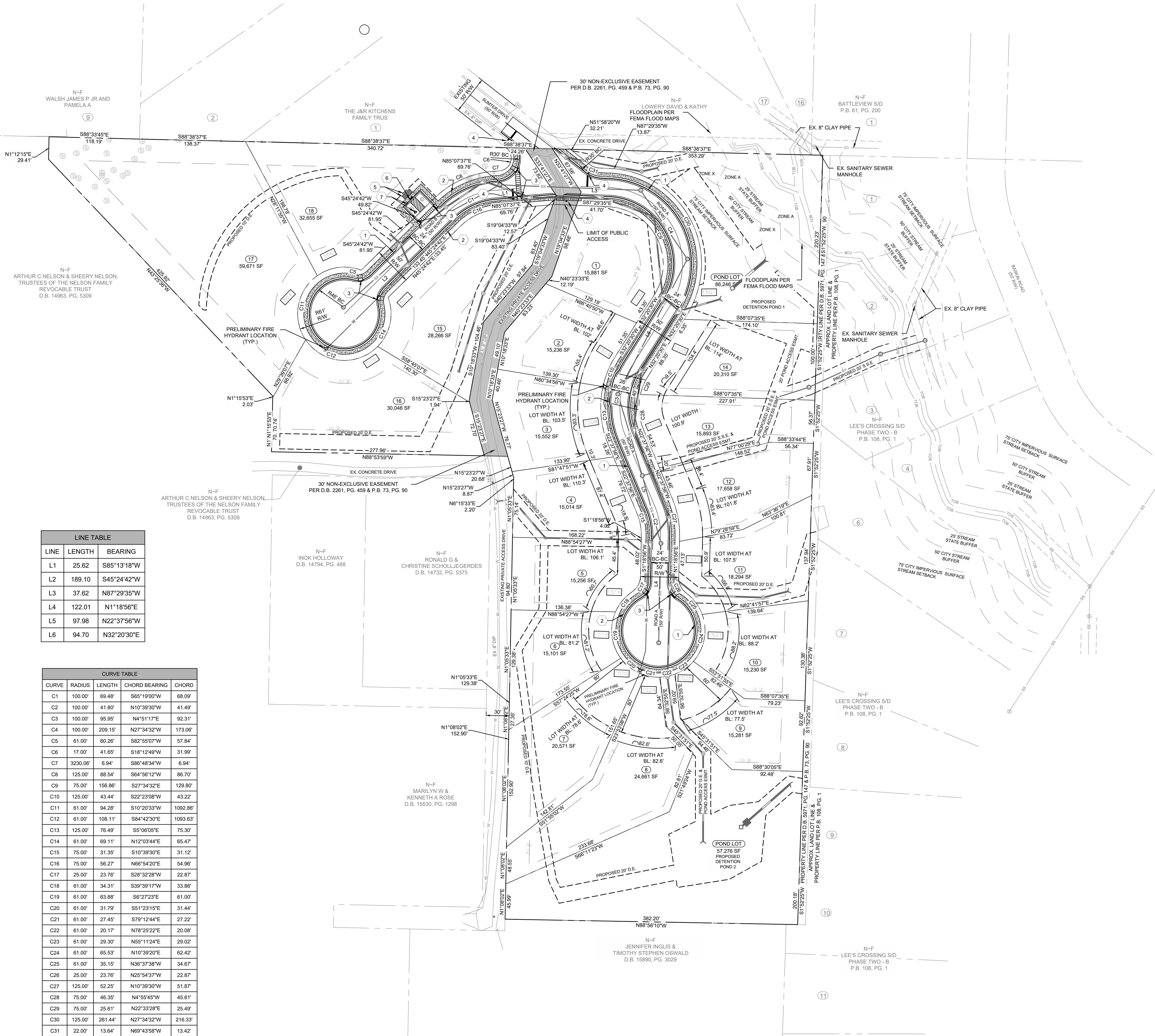


Drawing name: C:\Users\mbowens\Gaskins+LeCraw\Dropbox\Shared Folders\Engineering\48400001 - Sumter Drive - Marietta, GA\48400001 - 08 - PRELIMINARY PLAT.dwg PRELIM (1) May 13, 2026 2:46pm by mbowens

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 25.62  | S85°13'18"W |
| L2         | 189.10 | S45°24'42"W |
| L3         | 37.62  | N87°29'35"W |
| L4         | 122.01 | N1°18'56"E  |
| L5         | 97.98  | N22°37'56"W |
| L6         | 94.70  | N32°20'30"E |

| CURVE TABLE |          |         |               |          |
|-------------|----------|---------|---------------|----------|
| CURVE       | RADIUS   | LENGTH  | CHORD BEARING | CHORD    |
| C1          | 100.00'  | 69.48'  | S65°19'00"W   | 68.09'   |
| C2          | 100.00'  | 41.80'  | N10°39'30"W   | 41.49'   |
| C3          | 100.00'  | 95.95'  | N4°51'17"E    | 92.31'   |
| C4          | 100.00'  | 209.15' | N27°34'32"W   | 173.06'  |
| C5          | 61.00'   | 60.26'  | S82°55'07"W   | 57.84'   |
| C6          | 17.00'   | 41.65'  | S18°12'49"W   | 31.99'   |
| C7          | 3230.06' | 6.94'   | S86°48'34"W   | 6.94'    |
| C8          | 125.00'  | 88.54'  | S64°56'12"W   | 86.70'   |
| C9          | 75.00'   | 156.86' | S27°34'32"E   | 129.80'  |
| C10         | 125.00'  | 43.44'  | S22°23'08"W   | 43.22'   |
| C11         | 61.00'   | 94.28'  | S10°20'33"W   | 1092.86' |
| C12         | 61.00'   | 108.11' | S84°42'30"E   | 1093.63' |
| C13         | 125.00'  | 76.49'  | S5°06'05"E    | 75.30'   |
| C14         | 61.00'   | 69.11'  | N12°03'44"E   | 65.47'   |
| C15         | 75.00'   | 31.35'  | S10°39'30"E   | 31.12'   |
| C16         | 75.00'   | 56.27'  | N66°54'20"E   | 54.96'   |
| C17         | 25.00'   | 23.76'  | S28°32'28"W   | 22.87'   |
| C18         | 61.00'   | 34.31'  | S39°39'17"W   | 33.86'   |
| C19         | 61.00'   | 63.88'  | S6°27'23"E    | 61.00'   |
| C20         | 61.00'   | 31.79'  | S51°23'15"E   | 31.44'   |
| C21         | 61.00'   | 27.45'  | S79°12'44"E   | 27.22'   |
| C22         | 61.00'   | 20.17'  | N78°25'22"E   | 20.08'   |
| C23         | 61.00'   | 29.30'  | N55°11'24"E   | 29.02'   |
| C24         | 61.00'   | 65.53'  | N10°39'20"E   | 62.42'   |
| C25         | 61.00'   | 35.15'  | N36°37'38"W   | 34.67'   |
| C26         | 25.00'   | 23.76'  | N25°54'37"W   | 22.87'   |
| C27         | 125.00'  | 52.25'  | N10°39'30"W   | 51.87'   |
| C28         | 75.00'   | 46.35'  | N4°55'45"W    | 45.61'   |
| C29         | 75.00'   | 25.61'  | N22°33'28"E   | 25.49'   |
| C30         | 125.00'  | 261.44' | N27°34'32"W   | 216.33'  |
| C31         | 22.00'   | 13.64'  | N69°43'58"W   | 13.42'   |

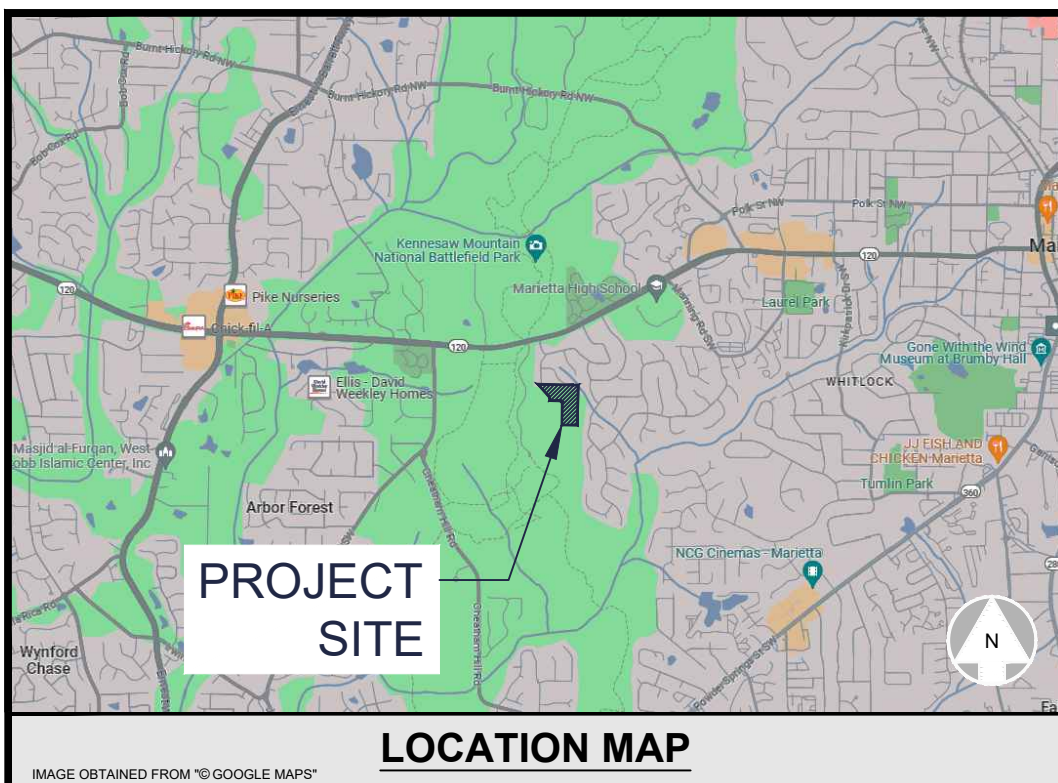


| GENERAL SITE NOTES |                                                                                                                                                                                                                                                      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1)                 | ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.                                                                                                                                                                                   |
| 2)                 | ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.                                                                                                                                                 |
| 3)                 | BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED 04.30.2024. BENCHMARK IS NOTED ON SURVEY.                                                                                                                                                   |
| 4)                 | FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0104H AND 13067C0103H, DATED 05.29.2024                                                                                                                               |
| 5)                 | 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.                                                                                                                                                               |
| 6)                 | ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.                                                                                                                                                            |
| 7)                 | THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, SANITARY SEWER CONNECTION, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING. |

| SITE SUMMARY                |                                                                                      |
|-----------------------------|--------------------------------------------------------------------------------------|
| SITE AREA                   |                                                                                      |
| SITE AREA:                  | 13.16 ACRES (573,250 S.F.)                                                           |
| IMPERVIOUS AREA:            | 125,591 S.F. (21.9%)                                                                 |
| PERVIOUS AREA:              | 447,659 S.F. (78.1%)                                                                 |
| MAXIMUM IMPERVIOUS SURFACE: | 50%                                                                                  |
| NUMBER OF LOTS:             | 18 RESIDENTIAL SINGLE FAMILY                                                         |
| MAXIMUM LOT DENSITY:        | 2 DWELLING UNITS PER ACRE                                                            |
| FLOODPLAIN AREA:            | 0.27 ACRE                                                                            |
| PROPOSED LOT DENSITY:       | 13.16 ACRES - 0.27 ACRES = 12.89 ACRES<br>18 LOTS / 12.89 ACRES = 1.40 LOTS PER ACRE |
| MINIMUM LOT SIZE:           | 15,000 SF                                                                            |
| MINIMUM LOT WIDTH:          | 100 FT / 75 FT CUL-DE-SAC                                                            |
| ZONING CLASSIFICATION       |                                                                                      |
| JURISDICTION:               | CITY OF MARIETTA                                                                     |
| ZONING:                     | R-2                                                                                  |
| ADJACENT ZONING:            | R-2                                                                                  |
| BUILDING SETBACKS           |                                                                                      |
| FRONT:                      | 30'                                                                                  |
| SIDE:                       | 10'                                                                                  |
| REAR:                       | 30'                                                                                  |
| BUILDING SUMMARY            |                                                                                      |
| NUMBER OF UNITS:            | 18                                                                                   |
| BUILDING AREA:              | 38,000 S.F.                                                                          |
| MAXIMUM BUILDING COVERAGE:  | 35.0%                                                                                |
| MAXIMUM BUILDING HEIGHT:    | 40 FT                                                                                |
| BUILDING COVERAGE:          | 6.6%                                                                                 |
| MINIMUM FLOOR AREA:         | 1,600 SF                                                                             |
| PARKING SUMMARY             |                                                                                      |
| NUMBER OF SPACES PROVIDED:  | 2                                                                                    |

| FIRE PROTECTION NOTES |                                                                                                                                                                                                                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                    | PROVIDE AND MAINTAIN A PERMANENT ADDRESS ON BUILDINGS CLEARLY VISIBLE TO THE FIRE ACCESS ROAD                                                                                                                                                                                                    |
| 2.                    | STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS AT EACH STREET INTERSECTION, INCLUDING DURING CONSTRUCTION ONCE THE STREET ALLOWS FOR THE PASSAGE OF VEHICLES.                                                                                                                         |
| 3.                    | THE FIRE ACCESS ROAD SHALL BE MAINTAINED AND PROVIDE AN UNOBSTRUCTED 20-FOOT WIDE (26-FOET, EXCLUSIVE OF SHOULDERS, AROUND FIRE HYDRANTS) ALL-WEATHER DRIVABLE SURFACE FOR FIRE APPARATUS. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. |
| 4.                    | FIRE HYDRANTS AND WATER SERVICE SHALL BE INSTALLED TO WITHIN 300 FEET, MEASURED ALONG A DRIVABLE ROUTE ON A FIRE DEPARTMENT ACCESS ROAD, OF UNITS UNDER CONSTRUCTION BEFORE PROCEEDING WITH FRAMING.                                                                                             |
| 5.                    | NEW BUILDINGS SHALL COMPLY WITH THE MARIETTA FIRE PROTECTION SPRINKLER ORDINANCE                                                                                                                                                                                                                 |

| KEY NOTES |                                                            |
|-----------|------------------------------------------------------------|
| ①         | 24" CURB & GUTTER                                          |
| ②         | 5' CONCRETE SIDEWALK AND 2' LANDSCAPE STRIP                |
| ③         | GDOT STANDARD ADA RAMP (TYPE A) WITH DETECTABLE WARNING    |
| ④         | GDOT STANDARD STOP SIGN                                    |
| ⑤         | PROPOSED CITY OF MARIETTA APPROVED MAIL KIOSK W/ EASEMENT  |
| ⑥         | GDOT STANDARD ADA RAMP (TYPE B) WITH DETECTABLE WARNING    |
| ⑦         | ADA PARKING W/ UPRIGHT ADA SIGN COMPLIANT W/ OCGA 40-6-221 |



PREPARED IN THE OFFICE OF:

GASKINS+LECRAW

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1266 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
PHONE - 770.424.7168  
www.gaskinslecraw.com

PEF008127

REVISIONS:

| NO. | DATE | BY | CHKD | REV. |
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CLIENT

MONSIEUR PROPERTIES, LLC

1790 VILLA RICA ROAD POWDER SPRINGS, GA 30127

PROJECT

SUMTER DRIVE

1409 & 1440 SUMTER DRIVE

LAND LOT 41, 19TH DISTRICT, PARCELS: 19004100050 & 19004100090

CITY OF MARIETTA, COBB COUNTY, GA

SEAL:

5/13/2026

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

SCALE & NORTH ARROW:

SCALE: 1" = 60'

DESIGN INFO:

DRAWN BY: DAW

DESIGNED BY: DAW

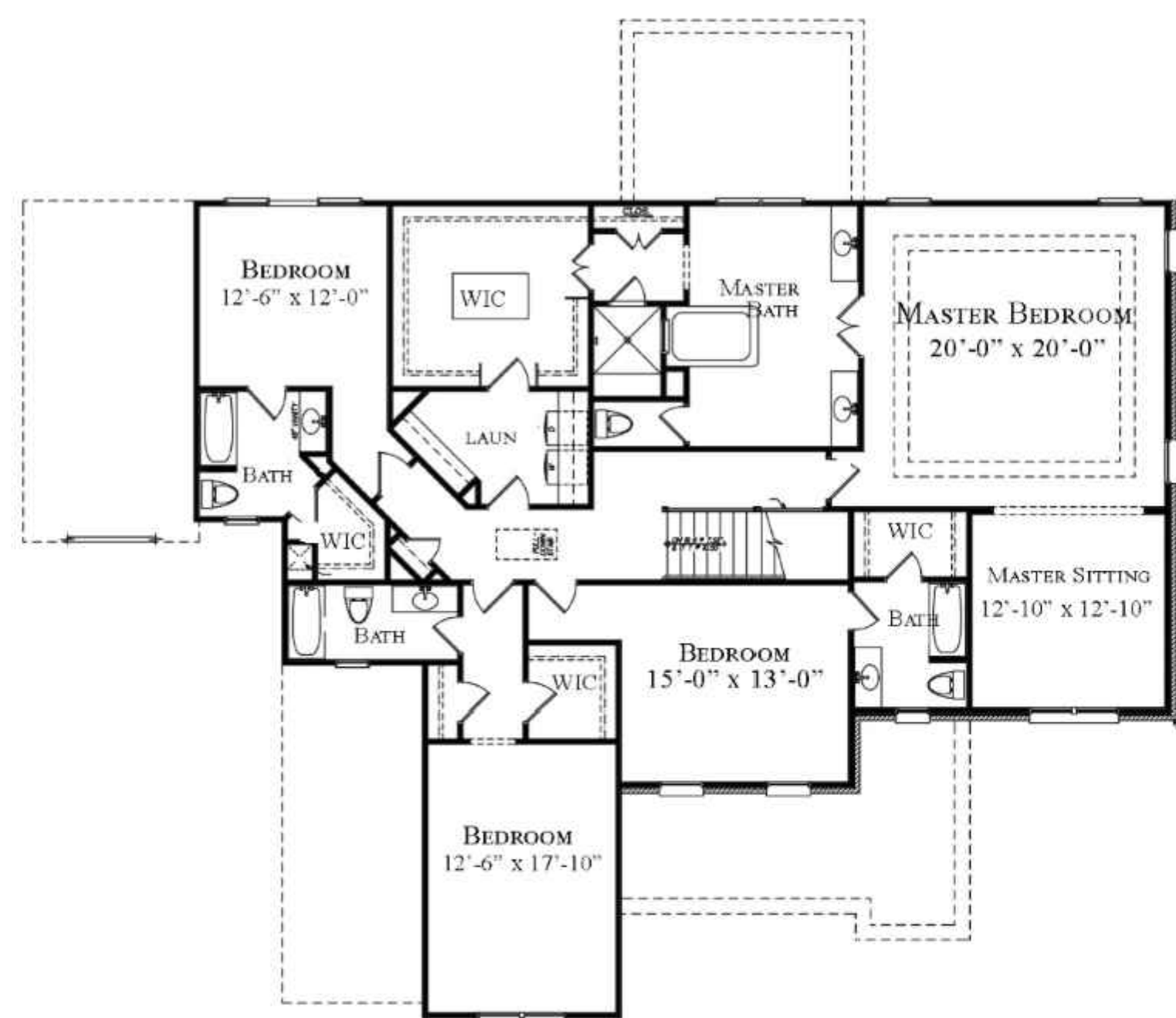
REVIEWED BY: DLS

JOB #: 48400001

DATE: 01/28/2025

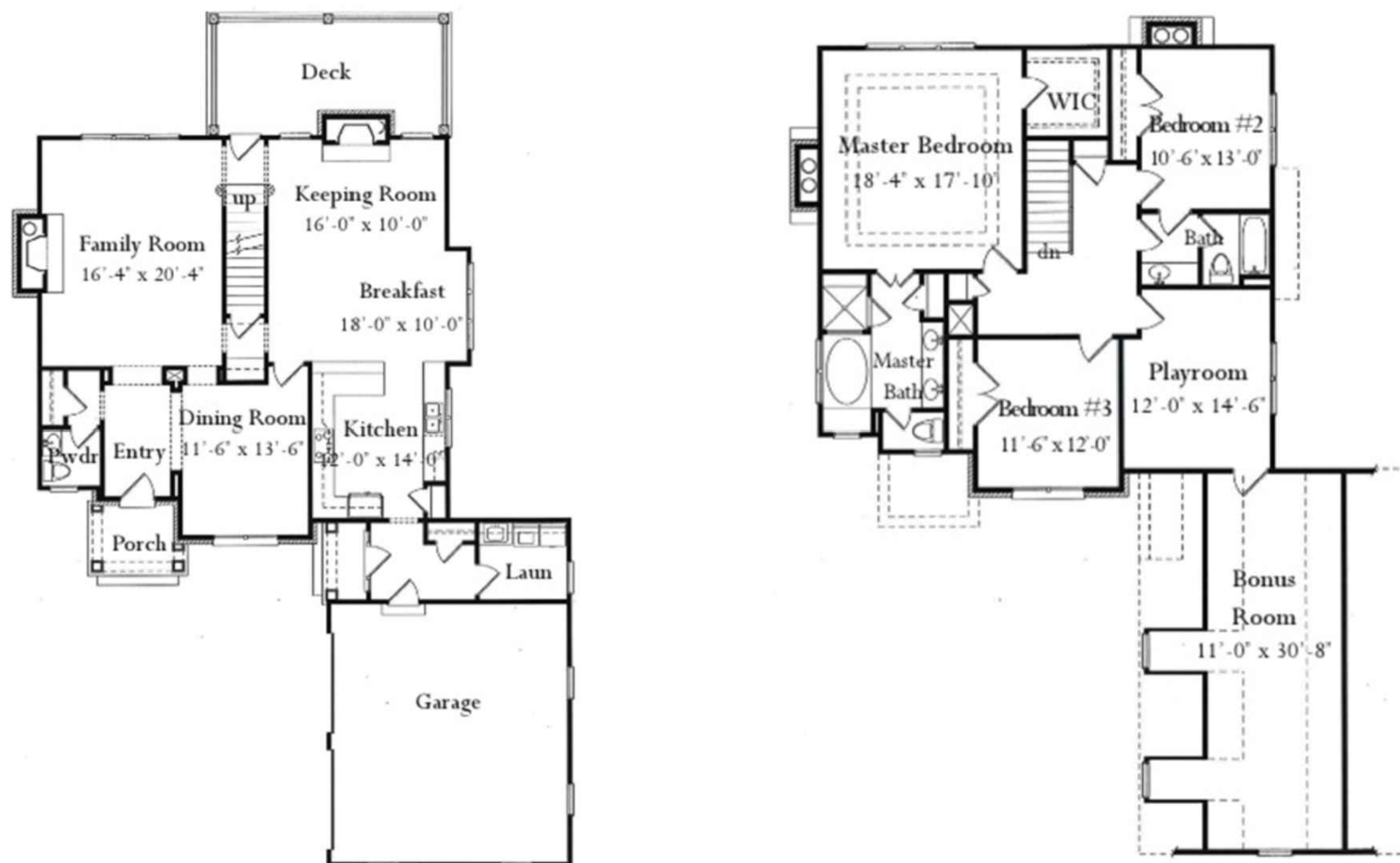
SITE PLAN

C1.0



Main Level 2,102 sq. ft.





2026 GASKINS + LECRAW, INC.  
266 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
PHONE - 770.424.7168  
[www.gaskinslecrew.com](http://www.gaskinslecrew.com)

EF008127

## REVISIONS:

[illegible]

**MONSIEUR PROPERTIES, LLC**  
790 VILLA RICA ROAD POWDER SPRINGS, GA 30127

**SUMTER DRIVE**  
409 & 1440 SUMTER DRIVE

LAND LOT 41, 19TH DISTRICT, PARCELS: 19004100050 & 19004100090  
CITY OF MARIETTA, COBB COUNTY, GA

EAL:



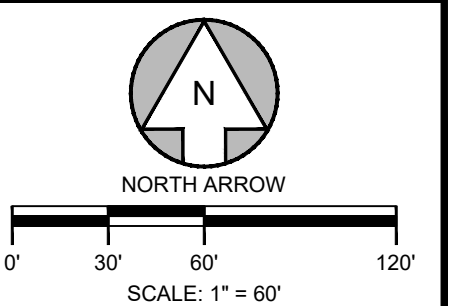
1/2026

**CALL BEFORE YOU DIG**



now what's below.  
Call before you dig.

SCALE &amp; NORTH ARROW:



## DESIGN INFO:

|              |            |
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| DRAWN BY:    | DAW        |
| DESIGNED BY: | DAW        |
| REVIEWED BY: | DLS        |
| DOB #:       | 48400001   |
| DATE:        | 01/28/2025 |

### EXAMPLE HOUSE 2

## D1.1



Main Level 2,697 sq. ft.

[illegible]

CLIENT

MONSIEUR PROPERTIES, LLC  
1790 VILLA RICA ROAD POWDER SPRINGS, GA 30127

PROJECT

SUMTER DRIVE  
1409 & 1440 SUMTER DRIVE  
LAND LOT 41, 19TH DISTRICT, PARCELS: 19004100050 & 19004100090  
CITY OF MARIETTA, COBB COUNTY, GA

SEAL:



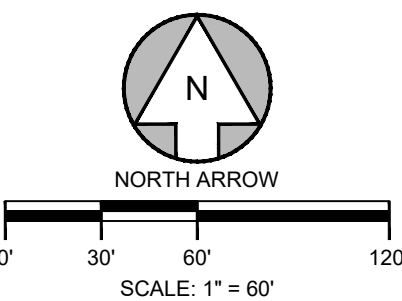
5/1/2026

CALL BEFORE YOU DIG



Know what's below.  
Call before you dig.

SCALE & NORTH ARROW:

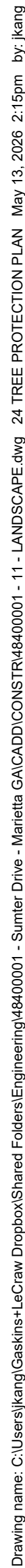


DESIGN INFO:

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| DESIGNED BY: | DAW        |
| REVIEWED BY: | DLS        |
| JOB #:       | 48400001   |
| DATE:        | 01/28/2025 |

### EXAMPLE HOUSE 3

## D1.2



**TIMBER SALE NOTES:**

ANY CLEARING OF THIS PROPERTY THAT RESULTS IN THE SALE OF TIMBER MUST CONFORM TO STATE LAW REGARDING PAYMENT OF TAXES ON SUCH TIMBER. A GEORGIA DEPARTMENT OF REVENUE FORM FT-2031 (SEE ATTACHED SAMPLE FORM) ALONG WITH THE REQUIRED TAX PAYMENT MUST BE SUBMITTED TO THE COBB COUNTY BOARD OF TAX ASSESSORS OFFICE WITHIN THE TIME FRAME PRESCRIBED BY STATE LAW.

RESPONSIBILITY FOR THE PAYMENT OF THESE TAXES RESTS WITH THE LANDOWNER. WHETHER OR NOT THE LANDOWNER RECEIVES ANY MONEY FOR THE TIMBER, TO ASSURE THAT THE LAND OWNER IS AWARE OF THIS OBLIGATION, AND TO PROVIDE DOCUMENTATION FOR THE BOARD OF TAX ASSESSORS, THE ATTACHED AFFIDAVIT MUST BE COMPLETE AND SIGNED BY THE LAND OWNER PRIOR TO THE ISSUANCE OF THE LAND DISTURBANCE PERMIT.

**PLEASE NOTIFY YOUR CLIENT OF THIS OBLIGATION.**

IF THE DEVELOPER GIVES THE TIMBER AWAY TO A LOGGER THROUGH THE GRADING CONTRACTOR, THE TAXES MUST STILL BE PAID. IT BECOMES THE DEVELOPER TO MAKE THIS FACT KNOWN TO THE GRADER AND/OR LOGGER SO THAT THE LOGGER FILES THE PROPER PAPERWORK AND PAYS THE TAXES RATHER THAN LETTING THE BURDEN FALL BACK ON THE DEVELOPER. IF A LOGGING OPERATION IS EVIDENT ON THE SITE, AND NO TAXES ARE PAID, COBB COUNTY WILL ESTIMATE THE VOLUME OF TIMBER REMOVED AND A BILL THAT MAY INCLUDE PENALTIES WILL BE SENT TO THE DEVELOPER.

**TREE SURVEY NOTES:**

1. THE PROPERTY IS MOSTLY WOODED. VEGETATIVE COVER CONSISTS OF A TYPICAL MIX OF PINE AND UPLAND HARDWOODS INCLUDING SEVERAL SPECIES OF OAK, MAPLE, SWEETGUM AND POPLAR.
2. SPECIMEN TREE SURVEY PERFORMED BY GASKINS + LECRAW, 06-26-2025.
3. LOCATIONS OF SPECIMEN TREES ARE BASED ON FIELD LOGGATION.
4. NO SPECIMEN TREES COUNTED TOWARDS EXISTING DENSITY.

**SITE DENSITY CALCULATIONS:**

TOTAL AREA = 13.16 ACRES

**SITE DENSITY (S.D.F.)**  
 $S.D.F. = 17 \text{ UNITS} / \text{AC} \times 13.16 \text{ AC.}$   
 $= 223.72 \text{ UNITS REQ'D}$

**EXISTING DENSITY FACTOR (E.D.F.)**  
 $E.D.F. = 19.2 \text{ UNITS (TREE INVENTORY TREES)}$   
 $= 19.2 \text{ UNITS}$

**REPLACEMENT DENSITY FACTOR (R.D.F.)**  
 $R.D.F. = 164.8 \text{ UNITS (SEE PLANT SCHEDULE)}$

$SDF (19.2) + RDF (164.8) = 184.0 < SDF (223.72)$   
THEREFORE DENSITY IS NOT SATISFIED

**FREE BACK**  
 $(223.72 - 184.0) / 0.4 \times \$220.00 = \$21,846$   
CONTRIBUTED TO CITY OF MARIETTA TREE FUND

**MONSIEUR PROPERTIES, LLC**  
1790 VILLA RICA ROAD POWDER SPRINGS, GA 30127

**PROJECT**

**SUMTER DRIVE**  
1409 & 1440 SUMTER DRIVE  
19TH DISTRICT, PARCELS: 190041000050 & 190041000090  
CITY OF MARIETTA, COBB COUNTY, GA



SCALE &amp; NORTH ARROW:



# L-1.0

Drawing name: C:\Users\jklang\Gaskins+LeCraw\Dropbox\Shared Folders\Engineering\48400001 - 11 - LANDSCAPE.dwg 24 TREE PROTECTION PLAN (2) May, 13, 2026 2:15pm by: jklang

| TAGGED SPECIMEN TREE CHART (RED) |          |                   |                  |       |            |                                                                         |
|----------------------------------|----------|-------------------|------------------|-------|------------|-------------------------------------------------------------------------|
| TAG NO.                          | DBH (IN) | TYPE              | SPECIMEN QUALITY | SAVED | CRZ IMPACT | UNITS                                                                   |
| 1                                | 23       | POPLAR            | NO               | NO    |            | Poor structure in crown, upper trunk is curvy, deadwood                 |
| 2                                | 20       | POPLAR            | NO               | NO    |            | Co-dominant structure, high split                                       |
| 3                                | 20       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 4                                | 20       | POPLAR            | NO               | NO    |            | Vines, Poor structure in crown, minor dead limbs                        |
| 5                                | 19.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 6                                | 24.5     | POPLAR            | NO               | NO    |            | Poor structure in crown, trunk is curvy                                 |
| 7                                | 25.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 8                                | 29       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 9                                | 24       | POPLAR            | NO               | NO    |            | Poor structure in crown, epicormic shoots                               |
| 10                               | 26       | POPLAR            | NO               | NO    |            | Co-dominant structure w/ included bark, high split                      |
| 11                               | 24.5     | POPLAR            | NO               | NO    |            | Large cavity, curvy trunk                                               |
| 12                               | 25       | POPLAR            | NO               | NO    |            | Co-dominant structure, high split                                       |
| 13                               | 28       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 14                               | 23.5     | POPLAR            | NO               | NO    |            | Asymmetrical structure in crown, no central leader                      |
| 15                               | 30.5     | POPLAR            | NO               | NO    |            | 2 major dead limbs                                                      |
| 16                               | 28       | POPLAR            | NO               | NO    |            | Co-dominant structure, high split, epicormic shoots                     |
| 17                               | 24.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 18                               | 26       | PINE              | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 19                               | 22.5     | POPLAR            | NO               | NO    |            | Asymmetrical structure, thinning crown, deadwood                        |
| 20                               | 25.5     | PINE              | NO               | NO    |            | Poor structure in crown, top broken out, deadwood                       |
| 21                               | 24.5     | RED OAK           | NO               | NO    |            | Co-dominant structure, high split                                       |
| 22                               | 44       | POPLAR (2x)       | NO               | NO    |            | Co-dominant w/ included bark, Gall at union, One major dead limb        |
| 23                               | 18       | POPLAR            | NO               | NO    |            | Co-dominant structure, high split                                       |
| 24                               | 18.5     | POPLAR            | NO               | NO    |            | Poor structure in crown, top broken out, deadwood, vines                |
| 25                               | 18.5     | POPLAR            | NO               | NO    |            | Poor structure in crown, top broken out, deadwood, vines                |
| 26                               | 10       | SOURWOOD          | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 27                               | 21       | HICKORY           | NO               | NO    |            | Poor structure in crown, top broken out, Vines                          |
| 28                               | 26.5     | RED OAK           | NO               | NO    |            | Co-dominant, one trunk missing, poor structure in crown                 |
| 29                               | 22.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 30                               | 20       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 31                               | 23       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 32                               | 19       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 33                               | 24.5     | PINE              | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 34                               | 21       | POPLAR            | NO               | NO    |            | Cavity, Vines, deadwood                                                 |
| 35                               | 21.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 36                               | 26.5     | PINE              | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 37                               | 36       | POPLAR            | NO               | NO    |            | Poor structure in crown, top broken out, One major dead limb            |
| 38                               | 29       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 39                               | 18.5     | POPLAR            | NO               | NO    |            | Poor structure in crown, heavy vines                                    |
| 40                               | 19.5     | POPLAR            | NO               | NO    |            | Poor structure in crown, heavy vines                                    |
| 41                               | 26.5     | RED OAK           | NO               | NO    |            | One major dead limb, poor structure in crown, trunk leans               |
| 101                              | 25       | POPLAR            | NO               | NO    | 47.3%      | One major dead limb                                                     |
| 102                              | 21.5     | POPLAR            | YES              | NO    | 29.7%      | Good condition, appears to be healthy                                   |
| 103                              | 19       | HICKORY           | YES              | NO    | 50.4%      | Good condition, appears to be healthy                                   |
| 104                              | 20       | POPLAR            | NO               | NO    |            | One major dead limb                                                     |
| 105                              | 29       | PINE              | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 106                              | 24       | PINE              | NO               | NO    |            | 3 major dead limbs, lots of deadwood, thinning crown                    |
| 107                              | 18.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 108                              | 23.5     | POPLAR            | NO               | NO    |            | Wound w/ decay on trunk, Minor dead limbs                               |
| 109                              | 26       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 110                              | 20       | POPLAR            | NO               | NO    |            | Asymmetrical, thinning crown                                            |
| 111                              | 19.5     | POPLAR            | NO               | NO    |            | Asymmetrical, thinning crown, large heavy vines                         |
| 112                              | 27       | POPLAR            | NO               | NO    |            | One major dead limb                                                     |
| 113                              | 30       | POPLAR            | NO               | NO    |            | 3 major dead limbs                                                      |
| 114                              | 19.5     | POPLAR            | NO               | NO    |            | Large canker on trunk                                                   |
| 115                              | 27       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 116                              | 22       | POPLAR            | NO               | NO    |            | 3 major dead limbs, thinning crown, partial root flare                  |
| 117                              | 20       | POST OAK          | NO               | NO    |            | Cavity at base of trunk, Multiple dead limbs                            |
| 118                              | 31       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 119                              | 20.5     | POPLAR            | NO               | NO    |            | Canker developing on trunk, deadwood, thin asymmetrical crown           |
| 120                              | 27.5     | POPLAR            | NO               | NO    |            | Poor structure at base of trunk/root collar                             |
| 121                              | 29.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 122                              | 19.5     | POPLAR            | NO               | NO    |            | multiple cankers on trunk                                               |
| 123                              | 26       | POPLAR            | NO               | NO    |            | multiple cankers on trunk, poor structure in crown                      |
| 124                              | 21       | POPLAR            | NO               | NO    |            | One major dead limb                                                     |
| 125                              | 25       | POPLAR            | NO               | NO    |            | Co-dominant structure in crown, no central leader                       |
| 126                              | 19.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 127                              | 20       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 128                              | 28       | POPLAR            | NO               | NO    |            | 2 major dead limbs, thinning crown                                      |
| 129                              | 18.5     | WHITE OAK         | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 130                              | 21       | POPLAR            | NO               | NO    |            | Asymmetrical, thinning crown, deadwood                                  |
| 131                              | 21       | WHITE OAK         | NO               | NO    |            | One major dead/broken limb stub, poor structure in crown                |
| 132                              | 26       | POPLAR            | NO               | NO    |            | Cavity at root flare                                                    |
| 133                              | 36       | CHESTNUT OAK (3x) | NO               | NO    |            | Poor, co-dominant structure, One major dead limb with sap rot           |
| 134                              | 29       | CHESTNUT OAK (2x) | NO               | NO    |            | Poor, co-dominant structure, Fungal cank, possibly hollow               |
| 135                              | 25.5     | WHITE OAK         | NO               | NO    |            | large girdled root, dead limb with sap rot                              |
| 136                              | 21       | RED OAK           | NO               | NO    |            | Asymmetrical, thinning crown, deadwood, partial root flare              |
| 137                              | 19       | POPLAR            | NO               | NO    |            | Cavity, thin asymmetrical crown                                         |
| 138                              | 20       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 139                              | 19.5     | RED OAK           | NO               | NO    |            | Canker/wound on trunk, thin asymmetrical crown, partial root flare      |
| 140                              | 23       | WHITE OAK         | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 141                              | 20       | RED OAK           | NO               | NO    |            | Poor structure, trunk leans                                             |
| 142                              | 26       | POPLAR            | NO               | NO    |            | Split/wound with decay on trunk                                         |
| 143                              | 25       | RED OAK           | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 144                              | 24.5     | RED OAK (2x)      | NO               | NO    |            | One trunk to dead w/ decay                                              |
| 145                              | 19       | POPLAR            | NO               | NO    |            | Very poor condition, Trunk is mostly hollow w/ multiple cankers         |
| 146                              | 25       | POPLAR            | NO               | NO    |            | Large cavity in trunk                                                   |
| 147                              | 23.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 148                              | 20       | POPLAR            | NO               | NO    |            | Poor structure in crown, limb breakage, Poor root flare                 |
| 149                              | 21       | WHITE OAK         | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 150                              | 32       | POPLAR            | NO               | NO    |            | One major dead limb                                                     |
| 151                              | 18       | WHITE OAK         | NO               | NO    |            | large girdled root, several minor dead limbs, partial root flare        |
| 152                              | 25       | RED OAK           | NO               | NO    |            | 2 major dead limbs, trunk leans, girdled roots                          |
| 153                              | 45.5     | CHESTNUT OAK (2x) | NO               | NO    |            | Co-dominant structure, partial root flare, epicormic shoots             |
| 154                              | 26       | WHITE OAK         | NO               | NO    |            | Co-dominant high split w/ included bark, one major dead limb            |
| 155                              | 19       | WHITE OAK         | NO               | NO    |            | Co-dominant structure in crown, no central leader                       |
| 156                              | 23       | RED OAK           | NO               | NO    |            | One major dead limb                                                     |
| 157                              | 11       | SOURWOOD          | NO               | NO    |            | Poor structure in crown, top broken out                                 |
| 158                              | 20       | WHITE OAK         | NO               | NO    |            | One major dead limb w/ sap rot                                          |
| 159                              | 10       | SOURWOOD          | NO               | NO    |            | Poor structure, Vines                                                   |
| 160                              | 10.5     | SOURWOOD          | NO               | NO    |            | 2 major dead limbs, trunk leans                                         |
| 161                              | 23       | RED OAK           | NO               | NO    |            | Wound with decay on trunk                                               |
| 162                              | 22       | RED OAK           | NO               | NO    |            | One major dead limb, Cavity, partial root flare, girdled root           |
| 163                              | 26       | RED OAK           | NO               | NO    |            | 4 major dead limb stubs not healed, decay                               |
| 164                              | 26       | WHITE OAK (2x)    | NO               | NO    |            | Co-dominant structure, 2 major dead limbs                               |
| 165                              | 29       | WHITE OAK         | NO               | NO    |            | Poor condition, large wound with decay, several major dead limbs        |
| 166                              | 22.5     | WHITE OAK         | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 167                              | 21.5     | WHITE OAK         | NO               | NO    |            | One major dead limb with sap rot                                        |
| 168                              | 29       | CHESTNUT OAK (2x) | NO               | NO    |            | Co-dominant w/ included bark                                            |
| 169                              | 21       | POPLAR            | NO               | NO    |            | Poor structure in crown, curvy trunk                                    |
| 170                              | 24.5     | WHITE OAK         | NO               | NO    |            | One major dead limb                                                     |
| 171                              | 37       | WHITE OAK (2x)    | NO               | NO    |            | Co-dominant w/ included bark, One major dead limb                       |
| 172                              | 22       | RED OAK           | NO               | NO    |            | One major dead limb                                                     |
| 173                              | 24       | WHITE OAK (2x)    | NO               | NO    |            | Co-dominant w/ included bark                                            |
| 174                              | 23.5     | POPLAR            | NO               | NO    |            | Poor structure in crown, poor root flare                                |
| 175                              | 21       | POPLAR            | NO               | NO    |            | Curvy trunk, wound on trunk                                             |
| 176                              | 25       | HICKORY (2x)      | NO               | NO    |            | Co-dominant w/ included bark                                            |
| 177                              | 23.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 178                              | 24       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 179                              | 38       | POPLAR (2x)       | NO               | NO    |            | Co-dominant structure, Vines                                            |
| 180                              | 35.5     | RED OAK (2x)      | NO               | NO    |            | Co-dominant w/ included bark, Canker on trunk                           |
| 181                              | 24.5     | WHITE OAK         | NO               | NO    |            | One major dead limb                                                     |
| 182                              | 32       | WHITE OAK         | NO               | NO    |            | Co-dominant high split                                                  |
| 183                              | 20       | POPLAR            | NO               | NO    |            | One major dead limb, broken                                             |
| 184                              | 23.5     | POPLAR            | NO               | NO    |            | Poor structure in crown, upper trunk is curvy                           |
| 185                              | 22       | POPLAR            | NO               | NO    |            | Vines, Thin asymmetrical crown                                          |
| 186                              | 33       | POPLAR            | NO               | NO    |            | 2 major dead limbs                                                      |
| 187                              | 18.5     | POPLAR            | NO               | NO    |            | Poor structure in crown, deadwood, cankers on trunk                     |
| 188                              | 22.5     | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 189                              | 20       | POPLAR            | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 190                              | 30.5     | RED OAK           | NO               | NO    |            | Vines, deadwood, epicormic shoots                                       |
| 191                              | 21.5     | RED OAK           | YES              | NO    |            | Good condition, appears to be healthy                                   |
| 192                              | 22.5     | RED OAK           | NO               | NO    |            | One major dead limb, poor structure in crown                            |
| 193                              | 20       | POPLAR            | NO               | NO    |            | Vines, thin asymmetrical crown                                          |
| 194                              | 21       | POPLAR            | NO               | NO    |            | Poor structure in crown, trunk is curvy                                 |
| 195                              | 19.5     | POPLAR            | NO               | NO    |            | Poor structure in crown                                                 |
| 196                              | 18.5     | POPLAR            | NO               | NO    |            | Poor structure in crown                                                 |
| 197                              | 27       | POPLAR            | NO               | NO    |            | One major dead limb, poor structure in crown                            |
| 198                              | 26       | POPLAR            | NO               | NO    |            | Poor structure in crown, minor dead limbs                               |
| 199                              | 24       | POPLAR            | NO               | NO    |            | Vines, Poor structure in crown, minor dead limbs                        |
| 200                              | 24       | POPLAR            | NO               | NO    |            | Vines, Poor structure in crown, minor dead limbs (off-site)             |
| 801                              | 18       | POPLAR            | NO               | YES   |            | Curved crown, minor dead limbs (off-site)                               |
| 802                              | 18       | POPLAR            | NO               | NO    |            | Co-Dominant (2x) with included bark, girdling roots, slime flux, vines  |
| 803                              | 38       | POPLAR            | NO               | NO    |            | Growing into Maple, large girdling roots, Minor limb dieback            |
| 804                              | 11       | SOURWOOD          | NO               | NO    |            | Cavity at base of tree, missing bark on major roots, minor limb dieback |
| 805                              | 12       | SOURWOOD          | NO               | NO    |            | Wound and decay from old trunk, minor limb dieback                      |
| 806                              | 39       | POPLAR            | NO               | NO    |            | High split with included bark, minor limb dieback, epicormic growth     |

|     |    |           |     |     |       |                                                                             |
|-----|----|-----------|-----|-----|-------|-----------------------------------------------------------------------------|
| 807 | 23 | POPLAR    | NO  | YES | 24.3% | Poor root flare, small crown, epicormic growth                              |
| 808 | 23 | POPLAR    | NO  | YES | 17.4% | High split in canopy, curved trunk, minor limb dieback, epicormic growth    |
| 809 | 20 | POPLAR    | YES | NO  |       | Small girdling roots                                                        |
| 810 | 21 | POPLAR    | NO  | NO  |       | Flag pole grown into trunk, Tip dieback, epicormic growth                   |
| 811 | 18 | SWEETGUM  | NO  | NO  |       | Epicormic growth, thin canopy, small girdling roots                         |
| 812 | 18 | POPLAR    | NO  | NO  | 39.6% | Poor root flare, small girdling roots, epicormic growth                     |
| 813 | 33 | POPLAR    | NO  | NO  |       | Small girdling roots, minor limb dieback, tip dieback                       |
| 814 | 21 | POPLAR    | NO  | NO  |       | Two dead scaffold branches, minor limb dieback, epicormic growth            |
| 815 | 26 | POPLAR    | NO  | NO  |       | Poor root flare, asymmetrical crown, minor limb dieback                     |
| 816 | 24 | POPLAR    | NO  | NO  |       | Poor root flare, old wound at base of tree, tip dieback                     |
| 817 | 20 | POPLAR    | NO  | NO  |       | Poor root flare, minor limb dieback, on slope                               |
| 818 | 21 | POPLAR    | YES | NO  |       | Tip dieback                                                                 |
| 819 | 22 | POPLAR    | NO  | NO  |       | Poor root flare, no soil under one side of trunk (slope), minor dieback     |
| 820 | 13 | SOURWOOD  | NO  | NO  |       | Missing bark on trunk, burls over entire tree, half canopy is dead          |
| 821 | 19 | POPLAR    | NO  | NO  |       | Poor root flare, response growth on trunk, epicormic growth                 |
| 822 | 23 | POPLAR    | NO  | NO  |       | Large decay at base of trunk, high split with included bark, major dieback  |
| 823 | 21 | POPLAR    | YES | NO  |       | Small girdling roots, vines                                                 |
| 824 | 10 | SOURWOOD  | NO  | NO  |       | Soil heave on uphill side, minor limb dieback, tip dieback                  |
| 825 | 10 | SOURWOOD  | NO  | NO  |       | Fallen tree on crown, leaning trunk, on slope                               |
| 826 | 11 | SOURWOOD  | NO  | NO  |       | Response growth from old trunk, tip dieback, curved trunk                   |
| 827 | 21 | POPLAR    | NO  | YES | 1.0%  | Curved trunk, minor limb dieback                                            |
| 828 | 20 | POPLAR    | YES | YES | 16.0% | Minor limb dieback                                                          |
| 829 | 27 | POPLAR    | NO  | NO  |       | Poor root flare, girdling roots, epicormic growth, one major dead limb      |
| 830 | 26 | PINE      | NO  | NO  |       | Minor dieback, tip dieback, vines                                           |
| 831 | 24 | PINE      | NO  | NO  |       | Insect holes, ant mound at base, vines, minor limb dieback                  |
| 832 | 22 | POPLAR    | NO  | NO  |       | Major and minor limb dieback, vines, on slope                               |
| 833 | 28 | POPLAR    | NO  | NO  |       | Major limb dieback, tip dieback, vines                                      |
| 834 | 24 | POPLAR    | YES | NO  |       | Tip dieback, vines                                                          |
| 835 | 24 | POPLAR    | NO  | NO  |       | Tip dieback, small crown, epicormic growth                                  |
| 836 | 24 | POPLAR    | NO  | NO  |       | Poor root flare, tip dieback                                                |
| 837 | 19 | POPLAR    | NO  | NO  |       | Poor root flare, epicormic growth                                           |
| 838 | 10 | SOURWOOD  | NO  | NO  |       | Minor limb dieback, curved trunk (typical for species)                      |
| 839 | 34 | POPLAR    | NO  | NO  |       | Co-Dominant (2x) with included bark, high split with included bark          |
| 840 | 25 | PINE      | NO  | NO  | 45.0% | Minor limb dieback, small crown                                             |
| 841 | 20 | POPLAR    | NO  | NO  |       | Tip dieback, small crown, epicormic growth                                  |
| 842 | 25 | POPLAR    | NO  | NO  |       | Minor limb dieback, tip dieback                                             |
| 843 | 24 | POPLAR    | NO  | NO  |       | Heavy epicormic growth, minor limb dieback, tip dieback                     |
| 844 | 20 | POPLAR    | YES | NO  | 45.0% | Epicormic growth                                                            |
| 845 | 21 | POPLAR    | NO  | NO  |       | Poor root flare, missing bark, girdling roots, minor limb dieback           |
| 846 | 22 | POPLAR    | NO  | YES |       | Poor root flare, minor limb dieback, epicormic growth                       |
| 847 | 26 | POPLAR    | NO  | YES |       | Heavy epicormic growth, tip dieback                                         |
| 848 | 26 | POPLAR    | NO  | NO  |       | Major and minor limb dieback, heavy vines, epicormic growth on slope        |
| 849 | 27 | POPLAR    | NO  | NO  |       | Poor root flare, small crown, epicormic growth, girdling roots              |
| 850 | 24 | POPLAR    | NO  | NO  |       | Minor limb dieback, epicormic growth, girdling roots                        |
| 851 | 10 | SOURWOOD  | NO  | NO  |       | Minor limb dieback, leaning trunk (typical for species)                     |
| 852 | 18 | SOURWOOD  | NO  | NO  |       | High split with included bark, leaning trunk, response growth at root flare |
| 853 | 18 | POPLAR    | NO  | NO  |       | Co-Dominant (2x) with included bark, small cavity at base                   |
| 854 | 18 | POPLAR    | NO  | YES |       | Poor root flare                                                             |
| 855 | 19 | POPLAR    | NO  | NO  |       | Poor root flare, slime flux, minor limb dieback                             |
| 856 | 24 | POPLAR    | NO  | NO  |       | Small girdling roots, tip dieback, epicormic growth                         |
| 857 | 12 | SOURWOOD  | NO  | NO  |       | Co-Dominant (2x) with included bark, cavity from old trunk                  |
| 858 | 22 | POPLAR    | NO  | NO  |       | Epicormic growth, vines, on slope                                           |
| 859 | 22 | POPLAR    | NO  | NO  |       | Poor root flare, slime flux, minor limb dieback, epicormic growth           |
| 860 | 18 | POPLAR    | NO  | NO  |       | Epicormic growth, small canopy                                              |
| 861 | 22 | WHITE OAK | NO  | YES | 16.9% | High split with included bark, minor limb dieback, epicormic growth         |
| 862 | 22 | POPLAR    | NO  | NO  |       | Minor limb dieback, epicormic growth                                        |
| 863 | 20 | HICKORY   | NO  | YES |       | High split with included bark, minor limb dieback, tip dieback              |
| 864 | 19 | RED OAK   | NO  | NO  |       | Poor root flare, broken hanging limb, response growth on trunk              |
| 865 | 20 | POPLAR    | NO  | NO  |       | Poor root flare, curve in trunk, minor limb dieback, vines                  |
| 866 | 15 | SOURWOOD  | NO  | NO  |       | Poor root flare, heavy vines, curved trunk (typical for species)            |
| 867 | 22 | POPLAR    | NO  | NO  |       | P                                                                           |

Drawing name: C:\Users\jkang\Gaskins+LeCraw\Dropbox\Shared Folders\Engineering\48400001 - Summer Drive - Marietta GACADD\CONSTR48400001 - 11 - LANDSCAPE.dwg 23 LANDSCAPE PLAN May 13, 2026 2:15pm by jkang



### ARBORIST'S STATEMENT

PLEASE ACCEPT THIS LETTER AS AN EXPLANATION REGARDING THE LANDSCAPE PLANTING LIMITATIONS ASSOCIATED WITH OUR PROJECT SITE.

DUE TO THE EXISTING SITE CONDITIONS AND DEVELOPMENT CONSTRAINTS, THE AVAILABLE AREAS SUITABLE FOR LANDSCAPE PLANTING ARE EXTREMELY LIMITED. OUR TEAM CAREFULLY EVALUATED THE ENTIRE PROPERTY AND MAXIMIZED ALL FEASIBLE PLANTING OPPORTUNITIES WITHIN OUR SITE, WHILE ALSO CONSIDERING GRADING, UTILITY CONFLICTS, ACCESS REQUIREMENTS, AND LONG-TERM SURVIVABILITY OF PLANT MATERIAL.

THE PROPOSED LANDSCAPE DESIGN REPRESENTS THE MAXIMUM EXTENT OF PLANTING THAT CAN REASONABLY BE ACCOMMODATED ON THE SITE WITHOUT COMPROMISING PLANT HEALTH, SAFETY, OR FUNCTIONALITY OF THE DEVELOPMENT. TREES AND PLANT MATERIALS HAVE BEEN PLACED IN ALL PRACTICAL AND SUSTAINABLE LOCATIONS WHERE ADEQUATE SOIL VOLUME, GRADING CONDITIONS, AND SPACING REQUIREMENTS CAN SUPPORT SUCCESSFUL LONG-TERM GROWTH AND SURVIVAL.

WE RESPECTFULLY REQUEST THE USAGE OF TREE FUNDS DURING THE REVIEW PROCESS, AS THE CURRENT LANDSCAPE PLAN REFLECTS A GOOD-FAITH EFFORT TO MAXIMIZE COMPLIANCE WHILE MAINTAINING PRACTICAL AND SUSTAINABLE SITE DESIGN STANDARDS.

*Michael D. Wells* 05/13/2026  
ARBORIST PROFESSIONAL (SIGN) DATE

Michael Willis  
ARBORIST PROFESSIONAL (PRINT)

ISA # GO-0188A  
ISA CERTIFICATION NUMBER

### PLANT SCHEDULE

SYMBOL COMMON / BOTANICAL NAME

#### TREES

- |  |                                                                   |
|--|-------------------------------------------------------------------|
|  | 'Pritchard' Trident Maple<br><i>Acer buergerianum</i> 'Pritchard' |
|  | American Elm<br><i>Ulmus americana</i>                            |
|  | Bald Cypress<br><i>Taxodium distichum</i>                         |
|  | Green Vase Zelkova<br><i>Zelkova serrata</i> 'Green Vase'         |
|  | Nuttall Oak<br><i>Quercus nuttallii</i>                           |
|  | October Glory Red Maple<br><i>Acer rubrum</i> 'October Glory'     |
|  | Red Maple<br><i>Acer rubrum</i>                                   |
|  | Spirit Fringe Tree<br><i>Chionanthus retusus</i> 'Spirit'         |
|  | Water Oak<br><i>Quercus nigra</i>                                 |
|  | Willow Oak<br><i>Quercus phellos</i>                              |

### PLANTLIST

| COMMON NAME               | BOTANICAL NAME                       | MIN. SIZE | QTY. | SPECIES | UNITS PER | TOTAL | COMMENTS                         |
|---------------------------|--------------------------------------|-----------|------|---------|-----------|-------|----------------------------------|
|                           |                                      |           |      | %       | TREE      | UNITS |                                  |
| 'Pritchard' Trident Maple | <i>Acer buergerianum</i> 'Pritchard' | 4" cal.   | 32   | 16%     | 0.8       | 25.6  | B&B, healthy, one central leader |
| American Elm              | <i>Ulmus americana</i>               | 4" cal.   | 9    | 4%      | 0.8       | 7.2   | B&B, healthy, one central leader |
| Bald Cypress              | <i>Taxodium distichum</i>            | 4" cal.   | 18   | 9%      | 0.8       | 14.4  | B&B, healthy, one central leader |
| 'Green Vase' Zelkova      | <i>Zelkova serrata</i> 'Green Vase'  | 4" cal.   | 15   | 7%      | 0.8       | 12    | B&B, healthy, one central leader |
| Nuttall Oak               | <i>Quercus nuttallii</i>             | 4" cal.   | 9    | 4%      | 0.8       | 7.2   | B&B, healthy, one central leader |
| October Glory Red Maple   | <i>Acer rubrum</i> 'October Glory'   | 4" cal.   | 37   | 18%     | 0.8       | 29.6  | B&B, healthy, one central leader |
| Red Maple                 | <i>Acer rubrum</i>                   | 4" cal.   | 35   | 17%     | 0.8       | 28    | B&B, healthy, one central leader |
| Spirit Fringetree         | <i>Chionanthus retusus</i> 'Spirit'  | 4" cal.   | 19   | 9%      | 0.8       | 15.2  | B&B, healthy, one central leader |
| Water Oak                 | <i>Quercus nigra</i>                 | 4" cal.   | 12   | 6%      | 0.8       | 9.6   | B&B, healthy, one central leader |
| Willow Oak                | <i>Quercus phellos</i>               | 4" cal.   | 20   | 10%     | 0.8       | 16    | B&B, healthy, one central leader |
|                           |                                      |           | 206  | 100%    |           | 164.8 |                                  |

### SITE SUMMARY

#### SITE AREA

|                             |                                                                                            |
|-----------------------------|--------------------------------------------------------------------------------------------|
| SITE AREA:                  | 13.16 ACRES (573,250 S.F.)                                                                 |
| IMPERVIOUS AREA:            | 125,591 S.F. (21.9%)                                                                       |
| PERVIOUS AREA:              | 447,659 S.F. (78.1%)                                                                       |
| MAXIMUM IMPERVIOUS SURFACE: | 50%                                                                                        |
| NUMBER OF LOTS:             | 18 RESIDENTIAL SINGLE FAMILY                                                               |
| MAXIMUM LOT DENSITY:        | 2 DWELLING UNITS PER ACRE                                                                  |
| FLOODPLAIN AREA:            | 0.27 ACRE                                                                                  |
| PROPOSED LOT DENSITY:       | 13.16 ACRES - 0.27 ACRES =<br>12.89 ACRES<br>18 LOTS / 12.89 ACRES<br>= 1.40 LOTS PER ACRE |
| MINIMUM LOT SIZE:           | 15,000 SF                                                                                  |
| MINIMUM LOT WIDTH:          | 100 FT / 75 FT CUL-DE-SAC                                                                  |

#### ZONING CLASSIFICATION

|                   |                  |
|-------------------|------------------|
| JURISDICTION:     | CITY OF MARIETTA |
| ZONING:           | R-2              |
| ADJACENT ZONING:  | R-2              |
| BUILDING SETBACKS |                  |
| FRONT:            | 30'              |
| SIDE:             | 10'              |
| REAR:             | 30'              |

#### BUILDING SUMMARY

|                            |             |
|----------------------------|-------------|
| NUMBER OF UNITS:           | 18          |
| BUILDING AREA:             | 38,000 S.F. |
| MAXIMUM BUILDING COVERAGE: | 35.0%       |
| MAXIMUM BUILDING HEIGHT:   | 40 FT       |
| BUILDING COVERAGE:         | 6.6%        |
| MINIMUM FLOOR AREA:        | 1,600 SF    |

#### PARKING SUMMARY

|                            |   |
|----------------------------|---|
| NUMBER OF SPACES PROVIDED: | 2 |
|----------------------------|---|

### NOTE

ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. GASKINS + LECRAW, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

### NOTE:

PROPOSED STREET TREE LOCATIONS ARE APPROXIMATE AND WILL NEED TO BE ADJUSTED FOR SIDEWALK AND UTILITY LOCATIONS.

### ROOT BARRIER NOTE:

WHERE ANY TREE LIES WITHIN FIVE FEET FROM A PUBLIC / PRIVATE STREET OR SIDEWALK, HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIER MUST BE INSTALLED. THESE ROOT BARRIERS ARE TO BE 36 TO 42 INCHES DEEP AT THE APPROVAL OF DIRECTOR OF PUBLIC WORKS.

### SITE DENSITY CALCULATIONS:

TOTAL AREA = 13.16 ACRES

SITE DENSITY FACTOR (S.D.F.)  
S.D.F. = 17 UNITS / AC x 13.16 AC.  
= 223.72 UNITS REQ'D

EXISTING DENSITY FACTOR (E.D.F.)  
E.D.F. = 19.2 UNITS (TREE INVENTORY TREES)  
= 19.2 UNITS

REPLACEMENT DENSITY FACTOR (R.D.F.)  
R.D.F. = 164.8 UNITS (SEE PLANT SCHEDULE)

EDF (19.2) + RDF (164.8) = 184.0 < SDF (223.72)  
THEREFORE DENSITY IS NOT SATISFIED

TREE FUND  
(223.72 - 184.0) / 0.4 X \$220.00 = \$21,846  
CONTRIBUTED TO CITY OF MARIETTA TREE FUND

### 24 HOUR CONTACT

AMY & STACEY MOLLOHAN  
678.570.0550  
AMY & STACEY MOLLOHAN

PREPARED IN THE OFFICE OF:



© 2026 GASKINS + LECRAW, INC.  
1266 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
PHONE - 770.424.7168  
www.gaskinslecraw.com

PEF008127

### REVISIONS:

| NO. | DESCRIPTION | DATE | BY | CHECKED |
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CLIENT  
MONSIEUR PROPERTIES, LLC  
1790 VILLA RICA ROAD POWDER SPRINGS, GA 30127

PROJECT  
SUMTER DRIVE  
1409 & 1440 SUMTER DRIVE  
LAND LOT 41, 19TH DISTRICT, PARCELS: 19004100050 & 19004100090  
CITY OF MARIETTA, COBB COUNTY, GA

### SEAL:

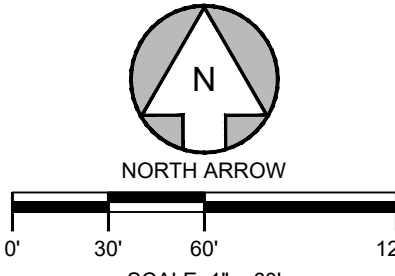


### CALL BEFORE YOU DIG



Know what's below.  
Call before you dig.

### SCALE & NORTH ARROW:



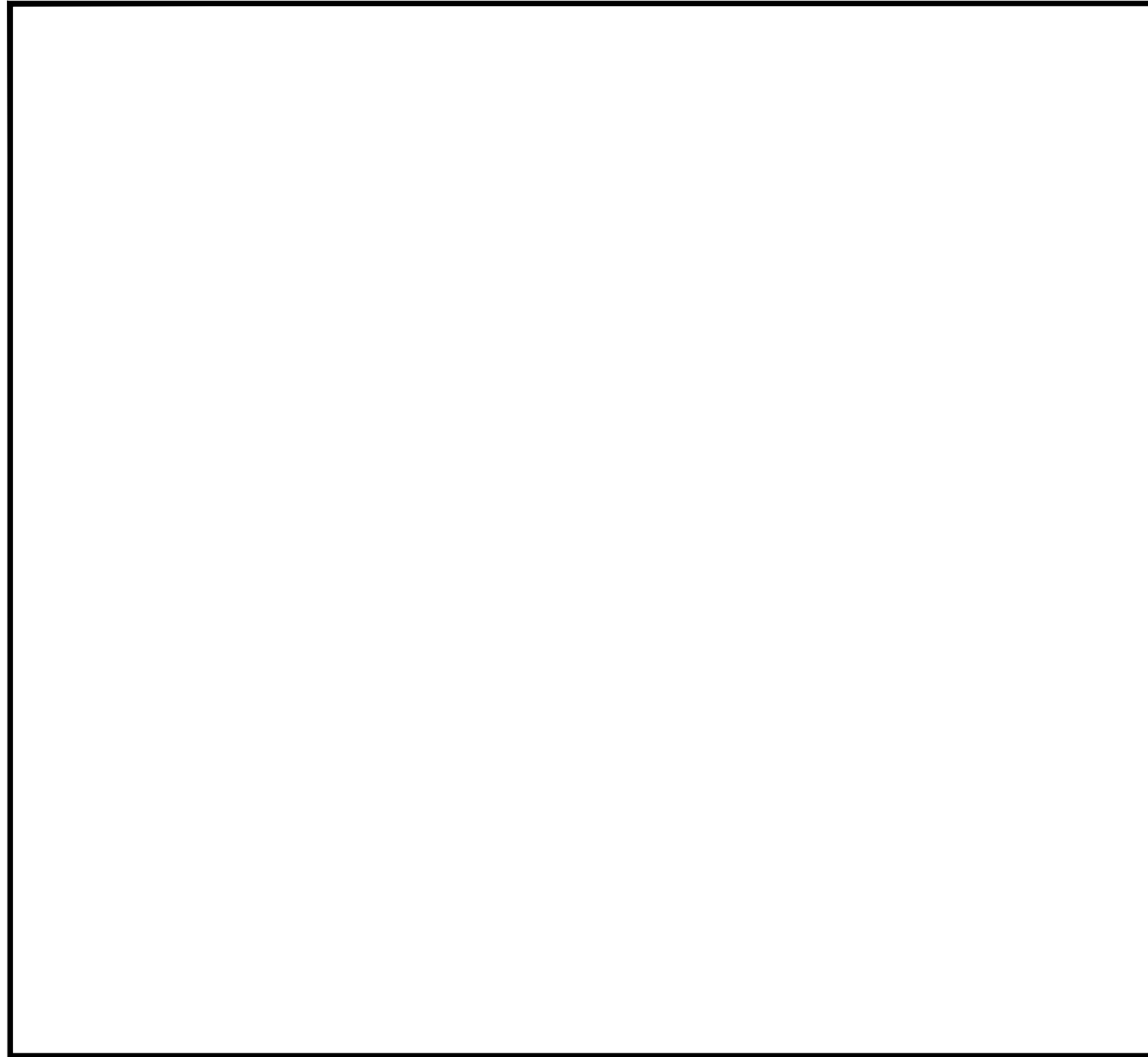
### DESIGN INFO:

|              |            |
|--------------|------------|
| DRAWN BY:    | MDW        |
| DESIGNED BY: | MDW        |
| REVIEWED BY: |            |
| JOB #:       | 48400001   |
| DATE:        | 02/23/2026 |

### LANDSCAPE PLAN

L-1.2

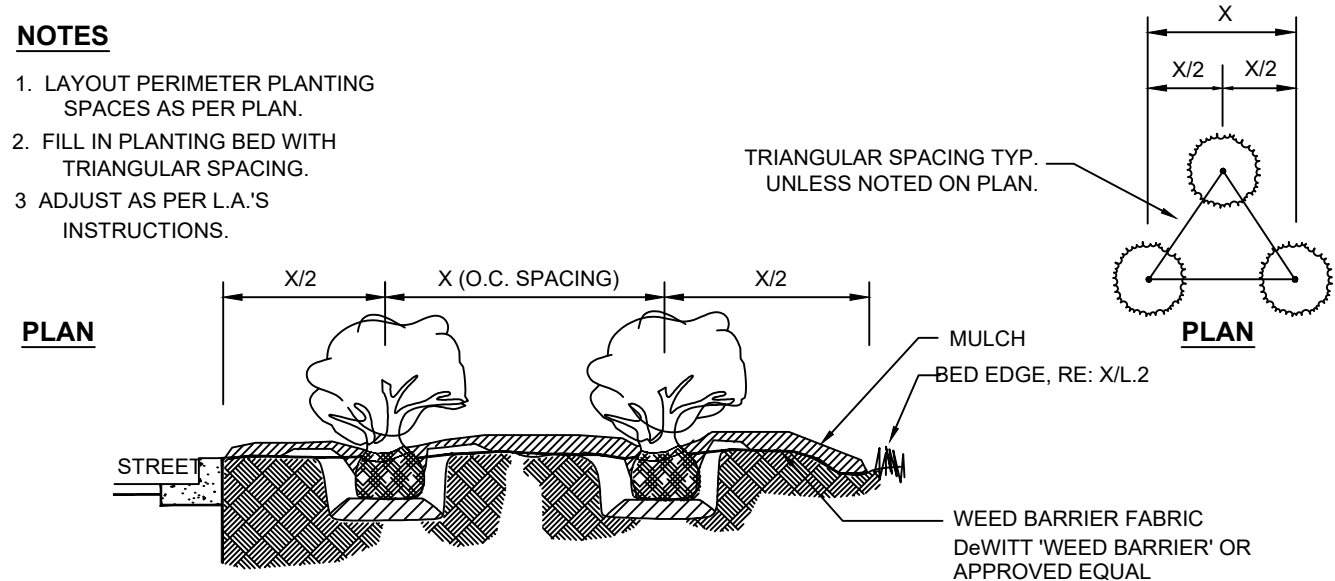
Drawing name: C:\Users\jking\Gaskins+LeCraw\Dropbox\Shared Folders\Engineering\48400001 - Summer Drive - Marietta GACADD\CONSTR\48400001 - 11 - LANDSCAPE.dwg 22 LANDSCAPE.dwg May 13, 2026 2:15pm by: jking



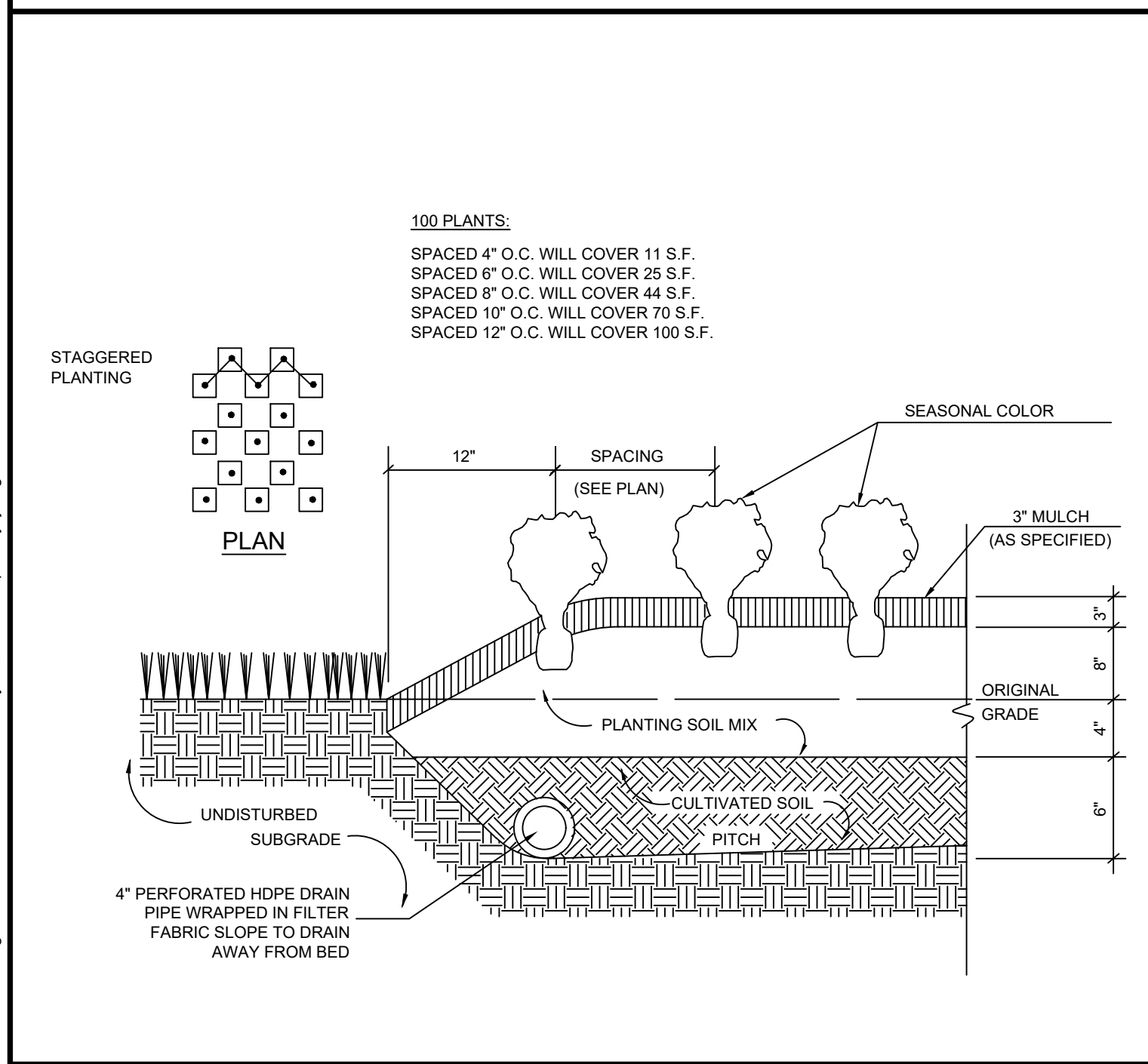
**NOTES**

- LAYOUT PERIMETER PLANTING SPACES AS PER PLAN.
- FILL IN PLANTING BED WITH TRIANGULAR SPACING.
- ADJUST AS PER L.A.'S INSTRUCTIONS.

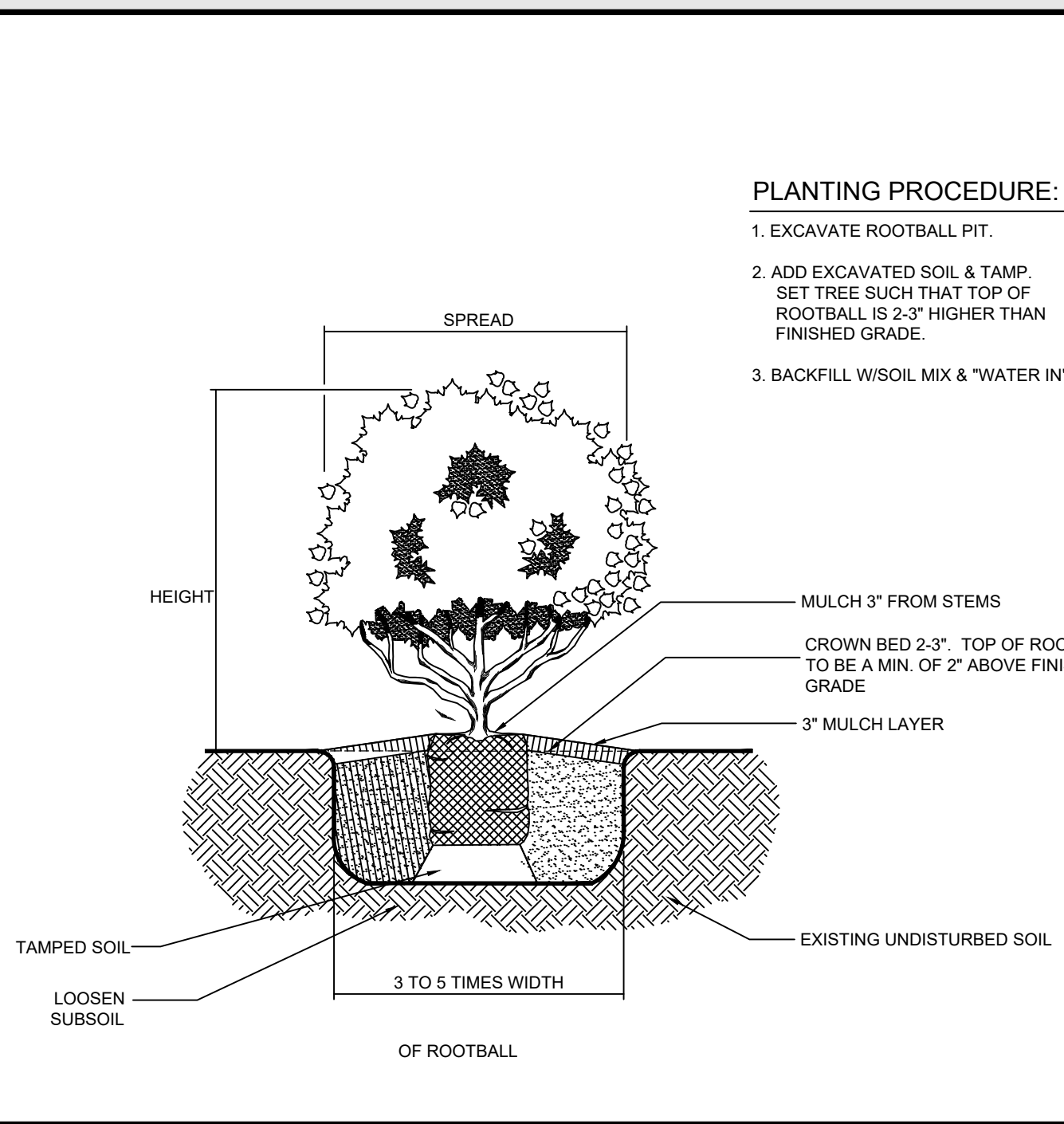
**PLAN**



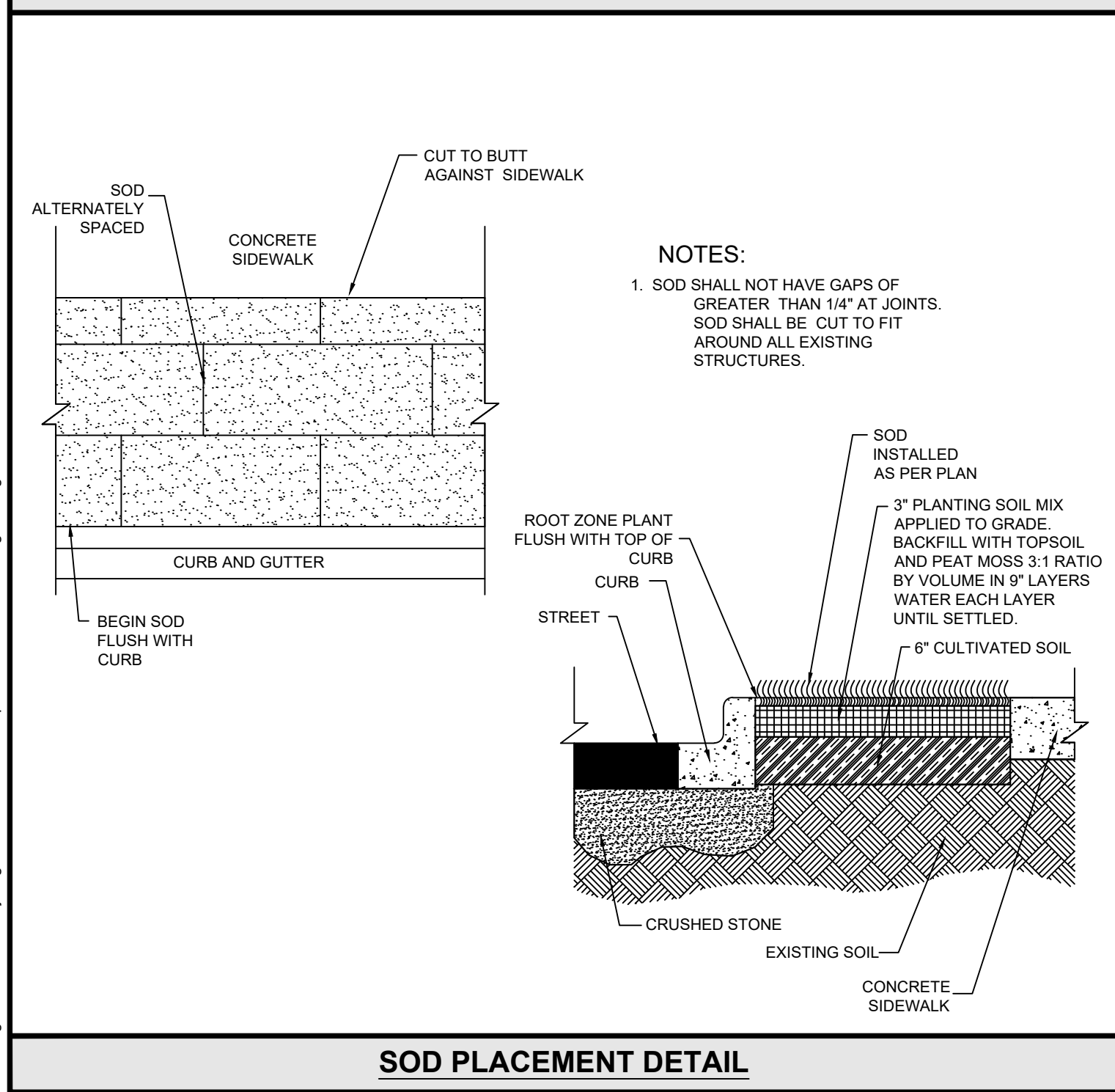
### SHRUB & GROUNDCOVER BED DETAIL



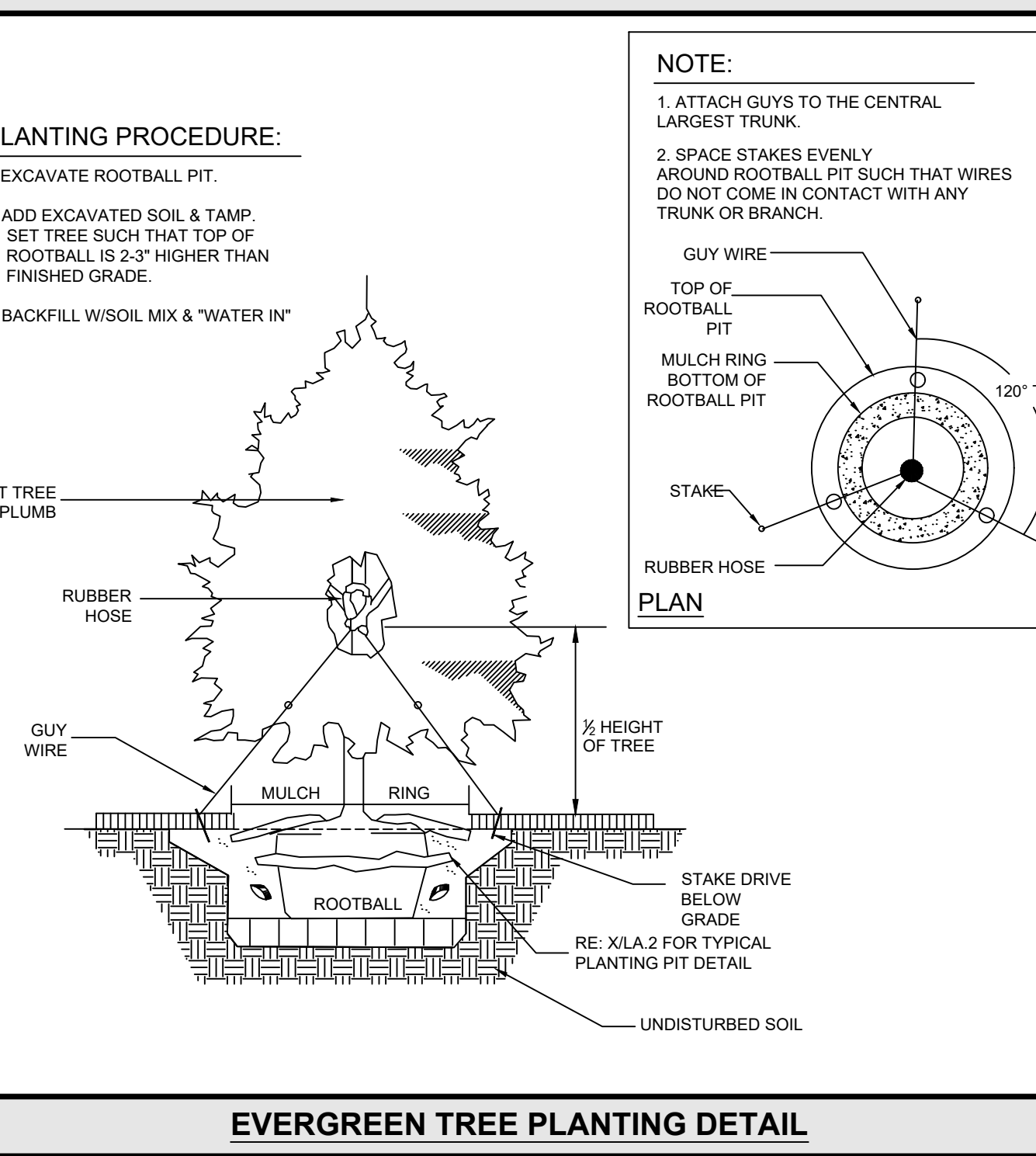
### SEASONAL COLOR PLANTING DETAIL



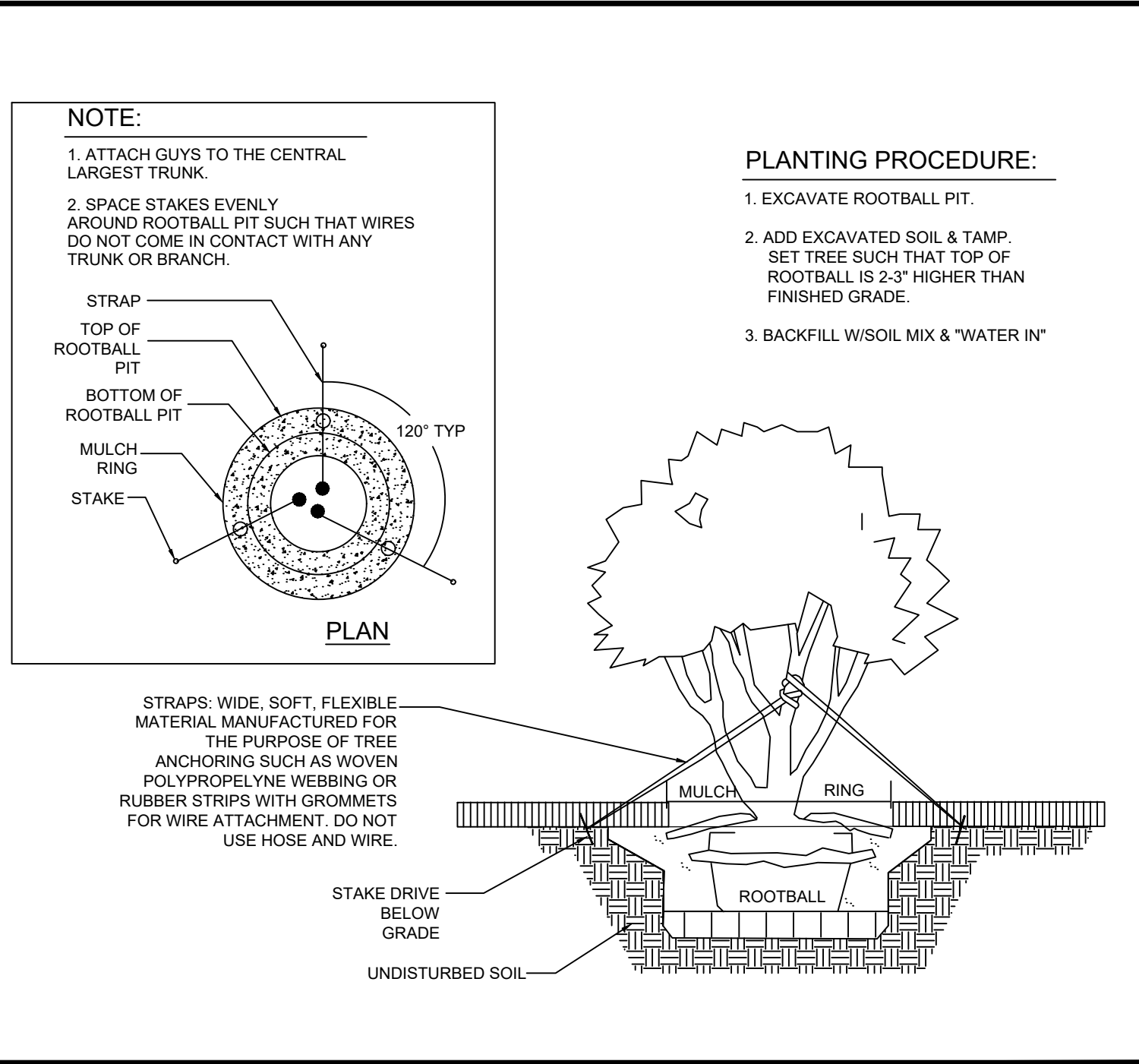
### SHRUB & GROUNDCOVER PLANTING DETAIL



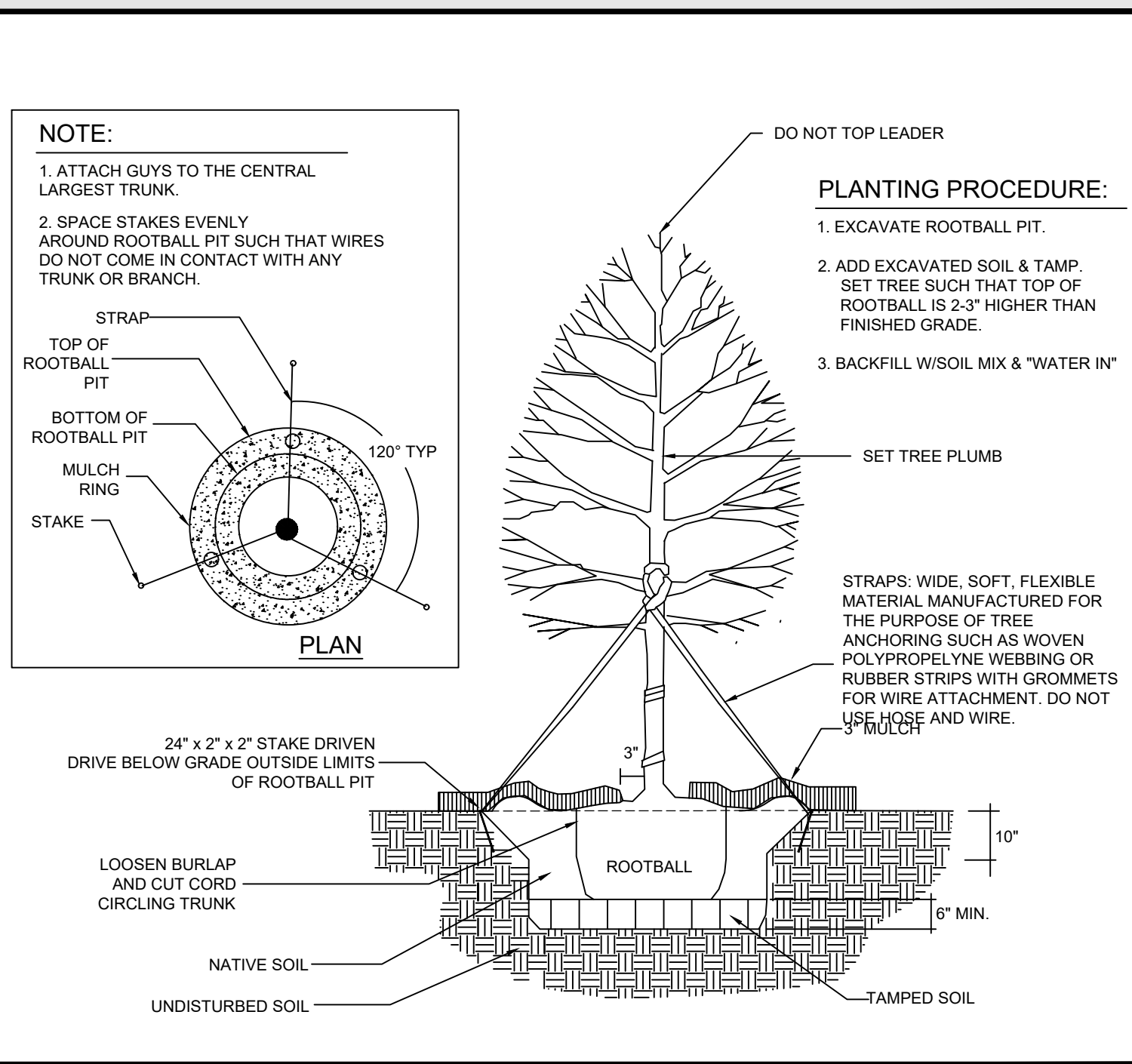
### SOD PLACEMENT DETAIL



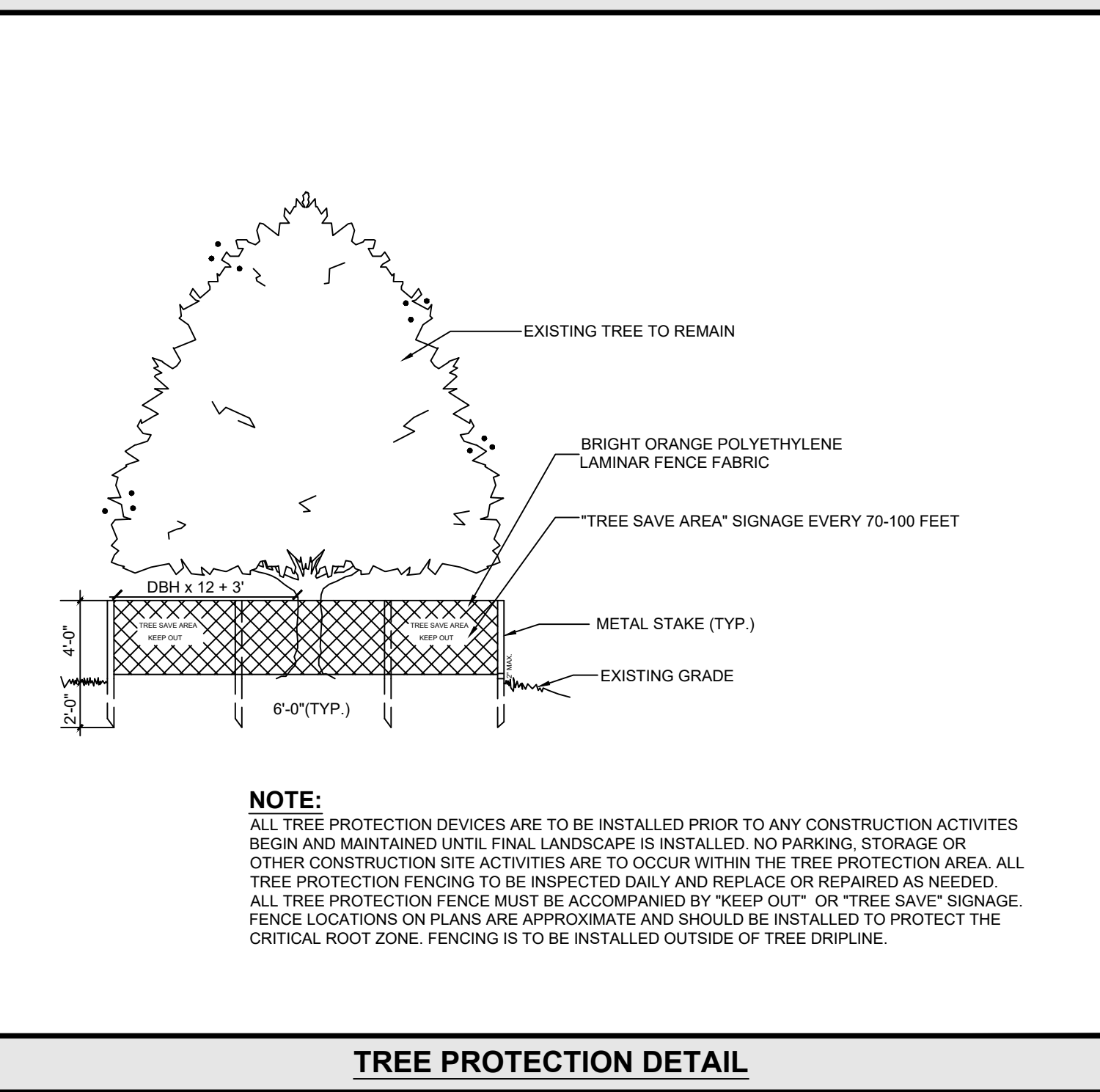
### EVERGREEN TREE PLANTING DETAIL



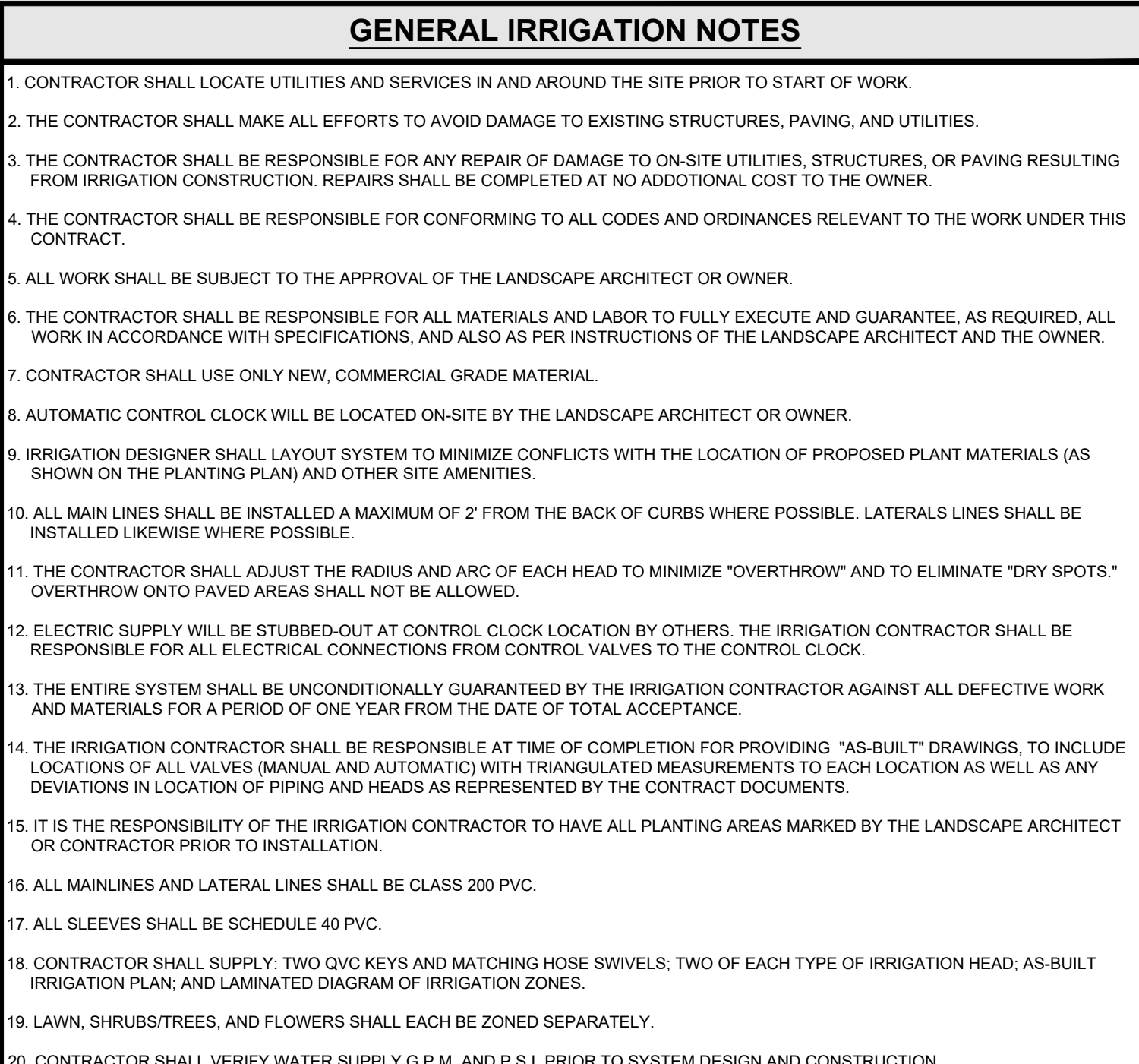
### MULTI-TRUNK TREE PLANTING DETAIL



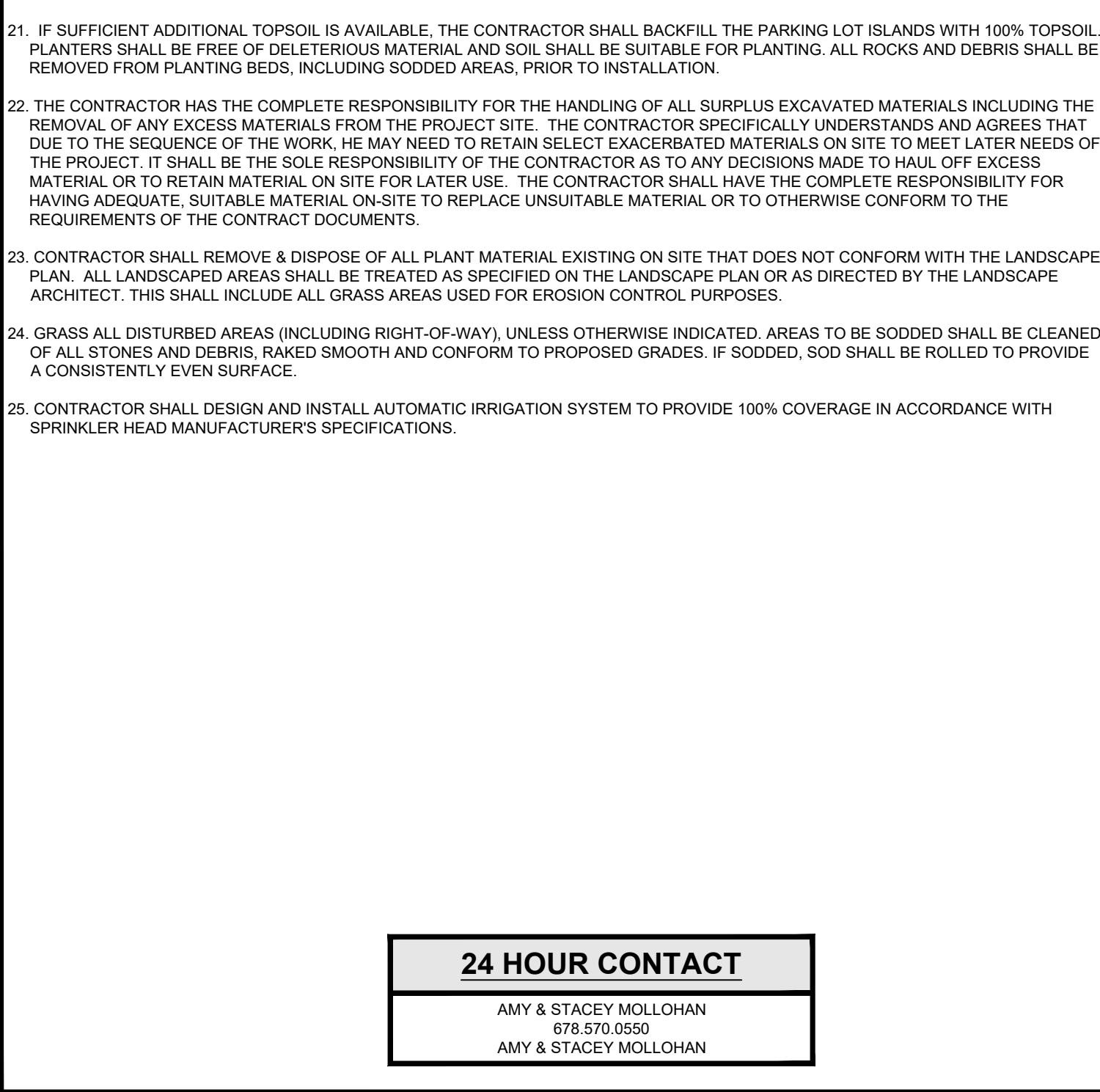
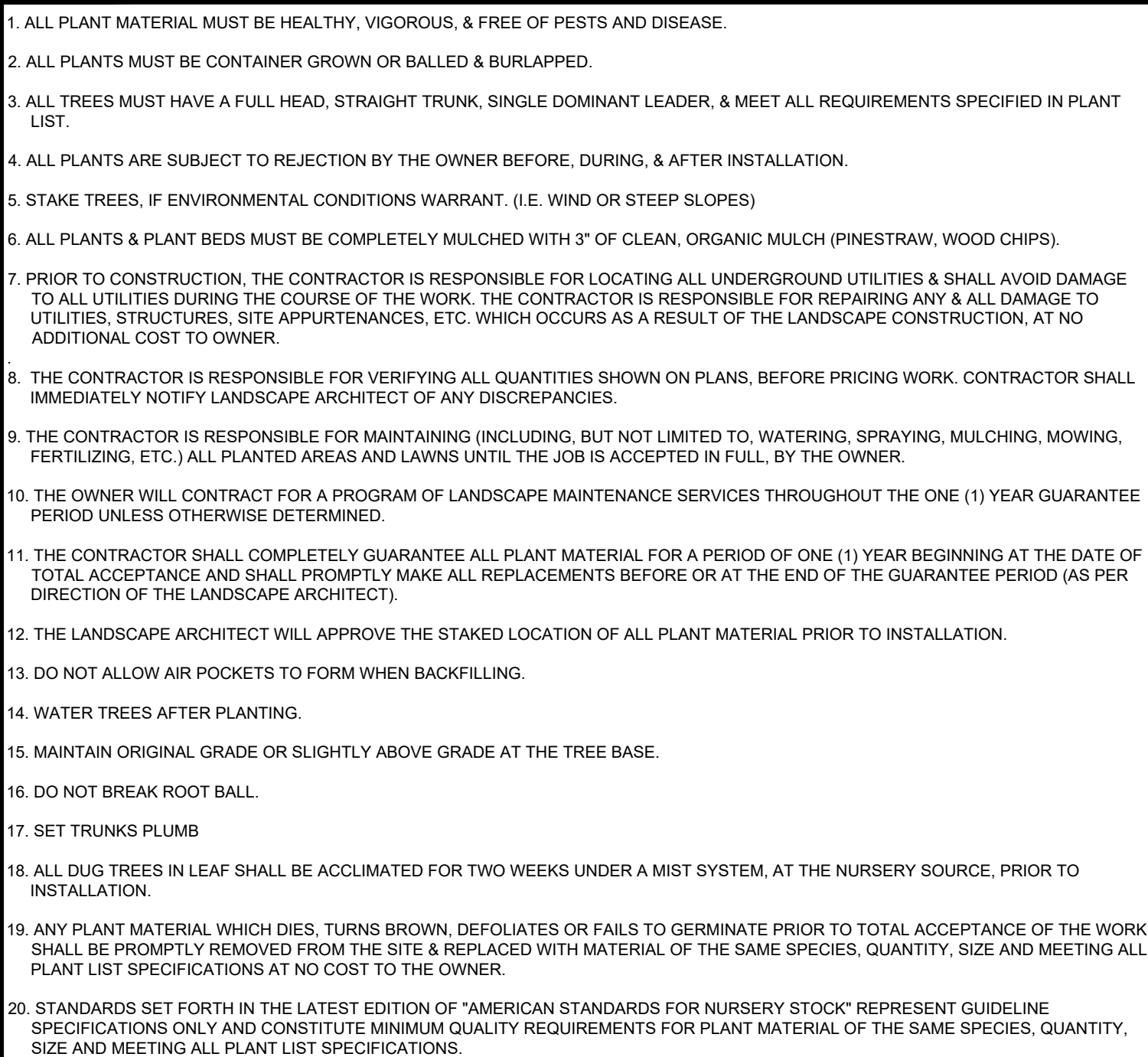
### TYPICAL TREE PLANTING DETAIL



### TREE PROTECTION DETAIL



### GENERAL LANDSCAPE NOTES



PREPARED IN THE OFFICE OF:

GASKINS  
+ LECRAW

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MARIETTA, GA 30064  
PHONE: - 770.424.7168  
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PEF008127

REVISIONS:

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CLIENT

PROJECT

MONSIEUR PROPERTIES, LLC

1790 VILLA RICA ROAD POWDER SPRINGS, GA 30127

SUMTER DRIVE

1409 & 1440 SUMTER DRIVE

LAND LOT 41, 19TH DISTRICT, PARCELS: 19004100050 & 19004100090

CITY OF MARIETTA, COBB COUNTY, GA

SEAL:

Michael D. Willis  
Professional Engineer  
State of Georgia  
License No. 21374

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

SCALE & NORTH ARROW:

DETAILS ARE NOT DRAWN TO SCALE

DESIGN INFO:

DRAWN BY: MDW

DESIGNED BY: MDW

REVIEWED BY:

JOB #: 48400001

DATE: 02/23/2026

LANDSCAPE DETAILS

L-1.3

24 HOUR CONTACT

AMY & STACEY MOLLOHAN  
678.570.0550  
AMY & STACEY MOLLOHAN