

SITE DEVELOPMENT PLANS: SAWNEE MOUNTAIN PARK RENOVATIONS

3995 WATSON ROAD
LAND LOTS 730 & 783, 3RD DISTRICT, FORSYTH COUNTY, GEORGIA

FORSYTH COUNTY NOTES

- CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
- PER LDC 16-1.13 OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM MONDAY TO FRIDAY, 8:00 AM TO 6:00 PM SATURDAY AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
- ALL STRUCTURES WILL COMPLY WITH THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE GA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES.
- REQUIRED LANDSCAPING MUST BE IN PLACE PRIOR TO THE APPROVAL OF AN AS-BUILT.
- AS-BUILT REQUIRED FOR CO PRIOR TO FINAL BUILDING INSPECTION.
- 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.
- 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 MULTILANE HIGHWAY WITH MEDIAN.
- 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.
- 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 AREA DISTURBANCE.
- NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165.
- 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.
- NO POOL, BACKWASH, FOUNTAIN, SPA, DUMPSTER PAD DRAINS OR DRAIN LINES MAY DISCHARGE INTO THE STORMWATER SYSTEM.
- PETROLEUM STORAGE SHALL BE DONE IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS TO PREVENT STORM WATER DISCHARGES ON THE SITE.
 - ALL PETROLEUM STORAGE CONTAINERS SHALL BE COVERED WITH PLASTIC SHEETING OR BE LOCATED UNDER A TEMPORARY ROOF.
 - ALL PETROLEUM STORAGE CONTAINERS SHALL BE LOCATED IN A SECONDARY CONTAINMENT AREA.

Site Address:
3995 WATSON ROAD

CLIENT: FORSYTH COUNTY PARKS & RECREATION
(PROPERTY OWNER: FORSYTH COUNTY SAWNEE MOUNTAIN PARK)
P.O. BOX 2417
CUMMING, GEORGIA 30028
MR. JIM PRYOR
770-781-2215 . FAX 770-781-2221

ROBERTSON / LOIA / ROOF
ARCHITECTS & ENGINEERS
3460 PRESTON RIDGE ROAD . SUITE 275
ALPHARETTA, GEORGIA 30005
770-674-2600 . FAX 678-319-0745
PROJECT NO. 19-323

GENERAL NOTES

- TAX PARCEL: 051 036
- ZONING: A1
- TOTAL SITE ACREAGE: 44.31 AC
- TOTAL DISTURBED ACREAGE: 2.0 AC
- ALL EXISTING BUILDINGS ARE SERVED BY EXISTING ON-SITE UTILITIES. NO MODIFICATIONS ARE NEEDED.
- WATER SERVICE IS EXISTING FROM FORSYTH COUNTY.

Forsyth County, GA
Approved
11/24/2020
Kelly Neal
Board of Tax Assessors

APPROVED BY NRCS
Upper Chattahoochee River Soil & Water Conservation District

Vivian Tanner
11/23/2020
629

Forsyth County, GA
Approved
11/23/2020
A. Ben Brown
Department of Engineering

Forsyth County, GA
Tree Protection & Replacement Ordinance
Approved
11/23/2020
Greg Wallace
County Arborist

24 HOUR CONTACT
MR. JAMES WELDON, P.E.
404-276-3622

FORSYTH COUNTY DEP. OF
PUBLIC FACILITIES MAINTENANCE
514 W. MAPLE ST - SUITE 1201
CUMMING, GEORGIA 30040

APPROVED BY
FG GR Department
Advisors
Down Hamby
11/30/2020

APPROVED BY
Forsyth County Water & Sewer
Engineering Technician

December 16, 2020

Approved
Forsyth County Department of Planning & Community
Development

12/18/2020
Heather McKeldin

APPROVED BY
Forsyth County Department of
Planning & Community
Development

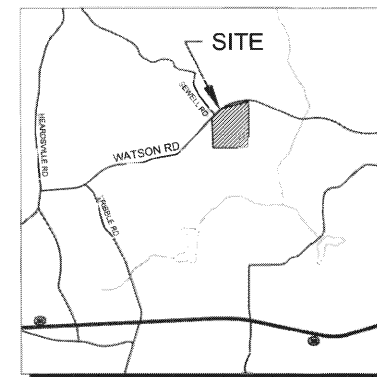
Carroll Williams
11/24/2020

Approved
11/24/2020
Greg Wallace
County Arborist

ANTICIPATED ACTIVITY SCHEDULE

ACTIVITY	PHASES											
	1	2	3	4	5	6	7	8	9	10	11	12
1. INSTALL SEDIMENT CONTROLS	█											
2. CLEARING AND GRADING	█	█	█	█	█							
3. STORM DRAIN INSTALLATION			█	█	█							
4. SANITARY SEWER INSTALLATION				█	█	█						
5. GRASS (TEMP.) (PERM.)							█	█	█			
6. UTILITY INSTALLATION										█	█	█
7. MAINTAIN EROSION CONTROL	█	█	█	█	█	█	█	█	█	█	█	█
8. BLDG. CONST. AND PAVING												█
9. FINAL LANDSCAPING												█
10. CLEAN UP												█

NOTE: EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.



VICINITY MAP

SCALE: NONE



DRAWING INDEX

CIVIL

SURVEY

- C-0 DEMOLITION PLAN
- C-1 OVERALL SITE PLAN
- C-1A MATCHLINE 'A' SITE PLAN
- C-1B MATCHLINE 'B' SITE PLAN
- C-2 OVERALL GRADING PLAN
- C-2A MATCHLINE 'A' GRADING PLAN
- C-2B MATCHLINE 'B' GRADING PLAN
- C-3 OVERALL UTILITY PLAN
- C-3A MATCHLINE 'A' UTILITY PLAN
- C-3B MATCHLINE 'B' UTILITY PLAN
- C-4.1 OVERALL ES&PC PHASE I
- C-4.1A MATCHLINE 'A' ES&PC PHASE I
- C-4.1B MATCHLINE 'B' ES&PC PHASE I
- C-4.2 OVERALL ES&PC PHASE II
- C-4.2A MATCHLINE 'A' ES&PC PHASE II
- C-4.2B MATCHLINE 'B' ES&PC PHASE II
- C-4.3 OVERALL ES&PC PHASE III
- C-4.3A MATCHLINE 'A' ES&PC PHASE III
- C-4.3B MATCHLINE 'B' ES&PC PHASE III
- C-4.4 ES&PC NOTES
- C-4.5 ES&PC NOTES
- C-6.1 SITE DETAILS
- C-6.2 GRADING DETAILS
- C-6.3 BALLFIELD BACKSTOP & FENCING DETAILS
- C-6.4 ES&PC DETAILS
- C-6.5 ES&PC DETAILS
- C-6.6 PAVILION DETAILS
- C-6.7 WATER QUALITY DETAILS

GSWCC LEVEL II DESIGN
PROJ. QSR16000010887

FILE

CONSTRUCTION

BID

PROJECT STATUS: REVIEW

19323 SAWNEE MOUNTAIN PARK RENOVATIONS