

AGENDA ITEM NO. _____

TO: Board of Commissioners

FROM: Rob Hosack 
Director

DATE: April 15, 2008

PURPOSE

To conduct a public hearing to consider approval of a Chattahoochee Corridor Plan Certificate of Compliance for Donald and Sandra Lucci for constructing a single family residence at 4714 Maple Brook in Land Lot 75 of the 1st District.

BACKGROUND

The subject property was submitted to the Atlanta Regional Commission for review and comment on the development as mandated by the Georgia Assembly Act No. 66, the Metropolitan River Protection Act of 1973. The basic process of certification under the Act requires that local governments review land-disturbing activity proposed in the Chattahoochee Corridor and certify those, which are consistent with the guidelines for development in the Atlanta Regional Commission's *Chattahoochee Corridor Plan*. Atlanta Regional Commission staff has reviewed the development plans and found them to be consistent with the guidelines of the *Chattahoochee Corridor Plan*.

FUNDING

Not Applicable.

RECOMMENDATION

The Board of Commissioners conducts a public hearing and considers approval of the Chattahoochee Corridor Certificate, subject to the rules and guidelines of the Metropolitan River Protection Act.

ATTACHMENT

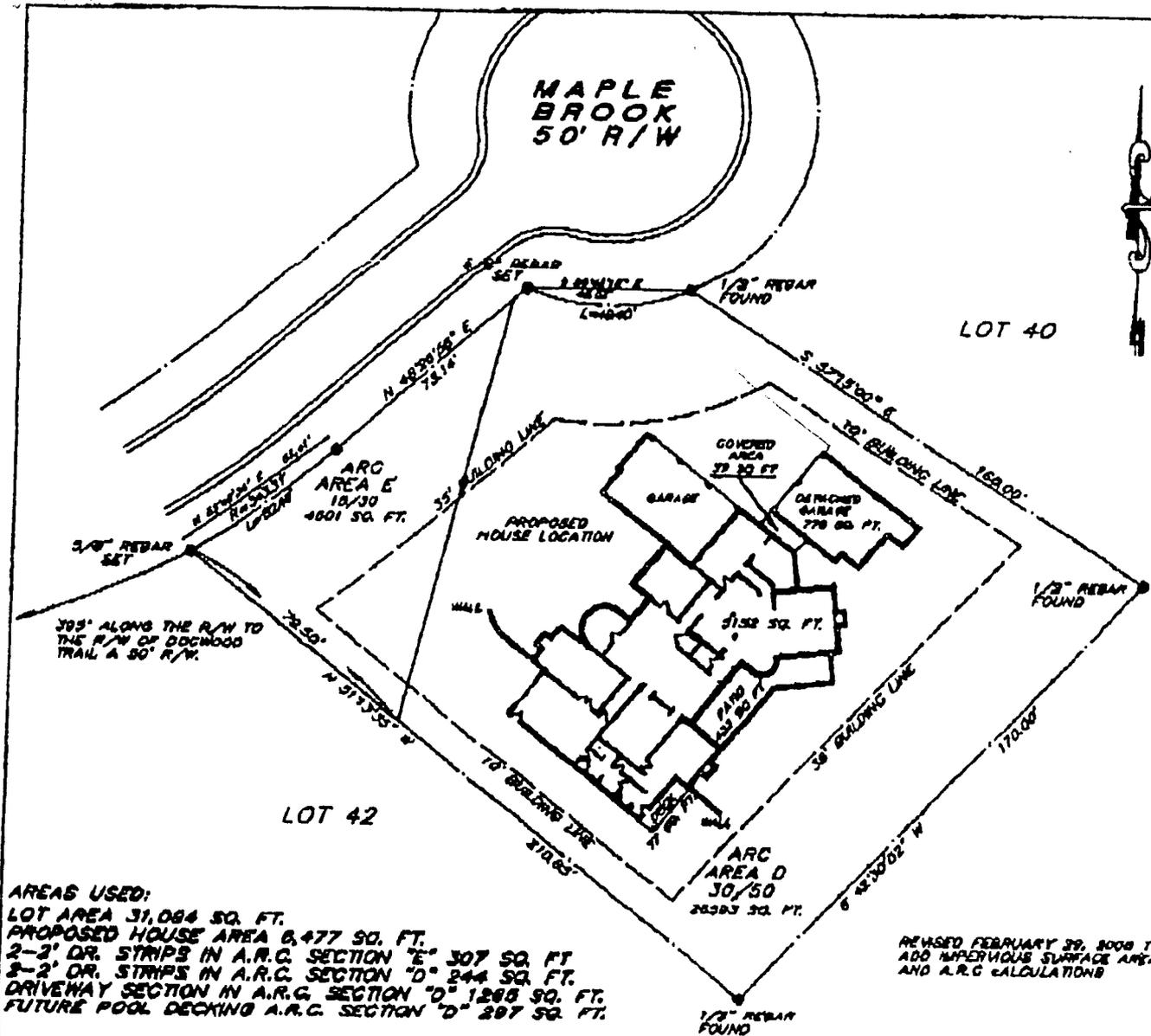
Site Map
Site Plan

MAPLE
BROOK
50' R/W



LOT 40

LOT 42



AREAS USED:

- LOT AREA 31,084 SQ. FT.
- PROPOSED HOUSE AREA 6,477 SQ. FT.
- 2-2' DR. STRIPS IN A.R.G. SECTION "E" 307 SQ. FT.
- 2-2' DR. STRIPS IN A.R.G. SECTION "D" 244 SQ. FT.
- DRIVEWAY SECTION IN A.R.G. SECTION "D" 1288 SQ. FT.
- FUTURE POOL DECKING A.R.G. SECTION "D" 297 SQ. FT.

A.R.G. SECTION "E" (15/30)

TOTAL AREA 4801 SQ. FT.
ALLOWABLE IMPERVIOUS AREA
158' X 4801 = 673 SQ. FT.
CALCULATED SQ. FT. = 307 SQ. FT.
LEAVING 366 SQ. FT.

A.R.G. SECTION "D" (30/50)

TOTAL AREA 28893 SQ. FT.
ALLOWABLE IMPERVIOUS AREA
308' X 7,078 SQ. FT.
CALCULATED IMPERVIOUS COVERAGE
8283 SQ. FT.
EXCEEDING BY 308 SQ. FT.

REQUIRED NATURAL AREA

308' X 4801 SQ. FT. = 1,580 SQ. FT.

REQUIRED NATURAL AREA

308' X 28893 SQ. FT. = 13,288

EXCESS SQ. FT. FROM A.R.G. SECTION "E"
366 SQ. FT. X 1.6 A.R.G. FACTOR = 582 SQ. FT.
APPLY THE FACTORED SQUARE FOOTAGE FROM THE
A.R.G. SECTION "E" TO THE A.R.G. SECTION "D"
582 SQ. FT. (FACTORED) = 308 SQ. FT. (EXCESS) = 247 SQ. FT.

NOTE:

DRIVEWAY, DRIVE STRIPS, AND FUTURE
POOL DECKING AREAS TAKEN FROM
OTHERS.

**SURVEY FOR
DONALD LUCCI**

BEING LOT 41, UNIT 5 OF
**THE COLUMNS
SUBDIVISION**

LOCATED IN LAND LOT 75 OF
THE 20TH DISTRICT 2ND SECTION
OF COBB COUNTY, GEORGIA

SCALE 1" = 40'

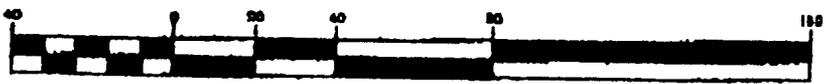
DATED FEBRUARY 4, 2008

THIS PROPERTY IS NOT LOCATED IN AN AREA
HAVING ANY SPECIAL FLOOD HAZARD CONITIONS.

EQUIPMENT USED : ANGULAR WILD T-1000
LINEAR WILD DI-1000

TRAVERSE TYPE WAS OPEN ENDED
PLAT PRECISION 1/100,000

JOB NUMBER 3178-07



1" = 40'