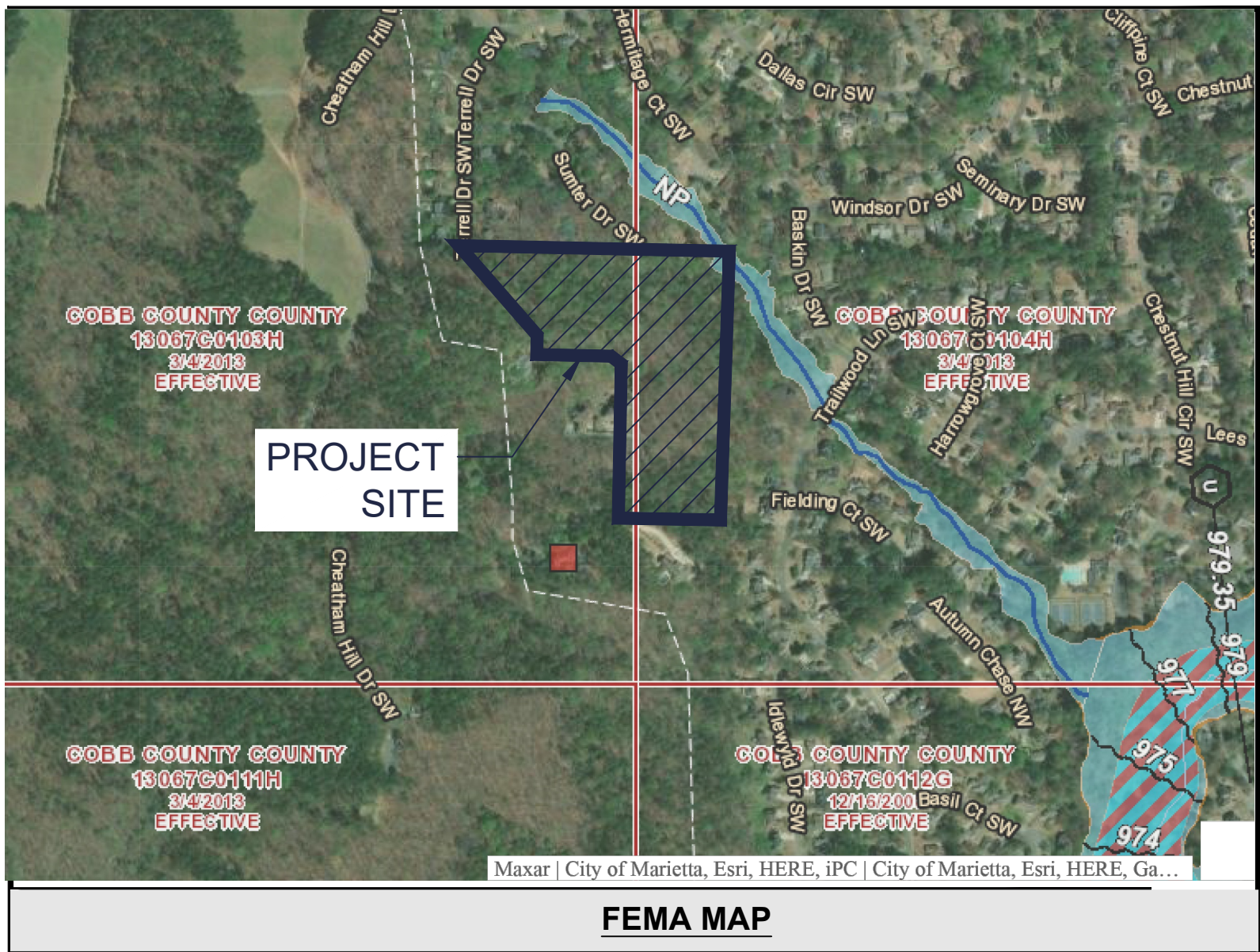


SUMTER DRIVE

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



FEMA MAP

FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0104H AND 13067C0103H, DATED 05-29-2024

PROJECT TEAM

OWNER/DEVELOPER AMY & STACEY MOLLOHAN 1790 VILLA RICA ROAD POWDER SPRINGS, GA 30127 AMY@MOLLOHANREALESTATES.COM 678.570.0550	CIVIL ENGINEERING GASKINS + LECRAW 1266 POWDER SPRING ROAD SW MARIETTA, GA 30064 DAN CONN, P.E. 770.424.7168
ARCHITECT TBD	SURVEYOR GASKINS + LECRAW 1266 POWDER SPRINGS RD SW MARIETTA, GA 30064 770.424.7168 DEAN OLSON, RLS
PROJECT CONTACTS	
ELECTRIC MARIETTA POWER 675 NORTH MARIETTA PKWY NE MARIETTA, GA 30060 770.794.5160	NATURAL GAS GEORGIA NATURAL GAS 770.850.6200
TELEPHONE AT&T 678.627.5342	WATER & SEWER MARIETTA WATER 675 NORTH MARIETTA PKWY NE B MARIETTA, GA 30060 770.794.5724
PLANNING & ZONING CITY OF MARIETTA 205 LAWRENCE STREET MARIETTA, GEORGIA 30060 (770) 794-5669	ENGINEERING CITY OF MARIETTA 205 LAWRENCE STREET MARIETTA, GEORGIA 30060 (770) 792-3950

SITE SUMMARY

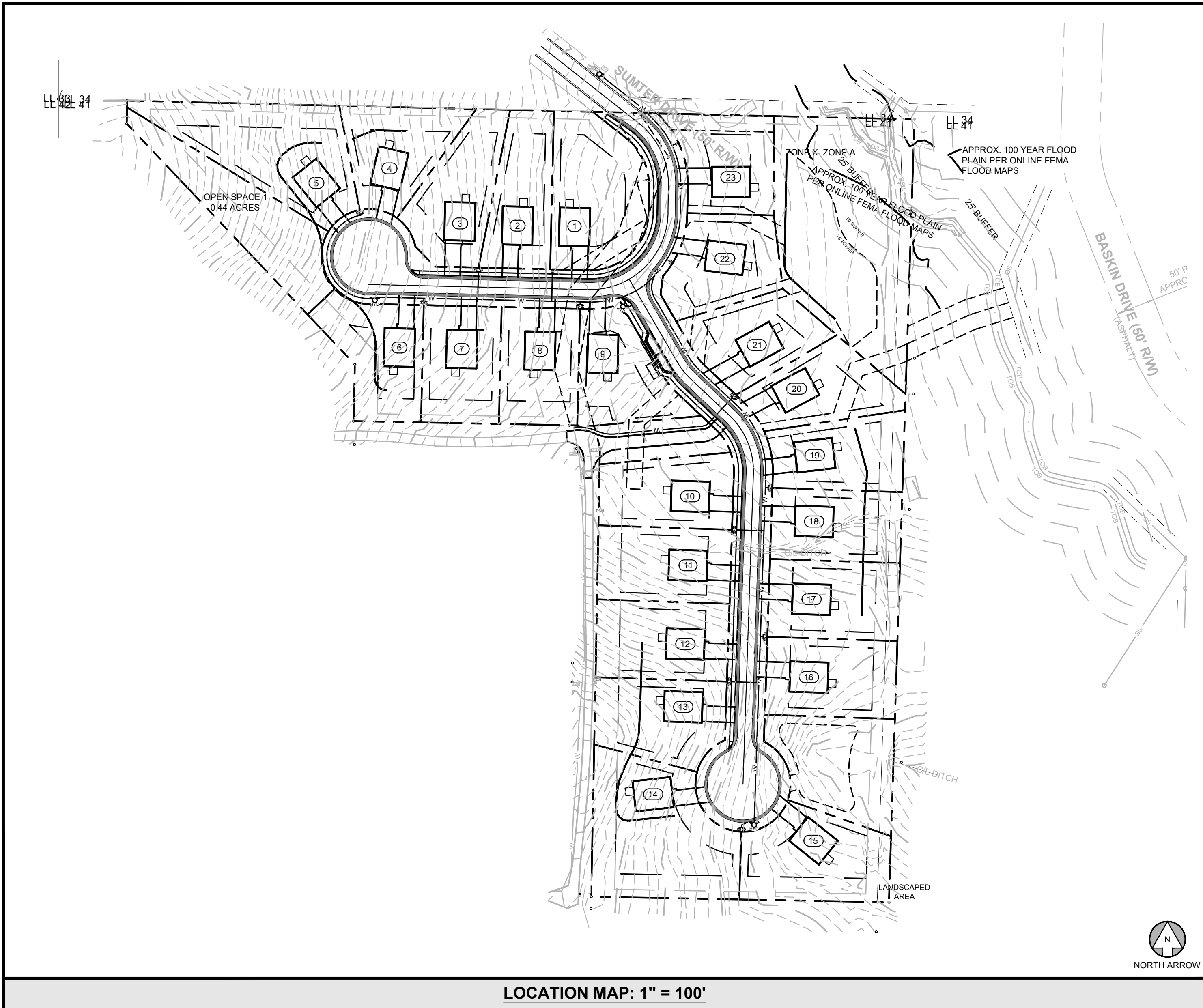
SITE AREA	
SITE AREA:	13.16 ACRES (573,250 S.F.)
IMPERVIOUS AREA:	108,464 S.F. (18.9%)
PERVIOUS AREA:	464,786 S.F. (81.1%)
NUMBER OF LOTS:	23 RESIDENTIAL SINGLE FAMILY
MAXIMUM LOT DENSITY:	2 LOTS PER ACRE
PROPOSED LOT DENSITY:	1.75 LOTS PER ACRE
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF MARIETTA
ZONING:	R-2
ADJACENT ZONING:	R-2
BUILDING SETBACKS	
FRONT:	30'
SIDE:	10'
REAR:	30'
BUILDING SUMMARY	
NUMBER OF UNITS:	23
BUILDING AREA:	46,000 S.F.
MAXIMUM BUILDING COVERAGE:	35.0%
BUILDING COVERAGE:	8.0%
PARKING SUMMARY	
NUMBER OF SPACES REQUIRED:	2
NUMBER OF SPACES PROVIDED:	2

DISTURBED AREA

TOTAL SITE AREA = 13.16 AC ACRES
TOTAL DISTURBED AREA = 11.28 ACRES ACRES

24 HOUR CONTACT

AMY & STACEY MOLLOHAN
678.570.0550
AMY@MOLLOHANREALESTATES.COM



LOCATION MAP: 1" = 100'

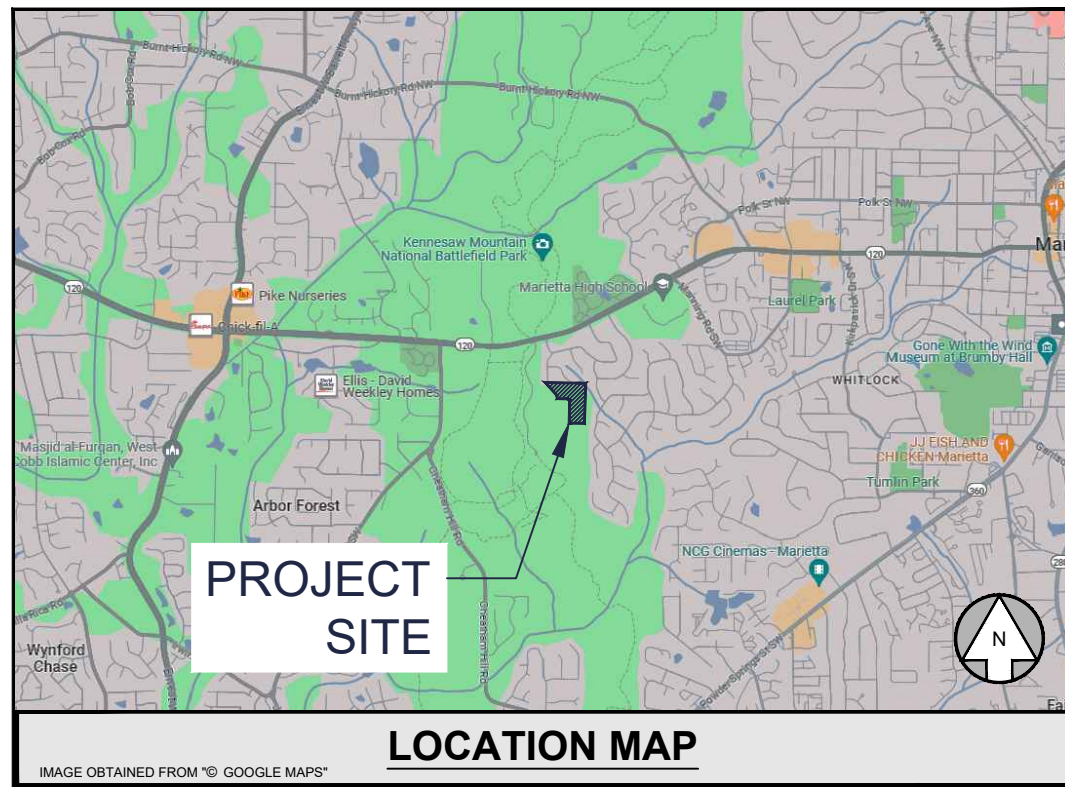
JURISDICTIONAL SUBMITTAL LOG

RECIPIENT	DATE
CITY / COUNTY PLANNING	MM/DD/YY
CITY / COUNTY STORMWATER / ENGINEERING	MM/DD/YY
CITY / COUNTY WATER / SEWER	MM/DD/YY
LOCAL / STATE TRAFFIC	MM/DD/YY
STATE EROSION	MM/DD/YY

AS-BUILT NOTE

CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS, INVERTS, PIPE SIZES & MATERIALS, AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS. IN JURISDICTIONS WHERE AN AS-BUILT HYDROLOGY ANALYSIS OR STORMWATER "CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE UNDERGROUND POND(S), IF APPLICABLE, PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, PHOTOGRAPHS OF SYSTEM INSTALLATION, COMPACTION REPORTS UNDER AND ABOVE THE SYSTEM, DELIVERY TICKETS, SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS THE HORIZONTAL LIMITS OF STONE.

JURISDICTIONAL APPROVAL STAMPS



LOCATION MAP

Sheet List Table

Sheet Number	Sheet Title
C-0.0	COVER
C-1.0	SITE PLAN
C-2.0	GRADING PLAN
C-2.1	STORM PROFILES
C-2.2	WALL PROFILES
C-3.0	EROSION CONTROL PHASE 1
C-3.1	EROSION CONTROL PHASE 2
C-3.2	EROSION CONTROL PHASE 3
C-3.3	EROSION CONTROL CALCULATIONS
C-3.4	EROSION CONTROL CALCULATIONS (2)
C-3.5	EROSION CONTROL CALCULATIONS (3)
C-3.6	ES&PC NOTES
C-3.7	ES&PC NOTES (2)
C-3.8	EROSION CONTROL DETAILS - 1
C-3.9	EROSION CONTROL DETAILS - 2
C-3.10	EROSION CONTROL DETAILS - 3
C-4.0	WATER PLAN
C-5.0	SEWER
C-5.1	SANITARY PROFILES
C-5.2	SANITARY PROFILES (2)
C-5.3	SANITARY PROFILES (3)
C-6.0	UTILITY DEMOLITION PLAN
CD-1.0	CONSTRUCTION DETAILS - 1
CD-1.1	CONSTRUCTION DETAILS - 2
CD-1.2	CONSTRUCTION DETAILS - 3
CD-1.3	CONSTRUCTION DETAILS - 4
CD-1.4	CONSTRUCTION DETAILS - 5
CN-1.0	GENERAL NOTES
CN-1.1	ZONING CONDITIONS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
L-1.2	TREE PROTECTION PLAN

GENERAL NOTES

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PREPARED IN THE OFFICE OF:



© 2025 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecraw.com

PEF008127

REVISIONS:

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

CLIENT
MONSIEUR, 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:



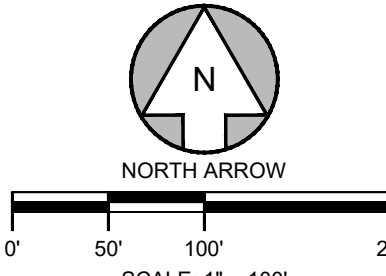
6/11/2025

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



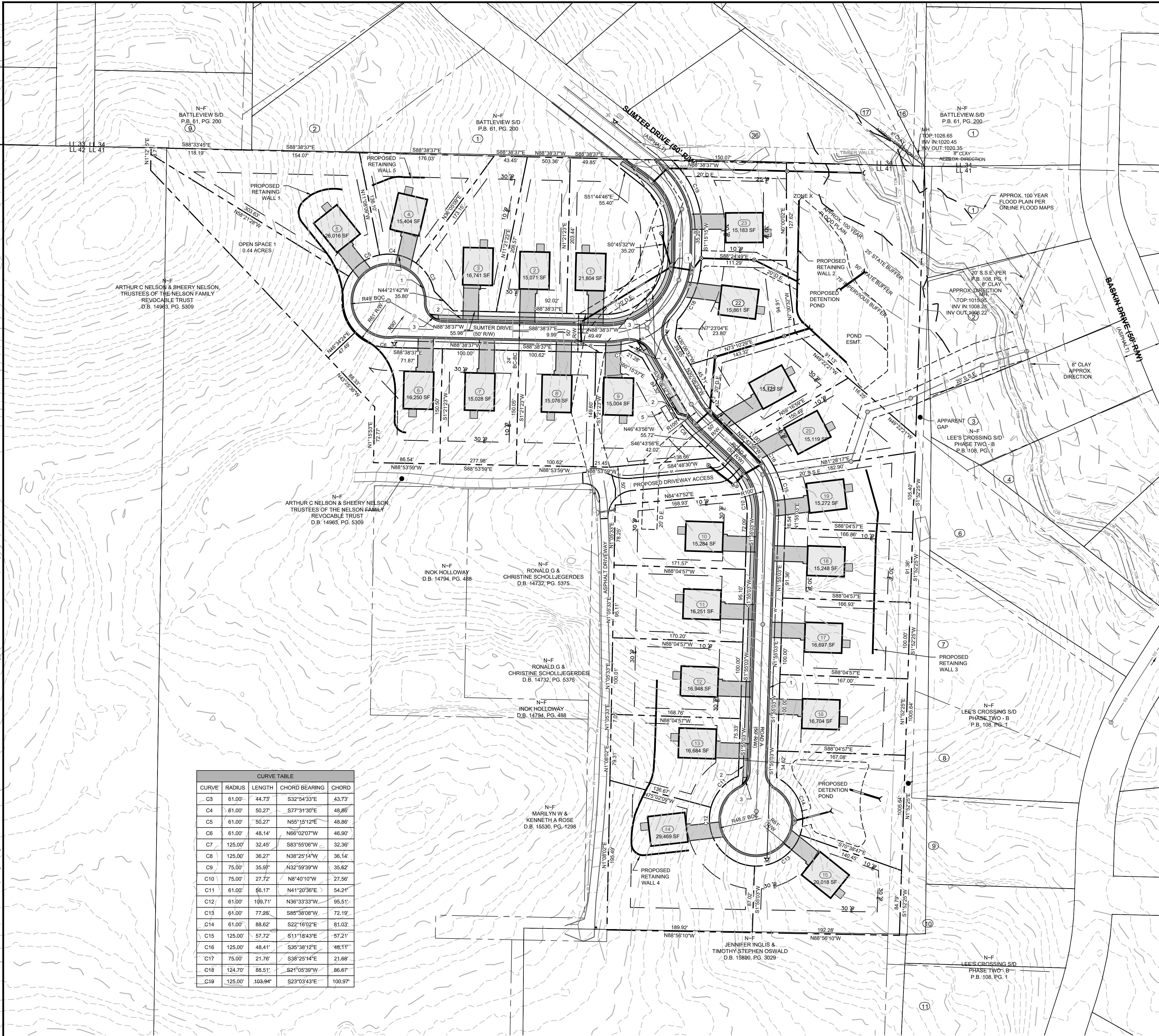
DESIGN INFO:

DRAWN BY:	DJC
DESIGNED BY:	DAW
REVIEWED BY:	DJC
JOB #:	48400001
DATE:	04/30/2025

COVER

C-0.0

Drawing name: C:\Users\alabenko\Gaskins+LeCraw\Dropbox\Shared\Folders\Engineering\48400001 - Sumter Drive - Marietta GACADD\CONSTR\48400001 - 08 - SITE.dwg, 11 SITE PLAN Jun 11, 2025 2:32pm by alabenko



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	61.00'	44.73'	S32°54'33"E	43.73'
C4	61.00'	50.27'	S77°31'30"E	48.86'
C5	61.00'	50.27'	N55°15'12"E	48.86'
C6	61.00'	48.14'	N66°02'07"W	46.90'
C7	125.00'	32.45'	S83°55'06"W	32.38'
C8	125.00'	36.27'	N38°25'14"W	36.14'
C9	75.00'	35.97'	N32°59'39"W	35.62'
C10	75.00'	27.72'	N8°40'10"W	27.56'
C11	61.00'	66.17'	N41°20'36"E	54.24'
C12	61.00'	109.71'	N36°33'33"W	95.51'
C13	61.00'	77.26'	S65°38'08"W	72.19'
C14	61.00'	88.62'	S22°16'02"E	81.03'
C15	125.00'	57.72'	S11°18'43"E	57.21'
C16	125.00'	48.41'	S35°38'12"E	48.11'
C17	75.00'	21.76'	S38°25'14"E	21.68'
C18	124.70'	88.51'	S21°05'39"W	86.67'
C19	125.00'	103.94'	S23°03'43"E	100.97'

- 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.

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, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY TBD, DATED GEOTECH DATE.

SITE SUMMARY	
SITE AREA	
SITE AREA:	13.16 ACRES (573,250 S.F.)
IMPERVIOUS AREA:	108,464 S.F. (18.9%)
PERVIOUS AREA:	464,786 S.F. (81.1%)
NUMBER OF LOTS:	23 RESIDENTIAL SINGLE FAMILY
MAXIMUM LOT DENSITY:	2 LOTS PER ACRE
PROPOSED LOT DENSITY:	1.75 LOTS PER ACRE
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:	23
BUILDING AREA:	46,000 S.F.
MAXIMUM BUILDING COVERAGE:	35.0%
BUILDING COVERAGE:	8.0%
PARKING SUMMARY	
NUMBER OF SPACES REQUIRED:	2
NUMBER OF SPACES PROVIDED:	2

- KEY NOTES
- 1) 24" CURB & GUTTER (SEE SHEET CD-1.1 FOR DETAIL)

2) 5' CONCRETE SIDEWALK AND 2' LANDSCAPE STRIP (SEE SHEET CD-1.1 FOR DETAIL)

3) GDOT STANDARD ADA RAMP WITH DETECTABLE WARNING (SEE SHEET CD-1.1 FOR DETAIL)

4) GDOT STANDARD STOP SIGN (SEE SHEET CD-1.0 FOR DETAIL)

5) PROPOSED CITY OF MARIETTA APPROVED MAIL KIOSK
- 6/11/2025

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

N

0'

30'

60'

120'

NORTH ARROW

SCALE: 1" = 60'

DESIGN INFO:

DRAWN BY:

DJC

DESIGNED BY:

DAW

REVIEWED BY:

DJC

JOB #:

48400001

DATE:

04/30/2025

SITE PLAN

C-1.0
- PREPARED IN THE OFFICE OF:

GASKINS
+LECRAW

© 2025 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: 770.424.7168
www.gaskinslecraw.com

PEF008127

REVISIONS:

NO.	DATE	BY	REV.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

CLIENT

MONSIEUR, LLC

PROJECT

SUMTER DRIVE

1790 VILLA RICA ROAD POWDER SPRINGS, GA 30127

1409 & 1440 SUMTER DRIVE

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

CITY OF MARIETTA, COBB COUNTY, GA

SEAL:

PRELIMINARY

6/11/2025

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

N

0'

30'

60'

120'

NORTH ARROW

SCALE: 1" = 60'

DESIGN INFO:

DRAWN BY:

DJC

DESIGNED BY:

DAW

REVIEWED BY:

DJC

JOB #:

48400001

DATE:

04/30/2025

SITE PLAN

C-1.0
- This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2025



GENERAL GRADING NOTES

- 1) ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- 2) NO SLOPES ARE TO BE STEEPER THAN 2:1.
- 3) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 4) BOUNDARY & TOPOGRAPHIC INFORMATION FROM SURVEY BY GASKINS + LECRAW, INC., DATED 04.30.24.
- 5) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0104 AND 13067C0103H, DATED 05.29.2024.
- 6) EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 7) OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY
- 8) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 9) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
- 10) SIDEWALKS ADJACENT TO BUILDING AND ALONG ADA ROUTES TO HAVE MAXIMUM CROSS SLOPE OF 2%.

KEY NOTES

①	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
②	10' WIDE DAM, TOP OF DAM ELEVATION: 1030.00
③	10' WIDE DAM, TOP OF DAM ELEVATION: 1046.00
④	3:1 SLOPE
⑤	
⑥	
⑦	
⑧	
⑨	

RETAINING WALL DESIGN/BUILD NOTE

THE CONTRACTOR SHALL BE REQUIRED TO CONTRACT WITH A THIRD PARTY ENGINEER FOR THE DESIGN OF THE PROPOSED RETAINING WALL(S). THE SPOT ELEVATIONS SHOWN ALONG THE WALL ON THIS SHEET REPRESENT THE FINISHED GRADE ELEVATION AT THE BOTTOM FACE AND TOP BACK OF THE WALL AND SHOULD NOT BE TAKEN TO MEAN THE ACTUAL BOTTOM AND TOP ELEVATIONS OF THE WALL OR FOOTING. THE ELEVATIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHOULD REFER TO THE RETAINING WALL DESIGN PLANS, IF ANY, FOR MORE INFORMATION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING ANY FENCING AS NECESSARY BASED ON WALL HEIGHT TO MEET CODE AS A PART OF THE DESIGN FOR THE RETAINING WALL.

SPOT ELEVATION LEGEND

BR: BOTTOM OF RAMP TR: TOP OF RAMP
BW: BOTTOM OF WALL TW: TOP OF WALL
LP: LOW POINT HP: HIGH POINT
*ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.

STRUCTURE TYPES

STSWCB:	GDOT STD 1033D	STDWCB:	GDOT STD 1034D
STSWCB:	GDOT STD 1019A TYPE A	STYI:	GDOT STD 9031-S
STGI:	GDOT STD 1019A TYPE E	STFE:	GDOT STD 1120
STHW:	GDOT STD 1001B HEADWALL	STOCS:	SEE DETAILS SHEET C-X-X

PREPARED IN THE OFFICE OF:



© 2025 GASKINS + LECRAW, INC
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecrow.com

PEF008127

REVISIONS:

[illegible]

CLIENT

MONSIEUR, 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

PRELIMINARY

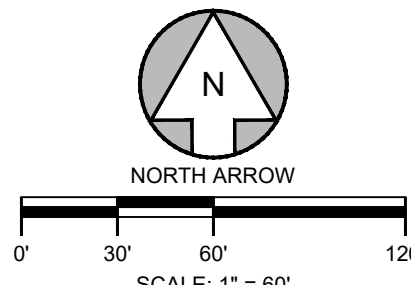
6/11/2025

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



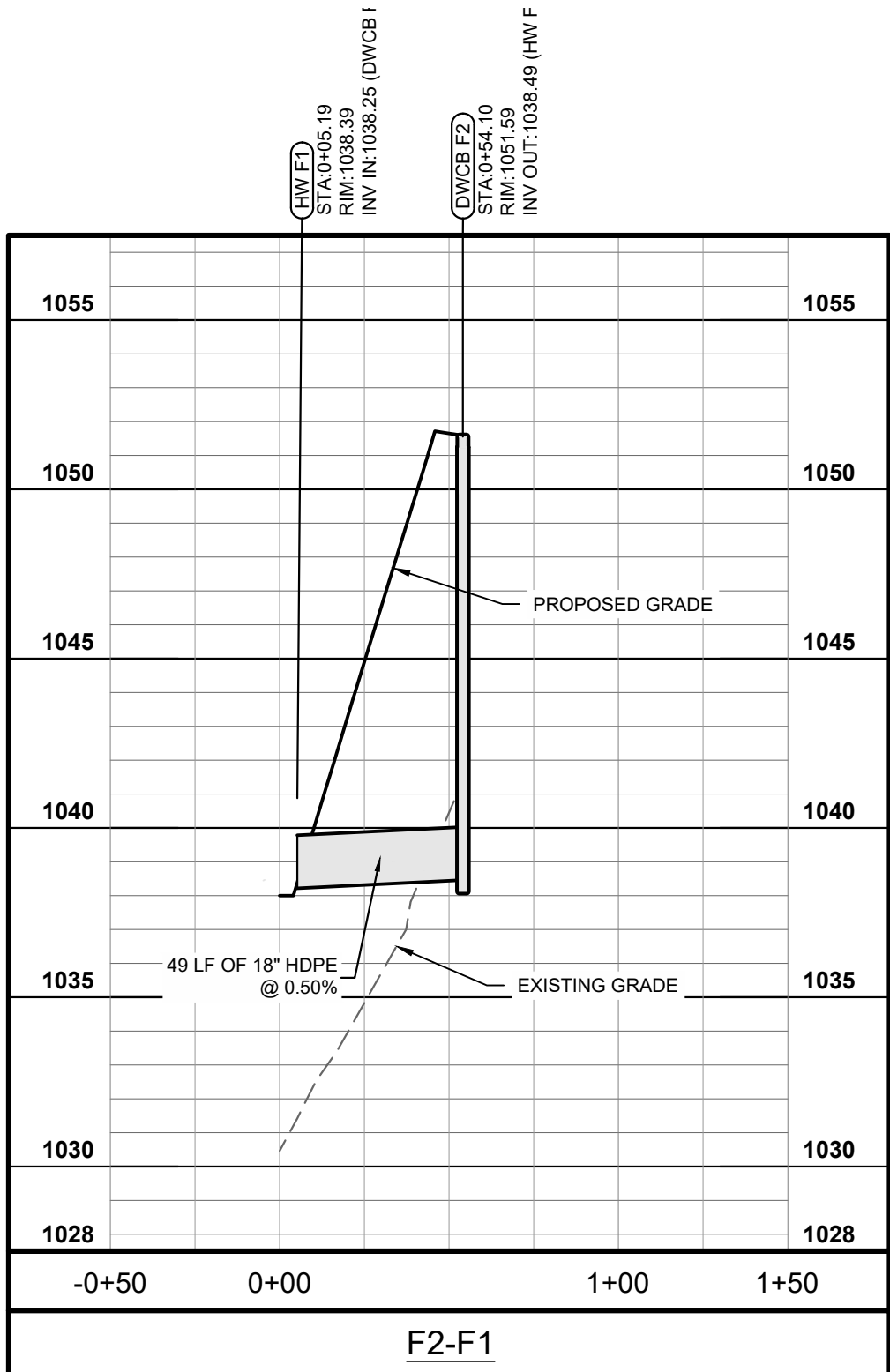
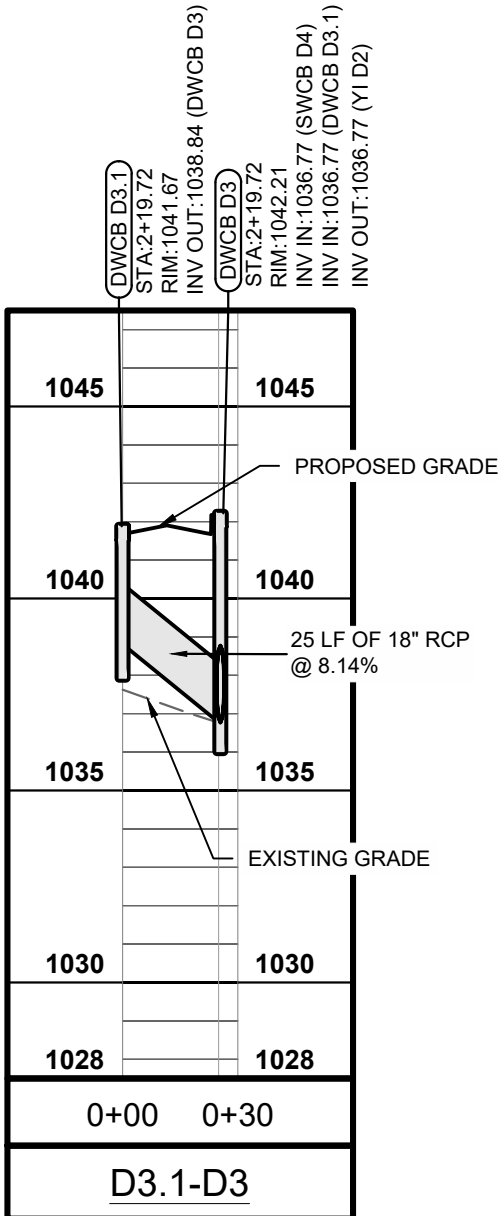
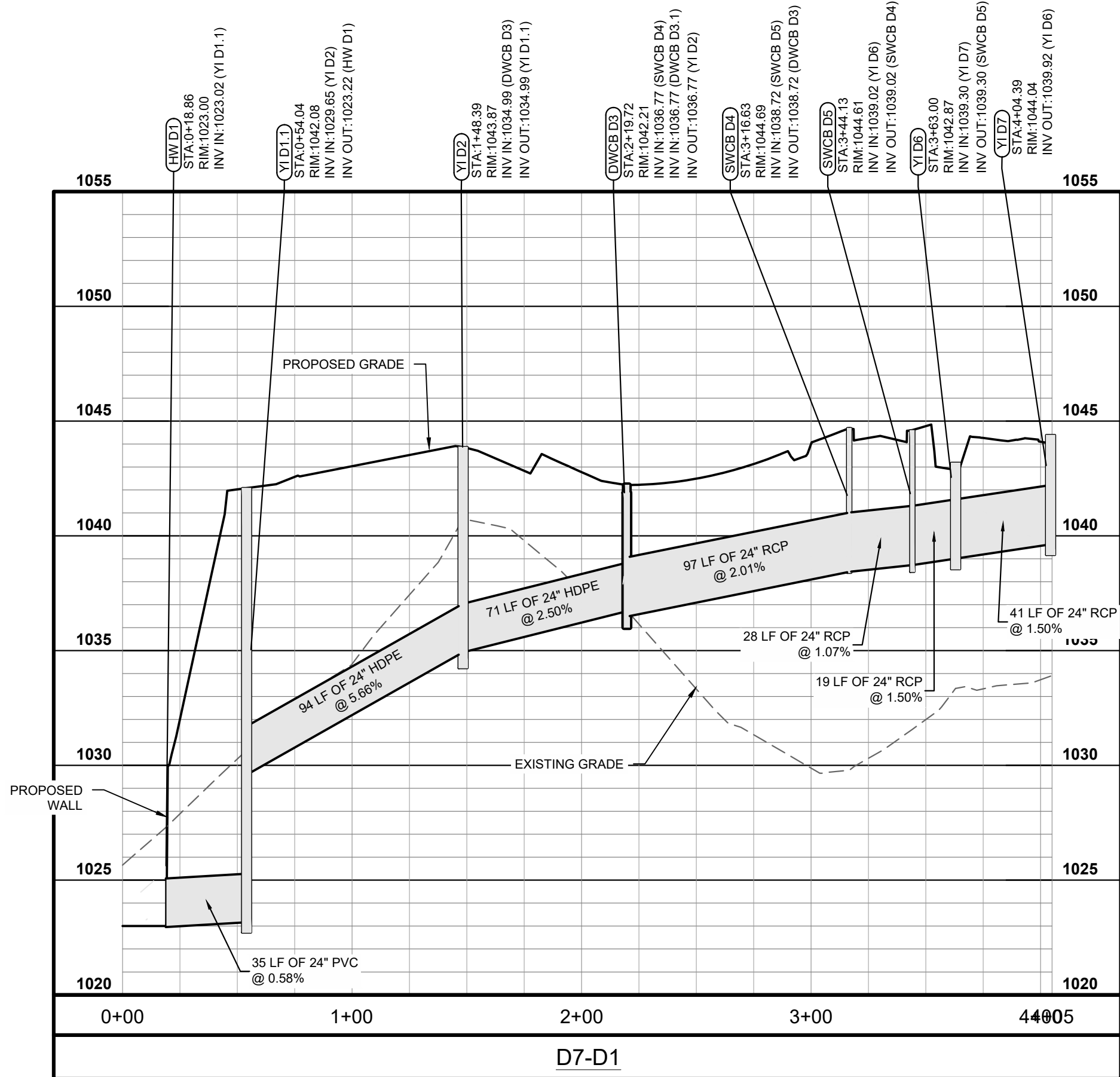
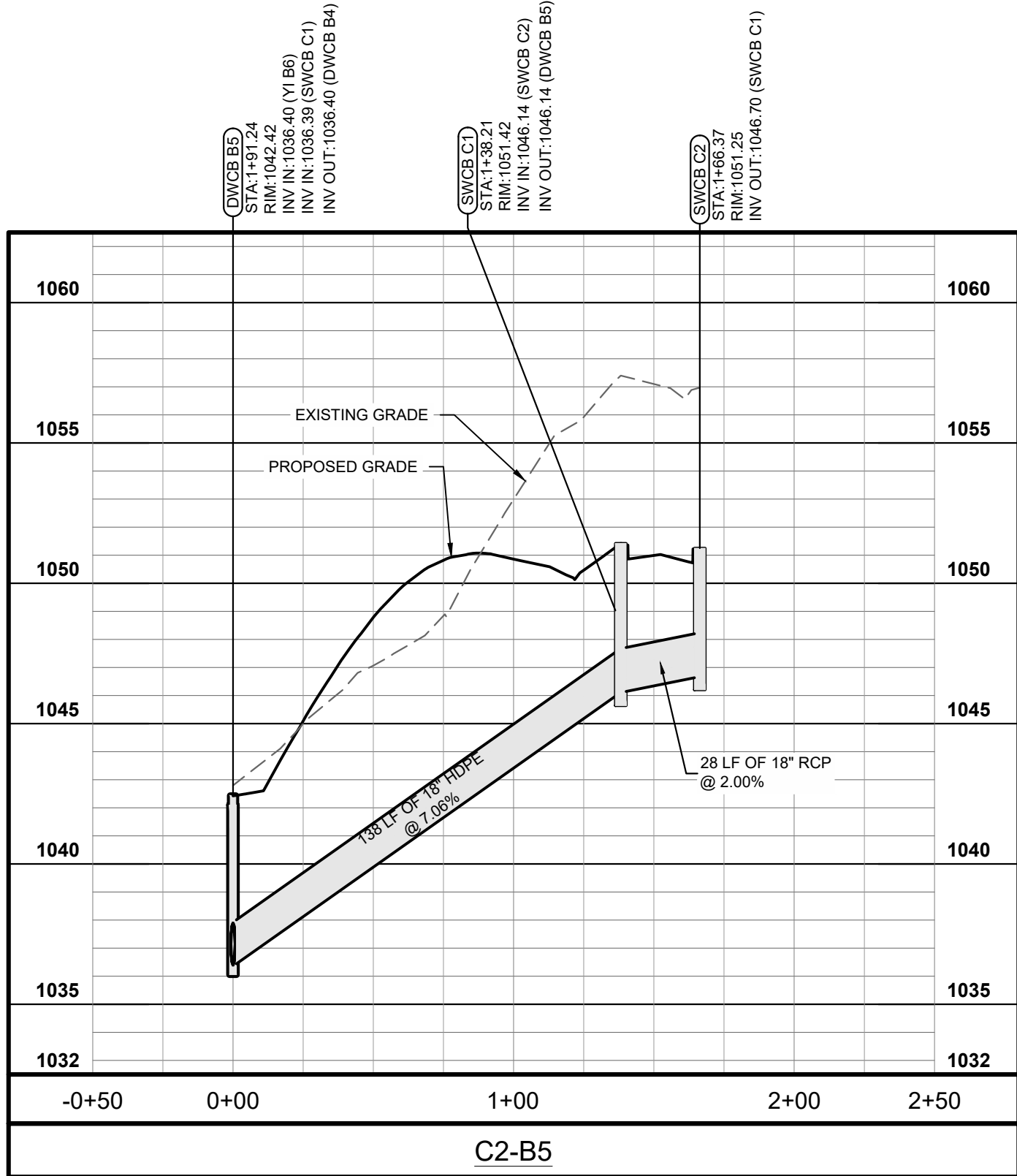
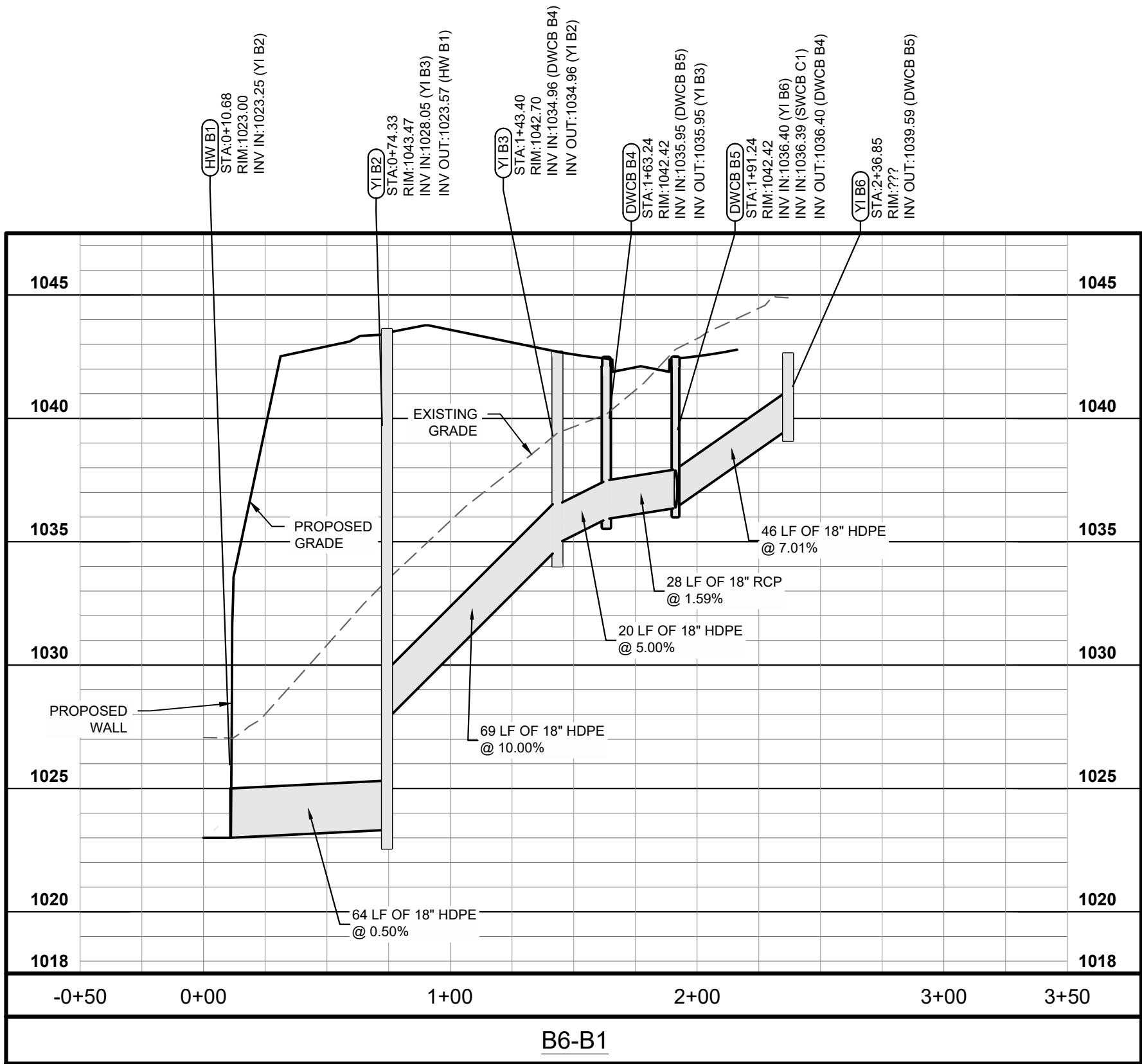
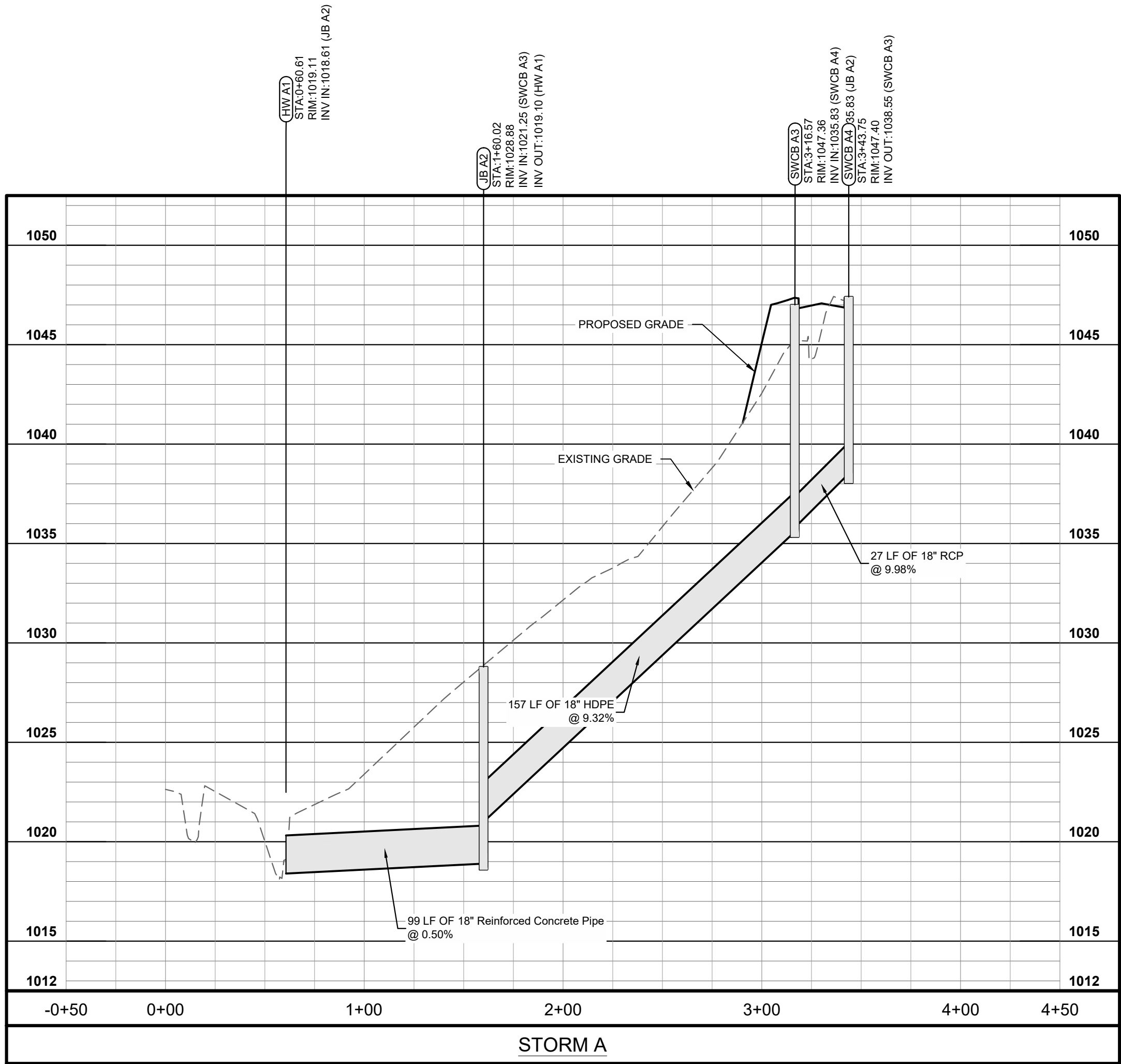
DESIGN INFO:

DRAWN BY:	DJO
DESIGNED BY:	DAW
REVIEWED BY:	DJO
JOB #:	4840000
DATE:	04/30/2025

GRADING PLAN

C-2.0

Drawing name: C:\Users\alabenko\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\4840001 - 09 - PROFILES.dwg 15 STORM PROFILES Jun 11, 2025 2:34pm by: alabenko



STRUCTURE TYPES			
STSWCB:	GDOT STD 1033D	STDWCB:	GDOT STD 1034D
STDI:	GDOT STD 1019A TYPE A	STYI:	GDOT STD 9031-S
STGI:	GDOT STD 1019A TYPE E	STFE:	GDOT STD 1120
STHW:	GDOT STD 1001B HEADWALL	STOCS:	SEE DETAILS SHEET C-X-X

PROFILE LEGEND	
EXISTING GRADE:	-----
PROPOSED GRADE:	-----
100 YR. HGL:	-----

PREPARED IN THE OFFICE OF:



© 2025 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: - 770.424.7168
www.gaskinsleccraw.com

PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY	CHECKED BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

CLIENT
MONSIEUR, 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:

PRELIMINARY

6/11/2025

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



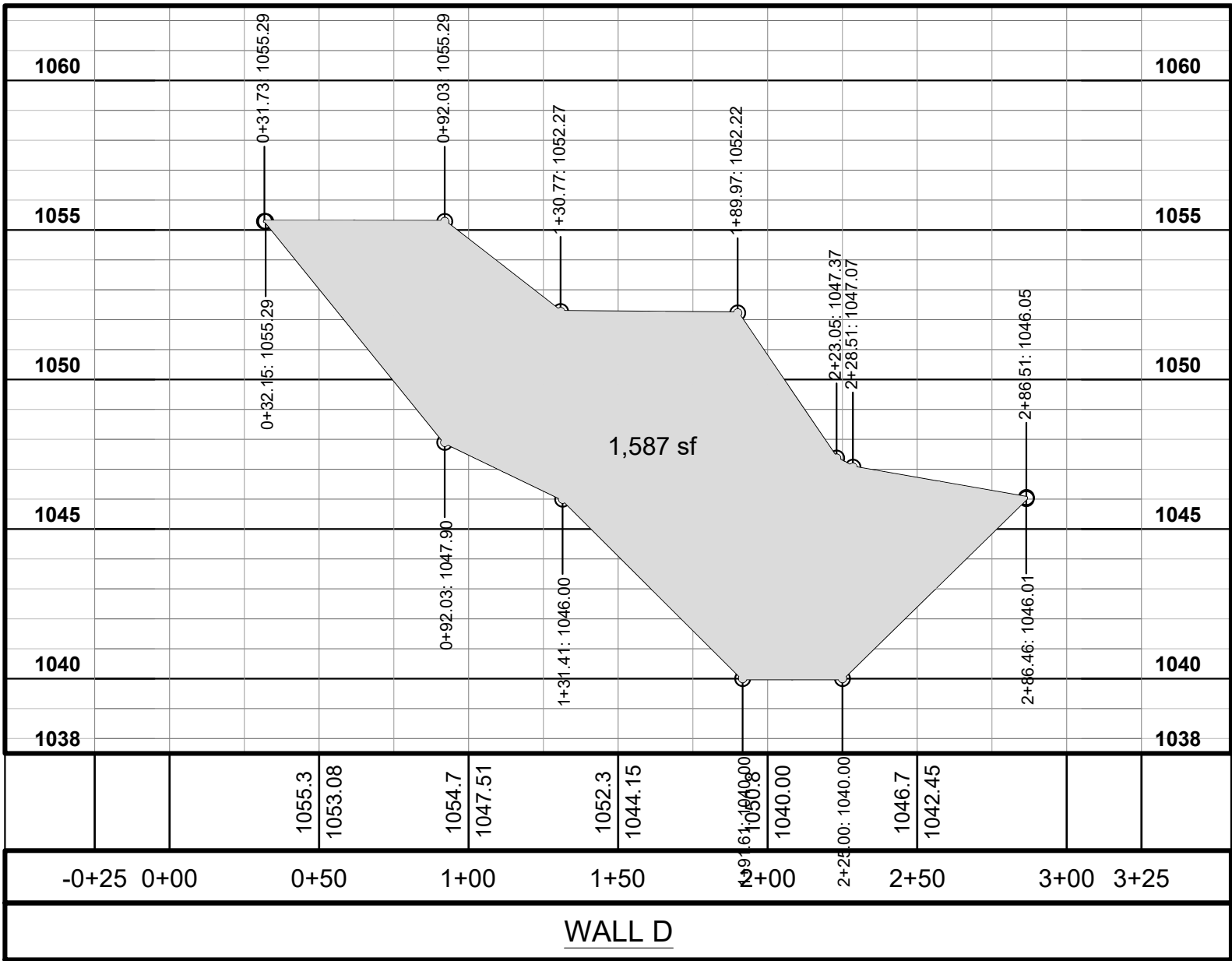
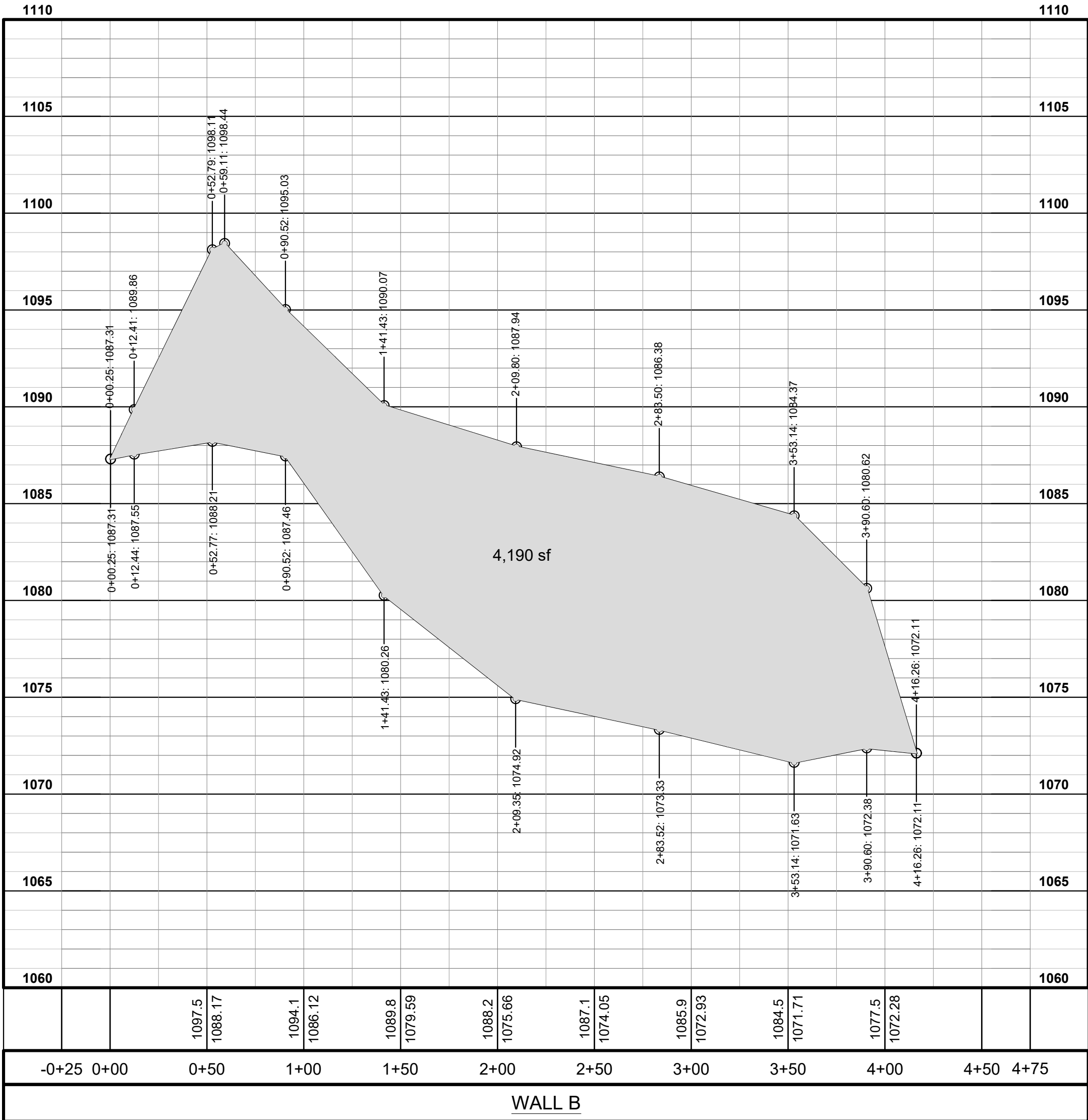
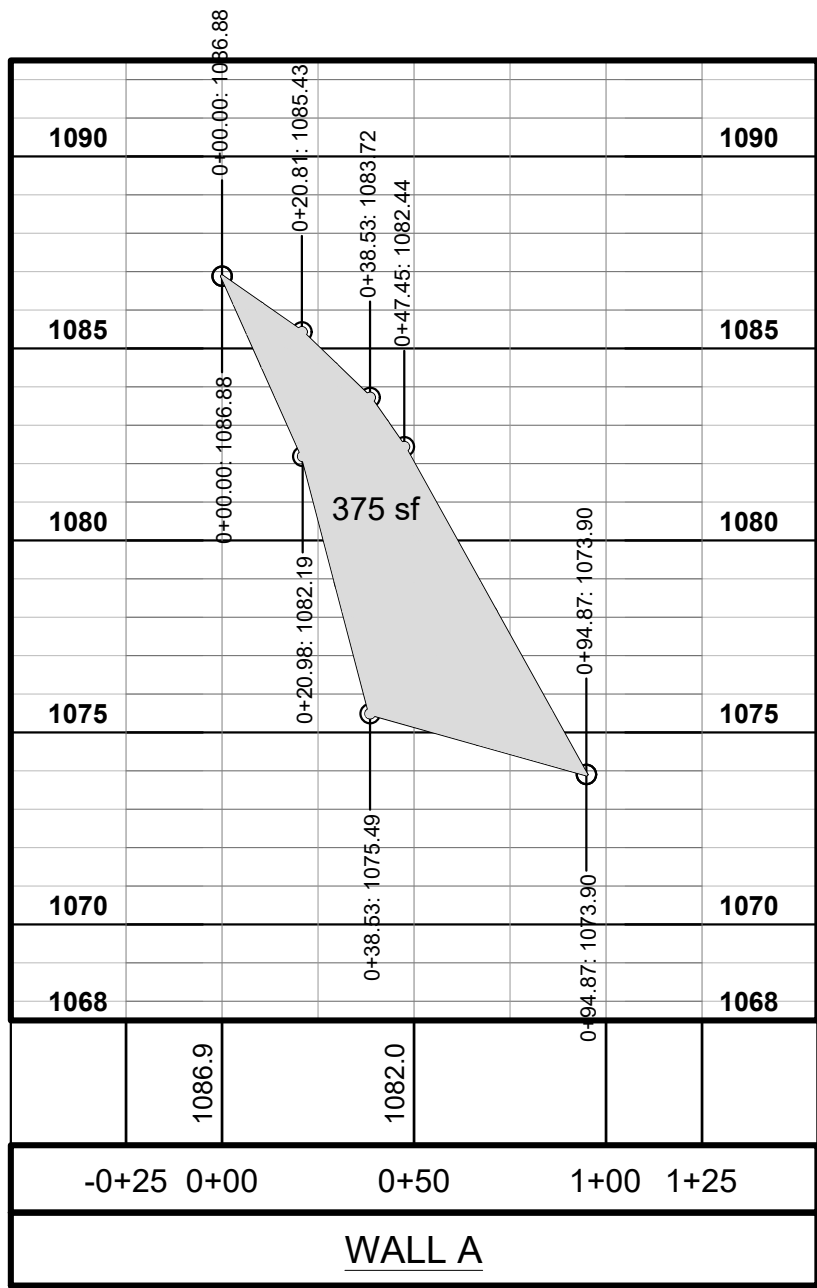
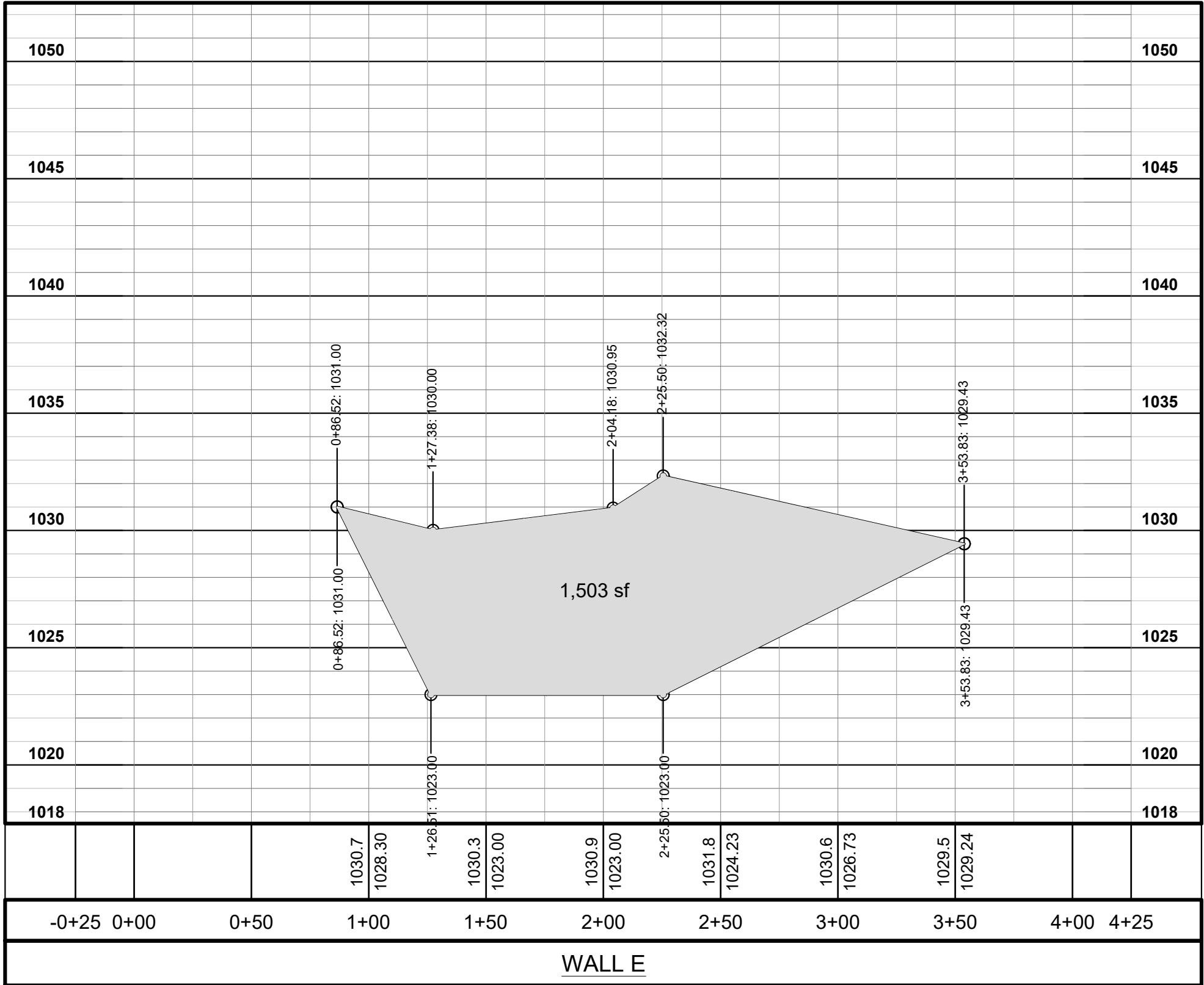
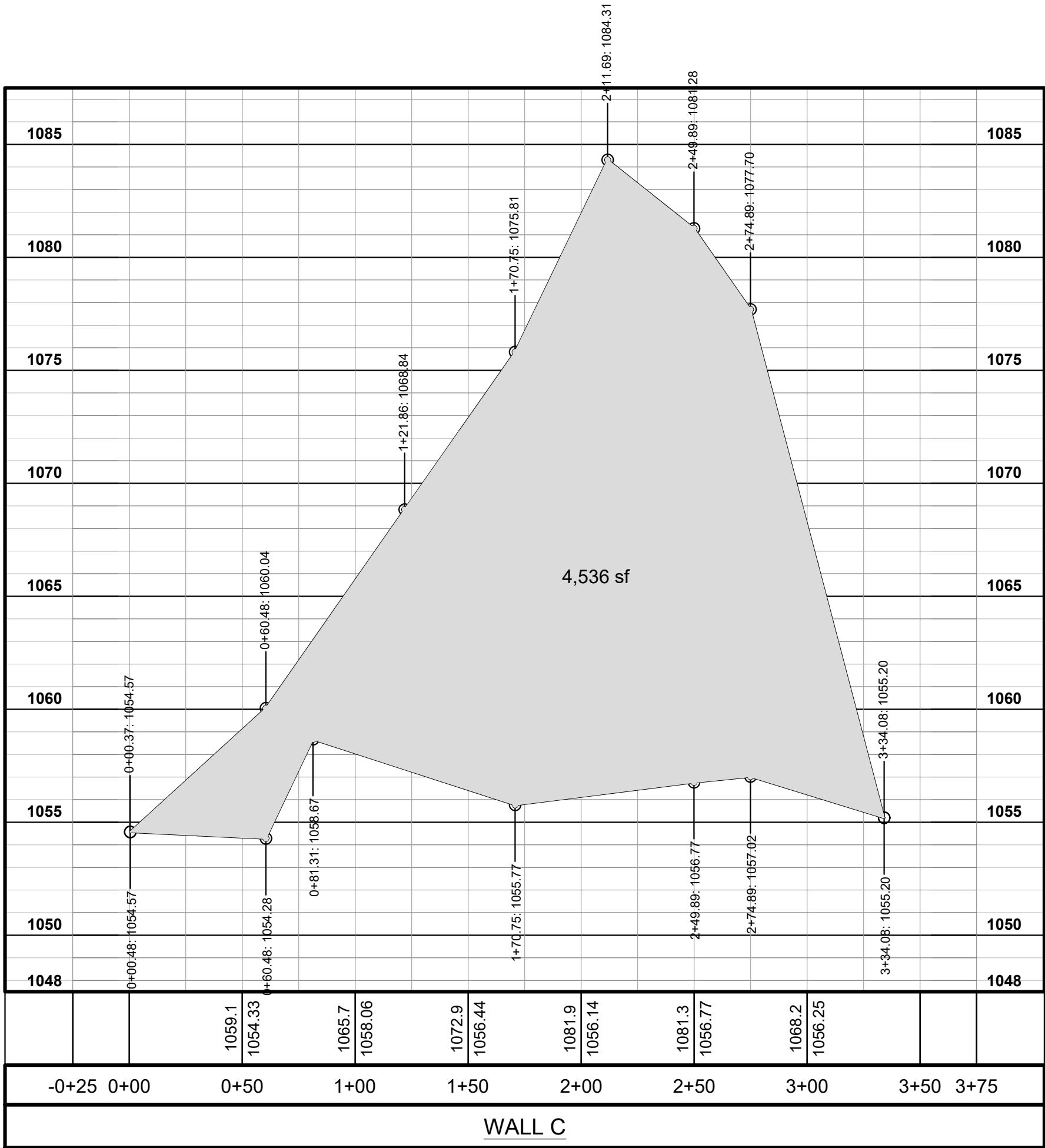
DESIGN INFO:

DRAWN BY:	DJC
DESIGNED BY:	DAW
REVIEWED BY:	DJC
JOB #:	48400001
DATE:	04/30/2025

STORM PROFILES

C-2.1

Drawing name: C:\Users\alabanko\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\48400001 - Sumter Drive - Marietta GACADD\CONSTR\48400001 - 09 - PROFILES.dwg Jun 11, 2025 2:34pm by alabanko



PREPARED IN THE OFFICE OF:



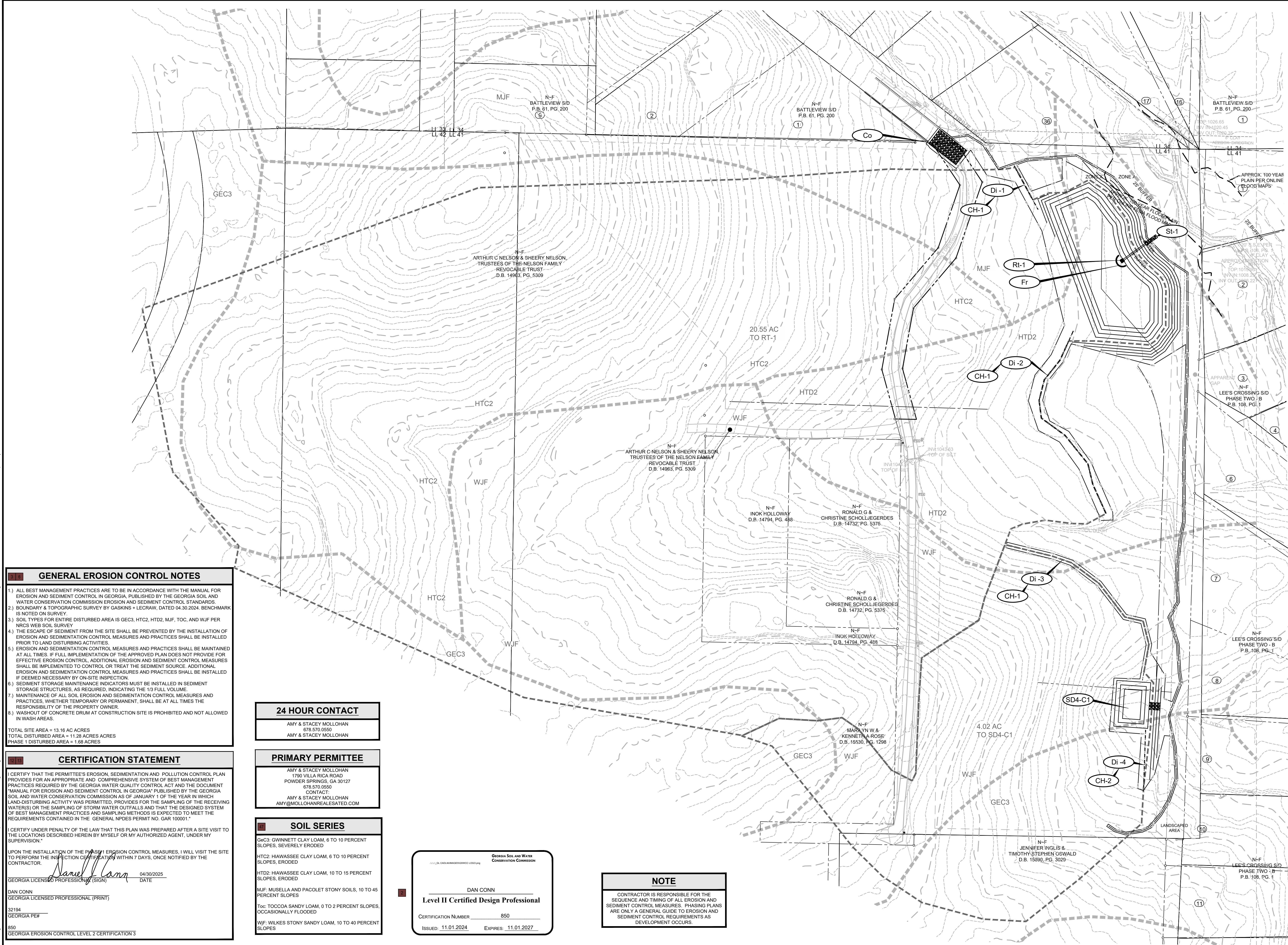
© 2025 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30054
PHONE - 770.424.7168
www.gaskinslecraw.com

PEF008127

REVISIONS:

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

Drawing name: C:\Users\stabenko\Gaskins+LeCraw\Dropbox\Shared Folders\Engineering\48400001 - Summer Drive - Marietta GACADD\CONSTR\48400001 - 03 - ESRP.dwg 05 EROSION CONTROL PHASE 1 Jun 11, 2025 2:39pm by stabenko



3.1.4 GENERAL EROSION CONTROL NOTES

- 1.) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.
- 2.) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED 04/30/2024. BENCHMARK IS NOTED ON SURVEY.
- 3.) SOIL TYPES FOR ENTIRE DISTURBED AREA IS GEC3, HTC2, HTD2, MJF, TOC, AND WJF PER NRCS WEB SOIL SURVEY
- 4.) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- 5.) EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES 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. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- 6.) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE 1/3 FULL VOLUME.
- 7.) MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 8.) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 13.16 AC ACRES
TOTAL DISTURBED AREA = 11.28 ACRES ACRES
PHASE 1 DISTURBED AREA = 1.68 ACRES

12.13 CERTIFICATION STATEMENT

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

I CERTIFY UNDER PENALTY OF THE LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

Dan Conn 04/30/2025
GEORGIA LICENSED PROFESSIONAL (SIGN) DATE

DAN CONN
GEORGIA LICENSED PROFESSIONAL (PRINT)

32194
GEORGIA PER

850
GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

24 HOUR CONTACT

AMY & STACEY MOLLOHAN
678.570.0550
AMY & STACEY MOLLOHAN

PRIMARY PERMITTEE

AMY & STACEY MOLLOHAN
1790 VILLA RICA ROAD
POWDER SPRINGS, GA 30127
678.570.0550
CONTACT:
AMY & STACEY MOLLOHAN
AMY@MOLLOHANREALESTATE.COM

SOIL SERIES

GEC3: GWINNETT CLAY LOAM, 6 TO 10 PERCENT SLOPES, SEVERELY ERODED
HTC2: HIAWASSEE CLAY LOAM, 6 TO 10 PERCENT SLOPES, ERODED
HTD2: HIAWASSEE CLAY LOAM, 10 TO 15 PERCENT SLOPES, ERODED
MJF: MUSELLA AND PACOLET STONY SOILS, 10 TO 45 PERCENT SLOPES
TOC: TOCCOA SANDY LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
WJF: WILKES STONY SANDY LOAM, 10 TO 40 PERCENT SLOPES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION STANDARDS.

DAN CONN

Level II Certified Design Professional

CERTIFICATION NUMBER 850

ISSUED: 11.01.2024 EXPIRES: 11.01.2027

NOTE

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

© 2025 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: 770.424.7168
www.gaskinslecrew.com

PEF008127

REVISIONS:

REV #	DATE	BY	CHECKED BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

CLIENT
MONSIEUR, 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:

PRELIMINARY

6/11/2025

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
SCALE: 1" = 60'

DESIGN INFO:

DRAWN BY: DJC
DESIGNED BY: DAW
CHECKED BY: DJC
JOB #: 48400001
DATE: 04/30/2025

EROSION CONTROL PHASE 1

C-3.0

- 1) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL, IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION, 2003 EDITION.
- 2) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LEICRAW, DATED 04/30/2024. BENCHMARK IS NOTED ON SURVEY.
- 3) SOIL TYPES FOR ENTIRE DISTURBED AREA IS GEC3, HTVC2, H2JF, MFC, TOC, AND WJF PER THE WEBER SOIL SURVEY.
- 4) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- 5) EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES 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 AND PRACTICES SHALL BE INSTALLED TO CONTROL OR TREAT THE SEDIMENTAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- 6) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, TO MONITOR AND SEGREGATE THE 1/3 FILL VOLUME.
- 7) MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 8) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 13.16 AC ACRES
TOTAL DISTURBED AREA = 11.28 ACRES ACRES
PHASE 2 DISTURBED AREA = 11.28 ACRES

St DIMENSION CHART									
HW#	d (ft)	Q (cfs)	V (fps)	Tw (ft)	La (ft)*	U/S W (ft)	D/S W (ft)	D (ft)	d50 (ft)*
						3 x d	0.4*La + d	d50 x 2.25	
1	3.0	144.1	9.1	7.0	20.0	9.0	11.0	1.1	0.5
2	2.0	68.4	1.6	5.0	14.0	6.0	7.6	1.1	0.5

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

AMY & STACEY MOLLOHAN
678.570.0550
AMY & STACEY MOLLOHAN

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE EROSION CONTROL ACTUALLY OCCURRED. I FURTHER CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

I CERTIFY UNDER PENALTY OF THE LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

Daniel M. Lann 04/30/2025

DATE

GEORGIA LICENSED PROFESSIONAL (SIGN)

DAN CONN

GEORGIA LICENSED PROFESSIONAL (PRINT)

32194

GEORGIA PEF#

850

GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

AMY & STACEY MOLLOHAN
1790 VILLA RICA ROAD
POWDER SPRINGS, GA 30127
678.570.0550
CONTACT:
AMY & STACEY MOLLOHAN
AMY@MOLLOHANREALESTATED.COM

GeC3: GWINNETT CLAY LOAM, 6 TO 10 PERCENT SLOPES, SEVERELY ERODED
HTC2: HIAWASSEE CLAY LOAM, 6 TO 10 PERCENT SLOPES, ERODED
HTD2: HIAWASSEE CLAY LOAM, 10 TO 15 PERCENT SLOPES, ERODED
MJF: MUSELLA AND PACOLET STONY SOILS, 10 TO 45 PERCENT SLOPES
Toc: TOCCOA SANDY LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
WJF: WILKES STONY SANDY LOAM, 10 TO 40 PERCENT SLOPES

GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

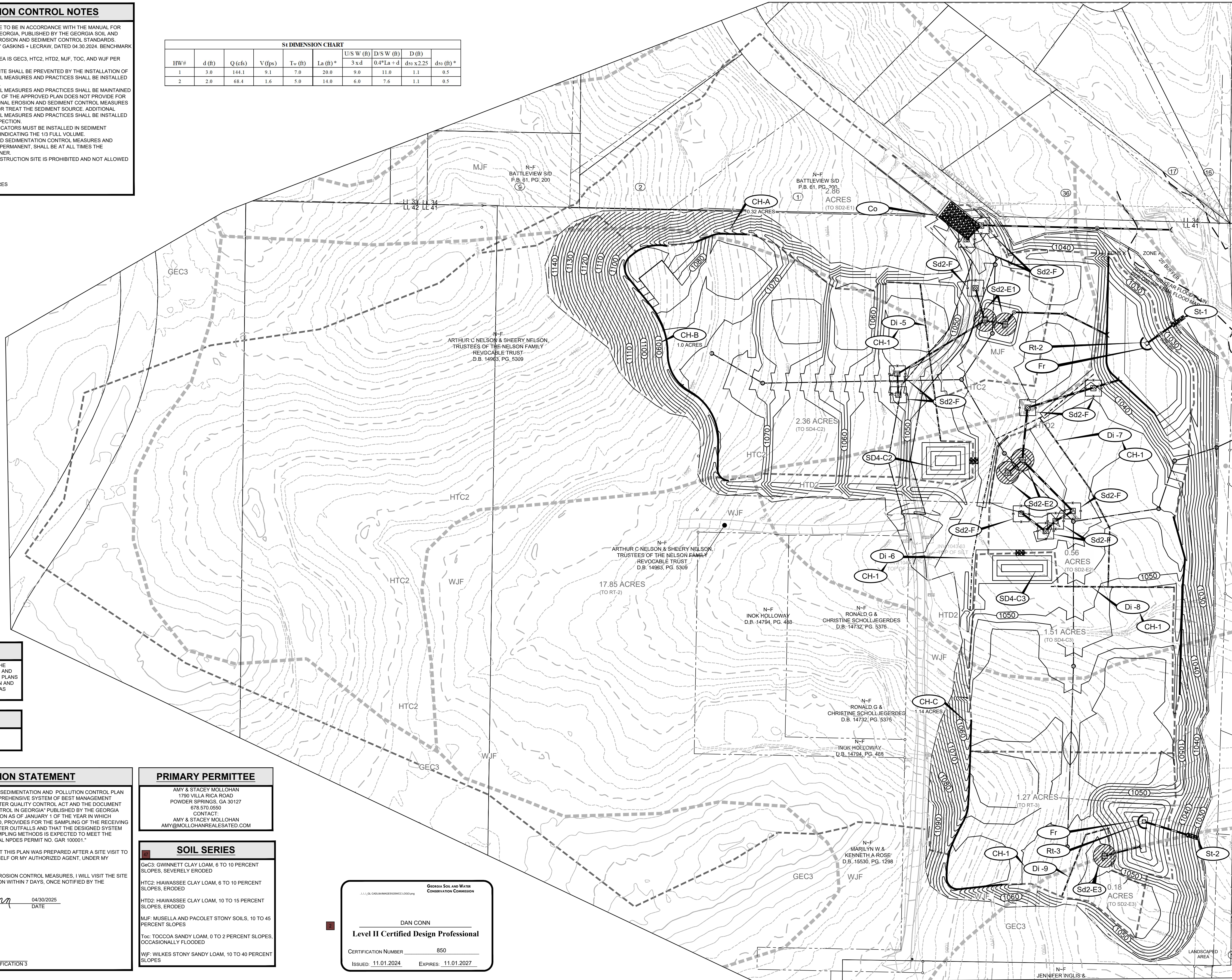
3.1.1.1_GIL CADLUM-IMADE-RHSWCD-LO000.png

DAN CONN

Level II Certified Design Professional

CERTIFICATION NUMBER 850

ISSUED: 11.01.2024 EXPIRES: 11.01.2027



© 2025 GASKINS + LECRAW, INC
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecrow.com

PEF008127

[illegible]

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

PROJECT

SUMTER DRIVE

1409 & 1440 SUMTER DRIVE
LAND LOT 41, 19TH DISTRICT, PARCELS: 19004101
CITY OF MARIETTA, COBB COUNTY

SEAL:

PRELIMINARY

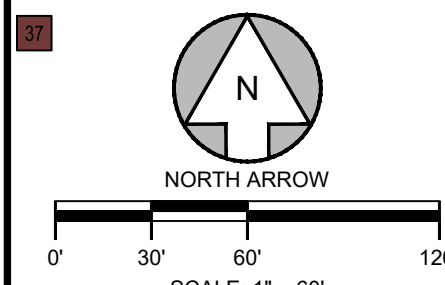
6/11/2025

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

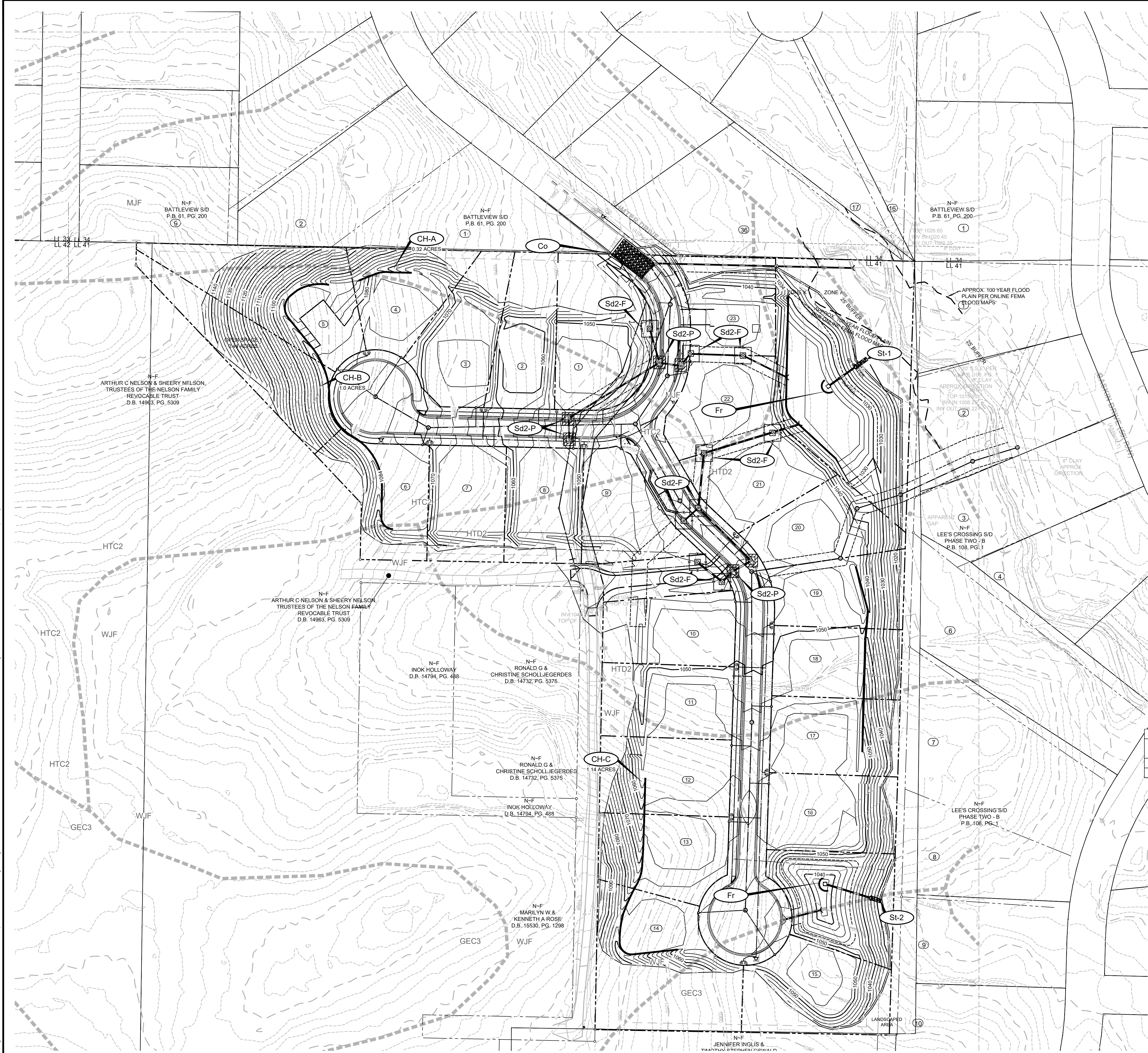


DRAWN BY:	DJC
DESIGNED BY:	DAW
REVIEWED BY:	DJC
JOB #:	48400001
DATE:	04/30/2025

EROSION CONTROL PHASE 2

C-3.1

Drawing name: C:\Users\atlabenka\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\48400001 - Sumter Drive - Marietta GACADD\CONSTR\48400001 - 03 - ESPC.dwg 05 EROSION CONTROL PHASE 3 Jun 11, 2025 2:35pm by atlabenka



GENERAL EROSION CONTROL NOTES

1.) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.

2.) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED 04.30.2024. BENCHMARK IS NOTED ON SURVEY.

3.) SOIL TYPES FOR ENTIRE DISTURBED AREA IS GEC3, HTC2, HTD2, MJF, TOC, AND WJF PER NRCS WEB SOIL SURVEY.

4.) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

5.) EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES 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. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

6.) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE 1/3 FULL VOLUME.

7.) MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.

8.) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 13.16 AC ACRES
TOTAL DISTURBED AREA = 11.28 ACRES ACRES
PHASE 3 DISTURBED AREA = 11.28 ACRES

CERTIFICATION STATEMENT

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

I CERTIFY UNDER PENALTY OF THE LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION AND CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

Dan Conn
GEORGIA LICENSED PROFESSIONAL (SIGN) DATE 04/30/2025

DAN CONN
GEORGIA LICENSED PROFESSIONAL (PRINT)

32194
GEORGIA PE#

850
GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

24 HOUR CONTACT

AMY & STACEY MOLLOHAN
678.570.0550
AMY & STACEY MOLLOHAN

PRIMARY PERMITTEE

AMY & STACEY MOLLOHAN
1790 VILLA RICA ROAD
POWDER SPRINGS, GA 30127
678.570.0550
CONTACT:
AMY & STACEY MOLLOHAN
AMY@MOLLOHANREALESTATE.COM

SOIL SERIES

GeC3: GWINNETT CLAY LOAM, 6 TO 10 PERCENT SLOPES, SEVERELY ERODED

HTC2: HIAWASSEE CLAY LOAM, 6 TO 10 PERCENT SLOPES, ERODED

HTD2: HIAWASSEE CLAY LOAM, 10 TO 15 PERCENT SLOPES, ERODED

MJF: MUSELLA AND PACOLET STONY SOILS, 10 TO 45 PERCENT SLOPES

ToC: TOCCOA SANDY LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED

WJF: WILKES STONY SANDY LOAM, 10 TO 40 PERCENT SLOPES

S1 DIMENSION CHART									
HW#	d (ft)	Q (cfs)	V (fps)	T _v (ft)	L _a (ft) *	U/S W (ft)	D/S W (ft)	D (ft)	d ₅₀ (ft) *
1	3.0	144.1	9.1	7.0	20.0	14.1	9.0	11.0	1.1
2	2.0	68.4	1.6	5.0	14.0	6.0	7.6	1.1	0.5

NOTE

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

DAN CONN

Level II Certified Design Professional

CERTIFICATION NUMBER 850

ISSUED: 11.01.2024 EXPIRES: 11.01.2027

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

© 2025 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: 770.424.7168
www.gaskinslecraw.com

PEF008127

REVISIONS:

NO.	DATE	BY	CHKD	REV.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				

CLIENT
MONSIEUR, 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:

PRELIMINARY

6/11/2025

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
SCALE: 1" = 60'

DESIGN INFO:

DRAWN BY: DJC
DESIGNED BY: DAW
REVIEWED BY: DJC
JOB #: 48400001
DATE: 04/30/2025

EROSION CONTROL PHASE 3

C-3.2



TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

Storage Calculations

3. Required stormwater storage = $\frac{1321.2}{22}$ cy
(as determined by local ordinance)
4. Required sediment storage = $\frac{55.6}{67 \text{ cy/ac} \times 0.83 \text{ ac disturbed area}}$ cy
5. Total required storage = $1321.2 + 55.6 = 1376.8$ cy
6. Available storage = 3856 cy
7. Is the available storage (4) greater than the total required storage (3)?
☒ yes ☐ no
8. If "no", the sediment storage capacity of the pond must be increased. Choose the method to be used:
☐ Raise the invert of the outlet structure ☐ _____ inches
☐ Undercut the pond ☐ _____ feet
☐ Other _____
9. Clean-out elevation = 1024.1 ft
(Elevation corresponding to 22 cy/ac $\times 0.83$ ac disturbed area)
10. Is the length-width ratio 2:1 or greater?
☐ yes ☒ no
11. If "no", the length of flow must be increased. Choose the method to be used:
☒ Baffles (Type of baffle: _____)
☐ Other _____

Note the CMP diameter and height if a half-round CMP retrofit is to be used

Diameter = 48 inches Height = 2.7 feet

[illegible]

CH-2 <10 fps												
Max Velocity	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Calculated Flow Area (Q/V)	0.250	0.306	0.229	0.731	0.564	0.180	0.123	0.255	0.167	0.025	0.079	0.335
Calculated Channel Depth	0.112	0.134	0.103	0.284	0.229	0.083	0.058	0.114	0.077	0.012	0.038	0.146
Max Grade	100.8%	82.3%	112.8%	34.4%	43.7%	145.1%	227.5%	99.4%	181.3%	1866.4%	386.5%	73.3%
Flow Depth, ft	0.112	0.134	0.103	0.284	0.229	0.083	0.058	0.114	0.077	0.012	0.038	0.146
Freeboard, ft	1.89	1.87	1.90	1.72	1.77	1.92	1.94	1.89	1.92	1.99	1.96	1.85

Minimum Grade	0.0001%	<= Min. starting grade										
Min Grade	0.01%	0.01%	0.01%	0.08%	0.05%	#VALUE!	0.01%	0.01%	0.01%	0.01%	0.01%	0.02%
Flow Depth, ft	1.626	0.749	1.563	1.656	1.637	#VALUE!	1.17	1.64	1.35	0.61	1.08	1.59
Flow Velocity, fps	0.44	0.29	0.43	1.26	0.99	#VALUE!	0.37	0.44	0.40	0.26	0.35	0.62
Freeboard	0.37	1.25	0.44	0.34	0.36	#VALUE!	0.832	0.357	0.650	1.394	0.923	0.411

Basin ID : RT-1
$$\begin{aligned}\text{Required Storage Volume (Vs)} &= \frac{1321.2}{24} \text{ CY} \\ \text{Required Cleanout Volume (Vc)} &= 18.5 \text{ CY}\end{aligned}$$

Volume - using Conical Method

$$\text{Volume} = (1/3) * (EL_2 - EL_1) * (AREA_1 + AREA_2 + \sqrt{AREA_1 * AREA_2})$$

where: EL₁, EL₂ = Lower & Upper Elevations of Increment, respectively
 AREA₁, AREA₂ = Areas computed for EL₁ & EL₂ respectively

Contour Elevation	Area (sq.ft)	Area (acres)	a1+a2+sq (a1*a2) (sq.ft)	Volume per Contour (cu.ft)	Cumulative Volume (cu.ft)	Cumulative Volume (cu.yd)	Elevation	Volume Provided (cu.yd)	Notes
1,024.0	12,399	0.000							
1,026.0	15,582	0.358	41,881	27,920	27,920	1,034			
1,028.0	19,016	0.437	51,812	34,541	62,462	2,313	1,024.1	43	Cleanout Elevation
1,030.0	22,702	0.521	62,495	41,664	104,125	3,856	1,026.5	1,329	Spillway Crest Elevation

PREPARED IN THE OFFICE OF:



© 2025 GASKINS + LECRAW, INC
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecrew.com

PEF008127

REVISIONS

[illegible]

CLIENT

MONSIEUR, 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

PRELIMINARY

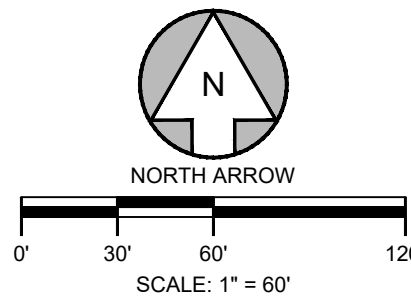
6/11/2025

CALL BEFORE YOU DIG



Know what's below.
Call before you dig

SCALE & NORTH ARROW:



DESIGN INFO

DRAWN BY:	DJC
DESIGNED BY:	DAW
REVIEWED BY:	DJC
JOB #:	48400001
DATE:	04/30/2025

EROSION CONTROL CALCULATIONS (2)

C-3.4