

**AGENDA ITEM NO. 7**

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**

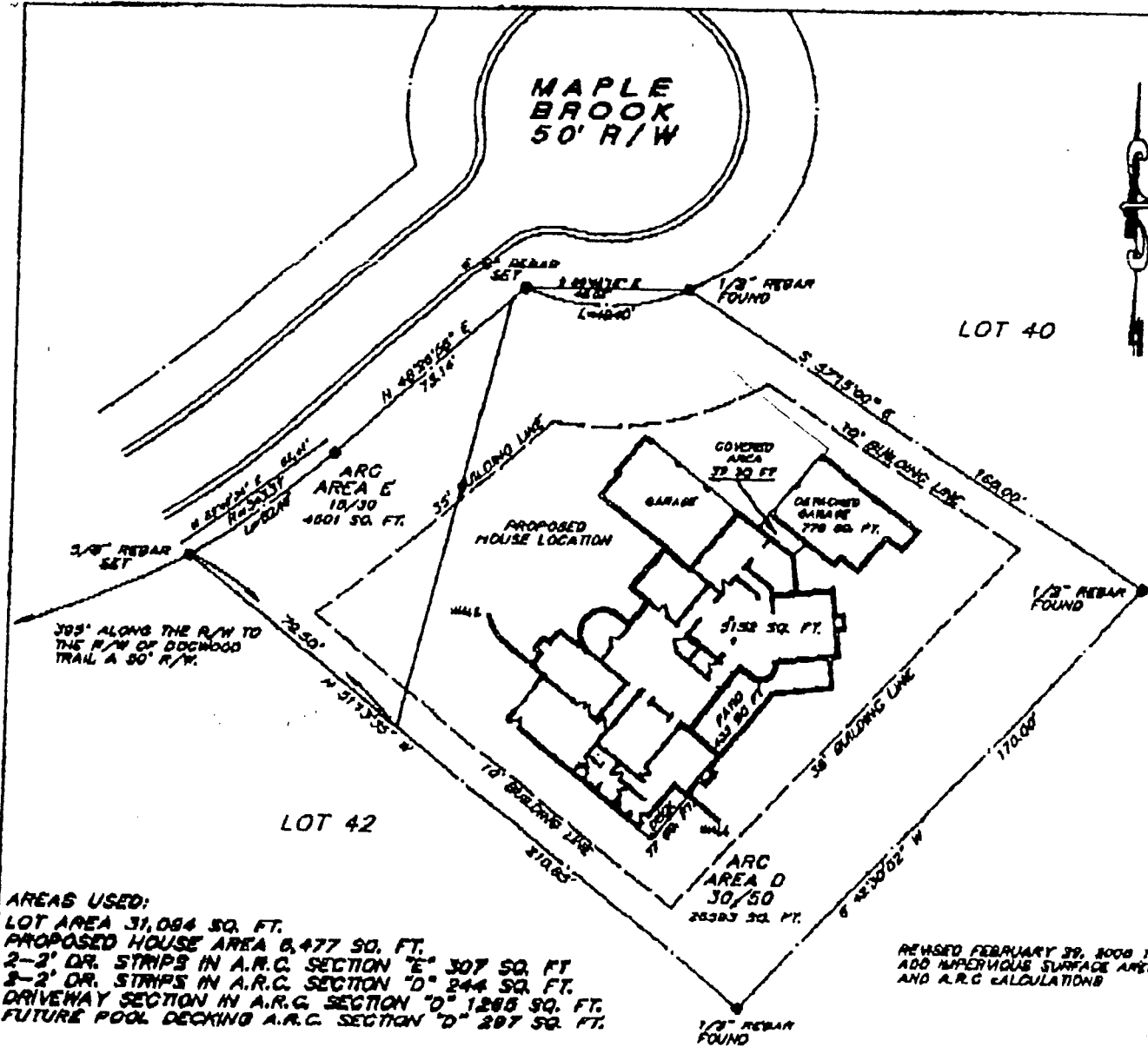
Site Map  
Site Plan

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.C. SECTION "E" 307 SQ. FT.
- 2-2' DR. STRIPS IN A.R.C. SECTION "D" 244 SQ. FT.
- DRIVEWAY SECTION IN A.R.C. SECTION "D" 1288 SQ. FT.
- FUTURE POOL DECKING A.R.C. SECTION "D" 297 SQ. FT.

REVISED FEBRUARY 29, 2008 TO  
ADD IMPERVIOUS SURFACE AREAS  
AND A.R.C. CALCULATIONS

**A.R.C. SECTION "E" (18/30)**

TOTAL AREA 4801 SQ. FT.  
ALLOWABLE IMPERVIOUS AREA  
158' X 4801 = 875 SQ. FT.  
CALCULATED SQ. FT. = 307 SQ. FT.  
LEAVING 368 SQ. FT.

**A.R.C. 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**

30% X 4801 SQ. FT. = 1440 SQ. FT.

**REQUIRED NATURAL AREA**

30% X 28893 SQ. FT. = 8668

EXCESS SQ. FT. FROM A.R.C. SECTION "E"  
368 SQ. FT. X 1.6 A.R.C. FACTOR = 588 SQ. FT.  
APPLY THE FACTORED SQUARE FOOTAGE FROM THE  
A.R.C. SECTION "E" TO THE A.R.C. SECTION "D"  
588 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 CONDITIONS.

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'