, the undersigned, hereby certify that the proposed entrance road for the project known as HAMPTON PARK PUBLIC LIBRARY is designed with adequate intersection sight distance*. The regulated speed limit on the major road is 40 mph. The design provides an intersection sight distance of 385 ft. to the left for a right turn from stop and 445 ft. to the right for a left turn from stop.

Per chapter 9 of the AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS", latest edition, the required intersection sight distance for the stated speed design is 445 ft. for a left turn from stop (Case B1) and 385 ft. for a right turn from stop (Case B2).

*The sight distance is measured from a point 14.5 ft from the edge of the intersecting street at a height of the driver's eye of 3.5 ft. above the surface of the roadway to an object on the centerline of the major road 3.5 ft. above the surface of the roadway.

George T. Garrett 030809 12-20-2007
GEORGE T. GARRETT PE/RLS Date



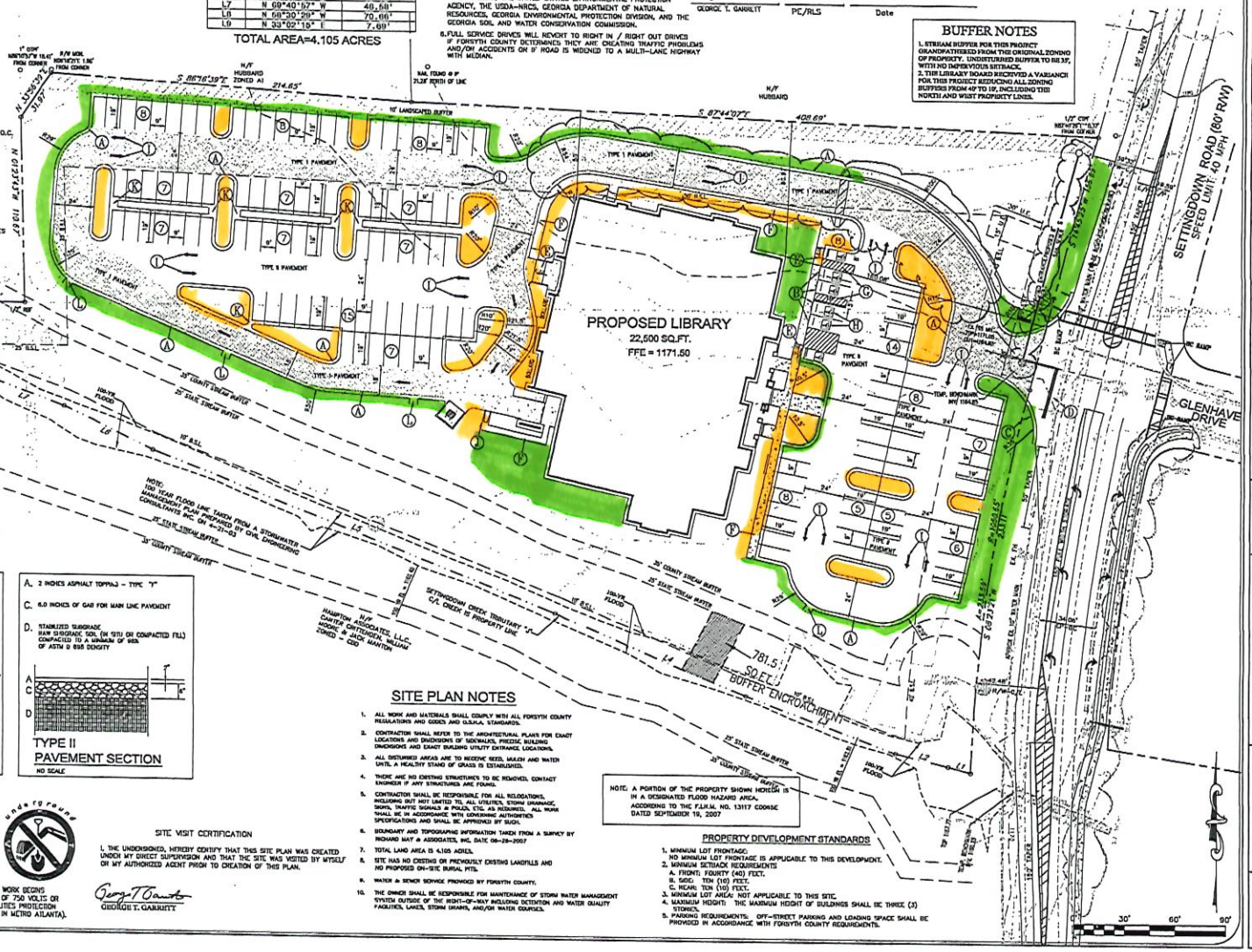
VICINITY MAP
N.T.S.

BUFFER NOTES

1. STREAM BUFFER FOR THIS PROJECT GRANDFATHERED FROM THE ORIGINAL ZONING OF PROPERTY. UNDISTURBED BUFFER TO BE 35', WITH NO IMPERVIOUS SETBACK.
2. THE LIBRARY BOARD RECEIVED A VARIANCE FOR THIS PROJECT REDUCING ALL ZONING BUFFERS FROM 40' TO 10', INCLUDING THE NORTH AND WEST PROPERTY LINES.

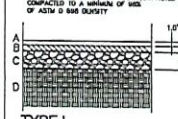
SITE PLAN SYMBOLS

- (A) STANDARD CURB AND GUTTER
- (B) HANDICAP PARKING SIGN
- (C) "STOP" SIGN
- (D) "STOP" BAR (SWSL 24")
- (E) HANDICAP RAMP
- (F) 5' WIDE CONCRETE SIDEWALK
- (G) AREA STRIPED WITH SWSL/4" @ 45/AT 2'-0" O.C.
- (H) ACCESSIBLE PARKING SPACE(TYPICAL) WITH PARKING STOP. SEE DETAIL SHEET.
- (I) DIRECTIONAL ARROW (SEE DETAIL)
- (J) DUMPSTER PAD & ENCLOSURE (SEE DETAIL)
- (K) OPEN CURB FLUME
- (L) 4' CONCRETE FLUME



NOTE: SEE ENTRANCE PLAN FOR SETTINGDOWN ROAD PAVEMENT SECTIONS

A. 1 INCH ASPHALT TOPPING - TYPE "F"
B. 2 INCHES ASPHALT BINDER - TYPE "B"
C. 6.0 INCHES OF GAB FOR MAIN LINE PAVEMENT
D. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY



TYPE I PAVEMENT SECTION
NO SCALE

A. 2 INCHES ASPHALT TOPPING - TYPE "F"
C. 6.0 INCHES OF GAB FOR MAIN LINE PAVEMENT
D. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 95% OF ASTM D 698 DENSITY

TYPE II PAVEMENT SECTION
NO SCALE

UTILITIES PROTECTION CENTER OF GEORGIA

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 (823-4344 IN METRO ATLANTA).

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL FORSYTH COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. THERE ARE NO EXISTING STRUCTURES TO BE REMOVED. CONTACT ENGINEER IF ANY STRUCTURES ARE FOUND.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RICHARD MAY & ASSOCIATES, INC. DATE 06-28-2007
7. TOTAL LAND AREA IS 4.105 ACRES.
8. SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS.
9. WATER & SEWER SERVICE PROVIDED BY FORSYTH COUNTY.
10. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LANES, STORM DRAINS, AND/OR WATER COURSES.

NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13117 C0065E DATED SEPTEMBER 18, 2007

PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT FRONTAGE: NO MINIMUM LOT FRONTAGE IS APPLICABLE TO THIS DEVELOPMENT.
2. MINIMUM SETBACK REQUIREMENTS
   A. FRONT: FOURTY (40) FEET.
   B. SIDE: TEN (10) FEET.
   C. REAR: TEN (10) FEET.
3. MINIMUM LOT AREA: NOT APPLICABLE TO THIS SITE.
4. MAXIMUM HEIGHT: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE THREE (3) STORIES.
5. PARKING REQUIREMENTS: OFF-STREET PARKING AND LOADING SPACE SHALL BE PROVIDED IN ACCORDANCE WITH FORSYTH COUNTY REQUIREMENTS.

SITE VISIT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SITE PLAN WAS CREATED UNDER MY DIRECT SUPERVISION AND THAT THE SITE WAS VISITED BY MYSELF OR MY AUTHORIZED AGENT PRIOR TO CREATION OF THIS PLAN.

George T. Garrett
GEORGE T. GARRETT

ALCOVY
Surveying & Engineering, Inc.
P.O.C. TOM GARRETT, P.E.
2205 Highway 81 South
Loganville, Georgia 30052
Phone: 770-466-4002
Fax: 770-466-4296

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GEORGIA REGISTERED No. 030809 PROFESSIONAL ENGINEER GEORGE T. GARRETT

JOB No. 07-080

SITE PLAN

PROPOSED
HAMPTON PARK
PUBLIC LIBRARY
SITE DEVELOPMENT PLAN

LAND LOT: 333,410,411
14th DISTRICT 1st SECTION
SETTINGDOWN ROAD
FORSYTH COUNTY, GA

12-20-2007
SCALE: 1"=30'

OWNER / DEVELOPER

FORSYTH COUNTY
PUBLIC LIBRARY SYSTEM
585 DAHLONEGA ROAD
CUMMING, GA 30040

24 HOUR - EMERGENCY CONTACT
JON Mc DANIEL
678-513-9362

REVISIONS

NO.	DATE	DESCRIPTION
1	4/15/08	COUNTY COMMENTS
2	9/21/08	ADD GAS SERVICE LINE & WASTEWATER NOTE
3	12/5/08	ADD TRENCH DRAIN & STRUCTURE, REVISE GRADING FOR REAR PARKING LOT
4	1/26/09	REVISE STORM PROFILE DETAIL AND SEWER AS-CO, PLAN & PROFILE, REVISE INTERIOR DRIVEWAY ALIGNMENT
5	4/15/09 5-27-09	ADDRESS COUNTY COMMENTS

SHEET: 2 OF 13
SITE PLAN

07-080.DWG