



Finance: December 2024

Monday, December 02, 2024

4:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

RECOGNITION OF VISITORS AND COMMENTS

REPORTS

Finance Committee, Mayor Kelly, Chair

- [1.](#) Finance: December 2024

Public Safety Committee, Chris Carter, Chair

- [2.](#) Police: December 2024
- [3.](#) Court: December 2024
- [4.](#) Marshal: December 2024

Economic Development Committee, Jim Henson, Chair

Transportation & Recreation Committee, Candace Callaway, Chair

- [5.](#) Theater/Civic Center: December 2024
- [6.](#) Public Works: December 2024 – Parks and Recreation
- [7.](#) Public Works: December 2024 - Transportation

Utilities & Franchises Committee, Cooper Cochran, Chair

- [8.](#) Public Works: December 2024 - Utilities

Community Development Committee, Leah Alls, Chair

- [9.](#) Community Dev.: December 2024

Intergovernmental Relations Committee, Nancy Arnold, Chair

City Manager, Kendall Smith

City Attorney, Darrin Keaton

EXECUTIVE SESSION



STAFF REPORT

MEETING DATE:
12/02/2024

PRESENTED BY: Michelle Collings, Finance Department

AGENDA ITEM DESCRIPTION (Agenda Content):

Financial Reports

COMMENTS:

REPORT/INFORMATION:

SPLOST/LOST Report

Budget Summary Report



City of Dallas, GA

Budget Report
Group Summary

Item 1.

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 100 - GENERAL FUND						
Revenue						
	14,182,750.00	14,182,750.00	6,431,753.04	7,588,844.54	-6,593,905.46	53.51%
Revenue Total:	14,182,750.00	14,182,750.00	6,431,753.04	7,588,844.54	-6,593,905.46	53.51%
Expense						
110 - Mayor & Council	291,265.00	291,265.00	25,224.68	98,511.29	192,753.71	33.82%
151 - Financial Administration	1,503,740.00	1,503,740.00	96,966.82	504,263.28	999,476.72	33.53%
265 - Municipal Court	456,450.00	456,450.00	34,056.55	110,132.19	346,317.81	24.13%
320 - Police	5,849,904.00	5,849,904.00	434,459.92	1,814,891.97	4,035,012.03	31.02%
420 - Highways & Streets	1,886,763.00	1,886,763.00	158,945.11	535,026.82	1,351,736.18	28.36%
620 - Parks	1,821,544.00	1,821,544.00	65,068.40	597,423.24	1,224,120.76	32.80%
650 - Theater	753,192.00	753,192.00	67,346.80	259,224.21	493,967.79	34.42%
722 - Community Development	388,953.64	388,953.64	17,277.98	130,781.87	258,171.77	33.62%
725 - Marshal's Bureau	402,191.00	402,191.00	32,042.25	145,525.41	256,665.59	36.18%
741 - Planning & Zoning	6,500.00	6,500.00	0.00	1,012.00	5,488.00	15.57%
750 - Civic Center	67,151.00	67,151.00	7,384.06	16,752.10	50,398.90	24.95%
751 - Business Development	703,957.00	703,957.00	92,699.23	290,350.40	413,606.60	41.25%
Expense Total:	14,131,610.64	14,131,610.64	1,031,471.80	4,503,894.78	9,627,715.86	31.87%
Fund: 100 - GENERAL FUND Surplus (Deficit):	51,139.36	51,139.36	5,400,281.24	3,084,949.76	3,033,810.40	6,032.44%
Fund: 210 - CONF DRUG FUND						
Revenue						
	160,000.00	160,000.00	0.00	78,325.50	-81,674.50	48.95%
Revenue Total:	160,000.00	160,000.00	0.00	78,325.50	-81,674.50	48.95%
Expense						
322 - Crime Control & Investigation	160,000.00	160,000.00	0.00	63,184.10	96,815.90	39.49%
Expense Total:	160,000.00	160,000.00	0.00	63,184.10	96,815.90	39.49%
Fund: 210 - CONF DRUG FUND Surplus (Deficit):	0.00	0.00	0.00	15,141.40	15,141.40	0.00%
Fund: 215 - HOTEL MOTEL FUND						
Revenue						
	22,000.00	22,000.00	2,560.14	7,732.71	-14,267.29	35.15%
Revenue Total:	22,000.00	22,000.00	2,560.14	7,732.71	-14,267.29	35.15%
Expense						
151 - Financial Administration	0.00	0.00	0.00	7,104.06	-7,104.06	0.00%
Expense Total:	0.00	0.00	0.00	7,104.06	-7,104.06	0.00%
Fund: 215 - HOTEL MOTEL FUND Surplus (Deficit):	22,000.00	22,000.00	2,560.14	628.65	-21,371.35	2.86%
Fund: 270 - SUBDIVISION IN IMP						
Revenue						
	0.00	0.00	0.00	2,500.00	2,500.00	0.00%
Revenue Total:	0.00	0.00	0.00	2,500.00	2,500.00	0.00%
Expense						
420 - Highways & Streets	345,000.00	345,000.00	0.00	0.00	345,000.00	0.00%
Expense Total:	345,000.00	345,000.00	0.00	0.00	345,000.00	0.00%
Fund: 270 - SUBDIVISION IN IMP Surplus (Deficit):	-345,000.00	-345,000.00	0.00	2,500.00	347,500.00	-0.72%
Fund: 272 - SYSTEM DEVELOPMENT FUND						
Revenue						
	600,000.00	600,000.00	0.00	31,500.00	-568,500.00	5.25%
Revenue Total:	600,000.00	600,000.00	0.00	31,500.00	-568,500.00	5.25%

Budget Report

For Fiscal: 2024-2025 Period Ending

Item 1.

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Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
430 - Sewer	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00%
440 - Water	460,000.00	460,000.00	0.00	10,882.25	449,117.75	2.37%
Expense Total:	510,000.00	510,000.00	0.00	10,882.25	499,117.75	2.13%
Fund: 272 - SYSTEM DEVELOPMENT FUND Surplus (Deficit):	90,000.00	90,000.00	0.00	20,617.75	-69,382.25	22.91%
Fund: 273 - TAX ALLOCATION DISTRICT						
Revenue						
	50,000.00	50,000.00	17,691.63	17,691.63	-32,308.37	35.38%
Revenue Total:	50,000.00	50,000.00	17,691.63	17,691.63	-32,308.37	35.38%
Fund: 273 - TAX ALLOCATION DISTRICT Total:	50,000.00	50,000.00	17,691.63	17,691.63	-32,308.37	35.38%
Fund: 274 - STREET LIGHT DISTRICT						
Revenue						
	291,000.00	291,000.00	28,090.08	101,441.51	-189,558.49	34.86%
Revenue Total:	291,000.00	291,000.00	28,090.08	101,441.51	-189,558.49	34.86%
Expense						
426 - STREE LIGHTING	255,000.00	255,000.00	32,378.28	32,378.28	222,621.72	12.70%
Expense Total:	255,000.00	255,000.00	32,378.28	32,378.28	222,621.72	12.70%
Fund: 274 - STREET LIGHT DISTRICT Surplus (Deficit):	36,000.00	36,000.00	-4,288.20	69,063.23	33,063.23	191.84%
Fund: 275 - E 911 FUND						
Revenue						
	250,000.00	250,000.00	18,280.79	71,410.02	-178,589.98	28.56%
Revenue Total:	250,000.00	250,000.00	18,280.79	71,410.02	-178,589.98	28.56%
Fund: 275 - E 911 FUND Total:	250,000.00	250,000.00	18,280.79	71,410.02	-178,589.98	28.56%
Fund: 278 - SPECIAL UTILITY DISTRICT-WEST DALLAS						
Revenue						
	405,460.00	405,460.00	221,160.00	223,003.00	-182,457.00	55.00%
Revenue Total:	405,460.00	405,460.00	221,160.00	223,003.00	-182,457.00	55.00%
Expense						
430 - Sewer	1,494,673.00	1,494,673.00	0.00	0.00	1,494,673.00	0.00%
Expense Total:	1,494,673.00	1,494,673.00	0.00	0.00	1,494,673.00	0.00%
Fund: 278 - SPECIAL UTILITY DISTRICT-WEST DALLAS Surplus (Deficit):	-1,089,213.00	-1,089,213.00	221,160.00	223,003.00	1,312,216.00	-20.47%
Fund: 323 - 2017 SPLOST						
Expense						
900 - S P L O S T	2,829,481.00	2,829,481.00	71,684.05	262,649.67	2,566,831.33	9.28%
Expense Total:	2,829,481.00	2,829,481.00	71,684.05	262,649.67	2,566,831.33	9.28%
Fund: 323 - 2017 SPLOST Total:	2,829,481.00	2,829,481.00	71,684.05	262,649.67	2,566,831.33	9.28%
Fund: 329 - 2023 SPLOST						
Revenue						
	2,850,000.00	2,850,000.00	234,643.67	472,166.19	-2,377,833.81	16.57%
Revenue Total:	2,850,000.00	2,850,000.00	234,643.67	472,166.19	-2,377,833.81	16.57%
Expense						
900 - S P L O S T	4,000,999.00	4,000,999.00	49,603.49	455,701.09	3,545,297.91	11.39%
Expense Total:	4,000,999.00	4,000,999.00	49,603.49	455,701.09	3,545,297.91	11.39%
Fund: 329 - 2023 SPLOST Surplus (Deficit):	-1,150,999.00	-1,150,999.00	185,040.18	16,465.10	1,167,464.10	-1.43%
Fund: 505 - WATER & SEWER FUND						
Revenue						
	16,461,520.00	16,461,520.00	1,463,311.83	4,266,881.61	-12,194,638.39	25.92%
Revenue Total:	16,461,520.00	16,461,520.00	1,463,311.83	4,266,881.61	-12,194,638.39	25.92%
Expense						
430 - Sewer	8,649,858.00	8,649,858.00	416,559.61	1,684,475.76	6,965,382.24	19.47%
440 - Water	5,614,218.00	5,614,218.00	315,887.09	1,245,724.58	4,368,493.42	22.19%

Budget Report

For Fiscal: 2024-2025 Period Ending: Item 1. 4

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense Total:	14,264,076.00	14,264,076.00	732,446.70	2,930,200.34	11,333,875.66	20.54%
Fund: 505 - WATER & SEWER FUND Surplus (Deficit):	2,197,444.00	2,197,444.00	730,865.13	1,336,681.27	-860,762.73	60.83%
Fund: 540 - SOLID WASTE FUND						
Revenue						
	1,436,000.00	1,436,000.00	93,021.54	368,790.68	-1,067,209.32	25.68%
Revenue Total:	1,436,000.00	1,436,000.00	93,021.54	368,790.68	-1,067,209.32	25.68%
Expense						
452 - Solid Waste Collection	1,419,391.00	1,419,391.00	65,784.89	277,894.31	1,141,496.69	19.58%
Expense Total:	1,419,391.00	1,419,391.00	65,784.89	277,894.31	1,141,496.69	19.58%
Fund: 540 - SOLID WASTE FUND Surplus (Deficit):	16,609.00	16,609.00	27,236.65	90,896.37	74,287.37	547.27%
Report Surplus (Deficit):	-2,701,500.64	-2,701,500.64	6,527,143.51	4,686,398.51	7,387,899.15	-173.47%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - GENERAL FUND	51,139.36	51,139.36	5,400,281.24	3,084,949.76	3,033,810.40
210 - CONF DRUG FUND	0.00	0.00	0.00	15,141.40	15,141.40
215 - HOTEL MOTEL FUND	22,000.00	22,000.00	2,560.14	628.65	-21,371.35
270 - SUBDIVISION IN IMP	-345,000.00	-345,000.00	0.00	2,500.00	347,500.00
272 - SYSTEM DEVELOPMENT FUN	90,000.00	90,000.00	0.00	20,617.75	-69,382.25
273 - TAX ALLOCATION DISTRICT	50,000.00	50,000.00	17,691.63	17,691.63	-32,308.37
274 - STREET LIGHT DISTRICT	36,000.00	36,000.00	-4,288.20	69,063.23	33,063.23
275 - E 911 FUND	250,000.00	250,000.00	18,280.79	71,410.02	-178,589.98
278 - SPECIAL UTILITY DISTRICT-W	-1,089,213.00	-1,089,213.00	221,160.00	223,003.00	1,312,216.00
323 - 2017 SPLOST	-2,829,481.00	-2,829,481.00	-71,684.05	-262,649.67	2,566,831.33
329 - 2023 SPLOST	-1,150,999.00	-1,150,999.00	185,040.18	16,465.10	1,167,464.10
505 - WATER & SEWER FUND	2,197,444.00	2,197,444.00	730,865.13	1,336,681.27	-860,762.73
540 - SOLID WASTE FUND	16,609.00	16,609.00	27,236.65	90,896.37	74,287.37
Report Surplus (Deficit):	-2,701,500.64	-2,701,500.64	6,527,143.51	4,686,398.51	7,387,899.15

SPLOST

	Fiscal Year 2023			Fiscal Year 2024			Fiscal Year 2025		
	INCOME	Special	Comparison	INCOME	Special	Comparison	INCOME	Special	Comparison
JUL	185,786.21		21,465.73	249,054.80		63,268.59	237,522.52		(11,532.28)
AUG	178,463.90		17,826.42	223,688.72		45,224.82	234,643.67		10,954.95
SEP	176,941.46		21,361.08	220,115.20		43,173.74	221,603.80		1,488.60
OCT	180,219.21		19,753.76	225,937.04		45,717.83			
NOV	181,783.15	561.88	10,294.46	230,579.89	431.47	48,796.74			
DEC	214,261.19		20,077.69	270,655.10		56,393.91			
JAN	163,255.88		6,400.27	218,862.96		55,607.08			
FEB	158,230.66		4,983.32	225,765.65		67,534.99			
MAR	182,254.45		4,344.75	233,017.26		50,762.81			
APR	219,002.11		45,395.31	224,940.96		5,938.85			
MAY	224,171.09	509.25	41,986.37	245,633.60	571.66	41,986.37			
JUN	223,752.66		40,550.04	235,896.36		12,143.70			
TOTAL	2,288,121.97	1,071.13	254,439.20	2,804,147.54	1,003.13	536,549.43	693,769.99	0.00	911.27
	TOTAL	2023	2,034,753.90	TOTAL NEW SP	2024	1,182,389.55	TOTAL	2024	693,769.99
				TOTAL OLD SP	2024	1,621,757.99			
						Splost 2025 exceeds 2024 (negative number means less than)		911.27	
						Splost & Lost 2025 exceeds 2024 by (negative number means less than)		5,271.49	

LOST									
	Fiscal Year 2023			Fiscal Year 2024			Fiscal Year 2025		
	INCOME	Special	Comparison	INCOME	Special	Comparison	INCOME	Special	Comparison
JUL	269,796.86		44,219.82	316,447.26		29,188.65	304,738.05		(11,709.21)
AUG	258,029.97		34,896.31	287,218.62		29,188.65	301,367.28		14,148.66
SEP	257,048.63		30,286.56	282,447.78		25,399.15	284,368.55		1,920.77
OCT	264,361.63		33,738.43	289,734.52		25,372.89			
NOV	264,745.33	816.04	44,487.77	296,696.35	579.43	31,951.02			
DEC	311,174.91		31,545.06	347,388.13		36,213.22			
JAN	256,629.11		27,268.30	280,708.31		24,079.20			
FEB	249,041.84		32,352.32	289,798.29		40,756.45			
MAR	288,212.70		18,858.73	289,709.68		1,496.98			
APR	280,824.75		21,387.14	288,811.83		7,987.08			
MAY	288,041.31	602.20	30,311.03	315,192.49	736.72	27,285.70			
JUN	288,846.28		26,700.62	302,765.80		13,919.52			
TOTAL	3,276,753.32	1,418.24	376,052.09	3,586,919.06	1,316.15	292,838.51	890,473.88	0.00	4,360.22
	TOTAL	2023	2,954,766.22	TOTAL	2024	3,278,171.56	TOTAL	2025	890,473.88
Lost 2025 exceeds 2024 by 4,360.22									



STAFF REPORT

MEETING DATE: 12.02.2024

PRESENTED BY: Chief Joe Duvall – Dallas Police Department

AGENDA ITEM DESCRIPTION (Agenda Content):

December 2024

COMMENTS:

See Stats Attached.

REPORT/INFORMATION:

Received a \$10,000.00 check from GIRMA from the Safety Grant.

Received \$20,300.00 from the De-escalation Grant.

Receiving \$107,000.00 re-imbursment from the Crime Reduction Grant.

Received a \$3,000 check to go toward Community Policing.

Dallas Police Year to Date Comparison

	November 2024	November 2023	2024 YTD	2023 YTD
Calls for Service	1670	2031	24404	22910
Homicide	0	1	0	1
Rape	0	0	0	0
Robbery	0	1	5	3
Agg. Assault	0	1	18	25
Burglary	1	0	10	9
Larceny	11	8	99	94
Vehicle Theft	0	2	5	11
City Ordinances	4	19	97	92
Citations	219	647	4323	2858



STAFF REPORT

MEETING DATE: 12/2/2024

PRESENTED BY:

LeAnn Adams-Court Services

AGENDA ITEM DESCRIPTION:

December-2024

REPORT/INFORMATION:

Arraignments-1

Trials-1

Bind-overs-5

Processed Traffic Citations-136

Processed City Ordinances-9

Processed Parking Citations-0

Warrants Issued-VOP-3, FTA-9

Warrants Served-VOP-2, FTA-6



STAFF REPORT

MEETING DATE: 12/2/2024

PRESENTED BY:

LeAnn Adams-Court Services

AGENDA ITEM DESCRIPTION :

December-2024-Ordinance Amendment-OA-2024-08

REPORT/INFORMATION:

Ordinance Amendment-OA-2024-08-Updated Judge term for clarification.

**ORDINANCE AMENDMENT
NO. OA – 2024 - 08**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES,
CITY OF DALLAS, GEORGIA TO PROVIDE FOR A TERM OF
OFFICE FOR THE MUNICIPAL COURT JUDGE; TO PROVIDE
FOR REMOVAL OF JUDGE; TO PROVIDE AN EFFECTIVE
DATE; TO REPEAL ALL ORDINANCES AND PARTS OF
ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.**

- WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for a Municipal Court within the City of Dallas, Georgia and for the safety, health, and welfare of the citizens of the City of Dallas, Georgia; **AND**
- WHEREAS,** O.C.G.A. §36-32-2 provides that any Judge appointed to a Municipal Court position shall serve for a minimum term of two years and shall only be removed subject to the procedure in O.C.G.A. §36-32-2.1; **AND**
- WHEREAS,** The Mayor and the City Council of Dallas, Georgia have determined that a two-year term is desirable for the position of Dallas Municipal Court Judge; **AND**
- WHEREAS,** The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City’s residents and for their safety, health and welfare and the public good; **AND**
- THEREFORE,** be it ordained by the Mayor and the City Council of Dallas, Georgia:

SECTION ONE

That **Chapter 2 – ADMINISTRATION; ARTICLE III. – OFFICERS AND EMPLOYEES; Sec. 2-71 Selection of chief judge and associate court judges.**, of the Code of Ordinances be amended as follows:

Sec. 2-71. – Selection of chief judge and associate court judges.

- (a) The Mayor of the City shall recommend and the Council of the City shall confirm and approve by majority vote, a qualified person to serve as the chief judge of the Municipal Court of the City. ~~who shall serve until his resignation, death, disability or removal under section 4.11(d) of the Charter of the city.~~
1. No person shall be qualified or eligible to serve as a judge of the Municipal Court unless he or she shall be in compliance with the requirements of state law on qualifications to serve in such office.
 2. All judges of the municipal court for the Municipal Court of Dallas shall be appointed by resolution of the City Council and shall serve a term of two years. The compensation of the judge shall be fixed by the City Council by adoption of a resolution. The position of judge created in this article shall not be a full-time position, and the person serving in said position may engage in the private practice of law; provided, however, a judge may not appear and represent a client before the court.
 3. A judge of the Municipal Court shall serve for the designated term but may be removed from the position by resignation, by a two-thirds vote of the entire membership of the City Council or upon action taken by the State Judicial Qualifications Commission. All removal proceedings by the City shall be governed by O.C.G.A. §36-22-2.1.

(b) Any necessary associate judges shall be nominated by the chief judge and then approved by majority vote of the City Council of the City. Any associate judges shall serve at the pleasure of the chief judge and may be removed at any time with or without cause by the chief judge.

1. Compensation of associate judges shall be set by resolution of the Mayor and Council of the City.

~~(c) Compensation of associate judges shall be set by resolution of the mayor and council of the city.~~

SECTION TWO

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION THREE

This Ordinance shall become effective immediately upon passage.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF
_____, 2024.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk of the City of Dallas, GA

Date



STAFF REPORT

MEETING DATE: December 2, 2024

PRESENTED BY: Chief Marshal Hester - Marshal's Bureau

AGENDA ITEM DESCRIPTION (Agenda Content):

Cases from October 25, 2024 to November 22, 2024 for the December 2, 2024 meeting

COMMENTS:

REPORT/INFORMATION:

Alcohol Related Calls	24
Animal calls	11
Bank Deposit	20
Business License Inspection/Violation	4
Case Follow-up (ref. Case TAV-004550-2024)	1
Criminal Offenses (Criminal Trespass)	2
Document Processing	2
Garbage & Litter	5
Illegal Dumping	4
Public Notice/Posting	6
Security Checks	3
Site Inspection	2
Special Detail (Health & Wellness and Ribbon Cutting)	2
Tampering with City Utilities	1
Traffic and Vehicles	13

TOTAL : 100



STAFF REPORT

MEETING DATE: 12/02/2024

PRESENTED BY: Emily Shipp, Dallas Theater and Civic Center

AGENDA ITEM DESCRIPTION (Agenda Content) :

December 2024

COMMENTS:

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REPORT/INFORMATION:

- *The Best Christmas Pageant Ever* runs 12/6-12/8.
- *The Nutcracker* runs 12/13-12/15.
- *Trouble in Toyland* puppet show 12/18
- *It's a Wonderful Life* sponsored by LGE Insurance is 12/20



STAFF REPORT

MEETING DATE: 12/02/2024

PRESENTED BY: Brandon Rakestraw – Public Works

AGENDA ITEM DESCRIPTION (Agenda Content):

December Public Works Report – Parks and Recreation

COMMENTS:

Update:

1- Baseball – Spring Season:

- a. Registration for upcoming season.

2- Current activities:

a. Baseball/Play Ground Lighting Update

- i. Grant application notification expected by January.

b. Sara Babb Master Plan Update

- i. Preparation of final planning document

- 1. Creation of Capital Improvement document.

c. Battlefield Trail Activities:

- i. Project punch list – complete

- ii. GDOT/Contractor project closeout - underway

- d. Other construction activities, grounds update, and design activities are being scheduled. Updates will be provided in up-coming months.

REPORT/INFORMATION:



STAFF REPORT

MEETING DATE: 12/02/2024

PRESENTED BY: Brandon Rakestraw – Public Works

AGENDA ITEM DESCRIPTION (Agenda Content):

December Public Works Report - Transportation

COMMENTS:

Project Update:

- 1- Battlefield Trail Phase III – Scoping Study
 - a. Awaiting notification of award from ARC.
- 2- Old Acworth & Veterans Road Culvert Replacement Project
 - a. Right-of-Way acquisition closings are on-going.
- 3- 2024 LMIG Paving Project
 - a. Project is complete
 - b. Resurfacing of all roadways in Vista Lake Development
- 4- 2024 Supplemental LMIG Paving Project
 - a. Project is complete.
 - b. Resurfacing of all roadways in Blue Ridge Development

Street Department:

Currently working to complete street and storm water projects. Crews are transitioning out of grass season, along with completing ditch maintenance and right of way cleanup. Street sweeping activities are continuing, along with daily work orders, and working on budgeted small projects.

REPORT/INFORMATION:



STAFF REPORT

MEETING DATE: 12-02-2024

PRESENTED BY: Brandon Rakestraw – Public Works

AGENDA ITEM DESCRIPTION (Agenda Content):

December Public Works Report - Utilities

COMMENTS:

Project Update:

- 1- West Dallas Collector Sewer Extension Project – Phase I
 - a- Lift station construction
 - i. Bypass FM connection - under construction
 - ii. Electrical off-site installation – Scheduled for NTP in December
- 2- Downtown Water System Upgrade – Phase I
 - a- Easement acquisition is underway. Closings will be scheduled accordingly.
 - b- Public bid is currently scheduled for January 2025

General Department Report:

Sewer Department:

Currently working on yearly maintenance of collection system, completing several lift station repair/upgrade projects, sewer easement cutting, daily work orders, and working on budgeted small projects.

Water Department:

Currently working on meter maintenance, completing hydrant maintenance, valve maintenance, flushing program, daily work orders, and working on budgeted small projects.

Solid Waste Department:

Currently working on daily pickups, trash can replacement, trash can repair, and daily work orders.

REPORT/INFORMATION:



STAFF REPORT

MEETING DATE: 12/02/2024

PRESENTED BY: Ronald Johnson, AICP, Community Development Director

AGENDA ITEM DESCRIPTION (Agenda Content):

December 2024

COMMENTS:

N/A

REPORT/INFORMATION:

- In the month of November 2024 – 30 permits were issued and 75 inspections were performed.

Austin

Master Plan for Merchant's Park

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED ADDITIONS.
- CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR SUB-TRADESSHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
- STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
- ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
- ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
- ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

- INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS. (2020)
- NATIONAL ELECTRIC CODE: 2020 EDITION.

AUSTIN SQUARE FOOTAGE

First Floor AA & BB	869
First Floor CC	857
Second Floor	790
Total AA & BB	1659
Total CC	1647
Rear Deck	144
Garage	434
Optional Bonus Room	+327

SHEET LIST

C-1	COVER SHEET
A-1	FRONT & RIGHT ELEVATIONS AA
A-1a	LEFT & REAR ELEVATIONS AA
A-2	FRONT & RIGHT ELEVATIONS BB
A-2a	LEFT & REAR ELEVATIONS BB
A-3	FRONT & RIGHT ELEVATIONS CC
A-3a	LEFT & REAR ELEVATIONS CC
A-4	SLAB FOUNDATION & TERRACE LEVEL PLANS
A-5	FIRST & SECOND FLOOR PLANS
A-6	ROOF PLANS
E-1	ELECTRICAL PLANS
O-1	OPTIONAL COVERED DECK
D-1	EAVE SECTION - GARAGE PORTAL BRACING
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	SECTION THROUGH 2-HOUR FIREWALL

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

The Austin at Merchant's Park

COVER SHEET



PLAN REVISIONS

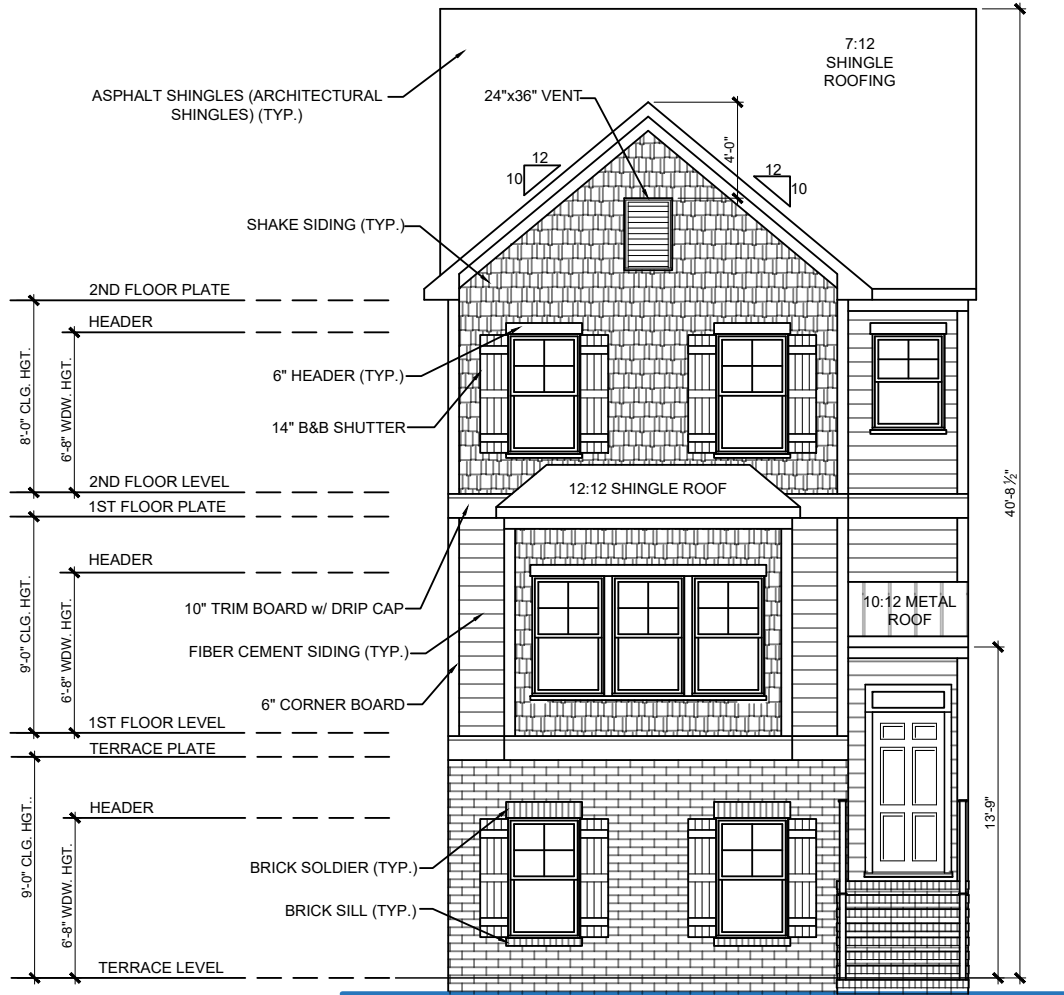
DATE	DESCRIPTION
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C-1

Item 9.

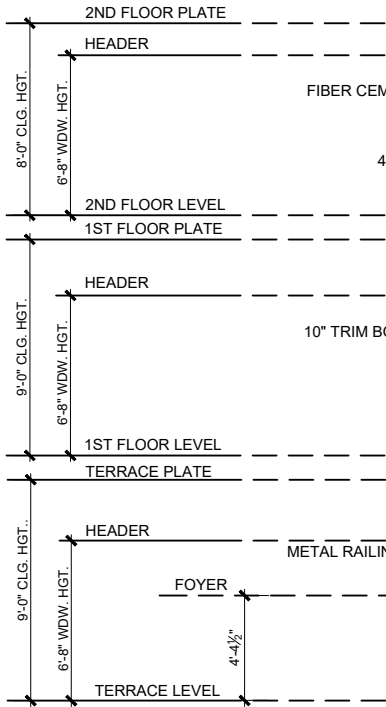
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FRONT ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

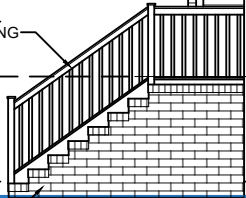
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FIBER CEMENT SIDING (TYP.)

4" CORNER BOARD

10" TRIM BOARD w/ DRIP CAP



RIGHT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS AA

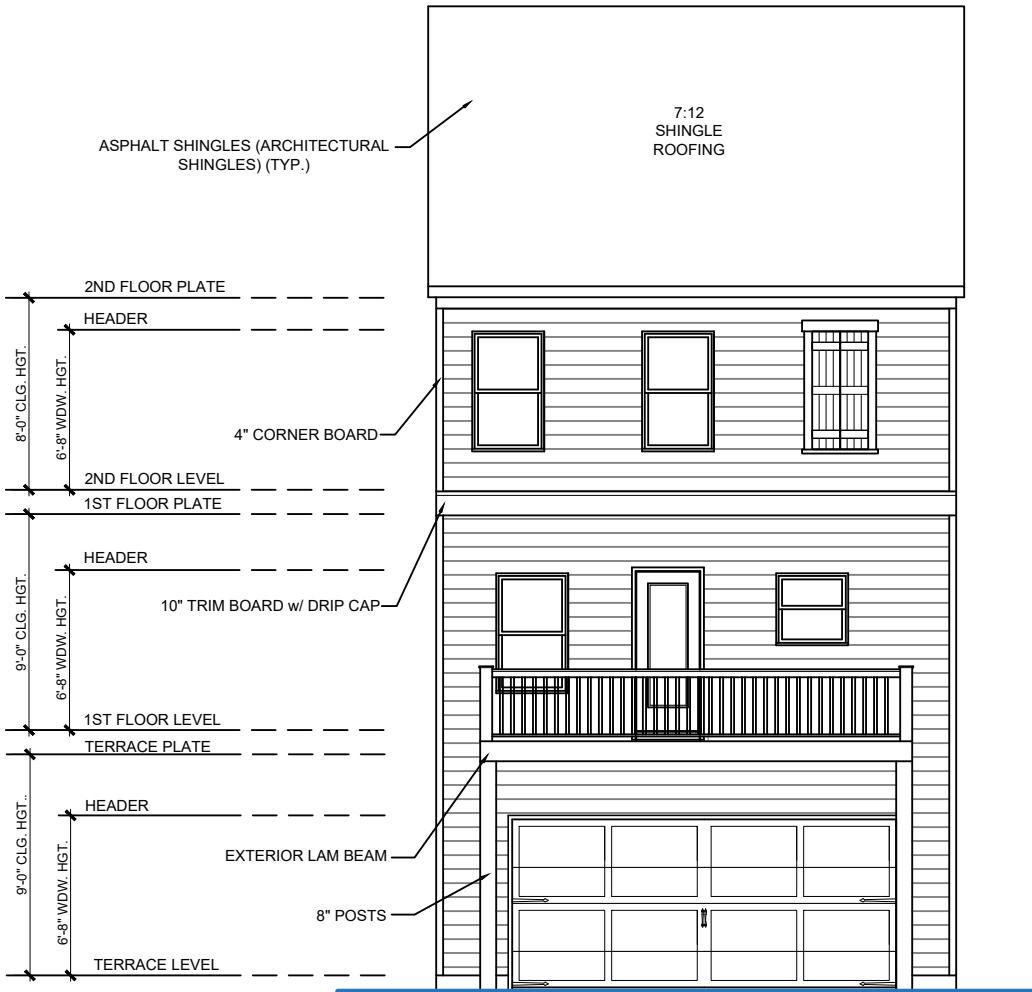


PLAN REVISIONS	
DATE	DESCRIPTION
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sheet #

A-1

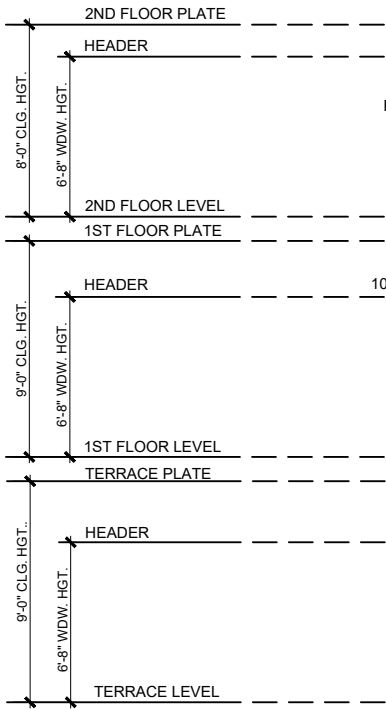
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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



LEFT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

LEFT & REAR ELEVATIONS AA

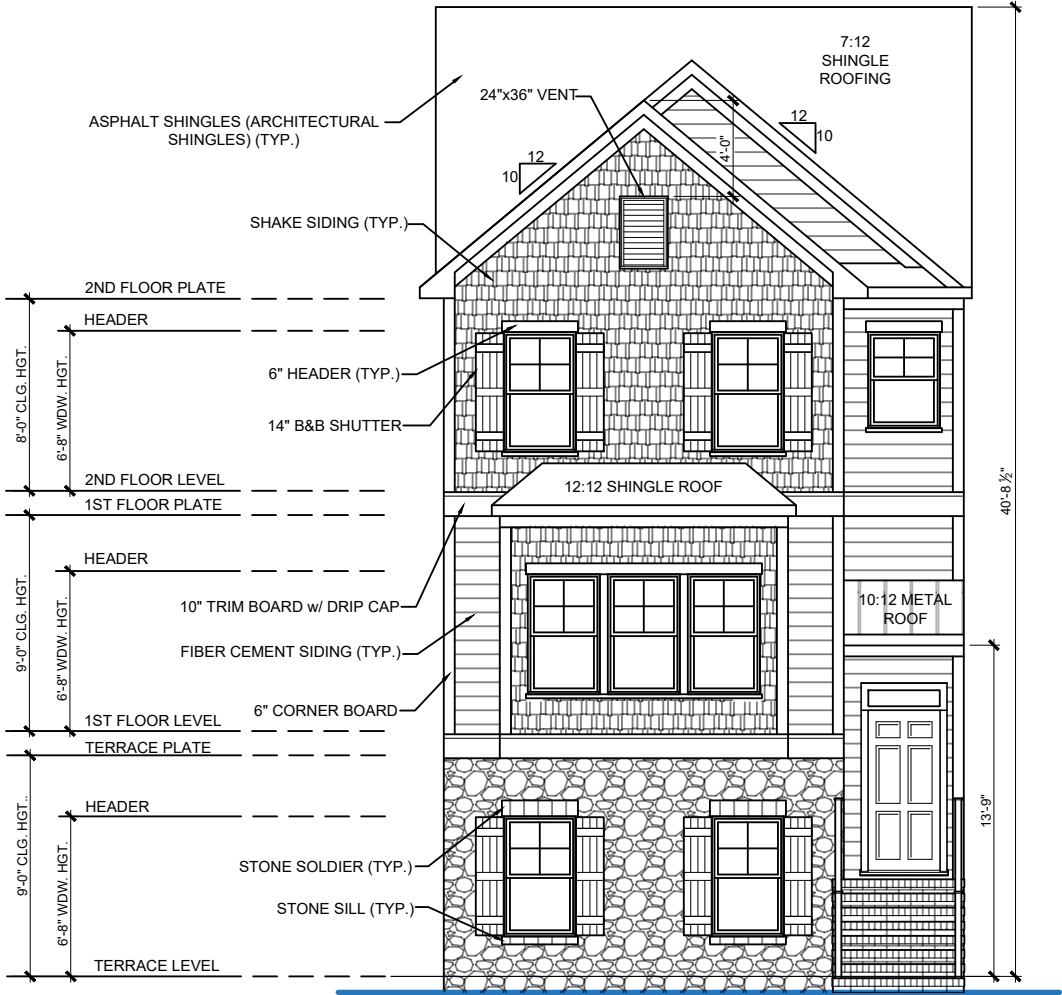


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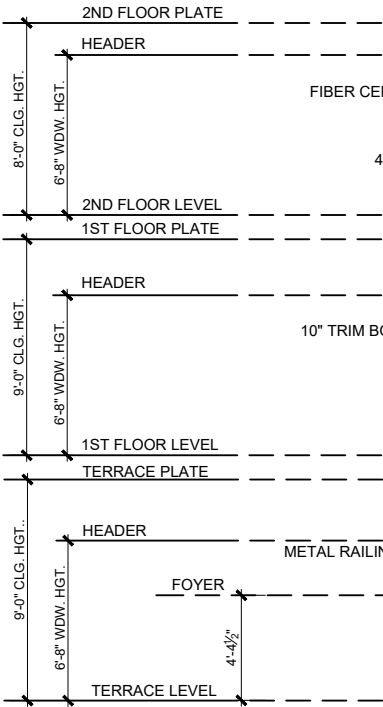
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A-1a

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FRONT ELEVATION BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS BB

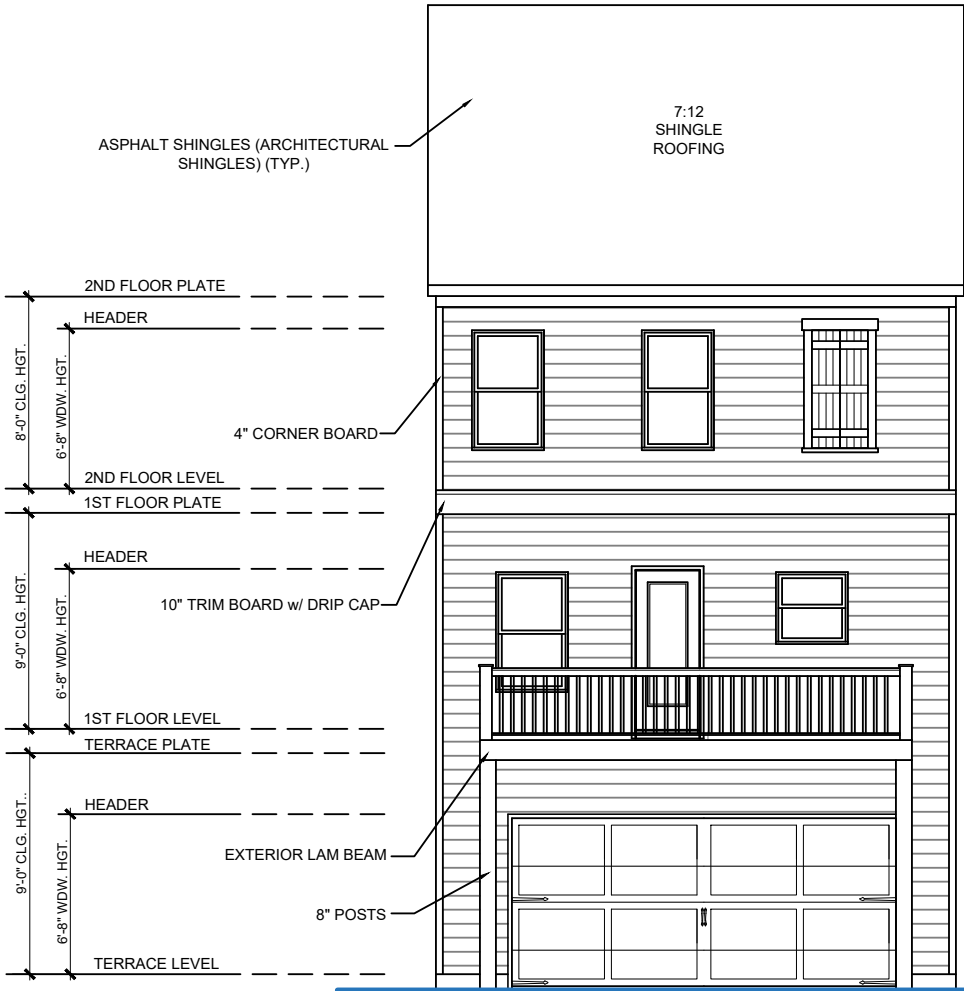


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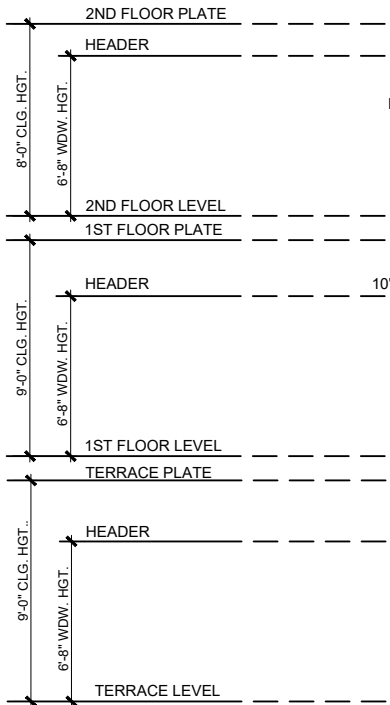
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A-2

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REAR ELEVATION AA, BB & CC
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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY



LEFT SIDE ELEVATION BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

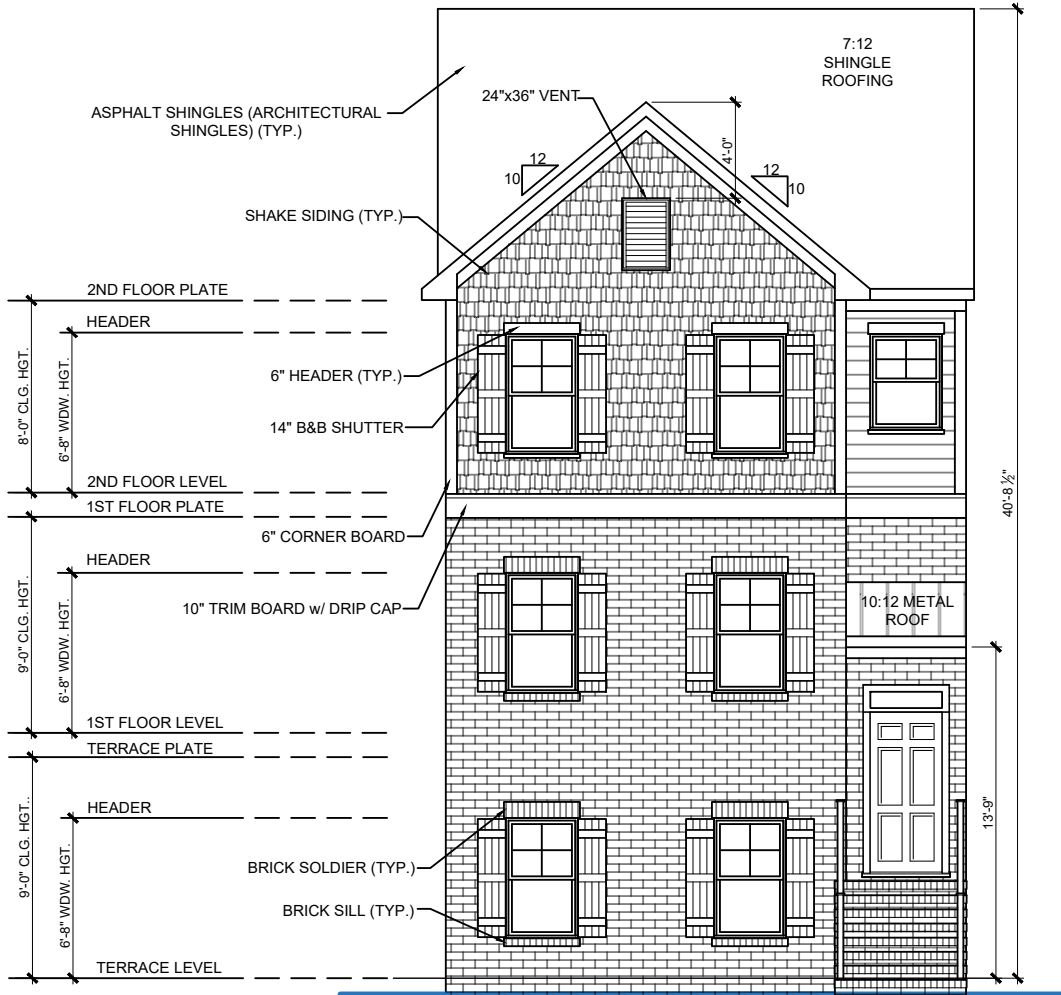
LEFT & REAR ELEVATIONS BB



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A-2a

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FRONT ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS CC



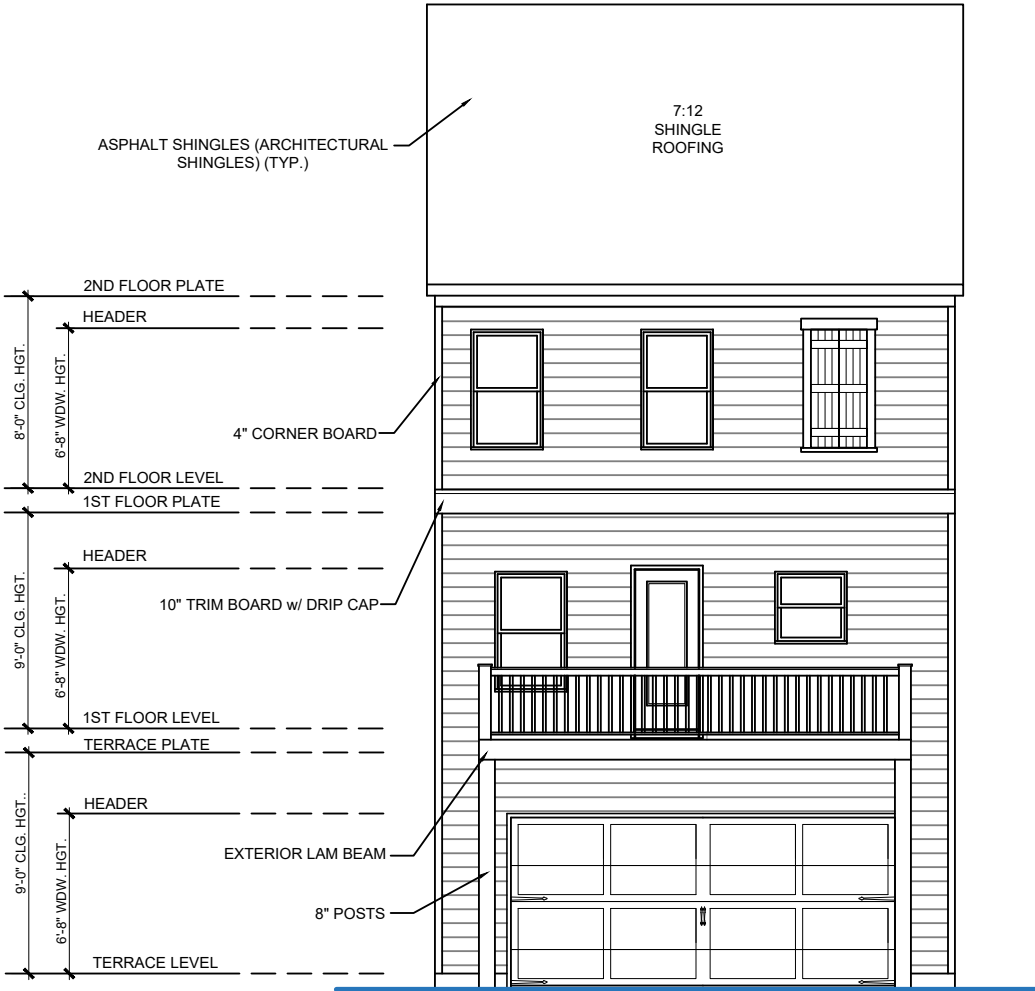
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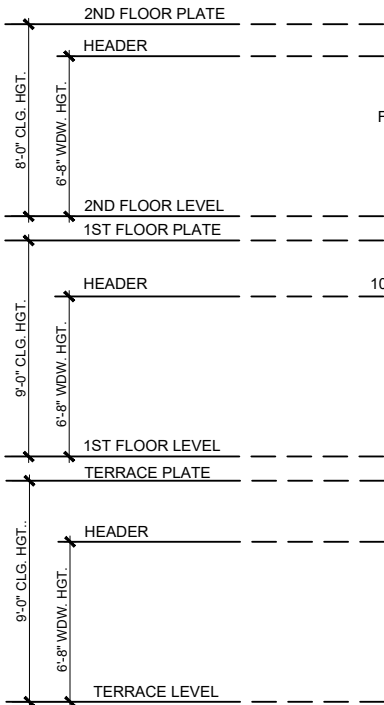
A-3

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REAR ELEVATION AA, BB & CC

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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY



LEFT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

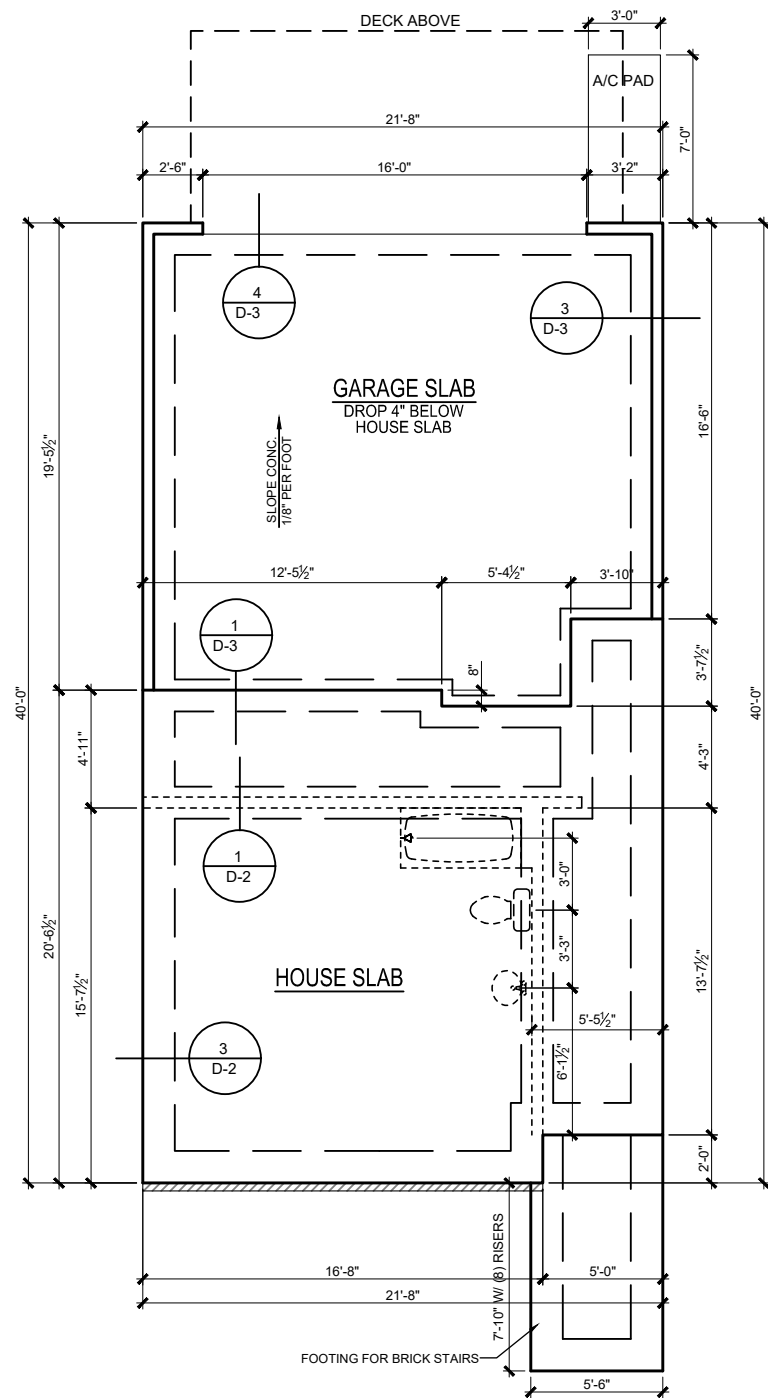
LEFT & REAR ELEVATIONS CC



PLAN REVISIONS	
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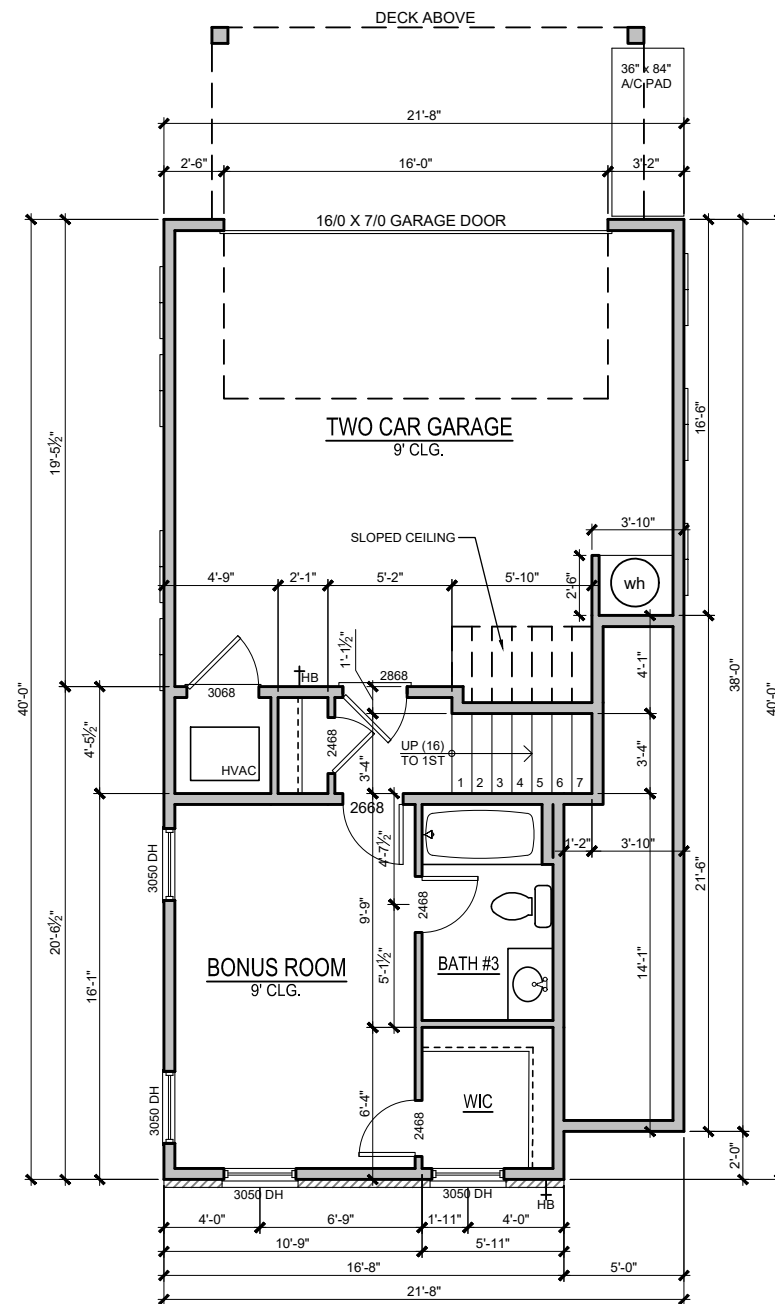
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A-3a



SLAB FOUNDATION PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



TERRACE FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Austin at Merchant's Park

SLAB FOUNDATION & TERRACE LEVEL PLANS

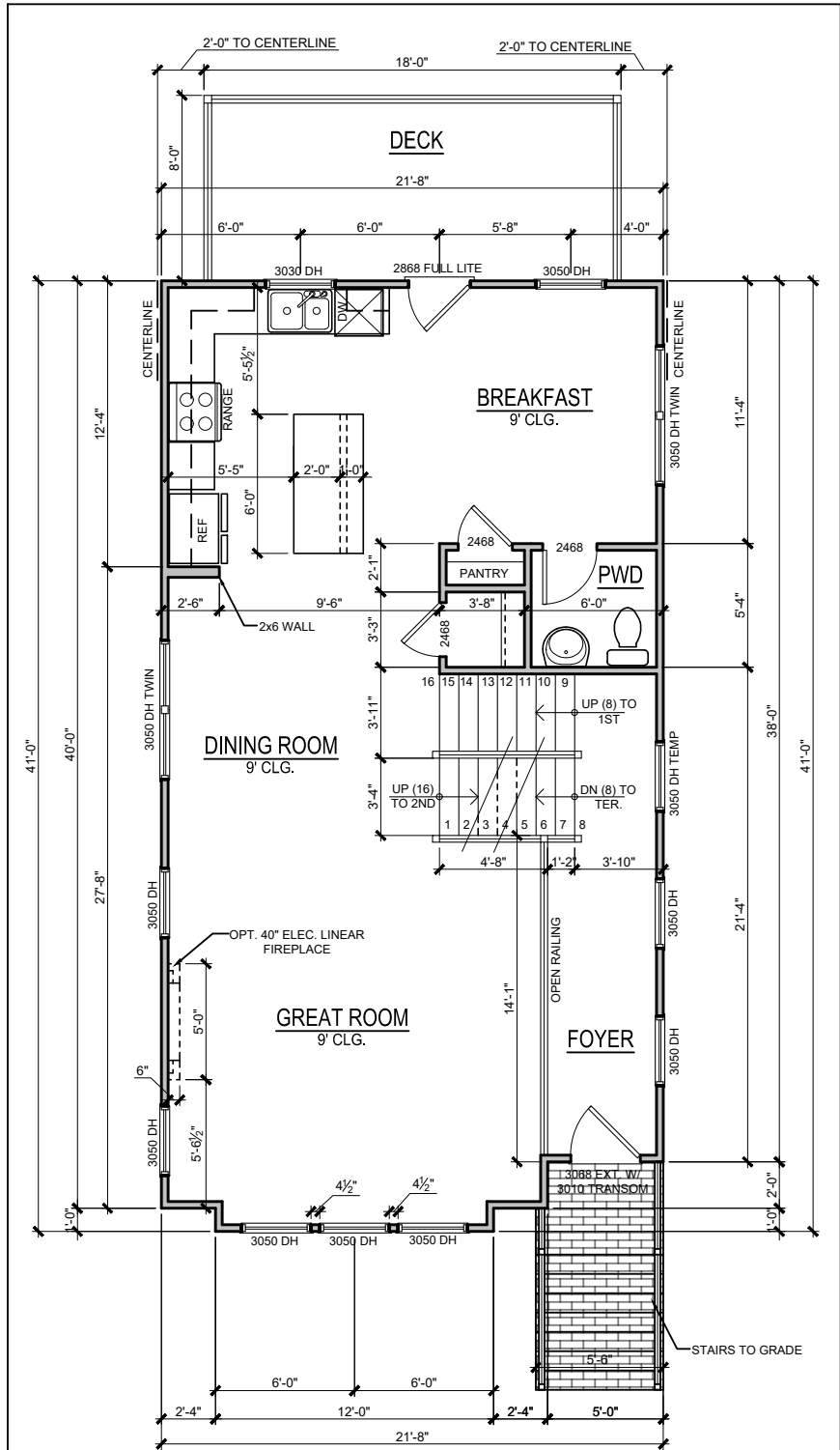


PLAN REVISIONS

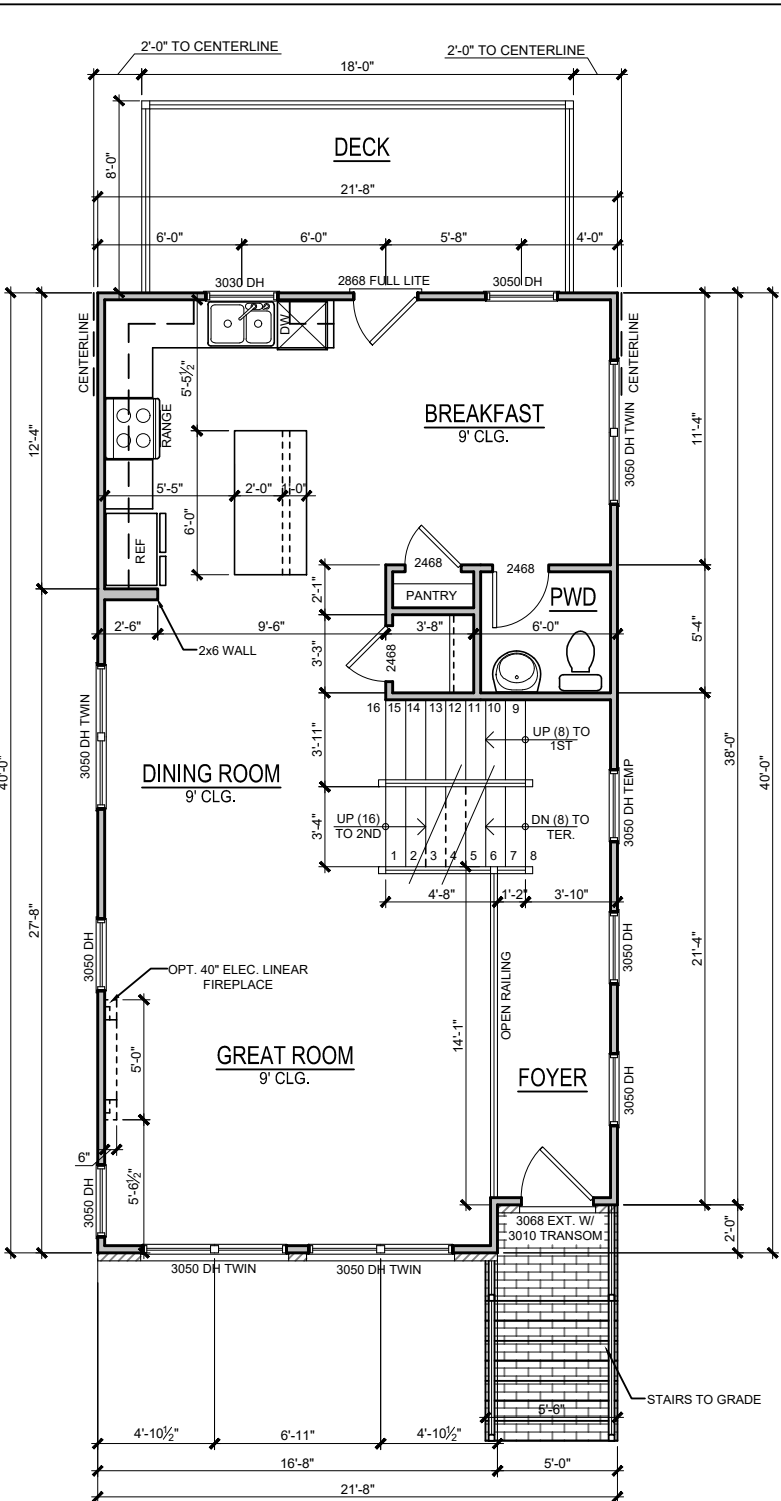
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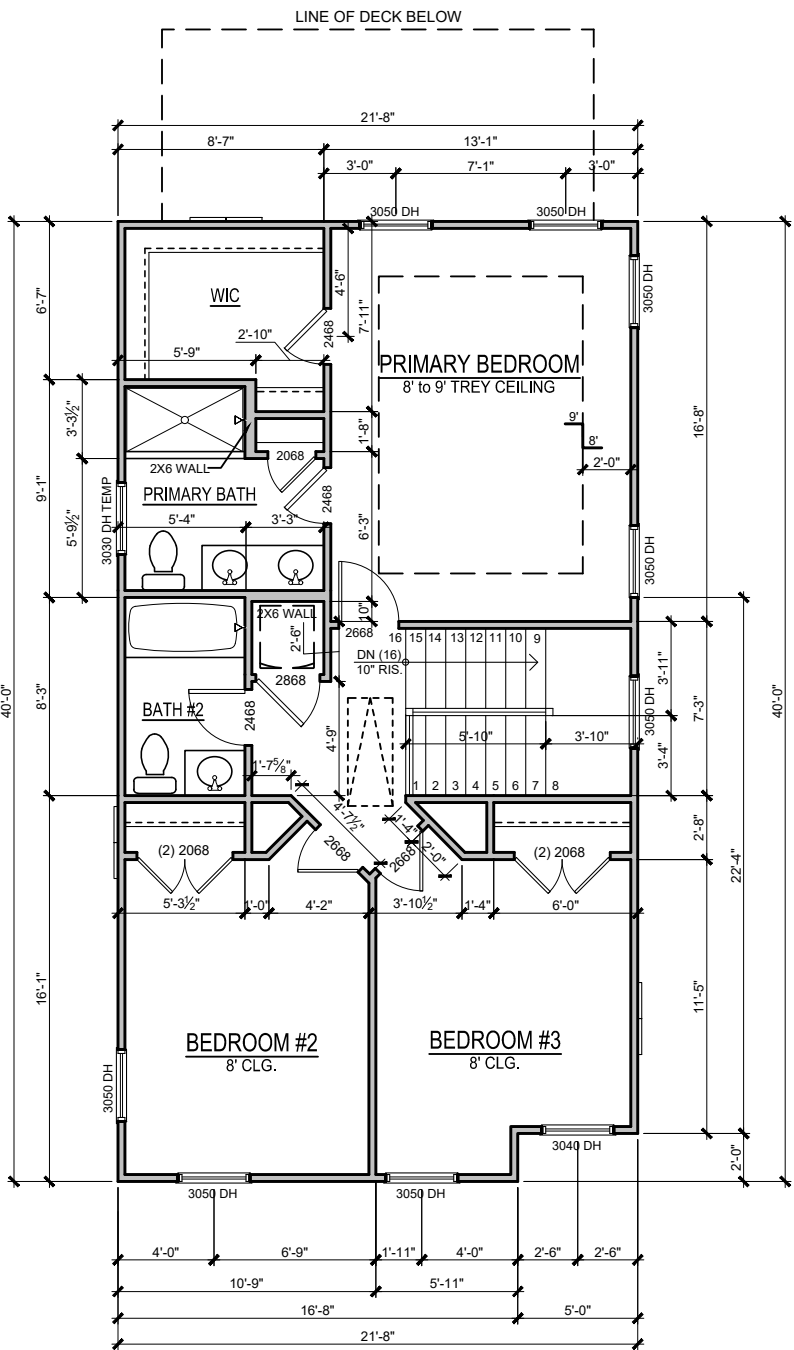
A-4



FIRST FLOOR PLAN AA & BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FIRST FLOOR PLAN CC
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



SECOND FLOOR PLAN AA, BB & CC
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Austin at Merchant's Park

FIRST & SECOND FLOOR PLANS



PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

A-5

The Austin at Merchant's Park

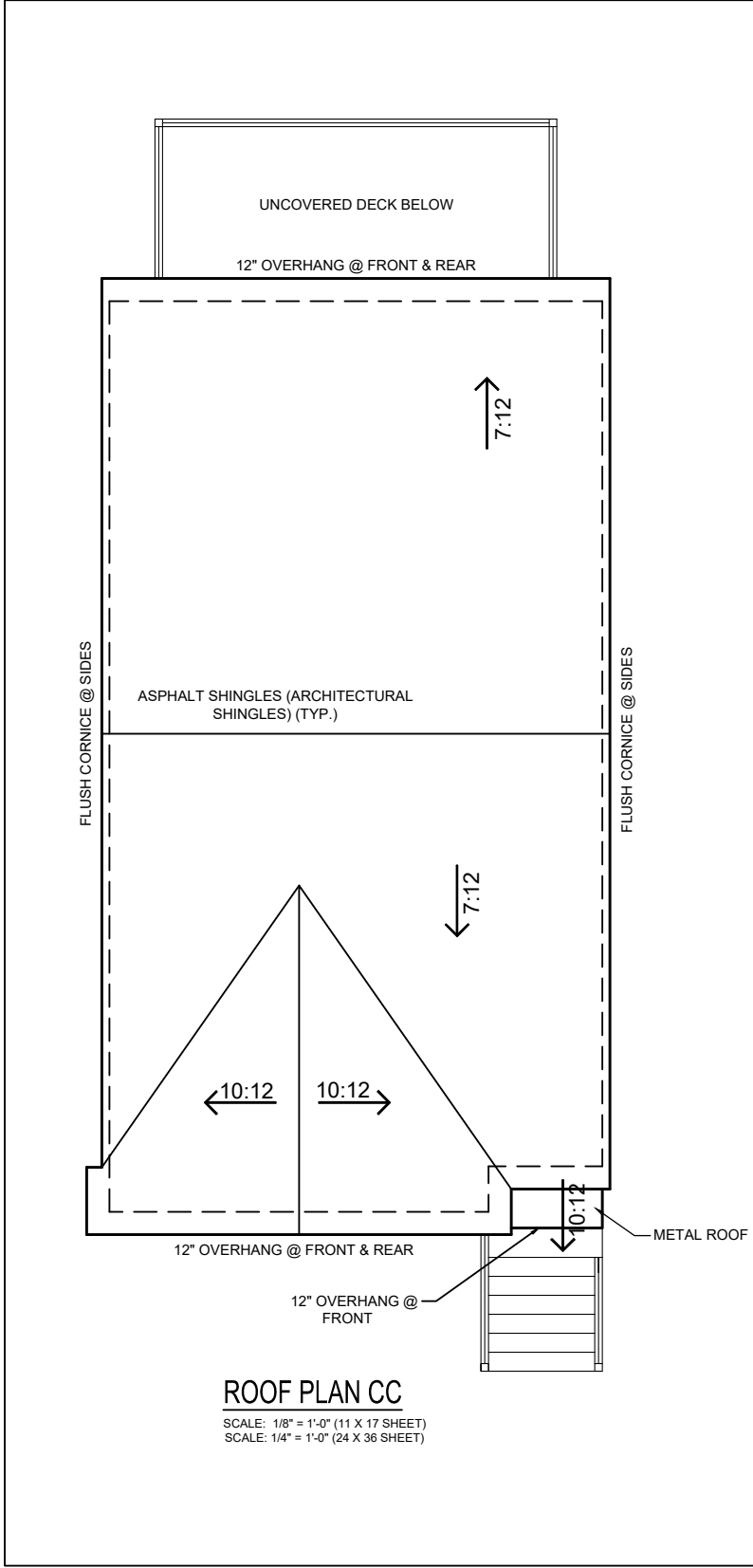
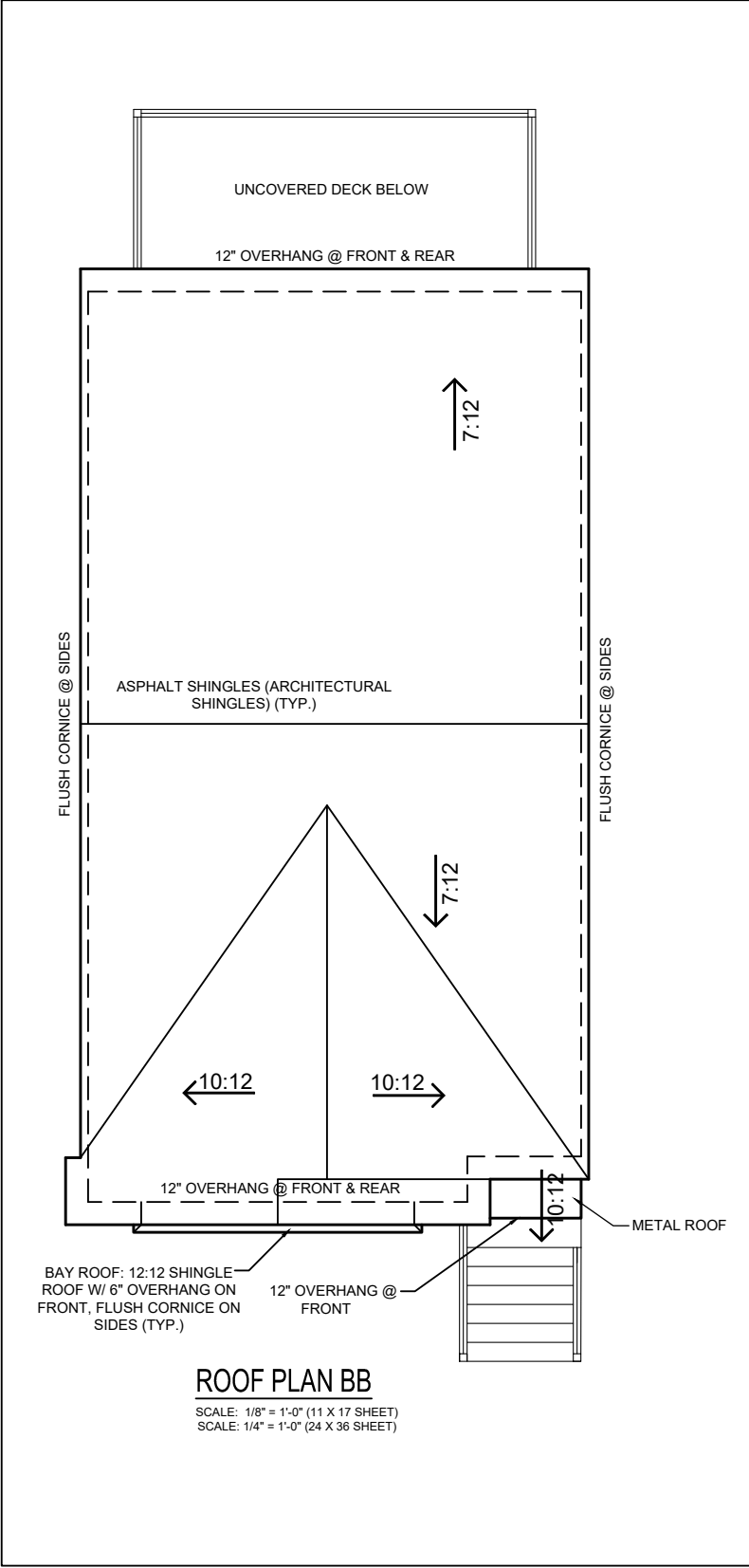
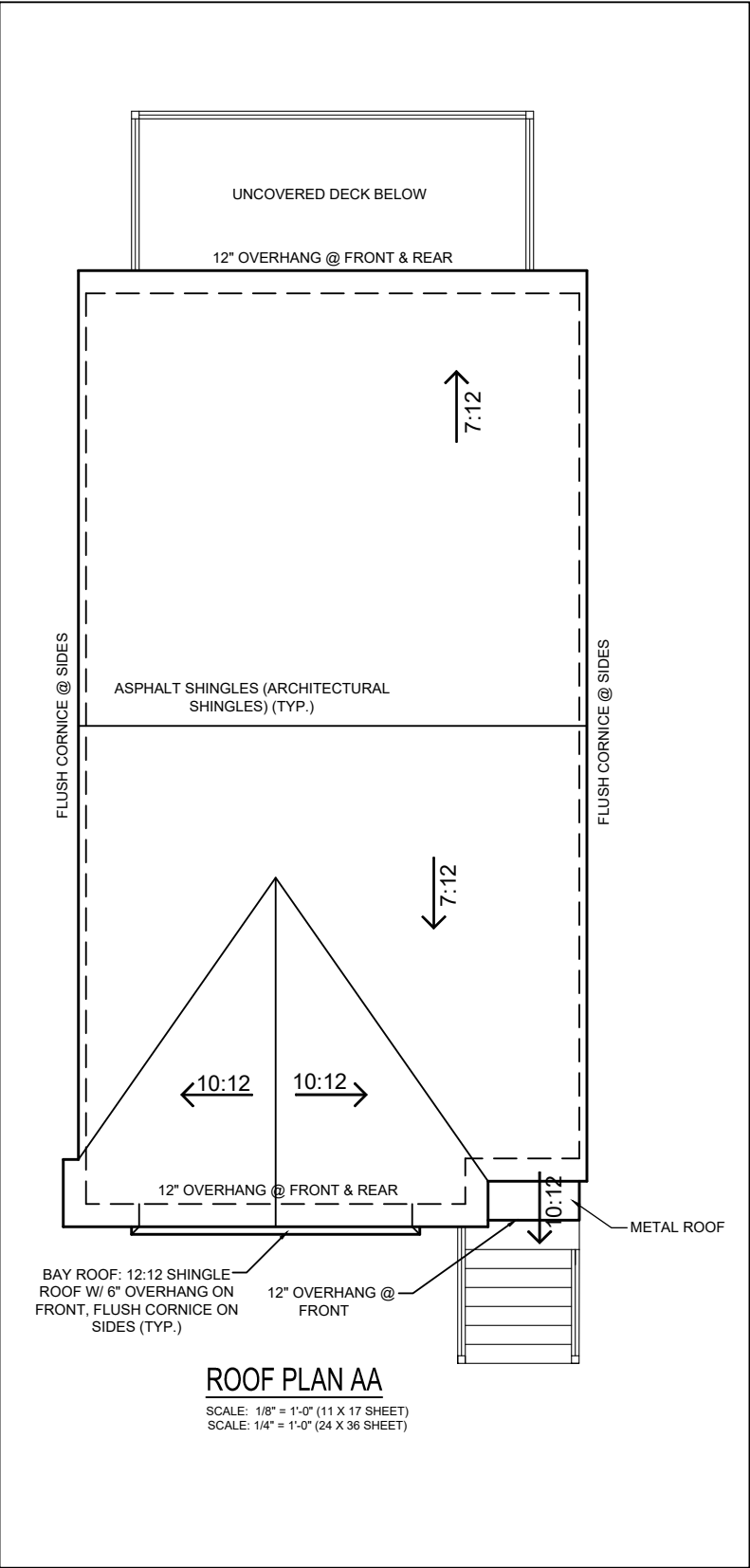
ROOF PLANS



PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

A-6

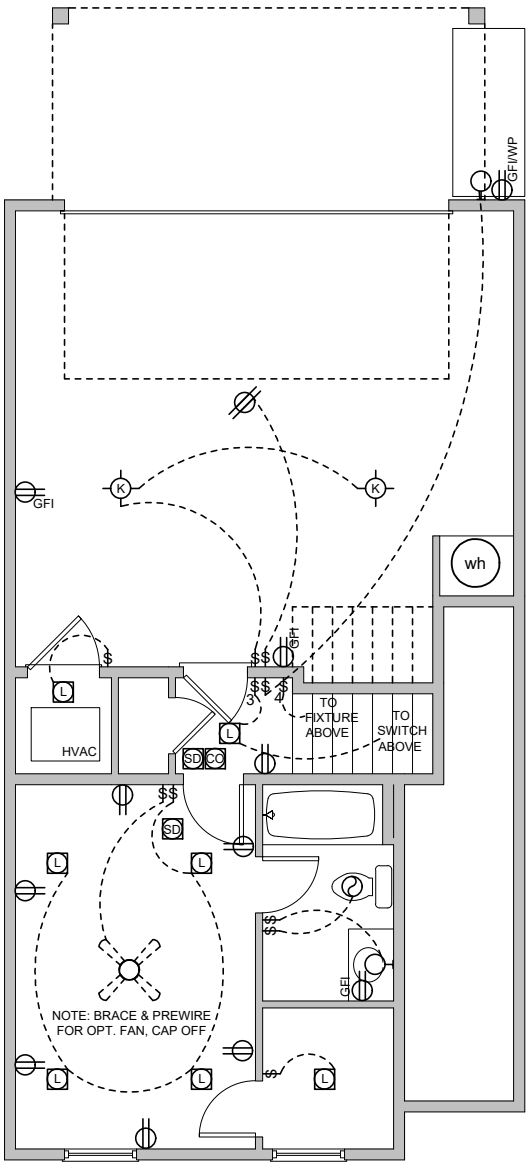


NOTE:
ALL OVERHANGS TO BE 1'-0"
UNLESS OTHERWISE NOTED.

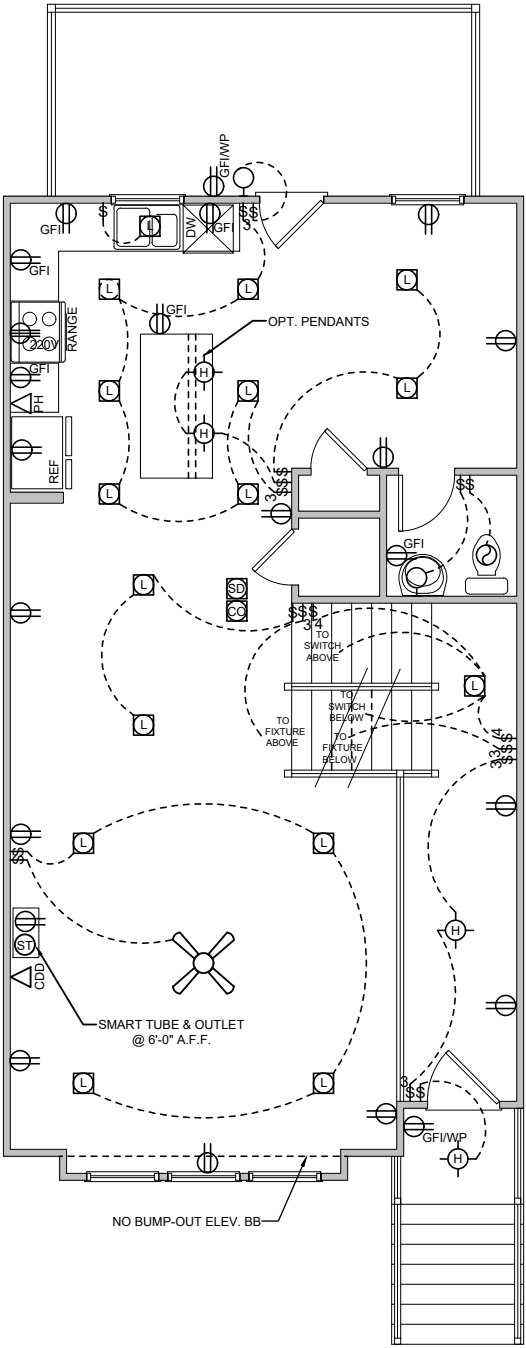
NOTE:
PROVIDE ROOF VENTILATION AS
REQUIRED PER ALL LOCAL CODES.

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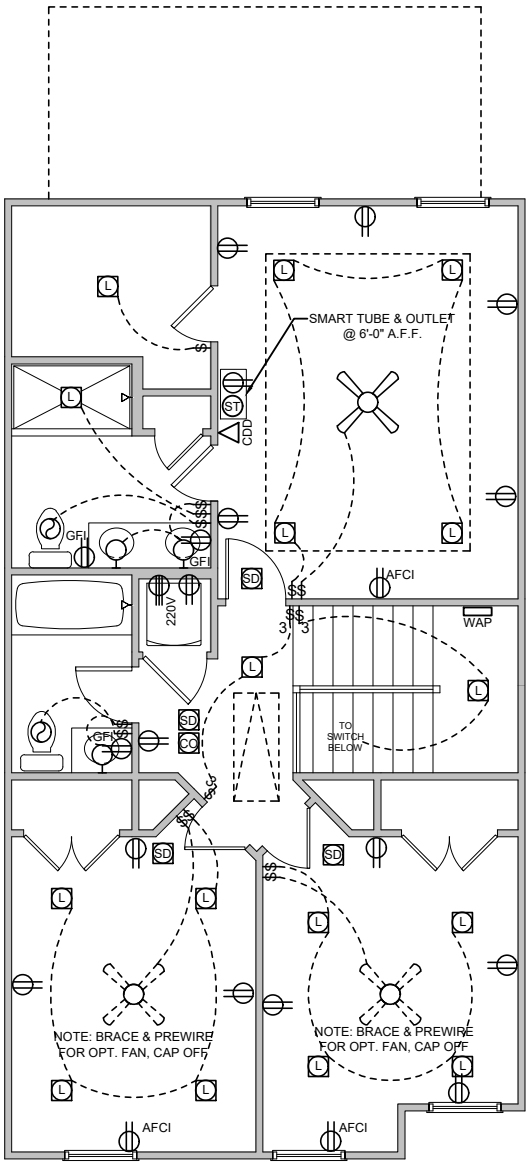
ELECTRICAL LEGEND	
	CEILING RECEP
	DUPLEX RECEP
	GROUND FAULT RECEP
	ARCH FAULT CIRCUIT INTERRUPTER
	SWITCHED RECEP
	WEATHER PROOF RECEP
	220V RECEP
	EXHAUST FAN
	VAPOR PROTECTED LIGHT
	LED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	KEYLESS FIXTURE
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CABLE DATA DROP
	PHONE JACK
	CABLE JACK
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMART TUBE
	FLOOD LIGHT
	WIRELESS ACCESS POINT
	CEILING FAN
	CEILING FAN W/ LIGHT



TERRACE ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



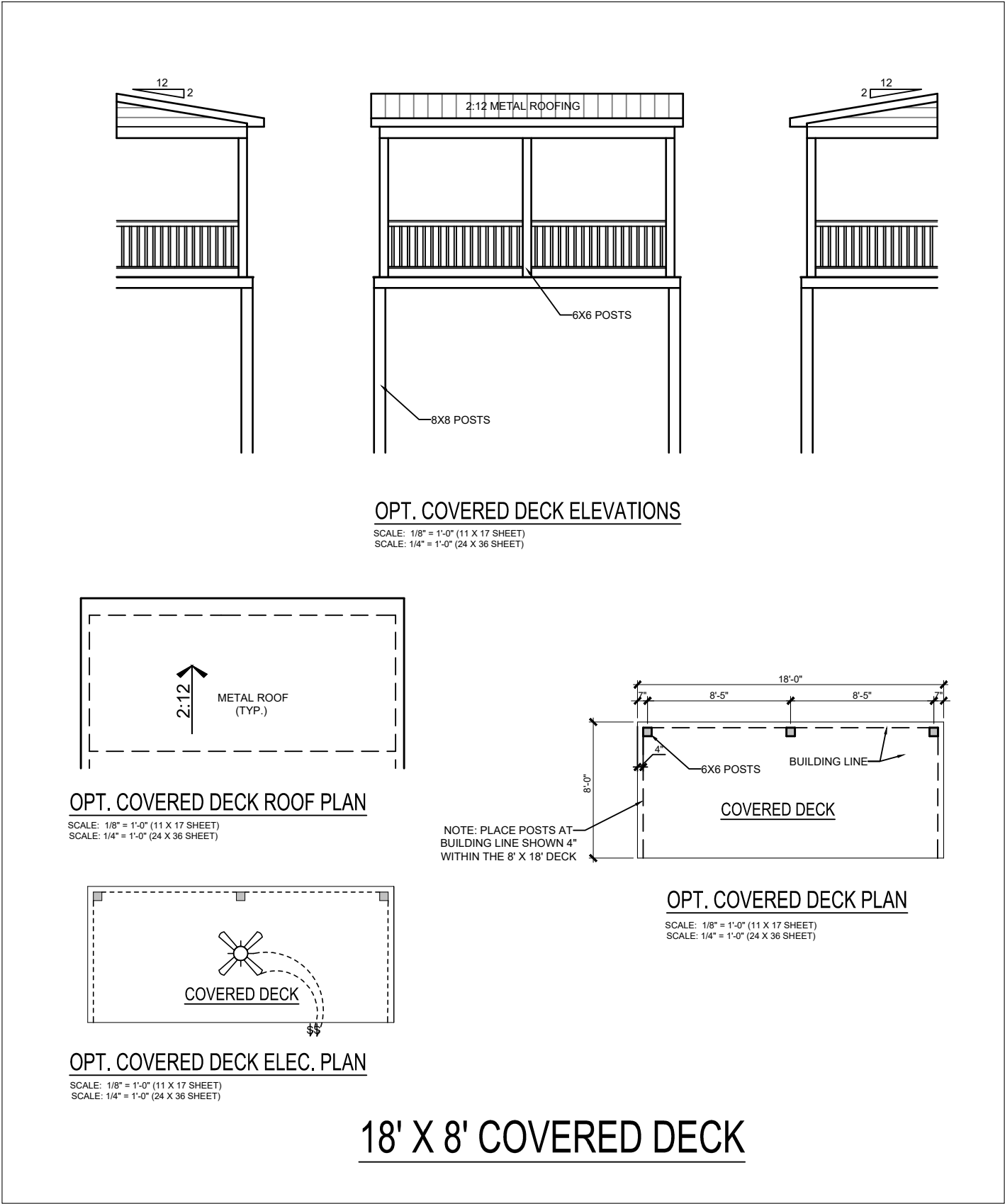
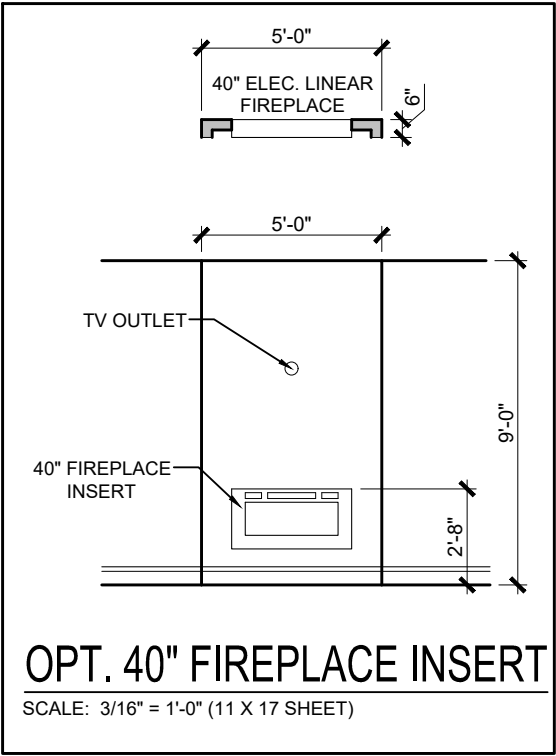
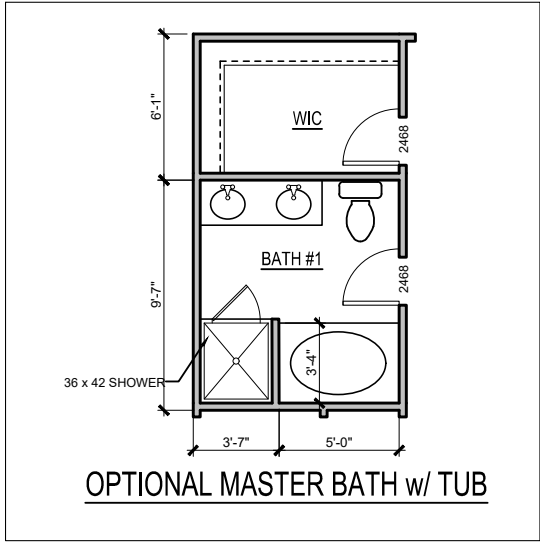
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

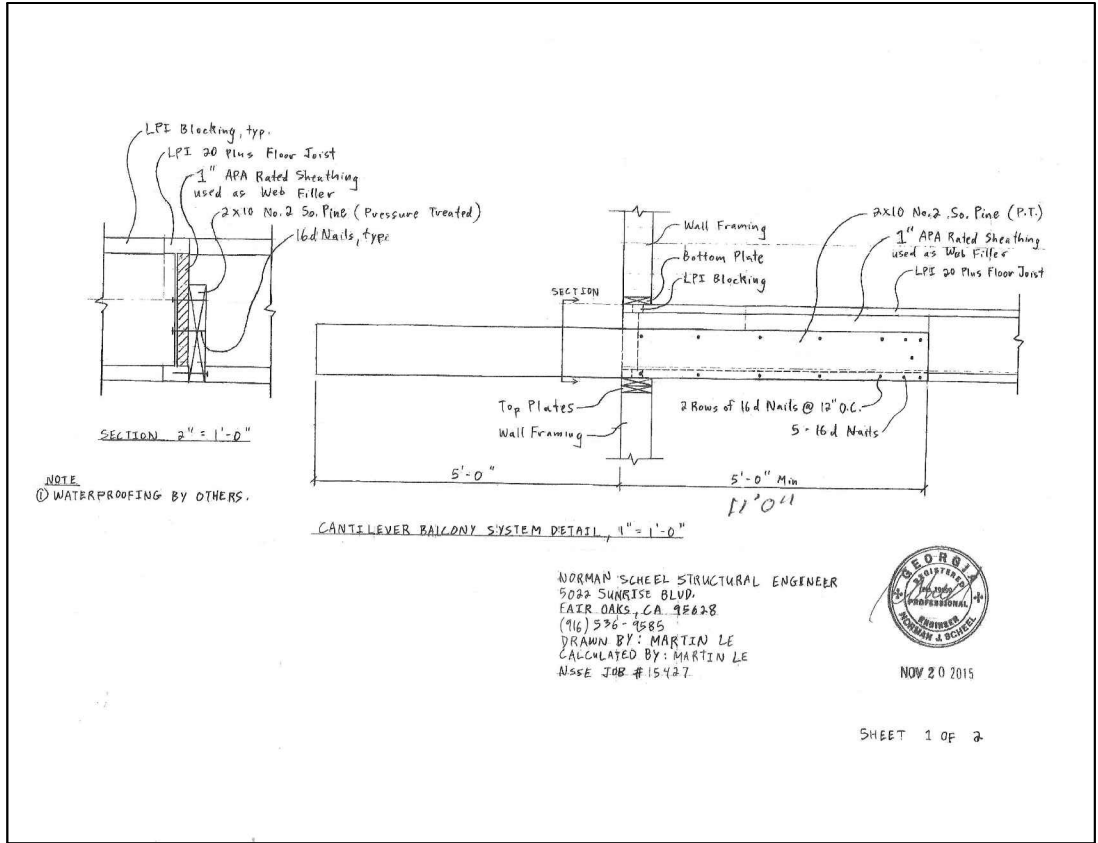
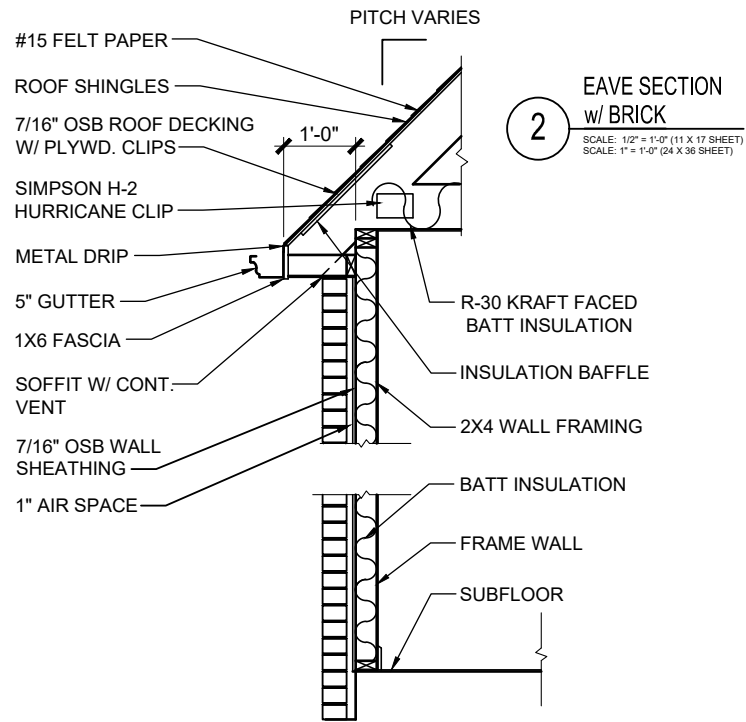
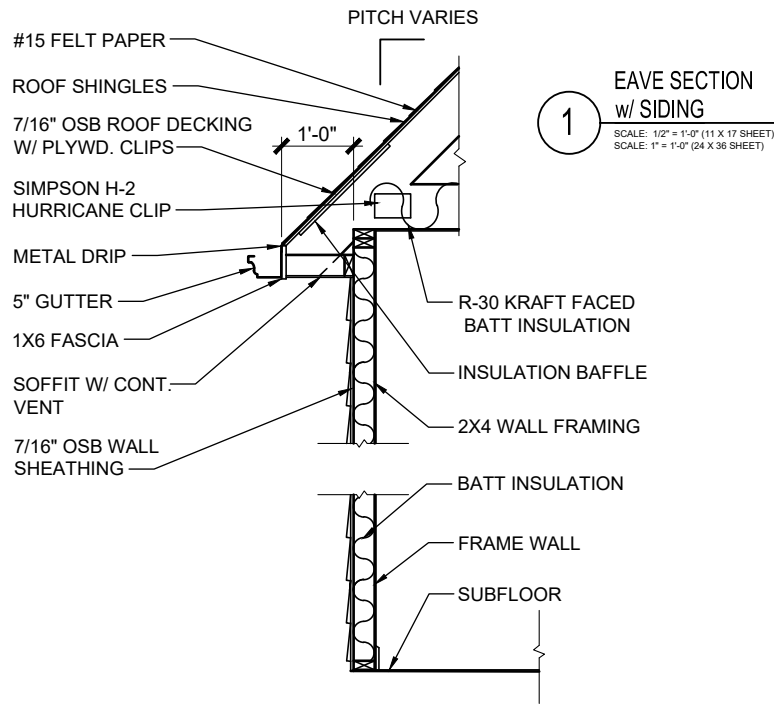
DATE	DESCRIPTION
09/04/2024	Revised Master



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The Austin at Merchant's Park

EAVE SECTION - GARAGE PORTAL BRACING

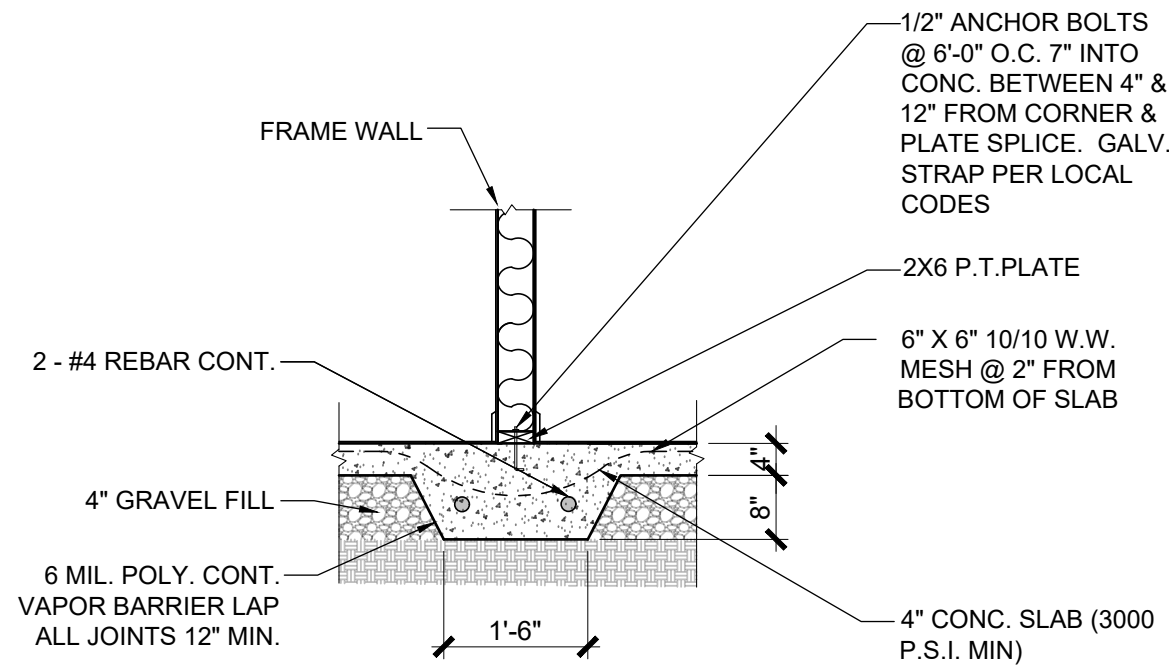


PLAN REVISIONS	
DATE	DESCRIPTION
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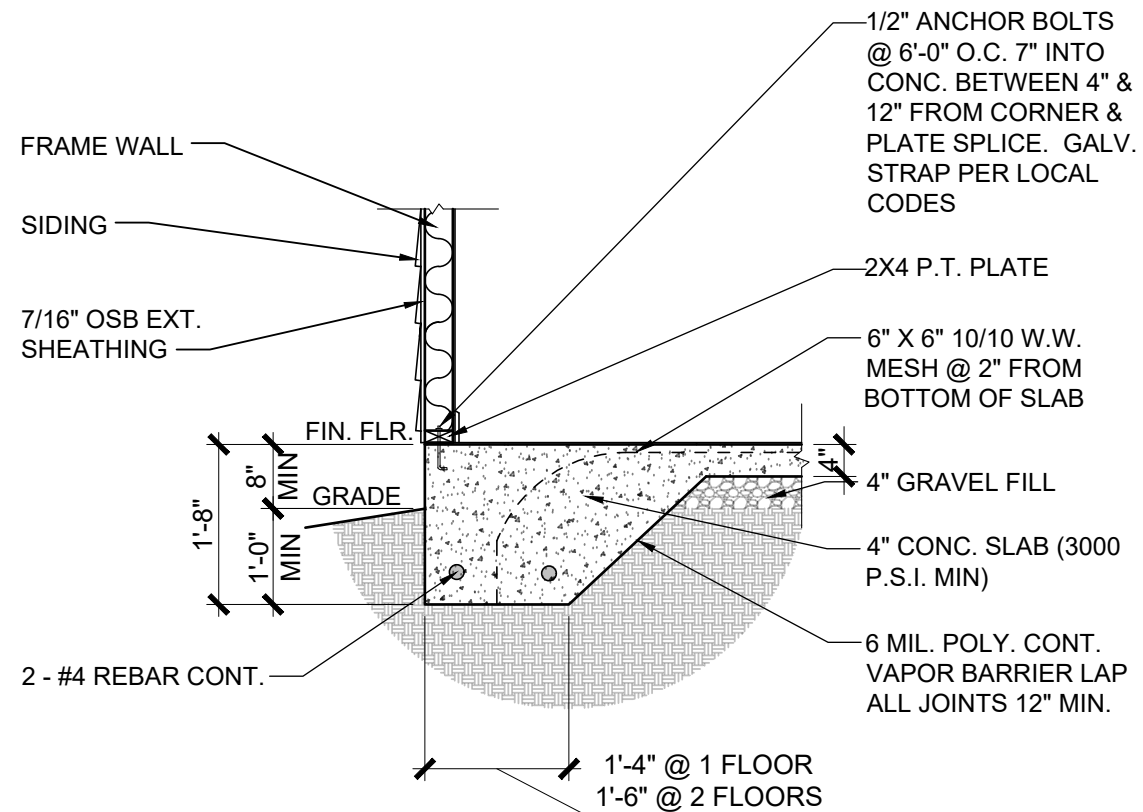
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D-1

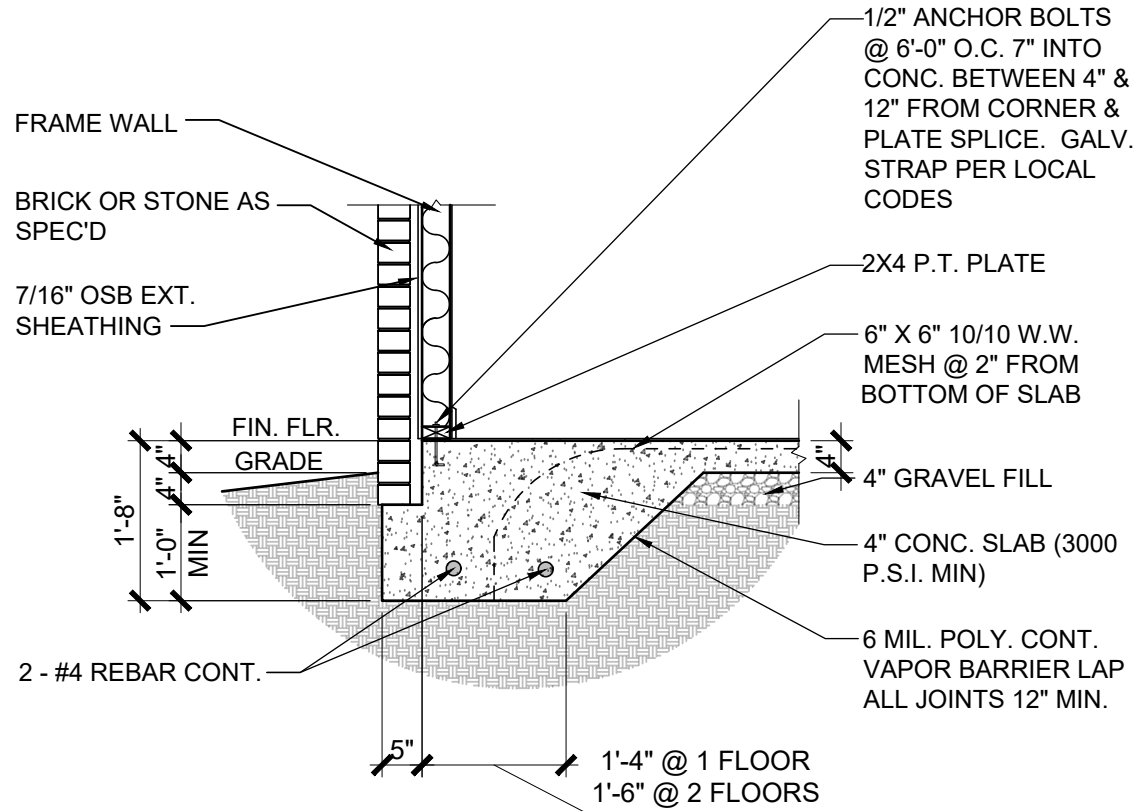
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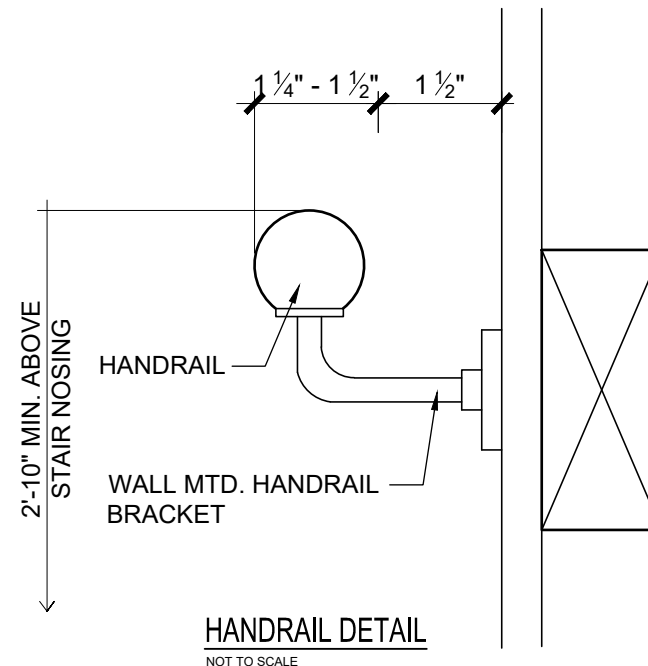
1 THICKENED SLAB / GRADE BEAM
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



3 TURN DOWN SLAB w/ SIDING
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



2 TURN DOWN SLAB w/ BRICK
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



The Austin at Merchant's Park

SLAB - HANDRAIL DETAILS

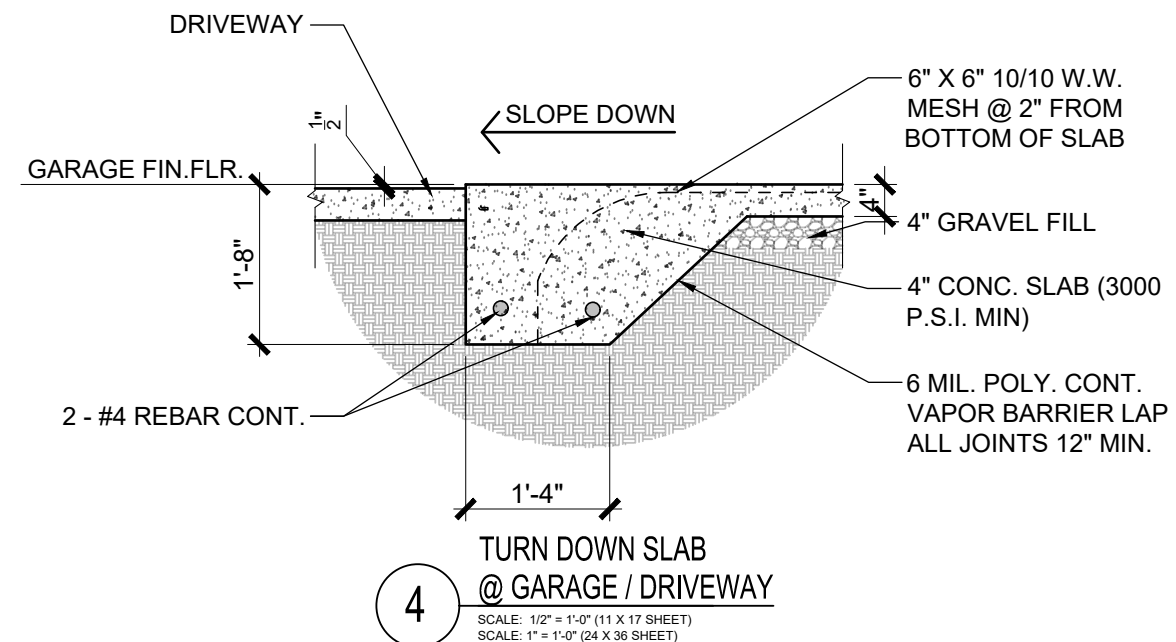
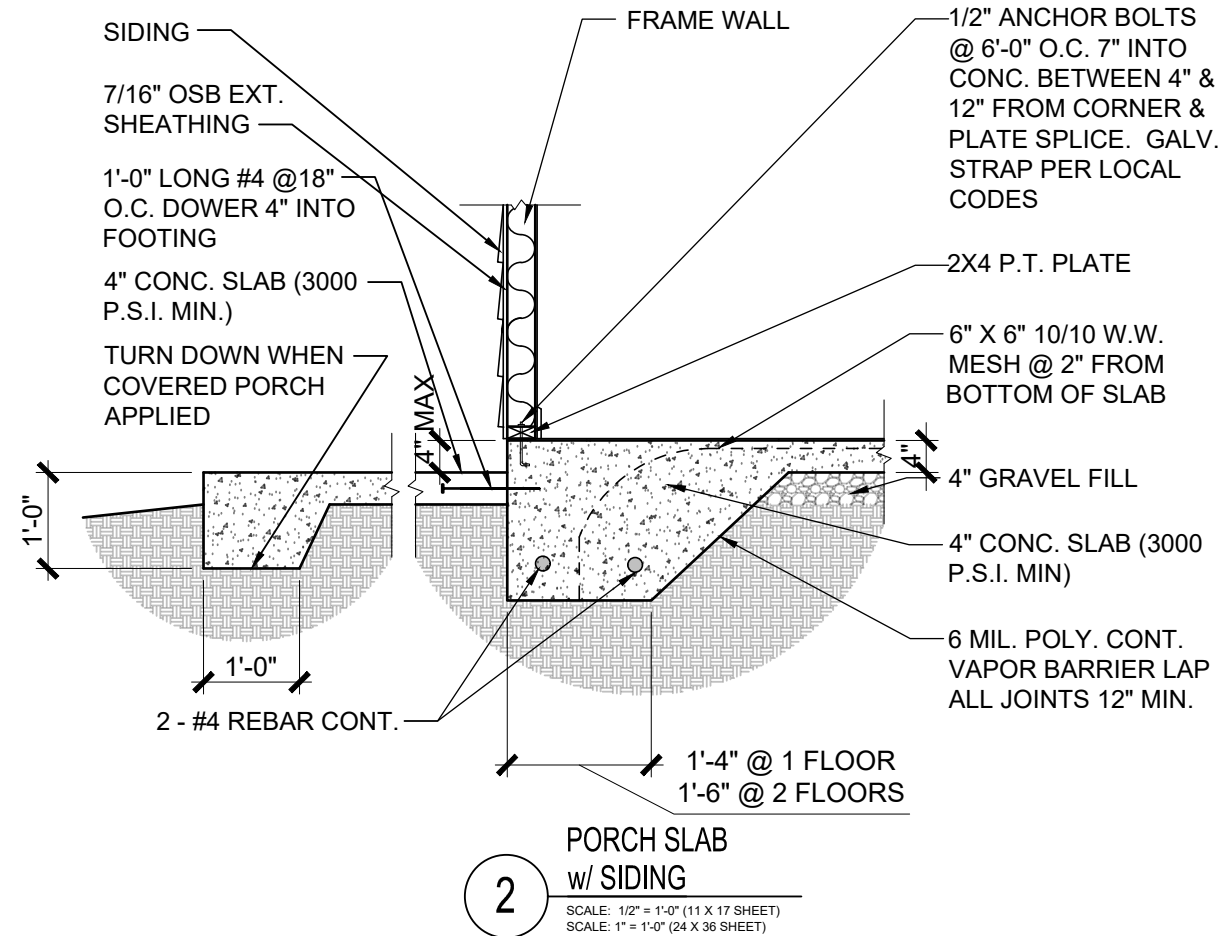
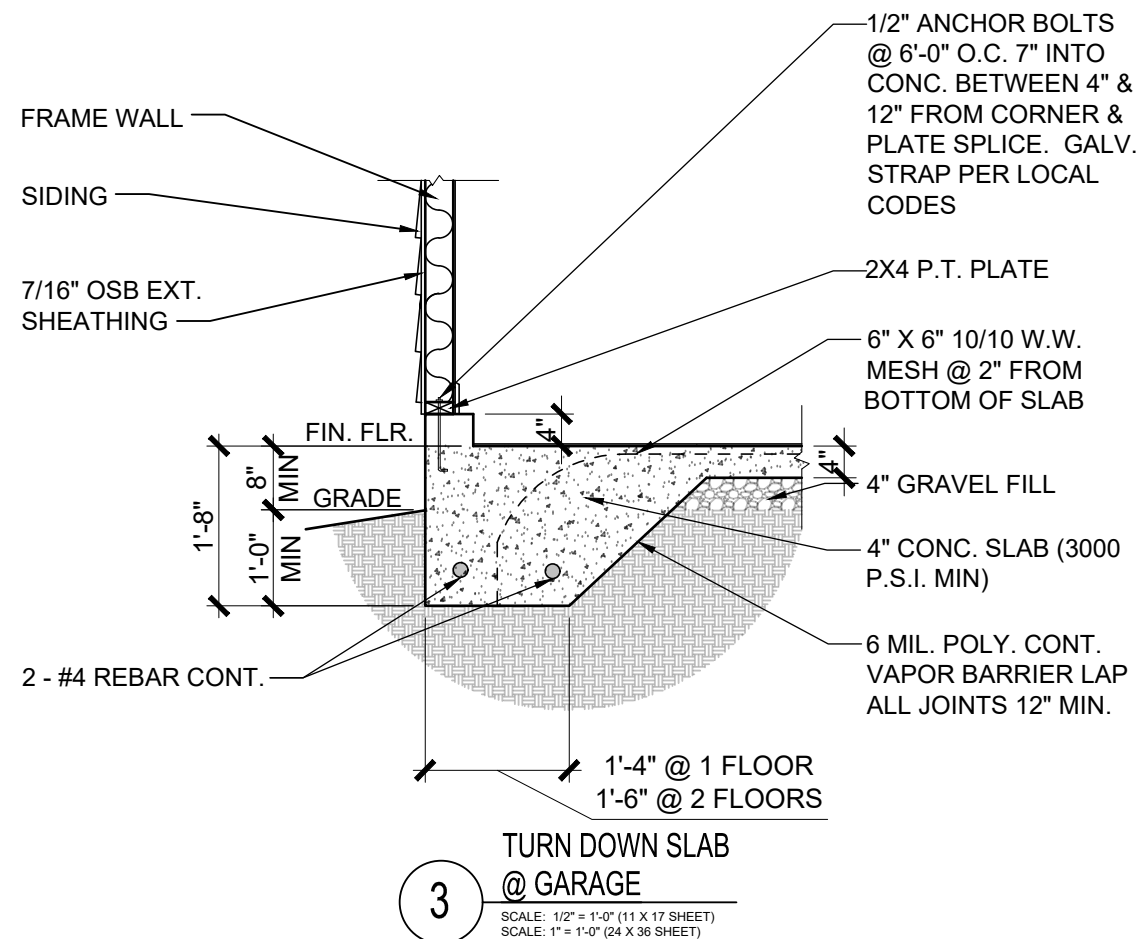
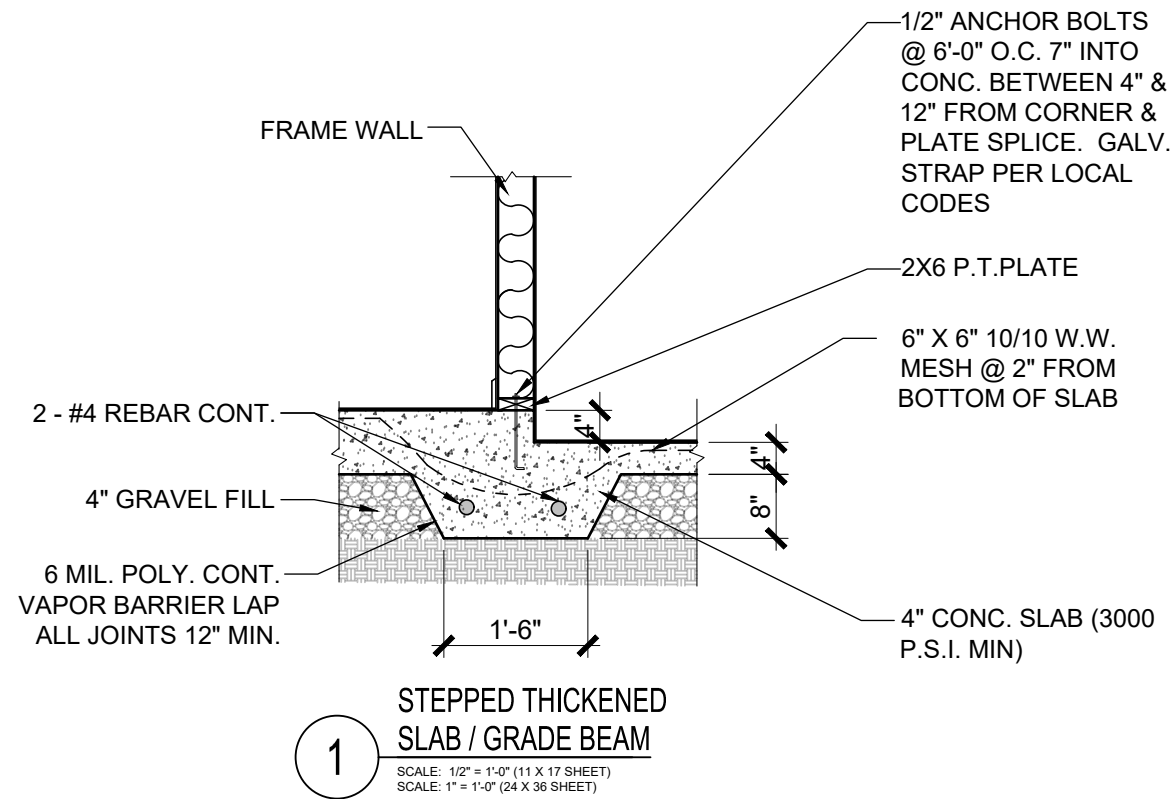
Item 9.



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DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #
D-2

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The Austin at Merchant's Park

SLAB DETAILS

Item 9.



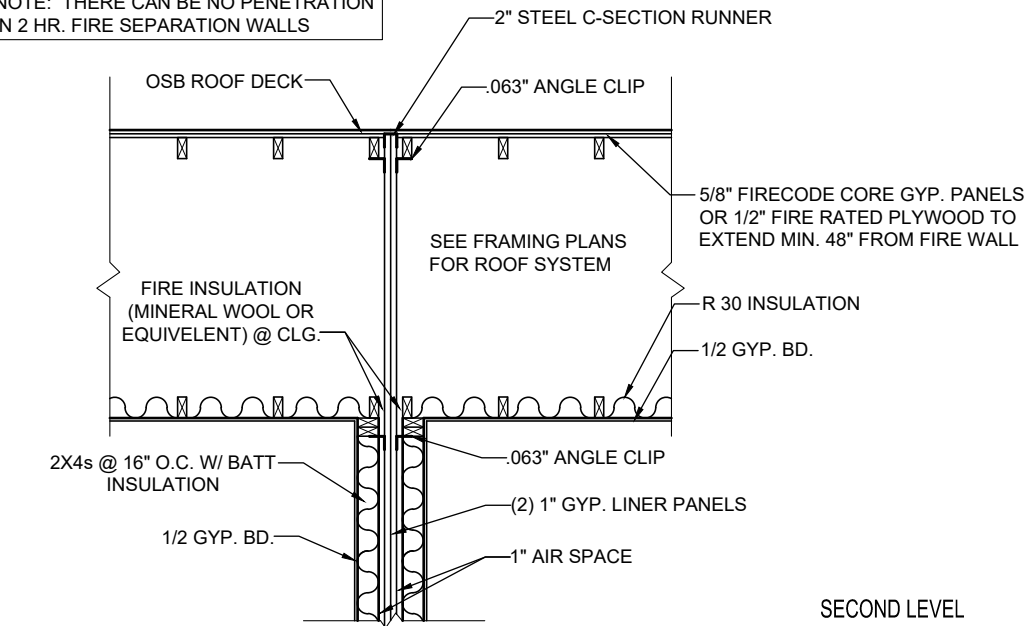
PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

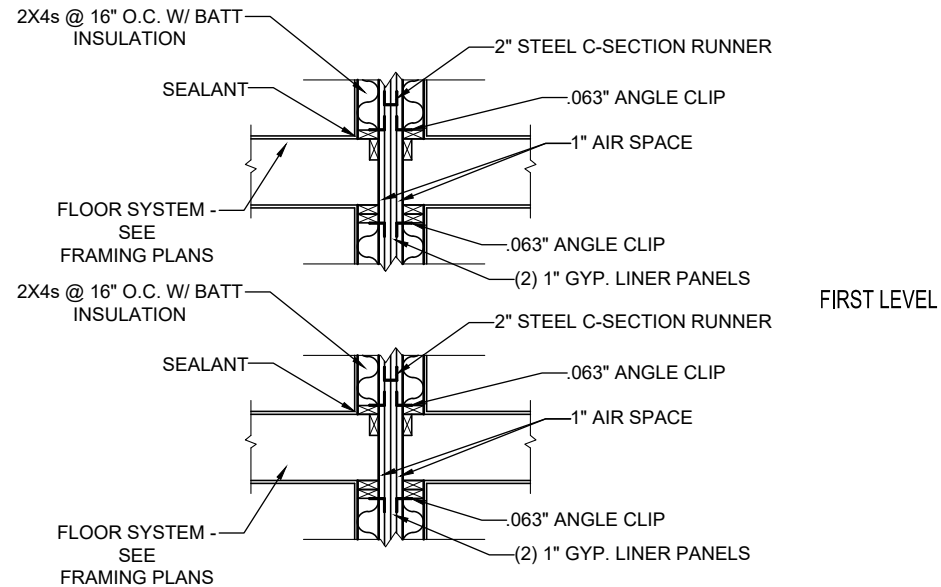
D-3

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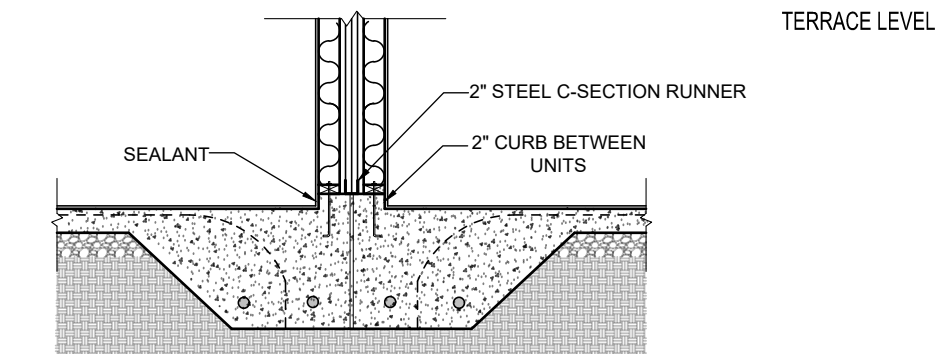
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



SECOND LEVEL



FIRST LEVEL

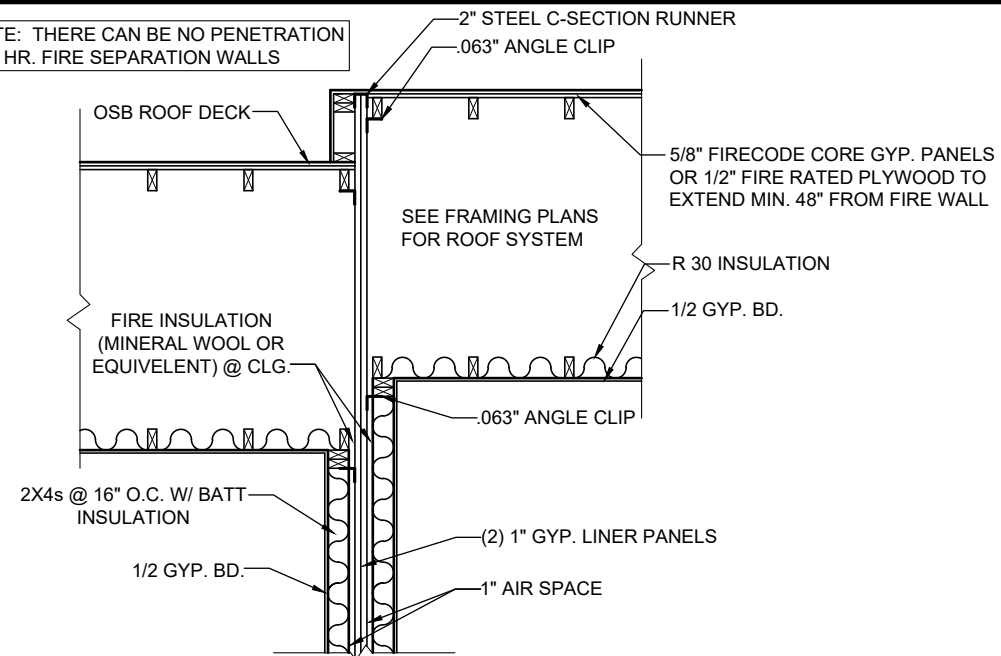


TERRACE LEVEL

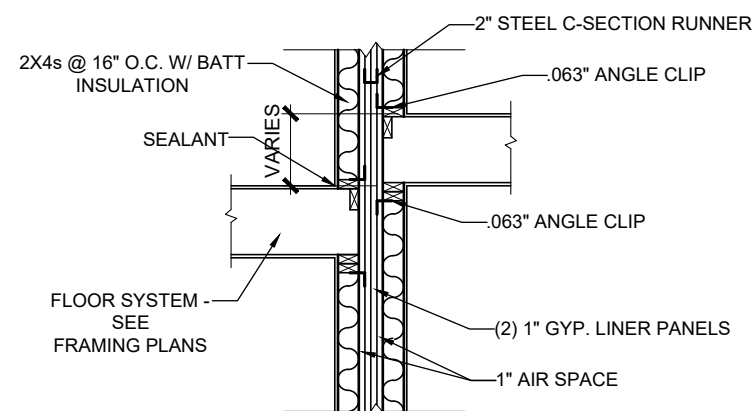
TYPICAL WALL SECTION THRU 2 HR. FIRE WALL

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

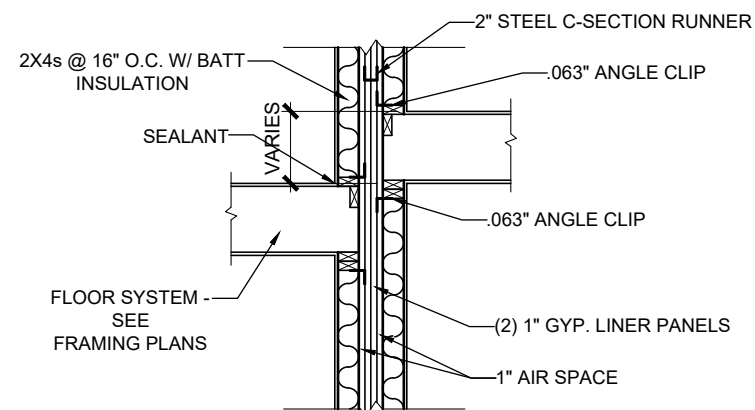
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



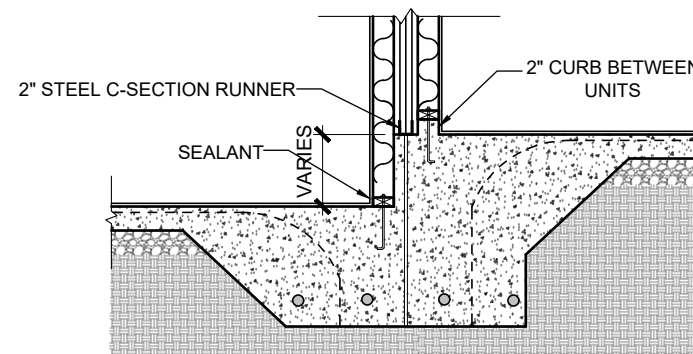
SECOND LEVEL



FIRST LEVEL



TERRACE LEVEL



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL WITH STEPPED SLAB

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

SECTION THROUGH 2 HOUR FIREWALL

Item 9.

KERLEY
FAMILY HOMES

PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-4

Jackson

Master Plan for Merchant's Park

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED ADDITIONS.
2. CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR SUB-TRADESSHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
3. ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
4. ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
5. STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
6. ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
7. ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
8. TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
10. ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
11. ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

1. INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
2. INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
3. INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
4. INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
5. INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
6. INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
7. INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS. (2020)
8. NATIONAL ELECTRIC CODE: 2020 EDITION.

JACKSON SQUARE FOOTAGE

First Floor	857
Second Floor	790
Total	1647
Rear Deck	144
Garage	434
Optional Bonus Room	+327

SHEET LIST

C-1	COVER SHEET
A-1	FRONT & RIGHT ELEVATIONS AA
A-1a	LEFT & REAR ELEVATIONS AA
A-2	FRONT & RIGHT ELEVATIONS BB
A-2a	LEFT & REAR ELEVATIONS BB
A-3	FRONT & RIGHT ELEVATIONS CC
A-3a	LEFT & REAR ELEVATIONS CC
A-4	SLAB FOUNDATION & TERRACE LEVEL PLANS
A-5	FIRST & SECOND FLOOR PLANS
A-6	ROOF PLANS
E-1	ELECTRICAL PLANS
O-1	OPTIONAL COVERED DECK
D-1	EAVE SECTION - GARAGE PORTAL BRACING
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	SECTION THROUGH 2-HOUR FIREWALL

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The Jackson at Merchant's Park

COVER SHEET



PLAN REVISIONS

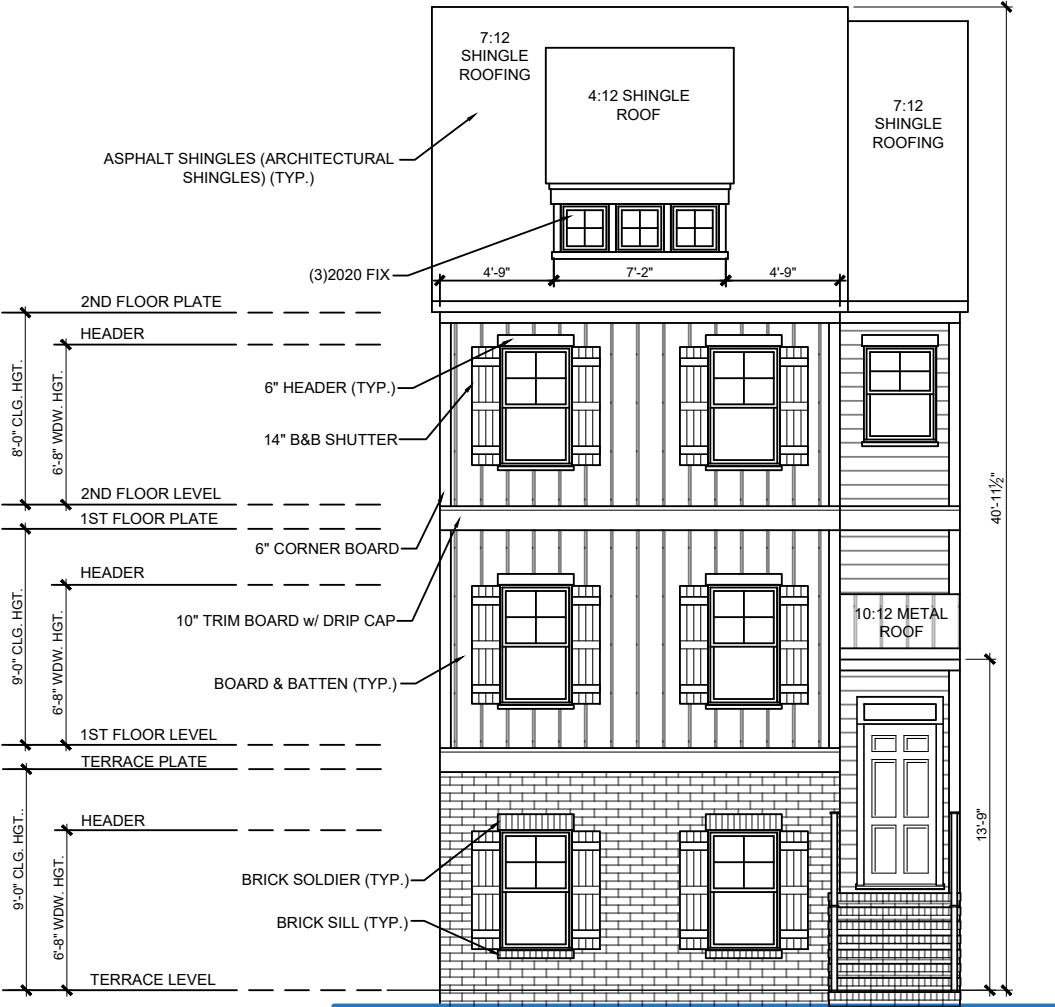
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

C-1

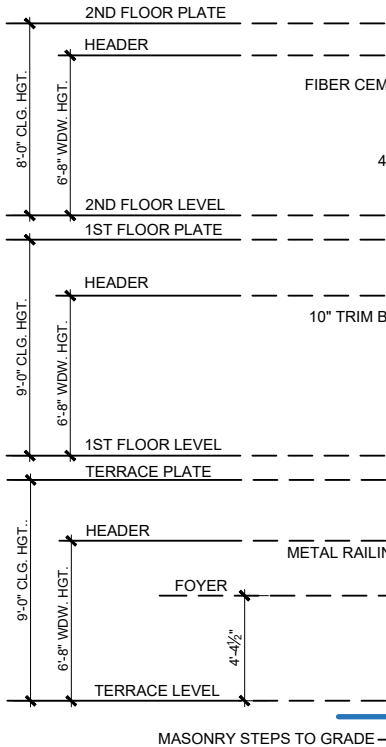
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FRONT ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Jackson at Merchant's Park

FRONT & RIGHT ELEVATIONS AA



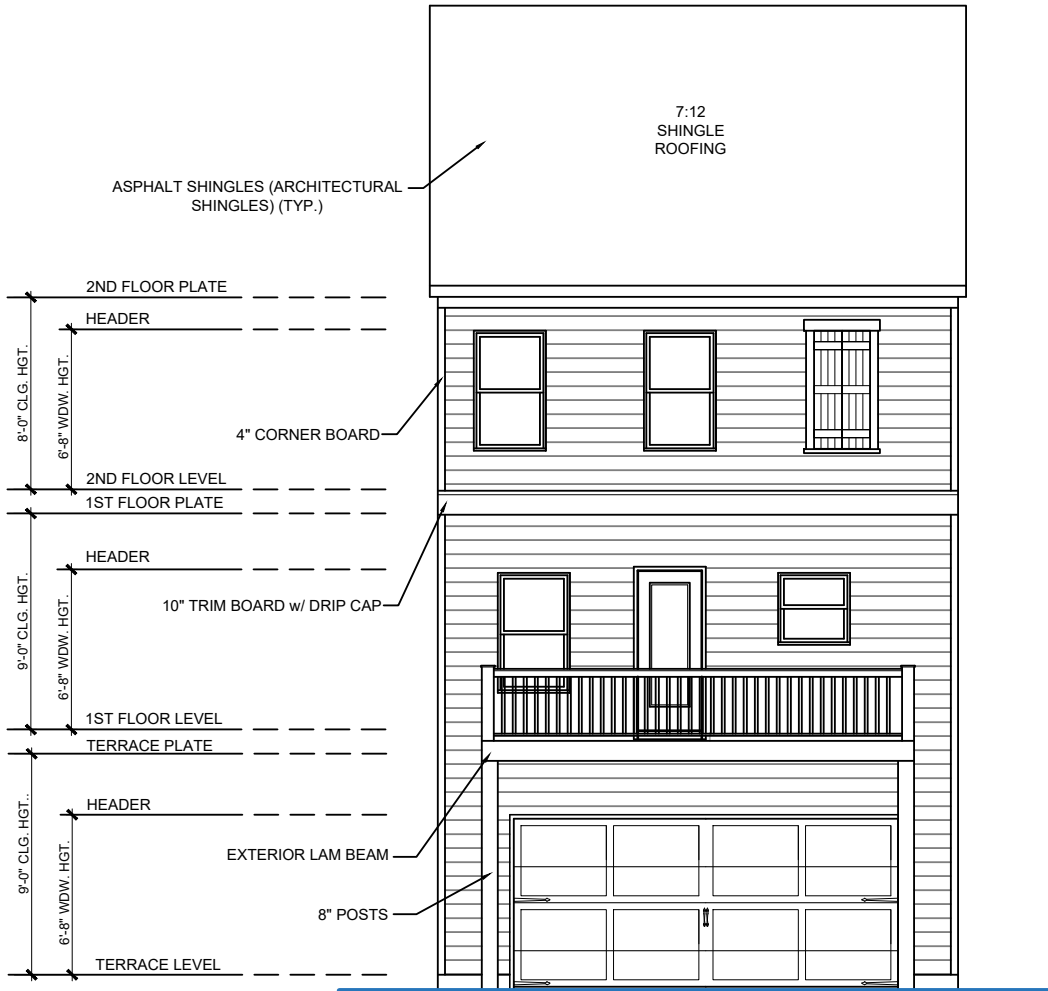
PLAN REVISIONS

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sheet #

A-1

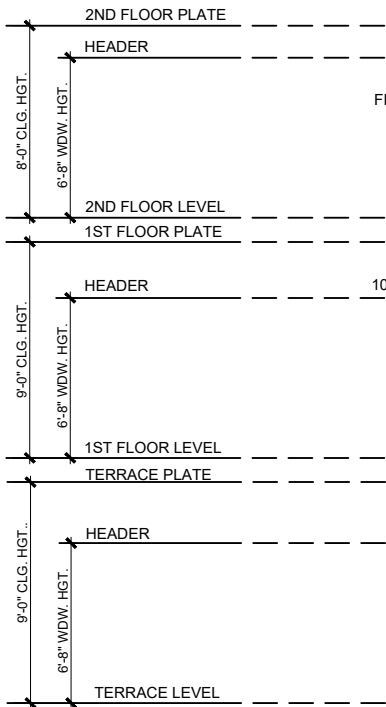
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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY



LEFT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Jackson at Merchant's Park

LEFT & REAR ELEVATIONS AA



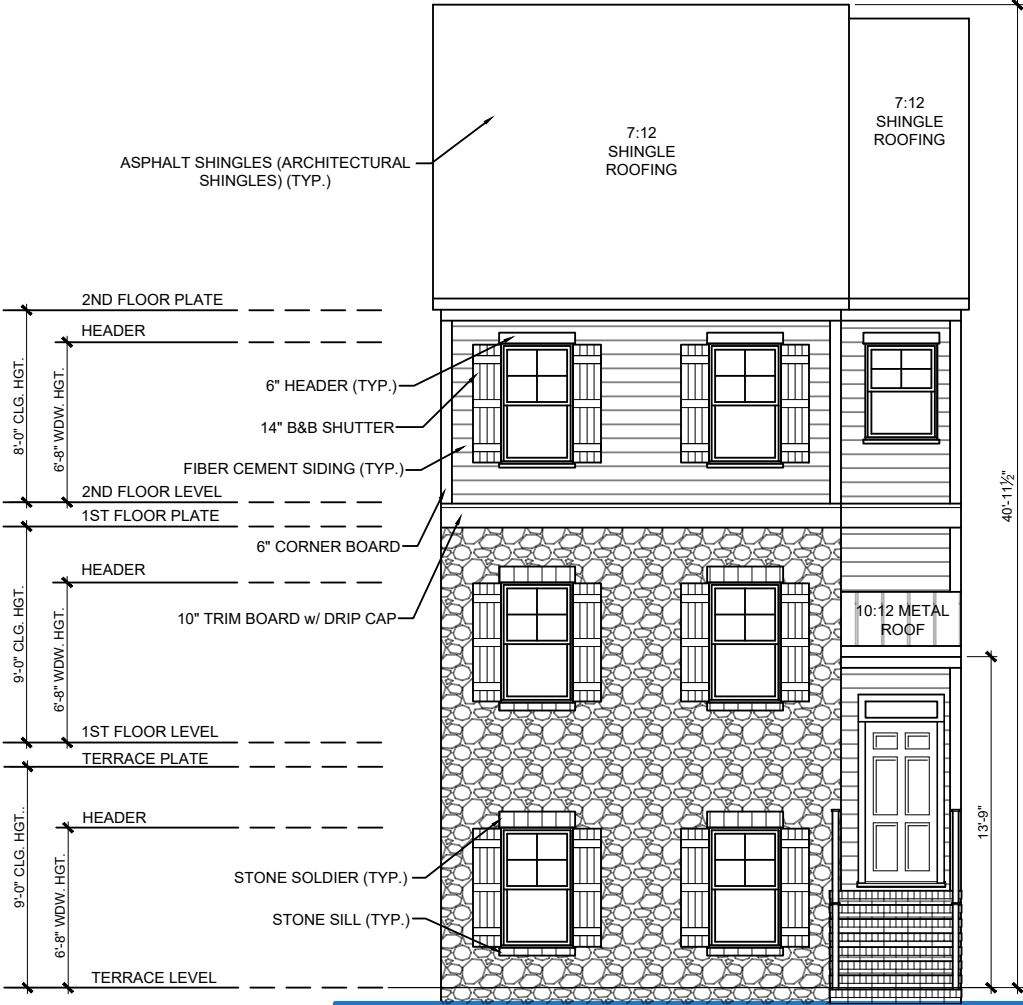
PLAN REVISIONS

DATE	DESCRIPTION
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sheet #

A-1a

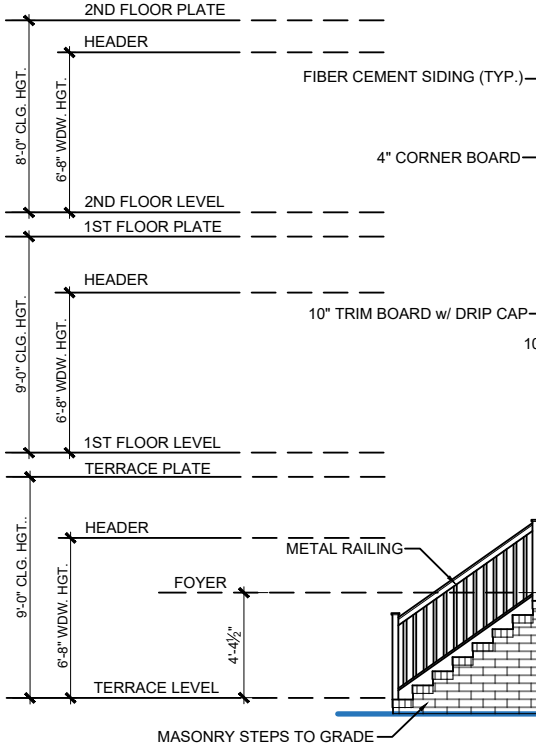
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FRONT ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Jackson at Merchant's Park

FRONT & RIGHT ELEVATIONS BB

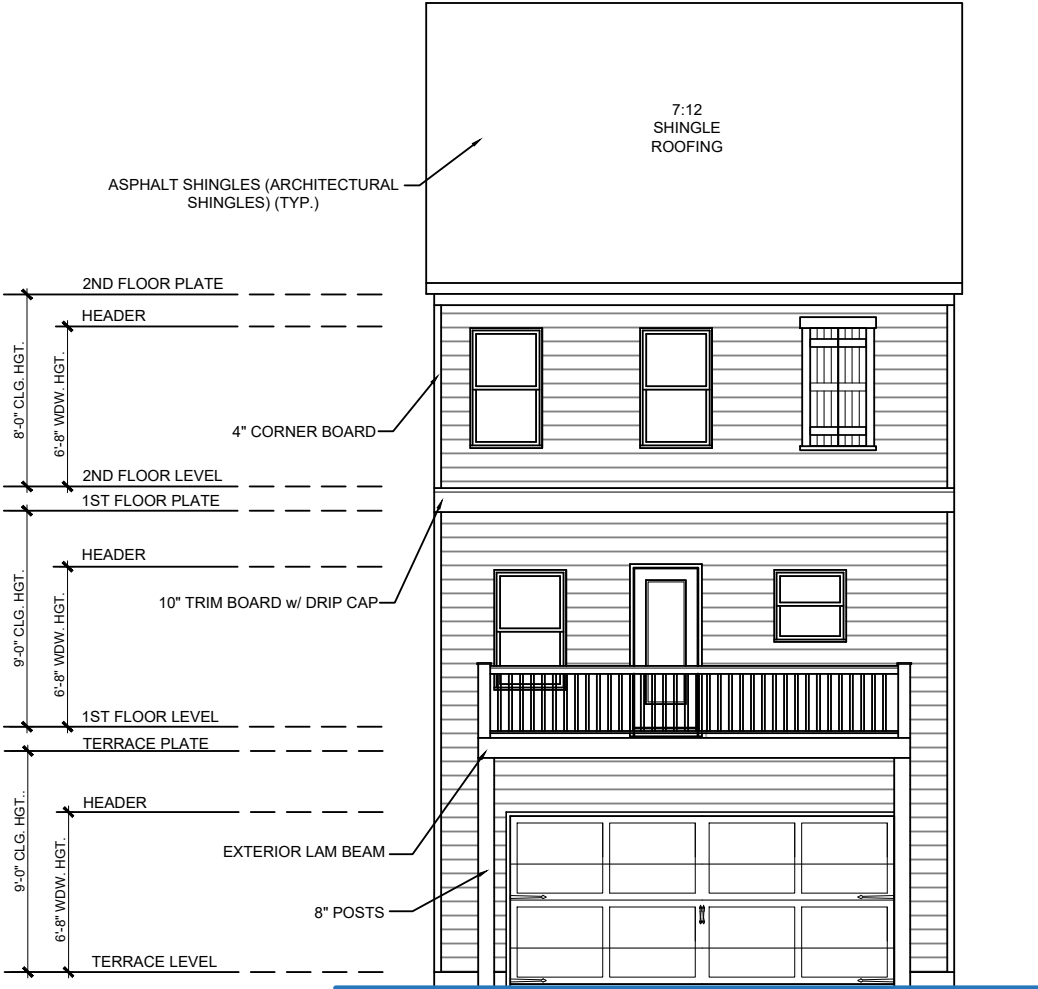


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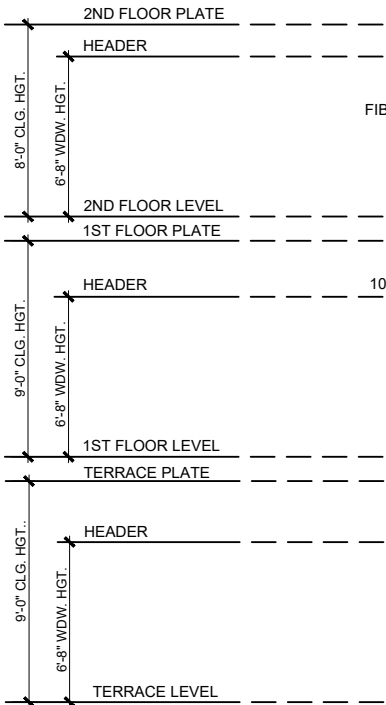
A-2

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REAR ELEVATION AA, BB & CC

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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



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LEFT SIDE ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Jackson at Merchant's Park

LEFT & REAR ELEVATIONS BB



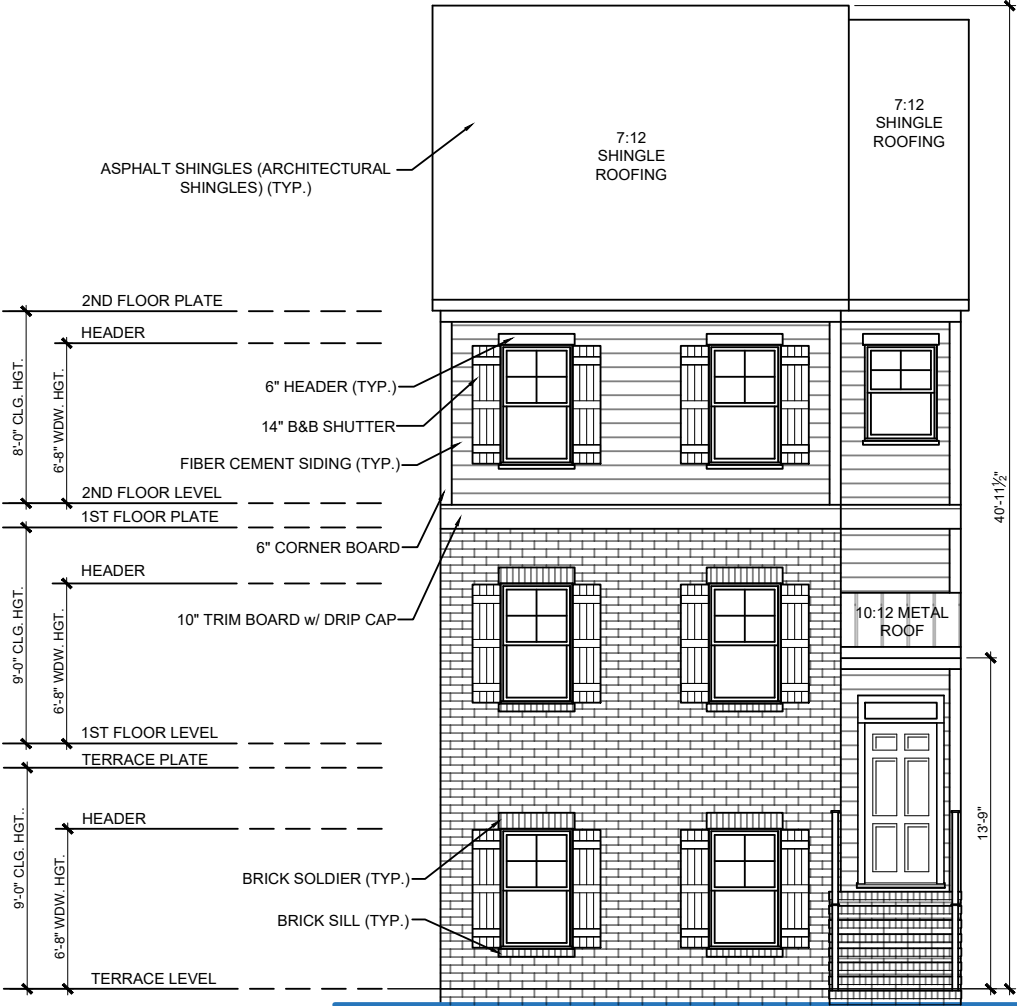
PLAN REVISIONS

DATE	DESCRIPTION
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sheet #

A-2a

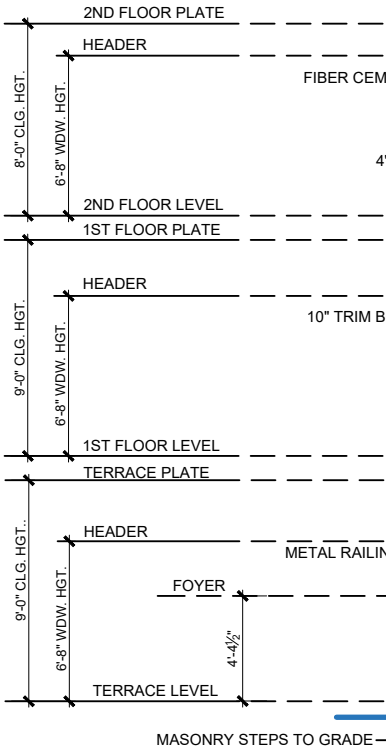
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FRONT ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Jackson at Merchant's Park

FRONT & RIGHT ELEVATIONS CC

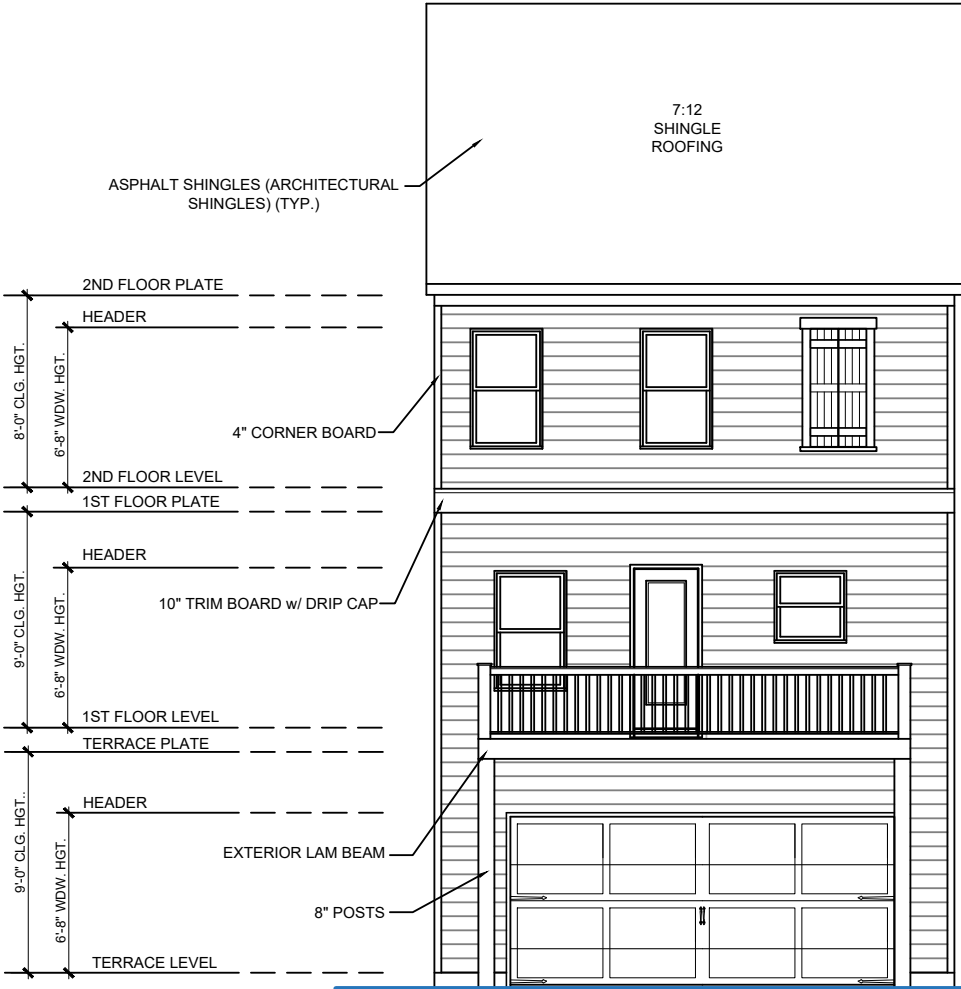


PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

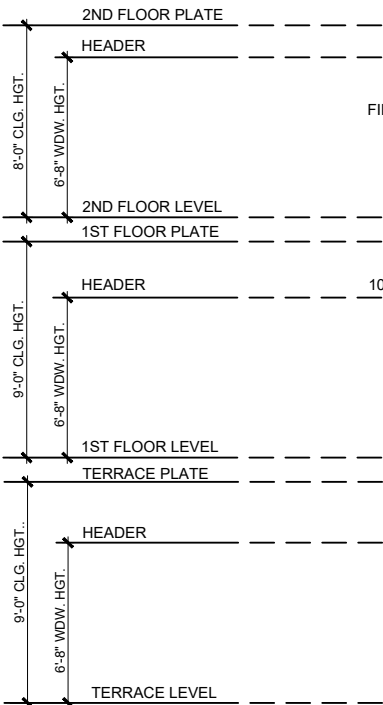
A-3

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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY



LEFT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

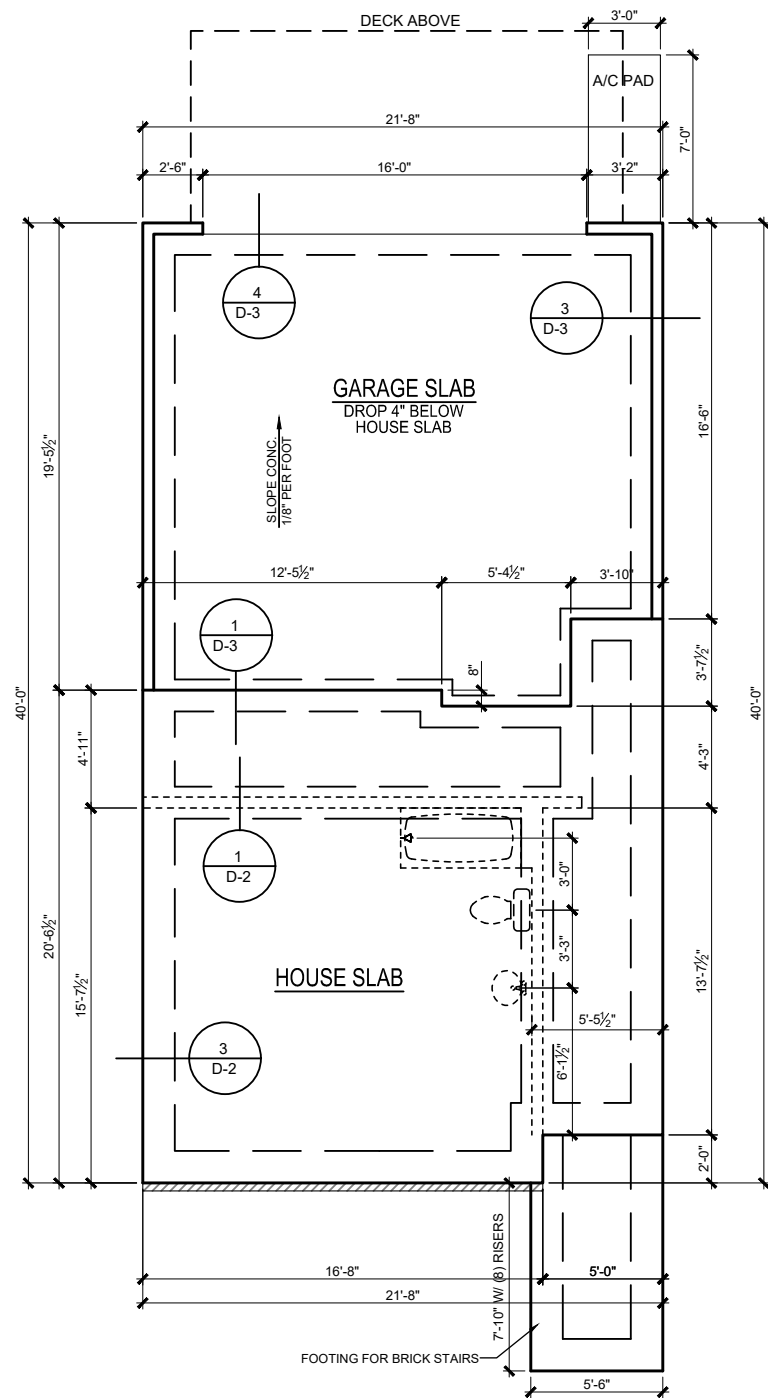
The Jackson at Merchant's Park

LEFT & REAR ELEVATIONS CC



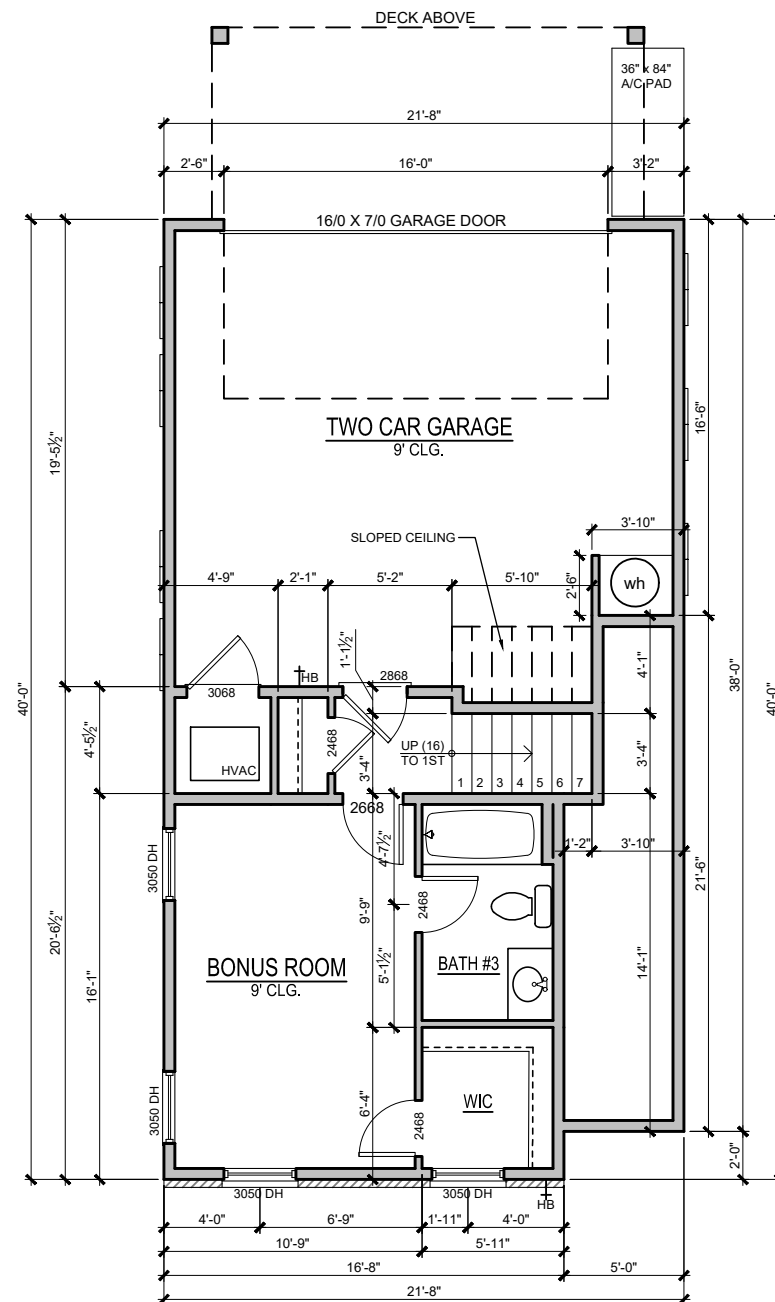
PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #
A-3a



SLAB FOUNDATION PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



TERRACE FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Jackson at Merchant's Park

SLAB FOUNDATION & TERRACE LEVEL PLANS

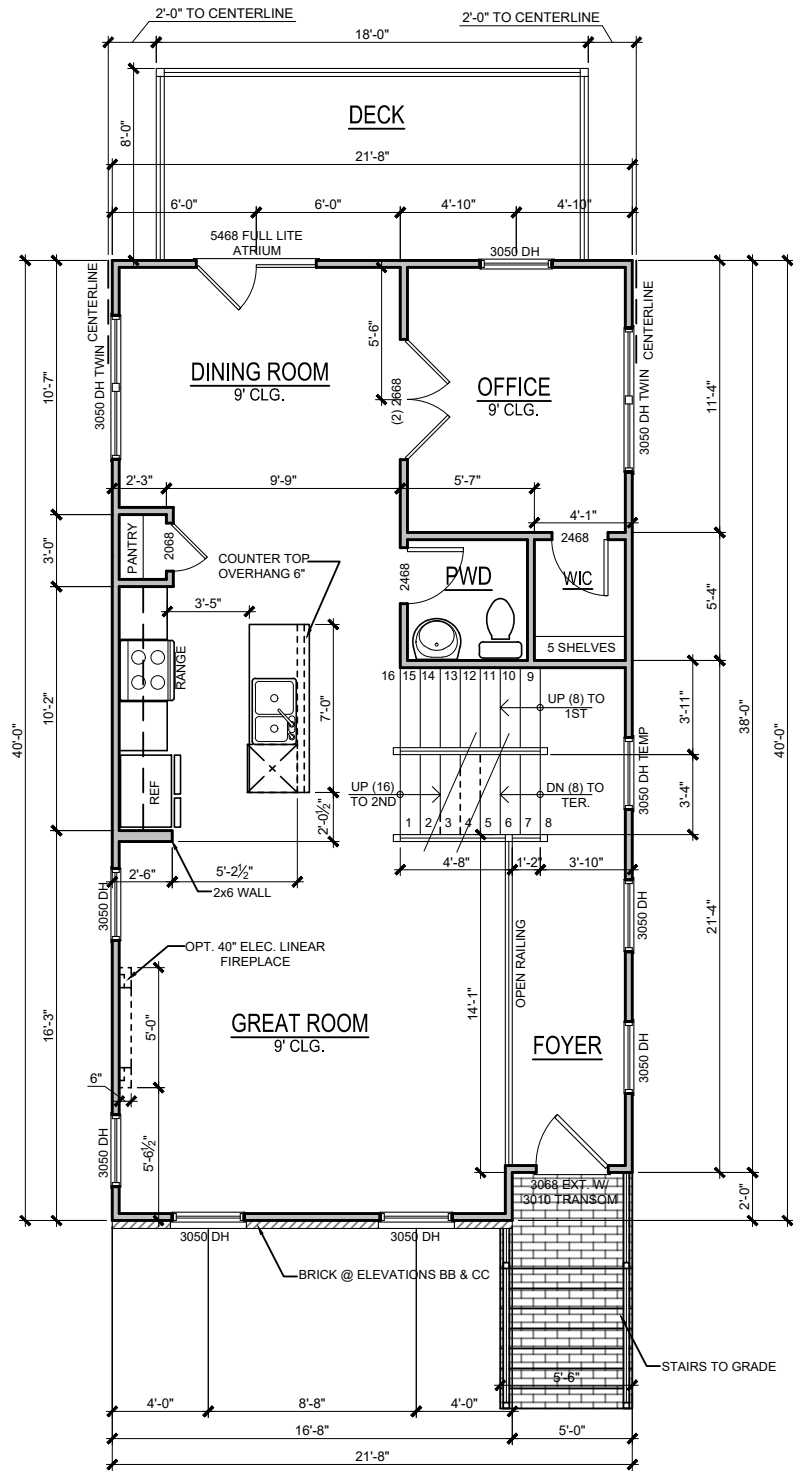


PLAN REVISIONS

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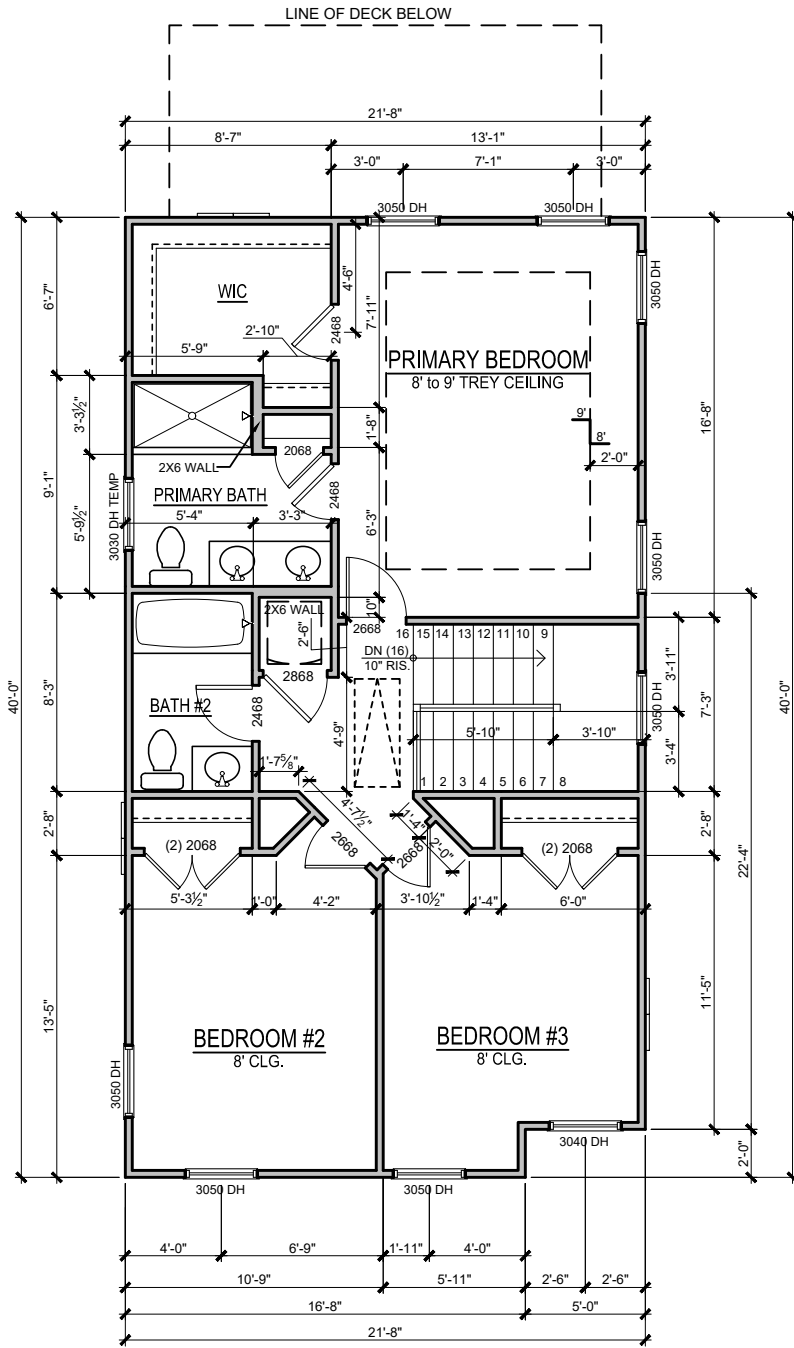
sheet #

A-4



FIRST FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



SECOND FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Jackson at Merchant's Park

FIRST & SECOND FLOOR PLANS



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DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

A-5

The Jackson at Merchant's Park

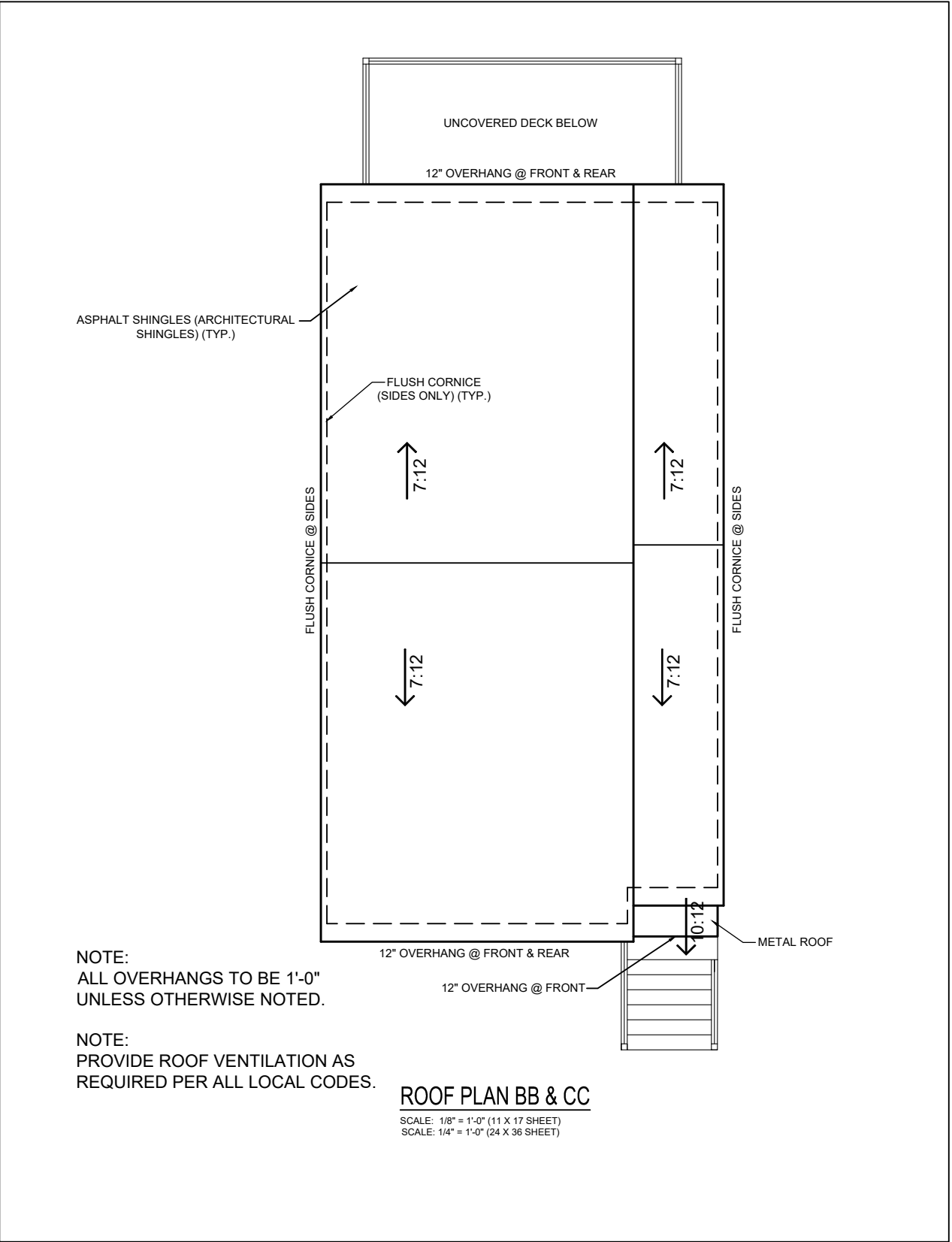
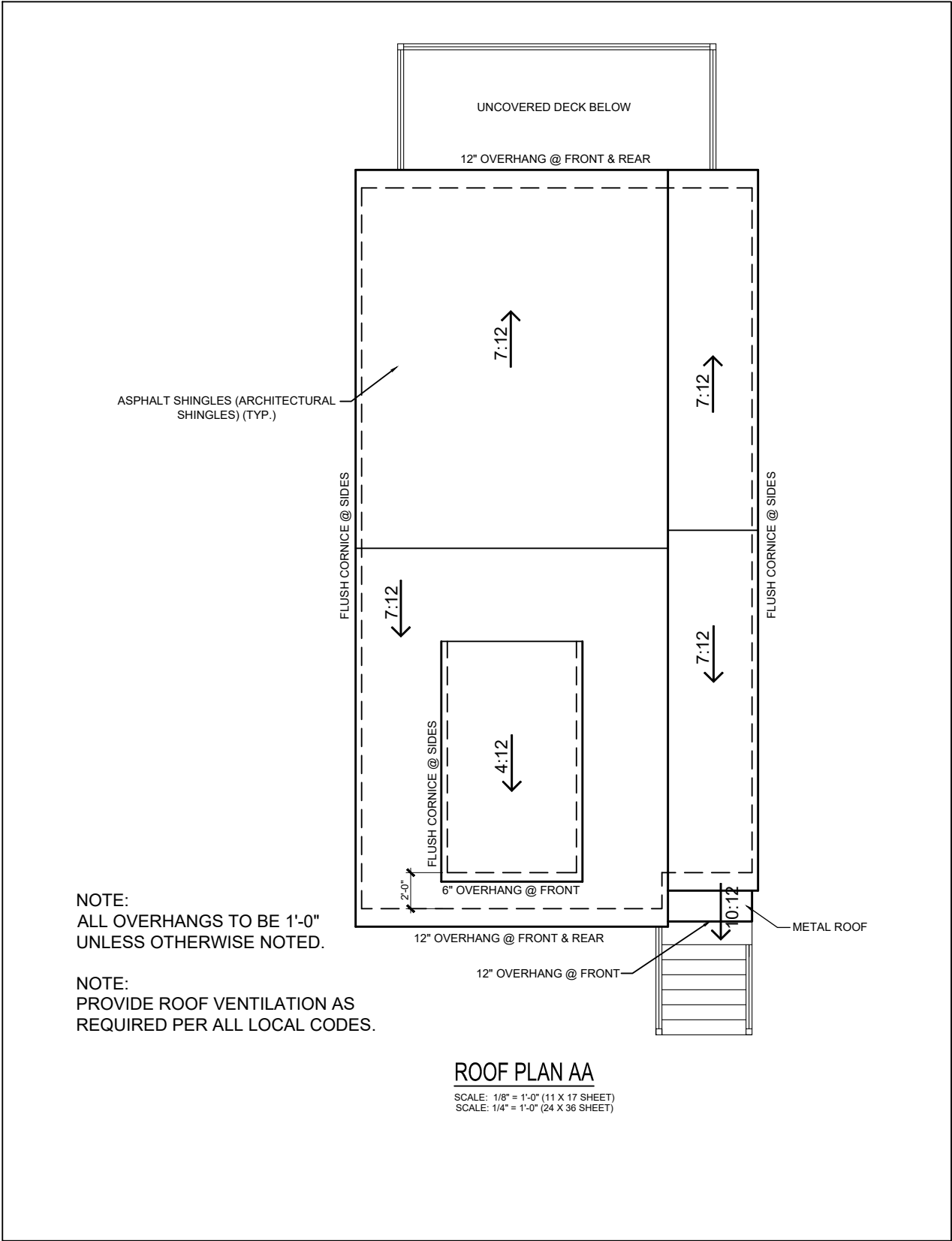
ROOF PLANS



PLAN REVISIONS	
DATE	DESCRIPTION
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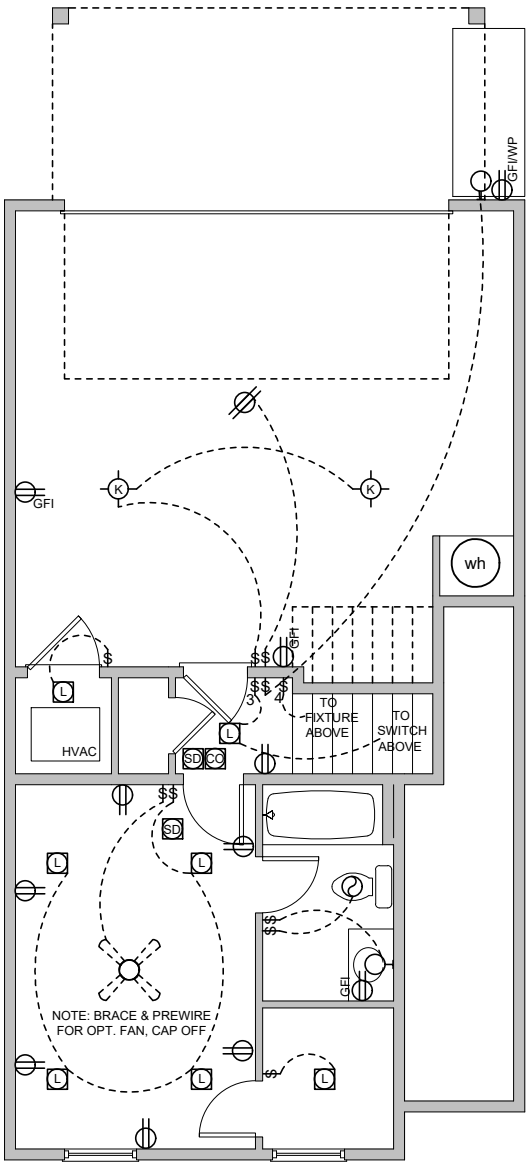
sheet #

A-6



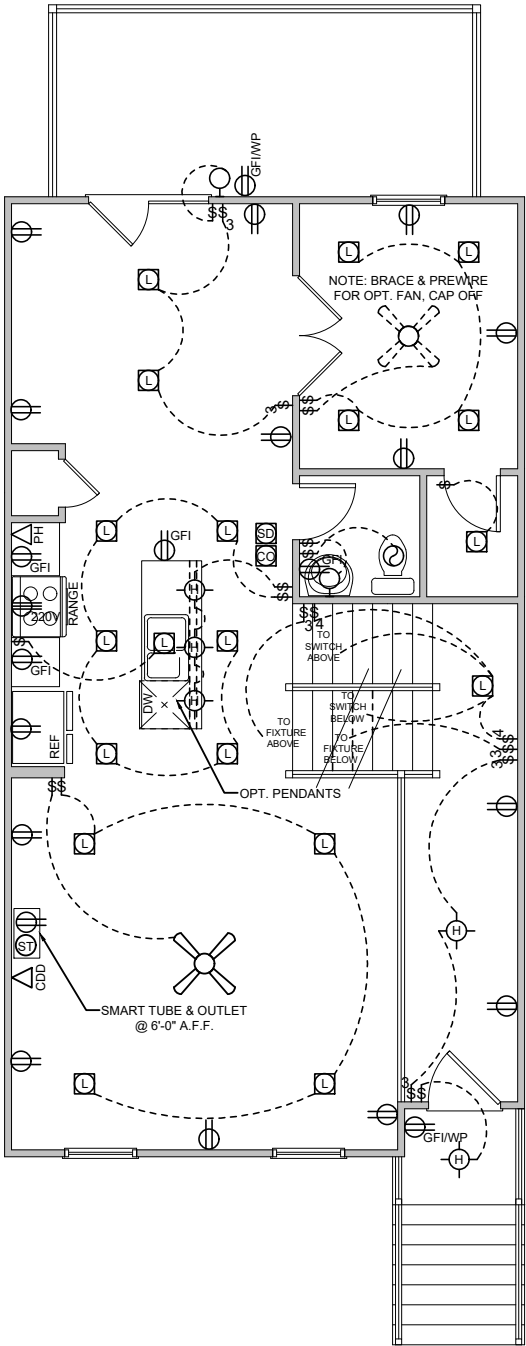
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ELECTRICAL LEGEND	
	CEILING RECEP
	DUPLEX RECEP
	GROUND FAULT RECEP
	ARCH FAULT CIRCUIT INTERRUPTER
	SWITCHED RECEP
	WEATHER PROOF RECEP
	220V RECEPT
	EXHAUST FAN
	VAPOR PROTECTED LIGHT
	LED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	KEYLESS FIXTURE
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CABLE DATA DROP
	PHONE JACK
	CABLE JACK
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMART TUBE
	FLOOD LIGHT
	WIRELESS ACCESS POINT
	CEILING FAN
	CEILING FAN W/ LIGHT



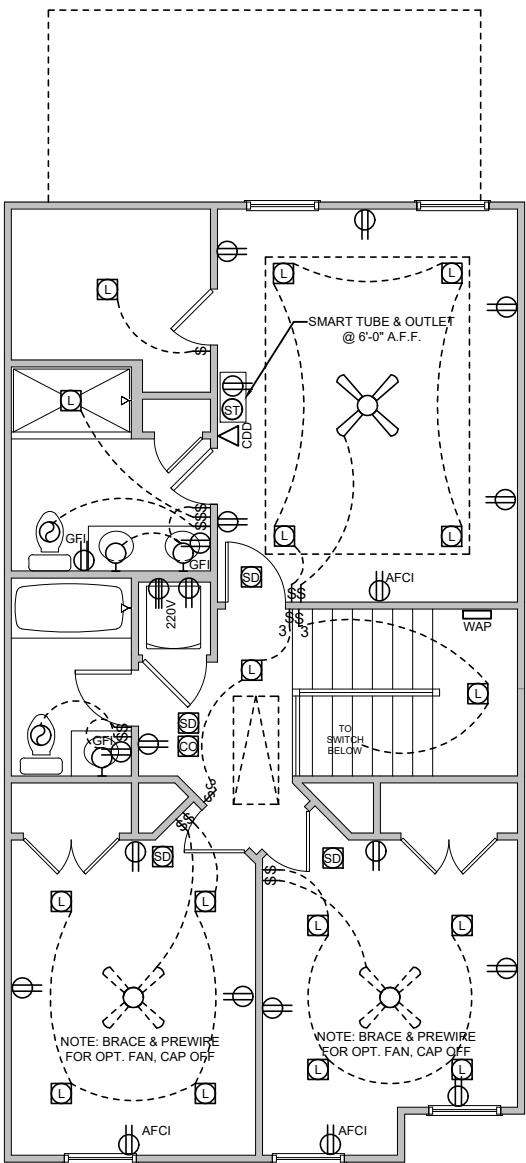
TERRACE ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Jackson at Merchant's Park

ELECTRICAL PLANS

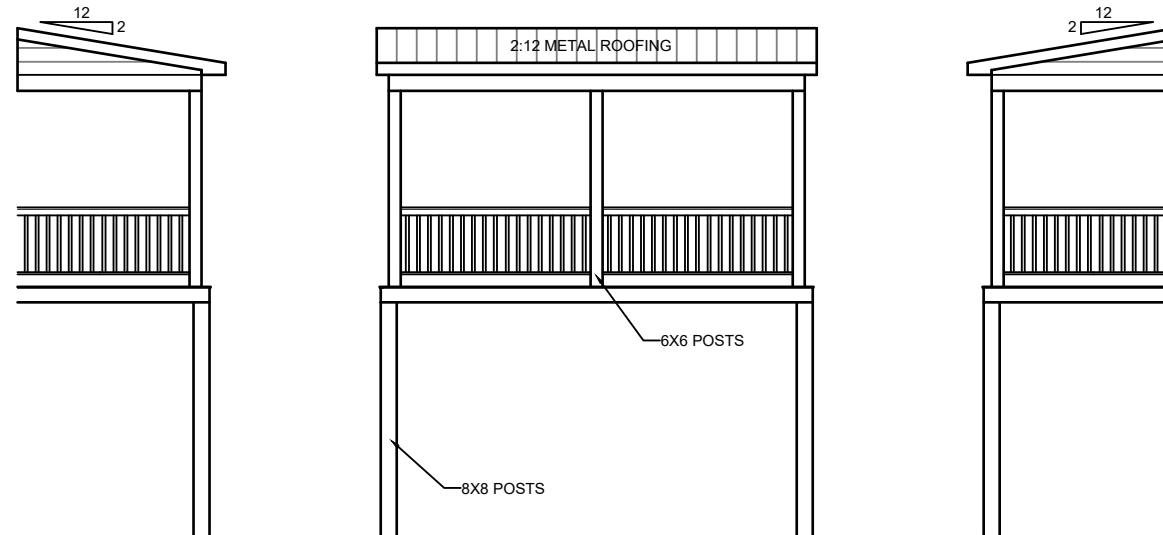
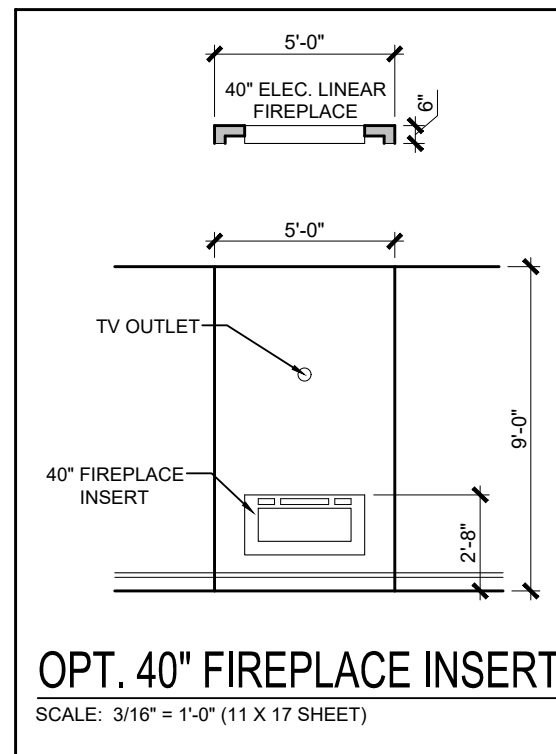
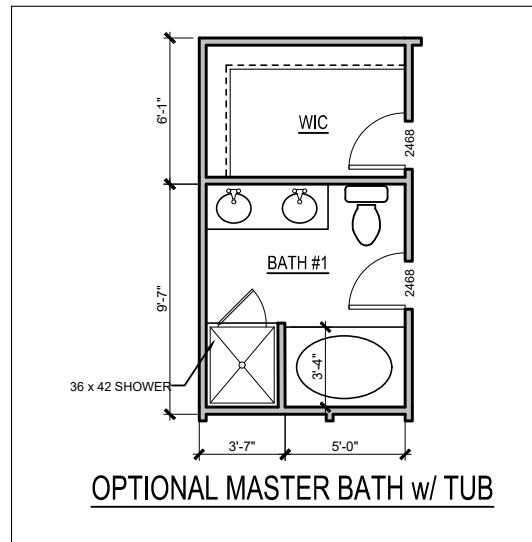


PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

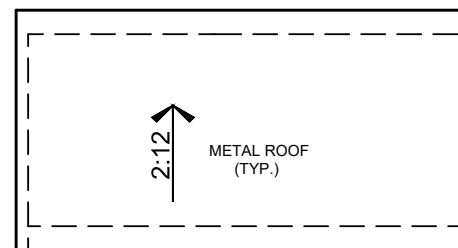
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E-1



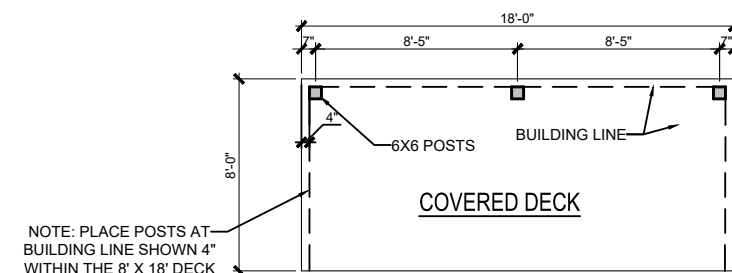
OPT. COVERED DECK ELEVATIONS

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



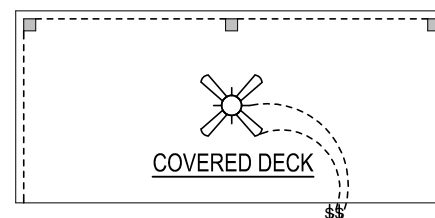
OPT. COVERED DECK ROOF PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



OPT. COVERED DECK PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



OPT. COVERED DECK ELEC. PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

18' X 8' COVERED DECK

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The Jackson at Merchant's Park

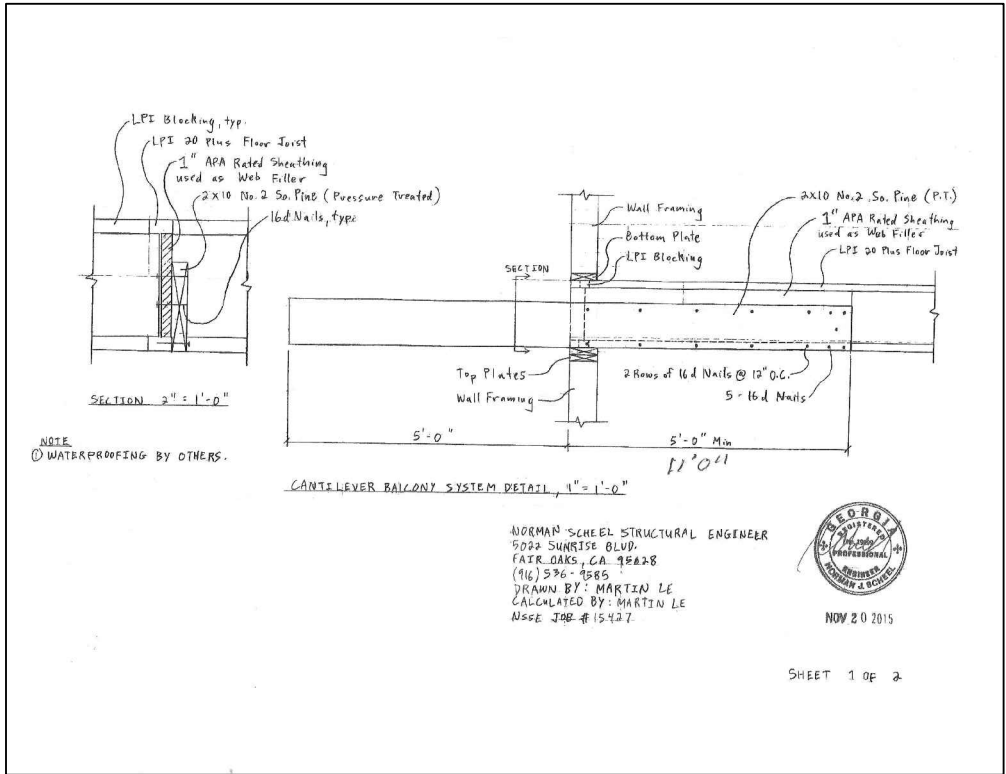
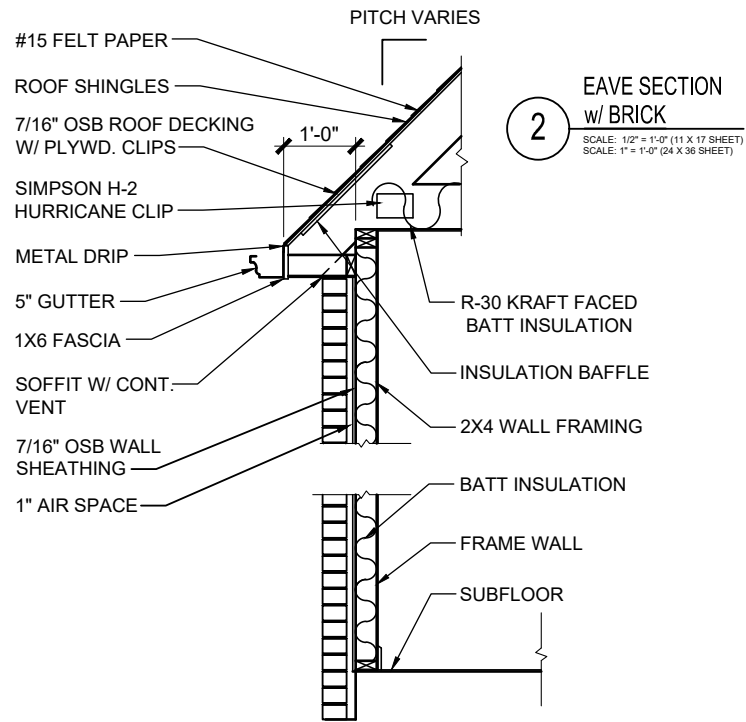
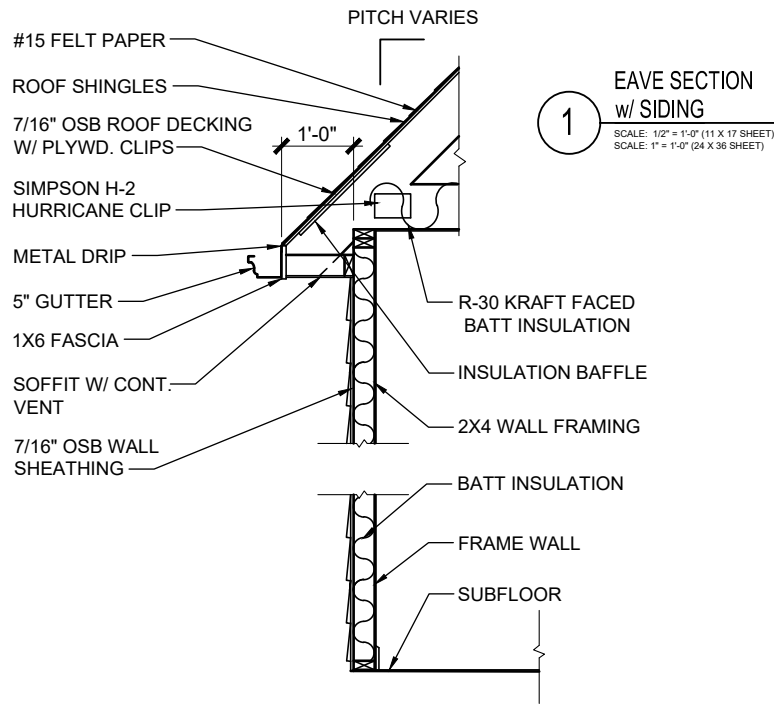
OPTIONAL COVERED DECK

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sheet #

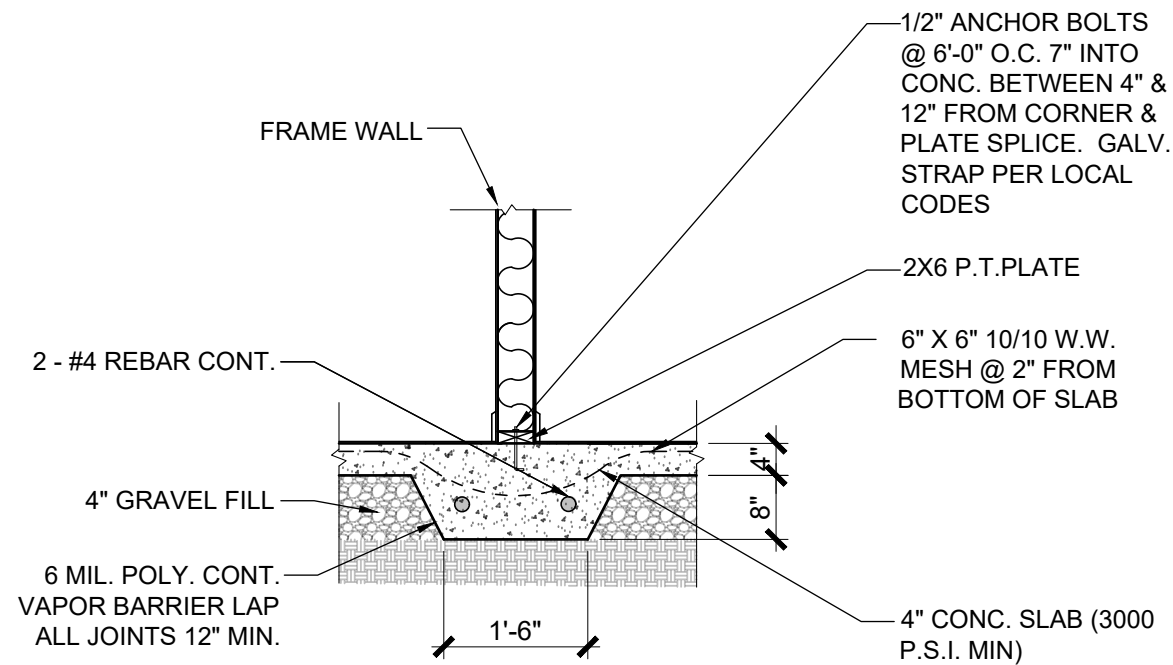
0-1

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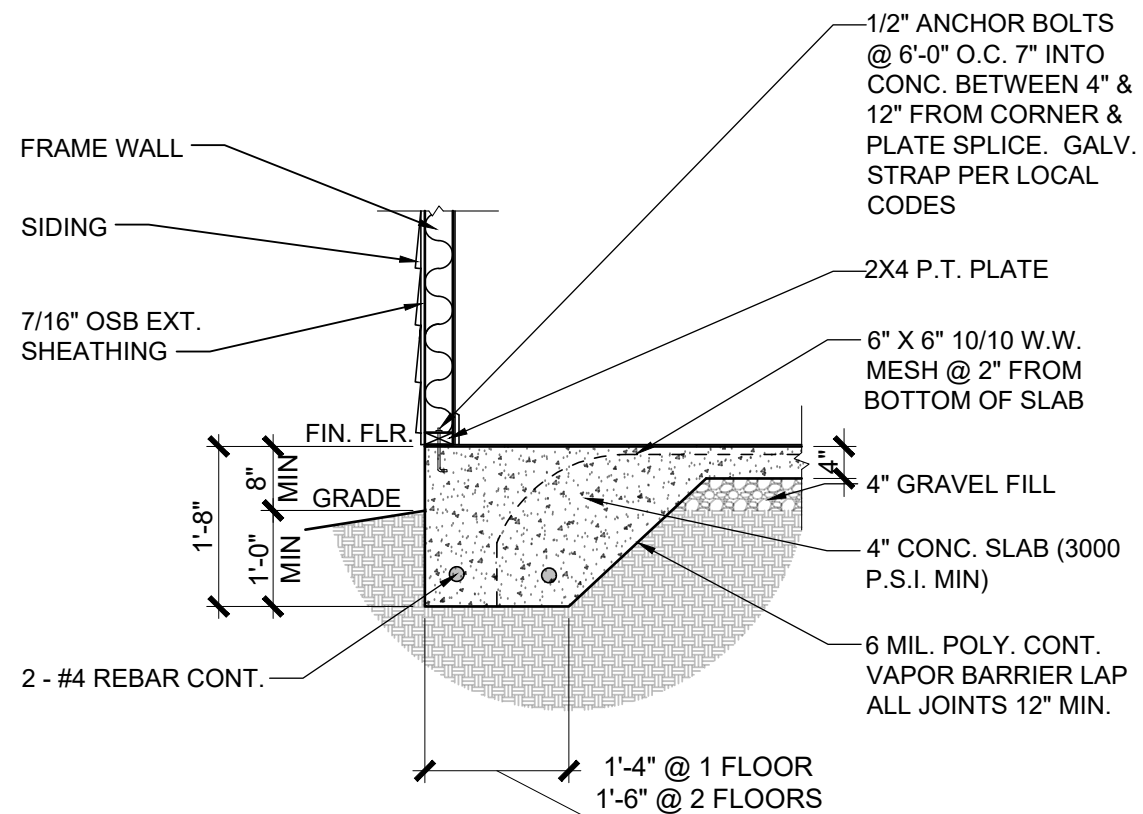


PLAN REVISIONS	
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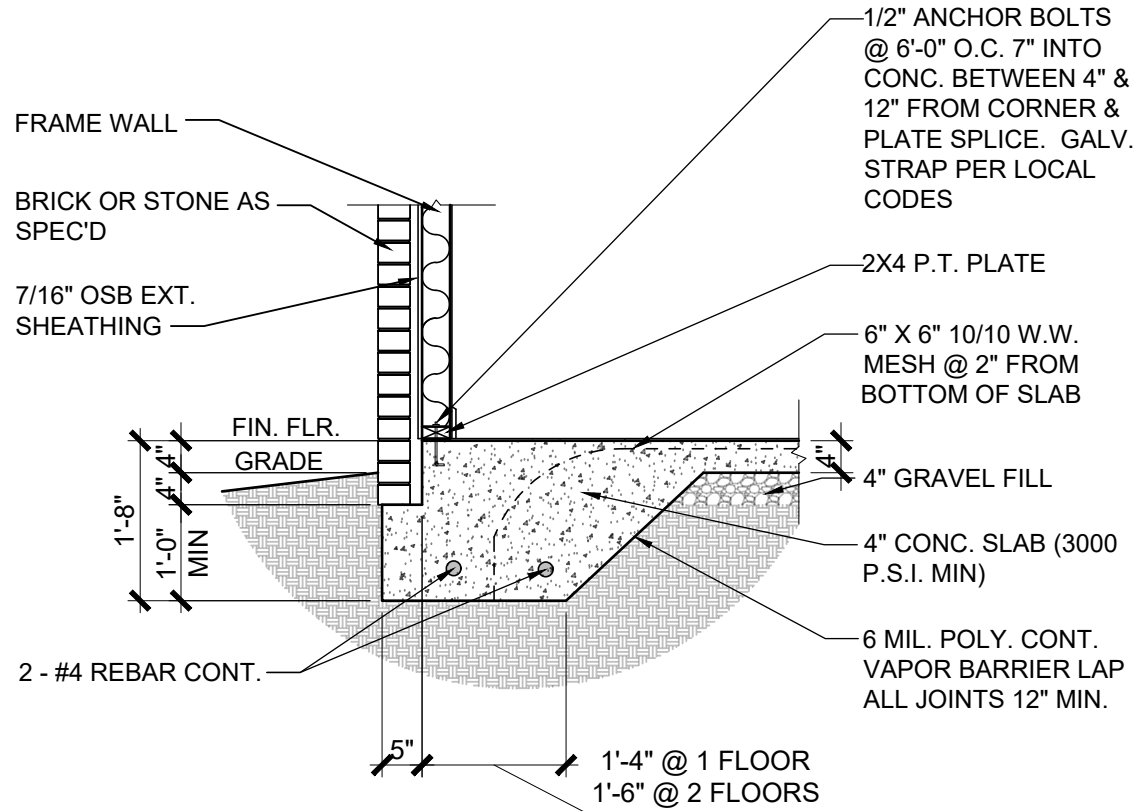
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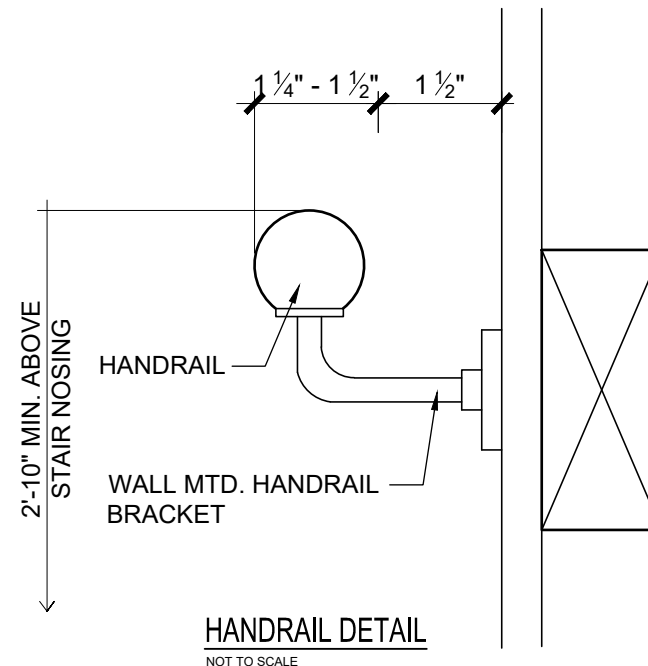
1 THICKENED SLAB / GRADE BEAM
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



3 TURN DOWN SLAB w/ SIDING
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



2 TURN DOWN SLAB w/ BRICK
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



The Jackson at Merchant's Park

SLAB - HANDRAIL DETAILS

Item 9.

KERLEY
FAMILY HOMES

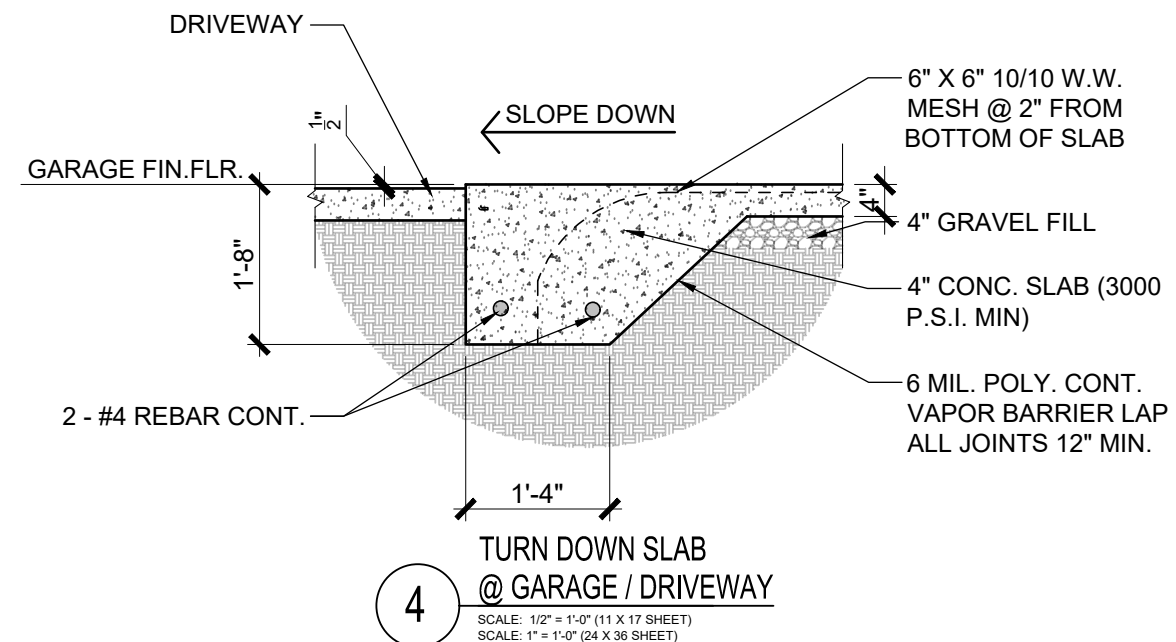
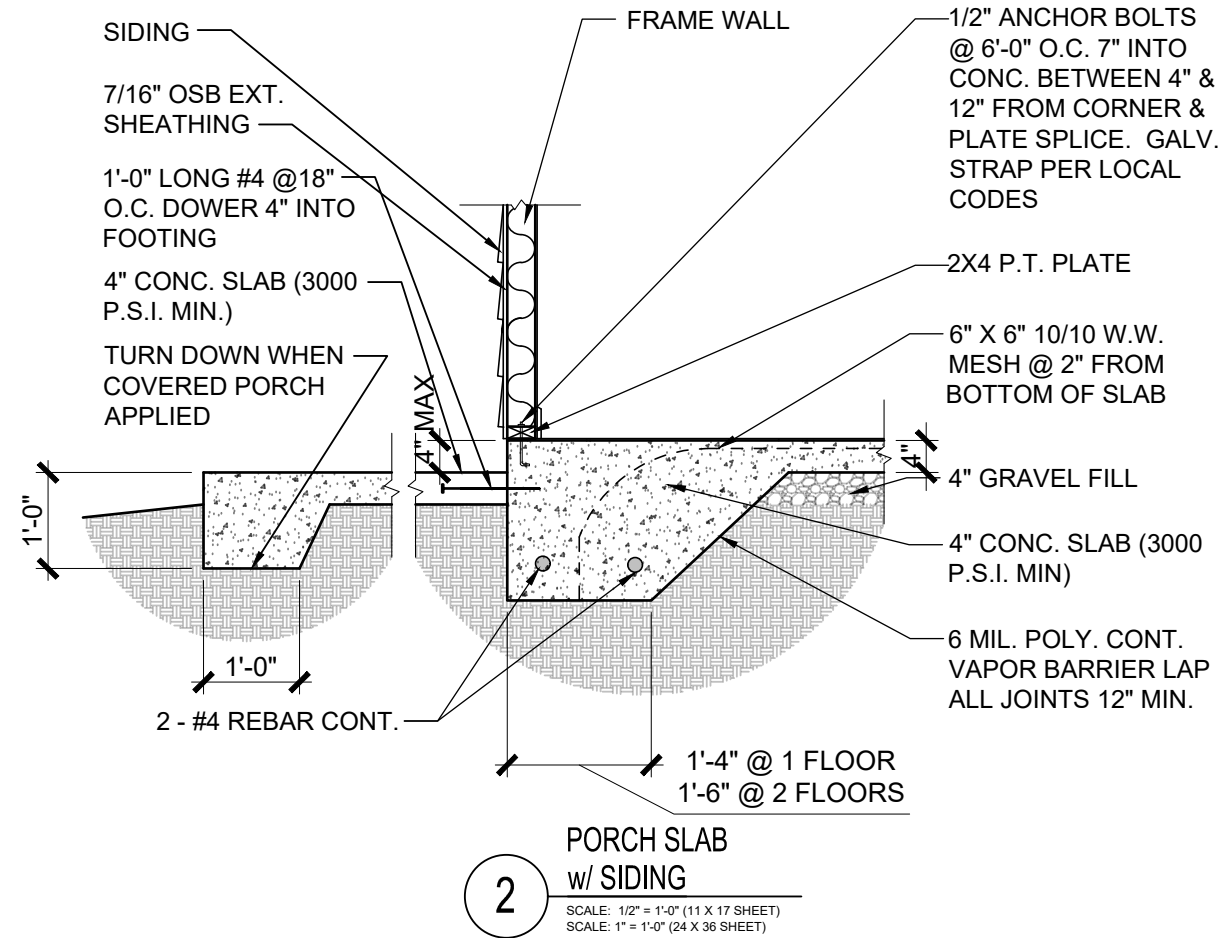
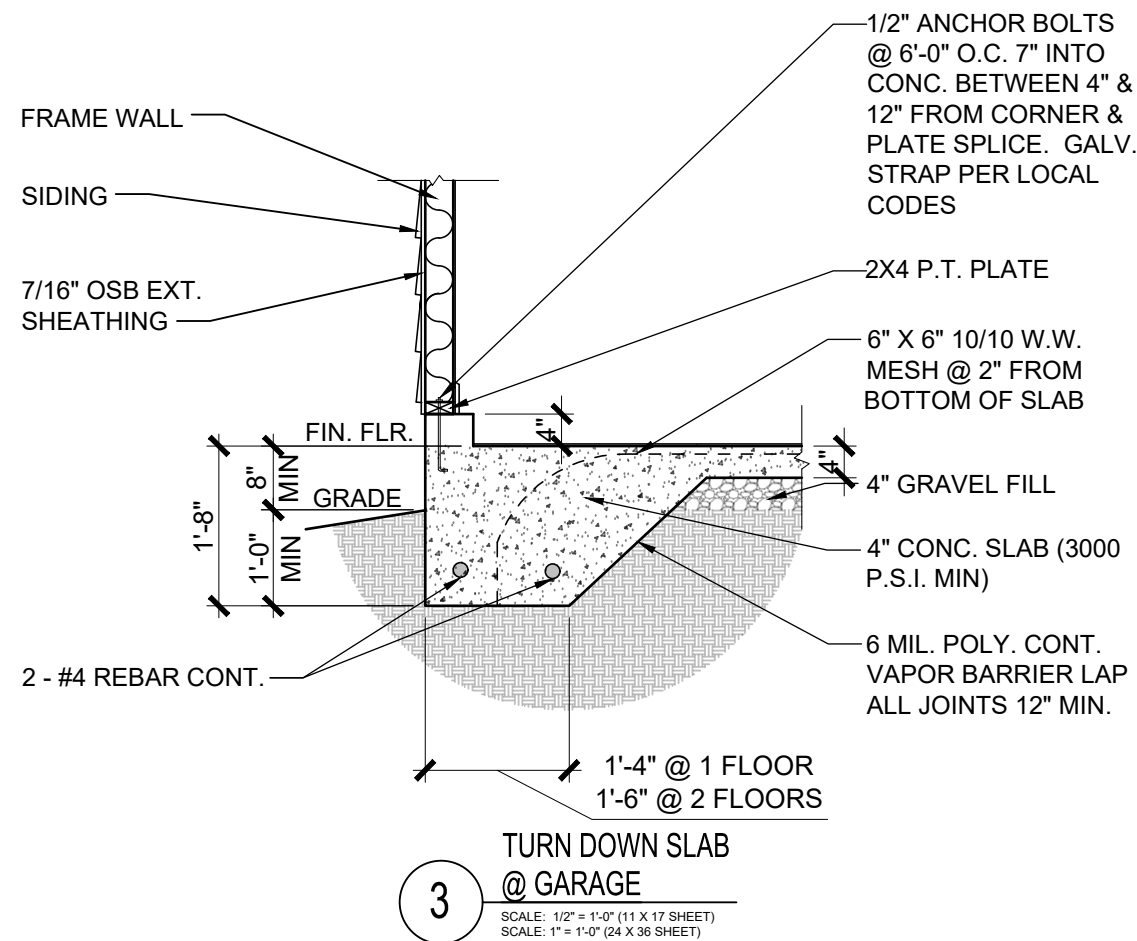
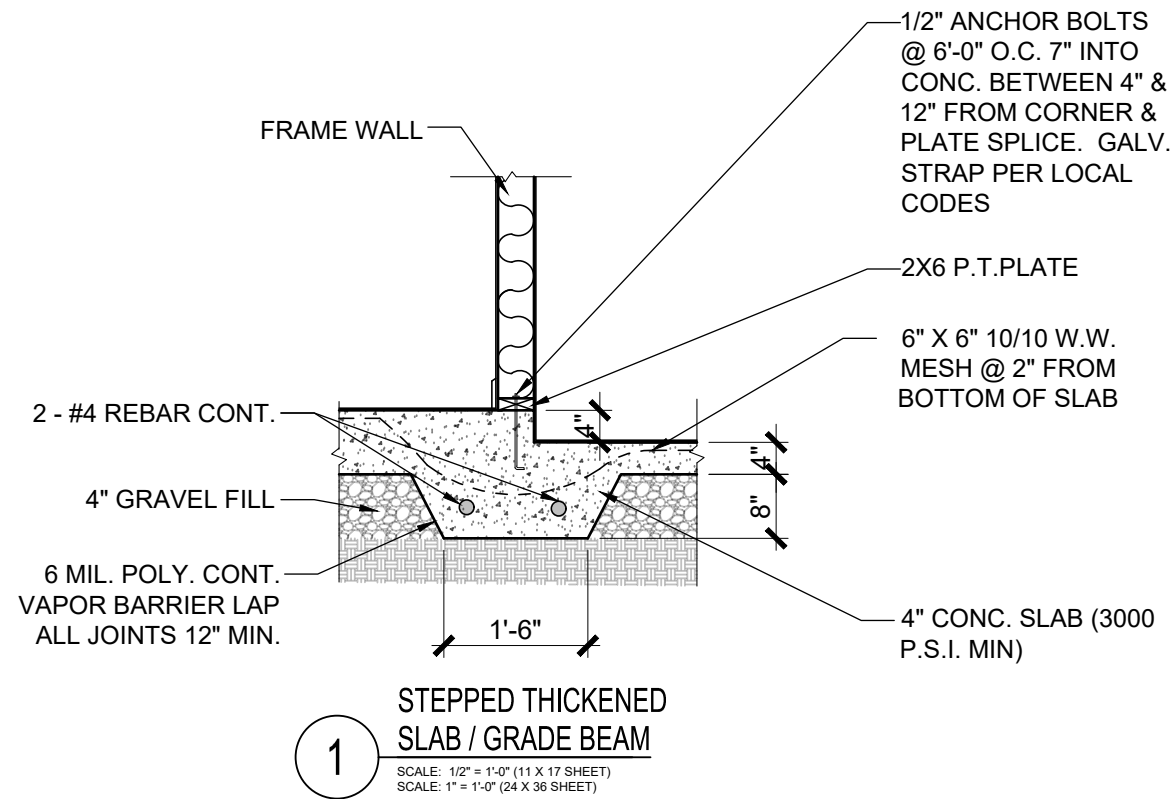
PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-2

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The Jackson at Merchant's Park

SLAB DETAILS

Item 9.



PLAN REVISIONS

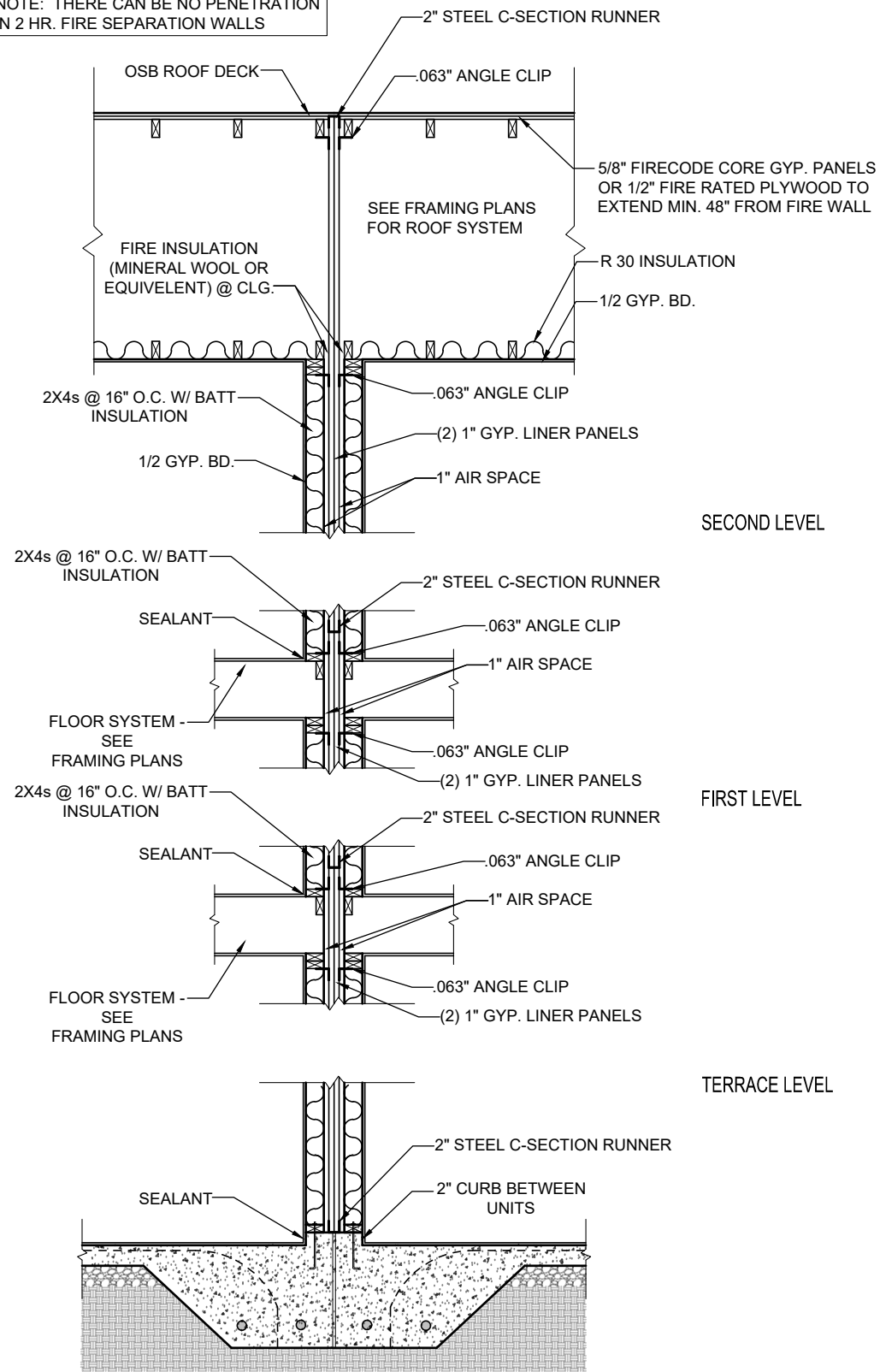
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sheet #

D-3

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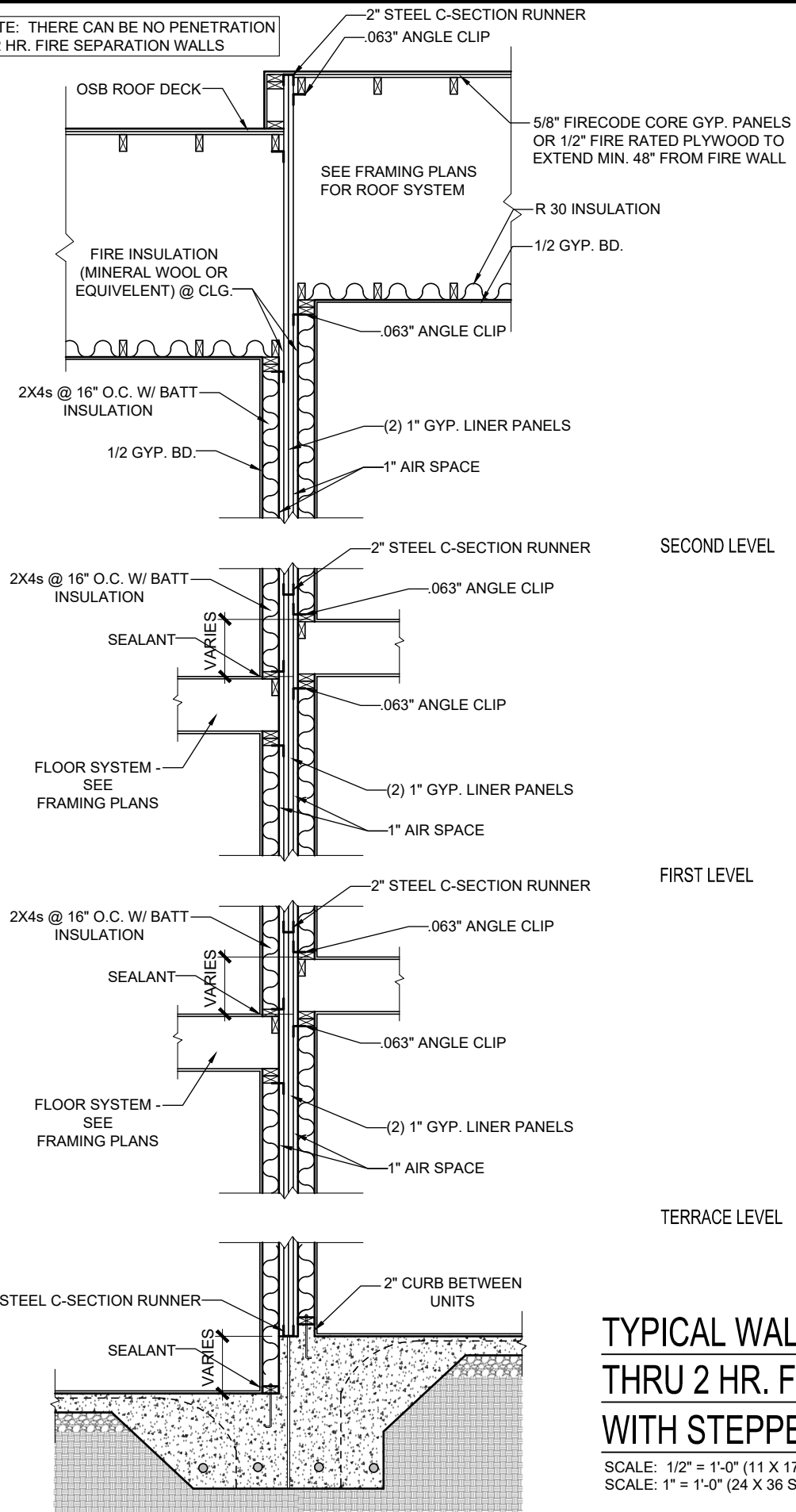
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL WITH STEPPED SLAB

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

The Jackson at Merchant's Park

SECTION THROUGH 2 HOUR FIREWALL

Item 9.

KERLEY
FAMILY HOMES

PLAN REVISIONS

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09/04/2024	Revised Master

sheet #

D-4



Dallas Planning Commission

Thursday, November 02, 2023

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

MINUTES

CALL TO ORDER

PRESENT

David Holt
Debbie Ewing
Ryan Ayers

ABSENT

Terry Johnson
Andrew Nesbit

MINUTES APPROVAL

1. Consideration for the approval of the Minutes from 8/3/2023.

Motion to approve the Minutes from 8/3/2023 with changes.

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers

RECOGNITION OF VISITORS

2. None

REPORTS

3. None

OLD BUSINESS

4. None

NEW BUSINESS

5. Zoning Application Z-2023-08 Kerley Family Homes, LLC have applied to zone/rezone a portion of Land Lot(s) 273 in the 2nd District, 3rd Section of Paulding County, located at 260 Merchants Drive, within City of Dallas, Georgia, from a Zoning District of C-2 Commercial to a Zoning District of R-4 Residential and C-2 Commercial, in the City of Dallas.

Kevin Moore spoke in favor of the application. Sam Braly spoke in favor of the application with concern.

Motion to approve recommendation of Zoning Application Z-2023-08 with the following stipulations:

1. Developer is responsible for off-site downstream sewer infrastructure improvements that are required. Improvements must be installed and accepted by City prior to final plat approval.
2. Development shall be constructed in substantial conformity with the site plan provided in the zoning application.
3. 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.
4. 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.
5. Developer shall provide a 6-foot high chain link fence along development side of 20-foot buffer along north and east sides of development down to the stormwater management facility and tie into the private alley.
6. Developer shall provide a 10-foot concrete multi-use trail along the entire length of the property frontage along Merchants Drive for connection to City of Dallas Battlefield Trail.
7. Developer shall provide curb and gutter along entire length of property frontage along Merchants Drive.
8. Developer is responsible for providing required all development entrance improvements as required by Georgia DOT.
9. Developer is responsible for providing and installing license plate reader camera at development entrance compatible with City of Dallas Police Department system.
10. Home Owners Association with mandatory membership required for preservation and maintenance of common areas.
11. Developer shall submit detailed architectural, site, and landscaping plans to the City of Dallas for design review approval.
12. Additional 150-foot extension of berm from the Braly property along the City property for a total of 250-feet.

Motion made by Ewing, Seconded by Ayers.
Voting Yea: Ewing, Ayers

6. Zoning Application Z-2023-09 Kerley Family Homes, LLC have applied to zone/rezone a portion of Land Lot(s) 273 in the 2nd District, 3rd Section of Paulding County, located at 200 Clay Drive, within City of Dallas, Georgia, from a zoning of R-1 Residential District to a Zoning District of R-4 Residential and C-2 Commercial, in the City of Dallas.

Kevin Moore spoke in favor of the application. Sam Braly spoke in favor of the application with concern.

Motion to approve Zoning Application Z-2023-09 with the following stipulations:

1. Developer is responsible for off-site downstream sewer infrastructure improvements that are required. Improvements must be installed and accepted by City prior to final plat approval.
2. Development shall be constructed in substantial conformity with the site plan provided in the zoning application.
3. 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.
4. 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.
5. Developer shall provide a 6-foot high chain link fence along development side of 20-foot buffer along north and east sides of development down to the stormwater management facility and tie into the private alley.
6. Developer shall provide a 10-foot concrete multi-use trail along the entire length of the property frontage along Merchants Drive for connection to City of Dallas Battlefield Trail.
7. Developer shall provide curb and gutter along entire length of property frontage along Merchants Drive.
8. Developer is responsible for providing required all development entrance improvements as required by Georgia DOT.
9. Developer is responsible for providing and installing license plate reader camera at development entrance compatible with City of Dallas Police Department system.
10. Home Owners Association with mandatory membership required for preservation and maintenance of common areas.
11. Developer shall submit detailed architectural, site, and landscaping plans to the City of Dallas for design review approval.
12. Additional 150-foot extension of berm from the Braly property along the City property for a total of 250-feet.

Motion made by Ewing, Seconded by Ayers.
Voting Yea: Ewing, Ayers

7. First National Community Bank has submitted development plans for property that is located within the Corridor Overlay District. The property is 0.93 acres located at 104 Village Walk, Dallas, GA 30132.

Jerry Johnson and Jonathan Colvin spoke in favor of the application.

Motion to approve DEV-2023-02.

Motion made by Ewing, Seconded by Ayers.

Voting Yea: Ewing, Ayers

8. The City of Dallas has proposed text amendments to the Zoning Ordinance.

Public hearing was held for proposed chapter 44 zoning amendments as presented.

9. Consideration for the 2024 meeting schedule.

No action was taken.

ADJOURNMENT

Motion to adjourn

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers

Board Secretary

Date

DIVISION 5. CORRIDOR OVERLAY DISTRICT

Sec. 44-212. C-O corridor overlay district.

(1) *Purpose, intent, and authority.*

- (a) *Purpose.* It is the purpose of this district to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public and affect the physical development of land within the Georgia State Routes 6, 6 Business and 61 corridors which shall be designated as corridor overlay district.

The following standards shall be considered in evaluating projects proposed within the corridor overlay district:

1. All structures will be evaluated on the overall appearance of the project and shall be based on the quality of its design and its relationship to the surrounding area.
 2. The quality of design goes beyond the materials of constructions to included scale, mass, color, proportion and compatibility with adjoining developments.
 3. Colors shall be harmonious and only the use of compatible accents shall be permitted.
 4. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
 5. Any design in which the structure frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
 6. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
- (b) *Statement of intent.* These standards are intended to promote high quality creative development that will combine imagination, innovation, and variety in the appearance of buildings and sites in the overlay corridors. These standards are further intended to preserve and enhance property values and to promote the public health, safety and welfare by providing for consistent and coordinated treatment of the property encompassed by the Georgia State Route 6, 6 Business and 61 Corridors.
- (c) *Title.* This portion of the zoning ordinance shall be known as the corridor overlay district of the City of Dallas, Georgia.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-213. Boundaries.

- (a) *State Route 6 (Jimmy Campbell Parkway).* The boundaries of the State Route 6 corridor overlay district are located on either side of the centerline of State Route 6 and incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.
- (b) *State Route 6 Business (Merchants Drive, East Memorial Drive, West Memorial Drive and Buchanan Highway).* The boundaries of the State Route 6 business corridor overlay district are located on either side of

the centerline of State Route 6 business beginning at the east city limits of the City of Dallas, Georgia and ending at the west city limits. This corridor shall incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.

- (c) *State Route 61 (Nathan Dean Boulevard, Merchants Drive, East Memorial Drive and Confederate Avenue).* The boundaries of the State Route 61 business corridor overlay district are located on either side of the centerline of State Route 61 beginning at the south city limits of the City of Dallas, Georgia and ending at the north city limits. This corridor shall incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-214. Planning commission approval.

Approval by the City of Dallas Planning Commission or such agency designated by the mayor and council of the City of Dallas, Georgia shall be required for any proposed or revised development plan or NEW structure in the corridor overlay district. Prior approval of the architectural design, landscaping, sewerage, drainage, parking, signage, lighting and access to the property shall be necessary prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the construction of any building(s) in the corridor overlay districts or (4) modification or revision of any site development plan. Any alteration to, or replacement of existing signage within the corridor overlay district shall conform to section 5 of this section [section 44-215].

The City of Dallas Planning Commission, in reviewing applications, shall examine factors concerning the site, site plan, and the surrounding area, which include but are not limited to the following items:

- (1) Topography;
- (2) Zoning on site;
- (3) Surrounding zoning and existing land use;
- (4) Streets, curbs, gutters, and sidewalks;
- (5) Access to public streets;
- (6) Driveway and curb cut locations in relation to other sites;
- (7) General vehicular and pedestrian traffic;
- (8) Internal site circulation including connectivity with adjoining parcels and developments;
- (9) Special and general easements for public or private use;
- (10) On-site and off-site surface and subsurface storm and water drainage;
- (11) On-site and off-site utilities;
- (12) The means and impact of sanitary sewage disposal and water supply technique;
- (13) Dedication of City of Dallas approved streets and rights-of-way;
- (14) Protective restrictions or covenants and/or recorded commitments;
- (15) Outdoor storage areas;
- (16) Provisions for adequate and acceptable setbacks, lighting, signage, screening, landscaping, and compatibility with existing platted residential use; and
- (17) Effects the proposed projects may have on the entire Corridor Overlay District.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-215. Building design standards.

(a) *Architectural design requirements/non-residential.*

- (1) Exterior metal walls shall be prohibited on all buildings erected, constructed, altered, repaired, or used in the overlay district, which abut, are adjacent to, or are visible to State Routes 6, 6 Business or 61.
- (2) Building facades may be constructed from masonry or glass, as defined below, or other materials or products which provide the same desired stability and quality. Products other than those listed below must be approved by the city.
 - a. *Masonry construction:* Which shall include all masonry construction that is composed of solid, faced, or veneered-wall construction with standard brick size (excluding masonry boards and cinder blocks, unless otherwise approved by the city).
 - i. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard or durable all-weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - ii. Brick material used for masonry construction shall be composed of hard fired (Kiln-fired) all-weather standard brick or other all-weather facing brick.
 - b. *Glass walls:* Which shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing materials supported in a metal framework.
 - c. *Wood construction.*
- (3) The materials and finishes of exposed roofs shall complement those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of the corridor or any adjacent public thoroughfare or residentially zoned or used area.
- (4) Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (5) All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- (6) The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished, repainted or replaced.
- (7) Refuse and waste removal areas, loading berths, service yards, storage yards, and exterior work areas shall be screened from view from public ways.

(b) *Relationships of buildings to site.*

- (1) The site shall be planned to accomplish a desirable transition with the streetscape and provide for adequate planting, safe pedestrian movement and parking area.
- (2) Site planning in which setbacks and yards are in excess of zoning restrictions is encourage[d] to provide an interesting relationship between buildings.
- (3) Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to attractively landscape and/or screen parking areas from view public ways.

- (4) Without redistricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
 - (5) Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
 - (c) *Minimum building height.* All uses within the corridor overlay districts shall have minimum building heights of 14 feet with a minimum of 12 feet to the lowest eaves for a building with a gable, hip or gambrel roof.
- (Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-216. Signage standards.

- (a) *Residential subdivisions and multi-family complexes:* These residential uses shall be permitted one freestanding sign (ground mounted) per main entrance, not to exceed two signs per development. Signs shall be monument in construction and limited to a maximum of 100 square feet per sign. Maximum sign height should not exceed 15 feet.
- (b) *Commercial and industrial uses:* Each parcel shall be permitted one freestanding sign, provided all other standards are met. In addition, each structure shall be permitted one on-structure sign. For the purposes of this section, a shopping center or similar use shall be permitted one main freestanding sign; no freestanding signs shall be permitted for individual establishments in shopping centers or similar uses. Signs shall be monument construction and limited to a maximum of 100 square feet. Maximum sign height should not exceed 25 feet. Out-parcels located within an overall shopping center complex are allowed one monument sign not to exceed 50 square feet with a maximum height not to exceed 15 feet.
- (c) *Location:* Signs shall be located ten feet off a street right-of-way and not obstruct sight distances nor shall signs impede pedestrian access.
- (d) *On-structure signs (wall signs):* Signs (wall signs) shall not project above the eaves line for buildings with pitched roofs or above the roofline for buildings with flat roofs. In addition, the top of the wall sign shall be placed no higher than 20 feet above the ground nor extended from the wall more than 12 inches.
- (e) *Construction:* Freestanding signs shall be ground mounted, monument type structures constructed of the same material as the principal building designed to complement the principal building architecture. Signs shall not have reflective backgrounds or reflective lettering. Digital or electronic controlled message components shall comprise no more than 50 percent of sign area. No flashing or scrolling text shall be permitted and with the exception of the date, time and temperature, no message shall be displayed for an interval of less than 30 seconds. Signs may be illuminated only by an externally located stationary light source, shielded and directed solely at the sign (one source per sign face). Colored lamps are not permitted.
- (f) *Landscaping:* Landscaping shall be integrated with installation of freestanding signs, provided sight distances and pedestrian access can be maintained.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-217. Landscaping plan.

- (a) A landscaping plan shall be submitted to the city for approval at the same time other plans (i.e., architectural design, lighting, parking, signage and site plans) are submitted to the city for review. This plan shall be drawn to scale, including dimensions and distance, shall delineate all existing and proposed structures, private parking areas, walks, ramps for handicapped, terraces, driveways, signs, lighting standards, steps and other similar structures; and shall delineate the location, size and description of all landscape materials. Landscape treatment for plazas, roads, paths, service and private parking areas shall be designed as an integral and

coordinated part of the landscape plan for the entire lot. Additional information may be requested by the city for the filing of landscaping plans.

(b) *Areas to be landscaped:*

(1) *Greenbelt.*

- a. *(Non-Residential).* The greenbelt (located on the front-side of buildings) shall be suitably landscaped and shall be otherwise unoccupied except for steps, walks, terraces, driveways, lighting standards, and other similar structures, but excluding private parking areas. The greenbelt shall be a minimum of ten feet wide. Mounding and other innovative treatments are to be especially encouraged in this area.
 - b. *(Residential).* The greenbelt shall include a 20-foot landscaped strip along the site's frontage along the corridor and other public roads excluding curb-cut right-of-way(s). Landscaping shall include evergreen trees, other acceptable vegetative material, berms or a combination thereof.
- (2) *Peripheral planting.* There shall be peripheral landscaping strip, four feet in depth, located along the side of any private parking area which abuts any side or rear property line.
- (3) *Planting within parking lots.* All parking lot landscaping shall be a quality to improve and enhance the site and its surrounding area. Effective use of mounding and existing topography is encourage[d]. Landscaping and planting areas shall be reasonably dispersed throughout the parking area and not less than five percent of a private parking lot shall be landscaped. (For purposes of this computation, landscaping in: 1) the greenbelt; 2) adjacent to buildings; and 3) on the periphery of the lot shall not be included.) Landscaping shall be specifically provided at the ends of parking rows and as a means of separating parking from major circulation isles within lots.

(c) *Landscaping standards.*

- (1) The interior dimensions, specifications and design of any planting area or planting medium proposed to be constructed shall be sufficient to protect the landscaping materials planted therein and to provide for proper growth.
- (2) Primary landscaping materials used in the greenbelt and adjacent to buildings shall consist of one of a combination of the following: shade trees, ornamental trees, shrubs, ground covers, grass, mulches, etc.
- (3) The primary landscaping materials used in and around private parking areas shall be trees, which provide shade at maturity. Shrubbery, hedges, and other planting material may be used to complement tree landscaping, but shall not be the sole contribution to the landscaping.
- (4) All shade trees proposed to be used in accordance with any landscaping plan shall be a minimum of eight feet in overall height and have a minimum trunk diameter, 12 inches above the ground of two inches upon planting. They should be of a variety which will attain an average mature spread greater than 20 feet. The types of trees shall be approved by the city prior to installation.
- (5) Landscaping materials selected should be appropriate to local growing and climatic conditions. Wherever appropriate, existing trees should be conserved and integrated into the landscaping plan. Plant material shall be selected for interest in its structure, texture, color and for its ultimate growth. Indigenous and other hardy plants that are harmonious to the design, and of good appearance shall be used.
- (6) The landscaping plan shall ensure that sight distances are not obstructed for drivers of motor vehicles.
- (7) Where natural or existing topography patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted where it contributes to good appearance.

- (8) Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- (9) Landscape treatment shall be provided to enhance architectural features, strengthening vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.
- (10) Unity of designs shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- (11) In locations where plants will be susceptible to injury by pedestrians or motor traffic, they shall be protected by appropriate curbs, tree guards or other devices.
- (12) Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- (13) Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- (14) In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.
- (15) Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings and proportions shall be attractive.
- (16) Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings and signs.

(d) *Landscaping installation and maintenance.*

- (1) *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.
- (2) *Maintenance.* It shall be the responsibility of the owners and their agencies to ensure proper maintenance of the landscaping, in accordance with the standards set by this [chapter] and as indicated on the landscaping plan, which has been approved by the city. This is to include, but not limited to, replaced dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.
- (3) *Changes after approval.* No landscaping which has been approved by the city may later be altered, eliminated or sacrificed, without first obtaining further approval from the city.
- (4) *Inspection.* The city shall have the authority to visit any lot within the corridor overlay district to inspect the landscaping and check it against the approved plan on file.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-218. Parking requirements.

Parking is to be discouraged between the required greenbelt and the building(s) when other suitable areas for parking exist on the property; however, a maximum of 20 percent private parking may be permitted in the area between the greenbelt and the planting on the periphery of the property. Efforts to break up large expanses of pavement are to be encourage[d] by the interspersing of appropriate planting areas wherever possible. The

number of parking spaces required is established in the City of Dallas Zoning Ordinance, depending upon the zoning and the intended land use. Alternatives to the established parking requirements may be granted to developments which have a mixture of uses whose peak parking requirements do no[t] coincide in time and thereby may share parking spaces. The applicant shall provide expertly prepared justification for seeking such exception (i.e., a reference such as "share parking," Urban Land Institute). There shall be an appropriate number of parking spaces, accessible to the building(s) and identification as reserved for use by handicapped individuals, and these spaces shall be of sufficient width to accommodate their needs. All parking standards shall comply with the zoning ordinance.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-219. Lighting requirements.

In reviewing the lighting plan for a lot proposed to be developed in the corridor overlay district, factors to be considered by the city shall include but are not limited to:

- (1) Safety provided by the lighting;
- (2) Security provided by the lighting;
- (3) Possible light spillage or glare onto adjoining properties or streets. (Down-shielding is encouraged and spillage or glare onto adjoining properties is prohibited.);
- (4) Attractiveness of the lighting standards and their compatibility with the overall treatment of the property;
- (5) Height amid placement of lighting standards considering the use (maximum height of 30 feet); and
- (6) Exterior lighting, when used, shall enhance the building and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-220. Access to individual sites.

The corridor streets by their functional nature as primary thoroughfares, must have reasonable restrictions as to the number and location of access points within the overlay districts.

State Road 6 (Jimmy Campbell Parkway) represents a major thoroughfare, which must be controlled as to the number of access points ("curb cuts") permitted.

Therefore, in order to provide safe and sufficient traffic movement to and from adjacent lands and to protect the functional integrity of the corridor's primary thoroughfares, in many cases frontage roads, access roads and distributors roads, will have to be built. Such roads shall be coordinated with those of continuous lots and designed to preserve the aesthetic benefits provided by the greenbelt areas. Access at the side or rear of buildings is encouraged. New access points onto the primary thoroughfares in the corridor shall be coordinated with existing access points whenever possible. The following curb cut policy shall apply throughout all corridors:

Access to proposed developments shall be provided per Georgia Department of Transportation and the City of Dallas access management standards, policies, guidelines, and regulation.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-221. State route access to potential development sites.

Stub streets shall be built in all cases where adjacent lots have reasonable potential for development. Reasonable potential shall include any adjacent parcel of adequate size for commercial or residential development or any adjacent parcel so determined by the city.

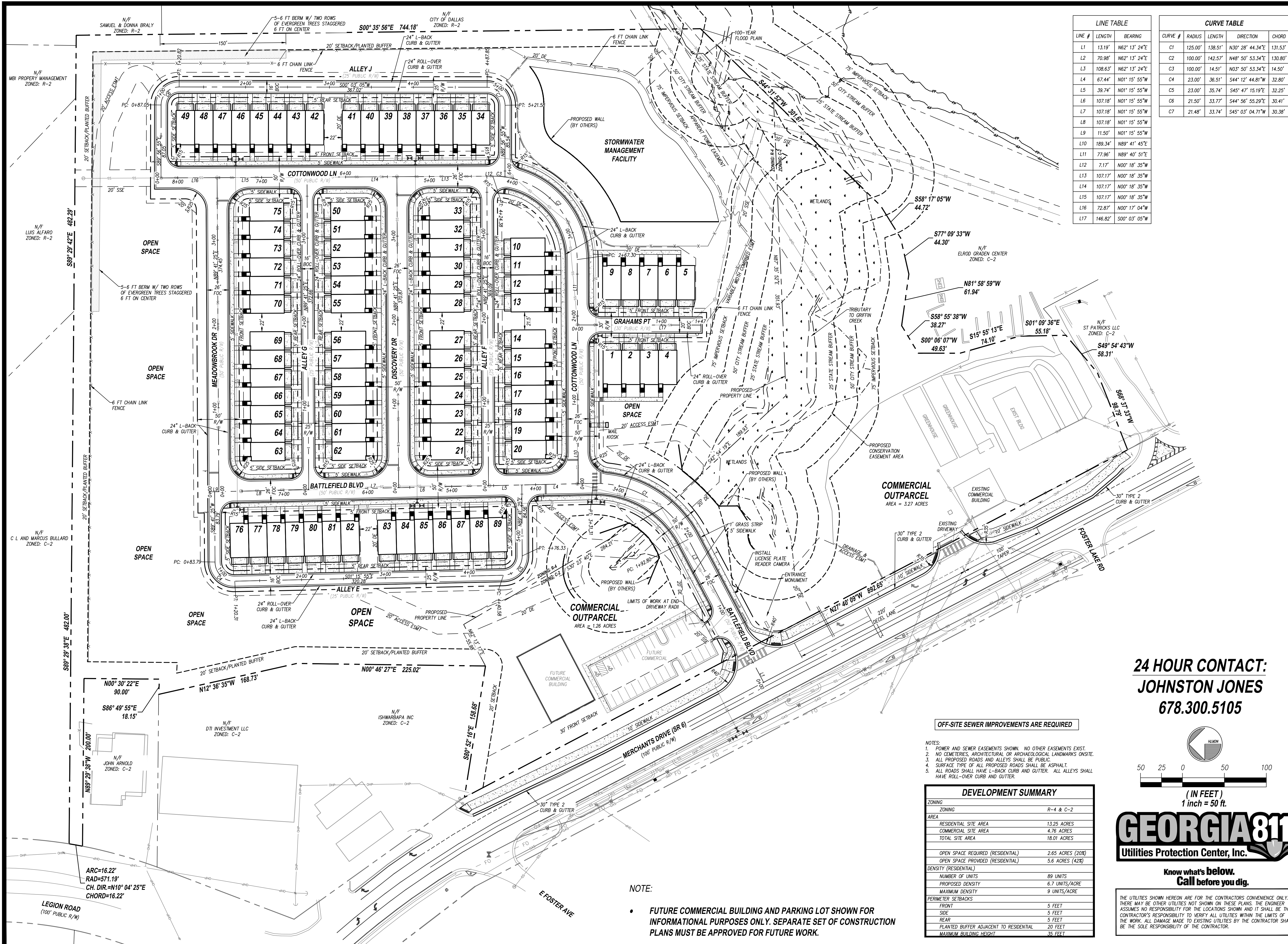
(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-222. Other standards.

- (a) *Outside storage.* Outside display of merchandise will be limited to where the primary business is retail sales of outdoor merchandise including but not limited to power mowers, ATV's, landscape material and products, trees, plants, shrubs, decorative rock, pavers, etc. Excludes thrift stores, secondhand stores and any other businesses whose merchandise is primarily for indoor use.
- (b) *Loading berth requirements.* Loading berth requirements shall be a[s] specified in the underlying zone district(s) except that any loading or unloading berth or bay shall be screened from view beyond the site by landscaping or other screening.
- (c) *Accessory buildings and uses.* All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted within the corridor overlay districts, except that any detached accessory building on any lot shall be designed to be architecturally designed and constructed with the same material as the principal building and to be compatible with the principal building in which it is associated. All accessory buildings shall have a roof.
- (d) *Paving requirements.* All parking areas shall be finished with a hard surface such as asphalt, concrete or other materials approved by the city.
- (e) *Utility requirements.* All utilities including but not limited to electric, cable and phone services shall be underground unless otherwise approved by the city after written submittal providing justification for overhead utility services.
- (f) *Truck and trailer parking.* Overnight parking of tractor trailers, semi-trucks, commercial trucks, semi-trailers, boats, campers, or recreational vehicles is strictly prohibited within the corridor overlay district.

(Ord. No. OA-2023-04, 7-10-2023)

Secs. 44-223—44-237. Reserved.



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CONSTRUCTION PLANS

MERCHANTS PARK

LAND LOT 273
2ND DISTRICT, 3RD SECTION
CITY OF DALLAS, GEORGIA

OWNER/DEVELOPER

KERLEY
FAMILY HOMES
3957 SOUTH MAIN STREET
ACWORTH, GEORGIA 30101
PHONE: 770.792.5500

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2024



REVISIONS

1	04.23.24	ADDRESS CITY COMMENTS
2	06.25.24	ADDRESS CITY COMMENTS
3	09.09.24	ADDRESS CITY COMMENTS & RELOCATE ENTRANCE ROAD
4	09.13.24	ADDRESS COUNTY COMMENTS

SITE PLAN

C200

23011 SITE.DWG

03/08/24



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: Zoning: Design Review for Merchants Drive Townhomes (Z-2023-08)

PRESENTED BY: Ronald Johnson, AICP, Community Development Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration of a design review for Merchants Park Townhomes (Z-2023-08), located at 200 Clay Drive/260 Merchants Drive, as presented.

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

No financial impact is anticipated

INFORMATION:

Kerley Family Homes is requesting design review approval in accordance with the rules and regulations of the Corridor Overlay Zone, and as required by conditions recommended by the Planning Commission and adopted by the City Council as a part of the 2023 rezoning. The townhome architectural elevations (attached) have met all requirements of the Corridor Overlay Zone and is recommended for approval by staff.

Atlanta

Master Plan for Merchant's Park

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED ADDITIONS.
- CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR SUB-TRADES SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
- STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
- ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
- ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
- ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

- INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS. (2020)
- NATIONAL ELECTRIC CODE: 2020 EDITION.

ATLANTA SQUARE FOOTAGE

First Floor AA & CC	869
First Floor BB	873
Second Floor	807
Total AA & CC	1676
Total BB	1680
Rear Deck	144
Garage	434
Optional Bonus Room	+327

SHEET LIST

C-1	COVER SHEET
A-1	FRONT & RIGHT ELEVATIONS AA
A-1a	LEFT & REAR ELEVATIONS AA
A-2	FRONT & RIGHT ELEVATIONS BB
A-2a	LEFT & REAR ELEVATIONS BB
A-3	FRONT & RIGHT ELEVATIONS CC
A-3a	LEFT & REAR ELEVATIONS CC
A-4	SLAB FOUNDATION & TERRACE LEVEL PLANS
A-5	FIRST & SECOND FLOOR PLANS
A-6	ROOF PLANS
E-1	ELECTRICAL PLANS
O-1	OPTIONAL COVERED DECK
D-1	EAVE SECTION - GARAGE PORTAL BRACING
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	SECTION THROUGH 2-HOUR FIREWALL

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

The Atlanta at Merchant's Park

COVER SHEET



PLAN REVISIONS

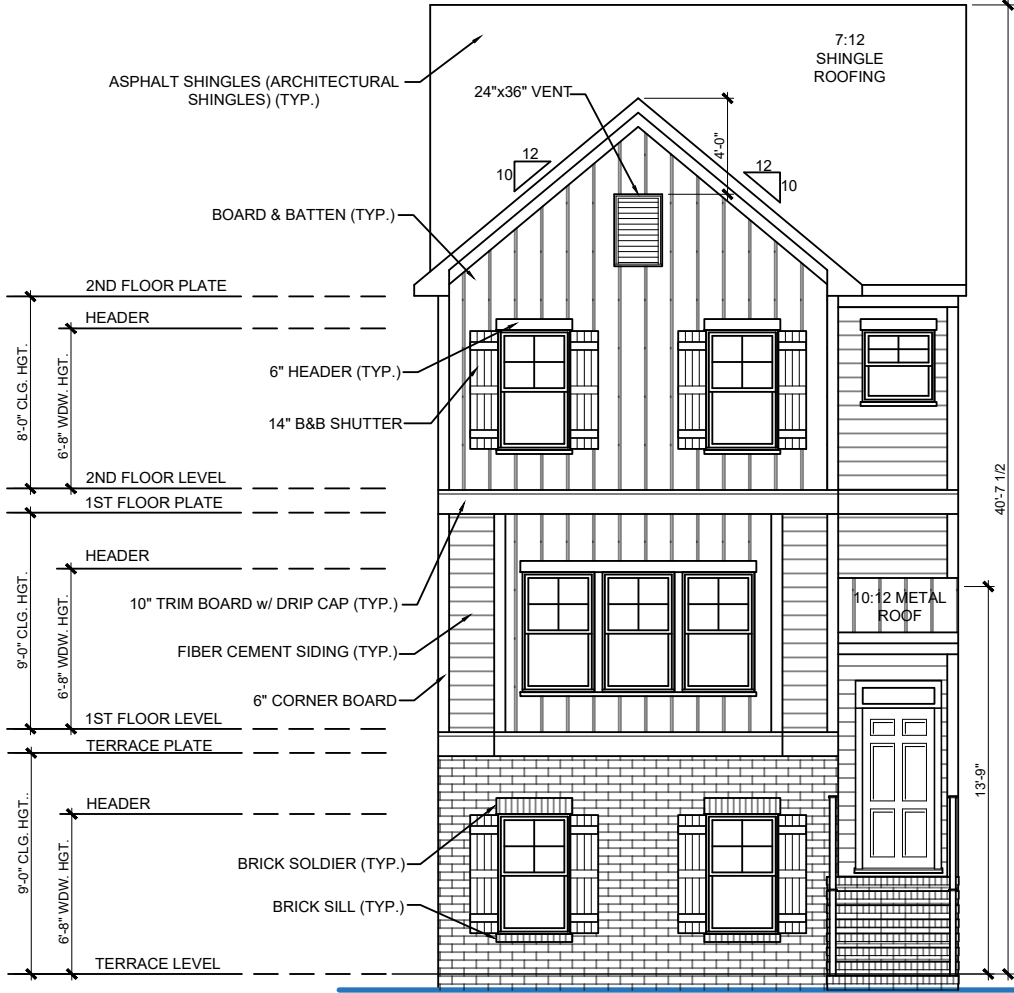
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

C-1

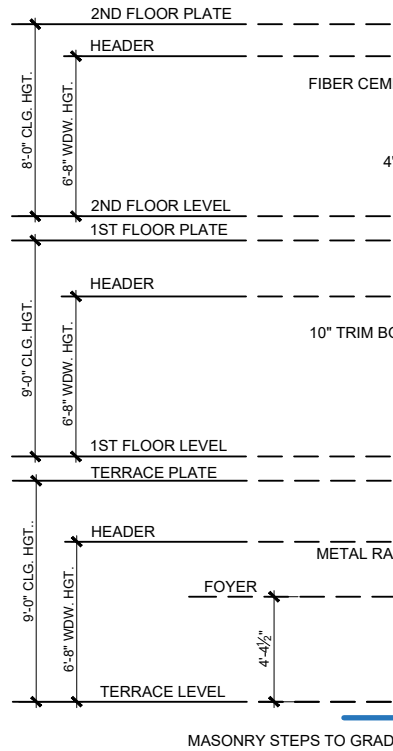
Item 9.

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FRONT ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Atlanta at Merchant's Park

FRONT & RIGHT ELEVATIONS AA



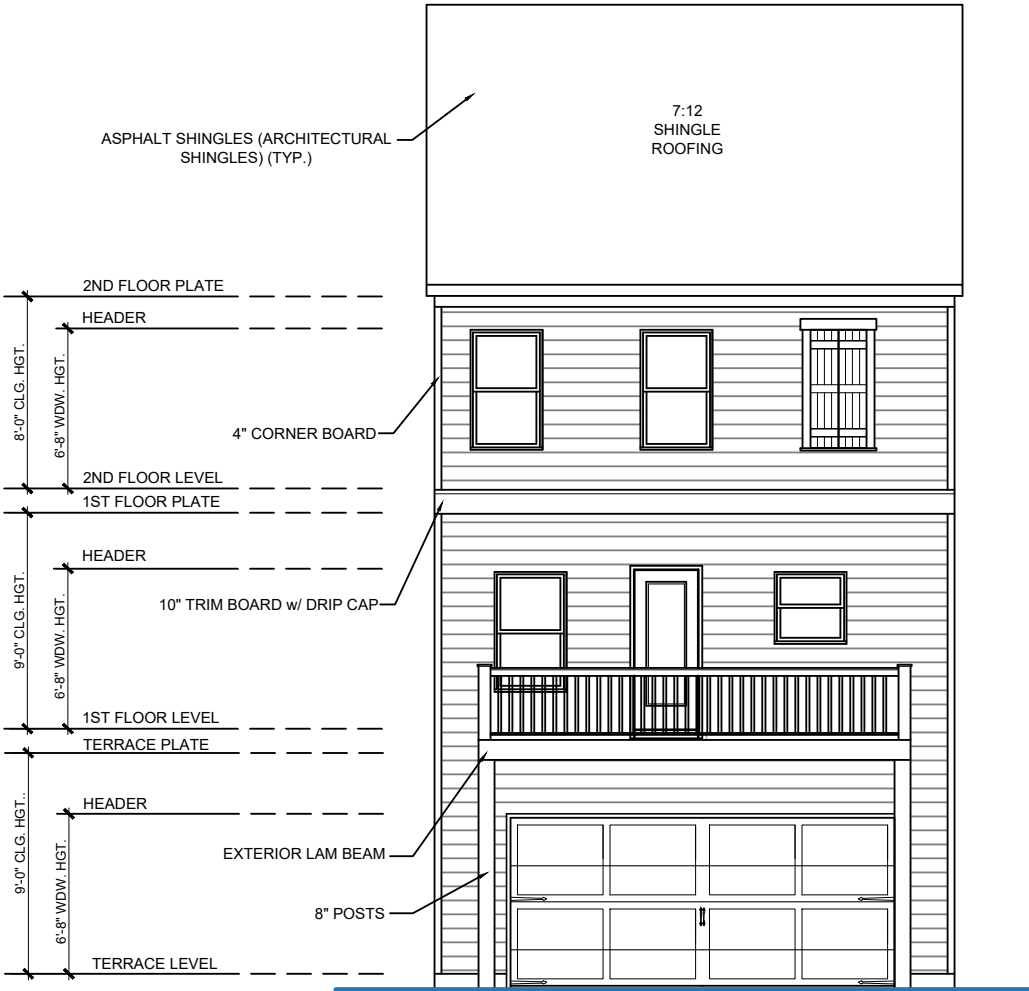
PLAN REVISIONS

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09/04/2024	Revised Master

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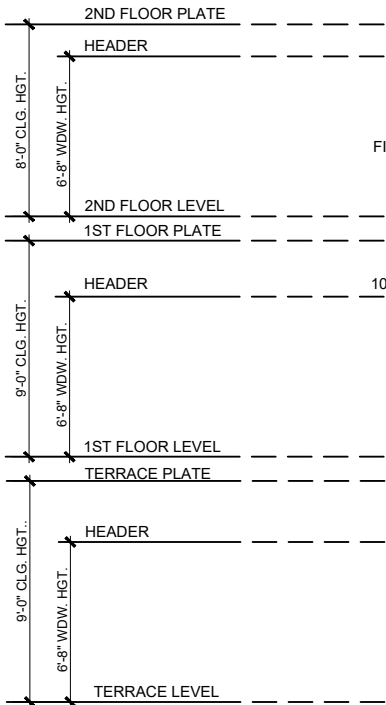
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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY



LEFT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

LEFT & REAR ELEVATIONS AA

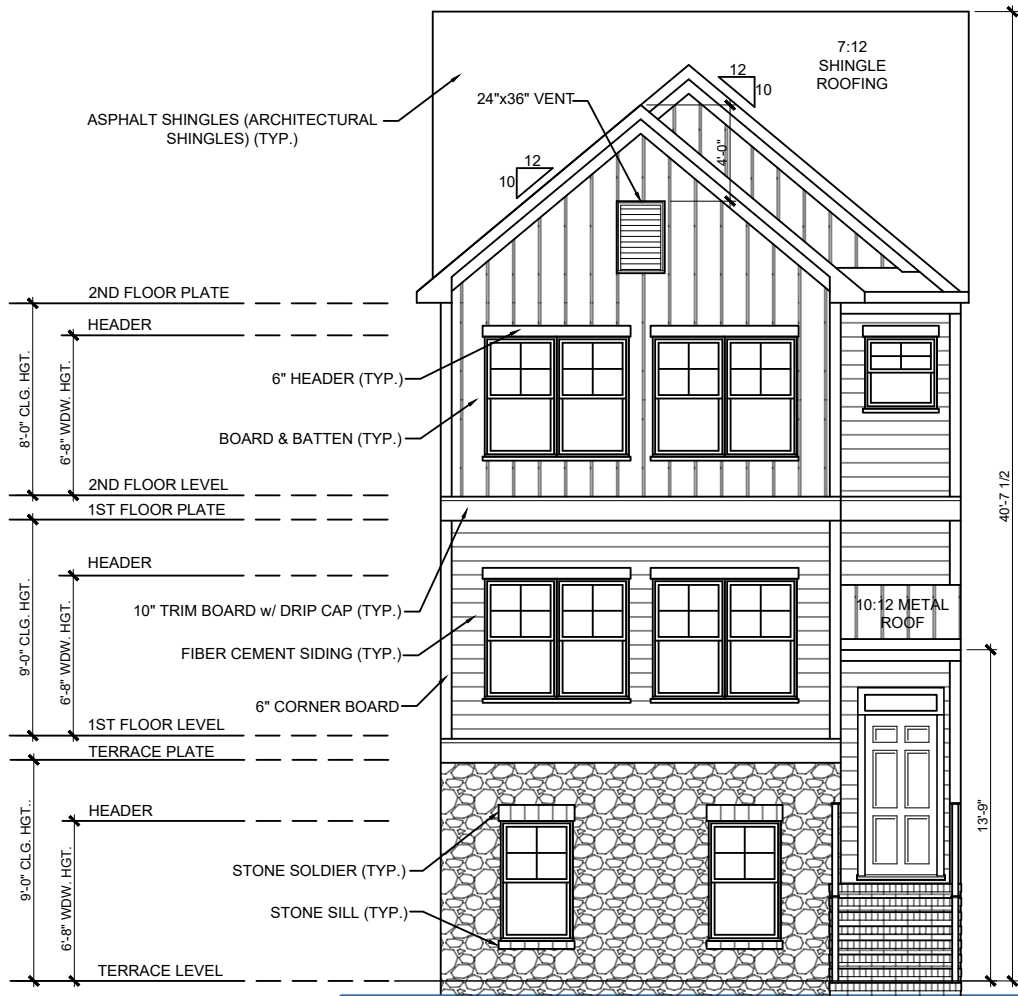


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FRONT ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

FRONT & RIGHT ELEVATIONS BB



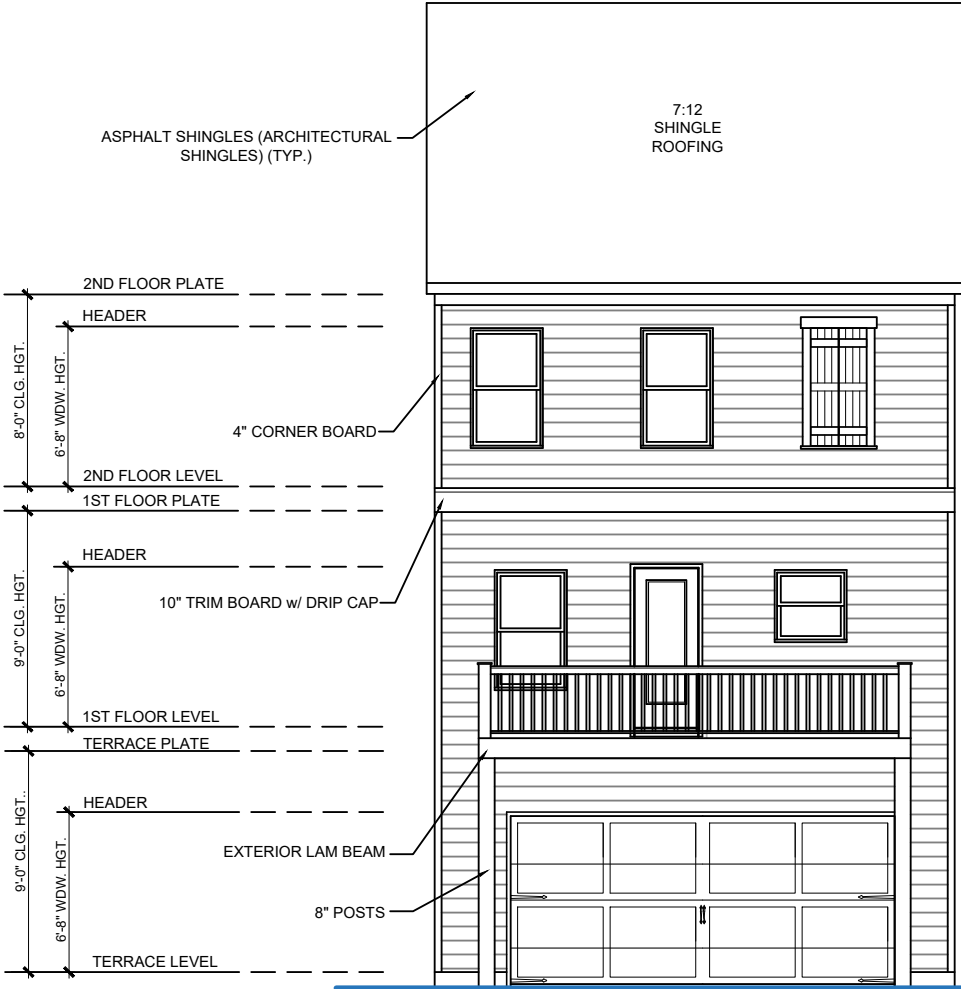
PLAN REVISIONS

DATE	DESCRIPTION
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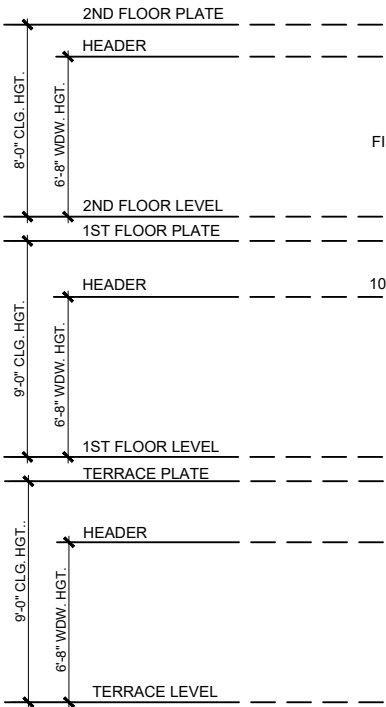
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REAR ELEVATION AA, BB & CC

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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



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LEFT SIDE ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

LEFT & REAR ELEVATIONS BB



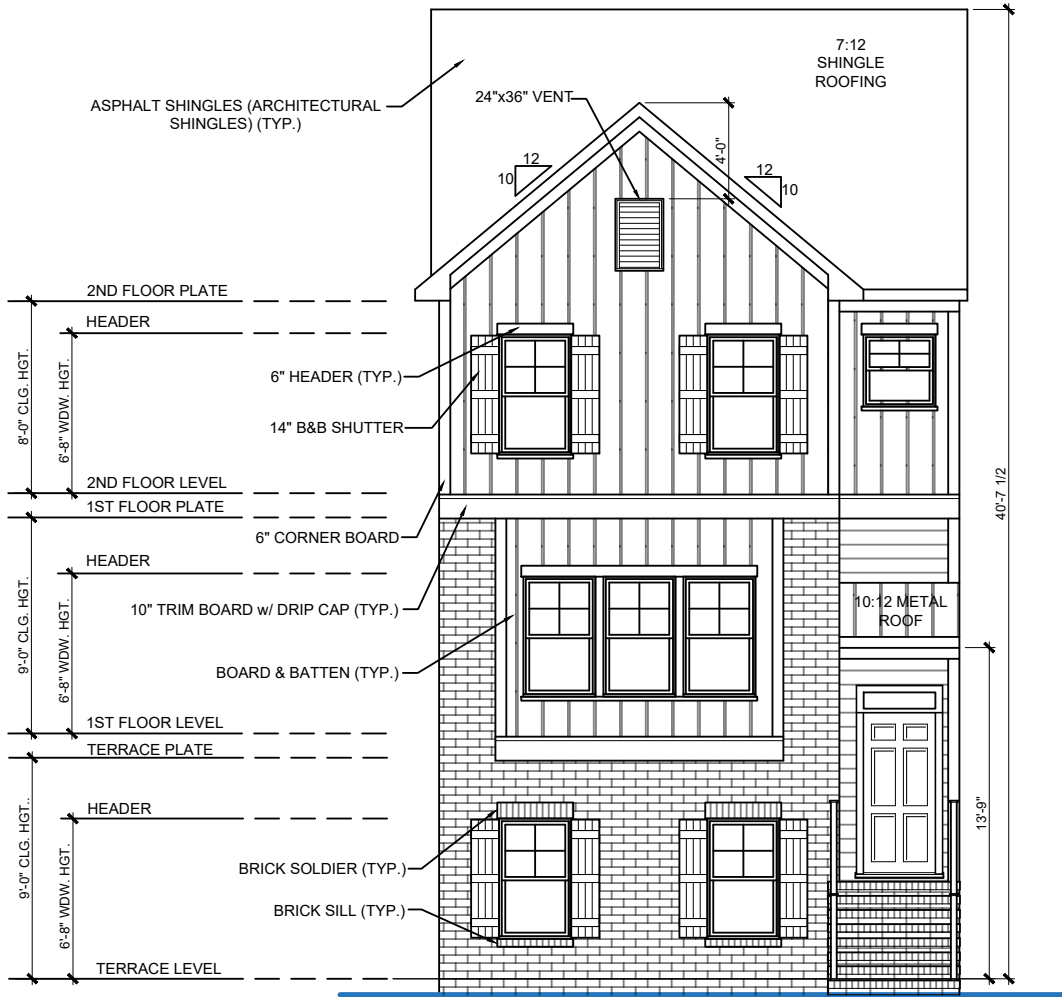
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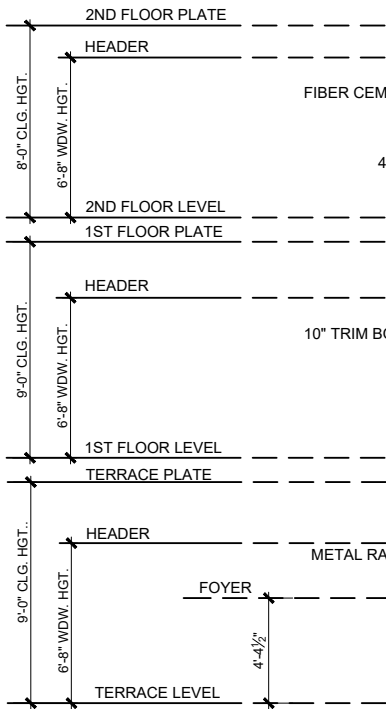
A-2a

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FRONT ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Atlanta at Merchant's Park

FRONT & RIGHT ELEVATIONS CC

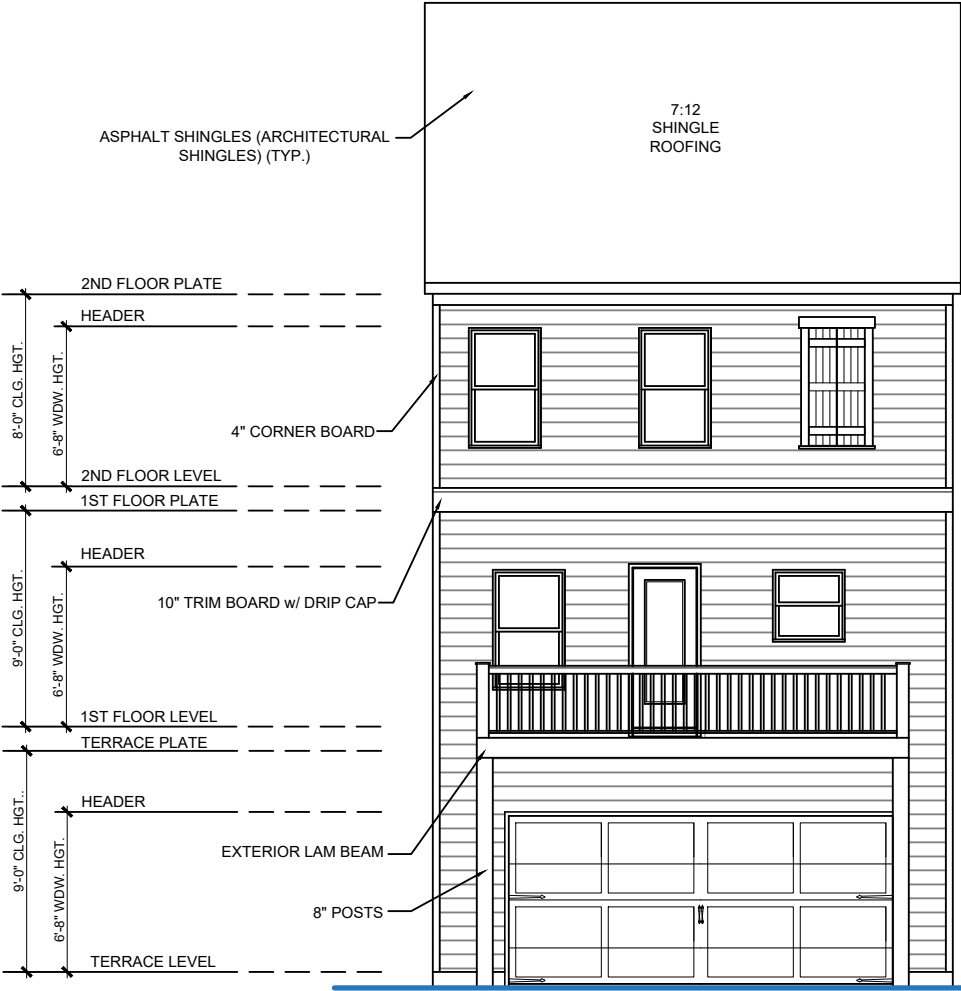


PLAN REVISIONS	
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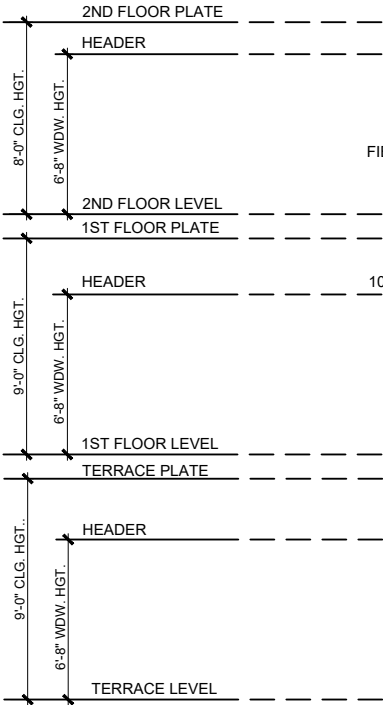
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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



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LEFT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

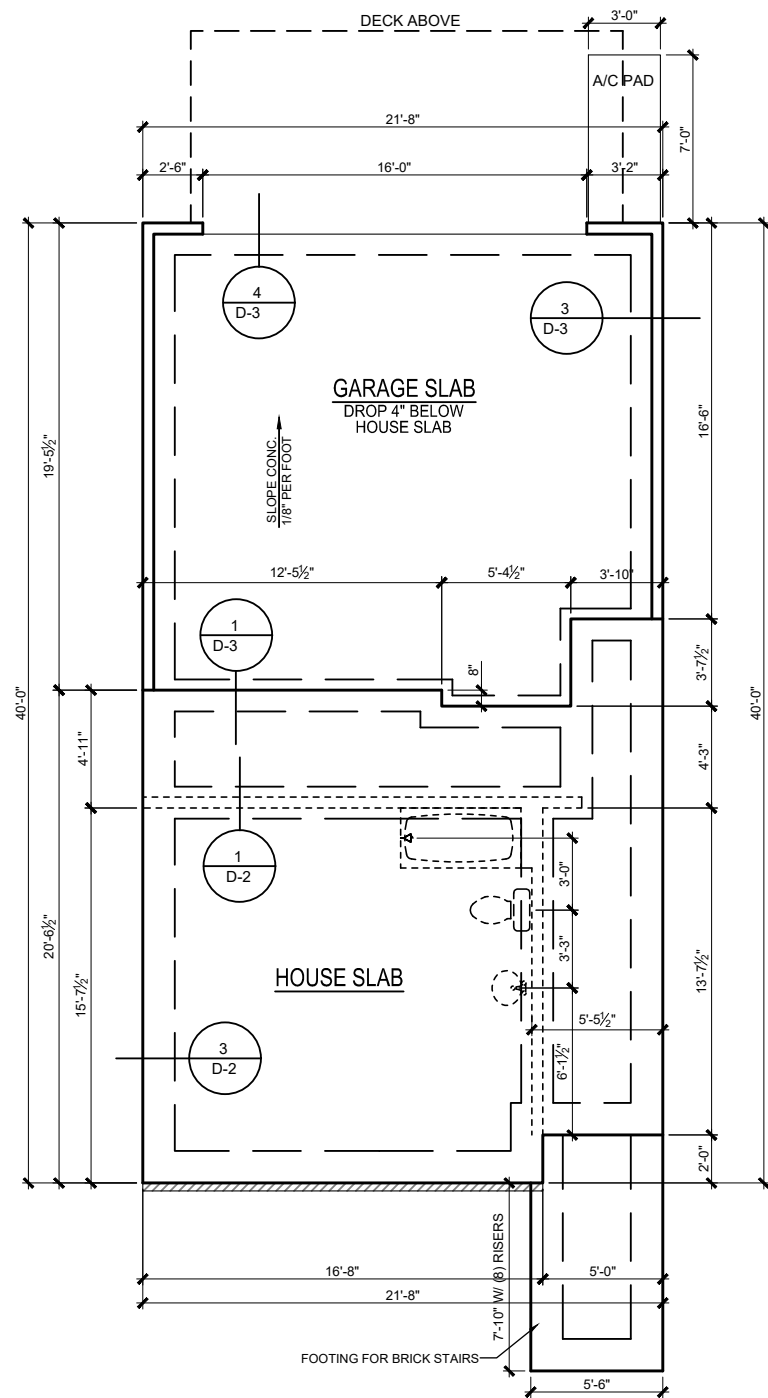
LEFT & REAR ELEVATIONS CC



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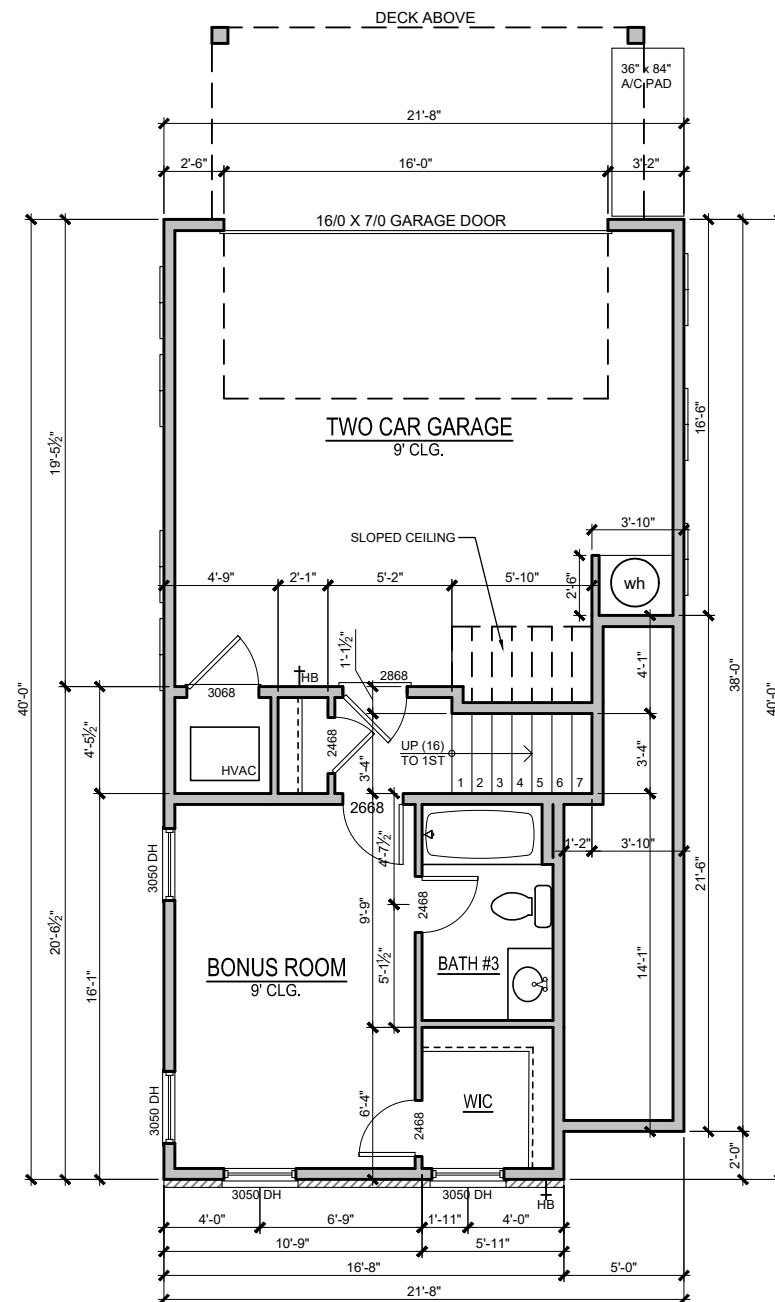
sheet #

A-3a



SLAB FOUNDATION PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



TERRACE FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Atlanta at Merchant's Park

SLAB FOUNDATION & TERRACE LEVEL PLANS

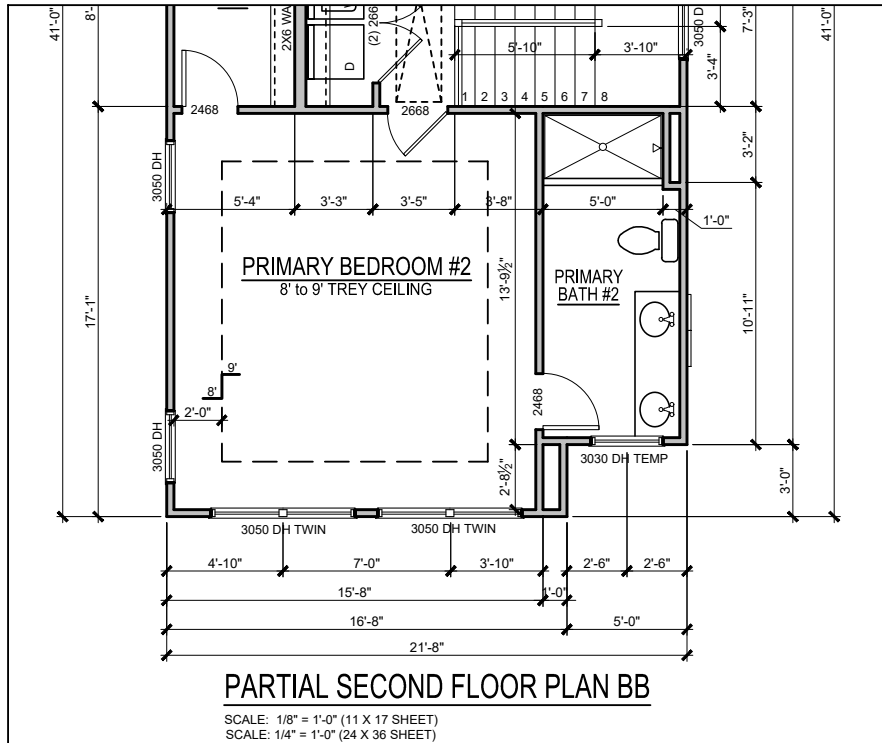
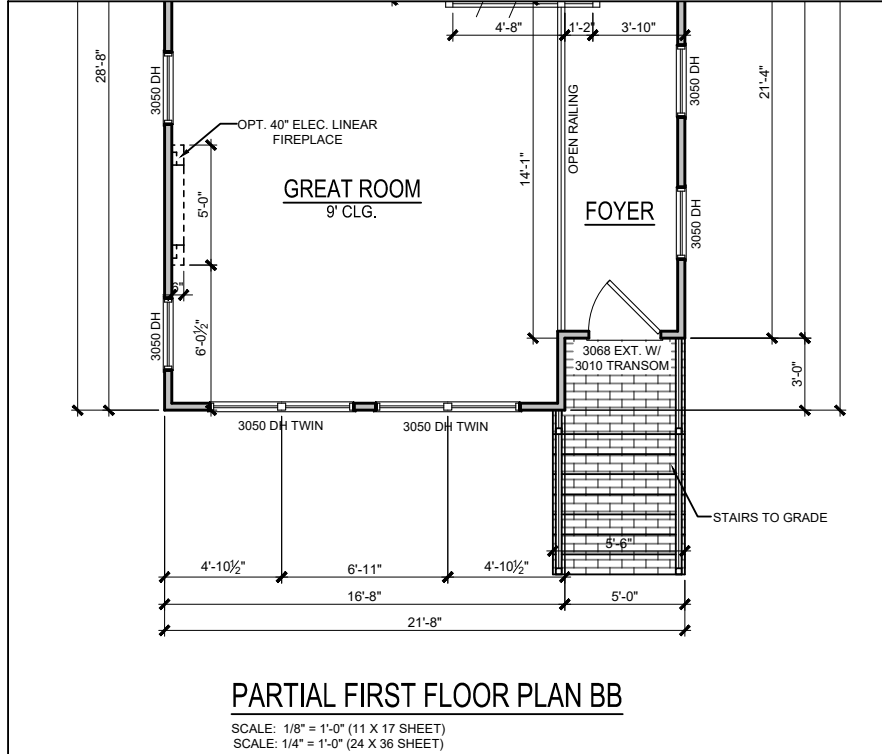
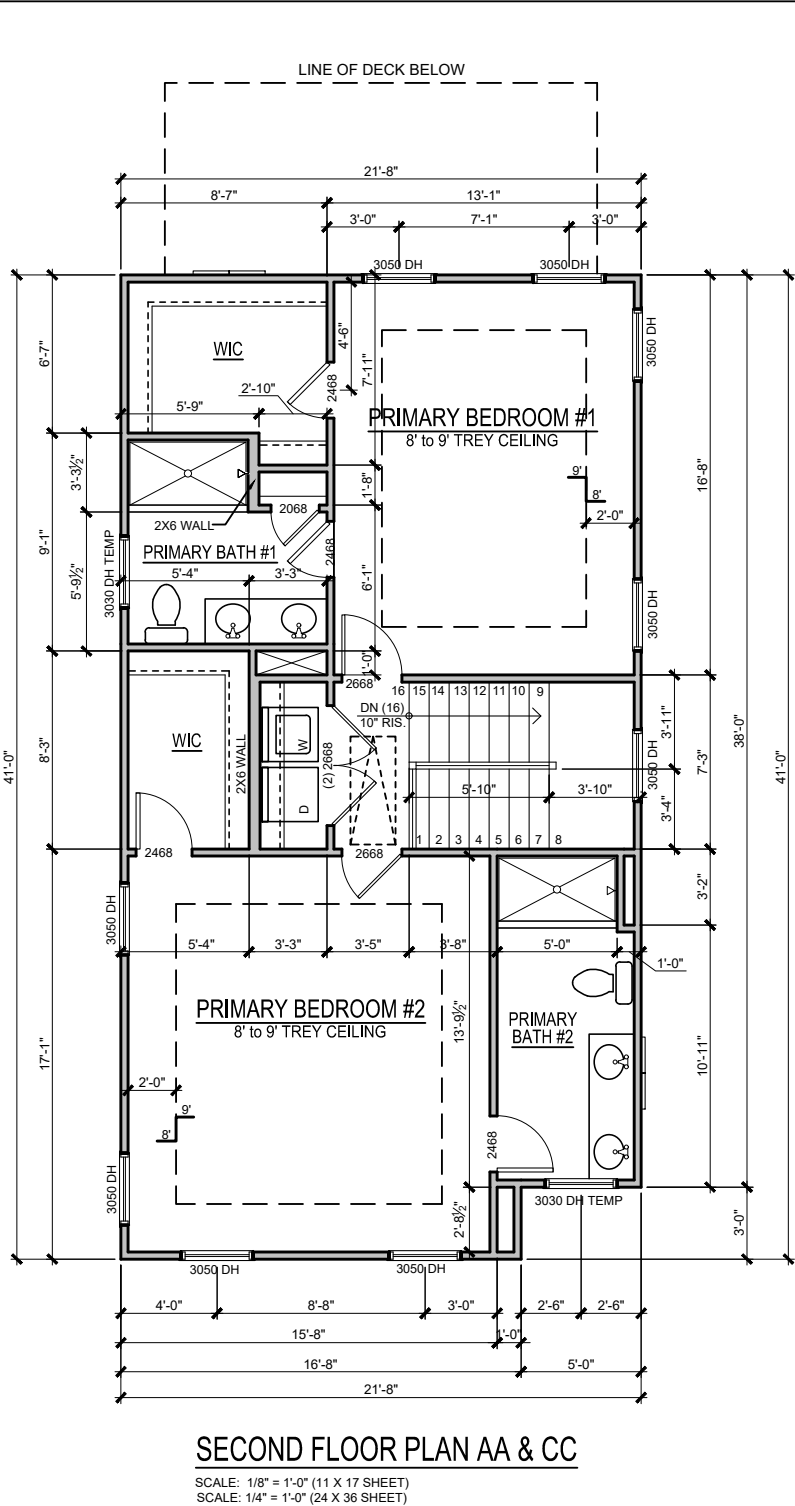
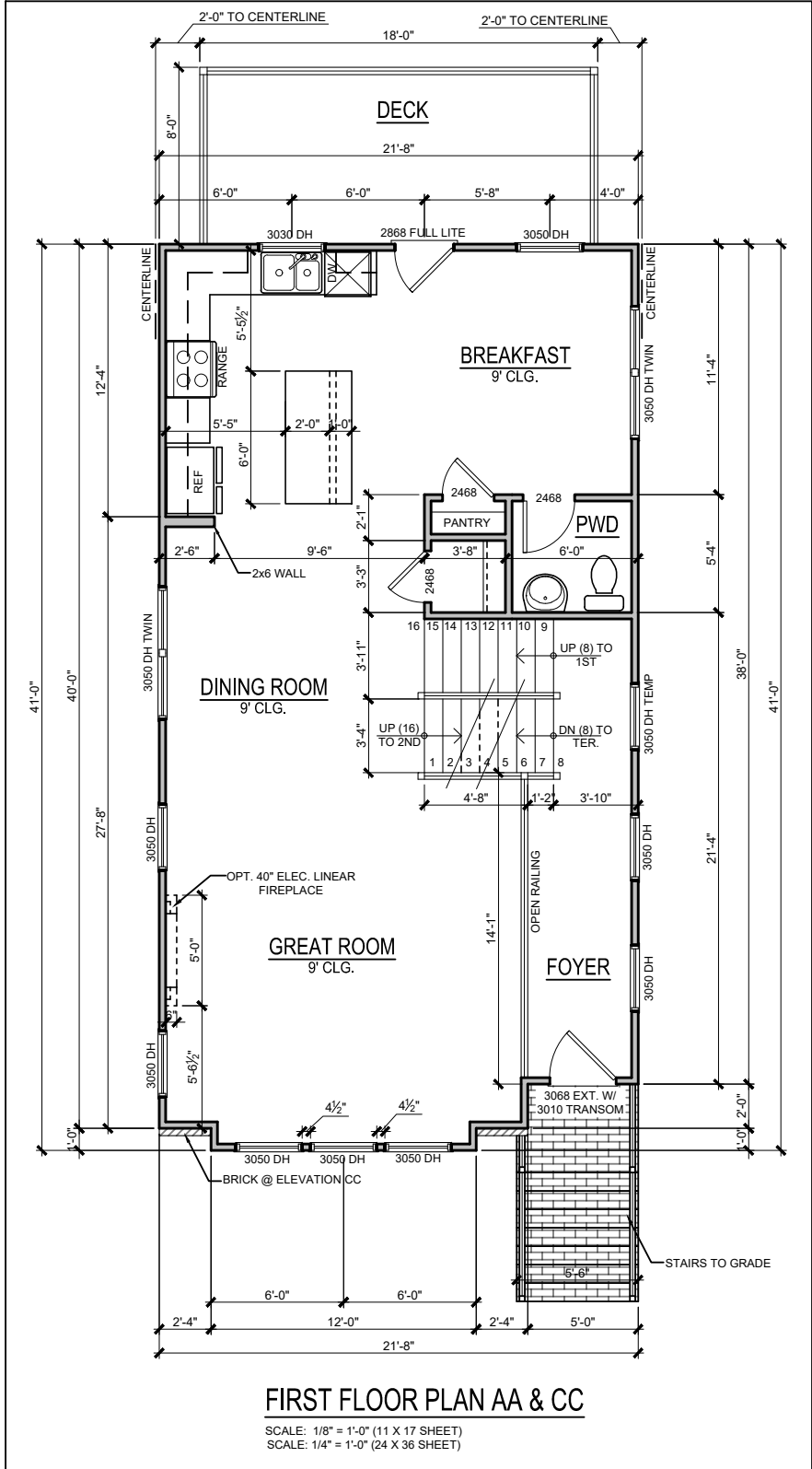


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The Atlanta at Merchant's Park

FIRST & SECOND FLOOR PLANS



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The Atlanta at Merchant's Park

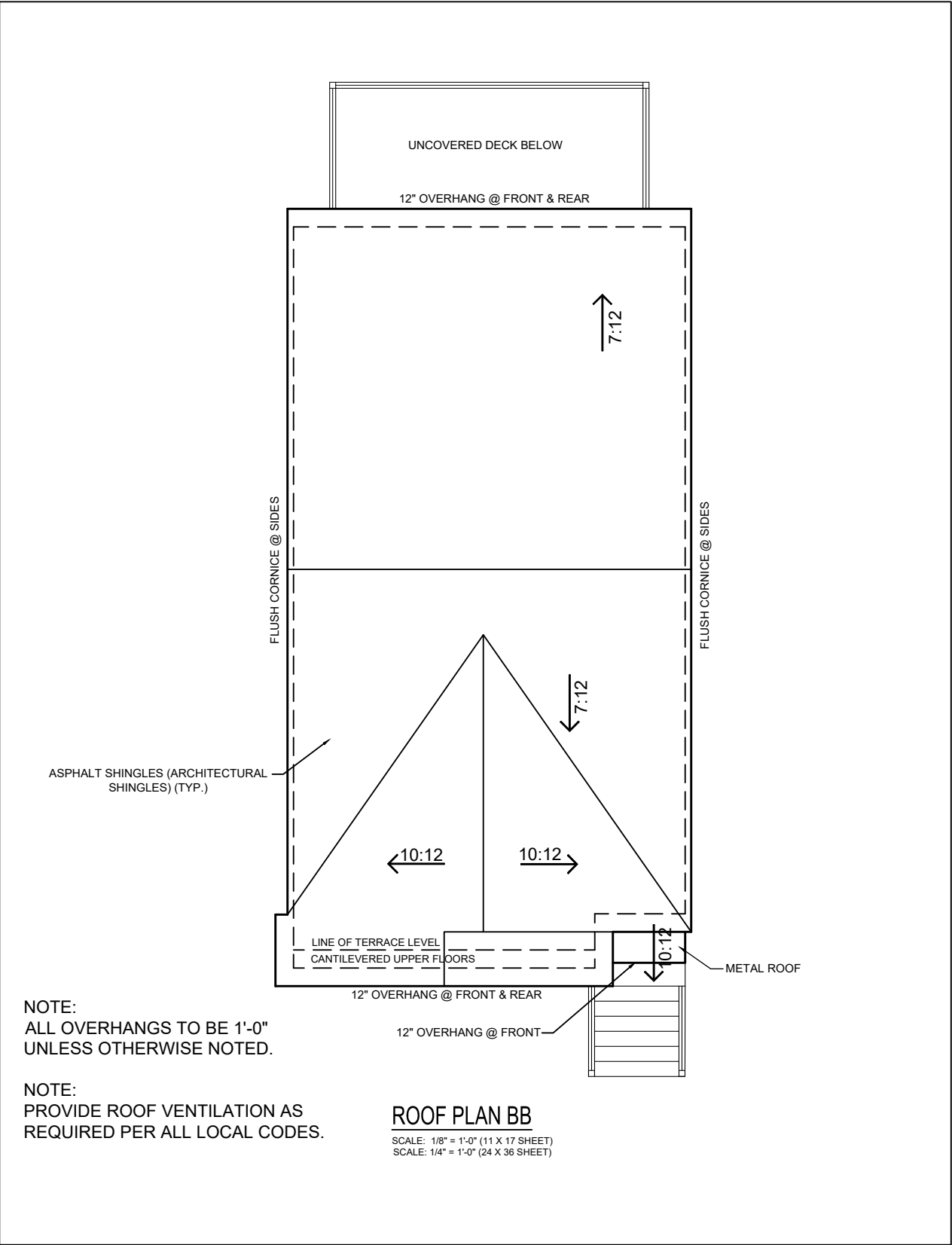
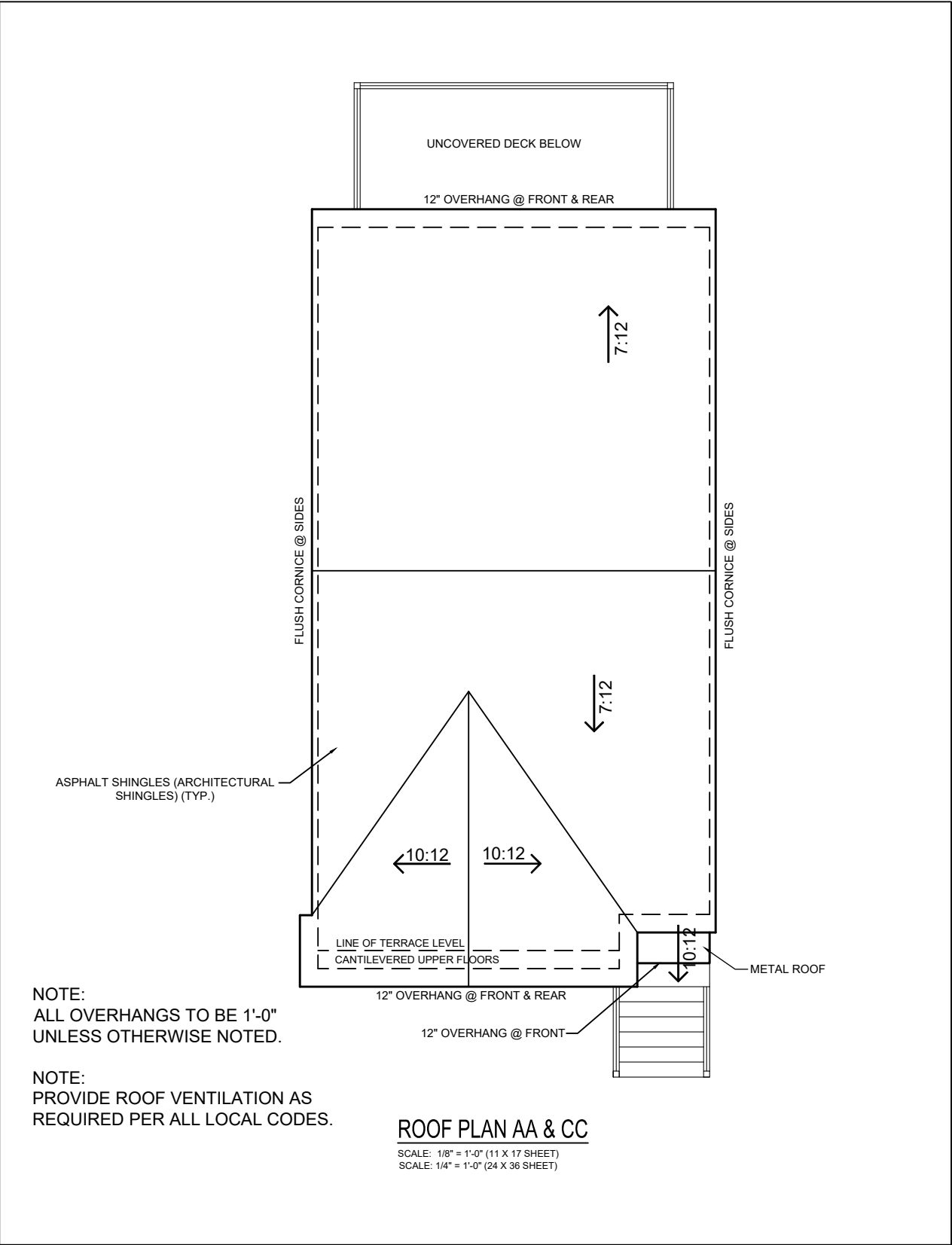
ROOF PLANS



PLAN REVISIONS	
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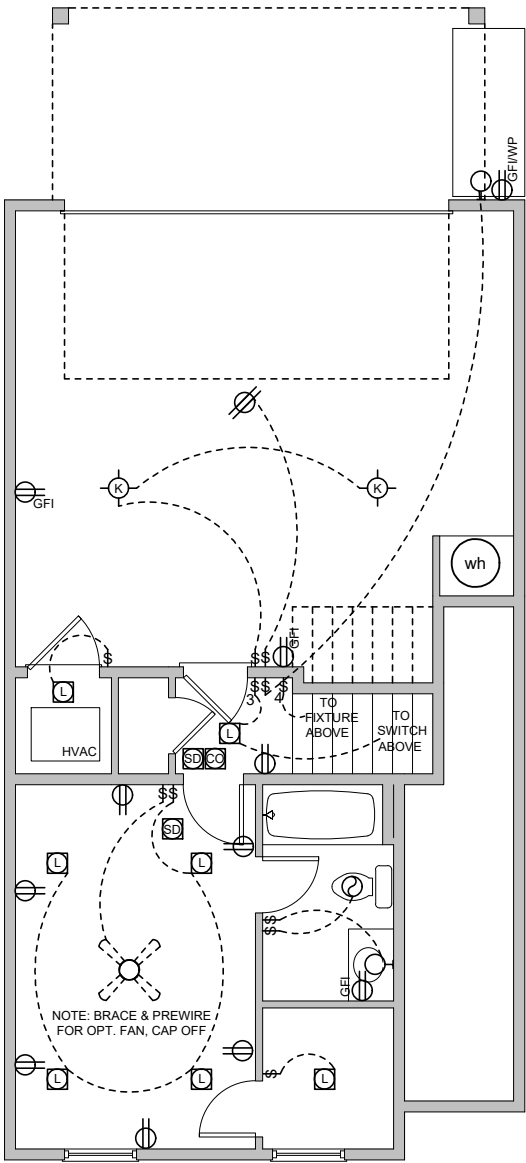
sheet #

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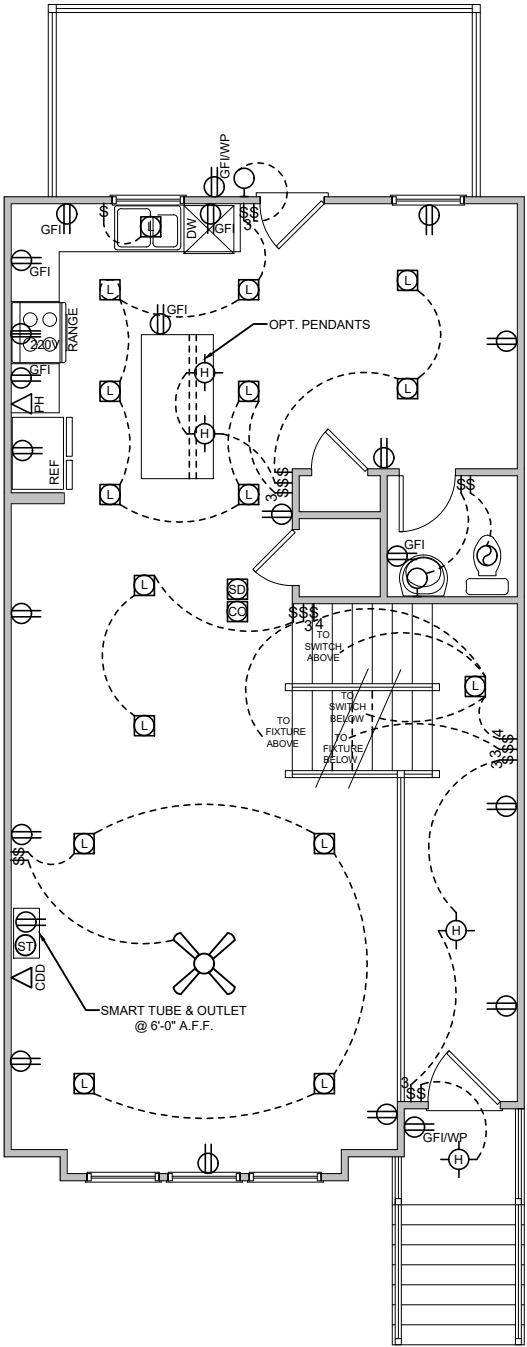
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ELECTRICAL LEGEND	
	CEILING RECEP
	DUPLEX RECEP
	GROUND FAULT RECEP
	ARCH FAULT CIRCUIT INTERRUPTER
	SWITCHED RECEP
	WEATHER PROOF RECEP
	220V RECEP
	EXHAUST FAN
	VAPOR PROTECTED LIGHT
	LED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	KEYLESS FIXTURE
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CABLE DATA DROP
	PHONE JACK
	CABLE JACK
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMART TUBE
	FLOOD LIGHT
	WIRELESS ACCESS POINT
	CEILING FAN
	CEILING FAN W/ LIGHT



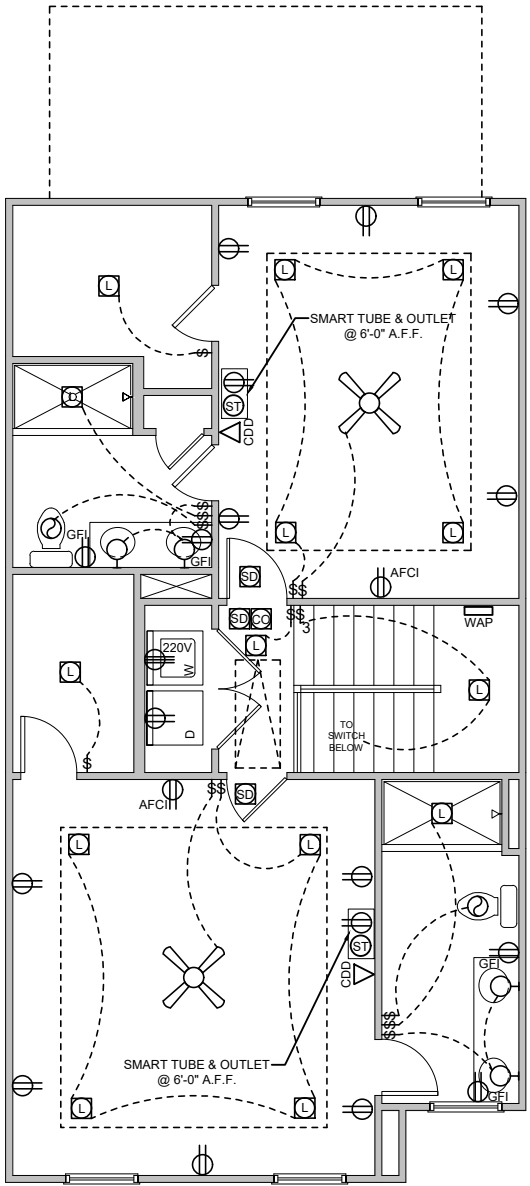
TERRACE ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



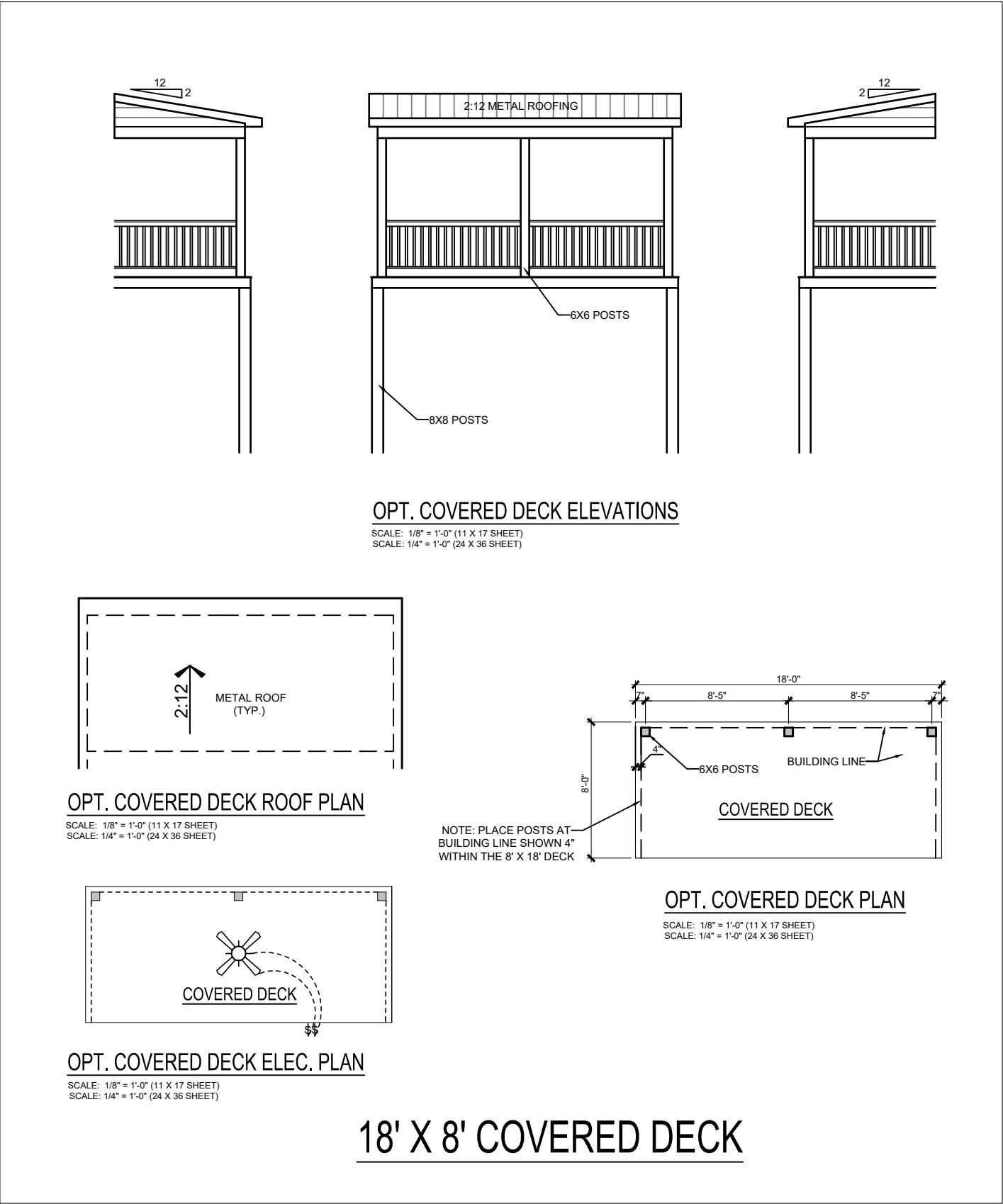
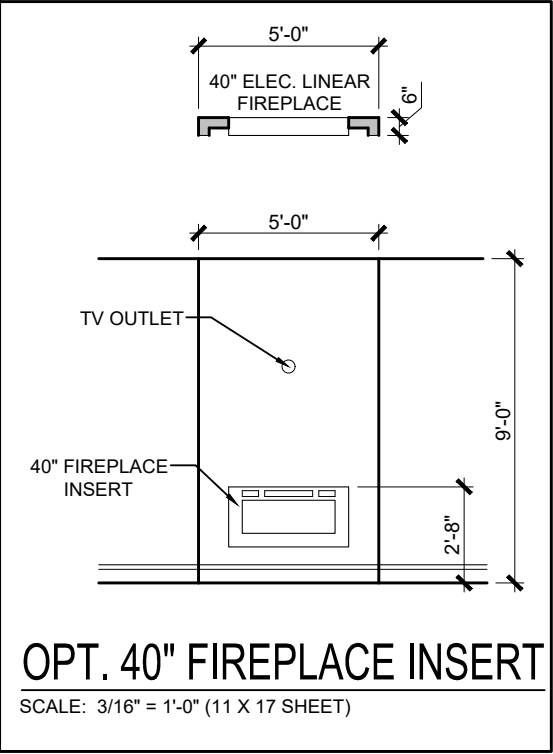
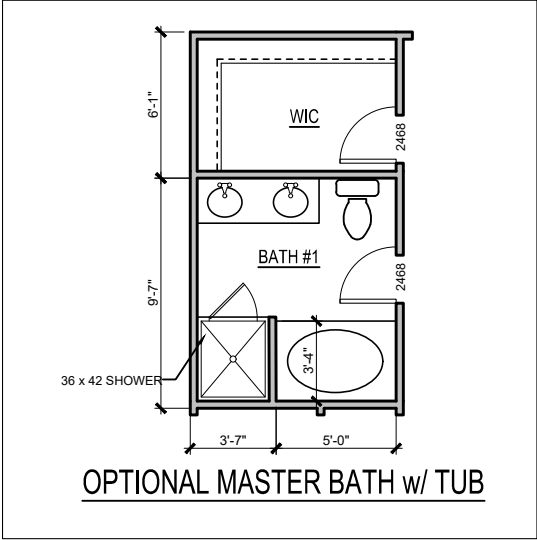
SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE: MOUNT SWITCH FOR
ATTIC LIGHT @ STANDARD
HEIGHT, NOT @ CEILING

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The Atlanta at Merchant's Park

OPTIONAL COVERED DECK

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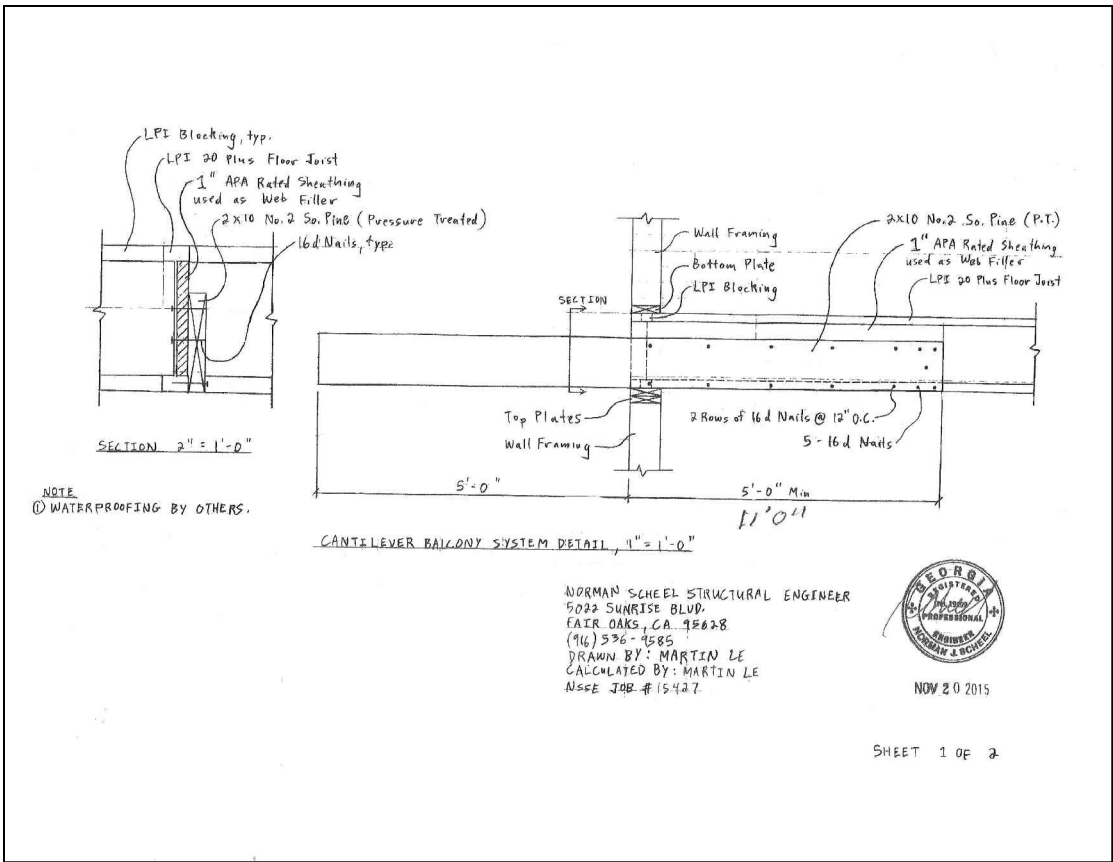
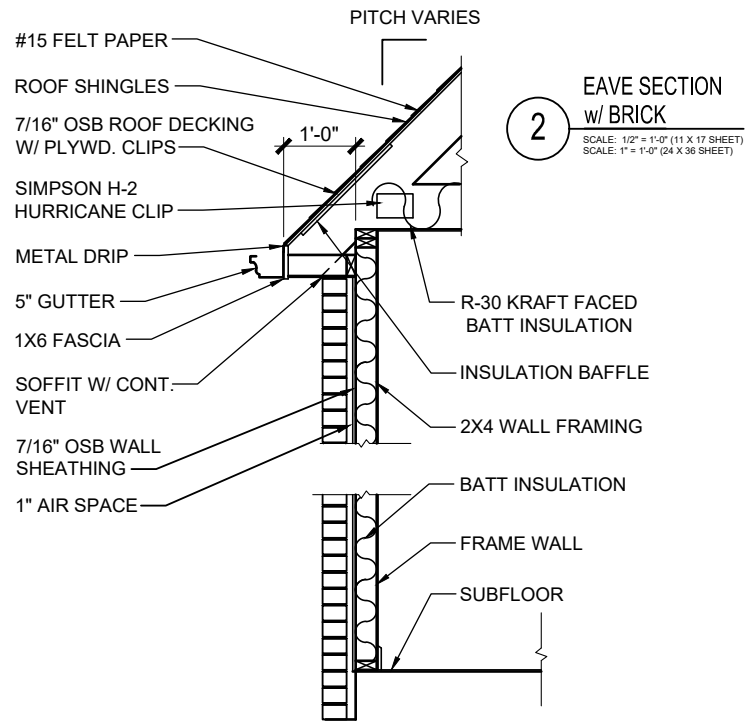
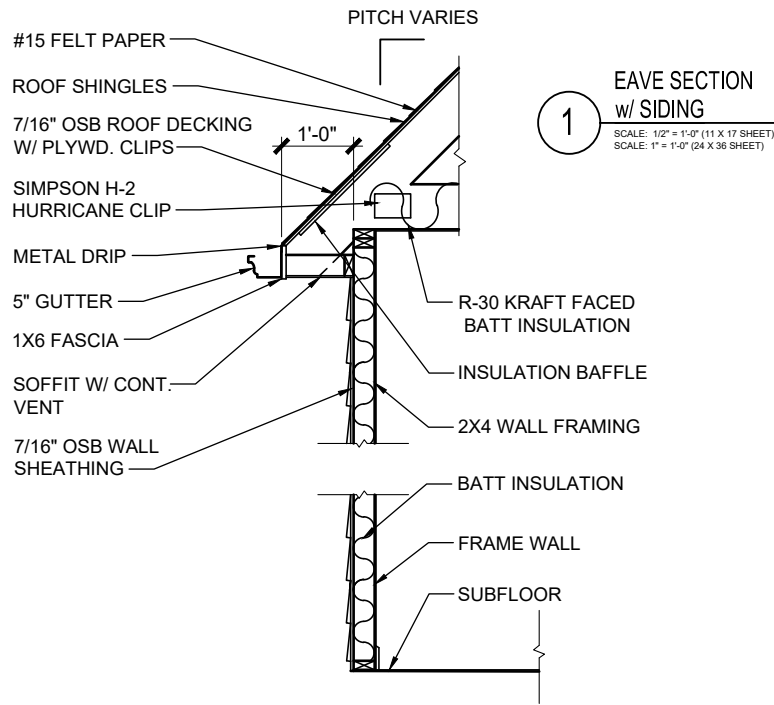
sheet #

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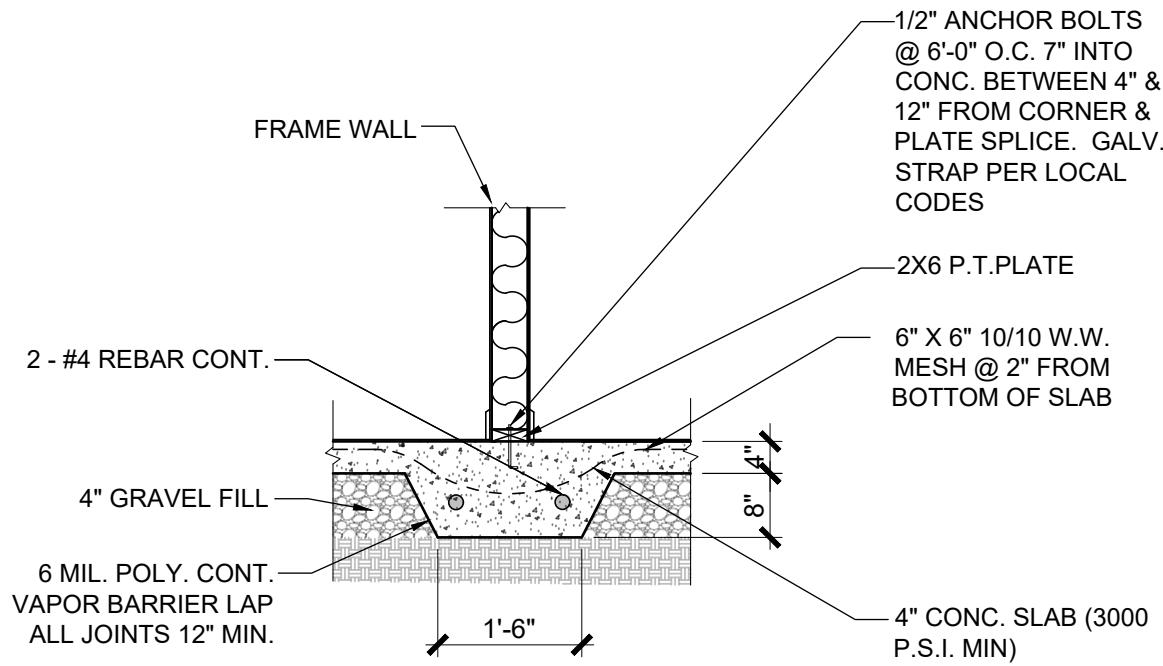
Item 9.

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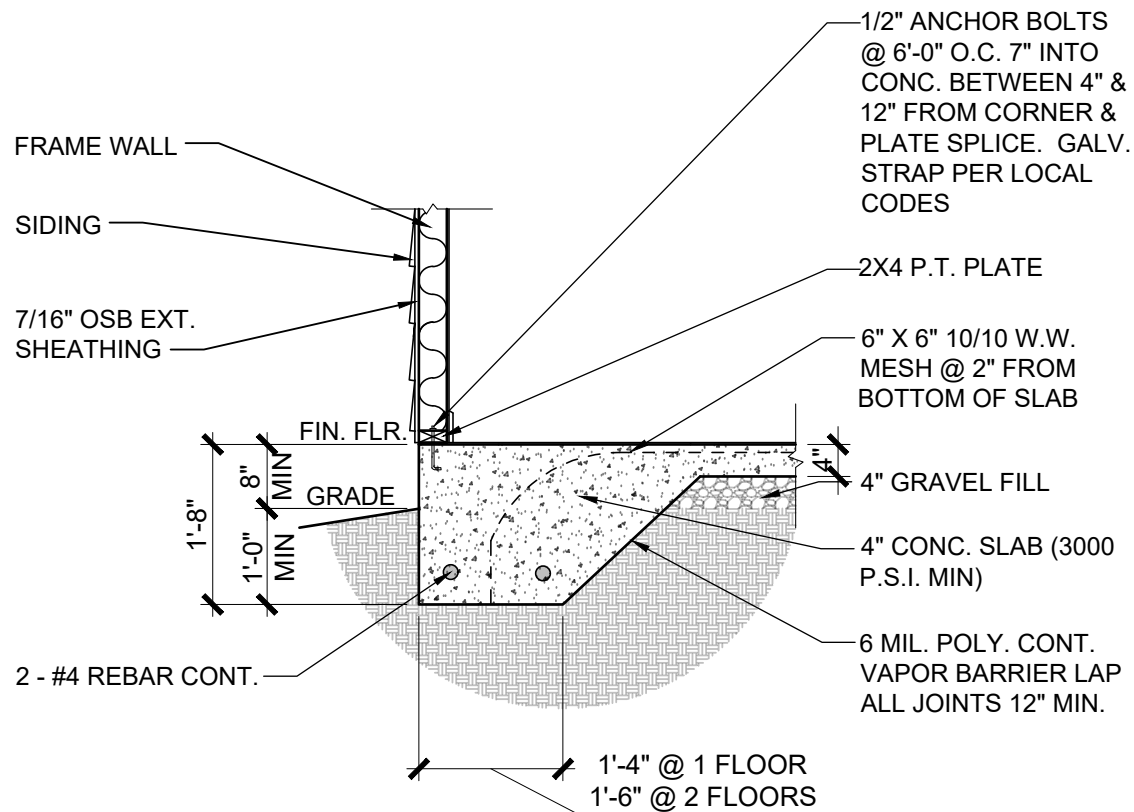


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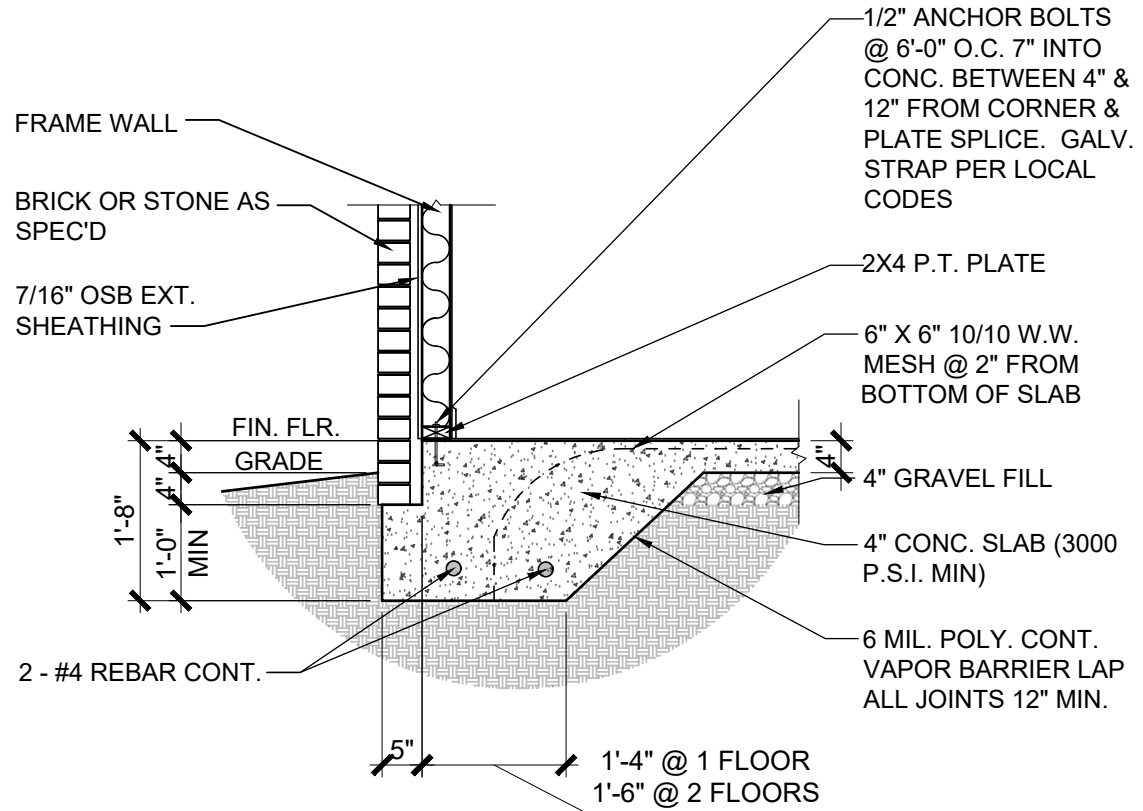
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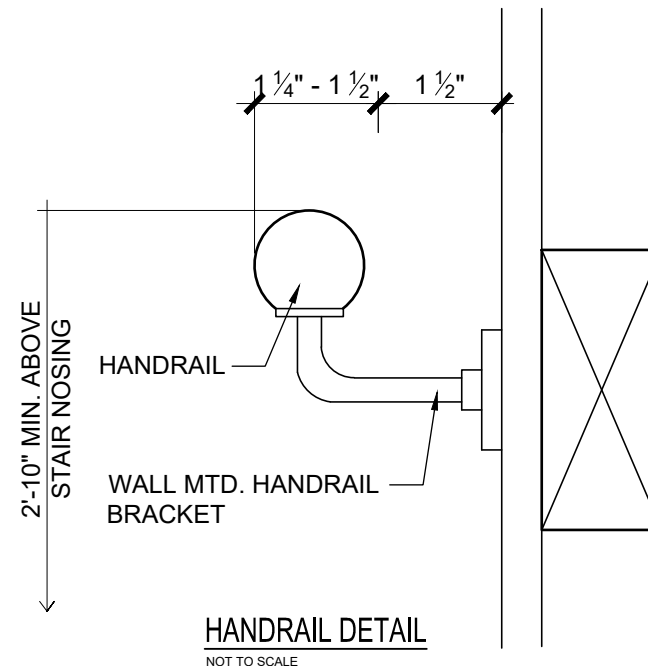
1
THICKENED SLAB /
GRADE BEAM
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



3
TURN DOWN SLAB
w/ SIDING
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



2
TURN DOWN SLAB
w/ BRICK
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



HANDRAIL DETAIL
NOT TO SCALE

The Atlanta at Merchant's Park

SLAB - HANDRAIL DETAILS

Item 9.

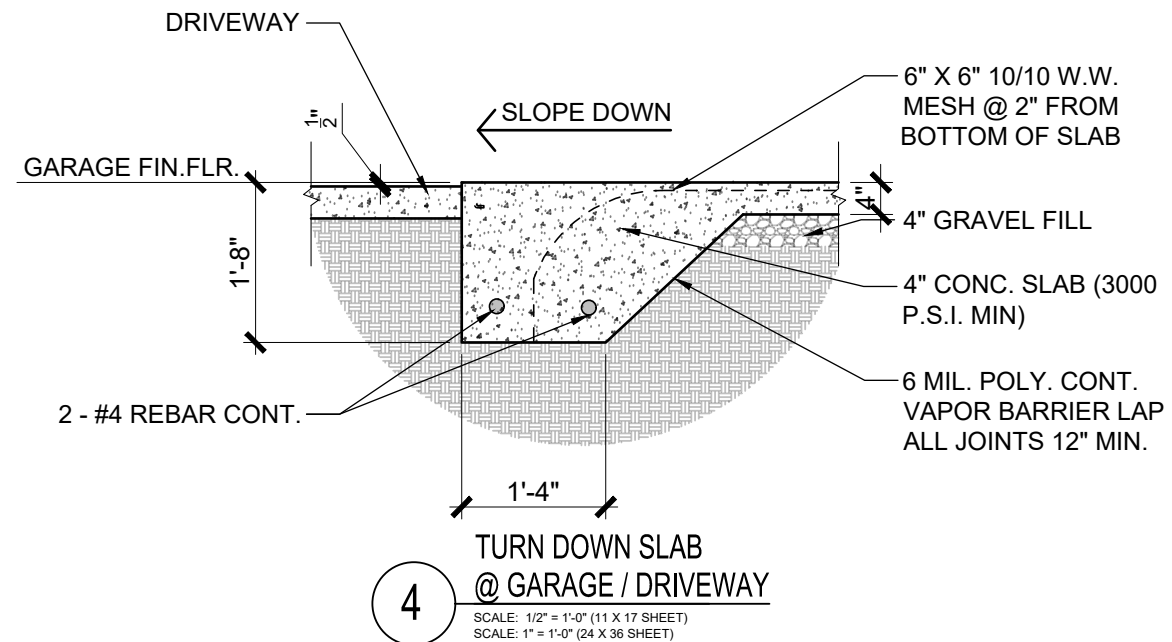
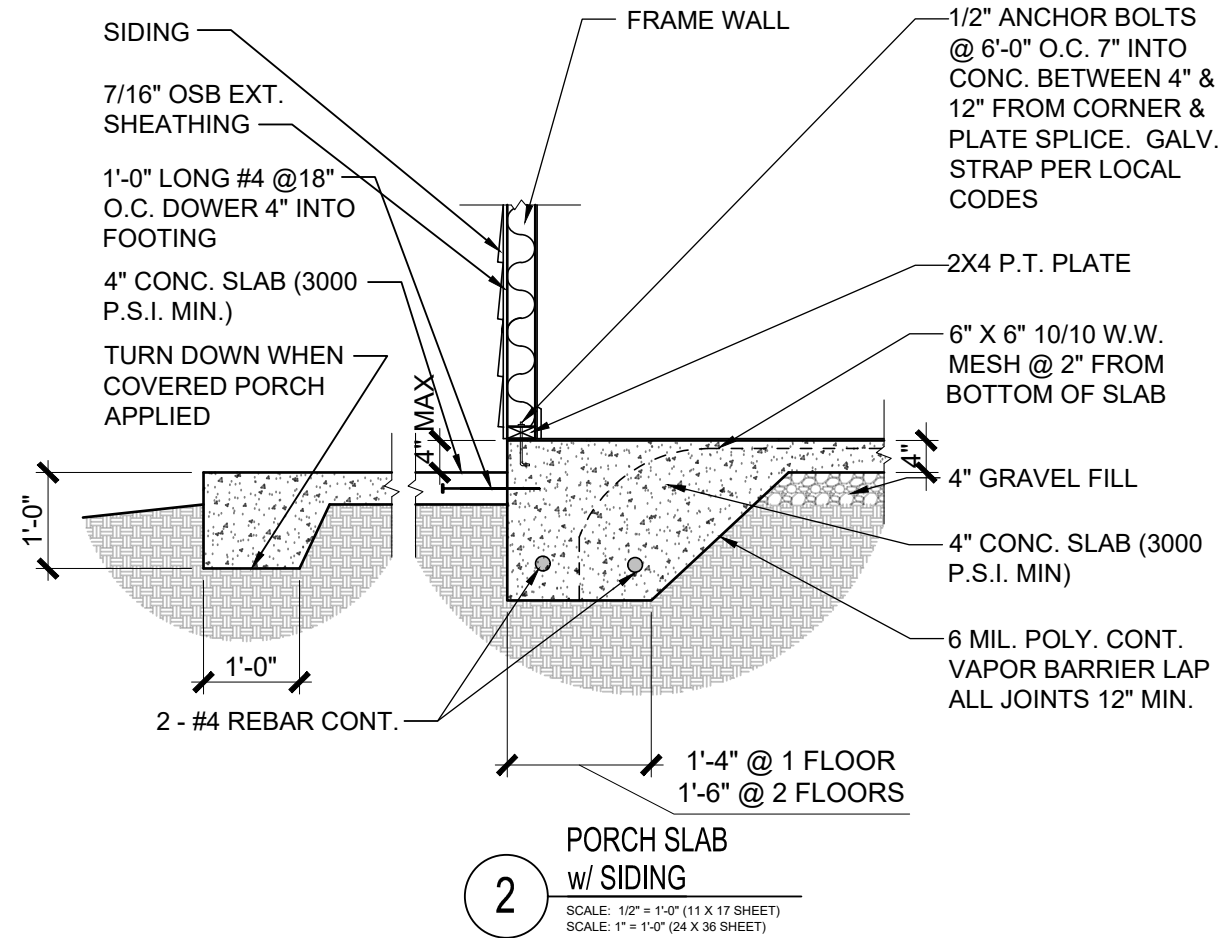
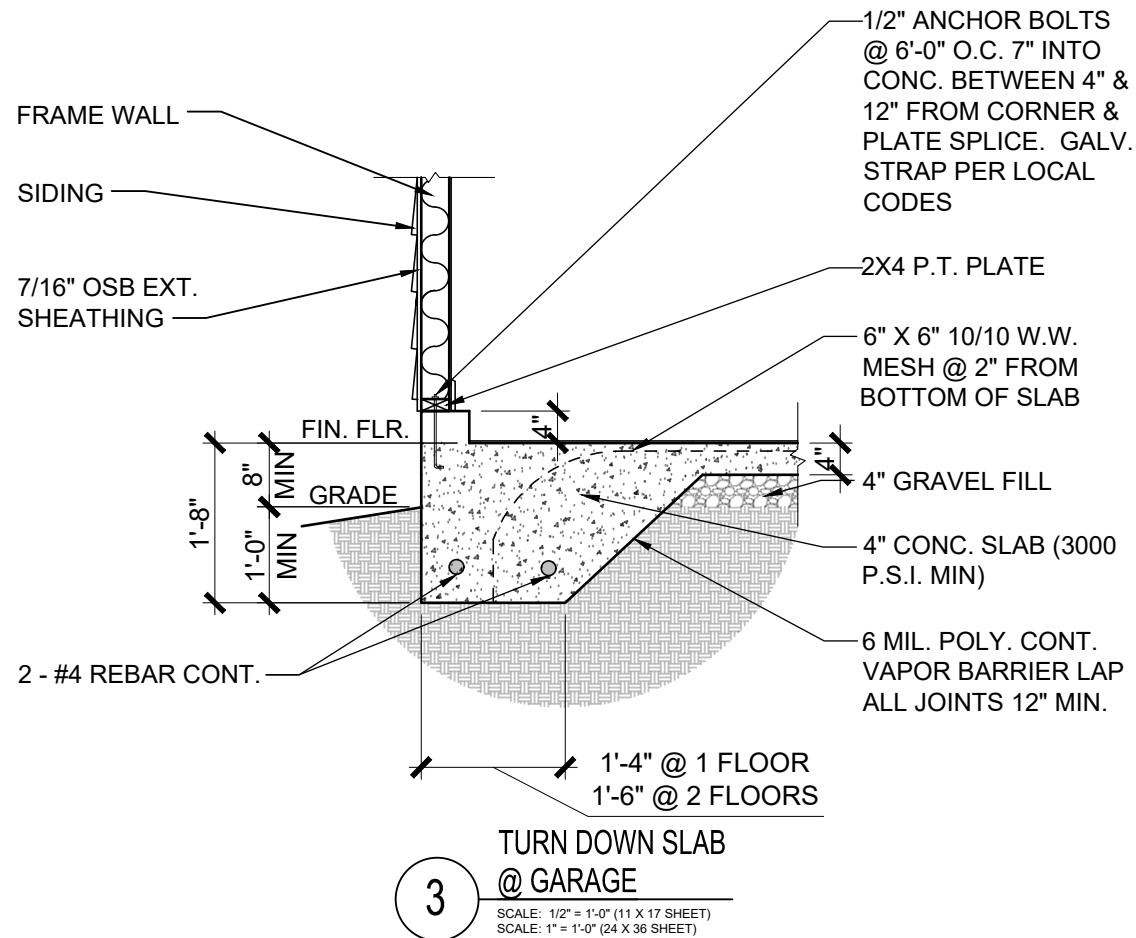
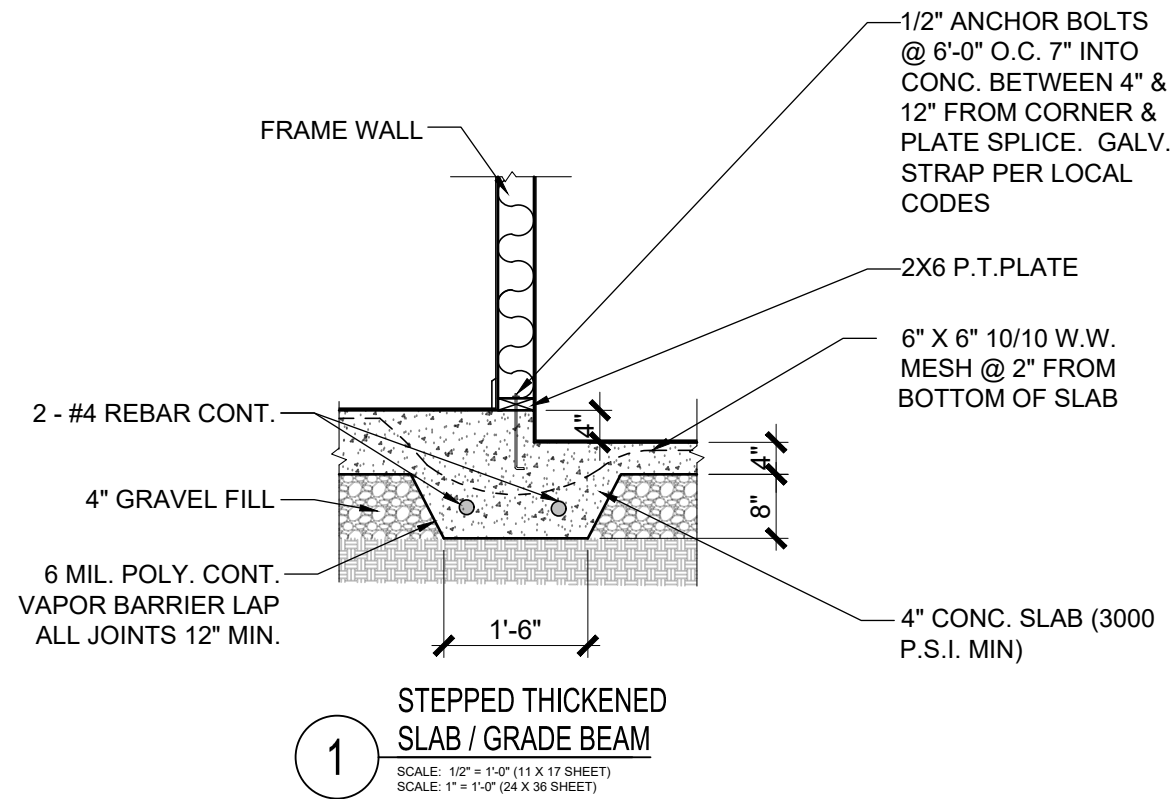


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The Atlanta at Merchant's Park

SLAB DETAILS

Item 9.



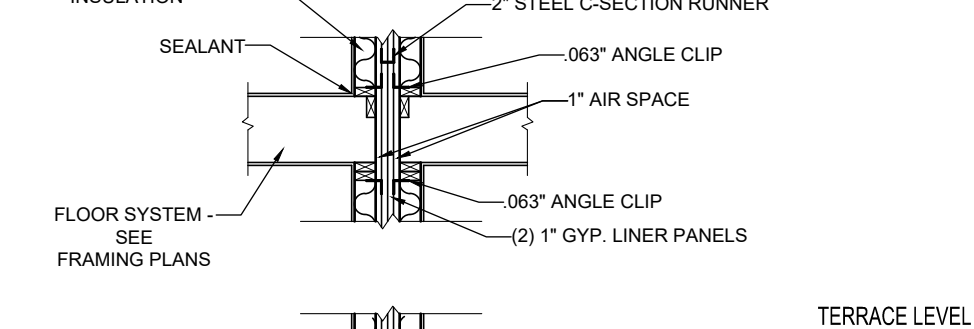
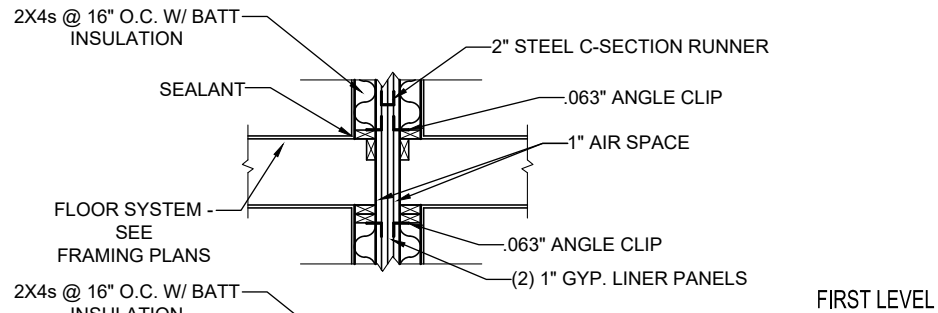
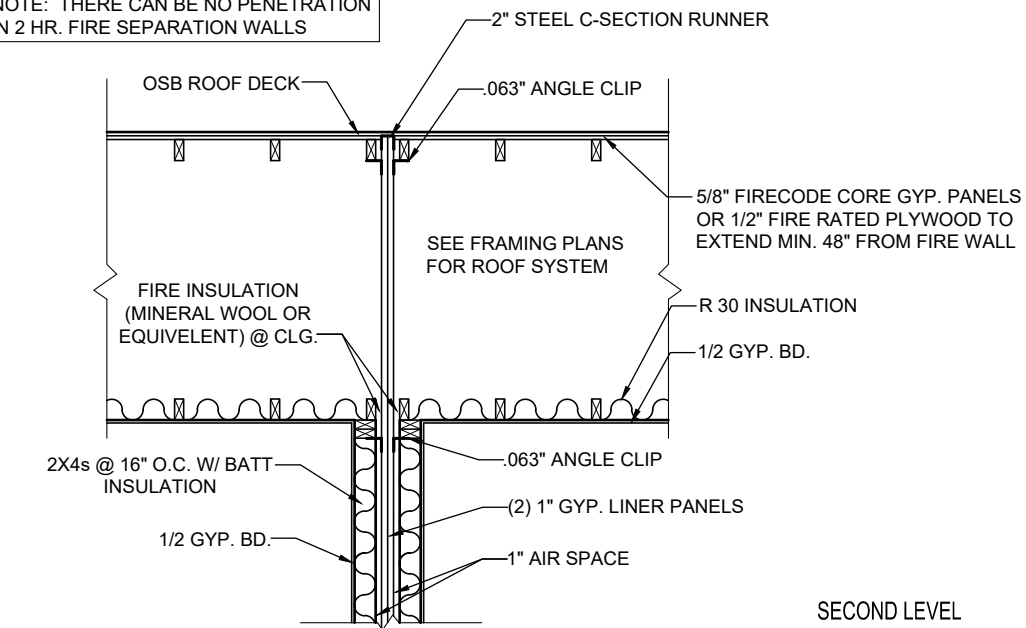
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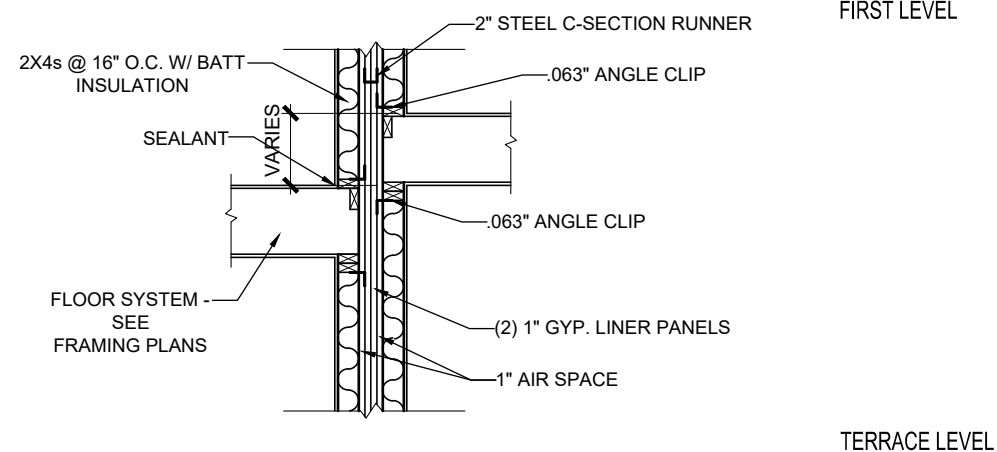
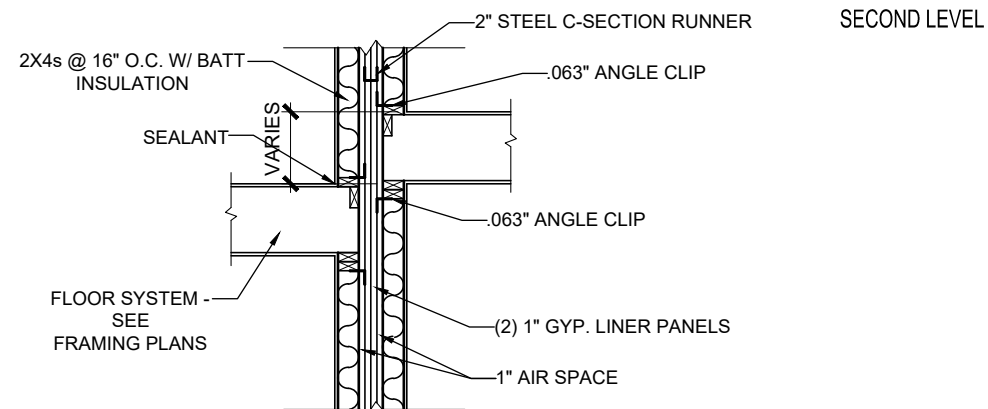
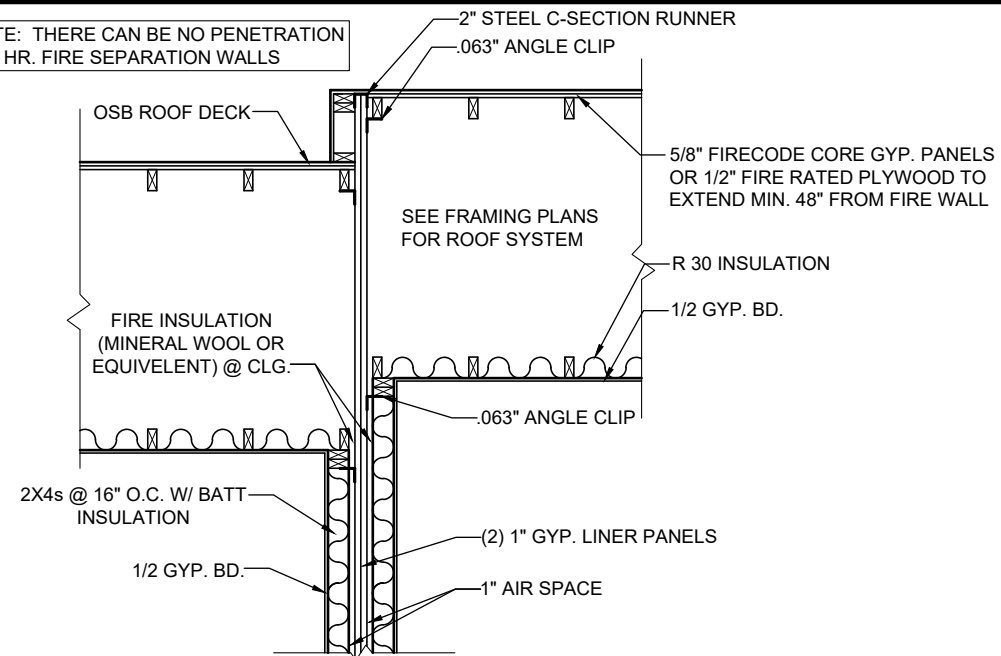
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL WITH STEPPED SLAB

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

SECTION THROUGH 2 HOUR FIREWALL

Item 9.

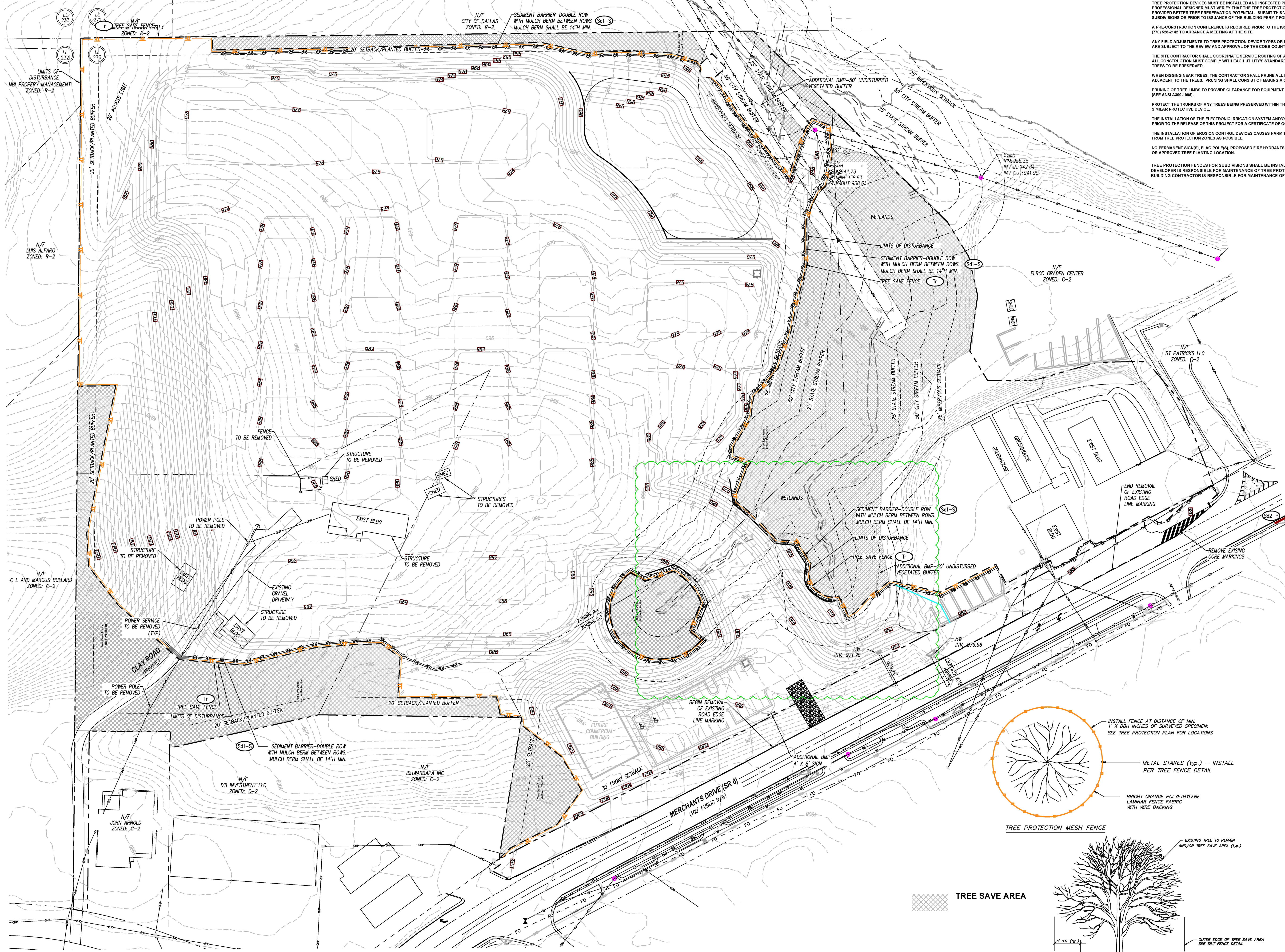
KERLEY
FAMILY HOMES

PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-4



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 A308-1995).

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 RESPONSIBLE FOR MAINTENANCE OF THE FENCE ON THE LOT.

REVISIONS		Item 9.
DATE	DESCRIP	
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
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
phone 770.402.3719
fax 1.866.334.0203

GEORGIA
REGISTERED
LANDSCAPE ARCHITECT
9.19.24
MELISSA REA CASTELL

NOT RELEASED FOR CONSTRUCTION
UNLESS SEALED AND SIGNED IN THIS BOX

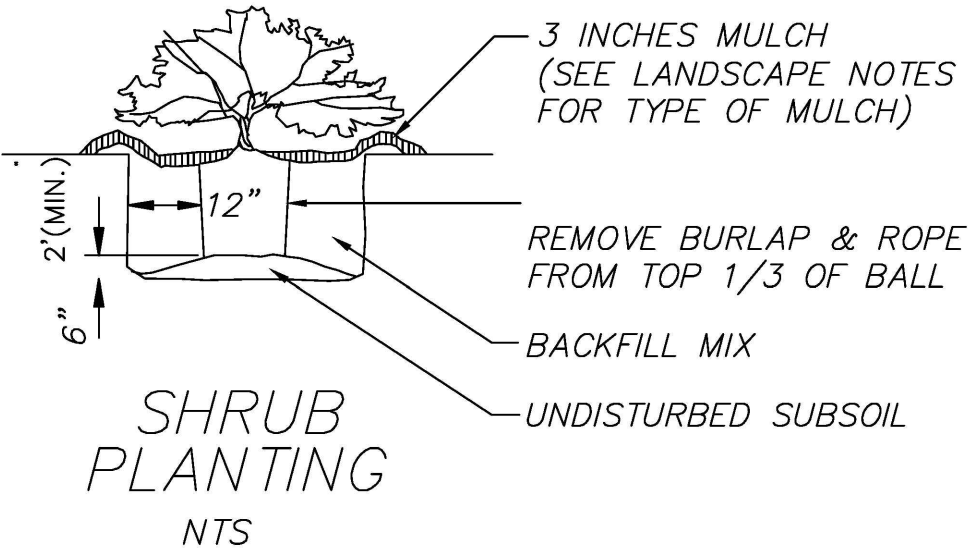
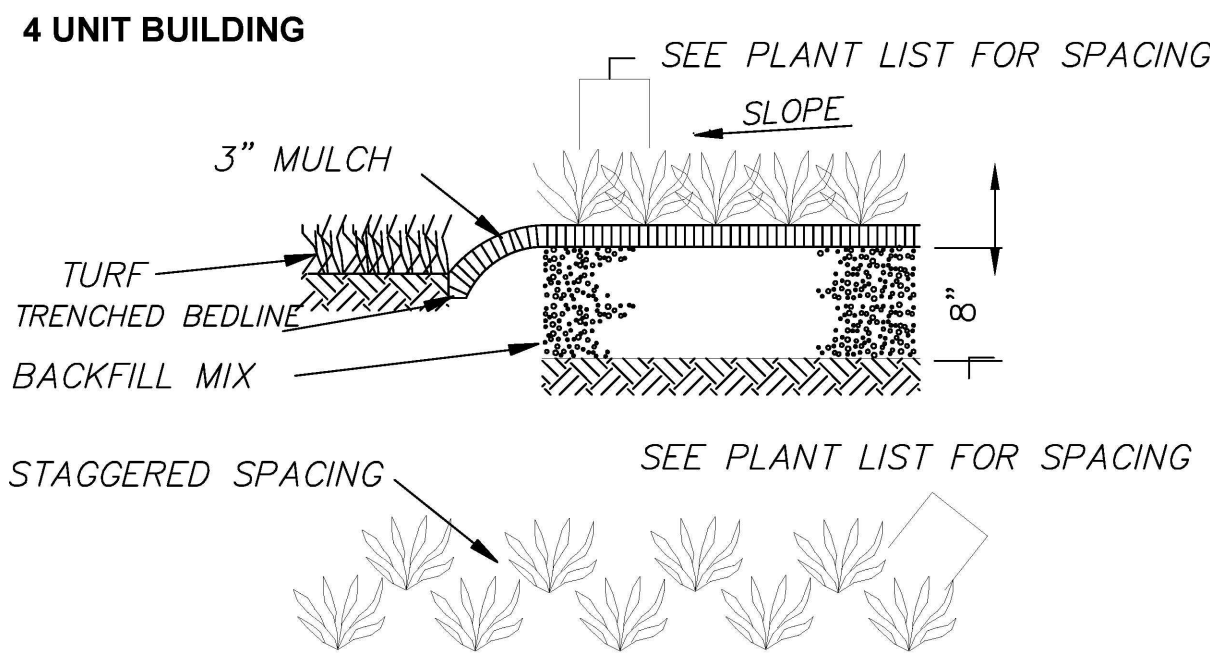
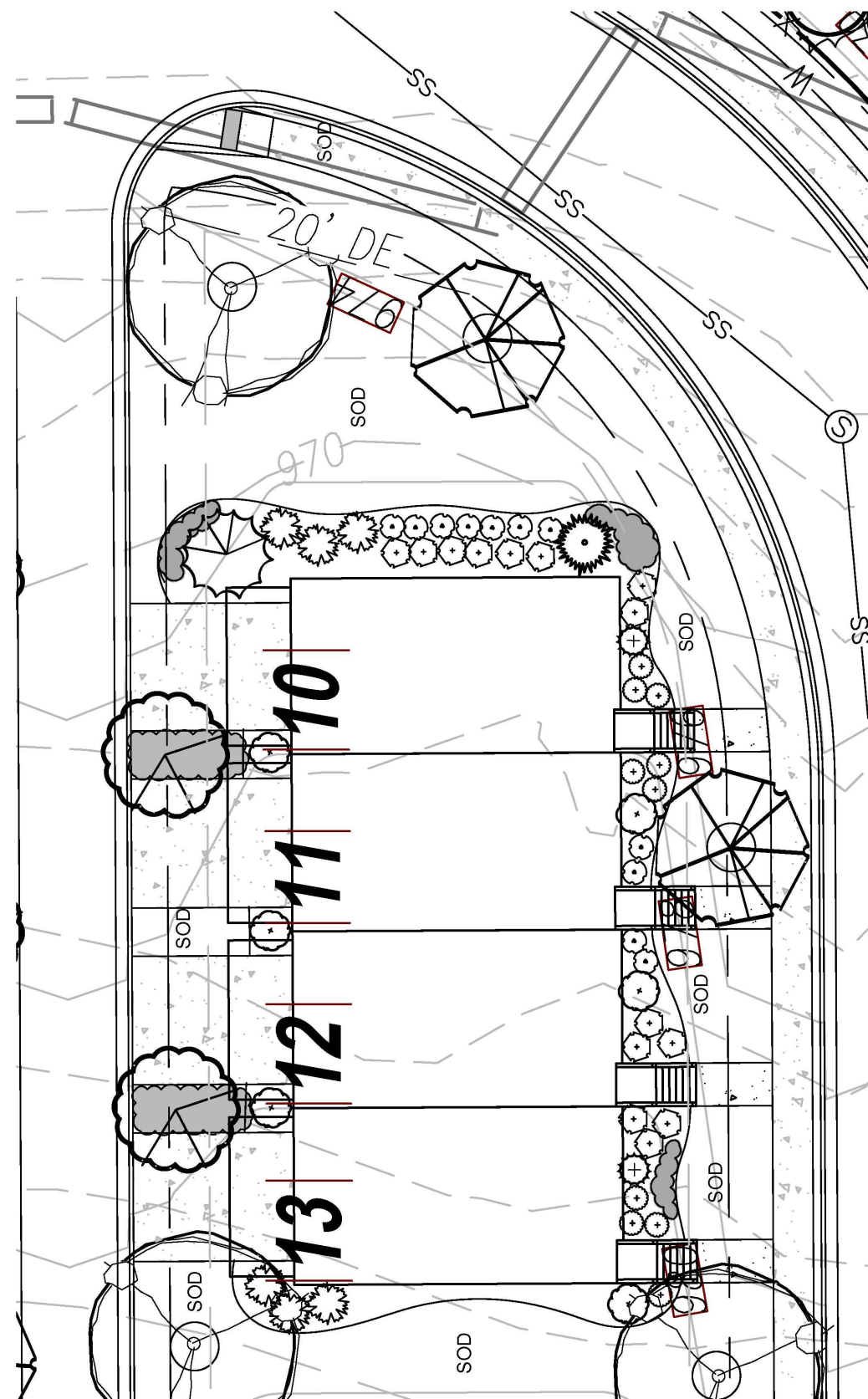
TREE PROTECTION PLAN
FOR
MERCHANTS PARK
LL 273, 2ND DISTRICT, 3RD SECTION, CITY OF DALLAS, GEORGIA

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

IF YOU DIG GEORGIA...
CALL US FIRST!
GEORGIA811
Digging Safely Protecting Georgia's Future
DIAL 811
OR 1-800-282-7411
IT'S THE LAW

50 25 0 50 100
(IN FEET)

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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.

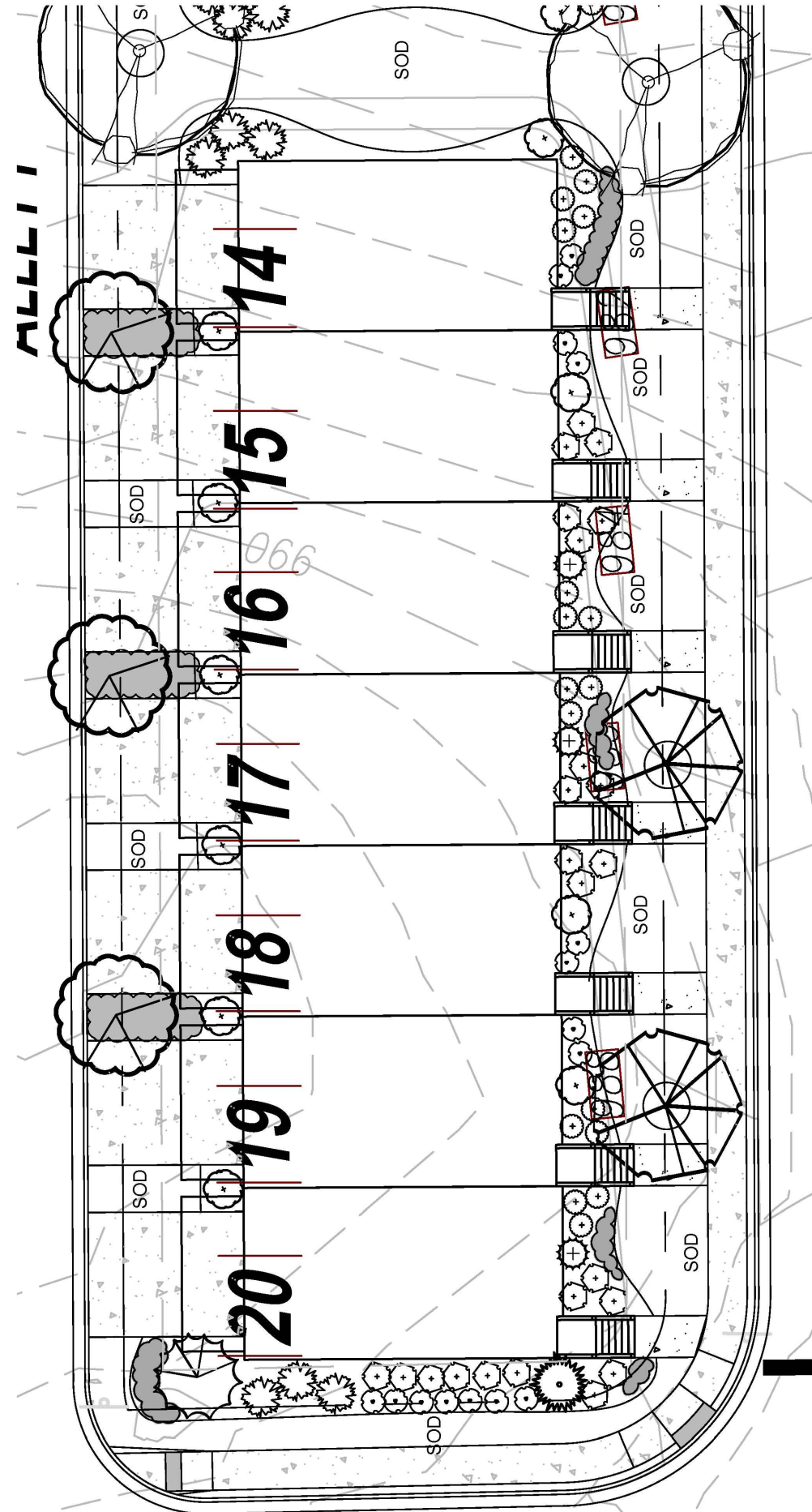
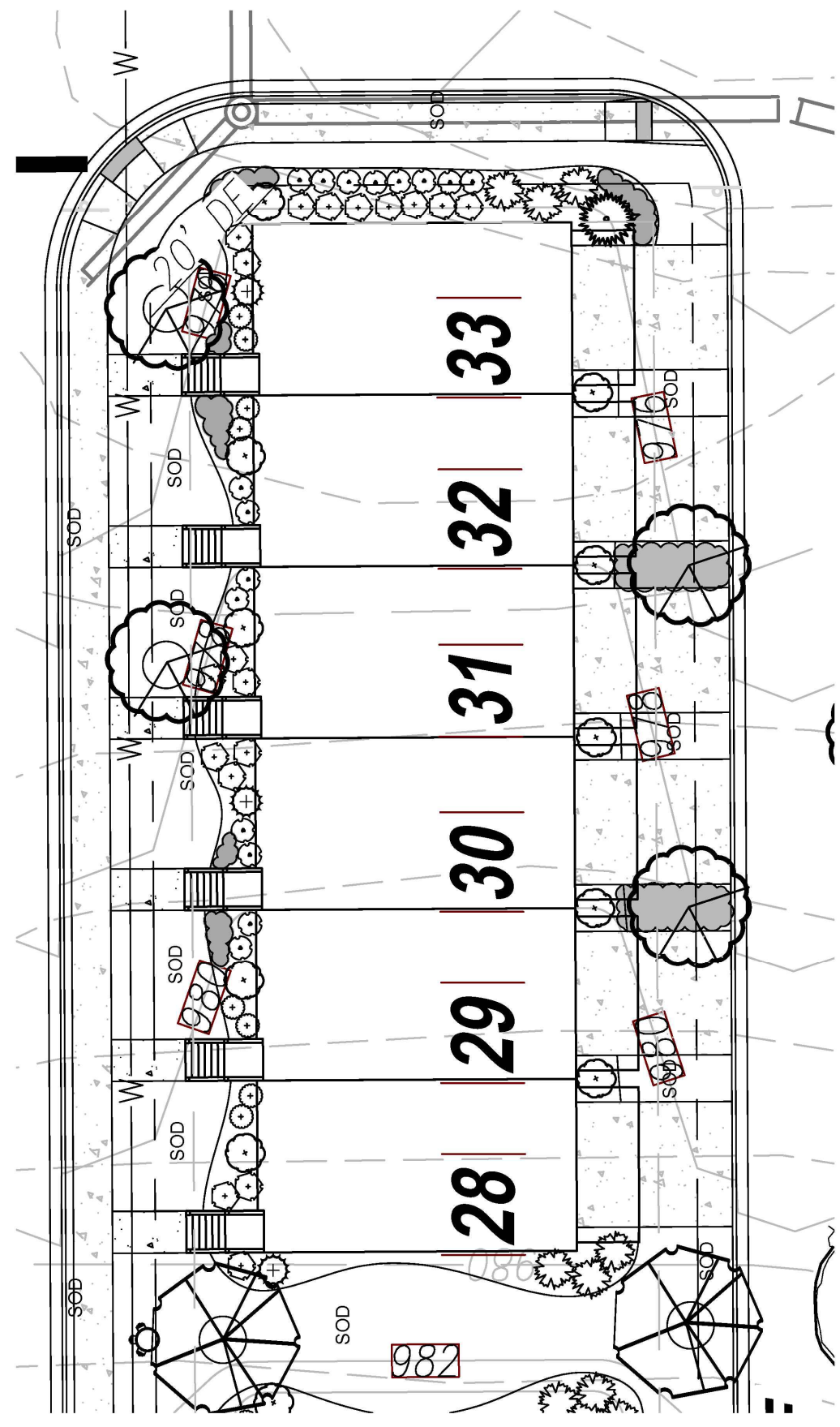
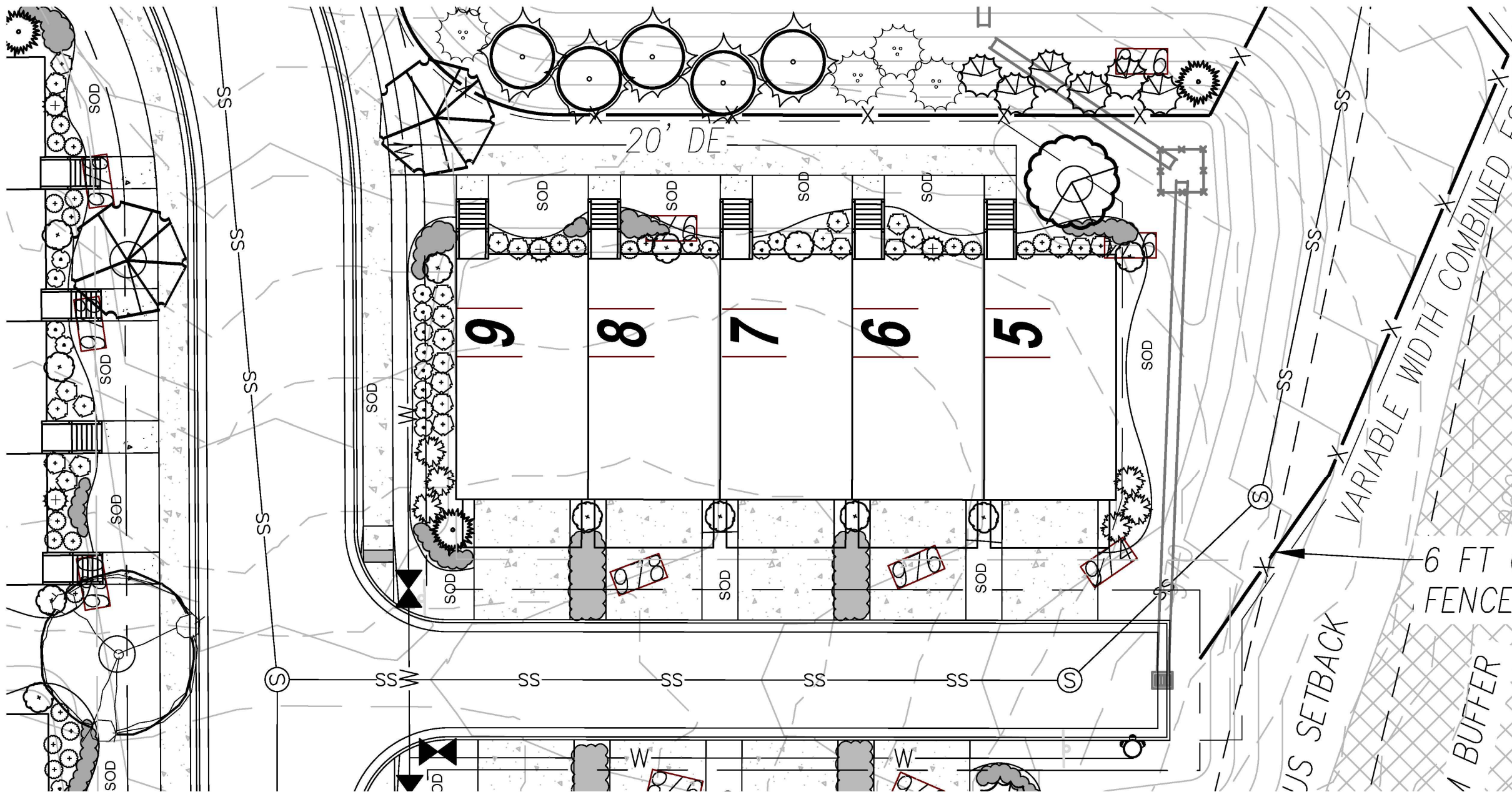
PROVIDE 15' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED BUILDINGS. PROVIDE GREATER SPACING DEPENDANT ON THE FULL MATURE CANOPY EXPECTED FOR THE SELECTED SPECIES WHERE NECESSARY.

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.

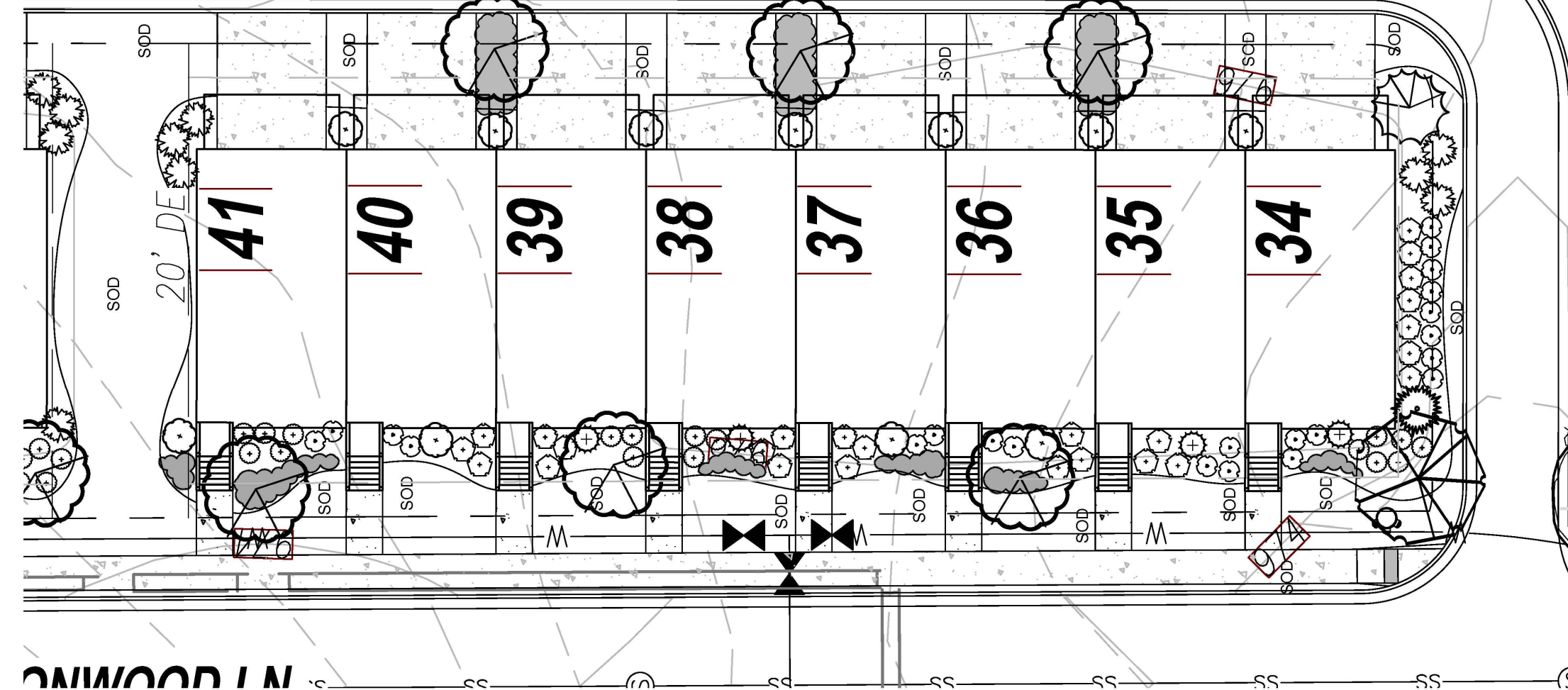
ALL ELECTRONIC IRRIGATION SYSTEMS INSTALLED AFTER JANUARY 1, 2005 MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1277.



TREE SAVE AREA



ALLEY J



8 UNIT BUILDING

PLANT SCHEDULE - TYPICAL PLANT TYPES				
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/ <i>Acer rubrum</i> *EVERCLEAR ELM/ <i>Ulmus parvifolia</i> or SIMILAR
DECIDUOUS ORNAMENTAL TREE (MAX. MATURE CANOPY WIDTH 15')	2" CAL.	12-14'	B&B Matching Healthy Min. 6-8' Spread; Full Canopy	*GRAPE MYRTLE/ <i>Lagerstroemia indica</i> *VITEX/ <i>Vitex agnus-castus</i> or SIMILAR
DECIDUOUS COMPACT CANOPY SHADE TREE (MAX. MATURE CANOPY WIDTH 15-20')	2" CAL.	12-14'	B&B Matching Healthy Min. 6-8' Spread; Full Canopy	*ARMSTRONG MAPLE/ <i>Acer rubrum</i> 'JFS-KW78' PP25901 *VANESSA IRONWOOD/ <i>Parrrotia persica</i> 'Vanessa' or SIMILAR
EVERGREEN TREE (MAX. MATURE CANOPY WIDTH 8-10')		6'	B&B Matching Healthy Min. 4' Spread; Full to Ground	*FOSTER HOLLY/ <i>Ilex attenuata</i> 'Fosteri' *LITTLE GEM MAGNOLIA/ <i>Magnolia grandiflora</i> '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/ <i>Viburnum awabuki</i> 'Chinda' *DAK LEAF HOLLY/ <i>Ilex x 'Cona'</i> or SIMILAR
SLENDER EVERGREEN TREE (MAX. MATURE CANOPY WIDTH 6')		6'	B&B Matching Healthy Min. 2' Spread; Full to Ground	*EMERALD ARBOVITAE/ <i>Thuja 'Emerald Green'</i> *TEA OLIVE/ <i>Osmundus fragrans</i> or SIMILAR
EVERGREEN ACCENT SHRUB	7 GAL.	24"	Matching Healthy Min. 24" Spread; Full to Ground	*CAMELLIA/ <i>Camelia japonica</i> spp. *GLDBE CRYPTOMERIA/ <i>Cryptomeria japonica</i> 'Glabosa nana'
EVERGREEN SHRUB	7 GAL.	24"	Matching Healthy Min. 24" Spread; Full to Ground	*PURPLE DIAMOND LOROPETALUM/ <i>Loropetalum chinense</i> 'Shang-Hi' *WANSE/ <i>Illicium parviflorum</i> or SIMILAR
ACCENT SHRUB	3 GAL.	24"	Matching Healthy Min. 24" Spread; Full to Ground	*HYDRANGEA/ <i>Hydrangea</i> species *MISCANTHUS/ <i>Miscanthus sinensis</i> or SIMILAR
MEDIUM SHRUB	3 GAL.	18"	Matching Healthy Min. 24" Spread; Full to Ground	*ENCORE AZALEA/ See available list from Grower *CARISSA HOLLY/ <i>Ilex cornuta</i> 'Carissa' or SIMILAR
MEDIUM SHRUB	3 GAL.	18"	Matching Healthy Min. 24" Spread; Full to Ground	*ROSE CREEK ABELIA/ <i>Abelia grandiflora</i> 'Rose Creek' *VINTAGE JADE DISTYLIUM/ <i>Distylium 'Vintage Jade'</i> or SIMILAR
GROUND COVER / LOW SHRUB	1 GAL.	8"	Matching Healthy Vigorous Roots	*PARSON'S JUNIPER/ <i>Juniperus chinensis</i> 'Parson' *DRIFT ROSE/ <i>Rosa 'Meigalpa'</i> 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.

7. 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.

8. 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.

9. 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.

10. Owner is held harmless for instances of vandalism which occur prior to full acceptance of landscape installation in writing.



REVISIONS
DATE
DESCRIP
Item 9.
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

m o n d o
LAND PLANNING AND DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
phone 770.402.3719
fax 1.666.334.0203



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

DATE 3.7.24
JOB NO. MOT2411
DRAWN MRC
CHECKED ETC
SCALE 1"=20'
SHEET: TP3