



BOARD OF ZONING APPEALS JANUARY 20, 2022

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
5:30 PM

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **SWEARING- IN CEREMONY OF MIKE FOWLER, DONNA SHAW MURPHY & LISA SHIPPEL**
- IV. **ELECTION OF THE CHAIR AND VICE-CHAIR**
- V. **APPROVAL OF MEETING MINUTES**
- VI. **ITEMS FROM BOARD MEMBERS**
- VII. **ITEMS FROM STAFF**
- VIII. **PUBLIC HEARING**

A. V-21-30 / 5090 Jonquilla Drive Pool Variance

Consideration of a variance to reduce the rear setback associated with a swimming pool on a residential lot from 20' to 12.4'. The property is located at 5090 Jonquilla Drive and is legally described as being located in Land Lot 1206, 2nd District, 2nd Section, Fulton County, Georgia.

B. V-21-28 / 5070 North Somerset Lane Fence Variance

Consideration of a variance to increase the height of a privacy fence on a residential lot from 6' to 8'. The property is located at 5070 North Somerset Lane and is legally described as being located in Land Lot 1122, 2nd District, 2nd Section, Fulton County, Georgia.

- IX. **ADJOURNMENT**



Board of Zoning Appeals Meeting
December 16, 2021
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
5:30 p.m.

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Board of Zoning Appeals, but not quoted or paraphrased. This document includes limited presentation by the Board of Zoning Appeals and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. CALL TO ORDER

- Chairman Gelber called the meeting to order at 5:30 p.m.

II. ROLL CALL

- Board of Zoning Appeals Members present:
 - Marc Gelber, Chair
 - Michael Simmons
 - Sara Harrison
 - Michael Gordy
 - Mike Fowler
 - Scott Wharton
 - Cliff Cobb
- Board of Zoning Appeals Members absent:
 - Mike Perry
 - Anne Holcombe
- Staff present:
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Senior Planner
 - Jill Bazinet, Senior Stormwater Engineer
 - Alexandra Callum, Planning + Zoning Coordinator
 - James Drinkard, Assistant City Administrator

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MEETING MINUTES

- ❖ Board Member Fowler offered a motion to approve the November 18, 2021 meeting minutes.
 - Board Member Gordy seconded the motion.
 - The motion was approved unanimously (7-0).

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. PUBLIC HEARING

A. V-21-14 / 3730 Shiraz Lane Stream Buffer Variance

- Senior Planner Woodman came forward to present this item.
- The applicant's attorney, Ethan Underwood, came forward to speak on behalf of this application.
- The Board of Zoning Appeals asked both Michael Woodman and Ethan Underwood questions regarding the request and Mr. Woodman and Mr. Underwood each provided information in response to those questions.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Fowler offered a motion to deny given the buffer variance.
 - There was no second on the motion.
 - ❖ Board member Cobb offered a motion to approve the petition subject to the conditions recommended by staff, which include:
 1. Stream buffer encroachment shall be limited to site plan prepared by ACR Engineering, Inc., revised 9/1/2021, except for modifications required to comply with the conditions below.
 2. To mitigate the stream buffer encroachment, applicant shall demonstrate compliance with one or a combination of the following measures, as approved by Staff:
 - a. Provide 25% additional runoff reduction or water quality volume above the volume required by the new impervious pool and pool deck; and/or,
 - b. Provide planting plan with 2x the required planting for the area of project disturbance; and/or
 - c. Provide planted buffer enhancement in compliance with buffer requirements in the Alpharetta Arborist Guidance document (this will include overstory trees, understory trees, shrubs, and groundcovers); and/or
 - d. Alternative mitigation measures, as approved by Staff.
 - Board Member Gordy seconded the motion.
 - The motion was approved 6-1, with Board Member Fowler opposed.

B. Lamar Advertising Company Notice of Appeal

- Joe Reynolds, attorney for Kilpatrick Townsend, presented the appeal of the Director's issuance of a cease-and-desist order on behalf of Lamar Advertising Company.
- Director Kathi Cook and City Attorney Jimmy Singer each came forward to present this item on the City's behalf.
- The Board of Zoning Appeals had questions that were directed to Joe Reynolds, Kathi Cook, and Jimmy Singer, and Mr. Reynolds, Ms. Cook, and Mr. Singer provided information in response to those questions.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Wharton offered a motion to affirm the Director's issuance of the cease-and-desist order.
 - Board Member Cobb seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. ADJOURNMENT

- Chairman Gelber adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ERIC GRAVES

I. AGENDA ITEM TITLE: V-21-30 5090 JONQUILLA DRIVE POOL SETBACK VARIANCE

BOARD OF ZONING APPEALS: JANUARY 20, 2022

II. RECOMMENDATION:

Approve V-21-30 5090 Jonquilla Drive Pool Setback Variance, subject to the following conditions:

1. Swimming pool shall be permitted as depicted on the plans prepared by Bellareed Pools, dated 7/01/2021 and with a 12' rear setback.
2. Property owner shall install trees and 5' privacy fence as depicted on the plans prepared by Bellareed Luxury Pools, dated 07/01/2021.

III. REPORT IN BRIEF:

The applicant, Bellareed Pools, is requesting consideration of a variance to reduce the rear setback for a pool from twenty-feet (20') to twelve-feet (12'). The subject property is located at 5090 Jonquilla Drive in the Westminster at Crabapple subdivision.

DISCUSSION

The submitted request, if approved, would allow for a swimming pool at the rear of a single-family home with a reduced rear setback of twelve-feet (12'). The subject property is located at 5090 Jonquilla Drive in the Westminster at Crabapple subdivision.

The 0.34-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a 2-story, 2,564 square foot single-family detached home. Surrounding properties are zoned R-15 and are located in the Westminster at Crabapple subdivision.

Unified Development Code (UDC) Subsection 2.3.3(B) Accessory uses and structures – Swimming Pools, requires swimming pools and auxiliary structures to maintain a twenty-foot (20') setback from the rear and side property lines or the same setback as the principal structure, whichever is less. The property has a 30' rear setback and ten-foot (10') side setback; therefore, the twenty-foot (20') setback applies to the rear and ten-foot (10') setback applies to the side. The pool contractor mistakenly inverted the pool layout from the approved plans constructing it in the wrong location and encroaching into the rear setback.

The site plan depicts a 783 square foot swimming pool with a 49 square foot spa at the rear of the existing home. A twelve-foot (12') rear setback is proposed for the pool. A portion of the swimming pool has a reduced depth minimizing impact into existing trees. Permeable paver decking is proposed to reduce stormwater impacts. There is one (1) specimen tree impacted with the installation of the pool requiring removal. Replacement is proposed with seven (7) – two-inch (2") hardwood and evergreen trees. A new five-foot (5') wood privacy fence is

proposed along the side and rear property lines, matching the existing fence along the rear of the property.

As shown in the table below, there are several examples of similar setback variance approvals.

Similar Approved Setback Variances

Address	Request	Approval Date (Board/Council)
1240 Wellington Place	Reduce rear setback from 20' to 11' for a pool.	BZA 11.18.21
145 Sweetbay Circle	Reduce rear setback from 20' to 10' for a pool.	BZA 9.17.20
342 Pebble Trail	Reduce front setback from 35' to 23' for addition.	BZA 11.21.19
140 North Bluff	Reduce side setback from 20' to 10' for a pool.	BZA 6.20.19

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has an unusual shape given its location on a cul-de-sac. The location on the cul-de-sac required that the home be setback further than other homes on the same street. The pool contractor mistakenly constructed pool in the wrong configuration.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would require the pool to be demolished and reconstructed. The property has an unusual shape given its location on a cul-de-sac. The location on the cul-de-sac required that the home be setback further than other homes on the same street.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has an unusual shape given its location on a cul-de-sac. The location on the cul-de-sac required that the home be setback further than other homes on the same street.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: Relief should not cause substantial detriment to the public good. The property has an unusual shape given its location on a cul-de-sac. The location on the cul-de-sac required

that the home be setback further than other homes on the same street. In addition, the applicant provided letters of no objection from the adjacent properties from the Westminster at Crabapple HOA.

CONCURRENCES

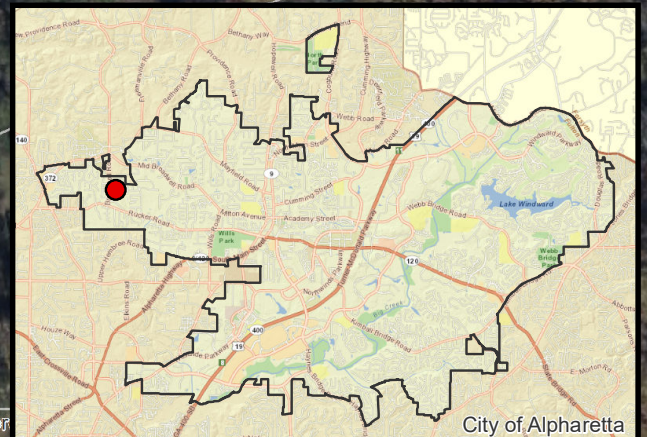
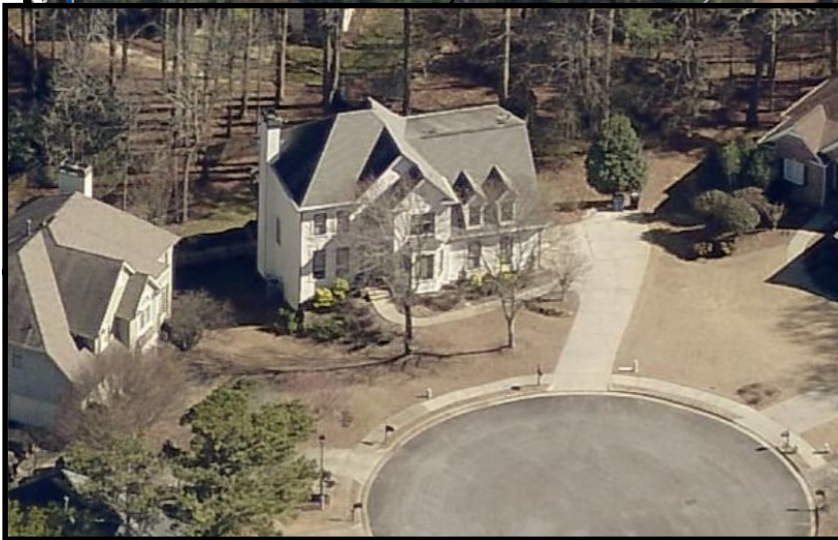
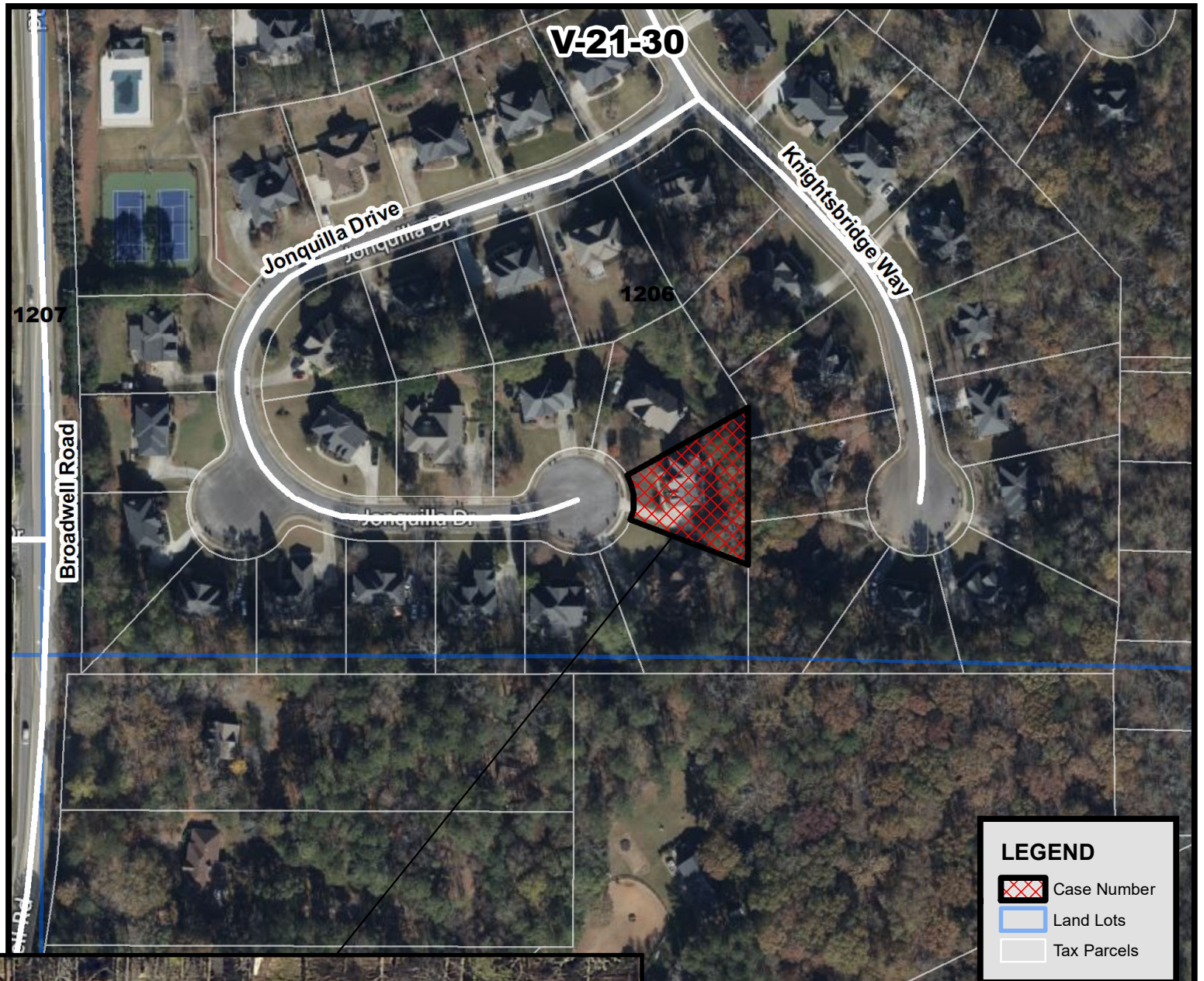
Staff has reviewed the applicant's proposal and generally supports the rear setback variance for the swimming pool. The property has an unusual shape due to its location on a cul-de-sac, which required the home to be setback further than other homes. The applicant proposes replacement trees and a five-foot (5') privacy fence along the side and rear property lines to screen the pool from neighboring properties. In addition, the applicant has provided letters of no objection from the adjacent properties and from the Westminster at Crabapple HOA.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the variance request and intent for the property. The applicant provided letters of no objection from adjacent properties and from the Westminster at Crabapple HOA.

IV. ATTACHMENTS:

- Site Plan



Location Map
Pool Variance
5090 Jonquilla Drive

V-21-30
D/LL: 2/2/1206
BZA Date: 1/20/22

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Hier's Pool Project

Contact Name: Eddie Karr Telephone: 678-993-5537

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

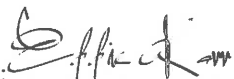
All the adjoining neighbors were notified and all issued letters of support.
The HOA issued a formal approval.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent:  Date: 12/21/2021

Print Form

Mrs. & Mr. Hiers
5090 Jonquilla Dr.
Alpharetta, GA, 30004

I, Marion Granville-McKeown,

Located at 2125 Knightsbridge Way Alpharetta, GA 30004

Do not object to my neighbor's, Mrs. & Mr. Hiers, variance request to reduce the rear pool
setback from 20' to 12'4"

Signature Marion Granville-McKeown

Date 11/11/21

Mrs. & Mr. Hiers
5090 Jonquilla Dr.
Alpharetta, GA, 30004

I, Philip M. Simpson,

Located at 5135 Jonquilla Drive

Do not object to my neighbor's, Mrs. & Mr. Hiers, variance request to reduce the rear pool setback from 20' to 12'4"

Signature Philip M. Simpson

Date 11/04/21

Mrs. & Mr. Hiers
5090 Jonquilla Dr.
Alpharetta, GA, 30004

I, James R. Merideth Webb

Located at 5080 Jonquilla Drive

Do not object to my neighbor's, Mrs. & Mr. Hiers, variance request to reduce the rear pool
setback from 20' to 12'4"

Signature James R. Merideth Webb

Date 10-2-21

Mrs. & Mr. Hiers
5090 Jonquilla Dr.
Alpharetta, GA, 30004

I, Cheryl Merrick

Located at 2145 Knightsbridge Way

Do not object to my neighbor's, Mrs. & Mr. Hiers, variance request to reduce the rear pool setback from 20' to 12'4"

Signature Cheryl Merrick
Date 11/8/2021

Mrs. & Mr. Hiers
5090 Jonquilla Dr.
Alpharetta, GA, 30004

I, Danielle Nagy

Located at 2135 Knightsbridge Way

Do not object to my neighbor's, Mrs. & Mr. Hiers, variance request to reduce the rear pool
setback from 20' to 12'4"

Signature Danielle Nagy

Date 11.2.2021

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Edward Karram

Telephone: 678-993-5537

Address: 6040, Northbelt Dr

Suite: F

City: Norcross

State: GA Zip: 30071

Fax: _____

Mobile Tel: 678-993-5537

Email: permits@bellareed.com

Subject Property Information:

Address: 5090, Jonquilla Dr, Alpharetta, GA, 30004

Current Zoning: R5

District: 2ND

Section: 2ND

Land Lot: 1206

Parcel ID: 22-4170-1206-138-8

Proposed Zoning: _____

Current Use: Private residence

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The property is a Private residence with inground concrete pool & spa in the backyard.

Applicant's Request (Please itemize the proposal):

The request is to approve the reduction in rear setback from 20' to 14' (12.4") in order to facilitate the existing inground pool & spa.

Applicant's Intent *(Please describe what the proposal would facilitate):*

Residential inground pool & spa

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Elijah & Cortney Hiers

Telephone: 404-791-2013

Address: 5090, Jonquilla Dr

Suite: _____

City Alpharetta

State: GA

Zip: 30071 - _____

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Edward Karram

Telephone: 678-993-5537

Address: _____

Suite: _____

City Norcross

State: GA

Zip: 30071 - _____

So Sworn and Attested:

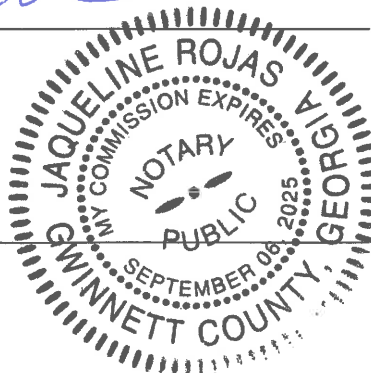
Owner Signature: _____

Date: 11-01-2021

Notary:

Notary Signature: _____

Date: 11/1/21



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Edward Karram with Bellareed Luxury Pools

Subject Public Hearing Case: Hier's residential inground pool project

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____



Date: 10/29/2021

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The size and shape of the lot did not allow for an alternative placement of the pool & spa

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes, it would create a tremendous hardship both, emotional and financial on the owners, especially in the times of pandemic, when recreation is limited and uncertainty always lingers.

The construction already began, the pool has been excavated, and the owners paid a significant amount by the contract.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The pool & spa are slightly encroaching into the setback.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

There will not be any detriment to the public good, or impair the purpose of the Zoning Code, because it is private, fenced in, and all contained within the backyard.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Hier's residential inground pool project

Contact Name: Eddie Karr Telephone: 678-993-5537

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

James & Janet Merideth

Marion Granville

Mathew & Danielle Nagy

Cheryl D. Merrick

Michael & Andrea Simpson

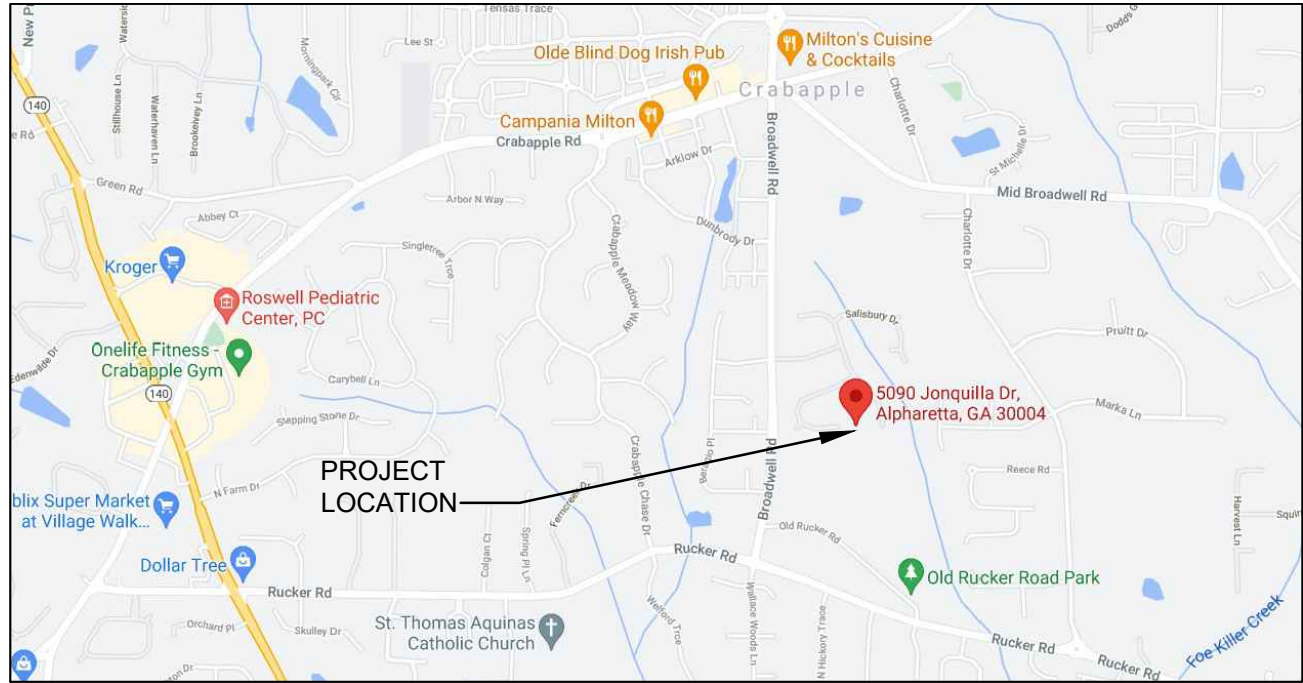
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|------------------------------------|--|
| ☐ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

By email to permits@bellareed.com

SITE PLAN FOR POOL THE HIERS POOL PROJECT 5090 JONQUILLA DRIVE ALPHARETTA, GA 30004



LOCATION MAP

LOCATED IN:
LOT:61, WESTMINISTER AT CRABAPPLE S/D PHASE II
LAND LOT: 1206
DISTRICT: 2ND
SECTION: 2ND
FULTON COUNTY, GEORGIA

CODE COMPLIANCE:

THE CURRENT MANDATORY CODES AS ADOPTED BY DCA

RESIDENTIAL BUILDING CODES: EFFECTIVE JANUARY 1, 2015
THE FOLLOWING WILL BE THE STATE OF GEORGIA'S
MINIMUM STANDARD CONSTRUCTION CODES:

INTERNATIONAL BUILDING CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL FIRE CODE 2018 EDITION, WITH GEORGIA
AMENDMENTS

INTERNATIONAL PLUMBING CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL ELECTRICAL CODE 2020 EDITION, WITH
NO GEORGIA AMENDMENTS (1/1/2018)

INTERNATIONAL ENERGY CODE 2015 EDITION, WITH
GEORGIA SUPPLEMENTS & AMENDMENTS (2020)

2012 NFPA 101- LIFE SAFETY CODE WITH STATE
AMENDMENTS (2013)

INTERNATIONAL SWIMMING POOL & SPA CODE 2018 EDITION,
WITH GEORGIA AMENDMENTS (2020)

PROJECT TEAM

CONTRACTOR:
BELLAREED CONSTRUCTION & REMODELING
6040 NORTHBELT DRIVE, SUITE F
NORCROSS, GA 30071

24 HOUR CONTACT:
EDDIE KARR
(678) 993-5537

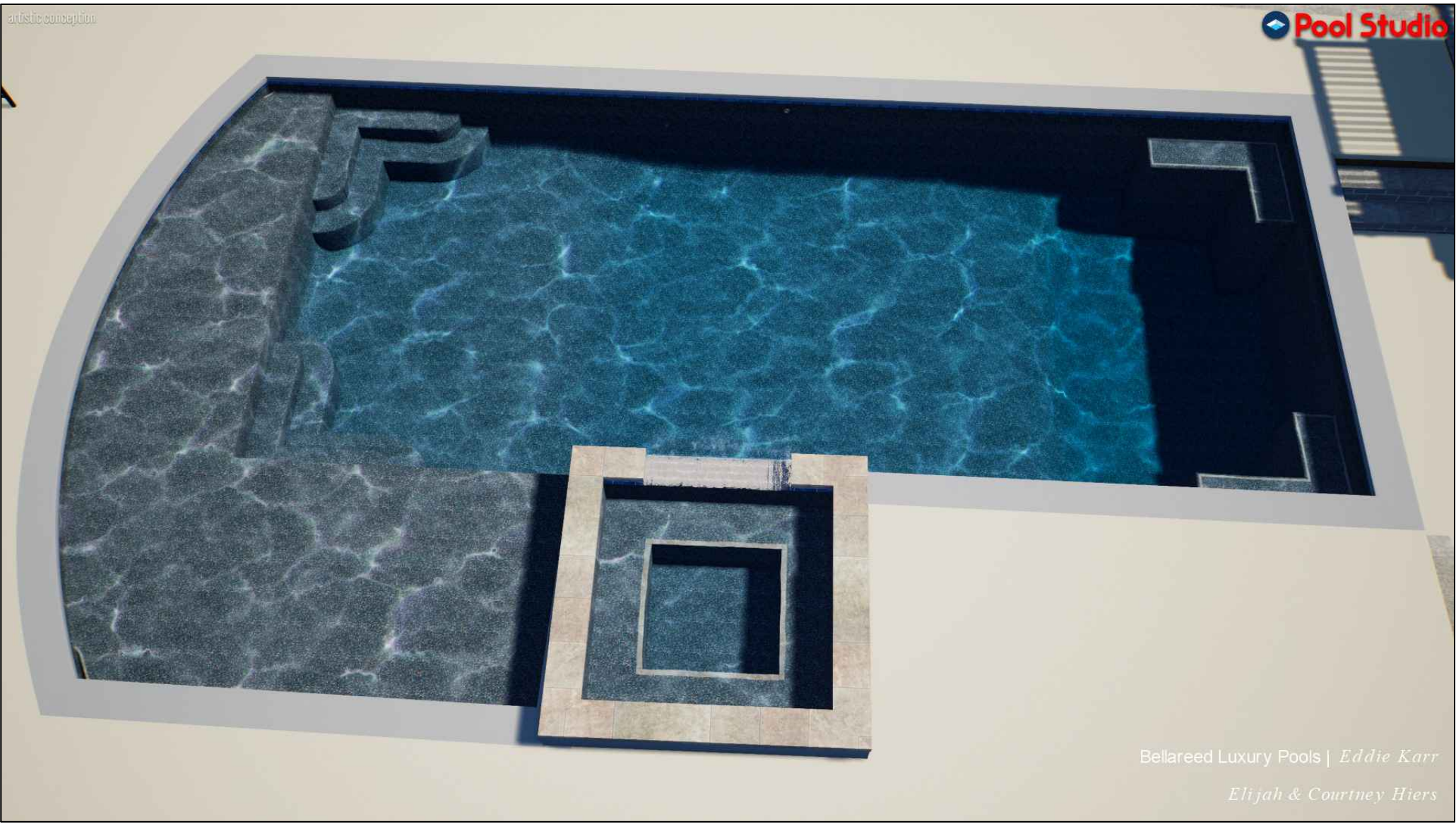
OWNER OF RECORD:
ELIJAH & COURTNEY HIERS
5090 JONQUILLA DRIVE
ALPHARETTA, GA 30004
(404) 791-2013

SCOPE OF WORK

42' X 24' POOL WITH
STEPS, BENCHES, 7' SQAURE SPA,
& PERMEABLE PAVER DECKING



72 HOURS OF NOTICE IS REQUIRED
TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE
ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.



DRAWING INDEX:

SHEET	TITLE
C-1	COVER SHEET
C-2	EXISTING SITE CONDITIONS & DEMOLITION/TREE PLAN
C-3	POOL SITE PLAN
C-4	EROSION CONTROL NOTES & SYMBOLS
C-5	EROSION CONTROL DETAILS
C-6	EROSION CONTROL DETAILS
C-7	POOL DETAILS
C-8	POOL DETAILS

REVISIONS		
△	DATE	DESCRIPTION

--

LEGEND



DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/01/2021
SCALE: NONE

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
COVER SHEET

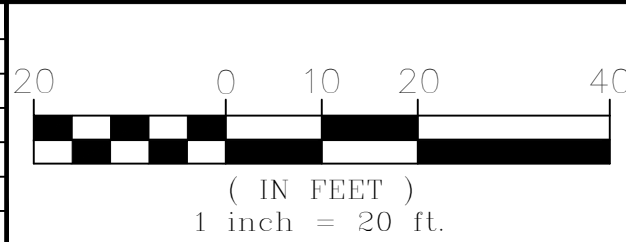
DRAWING NO. C-1
SHEET 1 OF 8

D:\5090 Jonquilla Drive\DWG\C-2_10292021.dwg



72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.

REVISIONS		
△	DATE	DESCRIPTION
1	08-11-21	PER CITY OF ALPHARETTA - ARBORIST



LEGEND	
—○—	SILT FENCE
—x—	EXISTING FENCE
- - -	CRITICAL ROOT ZONE
—	L.O.D. — LIMITS OF DISTURBANCE
—	TPF — TREE PROTECTION FENCE
■	TO BE DEMOLISHED
●	EXIST. TREE
✕	EXIST. TREE TO BE REMOVED
●	NEW TREE



DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/01/2021
SCALE: 1" = 20'

Elijah & Courtney Heirs
5090 Jonquilla Drive
Alpharetta, GA 30004

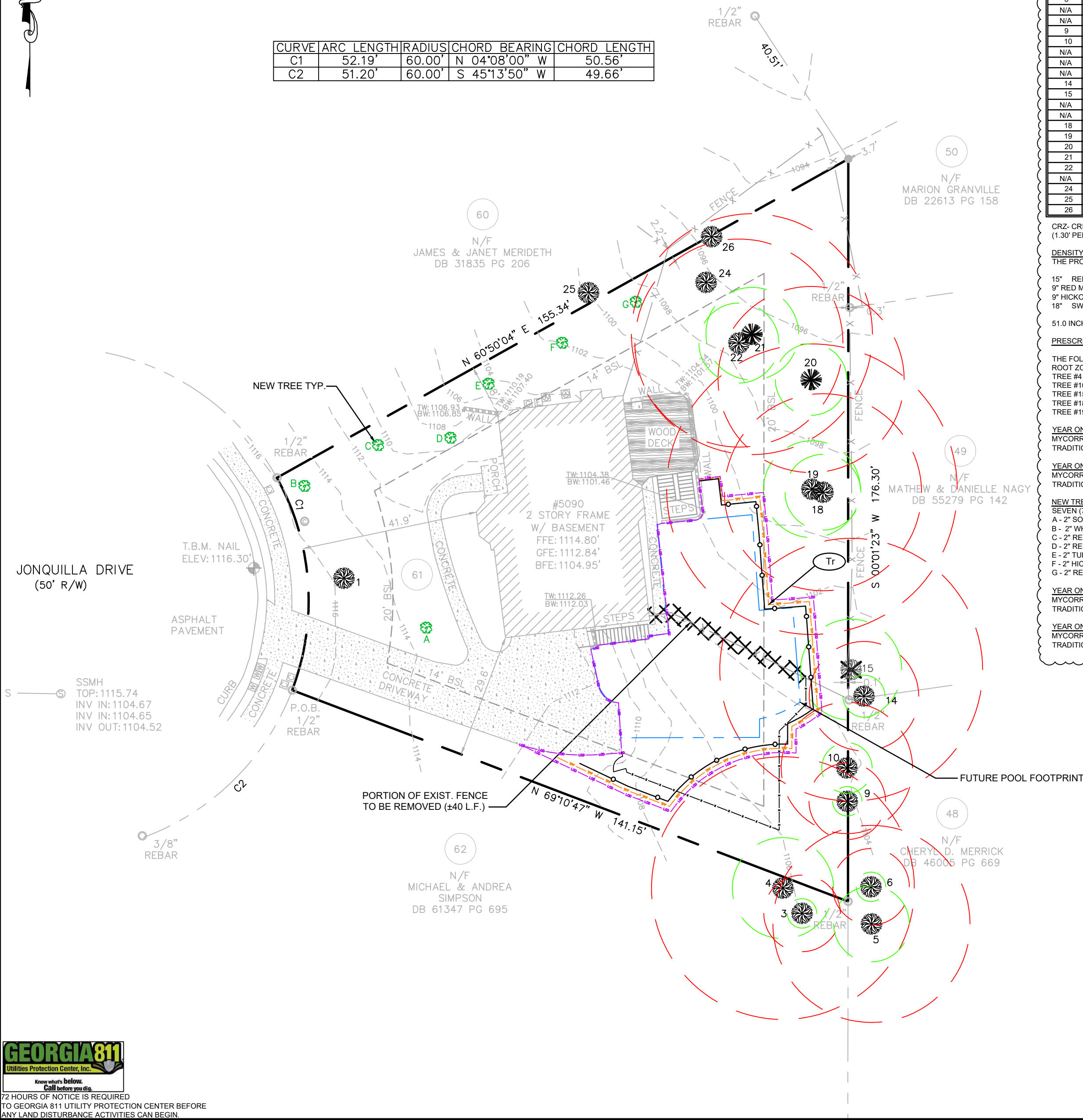
EXISTING SITE CONDITIONS &
DEMOLITION/TREE PLAN

DRAWING NO.

C-2

SHEET 2 OF 8

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	52.19'	60.00'	N 04°08'00" W	50.56'
C2	51.20'	60.00'	S 45°13'50" W	49.66'



TREE TABLE						
TREE ID	TYPE/SIZE	CRZ	SRP	%IMPACT	TREE SAVE	TREE REPLACEMENT
1	15" RED MAPLE	R19.5'	R7.5'	0	Y	
N/A						
3	7" WHITE OAK	R9.1'	R3.5'	0	Y	
4	24" WHITE OAK	R31.2'	R12'	0	Y	
5	18" WHITE OAK	R23.4'	R9'	0	Y	
6	7" WHITE OAK	R9.1'	R3.5'	0	Y	
N/A						
N/A						
9	7" SWEET GUM	R9.1'	R3.5'	0	Y	
10	12" TULIP POPLAR	R15.8'	R6'	4.05	Y	
N/A						
N/A						
N/A						
14	10" WHITE OAK	R13'	R5'	0	Y	
15	24" WHITE OAK	R32.5'	R12.5'	27.10	N	2" WHITE OAK
N/A						
18	18" TULIP POPLAR	R23.4'	R9'	5.08	Y	
19	23" TULIP POPLAR	R34.5'	R11.5'	17.92	Y	
20	17" PINE	R22.1'	R8.5'	0.35	Y	
21	21" PINE	R28.6'	R11'	0.28	Y	
22	19" RED OAK	R24.7'	R9.5'	0	Y	
N/A						
24	9" HICKORY	R11.7'	R4.5'	0	Y	
25	9" RED MAPLE	R11.7'	R4.5'	0	Y	
26	18" SWEET GUM	R24.7'	R9.5'	0	Y	

CRZ- CRITICAL ROOT ZONE
(1.30' PER 1" OF TREE DIAMETER)

DENSITY CALCULATION
THE PROPERTY IS .344 ACRES AND REQUIRES 44.72 DBH INCHES.

15" RED MAPLE FRONT YARD. GOOD CONDITION.
9" RED MAPLE LEFT SIDE OF HOUSE. GOOD CONDITION.
9" HICKORY LEFT, REAR CORNER. GOOD CONDITION.
18" SWEET GUM LEFT CORNER GOOD CONDITION.

51.0 INCHES DOCUMENTED FOR DENSITY REQUIREMENTS.

PRESCRIPTIVE SERVICES

THE FOLLOWING ESTABLISHED TREES ARE SHOWN IN THE PLAN AS HAVING IMPACTS TO THE CRITICAL ROOT ZONE (CRZ). FERTILIZATION AND MYCORRHYZAL TREATMENTS ARE RECOMMENDED.

TREE #4 24" WHITE OAK 13.34% IMPACT
TREE #10 12" TULIP POPLAR 4.05% IMPACT
TREE #15 25" WHITE OAK 27.10% IMPACT
TREE #18 18" TULIP POPLAR 5.08% IMPACT
TREE #19 23" TULIP POPLAR 15.42% IMPACT

YEAR ONE 2021

MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$262
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$262

YEAR ONE 2022

MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$262
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$262

NEW TREES

SEVEN (7) NEW TREES ARE SHOWN ON THE PLANS FOR PLANTING.

A - 2" SOUTHERN MAGNOLIA
B - 2" WHITE OAK
C - 2" RED MAPLE
D - 2" RED PINE
E - 2" TULIP POPLAR
F - 2" HICKORY
G - 2" RED OAK

YEAR ONE 2021

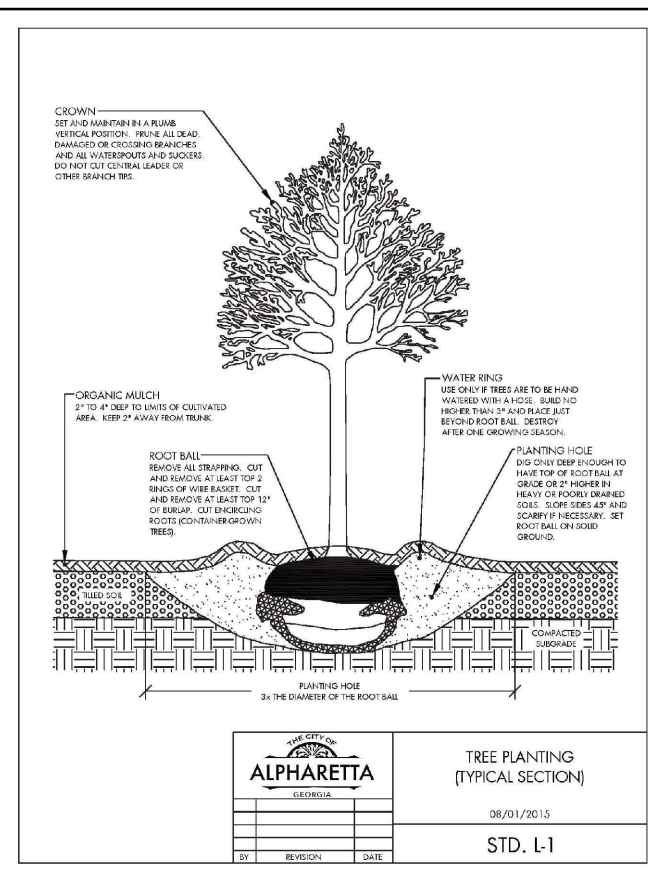
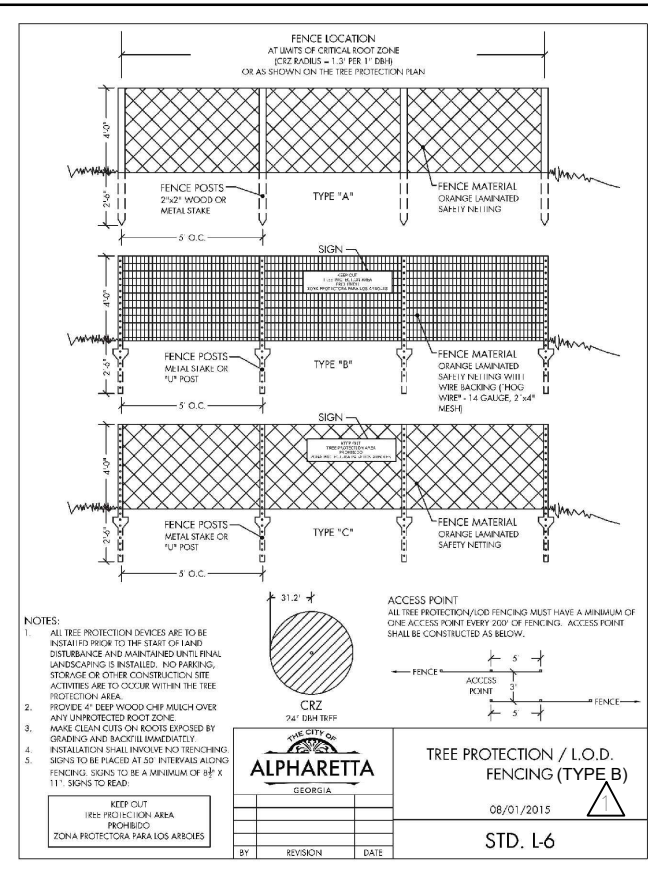
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$150
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$150

YEAR ONE 2022

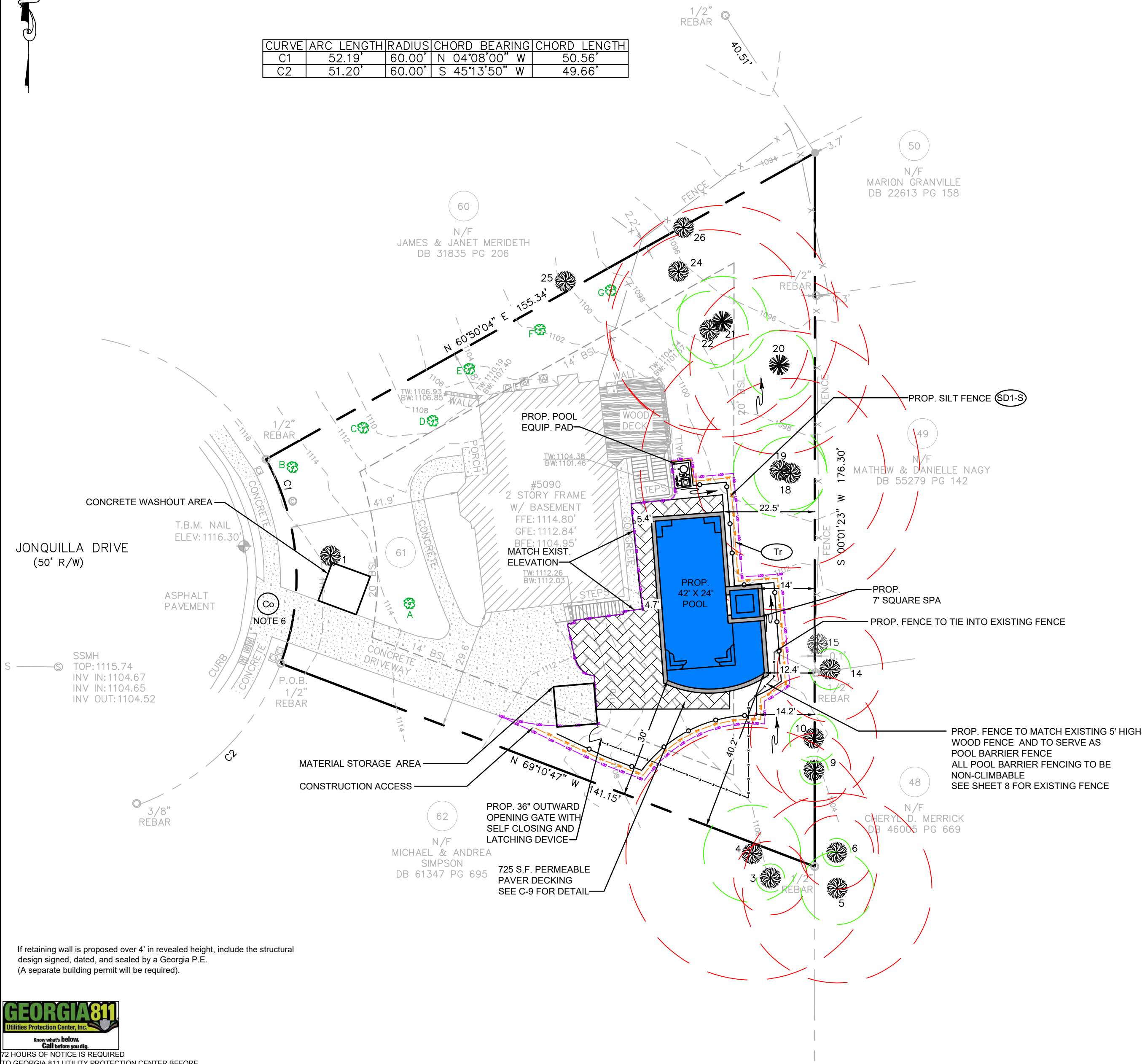
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$150
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$150

DEMOLITION NOTES

- All demolition work shall proceed in accordance with contract specification.
- Contractor to clean areas adjacent to demolition and remove garbage and debris.
- Coordinate with owner regarding salvage or disposal of any items /equipment to be removed/demolished.
- All existing trees to remain shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a 4 FT. approximate height. The protective fencing shall be located per the tree protection detail.
- The owner is responsible for maintenance of all landscape.
- All plant material shall be maintained in a healthy and growing condition.
- All plant material which dies shall be replaced with plant material of equal or better value.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	52.19'	60.00'	N 04°08'00" W	50.56'
C2	51.20'	60.00'	S 45°13'50" W	49.66'



- GENERAL NOTES**
- Gates not intended for pedestrian use shall be locked when the Pool is not in use.
 - For all cases where a building footprint penetrates through a Pool Fence perimeter, all doors and operable windows with a sill height lower than 48" on the building(s) which have direct access to the Pool area must be equipped with an alarm which produces an audible warning when the door or its screen or window is opened.
The alarms must comply with UL2017.
 - The escape of sediment from the Site shall be prevented by the installation of Erosion and Sediment Control measures and practices prior to land disturbing activities.
 - Erosion and Sediment Control measures shall be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional Erosion and Sediment Control measures shall be implemented to control or treat the sediment source.
 - Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
 - The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc. onto the street will result in an immediate 'Stop Work' Order.
The 'Stop Work' Order will not be lifted until a Construction Exit is constructed in accordance with the current Detail."
 - All continuous fence footers/stringers located in tree's critical root zones will be built at or above existing grade. The only impact to the earth will be to dig posts.
 - No filter discharge point required and or provided.
 - Additional erosion control devices may be required based on the existing site conditions if deemed necessary by the on-site inspector.
 - No proposed water or sanitary sewer connections required for this contract, none shown.
 - Disturbed area due to pool construction will be graded to match existing slope down to existing elevation.
Where the existing runoff leaves the site in a sheet flow condition, Runoff shall also leave the site in a sheet flow condition after development.
 - The subject property is not within 200' of waters of the State requiring State and City stream buffers.
 - Project site is located within a Master Development Plan - subdivision.
 - No trenching through Critical Root Zone. Hand-dig where silt fence (SD) crosses the Critical Root Zone of any tree. Root prune as needed according to ISA/ANSI professional standards.
 - No material or equipment to be within the critical root zone.
 - Landscaping to remain the same.
 - No outdoor lighting proposed.
 - All silt barriers and construction entrance pads must be place prior to any clearing and/or grading. No grading shall be done until silt barrier installation is complete.
 - All open drainage swales must be grassed, and rip-rap must be placed as required to control erosion. A minimum of 10 S.Y. of 40 lb. stone shall be placed at all headwalls or flumes.
 - No burial of construction material is permitted.
 - Mud is to be kept off the streets by construction and maintenance of driveway pad and removal of mud from the street when necessary.

SITE AREA:
= 15,000 SQ. FT. or 0.344 AC.

FLOOD HAZARD NOTE
THIS PROPERTY DOES NOT LIE
WITHIN A 100 YEAR FLOOD HAZARD
ZONE AS DEFINED BY F.E.M.A. F.I.R.M.
MAP NUMBER 13121C0054F FOR
FULTON COUNTY, GEORGIA DATED 9/18/2013

IMPERVIOUS AREA		
EXIST. HOUSE	1,822	S.F.
EXIST. DRIVEWAY/CONC	1,674	S.F.
EXIST. STEPS/DECK	406	S.F.
EXIST. WALLS	34	S.F.
PROP. EQUIP PAD	24	S.F.
PROP. POOL	783	S.F.
TOTAL:	4,743	S.F.
LOT AREA:	15,000	S.F.
PERCENTAGE IMPERVIOUS:	31.62%	

BUILDING SETBACKS:

FRONT: 20'
SIDE: 14'
REAR: 20'

ZONING:

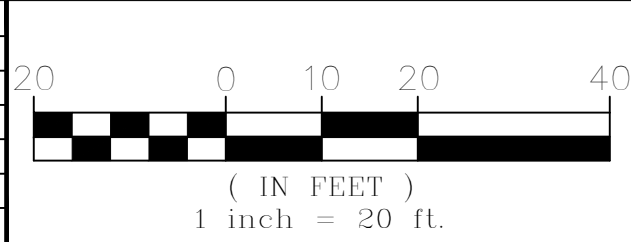
R5

TOTAL LIMITS OF DISTURBANCE = 2,574 S.F. (0.059 ACRE)
SEE SHEET C-2 FOR TREE TABLE
ALL CONSTRUCTION MATERIAL TO BE COVERED WITH PLASTIC SHEETING WHEN THERE IS NO CONSTRUCTION ACTIVITY ON SITE.



72 HOURS OF NOTICE IS REQUIRED
TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE
ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.

REVISIONS		
Δ	DATE	DESCRIPTION



LEGEND	
—○—	SILT FENCE
-x-	EXISTING FENCE
- - -	CRITICAL ROOT ZONE
- - -	LIMITS OF DISTURBANCE
- - -	TREE PROTECTION FENCE
-x-	NEW FENCE
●	EXIST. TREE
●	NEW TREE
→	DRAINAGE FLOW



DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/02/2021
SCALE: 1" = 20'

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
SITE PLAN

DRAWING NO.
C-3
SHEET 3 OF 8

D:\5090 Jonquilla Drive\DWG\C-4 C-5 C-6.dwg

Erosion Control Notes:		
1. The construction pad shall be maintained in a condition that will prevent tracking or flow of mud onto public streets. 2. Silt fences and hay bale barriers shall be cleaned or replaced and maintained in functional condition until permanent erosion control measures are established. All silt fences and other temporary measures will be removed by the contractor/developer when the site is stable. 3. Silt fence fabric shall be comprised of GA. Department of Transportation qualified products section 171, type "c", for silt fence fabric. Type "a" silt fence fabric and construction may be allowed with prior written approval from the land development inspector. 4. All grassing shall be in accordance with Chapter 6, Section III, "vegetative practices" of the Manual for Erosion and Sediment Control in Georgia. 5. All other work shall be performed in accordance with the specifications of this same manual. 6. The contractor shall furnish the City a schedule of anticipated starting and completion dates for each sequence of land disturbing activity listed in items one through five above. 7. Erosion control devices will be in place before site disturbance and will be periodically inspected and repaired or restored as needed to function properly until permanent measures are established and project is complete, I.E.: construction exits and silt fences shall be re-topped or cleaned as silt reduces their effectiveness. 8. Any additional construction other than shown on this plan will require additional erosion and sediment control measures and prior approval from the City. 9. Temporary vegetation and/or heavy mulch will be used to stabilize areas. In no case shall a site be left bare for more than fourteen (14) days. 10. All disturbed areas will be permanently landscaped and grassed as quickly as possible. 11. Additional measures may be required to control erosion as determined necessary by city inspectors. 12. Erosion control blankets shall be used on all slopes exceeding 2.5:1. 13. All applications of hydroseed will be followed by ½" to 1" mulch. 14. Sites over 1 acre must prepare multi-stage erosion control plan. 15. No clearing beyond the limits of disturbance shown on the approved plans shall be allowed without approval. 16. No land disturbing activity within any tree save area shall be allowed. 17. Polymers must be used appropriately on all disturbed areas including proposed parking lots to control turbidity. 18. The property owner and contractor are equally responsible for all erosion control activities. 19. Notice is hereby given that all erosion and sediment devices and practices must be installed and maintained at all times. No further notice will be given. Any site upon which the land development inspector finds any deficiency will be subject to an immediate enforcement action without warning. 20. Erosion and sediment control devices must be maintained in a satisfactory condition at all times. 21. All best management practices shall be judged not on appearances but performances only. 22. It is the responsibility of the contractor to obtain qualified professional advice when questions arise concerning design and effectiveness of erosion control devices. 23. Amendments or revisions to the e&s plan which have a significant effect on bmp's with a hydraulic component must be certified by the design professional. 24. Erosion control devices that are installed as directed by the land development inspector but not shown on the approved plan and which also subsequently fail, are the responsibility of the contractor. 25. All temporary and permanent seeding must be performed at the appropriate season. Additional plantings will be necessary if a sufficient stand of grass fails to grow. 26. The land development inspector will determine adequate cover of new plantings. 27. Topsoil shall be stockpiled and used to dress final grades. 28. No disturbance will be allowed within flood plains or wetlands without proper authorization. 29. Erosion control measures will be maintained at all times. Additional erosion and sediment control measures will be necessary if deemed by on-site inspection. 30. Silt fencing must be mirafi 100x fabric, or equivalent substitute. Mirafi 100x specifications: minimum width of 36", mullen burst strength of 200 p.s.i., trapezoid tear strength of 65 lbs., equivalent openings size of #40 u.s. Standard sieve and grab strength of 120 lbs. 31. Silt fences shall not be placed in stream buffer or flood plains. 32. When silt fences become 1/3 full of sediment, the sediment must be removed. 33. The contractor shall furnish weekly reports to the city, which indicates the date, person responsible, and notation of all deficiencies and corrections made to all erosion and sediment control devices. 34. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source. 35. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities. 36. Before commencing any land disturbing activity subject to NPDES, the contractor must provide a copy of the Notice of Intent [NOI] sent to EPD and show evidence that the npdes fees have been paid. 37. All persons engaged in land disturbing activities must be certified at the appropriate gswcc level and must provide evidence of such to the land development inspector if asked. Where one or more land disturbing activities are occurring on a site at the same time, each must have the appropriate certification. Those that do not must stop work immediately. 38. A copy of the approved erosion control plan, noi, permit and inspection reports must be kept on site at all times. 39. It is the primary permittee's responsibility to instruct all other permittee's along with their sub-contractors as to their responsibilities under npdes. 40. The design professional who prepared this e&s plan must inspect the installation of bmp's within 7 days after initial construction begins. This report shall be kept on site and submitted to the city. 41. Non-exempt activities shall not be conducted within the 25 or 50 foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits. 42. Waste materials shall not be discharged into waters of the state, except as authorized by a section 404 permit.		

Project Duration ESC Notes:

Burial of construction debris is not permitted onsite.

A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.

Any disturbed area left exposed for a period of greater than 7 days shall be stabilized with mulch or temporary seeding.

All disturbed areas left mulched after 30 days shall be stabilized with temporary grassing.

Contractor shall inspect control measures at the end of each working day to ensure measures are functioning properly.

Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source as directed by the onsite inspector or design professional.

Failure to install, operate, or maintain all erosion control measures will result in all construction being stopped on the job until such measures are corrected back to the approved erosion control plans.

The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.

Erosions and Sediment Control Notes:

Waste materials shall not be discharged into waters of the state, except as authorized by a Section 404 permit.

Non exempt activities shall not be conducted within the 25 foot and 50 foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits.

Any amendments and revisions to the erosion, sediment and pollution control plan which have significant effect on BMP's with hydraulic component must be certified by the design professional.

Notify the City inspector 24 hours before beginning each phase of construction.

All construction work and materials on this site, shall conform to the minimum standards and specifications of the Georgia Department of Transportation, latest editions.

GEORGIA
UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

GoSWCC (Amended - 2013)

VEGETATIVE PRACTICES

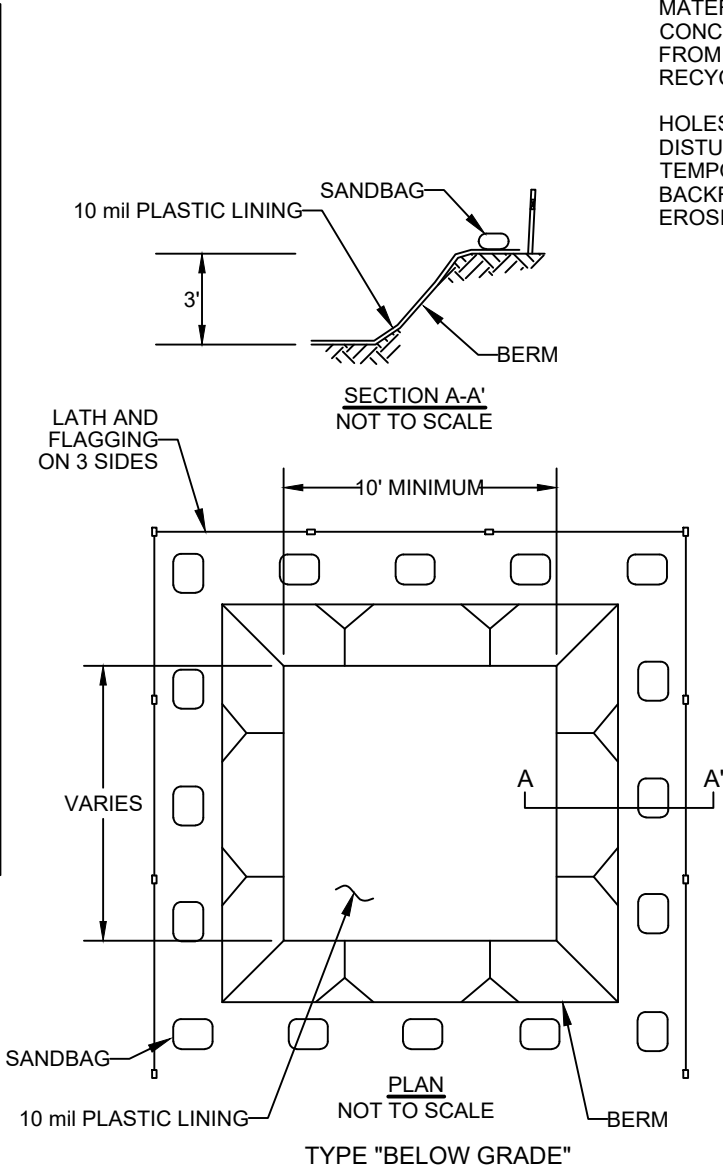
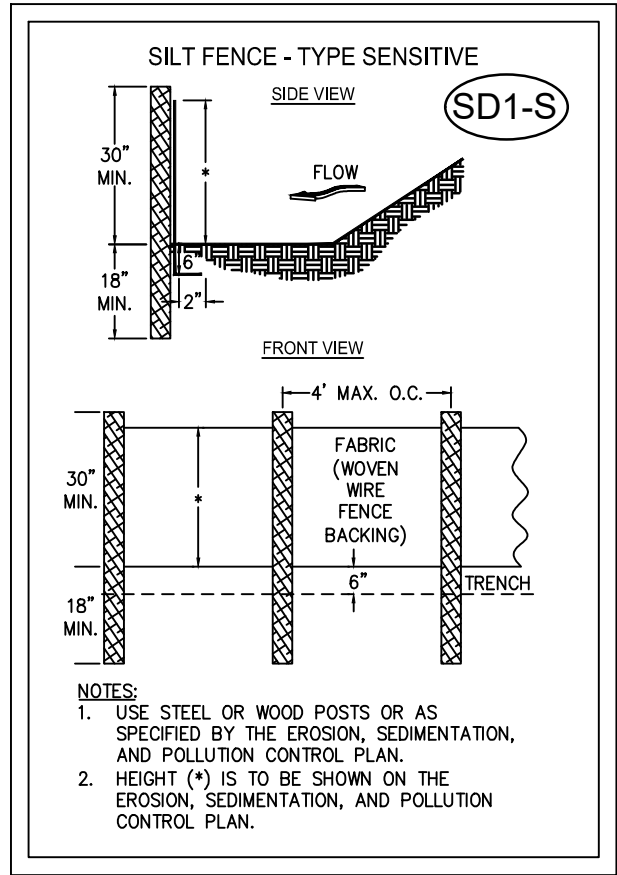
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

REVISIONS		
Δ	DATE	DESCRIPTION

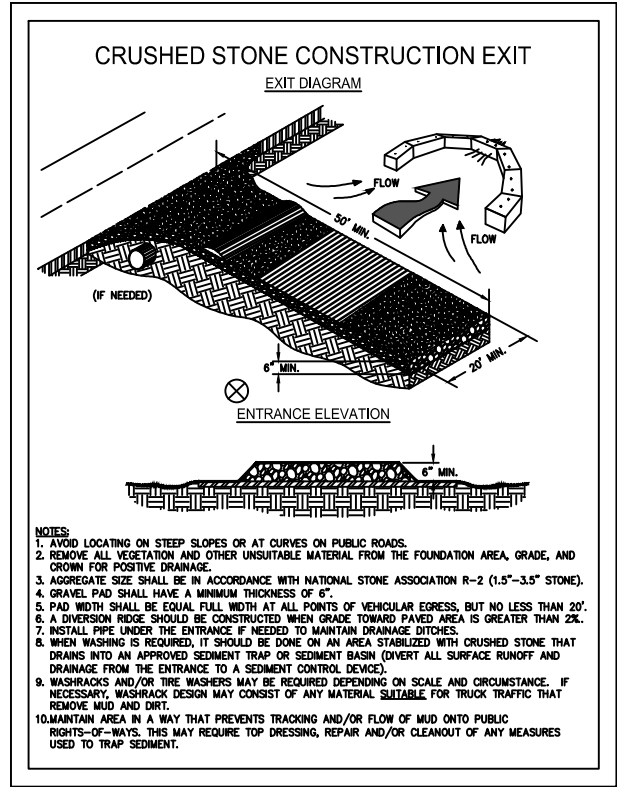
LEGEND	

 6040 Northbelt Drive, Suite F Norcross, GA 30071 Tel: (678) 367-3307 www.bellareed.com	DESIGNED BY:
	DRAWN BY:
	CHECKED BY:
	APPROVED BY:
	DATE: 07/02/2021
SCALE: NONE	

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004	DRAWING NO.
EROSION CONTROL NOTES & SYMBOLS	C-4
SHEET 4 OF 8	



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY



DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
This standard applies to grades or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Ds1 **DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)**

2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
 3. Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
 4. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.
- Applying Mulch**
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of 'tracking in' or damage to shoes, clothing, etc.
4. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifiers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifiers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

DEFINITION

The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	9/15-2/1

- * Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

Ds2 **DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)**

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

REVISIONS	
DATE	DESCRIPTION

LEGEND	

B BELLAREED LUXURY POOLS
6040 Northbelt Drive, Suite F Norcross, GA 30071 Tel: (678) 367-3307 www.bellareed.com

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 07/02/2021	
SCALE: NONE	

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
EROSION CONTROL DETAILS

DRAWING NO.
C-5
SHEET 5 OF 8

DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. TEMPORARY METHODS

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tb-Tackifiers and Binders. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See standard Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tb-Tackifiers and Binders.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. PERMANENT METHODS

Permanent Vegetation. See standard Ds3 -Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable

DUST CONTROL ON
DISTURBED AREAS
REVISIONS

DEFINITION

A permanent vegetation using sods on highly erodible or critically eroded lands.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow .

CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
- On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

Ds4
DISTURBED AREA STABILIZATION
(WITH SODDING)

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ±1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	Warm Weather
Bahiagrass	Pensacola	P,C	Warm Weather
Centipede	-	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	-
	Maintenance	10-10-10	400	30
Warm Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100
	Maintenance	10-10-10	400	30

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization..

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

oncentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

Ds3
DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:
1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR
PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDENZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates

** Seeding dates may need to be altered to fit temperature variations and conditions.

REVISIONS

△	DATE	DESCRIPTION

LEGEND



DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/02/2021
SCALE: NONE

Elijah & Courtney Heirs
5090 Jonquilla Drive
Alpharetta, GA 30004

EROSION CONTROL
DETAILS

DRAWING NO.

C-6

SHEET 6 OF 8

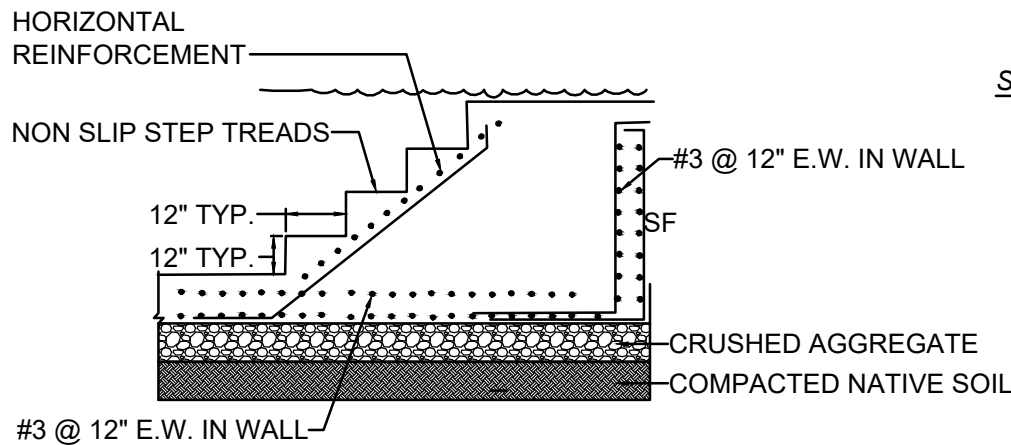
Pool Dimensions
Maximum length: 42'
Maximum width: 24'
Minimum depth: 3.5'
Maximum depth: 6.0'
Perimeter feet: 126'
Square feet: 783

Pool Equipment
Pump:
Pentair Variable
Filter:
Cartridge
Chem Type: Salt
Lighting: (4) 12
Volt LED
Heater: 400k
btu
Reinforcement:
Steel C x C: 12 inch
Rebar Size: #3 3/8"
Piping:
Returns: 2 w/2"
Pipe
Skimmer: 1 w/2"
Pipe
Drain: VGB
Compliant Double Anti
Vortex
Auto sweep: Pentair
Legend
Coping:
Travertine
Tile: 6X6
Stone
Inside Finish: Pebble
Plaster

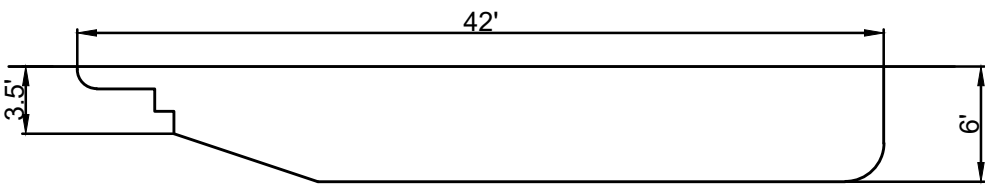
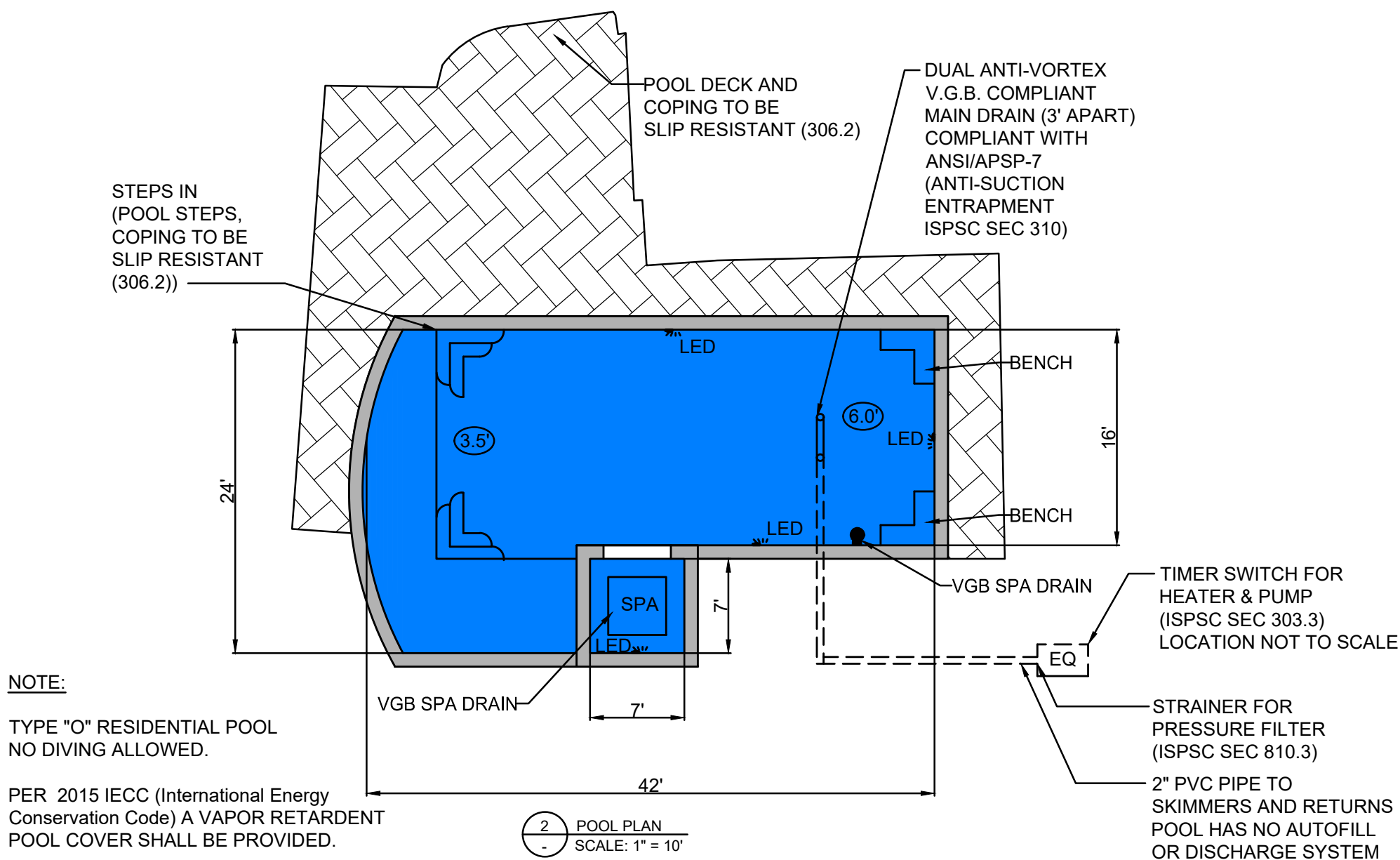
1 SPECIFICATIONS

NOTES:

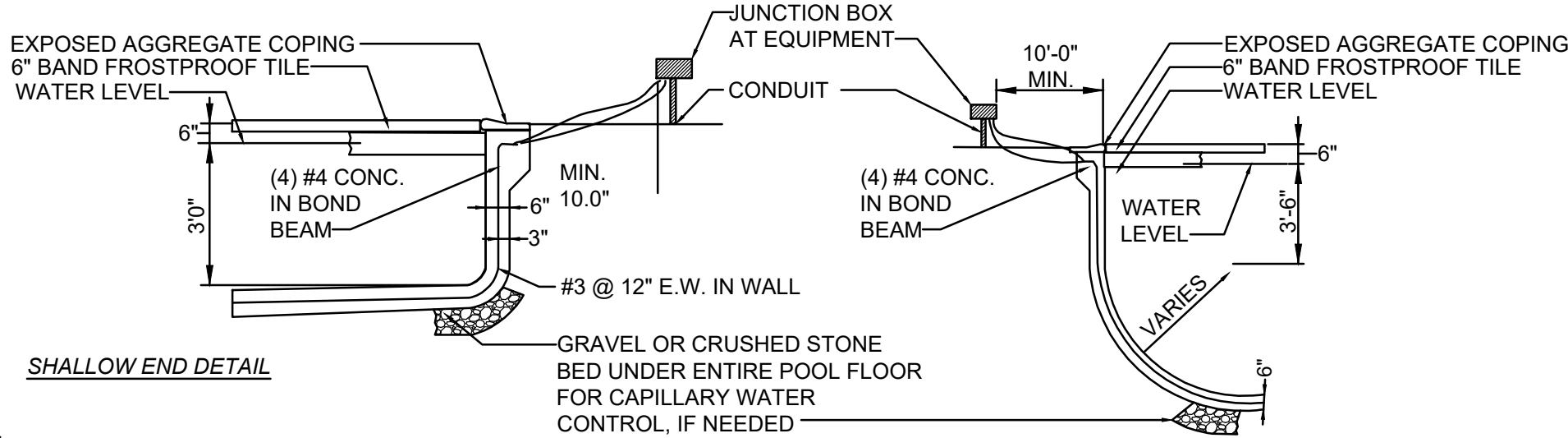
- #3 (3/8") REBAR SCH. 40 SPEC. 615 USED THROUGHOUT POOL EXCEPT IN BEAM.
- STEEL WILL BE 12" O.C, EXCEPT IN BOND BEAM.
- STARTING AT 6 1/2" DEPTH AND RUNNING AROUND THE DEEP END BOWL TO THE OPPOSITE SIDE OF THE POOL AT THE 6 1/2" DEPTH, #3 REBAR SHALL BE INSTALLED ON 12" CENTER, 10" LONG BARS WILL START AT THE TOP OF THE BEAM AND BE SPLICED INTO THE FLOOR.
- ALL STEEL TO BE CONTINUOUS BY SPLICING.
- ALL SPLICES SHOULD BE APPROXIMATELY 18" WITH A MINIMUM OF 12" AND TWO TIES.
- ALL STEEL WILL BE BLOCKED 2" OFF DIRT.
- ADD #3 @ 10'-0" LONG @ 12" VERT. MAKING A TOTAL OF #3 VERT. @ 6" O.C. #3 TO BEGIN 2'-0" INTO THE FLOOR AND EXTEND UPWARD INTO THE WALL, ADD #3 @ 6" O.C. 2" INTO SHALLOW END EXTENDING DOWN, BREAK 2" DEEP ONTO THE DEEP END FLOOR.



4 STEP DETAIL
BENCH ENTRY/EXIT (809.3)
SHALL NOT EXCEED
20" IN DEPTH (809.9)

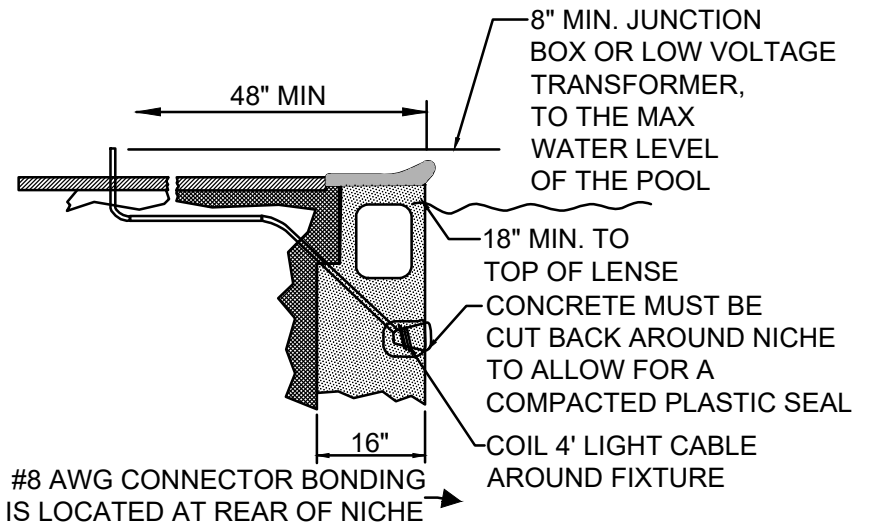
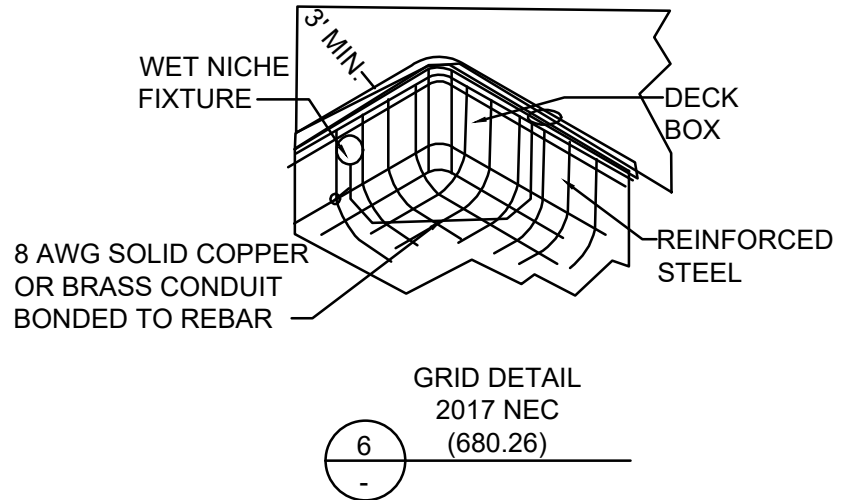


3 POOL PROFILE
SCALE: 1" = 10'

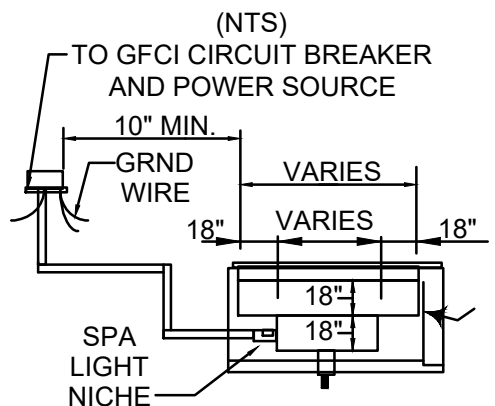


5 WALL DETAIL

EQUIPOTENTIAL BONDING AND BONDING GRID:
"BONDING SHALL BE DONE IN ACCORDANCE WITH SECTION 680.26 OF THE NATIONAL ELECTRICAL CODE (NEC)"



7 WET NICHE FIXTURE



8 SPA DETAIL

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REVISIONS		
Δ	DATE	DESCRIPTION

LEGEND	

LEGEND	

B
BELLAREED
LUXURY POOLS
2395 Pleasantdale Road
Suite 12
Atlanta, GA 30340
Tel: (678) 367-3307
www.bellareed.com

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/02/2021
SCALE: AS NOTED

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
POOL DETAILS

DRAWING NO. C-7
SHEET 7 OF 8

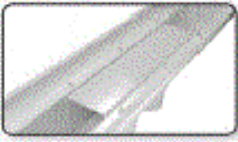


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The only drain of its kind available. Get peace of mind with our maximum safety drain that also cleans your pool! Install only one drain for up to two pumps. Requires minimum plumbing yet provides maximum protection and compliance with anti-entrapment codes.

- BENEFITS:**
- » **UNBLOCKABLE.**
 - » Designed with large opening for large debris removal. Most other certified drains are for circulation only.
 - » Requires no vent line or SVRS per ANSI/APSP 7 standard.
 - » Perfect for spas, negative/flushing edges, fountains, sheer descents and all other water features.
 - » Easy Installation.

- SAFETY ENGINEERED**
- » Listed and certified by NSF International to the Virginia Graeme-Baker Act and ASME/ANSI A112.19.8a-2008 and it is certified up to 227 GPM.
 - » List by NSF 50.
 - » Full compliance with anti-entrapment codes.
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 - » Dual levels of protection with the AVSC safety baffle providing a second level of protection in the event the main cover is removed.



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www.avsc.com
Resale pending.

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 - » The AVSC Drain comes with:
 - » Pre-installed pressure test plug.
 - » 10 safety-protected Torx® screws to secure the cover.
 - » Construction Cover.
 - » Available in multiple colors.
 - » Optional Hydrostatic Valve connection.



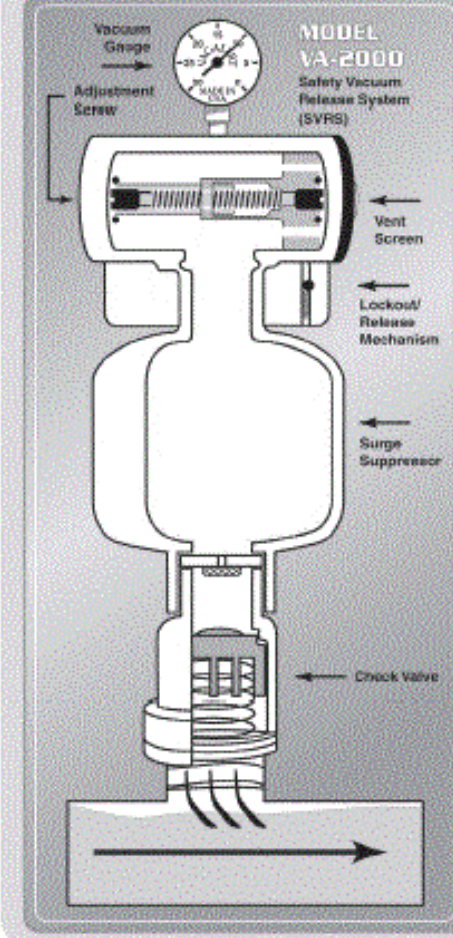
Easy Installation
right out of the box

UNBLOCKABLEDRAIN.COM



SAFETY VACUUM RELEASE SYSTEM

SVRS



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VAC-ALERT® INDUSTRIES, LLC
FORT PIERCE, FLORIDA
www.vac-alert.com

Vac-Alert® Model VA-2000 SVRS Unit Reacts In Less Than A Second To Quickly Release Dangerous Pump Suction Vacuum.

A Totally Mechanical, Non-Electric Safety System, The VA-2000 SVRS is Easy To Install, Adjust And Test.

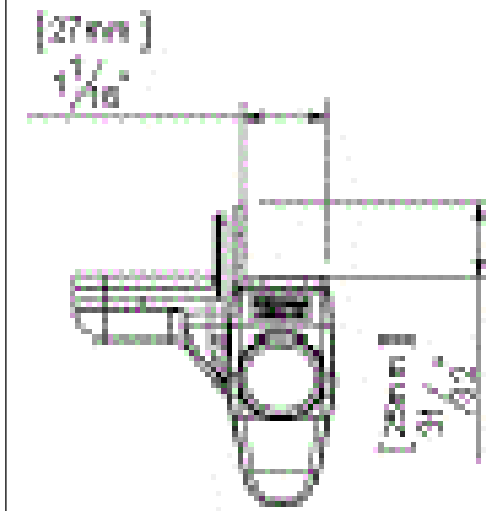
Vac-Alert's Fail Safe Design Is Manufactured With Only Engineered Plastics And Type 316 Stainless Steel For Long-Life And Reliable Service.

The VA-2000 SVRS Provides A Critical Layer Of Protection Against Body Or Limb Drain Suction Entrapment.

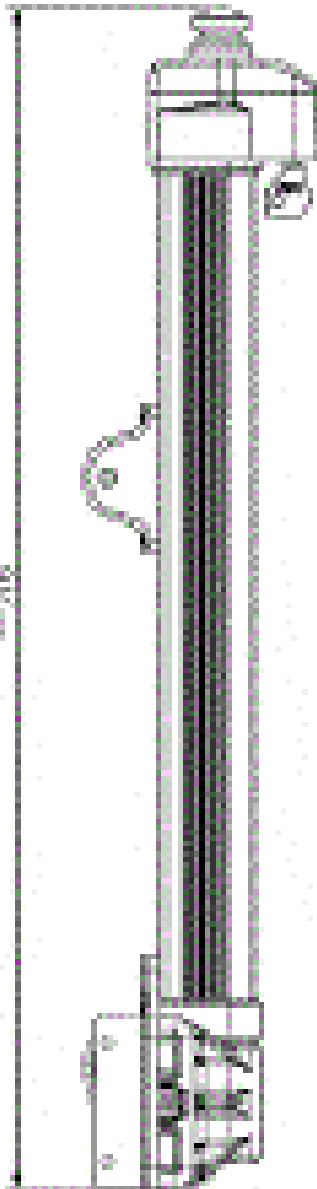
Tests Conducted By Independent, Third Party Laboratory Demonstrate That Vac-Alert's Model VA-2000 Meets Or Exceeds The Performance Requirements Of ASME/ANSI A112.19.17 - Manufactured Safety Vacuum Release Systems.

The VA-2000 SVRS Is Backed By A 3-Year Limited Manufacturer's Warranty.

FOR SALES AND SERVICE CONTACT:



MAGNALATCH TOP PULL - MLTPS2BGA
TO BE ADDED TO EXISTING GATE

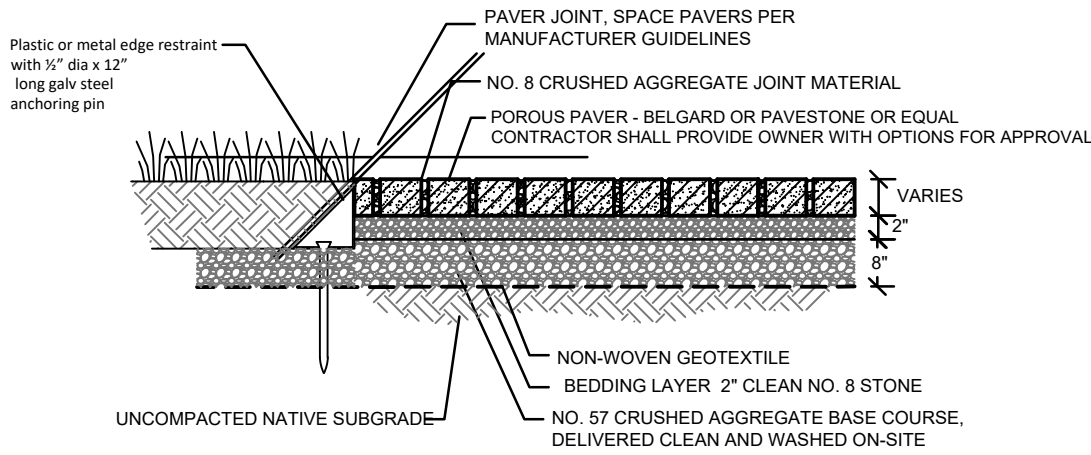


ISPSC Section 305.4

Where a wall of a dwelling or structure serves as part of the barrier, doors and operable windows with a sill height of less than 48 inches that provide direct access to the aquatic vessel through the wall, shall be equipped with one or more of the following:

1. An alarm that produces an audible warning when the door or its screen or window is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structure not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches or more above the threshold of the door. In dwellings or structures required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not greater than 54 inches and not less than 48 inches above the threshold of the door.

INSTALL BELGARD Eco Brick
PERMEABLE PAVERS OR EQUAL



PERMEABLE PAVER NOTES

1. A FIELD TEST SHOWING THAT NATIVE SOILS WILL HAVE MINIMUM DESIGN INFILTRATION RATE OF 0.1 INCHES/HOUR SHALL BE SUBMITTED.
2. THE GENERAL CONTRACTOR SHALL SUBMIT A NARRATIVE IDENTIFYING HOW PERVIOUS PAVEMENT SURFACES WILL BE PROTECTED FROM RECEIVING SEDIMENT DURING THE ENTIRE CONSTRUCTION PROJECT.
3. THE FULL EXTENT OF THE POROUS PAVEMENT AREA SHALL BE FENCED OFF UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
4. CALL THE LANDSCAPE ARCHITECT 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
5. AGGREGATE BASE COURSE SHALL BE DELIVERED CLEAN (2% WASH LOSS) AND WASHED ON-SITE TO REDUCE WASH LOSS TO 0.5%. THIS MAY BE DONE BY HOSING THE ROCK OFF WHILE STILL IN THE DELIVERY TRUCK OR AFTER STOCKPILING. SCOOP FROM THE TOP AND PLACE ROCK. HOSE OFF AS NEEDED AS THE PILE DIMINISHES SINCE FINES WILL MIGRATE TO LOWER LEVELS OF THE PILE.
6. INSTALL PAVERS PER MANUFACTURER'S SPECIFICATIONS

MANUFACTURED PERMEABLE PAVER



EXISTING 5' HIGH WOOD FENCE



D:\5090 Jonquilla Drive\DWG\C-7 C-8_10222021.dwg

REVISIONS		
Δ	DATE	DESCRIPTION
2	09-21-21	PER CITY OF ALPHARETTA

LEGEND	

LEGEND	

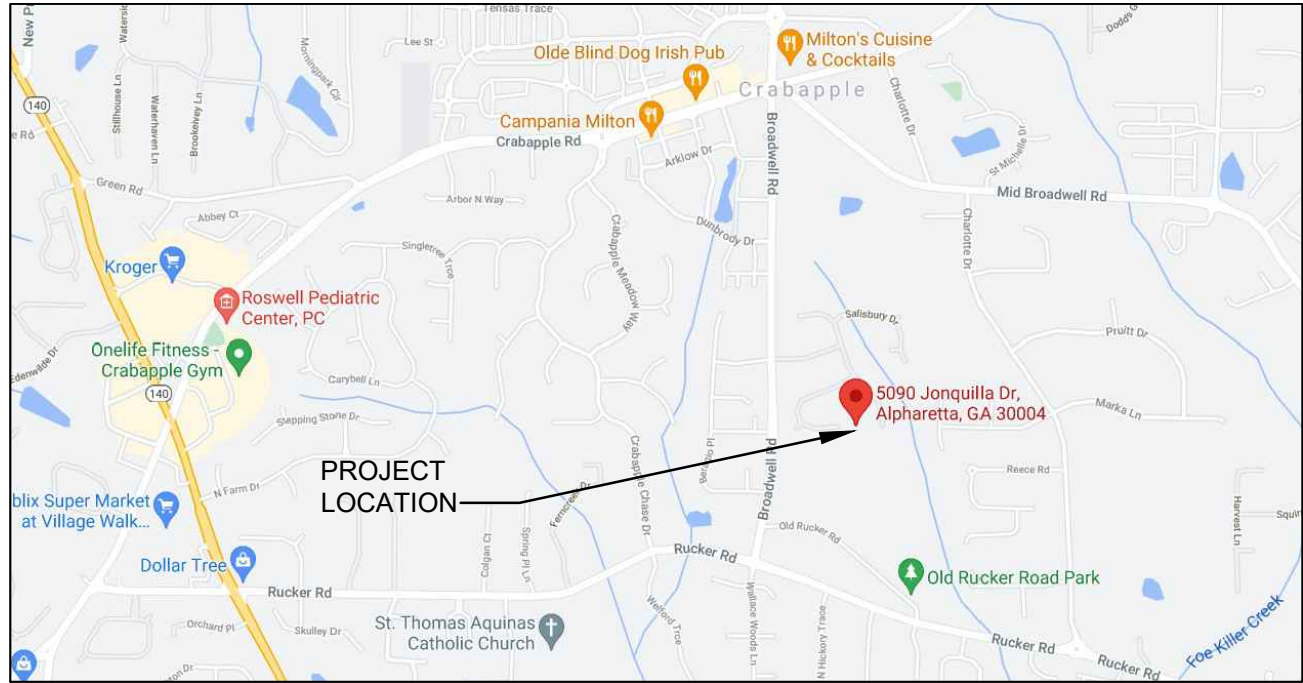
2395 Pleasantdale Road Suite 12 Atlanta, GA 30340 Tel: (678) 367-3307 www.bellareed.com

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/02/2021
SCALE: NONE

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
POOL DETAILS

DRAWING NO.
C-8
SHEET 8 OF 8

SITE PLAN FOR POOL THE HIERS POOL PROJECT 5090 JONQUILLA DRIVE ALPHARETTA, GA 30004



LOCATION MAP

LOCATED IN:
LOT:61, WESTMINISTER AT CRABAPPLE S/D PHASE II
LAND LOT: 1206
DISTRICT: 2ND
SECTION: 2ND
FULTON COUNTY, GEORGIA

Reviewed for
Code Compliance
Sep 16, 2021
David Shostak
City of Alpharetta
City Arborist

Reviewed for
Code Compliance
Sep 16, 2021
Jill Bazinet, PE
City of Alpharetta
Stormwater Engineering

CODE COMPLIANCE:

THE CURRENT MANDATORY CODES AS ADOPTED BY DCA

RESIDENTIAL BUILDING CODES: EFFECTIVE JANUARY 1, 2015
THE FOLLOWING WILL BE THE STATE OF GEORGIA'S
MINIMUM STANDARD CONSTRUCTION CODES:

INTERNATIONAL BUILDING CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL FIRE CODE 2018 EDITION, WITH GEORGIA
AMENDMENTS

INTERNATIONAL PLUMBING CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL ELECTRICAL CODE 2020 EDITION, WITH
NO GEORGIA AMENDMENTS (1/1/2018)

INTERNATIONAL ENERGY CODE 2015 EDITION, WITH
GEORGIA SUPPLEMENTS & AMENDMENTS (2020)

2012 NFPA 101- LIFE SAFETY CODE WITH STATE
AMENDMENTS (2013)

INTERNATIONAL SWIMMING POOL & SPA CODE 2018 EDITION,
WITH GEORGIA AMENDMENTS (2020)

PROJECT TEAM

CONTRACTOR:
BELLAREED LUXURY POOLS
2395 PLEASANTDALE ROAD, SUITE 12
ATLANTA, GA 30340

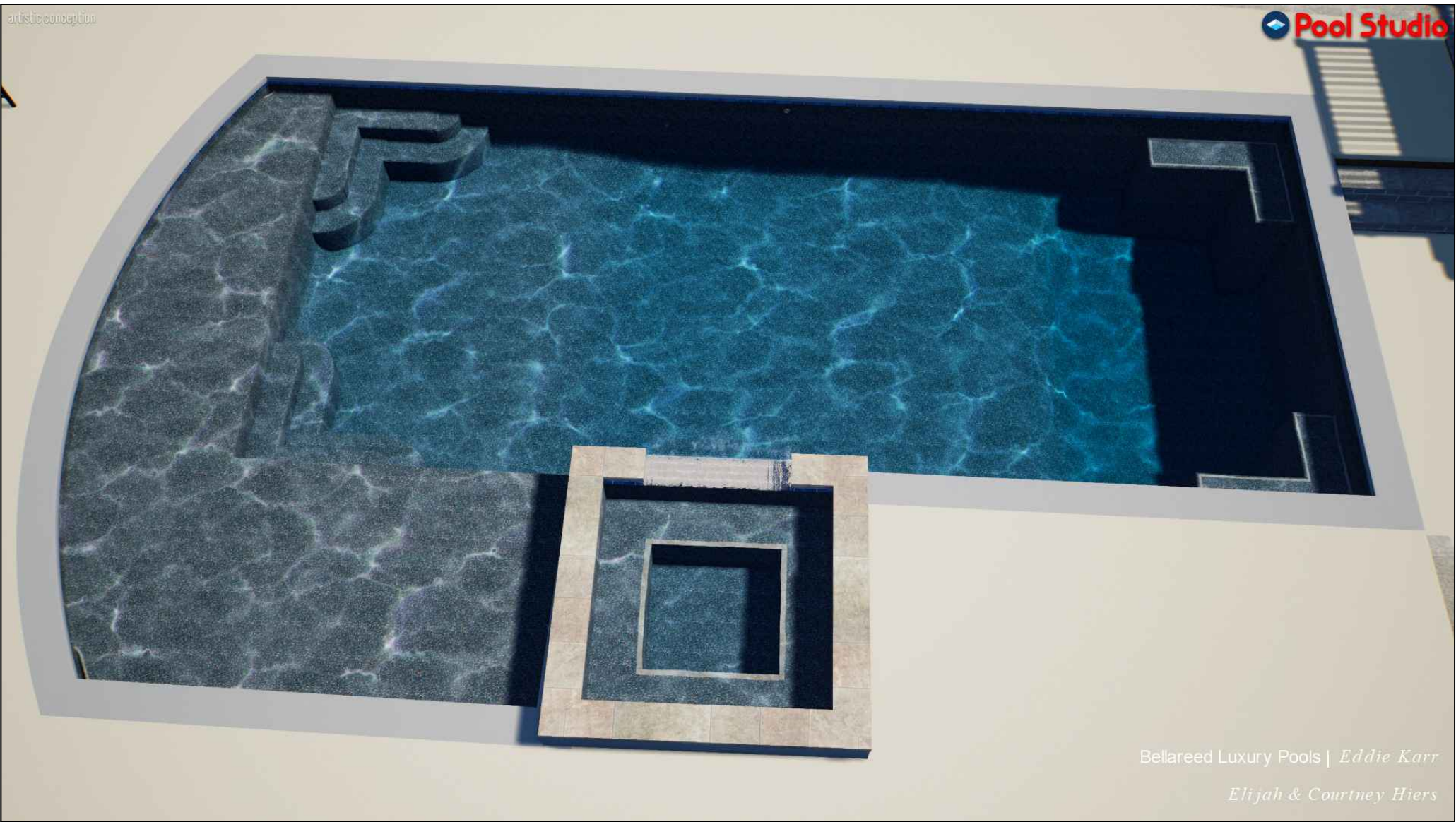
24 HOUR CONTACT:
EDDIE KARR
(678) 993-5537

OWNER OF RECORD:
ELIJAH & COURTNEY HIERS
5090 JONQUILLA DRIVE
ALPHARETTA, GA 30004
(404) 791-2013
e3hiers@gmail.com
courtneychin3490@gmail.com

SCOPE OF WORK
42' X 24' POOL WITH
STEPS, BENCHES, 7' X 8'-9" SPA,
& PERMEABLE PAVER DECKING



72 HOURS OF NOTICE IS REQUIRED
TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE
ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.



DRAWING INDEX:

SHEET	TITLE
C-1	COVER SHEET
C-2	EXISTING SITE CONDITIONS & DEMOLITION/TREE PLAN
C-3	POOL SITE PLAN
C-4	EROSION CONTROL NOTES & SYMBOLS
C-5	EROSION CONTROL DETAILS
C-6	EROSION CONTROL DETAILS
C-7	POOL DETAILS
C-8	POOL DETAILS

REVISIONS		
△	DATE	DESCRIPTION

--

LEGEND

 BELLAREED LUXURY POOLS 2395 Pleasantdale Road Suite 12 Atlanta, GA 30340 Tel: (678) 367-3307 www.bellareed.com

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/01/2021
SCALE: NONE

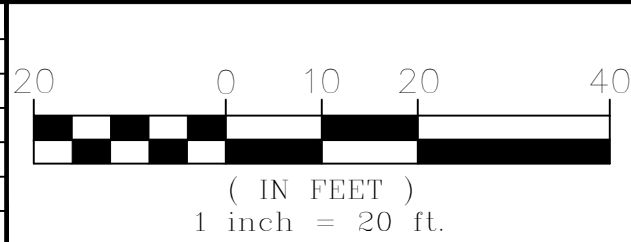
Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
COVER SHEET

DRAWING NO. C-1
SHEET 1 OF 8



72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.

REVISIONS		
DATE	DESCRIPTION	
08-11-21	PER CITY OF ALPHARETTA - ARBORIST	



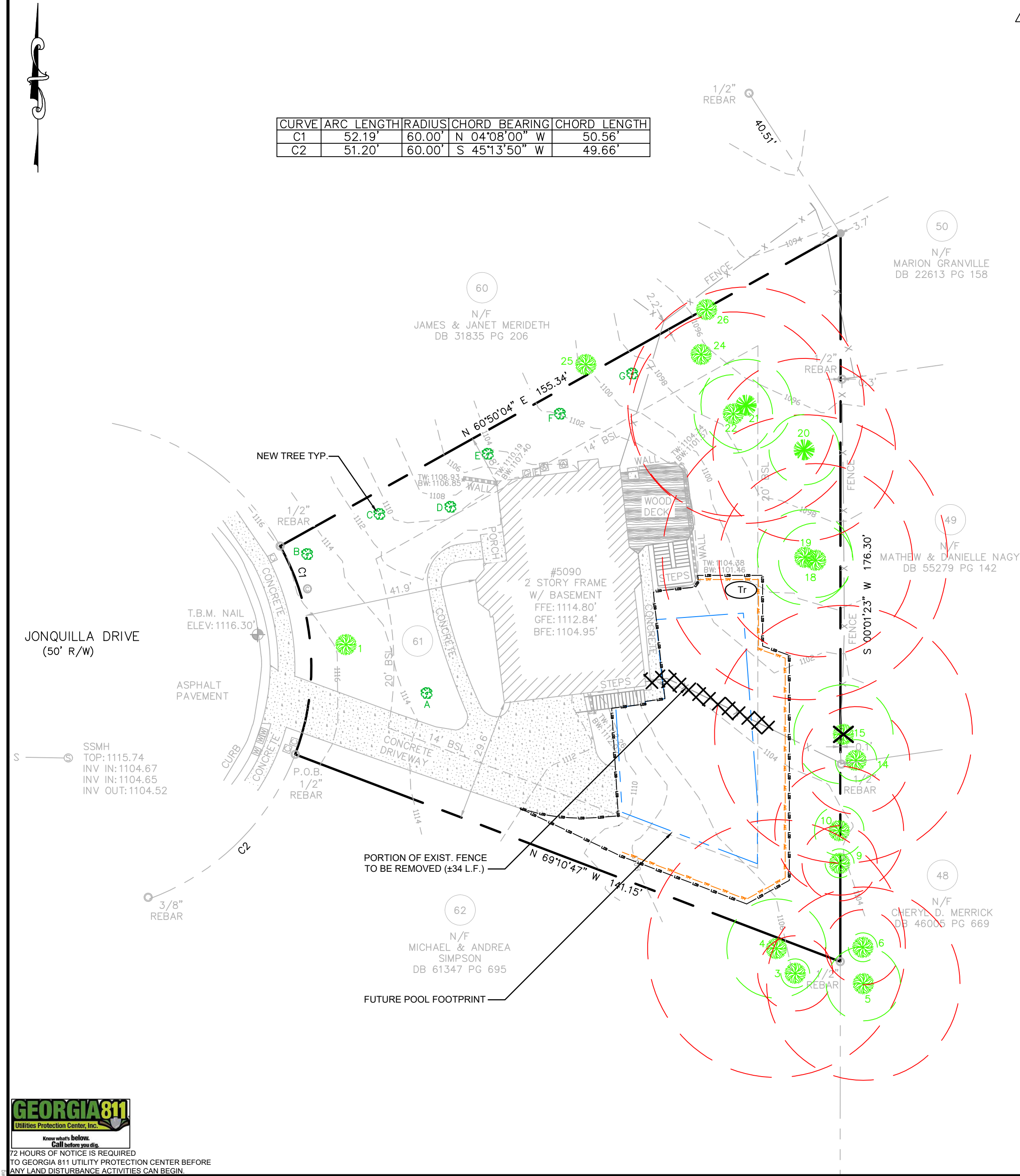
LEGEND	
	SILT FENCE
	EXISTING FENCE
	CRITICAL ROOT ZONE
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
	TO BE DEMOLISHED
	EXIST. TREE
	EXIST. TREE TO BE REMOVED
	NEW TREE



DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 07/01/2021	
SCALE: 1"=20'	

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004	DRAWING NO. C-2 SHEET 2 OF 8
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EXISTING SITE CONDITIONS & DEMOLITION/TREE PLAN



TREE TABLE						
TREE ID	TYPE/SIZE	CRZ	SRP	%IMPACT	TREE SAVE	TREE REPLACEMENT
1	15" RED MAPLE	R19.5'	R7.5'	0	Y	
N/A						
3	7" WHITE OAK	R9.1'	R3.5'	0	Y	
4	24" WHITE OAK	R31.2'	R12'	13.34	Y	
5	18" WHITE OAK	R23.4'	R9'	0	Y	
6	7" WHITE OAK	R9.1'	R3.5'	0	Y	
N/A						
9	7" SWEET GUM	R9.1'	R3.5'	0	Y	
10	12" TULIP POPLAR	R15.6'	R6'	4.05	Y	
N/A						
N/A						
N/A						
14	10" WHITE OAK	R13'	R5'	0	Y	
15	24" WHITE OAK	R32.5'	R12.5'	27.10	N	2" WHITE OAK
N/A						
18	18" TULIP POPLAR	R23.4'	R9'	5.08	Y	
19	23" TULIP POPLAR	R34.5'	R11.5'	15.42	Y	
20	17" PINE	R22.1'	R8.5'	0.35	Y	
21	21" PINE	R28.6'	R11'	0.28	Y	
22	19" RED OAK	R24.7'	R9.5'	0	Y	
N/A						
24	9" HICKORY	R11.7'	R4.5'	0	Y	
25	9" RED MAPLE	R11.7'	R4.5'	0	Y	
26	18" SWEET GUM	R24.7'	R9.5'	0	Y	

CRZ- CRITICAL ROOT ZONE
(1.30' PER 1" OF TREE DIAMETER)

DENSITY CALCULATION
THE PROPERTY IS .344 ACRES AND REQUIRES 44.72 DBH INCHES.

15" RED MAPLE FRONT YARD. GOOD CONDITION.
9" RED MAPLE LEFT SIDE OF HOUSE. GOOD CONDITION.
9" HICKORY LEFT, REAR CORNER. GOOD CONDITION.
18" SWEET GUM LEFT CORNER GOOD CONDITION.

51.0 INCHES DOCUMENTED FOR DENSITY REQUIREMENTS.

PRESCRIPTIVE SERVICES

THE FOLLOWING ESTABLISHED TREES ARE SHOWN IN THE PLAN AS HAVING IMPACTS TO THE CRITICAL ROOT ZONE (CRZ). FERTILIZATION AND MYCORRHYZAL TREATMENTS ARE RECOMMENDED.

TREE #4 24" WHITE OAK 13.34% IMPACT
TREE #10 12" TULIP POPLAR 4.05% IMPACT
TREE #15 25" WHITE OAK 27.10% IMPACT
TREE #18 18" TULIP POPLAR 5.08% IMPACT
TREE #19 23" TULIP POPLAR 15.42% IMPACT

YEAR ONE 2021
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$262
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$262

YEAR ONE 2022
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$262
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$262

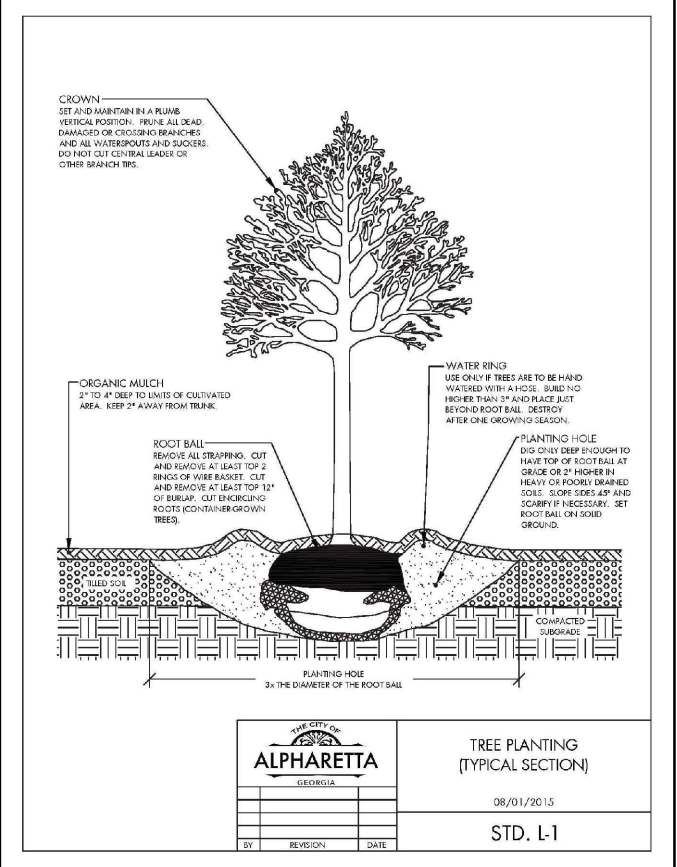
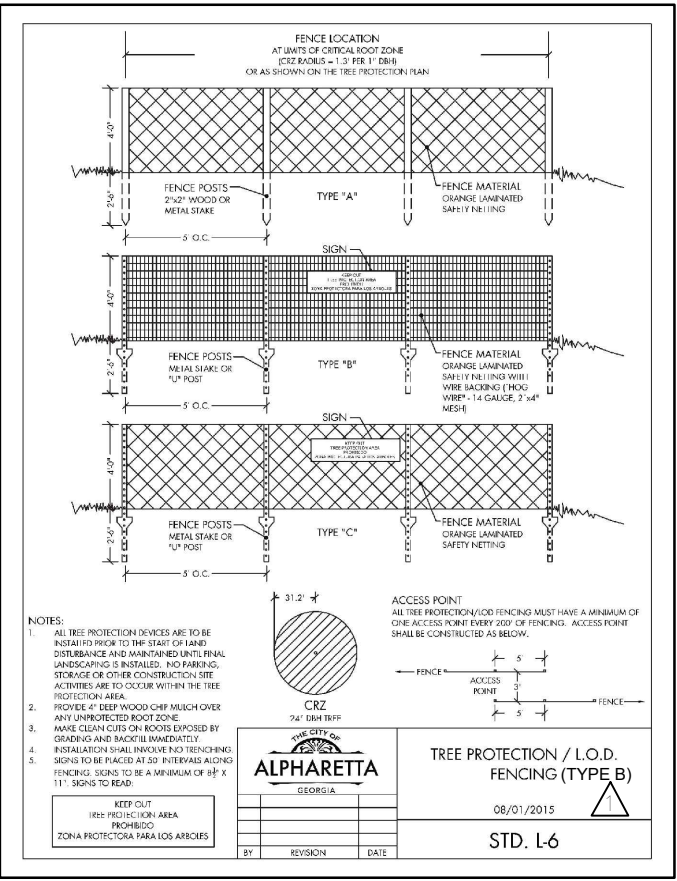
NEW TREES
SEVEN (7) NEW TREES ARE SHOWN ON THE PLANS FOR PLANTING.

A - 2" SOUTHERN MAGNOLIA
B - 2" WHITE OAK
C - 2" RED MAPLE
D - 2" RED PINE
E - 2" TULIP POPLAR
F - 2" HICKORY
G - 2" RED OAK

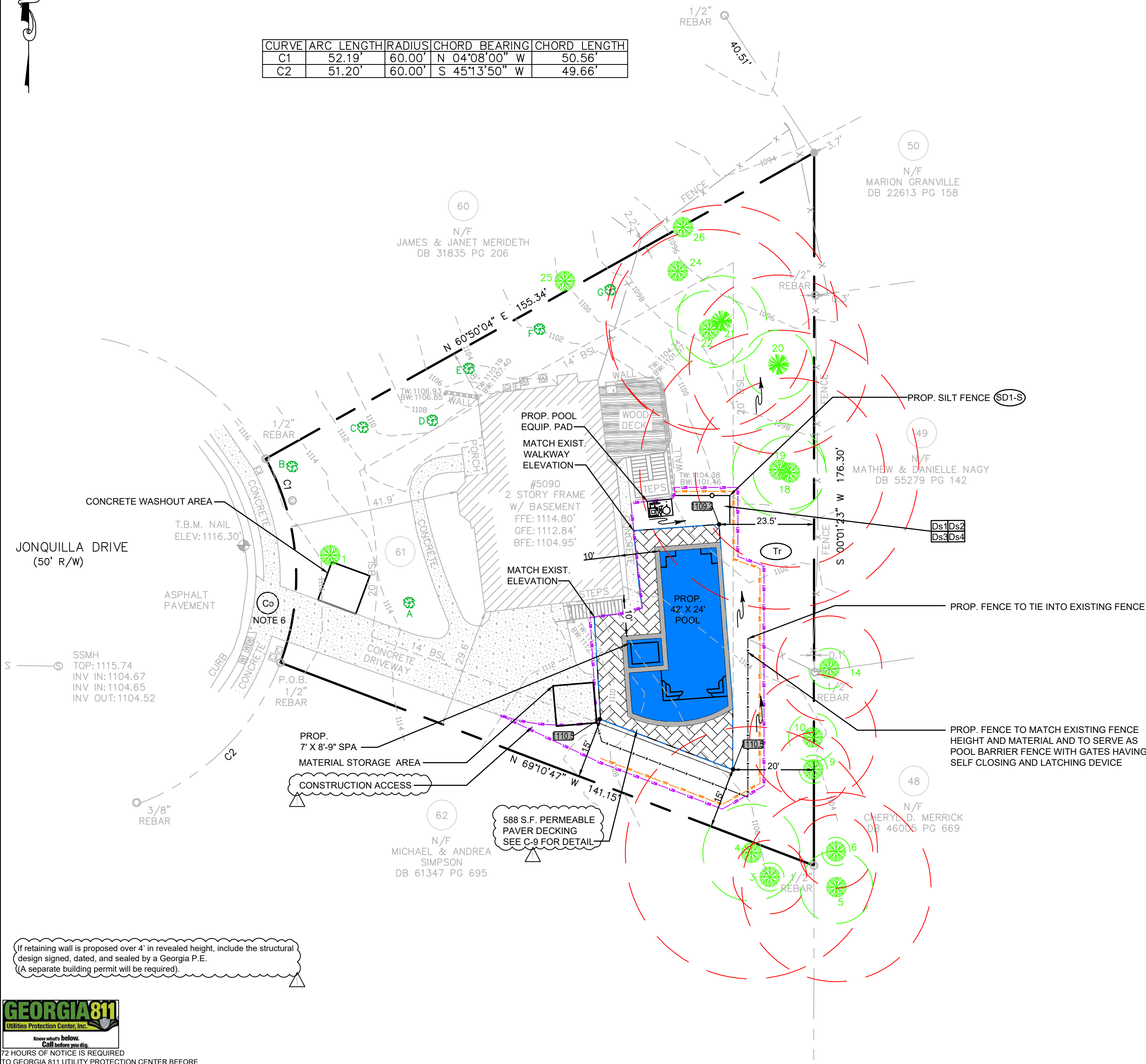
YEAR ONE 2021
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$150
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$150

YEAR ONE 2022
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$150
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$150

- ### DEMOLITION NOTES
- All demolition work shall proceed in accordance with contract specification.
 - Contractor to clean areas adjacent to demolition and remove garbage and debris.
 - Coordinate with owner regarding salvage or disposal of any items /equipment to be removed/demolished.
 - All existing trees to remain shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a 4 FT. approximate height. The protective fencing shall be located per the tree protection detail.
 - The owner is responsible for maintenance of all landscape.
 - All plant material shall be maintained in a healthy and growing condition.
 - All plant material which dies shall be replaced with plant material of equal or better value.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	52.19'	60.00'	N 04°08'00" W	50.56'
C2	51.20'	60.00'	S 45°13'50" W	49.66'



GENERAL NOTES

- Gates not intended for pedestrian use shall be locked when the Pool is not in use.
- For all cases where a building footprint penetrates through a Pool Fence perimeter, all doors and operable windows with a sill height lower than 48" on the building(s) which have direct access to the Pool area must be equipped with an alarm which produces an audible warning when the door or its screen or window is opened. The alarms must comply with UL2017.
- The escape of sediment from the Site shall be prevented by the installation of Erosion and Sediment Control measures and practices prior to land disturbing activities.
- Erosion and Sediment Control measures shall be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional Erosion and Sediment Control measures shall be implemented to control or treat the sediment source.
- Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
- The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc. onto the street will result in an immediate 'Stop Work' Order. The 'Stop Work' Order will not be lifted until a Construction Exit is constructed in accordance with the current Detail."
- All continuous fence footers/stringers located in tree's critical root zones will be built at or above existing grade. The only impact to the earth will be to dig posts.
- No filter discharge point required and or provided.
- Additional erosion control devices may be required based on the existing site conditions if deemed necessary by the on-site inspector.
- No proposed water or sanitary sewer connections required for this contract, none shown.
- Disturbed area due to pool construction will be graded to match existing slope down to existing elevation. Where the existing runoff leaves the site in a sheet flow condition, Runoff shall also leave the site in a sheet flow condition after development.
- The subject property is not within 200' of waters of the State requiring State and City stream buffers.
- Project site is located within a Master Development Plan - subdivision.
- No trenching through Critical Root Zone. Hand-dig where silt fence (SD) crosses the Critical Root Zone of any tree. Root prune as needed according to ISA/ANSI professional standards.
- No material or equipment to be within the critical root zone.
- Landscaping to remain the same.
- No outdoor lighting proposed.
- All silt barriers and construction entrance pads must be place prior to any clearing and/or grading. No grading shall be done until silt barrier installation is complete.
- All open drainage swales must be grassed, and rip-rap must be placed as required to control erosion. A minimum of 10 S.Y. of 40 lb. stone shall be placed at all headwalls or flumes.
- No burial of construction material is permitted.
- Mud is to be kept off the streets by construction and maintenance of driveway pad and removal of mud from the street when necessary.

SITE AREA:
= 15,000 SQ. FT. or 0.344 AC.

FLOOD HAZARD NOTE
THIS PROPERTY DOES NOT LIE
WITHIN A 100 YEAR FLOOD HAZARD
ZONE AS DEFINED BY F.E.M.A. F.I.R.M.
MAP NUMBER 13121C0054F FOR
FULTON COUNTY, GEORGIA DATED 9/18/2013

IMPERVIOUS AREA

EXIST. HOUSE	1,822	S.F.
EXIST. DRIVEWAY/CONC	1,674	S.F.
EXIST. STEPS/DECK	406	S.F.
EXIST. WALLS	34	S.F.
PROP. EQUIP PAD	24	S.F.
PROP. POOL	919	S.F.
TOTAL:	4,879	S.F.
LOT AREA:	15,000	S.F.
PERCENTAGE IMPERVIOUS:	32.52%	

BUILDING SETBACKS:

FRONT: 20'
SIDE: 14'
REAR: 20'

ZONING:

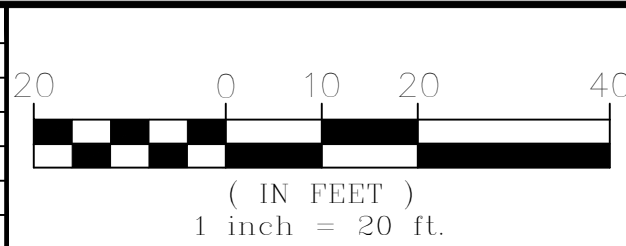
R5

TOTAL LIMITS OF DISTURBANCE = 2,736 S.F. (0.062 ACRE)
SEE SHEET C-2 FOR TREE TABLE
ALL CONSTRUCTION MATERIAL TO BE COVERED WITH PLASTIC SHEETING WHEN THERE IS NO CONSTRUCTION ACTIVITY ON SITE.



72 HOURS OF NOTICE IS REQUIRED
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ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.

REVISIONS	DATE	DESCRIPTION
1	08-11-21	PER CITY OF ALPHARETTA



LEGEND	
SILT FENCE	—○—
EXISTING FENCE	—x—
CRITICAL ROOT ZONE	---
LIMITS OF DISTURBANCE	---
TREE PROTECTION FENCE	---
NEW FENCE	—x—
EXIST. TREE	●
NEW TREE	●
PROP SPOT ELEVATION	105.2
DRAINAGE FLOW	→



DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/02/2021
SCALE: 1" = 20'

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
SITE PLAN

DRAWING NO.
C-3
SHEET 3 OF 8

D:\5090 Jonquilla Drive\DWG\C-4 C-5 C-6.dwg

Erosion Control Notes:		
1. The construction pad shall be maintained in a condition that will prevent tracking or flow of mud onto public streets.		
2. Silt fences and hay bale barriers shall be cleaned or replaced and maintained in functional condition until permanent erosion control measures are established. All silt fences and other temporary measures will be removed by the contractor/developer when the site is stable.		
3. Silt fence fabric shall be comprised of GA. Department of Transportation qualified products section 171, type "c", for silt fence fabric. Type "a" silt fence fabric and construction may be allowed with prior written approval from the land development inspector.		
4. All grassing shall be in accordance with Chapter 6, Section III, "vegetative practices" of the Manual for Erosion and Sediment Control in Georgia.		
5. All other work shall be performed in accordance with the specifications of this same manual.		
6. The contractor shall furnish the City a schedule of anticipated starting and completion dates for each sequence of land disturbing activity listed in items one through five above.		
7. Erosion control devices will be in place before site disturbance and will be periodically inspected and repaired or restored as needed to function properly until permanent measures are established and project is complete, I.E.: construction exits and silt fences shall be re-topped or cleaned as silt reduces their effectiveness.		
8. Any additional construction other than shown on this plan will require additional erosion and sediment control measures and prior approval from the City.		
9. Temporary vegetation and/or heavy mulch will be used to stabilize areas. In no case shall a site be left bare for more than fourteen (14) days.		
10. All disturbed areas will be permanently landscaped and grassed as quickly as possible.		
11. Additional measures may be required to control erosion as determined necessary by city inspectors.		
12. Erosion control blankets shall be used on all slopes exceeding 2.5:1.		
13. All applications of hydroseed will be followed by ½" to 1" mulch.		
14. Sites over 1 acre must prepare multi-stage erosion control plan.		
15. No clearing beyond the limits of disturbance shown on the approved plans shall be allowed without approval.		
16. No land disturbing activity within any tree save area shall be allowed.		
17. Polymers must be used appropriately on all disturbed areas including proposed parking lots to control turbidity.		
18. The property owner and contractor are equally responsible for all erosion control activities.		
19. Notice is hereby given that all erosion and sediment devices and practices must be installed and maintained at all times. No further notice will be given. Any site upon which the land development inspector finds any deficiency will be subject to an immediate enforcement action without warning.		
20. Erosion and sediment control devices must be maintained in a satisfactory condition at all times.		
21. All best management practices shall be judged not on appearances but performances only.		
22. It is the responsibility of the contractor to obtain qualified professional advice when questions arise concerning design and effectiveness of erosion control devices.		
23. Amendments or revisions to the e&s plan which have a significant effect on bmp's with a hydraulic component must be certified by the design professional.		
24. Erosion control devices that are installed as directed by the land development inspector but not shown on the approved plan and which also subsequently fail, are the responsibility of the contractor.		
25. All temporary and permanent seeding must be performed at the appropriate season. Additional plantings will be necessary if a sufficient stand of grass fails to grow.		
26. The land development inspector will determine adequate cover of new plantings.		
27. Topsoil shall be stockpiled and used to dress final grades.		
28. No disturbance will be allowed within flood plains or wetlands without proper authorization.		
29. Erosion control measures will be maintained at all times. Additional erosion and sediment control measures will be necessary if deemed by on-site inspection.		
30. Silt fencing must be mirafi 100x fabric, or equivalent substitute. Mirafi 100x specifications: minimum width of 36", mullen burst strength of 200 p.s.i., trapezoid tear strength of 65 lbs., equivalent openings size of #40 u.s. Standard sieve and grab strength of 120 lbs.		
31. Silt fences shall not be placed in stream buffer or flood plains.		
32. When silt fences become 1/3 full of sediment, the sediment must be removed.		
33. The contractor shall furnish weekly reports to the city, which indicates the date, person responsible, and notation of all deficiencies and corrections made to all erosion and sediment control devices.		
34. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.		
35. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.		
36. Before commencing any land disturbing activity subject to NPDES, the contractor must provide a copy of the Notice of Intent (NOI) sent to EPD and show evidence that the npdes fees have been paid.		
37. All persons engaged in land disturbing activities must be certified at the appropriate gswcc level and must provide evidence of such to the land development inspector if asked. Where one or more land disturbing activities are occurring on a site at the same time, each must have the appropriate certification. Those that do not must stop work immediately.		
38. A copy of the approved erosion control plan, noi, permit and inspection reports must be kept on site at all times.		
39. It is the primary permittee's responsibility to instruct all other permittee's along with their sub-contractors as to their responsibilities under npdes.		
40. The design professional who prepared this e&s plan must inspect the installation of bmp's within 7 days after initial construction begins. This report shall be kept on site and submitted to the city.		
41. Non-exempt activities shall not be conducted within the 25 or 50 foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits.		
42. Waste materials shall not be discharged into waters of the state, except as authorized by a section 404 permit.		

Project Duration ESC Notes:

Burial of construction debris is not permitted onsite.

A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.

Any disturbed area left exposed for a period of greater than 7 days shall be stabilized with mulch or temporary seeding.

All disturbed areas left mulched after 30 days shall be stabilized with temporary grassing.

Contractor shall inspect control measures at the end of each working day to ensure measures are functioning properly.

Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source as directed by the onsite inspector or design professional.

Failure to install, operate, or maintain all erosion control measures will result in all construction being stopped on the job until such measures are corrected back to the approved erosion control plans.

The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.

Erosions and Sediment Control Notes:

Waste materials shall not be discharged into waters of the state, except as authorized by a Section 404 permit.

Non exempt activities shall not be conducted within the 25 foot and 50 foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits.

Any amendments and revisions to the erosion, sediment and pollution control plan which have significant effect on BMP's with hydraulic component must be certified by the design professional.

Notify the City inspector 24 hours before beginning each phase of construction.

All construction work and materials on this site, shall conform to the minimum standards and specifications of the Georgia Department of Transportation, latest editions.

GEORGIA
UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

GoSWCC (Amended - 2013)

VEGETATIVE PRACTICES

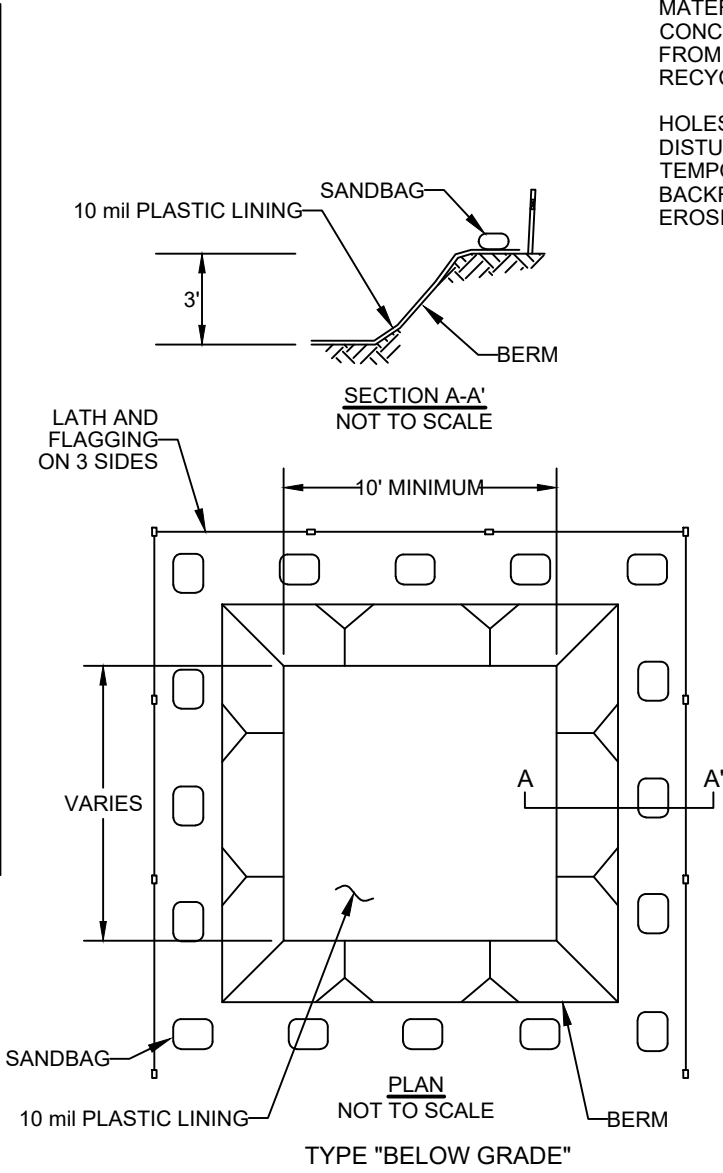
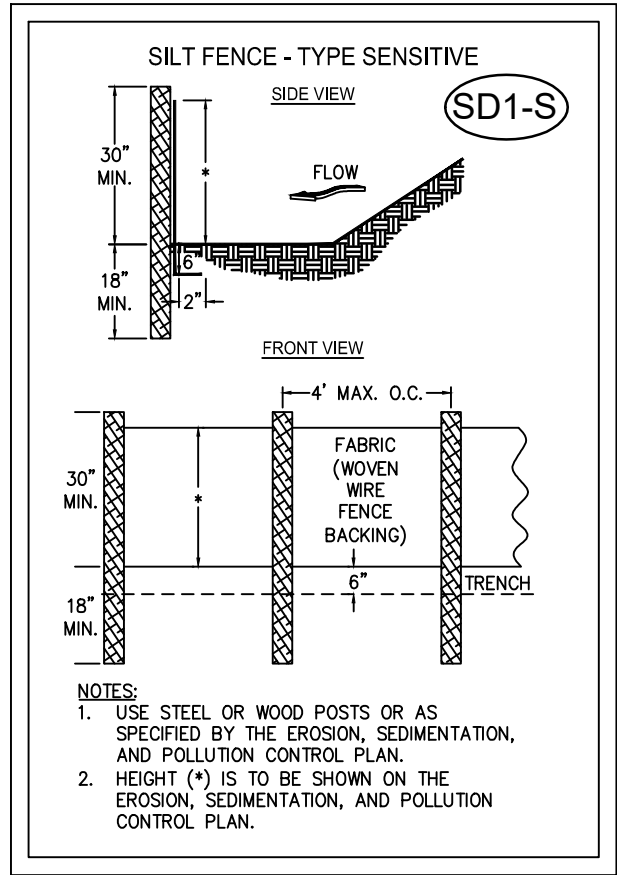
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

REVISIONS		
△	DATE	DESCRIPTION

LEGEND	

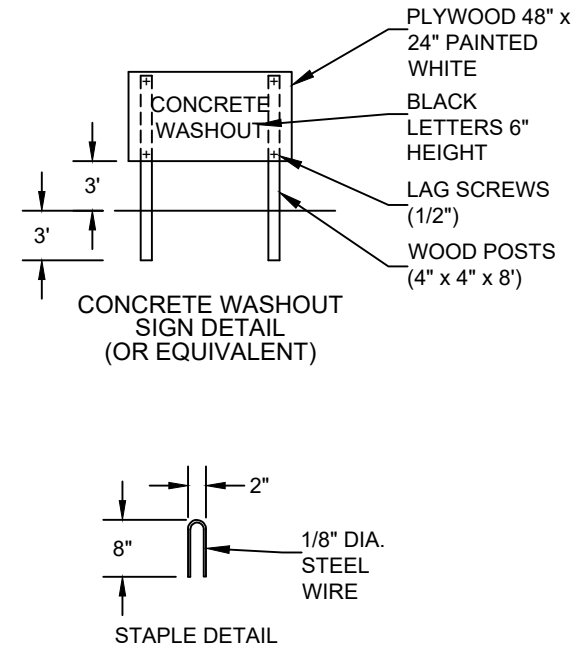
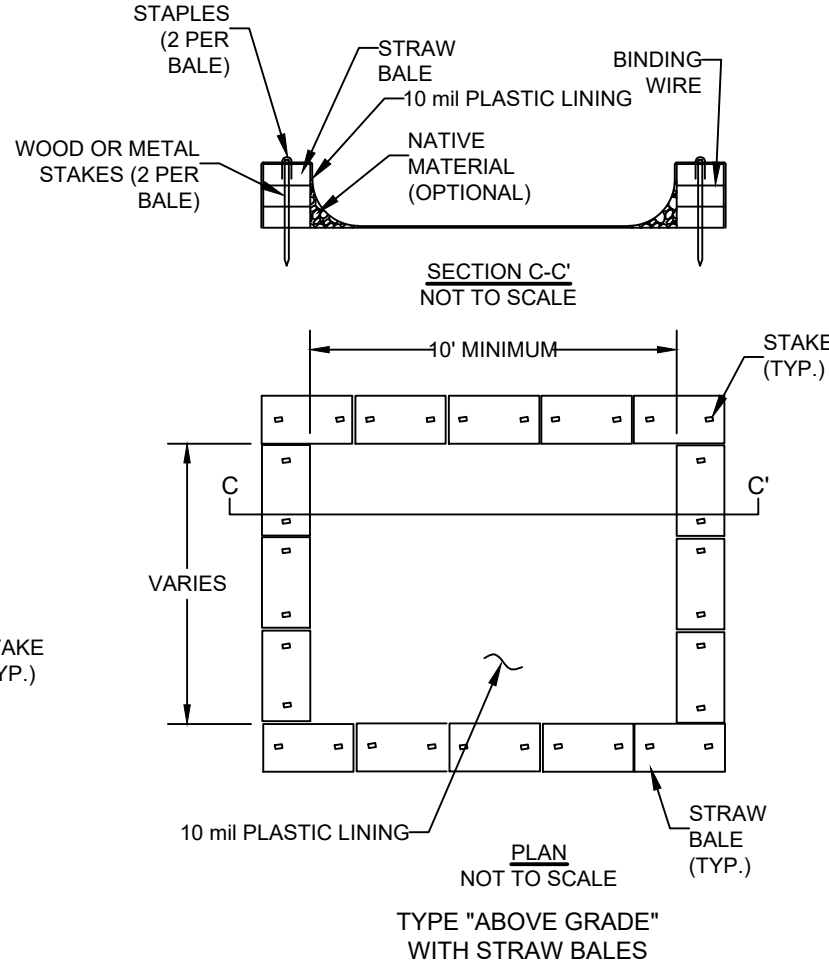
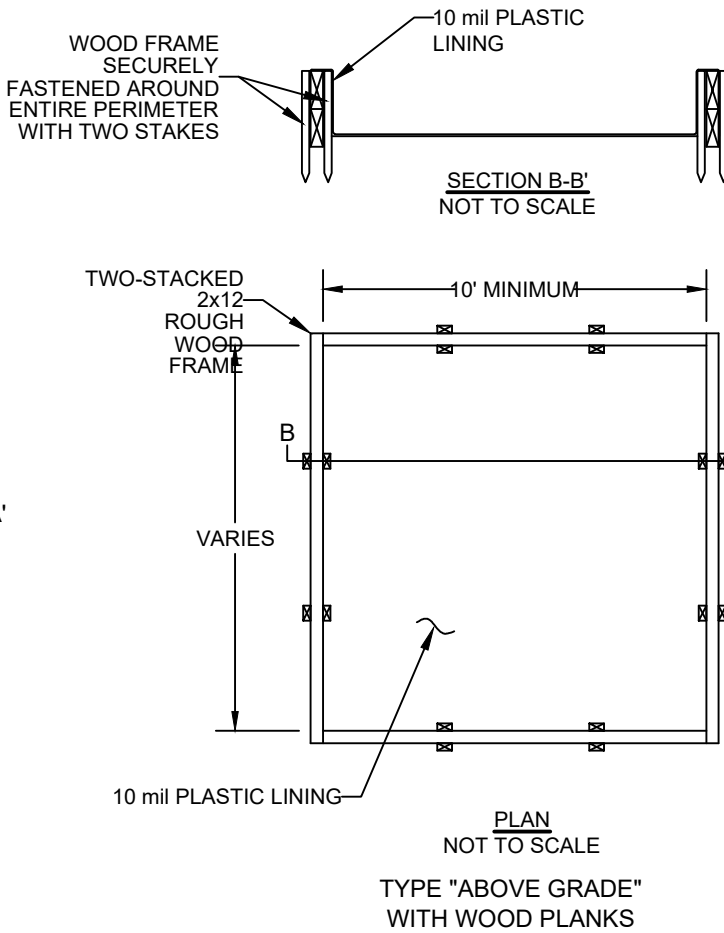
 BELLAREED LUXURY POOLS 2395 Pleasantdale Road Suite 12 Atlanta, GA 30340 Tel: (678) 367-3307 www.bellareed.com	DESIGNED BY:
	DRAWN BY:
	CHECKED BY:
	APPROVED BY:
	DATE: 07/02/2021
SCALE: NONE	

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004 EROSION CONTROL NOTES & SYMBOLS	DRAWING NO. C-4 SHEET 4 OF 8
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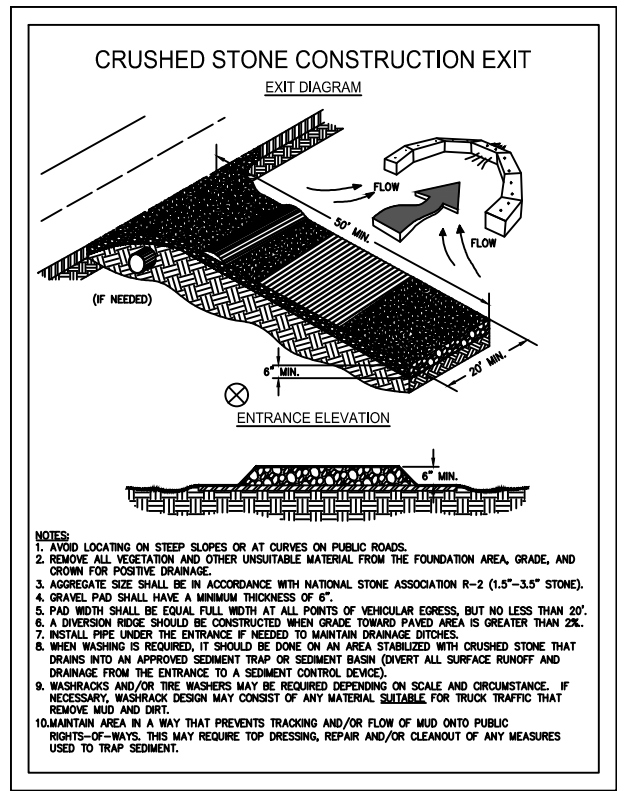


MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.

HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CONCRETE WASHOUT



DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

- Grade to permit the use of equipment for applying and anchoring mulch.
- Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
- Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Ds1

**DISTURBED AREA
STABILIZATION (WITH
MULCHING ONLY)**

- Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
 - Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
 - Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.
- Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of 'tracking in' or damage to shoes, clothing, etc.
4. Apply polyethylene film on exposed areas.

Anchoring Mulch

- Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifiers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifiers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
- Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
- Polyethylene film shall be anchored trenched at the top as well as incrementally as necessary.

DEFINITION

The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	9/15-2/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

Ds2

**DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)**

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

REVISIONS	
DATE	DESCRIPTION

LEGEND	

B BELLAREED LUXURY POOLS
2395 Pleasantdale Road Suite 12 Atlanta, GA 30340 Tel: (678) 367-3307 www.bellareed.com

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DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 07/02/2021	
SCALE: NONE	

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
EROSION CONTROL DETAILS

DRAWING NO.
C-5
SHEET 5 OF 8

DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. TEMPORARY METHODS

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tb-Tackifiers and Binders. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See standard Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tb-Tackifiers and Binders.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. PERMANENT METHODS

Permanent Vegetation. See standard Ds3 -Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable

Du

DUST CONTROL ON
DISTURBED AREAS
REVISIONS

DEFINITION

A permanent vegetation using sods on highly erodible or critically eroded lands.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow .

CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
- On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

Ds4

DISTURBED AREA STABILIZATION
(WITH SODDING)

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ±1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	Warm Weather
Bahiagrass	Pensacola	P,C	Warm Weather
Centipede	-	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool Season Grasses	First Second Maintenance	6-12-12	1500	50-100
		6-12-12	1000	-
		10-10-10	400	30
Warm Season Grasses	First Second Maintenance	6-12-12	1500	50-100
		6-12-12	800	50-100
		10-10-10	400	30

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization..

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

oncentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:
1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR
PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDeza	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates

** Seeding dates may need to be altered to fit temperature variations and conditions.

REVISIONS

△	DATE	DESCRIPTION

LEGEND



2395 Pleasantdale Road
Suite 12
Atlanta, GA 30340
Tel: (678) 367-3307
www.bellareed.com

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

DATE: 07/02/2021

SCALE: NONE

Elijah & Courtney Heirs
5090 Jonquilla Drive
Alpharetta, GA 30004

EROSION CONTROL
DETAILS

DRAWING NO.

C-6

SHEET 6 OF 8

Pool Dimensions
Maximum length: 42'
Maximum width: 24'
Minimum depth: 3.5'
Maximum depth: 6.0'
Perimeter feet: 126'
Square feet: 775

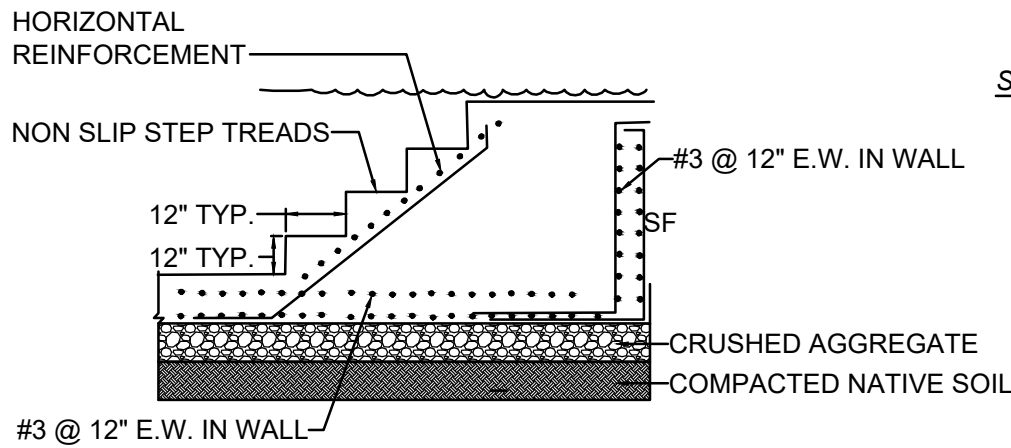
Pool Equipment

Pump:
Pentair Variable
Filter:
Cartridge
Chem Type: Salt
Lighting: (4) 12
Volt LED
Heater: 400k
btu
Reinforcement:
Steel C x C: 12 inch
Rebar Size: #3 3/8"
Piping:
Returns: 2 w/2"
Pipe
Skimmer: 1 w/2"
Pipe
Drain: VGB
Compliant Double Anti
Vortex
Auto sweep: Pentair
Legend
Coping:
Travertine
Tile: 6X6
Stone
Inside Finish: Pebble
Plaster

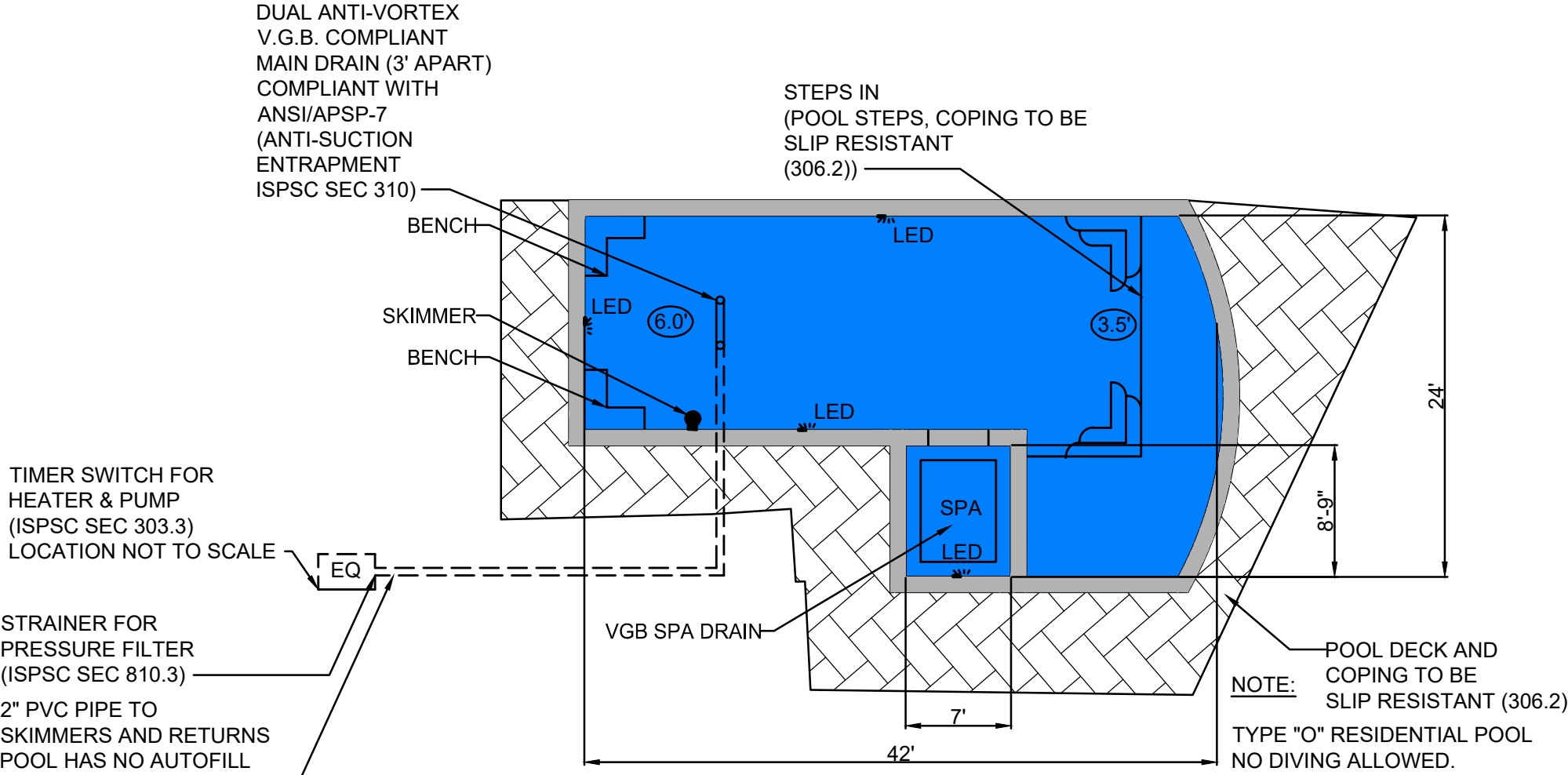
1 SPECIFICATIONS

NOTES:

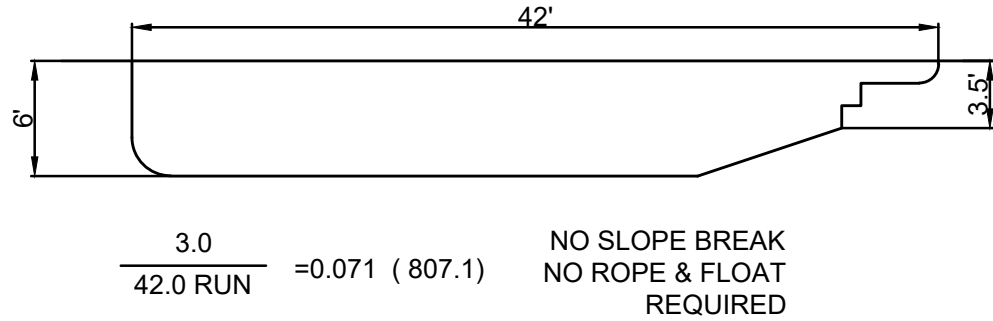
- #3 (3/8") REBAR SCH. 40 SPEC. 615 USED THROUGHOUT POOL EXCEPT IN BEAM.
- STEEL WILL BE 12" O.C, EXCEPT IN BOND BEAM.
- STARTING AT 6 1/2" DEPTH AND RUNNING AROUND THE DEEP END BOWL TO THE OPPOSITE SIDE OF THE POOL AT THE 6 1/2" DEPTH, #3 REBAR SHALL BE INSTALLED ON 12" CENTER, 10" LONG BARS WILL START AT THE TOP OF THE BEAM AND BE SPICED INTO THE FLOOR.
- ALL STEEL TO BE CONTINUOUS BY SPlicing.
- ALL SPLICES SHOULD BE APPROXIMATELY 18" WITH A MINIMUM OF 12" AND TWO TIES.
- ALL STEEL WILL BE BLOCKED 2" OFF DIRT.
- ADD #3 @ 10'-0" LONG @ 12" VERT. MAKING A TOTAL OF #3 VERT. @ 6" O.C. #3 TO BEGIN 2'-0" INTO THE FLOOR AND EXTEND UPWARD INTO THE WALL, ADD #3 @ 6" O.C. 2" INTO SHALLOW END EXTENDING DOWN, BREAK 2" DEEP ONTO THE DEEP END FLOOR.



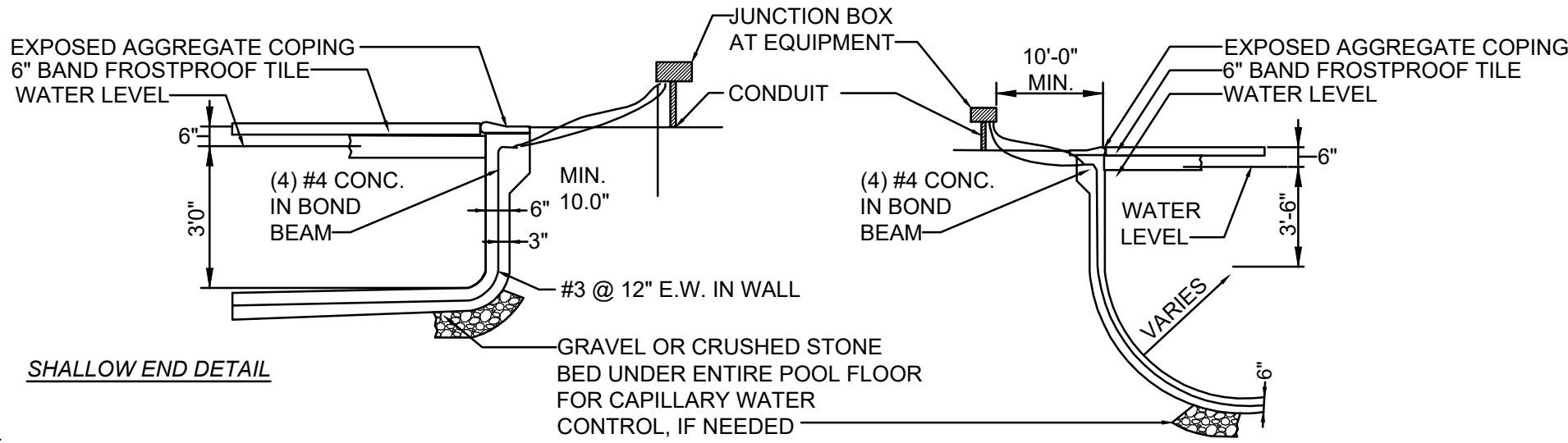
4 STEP DETAIL
BENCH ENTRY/EXIT (809.3)
SHALL NOT EXCEED
20" IN DEPTH (809.9)



2 POOL PLAN
SCALE: 1" = 10'

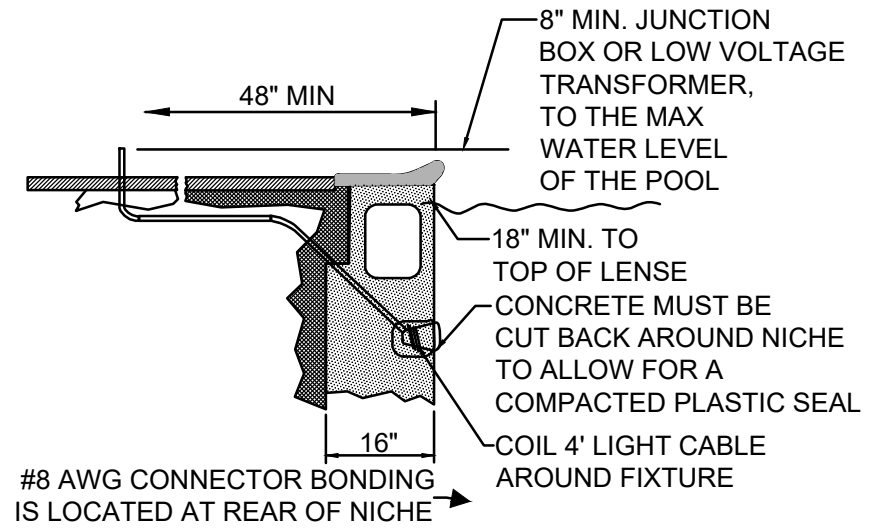
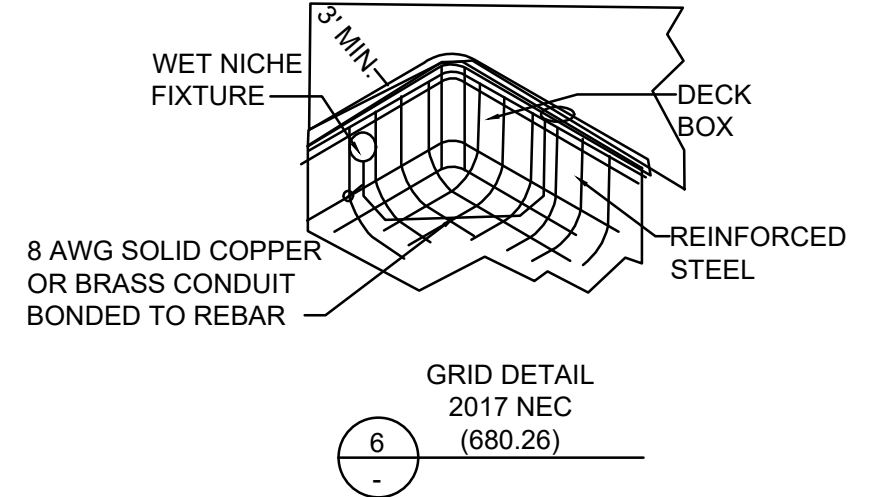


3 POOL PROFILE
SCALE: 1" = 10'

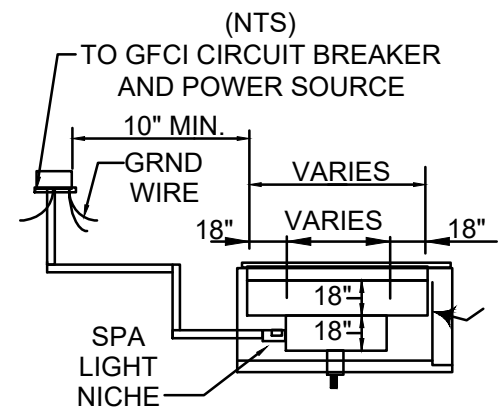


5 WALL DETAIL

EQUIPOTENTIAL BONDING AND BONDING GRID:
" BONDING SHALL BE DONE IN ACCORDANCE WITH SECTION 680.26 OF THE NATIONAL ELECTRICAL CODE (NEC)"



7 WET NICHE FIXTURE



8 SPA DETAIL

D:\5090 Jonquilla Drive\DWG\C-7 C-8.dwg

REVISIONS		
Δ	DATE	DESCRIPTION

LEGEND	

B
BELLAREED
LUXURY POOLS
2395 Pleasantdale Road
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Atlanta, GA 30340
Tel: (678) 367-3307
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SCALE: AS NOTED

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
POOL DETAILS
SHEET 7 OF 8

DRAWING NO. C-7

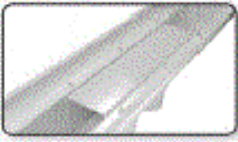


TRULY ONE OF A KIND

The only drain of its kind available. Get peace of mind with our maximum safety drain that also cleans your pool! Install only one drain for up to two pumps. Requires minimum plumbing yet provides maximum protection and compliance with anti-entrapment codes.

- BENEFITS:**
- » **UNBLOCKABLE.**
 - » Designed with large opening for large debris removal. Most other certified drains are for circulation only.
 - » Requires no vent line or SVRS per ANSI/APSP 7 standard.
 - » Perfect for spas, negative/flushing edges, fountains, sheer descents and all other water features.
 - » Easy Installation.

- SAFETY ENGINEERED**
- » Listed and certified by NSF International to the Virginia Graeme-Baker Act and ASME/ANSI A112.19.8a-2008 and it is certified up to 227 GPM.
 - » List by NSF 50.
 - » Full compliance with anti-entrapment codes.
 - » Throw-away cover to provide protection during construction.
 - » Dual levels of protection with the AVSC safety baffle providing a second level of protection in the event the main cover is removed.



SAFETY FIRST
Safety baffle over interior inlet.

Toll Free: 800.851.8492 Local: 402.256.6935 Fax: 402.532.4896
3750 West Indian School Road Phoenix, Arizona 85019
www.avsc.com
Resale pending.

- FEATURES**
- » Available in two models, Single & Dual Inlet.
 - » With the dual inlet design and a flow rate of 227 GPM, pool builders can use one AVSC Drain for two pumps. Think of the savings!
 - » The AVSC Drain comes with:
 - » Pre-installed pressure test plug.
 - » 10 safety-protected Torx® screws to secure the cover.
 - » Construction Cover.
 - » Available in multiple colors.
 - » Optional Hydrostatic Valve connection.



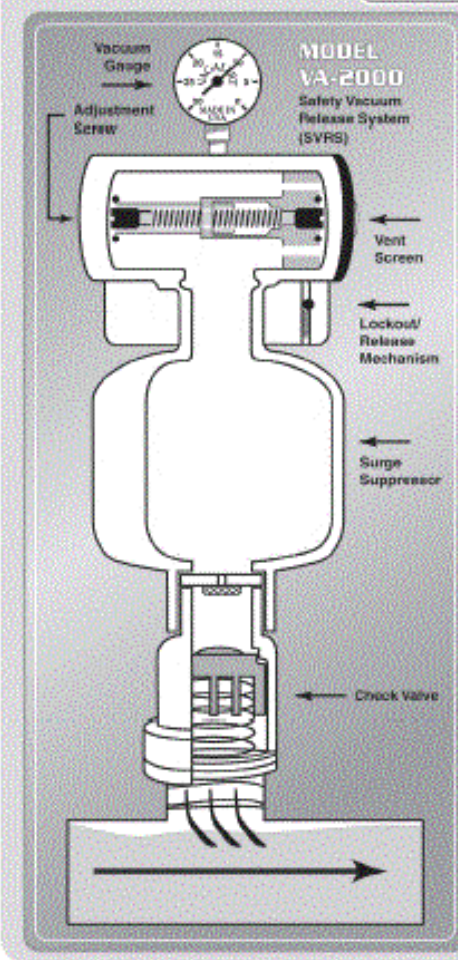
Easy Installation
right out of the box

UNBLOCKABLEDRAIN.COM



SAFETY VACUUM RELEASE SYSTEM

SVRS



MANUFACTURED BY
VAC-ALERT® INDUSTRIES, LLC
FORT PIERCE, FLORIDA
www.vac-alert.com

Vac-Alert® Model VA-2000 SVRS Unit Reacts In Less Than A Second To Quickly Release Dangerous Pump Suction Vacuum.

A Totally Mechanical, Non-Electric Safety System, The VA-2000 SVRS is Easy To Install, Adjust And Test.

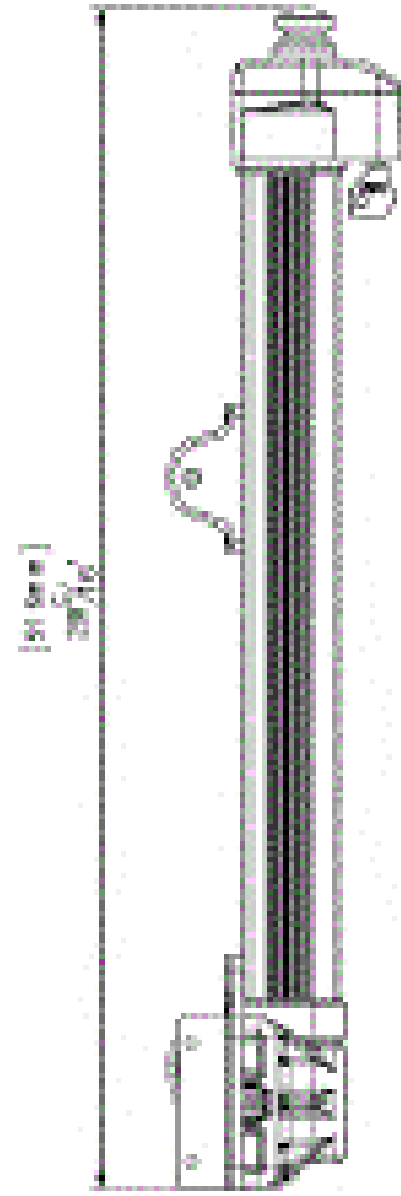
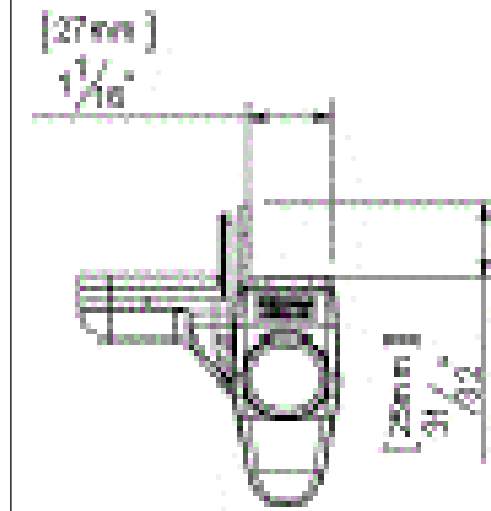
Vac-Alert's Fail Safe Design Is Manufactured With Only Engineered Plastics And Type 316 Stainless Steel For Long-Life And Reliable Service.

The VA-2000 SVRS Provides A Critical Layer Of Protection Against Body Or Limb Drain Suction Entrapment.

Tests Conducted By Independent, Third Party Laboratory Demonstrate That Vac-Alert's Model VA-2000 Meets Or Exceeds The Performance Requirements Of ASME/ANSI A112.19.17 - Manufactured Safety Vacuum Release Systems.

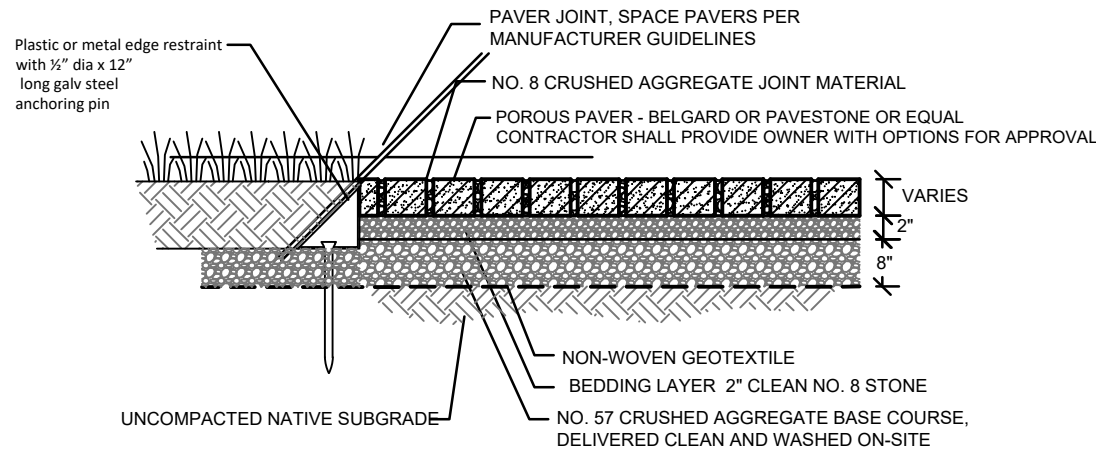
The VA-2000 SVRS Is Backed By A 3-Year Limited Manufacturer's Warranty.

FOR SALES AND SERVICE CONTACT:



MAGNALATCH TOP PULL - MLTPS2BGA
TO BE ADDED TO EXISTING GATE

INSTALL BELGARD Eco Brick
PERMEABLE PAVERS OR EQUAL



PERMEABLE PAVEMENT NOTES

1. A FIELD TEST SHOWING THAT NATIVE SOILS WILL HAVE MINIMUM DESIGN INFILTRATION RATE OF 0.1 INCHES/HOUR SHALL BE SUBMITTED.
2. THE GENERAL CONTRACTOR SHALL SUBMIT A NARRATIVE IDENTIFYING HOW PERVIOUS PAVEMENT SURFACES WILL BE PROTECTED FROM RECEIVING SEDIMENT DURING THE ENTIRE CONSTRUCTION PROJECT.
3. THE FULL EXTENT OF THE POROUS PAVEMENT AREA SHALL BE FENCED OFF UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
4. CALL THE LANDSCAPE ARCHITECT 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
5. AGGREGATE BASE COURSE SHALL BE DELIVERED CLEAN (2% WASH LOSS) AND WASHED ON-SITE TO REDUCE WASH LOSS TO 0.5%. THIS MAY BE DONE BY HOSEING THE ROCK OFF WHILE STILL IN THE DELIVERY TRUCK OR AFTER STOCKPILING. SCOOP FROM THE TOP AND PLACE ROCK. HOSE OFF AS NEEDED AS THE PILE DIMINISHES SINCE FINES WILL MIGRATE TO LOWER LEVELS OF THE PILE.
6. INSTALL PAVERS PER MANUFACTURER'S SPECIFICATIONS

MANUFACTURED PERMEABLE PAVEMENT

ISPS Section 305.4

Where a wall of a dwelling or structure serves as part of the barrier, doors and operable windows with a sill height of less than 48 inches that provide direct access to the aquatic vessel through the wall, shall be equipped with one or more of the following:

1. An alarm that produces an audible warning when the door or its screen or window is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structure not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches or more above the threshold of the door. In dwellings or structures required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not greater than 54 inches and not less than 48 inches above the threshold of the door.

REVISIONS		
Δ	DATE	DESCRIPTION

LEGEND	

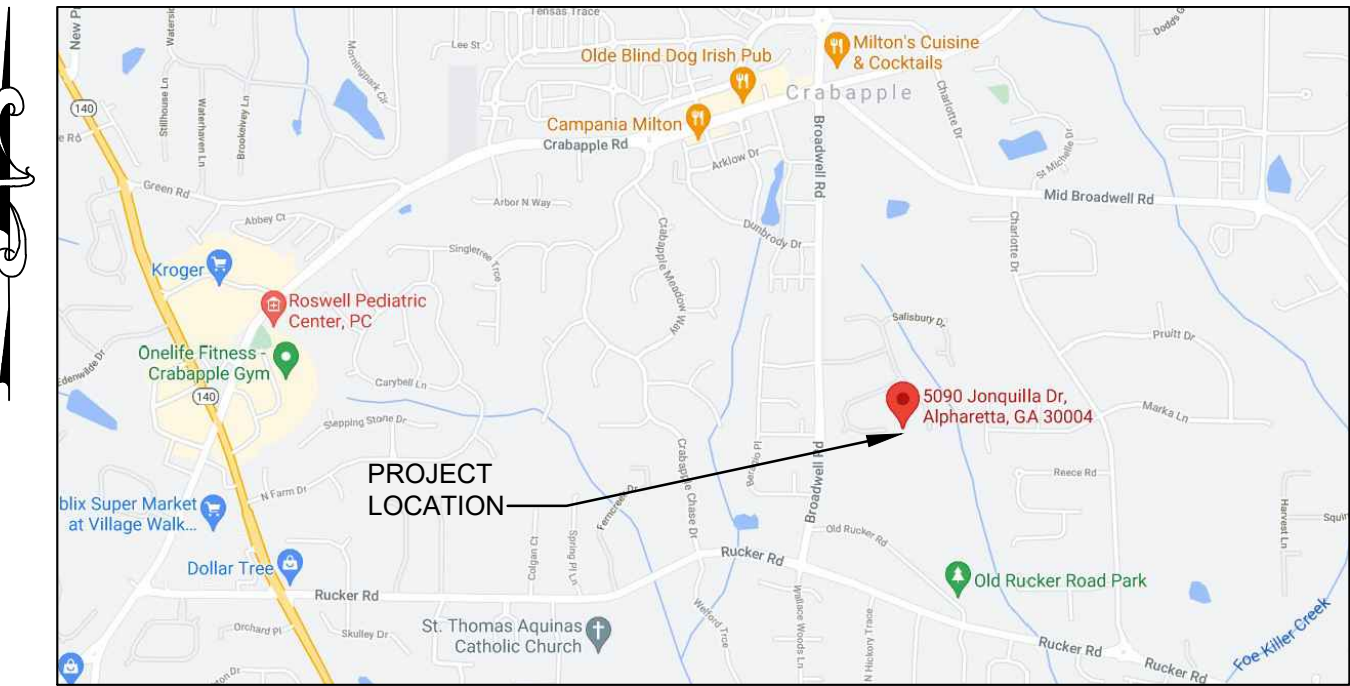
LEGEND	

2395 Pleasantdale Road Suite 12 Atlanta, GA 30340 Tel: (678) 367-3307 www.bellareed.com

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/02/2021
SCALE: NONE

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
POOL DETAILS

DRAWING NO.
C-8
SHEET 8 OF 8



LOCATION MAP

SITE PLAN FOR POOL THE HIERS POOL PROJECT 5090 JONQUILLA DRIVE ALPHARETTA, GA 30004

LOCATED IN:
LOT:61, WESTMINISTER AT CRABAPPLE S/D PHASE II
LAND LOT: 1206
DISTRICT: 2ND
SECTION: 2ND
FULTON COUNTY, GEORGIA

KEEP ON JOB SITE

REVIEWED PLAN SET

MUST BE AVAILABLE FOR

CITY OF ALPHARETTA INSPECTIONS

AT ALL TIMES

NO PLANS = NO INSPECTIONS

CODE COMPLIANCE:

THE CURRENT MANDATORY CODES AS ADOPTED BY DCA

RESIDENTIAL BUILDING CODES: EFFECTIVE JANUARY 1, 2015
THE FOLLOWING WILL BE THE STATE OF GEORGIA'S
MINIMUM STANDARD CONSTRUCTION CODES:

INTERNATIONAL BUILDING CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL FIRE CODE 2018 EDITION, WITH GEORGIA
AMENDMENTS

INTERNATIONAL PLUMBING CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE 2018 EDITION, WITH
GEORGIA AMENDMENTS (2020)

INTERNATIONAL ELECTRICAL CODE 2020 EDITION, WITH
NO GEORGIA AMENDMENTS (1/1/2018)

INTERNATIONAL ENERGY CODE 2015 EDITION, WITH
GEORGIA SUPPLEMENTS & AMENDMENTS (2020)

2012 NFPA 101- LIFE SAFETY CODE WITH STATE
AMENDMENTS (2013)

INTERNATIONAL SWIMMING POOL & SPA CODE 2018 EDITION,
WITH GEORGIA AMENDMENTS (2020)

Alpharetta
GEORGIA • USA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

PROJECT TEAM

CONTRACTOR:
BELLAREED LUXURY POOLS
2395 PLEASANTDALE ROAD, SUITE 12
ATLANTA, GA 30340

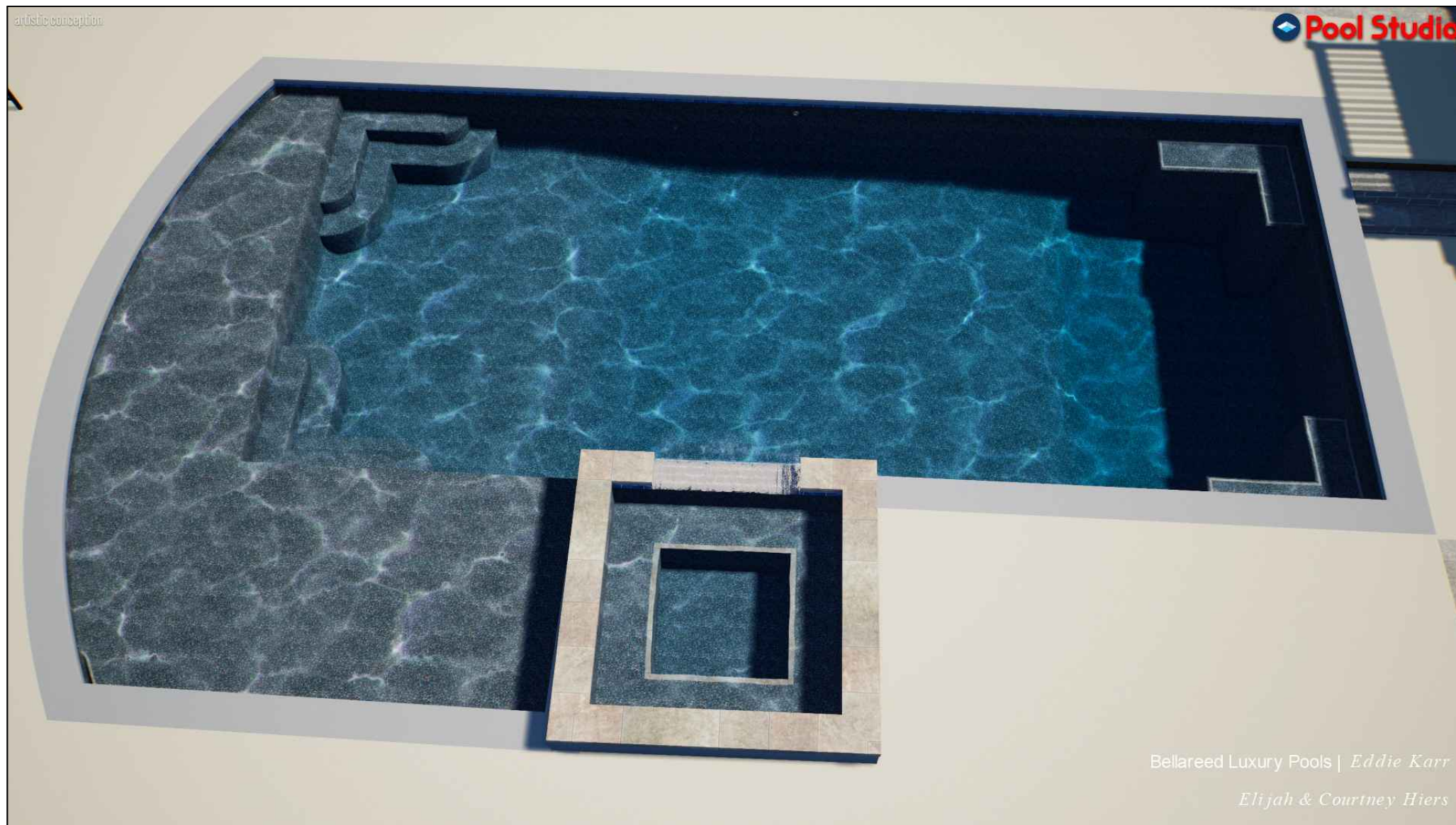
24 HOUR CONTACT:
EDDIE KARR
(678) 993-5537

OWNER OF RECORD:
ELIJAH & COURTNEY HIERS
5090 JONQUILLA DRIVE
ALPHARETTA, GA 30004
(404) 791-2013
e3hiers@gmail.com
courtneychin3490@gmail.com

SCOPE OF WORK
42' X 24' POOL WITH
STEPS, BENCHES, 7' X 8'-9" SPA,
& PERMEABLE PAVER DECKING



72 HOURS OF NOTICE IS REQUIRED
TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE
ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.



DRAWING INDEX:

SHEET	TITLE
C-1	COVER SHEET
C-2	EXISTING SITE CONDITIONS & DEMOLITION/TREE PLAN
C-3	POOL SITE PLAN
C-4	EROSION CONTROL NOTES & SYMBOLS
C-5	EROSION CONTROL DETAILS
C-6	EROSION CONTROL DETAILS
C-7	POOL DETAILS
C-8	POOL DETAILS

REVISIONS		
△	DATE	DESCRIPTION

LEGEND

LEGEND



DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/01/2021
SCALE: NONE

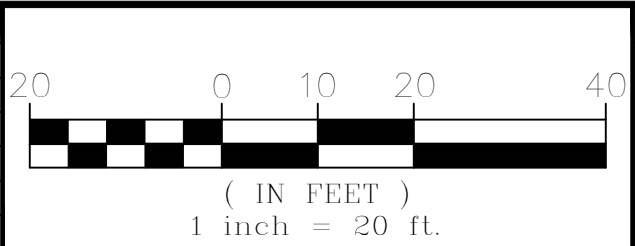
Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
COVER SHEET

DRAWING NO. C-1
SHEET 1 OF 8



72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.

REVISIONS		
Δ	DATE	DESCRIPTION
1	08-11-21	PER CITY OF ALPHARETTA - ARBORIST



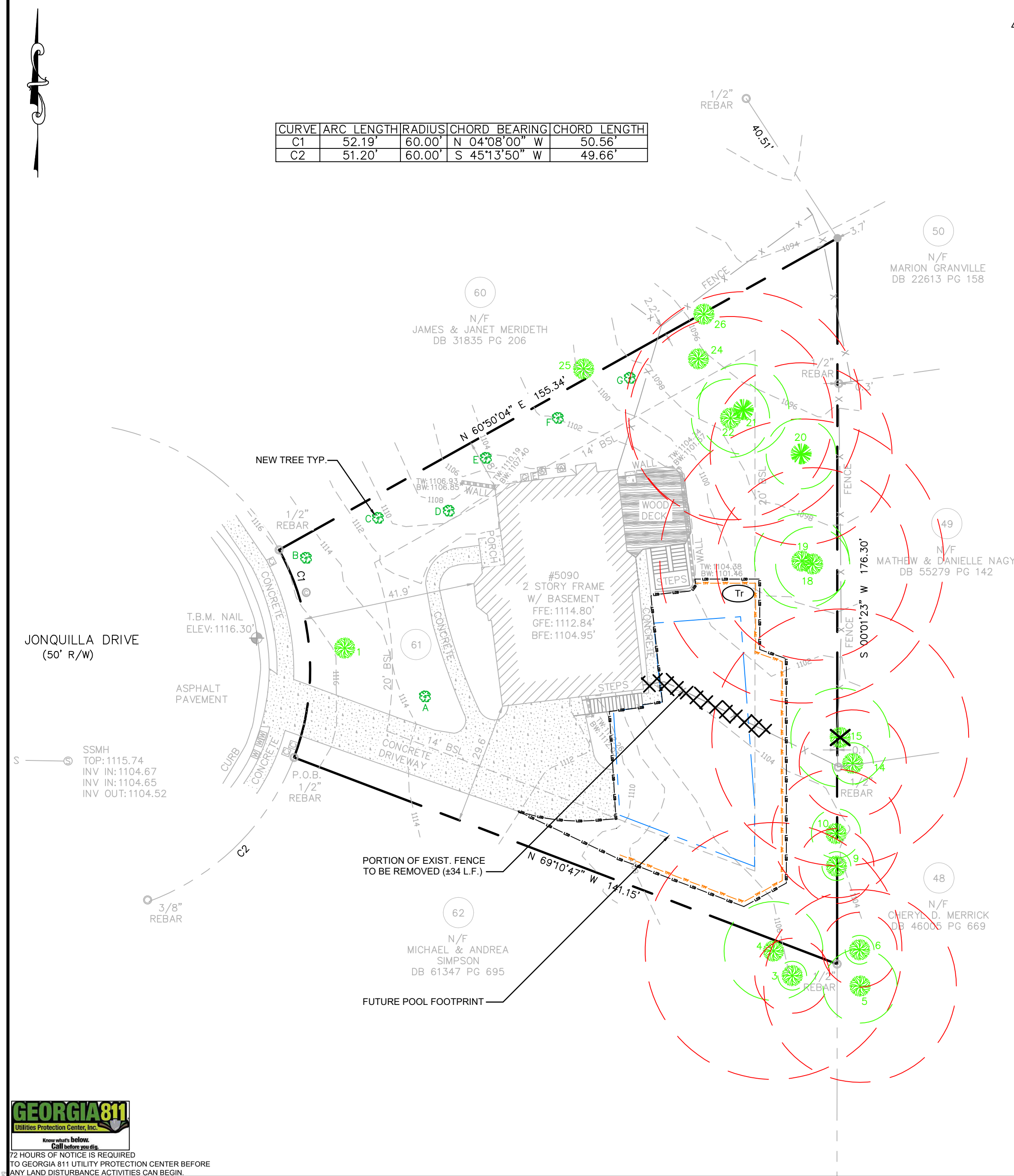
LEGEND	
	SILT FENCE
	EXISTING FENCE
	CRITICAL ROOT ZONE
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
	TO BE DEMOLISHED
	EXIST. TREE
	EXIST. TREE TO BE REMOVED
	NEW TREE

B
BELLAREED
LUXURY POOLS
2395 Pleasantdale Road
Suite 12
Atlanta, GA 30340
Tel: (678) 367-3307
www.bellareed.com

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/01/2021
SCALE: 1" = 20'

Elijah & Courtney Heirs
5090 Jonquilla Drive
Alpharetta, GA 30004
EXISTING SITE CONDITIONS & DEMOLITION/TREE PLAN

DRAWING NO.
C-2
SHEET 2 OF 8



TREE TABLE						
TREE ID	TYPE/SIZE	CRZ	SRP	%IMPACT	TREE SAVE	TREE REPLACEMENT
1	15\"	R19.5'	R7.5'	0	Y	
N/A						
3	7\"	R9.1'	R3.5'	0	Y	
4	24\"	R31.2'	R12'	13.34	Y	
5	18\"	R23.4'	R9'	0	Y	
6	7\"	R9.1'	R3.5'	0	Y	
N/A						
9	7\"	R9.1'	R3.5'	0	Y	
10	12\"	R15.6'	R6'	4.05	Y	
N/A						
N/A						
N/A						
14	10\"	R13'	R5'	0	Y	
15	24\"	R32.5'	R12.5'	27.10	N	2\"
N/A						
18	18\"	R23.4'	R9'	5.08	Y	
19	23\"	R34.5'	R11.5'	15.42	Y	
20	17\"	R22.1'	R8.5'	0.35	Y	
21	21\"	R28.6'	R11'	0.28	Y	
22	19\"	R24.7'	R9.5'	0	Y	
N/A						
24	9\"	R11.7'	R4.5'	0	Y	
25	9\"	R11.7'	R4.5'	0	Y	
26	18\"	R24.7'	R9.5'	0	Y	

CRZ- CRITICAL ROOT ZONE
(1.30' PER 1" OF TREE DIAMETER)

DENSITY CALCULATION
THE PROPERTY IS .344 ACRES AND REQUIRES 44.72 DBH INCHES.

15\"

9\"

9\"

18\"

51.0 INCHES DOCUMENTED FOR DENSITY REQUIREMENTS.

PREScriptive SERVICES

THE FOLLOWING ESTABLISHED TREES ARE SHOWN IN THE PLAN AS HAVING IMPACTS TO THE CRITICAL ROOT ZONE (CRZ). FERTILIZATION AND MYCORRHYZAL TREATMENTS ARE RECOMMENDED.

TREE #4 24\"

TREE #10 12\"

TREE #15 25\"

TREE #18 18\"

TREE #19 23\"

YEAR ONE 2021
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$262
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$262

YEAR ONE 2022
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$262
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$262

NEW TREES
SEVEN (7) NEW TREES ARE SHOWN ON THE PLANS FOR PLANTING.

A - 2\"

B - 2\"

C - 2\"

D - 2\"

E - 2\"

F - 2\"

G - 2\"

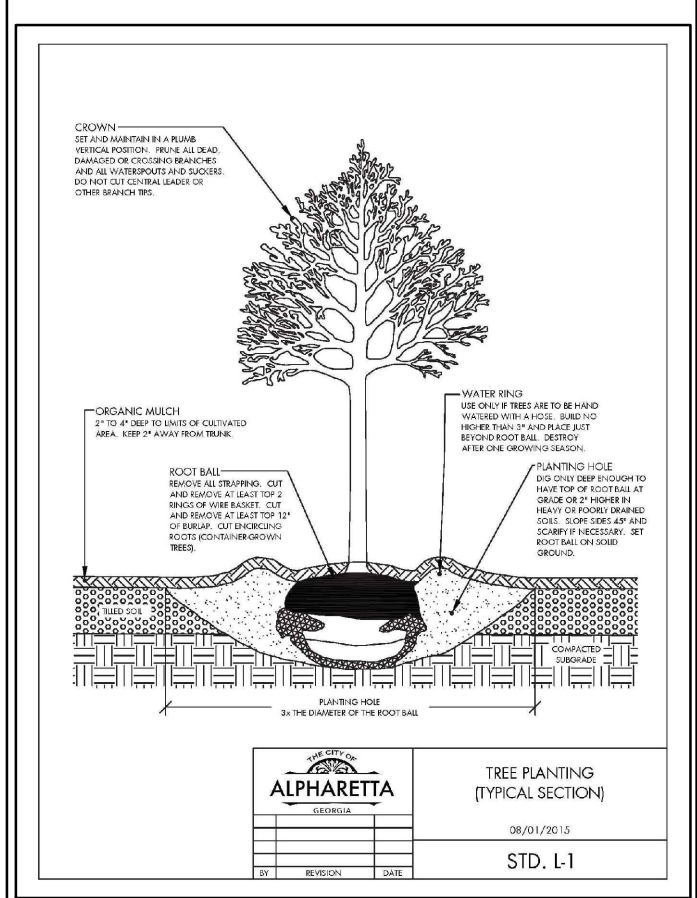
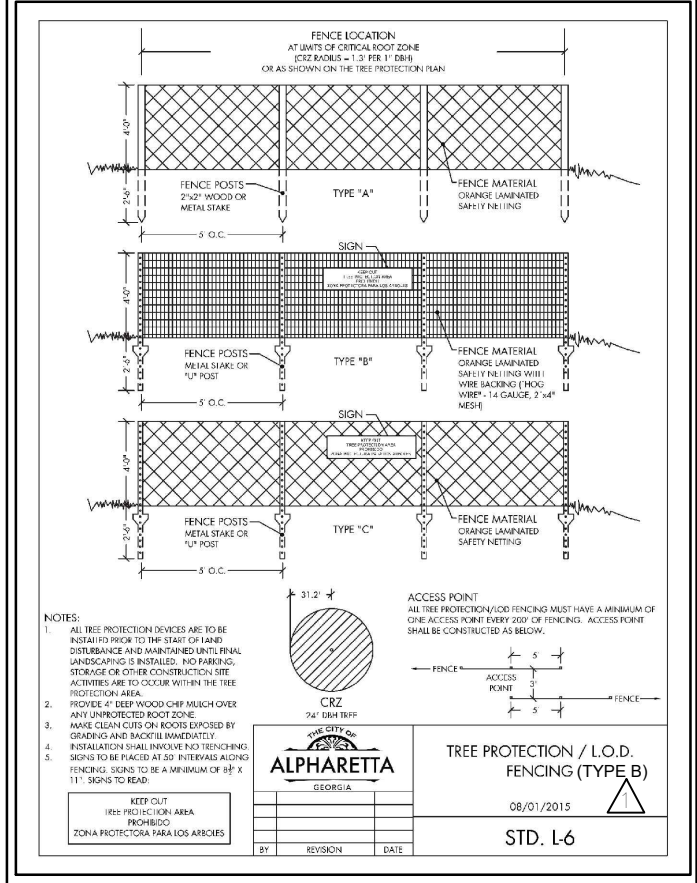
YEAR ONE 2021
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$150
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$150

YEAR ONE 2022
MYCORRHYZAL TREATMENT ABOVE REFERENCED TREES COST: \$150
TRADITIONAL FERTILIZATION ABOVE REFERENCED TREES COST: \$150



SITE PLANS ARE NOT A PART OF BUILDING PLAN REVIEW
Site plans are reviewed and permitted separately contact the project civil engineer for the correct City reviewed plans

- ### DEMOLITION NOTES
- All demolition work shall proceed in accordance with contract specification.
 - Contractor to clean areas adjacent to demolition and remove garbage and debris.
 - Coordinate with owner regarding salvage or disposal of any items /equipment to be removed/demolished.
 - All existing trees to remain shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a 4 FT. approximate height. The protective fencing shall be located per the tree protection detail.
 - The owner is responsible for maintenance of all landscape.
 - All plant material shall be maintained in a healthy and growing condition.
 - All plant material which dies shall be replaced with plant material of equal or better value.



Erosion Control Notes:		
1. The construction pad shall be maintained in a condition that will prevent tracking or flow of mud onto public streets. 2. Silt fences and hay bale barriers shall be cleaned or replaced and maintained in functional condition until permanent erosion control measures are established. All silt fences and other temporary measures will be removed by the contractor/developer when the site is stable. 3. Silt fence fabric shall be comprised of GA. Department of Transportation qualified products section 171, type "c", for silt fence fabric. Type "a" silt fence fabric and construction may be allowed with prior written approval from the land development inspector. 4. All grassing shall be in accordance with Chapter 6, Section III, "vegetative practices" of the Manual for Erosion and Sediment Control in Georgia. 5. All other work shall be performed in accordance with the specifications of this same manual. 6. The contractor shall furnish the City a schedule of anticipated starting and completion dates for each sequence of land disturbing activity listed in items one through five above. 7. Erosion control devices will be in place before site disturbance and will be periodically inspected and repaired or restored as needed to function properly until permanent measures are established and project is complete, I.E.: construction exits and silt fences shall be re-topped or cleaned as silt reduces their effectiveness. 8. Any additional construction other than shown on this plan will require additional erosion and sediment control measures and prior approval from the City. 9. Temporary vegetation and/or heavy mulch will be used to stabilize areas. In no case shall a site be left bare for more than fourteen (14) days. 10. All disturbed areas will be permanently landscaped and grassed as quickly as possible. 11. Additional measures may be required to control erosion as determined necessary by city inspectors. 12. Erosion control blankets shall be used on all slopes exceeding 2.5:1. 13. All applications of hydroseed will be followed by ½" to 1" mulch. 14. Sites over 1 acre must prepare multi-stage erosion control plan. 15. No clearing beyond the limits of disturbance shown on the approved plans shall be allowed without approval. 16. No land disturbing activity within any tree save area shall be allowed. 17. Polymers must be used appropriately on all disturbed areas including proposed parking lots to control turbidity. 18. The property owner and contractor are equally responsible for all erosion control activities. 19. Notice is hereby given that all erosion and sediment devices and practices must be installed and maintained at all times. No further notice will be given. Any site upon which the land development inspector finds any deficiency will be subject to an immediate enforcement action without warning. 20. Erosion and sediment control devices must be maintained in a satisfactory condition at all times. 21. All best management practices shall be judged not on appearances but performances only. 22. It is the responsibility of the contractor to obtain qualified professional advice when questions arise concerning design and effectiveness of erosion control devices. 23. Amendments or revisions to the e&s plan which have a significant effect on bmp's with a hydraulic component must be certified by the design professional. 24. Erosion control devices that are installed as directed by the land development inspector but not shown on the approved plan and which also subsequently fail, are the responsibility of the contractor. 25. All temporary and permanent seeding must be performed at the appropriate season. Additional plantings will be necessary if a sufficient stand of grass fails to grow. 26. The land development inspector will determine adequate cover of new plantings. 27. Topsoil shall be stockpiled and used to dress final grades. 28. No disturbance will be allowed within flood plains or wetlands without proper authorization. 29. Erosion control measures will be maintained at all times. Additional erosion and sediment control measures will be necessary if deemed by on-site inspection. 30. Silt fencing must be mirafi 100x fabric, or equivalent substitute. Mirafi 100x specifications: minimum width of 36", mullen burst strength of 200 p.s.i., trapezoid tear strength of 65 lbs., equivalent openings size of #40 u.s. Standard sieve and grab strength of 120 lbs. 31. Silt fences shall not be placed in stream buffer or flood plains. 32. When silt fences become 1/3 full of sediment, the sediment must be removed. 33. The contractor shall furnish weekly reports to the city, which indicates the date, person responsible, and notation of all deficiencies and corrections made to all erosion and sediment control devices. 34. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source. 35. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities. 36. Before commencing any land disturbing activity subject to NPDES, the contractor must provide a copy of the Notice of Intent [NOI] sent to EPD and show evidence that the npdes fees have been paid. 37. All persons engaged in land disturbing activities must be certified at the appropriate gswcc level and must provide evidence of such to the land development inspector if asked. Where one or more land disturbing activities are occurring on a site at the same time, each must have the appropriate certification. Those that do not must stop work immediately. 38. A copy of the approved erosion control plan, noi, permit and inspection reports must be kept on site at all times. 39. It is the primary permittee's responsibility to instruct all other permittee's along with their sub-contractors as to their responsibilities under npdes. 40. The design professional who prepared this e&s plan must inspect the installation of bmp's within 7 days after initial construction begins. This report shall be kept on site and submitted to the city. 41. Non-exempt activities shall not be conducted within the 25 or 50 foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits. 42. Waste materials shall not be discharged into waters of the state, except as authorized by a section 404 permit.		

SITE PLANS ARE NOT A PART OF BUILDING PLAN REVIEW		
Site plans are reviewed and permitted separately contact the project civil engineer for the correct City reviewed plans		

Project Duration ESC Notes:		
Burial of construction debris is not permitted onsite.		
A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.		
Any disturbed area left exposed for a period of greater than 7 days shall be stabilized with mulch or temporary seeding.		
All disturbed areas left mulched after 30 days shall be stabilized with temporary grassing.		
Contractor shall inspect control measures at the end of each working day to ensure measures are functioning properly.		
Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source as directed by the onsite inspector or design professional.		
Failure to install, operate, or maintain all erosion control measures will result in all construction being stopped on the job until such measures are corrected back to the approved erosion control plans.		
The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.		

Erosions and Sediment Control Notes:		
Waste materials shall not be discharged into waters of the state, except as authorized by a Section 404 permit.		
Non exempt activities shall not be conducted within the 25 foot and 50 foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits.		
Any amendments and revisions to the erosion, sediment and pollution control plan which have significant effect on BMP's with hydraulic component must be certified by the design professional.		
Notify the City inspector 24 hours before beginning each phase of construction.		
All construction work and materials on this site, shall conform to the minimum standards and specifications of the Georgia Department of Transportation, latest editions.		

Erosions and Sediment Control Notes:		
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Alpharetta REVIEWED FOR CODE COMPLIANCE CITY OF ALPHARETTA BUILDING CONSTRUCTION DIVISION		
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GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

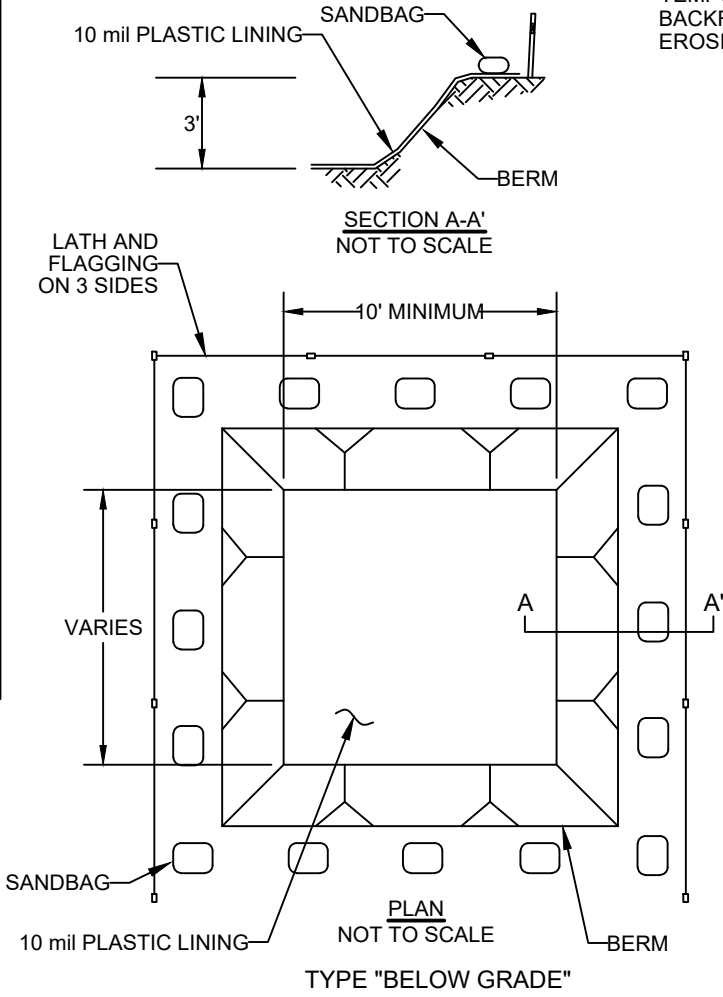
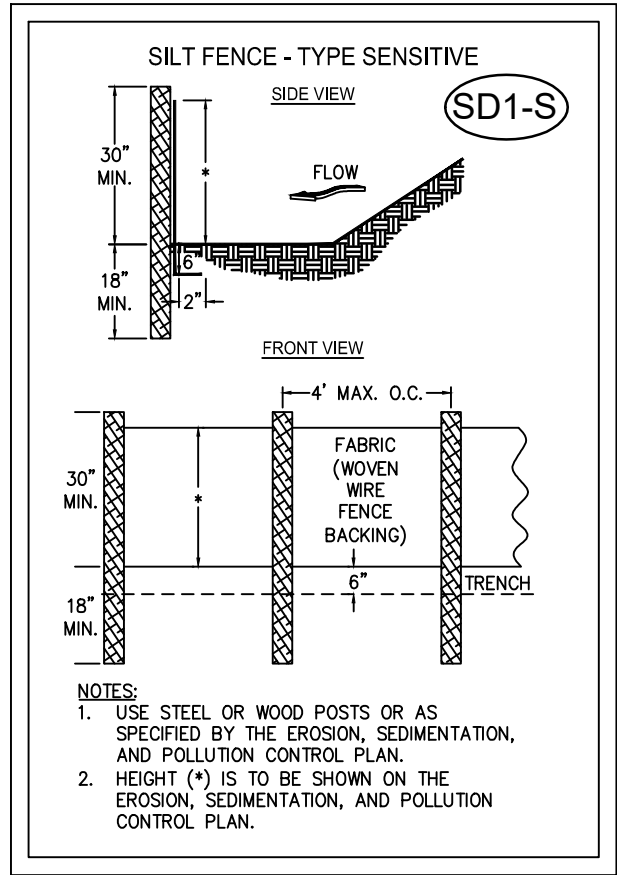
GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

GoSWCC (Amended - 2013)

VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

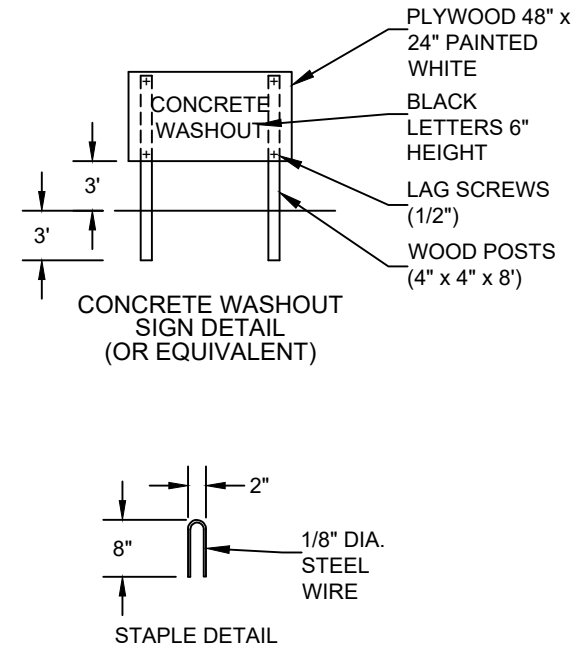
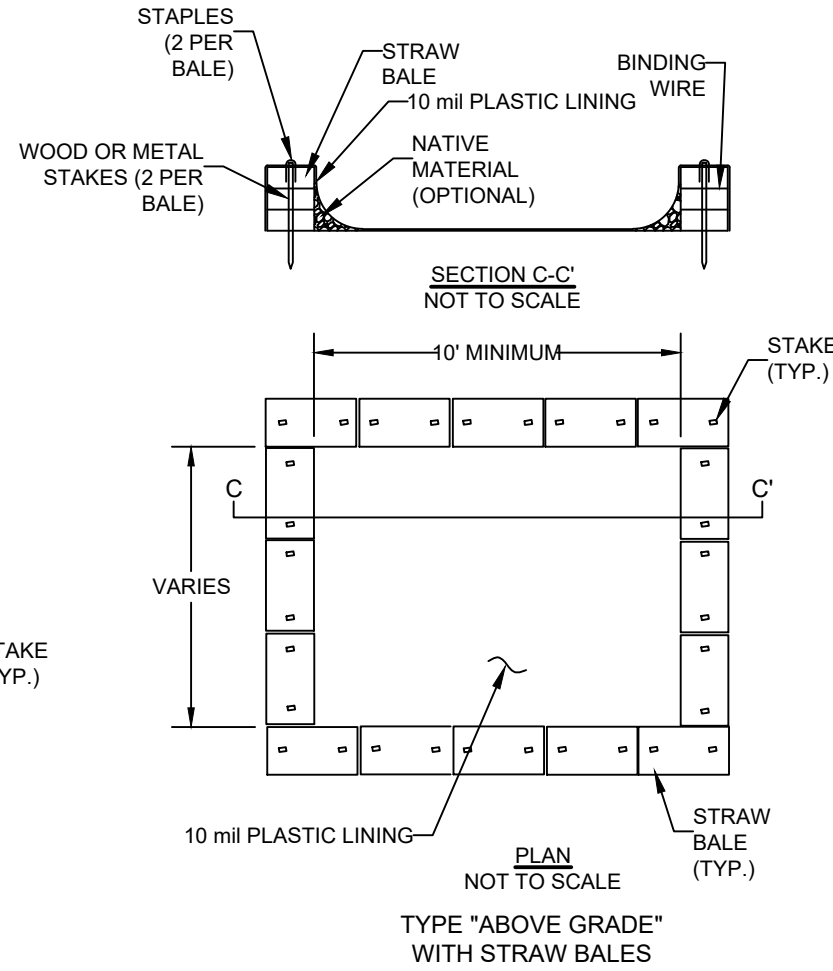
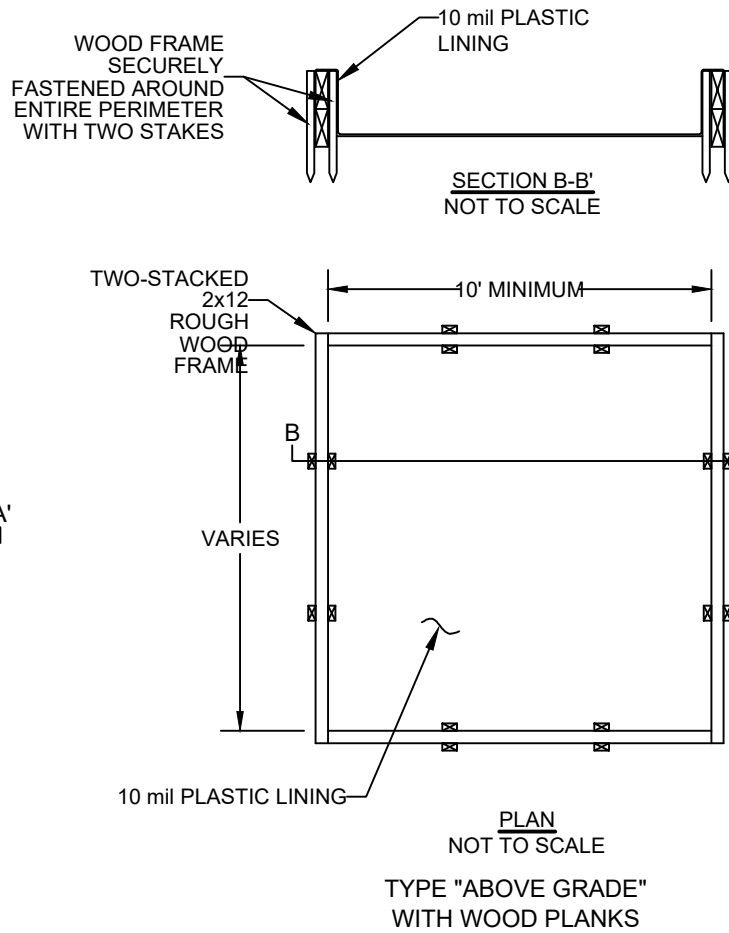
REVISIONS			 2395 Pleasantdale Road Suite 12 Atlanta, GA 30340 Tel: (678) 367-3307 www.bellareed.com	LEGEND		DESIGNED BY: DRAWN BY: CHECKED BY: APPROVED BY: DATE: 07/02/2021 SCALE: NONE	Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004 EROSION CONTROL NOTES & SYMBOLS	DRAWING NO.	
△	DATE	DESCRIPTION						C-4	SHEET 4 OF 8

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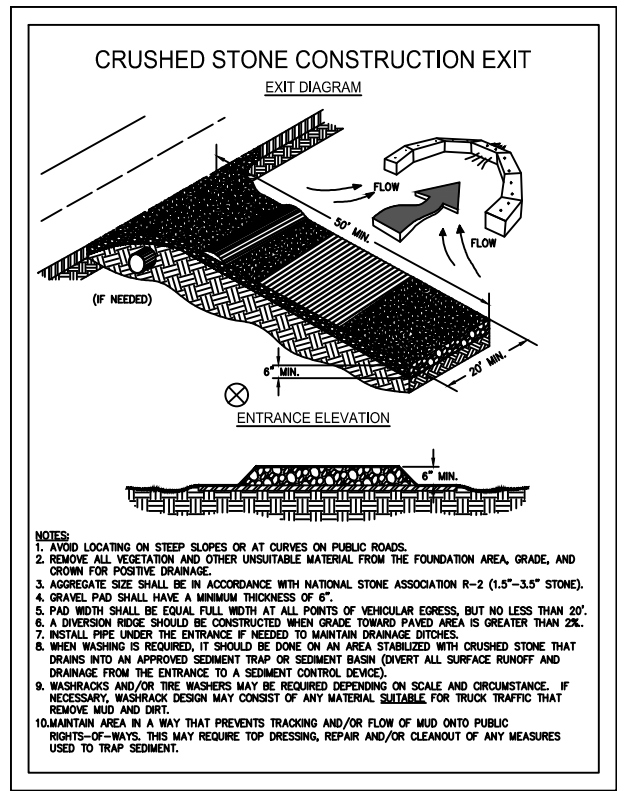


MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.

HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CONCRETE WASHOUT



SITE PLANS ARE NOT A PART OF BUILDING PLAN REVIEW

Site plans are reviewed and permitted separately contact the project civil engineer for the correct City reviewed plans

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

- Grade to permit the use of equipment for applying and anchoring mulch.
- Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
- Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

- Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

- Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
 - Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
 - Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.
- Applying Mulch
- When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
- Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
 - If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
 - Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of "tracking in" or damage to shoes, clothing, etc.
 - Apply polyethylene film on exposed areas.

Anchoring Mulch

- Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifiers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifiers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
- Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
- Polyethylene film shall be anchored trenched at the top as well as incrementally as necessary.

DEFINITION

The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	9/15-2/1

* Unusual site conditions may require heavier seeding rates
 ** Seeding dates may need to be altered to fit temperature variations and conditions.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

REVISIONS	
DATE	DESCRIPTION

LEGEND	

B BELLAREED LUXURY POOLS
2395 Pleasantdale Road Suite 12 Atlanta, GA 30340 Tel: (678) 367-3307 www.bellareed.com

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 07/02/2021	
SCALE: NONE	

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
EROSION CONTROL DETAILS

DRAWING NO.
C-5
SHEET 5 OF 8

DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. TEMPORARY METHODS

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tb-Tackifiers and Binders. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See standard Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tb-Tackifiers and Binders.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. PERMANENT METHODS

Permanent Vegetation. See standard Ds3 -Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable

DUST CONTROL ON
DISTURBED AREAS
REVISIONS

DEFINITION

A permanent vegetation using sods on highly erodible or critically eroded lands.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow .

CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
- On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

Ds4
DISTURBED AREA STABILIZATION
(WITH SODDING)

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ±1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	Warm Weather
Bahiagrass	Pensacola	P,C	Warm Weather
Centipede	-	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool Season Grasses	First Second Maintenance	6-12-12	1500	50-100
		6-12-12	1000	-
		10-10-10	400	30
Warm Season Grasses	First Second Maintenance	6-12-12	1500	50-100
		6-12-12	800	50-100
		10-10-10	400	30

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization..

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

oncentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

Ds3
DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:
1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR
PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDENZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates

** Seeding dates may need to be altered to fit temperature variations and conditions.

Alpharetta
GEORGIA • USA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

SITE PLANS ARE NOT A
PART OF BUILDING
PLAN REVIEW

Site plans are reviewed and permitted
separately contact the project civil engineer
for the correct City reviewed plans

REVISIONS

△	DATE	DESCRIPTION

LEGEND



2395 Pleasantdale Road
Suite 12
Atlanta, GA 30340
Tel: (678) 367-3307
www.bellareed.com

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/02/2021
SCALE: NONE

Elijah & Courtney Heirs
5090 Jonquilla Drive
Alpharetta, GA 30004

EROSION CONTROL
DETAILS

DRAWING NO.

C-6

SHEET 6 OF 8

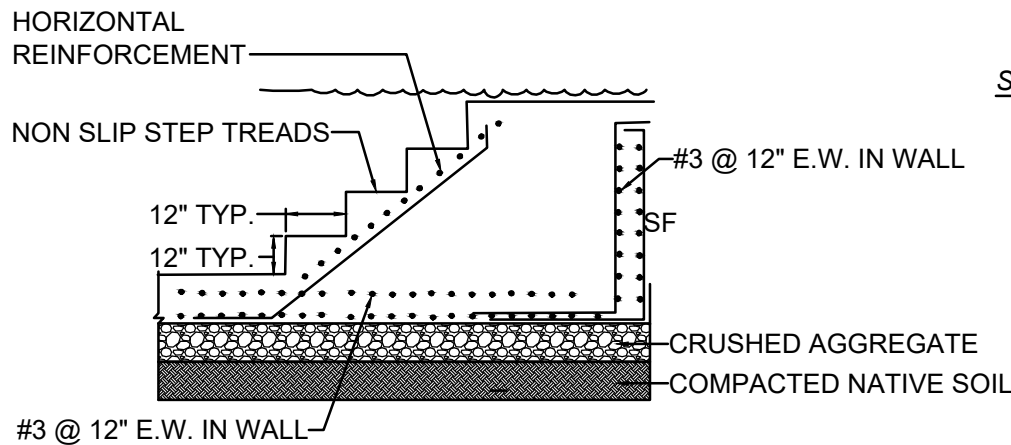
Pool Dimensions
Maximum length: 42'
Maximum width: 24'
Minimum depth: 3.5'
Maximum depth: 6.0'
Perimeter feet: 126'
Square feet: 775

Pool Equipment
Pump:
Pentair Variable
Filter:
Cartridge
Chem Type: Salt
Lighting: (4) 12
Volt LED
Heater: 400k
btu
Reinforcement:
Steel C x C: 12 inch
Rebar Size: #3 3/8"
Piping:
Returns: 2 w/2"
Pipe
Skimmer: 1 w/2"
Pipe
Drain: VGB
Compliant Double Anti
Vortex
Auto sweep: Pentair
Legend
Coping:
Travertine
Tile: 6X6
Stone
Inside Finish: Pebble
Plaster

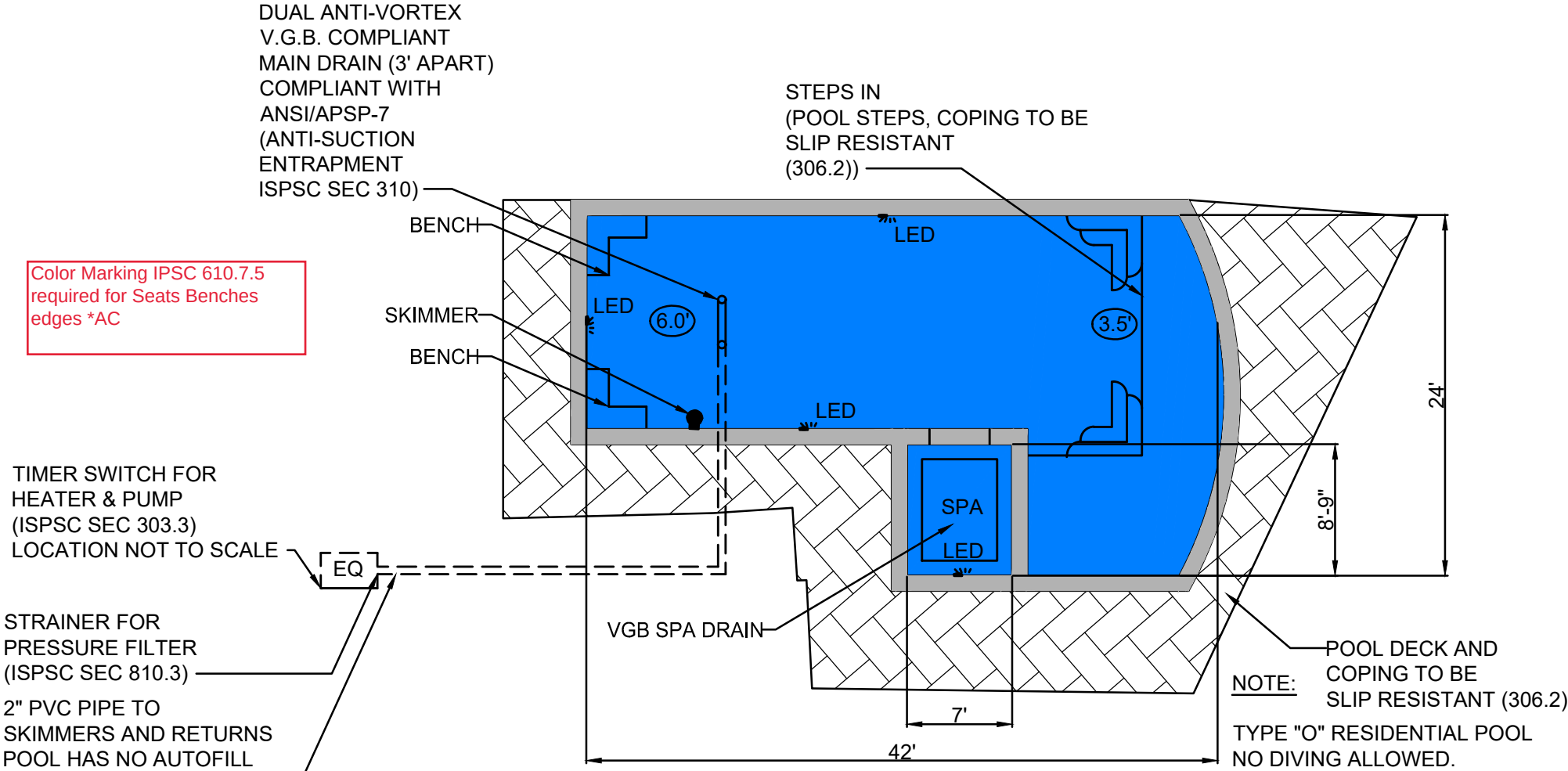
1 SPECIFICATIONS

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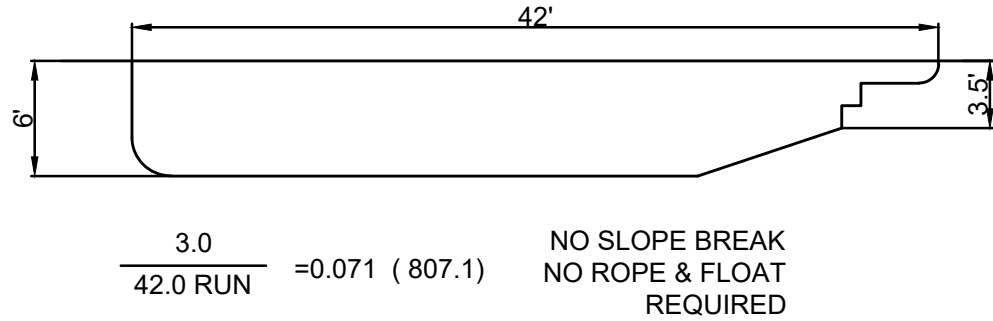
- #3 (3/8") REBAR SCH. 40 SPEC. 615 USED THROUGHOUT POOL EXCEPT IN BEAM.
- STEEL WILL BE 12" O.C, EXCEPT IN BOND BEAM.
- STARTING AT 6 1/2" DEPTH AND RUNNING AROUND THE DEEP END BOWL TO THE OPPOSITE SIDE OF THE POOL AT THE 6 1/2" DEPTH, #3 REBAR SHALL BE INSTALLED ON 12" CENTER, 10" LONG BARS WILL START AT THE TOP OF THE BEAM AND BE SPICED INTO THE FLOOR.
- ALL STEEL TO BE CONTINUOUS BY SPlicing.
- ALL SPLICES SHOULD BE APPROXIMATELY 18" WITH A MINIMUM OF 12" AND TWO TIES.
- ALL STEEL WILL BE BLOCKED 2" OFF DIRT.
- ADD #3 @ 10'-0" LONG @ 12" VERT. MAKING A TOTAL OF #3 VERT. @ 6" O.C. #3 TO BEGIN 2'-0" INTO THE FLOOR AND EXTEND UPWARD INTO THE WALL, ADD #3 @ 6" O.C. 2" INTO SHALLOW END EXTENDING DOWN, BREAK 2" DEEP ONTO THE DEEP END FLOOR.



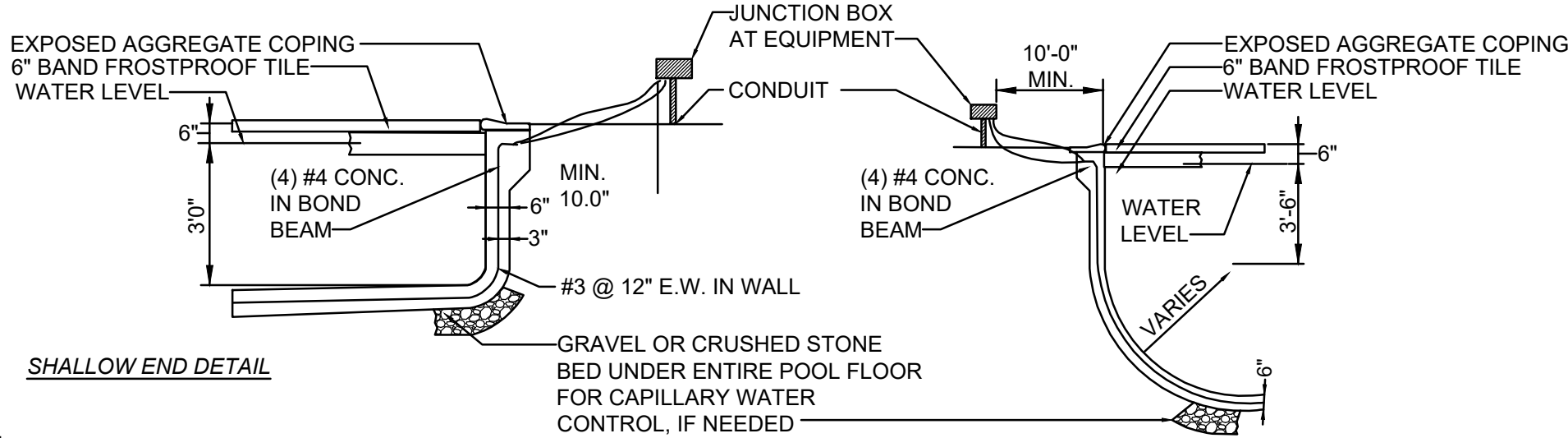
4 STEP DETAIL
BENCH ENTRY/EXIT (809.3)
SHALL NOT EXCEED
20" IN DEPTH (809.9)



2 POOL PLAN
SCALE: 1" = 10'

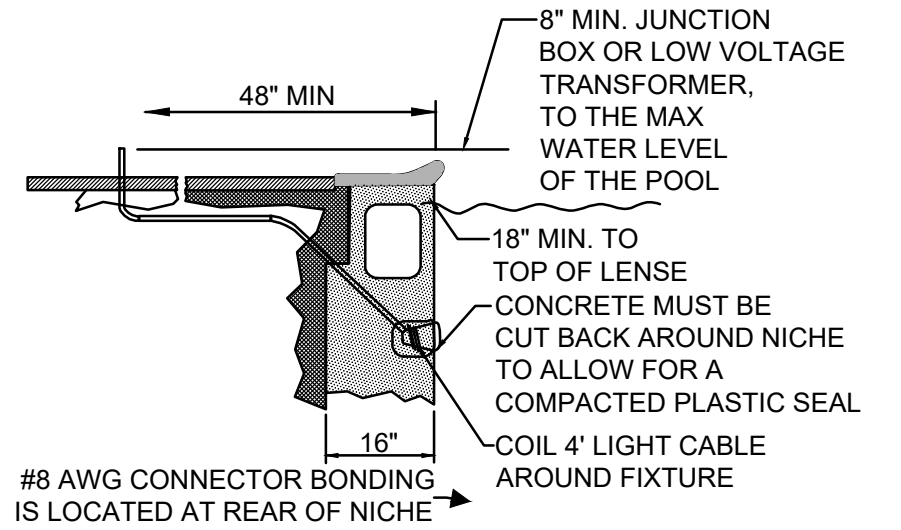
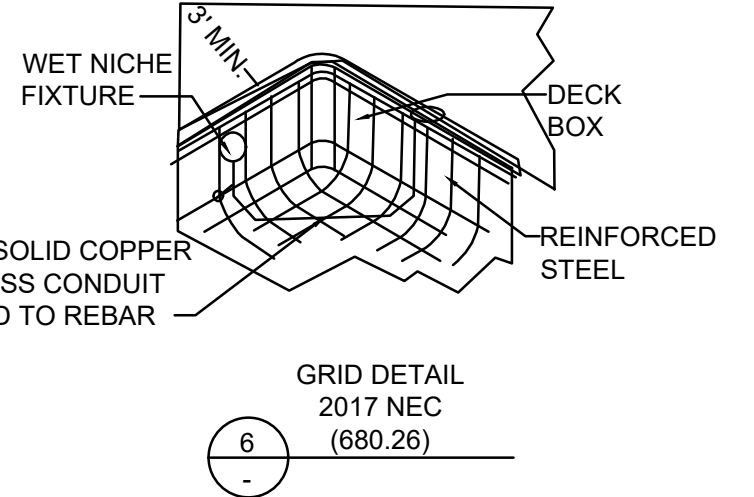


3 POOL PROFILE
SCALE: 1" = 10'

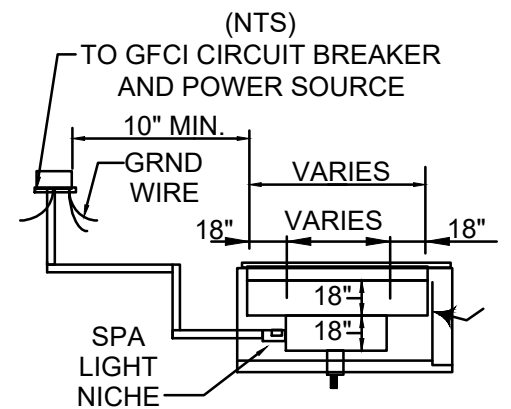


5 WALL DETAIL

EQUIPOTENTIAL BONDING AND BONDING GRID:
" BONDING SHALL BE DONE IN ACCORDANCE WITH SECTION 680.26 OF THE NATIONAL ELECTRICAL CODE (NEC)"



7 WET NICHE FIXTURE



8 SPA DETAIL



KEEP ON JOB SITE
REVIEWED PLAN SET
MUST BE AVAILABLE FOR
CITY OF ALPHARETTA INSPECTIONS
AT ALL TIMES
NO PLANS = NO INSPECTIONS

D:\5090 Jonquilla Drive\DWG\C-7 C-B.dwg

REVISIONS		
Δ	DATE	DESCRIPTION

LEGEND	



DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE: 07/02/2021
SCALE: AS NOTED

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004
POOL DETAILS
SHEET 7 OF 8

DRAWING NO. C-7



TRULY ONE OF A KIND

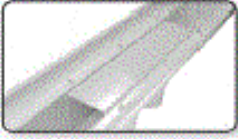
The only drain of its kind available. Get peace of mind with our maximum safety drain that also cleans your pool! Install only one drain for up to two pumps. Requires minimum plumbing yet provides maximum protection and compliance with anti-entrapment codes.

BENEFITS:

- » **UNBLOCKABLE.**
 - » Designed with large opening for large debris removal. Most other certified drains are for circulation only.
 - » Requires no vent line or SVRS per ANSI/APSP 7 standard.
 - » Perfect for spas, negative/flushing edges, fountains, sheer descents and all other water features.
 - » Easy Installation.

SAFETY ENGINEERED

- » Listed and certified by NSF International to the Virginia Graeme-Baker Act and ASME/ANSI A112.19.8a-2008 and it is certified up to 227 GPM.
- » List by NSF 50.
- » Full compliance with anti-entrapment codes.
- » Throw-away cover to provide protection during construction.
- » Dual levels of protection with the AVSC safety baffle providing a second level of protection in the event the main cover is removed.



SAFETY FIRST
Safety baffle over interior inlet.

Toll Free 800.851.8492 Local 402.256.6935 Fax 402.532.4896
3750 West Indian School Road Phoenix, Arizona 85019
www.aandmfg.com
Resale pending.

FEATURES

- » Available in two models, Single & Dual Inlet.
- » With the dual inlet design and a flow rate of 227 GPM, pool builders can use one AVSC Drain for two pumps. Think of the savings!
- » The AVSC Drain comes with:
 - » Pre-installed pressure test plug.
 - » 10 safety-protected Torx® screws to secure the cover.
 - » Construction Cover.
- » Available in multiple colors.
- » Optional Hydrostatic Valve connection.

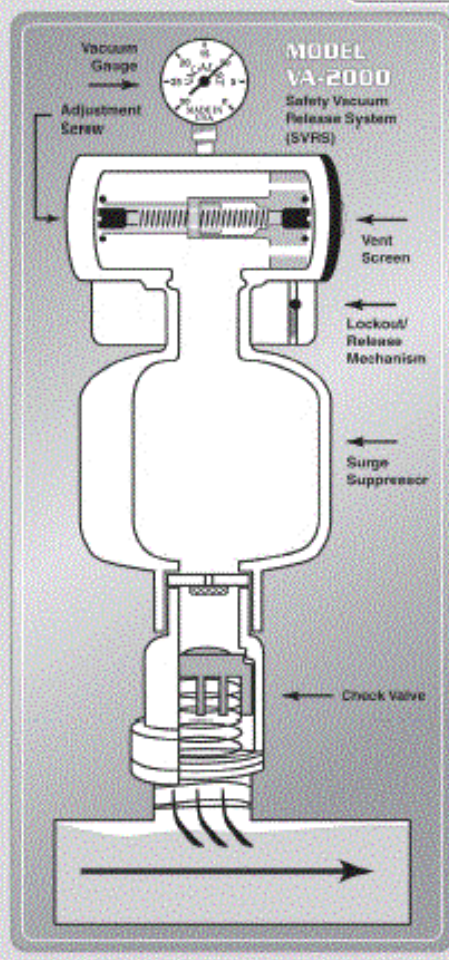


UNBLOCKABLEDRAIN.COM



SAFETY VACUUM RELEASE SYSTEM

SVRS



MANUFACTURED BY
VAC-ALERT® INDUSTRIES, LLC
FORT PIERCE, FLORIDA
www.vac-alert.com

Vac-Alert® Model VA-2000 SVRS Unit Reacts In Less Than A Second To Quickly Release Dangerous Pump Suction Vacuum.

A Totally Mechanical, Non-Electric Safety System, The VA-2000 SVRS is Easy To Install, Adjust And Test.

Vac-Alert's Fail Safe Design Is Manufactured With Only Engineered Plastics And Type 316 Stainless Steel For Long-Life And Reliable Service.

The VA-2000 SVRS Provides A Critical Layer Of Protection Against Body Or Limb Drain Suction Entrapment.

Tests Conducted By Independent, Third Party Laboratory Demonstrate That Vac-Alert's Model VA-2000 Meets Or Exceeds The Performance Requirements Of ASME/ANSI A112.19.17 - Manufactured Safety Vacuum Release Systems.

The VA-2000 SVRS Is Backed By A 3-Year Limited Manufacturer's Warranty.

FOR SALES AND SERVICE CONTACT:

SITE PLANS ARE NOT A
PART OF BUILDING
PLAN REVIEW

Site plans are reviewed and permitted
separately contact the project civil engineer
for the correct City reviewed plans

Alpharetta
GEORGIA

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

KEEP ON JOB SITE

REVIEWED PLAN SET

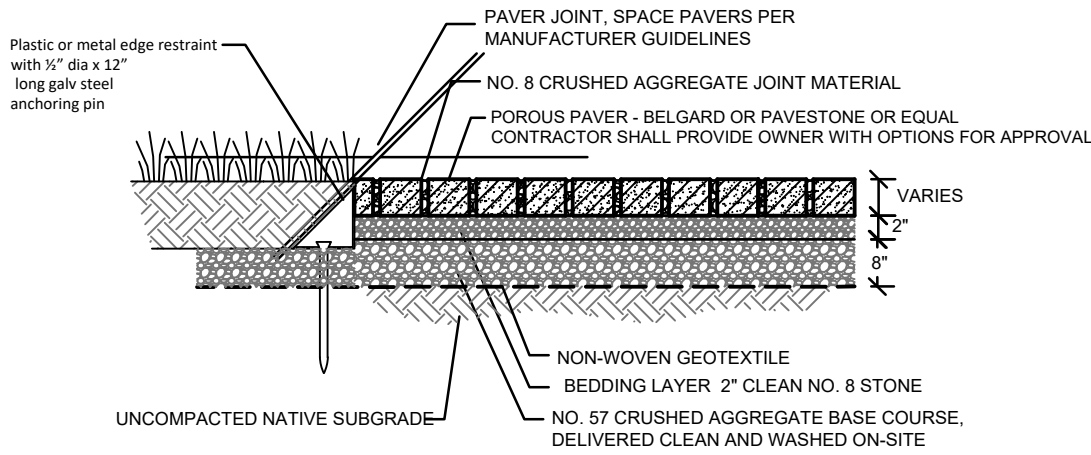
MUST BE AVAILABLE FOR

CITY OF ALPHARETTA INSPECTIONS

AT ALL TIMES

NO PLANS = NO INSPECTIONS

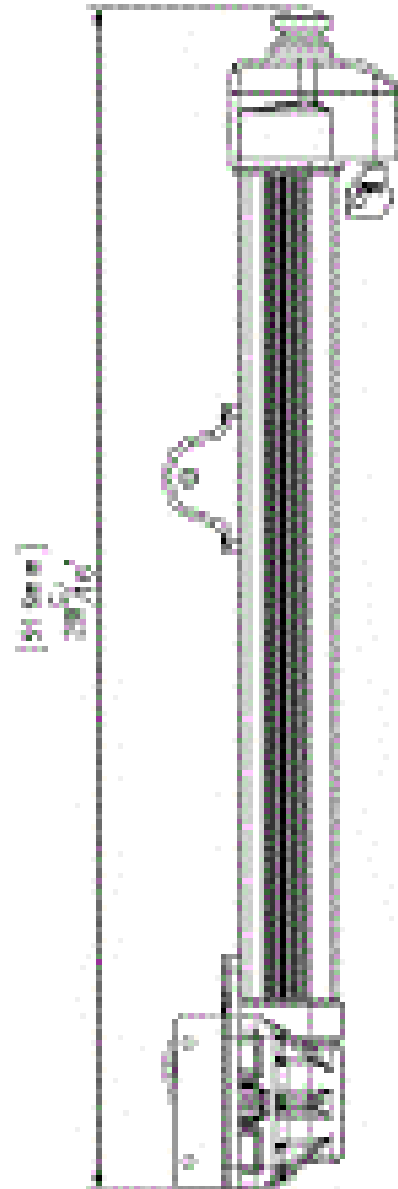
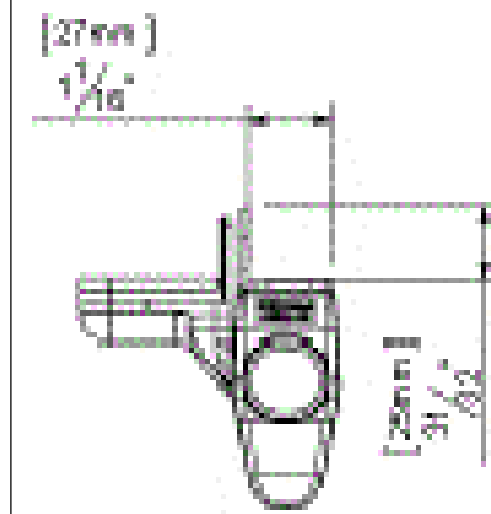
INSTALL BELGARD Eco Brick
PERMEABLE PAVERS OR EQUAL



PERMEABLE PAVER NOTES

1. A FIELD TEST SHOWING THAT NATIVE SOILS WILL HAVE MINIMUM DESIGN INFILTRATION RATE OF 0.1 INCHES/HOUR SHALL BE SUBMITTED.
2. THE GENERAL CONTRACTOR SHALL SUBMIT A NARRATIVE IDENTIFYING HOW PERVIOUS PAVEMENT SURFACES WILL BE PROTECTED FROM RECEIVING SEDIMENT DURING THE ENTIRE CONSTRUCTION PROJECT.
3. THE FULL EXTENT OF THE POROUS PAVEMENT AREA SHALL BE FENCED OFF UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
4. CALL THE LANDSCAPE ARCHITECT 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
5. AGGREGATE BASE COURSE SHALL BE DELIVERED CLEAN (2% WASH LOSS) AND WASHED ON-SITE TO REDUCE WASH LOSS TO 0.5%. THIS MAY BE DONE BY HOSEING THE ROCK OFF WHILE STILL IN THE DELIVERY TRUCK OR AFTER STOCKPILING. SCOOP FROM THE TOP AND PLACE ROCK. HOSE OFF AS NEEDED AS THE PILE DIMINISHES SINCE FINES WILL MIGRATE TO LOWER LEVELS OF THE PILE.
6. INSTALL PAVERS PER MANUFACTURER'S SPECIFICATIONS

MANUFACTURED PERMEABLE PAVER



MAGNALATCH TOP PULL - MLTPS2BGA
TO BE ADDED TO EXISTING GATE



EXISTING 5' HIGH WOOD FENCE

ISPSC Section 305.4

Where a wall of a dwelling or structure serves as part of the barrier, doors and operable windows with a sill height of less than 48 inches that provide direct access to the aquatic vessel through the wall, shall be equipped with one or more of the following:

1. An alarm that produces an audible warning when the door or its screen or window is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structure not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches or more above the threshold of the door. In dwellings or structures required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not greater than 54 inches and not less than 48 inches above the threshold of the door.

REVISIONS		
Δ	DATE	DESCRIPTION
2	09-21-21	PER CITY OF ALPHARETTA

LEGEND

 2395 Pleasantdale Road Suite 12 Atlanta, GA 30340 Tel: (678) 367-3307 www.bellareed.com	DESIGNED BY:
	DRAWN BY:
	CHECKED BY:
	APPROVED BY:
	DATE: 07/02/2021
	SCALE: NONE

Elijah & Courtney Heirs 5090 Jonquilla Drive Alpharetta, GA 30004	POOL DETAILS	DRAWING NO. C-8 SHEET 8 OF 8

Mrs & Mr. Nagy

2135, Knightsbridge Way

Alpharetta, GA, 30004

Re: 5090, Jonquilla Dr Alpharetta, 30004

I am writing on behalf of Bellareed Luxury Pools, the developer of 5090, Jonquilla Dr, Alpharetta, 30004, which is located directly to the west of your property. On August 16th I performed a survey of the trees located on 5090 Jonquilla DR, per the requirements of the City of Alpharetta. The assessment is included with this letter.

Based upon the survey and the location of the proposed improvements one of your trees is on the border and might be impacted by the construction within the allowable limits in the code.

This tree can be found on the attached map along the shared property line and is listed as a 24" white Oak (number 15).

Bellareed Luxury Pools had requested that I inform you, as the owner of the tree, of the impacts of the construction on the viability and longevity of this tree and what the expected outcomes for survivability are.

The installation of the silt fence, grading activities, and construction of the structure might impact the rooting zone of this tree by approximately 28.48 percent (20 percent max is allowable). These impacts without tree care may cause this tree to decline within the next 15 years. However, the proposed tree care plan can offset these impacts. If followed, the proposed care will offset the impacts to the tree rooting system and increase its chances of survival.

Based upon the above information Bellareed Luxury Pools asked me to provide you with the below options. If you agree to any of the options below, please place your initials in the space provided to the left of the option(s).

I have also provided a line at the bottom for you to sign and print your name.

Your initials and signature will constitute an agreement between yourself and Bellareed Luxury Pools and allow access to your property by the tree care company .

Options

___1. You understand the White Oak identified above and on the attached map will be impacted by the construction but are agreeing to the implementation of the tree care

plan provided.

☒ 2. You understand the Oak identified above and on the attached map will be impacted by the construction and you do not want any tree care to be provided to this tree.

Once you have completed this letter please return it to me by scanning and emailing it to permits@bellareed.com

Thank you and please let me know if you have any questions.

gerry.korzi@arborlogicllc.com

(770) 402-6049

Sincerely,

Gerry Korzi,

Arborlogic LLC

Please sign, print name and date below


Signature

Danielle Nagy
Print Name

9/15/2021
Date



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ERIC GRAVES

I. AGENDA ITEM TITLE: V-21-28 5070 NORTH SOMERSET FENCE VARIANCE

BOARD OF ZONING APPEALS: JANUARY 20, 2022

II. RECOMMENDATION:

Approve V-21-28 5070 North Somerset Fence Variance, subject to the following conditions:

1. An eight-foot (8') privacy fence shall be permitted as depicted on the submitted plans.

III. REPORT IN BRIEF:

The applicant, Eva Groener, is requesting consideration of a variance to increase the height of a residential privacy fence enclosing the rear yard from six-feet (6') to eight-feet (8'). The City's Code Enforcement placed the applicant on notice that the fence did not comply with the City's height regulations for residential fences. The subject property is located at 5070 North Somerset Lane in the Somerset at Henderson Village subdivision.

DISCUSSION

The submitted request, if approved, would allow an eight-foot (8') privacy fence to remain on a residential property. The fence has already been constructed enclosing the rear yard. The subject property is located at 5070 North Somerset Lane in the Somerset at Henderson Village subdivision.

The subject property is developed with a 2-story detached residential unit and is zoned CUP (Community Unit Plan) and located in the Henderson Village Master Plan. Surrounding properties are zoned CUP and located in the Somerset at Henderson Village subdivision.

Unified Development Code (UDC) Subsection 2.3.6 Fence and wall requirements, states the following: "Height of fences and walls used as fences shall not exceed six (6) feet on residential property and eight (8) feet on non-residential property. These limits may be exceeded by up to 50% on sloped lots where the appearance of an even fence line is desired."

The applicant's exhibit depicts an eight-foot (8') fence and gate within about a twenty-foot (20') section connecting to the garage in the front of the property to the adjacent property at 5080 North Somerset Lane and another section about twenty-feet (20') long between the rear of the home and the neighboring property at 5050 North Somerset Lane.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may

be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has an unusual shape with multiple frontages on North Somerset Lane. In addition, the applicant provided letters of no objection from the adjacent property owners and the HOA. The fence has limited visibility from North Somerset Lane.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would require the property owner to reconstruct or modify the existing fence in order to comply with the maximum six-foot (6') fence height. The property has an unusual shape, abutting two side yards in close proximity to neighboring structures. In addition, the applicant provided letters of no objection from the adjacent property owners.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has an unusual shape, abutting two side yards in close proximity to neighboring structures. In addition, the applicant provided letters of no objection from the adjacent property owners.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's proposal should not cause a substantial detriment to the public good. The property has an unusual shape, abutting two side yards in close proximity to neighboring structures. In addition, the applicant provided letters of no objection from the adjacent property owners.

CONCURRENCES

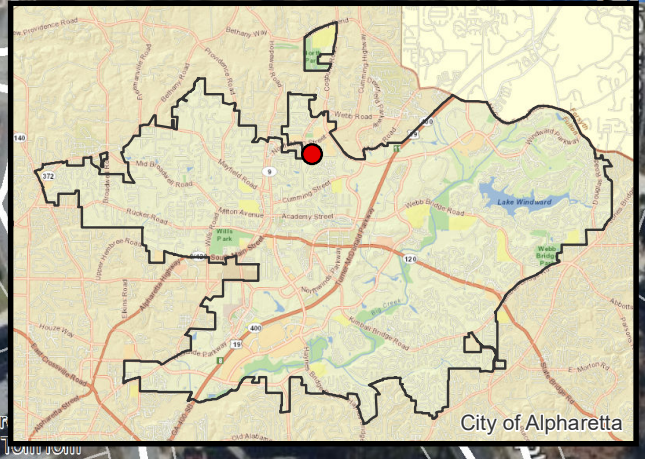
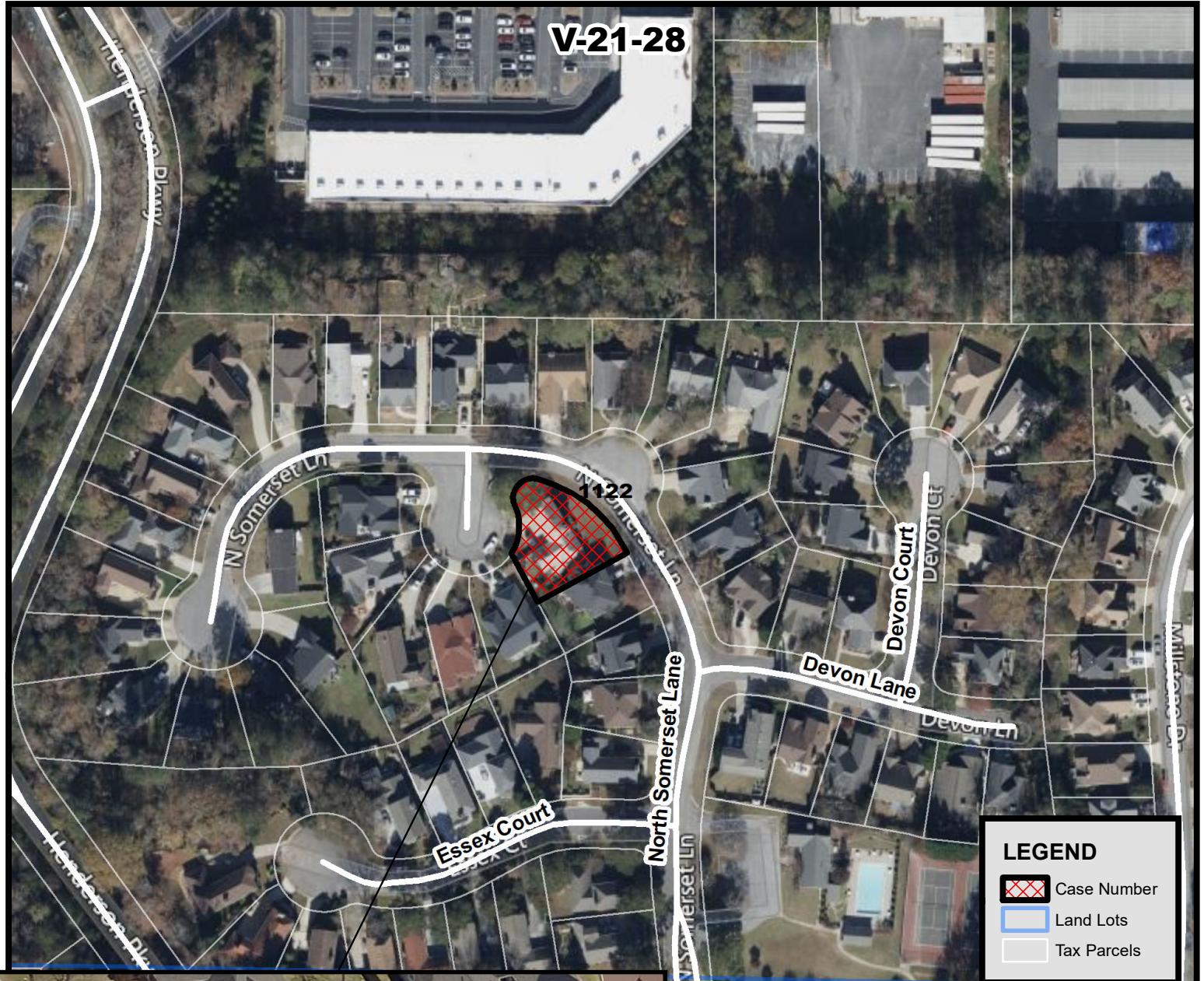
City Staff has reviewed the applicant's proposal and finds that the variance does not conflict with the established criteria. The subject property has an unusual shape, abutting two side yards in close proximity to neighboring structures. In addition, the applicant provided letters of no objection from the adjacent property owners and the HOA.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners and the Somerset at Henderson Village HOA of the variance request and intent for the property. Letters of no objection from HOA and the adjacent property owners were provided by the applicant.

IV. ATTACHMENTS:

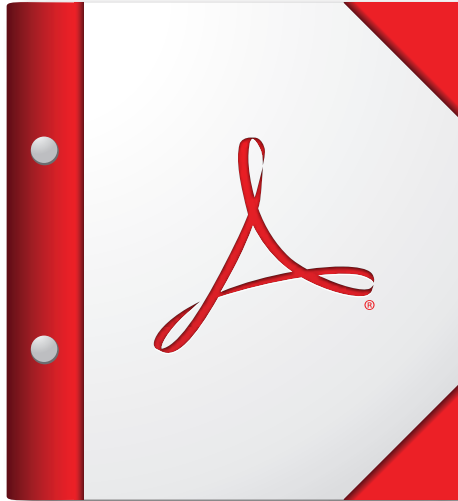
- Aerial Imagery
- Photographs



Location Map
Fence Variance
5070 North Somerset Lane

V-21-28
D/LL: 2/2/1122
BZA Date: 1/20/22

Location Map Provided by:
Community Development - GIS



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Variance application for 8ft fence

Contact Name: Eva Groener Telephone: 4048629843

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Parties involved:

- HOA
- 2 neighbors (5080 N Somerset Lane, 5050 N Somerset Lane)

No objections or concerns by any of the parties.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|--|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: _____

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

FOR OFFICE USE ONLY

Case #: PHA 210049

PH #:

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: PC

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Eva Groener

Telephone: 4048629843

Address: 5070 N Somerset Lane

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Fax: _____

Mobile Tel: 4048629843

Email: eva@monika-groener.de

Subject Property Information:

Address: 5070 N Somerset Lane

Current Zoning: _____

District: _____ Section: _____ Land Lot: 18 Parcel ID: _____

Proposed Zoning: _____

Current Use: Private residence

This Application For *(Check All That Apply)*:

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Private residence.

Applicant's Request (Please itemize the proposal):

I kindly ask to get approval for an 8ft fence. Our HOA as well as the neighbors do not object (see attached letters).

Applicant's Intent (Please describe what the proposal would facilitate).

- 1) More privacy, especially regarding my bedroom. People were able to look into my bedroom from the street.
- 2) Safer backyard for my son.
- 3) Comply with HOA rules: Make sure certain items in the backyard (shed, Hollywood swing, trampoline) are not visible from the street.
- 4) Provide a NEW and nice looking fence to increase the value of the property and make sure my property looks nice for passers-by.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Eva Groener

Telephone: 4048629843

Address: 5070 N Somerset Lane

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Eva Groener

Telephone: 404-862-9843

Address: 5070 N Somerset Lane

Suite: _____

City Alpharetta

State: GA

Zip: 30004

So Sworn and Attested:

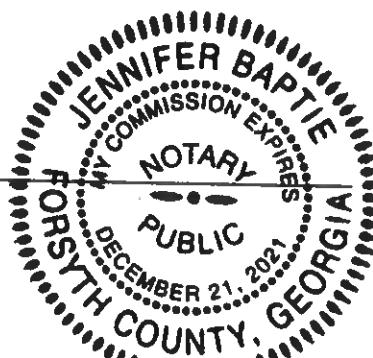
Owner Signature: Eva Groener

Date: 10/18/21

Notary:

Notary Signature: J. Baptie

Date: 10/18/21



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: **Eva Groener**

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: **Groener Eva**

Digitally signed by Groener Eva
Date: 2021.10.14 10:13:10 -04'00'

Date: **10/14/2021**

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Not applicable.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes.

- 1) People were able to look into my bedroom from the street.
- 2) Backyard would be less safe for my son.
- 3) I would need to remove my shed, Hollywood swing, trampoline from my backyard to comply with HOA rules, which say that items in the backyard may not be visible from the street.
- 3) Significant financial loss.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

There are already various 8ft fences in the neighborhood, hence it goes in line with what people have been doing there.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No. It might increase the value of surrounding properties as there was a very old, rotten fence before.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

5050 N Somerset Lane

5080 N Somerset Lane

HOA of Somerset

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|---|
| ☒ Letter | ☒ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

I talked to all my neighbors as well as to our HOA.
My neighbors like the plan.

Letter of no objection

Purpose: 8ft fence for 5070 N Somerset Lane, Alpharetta, GA 30004

I, the neighbor from 5050 N Somerset Lane, Alpharetta, GA 30004,
herewith declare that I have no objections regarding an 8ft fence for my
neighbor's property.

Date: October 13, 2021

JEFF PAULIN

Printed name

J. Paulin

Signature

Letter of no objection

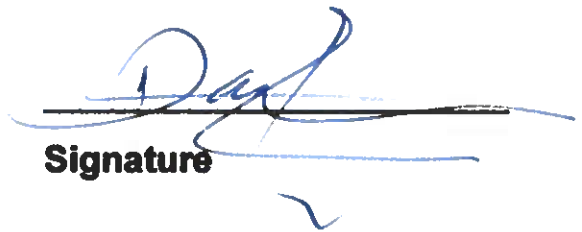
Purpose: 8ft fence for 5070 N Somerset Lane, Alpharetta, GA 30004

I, the neighbor from 5080 N Somerset Lane, Alpharetta, GA 30004,
herewith declare that I have no objections regarding an 8ft fence for my
neighbor's property.

Date: October 13, 2021

NAZHA DAALI

Printed name



Signature



P.O. Box 2458
Alpharetta, GA 30023-2458
770-667-0595 | 770-667-6315 Fax
www.hms-inc.net

Committed to Serving Community Associations in Georgia Since 1993

February 19, 2019

Eva Groener
5070 N. Somerset Lane
Alpharetta, GA 30004

**Ref: Somerset at Henderson Village Homeowners' Assoc., Inc.
Approval of Modification Request
for 5070 N. Somerset Lane**



Dear Eva Groener:

As Management Agent for your Homeowners' Association, I am writing to you regarding the above referenced matter. You recently submitted the following modification request for Somerset at Henderson Village:

to convert area in the corner of yard, where no grass can grow, to a pebble area (river rock) to match pebble area already present in front yard; to replace your fence 7.6-7.8 feet in height

Your modification request has been approved by your Homeowners' Association as submitted.

This approval does not constitute the Homeowners' Association's endorsement of the suitability, safety, or legality of your project. You must still comply with all building codes and set back requirements, and are responsible for obtaining the necessary permits. Additionally, you must also comply with the Declaration of Covenants and any and all community design guidelines, rules, and regulations for Somerset at Henderson Village.

Did you know? You can review the documents that you submitted, download an electronic copy of this letter, and submit another modification request online? After registering and logging in to the HMS community website for Somerset at Henderson Village, www.hms-inc.net, these features are all available on the "Modification Requests" page.

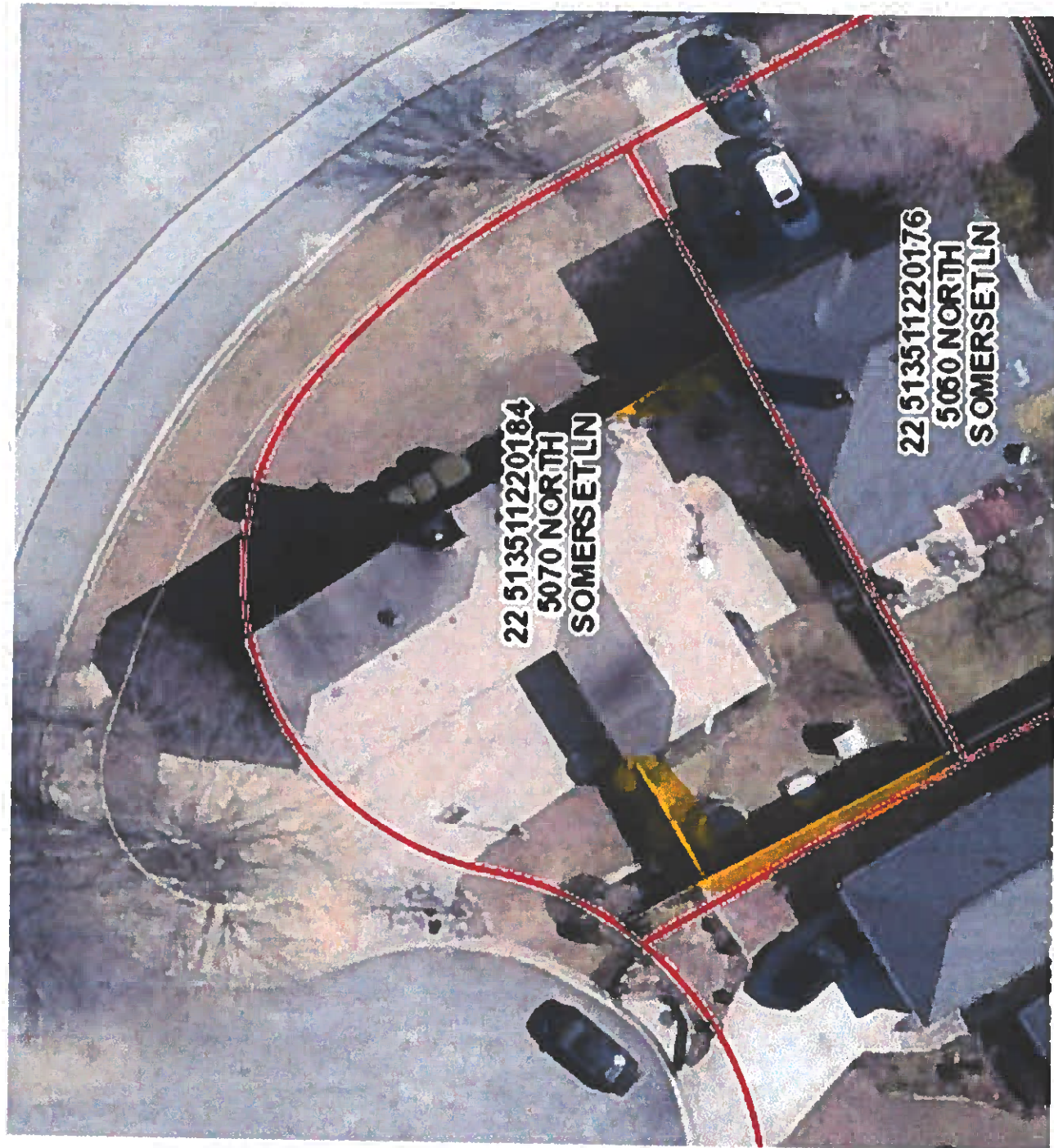
The Homeowners' Association appreciates your patience, and would like to thank you for submitting your request for review. By complying with the Declaration of Covenants and architectural guidelines, you help your Board of Directors maintain and enhance property values and conform to the Community-Wide Standard within Somerset at Henderson Village. If you have any questions, then please contact your Association Administrator at HMS, Helena Adams, by email at Helena.Adams@hms-inc.net.

Regards,

A handwritten signature in black ink, appearing to read 'Stephanie Carmichael'.

Stephanie Carmichael

Management Agent for Somerset at Henderson Village Homeowners' Assoc., Inc.



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5070 NORTH
SOMERSET LN

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