

| 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) |
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| | |
| 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.

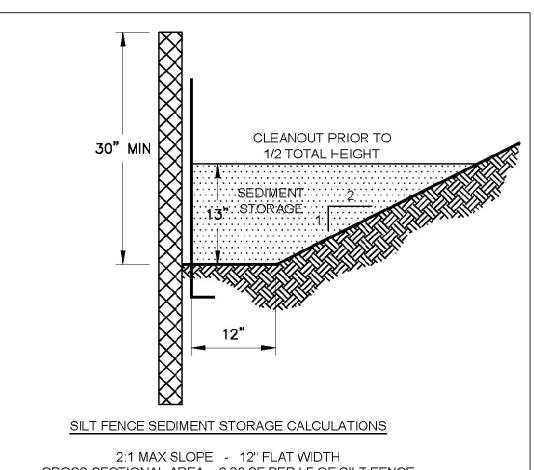
3. THE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLE WILL BE HANDLED BY THE CONCRETE WASHDOWN BMP NEAR THE CONSTRUCTION EXITS. SEE DETAIL.

- 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 |
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| ID | |
|----------|---|
| DISTRICT | |
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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

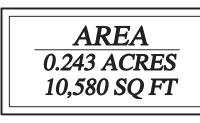
7.5 FT

40 FT

35 FT

20%

1,600 SQ FT

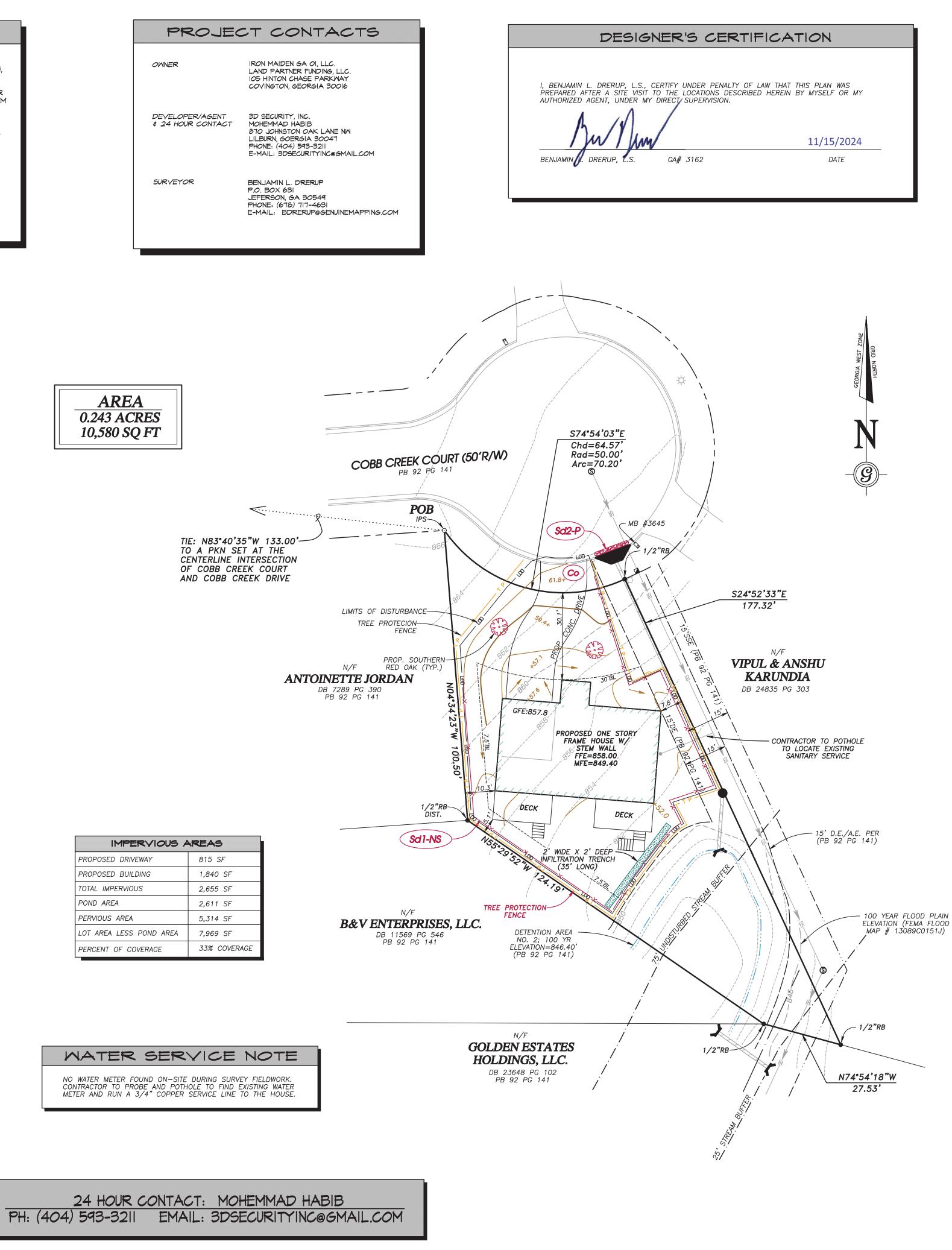


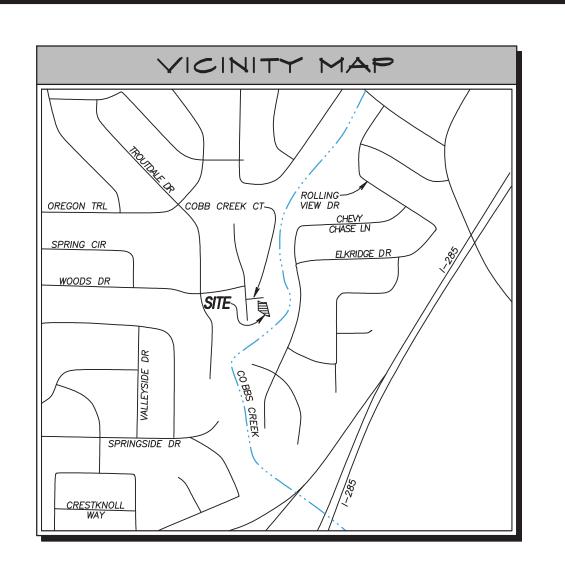
| IMPERVIOU | g |
|------------------------|----|
| PROPOSED DRIVEWAY | |
| PROPOSED BUILDING | |
| TOTAL IMPERVIOUS | |
| POND AREA | |
| PERVIOUS AREA | |
| LOT AREA LESS POND ARE | Ξ, |
| PERCENT OF COVERAGE | |
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| MATER SE |
|---------------------------|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

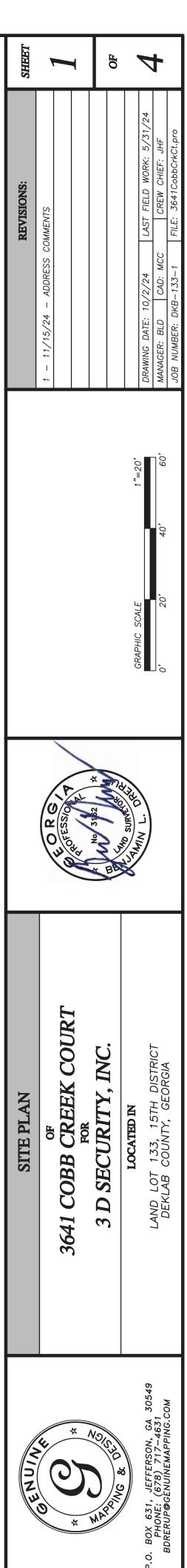




| | DEKALB COUNTY NOTES |
|-----|---|
| 1) | DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT—OF—WAY. |
| 2) | ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON–SITE INSPECTOR(S) |
| 3) | THE INSTALLATION OF 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.



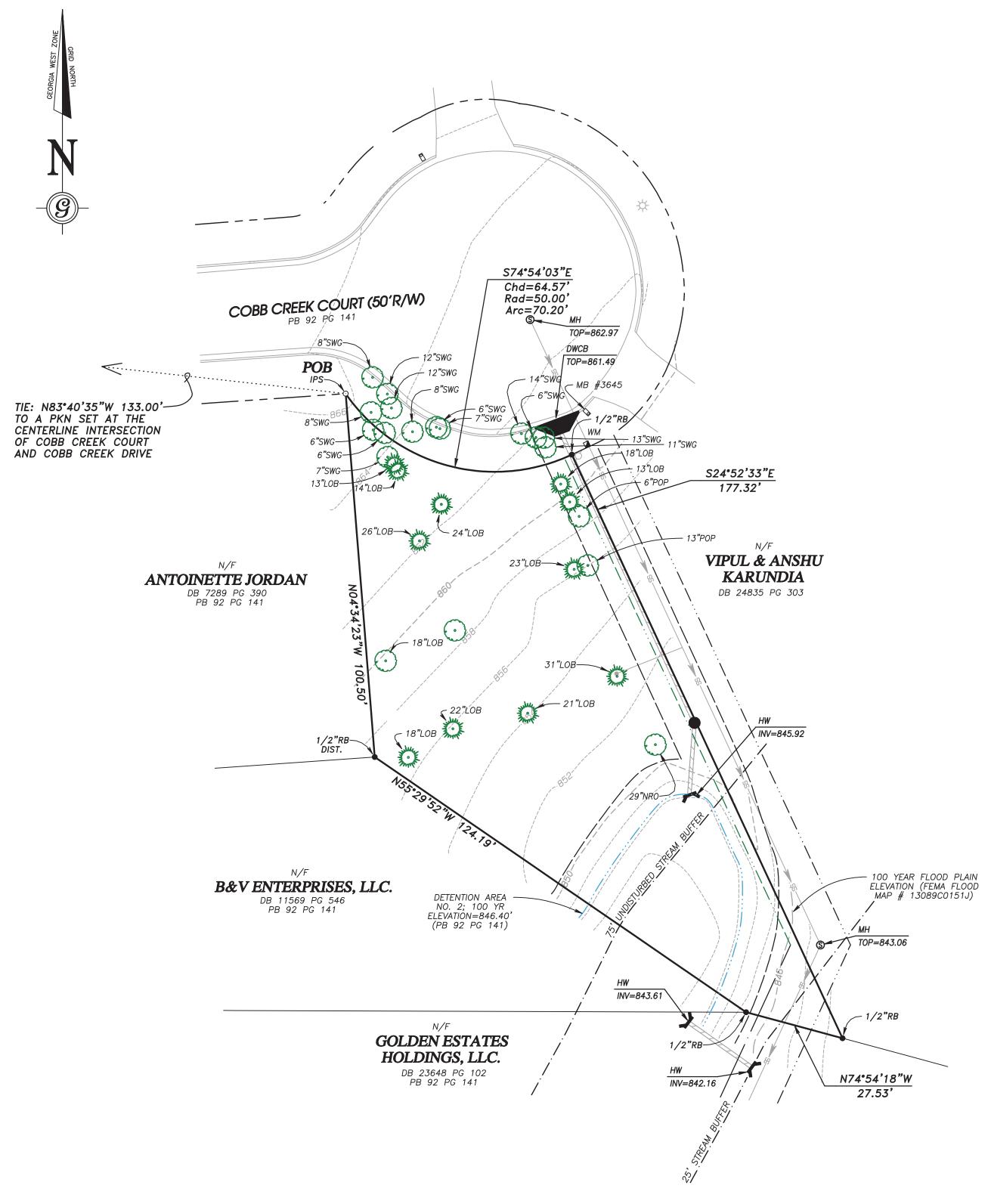
TREE SURVEY NOTES

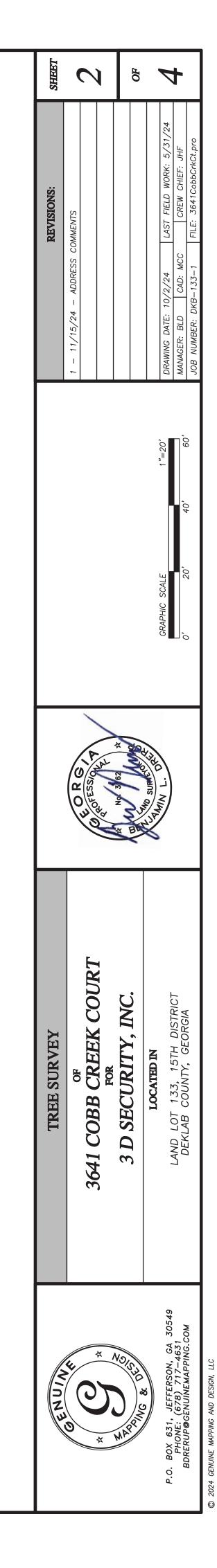
THE PURPOSE OF THIS TREE SURVEY IS TO SHOW ALL TREES ON THE SUBJECT PROPERTY WITH A DIAMETER AT A BREAST HEIGHT OF 6 INCHES OR GREATER AS REQUESTED BY DEKLAB COUNTY REGULATIONS AND STANDARDS.

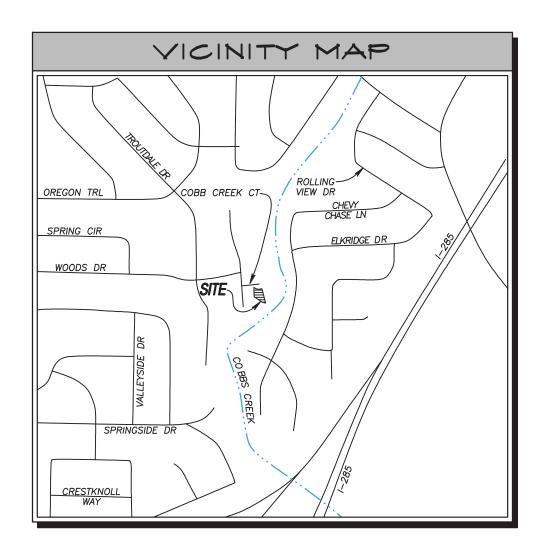
ALL TREES SHOWN HERON ARE TO BE REMOVED FROM THE SITE FOR THE PURPOSE OF DEVELOPMENT.

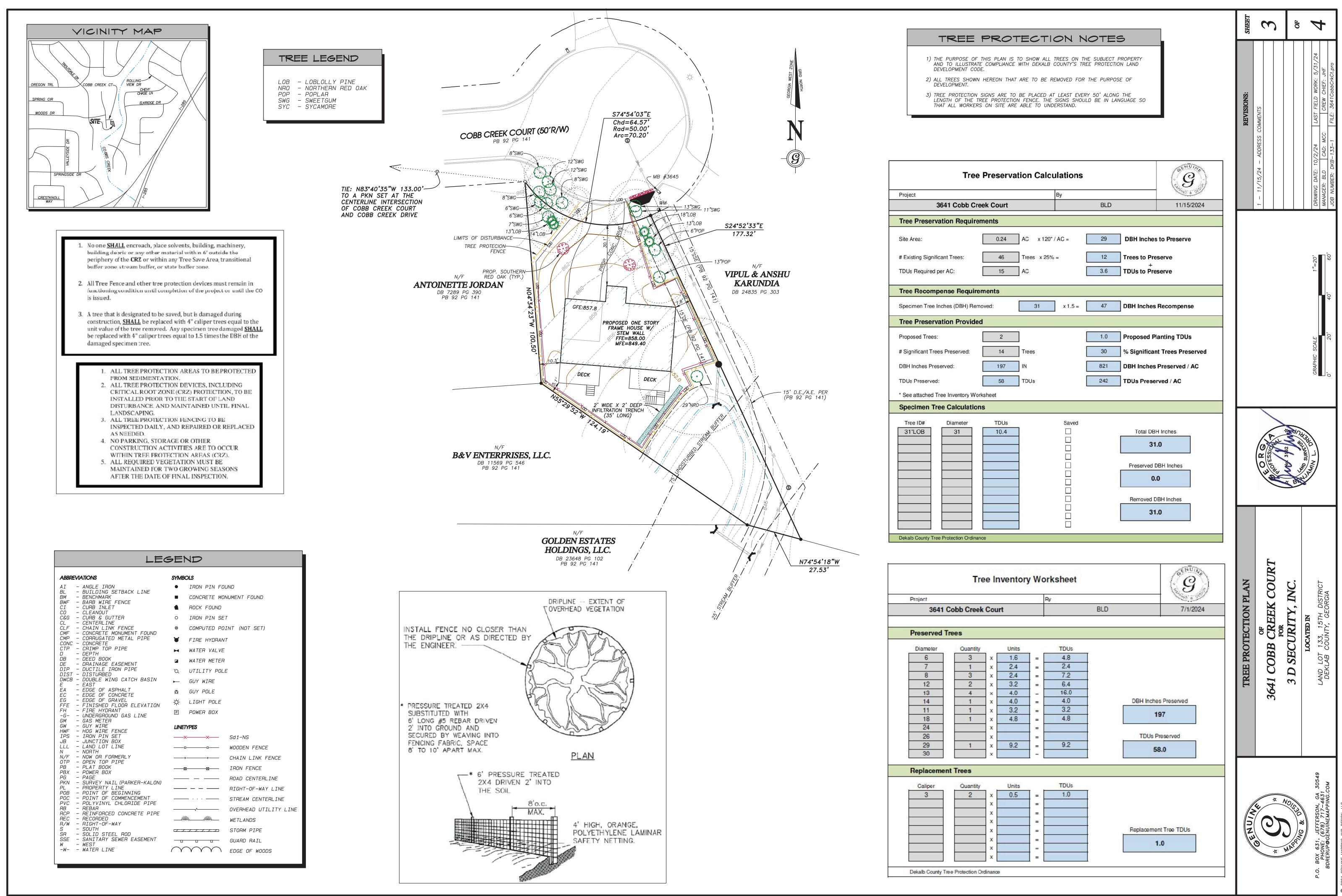


| LEC | SE | ND | |
|--|------------|----------------------------|---------------------|
| ABBREVIATIONS | SYME | BOLS | |
| AI - ANGLE IRON | • | IRON PIN FO | UND |
| BL – BUILDING SETBACK LINE BM – BENCHMARK | | CONCRETE MO | NUMENT FOUND |
| BWF – BARB WIRE FENCE | | | |
| CO – CLEANOUT | | ROCK 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 |

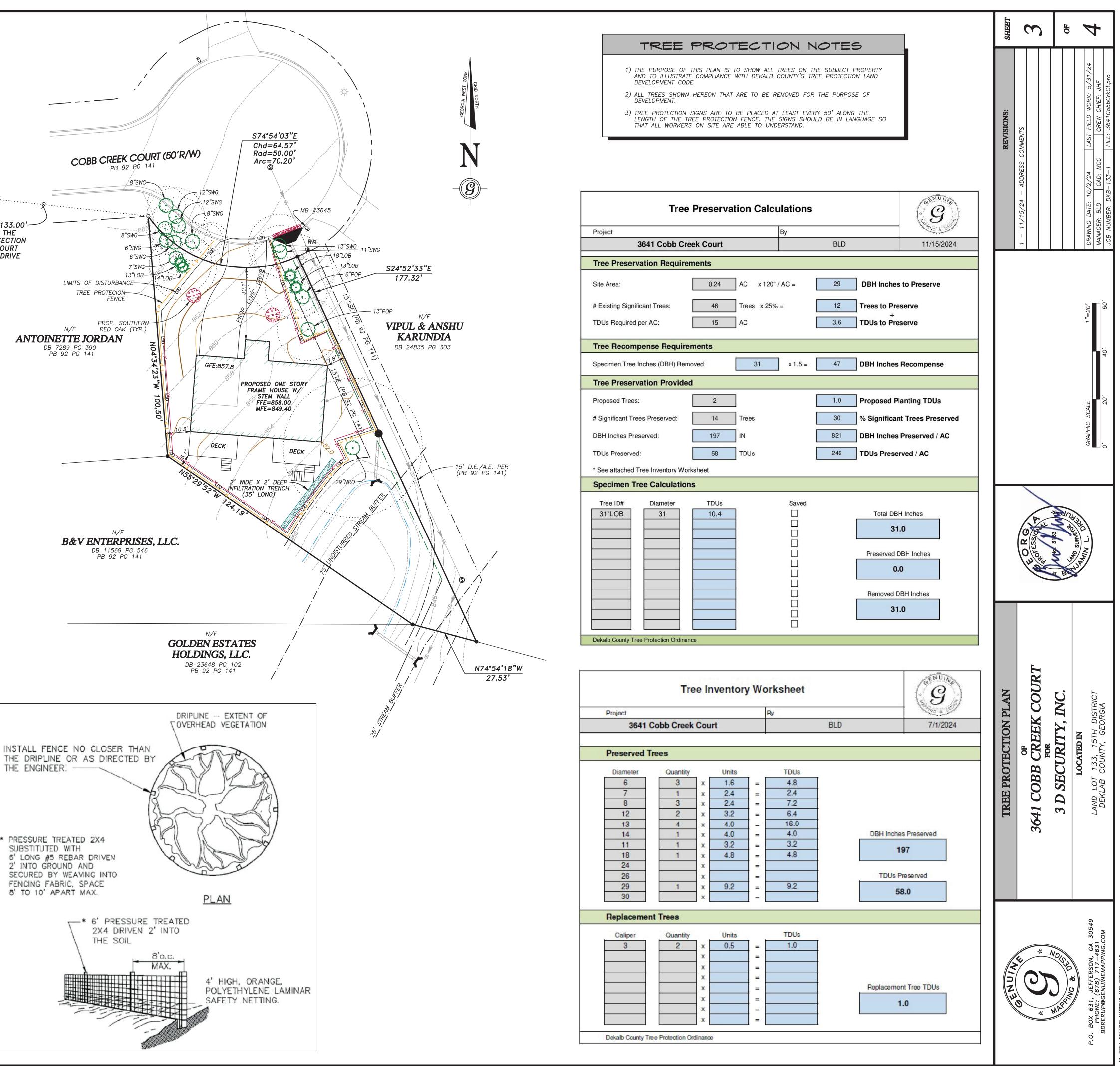


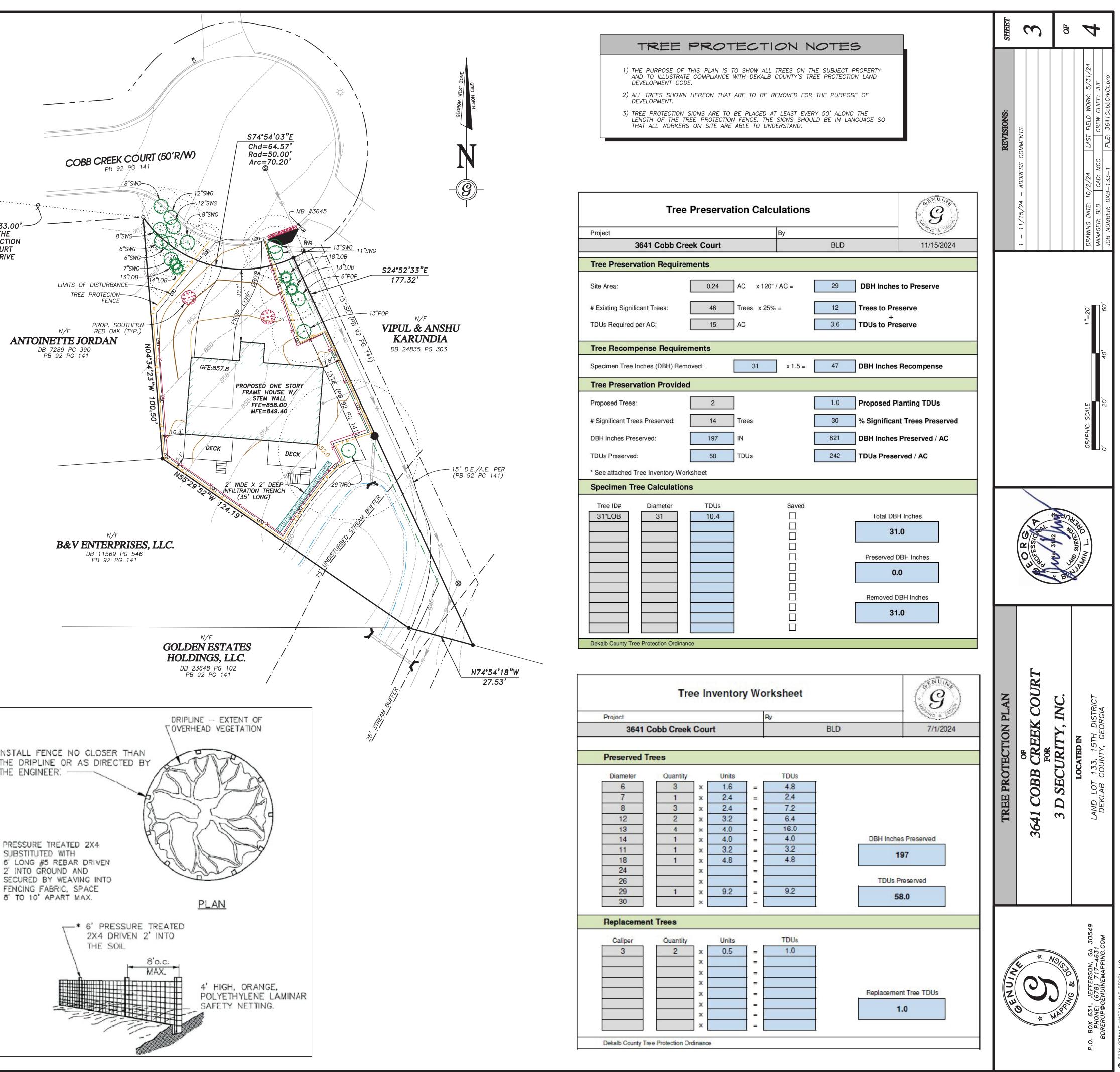


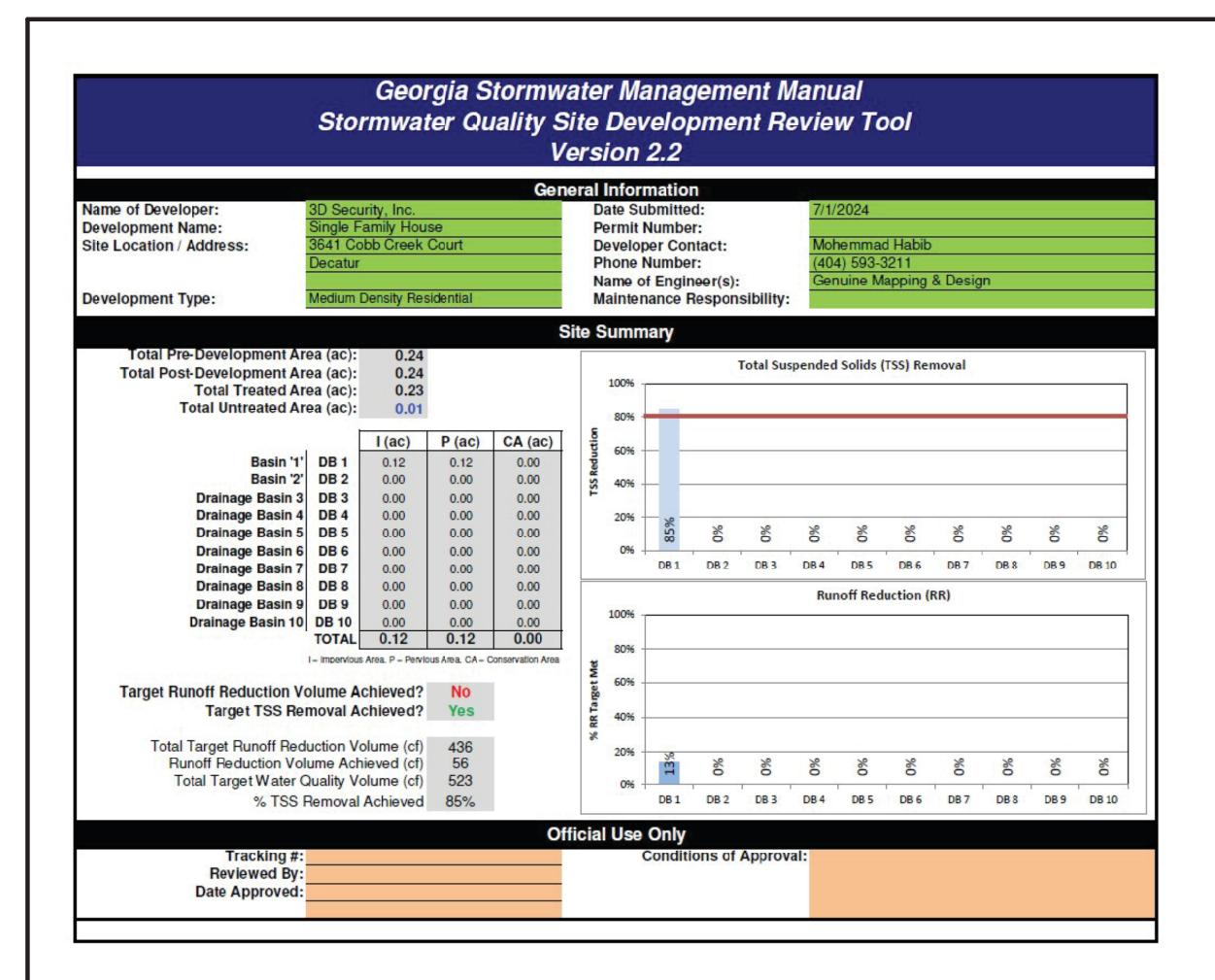


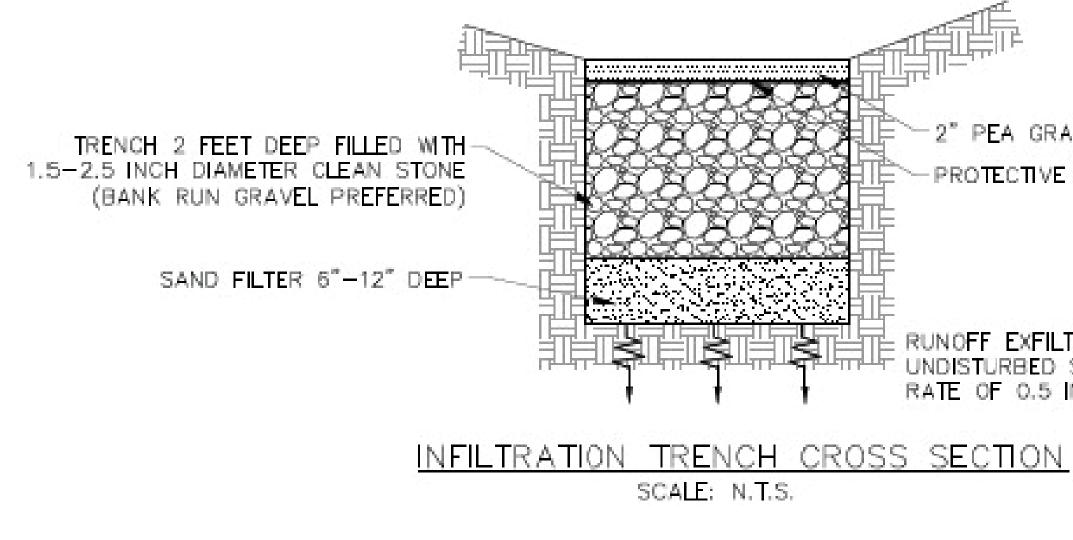


| ABBREVIATIONS | SYMBC | DLS | |
|---|----------|---------------------------------------|--|
| AI - ANGLE IRON | • | IRON PIN FOUND | |
| BL – BUILDING SETBACK LINE BM_ – BENCHMARK | | CONCRETE MONUMENT FOUND | |
| BWF – BARB WIRE FENCE CI – CURB INLET | | ROCK FOUND | |
| CO – CLEANOUT C&G – CURB & 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 | | |
| 0.00 | | |
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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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| | | CHORG R | well and a star | THE NO. 3 64 THE | The summer of | I NI | |
| 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 |