

# DeKalb County Historic Preservation Commission

Monday, March 18<sup>th</sup>, 2024- 6:00 P.M.

## Staff Report

### Consent Agenda

C. 500 South Westminster. Install pool in rear yard. **1246925**

Built 2005 - Nonhistoric (18 051 06 019)

This property is located in the Emory Grove Character Area and is not located in a National Register Historic District.

- 11-01 500 South Westminster Way, Lot 6 (DH), Frank & Dale Rizzo. Build a new house on a wooded lot. **Deferred.**  
12-01 500 South Westminster Way, Lot 6 (DH), Frank & Dale Rizzo. Build a new house on a wooded lot. **Approved with a stipulation.**  
10-23 500 South Westminster Way, Jamila Brown. Build a garage, deck, and swimming pool with related landscaping. 1246692. **Approved**

### Summary

The applicant proposes the following work:

1. Install an inground concrete pool with a tanning ledge in the backyard, at the end of the driveway. The pool will measure 16'x30' and the tanning ledge will measure 6 ½ 'x 22'.
2. Install a 5ft tall fence and gate around the proposed pool in backyard. The fence and gate will be black stainless steel with mesh metal panels.
3. Install new sod in the backyard and around the proposed pool.

### Recommendation

**Approve.** The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

### Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area

- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.
- 9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:
- 1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
  - 2) Compare the existing landscape with the documented historic landscape;
  - 3) Identify any features that are part of the historic landscape;
  - 4) Be sensitive to the potential of archaeological features (Refer to Chapter10.0: Archeology);
  - 5) Identify site needs, develop a program for the site (circulation versus planting zone); and
  - 6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**Application for Certificate of Appropriateness**

Date submitted: 02/23/2024 Date Received: \_\_\_\_\_  
Address of Subject Property: 500 Westminster Way  
Applicant: S.H.Creel Contracting E-Mail: Smccrum@shcreel.com  
Applicant Mailing Address: 756 White Blossom Court Powder Springs GA 30127  
Applicant Phone: (648)884-0115

Applicant's relationship to the owner: Owner ☐ Architect ☐ Contractor/Builder ☒ Other ☐

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Owner(s): Nic Branker Email: nic.otbsolutions@gmail.com  
Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_  
Owner(s) Mailing Address: 500 Westminster Way  
Owner(s) Telephone Number: (919)285-1287

Approximate date of construction of the primary structure on the property and any other structures affected by this project: \_\_\_\_\_

Nature of work (check all that apply):  
New construction ☐ New Accessory Building ☐ Other Building Changes ☐  
Demolition ☐ Landscaping ☐ Other Environmental Changes ☐  
Addition ☐ Fence/Wall ☐ Other ☒  
Moving a Building ☐ Sign Installation ☐

Description of Work:

Install inground concrete pool

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) and [pjvennings@dekalbcountyga.gov](mailto:pjvennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant: \_\_\_\_\_

**SHCREEL**  
CONTRACTING

Digitally signed by Scott Creel, President  
DN: C=US, E=Screeel@shcreel.com, O=S.H.Creel  
Contracting, CN="Scott Creel, President"  
Reason: I am approving this document  
Date: 2024.02.23 20:07:57-05'00'

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**Authorization of a Second Party to Apply for a Certificate of Appropriateness**

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Nic Branker

being owner(s) of the property at: 500 Westminster Way

hereby delegate authority to: S.H.Creel Contracting

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):   
Date: 02/23/2024

**Please review the following information**

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

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## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) AND [rlbragg@dekalbcountyga.gov](mailto:rlbragg@dekalbcountyga.gov), telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) AND [rlbragg@dekalbcountyga.gov](mailto:rlbragg@dekalbcountyga.gov). If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov) and [rlbragg@dekalbcountyga.gov](mailto:rlbragg@dekalbcountyga.gov).

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

#### 1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

#### 2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

#### 3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

**4. Fences & Retaining Walls**

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

**5. Elevations and Floor Plans:** <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

**6. Additions**

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

**7. Roof Plan**

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

**8. Dormers**

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

**9. Skylights**

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

**10. Façade**

- a. Consistency in style;
- b. Materials and their combinations
  - brick size and color
  - stone type and color
  - fiber-cement (e.g., Hardie-plank) or wood siding
  - shake or shingle
  - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

**11. Entrance**

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

**12. Windows**

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

**13. Materials**

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials



## DEPARTMENT OF PLANNING & SUSTAINABILITY

### 14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

### 15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

## Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
  - Representative photos
  - Letters of support/opposition
  - Architectural drawings
  - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process. Yes

I have reviewed the HPC calendar. Yes

**SITE NOTES:**

1. SITE CONTAINS: 20,152 SF = 0.46 ACRES TOTAL DISTURBED ACREAGE: 0.06 ACRES
2. SITE ADDRESS: 500 SOUTH WESTMINSTER WAY, ATLANTA, GEORGIA 30307  
TAX PARCEL ID NUMBER: 17 000300060211
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY GEORGIA LAND SURVEYING, CO. DATED 1-28-2019
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADDED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER #J30B9C006K, DATED AUGUST 15, 2018 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
5. THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EAST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
7. THE INTENDED USE OF THE PROPERTY WILL BE FOR THE CONSTRUCTION OF A NEW RESIDENTIAL POOL.
8. IT IS THE OWNERS UNDERSTANDING THAT THERE ARE EXISTING UTILITY CONNECTIONS AND TAPS ON-SITE THAT PROVIDE SERVICE TO THE USING HOUSE. IF NEW CONNECTIONS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
9. ALL FUTURE CONSTRUCTION MUST CONFORM TO NE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
10. CONTRACTOR SHALL CONTACT NE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT MAY BE DISCOVERED IN THESE PLANS.
12. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
13. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE OF THE CITY OF ATLANTA AND STATE OF GEORGIA STANDARDS.
14. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT NEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
15. THE CONTRACTOR MUST OBTAIN ADDITIONAL RIGHT OF WAY PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
16. NO EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS NOT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
17. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT NAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
18. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

**DEKALB COUNTY NOTES:**

1. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4813.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILT WILL ALSO BE REQUIRED.
9. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2" OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER (PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED).
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
18. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE INFILTRATED TO THE WATER QUALITY BMP(S).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY-FRIDAY 7:00am-7:00pm  
SATURDAY 8:00am-5:00pm

24 HOUR EMERGENCY CONTACT: GREG BOLDEN 423-883-3909  
RESIDENTIAL POOL CONSTRUCTION DOCUMENTS FOR

500 SOUTH WESTMINSTER WAY  
LOT 6, SOUTH WESTMINSTER WAY  
LAND LOT 51, DISTRICT 18, DeKALB COUNTY,  
GEORGIA



Location Map  
N.T.S.



FEMA Map  
N.T.S.

THIS PROPERTY IS NOT INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #J30B9C006K, DATED AUGUST 15, 2018.

ACTIVITY	CONSTRUCTION SCHEDULE											
	MONTH/YEAR											
INSTALL SEGMENT BARRIERS												
INITIAL PHASE BMPs												
CLEARING, EROSION GRADING												
INTERMEDIATE PHASE BMPs												
HOUSE CONSTRUCTION												
INITIAL UTILITIES												
FINAL GRADING												
FINAL DRIVEWAY CONSTRUCTION												
FINAL PHASE BMPs												
LANDSCAPING												
CLEANUP												
EROSION CONTROL MAINTENANCE												
TREE PROTECTION												



I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

CERTIFIED BY

1-12-24  
DATE

**CONSTRUCTION NARRATIVE:**

THE PROPOSED PLANS CALL FOR THE ADDITION OF A SWIMMING POOL CONFORMING TO R-75 ZONING. ALL PHASED EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

**UTILITY LISTING:**

GAS - ATLANTA GAS LIGHT COMPANY  
TELEPHONE - AT&T  
POWER - GA POWER  
WATER - CITY OF ATLANTA  
SEWER - CITY OF ATLANTA

**ADDRESSING:**

500 SOUTH WESTMINSTER WAY, ATLANTA, GEORGIA 30307

**OWNER:**

NIC BRANKER

**DESIGNER:**

5D GEOMATICS, LLC  
1400 WINDWOOD COURT  
KENNESAW, GEORGIA 30144  
770-653-4558

**ZONING CONFORMANCE:**

SITE ZONING: R-75 (RESIDENTIAL MEDIUM LOT-75)  
MINIMUM LOT SIZE: 10000 SF  
FRONT SETBACK: 30 FEET  
SIDE SETBACK: 7.5 FEET  
REAR SETBACK: 40 FEET  
LOT COVERAGE: SHALL NOT EXCEED 35%  
BUILDING HEIGHT: NO MORE THAN 35 FEET  
OPEN SPACE: 20%

**LOT COVERAGE**

PROPOSED IMPERVIOUS AREA	AREA (SF)
EXISTING HOUSE	2361
EXISTING DECKS	318
EXISTING DRIVEWAY	2276
EXISTING SIDEWALK	20
EXISTING PORCH	13
EXISTING STAIRS	63
PROPOSED POOL	420
PROPOSED WALL	45
PROPOSED POOL EQUIPMENT PAD	15
TOTAL IMPERVIOUS AREA	6261
TOTAL SITE AREA	20152
LOT COVERAGE	31.0%



**UNDERGROUND UTILITY NOTES:**

1. INSTALLATION OF ALL PROPOSED UNDERGROUND UTILITIES SHALL BE LOCATED DEEPLY TO AVOID ANY CRITICAL ROOT ZONE DISTURBANCE.
2. NO UTILITY CONSTRUCTION EQUIPMENT OR SUPPLIES SHALL BE PLACED OR STORED WITHIN A CRITICAL ROOT ZONE.
3. THERE ARE NO METALS AND FLOODED PLACES ON THIS SITE.
4. THERE ARE NO STREAMS ON THIS SITE.

**SANITARY EFFLUENT TREATMENT**

SANITARY EFFLUENT TREATMENT WILL BE PROVIDED BY CITY OF ATLANTA WATER AND SEWER

SHEET LIST	
SHEET NO.	SHEET TITLE
CV	COVER SHEET
S	SURVEY
C-1	SITE PLAN
C-2	ES&P - FINAL
C-2.1	ES&P - DETAILS
C-2.2	CONST - DETAILS
T-1	TREE PLAN

**STATEWATER STATEMENT:**

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #J30B9C006K, DATED AUGUST 15, 2018.

THERE ARE WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

DATE

REVISIONS

JOB NUMBER

DRAWN BY

CHECKED BY

DATE

FIELD DATE

SCALE

WESTMINSTER

LOT 6, SOUTH WESTMINSTER WAY FOR S.H. CREEL POOLS, LLC

TAX PARCEL 180506019

SITE ADDRESS: 500 SOUTH WESTMINSTER WAY ATLANTA, GEORGIA 30307

5D GEOMATICS

1400 WINDWOOD COURT

KENNESAW, GEORGIA 30144

PHONE: (770) 653-4558

GEORGIA

RED T. DAVIS

CV



# **SITE NOTES:**

1. SITE CONTAINS: 20,152 SF = 0.46 ACRES TOTAL DISTURBED ACREAGE: 0.06 ACRES
2. SITE ADDRESS: 500 SOUTH WESTMINSTER WAY, ATLANTA, GEORGIA 30307  
TAX PARCEL ID NUMBER: 17 00030006211
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY GEORGIA LAND SURVEYING, CO. DATED 1-28-2019
4. THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHAD, ZONE Y) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER #13089C006K, DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
5. THERE ARE NO EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EAST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
7. THE INTENDED USE OF THE PROPERTY WILL BE FOR THE CONSTRUCTION OF A NEW RESIDENTIAL POOL.
8. IT IS THE OWNERS UNDERSTANDING THAT THERE ARE EXISTING UTILITY CONNECTIONS AND TAPS ON SITE THAT PROVIDE SERVICE TO THE USING HOUSE. IF NEW CONNECTIONS ARE NECESSARY THEN APPROVAL FROM CITY OF ATLANTA WATER AND SEWER IS REQUIRED PRIOR TO INSTALLATION OF PROPOSED UTILITY LINES.
9. ALL FUTURE CONSTRUCTION MUST CONFORM TO NE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
10. CONTRACTOR SHALL CONTACT NE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT MAY BE DISCOVERED IN THESE PLANS.
12. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
13. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE OF THE CITY OF ATLANTA AND STATE OF GEORGIA STANDARDS.
14. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT NEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-285-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
15. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
16. NO EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAN BUFFERS MAY APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EAST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
18. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

## **DEKALB COUNTY NOTES:**

1. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-375-4813.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, REDDONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
9. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
18. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY-FRIDAY 7:00am-7:00pm  
SATURDAY 8:00am-5:00pm

24 HOUR EMERGENCY CONTACT: GREG BOLDEN 423-883-3909

TOTAL AREA = 0.46 ACRES  
TOTAL DISTURBED AREA = 0.06 ACRES

## **ZONING CONFORMANCE:**

SITE ZONING: R-75 (RESIDENTIAL MEDIUM LOT-75)  
MINIMUM LOT SIZE: 10000 SF  
FRONT SETBACK: 30 FEET  
SIDE SETBACK: 7.5 FEET  
REAR SETBACK: 40 FEET  
LOT COVERAGE: SHALL NOT EXCEED 35%  
BUILDING HEIGHT: NO MORE THAN 35 FEET  
OPEN SPACE: 20%

## **LOT COVERAGE**

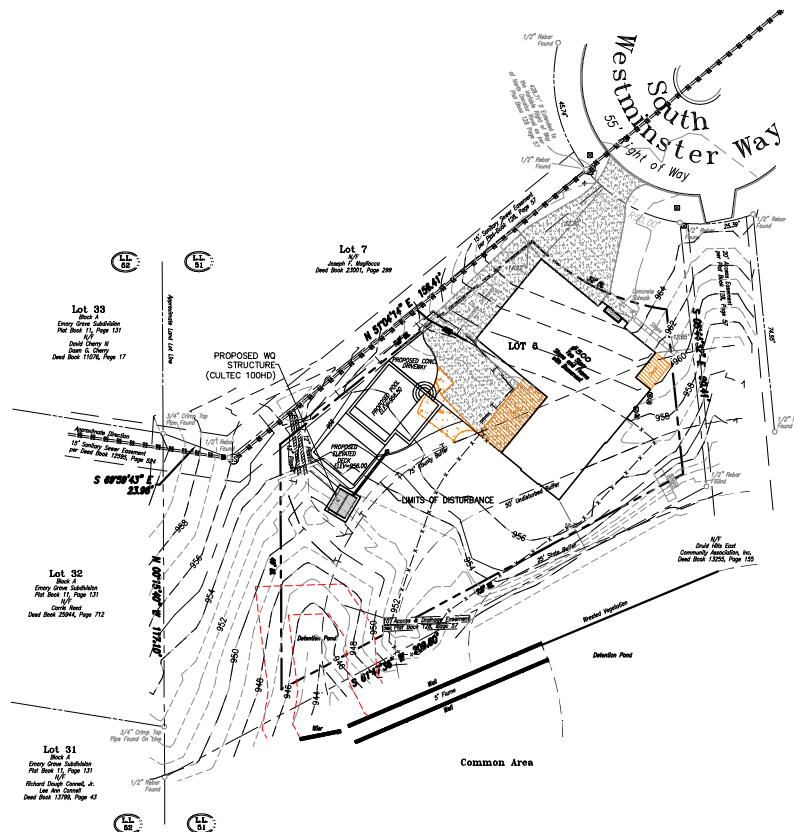
PROPOSED IMPERVIOUS AREA	AREA (SF)
EXISTING HOUSE	2561
EXISTING DECKS	318
EXISTING DRIVEWAY	2276
EXISTING SIDEWALK	50
EXISTING PORCH	13
EXISTING STAIRS	63
PROPOSED POOL	420
PROPOSED WALL	45
PROPOSED POOL EQUIPMENT PAD	15
TOTAL IMPERVIOUS AREA	6261
TOTAL SITE AREA	20152
LOT COVERAGE%	31.0%



## **CULTEC Drywell Calculator**

Impervious area: 480 SF  
Rainfall event requirement: 1.2 inches  
Typ. Slope: 1%  
Storage Required: 48.00 CF  
359 gal.

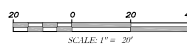
Model	Storage Volume per Installed Unit	Number of Units Required	Storage Volume Provided
Contractor 100HD	30.73 gph	280	8604 gph
Recharger 150XHD	53.84 gph	403	14547 gph
Recharger 280HD	73.67 gph	551	20251 gph
Recharger 350XHD	96.24 gph	720	26971 gph
Recharger 500HD	111.95 gph	837	31487 gph



## **STATEWATER STATEMENT:**

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13089C006K, DATED AUGUST 15, 2019.

THERE ARE WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.



DATE	
REVISIONS	
JOB NUMBER	WESTMINSTER
DRAWN BY	RD
CHECKED BY	RD
DATE	1-12-24
FIELD DATE	N/A
SCALE	1"=20'

RESIDENTIAL SUBDIVISION OF:  
LOT 6, SOUTH WESTMINSTER WAY FOR:  
S.H. CREEL POOLS, LLC  
TAX PARCEL 180506019  
SITE ADDRESS: 500 SOUTH WESTMINSTER WAY ATLANTA, GEORGIA 30307

**5D GEOMATICS**  
1400 WINDOOR COURT  
KENNESAW, GEORGIA 30144  
PHONE: (770) 653-4558

GEORGIA  
REGISTERED PROFESSIONAL  
RED T. DAVIS

C-1



# ES&PC NOTES:

1. THE CONSTRUCTION PHD SHALL BE MAINTAINED IN A CONDITION WHICH 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.
3. SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
4. ALL GRASSING SHALL BE IN ACCORDANCE WITH 11-11 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 THIS SAME MANUAL.
6. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH 1-1 PERMANENT VEGETATION.
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. E.C. CONSTRUCTION SITS AND SILT FENCES SHALL BE STOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
8. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
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 14 DAYS.
10. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
11. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
12. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: GREG BOLDEN 423-883-3909
13. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GEOMATICS CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GEOMATICS CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM ENTERING THE STREAM BUFFER.

# ES&PC NOTES:

- DEKALB ES&PC NOTES:
- EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL. DEKALB CO. CODE SEC. 56-75, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- IN CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT TEN FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
- MULCH TEMPORARY VEGETATION ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. DISTURBED AREAS LEFT IDLE FOR 5 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (TOS). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION (TOS) IMMEDIATELY UPON COMPLETION.
- WHEN PLANTING VEGETATION, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING.
- CITY OF ATLANTA LAND DISTURBANCE PERMIT/BUILDING PERMITS MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL 404-546-1205 WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
- SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
- THE USE OF POLYMERS (PMAS) IS ACCEPTED AS A BMP AS RECOMMENDED BY THE STATE SOIL & WATER CONSERVATION COMMISSION BMP "GREEN BOOK". CITY OF ATLANTA ALSO REQUIRES THAT POLYMERS USED TO STABILIZE CONSTRUCTION SITES MUST BE USED IN CONJUNCTION WITH MULCHING AND/OR HYDRO SEEDING.
- ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF ATLANTA.
- IF STREAMS ARE ON YOUR SITE, CITY OF ATLANTA WILL REQUIRE THAT THE STREAM BUFFERS BE LEFT UNDISTURBED AND A CONSERVATION EASEMENT OR A RESTRICTIVE COVENANT BE PLACED ON THAT PROPERTY. FOR MORE INFORMATION, PLEASE FEEL FREE TO CALL THE DEPARTMENT OF WATERSHED MANAGEMENT AT 404-330-6249.
- THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE LIST THE NAMES AND ADDRESSES OF ALL SECONDARY PERMITTEES.
- THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.
- ANY AMENDMENTS/REVISIONS TO THE ES&PC PLAN WILL HAVE SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404-PERMIT.
- THE ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SD01110 TANK REGULATIONS DURING AND AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- NO HYDROLOGY STUDY IS REQUIRED FOR THIS PROJECT.
- THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A NEW SIDEWALK AND ACCOMPANYING LANDSCAPE INFRASTRUCTURE. POTENTIAL SOURCES OF POLLUTION ARISE FROM POTENTIAL FOR FUEL LEAKS ON THE PAVEMENT DURING FUELING PROCESS. INDIVIDUAL SPILL WILL BE CLEANED UP IMMEDIATELY ON-SITE.

24 HOUR EMERGENCY CONTACT: GREG BOLDEN 423-883-3909

TOTAL AREA = 0.46 ACRES  
TOTAL DISTURBED AREA = 0.06 ACRES

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.

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 PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

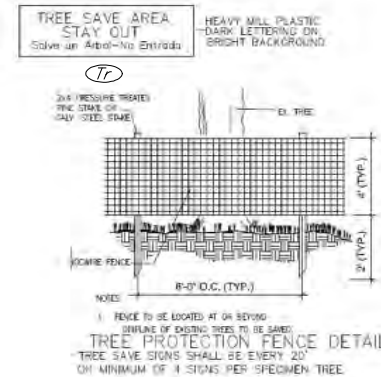
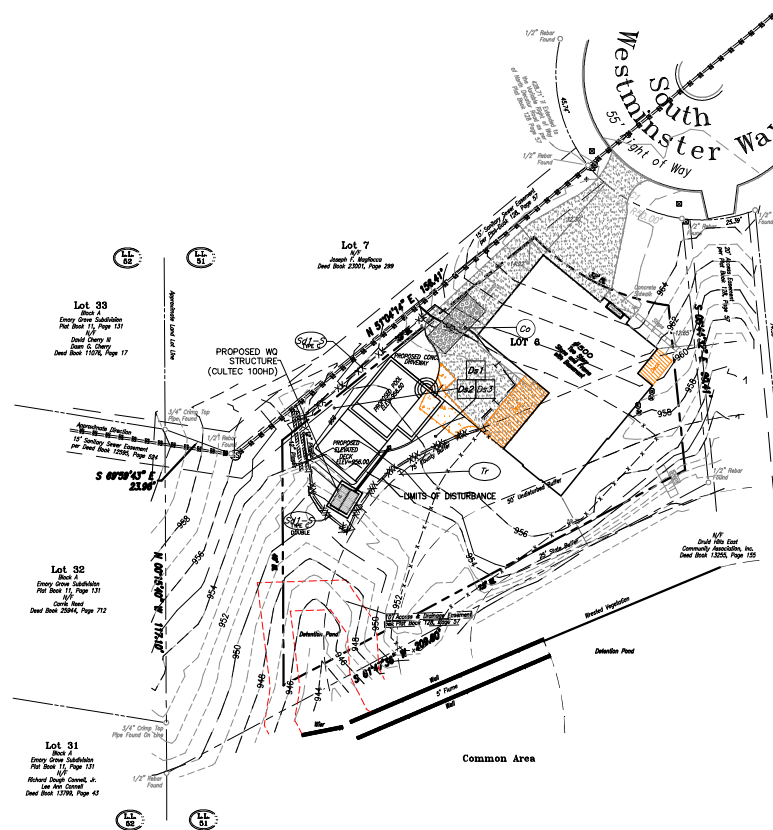
DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA AND BE WIRE REINFORCED.

CODE	PRACTICE	MAP SYMBOL
De 1	DISTURBED AREA STABILIZATION (WITH MULCHING)	De 1
De 2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	De 2
De 3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)	De 3
Se 1	SEDIMENT BARRIER	Se 1
Se 2	SEDIMENT TRAP	Se 2
St	STORM DRAIN OUTLET PROTECTION	St
Co	CONSTRUCTION ENTRANCE	Co



**SILT FENCE CALCULATION**

Drainage Area  
REQUIRED SEDIMENT STORAGE = 67 CU YD/ACRE DRAINED = 4 CY  
PROVIDED VOLUME = LENGTH OF SILT FENCE x 0.06 CF/LINEAR FT =  
= 309 x 0.05 CY/FT = 15.44 CY

**GSWCC** GEORGIA STATE WATER CONSTRUCTION CENTER

**Lead T. Dekin**  
Lead T. Dekin Certified Design Professional

CERTIFICATE NUMBER: 000004437  
ISSUED: 10/17/2013  
EXPIRATION: 10/17/2016

**CUT/FILL SUMMARY:**

EARTH WORK VOLUME: 1620 C.F. ~ 60 C.Y. CUT

**HAUL-OFF VOLUME:**

HAUL-OFF VOLUME: 1620 C.F. ~ 60 C.Y. CUT

DATE	
REVISIONS	
JOB NUMBER	WESTMINSTER
DRAWN BY	JBD
CHECKED BY	RD
DATE	1-12-24
FIELD DATE	N/A
SCALE	1"=30'

RESIDENTIAL EROSION CONTROL PLAN FOR:  
LOT 6, SOUTH WESTMINSTER WAY FUR:  
S.H. CREEL POOLS, LLC  
TAX PARCEL 180506019  
SITE ADDRESS: 500 SOUTH WESTMINSTER WAY ATLANTA, GEORGIA 30307

**5D GEOMATICS**  
1400 WINDOOR COURT  
KENNESAW, GEORGIA 30144  
PHONE: (770) 653-4558



### APPLICATION OF MULCH

DRY STRAW OR BARK APPLIED TO DEPTH OF 2 - 4 INCHES  
WOOD CHIPS, BARK, SANDWICH APPLIED TO DEPTH OF 2 - 3 INCHES

Ds1

### TREE PROTECTION SIGNS TO PLACE ON SITE

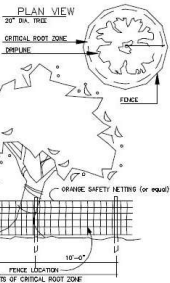
#### TREE PROTECTION AREA KEEP OUT !

CONTRADICTION OF TREE PRESERVATION ORDER MAY  
MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS

1. THE PROTECTIVE FENCING MUST NOT BE REMOVED
2. NO PERSON SHALL ENTER THE PROTECTED AREA
3. NO MACHINERY OR PLANT SHALL ENTER THE PROTECTED AREA
4. NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

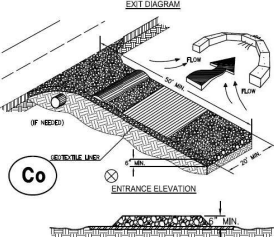
ANY INGRESS INTO THE PROTECTED AREA MUST BE  
WITH THE WRITTEN PERMISSION OF LOCAL PLANNING AUTHORITY



ACTIVE TREE PROTECTION (T)

### CONCRETE WASHOUT AREA

#### CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
1. FENCE LOCATING ON TREE TRUNKS OR AT CORNERS ON PUBLIC ROADS
  2. REMOVE ALL VEGETATION AND OTHER UNDESIRABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND STONE FOR POSITIVE DRAINAGE
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-2.5" STONES)
  4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 4"
  5. FENCE SHALL BE EQUAL FILL WITH AT ALL POINTS OF VERTICAL BENDS, BUT NO LESS THAN 2"
  6. A DRAINAGE FENCE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2"
  7. INSTALL FENCE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE SYSTEMS
  8. WHEN DRAINAGE IS REQUIRED, IT SHOULD BE DONE ON AN AREA STRAIGHTER WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEWAGE TREATMENT PLANT OR INTO ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEWAGE CONTROL SYSTEM
  9. MAINTAINANCE AND/OR THE AGGREGATE MAY BE REQUIRED DEPENDING ON SCALE AND OCCUPANCY. IF NECESSARY, MAINTAINANCE DESIGN MAY COVERED BY ANY MAINTENANCE SCHEDULE FOR TRUCK TRAFFIC THAT MAINTAIN THE AREA
  10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD INTO PUBLIC RIGHT-OF-WAY. THE MAY REQUIRE TOP SPRINKLING, WATER AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT

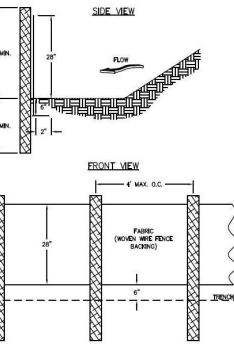
### DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS.  
CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED -

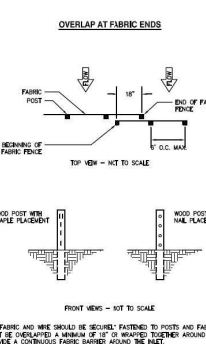
TEMPORARY METHODS: Ds1-MULCHING, Ds2-TACKERS AND BINDERS, Ds3-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION  
PERMANENT METHODS: Ds4-PERMANENT VEGETATION, Ds5-SEEDING

Du

#### SILT FENCE - TYPE SENSITIVE



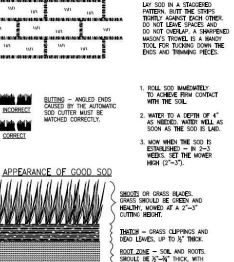
#### FASTENERS FOR SILT FENCES



- NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WEAVERED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE PERIMETER

Sd1-S

- NOTES:
1. USE STEEL OR WOOD POSTS OF AS SPECIFIED BY THE DESIGN, SEEDING, AND POLLUTION CONTROL PLAN
  2. ADJUST TIGHT TO BE SHOWN ON THE DESIGN, SEEDING, AND POLLUTION CONTROL PLAN



#### SODDING

REPAIR TYPE	REPAIR RATE	REPAIR RATE	SEASON
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL
10-10-10	1000	1000	FALL

#### SODDING

NOT TO SCALE

SEASON	REPAIR TYPE	REPAIR RATE	REPAIR RATE	SEASON
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL

### TEMPORARY GRASSING

Ds2

SEASON	REPAIR TYPE	REPAIR RATE	REPAIR RATE	SEASON
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL

### PERMANENT GRASSING

Ds3

SEASON	REPAIR TYPE	REPAIR RATE	REPAIR RATE	SEASON
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL

### FERTILIZERS

SEASON	REPAIR TYPE	REPAIR RATE	REPAIR RATE	SEASON
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL
10-10-10	1000	1000	1000	FALL

DATE

REVISIONS

JOB NUMBER

DRAWN BY

CHECKED BY

DATE

FIELD DATE

SCALE

WESTMINSTER

RD

1-12-24

N/A

1"-20"

ERIKSON CONTRACT DESIGN CO.

LOT 6, SOUTH WESTMINSTER WAY FOR

S.H. CREEL POOLS, LLC

TAX PARCEL 180506019

SITE ADDRESS: 500 SOUTH WESTMINSTER WAY ATLANTA, GEORGIA 30307

5D GEOMATICS

1400 WINDOOR COURT

KENNESAW, GEORGIA 30144

PHONE: (770) 653-4558

[illegible]

## CULTEC Contactor® 100HD Stormwater Chamber

### CULTEC Contactor® 100HD Specifications

**GENERAL**


CULTEC Contactor® 100HD chambers are designed for underground stormwater management. The chambers may be used for stormwater collection and controlling the flow into the stormwater tunnel.

**CHAMBER PARAMETERS**

- The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (CULTEC, Inc. 730-445-4145).
- The chamber shall be vacuum hardened of polyethylene with a black interior and blue exterior.
- The chamber shall be acted to isolate.
- The chamber shall be used full-tension.
- The chamber shall be joined using interlocking interlocking method. Connections must be fully shielded overlapping rings, having no separate insulating or a sealant.
- The chamber shall be designed to withstand a 100 year life at 12.5 lbs (3.13 m) without stress, 36 inches (334 mm) wide and 16 ft (4.88 m) tall. The installed length of a panel shall be 10.5 lbs (2.33 m) and 7.5 ft (2.30 m).
- The chamber will open top on the chamber and will insure 120 mm HDPE PVC.
- The chamber shall have side ports to accept CULTEC® HDPE PVC Feed Connectors to create an internal manifold. The maximum 12" diameter of each side port shall be 12.5 inches (318 mm) and 7.5 inches (191 mm) without stress.
- The nominal chamber dimensions of the CULTEC® HDPE PVC Feed Connector shall be 7.6 inches (194 mm) tall, 12 inches (305 mm) wide and 39.7 inches (1009 mm) long.
- The nominal storage volume of the Contactor® 100HD chamber shall be 1.686  $\text{ft}^3$  or 47.3 (373  $\text{m}^3$ ) – without stress. The nominal storage volume of a single panel shall be 0.148  $\text{ft}^3$  or 4.19 (326  $\text{m}^3$ ) – without stress. The nominal storage volume of a joined Contactor® 100HD chamber as an intermediate or end chamber shall be 1.686  $\text{ft}^3$  or 47.3 (373  $\text{m}^3$ ) – without stress. The nominal storage volume of a single panel shall be 0.148  $\text{ft}^3$  or 4.19 (326  $\text{m}^3$ ) – without stress.
- The nominal storage volume of the CULTEC® HDPE PVC Feed Connector shall be 0.248  $\text{ft}^3$  or 0.025  $\text{m}^3$  – without stress. It shall have CULTEC® HDPE PVC Feed Connector flange located into the sideports of the units to promote lateral collection of water.
- The CULTEC® 100HD chamber shall have 14 connections.
- The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates shall be used with this unit.
- The Contactor® 100HD/Start/End plate unit shall be formed as a whole chamber having two fully formed integral end walls having no separate end plates or separate walls.
- The Contactor® 100HD/Start/End plate unit shall be formed as a whole chamber having one fully formed integral end wall and one fully open end wall having no separate end plates or end walls.
- The end of CULTEC® Feed Connectors shall be designed to have two open ends and walls having no separate plates or separate end walls. The units shall fit the side ports of the CULTEC® 100HDH and all as cross feed connections.
- Chambers must have horizontal diffuser length to reduce impact between the rings.
- The units shall be designed to have integral use of the diffuser length. Each unit to be used as an optional installation prior to clean-out.
- The units may be trimmed to custom lengths by cutting back at any connection on the large end only.
- The chamber shall be manufactured in an ISO 9002:2015 certified facility.
- The chamber shall be designed and manufactured to meet the material and structural requirements of CULTEC® SPS-0205, including resistance to ACETIC acid and other chemicals.
- Maximum allowable cover over the top of the chamber shall be 32" (813 mm) for the Heavy Duty Chamber.
- The chamber shall be designed to attract debris traps that installed according to CULTEC's recommended installation instructions.

For more information, contact CULTEC® at 730-445-4146 or visit [www.cultec.com](http://www.cultec.com).

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**5D GEOMATICS**  
 1400 WINDMOOR COURT  
 KENNESAW, GEORGIA 30144  
 PHONE: (770) 653-4558

RESIDENTIAL POOL CONSTRUCTION DETAILS OF:  
 LOT 6, SOUTH WESTMINSTER WAY FOR:  
**S.H. CREEL POOLS, LLC**  
 TAX PARCEL 18 05106019  
 SITE ADDRESS: 300 SOUTH WESTMINSTER WAY ATLANTA, GEORGIA 30307

JOB NUMBER		WESTMASTER		REVISIONS		DATE
DRAWN BY	480	CHECKED BY				
DATE	1-12-24	DATE	1-12-24			
FIELD DATE	N/A	SCALE				
	1"=20'					



# DEKALB COUNTY TREE NOTES:

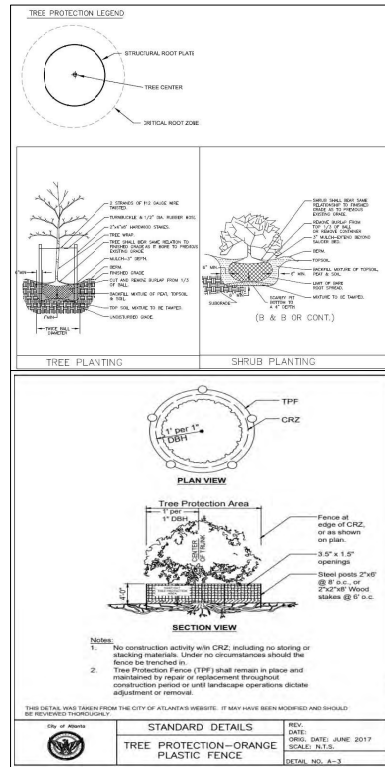
1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES TO OCCUR WITHIN TREE PROTECTION AREAS OR WITHIN SIX (6) FEET OF THE CRZ.
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER DATE OF FINAL INSPECTION.

## DEKALB COUNTY NOTES:

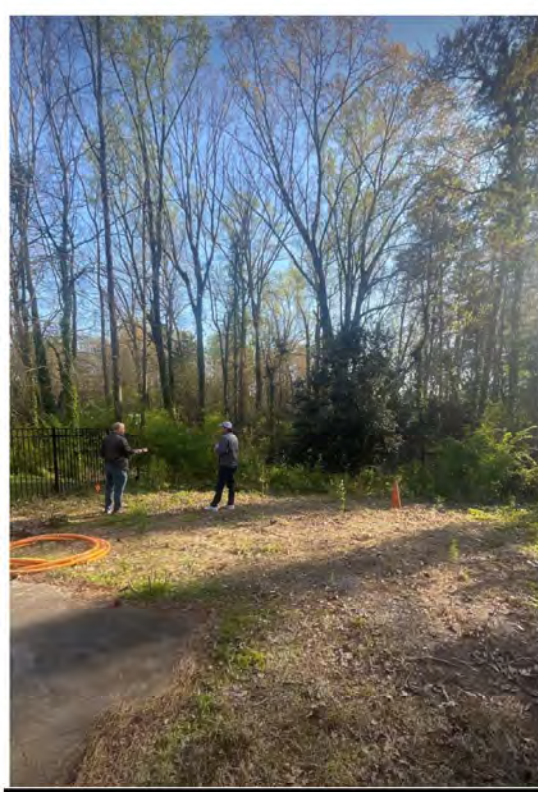
1. NO ONE SHALL ENCROACH, PLACE SOLVEMENTS, BUILDING, MACHINERY, BUILDING DEBRIS OR ANY OTHER MATERIAL WITHIN 6' OUTSIDE THE PERIPHERY OF THE CRZ OR WITHIN ANY TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
2. ALL TREE FENCE AND OTHER TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CD IS ISSUED.
3. A TREE THAT IS DESIGNATED TO BE SAVED, BUT IS DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO THE UNIT VALUE OF THE TREE REMOVED. ANY SPECIMEN TREE DAMAGED SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO 1.4 TIMES THE DBH OF THE DAMAGED SPECIMEN.
4. ALL PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
5. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. TREE PROTECTION SIGNS ARE TO BE PLACED AT LEAST EVERY 50' ALONG THE LENGTH OF THE TREE PROTECTION FENCE. THE SIGNS SHOULD BE IN A LANGUAGE SO THAT ALL WORKERS ON SITE ARE ABLE TO UNDERSTAND.

24 HOUR EMERGENCY CONTACT: GREG BOLDEN 423-883-3909

TOTAL AREA = 0.46 ACRES  
TOTAL DISTURBED AREA = 0.06 ACRES









## FOR A SAFE AND BEAUTIFUL POOL!



- Removes and reinstalls in minutes.
- Climb resistant surface - no footholds or fingerholds.
- Durable baked-on TGIC powder-coat finish.
- Stainless steel screws and hardware.
- Ideally suited for any environment.
- Meets or exceeds ASTM F 2286-05 for removable mesh fencing for swimming pools, hot tubs and spas.
- Five-year limited warranty.

There has never been an easier way to make your pool safe from unwanted intrusion of children, pets or stray animals. And our patent-pending pole design can withstand over 200 lbs. of pressure! Stronger than the competition! Available in designer black - in 4 ft. and 5ft. heights and 10 ft. adjustable lengths.



**Transparent panels are climb resistant!**

Sturdy yet inconspicuous panels keep infants, pets and toys where they're supposed to be. Fence sections come in 10 ft. adjustable lengths.



**Modular design for easy installation!**

Sections install quickly and easily for the do-it-yourselfer or the professional. Only requires drilling 5/8" hole in deck. No specialized coring equipment is necessary.



**Sections latch together quickly.**

It takes only seconds for an adult to unlatch a panel for access to the swimming pool.



**Stainless steel hardware won't rust!**

Patent pending Polylum poles fit into insulated deck sleeves simply and securely for strength and durability.



**Self-Closing Gate**

Optional Gate Available: Gate supplied with Magna Latch self closing, self latching hardware.