

RELEASE FOR CONSTRUCTION: SITE PLANS

24 HR CONTACT: (OWNER)
 TAMARA LILES – 910-382-6657 – tamaraliles3@gmail.com
 Deck Design Provided By Backyard Escape I.N.C
 24hr contact number: 770-722-4111
 GSWCC Level 1A Charles W. Button
 0000083697

Received
 Oct 10-2023
 V-23-0017
 Planning & Zoning

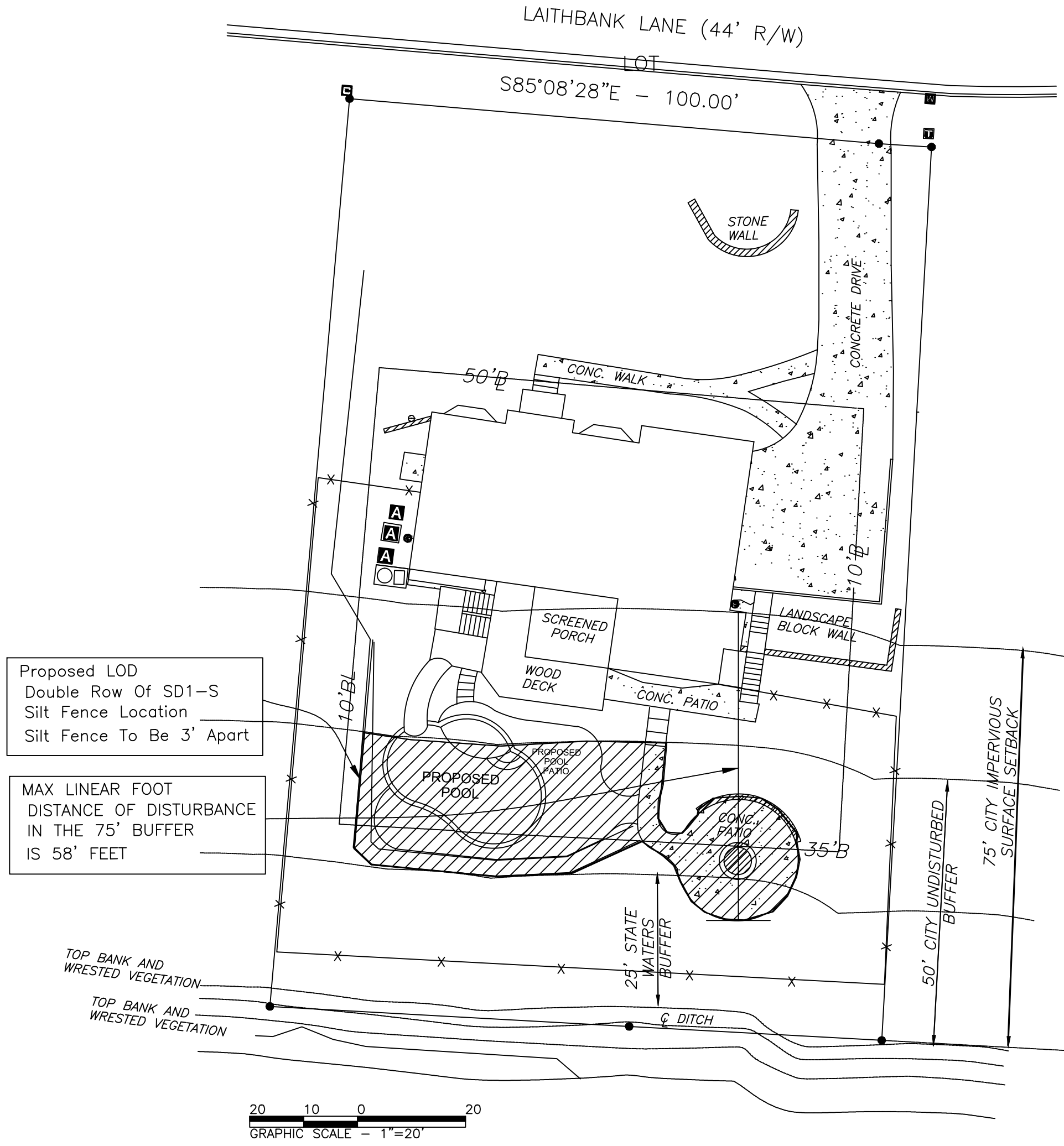
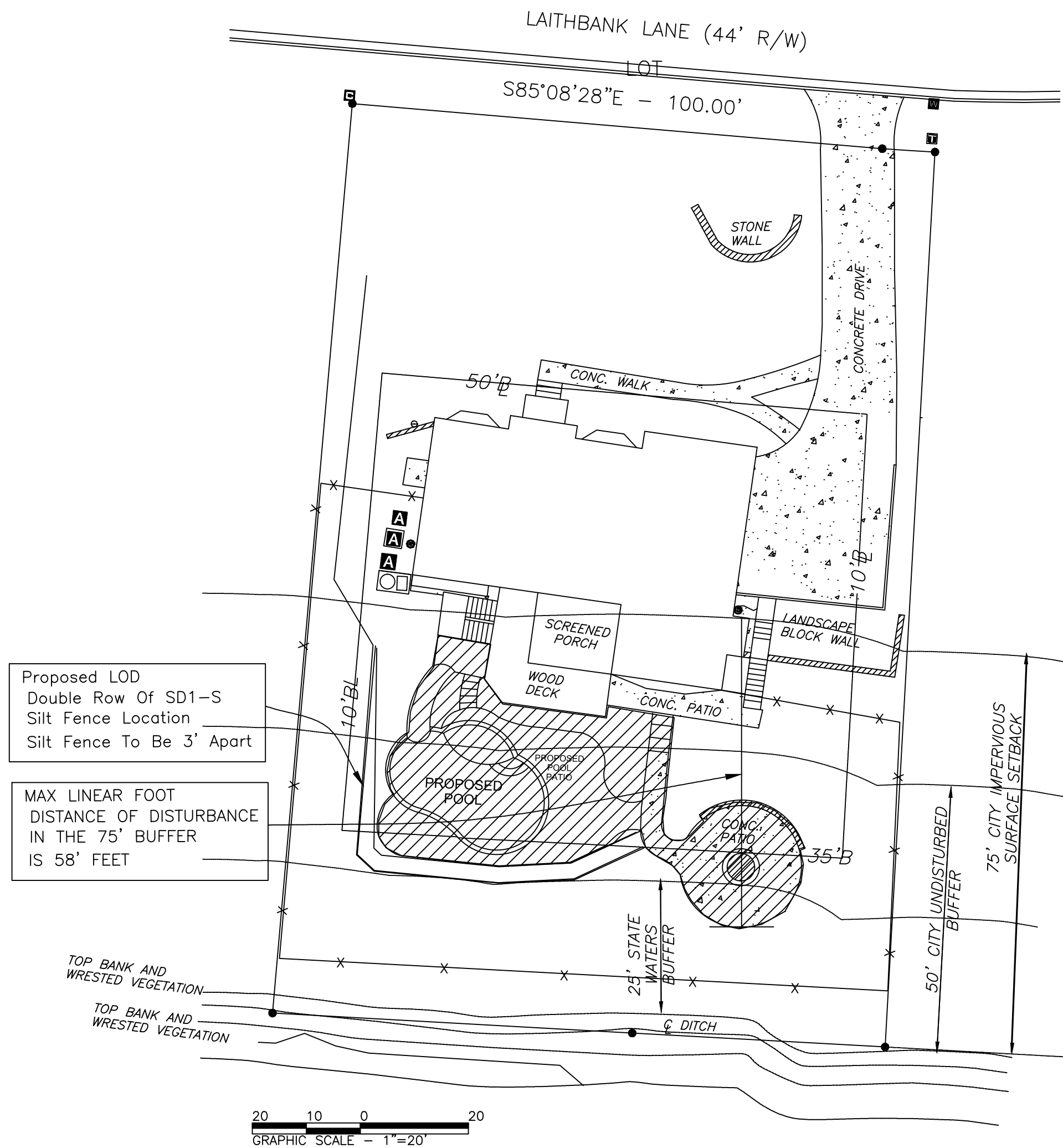
Encroachment Data Sheet

Encroachment Into 75' Stream Buffer:

⊕ Proposed Impervious Within 75-Foot Stream Buffer = 2012sf
 Including The Fire Pit Area

Encroachment Into 50' Stream Buffer:

⊕ Proposed Disturbance Within 50-Foot Stream Buffer = 1757sf
 Including The Fire Pit Area



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SITE PLAN FOR:
 5285 LAITHBANK LANE
 Johns Creek, Ga 30022

LAND LOT: 162	LOT: 162	BLOCK: A
DISTRICT: 1st	SUB: Doublegate	
GEORGIA COUNTY		
FIELD DATE: April 25, 2023		
AREA = .439 ac		
JOB No.		

Backyard Escape INC.
 2165 Brannon Blvd.
 Grayson, Ga, 30017
 Design + Build + Solutions
 Cell: 770-722-4111 EMAIL: charlie@backyardescape.com

REVISION:

REF. PLAT: PB. 172 P. 104

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PROPOSED RE-VEGETATION / MITIGATION PLAN

Encroachment Into Stream Buffer: + Proposed Disturbance Within 50-Foot Stream Buffer = 1757sf
Including Fire Pit Area

Re-Vegetation / Mitigation Notes:

A) Total Buffer Encroachment = 1757 S.F.

B) Proposed Native Plant Material Per Guideline Proportions:

- 2) Large Trees = 400 S.F.

- 5) Small Trees = 500 S.F.

- 28) Shrubs = 448 S.F.

- 110) Ground Cover = 440 S.F.

Total Proposed Coverage = 1788 S.F.

C) Proposed Re-Vegetation/Mitigation Meets Johns Creek Re-Vegetation Coverage Requirements




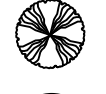

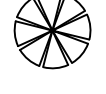

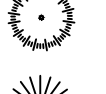


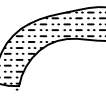




D) All Proposed Plant Material Is From The Approved Plant List

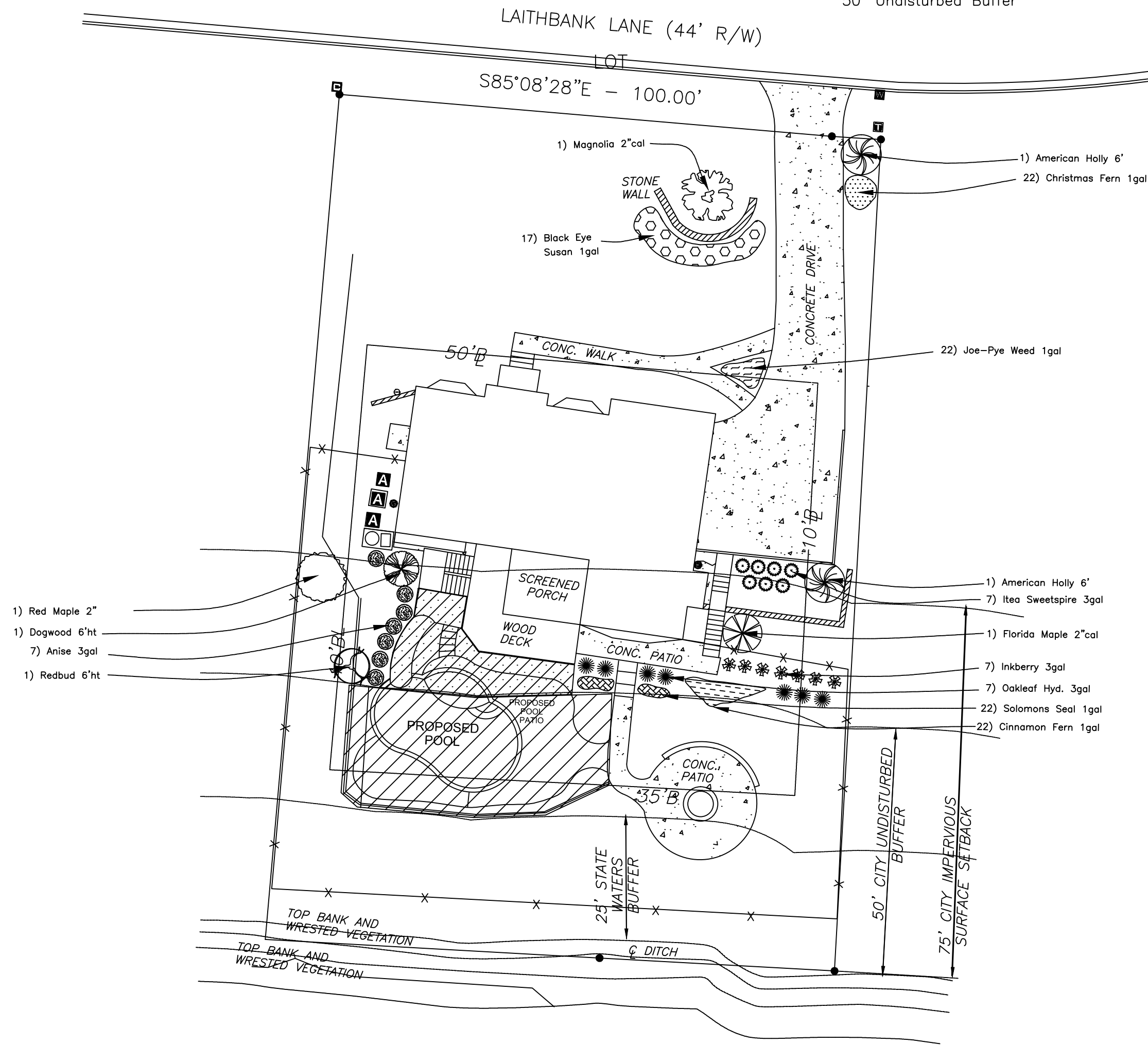
E) All Plants In Buffer Must Be Hand Dug and Installed

F) No Plantings Shall Be Installed In The 50' Undisturbed Buffer

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PLANT SCHEDULE

Large Trees	QTY	Botanical Name	Common Name	Size	SQ Value
	1	Acer rubrum	Red Maple	2"cal	200sqft
	1	Magnolia grandiflora	Southern Mag.	2"cal	200sqft
Small Trees	QTY	Botanical Name	Common Name	Size	
	1	Cercis canadensis	Redbud	6' ht	100sqft
	1	Cornus florida	Dogwood	6' ht	100sqft
	2	Llex opaca	American Holly	6' ht	200sqft
	1	Acer barbatum	Florida Maple	6' ht	100sqft
Shrubs	QTY	Botanical Name	Common Name	Size	
	7	Lllicium parviflorum	Small Anise	3 gal	112sqft
	7	Itea virginica	Itea Sweetspire	3 gal	112sqft
	7	Hydrangea quercifolia	Oak-leaf Hydran.	3 gal	112sqft
	7	Llex glabra	Inkberry	3 gal	112sqft
Ground Cov.	QTY	Botanical Name	Common Name	Size	
	22	Eupatorium fistulosum	Joe-Pye Weed	1 gal	88sqft
	22	Polystichum acrostichoides	Christmas Fern	1 gal	88sqft
	22	Polygonatum biflorum	Solomon's Seal	1 gal	88sqft
	22	Osmubda cinnamomea	Cinnamon Fern	1 gal	88sqft
	22	Rudbeckia hirta	Black Eyed Susan	1 gal	88sqft



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SITE PLAN FOR:
5285 LAITHBANK LANE
Johns Creek, Ga 30022

LAND LOT: 162
SUB: 1st
DISTRICT: Fulton COUNTY
GEORGIA
FIELD DATE: April 25, 2023
PLAT DATE: _____

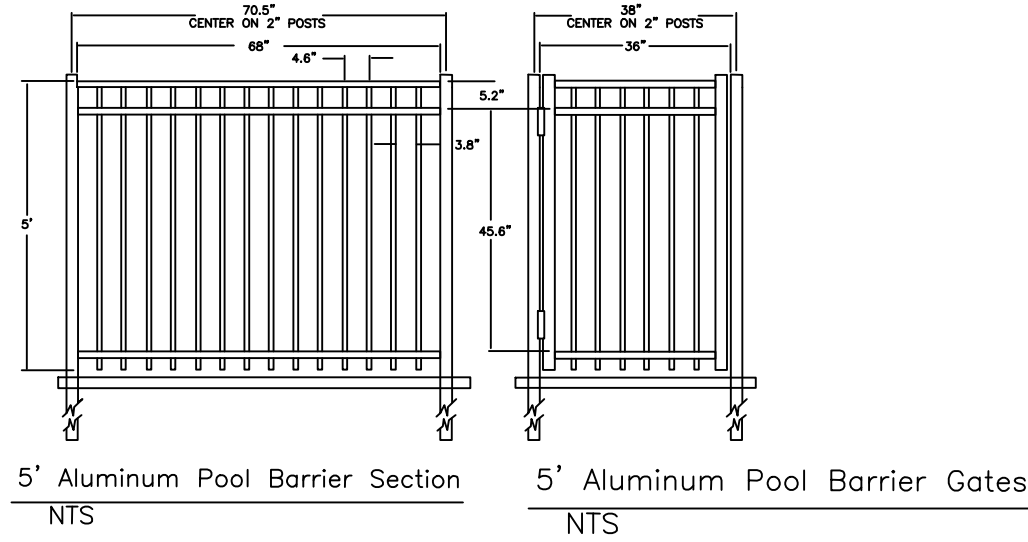
REVISION: _____

REF. PLAT: PB. 172 P. 104

Backyard Escape INC.
2165 Brannan Blvd.
Grayson Ga, 30017
Design + Build + Solutions
Cell: 770-722-4111 EMAIL: charliebutton@gmail.com

LOT: 162 BLOCK: A
SUB: Doublegate
AREA = 4.39 ac
JOB No. _____

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Proposed Impervious:
 Pool/Slide = 581 sqft.
 Pool Coping = 95sqft
 Lower Paver Patio = 681 sqft.
 Upper Paver Patio = 60 sqft.
 Steps + Accent Boulder = 39 sqft.
 Existing Fire Pit + Steps = 556 sqft.
 Total Impervious = 2,012 sqft.
 Total Disturbance = 3019 sqft.

WATER QUALITY CALCULATIONS
 $R_v = .05 + .009 \left(\frac{2012}{3019} \right) = .065$
 $RR_v = \frac{(1.2)(.065)(3019)}{12} = 196.2$
 196.2 cf = 2354.4 sqft surface water to be captured on site

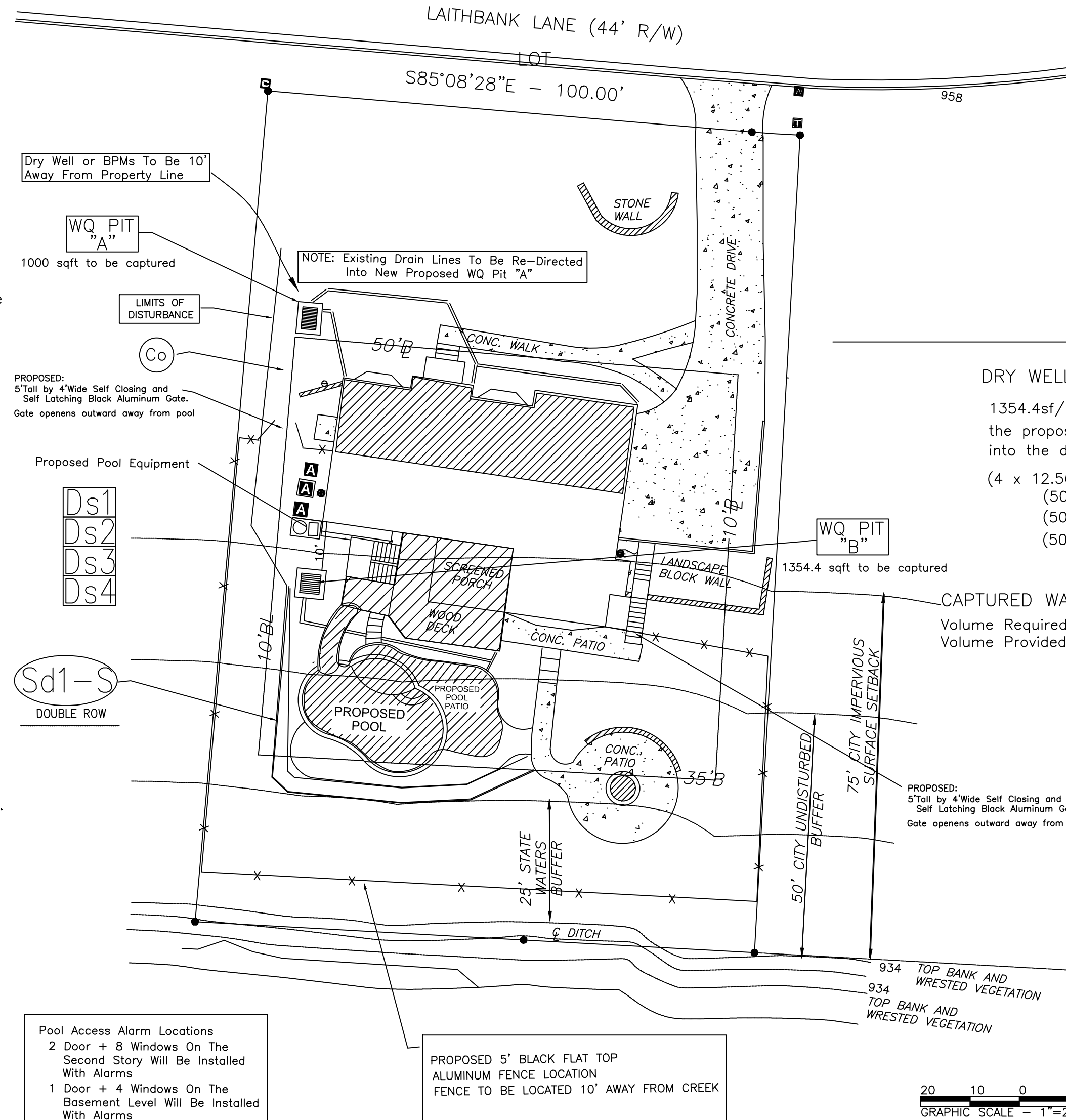
PROPOSED POOL SITE PLAN + STORM WATER MANAGEMENT PROPOSED FENCE LOCATION

Notes:

- Proposed 5' Black Aluminum Pool Barrier
- 5'Tall by 5'Wide Self Closing and Latching Gates
- Gate to open outward away from pool
- Fence Design shall not produce a "ladder" effect that could aid in unauthorized climbing.
- The enclosure entrance (Gate) shall be locked when not in use.
- If only one side of the pool fence is to be finished, the fence shall be constructed with the finished side towards the neighboring property.
- Alarm system for windows and doors leading to pool area when home is apart of fence/barrier.
- Permanent fencing and gated enclosures shall be provided in accordance with the City of Johns Creek Zoning Ordinance Article 19.3.12(B)
- If a backflow preventer does not exist between the pool water supply and the public water system, then one must be installed as part of the pool installation. If the pool is not connected to the min water line and is to be filled by hose, a backflow presenter is to be provided on the hose bib.
- For all cases where a building footprint penetrates through a pool perimeter, all doors and operable windows with a sill height lower than 48in on the building which have direct access to the pool area must be equipped with an alarm which produces an audible warning when the door of its screen or window is opened.

Notes:

- An alarm that produces an audible warning when the door or its screen or window is open. (UL 2017)
- (UL2017) alarms are required "on all windows with a sill height of 48" or less above finish floor that open onto the pool enclosure, as well as all doors that open onto the pool enclosure.
- A Building Pre-Construction Meeting for all swimming pools - with a Building Inspector- which should be requested through the permit portal. This is in addition to the Site Pre-Con meeting.
- Trees and critical root zones will not be effected by the construction of the pool



DRY WELL VOLUME CALCULATIONS "A"
 1000sf/83.5cf of rain water will be captured from the front of the house roof line and be captured into the dry well "A".
 $(3 \times 12.5664) + (0.4)(5 \times 5 \times 6.5) - (3 \times 12.5664)$
 $(37.6992) + (0.4)(162.5 - 37.6992)$
 $(37.6992) + (0.4)(124.8)$
 $(37.6992) + (49.92)$
 = 87.62 CF

CAPTURED WATER PER CF DRY WELL SIZE
 Volume Required = 83.5 cf 3'x4' Perf Pipe
 Volume Provided = 87.62 cf In 5'x5'x6.5' Gravel Pit

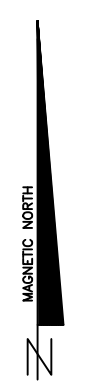
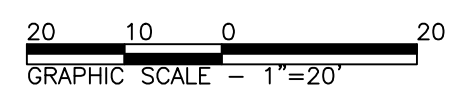
DRY WELL VOLUME CALCULATIONS "B"
 1354.4sf/113cf of rain water will be captured from the proposed pool overflow and pool patio drains into the dry well "B".
 $(4 \times 12.5664) + (0.4)(6 \times 6 \times 6) - (4 \times 12.5664)$
 $(50.27) + (0.4)(216 - 50.27)$
 $(50.27) + (0.4)(165.73)$
 $(50.27) + (66.3)$
 = 116.6 CF

CAPTURED WATER PER CF DRY WELL SIZE
 Volume Required = 113 cf 4'x4' Perf Pipe
 Volume Provided = 116.6 cf In 6'x6'x6' Gravel Pit

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Pool Access Alarm Locations
 2 Door + 8 Windows On The Second Story Will Be Installed With Alarms
 1 Door + 4 Windows On The Basement Level Will Be Installed With Alarms

PROPOSED 5' BLACK FLAT TOP ALUMINUM FENCE LOCATION
 FENCE TO BE LOCATED 10' AWAY FROM CREEK



PAGE 4 OF 6
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 GEORGIA COUNTY: Fulton
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 PLAT DATE: JOB No. _____

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