OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-23-102**

DATE ACCEPTED **06/28/2023**

NOTICE TO APPLICANT

Address of Property:
1014 Ferncliff RD NE

City Council District: **7** Neighborhood Planning Unit (NPU): **B**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 07, 2023 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU B is:

Kim Shorter
(404) 482-7460
kimzim@gmail.com

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

Viana McCullum
NM, for Director, Office of Zoning and Development

Eddie Karr

City of Atlanta
Department of City Planning
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

BOARD OF ZONING ADJUSTMENT (BZA) REFERRAL FORM

DATE FILED: June 27, 2023

COUNCIL DISTRICT 7 NPU B APPLICATION NUMBER V-23-102

1. **Edward Karram**
Name of Applicant

SCOPE OF WORK

Construction of 34'x 16' pool.

at 1014 Ferncliff Rd NE 17-8
Street Address **Quadrant** **District & Land Lot**

to be used for **Residential** purposes. The property is zoned **R-3**

2. Prior to the issuance of a Building Permit, the applicant must seek a variance/special exception for the following reasons:

    1. **Applicant seeks a special exception to place a recreational use adjacent to the public street.**

The Applicant has not requested additional variances/special exceptions based on application materials submitted.

1982 ZONING ORDINANCE, AS AMENDED

Chapter & Section: **Chapter 28 Section 16-06.008 (6)**

Chapter & Section:

Chapter & Section:

Andrew Beasley 6/27/2023
Plan Reviewer Date

6/27/2023
Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	
Special Exception	X
Variance & Special Exception	

Date Filed _____ Application Number _____

Name of Applicant Edward Karram Daytime Phone 678-993-5537

Company Name (if applicable) Bellareed Luxury Pools email permits@bellareed.com

Address 6040 Northbelt (street) Norcross (city) Ga (state) 30071 (zip code)

Name of Property Owner Anthony Dietrich Phone 404-538-4936

Address 1014 Ferncliff Rd (street) Atlanta (city) Ga (state) 30324 (zip code)

Description of Property

Address of Property 1014 Ferncliff Rd (street) Atlanta (city) Ga (state) 30324 (zip code)

Area: _____ Land Lot: 17 District: 8, Fulton County, GA.

Property is zoned: R-3, Council District: 7, Neighborhood Planning Unit (NPU): B

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Owner or Agent for Owner (Applicant)

EDUARD KARRAM

Print Name of Owner

Sworn To And Subscribed Before Me This 7th Day Of June, 2023.

Heman Patel

NOTARY PUBLIC

HEMAN PATEL NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires 08-02-2024

AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, Anthony Dietrich **(OWNER'S NAME)** SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1014 Ferncliff Rd **(PROPERTY ADDRESS)**. AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Dietrich FIRST NAME Anthony

ADDRESS 1014 Ferncliff Rd. SUITE

CITY Atlanta STATE Ga ZIP CODE 30324

OWNER'S TELEPHONE NUMBER: 404-538-4935

SIGNATURE OF OWNER

Anthony Dietrich

PRINT NAME OF OWNER

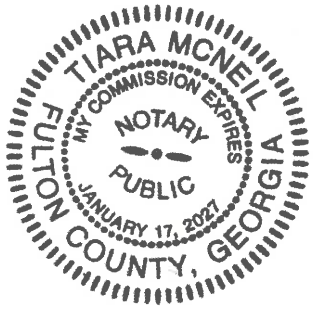
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Tiara McNeil

NOTARY PUBLIC

6/7/2023

DATE



SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. **The justification must address the criteria**. Please submit a typewritten or legible justification.

Is the property described in this application subject to a pending application or ordinance for a Rezoning or Special Use Permit? _____YES __X__NO. **(If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor).** Please provide the relevant zoning application number associated with the subject property: _____.

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Installation of an inground residential swimming pool 34'x16'

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

7036 covered square feet / 24960 total lot square feet = 28.18% % proposed lot coverage

35% % maximum allowed lot coverage

Variance Criteria ***(see page 6 for detailed criteria)*****:**

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? The proposed pool is on a corner lot

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? The current location of the pool as is on the plan is the only location to put the pool. There is no other buildable area on the property to locate the pool.

3) What conditions are peculiar to this particular piece of property? The address is 1014 Ferncliff Rd. and the location of the pool is on a corner lot, located on Lenox Place.

4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. There will be no detrement caused because the proposed swimming pool will sit on a private lot and no unsafe conditions will be caused.

SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

Directions: Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. **The justification must address the criteria. Please submit a separate justification for responses to the applicable special exception criteria.**

Is the property described in this application subject to a pending application or ordinance for a Rezoning or Special Use Permit? _____YES __X__NO **(If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)** Please provide the relevant zoning application number associated with the subject property: _____.

Summary of proposed special exception request (shall not replace submittal of written criteria). (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

☐ **Parking & Loading:** List the hours and manner of operation for the proposed use, the maximum number of employees who will park on the site at any given time, and list the maximum estimated number of customers (visitors or similar persons) who will require automobile parking in connection with the use on the site at any given time. **If you are proposing off-site parking, see the attached Standards for off-site Parking Agreements (page 11).**

☐ **Walls and Fences:** Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences._____

☒ **Active Recreation:** Installation of a residential inground concrete swimming pool

☐ **Non-Conforming Uses & Structures (i.e. duplex):**_____

☐ **All other Special Exception Requests:**_____

To whom it may concern,

Respectfully, I submit this Variance of Special Exception to request a proposed pool at: 1014 Ferncliff Road, NE. Atlanta, GA 30324.

The pool will be located on Lenox Place, which makes it adjacent to the street and therefore a special exception permit is needed per code.

Sincerely,

Edward Karram
CEO 678993-5537
Bellareed Luxury Pools
6040 Northbelt Dr. Ste F
Norcross, GA 30071

LEGEND

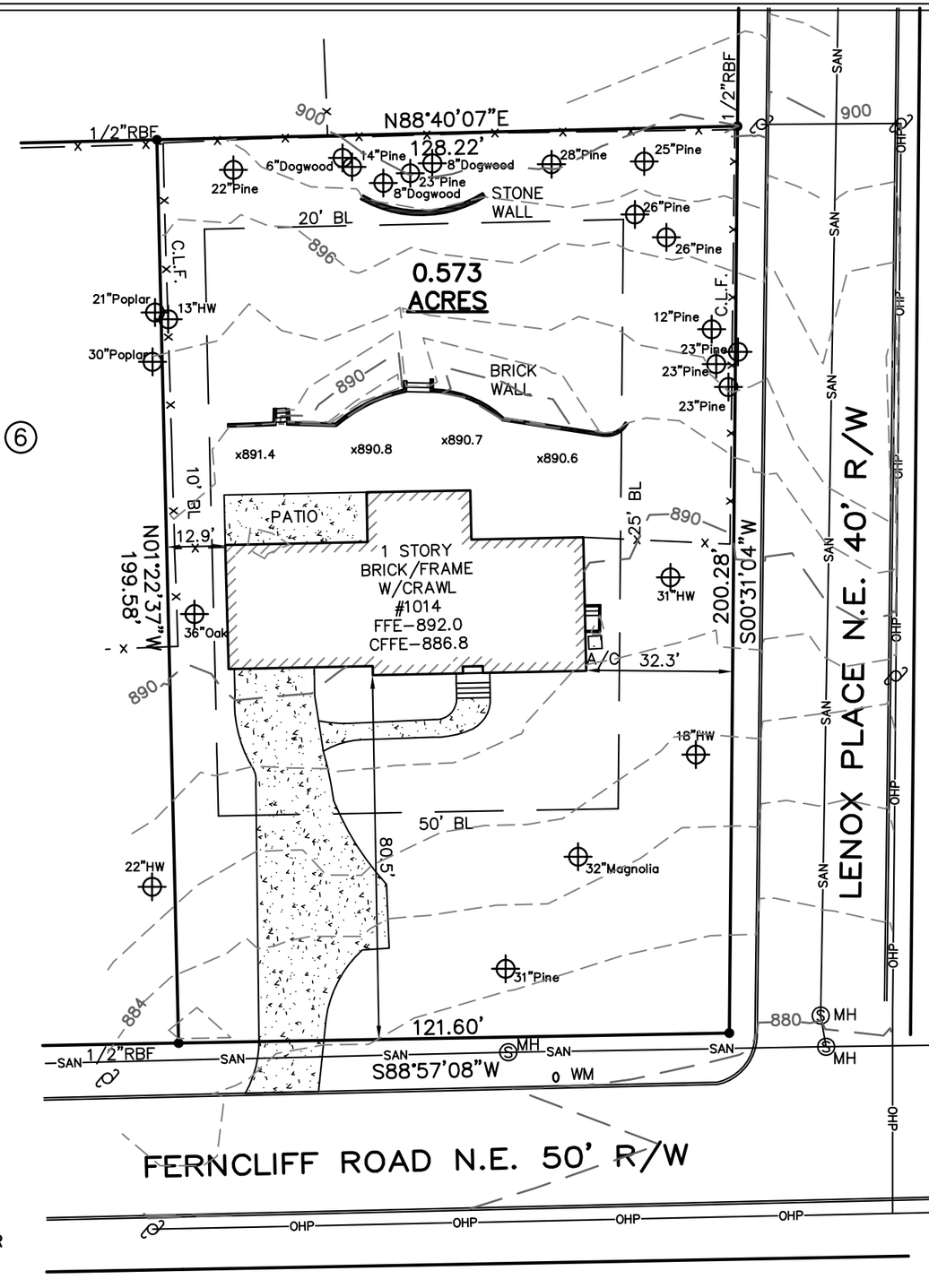
RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
☼	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
□PB	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34'D)	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
AE	ACCESS EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
YI	YARD INLET
ST	STORAGE ROOM
-OHP-	OVERHEAD POWER

ZONING: R-3

MIN. LOT AREA: 18,000
MIN LOT FRONTAGE: 150'

SETBACKS:
FRONT-50 FEET
SIDE -10 FEET
REAR -20 FEET

MAXIMUM COVERAGE: 40%



BASED ON GA GRID WEST

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 105,694 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILTY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, A PORTION OFTHIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0251F DATED 9/18/13

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

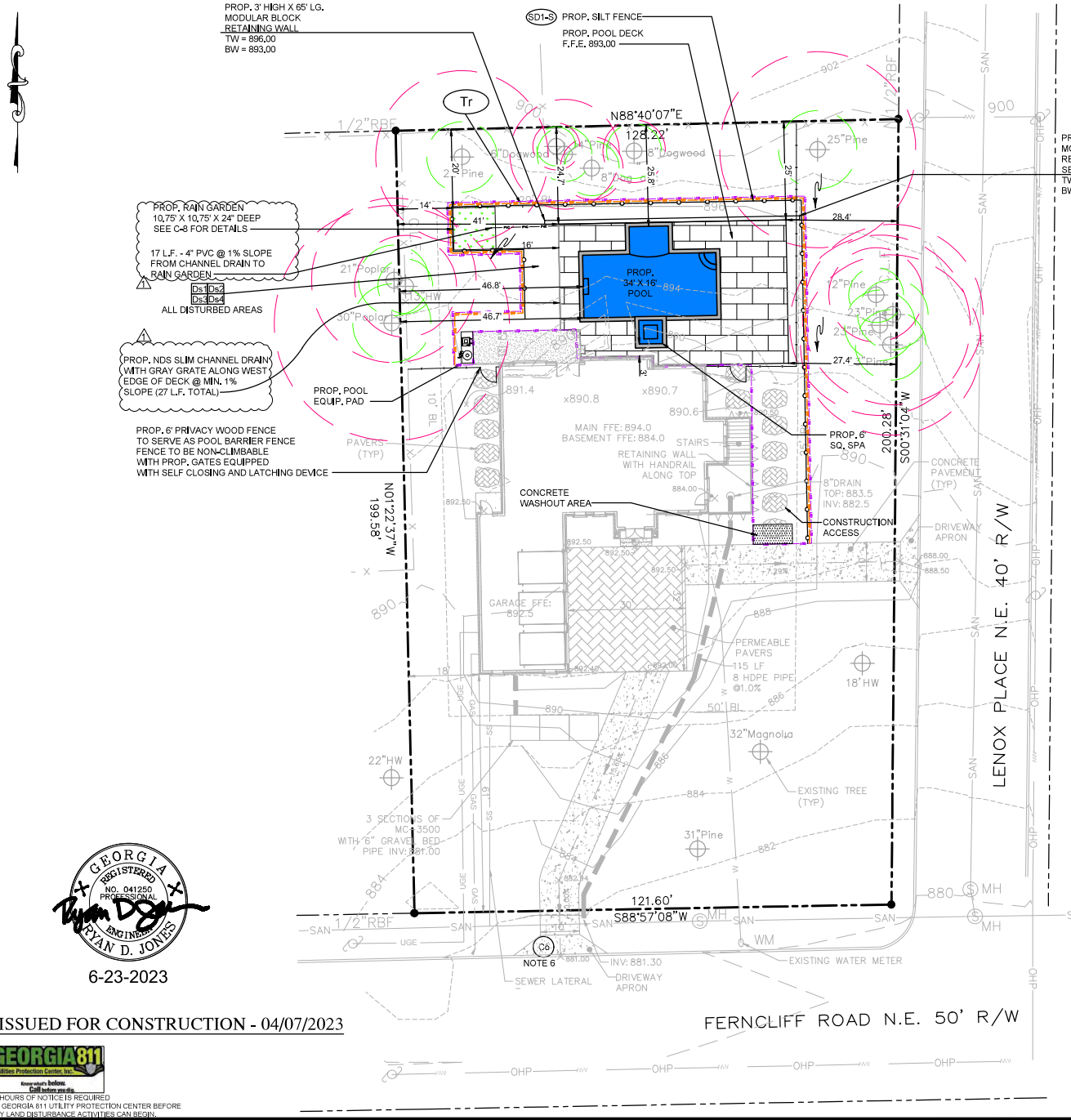
GEORGIA REGISTERED No. 2576 12/23/19 LAND SURVEYOR JOHN A. STEERMAN

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT-STE E-SNELLVILLE GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

PROJECT: 54524
DWG BY: DCP
CHKD BY: JAS
DATE: 12/18/19
SCALE: 1"=50'

SURVEY FOR:
ANTHONY DIETRICH & JACKELINE DIETRICH
LOT 7 BLOCK "B" UNIT ONE
SUBDIVISION: FERNCLIFF ROAD HILLS
LAND LOT 8 17th DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA
REFERENCED IN PLAT BOOK 49, PAGE 34



GENERAL NOTES

1. Gates not intended for pedestrian use shall be locked when the Pool is not in use.
2. 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.
3. 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.
4. 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.
5. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
6. The existing driveway shall 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."
7. 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.
8. No filter discharge point required and or provided.
9. Additional erosion control devices may be required based on the existing site conditions if deemed necessary by the on-site inspector.
10. No proposed water or sanitary sewer connections required for this contract, none shown.
11. 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.
12. The subject property is not within 200' of waters of the State requiring State and City stream buffers.
13. Project site is located within a Master Development Plan - subdivision.
14. 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.
15. No material or equipment to be within the critical root zone.
16. Landscaping to remain the same.
17. No outdoor lighting proposed.
18. 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.
19. 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.
20. No burial of construction material is permitted.
21. Mud is to be kept off the streets by construction and maintenance of driveway pad and removal of mud from the street when necessary.

EARTH WORK ⚠1

CUT = 105 CY
FILL = 180 CY

EARTH WORK DATA HAVE NOT CONSIDERED SHRINKAGE, TOPSOIL OR SUBSURFACE ROCK. QUANTITIES SHOWN ARE FOR REFERENCE ONLY.

BUILDING SETBACKS:

FRONT: 50'
SIDE: 10' /25'
REAR: 20'

ZONING:
R-3

SITE AREA:
= 24,960 SQ. FT. or 0.573 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 13121C0251F FOR CITY OF ATLANTA, GEORGIA DATED 09/18/2013

TOTAL LIMITS OF DISTURBANCE = 3,978.78 S.F. (0.091 ACRE)

SEE SHEET C-2 FOR TREE INFORMATION

ALL CONSTRUCTION MATERIAL TO BE COVERED WITH PLASTIC SHEETING WHEN THERE IS NO CONSTRUCTION ACTIVITY ON SITE.

IMPERVIOUS AREA

EXIST. HOUSE	3,340	S.F.
EXIST. CONC. DRIVEWAY	1,190	S.F.
EXIT. STEPS	52	S.F.
EXIST. PAVERS	351	S.F.
EXIST. PADS	260	S.F.
PROP. POOL	⚠1 682	S.F.
PROP. POOL EQUIP. PAD	24	S.F.
PROP. RETAINING WALLS	65	S.F.
PROP. POOL DECK	1,072	S.F.
TOTAL:	7,036	S.F.
LOT AREA:	24,960	S.F.
PERCENTAGE IMPERVIOUS:	28.18%	⚠1

GEORGIA REGISTERED NO. 041250 PROFESSIONAL ENGINEER RYAN D. JONES

6-23-2023

ISSUED FOR CONSTRUCTION - 04/07/2023

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig.
72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.

REVISIONS

△	DATE	DESCRIPTION
1	05-01-23	REVISED PER COA COMMENTS

20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- SILT FENCE
- PROP. FENCE
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- EXIST. TREE
- EXIST. FENCE

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

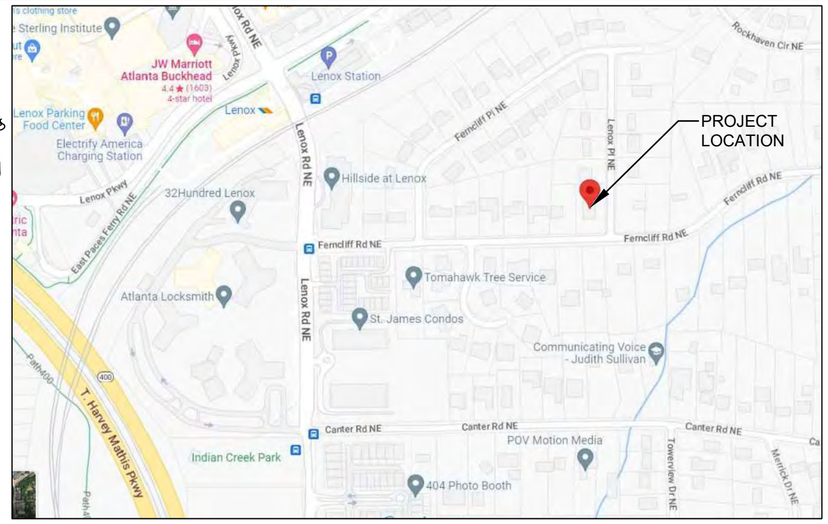
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 03/30/2023	
SCALE: 1" = 20'	

Jackeline & Anthony Dietrich
1014 Fernclift Road N.E.
Atlanta GA 30324

SITE PLAN

DRAWING NO. C-3

SHEET 3 OF 9



LOCATION MAP

SITE PLAN FOR POOL
THE DIETRICH POOL PROJECT
1014 FERNCLIFF ROAD N.E.
ATLANTA, GA 30324

LOCATED IN:
LOT: 7 BLOCK "B" UNIT 1
FERNCLIFF ROAD S/D
LAND LOT: 8
DISTRICT: 17TH
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)

GEORGIA REGISTERED NO. 041250 PROFESSIONAL ENGINEER RYAN D. JONES

6-23-2023

ISSUED FOR CONSTRUCTION - 04/07/2023

PROJECT TEAM

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

24 HOUR CONTACT:
BRETT FUSSELL
(770) 913-7886

OWNER OF RECORD:
JACKELINE & ANTHONY DIETRICH
1014 FERNCLIFF ROAD N.E.
ATLANTA, GA 30324
(404) 538-4935

SCOPE OF WORK

34' X 16' POOL WITH
STEPS, BENCHES, 6' SQ. RAISED SPA,
& NATURAL STONE PAVER DECKING

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 & RAIN GARDEN DETAILS
C-9	POOL DETAILS

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig.
72 HOURS OF NOTICE IS REQUIRED
TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE
ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.

REVISIONS		
△	DATE	DESCRIPTION

LEGEND

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

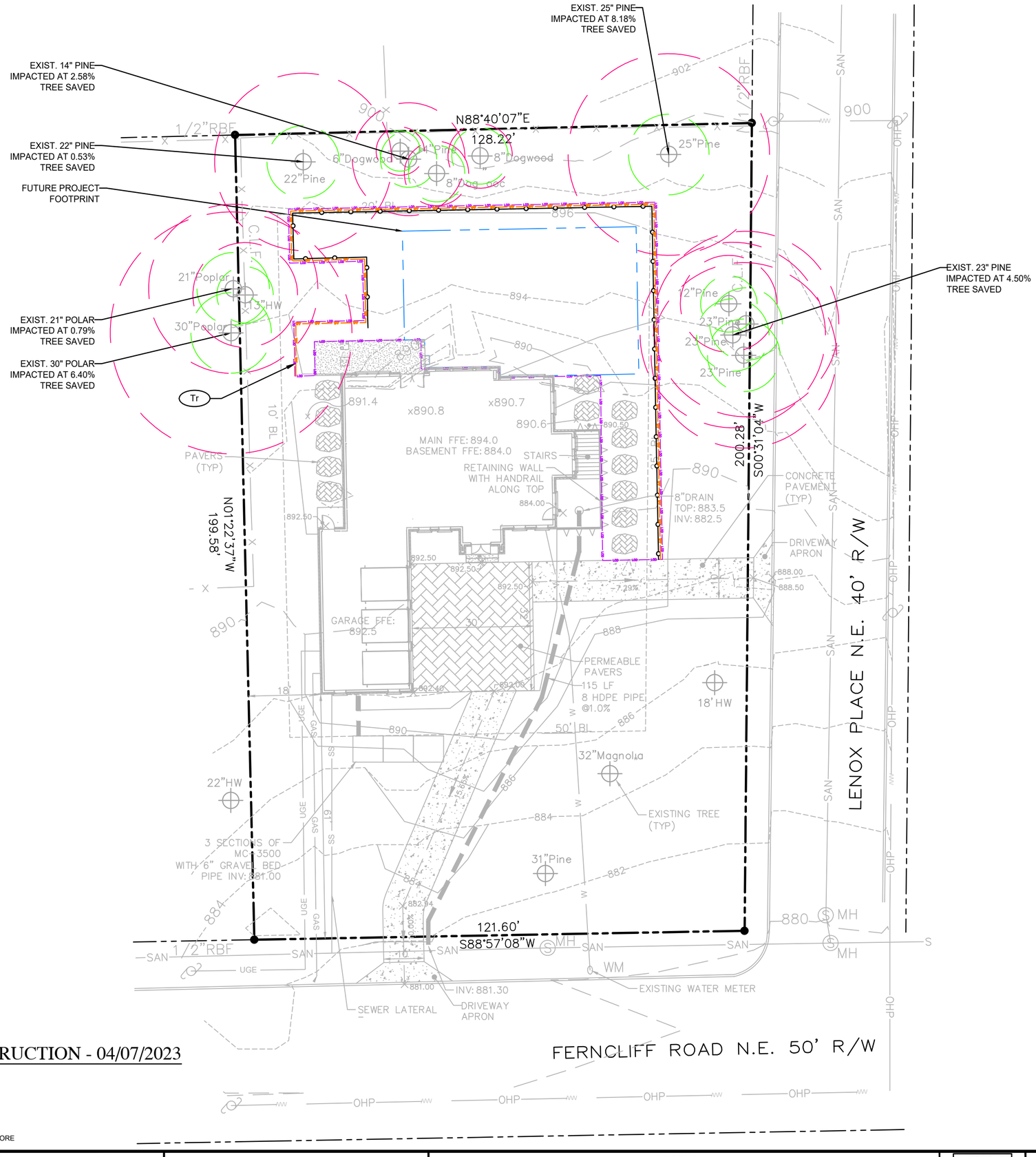
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 03/30/2023	
SCALE: NONE	

Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

COVER SHEET

DRAWING NO. **C-1**

SHEET 1 OF 9



DEMOLITION NOTES

1. All demolition work shall proceed in accordance with contract specification.
2. Contractor to clean areas adjacent to demolition and remove garbage and debris.
3. Coordinate with owner regarding salvage or disposal of any items /equipment to be removed/demolished.
4. 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.
6. The owner is responsible for maintenance of all landscape.
7. All plant material shall be maintained in a healthy and growing condition.
8. If any of these trees should die due to the disturbance, they will be replaced with trees of similar species.

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

NO TREES TO BE REMOVED

ISSUED FOR CONSTRUCTION - 04/07/2023

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.
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GEORGIA REGISTERED NO. 041250 PROFESSIONAL ENGINEER RYAN D. JONES

6-23-2023

REVISIONS		
△	DATE	DESCRIPTION

20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND
- SILT FENCE
- EXISTING FENCE
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE
- LOD — LIMITS OF DISTURBANCE
- TPF — TREE PROTECTION FENCE
- EXIST. TREE 13"HW

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

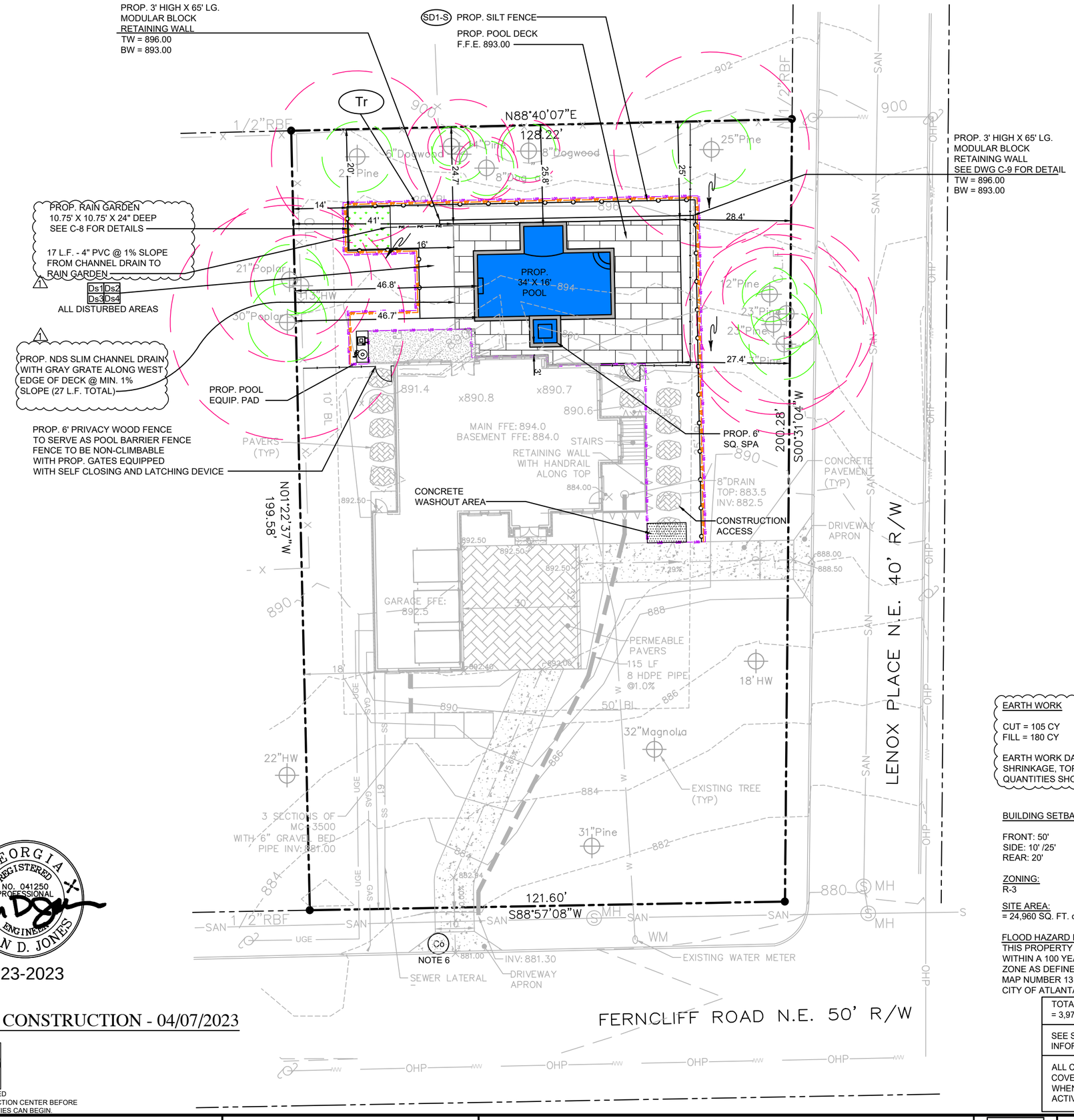
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 03/30/2023	
SCALE: 1" = 20'	

Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

EXISTING SITE CONDITIONS & DEMOLITION/TREE PLAN

DRAWING NO. C-2

SHEET 2 OF 9



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5. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
6. The existing driveway shall 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."
7. 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.
8. No filter discharge point required and or provided.
9. Additional erosion control devices may be required based on the existing site conditions if deemed necessary by the on-site inspector.
10. No proposed water or sanitary sewer connections required for this contract, none shown.
11. 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.
12. The subject property is not within 200' of waters of the State requiring State and City stream buffers.
13. Project site is located within a Master Development Plan - subdivision.
14. 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.
15. No material or equipment to be within the critical root zone.
16. Landscaping to remain the same.
17. No outdoor lighting proposed.
18. 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.
19. 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.
20. No burial of construction material is permitted.
21. Mud is to be kept off the streets by construction and maintenance of driveway pad and removal of mud from the street when necessary.

EARTH WORK ⚠1

CUT = 105 CY
FILL = 180 CY

EARTH WORK DATA HAVE NOT CONSIDERED SHRINKAGE, TOPSOIL OR SUBSURFACE ROCK. QUANTITIES SHOWN ARE FOR REFERENCE ONLY.

BUILDING SETBACKS:

FRONT: 50'
SIDE: 10' /25'
REAR: 20'

ZONING:
R-3

SITE AREA:
= 24,960 SQ. FT. or 0.573 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 13121C0251F FOR CITY OF ATLANTA, GEORGIA DATED 09/18/2013

TOTAL LIMITS OF DISTURBANCE = 3,978.78 S.F. (0.091 ACRE)

SEE SHEET C-2 FOR TREE INFORMATION

ALL CONSTRUCTION MATERIAL TO BE COVERED WITH PLASTIC SHEETING WHEN THERE IS NO CONSTRUCTION ACTIVITY ON SITE.

IMPERVIOUS AREA

EXIST. HOUSE	3,340	S.F.
EXIST. CONC. DRIVEWAY	1,190	S.F.
EXIT. STEPS	52	S.F.
EXIST. PAVERS	351	S.F.
EXIST. PADS	260	S.F.
PROP. POOL	⚠1 682	S.F.
PROP. POOL EQUIP. PAD	24	S.F.
PROP. RETAINING WALLS	65	S.F.
PROP. POOL DECK	1,072	S.F.
TOTAL:	7,036	S.F.
LOT AREA:	24,960	S.F.
PERCENTAGE IMPERVIOUS:	28.18% ⚠1	

GEORGIA REGISTERED NO. 041250 PROFESSIONAL ENGINEER
RYAN D. JONES
6-23-2023

ISSUED FOR CONSTRUCTION - 04/07/2023

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig.
72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.

REVISIONS		
△	DATE	DESCRIPTION
1	05-01-23	REVISED PER COA COMMENTS

20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- SILT FENCE
- PROP. FENCE
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- EXIST. TREE
- EXIST. FENCE

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: 03/30/2023	
SCALE: 1" = 20'	

Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

SITE PLAN

DRAWING NO. C-3

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 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 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 exists and silt fence shall be re-topped or cleaned as silt reduces their effectiveness.
8. Any additional construction other than shown on the plans 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 sued on all slopes exceeding 2.5:1.
13. All applications of hydroseed will be followed by $\frac{1}{2}$" 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 performance 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 psi, trapezoid tear strength of 65 lbs., equivalent opening 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 $\frac{1}{3}$ 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 EDP and show evidence that the NPDES fees have been paid.
37. All persons engaged in land disturbance 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 permitees'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 the 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.
43. 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.
44. All construction work and materials on this site, shall conform to the minimum standards and specifications of the Georgia Department of Transportation, latest editions.

PROJECT DURATION ESC NOTES

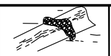
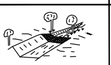
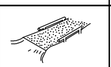
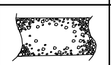
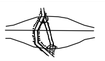
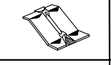
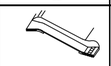
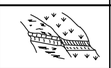
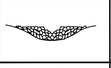
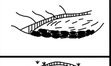
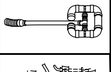
1. Burial of construction debris is not permitted onsite.
2. A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.
3. Any disturbed area left exposed for a period of greater than 7 days shall be stabilized with mulch or temporary seeding.
4. All disturbed areas left mulched after 30 days shall be stabilized with temporary grassing.
5. Contractor shall inspect control measures at the end of each working day to ensure measures are functioning properly.
6. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide 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.
7. 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.
8. 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.

GEORGIA REGISTERED NO. 041250 PROFESSIONAL ENGINEER RYAN D. JONES

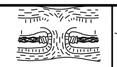
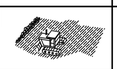
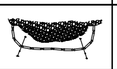
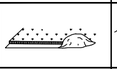
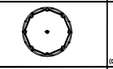
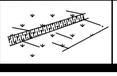
6-23-2023

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

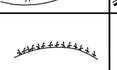
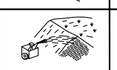
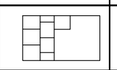
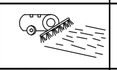
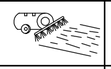
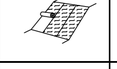
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch
Co	CONSTRUCTION EXIT		(LABEL)	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		(LABEL)	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		(LABEL)	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		(LABEL)	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		(LABEL)	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		(LABEL)	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		(INDICATE TYPE)	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		(LABEL)	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		(LABEL)	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		(LABEL)	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		(LABEL)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRIAN 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 stalked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		(SHOW STRIPING AND STORAGE AREAS)	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		(DENOTE TREE CENTERS)	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.

GaSWCC (Amended - 2013)

VEGETATIVE PRACTICES

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

ISSUED FOR CONSTRUCTION - 04/07/2023

REVISIONS		
△	DATE	DESCRIPTION

LEGEND

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: 03/30/2023	
SCALE: NONE	

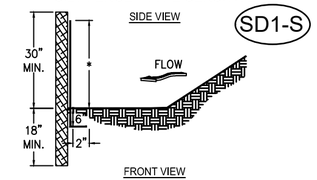
Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

EROSION CONTROL NOTES & SYMBOLS

DRAWING NO. **C-4**

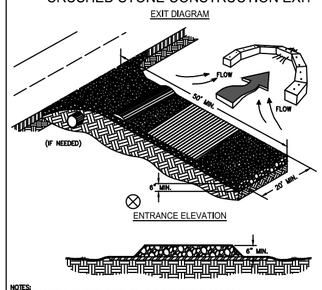
SILT FENCE - TYPE SENSITIVE

SD1-S



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

CRUSHED STONE CONSTRUCTION EXIT

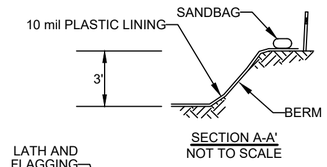


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

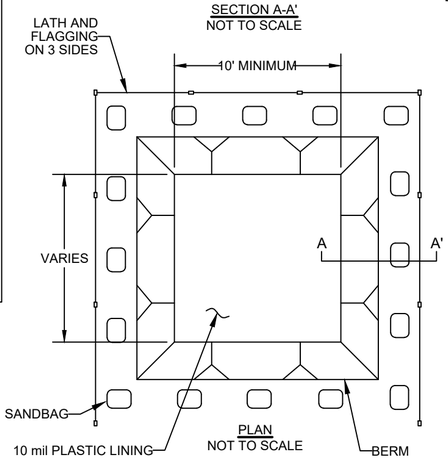
6-23-2023

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.



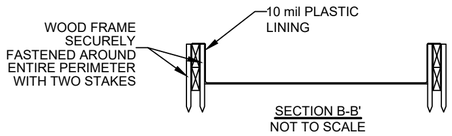
SECTION A-A'
NOT TO SCALE



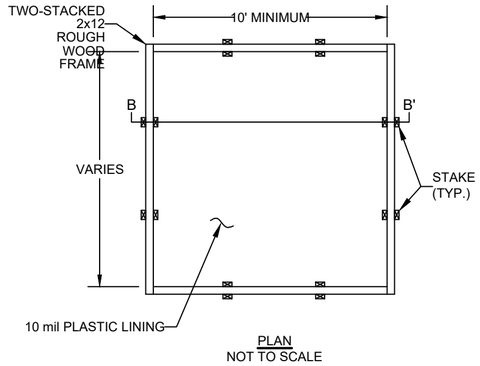
PLAN
NOT TO SCALE

TYPE "BELOW GRADE"

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

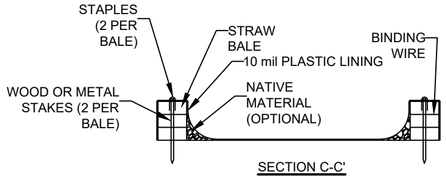


SECTION B-B'
NOT TO SCALE

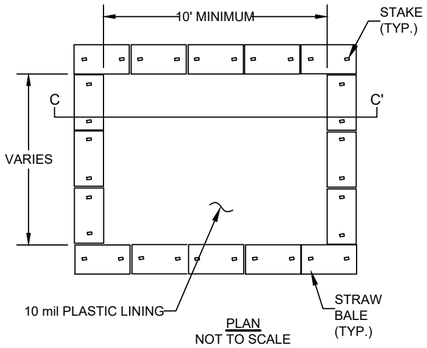


PLAN
NOT TO SCALE

TYPE "ABOVE GRADE" WITH WOOD PLANKS



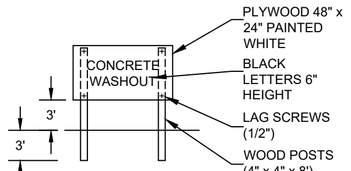
SECTION C-C'
NOT TO SCALE



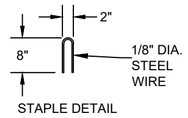
PLAN
NOT TO SCALE

TYPE "ABOVE GRADE" WITH STRAW BALES

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



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

ISSUED FOR CONSTRUCTION - 04/07/2023

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 seedings may not have asuitable 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.
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 mechanicalequipment.
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. Tackifers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifers 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.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings 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.
eeded.

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 temperture variations and conditions.

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.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

REVISIONS		
△	DATE	DESCRIPTION

LEGEND

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: 03/30/2023	
SCALE: NONE	

Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

EROSION CONTROL DETAILS

DRAWING NO.
C-5

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

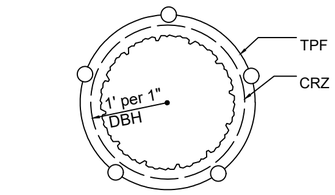
Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	Warm Weather
Bahiagrass	Pensacola	P,C	Warm Weather
Centipede	-	P,C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Fescue	Kentucky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

MAINTENANCE

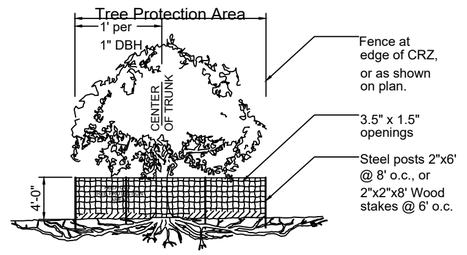
- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
- Fertilize grasses in accordance with soil tests or Table 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 6-12-12 10-10-10	1500 1000 400	50-100 - 30
Warm Season Grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30



PLAN VIEW



SECTION VIEW

Notes:

1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: ORIG. DATE: JUNE 2017 SCALE: N.T.S.
	TREE PROTECTION—ORANGE PLASTIC FENCE	DETAIL NO. A-3

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.

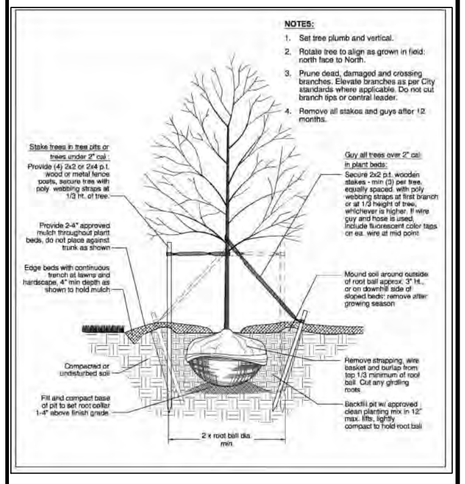
SEEDING RATES FOR PERMANENT SEEDING

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.

GEORGIA REGISTERED NO. 041250 PROFESSIONAL ENGINEER RYAN D. JONES

6-23-2023



ISSUED FOR CONSTRUCTION - 04/07/2023

REVISIONS		
△	DATE	DESCRIPTION

LEGEND

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: 03/30/2023	
SCALE: NONE	

Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

EROSION CONTROL DETAILS

DRAWING NO. **C-6**

SHEET 6 OF 9

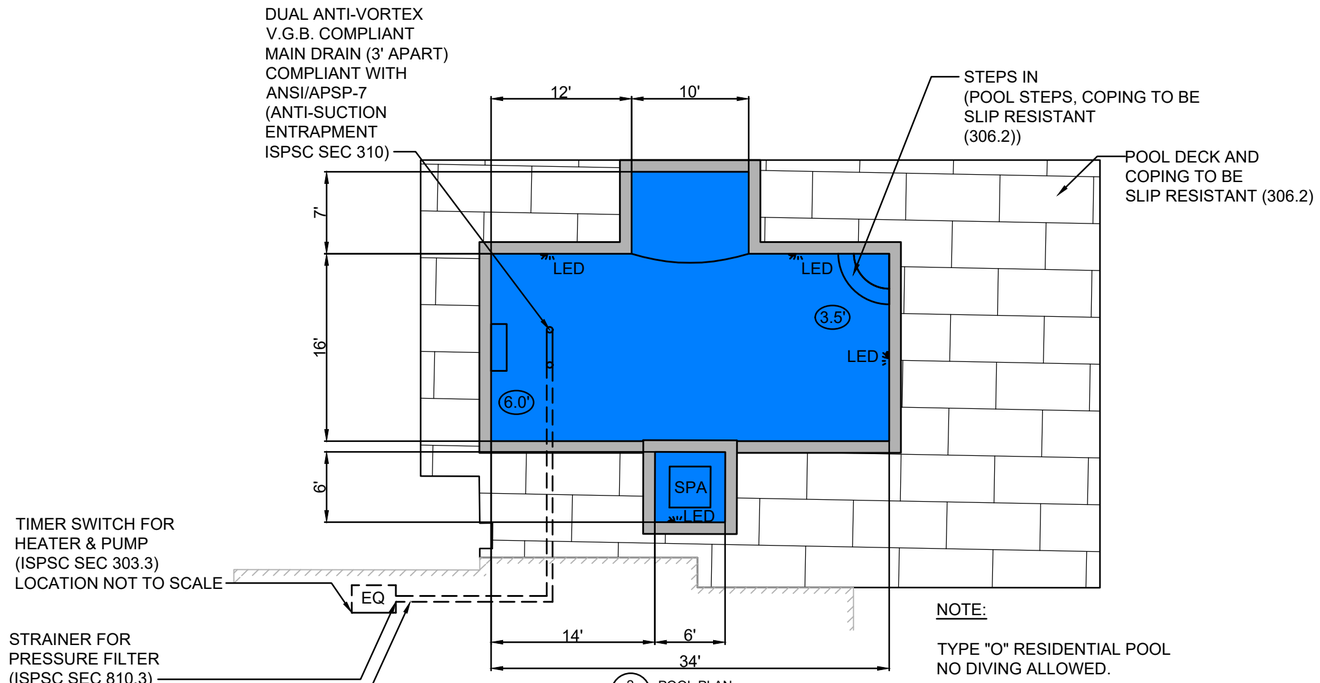
Pool Dimensions
Maximum length: 34'
Maximum width: 16'
Minimum depth: 3.5'
Maximum depth: 6.0'
Perimeter feet: 100'
Square feet: 544

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

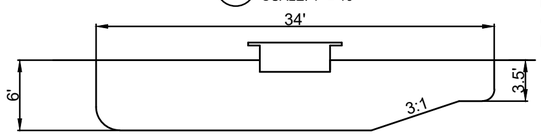
1 - SPECIFICATIONS

NOTES:

1. #3 (3/8") REBAR SCH. 40 SPEC. 615 USED THROUGHOUT POOL EXCEPT IN BEAM.
2. STEEL WILL BE 12" O,C, EXCEPT IN BOND BEAM.
3. STARTING AT 6 1/2" DEPTH AND RUNNING AROUND THE DEEP END BOWL TO THE OPPOSITE SIDE OF THE POOL AT THE6 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.
4. ALL STEEL TO BE CONTINUOUS BY SPLICING.
5. ALL SPLICES SHOULD BE APPROXIMATELY 18" WITH A MINIMUM OF 12" AND TWO TIES.
6. ALL STEEL WILL BE BLOCKED 2" OFF DIRT.
7. 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.



2 - POOL PLAN
SCALE: 1" = 10'



3.0 / 34.0 RUN =0.088 (807.1)

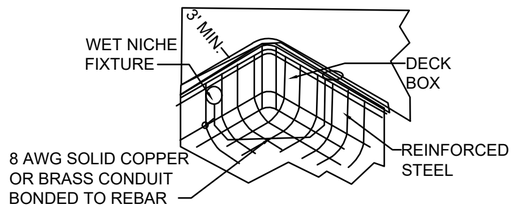
NO SLOPE BREAK
NO ROPE & FLOAT
REQUIRED

3 - POOL PROFILE
SCALE: 1" = 10'

NOTE:

TYPE "O" RESIDENTIAL POOL
NO DIVING ALLOWED.

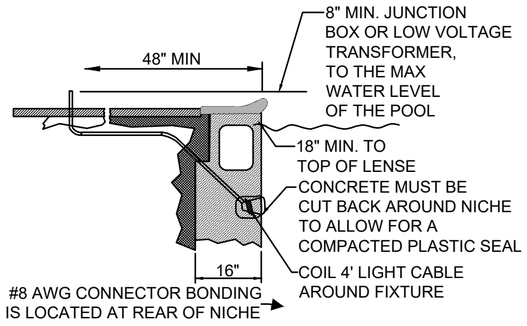
PER 2015 IECC (International Energy Conservation Code) A VAPOR RETARDENT POOL COVER SHALL BE PROVIDED.



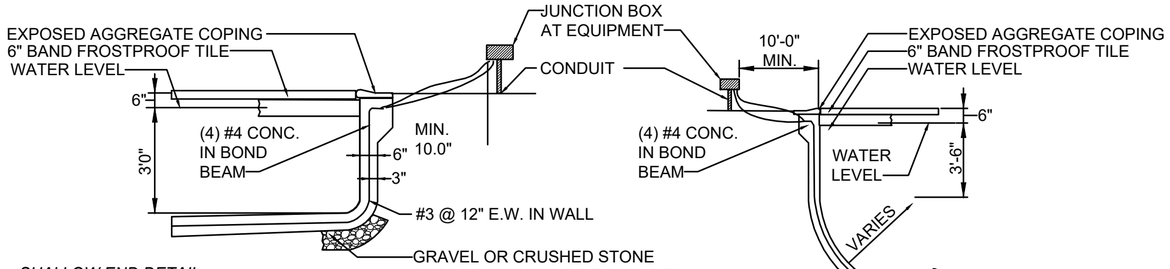
GRID DETAIL
2017 NEC
(680.26)
6 -

GEORGIA
REGISTERED
NO. 041250
PROFESSIONAL
ENGINEER
RYAN D. JONES

6-23-2023

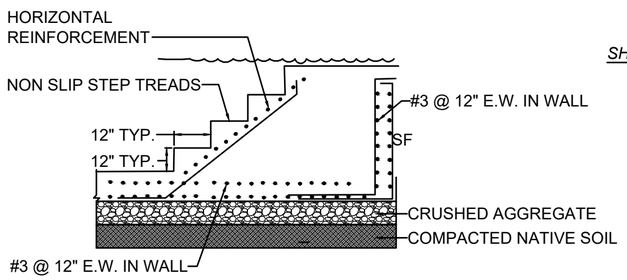


7 - WET NICHE FIXTURE



SHALLOW END DETAIL

DEEP END DETAIL

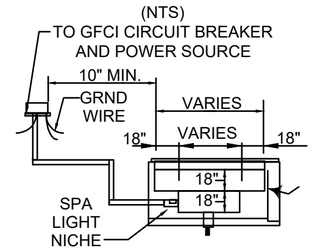


4 - STEP DETAIL
BENCH ENTRY/EXIT (809.3)
SHALL NOT EXCEED
20" IN DEPTH (809.9)

5 - WALL DETAIL

EQUIPOTENTIAL BONDING AND BONDING GRID:

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



8 - SPA DETAIL

ISSUED FOR CONSTRUCTION - 04/07/2023

REVISIONS		
△	DATE	DESCRIPTION

LEGEND

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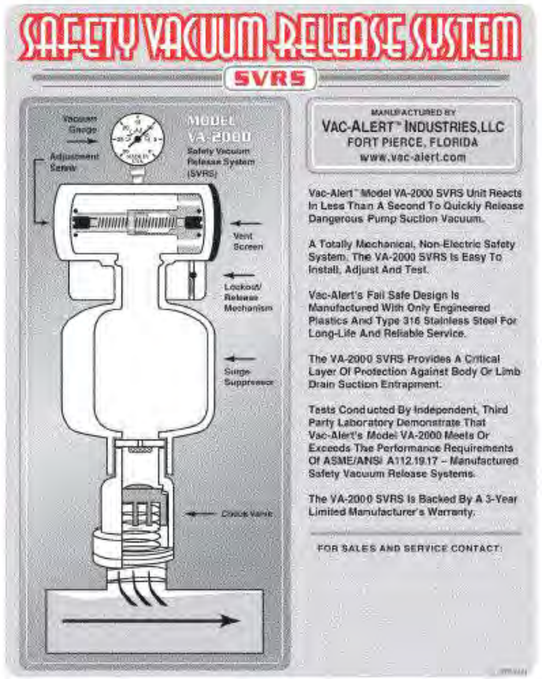
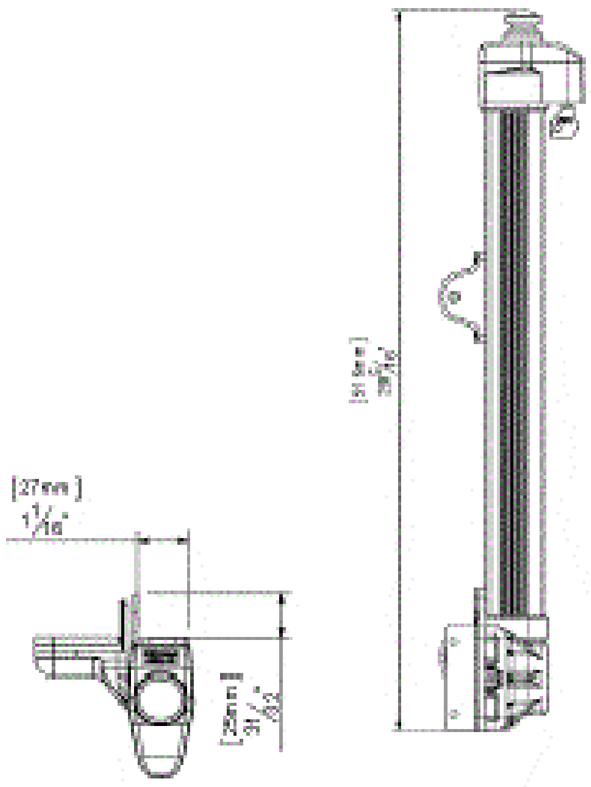
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 03/30/2023	
SCALE: AS NOTED	

Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

POOL DETAILS

DRAWING NO.
C-7
SHEET 7 OF 9





MAGNALATCH TOP PULL - MLTPS2BGA
TO BE ADDED TO EXISTING GATE

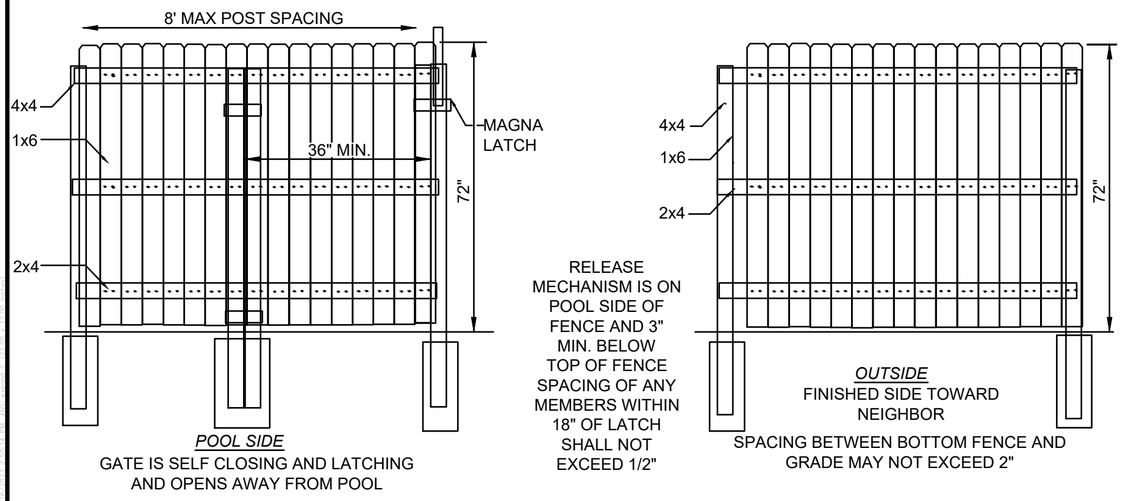
ISPSC Section 305.4

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:

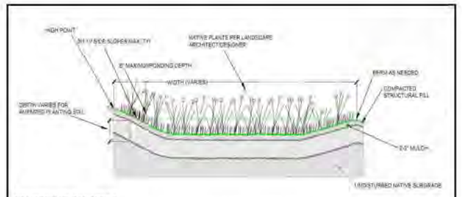
1. An alarm that produces an audible warning when the door or its screen or window is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structure not required to be Accessible units, Type A units or Type B units, the deactivation 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.

GEORGIA REGISTERED NO. 041250 PROFESSIONAL ENGINEER RYAN D. JONES

6-23-2023



6' WOOD PRIVACY FENCE



CONSTRUCTION STEPS:

1. Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
2. Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
3. Optionally, perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and stake out the garden to the required dimensions insuring positive flow into garden, the overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlet(s).
5. Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maximize infiltration area.
6. Mix compost, topsoil, and some of the excavated subsoil together to make the 'amended soil'. The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
7. Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for 6 inches ponding and 2" of mulch. The surface of the rain garden should be as close to level as possible.
8. Build a berm at the downhill edge and sides of the rain garden with the remaining subsoil. The top of the berm needs to be level, and set at the maximum ponding elevation.
9. Plant the rain garden using a selection of plants from elsewhere in this manual.
10. Mulch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pinestraw is also an option.
11. Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
12. During construction build the inlet feature as a pipe directly connected to a downspout or use a rock lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the swale near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the source to the garden prior to finishing.
13. Create an overflow at least 10 feet from your property edge and insure it is protected from erosion.

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	RAIN GARDEN SPECIFICATIONS PAGE 1 OF 2

November 2012

SKETCH LAYOUT

PROVIDE PLAN VIEWS OF RAIN GARDEN AND HOUSE SHOWING DRAINAGE AREA DIRECTED TO RAIN GARDEN AND KEY DIMENSIONS AND OVERFLOW AREA RELATIVE TO PROPERTY LINE.

SEE SHEET C-3 FOR RAIN GARDEN LOCATION

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
	Area of Rain Garden (square feet)			
100	5.6	5.1	5.1	4.6
500	35	30	25	21
1,000	65	60	50	45
1960	125	115	100	90
3000	200	180	150	140
4000	250	230	200	185
5000	310	290	255	230

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 1,951 SQ FT
DEPTH OF SOIL MEDIA= 24 INCHES
AREA OF RAIN GARDEN= 115 SQ FT

MAINTENANCE:

1. IRRIGATE VEGETATION AS NEEDED IN FIRST SEASON
2. REMOVE WEEDS
3. REPLACE UNSUCCESSFUL PLANTINGS
4. REPLENISH MULCH
5. REPAIR ERODED AREAS
6. RAKE CLOGGED SURFACE TO RESTORE INFILTRATION
7. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES IF GARDEN DOES NOT DRAIN AN UNDERDRAIN MAY BE NECESSARY

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	ATTACH THIS TWO-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	RAIN GARDEN SPECIFICATIONS PAGE 2 OF 2

November 2012

ISSUED FOR CONSTRUCTION - 04/07/2023

REVISIONS		
△	DATE	DESCRIPTION
1	05-01-23	PER COA COMMENTS

LEGEND

BELLAREED LUXURY POOLS
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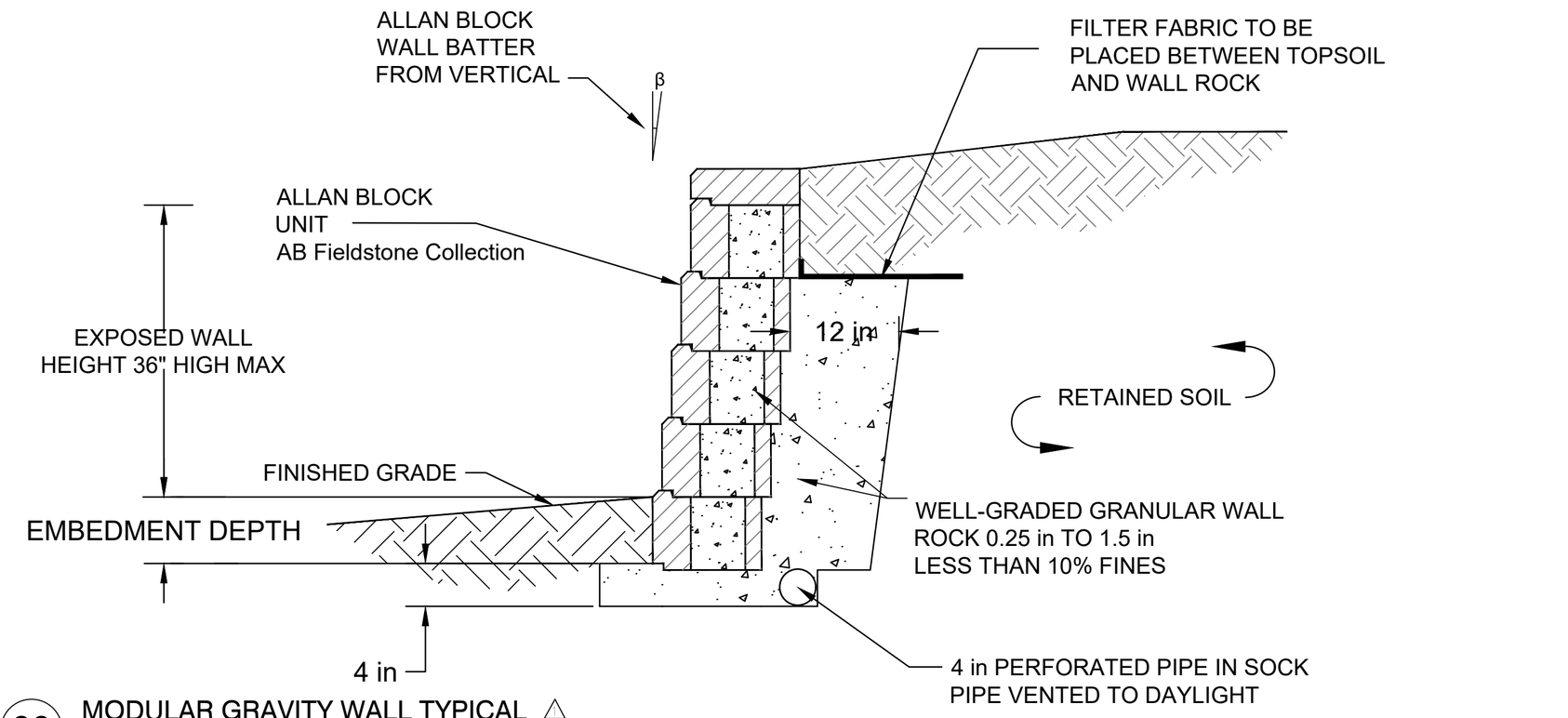
Norcross , GA 30071
Tel: (678) 367-3307
www.bellareed.com

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 03/30/2023	
SCALE: NONE	

Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

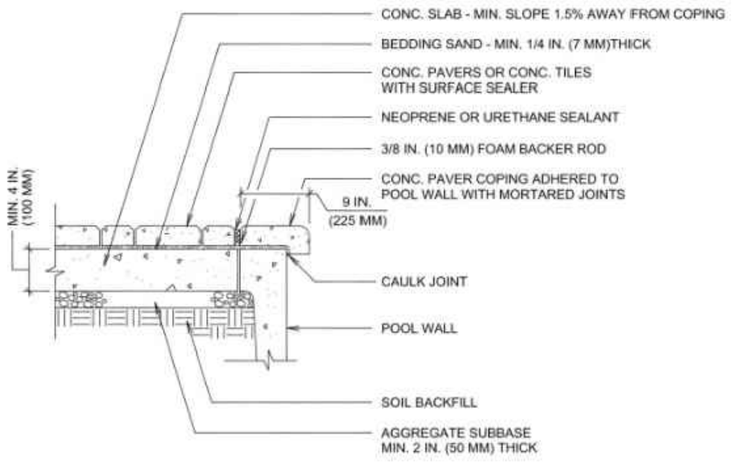
POOL & RAIN GARDEN DETAILS

DRAWING NO.
C-8
SHEET 8 OF 9



00 MODULAR GRAVITY WALL TYPICAL △

DETAIL–FILE



△ POOL COPING DETAIL

SCALE: NONE

GEORGIA REGISTERED NO. 041250 PROFESSIONAL ENGINEER RYAN D. JONES

6-23-2023

ISSUED FOR CONSTRUCTION - 04/07/2023

REVISIONS		
△	DATE	DESCRIPTION
1	05-16-23	PER COA COMMENTS

LEGEND

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Norcross , GA 30071
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DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE: 05/16/2023	
SCALE: AS NOTED	

Jackeline & Anthony Dietrich
1014 Ferncliff Road N.E.
Atlanta GA 30324

POOL DETAILS

DRAWING NO. C-9

Tyvek
HomeWrap
DUPONT

Tyvek
HomeWrap
DUPONT

Tyvek
HomeWrap
DUPONT

Tyvek
HomeWrap
EVERBILT
DUPONT

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: V-23-102
Application Type: Planning/BZA/Special Exception/NA
Address: 1014 FERNCLIFF RD NE, ATLANTA, GA 30324
Owner Name:
Owner Address:
Application Name: 1014 FERNCLIFF RD NE

Receipt No. 875284

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		$100.00	06/28/2023	PUBLICUSER971712		

Work Description: 1. Applicant seeks a special exception to place a recreational use adjacent to the public street.