

DATE: SEPTEMBER 26, 2024

TO: Chairwoman Lisa Cupid, Cobb County Commission
ATTN TO: Andrew Heath, PE, Cobb County
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: 390 Dogwood Trail
MRPA Code: RC-24-03CC

Description: A regional MRPA review of a proposal to construct a new single-family home with driveway, courtyard, garage and pool on the .75 acre site of a previous single-family home wholly within the Chattahoochee River Corridor at 390 Dogwood Trail in Cobb County. The total disturbed area of 20,176 SF and impervious area of 10,660 SF are within allowed limits.

Preliminary Finding: ARC staff have initiated a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: Cobb County
Date Opened: September 26, 2024
Deadline for Comments: October 7, 2024

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY
CITY OF MARIETTA

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by Monday, October 7, 2024, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Farnal + Enna Banai
Mailing Address: 2180 Heathermoor Hill DR
City: marietta State: GA Zip: 30062
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678 523 4603 Fax: _____
Other Numbers: 678 523 5132
3. Applicant(s) or Applicant's Agent(s):
Name(s): Enna Banai
Mailing Address: 2180 Heathermoor Hill DR
City: marietta State: GA Zip: 30062
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678 523 4603 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: maple Brook
Description of Proposed Use: Residential
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 75 / 1st / 2nd
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Atlanta Country club 390 dogwood Trl corner with
maple Brook.
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: .75 acres
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): The lot was reviewed for the construction of the original house in 1979 RC-79-1200 house at 390 Dogwood Trl

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>24,059</u>	<u>18,935</u>	<u>10,660</u>	(70) <u>79</u>	(45) <u>44</u>
D	_____	_____	_____	(50)_____	(30)_____
E	<u>8790</u>	<u>1241</u>	<u>0</u>	(30) <u>15</u>	(15) <u>0</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>32,849</u>	<u>20,176</u>	<u>10,660</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

☒ Written consent of all owners to this application. (Space provided on this form)

☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

☒ Description of proposed use(s). (Space provided on this form)

____ Existing vegetation plan.

____ Proposed grading plan.

____ Certified as-builts of all existing land disturbance and impervious surfaces.

____ Approved erosion control plan.

____ Detailed table of land-disturbing activities. (Both on this form and on the plans)

____ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

____ Documentation on adjustments, if any.

____ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ Site plan.

____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

____ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Enna Banai Enna Banai 7/13/2024
Fahad S. Banai Fahad S. Banai 7/13/2024

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Enna Banai Enna Banai 7/13/2024
Fahad S. Banai Fahad S. Banai 7/13/2024

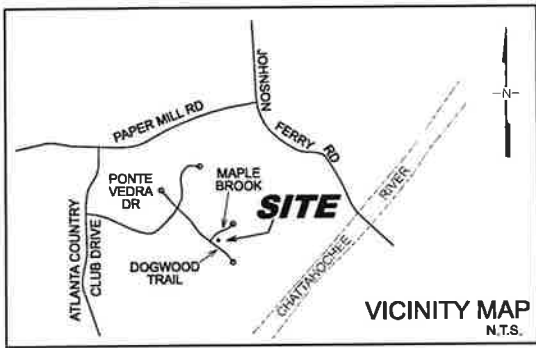
Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of Cobb County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Andrew C. Heath
Signature of Chief Elected Official or Official's Designee

9/19/2024
Date



LOT AREA
32,849 SF
0.75 Ac

BULK AND AREA REGULATIONS FOR R-30 & R-20 (EX. ZONING, TO REMAIN):					
	EXISTING OVERALL	R-30 ZONED PORTION		R-20 ZONED PORTION	
		EXIST. PER 2022 REGS	REV. PER VARIANCE	EXIST. PER 2022 REGS	REV. PER VARIANCE
MAXIMUM BUILDING HEIGHT:	35	35	-	35	-
MINIMUM FLOOR AREA:	1,350 SF	1,350	-	1,200	-
MAXIMUM IMPERVIOUS SURFACE:	20%	35%	-	35%	-
FRONT SETBACK (LOCAL):	50	45	25	35	-
SIDE SETBACK (MAJOR):	50	25	20	25	-
SIDE SETBACK (MINOR):	N/A	12	-	10	-
REAR SETBACK:	N/A	40	-	35	-

PREPARED BY:
ROGER S. LEE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1145
WOODSTOCK, GA 30188
PHONE 770-653-9984
Engineering Contact:
FRANS VAN LEEUWEN
404-277-3774

PREPARED FOR:
[OWNER]
SEAN BANAI
390 DOGWOOD TRAIL
MARIETTA, GA 30087

Stormwater Management Division
Cobb County Water System

Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authorization by Cobb County.

Handwritten notes:
- Revise site plan to design & show Runoff Reduction (RR) for onsite impervious area.
- Provide Photos to document RR Const.
- Provide Proposed Floor Elev. w/ Contours
- Confirm Stream Buffer Presence/width with Frank Gipsen in Erosion Control.

GENERAL NOTES

- REFERENCES:
- 1) FINAL PLAT OF THE COLUMNS S/DIV, UNIT FIVE PB 72, PG 101 (DEC 14, 1978)
 - 2) SURVEY FOR AMINI HOMES (LOT 43) BY REGISTERED LAND SURVEYORS, INC., DATED 10-29-2012
 - 3) WARRANTY DEED (DB 14854, PG 1063)

IF THE TOTAL DISTURBED AREA ON THIS LOT EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION MANAGER.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD PRONE AREA PER FIRM PANEL #: 13067 C 0133 J, DATED 03/04/2013.

PAVERS PROPOSED/INSTALLED ARE BEING CREDITED FOR 50% IMPERVIOUS IN CALCULATIONS.

ARC VULNERABILITY CATEGORIES

CAT	AREA	CLEARING				IMPERVIOUS			
		ALLOWED *		ACTUAL		ALLOWED		ACTUAL	
C	24059	18935	79%	18934	79%	10827	45%	10660	44%
E	8790	1241	30%	0	0%	1319	15%	0	0%
Totals >	32849	20176		18934		12146		10660	

* Includes a transfer of 1396 SF of land disturbance from E to Cat 1 to 1.5 (1396 x 1.5 = 2094 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.



Lot 43 - Unit Five - The Columns

390 DOGWOOD TRAIL
PROJECT ADDRESS
75 / 1st / 2nd
LAND LOT / DISTRICT / SECTION
COBB COUNTY, GEORGIA
CITY, COUNTY, STATE
ARC AREAS SITE PLAN

SIGNED / SEALED

DATE	01/13/22	03/18/22	06/25/24	07/22/24
REVISION	1. VARIANCE SITE PLAN	2. COUNTY COMMENTS	3. SITE PLAN w/ ARC CALCULATIONS	4. SITE PLAN w/ UPDATED ARC CALCULATIONS
N/A	DESIGN	SCALE	AS SHOWN	
P/L	DRAWN			
RCS	CHECKED			
DATE	01/13/2022			
PROJECT No.				

C-01