

DATE: MARCH 12, 2022

**TO:** Mayor Rusty Paul, City of Sandy Springs  
**ATTN TO:** Helen Owens, Zoning Administrator, City of Sandy Springs  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

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:** 6365 River Overlook Drive  
**MRPA Code:** RC-22-03SS

**Description:** A MRPA review of a proposal to add a pool with deck and two-car garage with guest quarters to an existing house on a 27,850 SF lot within the Chattahoochee River Corridor. There will be a total land disturbance area of 15,129 SF and impervious surface of 8,238 SF.

**Preliminary Finding:** ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Submitting Local Government:** City of Sandy Springs

**Land Lot:** 168 **District:** 17 **Section:** B

**Date Opened:** March 12, 2022

**Deadline for Comments:** March 22, 2022

**Earliest the Regional Review can be Completed:** March 22, 2022

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
COBB COUNTY

CHATTAHOOCHEE RIVERKEEPER  
CITY OF SANDY SPRINGS  
RIVERLINE HISTORIC AREA

If you have any questions regarding this review, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If ARC staff does not receive comments from you on or before 2022-03-22 00:00:00, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. **The ARC review website is located at:** <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Sandy Springs

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Jennifer Cantrell

Mailing Address: 6365 River Overlook Dr NW

City: Atlanta State: GA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404.790.5559 Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_

3. Applicant(s) or Applicant's Agent(s):

Name(s): Chris Sears

Mailing Address: P.O. Box 767580

City: Roswell State: GA Zip: 30076

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-452-1169

Other Numbers: \_\_\_\_\_

4. Proposed Land or Water Use:

Name of Development: Single Family Residential

Description of Proposed Use: Existing Single Family Residence

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lot: 168, 17th District, Sec. B, Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_

Lot 16, Block "F", Unit 4. 6365 River Overlook Drive Atlanta, GA 30328

Size of Development (Use as Applicable):

Acres: Inside Corridor: .6605

Outside Corridor: 0

Total: .6605

Lots: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Units: Inside Corridor: 1

Outside Corridor: 0

Total: 1

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?** NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): \_\_\_\_\_

**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** YES

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

<b>Vulnerability Category</b>	<b>Total Acreage (or Sq. Footage)</b>	<b>Total Acreage (or Sq. Footage) Land Disturbance</b>	<b>Total Acreage (or Sq. Footage) Imperv. Surface</b>	<b>Percent Land Disturb. (Maximums Shown In Parentheses)</b>	<b>Percent Imperv. Surf.</b>
<b>A</b>	<u>0</u>	<u>0</u>	<u>0</u>	<b>(90)</b>	<b>(75)</b>
<b>B</b>	<u>3860</u>	<u>2226</u>	<u>829</u>	<b>(80)</b>	<b>58 (60) 21</b>
<b>C</b>	<u>8854</u>	<u>5893</u>	<u>3974</u>	<b>(70)</b>	<b>67 (45) 45</b>
<b>D</b>	<u>14077</u>	<u>6973</u>	<u>3435</u>	<b>(50)</b>	<b>49 (30) 24</b>
<b>E</b>	<u>1059</u>	<u>37</u>	<u>0</u>	<b>(30)</b>	<b>3 (15) 0</b>
<b>F</b>	_____	_____	_____	<b>(10)</b>	<b>(2)</b>
<b>Total:</b>	<u>27850</u>	<u>15129</u>	<u>8238</u>	<b>N/A</b>	<b>N/A</b>

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? \_\_\_\_\_

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

**NOTE:** For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

**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? \_\_\_\_\_

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

**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.

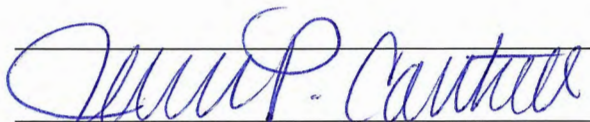
\_\_\_ Land-disturbance plan.

**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)

  
Signature(s) of Owner(s) of Record

2-22-2022  
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:

Chris Sears

02/22/2022

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

Date

14. The governing authority of \_\_\_Sandy Springs\_\_\_\_\_ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

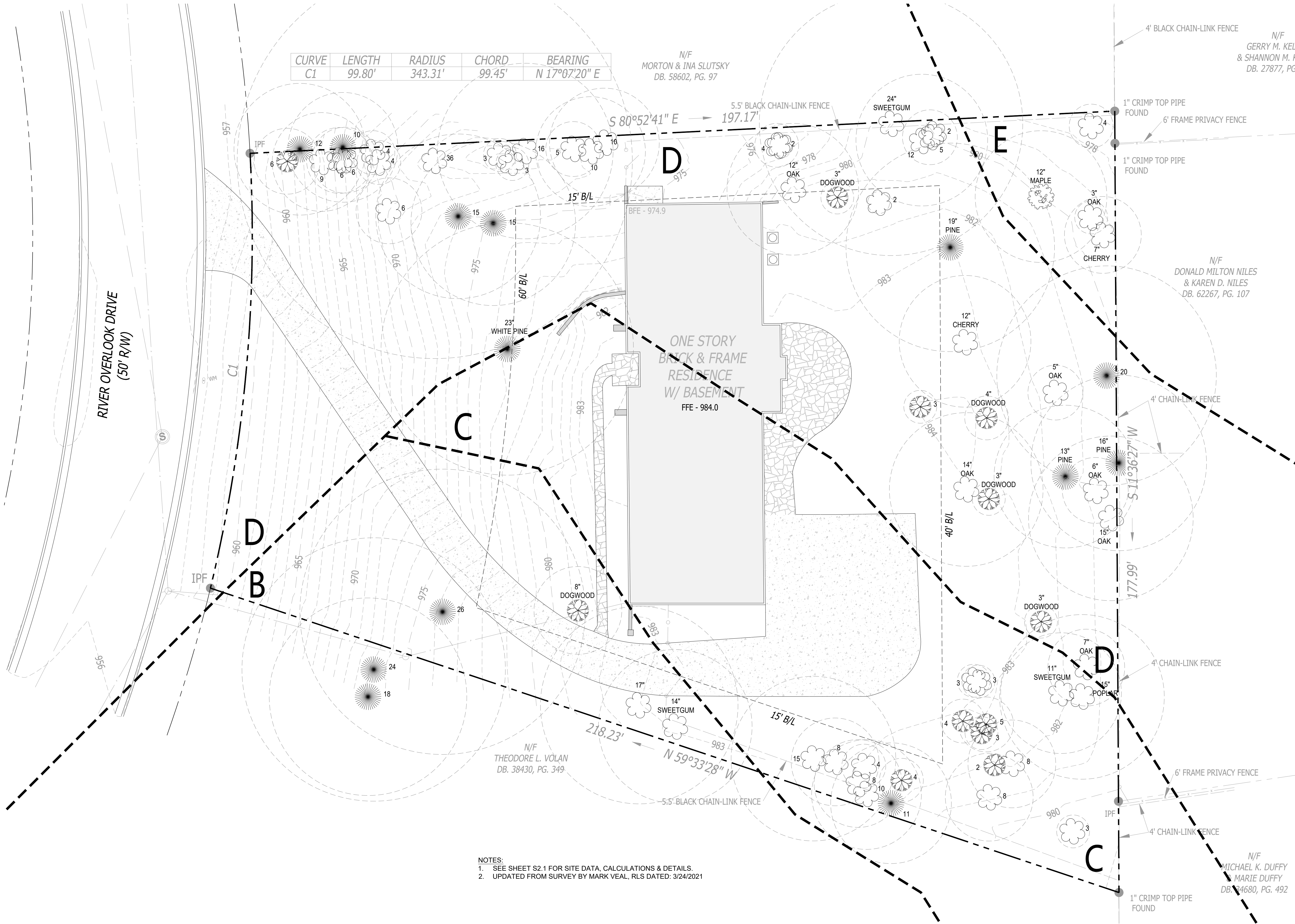
Helen Owens  
Lindsay Walker

2/28/22

Signature of Chief Elected Official or Official's Designee

Date





CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	99.80'	343.31'	99.45'	N 17°07'20" E

- NOTES:
- SEE SHEET S2.1 FOR SITE DATA, CALCULATIONS & DETAILS.
  - UPDATED FROM SURVEY BY MARK VEAL, RLS DATED: 3/24/2021



P.O. BOX 767580  
ROSWELL, GA 30076  
770.452.1169  
WWW.SEARSSMITHLANDSCAPE.COM

SEAL



THESE DRAWINGS PREPARED BY SEARS SMITH AND ASSOCIATES, INC. FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, SEARS SMITH AND ASSOCIATES, INC. SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY SEARS SMITH AND ASSOCIATES, INC.

REVISIONS

#	DATE	REMARKS
1	02/23/22	Per City Comments

PROJECT TITLE

CANTRELL RESIDENCE

6365 RIVER OVERLOOK DR NW  
SANDY SPRINGS, GA 30328  
TAX PARCEL ID: 17-016800020182

PREPARED FOR:  
JENNY CANTRELL  
6365 RIVER OVERLOOK DR NW  
SANDY SPRINGS, GA 30328  
JENNYPKAN@AOL.COM  
404.790.5559

SHEET TITLE

EXISTING  
CONDITIONS PLAN

DRAWN: MSD

CHECKED: CCS

DATE

JANUARY 17, 2022

- ☐ CLIENT REVIEW  
☒ FOR PERMIT / REVIEW  
☐ BID SET  
☐ CONSTRUCTION

SHEET NUMBER

S1.0



SEAL



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JENNY CANTRELL  
6365 RIVER OVERLOOK DR NW  
SANDY SPRINGS, GA 30328  
JENNYPCAN@AOL.COM  
404.790.5559

SHEET TITLE

PROPOSED  
SITE PLAN

DRAWN: MSD  
CHECKED: CCS

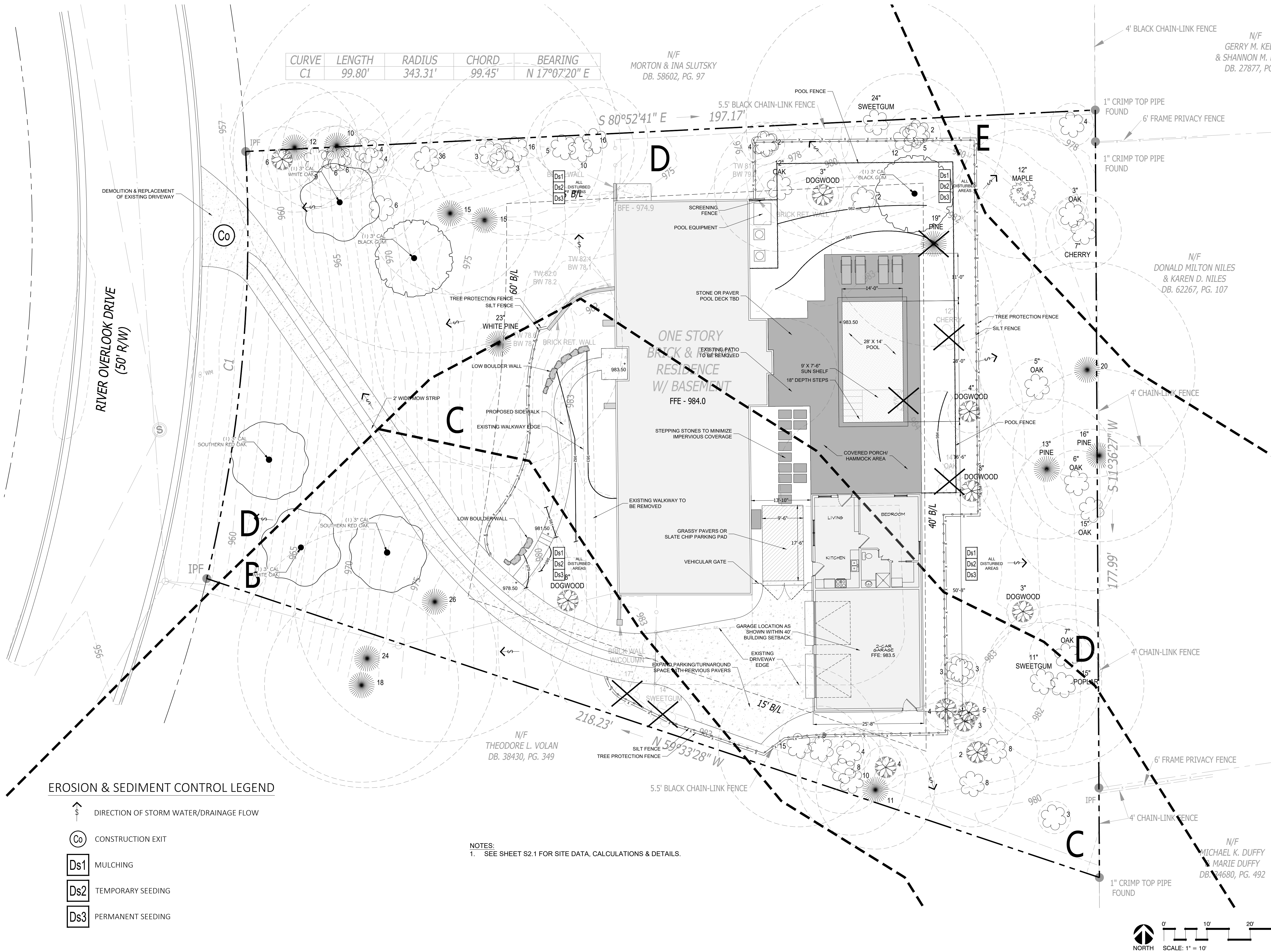
DATE

JANUARY 17, 2022

- ☐ CLIENT REVIEW  
☒ FOR PERMIT / REVIEW  
☐ BID SET  
☐ CONSTRUCTION

SHEET NUMBER

S2.0



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	99.80'	343.31'	99.45'	N 17°07'20" E

N/F  
MORTON & INA SLUTSKY  
DB. 58602, PG. 97

N/F  
GERRY M. KEL  
& SHANNON M. K  
DB. 27877, PG

N/F  
DONALD MILTON NILES  
& KAREN D. NILES  
DB. 62267, PG. 107

N/F  
THEODORE L. VOLAN  
DB. 38430, PG. 349

N/F  
MICHAEL K. DUFFY  
& MARIE DUFFY  
DB. 24680, PG. 492

NOTES:  
1. SEE SHEET S2.1 FOR SITE DATA, CALCULATIONS & DETAILS.



PROJECT DESCRIPTION  
ADDITION OF DETACHED GARAGE AND CONSTRUCTION OF IN GROUND SWIMMING POOL.

FLOOD PLAIN NOTE  
THIS SITE IS NOT LOCATED WITH A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0144F FOR UNINCORPORATED FULTON COUNTY, GEORGIA; DATED SEPTEMBER 18, 2013.

ZONING CHART	
ZONING DISTRICT	RD-27
BUILDING SETBACKS	
FRONT	60'
SIDE	15'
REAR	40'
AREA & ALLOWED COVERAGE	
TOTAL AREA (SF)	27,850
ACREAGE	0.64

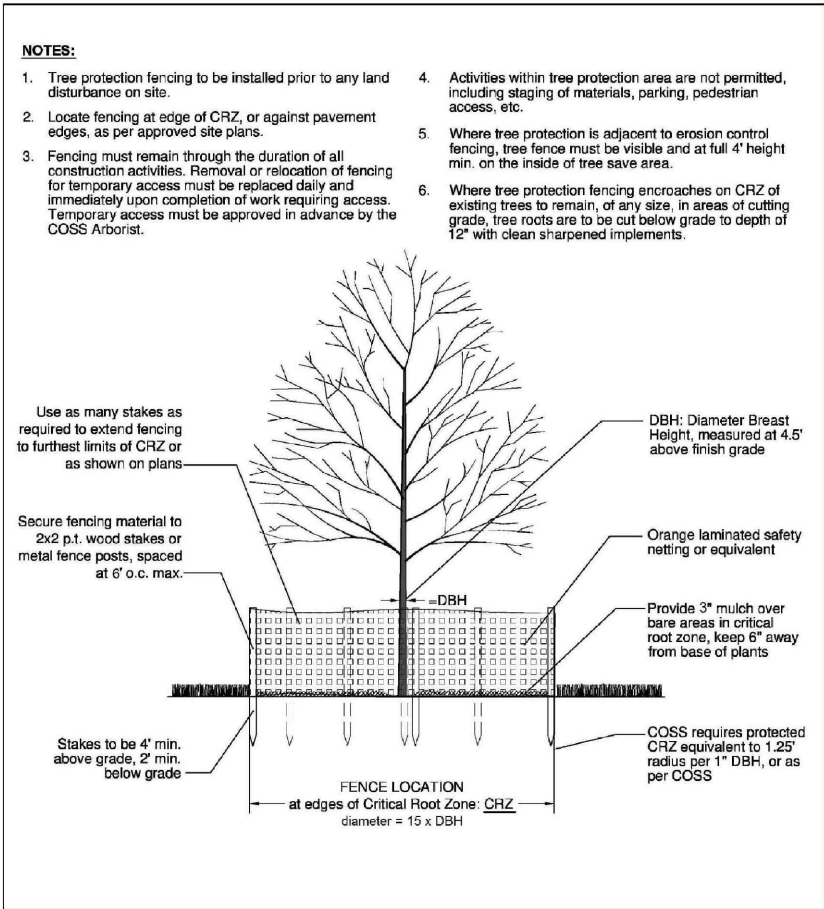
SANDY SPRINGS IMPERVIOUS COVERAGE CALCS			
MAX. LOT COVERAGE	30%		
AREA (SF)	8,355		
EXISTING IMPERVIOUS COVERAGE		PROPOSED IMPERVIOUS AREA (SF)	
HOUSE (SF)	2,936	HOUSE (SF)	2,936
WALLS (SF)	30	WALLS (SF)	30
SIDEWALKS & PATIO (SF)	712	SIDEWALKS (SF)	218
DRIVEWAY (SF)	3,100	DRIVEWAY	2,058
		STEPPING STONES	88
		DETACHED GARAGE	1,300
		POOL & POOL DECK	1,575
TOTAL (SF)		TOTAL (SF)	8,205
% IMPERVIOUS COVERAGE	24.3%	% IMPERVIOUS COVERAGE	29.5%

ATLANTA REGIONAL COMMISSION (ARC) CALCULATIONS									
LAND DISTURBANCE									
SOIL VULNERABILITY CATEGORY	AREA (SF)	% MAX LAND DISTURBANCE	ALLOWABLE DISTURBED AREA	EXISTING DISTURBED AREA	REMAINING DISTURBED AREA AVAILABLE	PROPOSED ADDITIONAL DISTURBED AREA	TOTAL DISTURBED AREA	PROPOSED % LAND DISTURBANCE	SF DIFFERENCE
B	3,860	80%	3,088	2,055	1,033	171	2,226	58%	862
C	8,854	70%	6,198	5,208	990	685	5,893	67%	305
D	14,077	50%	7,039	3,734	3,305	3,203	6,937	49%	102
E	1,059	30%	318	0	318	37	37	3%	281
IMPERVIOUS SURFACE CALCULATIONS									
SOIL VULNERABILITY CATEGORY	AREA (SF)	% MAX IMPERVIOUS SURFACE	ALLOWABLE IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA	REMAINING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	PROPOSED % IMPERVIOUS AREA	SF DIFFERENCE	
B	3,860	60%	2,316	947	1,369	829	21%	1,487	
C	8,854	45%	3,984	3,597	387	3,974	45%	10	
D	14,077	30%	4,223	2,244	1,979	3,435	24%	788	
E	1,059	15%	159	0	159	0	0%	159	

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONT
2	BLACK GUM	NYSSA SYLVATICA	3" CAL	B&B
2	SOUTHERN RED OAK	QUERCUS FALCATA	3" CAL	B&B
2	WHITE OAK	QUERCUS ALBA	3" CAL	B&B

REPLACEMENT TREE LIST



TREE PROTECTION FENCING DETAIL  
NTS

ADDITIONAL NOTES

- TREE PROTECTION FENCE IS LIMITS OF DISTURBANCE.
- NO PROPOSED RETAINING WALLS; NO RETAINING WALL PERMIT REQUIRED.
- DIRECTION AND TYPE OF RUNOFF (SHEET FLOW) HAS NOT CHANGED UNDER PROPOSED IMPROVEMENTS.
- THE PROPOSED POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY HOSE. A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIB.
- NO POOL HOUSE IS PROPOSED.
- THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN IMMEDIATE 'STOP WORK' ORDER. THE 'STOP WORK' ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS CONSTRUCTED IN ACCORDANCE WITH THE CURRENT DETAIL.
- 5' HT. WOOD PRIVACY FENCE TO BE INSTALLED TO PROVIDE THE REQUIRED ENCLOSURE FOR SWIMMING POOL; EXISTING FENCE CONFORMS TO THE BARRIER REQUIREMENTS OF THE IPSC.
- GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
- FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48" ON THE BUILDING WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED. ALL ALARMS MUST COMPLY WITH UL2017.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF.
- AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.
- CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT OFF TIME FOR NEXT DAY INSPECTIONS IS 2PM.)
- NO GRADING OR RETAINING WALLS ARE ALLOWED NOR PROPOSED WITHIN 15' OF REAR LOT LINE.

**NOTE: SANDY SPRINGS REQUIRES A BUILDING PRE-CONSTRUCTION MEETING FOR ALL SWIMMING POOLS - WITH A BUILDING INSPECTOR - WHICH SHOULD BE REQUESTED THROUGH THE ONLINE PORTAL. THIS IS IN ADDITION TO THE SITE PRE-CONSTRUCTION MEETING. CONTRACTORS WHO SKIP THEIR BUILDING PRE-CONSTRUCTION MEETING (OR OTHER REQUIRED INSPECTIONS) WILL BE FINED FOR DOING SO.**

TREE NOTES

- NO STATE WATERS OR ASSOCIATED BUFFERS ON SITE.
- NO PROTECTED, SETBACK, BOUNDARY OR LANDMARK TREES TO BE REMOVED OR DISTURBED GREATER THAN 25%.

TREE DATA											
QTY	DBH	SPECIES	DESIGNATION	STATUS	CANOPY COVERAGE (SF)	QTY	DBH	SPECIES	DESIGNATION	STATUS	CANOPY COVERAGE (SF)
1	2	HARDWOOD		SAVED	0	36	8	HARDWOOD		SAVED	0
2	2	HARDWOOD		SAVED	0	37	8	HARDWOOD		SAVED	0
3	2	HARDWOOD		SAVED	0	38	8	HARDWOOD		SAVED	0
4	2	HARDWOOD		SAVED	0	39	8	DOGWOOD		SAVED	0
5	3	HARDWOOD		REMOVED	0	40	9	HARDWOOD		SAVED	0
6	3	HARDWOOD		SAVED	0	41	10	PINE		SAVED	0
7	3	DOGWOOD		SAVED	0	42	10	HARDWOOD		SAVED	0
8	3	OAK		SAVED	0	43	10	HARDWOOD		SAVED	0
9	3	HARDWOOD		SAVED	0	44	10	HARDWOOD		SAVED	0
10	3	DOGWOOD		SAVED	0	45	11	SWEETGUM		SAVED	0
11	3	DOGWOOD		SAVED	0	46	11	PINE		SAVED	0
12	3	HARDWOOD		SAVED	0	47	12	PINE		SAVED	0
13	3	HARDWOOD		SAVED	0	48	12	OAK		SAVED	0
14	3	HARDWOOD		SAVED	0	49	12	HARDWOOD		SAVED	0
15	3	HARDWOOD		SAVED	0	50	12	MAPLE		SAVED	0
16	4	HARDWOOD		SAVED	0	51	12	CHERRY		REMOVED	0
17	4	HARDWOOD		SAVED	0	52	13	PINE		SAVED	0
18	4	HARDWOOD		SAVED	0	53	14	OAK		REMOVED	0
19	4	HARDWOOD		SAVED	0	54	14	SWEETGUM		REMOVED	0
20	4	DOGWOOD		SAVED	0	55	15	PINE		SAVED	0
21	4	HARDWOOD		SAVED	0	56	15	PINE		SAVED	0
22	4	HARDWOOD		SAVED	0	57	15	OAK		SAVED	0
23	4	HARDWOOD		SAVED	0	58	15	POPLAR		SAVED	0
24	5	HARDWOOD		SAVED	0	59	15	HARDWOOD		SAVED	0
25	5	HARDWOOD		SAVED	0	60	16	HARDWOOD		SAVED	0
26	5	OAK		SAVED	0	61	16	PINE		SAVED	0
27	5	HARDWOOD		SAVED	0	62	17	HARDWOOD		REMOVED	0
28	6	HARDWOOD		SAVED	0	63	18	PINE	PROTECTED	SAVED	1,000
29	6	HARDWOOD		SAVED	0	64	19	PINE	PROTECTED	REMOVED	0
30	6	HARDWOOD		SAVED	0	65	20	PINE	PROTECTED	SAVED	1,000
31	6	HARDWOOD		SAVED	0	66	23	WHITE PINE	PROTECTED	SAVED	1,000
32	6	OAK		SAVED	0	67	24	SWEETGUM	PROTECTED	SAVED	1,000
33	7	CHERRY		SAVED	0	68	24	PINE	PROTECTED	SAVED	1,000
34	7	OAK		SAVED	0	69	26	PINE	PROTECTED	SAVED	1,000
35	8	HARDWOOD		SAVED	0	70	36	HARDWOOD	LANDMARK	SAVED	1,000
TOTAL CANOPY COVERAGE (SF)											7,000

DATA TABLE	
CANOPY COVERAGE REQUIRED FOR RESIDENTIAL	35%
SITE AREA (SF)	27,850
SITE AREA (ACRES)	0.64
CANOPY COVERAGE REQUIRED	9,747.50
TREE CANOPY SF FROM SAVED TREES	7,000
TREE CANOPY SF FROM REPLACEMENT TREES	6,000
TREE CANOPY SF TOTAL	13,000
TREE CANOPY %	47%



P.O. BOX 767580  
ROSWELL, GA 30076  
770.452.1169  
WWW.SEARSSMITHLANDSCAPE.COM

SEAL



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TAX PARCEL ID: 17-016800020182

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JENNY CANTRELL  
6365 RIVER OVERLOOK DR NW  
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SHEET TITLE

SITE DATA & DETAILS

DRAWN: MSD

CHECKED: CCS

DATE

JANUARY 17, 2022

- ☐ CLIENT REVIEW  
☒ FOR PERMIT / REVIEW  
☐ BID SET  
☐ CONSTRUCTION

SHEET NUMBER

S2.1