

GENERAL NOTES:

- SOURCE OF TOPOGRAPHY IS GRIFFIN LAND SURVEYING AND BULLARD LAND PLANNING AND REFERENCE DATUM IS MEAN SEA LEVEL. BOUNDARY SURVEY COMPLETED BY GRIFFIN LAND SURVEYING DATED APRIL 4TH, 1998. TOPOGRAPHICAL INFORMATION BY BULLARD LAND PLANNING JANUARY 25, 2008.
- TOTAL ACREAGE = ±1.43 ACRES
- CONTOUR INTERVAL IS TWO FEET, EXCEPT FOR SOFTBALL FIELD AREA WHERE 1 FOOT CONTOURS ARE SHOWN.
- WATER AND SEWER PROVIDED BY GWINNETT COUNTY.
- ZONING = RA-200/R100 - NO RZ CASE
- PROPOSED USE - SOFTBALL FIELD (IN RA-200) SITE REQUIREMENTS: SETBACKS
FRONT = 50'
REAR = 50'
SIDE = 50'
MAXIMUM BUILDING HEIGHT = 40'
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
- NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
- SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
- NO BILLBOARDS ARE PERMITTED.
- BUILDING APPEARANCE SHALL BE AESTHETICALLY COMPATIBLE WITH THE ADJACENT DEVELOPMENTS.
- PORTABLE BUILDINGS SHALL BE PROHIBITED.
- THERE IS NO DOMESTIC WASTE ONSITE.
- TREES TO BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING.
- MAXIMUM BUILDING HEIGHT OF 80'.
- NO FLOOD IS LOCATED WITHIN THIS PROPERTY PER F.I.R.M. PANEL NO. 13135 C0046F DATED SEPTEMBER 29, 2006.
- ALL CONSTRUCTION TO CONFORM TO GWINNETT COUNTY STANDARDS.
- ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING ADJOINING ALL ZONING BUFFERS. FENCING IS TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
- NO CEMETERIES OR ARCHEOLOGICAL LANDMARKS HAVE BEEN FOUND ON SITE.
- EXISTING SITE USE IS CHURCH. PROPOSED USE IS SOFTBALL FIELD TO THE REAR OF PROPERTY, NO IMPERVIOUS STRUCTURES ARE PROPOSED.
- PROPERTY IS WITHIN THE ALCOVY RIVER 1 WATER BASIN.
- A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREA. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
- ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
- SIDEWALKS SHALL BE INSTALLED ON ABUTTING STREETS (ABUTTING SIDE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- MAXIMUM CUT OR FILL SLOPES IS 2H:1V.
- THERE IS ONE EXISTING STRUCTURE ON SITE.
- NO CERTIFICATE OF OCCUPANCY/COMPLETION WILL BE ISSUED UNTIL CONDITIONS OF ZONING, OR VARIANCES ARE COMPLETED.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

STORM WATER MANAGEMENT NOTES:

- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 13135C0046F DATED SEPTEMBER 29, 2006
- THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE AND WAS PERMITTED UNDER CDP2001-00179.
- A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
- GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRIANS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
- PER ARTICLE 8, SECTION 8.2.15.6 OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTIONS, SILT AND DEBRIS.
- MAXIMUM SLOPE FOR CUT OR FILL IS 2H:1V EXCEPT EARTHEN DAM EMBANKMENTS SHALL BE 3H:1V.
- DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

FIRE DEPARTMENT NOTES:

- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION, I.E. IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR BITUMEN OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FT. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR (NFPA 1141 3-1 AND GCFD-15)
- HANDICAP PARKING SPACES SHALL BE AT LEAST 9 FT. WIDE AND BE PROVIDED WITH AN ADJACENT ACCESS AISLE OF NO LESS THAN 5 FT. WIDE TO COMPLY WITH 4.6.2 OF THE ANSI 1986 STANDARD. ADDITIONALLY, HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE 12" x 18" REFLECTIVE BLUE SIGN ON A 2" METAL POST THAT IS 72" FROM THE BOTTOM OF THE SIGN TO THE PARKING SURFACE. STATE OF GEORGIA APPROVED SIGNS ONLY (2X OF TOTAL PARKING SPACES).
- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH RULE 120-3-20-19, GEORGIA ACCESSIBILITY CODE.
- ENTRANCES TO THE BUILDING IN NEW CONSTRUCTION SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-19(a) OR (b). ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE BUILDING/FIRE CODE. (THIS PARAGRAPH DOES NOT REQUIRE AN INCREASE IN THE TOTAL NUMBER OF ENTRANCES PLANNED FOR THE FACILITY.) GEORGIA ACCESSIBILITY CODE.
- THE MAXIMUM OF THE ACCESSIBLE PARKING SPACES & ACCESS AISLES, SHALL BE 25 IN ALL DIRECTIONS, GEORGIA ACCESSIBILITY CODE.
- CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES. RULE 120-3-20-19(b)(1) GEORGIA ACCESSIBILITY CODE.
- AT LEAST ONE (ACCESSIBLE ROUTE) COMPLYING WITH RULE 120-3-20-14 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE. RULE 120-3-20-07(a) GEORGIA ACCESSIBILITY CODE.
- CROSS SLOPE & SURFACES SHALL COMPLY WITH THE REQUIREMENTS OF RULE 120-3-20-16, GEORGIA ACCESSIBILITY CODE.
- RAMP RUNS HAVING A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 6 FT. SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL COMPLY WITH 4.8.3 AND HAVE FEATURES OUTLINED IN 4.8.5 OF THE ANSI 117-1-1986 STANDARD.
- OBJECTS PROJECTING FROM WALLS, FOR EXAMPLE, TELEPHONES W/ THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" TO WALKS, HALLS, CORRIDORS, PASSAGE WAYS, OR AISLES.
- ALL ACCESSIBLE ROUTES WITH RUNNING SLOPES GREATER THAN 1:80 IS A RAMP AND SHALL COMPLY WITH THE REQUIREMENTS OF RULE 120-3-20-19 CROSS SLOPES SHALL NOT EXCEED 1:50. RULE 120-3-20-14(7).
- THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION. THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-20-14(3), (11), (12) AND (13) GEORGIA ASSEMBLY CODE.
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUND OF GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 502.2.3, 2003 EDITION.
- EXISTING FIRE HYDRANT AND WATER MAIN ARE TO BE FLOUSED AND UNDER PRESSURE BEFORE ANY CONSTRUCTION IS STARTED.
- INSTALLATION OR REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY A UTILITIES OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER CHAPTER 11, TITLE 25 SECTION 25-11-1.
- FIRE DEPARTMENT CONNECTIONS IF INSTALLED UNDERGROUND SHALL HAVE A LISTED CHECK VALVE, AN AUTO-DRIP VALVE, A SIGN ON A PLATE OR FITTING READING "AUTO-SPRINKLER OR AUTO SPRINKLER CONNECTIONS", AND ROSE CONNECTIONS SHALL HAVE STANDARD THREADED AS SPECIFIED IN NFPA 1963.
- PLACEMENT OF FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION. AUTHORITY HAVING JURISDICTION.

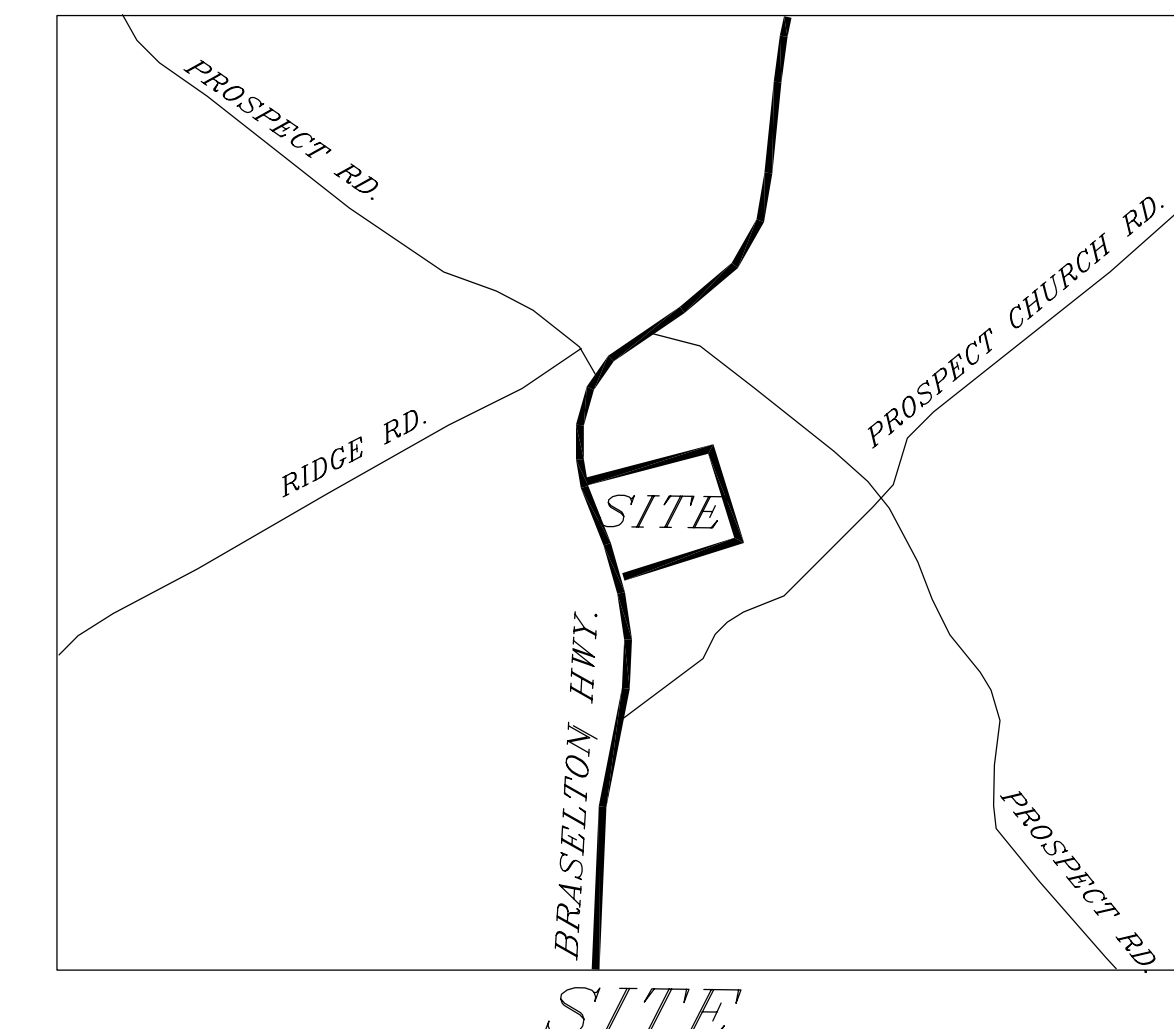
PROPOSED USE OF SITE:

- THE PROPOSED USE OF THIS SITE IS TO PROVIDE A SOFTBALL FIELD FOR THE EXISTING CHURCH

ANY DISCREPANCIES BETWEEN ANY SHEETS IN THIS SET AND/OR IN SITE STAKING AND/OR ACTUAL FIELD CONDITIONS MUST BE IMMEDIATELY REFERRED TO BULLARD LAND PLANNING, BY THE CONTRACTOR, BEFORE PROCEEDING WITH ANY WORK

**SITE/GRADING PLAN FOR:
CROSSROADS BAPTIST CHURCH**

7TH DISTRICT, LAND LOT 063, PARCEL 063
1391 BRASELTON HWY.
LAWRENCEVILLE, GA 30049
GWINNETT COUNTY, GEORGIA
OWNER:
CROSSROADS BAPTIST CHURCH
770.962.1245 FAX 770.822.3482
1391 BRASELTON HWY.
LAWRENCEVILLE, GA 30049
DEVELOPER:
CROSSROADS BAPTIST CHURCH
1391 BRASELTON HWY.
LAWRENCEVILLE, GA 30049
24 HOUR CONTACT: MATT DIBLER 770.962.1245



CERTIFICATE OF DEVELOPMENT PLANS APPROVAL

ALL REQUIREMENTS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED OF THIS PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY REGULATIONS.

DIRECTOR, DEPT. PLANNING & DEVELOPMENT _____ DATE _____
THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.
CDP

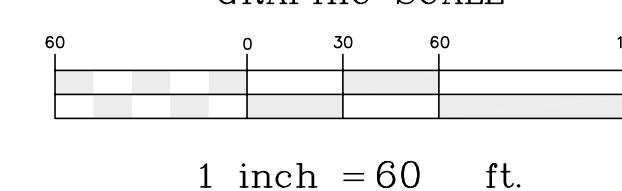
WETLAND CERTIFICATION:
THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET 1 (DOES) / (X) DOES NOT (CIRCLE THE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATED FEDERAL WETLANDS ALTERNATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

SHEET INDEX	
SHEET	NO.
SITE PLAN/GRADING	1
EROSION, SED. POLLUTION CONTROL	2-4
TREE PLAN	5
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SITE INFORMATION:

TOTAL AREA: 21.43 ACRES
TOTAL DISTURBED ACRES: 3.50 ACRES

GRAPHIC SCALE



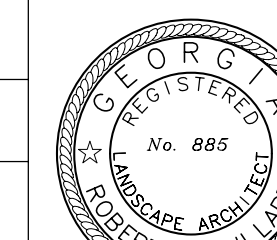
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.
SIGNATURE _____
GWSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION NUMBER #000000842

SCALE AS SHOWN

DATE: 2-05-08

JOB NO: 2008-1448

SHEET NO: 1 OF 6



**CROSSROADS BAPTIST CHURCH
SOFTBALL FIELD**

**BULLARD
LAND PLANNING**

776A-A HAMPTON PLACE
LAWRENCEVILLE, GEORGIA 30052
(770) 554-8714 / (770) 554-8715 FAX

NO.	DATE	REVISIONS / DESCRIPTION
1	6-05-08	ADDED WALKING TRAIL AND MAINTENANCE ROAD