



Lorraine Cochran Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

Wednesday, March 12, 2025

Planning Department Staff Analysis



Cedric Hudson

Interim Director

D2. Case No: A-25-247384

Parcel ID(s): 15 133 01 143

Commission District 03 Super District 07

Applicant: uBuildHome, LLC
870 Johnston Oak Lane NW
Lilburn, GA, 30047

Owner: uBuildHome, LLC
870 Johnston Oak Lane NW
Lilburn, GA, 30047

Project Name: 3641 Cobb Creek Court– Detention Pond Home Construction

Location: 3641 Cobb Creek Court, Decatur, GA, 30032

Request: Variance from Section 27-5.6.2 of the DeKalb County Zoning Ordinance to allow the construction of a single-family residence on the same lot containing an existing detention facility in the R-75 (Residential Medium Lot) zoning district.

Keynote(s): None.

Staff Recommendation: Denial

STAFF FINDINGS:

The proposed project involves the construction of a single-family home in the Carlyse Glynn subdivision. The presence of an existing stormwater detention facility on this parcel renders this property and adjacent lots unbuildable under current zoning regulations. The applicant is requesting relief from Section 27-5.6.2 of the zoning ordinance, which prohibits the construction of a single-family home on a lot that contains a detention facility. While the applicant contends that the adjacent lot has an existing home despite sharing the detention area, staff finds that the allowance of the construction undermines the intent of stormwater management regulations. Overall, the project does support the zoning ordinance's goals without creating any adverse effects.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property includes a portion of a detention facility intended for stormwater management within the subdivision. The detention area extends across multiple lots, including the subject parcel, restricting its development potential. These physical conditions were not created by the current applicant and impose substantial limitations on development potential. However, the physical conditions were created by a previous owner. This may support the justification for a variance due to the distinctive physical constraints of the site.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The requested variance would allow full residential development on a lot containing critical stormwater infrastructure. There are no feasible design alternatives proposed to mitigate the impact on the detention facility, and the variance would effectively nullify the applicability of Section 27-5.6.2 in this case.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Approving this variance could compromise stormwater management for the subdivision, leading to potential flooding or erosion concerns. The intent of Section 27-5.6.2 is to protect stormwater infrastructure, ensuring it functions as designed to prevent adverse impacts on neighboring properties. Allowing residential development on a lot containing a portion of the detention facility could reduce its effectiveness and result in unintended consequences for surrounding homes.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

The lot was originally platted and taxed as buildable; however, it does not meet the required standards for development. Variances cannot be granted solely based on financial impact, as economic hardship alone is not considered a valid justification for relief under the ordinance. Zoning regulations are intended to protect public welfare and the functional integrity of infrastructure, and the presence of stormwater facilities on the lot creates a valid basis for its non-buildable status.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The variance request aligns with the spirit and purpose of the DeKalb County Comprehensive Plan, which promotes responsible development while accommodating the needs of property owners within residential neighborhoods. As the property is in the Subdivision (SUB) Character Area, the variance seeks to provide housing availability within the zoning district and neighborhood communities. The

construction of the home may enhance the property's usability while supporting the broader goals of the zoning code. Supplying more livable square footage contributes to the goal of increasing housing supply within the Land Use chapter of the Comprehensive Plan.

FINAL STAFF ANALYSIS:

Given the critical role of the detention facility in managing stormwater for the subdivision and the potential for adverse impacts, staff recommends denial of the variance request. The applicant has not demonstrated a unique hardship that justifies relief from Section 27-5.6.2, and approval could undermine stormwater management efforts in DeKalb County.

Staff Recommendation: Denial.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
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)

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

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3641 Cobb Creek Court City: Dectur State: GA Zip: 30032

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:

- ☒ X VARIANCE (From Development Standards causing undue hardship upon owners of property.)
☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

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

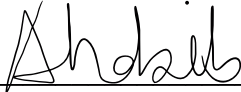
AUTHORIZATION OF THE PROPERTY OWNER

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: _____

Applicant _____
Signature: _____

January 13, 2025

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 Carlyle 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

EROSION CONTROL NOTES

1. 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 BASIC 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 61 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.

PROJECT CONTACTS

OWNER
IRON MAIDEN 6A OI, LLC.
LAND PARTNER FUNDING, LLC.
105 HINTON CHASE PARKWAY
COVINGTON, GEORGIA 30016

DEVELOPER/AGENT
4 24 HOUR CONTACT
3D SECURITY, INC.
MOHEMMA HABIB
870 JOHNSTON OAK LANE NW
LILBURN, GEORGIA 30047
PHONE: (404) 593-3211
E-MAIL: 3DSECURITYINC@GMAIL.COM

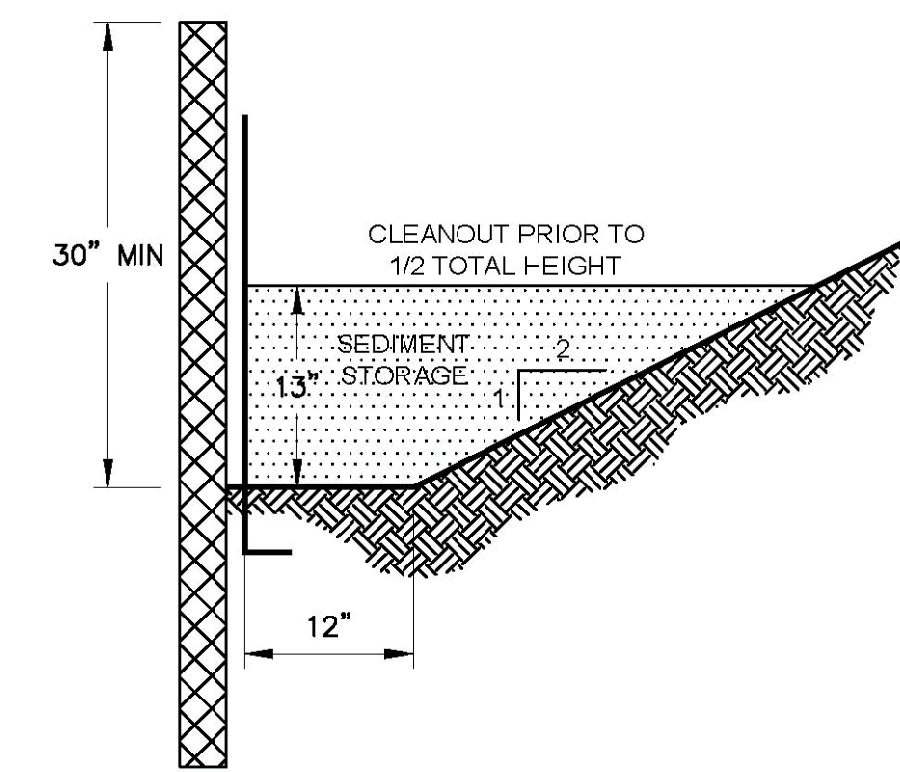
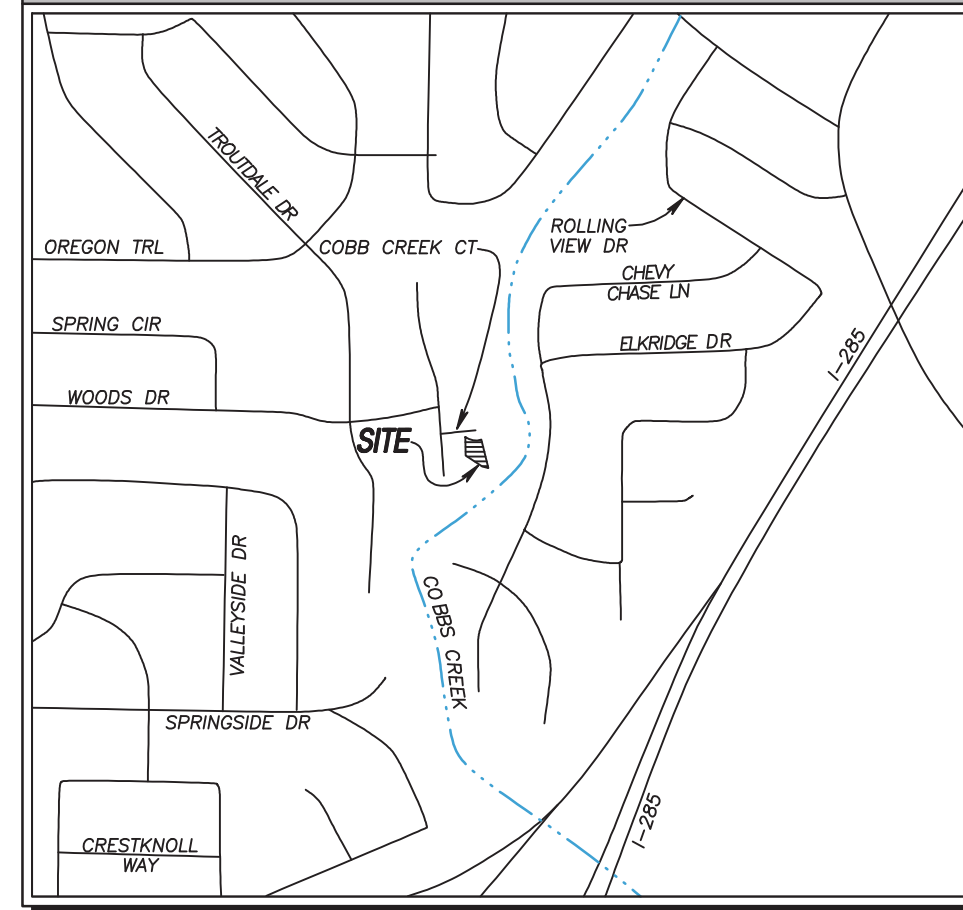
SURVEYOR
BENJAMIN L. DRERUP
P.O. BOX 631
JEFFERSON, GA 30544
PHONE: (678) 717-4631
E-MAIL: BDRERUP@GENUINEMAPPING.COM

DESIGNER'S CERTIFICATION

I, BENJAMIN L. DRERUP, L.S., CERTIFY UNDER 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.

BENJAMIN L. DRERUP, L.S. GA# 3162 DATE 11/15/2024

VICINITY MAP



SILT FENCE SEDIMENT STORAGE CALCULATIONS
2.1 MAX SLOPE - 12" FLAT WIDTH
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

SITE DATA

PARCEL ID	15 133 01 143	MIN. LOT AREA	10,000 SQ FT
ZONING DISTRICT	R-75	MIN. LOT WIDTH	75 FT
ADDRESS	3641 COBB CREEK CT.	FRONT SETBACK	30 FT
RECORDED PLAT	PB 92 PG 141	SIDE SETBACK	7.5 FT
LOT AREA	0.234 AC / 10,580 SF	REAR SETBACK	40 FT
DISTURBED AREA	0.171 AC	MIN. DWELLING SIZE	1,600 SQ FT
PROPOSED CUT/FILL	210 CY/120 CY	MAX. BUILDING HEIGHT	35 FT
		MIN. OPEN SPACE	20%

LEGEND

ABBREVIATIONS	SYMBOLS
AE - ACCESS EASEMENT	● IRON PIN FOUND
BL - BUILDING SETBACK LINE	■ CONCRETE MONUMENT FOUND
BM - BENCHMARK	▲ ROCK FOUND
BWF - BARB WIRE FENCE	○ IRON PIN SET
CI - CURB INLET	⊙ COMPUTED POINT (NOT SET)
CO - CLEANOUT	☼ FIRE HYDRANT
C&G - CURB & GUTTER	⋈ WATER VALVE
CL - CENTERLINE	⋈ WATER METER
CLF - CHAIN LINK FENCE	⋈ UTILITY POLE
CMF - CONCRETE MONUMENT FOUND	⋈ GUY WIRE
CMP - CORRUGATED METAL PIPE	⋈ GUY POLE
CONC - CONCRETE	⋈ LIGHT POLE
CTP - CRIMP TOP PIPE	⋈ POWER BOX
D - DEPTH	⋈
DB - DEED BOOK	⋈
DE - DRAINAGE EASEMENT	⋈
DIP - DUCTILE IRON PIPE	⋈
DIST - DISTURBED	⋈
DWCB - DOUBLE WING CATCH BASIN	⋈
E - EAST	⋈
EA - EDGE OF ASPHALT	⋈
EC - EDGE OF CONCRETE	⋈
EG - EDGE OF GRAVEL	⋈
FFE - FINISHED FLOOR ELEVATION	⋈
PH - FIRE HYDRANT	⋈
-G- - UNDERGROUND GAS LINE	⋈
GM - GAS METER	⋈
GW - GUY WIRE	⋈
HWF - HOG WIRE FENCE	⋈
IPS - IRON PIN SET	⋈
JB - JUNCTION BOX	⋈
LLL - LAND LOT LINE	⋈
N - NORTH	⋈
N/F - NOW OR FORMERLY	⋈
OTP - OPEN TOP PIPE	⋈
PB - PLAT BOOK	⋈
PBX - POWER BOX	⋈
PG - PAGE	⋈
PKN - SURVEY NAIL (PARKER-KALON)	⋈
PL - PROPERTY LINE	⋈
POB - POINT OF BEGINNING	⋈
POC - POINT OF COMMENCEMENT	⋈
PVC - POLYVINYL CHLORIDE PIPE	⋈
RB - REBAR	⋈
RCF - REINFORCED CONCRETE PIPE	⋈
REC - RECORDED	⋈
R/W - RIGHT-OF-WAY	⋈
S - SOUTH	⋈
SR - SOLID STEEL ROD	⋈
SRE - SOUTHERN RED OAK	⋈
W - WEST	⋈
-W- - WATER LINE	⋈

LINE TYPES	SYMBOLS
Sd1-NS	—x—x—
WOODEN FENCE	—o—o—
CHAIN LINK FENCE	—x—x—
IRON FENCE	—x—x—
ROAD CENTERLINE	—x—x—
RIGHT-OF-WAY LINE	—x—x—
STREAM CENTERLINE	—x—x—
OVERHEAD UTILITY LINE	—x—x—
METLANDS	—x—x—
STORM PIPE	—x—x—
GUARD RAIL	—x—x—
EDGE OF WOODS	—x—x—

AREA
0.243 ACRES
10,580 SQ FT

TIE: N83°40'35"W 133.00'
TO A PKN SET AT THE
CENTERLINE INTERSECTION
OF COBB CREEK COURT
AND COBB CREEK DRIVE

ANTOINETTE JORDAN
DB 7289 PG 390
PB 92 PG 141

B&V ENTERPRISES, LLC.
DB 11569 PG 546
PB 92 PG 141

GOLDEN ESTATES
HOLDINGS, LLC.
DB 23648 PG 102
PB 92 PG 141

VIPUL & ANSHU
KARUNDIA
DB 24835 PG 303

WATER SERVICE NOTE

NO WATER METER FOUND ON-SITE DURING SURVEY FIELDWORK. CONTRACTOR TO PROBE AND POT-HOLE TO FIND EXISTING WATER METER AND RUN A 3/4" COPPER SERVICE LINE TO THE HOUSE.

24 HOUR CONTACT: MOHEMMA HABIB
PH: (404) 593-3211 EMAIL: 3DSECURITYINC@GMAIL.COM

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 TIME 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 OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
- 5) TOPOGRAPHIC INFORMATION SHOWN HEREON 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.

SHEET	1	OF	4
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:	DWB-133-1	FILE:	3641CobbCkCt.pro

GRAPHIC SCALE
1"=20'
0' 20' 40' 60'



SITE PLAN
OF
3641 COBB CREEK COURT
FOR
3 D SECURITY, INC.
LOCATED IN
LAND LOT 133, 15TH DISTRICT
DEKALB COUNTY, GEORGIA



P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BDRERUP@GENUINEMAPPING.COM

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.

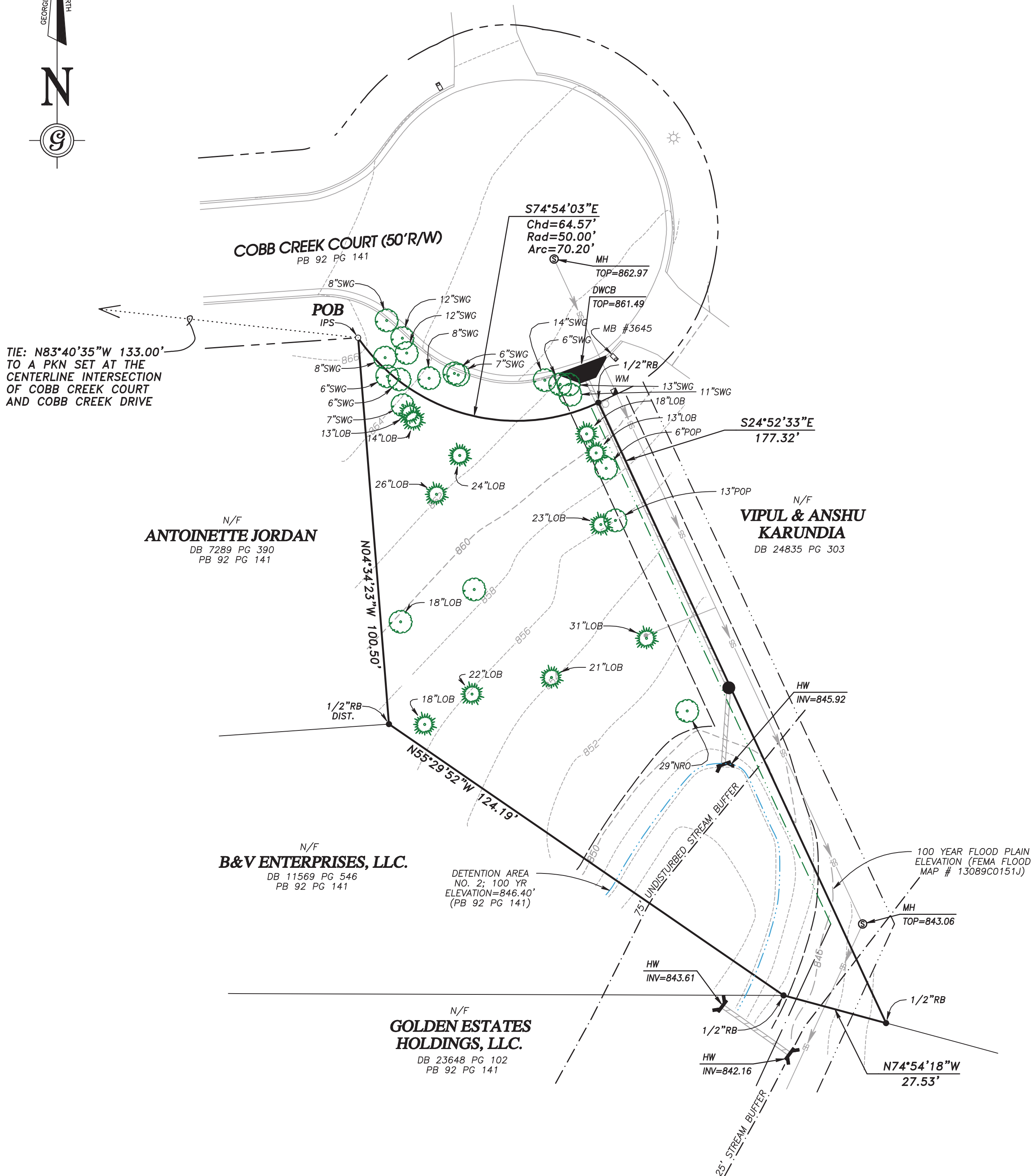
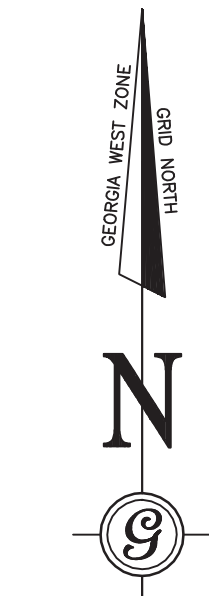
ALL TREES SHOWN HEREON ARE TO BE REMOVED FROM THE SITE FOR THE PURPOSE OF DEVELOPMENT.

TREE LEGEND

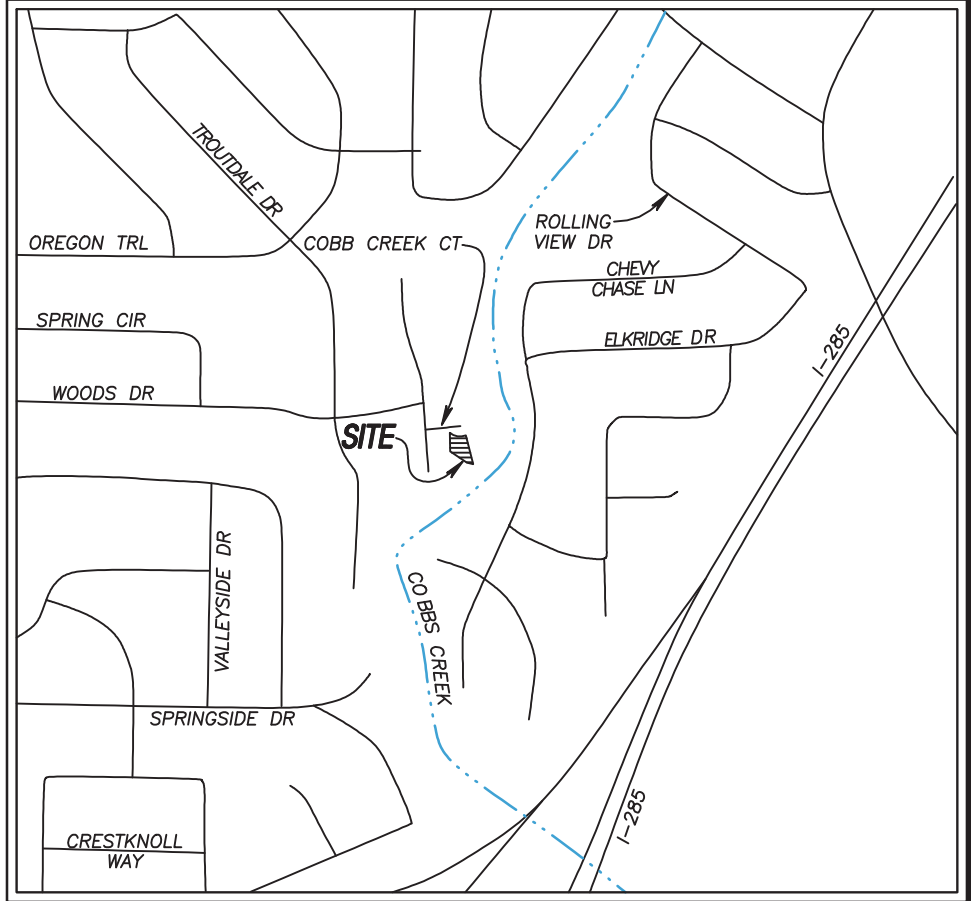
LOB - LOBLOLLY PINE
NRO - NORTHERN RED OAK
POP - POPLAR
SWG - SWEETGUM
SYC - SYCAMORE

LEGEND

ABBREVIATIONS	SYMBOLS
AI - ANGLE IRON	● IRON PIN FOUND
BL - BUILDING SETBACK LINE	■ CONCRETE MONUMENT FOUND
BM - BENCHMARK	▲ ROCK FOUND
BWF - BARB WIRE FENCE	○ IRON PIN SET
CI - CURB INLET	⊙ COMPUTED POINT (NOT SET)
CO - CLEAOUT	⚡ FIRE HYDRANT
C&G - CURB & GUTTER	⚡ WATER VALVE
CL - CENTERLINE	⚡ WATER METER
CLF - CHAIN LINK FENCE	⚡ UTILITY POLE
CMF - CONCRETE MONUMENT FOUND	⚡ GUY WIRE
CMF - CORRUGATED METAL PIPE	⚡ GUY POLE
CONC - CONCRETE	⚡ LIGHT POLE
CTP - CRIMP TOP PIPE	⚡ POWER BOX
D - DEPTH	
DB - DEED BOOK	
DE - DRAINAGE EASEMENT	
DIP - DUCTILE IRON PIPE	
DIST - DISTURBED	
DWCB - DOUBLE WING CATCH BASIN	
E - EAST	
EA - EDGE OF ASPHALT	
EC - EDGE OF CONCRETE	
EG - EDGE OF GRAVEL	
FPE - FINISHED FLOOR ELEVATION	
FH - FIRE HYDRANT	
G - UNDERGROUND GAS LINE	
GM - GAS METER	
GW - GUY WIRE	
HW - HOE WIRE FENCE	
IPS - IRON PIN SET	
JB - JUNCTION BOX	
LLL - LAND LOT LINE	
N - NORTH	
N/F - NOW OR FORMERLY	
OTP - OPEN TOP PIPE	
PB - PLAT BOOK	
PBX - POWER BOX	
PG - PAGE	
PKN - SURVEY NAIL (PARKER-KALON)	
PL - PROPERTY LINE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCEMENT	
PVC - POLYVINYL CHLORIDE PIPE	
RB - REBAR	
RCP - REINFORCED CONCRETE PIPE	
REC - RECORDED	
R/W - RIGHT-OF-WAY	
S - SOUTH	
SR - SOLID STEEL ROD	
SSE - SANITARY SEWER EASEMENT	
W - WEST	
W - WATER LINE	



VICINITY MAP

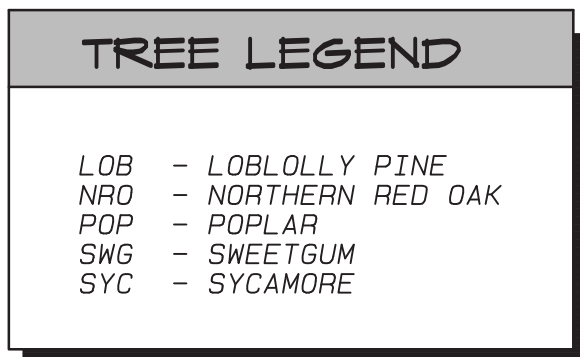


TREE SURVEY
OF
3641 COBB CREEK COURT
FOR
3 D SECURITY, INC.

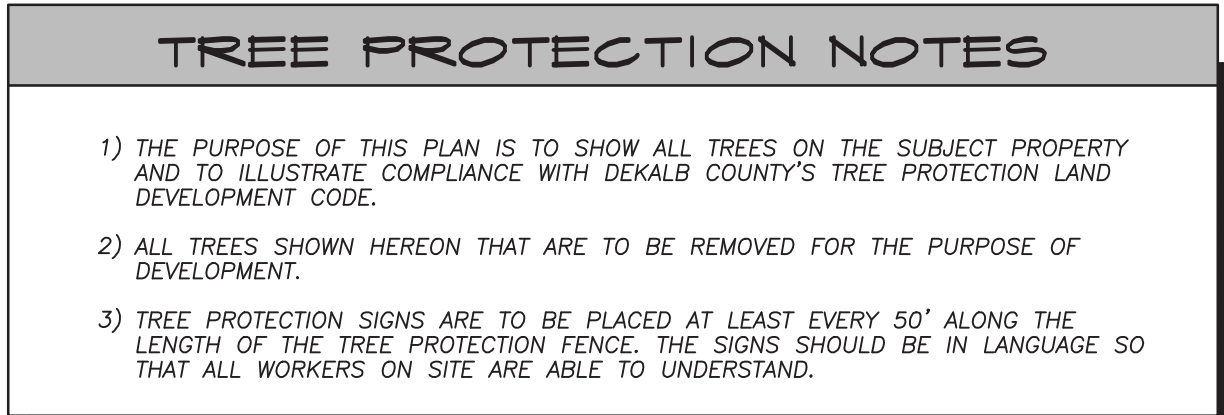
LOCATED IN
LAND LOT 133, 15TH DISTRICT
DEKLAB COUNTY, GEORGIA

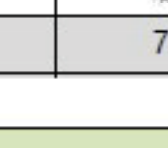


P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BDRUP@GENUINEMAPPING.COM

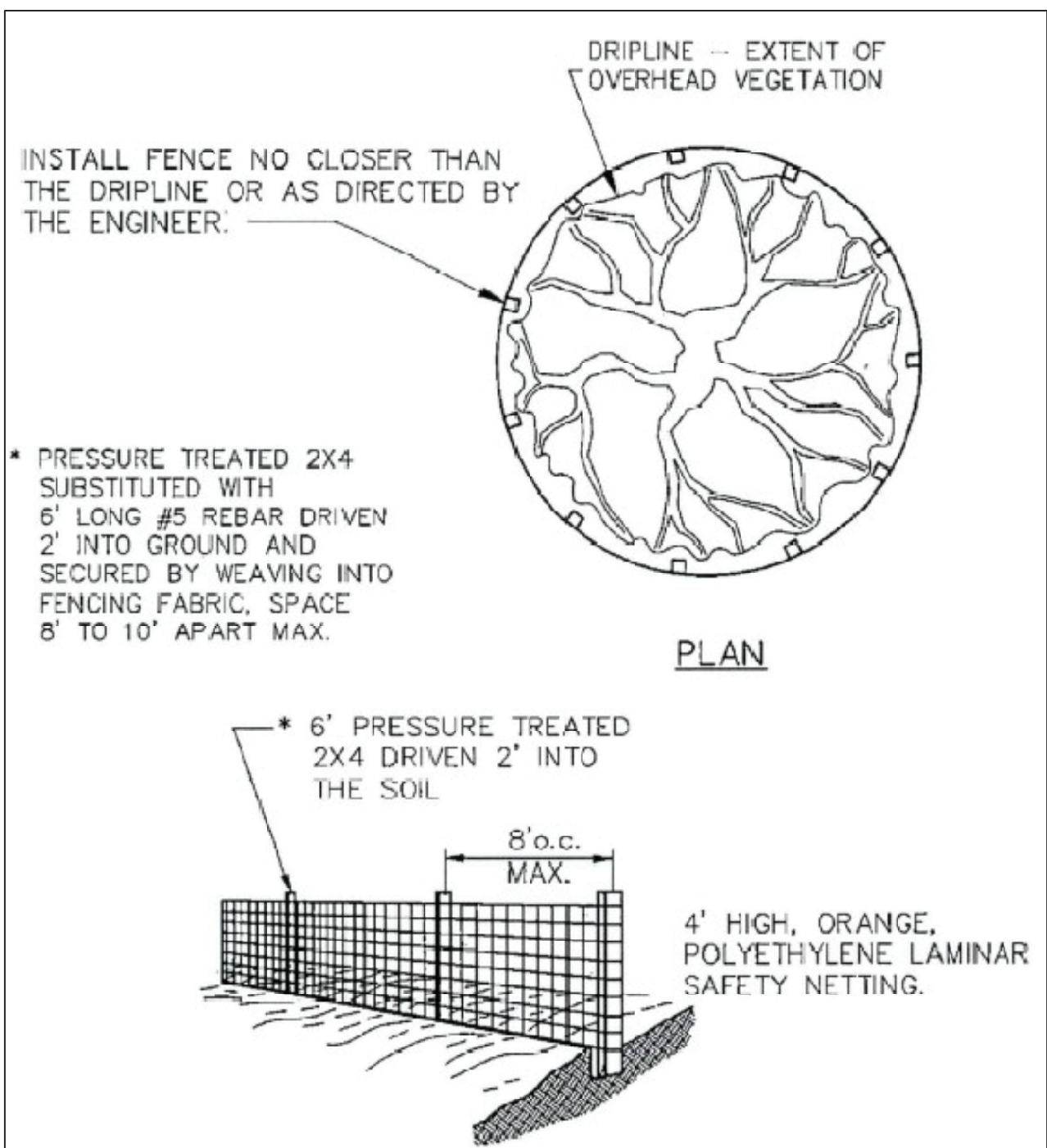


1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED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



Tree Inventory Worksheet				
Project			By	
3641 Cobb Creek Court			BLD	7/1/2024
Preserved Trees				
Diameter	Quantity	Units	TDUs	
6	3	x	1.6	= 4.8
7	1	x	2.4	= 2.4
8	3	x	2.4	= 7.2
12	2	x	3.2	= 6.4
13	4	x	4.0	= 16.0
14	1	x	4.0	= 4.0
11	1	x	3.2	= 3.2
18	1	x	4.8	= 4.8
24		x		
26		x		
29	1	x	9.2	= 9.2
30		x		
			DBH Inches Preserved <div style="border: 1px solid black; padding: 10px; width: 100px; margin: 0 auto; text-align: center;">197</div>	
			TDUs Preserved <div style="border: 1px solid black; padding: 10px; width: 100px; margin: 0 auto; text-align: center;">58.0</div>	
Replacement Trees				
Caliper	Quantity	Units	TDUs	
3	2	x	0.5	= 1.0
		x		
		x		
		x		
		x		
		x		
		x		
		x		
		x		
			Replacement Tree TDUs <div style="border: 1px solid black; padding: 10px; width: 100px; margin: 0 auto; text-align: center;">1.0</div>	

Dekalb County Tree Protection Ordinance



LEGEND

ABBREVIATIONS

AI	- ANGLE IRON
BL	- BUILDING SETBACK LINE
BM	- BENCHMARK
BWF	- BARB WIRE FENCE
CI	- CURB INLET
CO	- CLEANOUT
C&G	- CURB & GUTTER
CL	- CENTERLINE
CLF	- CHAIN LINK FENCE
CMF	- CONCRETE MONUMENT FOUND
CWP	- CORRUGATED METAL PIPE
CONC	- CONCRETE
CTP	- CRIMP TOP PIPE
D	- DEPTH
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DIP	- DUCTILE IRON PIPE
DIST	- DISTURBED
DWCB	- DOUBLE WING CATCH BASIN
E	- EAST
EA	- EDGE OF ASPHALT
EC	- EDGE OF CONCRETE
EG	- EDGE OF GRAVEL
FFE	- FINISHED FLOOR ELEVATION
FH	- FIRE HYDRANT
GS	- UNDERGROUND GAS LINE
GM	- GAS METER
GW	- GUY WIRE
HWF	- HOB WIRE FENCE
IPB	- IRON PIN SET
JBS	- JUNCTION BOX
LLL	- LAND LOT LINE
N	- NORTH
N/F	- NOW OR FORMERLY
OTP	- OPEN TOP PIPE
PB	- PLAT BOOK
PBX	- POWER BOX
PG	- PAGE
PKN	- SURVEY NAIL (PARKER-KALON)
PL	- PROPERTY LINE
PDB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PVC	- POLYVINYL CHLORIDE PIPE
RB	- REBAR
REC	- RECORDED CONCRETE PIPE
REC	- RECORDED
R/W	- RIGHT-OF-WAY
S	- SOUTH
SS	- SOLD TO STEEL ROD
SSE	- SANITARY SEWER EASEMENT
W	- WEST
W-	- WATER LINE

SYMBOLS

●	IRON PIN FOUND
■	CONCRETE MONUMENT FOUND
■	ROCK FOUND
○	IRON PIN SET
○	COMPUTED POINT (NOT SET)
☼	FIRE HYDRANT
✕	WATER VALVE
⊠	WATER METER
⊥	UTILITY POLE
↘	GUY WIRE
⊙	EAST
⊙	GUY POLE
⊙	LIGHT POLE
⊙	POWER BOX

LINETYPES

— x — x —	Sd1-NS
— — — — —	WOODEN FENCE
— — — — —	CHAIN LINK FENCE
— — — — —	IRON FENCE
— — — — —	ROAD CENTERLINE
— — — — —	RIGHT-OF-WAY LINE
— . . . — . . . —	STREAM CENTERLINE
— — — — —	OVERHEAD UTILITY LINE
— — — — —	WETLANDS
— / — /	

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:
Development Name:
Site Location / Address:

Development Type:

3D Security, Inc.
Single Family House
3641 Cobb Creek Court
Decatur

Medium Density Residential

Date Submitted:
Permit Number:
Developer Contact:
Phone Number:
Name of Engineer(s):
Maintenance Responsibility:

7/1/2024

Mohammad Habib
(404) 593-3211
Genuine Mapping & Design

Site Summary

Total Pre-Development Area (ac):
Total Post-Development Area (ac):
Total Treated Area (ac):
Total Untreated Area (ac):

0.24
0.24
0.23
0.01

Basin '1'
Basin '2'
Drainage Basin 3
Drainage Basin 4
Drainage Basin 5
Drainage Basin 6
Drainage Basin 7
Drainage Basin 8
Drainage Basin 9
Drainage Basin 10

DB 1
DB 2
DB 3
DB 4
DB 5
DB 6
DB 7
DB 8
DB 9
DB 10

0.12
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

0.12
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

TOTAL

0.12
0.12
0.00

Target Runoff Reduction Volume Achieved?
Target TSS Removal Achieved?

No
Yes

Total Target Runoff Reduction Volume (cf)
Runoff Reduction Volume Achieved (cf)
Total Target Water Quality Volume (cf)
% TSS Removal Achieved

436
56
523
85%

Official Use Only

Tracking #:
Reviewed By:
Date Approved:

Conditions of Approval:

TRENCH 2 FEET DEEP FILLED WITH 1.5-2.5 INCH DIAMETER CLEAN STONE (BANK RUN GRAVEL PREFERRED)

2" PEA GRAVEL FILTER LAYER

PROTECTIVE LAYER OF FILTER FABRIC

SAND FILTER 6"-12" DEEP

RUNOFF EXFILTRATES THROUGH UNDISTURBED SUBSOILS WITH A MINIMUM RATE OF 0.5 INCHES PER HOUR

INFILTRATION TRENCH CROSS SECTION

SCALE: N.T.S.

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

Development Name:
Drainage Basin Name:

Single Family House
Basin '1'

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition	30	0.18	55	0.70	77	0.18	75%			
Impervious	08	0.06	08	0.06	08	0.06	25%			
Select a land cover type...	0	0	0	0	0	0.00	0%			
Select a land cover type...	0	0	0	0	0	0.00	0%			
Local Jurisdiction Input	0	0	0	0	0	0.00	0%			
Other	0	0	0	0	0	0.00	0%			
Total	0.00	0.24	0.00	0.00	0.00	0.24	100%			

HSG - hydrologic soil group

Impervious (ac)
Weighted CN
Potential Max Soil Retention, S_{max} (in)

0.06
56
5.21

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition	30	0.18	55	0.70	77	0.18	0%			
Open space - Good condition (grass cover) > 75%	59	0.12	51	0.06	59	0.12	50%			
Impervious	08	0.12	08	0.12	08	0.12	50%			
Select a land cover type...	0	0	0	0	0	0.00	0%			
Select a land cover type...	0	0	0	0	0	0.00	0%			
Local Jurisdiction Input	0	0	0	0	0	0.00	0%			
Other	0	0	0.24	0.00	0.00	0.00	0%			
Total	0.00	0.24	0.00	0.00	0.00	0.24	100%			

Impervious (ac)
Weighted CN
Potential Max Soil Retention, S_{max} (in)

0.12
60
2.58

Conservation Area Credits

Scenario 1: Natural Conservation Area

Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

0.00

Scenario 2: Site Reforestation/Revegetation

Check the box if a portion of the post-developed area employs site reforestation/vegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

0.00

Scenario 3: Soil Restoration

Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

0.00

Scenario 4: Site Reforestation/Revegetation & Soil Restoration

Check the box if the same portion of the post-developed area employs site reforestation/vegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

0.00

Total Conservation Area Credit (acres)

0.00

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

Development Name:
Drainage Basin Name:

Single Family House
Basin '1'

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in)

1.00

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

0.24
436
523

Select BMPs for Runoff Reduction and Water Quality

BMP	Infiltration Trench	Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations				WQ Calculations			
		On-site Previous Area (acres)	On-site Impervious Area (acres)	Off-site Area (acres)				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 1	Infiltration Trench	0.01	0.08		56		BMP 2	278	0	278	100%	56	222	333	100%
BMP 2	Dry Extended Detention Basin	0.10	0.04	2.00	4,463			156	222	378	0%	0	378	187	60%
BMP 3	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP...							0	0	0	N/A	0	0	0	N/A
TOTAL		0.11	0.12	2.00				434				56		521	
UNTREATED AREA (acres)		0.01	0.00												

Target Runoff Reduction Volume (cf)
Target Achieved?
Remaining Runoff Reduction Volume (cf)

436
No
380

Target Water Quality Volume (cf)
% TSS Removal Achieved
Target Achieved?
Remaining TSS Removal %

523
85%
Yes
0%

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

Development Name:
Drainage Basin Name:

Single Family House
Basin '1'

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

Target Rainfall Event (in)

1-yr, 24-hr storm
2-yr, 24-hr storm
5-yr, 24-hr storm
100-yr, 24-hr storm

Pre-Development Runoff Volume (cf)
Post-Development Runoff Volume (cf) with BMPs
Adjusted Q₁₀₀

0.00
0.00
0

Comments

SHEET
4
OF
4

REVISIONS:
1 - 11/15/24 - ADDRESS COMMENTS

DRAWING DATE: 10/2/24
MANAGER: BLD
JOB NUMBER: DWB-133-1

LAST FIELD WORK: 5/31/24
CREW CHIEF: JHF
FILE: 3641CobbCreek.pro

WATER QUALITY DETAILS & CALCULATIONS

3641 COBB CREEK COURT
FOR
3 D SECURITY, INC.

LOCATED IN
LAND LOT 133, 15TH DISTRICT
DECLAB COUNTY, GEORGIA

GENUINE MAPPING & NOISE

P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BDRUP@GENUINEMAPPING.COM

© 2024 GENUINE MAPPING AND DESIGN, LLC