



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Mar 13 2008

ARC REVIEW CODE: V803131

TO: Chairman Sam Olens
ATTN TO: David Breden, Cobb County Water System
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-08-02CC 4714 Maple Brook

Review Type: Development of Regional Impact

MRPA Code: RC-08-02CC

Description: An application for a metro review certificate for an existing single family lot. The ARC staff preliminary recommendation is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lot: 75 **District:** 1 **Section:** 2

Date Opened: Mar 13 2008

Deadline for Comments: Mar 23 2008

Earliest the Regional Review can be Completed: Mar 23 2208

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Mar 23 2008, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Cobb Co.
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Donald + Sandra Lucci
Mailing Address: 4714 Maple Brook Dr.
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-559-0491 Fax: 770-559-0520
Other Numbers: 404-886-4030 (Donald Lucci)
3. Applicant(s) or Applicant's Agent(s):
Name(s): Donald + Sandra Lucci
Mailing Address: 5402 W. Bank Dr.
City: Marietta State: GA Zip: 30069
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-559-0491 Fax: 770-559-0520
Other Numbers: 404-886-4030 (Donald Lucci)
4. Proposed Land or Water Use:
Name of Development: Atlanta Country Clubs (Chatahatchee Plantation)
Description of Proposed Use: Rebuild on an existing house lot
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 75 of the 1st District
2nd Section of Cobb County Georgia
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: The Columns Subdivision lot 41 Unit 5, 4714 Maple Brook Dr. Columns
Size of Development (Use as Applicable):
Acres: Inside Corridor: .714
Outside Corridor: _____
Total: .714
Lots: Inside Corridor: 1
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-79-10 CC Part of 4-lot Fast Track
(RC-79-9 to 12 CC)

7. How Will Sewage from this Development be Treated?

A. Septic tank No

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 Yes

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)
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A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	26,593 [#]	13,296 [#]	8,530 [#]	(50)	50% (30) 32% *
E	4,501 [#]	1,350 [#]	307 [#]	(30)	30% (15) 7% *
F				(10)	(2)
Total:	31,094 [#]	14,646 [#]	8,837 [#]	N/A	N/A

* INCLUDES A TRANSFER OF 368[#] FROM E TO D AT ONE TO ONE AND A HALF (1-TO-1.5) (368 X 1.5 = 552[#]) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

JMS 3/13/08

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.

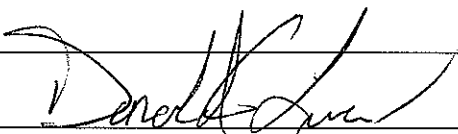
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

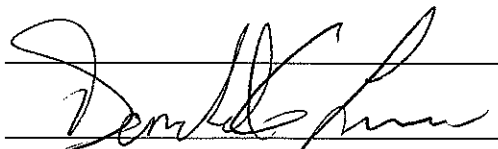
___ Concept plan.

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

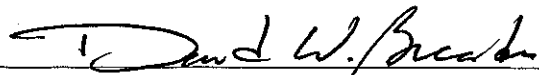
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

	3-6-08
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:

	3-6-08
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.

	3-10-08
Signature of Chief Elected Official or Official's Designee	Date

4714 Maple Brook Columns Reanalysis

Cobb County

February 26, 2008

Vulnerability Factor	Factor Subgroup	Score
Hydrology:	Interbasin	20
Geology	Biotite-Gneiss	5
Vegetation:		15
Subtotal:		40
Slope:	0-10 Percent	3
	10-25 Percent	--
Subtotal		43
Soils:	Moderate Erodibility	12
	Moderate-to-Severe Erodibility	--
Subtotal:		16
Aspect:	Hot Spot	55
	West-facing Slope	3
TOTAL:		12
CATEGORY:		77
	D	E
	E	E

- The "D" Category includes scores from 50 to 59, inclusive.
- The "E" Category includes scores from 60 to 79, inclusive.