

NOTES:

TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. FOR PROJECTS OVER TWO (2) ACRES, A PROFESSIONAL DESIGNER MUST VERIFY THAT THE TREE PROTECTION FENCES WERE INSTALLED AS SHOWN ON THE APPROVED PLANS OR IN LOCATIONS THAT PROVIDED BETTER TREE PRESERVATION POTENTIAL. SUBMIT THIS VERIFICATION PRIOR TO THE APPROVAL OF THE FINAL PLAN FOR RESIDENTIAL SUBDIVISIONS OR PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR COMMERCIAL PROJECTS.

A PRE-CONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE ISSUANCE OF THE ON-SITE CONSTRUCTION PERMIT. CALL THE SITE INSPECTIONS SECTION AT (770) 528-2142 TO ARRANGE A MEETING AT THE SITE.

ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE COBB COUNTY ARBORIST OR CITY OF DALLAS.

THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE (1) INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (REF: ANSI A300-1995).

PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED-ON PLANKING OR SIMILAR PROTECTIVE DEVICE.

THE INSTALLATION OF THE ELECTRONIC IRRIGATION SYSTEM AND/OR HOSE BIBS (AS SPECIFIED ON THIS PLAN) WILL BE VERIFIED BY THE COUNTY ARBORIST PRIOR TO THE RELEASE OF THIS PROJECT FOR A CERTIFICATE OF OCCUPANCY.

THE INSTALLATION OF EROSION CONTROL DEVICES CAUSES HARM TO TREES. ON INDIVIDUAL LOTS, USE SILT FENCE ONLY AS NEEDED AND LOCATE IT AS FAR FROM TREE PROTECTION ZONES AS POSSIBLE.

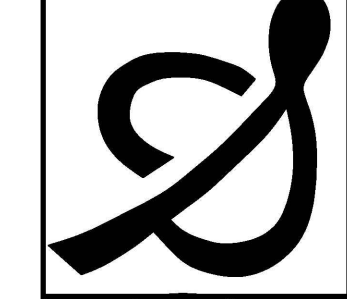
NO PERMANENT SIGNS, FLAG POLES, PROPOSED FIRE HYDRANTS, OR POWER TRANSFORMERS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.

TREE PROTECTION FENCES FOR SUBDIVISIONS SHALL BE INSTALLED BY THE DEVELOPER AT THE SAME TIME AS EROSION CONTROL DEVICES. THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF TREE PROTECTION FENCES UNTIL BUILDING COMMENCES ON A LOT. AT THE TIME THE BUILDING CONTRACTOR IS PROVIDE FOR MAINTENANCE OF THE FENCE ON THE LOT.

DATE	REVISIONS DESCRIPTION
4.17.24	Comments/Site
6.24.24	Comment
7.23.24	Comment
9.19.24	Site

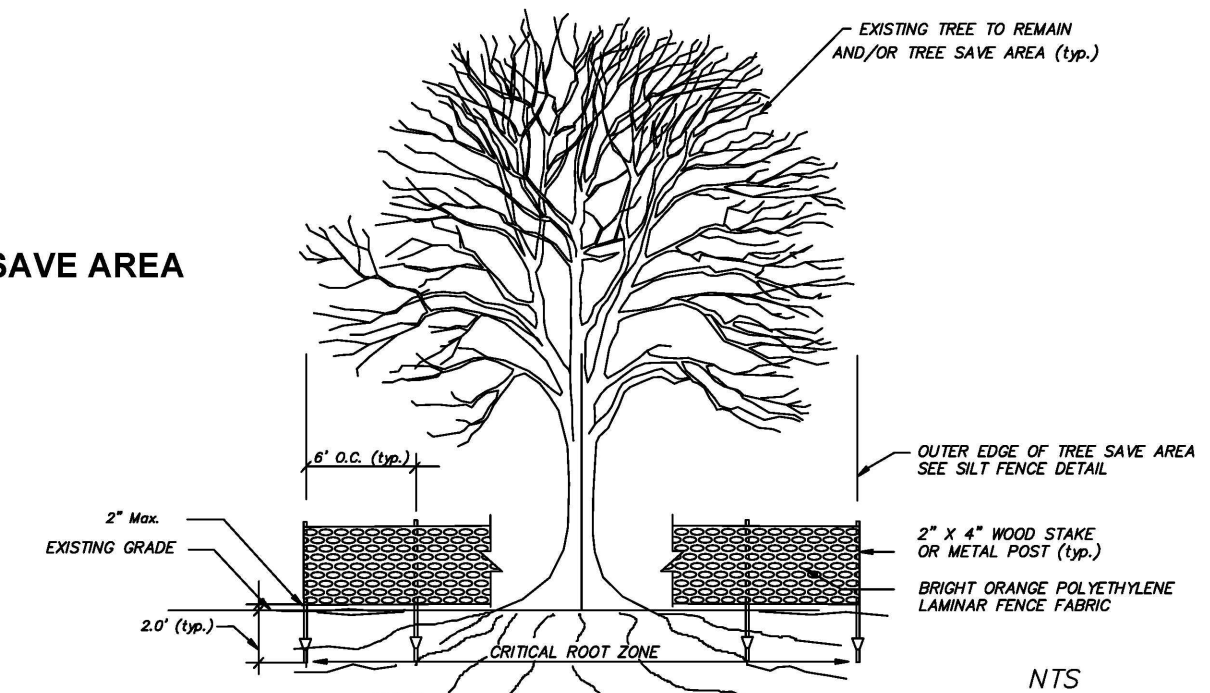
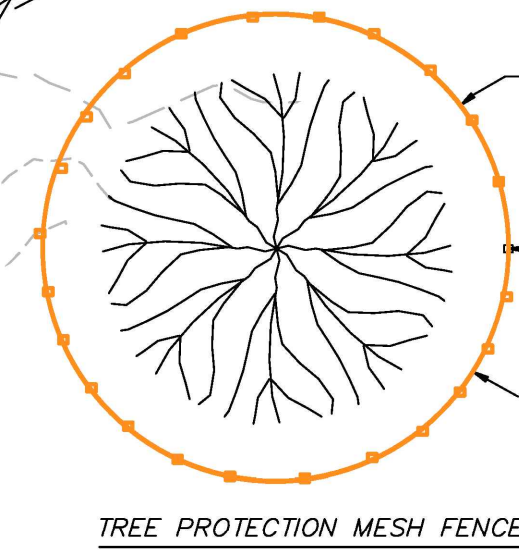
CLIENT / OWNER
KERLEY FAMILY HOMES
 3957 SOUTH MAIN STREET
 ACWORTH, GEORGIA 30101
 24 HR CONTACT: JEFF SMITH 404-328-6280

mondo
 LAND PLANNING and DESIGN, LLC
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 WOODSTOCK, GEORGIA 30188
 phone 770.402.3719
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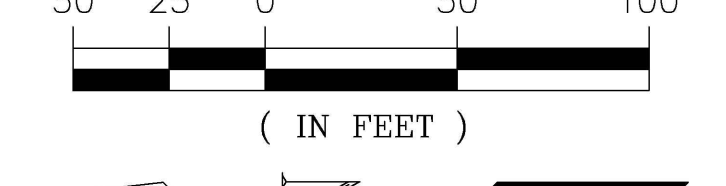
TREE PROTECTION PLAN
 FOR
MERCHANTS PARK
 LL 273, 2ND DISTRICT, 3RD SECTION, CITY OF DALLAS, GEORGIA



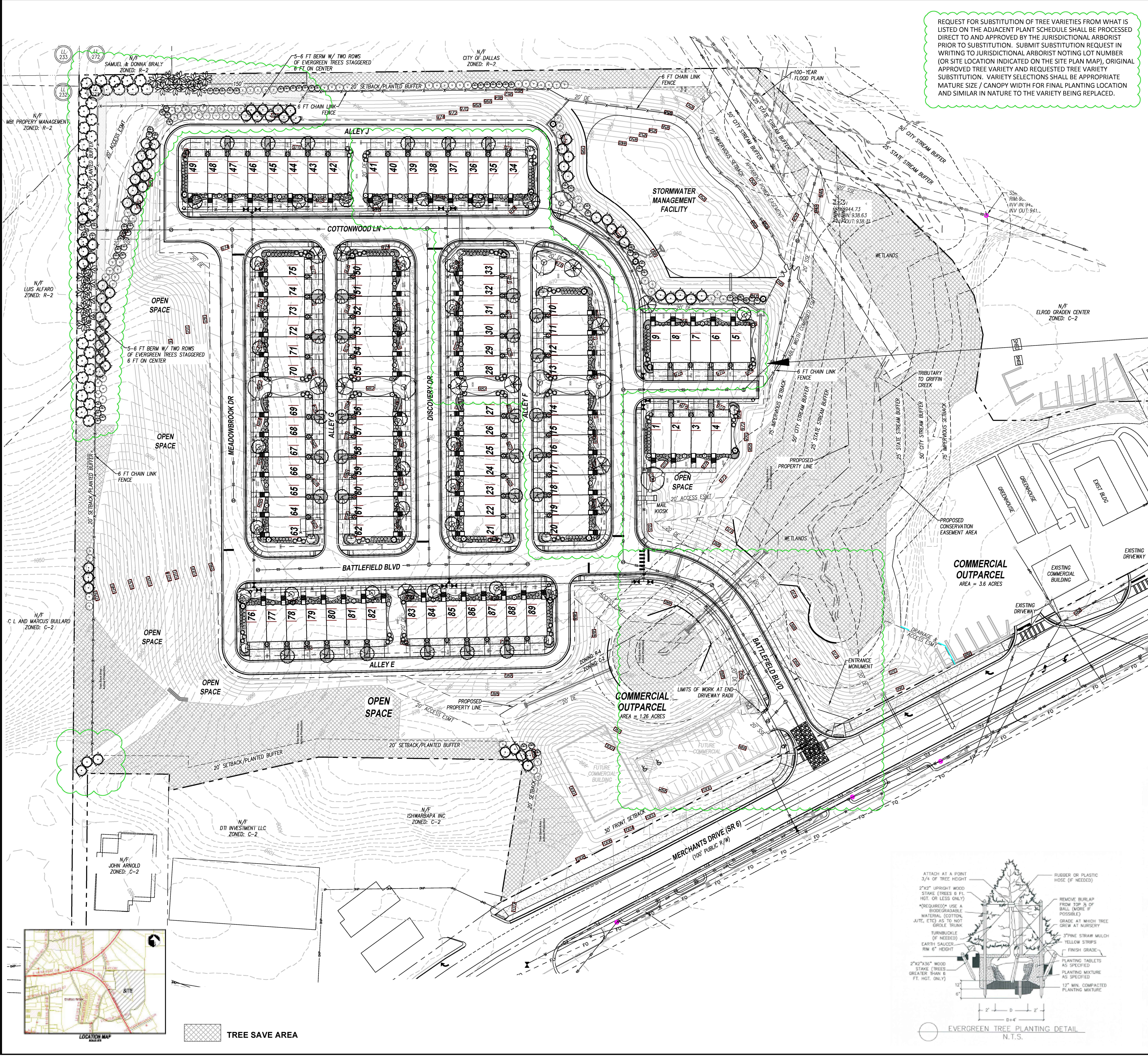
IF YOU DIG GEORGIA... CALL US FIRST!

GEORGIA 811
 Digging Protection Center, Inc.

DIAL 811
 OR 1-800-282-7411
 IT'S THE LAW



DATE	3.7.24
JOB NO.	MOTP2411
DRAWN	MRC
CHECKED	ETC
SCALE	1"=50'
SHEET:	TP1



REQUEST FOR SUBSTITUTION OF TREE VARIETIES FROM WHAT IS LISTED ON THE ADJACENT PLANT SCHEDULE SHALL BE PROCESSED PRIOR TO AND APPROVED BY THE JURISDICTIONAL ARBORIST PRIOR TO SUBSTITUTION. SUBMIT SUBSTITUTION REQUEST IN WRITING TO JURISDICTIONAL ARBORIST NOTING LOT NUMBER (OR SITE LOCATION INDICATED ON THE SITE PLAN MAP), ORIGINAL APPROVED TREE VARIETY AND REQUESTED TREE VARIETY SUBSTITUTION. VARIETY SELECTIONS SHALL BE APPROPRIATE MATURE SIZE / CANOPY WIDTH FOR FINAL PLANTING LOCATION AND SIMILAR IN NATURE TO THE VARIETY BEING REPLACED.

COMMON NAME	BOTANICAL NAME	NO. OF T.D. TREES	HEIGHT	COMMENTS
BIRDIE EASTERN RED CEDAR	Juniperus virginiana 'Brodiae'	70	6'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 4' SPREAD
TITAN WESTERN CEDAR	Thuja 'Atropurpurea' PPG9,404	78	6'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 4' SPREAD
WAXLEAF LIGUSTRUM	Ligustrum japonicum	73	4'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 30" SPREAD
LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	3	4'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 30" SPREAD
CRYPTOMERIA	Cryptomeria japonica	35	6'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 4' SPREAD
VIRGINIA PINE	Pinus virginiana	17	6'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 4' SPREAD

PER ZONING CASE Z-2023-08 and Z-2023-09

- CONDITIONS:
- Developer shall provide a minimum 20-foot planted or natural (where possible) buffer adjacent to the property boundaries as shown on the zoning site plan.
 - SEE ADJACENT PLAN FOR BUFFER INFILL PLANTING WHERE DISTURBED. ALL OTHER HATCHED AREAS TO BE PRESERVED.
 - Developer shall provide a 5-6' foot high earthen berm with two rows of evergreen trees staggered six feet on center where the development borders single family residential properties. Berm with evergreen trees shall be located on the development side of the 20-foot planted or natural buffer.
 - Developer shall submit detailed architectural, site, and landscape plans to the City of Dallas for design review approval.
 - Additional 150-foot extension of berm from the Braly property along the City property for a total of 250-feet.

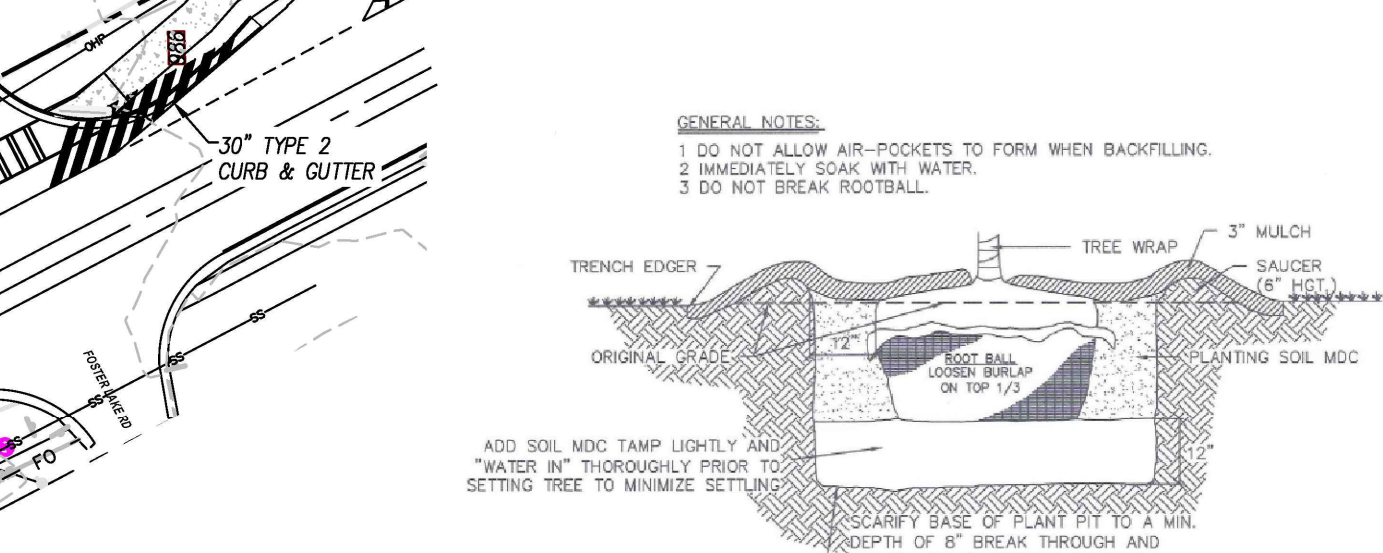
SEE TP3 FOR TYPICAL PLANTING LAYOUTS PER BUILDING TYPE (TYPE DEFINED BY NUMBER OF UNITS.) CLOUDED AREA ON ADJACENT PLAN REPRESENTS EACH BUILDING TYPE.

Installation. All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building certificate of occupancy permit if said permit is issued during a planting season, or within six months of the date an occupancy permit is issued during a non-planting season. If not planted, a bond shall be required for plantings for a period of one year (12 months) from the date of certificate of occupancy.

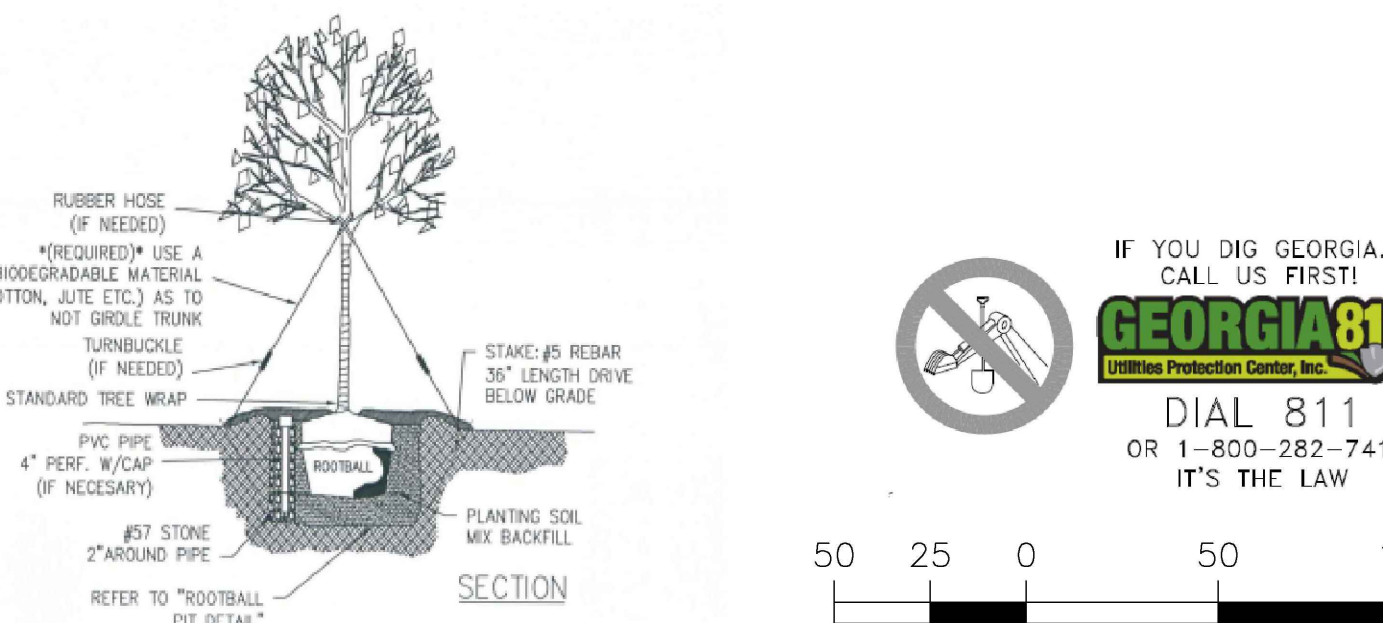
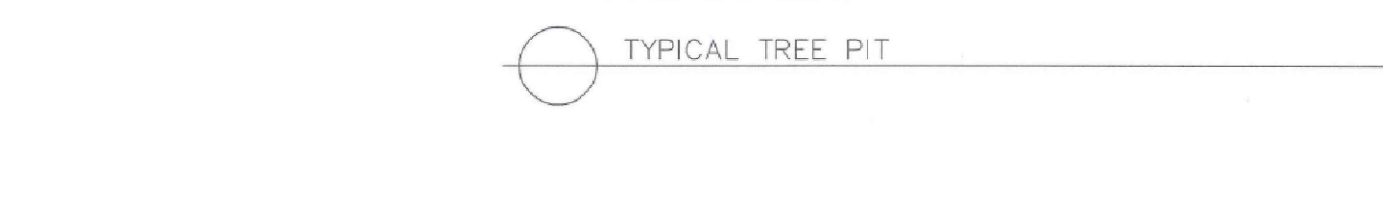
PROVIDE 15' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED BUILDINGS. PROVIDE GREATER SPACING DEPENDANT ON THE FULL MATURE CANOPY EXPECTED FOR THE SELECTED SPECIES WHERE NECESSARY.

DO NOT INSTALL OVER-STORY TREES IN LOCATIONS WHERE FUTURE CONFLICTS WITH EXISTING OVERHEAD UTILITY LINES WILL BE INEVITABLE. CONTACT THE CITY OF DALLAS IF ANY POTENTIAL CONFLICTS ARE IDENTIFIED DURING THE INSTALLATION PROCESS FOR INSPECTION AND DETERMINATION OF ALTERNATE PLANTING LOCATIONS OR SPECIES.

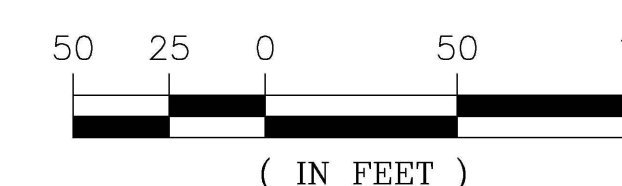
ALL ELECTRONIC IRRIGATION SYSTEMS INSTALLED AFTER JANUARY 1, 2008 MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1277.



- GENERAL NOTES:
- DO NOT ALLOW AIR-POCKETS TO FORM WHEN BACKFILLING.
 - IMMEDIATELY SOAK WITH WATER.
 - DO NOT BREAK ROOTBALL.



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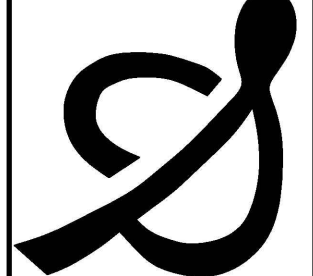
TREE REPLACEMENT PLAN FOR
MERCHANTS PARK
 LL 273, 2ND DISTRICT, 3RD SECTION, CITY OF DALLAS, GEORGIA

DATE	3.7.24
JOB NO.	MOTP2411
DRAWN	MRC
CHECKED	ETC
SCALE	1"=50'
SHEET:	TP2

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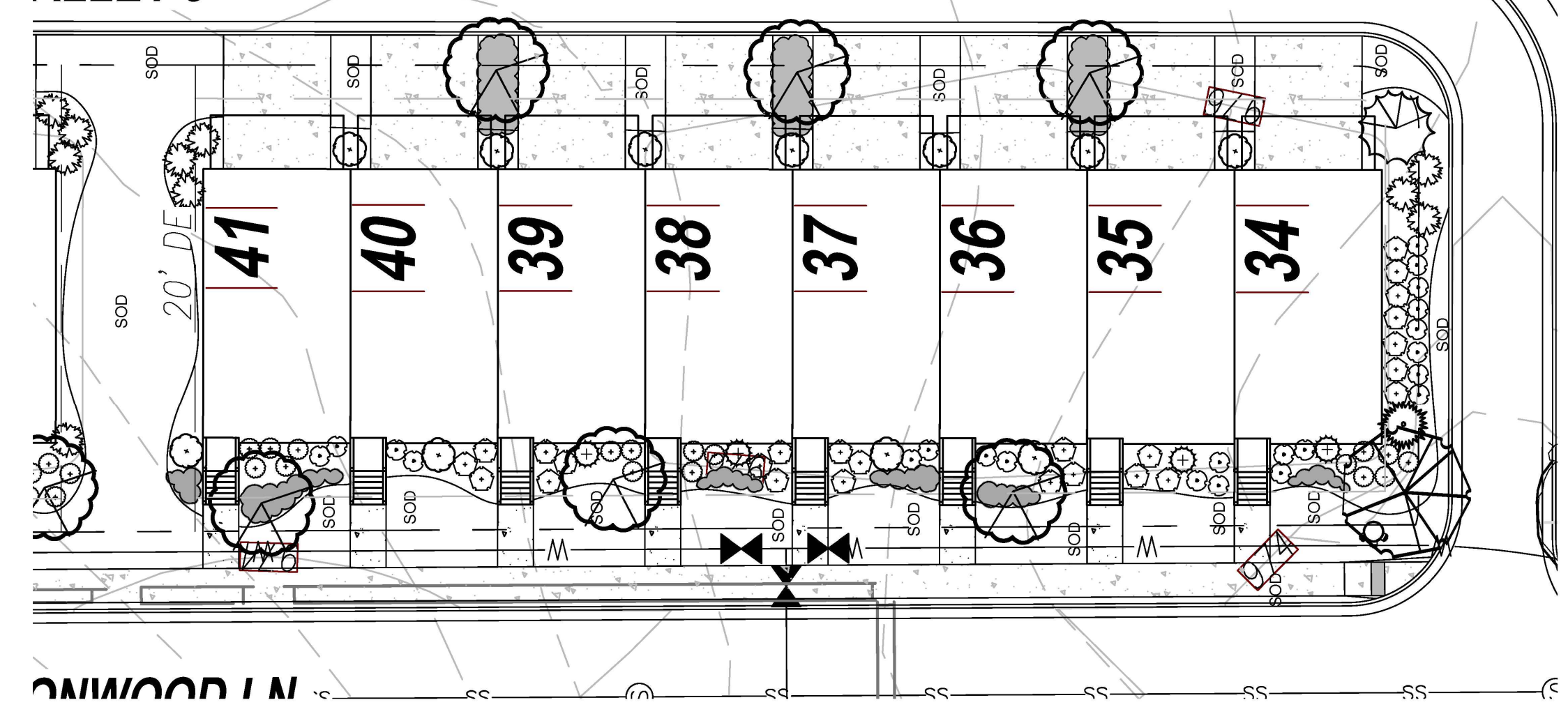
GEORGIA REGISTERED PROFESSIONAL LANDSCAPER
 No. 919.24
 MELISSA REA CASTLEE

NOT RELEASED FOR CONSTRUCTION UNLESS SEALED AND SIGNED IN THE BOX

TYPICAL BUILDING LANDSCAPE PLANS
 FOR
MERCHANTS PARK
 LL 273, 2ND DISTRICT, 3RD SECTION, CITY OF DALLAS, GEORGIA

DATE	3.7.24
JOB NO.	MOTP2411
DRAWN	MRC
CHECKED	ETC
SCALE	1"=20'
SHEET:	TP3

ALLEY J



WINDWOOD LN
 8 UNIT BUILDING

COMMON NAME	MINIMUM SIZE	HEIGHT	COMMENTS	PLANT SPECIES OPTIONS - CHOOSE ONE PER SYMBOL, PER BUILDING
DECIDUOUS SHADE TREE (MAX. MATURE CANOPY WIDTH 25-30')	3" CAL.	14-16'	B&B Matching; Healthy Min. 8-10' Spread; Full Canopy	*RED MAPLE/Acer rubrum *EVERGREEN ELM / Ulmus parvifolia or SIMILAR
DECIDUOUS ORNAMENTAL TREE (MAX. MATURE CANOPY WIDTH 15')	2" CAL.	12-14'	B&B Matching; Healthy Min. 6-8' Spread; Full Canopy	*CRAPE MYRTLE/ Lagerstroemia Indica *VITEX/ Vitex agnus-castus or SIMILAR
DECIDUOUS COMPACT SHADE TREE (MAX. MATURE CANOPY WIDTH 15-20')	2" CAL.	12-14'	B&B Matching; Healthy Min. 6-8' Spread; Full Canopy	*ARMSTRONG MAPLE/ Acer rubrum 'JFS-KW78' PP25301 *VANESSA IRONWOOD/ Parrotia persica 'Vanessa' or SIMILAR
EVERGREEN TREE (MAX. MATURE CANOPY WIDTH 8-10')		6'	B&B Matching; Healthy Min. 4' Spread; Full to Ground	*FESTER HOLLY/ Ilex attenuata 'Fester' *LITTLE GEN MAGNOLIA/ Magnolia grandiflora 'Little Gem' or SIMILAR
EVERGREEN TREE (MAX. MATURE CANOPY WIDTH 8-10')		6'	B&B Matching; Healthy Min. 4' Spread; Full to Ground	*CHINDI VIBURNUM/ Viburnum awabudi 'Chinda' *OAK LEAF HOLLY/ Ilex x 'Cora' or SIMILAR
SLENDER EVERGREEN TREE (MAX. MATURE CANOPY WIDTH 6')		6'	B&B Matching; Healthy Min. 2' Spread; Full to Ground	*EMERALD ARBORVITAE/ Thuja 'Emerald Green' *TEA OLIVE/ Osmanthus fragrans or SIMILAR
EVERGREEN ACCENT SHRUB	7 GAL.	24"	Matching; Healthy Min. 24" Spread; Full to Ground	*CAMELLIA/ Camellia japonica spp. *GLORIE DRYPTOMERIA/ Dryopteris 'Glossa nana' or SIMILAR
EVERGREEN SHRUB	7 GAL.	24"	Matching; Healthy Min. 24" Spread; Full to Ground	*PURPLE DIAMOND LOROPETALUM/ Loropetalum chinense 'Shang-Hi' *ANTISE/ Ilicium parviflorum or SIMILAR
ACCENT SHRUB	3 GAL.	24"	Matching; Healthy Min. 24" Spread; Full to Ground	*HYDRANGEA/ Hydrangea species *MISCANTHUS / Miscanthus sinensis or SIMILAR
MEDIUM SHRUB	3 GAL.	18"	Matching; Healthy Min. 24" Spread; Full to Ground	*ENCORE AZALEA/ See available list from Grower *CARISSA HOLLY/ Ilex cornuta 'Carissa' or SIMILAR
MEDIUM SHRUB	3 GAL.	18"	Matching; Healthy Min. 24" Spread; Full to Ground	*RISSE CREEK ABELIA/ Abelia grandiflora 'Risse Creek' *VINTAGE JADE DISTYLIUM/ Distylium 'Vintage Jade' or SIMILAR
GROUND COVER / LOW SHRUB	1 GAL.	8"	Matching; Healthy; Vigorous Roots	*PARSON'S JUNIPER/ Juniperus chinensis 'Parson's' *DRIFT ROSE/ Rosa 'Magalpie' PP17877 or SIMILAR

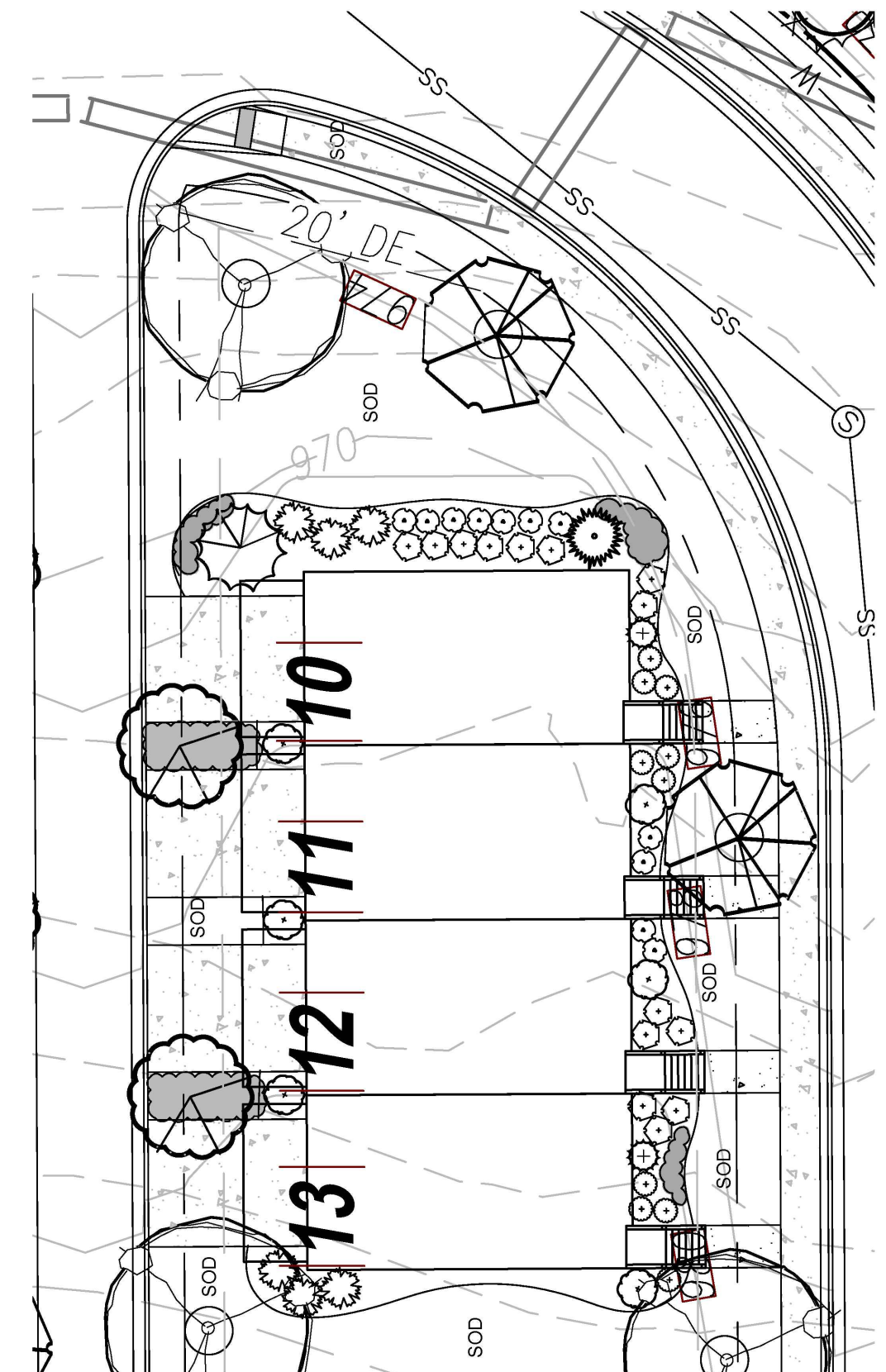
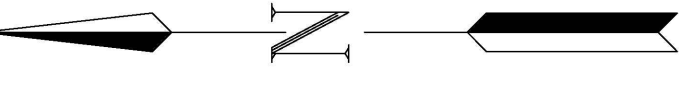
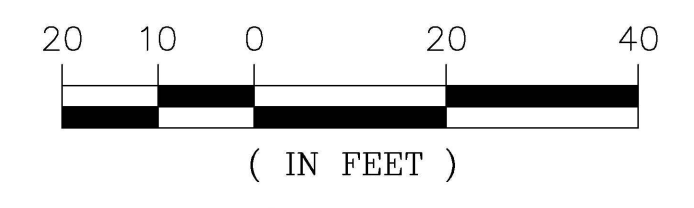
NOTE:

Plant Selection to be Made per Building for Each Plant Type. Choose from the Listed Options per Plant Symbol and Final Site Conditions.

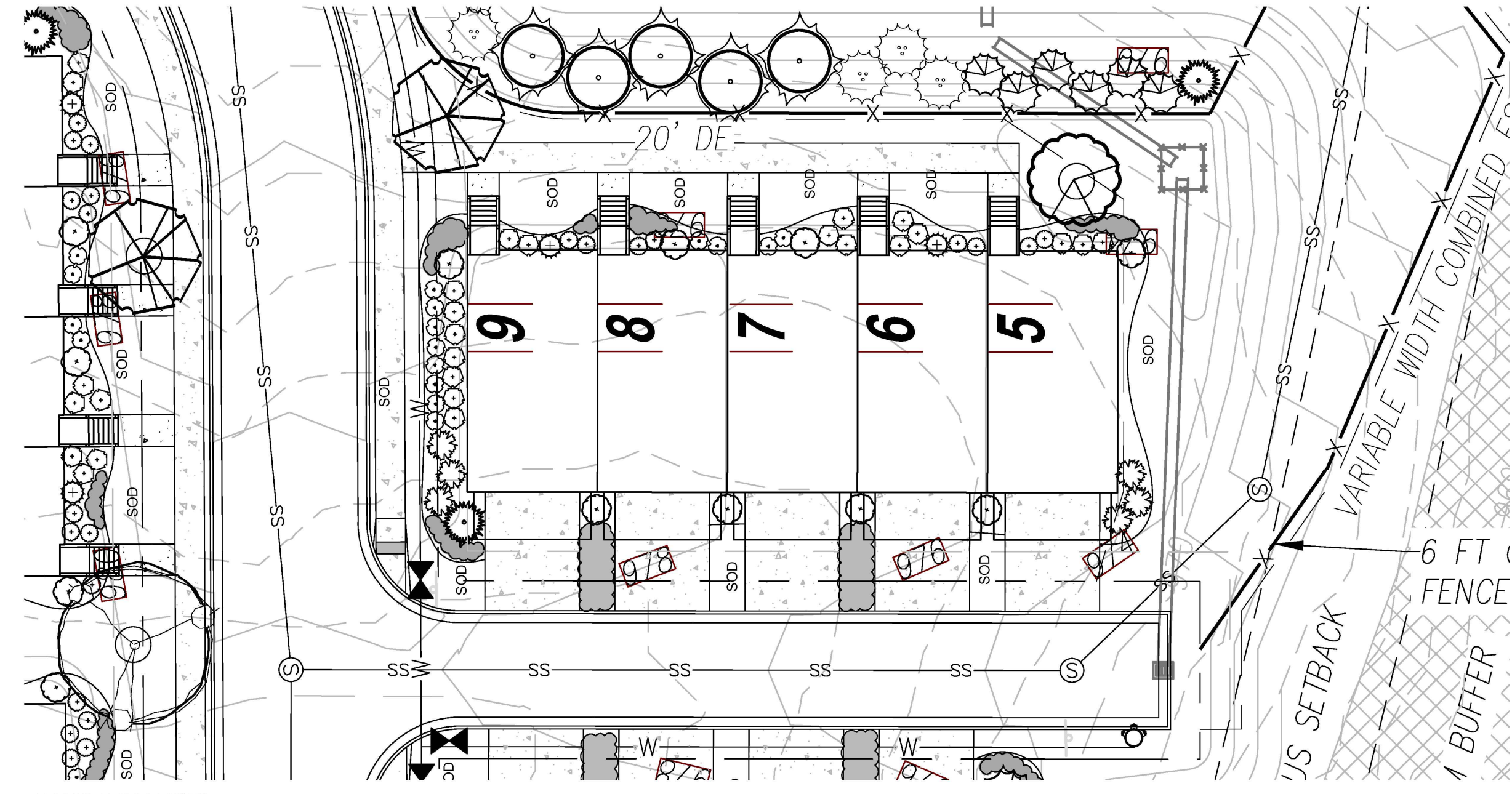
Final Landscape Plan with Plant Type Selections (Per Chart Above) to be Provided with each Building HLP.

LANDSCAPE NOTES:

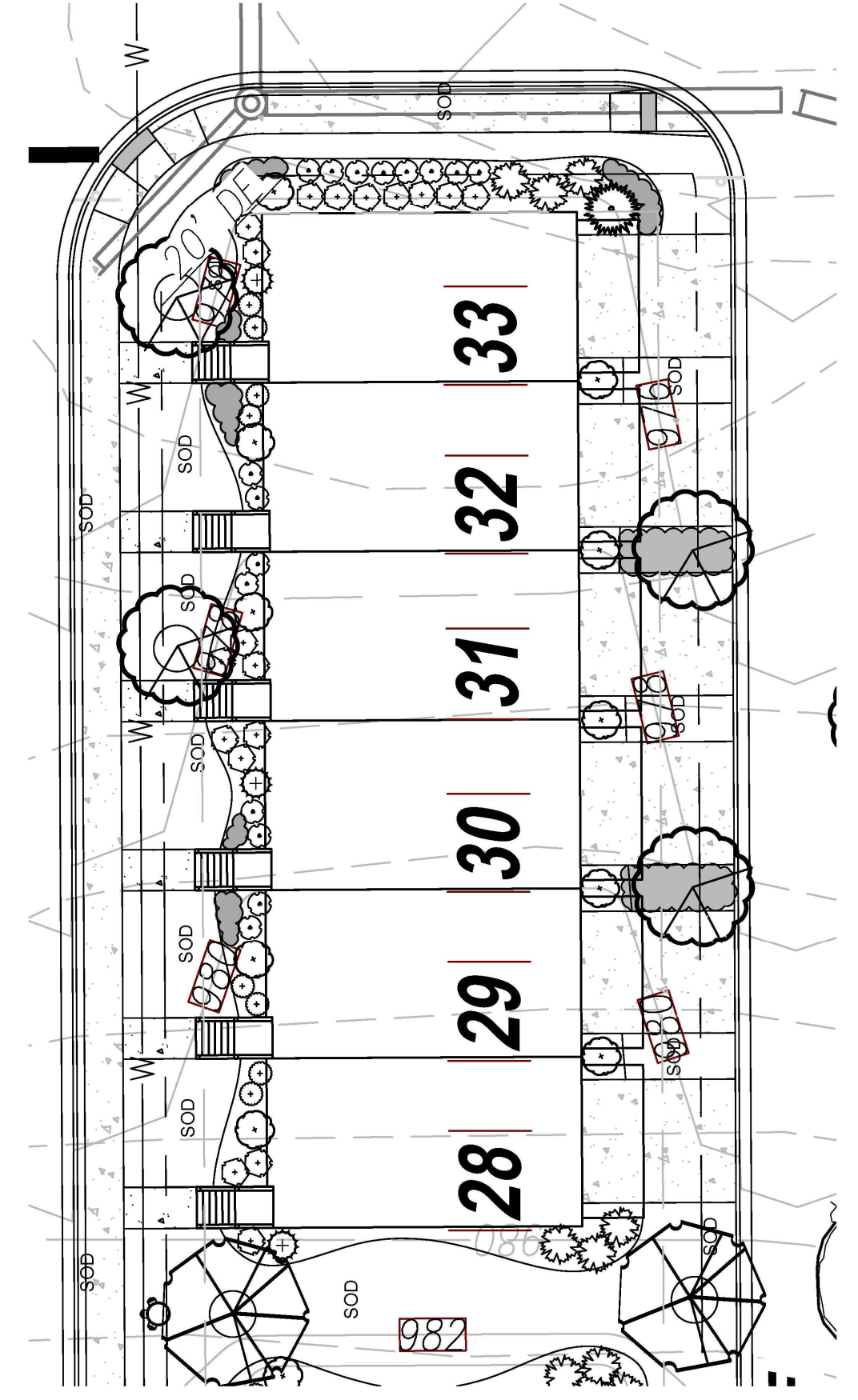
- The Contractor shall contact the appropriate utility companies to have the locations of their underground utilities marked prior to beginning work. Caution shall be executed to avoid interruption of service. See utility and erosion control plans for proposed utility and utility easement locations and procedures for maintenance of erosions and sediment control installations. The Contractor is responsible for repair of all existing utilities damaged during landscape installation.
- Plant Quality: All plants shall be sound, free of disease or pests and shall have a healthy normal root system. All plant material shall conform to the latest edition of "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc (AANS). All plant material shall meet or exceed the specification off the federal, state, and county laws requiring inspection for disease and insect control.
- The Contractor shall remove all dead wood, suckers, and all broken or damaged branches in accordance with the AANS in order to preserve the natural character of the plant.
- Contractor shall take care to transport landscape material covered and protected from desiccating winds.
- No substitutions of plant species or variety shall be made without prior written approval from the Owner's Representative. Botanical names shall take precedence over common names. Contractor to verify quantities.
- Final location of all plant materials shall be subject to the approval of the Owner's Representative. After flagging plant locations and prior to installation, the Contractor shall notify the Owner's Representative for inspection.
- Contractor shall install plant material in a timely manner and shall maintain unplanted material in a sound state until planting occurs. The Contractor is responsible for fully maintaining all plants until the work is accepted in full in writing by the Owner's Representative. The maintenance shall include, but not necessarily be limited to: watering, spraying, mulching, pruning, mowing, and fertilizing. All plant material shall be properly watered immediately after planting. Water shall be applied at the rate that will completely saturate the entire root ball regardless of weather conditions.
- Burlap material on any balled and burlaped plants shall be the type which will decay within two years (no non-natural types will be permitted). After setting plants in the pit, all binder twine shall be cut and the burlap removed from the top 1/3rd of the root ball. That remaining shall be completely buried.
- All bed areas shall be top dressed with a minimum of 3" of compacted pine straw mulch, except where Annual beds are proposed, which shall be top dressed with a minimum of 3" hardwood mulch (natural dark brown color). The mulch shall be free from mold, sticks, cones, weeds and other debris. Compaction of the mulch shall occur naturally over a two week period during which at least one significant rainfall event has occurred. Additional mulch shall be placed in order to maintain the minimum depth until date of final acceptance.
- Owner is held harmless for instances of vandalism which occur prior to full acceptance of landscape installation in writing.



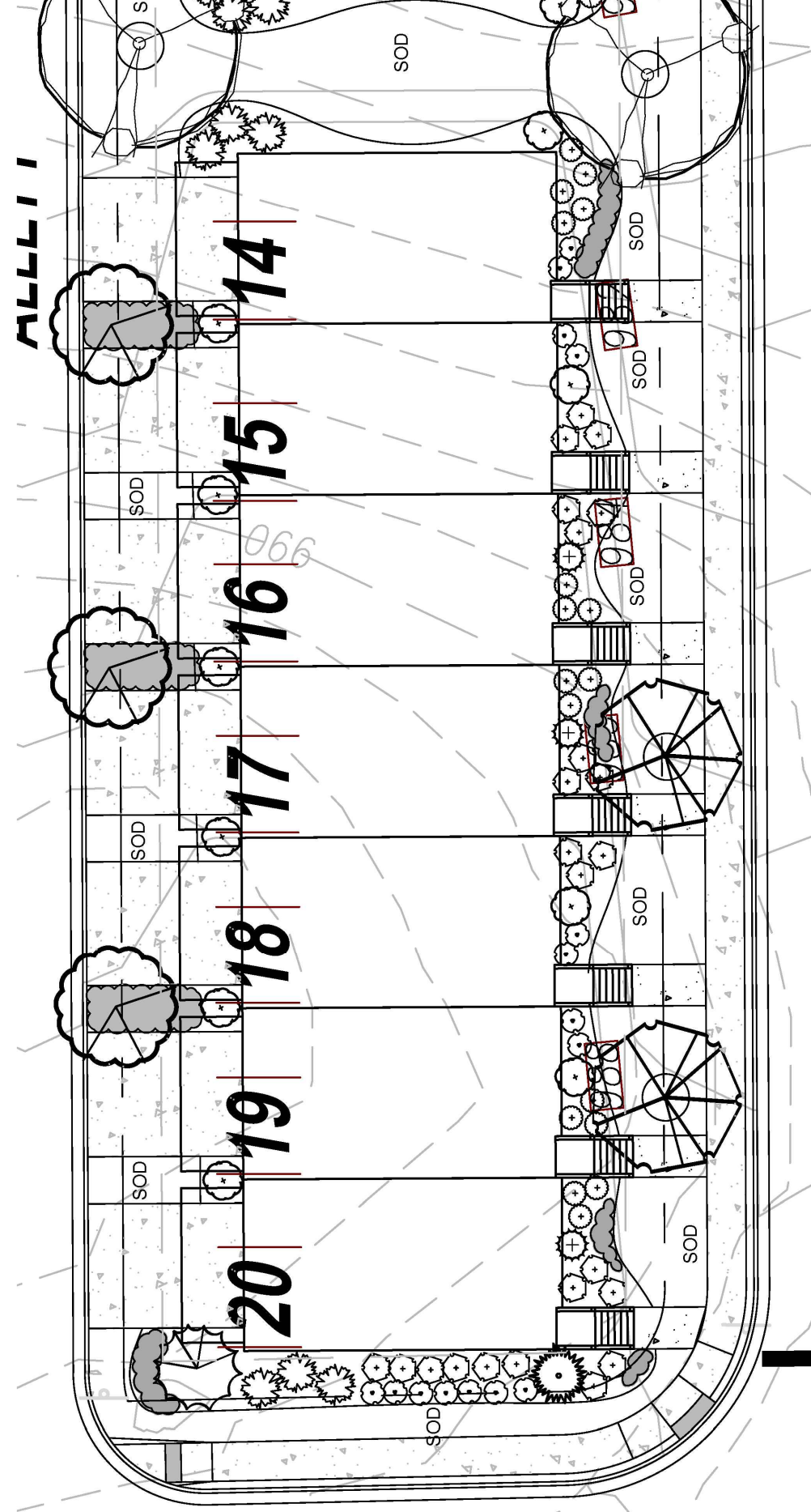
4 UNIT BUILDING



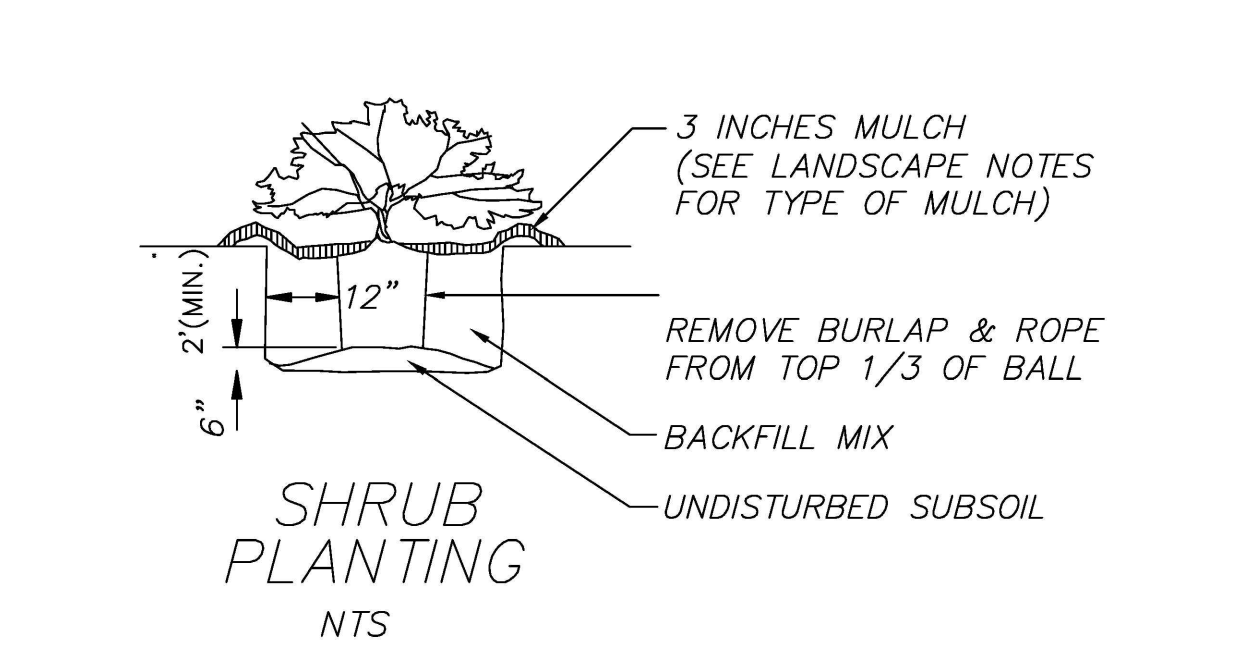
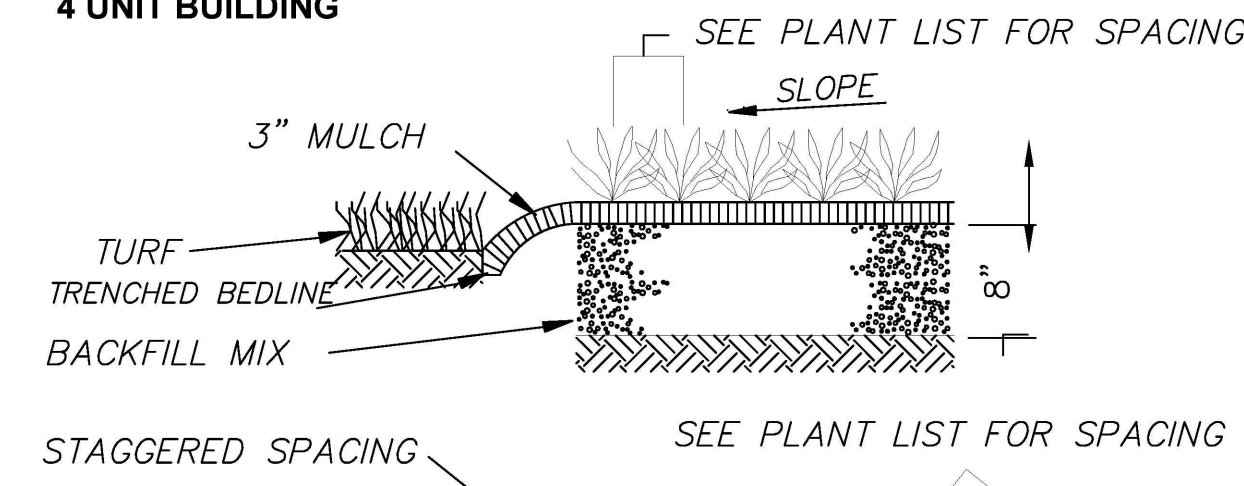
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7 UNIT BUILDING



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TREE SAVE AREA