

Chief Executive Officer	DEPARTMENT OF PLANNING & SUSTAINABILITY	Interim Director
Michael Thurmond		Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL **EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

Applicant and/or Authorized Representative:UBuildHome, LLC	(Mohemmad Habib)
City/State/Zip Code: Lilburn, Georgia 30047	
Email:3dsecurityinc@gmail.com	
Telephone Home: (404) 593-3211	Business:593-3211
OWNER OF RECORD	OF SUBJECT PROPERTY
Owner: uBuildHome, LLC	
Authorized Representative: UBUILDHOME, LLC (Wolfernmad Habib) Mailing Address: 870 Johnston Oak Lane NW City/State/Zip Code: Lilburn, Georgia 30047 Email: 3dsecurityinc@gmail.com Telephone Home: (404) 593-3211 Business: (404) 593-3211 OWNER OF RECORD OF SUBJECT PROPERTY Owner: UBUILDHOME, LLC Address (Mailing): 870 Johnston Oak Lane NW Email: 3dsecurityinc@gmail.com Telephone Home: (404) 593-3211 Business: (404) 593-3211 Business: (404) 593-3211 Business: (404) 593-3211 ADDRESS/LOCATION OF SUBJECT PROPERTY Address: 3641 Cobb Creek Court District(s): 15 Land Lot(s): 133/156 Block: Parcel: 15 133 01 143 Zoning Classification: R-75 Commission District & Super District: 3 CHECK TYPE OF HEARING REQUESTED:	
ADDRESS/LOCATION	OF SUBJECT PROPERTY
Address: 3641 Cobb Creek Court	City: Dectur State: GA Zip:
District(s): <u>15</u> Land Lot(s): <u>133/1</u>	56 Block: Parcel: 15 133 01 143
Zoning Classification: R-75	ommission District & Super District: <u>3</u>
CHECK TYPE OF HEARING REQUESTED:	
X VARIANCE (From Development Standards caus	sing undue hardship upon owners of property.)
SPECIAL EXCEPTIONS (To reduce or waive of	f-street parking or loading space requirements.)
OFFICIAL APPEAL OF ADMINISTRATIVE DEC	ISIONS.

*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW **GUIDELINES MAY RESULT IN SCHEDULING DELAYS.***

Email plansustain@dekalbcountyga.gov with any questions.



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 01/13/2025

Applicant Signature:

DATE:

Mohemmad Habib Senior Advisor Dekalb County Zoning Board of Appeals C/O Dept. of Planning & Sustainability 178 Sams Street Decatur, Georgia 30030

Re: Variance Application - Letter of Intent 3641 Cobb Creek Court (Parcel: 15 133 01 143)



To Whom it May Concern:

Please accept the attached application form, this letter and included supplemental documents in support of our request for a Variance required for the development of an owner-occupied single-family residence on Lot 29 of Carlysle Glynn Unit One (PB 92 PG 141) subdivision located at 3641 Cobb Creek Court in unincorporated Dekalb County. An application for a building permit on the lot has been submitted by the owner, and permit fees have been assessed by Dekalb County and paid by the landowner. Subsequent comments from Dekalb County staff have indicated that the lot in question is no longer a buildable lot due to the presence of an existing detention facility that lies across a part of the lot as well as three other contiguous lots in the subdivision (Lots 28, 29, 31 & 32). With this application we hereby request an exemption from Chapter 27, Article 5, Section 5.6.2 prohibiting the location of a detention facility on the same lot as a single-family home.

Three of the four lots containing the pond area already support existing owner-occupied single-family residential homes as originally intended. The subject parcel was platted in 1990 as a buildable lot with a dedicated sanitary sewer service lateral provided during the construction of the subdivision. In 2015 Section 5.6.2 of the Dekalb County Zoning Ordinance was enacted. A site plan has been provided in compliance with the applicable development standards for the proposed home construction. The area of the pond has been excluded from coverage calculations per Dekalb County staff, and the planned improvements still fall within the coverage standards.

The subject lot has been taxed as a buildable lot for 35 years at the same rate as other buildable lots in the same subdivision. The landowner has invested substantial funds in plans to develop this lot, and the new homeowner has made plans to move in this spring. Given the immediate evidence of the pond on the existing developed lots on either side of the subject parcel, the landowner has been shocked to find that the same rules do not apply to his lot and that the strict application of Sec. 5.6.2 would leave the parcel with effectively no market value and no meaningful allowable use.

No other parcels will be affected by the approval of this variance, and there is no reason to believe that this Variance have any negative impact on the public or other landowners. The approval of this variance would serve only to restore the intentions and expectations of all parties as this has always been a lot intended, taxed, developed, platted and marketed for home construction. The intent of code Section 5.6.2 was not to condemn existing buildable lots. It was to guide future land development projects. In this case a Dekalb County resident will suffer considerable damages as a result of strict application of this code. Please consider granting this request for a variance in order to prevent these damages, to allow this project to move forward and to support our residents' efforts to make Dekalb County their home.

Thank you for your careful review and consideration of this application.

Sincerely,

Mohemmad Habib uBuildHome, LLC



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, ANY LAND DISTURBING ACTIVITIES.

2. THE GASWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION NUMBER IS #0000088840 FOR BENJAMIN L. DRERUP. UPON NOTIFICATION FROM THE OWNER, BENJAMIN L. DRERUP WILL PERFORM AN ON-SITE INSPECTION OF THE EROSION CONTROL MEASURES.

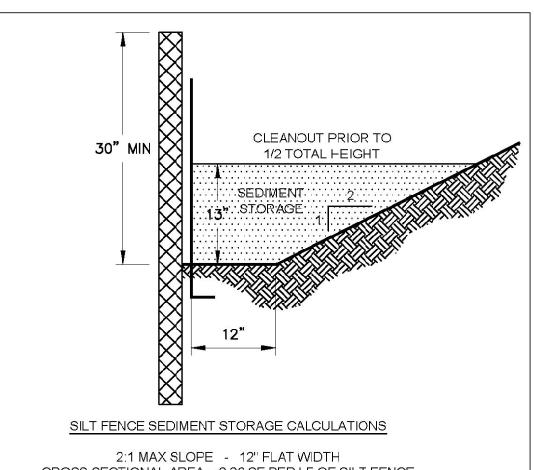
3. THE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLE WILL BE HANDLED BY THE CONCRETE WASHDOWN BMP NEAR THE CONSTRUCTION EXITS. SEE DETAIL.

- 4. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
- 5. THE REQUIRED SEDIMENT STORAGE IS AS FOLLOWS:

0.171 DISTURBED ACRES X 67 CY/ACRE = 11.5 CUBIC YARDS = 311 CF OF REQUIRED STORAGE

2.26 CF OF STORAGE PER LF OF SILT FENCE PROVIDED (SEE DETAIL)

2.26 CF X 243 LF OF SILT FENCE = 549 CF OF SEDIMENT STORAGE PROVIDED.



CROSS SECTIONAL AREA = 2.26 SF PER LF OF SILT FENCE VOLUME OF STORAGE = 2.26 CF / 27 CF PER CY = 0.084 CY PER LF OF SILT FENCE

PARCEL ID
ZONING DISTRICT
ADDRESS
RECORDED PLAT
LOT AREA
DISTURBED AREA
PROPOSED CUT/FIL

ID	
DISTRICT	
D PLAT	
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DISTRICT	
D PLAT	

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D	PLAT	
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	PLAT	
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SITE D	ATA
15 133 01 143	MIN. LOT AREA
R-75	MIN. LOT WIDTH
3641 COBB CREEK CT.	FRONT SETBACK
PB 92 PG 141	SIDE SETBACK
0.234 AC / 10,580 SF	REAR SETBACK
0.171 AC	MIN. DWELLING SIZE
210 CY/120 CY	MAX. BUILDING HIEGHT

MIN. OPEN SPACE

10,000 SQ F

75 FT

30 FT

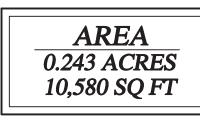
7.5 FT

40 FT

35 FT

20%

1,600 SQ FT

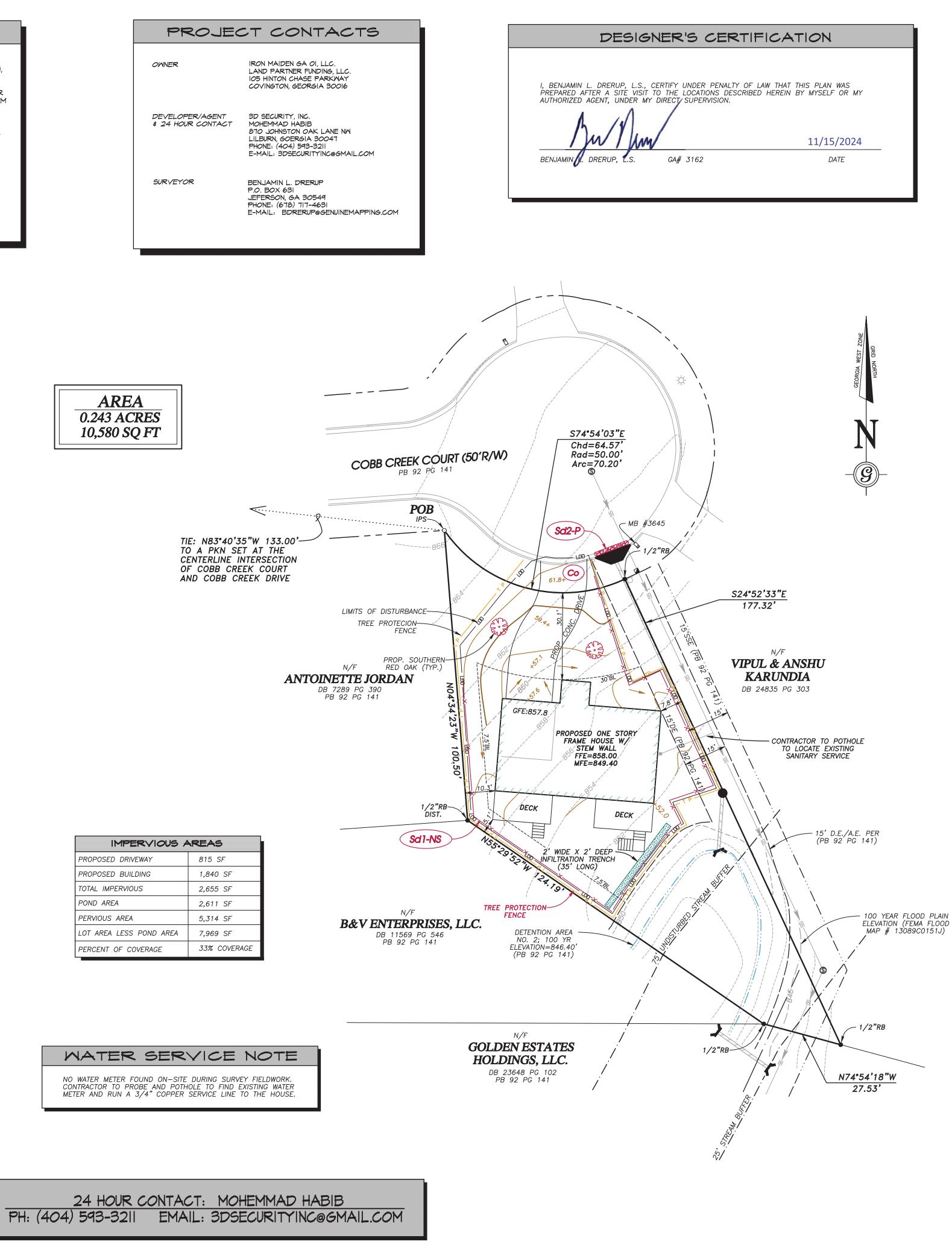


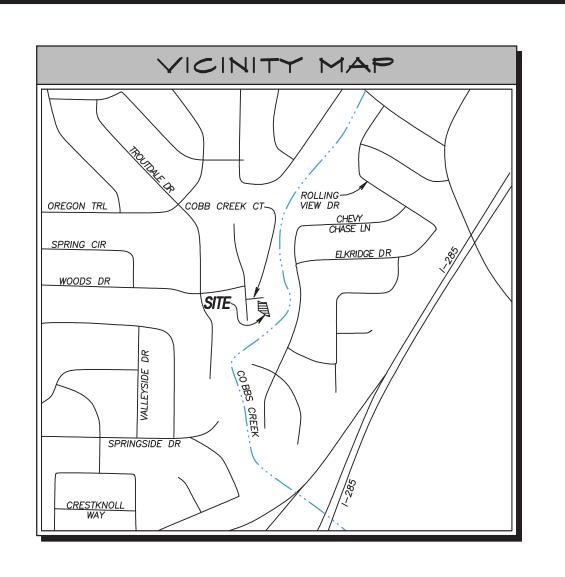
IMPERVIOU	g
PROPOSED DRIVEWAY	
PROPOSED BUILDING	
TOTAL IMPERVIOUS	
POND AREA	
PERVIOUS AREA	
LOT AREA LESS POND ARE	Ξ,
PERCENT OF COVERAGE	

MATER SE
NO WATER METER FOUND ON-
CONTRACTOR TO PROBE AND F

LE	GEND		
ABBREVIATIONS	SYMBOLS	MBOLS	
AE - ACCESS EASEMENT	• IRON PIN FOU	JND	
BL – BUILDING SETBACK LINE BM – BENCHMARK	■ CONCRETE MOI	NUMENT FOUND	
BWF – BARB WIRE FENCE CI – CURB INLET	ROCK FOUND		
CO – CLEANOUT C&G – CURB & GUTTER	O IRON PIN SE	г	
CL – CENTERLINE CLF – CHAIN LINK FENCE	⊗ COMPUTED PO.	INT (NOT SET)	
CMF – CONCRETE MONUMENT FOUND CMP – CORRUGATED METAL PIPE CONC – CONCRETE	🗑 FIRE HYDRAN	Г	
CTP – CRIMP TOP PIPE	► WATER VALVE		
D – DEPTH DB – DEED BOOK	☑ WATER METER		
DE – DRAINAGE EASEMENT DIP – DUCTILE IRON PIPE	Q UTILITY POLI	Ē	
DIST – DISTURBED DWCB – DOUBLE WING CATCH BASIN	► GUY WIRE		
E – EAST EA – EDGE OF ASPHALT EC – EDGE OF CONCRETE	Ø GUY POLE		
EG – EDGE OF GRAVEL	-☆- LIGHT POLE		
FFE - FINISHED FLOOR ELEVATION FH - FIRE HYDRANT	P POWER BOX		
-G UNDERGROUND GAS LINE GM - GAS METER			
GW – GUY WIRE HWF – HOG WIRE FENCE	LINETYPES		
IPS – IRON PIN SET JB – JUNCTION BOX	××	Sd1-NS	
LLL – LAND LOT LINE N – NORTH	o	WOODEN FENCE	
N/F - NOW OR FORMERLY OTP - OPEN TOP PIPE	o	CHAIN LINK FE	
PB – PLAT BOOK PBX – POWER BOX	XX	IRON FENCE	
PG – PAGE PKN – SURVEY NAIL (PARKER-KALON)		ROAD CENTERLI	
PL – PROPERTY LINE POB – POINT OF BEGINNING		RIGHT-OF-WAY	
POC – POINT OF COMMENCEMENT PVC – POLYVINYL CHLORIDE PIPE	· · ·	STREAM CENTER	
RB – REBAR RCP – REINFORCED CONCRETE PIPE		OVERHEAD UTIL	
REC – RECORDED R/W – RIGHT-OF-WAY		WETLANDS	
Ś – SOUTH		STORM PIPE	
SR – SOLID STEEL ROD SRE – SOUTHERN RED OAK W – WEST	<u> </u>	GUARD RAIL	
-W WATER LINE	$\frown \frown \frown \frown \frown$	EDGE OF WOODS	

WOODEN FENCE ------ CHAIN LINK FENCE IRON FENCE - - ROAD CENTERLINE - - RIGHT-OF-WAY LINE ·· — STREAM CENTERLINE → OVERHEAD UTILITY LINE _____WETLANDS STORM PIPE GUARD RAIL EDGE OF WOODS

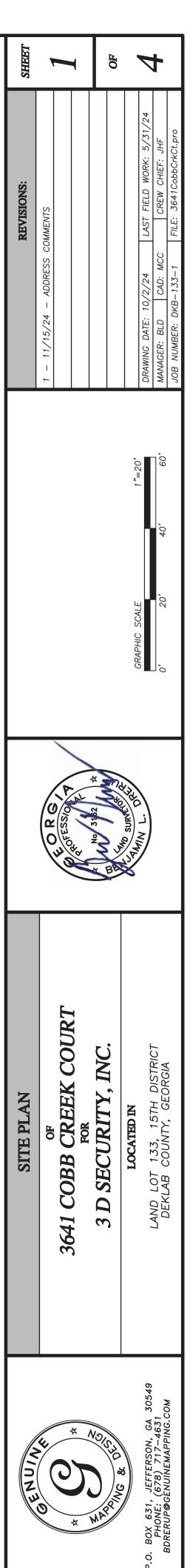




	DEKALB COUNTY NOTES
1)	DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT—OF—WAY.
2)	ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON–SITE INSPECTOR(S)
3)	THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND–DISTURBING ACTIVITIES.
4)	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.
5)	ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
6)	LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
7)	ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
8)	ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
9)	ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
10)	A FINAL AS–BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
11)	A FINAL AS–BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
12)	WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
13)	ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
14)	NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
15)	WORK HOURS AND CONSTRUCTION DELIVERIES ARE: MONDAY—FRIDAY: 7:00AM—7:00PM SATURDAY: 8:00AM—5:00PM

NOTES

- 1) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 2) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE UNE OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 3) A PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13089C1051J, EFFECTIVE DATE 5/16/2013.
- 4) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO ODTAIN THE LINE AND ANOTHER DESIGN FOR THE PLAN TO TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
- 5) TOPOGRAPHIC INFORMATION SHOWN HERON DERIVES FROM A FIELD RUN SURVEY OF THE SITE BY GENUINE MAPPING & DESIGN IN MAY 2024.
- 6) THERE ARE STATE WATERS LOCATED WITHIN 200 FEET OF THE SUBJECT PROPERTY.



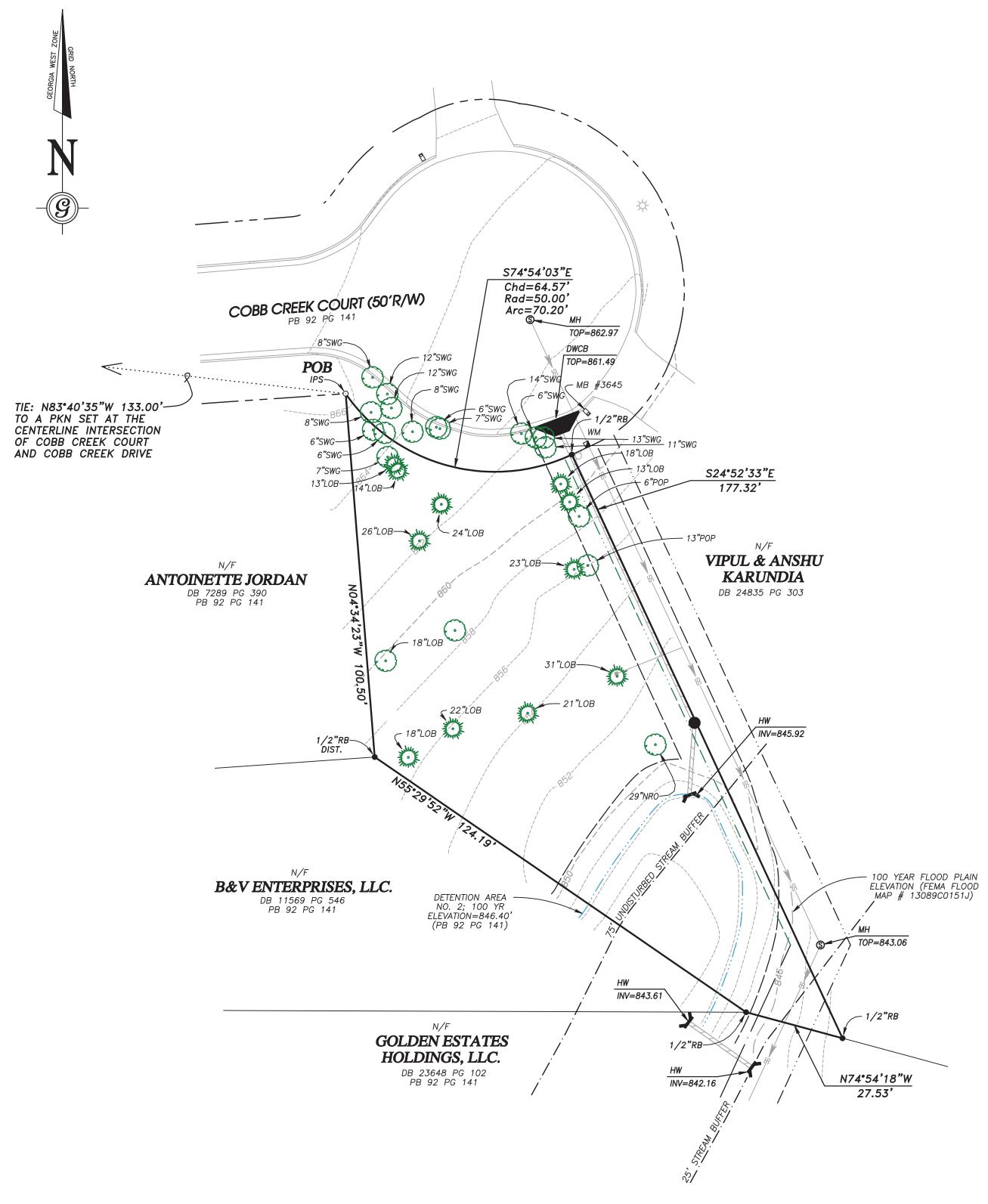
TREE SURVEY NOTES

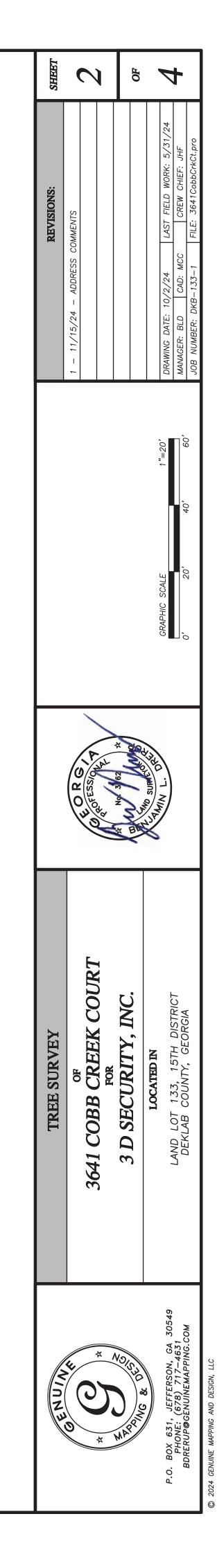
THE PURPOSE OF THIS TREE SURVEY IS TO SHOW ALL TREES ON THE SUBJECT PROPERTY WITH A DIAMETER AT A BREAST HEIGHT OF 6 INCHES OR GREATER AS REQUESTED BY DEKLAB COUNTY REGULATIONS AND STANDARDS.

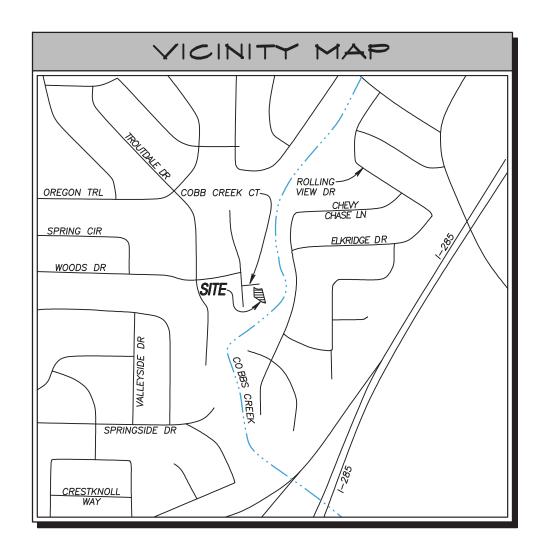
ALL TREES SHOWN HERON ARE TO BE REMOVED FROM THE SITE FOR THE PURPOSE OF DEVELOPMENT.

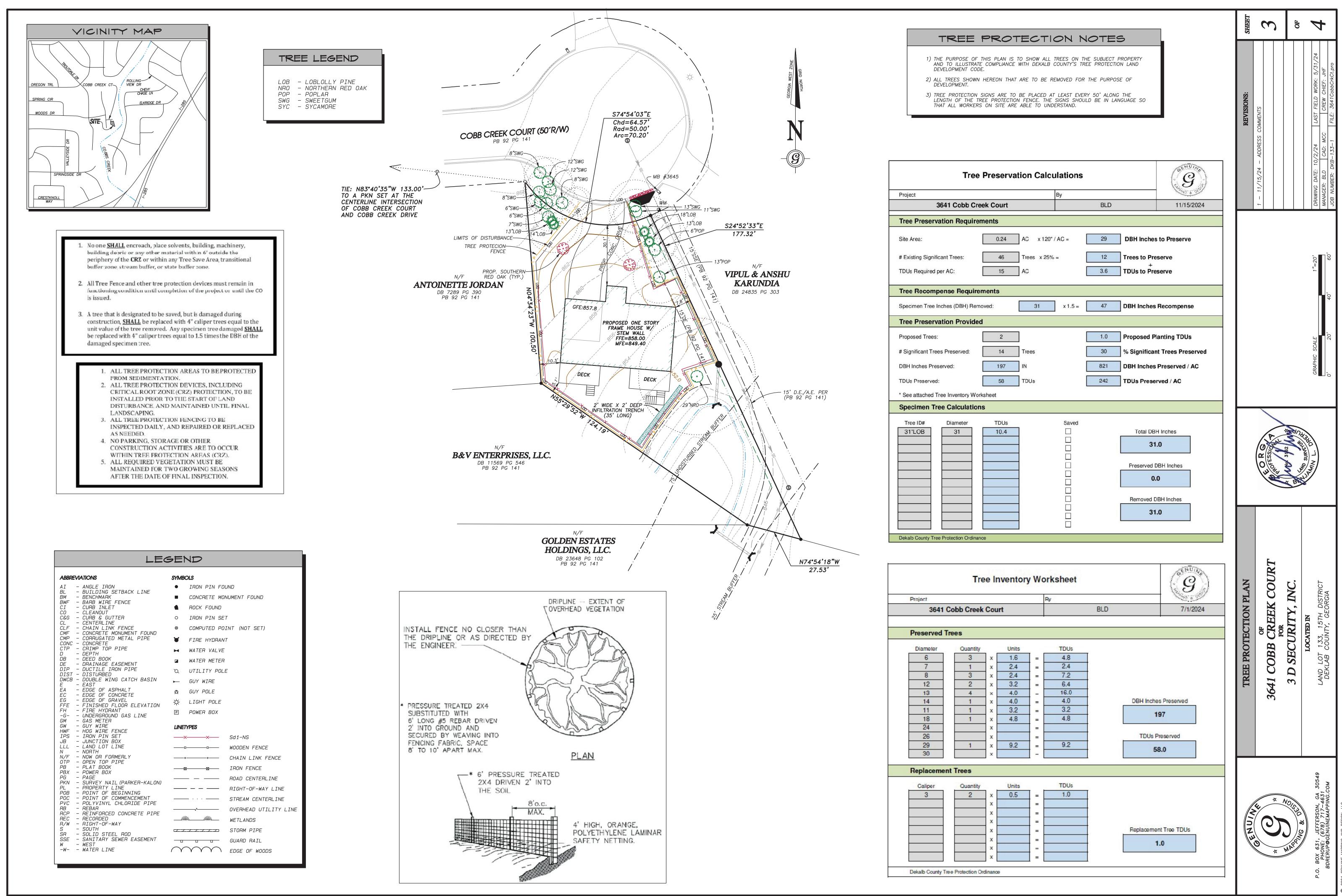


LEC	SE	ND	
ABBREVIATIONS	SYME	BOLS	
AI - ANGLE IRON	•	IRON PIN FO	UND
BL – BUILDING SETBACK LINE BM – BENCHMARK		CONCRETE MO	NUMENT FOUND
BWF – BARB WIRE FENCE			
CO – CLEANOUT		ROCK FOUND	
C&G – CURB & GUTTER CL – CENTERLINE	0	IRON PIN SE	T
CLF – CHAIN LINK FENCE	\otimes	COMPUTED PO	INT (NOT SET)
CMF – CONCRETE MONUMENT FOUND CMP – CORRUGATED METAL PIPE	¥	FIRE HYDRAN	1T
CONC - CONCRETE CTP - CRIMP TOP PIPE			
D – DEPTH	M	WATER VALVE	
DB – DEED BOOK DE – DRAINAGE EASEMENT		WATER METER	
DIP – DUCTILE IRON PIPE	ά	UTILITY POL	E
DIST – DISTURBED DWCB – DOUBLE WING CATCH BASIN	▶	GUY WIRE	
E – EAST EA – EDGE OF ASPHALT			
EC – EDGE OF CONCRETE	Ø	GUY POLE	
EG – EDGE OF GRAVEL FFE – FINISHED FLOOR ELEVATION	☆	LIGHT POLE	
FH – FIRE HYDRANT	Р	POWER BOX	
-G- – UNDERGROUND GAS LINE GM – GAS METER			
GW – GUY WIRE HWF – HOG WIRE FENCE	LINE	TYPES	
IPS - IRON PIN SET		×	Sd1–NS
JB – JUNCTION BOX LLL – LAND LOT LINE		-o	WOODEN FENCE
N – NORTH			
N/F – NOW OR FORMERLY OTP – OPEN TOP PIPE		oo	CHAIN LINK FENCE
PB – PLAT BOOK PBX – POWER BOX		⊠⊠	IRON FENCE
PG – PAGE			ROAD CENTERLINE
PKN – SURVEY NAIL (PARKER-KALON) PL – PROPERTY LINE			RIGHT-OF-WAY LINE
POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT			
PVC - POLYVINYL CHLORIDE PIPE			STREAM CENTERLINE
RB – REBAR RCP – REINFORCED CONCRETE PIPE			OVERHEAD UTILITY LI
REC - RECORDED	N	N///	WETLANDS
R/W – RIGHT-OF-WAY S – SOUTH			STORM PIPE
SR – SOLID STEEL ROD SSE – SANITARY SEWER EASEMENT	<u> </u>		
W - WEST			GUARD RAIL
-W WATER LINE	(γ)	$\gamma\gamma\gamma\gamma$	EDGE OF WOODS

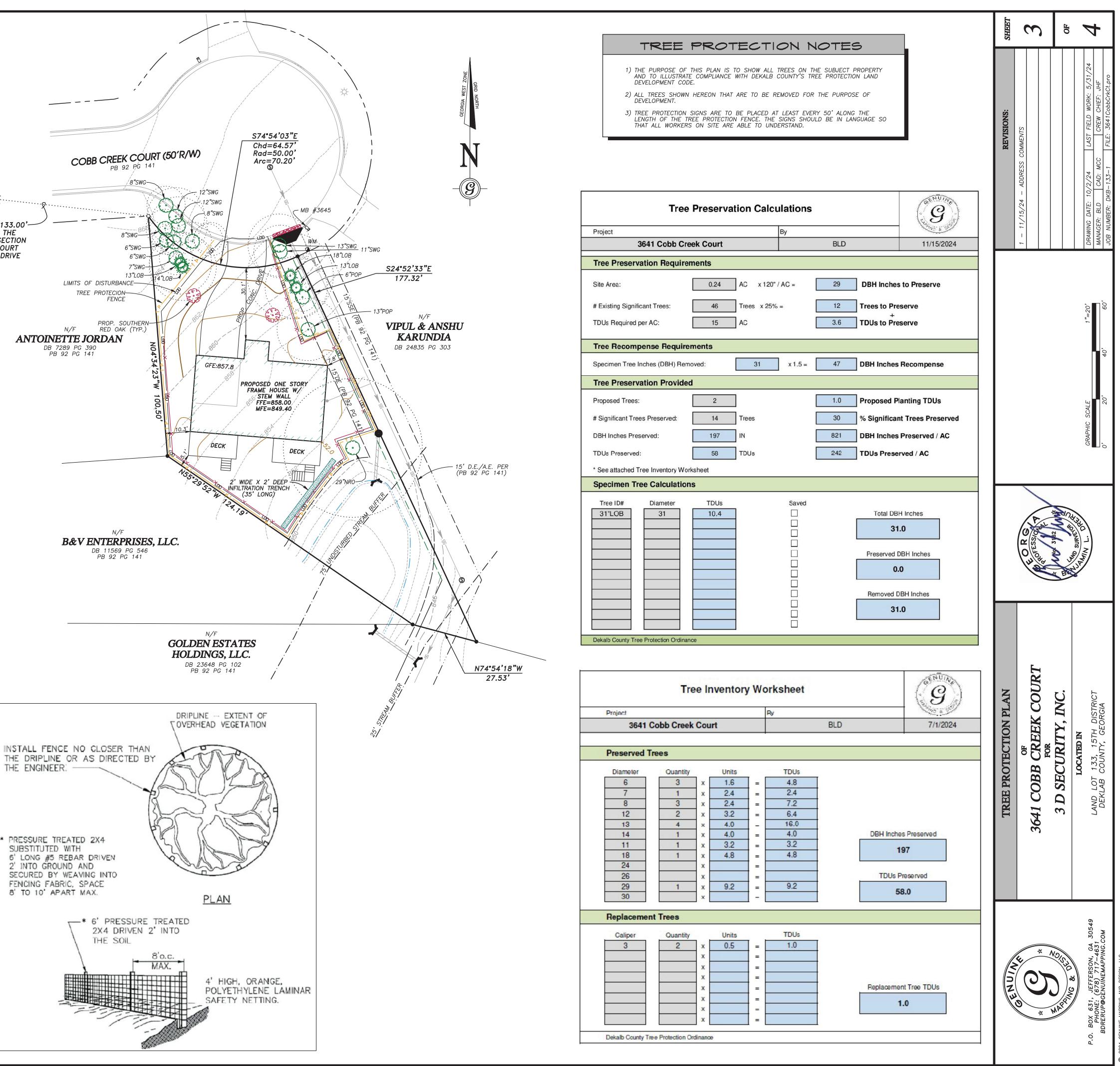


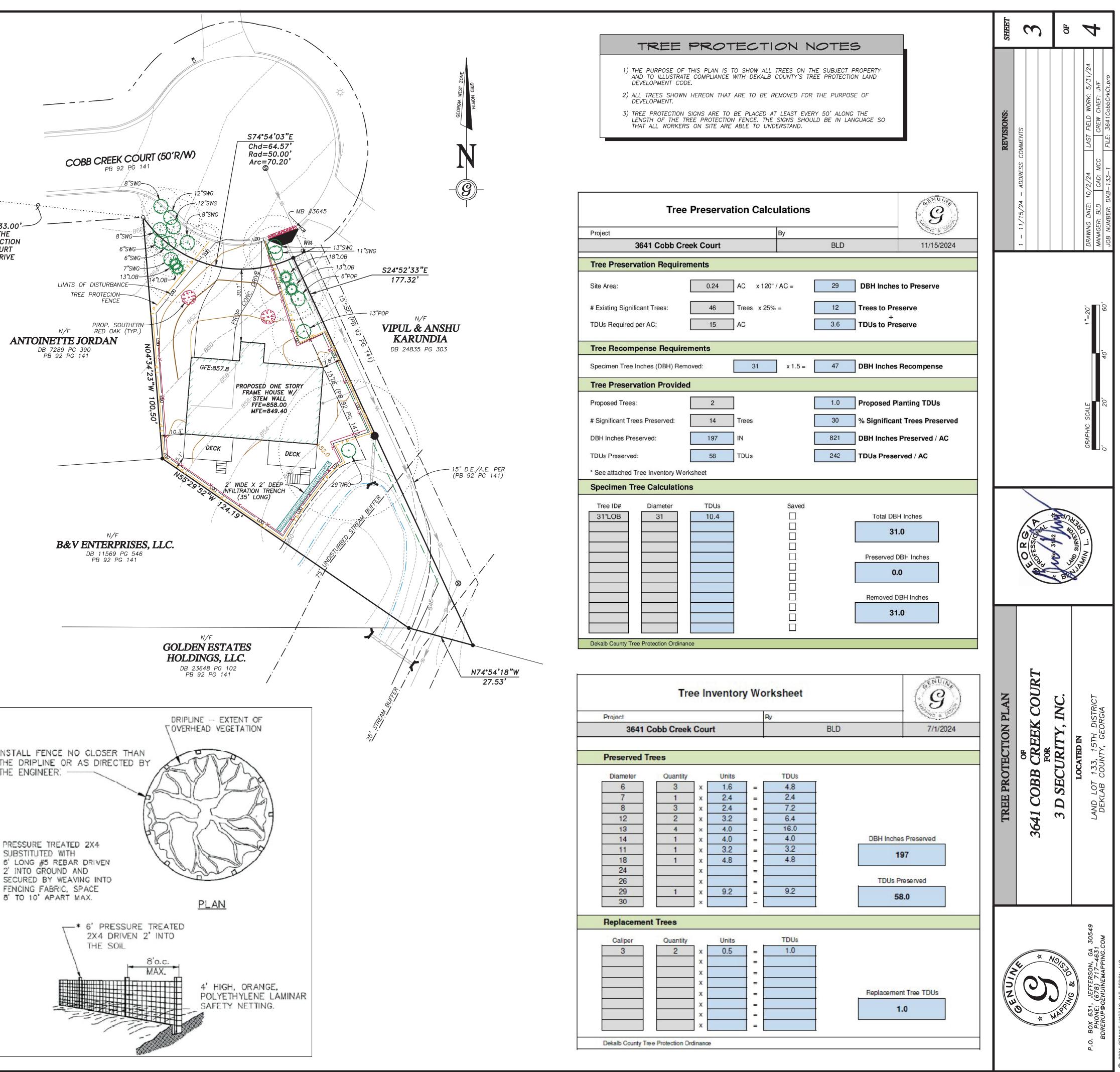


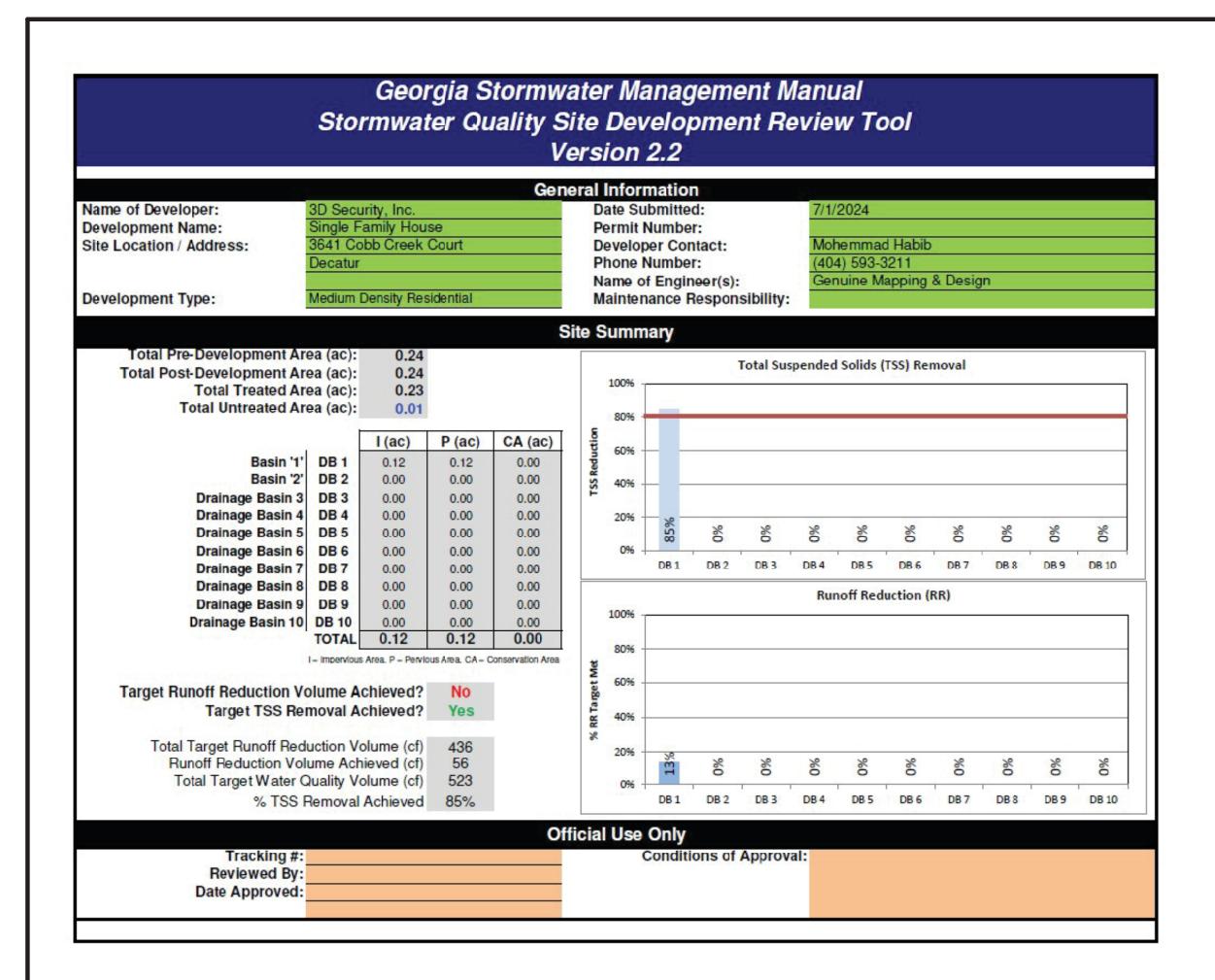


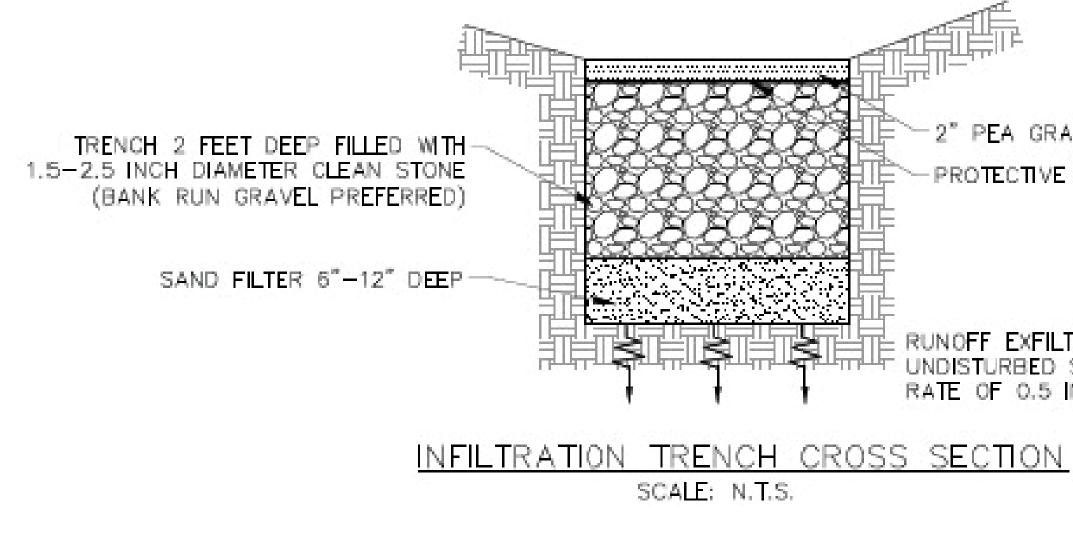


ABBREVIATIONS	SYMBC	DLS	
AI - ANGLE IRON	•	IRON PIN FOUND	
BL – BUILDING SETBACK LINE BM_ – BENCHMARK		CONCRETE MONUMENT FOUND	
BWF – BARB WIRE FENCE CI – CURB INLET		ROCK FOUND	
CO – CLEANOUT C&G – CURB & GUTTER	0	IRON PIN SET	
CL – CENTERLINE CLF – CHAIN LINK FENCE	8	COMPUTED POINT (NOT SET)	
CMF – CONCRETE MONUMENT FOUND CMP – CORRUGATED METAL PIPE CONC – CONCRETE	۲	FIRE HYDRANT	
CTP – CRIMP TOP PIPE	M	WATER VALVE	
D – DEPTH DB – DEED BOOK		WATER METER	
DE – DRAINAGE EASEMENT DIP_ – DUCTILE_IRON PIPE	a	UTILITY POLE	
DIST – DISTURBED DWCB – DOUBLE WING CATCH BASIN	▶	GUY WIRE	
E – EAST EA – EDGE OF ASPHALT	Ø	GUY POLE	
EC – EDGE OF CONCRETE EG – EDGE OF GRAVEL		LIGHT POLE	
FFE – FINISHED FLOOR ELEVATION FH – FIRE HYDRANT -G- – UNDERGROUND GAS LINE		POWER BOX	
GM – GAS METER GW – GUY WIRE HWF – HOG WIRE FENCE	LINETY	YPES	
IPS – IRON PIN SET JB – JUNCTION BOX	——×-	X————————————————————————————————————	
LLL – LAND LOT LINE N – NORTH		WOODEN FENCE	
N/F - NOW OR FORMERLY OTP - OPEN TOP PIPE		CHAIN LINK FENCE	
PB – PLAT BOOK PBX – POWER BOX		IN FENCE	
PG – PAGE PKN – SURVEY NAIL (PARKER-KALON)		— — — ROAD CENTERLINE	
PL – PROPERTY LINE POB – POINT OF BEGINNING		RIGHT-OF-WAY LINE	
POC – POINT OF COMMENCEMENT PVC – POLYVINYL CHLORIDE PIPE		- · · · STREAM CENTERLINE	
RB – REBAR		OVERHEAD UTILITY LINE	
RCP – REINFORCED CONCRETE PIPE REC – RECORDED R/W – RIGHT-OF-WAY	/////	W//WETLANDS	
S – SOUTH SR – SOLID STEEL ROD		STORM PIPE	
SSE – SANITARY SEWER EASEMENT W – WEST	<u> </u>	GUARD RAIL	
-W WATER LINE	\frown	EDGE OF WOODS	









RATE OF 0.5 INCHES PER HOUR

UNDISTURBED SUBSOILS WITH A MINIMUM

RUNOFF EXFILTRATES THROUGH

2" PEA GRAVEL FILTER LAYER PROTECTIVE LAYER OF FILTER FABRIC

BMP 4 Select a BMP. BMP 5 Select a BMP... BMP 6 Select a BMP... BMP7 Select a BMP. BMP 8 Select a BMP... BMP 9 Select a BMP... BMP 10 Select a BMP... UNTREATED AREA (acres) Target Runoff Reduction Volume (cf) 436 Target Achieved? No Remaining Runoff Reduction Volume (cf) 380 Target Water Quality Volume (cf) 523 % TSS Removal Achieved 85% Target Achieved? Yes! Remaining TSS Removal % 0%

Target Runoff Reduction Storm (in) 1.00 Target Water Quality Volume (cf) Area Draining to Each BMP rage Volume On⊢site Impervious Area (acres) Provided by On-site Pervious Area (acres) BMP (cf) Offsite Area (acres) BMP 1 Infiltration Trench 0.01 0.08 BMP 2 Dry Extended Detention Basin 0.10 0.04 2.00 4,463 BMP 3 Select a BMP... 0.11 0.12 2.00 0.01 0.00

Development Name: Single Family House Drainage Basin Name: Basin '1'

Stormw Development Name: Single Family Drainage Basin Name: Basin '1'		Quali	ty Site I	Deve	lonmo						
	House				iopine	nt Rev	view To	ol, v2	2.2		
									data input cells calculation cells		
				Site Dat	ta				constant values		
dicate Pre-Development Land Cover and Runoff Curve Numbers in the Sit	te's Disturbed	d Area		one bu			D 107 17 1				
Cover Type	HSG' A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover]
Woods - Good Condition	(acres)	30	0.18	55	(acres)	70	(acres)	77	0.18	75%	
Impervious Select a land cover type		98 0	0.06	98 0		98 0		98 0	0.06	25% 0%	4
Select a land cover type		0		0	1	0		0	0.00	0%	4
Select a land cover type Local Jurisdiction Input		0		0		0		0	0.00	0%	1
Other	0.02				0.00		0.00		0.00	0%	1
SG – hydrologic soil group	0.00		0.24		0.00		0.00 Impervious (ac)	0.06	0.24	100%	1
						the state of the s	Weighted CN	66			
					P	otential Max Soli	Retention, Spre (in)	5.21	J		
dicate Post-Development Land Cover and Runoff Curve Numbers in the S Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover	1
Woods - Good Condition	(doreb)	30		55	(uoreo)	70	(uores)	77	0.00	0%	
Open space - Good condition (grass cover > 75%) Impervious		39 98	0.12	61 98		74 98		80 98	0.12	50% 50%	4
Select a land cover type		0	0.12	0		0		0	0.00	0%	
Select a land cover type Local Jurisdiction Input		0		0		0		0	0.00	0%	4
Other									0.00	0%	
Total	0.00		0.24		0.00		0.00	0.10	0.24	100%]
					1.554.54	tential Max Soil I	Impervious (ac) Rv Weighted CN Retention, S _{post} (in)	0.12 0.50 80 2.58			
enario 1: Natural Conservation Area *See the GSMM Volume 2. Section 2.3.3.3 for	r more informal	tion	Conserv	ation Ar	ea Credits	Soil Restoration	*See the GSMM	Volume 2 Sec	tion 4 23 for me	re information	
Check the box if a portion of the post-developed area is protected by a conser protection.			ent form of			Check the box i		st-developed a	area employs <u>s</u>		nd is protected by a
	Note: The green of above is checked		If the Scenario 1 box		1		elopment with rest uivalent form of pro		protected by a	conservation	Note: The green cell will unlock if the Scenari 3 box above is checked
enario 2: Site Reforestation/Revegetation *See the GSMM Volume 2, Section 4.22	? for more infor	mation.			Scenario 4: S	Site Reforestation	on/Revegetation &	Soil Restora	tion	*See the GSM more informati	IM Volume 2, Section 4.22 and 4.23 for ion.
Check the box if a portion of the post-developed area employs site reforestation conservation easement or equivalent form of protection.	on/revegetation	and is protee	cted by a				f the same portion is protected by a c				estation/revegetation and soil protection.
ried (de) of development refereded to regetated and protected by a	Note: The green o above is checked		If the Scenario 2 box				estored soils in a re on easement or eq			and protected	Note: The green cell will unlock if the Scenari 4 box above is checked

Georgia Stormw Stormwater Quality Site Development Name: Single Family House Drainage Basin Name: Basin '1' Channel and 1-yr, 24-hr 2-yr, 24-hr 25-yr, 24-hr storm storm storm opment Runoff Volume (in) with no BM Post-Development Runoff Volume (in) with BM tormwater Management Standards to Determine Detention Requirements

Georgia Stormwater Management Manual Stormwater Quality Site Development Review Tool, v2.2

Water Quality Goals

Total Site Area for Water Quality Volume (acres) 0.24 Target Runoff Reduction Volume (cf) 436 Target Water Quality Volume (cf) 523

Select BMPs for Runoff Reduction and Water Quality

RR Conveyance Volume Provided by BMP (cf)		WQ Calculations							
	RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ, from Direct Drainage (cf)	Effective TSS Removal %	
	BMP 2	278	0	278	100%	56	222	333	100%
		156	222	378	0%	0	378	187	60%
		0	0	0	N/A	0	0	0	N/A
		0	0	0	N/A	0	0	0	N/A
		0	0	0	N/A	0	0	0	N/A
		0	0	0	N/A	0	0	0	N/A
		0	0	0	N/A	0	0	0	N/A
		0	0	0	N/A	0	0	Ó	N/A
		0	0	0	N/A	0	0	0	N/A
		0	0	0	N/A	0	0	0	N/A
		434				56		521	

data input cells calculation cells constant values

	data input cells calculation cells	
Protection Calculations	constant values	
0-yr, 24-hr storm		
0-yr, 24-hr storm		
0.00		
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mments		

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	REVISIONS:	1 – 11/15/24 – ADDRESS COMMENTS				DRAWING DATE: 10/2/24 LAST FIELD WORK: 5/31/24 MANAGER: BLD CAD: MCC CREW CHIEF: JHF	JOB NUMBER: DKB-133-1 FILE: 3641CobbCrkCt.pro
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96	WATER QUALITY DETAILS & CALCULATIONS	OF 36/1 CORR CREEK COURT	FOR	3 D SECURITY, INC.	LOCATED IN	LAND LOT 133, 15TH DISTRICT DEKLAR COLINITY GEORGIA	
	ENULY		× ×	NAP OLS CV	ð D	P.O. BOX 631, JEFFERSON, GA 30549 PHONE: (678) 717-4631 PDEFPIDAGENIINENAPPING COM	DUNENOT © GENOINEMAT FING. COM