

EXHIBIT "B"

## SITE DATA NOTES

PROJECT ADDRESS: 2301 HOLCOMB BRIDGE ROAD  
ROSMORE, GEORGIA 30070

OWNER: FULTON COUNTY  
141 PAVOR STREET  
ATLANTA, GA 30303  
404-255-1700

ARCHITECT: KHAFRA  
225 PEACHTREE STREET, NE.  
SUITE 1500  
ATLANTA, GA 30303  
404-603-8228

ENGINEER: LWDG ENGINEERING, INC.  
2550 HERSTAGE COURT  
SUITE 100  
ATLANTA, GEORGIA 30339  
770-491-2495

CONTACT PERSON: AL COLLINS  
404-730-1822

ZONING: E1





BUILDING SETBACK LINES: FRONT 50 FT.  
REAR 50 FT.  
SIDE 5-10 FT.

THE APPROXIMATE SITE AREA IS 2.90 ACRES (117,634 SF).  
THE APPROXIMATE DISTURBED AREA IS 2.37 ACRES.  
THE APPROXIMATE SQUARE FOOTAGE OF BUILDING = 15,300 SF  
TOTAL INTERFEROUS AREA = 55,321 SF  
TOTAL DISTURBED AREA = 107,355 SF

### PARKING SUMMARY

	STANDARD	HANDICAP	TOTAL
REQUIRED PARKING	38-51	3	38-51
PROPOSED PARKING	64	3	67

## PAVING LEGEND

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK
	ACCESSIBLE PATH

## CITY OF ROSWELL'S CONSTRUCTION NOTES

1. DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE AND SLOPED HORN GEORGIA HIGHWAY STANDARD 8031-L. CURB SHALL NOT BE BROKEN FROM GUTTER. CURB AND GUTTER TO BE REMOVED TO EXISTING CONSTRUCTION JOINTS OR NEW JOINTS SAVED.
2. ALL SALT BARRIERS AND CONSTRUCTION ENTRANCE PADS MUST BE PLACED PRIOR TO ANY CLEANING AND/OR GRADING. NO GRADING SHALL BE DONE UNTIL SALT BARRIER INSTALLATION IS COMPLETE AND A GRADING PERMIT IS ISSUED BY THE LAND DEVELOPMENT INSPECTOR.
3. NO ADVERTISING SIGNS, DISPLAYS, OR ANY OTHER STRUCTURES, WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM, ARE PERMITTED ALONG CITY RIGHT-OF-WAY.
4. ALL CURBED ISLANDS SHALL BE FLEED TO TOP OF CURB WITH TOPSOIL AND GRASSED.
5. ALL OPEN DRAINAGE SWALES MUST BE GRASSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SOIL TONS PER 40 LB. STONE MUST BE PLACED AT ALL HEADWALLS OR FLUMES.
6. NO ADDITIONAL DRAINAGE AREAS SHALL BE DIVERTED INTO CITY RIGHT-OF-WAY.
7. ALL CORRUGATED METAL STORM DRAINPIPE SHALL BE FULLY BITUMINOUS-COATED GALVANIZED STEEL OR ALUMINIZED TYPE # 3 WITH RE-ROLLED ENDS AND BANDS.
8. CONSTRUCTION DRAWING APPROVALS DO NOT ALLOW ANY WORK ON CITY RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (ELECTRICITY, GAS, WATER, TELEPHONE, GAS, ETC.) CITY OF ROSWELL DEPARTMENT OF TRANSPORTATION CITY RIGHT-OF-WAY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY. CONTACT THE CITY OF ROSWELL, 770-441-5504 FOR MORE INFORMATION.
9. THESE CONSTRUCTION DRAWINGS ARE APPROVED WITH THE UNDERSTANDING THAT ALL EASEMENTS AND RIGHT-OF-WAY ARE GRANTED TO THE CITY OF ROSWELL ALONG ALL ROAD FRONTS FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
  - a. 0' TO 5' - NOT LESS THAN 3:1 SLOPE
  - b. 5' OR MORE - NOT LESS THAN 2:1 SLOPE
10. APPLICANT SHALL RE-GRASS TO STATE HIGHWAY DEPARTMENT SPECIFICATIONS ALL CITY RIGHT-OF-WAY AREAS THAT ARE DAMAGED OR DESTROYED DURING WORK AUTHORIZED HEREIN.
11. ALL HANDICAP RAMPS SHALL BE A MINIMUM OF 3.0' IN WIDTH AND AT A MAXIMUM 1:12 SLOPE AND SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
12. THE SECTION OF THE CITY OF ROSWELL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS THAT TESTS FOR THICKNESS OF CRUSHED RUBBER BASE AND ASPHALT, AND THE ASPHALT MUST BE CORED, TO DETERMINE PERCENTAGE OF COMPACTION. CORES SHALL BE TAKEN NO LESS THAN THREE HUNDRED FEET (300') APART AT STAGGERED INTERVALS.
13. THE ISSUANCE OF THESE CONSTRUCTION DRAWINGS DOES NOT ASSURE SEWER AVAILABILITY. SEWER SERVICE IS PROVIDED BY FULTON COUNTY, NOT THE CITY OF ROSWELL.
14. FIVE (5) FOOT WIDE SIDEWALK IS REQUIRED ALONG ALL PUBLIC STREETS, AND IN SOME CASES 10' WIDE. SIDEWALK IS FIVE (5) FOOT SIDEWALKS WITHIN THE HISTORIC DISTRICT SHALL BE BROCK.
15. A MINIMUM SEPARATION OF 10 FEET MUST BE MAINTAINED BETWEEN THE WATER MAIN AND THE EXISTING OR PROPOSED SEWER. WHEN WATER MAINS CROSS SEWERS, A MINIMUM VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED BETWEEN THE TWO (2) PIPES (MEASURED EDGE TO EDGE). AT CROSSEINGS, ONE FULL LENGTH OF WATER PIPE MUST BE PLACED OVER THAT BOTH SEWERS AND WATER MAINS ARE FAR FROM THE CROSSEING.
16. ANY PIPE, SOLDER OR FLUX USED IN THE INSTALLATION OR REPAIR OF THE WATER LINES MUST BE LEAD-FREE.
17. FRONT GATES ARE ALLOWED ON DUMPSTER PADS ONLY WITH PRIOR APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
18. ALL ROAD AND STORM STRUCTURES SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
19. CONSTRUCTION WILL BE ALLOWED MON.-SAT. BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM ONLY.
20. SANITARY SEWER AND WATER LINES MUST PASS INSPECTION BEFORE STREETS CAN BE PAVED.
21. BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND THE C.O. WILL NOT BE ISSUED UNTIL SIDEWALK IS INSPECTED AND ACCEPTED.
22. COMPACTION REPORTS SHALL BE FURNISHED TO THE CITY ON ALL UTILITY ENCROACHMENTS WITHIN ROADWAY.
23. CONTRACTOR MUST NOTIFY LAND DEVELOPMENT INSPECTOR (770-441-3780) TWENTY (24) HOURS PRIOR TO BEGINNING CONSTRUCTION. IN ADDITION, ALL BACKLOG DEVICES, VAULTS, BLOCKING AND HYDROSEED EQUIPMENT MUST BE INSPECTED BY THE WATER DIVISION (770-441-5504) PRIOR TO ANY WORK BEING DONE.
24. ALL GATE VALVES SHALL BE EPOXY COATED WITH RESILIENT-SEALED GATES.
25. ALL EXTERIOR LIGHTING SHALL BE PLACED SO AS NOT TO DIRECTLY ILLUMINATE ADJACENT PROPERTY.
26. THE OWNER/DEVELOPER IS RESPONSIBLE TO COORDINATE WITH THE US ARMY CORPS OF ENGINEERS CONCERNING PERMITS OR REQUIREMENTS WHEN METLAKES ARE PROPOSED TO BE DISTURBED ON THE PROPERTY. FAILURE TO REQUEST A DETERMINATION OF PERMITS REQUIRED BEFORE DISTURBING ANY METLAKES COULD RESULT IN FINEALTES BEING IMPOSED BY THE CORPS OF ENGINEERS.
27. BURNAL OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF ROSWELL.
28. BURNING OF DEBRIS OR CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF ROSWELL.
29. ALL WATER LINES DEDICATED TO THE CITY OF ROSWELL SHALL BE CLASS 350 PD.
30. A CITY OF ROSWELL TRENDING PERMIT IS REQUIRED PRIOR TO ANY TRENDING ACTIVITY. CONTACT YOUR CITY OF ROSWELL INSPECTOR AT 770-441-3780 TO OBTAIN A PERMIT.
31. ROAD STRIPS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRE-MARKED AND APPROVED BY THE CITY OF ROSWELL TRANSPORTATION DEPARTMENT. 770-441-3773. PRIOR TO FINAL MARKING.
32. AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED TO THE CITY OF ROSWELL PRIOR TO THE COMPLETION OF ANY CERTIFICATE OF OCCUPANCY. AS-BUILT PLANS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH THE CITY OF ROSWELL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

SEE E0.03 FOR SITE LIGHTING



GRAPHIC SCALE

(IN FEET)  
1 inch = 20 ft

**GEORGIA 811**  
Utilities Protection Center, Inc.

**Know what's below.  
Call before you dig.**

## UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

**KHAFFRA**  
ENGINEERING CONSULTANTS, INC.  
230 PEACHTREE STREET, SUITE 200  
ATLANTA, GEORGIA 30303  
PHONE (404) 255-2120  
FAX (404) 522-7941


ARCHITECT OF RECORD

**HBM**

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1382 West Ninth Street  
Suite 300  
Cleveland, Ohio 44113  
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DESIGN ARCHITECT

SEAL




CERT. # 56533  
EXPIRES: NOVEMBER 12, 201

No.	DATE	REVISION	APVD
	10/19/12	SUBMITAL TO THE CITY OF ROSWELL	APVD
	12-6-12	ADDENDUM #2	APVD
	12-20-12	SUPPLEMENTAL DIRECTIVE	
	07-12-13	ASI 002	

REUSE OF DOCUMENTS

THIS DOCUMENT WITH THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE AN INSTRUMENT OF McQuinn AND MUST NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF McQuinn.

 **East Roswell Branch Library**  
221 West 35th  
Roswell, Georgia 30076

PROJECT	E
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DATE	3-27-2013
DRWN. BY	PVC
DSGN. BY	JG
CHKD. BY	JEL
APVD. BY	JMS
SCALE	1" = 20'

CIVIL	1 = 20
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100% DESIGN DEVELOPMENT

SITE  
PLAN

PROJECT No. 11ATLOS

DRAWING No.

C300

4 100% CONSTRUCTION DOCUMENTS