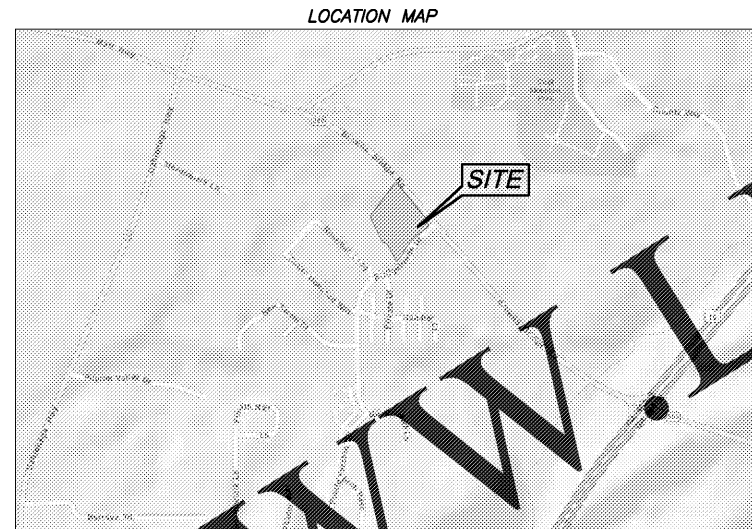


SITE DEVELOPMENT PLANS FOR CANVAS CHRISTIAN CHURCH SITE

- NOTES:
- 1) Boundary information taken from a Topographical Survey for Canvas Church dated 02-28-2017.
 - 2) Topography taken from a Topographical Survey for Canvas Church by McWhorter & Anderson, dated 02-28-2017.
 - 3) Soil information is from "Soil Survey of Forsyth County Georgia" published by the United States Department of Agriculture.
 - 4) A portion of this property is located in a Flood Area as indicated on F.I.R.M. No. 17065F, effective 02-28-2017.
 - 5) Water and Sewage Disposal by City of Cumming.
 - 6) Notify Forsyth County Inspector 24 Hours prior to beginning construction. (770) 781-2165.
 - 7) Irrigation systems are prohibited on all existing and proposed County right-of-way and considered to be a violation of the County's Ordinance prohibiting unpermitted right-of-way encroachments.
 - 8) Erosion control measures will be maintained all time. Additional erosion and sediment control will be installed if deemed necessary by on-site inspection.
 - 9) All cut and fill slopes must be surfaced roughed and vegetated within 7 days of the construction.
 - 10) For all structural practices, specifications must at a minimum meet standards set forth in the Manual for Erosion and Sediment Control in Georgia.
 - 11) Present Zoning - PUD Adjacent Zoning - PUD 11
 - 12) Area - 3.98 Acres
 - 13) All improvements to conform with Forsyth County Construction Standards and Specification, latest edition.
 - 14) All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if necessary by on-site inspection by issuing authority.
 - 15) All fill slopes shall have silt fence at the toe of slopes.
 - 16) A 50 foot undisturbed vegetative buffer and 75 foot impervious setback adjacent to state waters (from top of bank) will be left and maintained.
 - 17) Existing water service provided by City of Cumming.
 - 18) There are no creeks or streams on site.
 - 19) Setbacks are as per site that require a 50 buffer (From Top of Bank).
 - 20) The site shall be shown as operational during the entire construction and building process.
 - 21) There shall be no take with 100' of this site.
 - 22) As-built storm drain construction required prior to submittal approval. (ALL STORM DRAIN PRE-EXISTING)
 - 23) Approval of these plans by Forsyth County is subject to, and contingent 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.
 - 24) PER UD 11-1.13 OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM MONDAY TO FRIDAY; FRIDAY, 8:00 AM TO 6:00 PM SATURDAY AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
 - 25) 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 roadway with median.
 - 26) No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the Forsyth County Department of Engineering.
 - 27) Modular retaining wall design must be submitted to the Forsyth County Department of Engineering for approval prior to installation. Wall design must include details and specifications that are site specific and must be signed and sealed by a registered professional engineer in the State of Georgia. All walls greater than thirty (30) inches in height shall include a fence or handrail along the top.
 - 28) As-built required for CO's on commercial projects- prior to final building inspection.
 - 29) ALL STRUCTURES WILL COMPLY WITH THE REQUIREMENTS OF THE GEORGIA STATE MINIMUM STANDARD CODES, AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE GEORGIA STATE MINIMUM STANDARDS.
 - 30) Land disturbance permits expire twenty-four (24) months from the date of issuance. Renewal must be made by application within three (3) months of the expiration date. Renewals shall be limited to one renewal per permit.
 - 31) The proposed use of the site shall be commercial.
 - 32) Approval of these plans by Forsyth County is subject to, and contingent 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.
 - 33) This site does not contain wetlands. The applicant will first obtain a wetland alteration Section 404 Permit from the Corps of Engineers prior to disturbing any jurisdictional wetlands.
 - 34) Outdoor lighting shall be designed so as to minimize light spillage to not more than one (1) foot-candle along any residential or agricultural property line and two (2) foot candles at any public street right-of-way, commercial, or industrial property line. Outdoor lighting in commercial and industrial zoning districts shall be limited to thirty-five (35) feet in overall height except under the following conditions when such lighting shall be limited to twenty-five (25) feet in overall height: (a) Project adjacent to residential and/or agricultural property; (b) Project contains both commercial and residential uses. All outdoor lighting shall be Full Cutoff Fixtures except for the following: (a) Pedestrian light fixtures fourteen (14) in height or less may be Cutoff or Semi-Cutoff Fixtures.; (b) Uplighting of flags, steeples, monuments, buildings and landscaping must use narrow beam, shielded luminaires. Illuminance at the level of the illuminated object shall not exceed ten (10) foot-candles.
 - 35) All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior to any land disturbance (UDC Sec. 18-10.1).
 - 36) Decorative entrance walls and retaining walls require a separate building permit.
 - 37) During construction there shall be a porta-john available to all workers on the site for sanitary waste. After construction the houses shall be connected to the public sanitary sewer system that is on-site. The ES&PC plan is in compliance with waste disposal, sanitary sewer, or septic tank regulations during and after construction activities have been completed.
 - 38) Project Benchmark finished floor existing structure = 1190.90.



CITY OF CUMMING IS THE SOURCE FOR WATER ON THIS SITE.
CITY OF CUMMING IS THE SOURCE FOR SEWER ON THIS SITE.

SITE ADDRESS:
3560 Browns Bridge Road

SURVEYOR / ENGINEER:
McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING
416 HARKLE BERRY ROAD
BUILDING UNIT 300
CUMMING, GEORGIA 30040
PHONE: (770) 889-9430

Impact DESIGN*BUILD Contractors

24 HOUR CONTACT: 2258 Holly Springs Pkwy, Ste 100
Canton, GA 30115
Mike Weber (770) 560-9942
(678) 880-1702

CONSTRUCTION SCHEDULE

ACTIVITY	WEEKS	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
CLEARING & GRUBBING																							
EROSION CONTROL IMPLEMENTATION																							
CUT & FILL																							
BRASSING (LIMIT TO 7 DAYS)																							
UTILITY INSTALLATION																							
CONSTRUCTION																							
FINISH GRADING																							
FINAL STABILIZATION																							

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SHEET INDEX

C-1.0	COVER SHEET
C-2.0 TO 2.1	SITE PLANS
C-3.0	GRADING AND UTILITY PLAN
C-4.0 TO 4.2	EROSION, SEDIMENT & POLLUTION CONTROL PLANS
C-5.0	DETAIL SHEETS



I certify under penalty of law that this plan was prepared after a site visit to the location described herein by myself or my authorized agent, under my supervision.
David L. Anderson
GSWCC Level II Certification # 16,729
Plan Designer

PROJECT NARRATIVE
PROJECT NAME: Canvas Christian Church Site
SITE ADDRESS: 3560 Browns Bridge Road
TAX MAP NO.: Part of 217-223 DISTRICT: 14th SECTION: 1st LAND LOT: 100
ITEM A
PROPERTY OWNER: First Christian Church of Cumming, Inc.
ADDRESS: 3560 Browns Bridge Road
DEVELOPER: Impact Design Build Contractors
PHONE NUMBER: 678-880-1702
ITEM B
PERSONS TO BE CONTACTED IN CASE OF DEVELOPMENT OR CONSTRUCTION PROBLEMS
NAME: Mike Weber TITLE: Project Manager PHONE: 770-560-9942
ITEM C
PROPOSED LAND USE: Nature of construction activity is a Church/Place of Worship.
SIZE OF IMMEDIATE WORK AREA: ±0.2 Ac. TOTAL SITE AREA: 3.98 Ac.
CUBIC YARDS OF SOIL TO BE MOVED: +/- 250 cu. yds. NEW LOCATION OF EXCESS SOIL:
ITEM D
ZONING OF PROPERTY: PUD ZONING OF ADJACENT PROPERTIES: PUD & M
ITEM E
DESCRIBE EXISTING BUILDINGS, OTHER FIXED IMPROVEMENTS AND NAME OF ROAD ADJACENT TO AND ADJOINING PROPERTY: The site has an existing structure with required improvements and fronts on Georgia Highway 369 and Bridgetown Drive.
INFORMATION FOR SOIL EROSION NOTES:
ITEM A
DESCRIBE THE EXISTING VEGETATION, TOPOGRAPHIC AND SOIL CONDITIONS AND LIST NAME OF ANY STREAMS OR RIVERS ON PROPERTY OR ADJOINING PROPERTY: The site is previously cleared and graded with a gently sloping topography. The soil condition is top soil fill and there is unnamed streams on the site being a tributary of Browns Creek. There is no site within 500' of this site. IS THIS PROJECT IN A FLOOD PLAIN? YES IS ADJOINING PROPERTY IN A FLOOD PLAIN? YES DOES THIS PROJECT INCLUDE OR AFFECT WETLANDS? There are no designated wetlands on the site, although, there is a pre-constructed bio-retention pond.
ITEM B
ESTIMATED EXISTING AND FUTURE RAIN AND STORM WATERSHED OFF ON A 2(TWO) YEAR AND A 10(TEN) YEAR PROJECTION FROM PROPERTY RELEASE POINT FOR ENTIRE WATERSHED AND SHOW METHOD OF CONTROL: See previously approved Hydrology Study for SR 369 Shops, LLC.
ITEM C
IMPACT OF STORM WATER RUNOFF ON ADJACENT LAND: See Hydrology Study for SR 369 Shops, LLC.
ITEM D
DESCRIBE YOUR PROPOSED EROSION AND SEDIMENTATION CONTROL: Silt Fence is to be installed at the back of the building pad. If grading is to be done, it must be immediately placed on building pad. Also, a construction exit along the back of the building pad. GRAVEL IS PLACED IMMEDIATELY UPON GRADED BUILDING PAD. SILT FENCE AND ADDITIONAL MEASURES WILL NOT BE REQUIRED.
ITEM E
DESCRIBE YOUR PROPOSED MAINTENANCE PROGRAM FOR EROSION AND SEDIMENT CONTROL FACILITIES DURING AND AFTER CONSTRUCTION: All erosion and sediment control devices will be inspected daily and any problems will be corrected immediately and all devices will be removed once construction has been completed.