



Regional Review Notification

Metropolitan River Protection Act

DATE: May 19, 2025

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: RC-25-01CC 4724 Maple Brook

MRPA Code: RC-25-01CC

Description: A regional MRPA review of a previously constructed two-story home with a pool, detached garage, volleyball courts and proposed gazebo on a 1.25-acre site wholly within the Chattahoochee River Corridor at 4724 Maple Brook in Cobb County. The total disturbed area of 27,211 SF and impervious area of 16,327 SF are within allowed limits.

Preliminary Finding: ARC staff have begun 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: May 19, 2025

Comments Due: May 29, 2025

The following local governments and agencies received notice of this review:

Atlanta Regional Commission	Georgia Department of Natural Resource	Chattahoochee Riverkeeper
National Park Service	Georgia Conservancy	Cobb County

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 **May 29, 2025**, 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): Bonnie Kolesar
Mailing Address: 4724 Maple Brook, SE
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 704-661-0801 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Bonnie Kolesar (Same as above)
Mailing Address: 4724 Maple Brook, SE
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 704-661-0801 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use: Home at 4724 Maple Brook SE
Name of Development: Marietta, GA 30067
Description of Proposed Use: re-review of existing house including
city approved gazebo addition.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 75, 1st District
2nd Section Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Lot 40, Block H Unit 5 The Columns 4724 Maple Brook SE
Marietta, GA
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: 1.25 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): RC-79-09CC, 1979

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	_____	_____	_____	(70)_____	(45)_____
D	<u>54,422 SF</u>	<u>27,211 SF</u>	<u>16,327</u>	(50) <u>50%</u>	(30) <u>30%</u>
E	_____	_____	_____	(30) <u>30%</u>	(15) <u>15%</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	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.

N/A Proposed grading plan.

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

N/A 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)

Brian Wilson 2/28/25
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:

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 5/8/2025
Signature of Chief Elected Official or Official's Designee Date

THIS PLAN IS SUBJECT TO THE
11TH OF THE 11TH

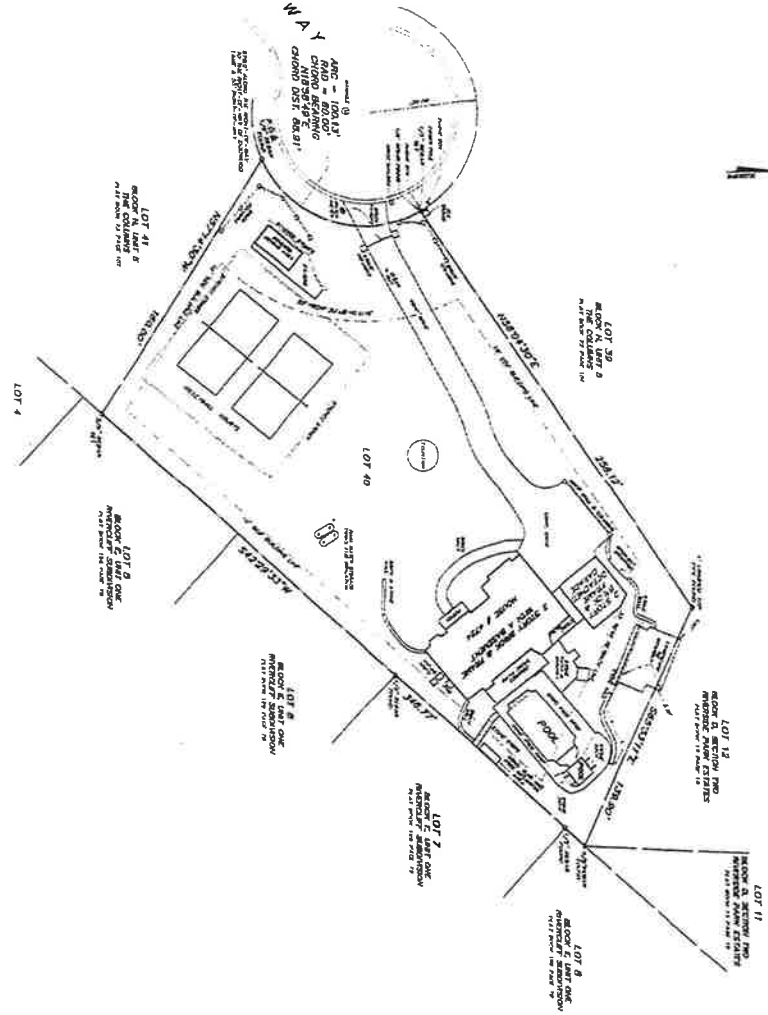
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BEING A 50' RIGHT OF WAY
MAPLE BROOK WAY



INTEREST AND REAL ESTATE SERVICES
2000-B RIVERSIDE DRIVE
NEW YORK, NY 10024
PHONE (770) 452-8758

Kolesar - Vegetation Plan



SHRUBS

TREES

GRASS

THIS SPACE IS RESERVED FOR THE
CLERK OF THE SUPERIOR

FLOOD HAZARD NOTE

This property DOES NOT LIE within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Cobb County, Georgia, Community Panel Number 13067, dated March 04, 2013.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

This map of plat has been calculated for closure and is found to be accurate within 1 foot in 2,000,000 feet. The tract contains a total of 1.25 acres 54,442 sq. ft.).

This plat has been prepared using a theodolite reading directly to 1 second and an electronic distance measuring device reading directly to 1, one hundredth of a foot. The field data upon which this map or plat is based has a closure precision of (1) foot in 10,000 +/- feet, and no adjustments were applied to the field traverse.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness of sufficiency of this information.

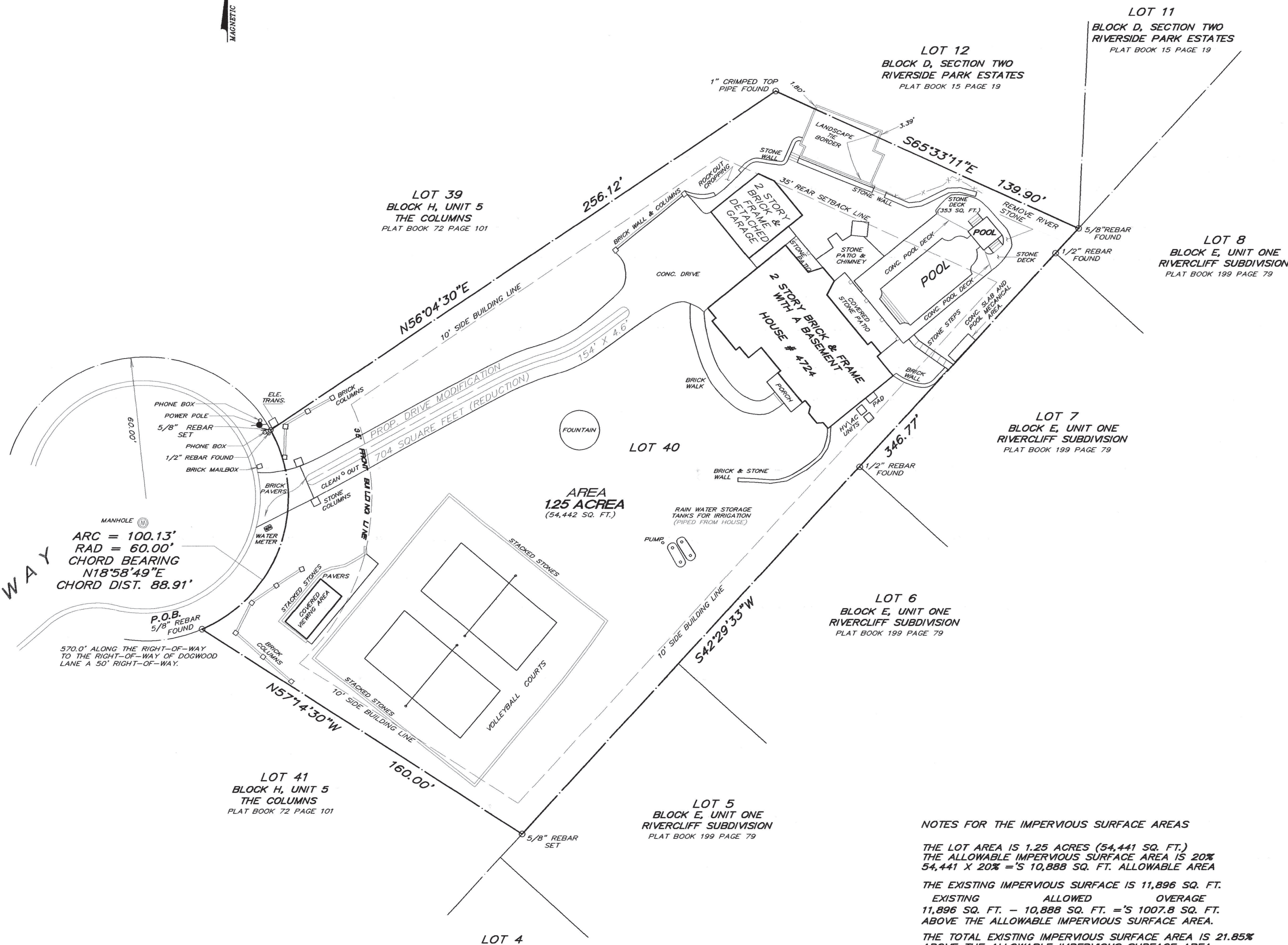
SURVEY DATA STATEMENT:
THIS SURVEY AND THE INFORMATION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT, TITLE OPINION, OR TITLE COMMITMENT. THE INFORMATION USED FOR THIS SURVEY WAS OBTAINED FROM A LIMITED SEARCH OF THE PUBLIC RECORDS AND/OR WAS PROVIDED BY THE CLIENT, AND/OR OTHER SOURCES AS SHOWN HEREON. OTHER LEGAL DOCUMENTS MAY EXIST THAT WOULD AFFECT THE RESULTS OF THIS SURVEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 14-4-41, AUTHORITY O.C.G.A. 14-4-41, 14-4-42, 14-4-43, 14-4-44, 14-4-45, 14-4-46, 14-4-47, 14-4-48, 14-4-49, 14-4-50, 14-4-51, 14-4-52.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CB CATCH BASIN	POWER POLE
CI CAST IRON	WATER VALVE
CMP CORRUGATED METAL PIPE	MANHOLE
CMF CONCRETE MONUMENT FND	FIRE HYDRANT
CTP CRIMPED TOP PIPE	SPOT ELEVATION
DI DROP INLET	QUIV WIRE
FNC FENCE	GAS LINE
FND FOUND	QUIV WIRE
GALV GALVANIZED	GAS LINE
INVERT INVERT	WATER LINE
JB JUNCTION BOX	POWER LINE
MBI MANHOLE	WET AREA
OTF OPEN TOP PIPE	TRAFFIC FLOW ARROW
PFB POINT OF BEGINNING	
RBR IRON REINFORCING BAR	
RCP REINFORCED CONCRETE PIPE	
SS SANITARY SEWER	
TEMP TEMPORARY	
W WATER	
OWP OVERHEAD POWER	

MAPLE BROOK
BEING A 50' RIGHT OF WAY



NOTES FOR THE IMPERVIOUS SURFACE AREAS

THE LOT AREA IS 1.25 ACRES (54,441 SQ. FT.)
THE ALLOWABLE IMPERVIOUS SURFACE AREA IS 20%
54,441 X 20% = 10,888 SQ. FT. ALLOWABLE AREA
THE EXISTING IMPERVIOUS SURFACE IS 11,896 SQ. FT.
EXISTING ALLOWED OVERAGE
11,896 SQ. FT. - 10,888 SQ. FT. = 1,007.8 SQ. FT.
ABOVE THE ALLOWABLE IMPERVIOUS SURFACE AREA.
THE TOTAL EXISTING IMPERVIOUS SURFACE AREA IS 21.85%
ABOVE THE ALLOWABLE IMPERVIOUS SURFACE AREA.

PROPOSED REDUCTION OF THE IMPERVIOUS SURFACE OVERAGES.

TO MODIFY THE DRIVEWAY AS SHOWN TO REGAIN 709 SQ. FT.
TO REMOVE THE RVER STONE AT THE NORTH END OF THE POOL
AS SHOWN TO REGAIN AN ADDITIONAL 353 SQ. FT. FOR A REDUCTION
IN THE TOTAL SQ. FT. BY A TOTAL OF 1062 SQ. FT.

THE NEW TOTAL FOR THE EXISTING SQ. FT.
11,877 SQ. FT. (EXISTING) - 1062 SQ. FT. (REGAINED SQ.FT.) = 10,815 SQ. FT.
SQ. FT. (NEW IMPERVIOUS SQ. FT.).
THE NEW PERCENTAGE FOR THE IMPERVIOUS SURFACE IS 19.8%
(10,815 SQ. FT. / 54,441 SQ. FT. = 0.198 X 100 = 19.8%).



REVISION DATE: FEBRUARY 07, 2025 - COUNTY COMMENTS

JOB NUMBER 3685-24