

Pool Site Plan Requirements

A Swimming Pool, Spa and Barrier site plan should be prepared by a qualified land surveyor, landscape architect or a civil engineer and must identify all the items below, if applicable:

- Site address, subdivision name and unit/phase number, lot number, and lot area.
- Provide a 24 hr. Emergency Contact (name & number) and copy of his/her GSWCC Level IA certificate.
- Metes and bounds with Point of Beginning and north arrow. Minimum scale 1"= 20'.
- Existing structures and building setback lines.
- Pool and pool equipment and associated decks/patio locations and linear distance from rear and side property lines.
Note: Pool, pool decks, and pool equipment must be a minimum of 10 ft. from all property lines and 5 ft. from the required barrier fence in accordance with Section 19.3.12 (B) of the Zoning Ordinance.
- Zoning buffers and landscape strips – Show and label, if applicable.
- Stream buffers – Show and label, if applicable (25' State Buffer, 50' Undisturbed Buffer and 25' Impervious Surface Setback).
- Delineate and quantify limits of disturbance.
- Quantify impervious area. **Note: If impervious area exceeds 1,000 SF, Runoff Reduction is required in accordance with the City Ordinance and detail of Runoff Reduction device used shall be provided. All infiltration devices must be located 10 feet from property lines and 10 or 25 feet from foundations, depending on type used.**
- Septic System – Show and label tank and septic field, if applicable.
- Drainage and utility easements – Show and label, if applicable. Identify pipes and structures (SSE manholes, junction box, storm structures, power boxes, etc.).
- Identify and locate all trees located within the limits of disturbance that are over 6 inches DBH. **Note that Hardwoods: 27-inch DBH, Pine or Softwoods: 24-inch DBH, and Under Story: 10-inch DBH (or larger) trees are specimen trees and severe penalties will be imposed if their Critical Root Zone is impacted or the tree is removed without prior City approval.**
- Boundary trees – Locate all off-site trees that are Hardwoods > 6 inches and Pines > 12" DBH and its Critical Root Zone (CRZ) if it intrudes across the property line. Must provide calculation of impact to CRZ when encroaching. **Note: If encroachment is greater than 20%, a signed letter from the neighbor must be submitted along with the permit.**
- Tree Save Areas. **All trees to be saved** must be protected with tree save fence located 1.3 feet from the trunk for each inch in diameter the trunk measures at 4.5' high.
- Grading Plan. Existing and proposed contours at an appropriate interval to show drainage patterns. Provide spot elevations as appropriate. Grading should ensure that drainage flow leaves site in a sheet flow condition after construction has taken place.
- State whether property is within 2,000 feet of the Chattahoochee River.
- Floodplain – Show limits and label elevation. **Note: If property is located in a Special Flood Hazard Area as determined by FEMA, a Certificate of Elevation will be required prior to Project close-out.**
- Show all existing and proposed retaining walls with top and bottom elevations. **Note: If retaining wall exceeds 4 feet or supports a surcharge, a separate building permit is required along with structural plans, signed, dated and sealed by Georgia P.E.**
- Show and label, location and type of temporary and permanent Erosion Control BMPs in accordance with the Manual for Erosion and Sediment Control in Georgia, 2016 Edition. BMPs should be labeled with the appropriate symbol.
- At the sole discretion of the City, an existing driveway may be used as a Construction Exit. If allowed, label the existing driveway with the proper symbol and provide the following note:
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 street will result in an immediate Stop Work Order, and it will not be lifted until a Construction Exit is constructed in accordance with the current detail.

Pool Building Plan Requirements

Pool permit applications shall include at least three (3) sets of building plans for Residential Pools/Spas and four (4) sets for Commercial Pools/Spas, drawn to a minimum 1/8" scale with font size no smaller than 8 pt. Building plans shall be of sufficient clarity to show at least the following information:

- A dimensioned plan view showing the size and shape of the pool, location of all steps and ladders, skimmers, circulation inlets, drains, overflow drains, lights, diving boards, spa, waterfalls, slides, or other pool related features to be installed. Show location of the pool equipment and indicate minimum distance from pool.
- A side elevation or section view showing the pool's depth profile to include above and below water views of all appurtenances incorporated into the pool's construction, such as spas, waterfalls, etc.
- A listing of all equipment included in the pool's construction to include operating capacities, etc.

