



**GWINNETT COUNTY**  
**Department of Planning & Development**  
One Justice Square  
446 West Crogan Street  
1<sup>st</sup> Floor, Suite 150  
Lawrenceville, Georgia 30046  
Phone: 678.518.6000 Fax: 678.518.6240  
www.gwinnettcountry.com

## **Swimming Pool Location Plan (SPLP)**

(Revised September 2004)

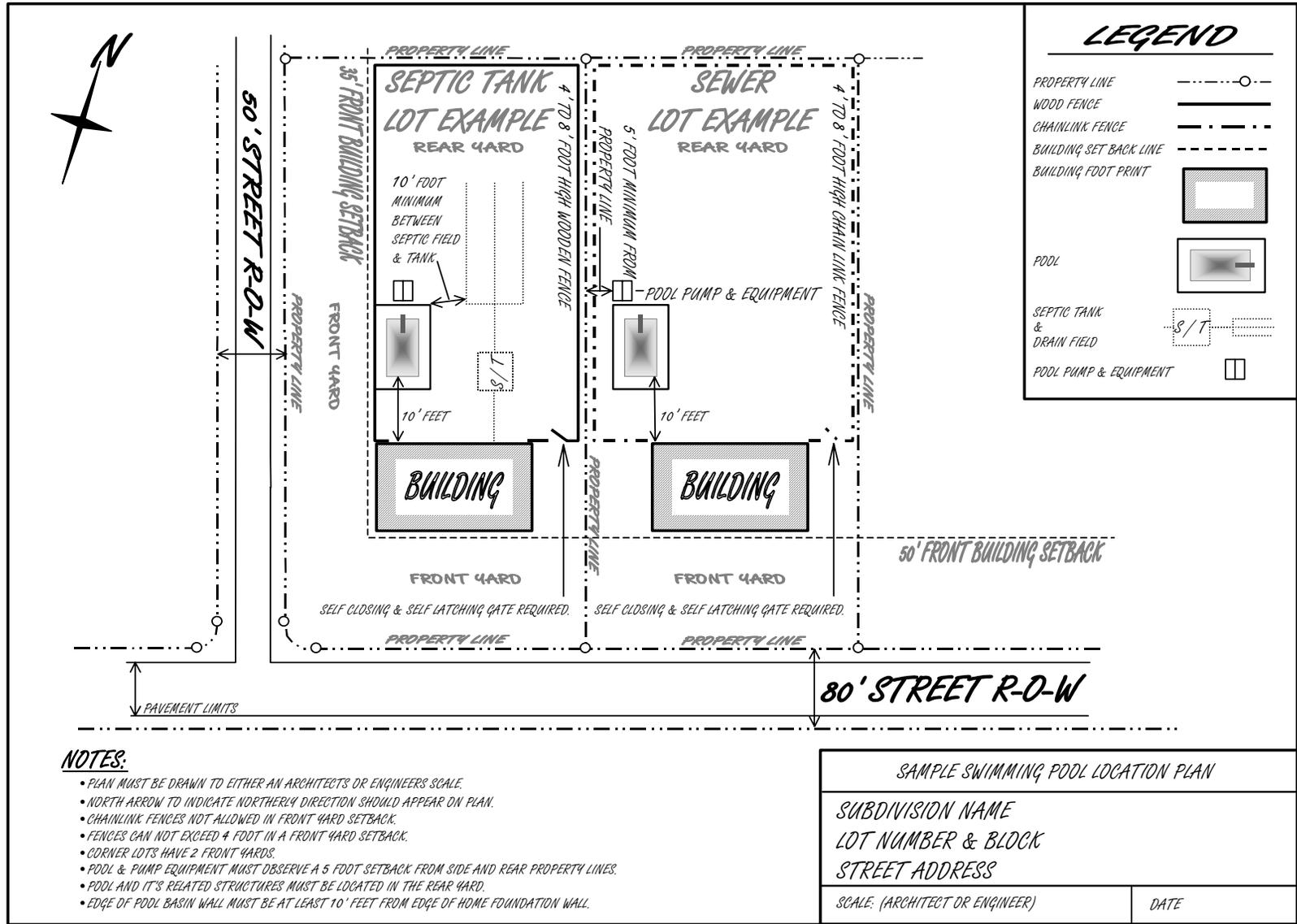
Planning & Development requires a Swimming Pool Location Plan (SPLP) to be submitted in order to obtain a Building Permit for swimming pools on residential lots. The SPLP must be approved prior to the issuance of a Building Permit for the pool. An SPLP is submitted to the Development Review Section for review and approval to ensure that the rear yard location and accessory structure setback requirements are met and that easements are kept free & clear of encroachments. An SPLP does not have to be drawn by a surveyor or an engineer. However, it must be drawn "to scale" using either an engineer or architect's scale. A SPLP can be drawn by anyone as long as it is legible and is drawn at a measurable scale. Approval of an SPLP makes the property owner & contractor aware of location constraints on a lot. A sample SPLP may be found on page 2 of this document.

A SPLP should show the following (as applicable) on the plan:

- a. Boundary lines of the lot with distances & bearings.
- b. Location & names of all abutting streets or other street rights-of-way.
- c. Minimum required front building setback lines with dimensions.
- d. Minimum required 5-foot accessory structure setback from side and rear property lines.
- e. Self-closing & self-latching gate equipped with a locking device.
- f. Pump, equipment structures and decking.
- g. Septic tank & drain field (if applicable).
- h. Height, type and location of required pool fencing.
- i. The approximate outline of all buildings, driveways, swimming pools, recreational courts, patios, accessory structures and other improvements, existing or proposed, on the property, and dimensions of buildings and distances between all structures and the nearest property lines.
- j. Location & dimensions of any water, sewer, drainage or other easements, storm water management facilities, septic tank, and septic tank drain field located on the lot.
- k. Subdivision name, lot & block designation.
- l. North arrow & scale.
- m. 100-year floodplain limits, any applicable stream buffers or other special building setback lines.
- n. Any other applicable requirements of the Zoning Resolution or conditions of zoning approval.

Note: Swimming Pools & their appurtenant structures (pump equipment, decking, etc) must be located in the rear yard and setback at least 5 feet from side & rear property lines. Pool must be at least 10 feet from any septic tank and its drainfield.

WDJ: A & C & X: Accessory Building Location Plan on Residential Lots



**LEGEND**

- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- BUILDING SET BACK LINE
- BUILDING FOOT PRINT
- POOL
- SEPTIC TANK & DRAIN FIELD
- POOL PUMP & EQUIPMENT

**NOTES:**

- PLAN MUST BE DRAWN TO EITHER AN ARCHITECTS OR ENGINEERS SCALE.
- NORTH ARROW TO INDICATE NORTHERLY DIRECTION SHOULD APPEAR ON PLAN.
- CHAINLINK FENCES NOT ALLOWED IN FRONT YARD SETBACK.
- FENCES CAN NOT EXCEED 4 FOOT IN A FRONT YARD SETBACK.
- CORNER LOTS HAVE 2 FRONT YARDS.
- POOL & PUMP EQUIPMENT MUST OBSERVE A 5 FOOT SETBACK FROM SIDE AND REAR PROPERTY LINES.
- POOL AND IT'S RELATED STRUCTURES MUST BE LOCATED IN THE REAR YARD.
- EDGE OF POOL BASIN WALL MUST BE AT LEAST 10' FEET FROM EDGE OF HOME FOUNDATION WALL.

**SAMPLE SWIMMING POOL LOCATION PLAN**

SUBDIVISION NAME	
LOT NUMBER & BLOCK	
STREET ADDRESS	
SCALE: (ARCHITECT OR ENGINEER)	DATE