City Council - Regular Session
The Chambers at City Center

8534 Main Street, Woodstock GA
(Main) 770.592.6000 (Fax) 770.926.1375
http://www.woodstockga.gov
***Hearing Assistance Available Upon Request**

AGENDA

Monday, March 9, 2026

City Council - Regular Session
7:00 PM

ITEM 1. MEETING CALLED TO ORDER

7:00 PM Meeting called to order at The Chambers at City Center,
8534 Main Street, Woodstock, GA.

ITEM 2. RECOGNITION OF GUESTS AND VISITORS

1. **Proclamation - Girl Scouts** (Michael Caldwell)

2. **2026 Arbor Day Celebration - 30 Year Employee Recognition** (Michael Caldwell)
As part of the City of Woodstock annual Arbor Day Celebration, we honor Fire Chief Batallion Shane Tetterton in recognition of his 30-year anniversary with the City. Thank you for your years of service and dedication to our community.

ITEM 3. ANNOUNCEMENTS

1. **Announcements** (Stacy Brown)
The downtown Woodstock Shamrock Crawl is Saturday, March 14th from 2:00 to 6:00 p.m. Participating restaurants will have festive food and drink specials. Get your stamp card to enter to win prizes at the visitors center or participating restaurants.

The Spring Sip and Shop takes place in downtown Woodstock on Thursday, March 26th from 5:00 to 9:00 p.m. Tickets are $10 per person and they are available at the Woodstock Visitors Center or online at visitwoodstockga.com.

ITEM 4. MEETING DECORUM

ITEM 5. PRESENTATIONS AND DISCUSSION ITEMS

1. **Parks and Recreation Department Council Retreat Presentation** (Brian Borden)

ITEM 6. PUBLIC COMMENT

ITEM 7. CONSENT AGENDA

1. **Approve Alcohol License - Ding Teng, Inc. dba Sushi Bros** (Melissa Sigmund)
Hui Qin Chen has applied to the City of Woodstock on behalf of Ding Teng, Inc. dba Sushi Bros for on-premise consumption with Sunday sale of malt beverages and wine at a restaurant located at 10029 Highway 92, Suite 180, within the city limits of Woodstock. Ding Teng, Inc. dba Sushi Bros is owned by Hui Qin Chen. The registered agent will be Yan Chen.

2. **Approve Pyro Productions Fireworks Agreement** (Brian Borden)
Request for approval of the Fireworks Display Agreement with Pyro Productions, Inc. for the July 4, 2026 celebration.

3. **Approve Titan Global Enterprises Master Services Agreement & Statement of Work** (Brian Borden)
Request for approval of the Titan Global Enterprises Master Services Agreement and Statement of Work for security services during the 2026 event season.

4. **Approve Emergency Repairs MAJBA JE 20834 - 1522 WWTP Emergency Purchases - Mixer, Lobe Blower Replacements & Membrane Cleaning** (Jeremy Parker)
Request for approval of MAJBA JE 20834 to re-purpose funding from the WWTP UV Disinfection project to fund the emergency purchase of three Flyght submersible mixers and one UBI 6024 two-lobe blower. Additionally, the membrane system requires immediate cleaning and maintenance to prevent potential damages which will also be funded by these re-purposed funds.

5. **Approve Change of Non-Conforming Use for 105 Smokehill Lane, Suite 160** (Melissa Sigmund)
Request for approval of change. Stacey Yancy has applied for a business license on behalf of ARS, Inc. to locate an emergency remediation service business at 105 Smokehill Lane, Suite 160. The business would include indoor storage of clients' belongings removed during remediation, as well as water remediation equipment. This would be considered a Warehouse use for purposes of zoning, which does not conform with the GC Permitted Uses. The building in question was constructed with loading dock doors and high-ceiling spaces consistent with warehouse uses and operations. This suite was previously used by a non-conforming book wholesale business, also approved by City Council. The Land Development Ordinance allows for an existing nonconforming use of a building to be changed to another nonconforming use of the same or higher classification, subject to the written approval of the City Council. Staff recommends approval of the nonconforming use of emergency restoration/remediation services at 105 Smokehill Lane, Suite 160.

6. **Approve Surplus and Disposal of Police Department Vehicles** (Brian Aligood)
Request for approval to surplus and dispose of Police Department vehicles (qty 4). The vehicles will be disposed of via Jeff Dobson Auction (local auction) or other appropriate method. (FXA 2893, FXA 2910, FXA 2886, FXA 2892).

7. **Waive Public Input Meeting - Paragon Accounting & Tax Solutions, 9026 Main Street** (Melissa Sigmund)
Request to to waive the public input meeting for Paragon Accounting & Tax Solutions per staff's recommendations. Paragon will be submitting a variance application to allow angled parking on Main Street in front of their future business location at 9026 Main Street. This would match the existing angled parking at adjacent developments, that was approved as part of entitlement packages for those developments.

ITEM 8. NEW BUSINESS

1. **Consideration of MAJBA 20744 - To Fund Downtown Playground Phase II**

Project (Brian Borden)
Request for approval of MAJBA JE 20744 to accelerate the project by using reserves in SPLOST VII to fund the design and construction of the Downtown Playground Phase II project. It was anticipated for this project to begin in a future fiscal year; however, timing has allowed it to begin sooner. This project will complete the downtown playground project, adding additional play features and access from multiple locations.

2. **Consideration of Earth Elements NM, LLC Agreement - Downtown Playground Project - Phase II** (Brian Borden)
Request for approval of the Earth Elements NM, LLC agreement for engineering and design along with construction management of the Downtown Playground Project - Phase II. The approval will also authorize the Mayor to sign the agreement.

3. **Consideration of Earth Elements NM, LLC Agreement - Johnston Farm Park Master Plan and Related MAJBA JE 20836** (Brian Borden)
Request for approval of the Earth Elements NM, LLC agreement for the development of the Johnston Farm Park Master Plan and related MAJBA JE 20836 in the amount of $33,500. The approval will also authorize the Mayor to sign the agreement.

4. **Consideration of Extension for Conditional Use Permit - Daniel on Dupree - 119 Dupree Road** (Melissa Sigmund)
Request for approval of an extension for the previously approved Conditional Use Permit for 119 Dupree Road (CUP#071-23) to March 9, 2027. The Conditional Use Permit was originally approved on March 27, 2023 to allow the construction of five townhomes on the site. Since that date, the developer has taken action to move forward with readying the site for development. However, the City is currently pursuing a Development Agreement with the applicant to include additional Grid-Street improvements for the Goshen Lane extension with this project's infrastructure improvements over and above those required specifically for this development. The additional time required for negotiation of the development agreement, along with the potential for an extended construction timeline will delay the applicant from obtaining building permits. As a result, staff recommends Council approve the extension.

5. **Consideration of Development Agreement with Beers Construction Partners, Inc. for Construction of Goshen Lane Extension** (Chris Luly)
Request for approval of a development agreement with Beers Construction Partners, Inc. for the construction of Goshen Lane south of Dupree Road. This street segment is shown on the City's Grid Street Plan and the City currently owns the parcel where the roadway segment is to be constructed. The roadway segment will be constructed by Beers in conjunction with Beers' previously approved, adjacent five (5) unit townhome development.

ITEM 9. MINUTES APPROVAL

1. **Consideration of Approval to Adopt Council Meeting Minutes - February 23, 2026** (Robyn Adams)

ITEM 10. DEPARTMENTAL REPORTS

1. **Communications Reports (December 2025 and January 2026)** (Stacy Brown)

ITEM 11. MAYOR AND COUNCIL COMMENTS

ITEM 12. CITY MANAGER AND STAFF COMMENTS

ITEM 13. EXECUTIVE SESSION - Personnel, Litigation, Real Estate

ITEM 14. FINAL ADJOURNMENT

AGENDA ITEM NO. 2.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 9, 2026

SUBMITTED BY: Robyn Adams, City Clerk

ITEM TYPE: Proclamation

AGENDA SECTION: RECOGNITION OF GUESTS AND VISITORS

SUBJECT: **Proclamation - Girl Scouts**

SUGGESTED ACTION:

ATTACHMENTS:
PRO - Girl Scout Week Proclamation 2026.pdf

A PROCLAMATION BY THE MAYOR AND COUNCIL OF THE CITY OF WOODSTOCK, GEORGIA

GIRL SCOUT WEEK

WHEREAS, the movement now known as Girl Scouts began in 1912 when Juliette Gordon Low gathered eighteen girls in Savannah, Georgia; and

WHEREAS, Juliette Gordon Low envisioned an organization that would prepare all girls, regardless of their class, cultural or ethnic backgrounds, to be leaders in their communities; and

WHEREAS, Girl Scouts was founded by Juliette Gordon Low whose life's mission was to inspire girls to have courage, confidence, and character and through her legacy continues to have an extraordinary influence on the lives of millions of girls across the country; and

WHEREAS, The Girl Scouts organization is recognized as a national leader in providing the best leadership development experience in the world for girls; and

WHEREAS, Girl Scouts brings time-tested methods and research-backed programs that speak to the strengths of leadership development, backed by more than 110 years of experience and expertise in the field; and

WHEREAS, Girl Scouts offers a Girl Scout Leadership Experience that encourages girls to develop a strong sense of self, connect to their communities, locally and globally, and feel empowered to make a difference in the world; and

WHEREAS, Girl Scouts offers hands-on, girl-led, girl-centered learning in STEM, the outdoors, and entrepreneurship, and abundant opportunities to develop invaluable life skills, helping all girls take the lead early and often; and

WHEREAS, the Girl Scout Gold Award, the highest honor a Girl Scout can earn, acknowledges each recipient's power and dedication to not only bettering herself, but to making the world a better place for others; and

WHEREAS, more than fifty million American women are Girl Scout alumnae, and 1.6 million girls and adult volunteers are active members; and

WHEREAS, today there are 800 Girl Scout members in Cherokee County.

NOW THEREFORE, I, Mayor Michael Caldwell, do hereby applaud the Girl Scout Movement and recognize the week of March 9, 2026, as Girl Scout Week in the City of Woodstock, in celebration and recognition of the girl-led, all girl space where girls thrive and develop their talents and leadership skills.

As proclaimed this 9th day March 2026

_____
Michael Caldwell, Mayor

ATTEST: _____
Robyn Adams, City Clerk

AGENDA ITEM NO. 2.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	MaryBeth Stockdale, Parks & Recreation
ITEM TYPE:	Award, Recognition
AGENDA SECTION:	RECOGNITION OF GUESTS AND VISITORS
SUBJECT:	**2026 Arbor Day Celebration - 30 Year Employee Recognition**
SUGGESTED ACTION:	As part of the City of Woodstock annual Arbor Day Celebration, we honor Fire Chief Batallion Shane Tetterton in recognition of his 30-year anniversary with the City. Thank you for your years of service and dedication to our community.

ATTACHMENTS:

AGENDA ITEM NO. 3.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Stacy Brown, Administration
ITEM TYPE:	Announcements
AGENDA SECTION:	ANNOUNCEMENTS
SUBJECT:	**Announcements**
SUGGESTED ACTION:	The downtown Woodstock Shamrock Crawl is Saturday, March 14th from 2:00 to 6:00 p.m. Participating restaurants will have festive food and drink specials. Get your stamp card to enter to win prizes at the visitors center or participating restaurants. The Spring Sip and Shop takes place in downtown Woodstock on Thursday, March 26th from 5:00 to 9:00 p.m. Tickets are $10 per person and they are available at the Woodstock Visitors Center or online at visitwoodstockga.com.
ATTACHMENTS:	

AGENDA ITEM NO. 5.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Brian Borden, Parks & Recreation
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	PRESENTATIONS AND DISCUSSION ITEMS
SUBJECT:	**Parks and Recreation Department Council Retreat Presentation**
SUGGESTED ACTION:	

ATTACHMENTS:

Resident Discount fee Discussion and Future Park Projects.pptx

RESIDENT DISCOUNT FEE DISCUSSION & FUTURE PARK PROJECTS

Brian Borden, Parks & Recreation Department

January 31, 2026

Rental Facilities and Current Fees

- Currently the City of Woodstock does not rent pavilions, tennis courts or pickleball courts to non-residents.
- Currently the Parks & Recreation Department does not charge a non-resident fee for members at the Senior Center or the community garden.

Current Fees:

• Community Garden	$35.00
• Pavilions	$35.00 (Minimum rental of 5 Hours)
• Pickleball & Tennis	$5.00 per hour
• Senior Center Membership	$25.00 (Yearly)

Surrounding Communities

Name	Non-Resident Fee Charges - (Yes/No)	Percentages/Amounts
Acworth – City	Yes	50%
Alpharhetta – City	Yes	50%
Bartow – County	Yes	$20
Calhoun - City	No	N/A
Cobb – County	Yes	50%
Dalton – City	No	N/A
Dawson – County	Yes	$40
Douglasville – City	No	N/A
Forsyth – County	Yes	$10-$20
Gainesville – City	Yes	$20
Gilmer – County	No	N/A
Marietta – City	Yes	25%
Paulding – County	Yes	50%
Pickens – County	No	N/A
Roswell – City	Yes	50%
Milton	Yes	50%

STAFF SUGGESTIONS:

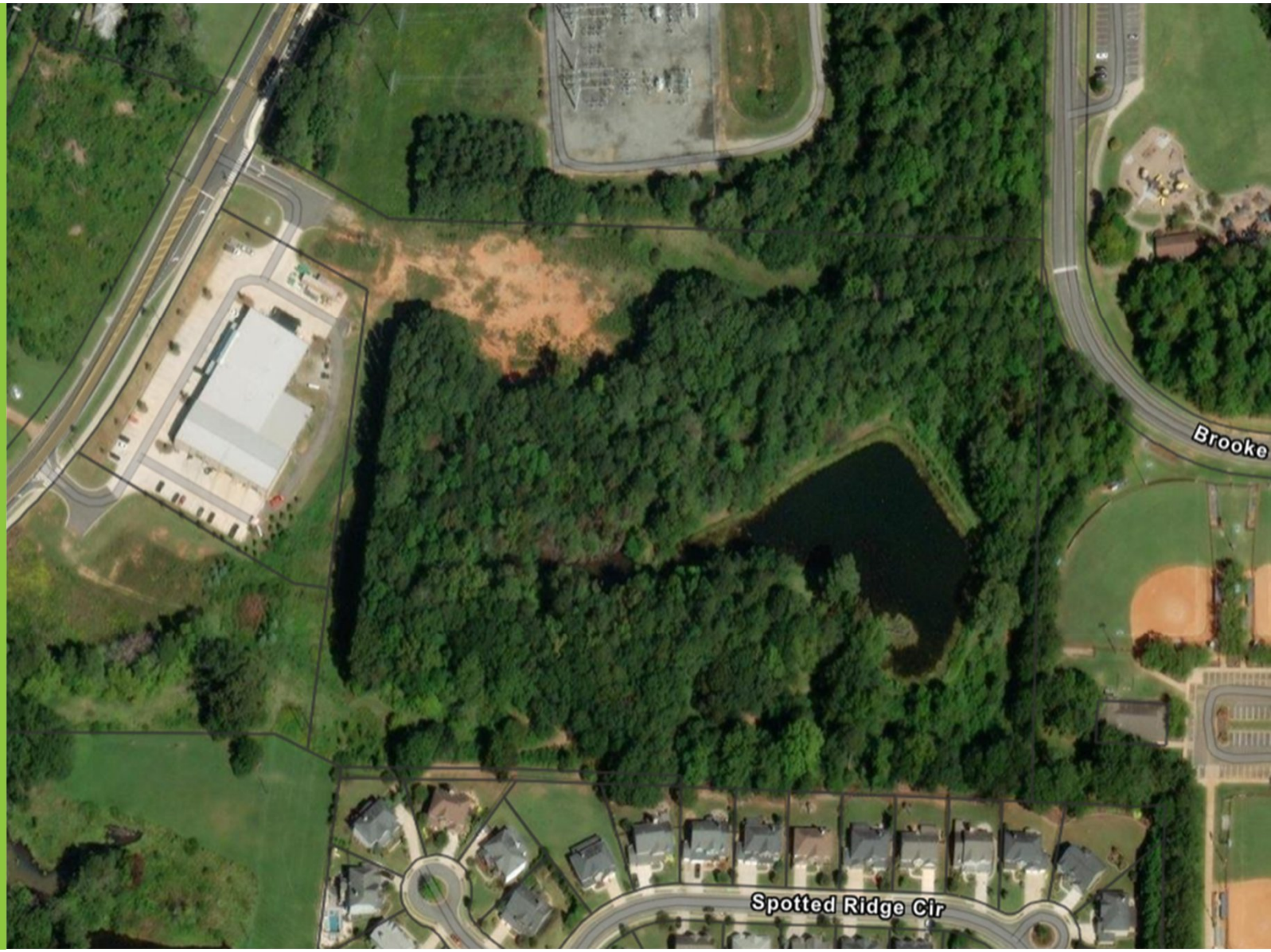
- Implement a non-resident fee, based on market rate/ an or market standards, to include rentals of pavilions, tennis courts, pickleball courts and Community Garden Plots; effective July 1, 2026.

- Senior Center membership for non-residents would increase from $25 to $35 per year.

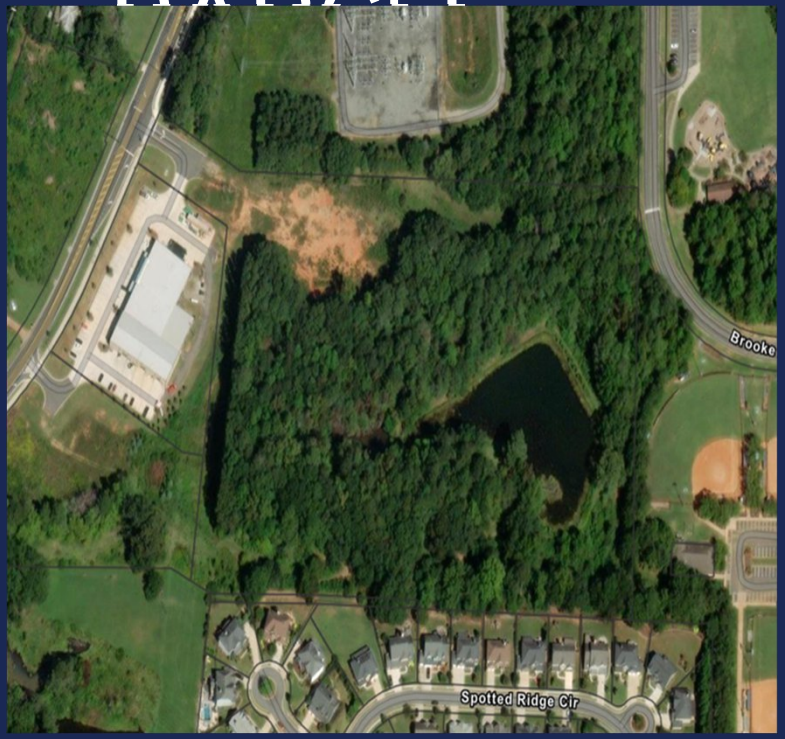
- A revised fee schedule would be brought before Mayor and City Council for approval before going into effect.

Upcoming Parks & Recreation Department Projects

Johnson Farm Parcel



JOHNSON FARM PARCEL

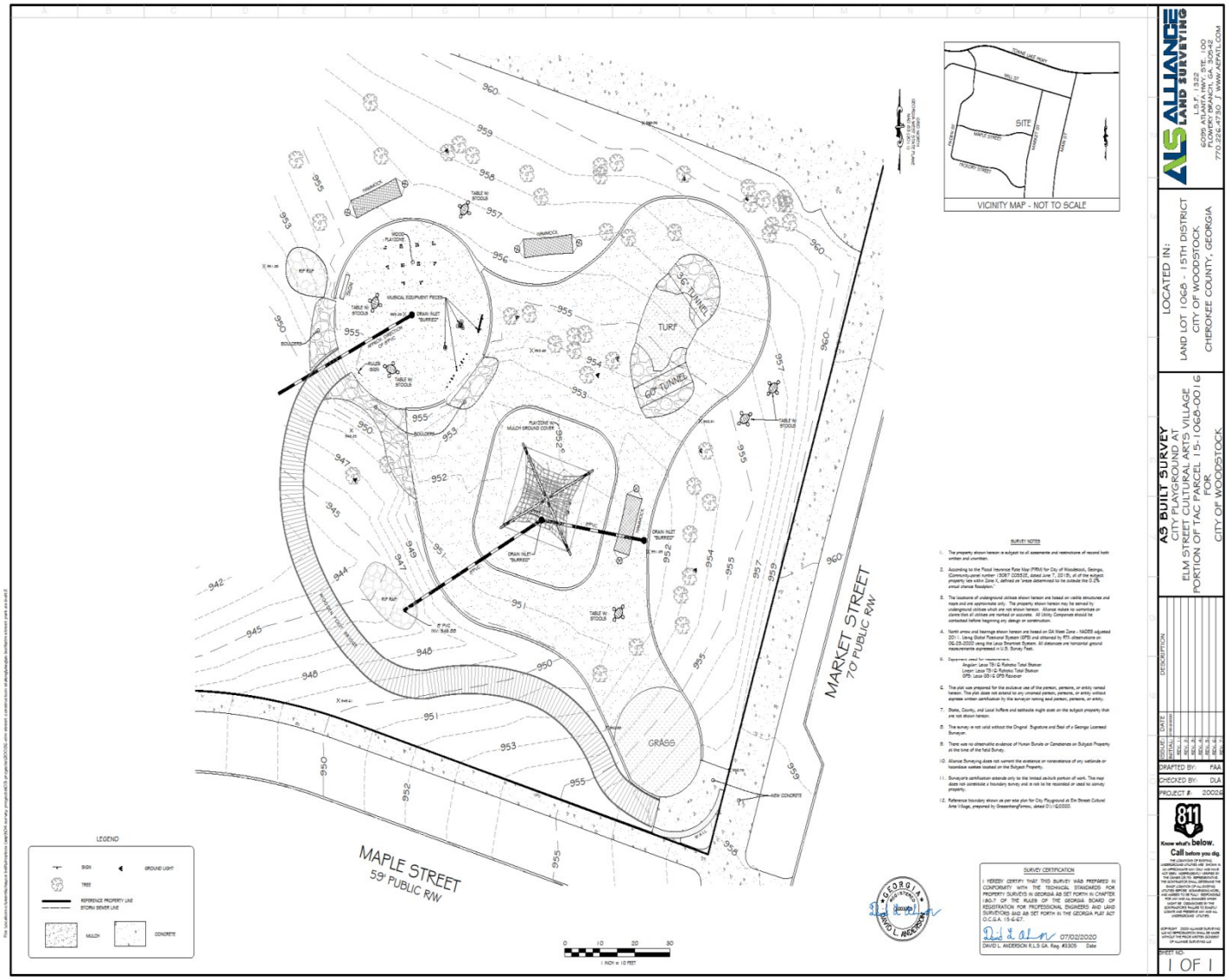


Johnson Farm Parcel is a 17.76-acre located behind Morgan's Ace Hardware. The parcel that was purchased by the City February 2019.

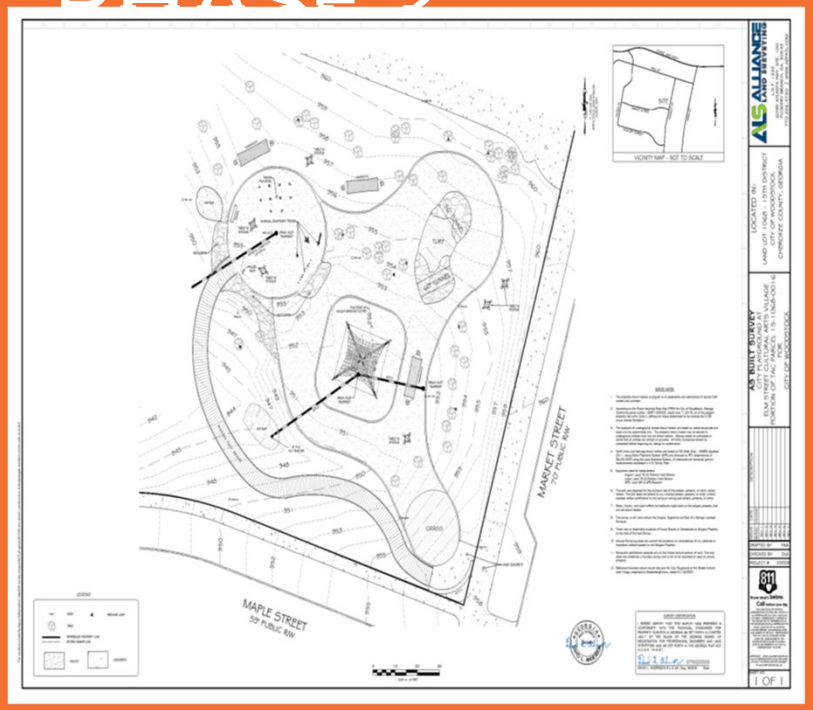
The plan for the parcel is to develop it into a passive park with a picnic pavilion, walking/hiking trails and fishing pond.

Staff has requested that Liz Cole (Earth Elements NM) submit a proposal to staff to master plan this property to include meetings with stakeholders as well has hosting several public input meetings.

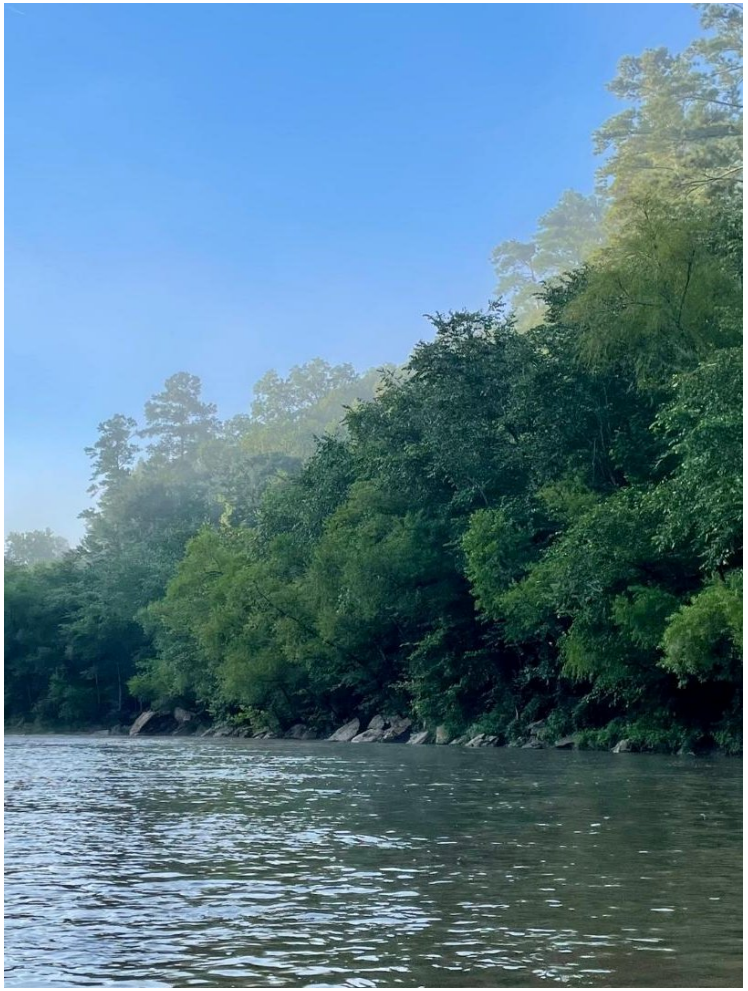
Downtown Playground Phase 2



DOWNTOWN PLAYGROUND PHASE 2



- Staff has requested that Liz Cole (Earth Elements NM) submit a proposal to engineer and design Phase 2 of the Downtown Playground.
- The Downtown Playground Phase 2 includes but not limited to a tree house with rope and rock-climbing features, swings, and a seating area.
- In addition, some drainiage work and landscaping will be included as aprt of the project.



QUESTIONS?

Brian Borden, CPRP
Parks & Recreation Director
(770) 517-6788 ext. 1953
bborden@woodstockga.gov

AGENDA ITEM NO. 7.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Delana Price, Community Development
ITEM TYPE:	License Approval
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Alcohol License - Ding Teng, Inc. dba Sushi Bros**
SUGGESTED ACTION:	Hui Qin Chen has applied to the City of Woodstock on behalf of Ding Teng, Inc. dba Sushi Bros for on-premise consumption with Sunday sale of malt beverages and wine at a restaurant located at 10029 Highway 92, Suite 180, within the city limits of Woodstock. Ding Teng, Inc. dba Sushi Bros is owned by Hui Qin Chen. The registered agent will be Yan Chen.

ATTACHMENTS:
Ding_Teng_Inc_dba_Sushi_Bros_-_Supporting_Docs_Redacted.pdf

Development Services Division
12453 Highway 92, Woodstock, GA 30188
Office: (770) 592-6054
businesslicense@woodstockga.gov

ALCOHOL LICENSE APPLICATION **(For office use only)**

Business Name: Ding Tang Inc dba Sushi Bros

Street Location: 10029 Hwy 92, Ste 180 30188

OFFICE USE ONLY: Date Received 12/31/2025 **Payment $** 700.00

Method of Payment Received: CHK **Fingerprint appointment:** Jan 5, 2026

Note: Office recommendation: Any office recommending denial shall attach written justification and any documents necessary to support the recommendation then forward to the next office for review.

Development Srv Rep Signature — Date 1/6/2026 — ☑ Requirements met ☐ Recommend denial
Comment

Community Development Signature — Date 1/29/26 — ☑ Requirements met ☐ Recommend denial
Comment

Records Clerk Signature — Date 2-9-26 — ☑ Requirements met ☐ Recommend denial
Comment

Police Signature — Date 2/9/26 — ☑ Requirements met ☐ Recommend denial
Comment

☒ AD E-MAILED TO CHEROKEE TRIBUNE, DATE: 2/13/26 TO RUN ON THE FOLLOWING DATES: 2/26/26 and 3/5/26

☒ COMPLETED SIGNS; NOTIFIED APPLICANT OF HEARING AND TO PLACE SIGNS AT LOCATION.

☐ VERIFIED PUBLIC NOTICE SIGN IS PROPERLY POSTED BY: _____ DATE: _____

☒ COMPLETE AGENDA REQUEST AND FORWARD WITH APPLICATION TO LICENSE ADMINISTRATOR.

☐ CITY COUNCIL ACTION: ☐ APPROVED ☐ DENIED DATE: 3/9/26

VIA EMAIL

CITY OF WOODSTOCK
Department of Community Development
12453 Highway 92
Woodstock, GA 30188
(770) 592 – 6054

REQUEST FOR ADVERTISEMENT

ATTN: Legal Advertising, Cherokee Tribune
FROM: **DeLana Price, Development Services Supervisor**
DATE: 02/13/2026

TYPE OF AD: **Legal Line Ad**
RUN DATES: 02/26/2026 and 03/05/2026
REF. NO.: Ding Teng, Inc. dba Sushi Bros

CITY OF WOODSTOCK
NOTICE OF ALCOHOL LICENSING

City of Woodstock application for on-premise consumption with Sunday sale of malt beverages and wine at a restaurant.

Public notice is hereby given that Hui Qin Chen has applied to the City of Woodstock on behalf of Ding Teng, Inc. dba Sushi Bros for on-premise consumption with Sunday sale of malt beverages and wine at a restaurant located at 10029 Highway 92, Suite 180, within the city limits of Woodstock. Ding Teng, Inc. dba Sushi Bros is owned by Hui Qin Chen. The registered agent will be Yan Chen.

The Woodstock Mayor and Council will consider the said license Monday, March 9, 2026 at 7:00PM at Chambers at City Center located at 8534 Main St., Woodstock, GA.

Any objections to the issuance of said license must be in writing and received by the license administrator at 12453 Hwy 92, Woodstock, GA, 30188 on or before the date and time of consideration by the City Council.

Please acknowledge the receipt of this notice and mail a copy of ad from the Newspaper. Thanks.

Development Services Division
12453 Highway 92, Woodstock, GA 30188
Office: (770) 592-6054
businesslicense@woodstockga.gov

ALCOHOL LICENSE APPLICATION

☑ **New Application & Ad Fee, $700**

DISTILLED SPIRITS $5,000/yr
Plus monthly excise tax
- ☐ Restaurant
- ☐ Bar/Lounge
- ☐ Private Club
- ☐ Package Store
- ☐ Live Entertainment
- ☐ Manufacturing

MALT BEVERAGE $1,000/yr
- ☑ Restaurant
- ☐ Bar/Lounge
- ☐ Private Club
- ☐ Package Store
- ☐ Live Entertainment
- ☐ Convenience Store
- ☐ Grocery/Super Store
- ☐ Manufacturing

WINE $1,000/yr
- ☑ Restaurant
- ☐ Bar/Lounge
- ☐ Private Club
- ☐ Package Store
- ☐ Live Entertainment
- ☐ Convenience Store
- ☐ Grocery/Super Store
- ☐ Manufacturing

☑ Sunday Sales (Consumption only), $500
☐ Ancillary Tasting, no fee Circle all that apply: MALT BEVERAGE WINE DISTILLED SPIRITS*
*for manufacturing only

☐ Ancillary Package, $1,000 ea. Circle all that apply: MALT BEVERAGE WINE
☐ Brown-Bagging, $100 Circle all that apply: MALT BEVERAGE WINE DISTILLED SPIRITS
☐ Special Event Facility License – separate application with applicable fees required
☐ Change of Registered Agent, $100

BUSINESS INFORMATION -If Business Owner is Different from Applicant – Fingerprint and Consent Form required for each

☐ Sole Proprietorship ☐ Partnership ☑ Corporation ☐ LLC

Full Name of Business: Ding T-eng Inc
D/B/A: Sushi Bros
Street Address of Business: 10029 HWY 92 # 180
Location Phone Number: 678-741-7777
Name of Business Owner: Huiqin Chen
Mailing Address: [redacted]
FEDERAL TAX ID#: 41-3081965 GA SALES & USE TAX #: 309-121590
Owner Phone Number: [redacted] Fax Number:

Development Services Division
12453 Highway 92, Woodstock, GA 30188
Office: (770) 592-6054
businesslicense@woodstockga.gov

PROPERTY INFORMATION - ☑ **Renting/Leasing** ☐ **Owner** If renting or leasing – attach copy of agreement.

Name of Current Property Owner: Lee Woodstock LLC
(Owner/applicant provide a copy of the lease agreement)

Tax Map/Parcel Number: _____ Current Zoning: _____

Previous Owner/Occupant: _____

If On-Premise Consumption – give dining/service area square footage: _____

APPLICANT INFORMATION - Fingerprinting and Consent Form Required

Full Name: Huijin Chen

Social Security Number: [redacted] Driver's License #: [redacted] State: GA

Current Home Address: [redacted]

City/State/Zip: [redacted]

County: Cherokee # of Years: ~~Temporary~~ 2½

Home Phone: _____ Cell Number: [redacted]

E-Mail Address: lingfengink@gmail.com

Previous Home Address: [redacted]

City/State/Zip: [redacted]

County: York # of Years: 10

Applicant's Birthplace: China Date of Birth: 05/05/1989

Are you a U.S. Citizen: ☑ Yes ☐ No If not, where are you a citizen? _____

Applicant's Current Position with Business: Owner

Percent of Ownership or Interest in this Business: 100 % Number of Years with this Business: 4.5 years

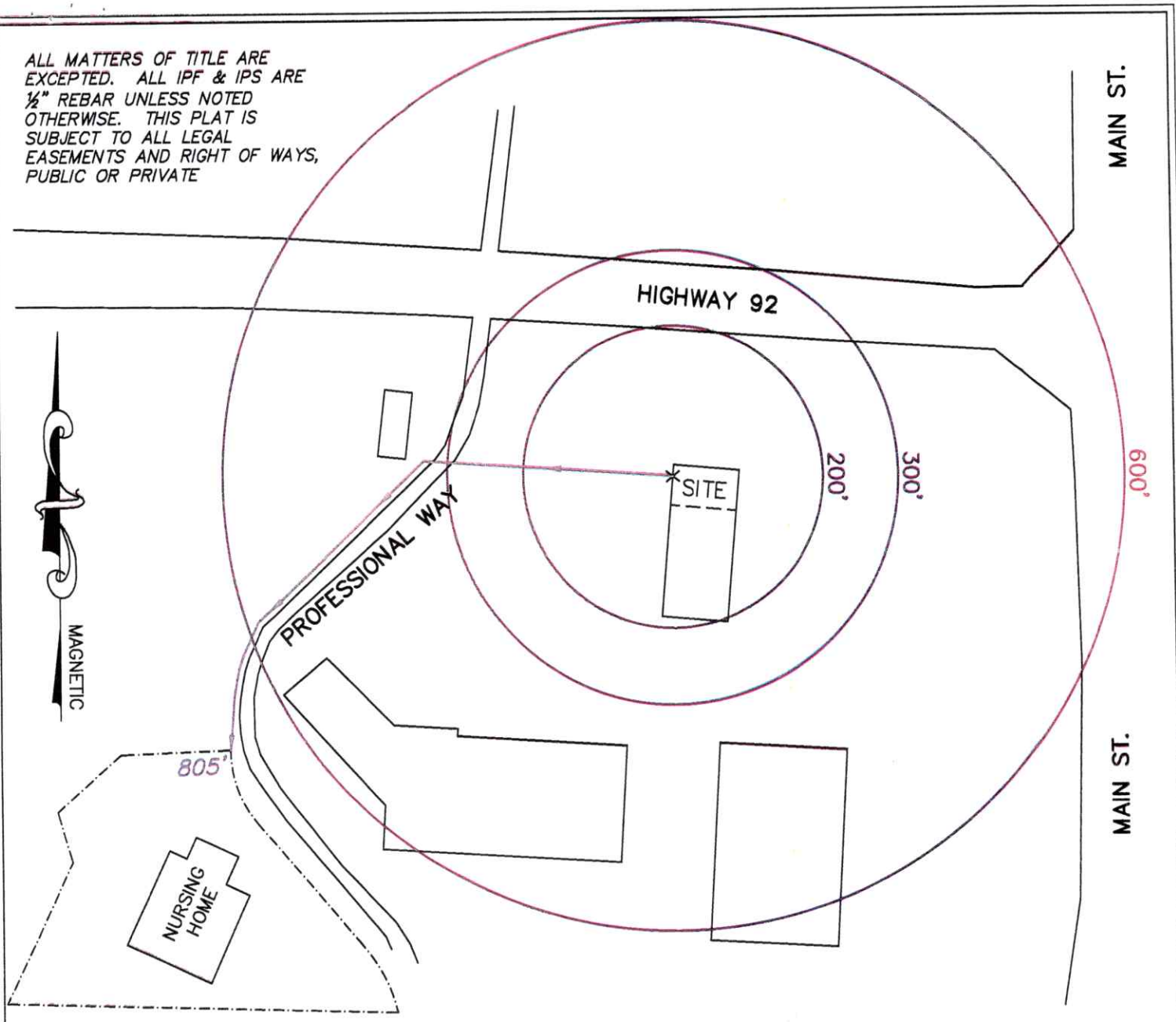
Occupation for Last Five Years: Restaurant

Does the applicant own any property within the corporate boundaries of the City of Woodstock? ☐ Yes ☑ No

If yes, please give property tax map and parcel number and street address:

Tax Map: _____ Parcel: _____ Street Address: _____

ALL MATTERS OF TITLE ARE EXCEPTED. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE



0' 200' 400'

DISTANCE FROM SITE TO:

NEAREST CHURCH–	> 1,000'	9872 MAIN STREET
NEAREST SCHOOL–	> 1,000'	407 SPRINGFIELD DRIVE
NEAREST DAYCARE–	> 1,000'	9914 HIGHWAY 92
NEAREST HOSPITAL–	> 1,000'	450 NORTHSIDE CHEROKEE BLVD.
NEAREST NURSING HOME–	805'	1000 PROFESSIONAL WAY
NEAREST RESIDENCE–	> 1,000'	200 STOCKWOOD DRIVE

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED No. 3033 LAND SURVEYOR JAMES H. RADER

JAMES H RADER GEORGIA RLS# 3033

LandPro
Surveying and Mapping
305 Creekstone Ridge
Woodstock, GA 30188
Tele: 404-386-2170
AUTHORIZATION NO. LSF000838
www.landprosurveying.com
INFO@LANDPROSURVEYING.COM

COPYRIGHT 2021

ALCOHOL PERMIT SURVEY FOR:

SUSHI BROS.
WOODSTOCK

CURRENT OWNER: CHEN, YAN

10020 HWY. 92
SUITE 180
WOODSTOCK, GA.
30188

SCALE	DATE	PROJECT NO.	SHEET
1" = 200'	10/04/21	20211004	1 OF 1

Silk Bros Woodstock

AGENDA ITEM NO. 7.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	MaryBeth Stockdale, Parks & Recreation
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Pyro Productions Fireworks Agreement**
SUGGESTED ACTION:	Request for approval of the Fireworks Display Agreement with Pyro Productions, Inc. for the July 4, 2026 celebration.

ATTACHMENTS:

Pyro Productions Display Agreement 2026 - Pyro Signed 3-5-26 FINAL.pdf

Fireworks Proposal - 2026.pdf

FIREWORKS DISPLAY AGREEMENT

FIREWORKS DISPLAY AGREEMENT

This Agreement is made and entered into on **Monday, March 9, 2026** by and between Pyro Productions, Inc., an Alabama Corporation, having its principal place of business at 2083 Helms Road, Dothan, Alabama ("Seller"), and City of Woodstock, Georgia ("Buyer").

Seller shall furnish to Buyer a fireworks display or displays as per the $50,000.00 program submitted and accepted by Buyer, incorporated herein as Exhibit "A." The display shall take place on the evening of 7/4/2026 at approximately 9:15 pm, weather permitting. If this Agreement covers multiple dates, such dates shall be listed in Exhibit "A."

1. Fireworks Display

Seller agrees to provide all necessary fireworks materials and qualified personnel for the display in accordance with the approved program. Seller will comply with all applicable federal, state, and local laws and regulations governing the storage, transportation, and discharge of fireworks. Due to market conditions, Seller reserves the right to substitute items of equal or greater value without prior notice.

2. Postponement and Cancellation

(a) **Postponement**:

- More than 21 days before the event: No additional charge.
- 14–21 days before the event: Additional fee of 40% of the contract price.
- Less than 14 days before the event: Additional fee of 50% of the contract price.

(b) **Cancellation**:

- Buyer shall pay 50% of the total contract price if the display is cancelled.
- Payments made may, at Seller's sole discretion, be applied as a credit toward a future display.

(c) Once set-up has begun, Seller retains the full contract price if the display cannot proceed due to inclement or unsafe conditions as determined by Seller, AHJ, City of Woodstock Officials, or lead pyrotechnician.

3. Rain Date

If inclement weather prevents the display, the parties agree to a mutually convenient rain date of 7/5/2026 or another agreed-upon date. Once set-up has begun, only Seller, AHJ, City of Woodstock Officials, or lead pyrotechnician may decide to cancel for safety reasons.

4. Insurancance and Indemnification

Seller shall maintain general liability insurance of not less than $2,000,000. Upon signing this agreement, Seller shall provide Buyer with a certificate of insurance naming Buyer, and Landowner, as additional insured.

Buyer shall indemnify and hold harmless Seller, its employees, and agents from all claims, damages, or expenses (including attorney's fees) arising from Buyer's failure to provide adequate site conditions, security, or crowd control.

5. Buyer Responsibilities

Buyer shall provide at an additional cost in necessary:

- A suitable site and spectator setback area per NFPA 1123/1126.

- Crowd control measures and adequate police protection.
- Overnight security if required by Seller for multi-day setups or postponed events.
- Dry, clean sand if requested for 8" and 10" shells.
- Assistance with debris inspection and cleanup in the fallout zone, the morning after the display.

6. Force Majeure

Seller shall not be liable for delays or failure to perform due to events beyond its reasonable control, including acts of God, natural disasters, pandemics, government orders, or supply chain disruptions. If such an event occurs, Seller may reschedule the display or, if rescheduling is not feasible, refund payments less documented expenses incurred.

7. Payment Terms

A 50% deposit is due upon contract acceptance. The balance is due no later than 10 days before the event. For events booked within 30 days, full payment is required upon acceptance. Failure to pay as specified constitutes a material breach, and Seller may cancel the display without further obligation.

Past-due amounts shall accrue interest at 1.5% per month. Buyer shall pay Seller's reasonable attorney's fees and costs incurred in collection.

8. Tariffs

Buyer acknowledges that fireworks are subject to import tariffs and agrees to pay any increase in costs due to such tariffs. Buyer may increase their budget to absorb tariff costs or accept a proportional reduction in product.

9. Limitation of Liability

Seller's liability shall not exceed amounts paid under this Agreement. Seller shall not be liable for consequential, incidental, or punitive damages.

10. Jurisdiction and Venue

This Agreement shall be governed by Alabama law. All disputes shall be resolved exclusively in the courts of Houston County, Alabama. All legal or equitable actions or proceedings arising under or related to this Agreement must be brought exclusively in the courts of Cherokee County, Georgia, which shall have exclusive jurisdiction over any such disputes. Each Party knowingly and voluntarily consents to and expressly waives any objection or defense to personal jurisdiction, improper or inconvenient venue, or inconvenient forum.

11. Production Credits

Buyer agrees to credit Pyro Productions as follows in any printed, recorded, or broadcast event materials:

- Pyrotechnics and Flame Effects: Pyro Productions, Inc.
- Fireworks by Pyro Productions, Inc.

12. Complaints

Complaints must be submitted in writing via certified mail within 10 days of the display. Failure to comply waives Buyer's right to offset or withhold payments.

13. Security Area and Site Cleanup

Buyer shall ensure the security of the site to prevent unauthorized access. Seller is responsible for basic cleanup of the launch area; Buyer is responsible for fallout zone cleanup.

14. Preferred Crew

Buyer may request a preferred crew or operator. Seller will attempt to honor such requests, but makes no guarantees.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

Client / Buyer Signature: _____

Michael Caldwell, Mayor — Date

City of Woodstock, Georgia

Pyro Productions, Inc. Signature: _____

Aerial Fireworks Display

Thank you for considering Pyro Productions as your fireworks provider. Below, please find our quote as well as a link to information about our company.

PLEASE NOTE THIS PROPOSAL INCLUDES ALL APPLICABLE TARIFF'S ON FIREWORKS FROM CHINA.

About - Pyro Productions.pdf

EXHIBIT A (SHELL COUNT SUMMARY): PrintShellSummaryByCategory.pdf

Aerial Fireworks Display

$44,000.00

Opener:

Celebrate your event with an opening full of colorful brilliance and chest-pounding thunderous salutes— a modest teaser for what's about to come. The show opener will contain a barrage of assorted colors and effects of shells and multi-shot aerial devices launched from several different positions, leaving your audience captivated, amazed, and excited for what's to come.

Main Body:

The "Oohs and Ahhhs" from the crowd will help start your event off with a bang. The body of your show will be a high-intensity aerial spectacular full of various colors, patterns, sounds, and effects. It will contain an assortment of Pyro Productions brand shells, the highest quality shells available in the industry, all manufactured to our exacting specifications. This means higher altitude, bigger breaks, brighter colors,

more noise, and dazzlingly unique effects.

Finale:

Pyro Productions understands that people will most likely remember the grand finale more than anything else during the show. We will design a finale that your crowd will talk about for months! Pyro Productions is known in the industry for shooting some of the most spectacular Grand Finales that will leave your audience breathless.

Just wait...

TOTAL SHELLS: ***780***

SHOW DURATION: ***22 +- Minutes***

* Any permit fees over $150.00 will be added to the invoice total.

** Any extra fees required for fire personnel and/or fire apparatus not included in this proposal will be the responsibility of the buyer.

America's 250th Anniversary Finale

($3,000.00 × 2) $6,000.00

Want To Really End Your Display With A BANG?

Well this Custom Finale Package, exclusive to the 2026 season, is sure to leave your spectators in AWE! This package is in addition to your display's current finale and is nothing like you've EVER seen before!

Upgrade your show and make America's 250th, a ***Night to Remember!***

Total: **$50,000.00**

AGENDA ITEM NO. 7.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	MaryBeth Stockdale, Parks & Recreation
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Titan Global Enterprises Master Services Agreement & Statement of Work**
SUGGESTED ACTION:	Request for approval of the Titan Global Enterprises Master Services Agreement and Statement of Work for security services during the 2026 event season.

ATTACHMENTS:

Titan Master Services Agreement 2026 including Legal Review Changes FINAL.pdf

Titan Statement of Work 2026.pdf

MASTER SERVICES AGREEMENT

This Master Services Agreement (the "Agreement") is made effective as of **March 9, 2026** by and between **Titan Global Events & Security Inc, DBA Titan Global Enterprises, Inc.**, a Georgia corporation, with a principal place of business at **1954 Airport Rd, STE 207, Chamblee, GA 30341 USA** (hereinafter "Agency"), and **City of Woodstock, Georgia,** with principal place of business at **12453 Hwy. 92, Woodstock, GA 30188** (hereinafter"Client"). Each of Agency and Client may be referred to herein individually as a "Party" and together as the "Parties".

1. Definitions

1.1 "Services" means the event staffing, security, on-site management and related services to be performed by Agency for Client as more specifically described in one or more Statements of Work ("SOWs") executed under this Agreement.
1.2 "Deliverables" means any tangible or intangible work product, service, materials, documentation or outputs to be delivered by Agency to Client under an SOW.
1.3 "Statement of Work" or "SOW" means an individual written schedule, work order or engagement document, executed by both Parties, referencing this Agreement, setting out the scope, pricing, staff requirements, schedule, Deliverables, and any specific terms for a particular Event or engagement.
1.4 "Background IP" means any intellectual property, tools, techniques, software, processes or materials developed or owned by a Party prior to or independently of the Services.
1.5 "Foreground IP" means any intellectual property, tools, techniques, software, processes or materials developed by Agency in the course of performing the Services and incorporated into or delivered as part of the Deliverables under an SOW.
1.6 "Confidential Information" means**, with the exception of documentation otherwise subject to Georgia's Open Records Act,** all non-public, proprietary or confidential information disclosed by one Party to the other in connection with this Agreement, including business methods, pricing, client/staff data, strategies, but excluding information that (a) is or becomes publicly available without breach of this Agreement; (b) was known to the receiving Party prior to disclosure; (c) is independently developed by the receiving Party without use of the disclosing Party's Confidential Information; or (d) is lawfully obtained from a third-party who is not under an obligation of confidentiality to the disclosing Party.
1.7 "Event" means a specific occurrence, engagement, function or occasion identified in an SOW for which Services are requested and provided by Agency.

2. Scope of Agreement & Statement Of Work (SOW)

2.1 This Agreement sets out the general terms and conditions under which Agency may provide Services to Client. Specific Services shall be governed by one or more SOWs executed by the Parties. Each SOW shall reference this Agreement, incorporate it by reference, and specify the scope, timing, staff levels, rates, Deliverables (if any), acceptance criteria, and other details.

2.2 In the event of any conflict between the terms of this Agreement and an SOW, the SOW shall prevail solely for the provisions specific to that engagement. All other terms of this Agreement shall remain in full force and

effect.

2.3 This agreement shall cover all short term engagements, events and work orders for the next 12 months, even if contracted at different times, so an additional MSA will not need to accompany the SOW.

3. Agency Obligations

3.1 Agency shall perform the Services in a professional, workmanlike manner in accordance with prevailing industry standards and all applicable laws, rules and regulations.

3.2 Agency shall ensure that its personnel ("Staff") satisfy the qualifications specified in the applicable SOW (or otherwise agreed in writing), including any required training, background screening, licenses, or certifications mandated by applicable law or the relevant municipal or regulatory authority.

3.3 Agency shall ensure that Staff comply with Client's uniform, appearance, conduct, site rules and the Client's brand/operational requirements as set out in the SOW.

3.4 Agency shall conduct criminal background checks and exercise due diligence in selecting Staff and shall maintain a safe work environment to the extent under its control.

4. Client Obligations

4.1 Client shall provide all necessary information, site access, instructions, equipment, working conditions and cooperation in a timely manner so that Agency may perform the Services contracted.

4.2 Client shall ensure that the work environment, facility or venue is safe, compliant with applicable laws and suitable for the Staff to perform their duties.

4.3 Client shall not treat Staff as employees of Client, nor provide them with employment benefits without Agency's prior written consent, and shall not alter their assigned duties without Agency's prior written approval.

5. Fees, Billing & Payment

5.1 **The fees for Services** shall be as set forth in each SOW/Work Order and, if applicable, Exhibit A (Rate Schedule). Discounted pricing programs, if any, may be set forth in an SOW/Work Order or Exhibit A and are subject to the payment conditions in this Section 5.

5.2 **Discounts** (If Applicable). Any discounted pricing is conditioned on Client being current on all undisputed invoices. If any invoice remains unpaid thirty (30) days after its due date, all discounts applicable to that invoice are immediately forfeited and Agency may re-rate that invoice at standard (non-discounted) rates.

5.3 **Staffing hours** shall be billed in increments of fifteen [15] minutes, rounding up any partial increment to the next full increment. Breaks of less than thirty [30] minutes shall not be deducted from billed hours; breaks of thirty [30] minutes or more require clocking out and relief of duties during that time period, unless otherwise agreed in the SOW. A minimum billing of four [4] hours per Staff member per Event shall apply unless otherwise set out in the SOW.

5.4 **Shift Cancellation Fee** (Less Than 48 Hours). If Client cancels a scheduled shift, reduces headcount, or reduces scheduled hours with less than forty-eight (48) hours' written notice, Client will

be billed a minimum of four (4) hours per scheduled Staff member for the cancelled/reduced portion, at the applicable bill rate(s) in this SOW/Exhibit A.

5.5 **Invoices** shall be issued by Agency on a bi-weekly, monthly or per engagement basis each calendar month for Services rendered. Payment is due within fifteen [15] days of invoice date. If any undisputed invoice remains unpaid thirty (30) days after its due date:

a) Any discounts applicable to that invoice are forfeited as set forth in Section 5.2;

b) Agency may, upon written notice, suspend performance of Services under this Agreement and any SOW(s) until all past-due amounts are paid in full; and

c) Agency may apply an administrative charge of five [5]% of the outstanding amount, plus interest at [1.5]% per month from due date until paid. Client shall also be responsible for reasonable collection costs, including attorneys' fees. Agency may apply payments to the oldest outstanding invoice(s) first. Agency shall not be liable for any damages, claims, or penalties arising from a suspension of Services due to nonpayment.

5.6 All fees are exclusive of taxes, duties or levies, and Client shall pay any applicable taxes (other than taxes imposed on Agency's net income) unless Client provides an exemption certificate.

6. Term & Termination

6.1 **Term.** This Agreement commences on the Effective Date and continues for one (1) year (the "Term"), unless earlier terminated in accordance with this Section 6. Any renewal or extension must be in a written amendment signed by both Parties.

6.2 **Termination for Convenience**. Either Party may terminate this Agreement for convenience upon thirty (30) days' prior written notice to the other Party. Termination does not affect either Party's accrued rights or obligations at the date of termination.

6.3 **Termination for Cause.** Either Party may terminate this Agreement immediately (or upon shorter written notice) if the other Party:

a) materially breaches this Agreement and fails to cure within fifteen (15) days of written notice;

b) becomes insolvent, files bankruptcy or ceases operations; or

c) engages in fraudulent or unlawful conduct in connection with this Agreement.

6.4 **Completion of Services.** In the event of termination, Agency shall complete any Services already scheduled in an SOW unless otherwise agreed, and Client shall remain liable for all related fees as if the SOW had been fulfilled, unless the Parties agree otherwise in writing.

6.5 **Effects of Termination.** Upon termination or expiration, Client shall pay all outstanding unpaid invoices and charges for Services performed up to the effective date of termination, plus any early termination fees specified in an SOW. Each Party remains liable for any obligations which by their nature survive termination (including confidentiality, indemnities, IP licenses, etc.).

7. Intellectual Property; License Rights

7.1 **Background IP.** Each Party retains all right, title and interest in its Background IP. Nothing in this Agreement shall transfer ownership of any Background IP unless expressly stated in an SOW or written agreement.

7.2 **Foreground IP;** Deliverables. Unless otherwise specified in an SOW, Agency grants Client a non-exclusive, worldwide, perpetual, royalty-free license to use, reproduce and display the Deliverables solely for Client's internal business purposes. Agency retains ownership of all Foreground IP not specifically assigned under an SOW.

8. Confidentiality

8.1 Each Party shall keep all Confidential Information disclosed by the other Party strictly confidential and shall not use or disclose such information except as expressly permitted in this Agreement or with prior written consent.

8.2 The receiving Party may disclose Confidential Information to its employees, contractors or agents on a "need-to-know" basis provided they are bound by confidentiality obligations no less protective than those herein.

8.3 This obligation of confidentiality shall survive for a period of three **[3]** years after termination or expiration of this Agreement (or longer if required by law or a specific SOW).

8.4 Data Security. Each Party shall maintain appropriate administrative, technical and physical safeguards to protect any sensitive or personal data exchanged under this Agreement, including compliance with applicable data protection laws. Agency agrees, if requested by Client, to provide a summary of its data security practices and to notify Client promptly in case of a data breach affecting Client's data.

9. Warranties; Disclaimer

9.1 Each Party represents and warrants that:

a) It has full corporate power and authority to enter into this Agreement;

b) The execution and delivery of this Agreement has been duly authorized; and

c) The performance of its obligations under this Agreement will comply with all applicable laws, rules and regulations.

9.2 Agency warrants that it will perform the Services in a professional and workmanlike manner consistent with industry standards.

9.3 EXCEPT FOR THE EXPRESS WARRANTIES SET FORTH IN SECTION 9.2, AGENCY DISCLAIMS ALL OTHER WARRANTIES, WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

10. Indemnification

10.1 **Agency Indemnification.** Agency shall defend, indemnify and hold harmless Client and its affiliates, officers, directors, employees and agents from and against any and all third-party claims, liabilities, damages,

losses and expenses (including reasonable attorneys' fees) arising out of or relating to Agency's negligent performance or willful misconduct in the provision of Services, or Agency's breach of its obligations under Section 8 (Confidentiality) or Section 7 (IP).

11. Personnel, Employment Classification & Contractor Protections

11.1 **Independent Contractor Relationship**. Agency and its Staff shall perform the Services under this Agreement strictly as independent contractors. Nothing in this Agreement shall be interpreted or construed to create an employer-employee relationship, partnership, joint venture, agency or other employment relationship between Client and Agency or between Client and Agency's Staff. Agency shall be solely responsible for compensation, taxes (including FICA, unemployment and disability), benefits, workers' compensation, and any other employment-related obligations for its Staff.

11.2 **No Joint Employer Status.** The Parties acknowledge and agree that:

a) Client shall have no authority to control, supervise, schedule, hire, discipline, or terminate Agency's Staff (other than as set forth in the applicable SOW).

b) Agency shall retain responsibility for its Staff's hiring, training, supervision, termination, payment of wages and benefits, compliance with labor laws, and any required licenses or certifications.

c) To the maximum extent permitted by law, neither Party shall be deemed a "joint employer" of the other Party's Staff under any applicable federal, state or local law, regulation or guidance (including for purposes of hours worked, scheduling, wages, benefits, employment taxes, worker classification, immigration, or workers' compensation).

11.3 **Contractor Staff Obligations.** Agency shall ensure that all Staff performing Services:

a) Are properly paid and receive all legally required wages and benefits;

b) Are covered by workers' compensation insurance (or equivalent) and any required employment-related insurance;

c) Are trained in applicable safety, venue, brand, and operational requirements and compliance with all applicable laws, rules and regulations;
d) Are not treated by Client as employees (e.g., no inclusion in Client benefit plans, no payroll withholding through Client, no supervision or direction by Client beyond scope of Services).

11.4 **Employment-Related Indemnification**. Agency shall defend, indemnify and hold harmless Client and its affiliates, officers, directors, employees and agents from and against any and all claims, liabilities, damages, losses and expenses (including reasonable attorneys' fees) arising out of or relating to:

a) Any misclassification of Agency's Staff (e.g., worker classified as independent contractor instead of employee);

b) Any claim by any person performing Services under this Agreement that they are an employee

of Client (or joint employer situation) rather than of Agency;

c) Agency's failure to pay wages, taxes, benefits, workers' compensation or similar obligations to its Staff; or

d) Agency's failure to comply with applicable labor, employment, tax, immigration or workers' compensation laws, to the extent relating to Agency's Staff performing under this Agreement.

11.5 **Verification of Hours; No Payroll/Personnel Access.** Upon reasonable request, Agency will provide timesheets and/or timekeeping summaries reasonably necessary to verify hours worked and amounts invoiced under the applicable SOW. Client shall have no right to audit or access Agency's payroll records, personnel files, background check files, I-9s, medical records, tax records, or other employment records relating to Agency's Staff. Any records provided may be redacted to remove personal contact information and other sensitive data.

11.6 **Client Communications; Scheduling Changes; No Direct Contact Information**. Agency will designate a supervisor/manager or primary point of contact for the engagement. All operational communications, requests, and directives regarding Agency personnel - including schedule changes, early releases, extensions, additions, call-offs, post changes, assignments, and performance issues - must be communicated to Agency's designated supervisor/manager (or other Agency-designated channel) and not directly to individual Agency personnel. Agency does not provide Client with Agency personnel's personal phone numbers, personal email addresses, home addresses, or other personal contact information. If Agency personnel must be reachable for operational purposes, Agency may provide Agency-issued or assignment-specific contact routing (e.g., supervisor line, dispatch number, or email alias) at Agency's discretion. Any schedule modification or other directive communicated directly by Client to Agency personnel without Agency's written confirmation (email or text sufficient) will be void and will not alter the Services, staffing levels, or invoice amounts unless and until Agency confirms the change in writing.

11.7 **Survival.** The obligations in this Section 11 shall survive any termination or expiration of this Agreement for a period of two [2] years.

12. Subcontracting & Assignment

12.1 Agency may subcontract the performance of the Services, provided that Agency remains responsible for all subcontractor acts or omissions and ensures that any subcontractor complies with the terms of this Agreement.

12.2 Neither Party may assign its rights or obligations under this Agreement (in whole or in part) without the prior written consent of the other Party, except that Agency may assign to an affiliate or in connection with a merger, acquisition or sale of substantially all of its assets, provided that the assignee assumes all obligations of Agency hereunder.

12.3 This Agreement shall bind and inure to the benefit of the Parties and their respective successors and permitted assigns.

13. Audit & Compliance

13.1 Agency shall maintain records relating to the Services and Client's payments for a period of [3] years following performance. Upon reasonable advance notice and during normal business hours, Client may review (or request) timesheets/timekeeping summaries and other service delivery records

reasonably necessary to verify hours worked and amounts invoiced under the applicable SOW. Client shall have no right to audit or access Agency's payroll records, personnel files, background check files, I-9s, medical records, tax records, or other employment records relating to Agency's Staff. Any records provided may be redacted to remove personal contact information and other sensitive data, and all information disclosed shall be treated as Confidential Information.

13.2 Each Party shall comply with all applicable laws, regulations and industry standards in connection with performance of its obligations under this Agreement.

14. Transition / Exit Assistance

In the event of termination or expiration of this Agreement, and if requested by Client, Agency shall provide transition services (such as knowledge transfer, staffing handover or support of new provider) for a period of thirty **[30]** days at Agency's then-current rates unless otherwise agreed in an SOW. During such period, Client shall pay for Services provided.

15. Force Majeure

Neither Party shall be liable or deemed to be in default for any delay or failure in performance under this Agreement caused by events beyond its reasonable control (including but not limited to acts of God, fire, explosion, war, terrorism, labor disputes, governmental acts or orders, epidemics or pandemics, shortage of resources, or interruption of utilities). The affected Party shall promptly notify the other Party of the force majeure event and use reasonable efforts to resume performance.

16. Notices

All notices, requests, demands or other communications required or permitted under this Agreement shall be in writing and shall be deemed given when

a) Delivered by hand with receipt,

b) Sent by certified mail return-receipt requested,

c) Sent by overnight courier, or

d) Sent by email (with confirmation) to the addresses of the Parties as set forth in the signature block or such other address as a Party may specify in writing.

17. Governing Law; Dispute Resolution

17.1 This Agreement shall be governed by and construed in accordance with the laws of the **State of Georgia**, without regard to its conflict of law principles.

17.1 Untitled - **All legal or equitable actions or proceedings arising under or related to this Agreement must be brought exclusively in the courts of Cherokee County, Georgia, which shall have exclusive jurisdiction over any such disputes. Each Party knowingly and voluntarily consents to and expressly waives any objection or defense to personal jurisdiction, improper or inconvenient venue, or inconvenient forum.** 17.2

18. Independent Contractors

The Parties agree that Agency and its Staff are independent contractors and not employees, agents or joint-venturers of Client. Neither Party has the authority to bind the other except as expressly set forth herein.

19. Publicity & References

Neither Party shall use the name, trademarks, or logos of the other Party in any advertising or public communication without the prior written consent of the other Party. **Notwithstanding the foregoing, Client authorizes Agency to use Client's name (but not Client's logos or trademarks) solely to identify Client as an Agency customer in Agency's marketing materials (including Agency's website, proposals, presentations, and social media), provided such reference is accurate and not misleading.** Upon Client's written request, Agency will discontinue future use of Client's name in such materials. If Client designates Agency as a "Preferred Provider" or "Preferred Client," Agency may reference that status in its marketing materials, provided Client controls the form and context of such reference.

20. Non-Solicitation

During the term of this Agreement and for a period of [12] months following its termination or expiration (the "Restricted Period"), Client shall not directly or indirectly solicit, recruit, hire, engage, or contract with any employee or contractor of Agency who provided Services under this Agreement, whether for Client or for any third party. Client acknowledges that Agency is not a placement or staffing-to-hire agency and that Agency's Staff are a protectable business asset.

If Client breaches this Section, Client shall pay Agency, as liquidated damages and not as a penalty, a conversion fee equal to ten percent (10%) of the individual's anticipated annual gross compensation with Client (the "Annual Expected Wages"). Such conversion fee shall be due within ten (10) days of Agency's invoice. The Parties agree this amount is a reasonable estimate of Agency's costs and damages associated with recruiting, training, onboarding, and replacement.

The Parties acknowledge that a breach of this Section would cause irreparable harm, and Agency shall be entitled to seek injunctive relief in addition to any other available remedy.

21. Insurance

Upon request, Agency shall provide proof of general liability insurance, workers' compensation and other insurance coverage reasonably required by Client, naming Client as an additional insured where appropriate.

22. Miscellaneous

22.1 Entire Agreement. This Agreement (including all SOWs) constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, proposals or communications (written or oral) relating to the subject matter.

22.2 Amendment. No amendment or modification of this Agreement shall be effective unless in writing and signed by both Parties.

22.3 Waiver. No failure or delay by a Party in exercising any right hereunder shall constitute a waiver of that right unless expressly acknowledged in a written instrument signed by the waiving Party.

22.4 Severability. If any provision of this Agreement is held to be invalid, illegal or unenforceable, it shall be

modified or severed to the minimum extent necessary, and the remaining provisions shall continue in full force and effect.

22.5 Counterparts; Signatures. This Agreement may be executed in counterparts (including by electronic signature), and all such counterparts shall together constitute one instrument.

22.6 No Third-Party Beneficiaries. Except as expressly set forth herein, this Agreement does not grant any rights to any person or entity other than the Parties and their respective successors and permitted assigns.

22.7 Relationship of the Parties. The Parties agree that nothing in this Agreement shall be construed to create a partnership, joint venture, fiduciary or other such relationship.

22.8 Headings. Section headings used herein are for convenience only and shall not affect the interpretation of this Agreement.

22.9 Survival. The provisions of this Agreement which by their nature survive termination or expiration include, but are not limited to: Sections 4, 5, 7, 8, 10, 11, 17, 20, 22 and any other provision that by its terms or context is intended to survive.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date first written above.

CLIENT (City of Woodstock, Georgia **):**

By: _____ Date: _____

Print Name: Michael Caldwell Title: Mayor, City of Woodstock, Georgia

Billing Email: ap@woodstockga.gov Phone: 770-592-6000

AGENCY – Titan Global Enterprises, Inc.:

By: _____ Date: _____

Angela Gennari, CEO

Exhibit A – Fee Schedule / Rate Schedule

TITAN GLOBAL ENTERPRISES, INC.

STATEMENT OF WORK (SOW)

Preferred Client (One-Year Term • 10% Discount Off Standard Rates)

This Statement of Work ("SOW") is issued under and governed by the Master Services Agreement ("MSA") between Titan Global Enterprises, Inc. ("TITAN") and the Client identified below. This SOW is the engagement-specific work order describing the Services, schedule, expectations, and pricing for the term stated herein.

1. Engagement Summary

Client Legal Name	Woodstock Parks & Recreation / City of Woodstock, Georgia
Primary Site / Venue	City of Woodstock, GA/ Northside Hospital-Cherokee Amphitheater
Service Type(s)	X Security Personnel X Event Staffing ☐ OpenGate Rental ☐ Remote Monitoring ☐ GSOC ☐ Event Intelligence ☐ Other
SOW Effective Date	January 1, 2026
Term	**One (1) year** from the SOW Effective Date ("Term"), unless earlier terminated in accordance with the MSA.
Client Primary Contact	Marybeth Stockdale / Misty Smith
TITAN Primary Contact	David Sutherland (678) 902-1096
Operational Escalation Contact	
Billing Contact / Invoice Email	Martyn Detz ap@woodstockga.gov

2. Services Provided (What TITAN Will Deliver)

TITAN will provide the Services below as selected and detailed in Sections 3–5:

- Provide trained, supported, and insured personnel to staff the roles/posts described in this SOW.
- TITAN will maintain appropriate scheduling guidelines with shifts posted 2 or more weeks in advance (when possible) to allow for optimal fill rate and adjustments as needed.
- Provide on-site supervision/management as required for quality control, escalation, and coordination.
- Support operational communications through TITAN's designated supervisor/manager (see Section 6).
- Provide incident documentation/reporting as selected in Section 8.

Optional Integrated Technology (if selected and priced in the Rate Schedule/Addendum A):

- GSOC / Remote Guarding / Remote Monitoring: extend visibility across existing camera systems, escalate according to protocols, document incidents and provide additional support for onsite personnel. GSOC and Event Intelligence will also include threat monitoring.
- Event Intelligence: planning support, risk insights, and operational visibility.
- OpenGate rentals: access-control equipment rental and related support as specified.

3. Scope of Work (Be Specific)

TITAN will provide security and event staff personnel to assist with concerts, parades, and other city-hosted events as requested by City of Woodstock officials. TITAN will also provide security personnel on designated court days for City of Woodstock. TITAN management will schedule staff and communicate with Client regarding schedule requests and changes. Supervisor will ensure all staff is signed in, wearing appropriate uniform (TITAN polo shirt/jacket, black slacks, black shoes), assigned to job duties, and meeting client expectations.

4. Schedule & Coverage

As requested per event/shift by Client.

5. Pricing (Preferred Client – 10% Discount)

Client is a Preferred Client for the One Year Term and receives a ten percent (10%) discount off TITAN's standard rates for the roles below ("Preferred Rates"). Preferred Rates are subject to the MSA's payment and discount conditions. Discount will apply to all TITAN services throughout the year of signed MSA including staffing, TITAN-owned equipment rental and TITAN Technology Services (GSOC, Event Intelligence and Remote Monitoring), but will not apply to third-party services (camera installation, technology partnerships, etc).

Overtime and Holiday Rates will be charge at 1.5 times hourly bill rate.

Four (4) hour minimum charge applies for all shifts.

Role	Standard Rate	Preferred Rate (10% Off)	Notes
Event Manager	$49.00	$44.10	1 Per Event
Supervisor	$38.61	$34.75	1 Supervisor Per 4-15 Staff
Security Guard	$32.50	$29.25	Unarmed security
Event Staff	$29.95	$26.96	Guest relations as needed

6. Operating Protocols (Expectations)

Expectations of Client:

- Provide timely site/event details, access instructions, and any facility rules that Staff must follow.
- Designate an on-site decision-maker (or clear escalation path) for operational approvals and urgent issues.
- Do not direct schedule changes to individual Staff. All schedule changes must be routed through TITAN's designated supervisor/manager.

Expectations of TITAN:

- TITAN will assign a supervisor/manager or primary contact responsible for day-to-day coordination and verification of changes.
- Timesheets/timekeeping summaries can be provided upon reasonable request to verify hours worked. TITAN will not provide payroll, personal contact information or personnel files.

- TITAN will ensure training is available and assigned all personnel, including venue-specific standards and protocol. Personnel who do not complete training in timely manner will be removed from schedule.

7. Invoicing (Client-Specific Details)

- Invoice cadence: ☐ weekly ☐ bi-weekly ☐ monthly **X** other: [**Per Event**].
- PO / cost center requirements (if any): [_____].
- Invoice delivery email(s): [ap@woodstockga.gov].
- Any client-specific invoice dispute contact and process (if any): [_____].

8. Reporting & Deliverables

- Incident reports: **X** as needed ☐ daily ☐ per event ☐ other: [_____].
- Post orders / site briefing: ☐ provided by Client ☐ provided by TITAN **X** joint.
- Recurring check-ins: ☐ weekly ☐ bi-weekly ☐ monthly ☐ other: [_____].

9. Changes, Cancellations & Minimums (Engagement-Specific)

Any changes to scope, staffing levels, posts, or schedule must be submitted to TITAN in writing and are not effective unless confirmed by TITAN in writing (email/text sufficient).

Shift cancellation clarity: If Client cancels a scheduled shift, reduces headcount, or reduces scheduled hours with less than forty-eight (48) hours' written notice, Client will be billed a minimum of four (4) hours per scheduled Staff member for the cancelled/reduced portion, at the applicable bill rate(s).

10. Acceptance

By signing below, the Parties agree to this SOW and acknowledge that it is governed by the MSA.

	CLIENT - City of Woodstock, Georgia	TITAN – Titan Global Enterprises, Inc.
X	By: _____	By: _____
	Name/Title: Michael Caldwell, Mayor	Angela Gennari, CEO
X	Date: _____	Date: _____

AGENDA ITEM NO. 7.4

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Karen Gammill, Public Works
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Emergency Repairs MAJBA JE 20834 - 1522 WWTP Emergency Purchases - Mixer, Lobe Blower Replacements & Membrane Cleaning**
SUGGESTED ACTION:	Request for approval of MAJBA JE 20834 to re-purpose funding from the WWTP UV Disinfection project to fund the emergency purchase of three Flyght submersible mixers and one UBI 6024 two-lobe blower. Additionally, the membrane system requires immediate cleaning and maintenance to prevent potential damages which will also be funded by these re-purposed funds.

ATTACHMENTS:
MAJBA 1522 - Emergency_Repairs_3-2026.pdf

City of Woodstock, GA
Major Budget Amendment

Name of Department **504 - 1522 WATER & SEWER TAP FEES**
Budget Amendment # **MAJBA JE 20834**

Explanation of Request
This MAJBA is to re-purpose funding from the WWTP UV Disinfection project to fund the emergency purchase of three Flyght submersible mixers and one UBI 6024 two-lobe blower. Additionally, the membrane system requires immediate cleaning and maintenance to prevent potential damges which will also be funded by these re-purposed funds.

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT
504-1522-541410-01-UVDSYS	WWTP UV DISINFECTION		$ 179,310.87
504-1522-5410-01-SUBMIX	FLYGHT SUBMERSIBLE MIXER REPLACEMENT: AN-01	$ 33,990.29	
504-1522-5410-01-SUBMIX	FLYGHT SUBMERSIBLE MIXER REPLACEMENT: AN-07	$ 33,990.29	
504-1522-5410-01-SUBMIX	FLYGHT SUBMERSIBLE MIXER REPLACEMENT: AN-19	$ 33,990.29	
504-1522-542110-01-BLOWER	WWTP BLOWER LINE: UBI TWO-LOBE BLOWER MB-32	$ 29,340.00	
504-1522-541410-01	EMERGENCY CLEANING OF MEMBRANES: MB-01	$ 48,000.00	
TOTALS		**$ 179,310.87**	**$ 179,310.87**

AGENDA ITEM NO. 7.5

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Melissa Sigmund, Community Development
ITEM TYPE:	License Approval
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Change of Non-Conforming Use for 105 Smokehill Lane, Suite 160**
SUGGESTED ACTION:	Request for approval of change. Stacey Yancy has applied for a business license on behalf of ARS, Inc. to locate an emergency remediation service business at 105 Smokehill Lane, Suite 160. The business would include indoor storage of clients' belongings removed during remediation, as well as water remediation equipment. This would be considered a Warehouse use for purposes of zoning, which does not conform with the GC Permitted Uses. The building in question was constructed with loading dock doors and high-ceiling spaces consistent with warehouse uses and operations. This suite was previously used by a non-conforming book wholesale business, also approved by City Council. The Land Development Ordinance allows for an existing nonconforming use of a building to be changed to another nonconforming use of the same or higher classification, subject to the written approval of the City Council. Staff recommends approval of the nonconforming use of emergency restoration/remediation services at 105 Smokehill Lane, Suite 160.

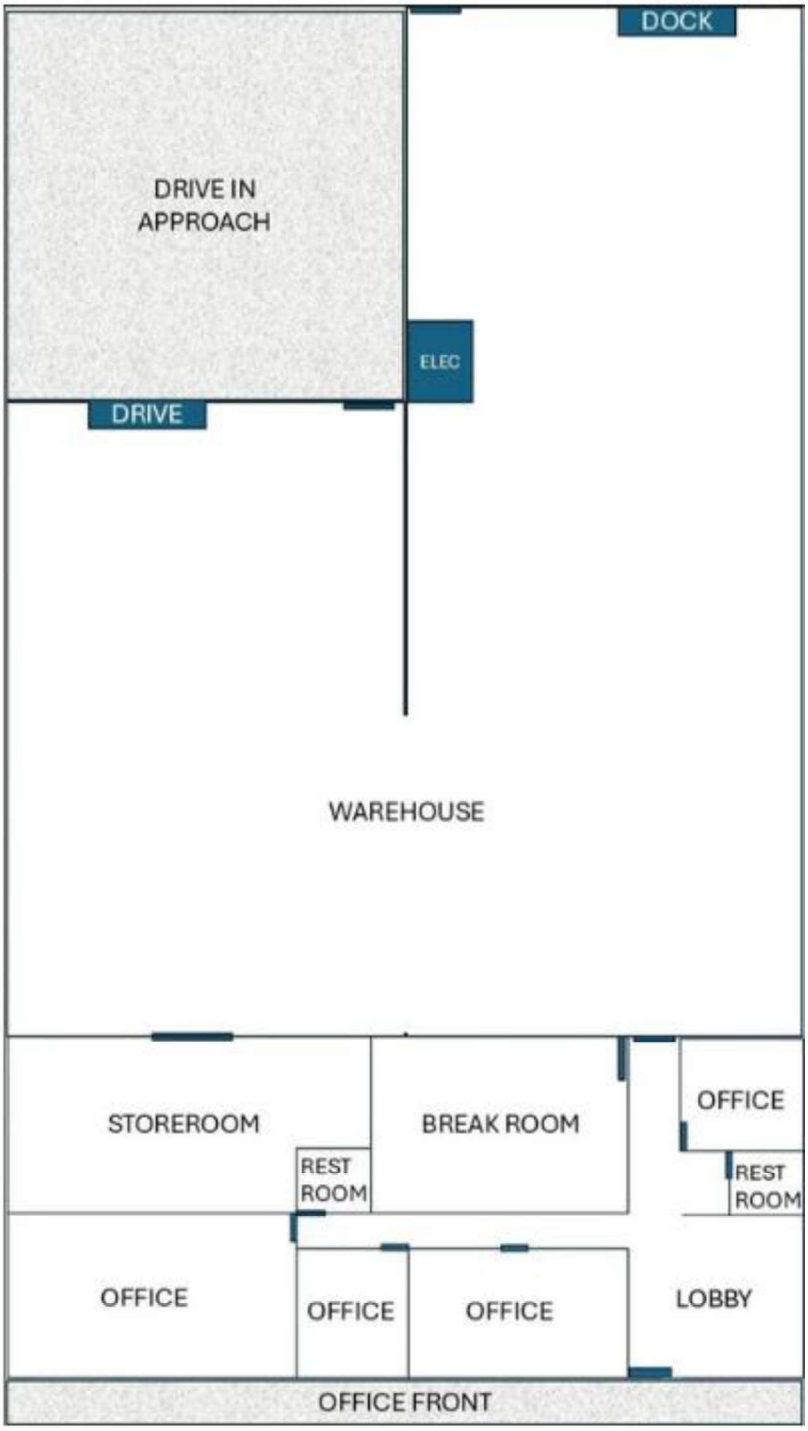
ATTACHMENTS:
Floorplan_ARS at Smokehill.pdf

Docusign Envelope ID: 5347C706-919B-446F-80D2-0036DAB1E567

EXHIBIT "B"
Floor Plan

A.R.S., Inc.

105 Smokehill Lane, Suite 160



AGENDA ITEM NO. 7.6

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Martyn Detz, Police Department
ITEM TYPE:	Surplus Request
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Approve Surplus and Disposal of Police Department Vehicles**
SUGGESTED ACTION:	Request for approval to surplus and dispose of Police Department vehicles (qty 4). The vehicles will be disposed of via Jeff Dobson Auction (local auction) or other appropriate method. (FXA 2893, FXA 2910, FXA 2886, FXA 2892).

ATTACHMENTS:
Police Vehicles.pdf
Police Vehicles.pdf

Connor Jenkins

From: Brian Aligood
Sent: Wednesday, February 25, 2026 8:35 PM
To: Connor Jenkins
Cc: Crystal L. Welch
Subject: Additional Vehicles for Surplus

Can we work to get these four vehicles on the next agenda for surplus. This first vehicle is totaled and we will remove the striping ourselves if we can send to auction as scrap. The other 3 include a K9 F150 and 2 Patrol Explorers which we will work to get the equipment out of and de-striped.

Vehicle # 1911	Asset # 2893	Totaled Ford Explorer
Vehicle # 1918	Asset # 2910	Ford F150
Vehicle # 1904	Asset # 2886	Ford Explorer
Vehicle # 1910	Asset # 2892	Ford Explorer

Assistant Chief Brian Aligood
Woodstock Police Department
Office of the Chief

O: (770) 592-6000 Ext. 1109
C: (678) 524-3734
12453 Highway 92
Woodstock, GA 30188
www.woodstockga.gov/police

CITY OF WOODSTOCK, GEORGIA

ASSET RETIREMENT / TRANSFER ORDER

DATE 3/2/2026

DEPARTMENT TRANSFERRED FROM POLICE-3210

DEPARTMENT/VENDOR TRANSFERRED TO

PROPERTY TAG # (if a vehicle this is the tag #)	SERIAL # (if a vehicle this is the VIN #)	DESCRIPTION (Year, Make, Model)	METHOD OF RETIREMENT * & REASON FOR RETIREMENT
GV5761F	1FTEW1P43KKD30418	2019 Ford F150	Surplus
GV5754F	1FM5K8AT6KGA62855	2019 Ford Explorer	Surplus
GV5753F	1FM5K8AT1KGA62858	2019 Ford Explorer	Suplus
GV5748F	1FM5K8AT8KGA62856	2019 Ford Explorer	Suplus

*** Transfer, Sell, Trade, Surplus, Destroy, Other (Describe)**

REQUESTED BY _____ (Department Head) DATE 3/2/2026

REVIEWED _____ (Finance/Purchasing) DATE 03.04.26

APPROVED _____ (City Manager) DATE 3/4/2026

DELIVERED BY _____ (Print & Sign Name) DATE _____

RECEIVED BY _____ (Print & Sign Name) DATE _____

AGENDA ITEM NO. 7.7

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Niwana Ray, Community Development
ITEM TYPE:	Waivers and Appeals
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	**Waive Public Input Meeting - Paragon Accounting & Tax Solutions, 9026 Main Street**
SUGGESTED ACTION:	Request to to waive the public input meeting for Paragon Accounting & Tax Solutions per staff's recommendations. Paragon will be submitting a variance application to allow angled parking on Main Street in front of their future business location at 9026 Main Street. This would match the existing angled parking at adjacent developments, that was approved as part of entitlement packages for those developments.

ATTACHMENTS:

Paragon request to waive PI.pdf

Niwana Ray

From: Jason Champion <jchampion@samslarkinhuff.com>
Sent: Monday, February 16, 2026 9:59 AM
To: Planning
Cc: Melissa Sigmund; Parks Huff; Rachel Rollins
Subject: 9026 Main Street
Attachments: 12-18-25 Paragon Accounting.pdf; Plan-alt-rev2.pdf

CAUTION: This message originated outside of the City of Woodstock mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.

Good morning-

We will be representing Paragon Accounting & Tax Solutions, LLC in a variance application to allow six (6) angled parking spaces on Main Street. This is in response to an item that was identified in plan review. The ultimate goal of the variance is to maintain the aesthetic and to provide close and convenient parking to the proposed business which will be located at 9026 Main Street. The objective is to replicate the current angled parking and to make it consistent with the existing buildings at 9040 Main Street, 9058 Main Street and 9200 Main Street (South on Main @ Brighton Blvd). Because this variance is relatively minor, we are requesting that the community development department waive the public input meeting requirement. We will mail notification letters within 800 feet of the subject property per the City's notification requirements with a copy of the site plan and will be available to answer any questions or need for clarification regarding the project.

I believe you have these already but attached are the proposed site plan as well as a rendering of the proposed footprint.

JASON CHAMPION
PARALEGAL
SAMS, LARKIN & HUFF, LLP
376 Powder Springs Street, Suite 100
Marietta, Georgia 30064
770.422.7016 (office)
678.594.2213 (direct)
770.426.6583 (fax)
jchampion@samslarkinhuff.com

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AGENDA ITEM NO. 8.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Crystal Welch, Parks & Recreation
ITEM TYPE:	Budget Approval/Amendment
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	**Consideration of MAJBA 20744 - To Fund Downtown Playground Phase II Project**
SUGGESTED ACTION:	Request for approval of MAJBA JE 20744 to accelerate the project by using reserves in SPLOST VII to fund the design and construction of the Downtown Playground Phase II project. It was anticipated for this project to begin in a future fiscal year; however, timing has allowed it to begin sooner. This project will complete the downtown playground project, adding additional play features and access from multiple locations.

ATTACHMENTS:

MAJBA JE 20744 - 5535 Fund Downtown Playground Phase 2.pdf

City of Woodstock, GA
Major Budget Amendment

Name of Department **437 SPLOST VII - 5535 Parks & Recreation**
Budget Amendment # **MAJBA JE 20744**

Explanation of Request

This MAJBA is to use reserves in SPLOST VII to fund the design and construction of the Downtown Playground Phase II project. It was anticipated for this project to begin in a future fiscal year; however, timing has allowed it to begin sooner. This project will complete the downtown playground project, adding additional play features and access from multiple locations.

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT
437-5535-541410-00-DTPGP2	Downtown Playground Phase 2	$ 500,000.00	
437-1599-394110-00	Use of Reserves		$ 500,000.00
TOTALS		**$ 500,000.00**	**$ 500,000.00**

AGENDA ITEM NO. 8.2

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Brian Borden, Parks & Recreation
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	**Consideration of Earth Elements NM, LLC Agreement - Downtown Playground Project - Phase II**
SUGGESTED ACTION:	Request for approval of the Earth Elements NM, LLC agreement for engineering and design along with construction management of the Downtown Playground Project - Phase II. The approval will also authorize the Mayor to sign the agreement.

ATTACHMENTS:

Phase 2 Downtown Playground Improvements Proposal.pdf

SERVICES AUTHORIZATION – Downtown Playground Phase 2 Improvements

To	City of Woodstock Attention: Brian Borden, CPRP Parks & Recreation Director 209 Bell Place Woodstock, GA 30188	Project	City of Woodstock Phase 2 Downtown Playground
		Project #	2026100
		Project Manager	Liz Cole

Earth Elements NM, LLC will provide the following landscape architecture and project management services for the implementation of Phase 2 of the Downtown Playground located at the intersection of Maple and Market Street. Based on our conversations with the City of Woodstock Parks & Recreation Department, it is our understanding that the programming for Phase 2 shall include:

- Removal of the chalkboard and building block structures located within the creative play zone circle.
- Relocation of the creative play zone circle musical instruments within the existing Downtown Playground location.
- Relocation of the creative play zone seating table within the existing Downtown Playground location.
- Replacement of the missing hammock located on the Market Street side of the Downtown Playground.
- Installation of Earthscape Moko Yama climbing structure within the creative play zone.
- Installation of subsurface drainage and EWF safety surface within the creative play zone.
- Drainage improvements at the base of the turfed slope located by the playground entrance at Maple & Market Street.
- Slope stabilization of the Market Street landscape zone. Stabilization will include the installation of artificial turf, landscape plantings and seating areas.

It is also our understanding that:

- The City will provide the Phase 1 As-Built AutoCAD file to EENM. This information will be used to develop the layout for the Phase 2 Improvements.
- The construction budget for the Downtown Playground Phase 2 improvements is $500,000.00.
- The construction of the improvements for the Downtown Playground Phase 2 will not require a City issued Land Disturbance Permit.
- The construction of the improvements for the Downtown Playground Phase 2 will not require erosion and sediment control plans.
- Great Southern Recreation has been selected to install the Downtown Playground Phase 2 Improvements.
- Irrigation for the Market Street landscape area will be provided as a design build service by Great Southern Recreation.
- Great Southern Recreation will provide a third-party certified playground inspection of the Downtown Playground Phase 2 Improvements for the City's records.
- Construction is to be completed within six (6) months of issuance of the Purchase Order to Great Southern Recreation. This timeline includes the ordering and shipping of materials, installation, and City required third-party certified playground inspection.

SCOPE OF WORK

Task 1: Site Plan Development

Upon receipt of the client provided Notice to Proceed, our project team will prepare the following:

1. Prepare existing conditions base map. (Note: Task was completed in January 2026.)
2. Conduct site visit to identify and document areas in need of improvement. (Note: Task was completed in January 2026.)

3. Meet with the City of Woodstock Parks & Recreation Department to review on-site findings and determine initial programming needs. (Note: Task was completed in January 2026.)
4. Meet with City of Woodstock Building Department Officials to review permitting requirements. (Note: Task was completed in February 2026.)
5. Coordinate initial programming needs and concepts with Great Southern Recreation. (Note: Task was completed in February 2026.)
6. Prepare draft existing conditions plan and site plan rendering of the Phase 2 Downtown Playground Improvements.
7. Meet with the City of Woodstock Parks & Recreation Department (via Zoom) for the purpose of reviewing the draft existing conditions plan and rendered Phase 2 Downtown Playground Improvements site plan.
8. Work with Great Southern Recreation to prepare draft opinion of probable construction cost.
9. Work with Great Southern Recreation to prepare draft implementation schedule.
10. Meet with the City of Woodstock Development Review Committee (via Zoom) for the purpose of reviewing the proposed improvements and implementation schedule.
11. Issue demolition site plan and site improvements plan to Great Southern Recreation.
12. Meet with Great Southern Recreation to finalize the required improvements, costs, and implementation schedule.
13. Meet with the City of Woodstock Purchasing Department (via Zoom) for the purpose of coordinating the issuance if the Purchase Order to Great Southern Recreation.

Task 2: Construction Administration

1. Attend pre-construction meeting (via Zoom) and issue meeting minutes.
2. Assist the City and Contractor with the scheduling of the temporary closure of the Downtown Playground.
3. Attend weekly project status meeting with the City of Woodstock Parks and Recreation Director and issue weekly project status report (PDF Format).
4. Attend project field staking layout site walk with the Contractor and City, adjust layout as needed and issue field report (PDF Format).
5. Attend bi-weekly on-site construction review meetings and issue meeting minutes.
6. Review and respond to Contractor issued questions.
7. Review and respond to Contractor issued material and product submittals/samples.
8. Review and respond to Contractor issued change order requests.
9. Review and respond to Contractor provided monthly requests for payment.
10. Attend punch list on-site walk-thru and issue punch list report.
11. Attend final inspection meeting and issue letter of substantial completion.

Note: EENM will attend four (4) on-site construction review meetings.

Project Fee Summary:

The following documents our proposed fees for the services listed above:

SITE PLAN PHASE	**FEE**
Project Management & Landscape Architectural Services	
Phase Total	$14,500.00
CONSTRUCTION ADMINISTRATION PHASE	
Project Management & Landscape Architectural Services	
Phase Total	$10,000.00

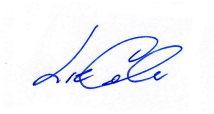
Reimbursable Expenses:

Reimbursable items (airfare, car rental, hotels, parking, prints, plots, mileage, courier, Fed Ex, etc.) will be billed at actual cost for expenses in addition to the proposed construction administration services fees listed above. It is estimated that reimbursable expenses will not exceed $14,000.00. If additional travel is required beyond the meetings listed above, EENM will receive written approval from the City for additional reimbursable expenses prior to scheduling travel arrangements.

Method of Payment:
All invoicing shall be monthly, based on percentage of completion for fixed fees.

Additional Services:
Any additional services over and above the subject scope of work will be performed based on a negotiated lump sum fee.

Assumptions & Exclusions:
1. Geo-technical investigations are not required for this project.
2. Environmental delineations are not required for this project.
3. Survey services are not required for this project.
4. Permits are required for this project. If it is determined by the City of Woodstock Development Review Committee that a formal submittal to secure permits is required, EENM will provide a change order for these services to the City for review and approval prior to proceeding.
5. Great Southern Recreation has been selected to install the Downtown Playground Phase 2 Improvements. If it is determined by the City of Woodstock that additional playground installers are to be contacted for the purpose of securing additional quotes, EENM will provide a change order for these services to City for review and approval prior to proceeding.
6. The City's point of contact for this project is City of Woodstock Park and Recreation Director Brian Borden, and EENM's point of contact for this project is Project Manager Liz Cole.

Agreed to and accepted:	**Agreed to and accepted:**
_____	02/17/26
Date	Date
_____	
Signature	Signature
_____	Liz Cole
Printed Name	Printed Name
_____	Owner
Title	Title
City of Woodstock, Georgia	**EENM, LLC**

AGENDA ITEM NO. 8.3

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Brian Borden, Parks & Recreation
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	**Consideration of Earth Elements NM, LLC Agreement - Johnston Farm Park Master Plan and Related MAJBA JE 20836**
SUGGESTED ACTION:	Request for approval of the Earth Elements NM, LLC agreement for the development of the Johnston Farm Park Master Plan and related MAJBA JE 20836 in the amount of $33,500. The approval will also authorize the Mayor to sign the agreement.

ATTACHMENTS:

Master Plan Proposal Johnston Park Master Plan 02252026 (003).pdf

MAJBA JE 20836 - 5535 Fund Johnston Farm Park Master Plan.pdf

SERVICES AUTHORIZATION – Johnston Property Passive Park Master Plan

To	City of Woodstock Attention: Brian Borden, CPRP Parks & Recreation Director 209 Bell Place Woodstock, GA 30188	Project	City of Woodstock Johnston Property Passive Park Master Plan
		Project #	2026200
		Project Manager	Liz Cole

Earth Elements NM, LLC (EENM) will provide the following services for the development of the Johnston Property Park Master Plan. Based on our conversations with the City of Woodstock Parks & Recreation Department, it is our understanding that this 17.76-acre property, which is accessed from Main Street, is to be developed into a passive park. Upon receipt of the client issued Notice to Proceed (NTP), EENM will proceed with the following:

TASK I – Project Initiation Meeting – (Held Via Zoom)

The goal of the project initiation meeting is to confirm the project goals and objectives, discuss data collection needs, and review the project schedule. EENM will meet with representatives from the City of Woodstock Parks & Recreation Department to accomplish the following:

- Introduce project team.
- Discuss project goals and objectives.
- Discuss issues and concerns.
- Determine points of contact for securing available client provided data.
- Review and finalize project schedule.

Deliverables: Meeting Minutes, (PDF Format)

TASK II – Data Collection

It is important to gather and review relevant existing information concerning the study area. From the City and sources identified during the project initiation meeting, EENM will receive the following:

- Topographic survey (AutoCAD Format)
- Aerial photography (JPEG Format)
- Previous and current studies include:
  A. Environmental resources inventory including wetland and state waters delineations
  B. Project site cultural resources inventory
  C. FEMA mapping inventory
  D. ACE Hardware site development plans
- City development codes and ordinances
- Community development checklists, details, and specifications

Deliverables: Document Review Listing Summary – (PDF Format)

Task III – Draft Base Map

Data collected from Tasks I and II will be compiled into a draft base map. The draft base map will serve as the foundation for subsequent revisions based on observations made during the field review (Task IV).

Deliverables: Initial Base Map – (PDF Format)

Task IV – Field Review

EENM will conduct a field review of the site to develop a thorough understanding of the existing site conditions and programming needs. The field review will include one (1) day on-site and a half (1/2) day to review findings and initial thoughts with representatives from the City of Woodstock Parks & Recreation Department. During these investigations, the following will be documented:

- Listing of existing site conditions
- Listing of the previous and current site uses
- Listing of City Parks & Recreation Department representatives requested programming and maintenance needs

A field review report will be produced that summarizes the observations and discussions that occurred during the field review task. The draft base map will be updated, as needed, to show the existing site uses and conditions.
Deliverables: Field Review Report – (PDF Format)

TASK V - Public Input Meeting

EENM will work with the City Parks & Recreation Department to host a public input meeting. The City will identify the location for the public input meeting and will be responsible for distributing public notifications of the meeting date, time and location. During this meeting the initial base map will be used as basis for documenting input received. The format will allow community members to review the initial base map, ask questions and offer input for proposed park improvements. Comments received will be documented in summary format.
Deliverables: Public Input Meeting Presentation (PowerPoint Format) & Meeting Summary (PDF Format)

Task VI - Site Programming Diagram

At the conclusion of the field review and public input process, EENM will proceed with the development of the draft site programming diagram. The bubble diagram will be produced on the base map and will show the location of the recommended programming elements. The site programming diagram will take into consideration the site conditions as well as the input provided by the public and the City Parks & Recreation Department. The site programming diagram is an important early communications tool that will be refined and used as the basis for the development of the final rendered master plan.
Deliverables: Draft Site Programming Diagram – (PDF Format)

Task VII - Client Review Meeting – (Held Via Zoom)

EENM will present the draft site programming diagram to the City Parks & Recreation Department for review and input. Comments and direction received will be documented.
Deliverables: Meeting Minutes – (PDF Format)

TASK VIII – Draft Master Plan

At the conclusion of the site programming document phase, EENM will proceed with the preparation of the master plan. The master plan will integrate the previously developed work products and include the following sections:

1. Project Narrative – Description of the project program.
2. Site Plan – A rendered graphic site plan will be prepared that includes the location of each program element identified in the site programming diagram.
3. Opinion of Probable Construction Cost - A unit item opinion of probable construction cost (OPC), in spreadsheet format, will be prepared based on current industry standards. The OPC will detail the associated cost for each phase of project development identified in the site plan.
4. Recommendations for Phased Development – A graphic diagram will be prepared that identifies recommendations for phased development of each of the program elements depicted on the site plan and detailed in the associated opinion of probable construction cost.

Deliverables: Draft Master Plan Document – (PDF Format)

Task IX - Client Review Meeting – (Held Via Zoom)

Our project team will present the draft master plan document to the City Parks & Recreation Department for review and input. Comments and direction received will be documented.
Deliverables: Meeting Summary – (PDF Format)

Task X - Final Master Plan Document

Our project team will issue the final document based on the input received. The final document will contain the following:

1. Project Narrative – Description of the project program
2. Site Plan – A rendered site plan will be prepared for each project site that includes the location of each program element identified in the site programming diagram
3. Opinion of Probable Construction Cost - A unit item opinion of probable construction cost (OPC), in

spreadsheet format, will be prepared based on current industry standards. The OPC will detail the associated cost for each phase of project development identified in the recommendations for phased development.

4. Recommendations for Phased Development – A diagram will be prepared that identifies recommendations for the phased development of each of the project program elements depicted on the site plan and detailed in the associated opinion of probable construction cost.
5. Summary of Next Steps – A listing of the recommended next steps for the project implementation.

Deliverables: Final Master Plan Document – (PDF Format)

Task XI – City Council Presentation
If requested, EENM will present the final master plan document to the City of Woodstock City Council for approval.
Deliverables: PowerPoint

Project Fee Summary:
The following documents our proposed fees for the services listed above:

TASK	FEE
Task I – Project Initiation Meeting	$500.00
Task II – Data Collection	$500.00
Task III – Draft Base Map	$500.00
Task IV – Field Review	$3,000.00
Task V – Public Input Meeting	$3,500.00
Task VI – Site Programming Diagram	$5,000.00
Task VII – Client Review Meeting	$500.00
Task VIII – Draft Master Plan	$10,000.00
Task IX – Client Review Meeting	$500.00
Task X – Final Master Plan	$8,000.00
Task XI – City Council Presentation	$1,500.00
Total Services Fee	$33,500.00

Reimbursable Expenses:
Reimbursable items (airfare, car rental, hotels, parking, prints, plots, mileage, courier, Fed Ex, etc.) will be billed at actual cost for expenses in addition to the proposed services fees listed above. It is estimated that EENM will attend four (4) meeting in Woodstock and that reimbursable expenses will not exceed $14,000.00. If additional travel is required beyond the meetings listed above, EENM will receive written approval from the City for additional reimbursable expenses prior to scheduling travel arrangements.

Method of Payment:
All invoicing shall be monthly, based on percentage of completion for fixed fees.

Additional Services:
Any additional services over and above the subject scope of work will be performed based on a negotiated lump sum fee.

Schedule:
The schedule for the project is based on the number of months following the Notice to Proceed being issued. The project is expected to take four (4) months to complete.

	1	2	3	4	5	6	7	8	9	10	11	12
Task I – Project Initiation Meeting												
Task II – Data Collection												
Task III – Draft Base Map												
Task IV – Field Review												

Task V – Public Input Meeting												
Task VI– Site Programming Diagram												
Task VII – Client Review Meeting												
Task VIII – Draft Master Plan												
Task IX – Client Review Meeting												
Task X – Final Master Plan												
Task XI – City Council Presentation												

Assumptions & Exclusions:

1. Geo-technical investigations are not required for this project.
2. Environmental delineations are not required for this project.
3. Survey services are not required for this project.
4. Permits are not required for this project.
6. The City's point of contact for this project is City of Woodstock Park and Recreation Director Brian Borden, and EENM's point of contact for this project is Project Manager Liz Cole.

Agreed to and accepted:

_____
Date

_____
Signature

_____
Printed Name

_____
Title

City of Woodstock, Georgia

Agreed to and accepted:

_____
Date

_____
Signature

_____
Printed Name

_____
Title

EENM, LLC

City of Woodstock, GA
Major Budget Amendment

Name of Department **437 SPLOST VII - 5535 Parks & Recreation**
Budget Amendment # **MAJBA JE 20836**

Explanation of Request

This MAJBA is to use reserves in SPLOST VII to fund the Johnston Park Master Plan project. It was anticipated for this project to begin in a future fiscal year; however, timing has allowed it to begin sooner.

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT
437-5535-541410-00-JOFARM	Johnston Farm Park (Master Plan)	$ 33,500.00	
437-1599-394110-00	Use of Reserves		$ 33,500.00
TOTALS		**$ 33,500.00**	**$ 33,500.00**

AGENDA ITEM NO. 8.4

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Melissa Sigmund, Community Development
ITEM TYPE:	Presentation and Discussion Items
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	**Consideration of Extension for Conditional Use Permit - Daniel on Dupree - 119 Dupree Road**
SUGGESTED ACTION:	Request for approval of an extension for the previously approved Conditional Use Permit for 119 Dupree Road (CUP#071-23) to March 9, 2027. The Conditional Use Permit was originally approved on March 27, 2023 to allow the construction of five townhomes on the site. Since that date, the developer has taken action to move forward with readying the site for development. However, the City is currently pursuing a Development Agreement with the applicant to include additional Grid-Street improvements for the Goshen Lane extension with this project's infrastructure improvements over and above those required specifically for this development. The additional time required for negotiation of the development agreement, along with the potential for an extended construction timeline will delay the applicant from obtaining building permits. As a result, staff recommends Council approve the extension.
ATTACHMENTS:	

AGENDA ITEM NO. 8.5

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Chris Luly, Administration
ITEM TYPE:	Contracts, Agreements, Leases
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	**Consideration of Development Agreement with Beers Construction Partners, Inc. for Construction of Goshen Lane Extension**
SUGGESTED ACTION:	Request for approval of a development agreement with Beers Construction Partners, Inc. for the construction of Goshen Lane south of Dupree Road. This street segment is shown on the City's Grid Street Plan and the City currently owns the parcel where the roadway segment is to be constructed. The roadway segment will be constructed by Beers in conjunction with Beers' previously approved, adjacent five (5) unit townhome development.

ATTACHMENTS:
Development Agreement Daniel on Dupree - FINAL 3.4.26.pdf

RIGHT OF WAY IMPROVEMENTS DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is made, entered into and effective as of the 9th day of March, 2026, by and among THE CITY OF WOODSTOCK, GEORGIA, a municipal corporation of the State of Georgia (the "City") and BEERS CONSTRUCTION PARTNERS, INC. (the "Developer").

PREAMBLE

WITNESSETH:

WHEREAS, the City is the owner of all of that certain tract or parcel of real property (hereafter referred to as the "City Property"), identified as a Cherokee County Tax Parcel Number 92N06 018 A, consisting of a total of 0.423 acres depicted on Exhibit A attached hereto and located in the municipal limits of the City of Woodstock; and

WHEREAS, the Developer is the owner of all of that certain tract or parcel of real property (hereafter referred to as the "Townhome Property"), identified as a Cherokee County Tax Parcel Numbers 92N06 251, 92N06 252, 92N06 253, 92N06 254, 92N06 255, 92N06 251 A, consisting of a total of 0.602 acres depicted on Exhibit A attached hereto and located in the municipal limits of the City of Woodstock; and

WHEREAS, the Developer intends to develop the Townhome Property for a townhome development in accordance with the plans attached hereto as Exhibit A and pursuant to the Conditional Use Permit granted by the City of Woodstock on 3/27/23. The development on the Townhome Property will contain five residential townhome units; and

WHEREAS, in order to provide access to the development on the Townhome Property, as well as connectivity of City streets and for other transportation and roadway purposes, the Developer agrees to construct the Goshen Lane Roadway Extension on the City Property (the Roadway Project") as detailed in Exhibit A attached hereto and incorporated as a part hereof; and

NOW, THEREFORE, for and in consideration of the mutual covenants and promises hereinafter stated, the Parties hereto agree as follows:

1. PREAMBLE. The statements set forth in the Preamble and the exhibits attached hereto are material parts hereof and are hereby incorporated herein by this and each and every reference.

2. LAND DISTURBANCE PERMIT APPLICATION.

    a. Developer shall submit to the City a land disturbance permit application for the improvements to be constructed on the City Property, which permit application shall contain construction plans and specifications prepared by an approved

professional engineer, registered in the State of Georgia and proficient in civil engineering that are consistent with the approved Site Development Plan.

b. The approval of the land disturbance permit application by the City shall not be deemed to be an assumption of responsibility or liability by the City of any negligent act or omission in the performance of the Developer's engineer or in their preparation of applicable construction plans.

3. CONSTRUCTION.

a. Upon issuance of a land disturbance permit for the City Property, Developer shall promptly commence with the construction of the Goshen Lane Roadway Extension on the City Property in accordance with the following:

i. Prior to the issuance of a land disturbance permit, Developer will provide the City with a list of all utilities impacted and that require relocation, along with assurance that any required utility relocation and subsequent installation can be completed within an agreed upon schedule between any conflicting utility parties.

ii. Developer agrees that all coordination required with public and/ or private utility agencies to eliminate conflicts with proposed street grades or underground improvements shall be the responsibility of the Developer and / or his engineer.

iii. Prior to the commencement of construction, Developer agrees to furnish to the City performance and payment bonds or other security deposit as required by the City, in accordance with its standard policies. These bonds or deposits will be conditioned upon the satisfactory compliance by Developer with all requirements concerning the Roadway Project, including, but not limited to, making payments to any persons, firms, corporations, or other entities with whom Developer has a direct contractual relationship for the performance of work hereunder.

iv. Developer agrees to provide at cost all required surveying services necessary to complete the design and construction of the Roadway Project.

v. All construction work shall be completed free and clear of all liens and encumbrances.

vi. Developer agrees to construct the Roadway Project in accordance with those plans and specifications attached hereto as Exhibits A, B, and C. Developer agrees that the construction of the Roadway Project in accordance with Exhibits A, B, and C includes, but is not limited to, all required clearing, grading, tree removal, erosion control, traffic control, asphalt paving, concrete curb and gutter, modular block wall, seeding

and strawing of disturbed areas, roadway marking and striping, roadway signage, construction of a five foot sidewalk, construction of a seven foot supplemental zone, ADA access ramps, stormwater infrastructure, sewer infrastructure, street trees, and any and all work contained within Exhibits A, B, and C.

vii. Developer agrees to construct the Roadway Project in compliance with the redline comment from the Fire Prevention Office, dated January 8, 2026, and shown on Exhibit C, regarding turn radii requirements at Dupree Road and Goshen Lane.

viii. Developer agrees to extend sanitary sewer to stub out at the southern terminus of the project and to install sanitary sewer at the centerline of the street and as shown on Exhibit C and Page C-401 of Exhibit A attached hereto.

ix. Developer agrees to add the City of Woodstock as an additional insured to all insurance policies applicable to the work performed on the Roadway Project and to provide certification of such addition to the City.

x. Developer agrees to indemnify and hold harmless the City of Woodstock from any and all claims and or legal action related to the work performed hereunder.

xi. Developer agrees that the Roadway Project will be constructed so as to reach substantial completion within 365 days of the issuance of a building permit on the first townhome unit on the Townhome Property. Developer agrees that it will obtain acceptance of the Roadway Project from the City prior to obtaining a certificate of occupancy for the final unit on the Townhome Property.

b. The City agrees to pay the Developer the total sum of $292,362.00 for the work detailed herein. The Developer agrees to submit payment applications to the City detailing the work completed for the Roadway Project during the preceding month on or before the 15th day of each month. Upon the City's receipt and acceptance of each payment application, the City will promptly make payment to the Developer. In no event will the total project cost and/ or the sum of the individual pay applications exceed the total sum of $292,362.00.

c. The City agrees that the Developer will have full access to the City Property for purposes of performing any and all work associated with the Roadway Project as detailed herein through the date of final acceptance of the Roadway Project by the City.

4. DEFAULT BY DEVELOPER. Developer shall be deemed to be in default of this Agreement after the expiration of any applicable cure period (an "Event of Default"), upon the following:

a. Developer's failure to comply with the terms and conditions set forth herein for a period of thirty (30) days after the City gives written notice specifying the failure, provided however, no notice or cure period will be given for covenants which are not subject to cure;

b. Developer's failure to comply with the timely completion of the construction of the Roadway Project, as set forth herein;

c. Developer's failure to timely cure any defect in the Roadway Project constructed by Developer during the term of any maintenance bond;

d. Developer's failure to perform substantial construction work for a period of thirty (30) calendar days after Developer's commencement of the Roadway Project; and

e. After the commencement of construction of the Roadway Project by Developer, Developer's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which Developer fails to discharge within thirty (30) days.

f. The City reserves to itself all remedies available to it at law or in equity for breach of Developer's obligations under this Agreement. The City shall have the right, subject to this Paragraph, to draw upon or utilize the appropriate security to mitigate the City's damages upon the occurrence of an Event of Default by the Developer. The right of the City to draw upon or utilize the security is additional to and not in lieu of any other remedy available to the City. It is specifically recognized that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the improvements, and therefore, the City's damages for Developer's default shall be measured by the cost of completing the required improvements. The sums provided by the improvement security may be used by the City for the completion of the public improvements in accordance with the improvement plans and specifications contained herein.

g. In the event that Developer fails to perform any obligation hereunder, Developer agrees to pay all costs and expenses incurred by the City in securing performance of such obligations, including but not limited to, fees and charges of engineers, attorneys, other professionals, and court costs actually incurred.

h. The failure of the City to take an enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or breach or any subsequent default or breach of Developer.

5. EFFECT OF THE AGREEMENT. Upon the execution of this Agreement, it shall become binding and enforceable between and among the Parties. It is specifically acknowledged and agreed that it is not necessary that the Parties execute the same document, but rather that this Agreement shall be effective upon the execution by the Parties, or an authorized agent, of either the original typed Agreement, or any copy. Thereafter, all copies of the Agreement shall constitute an original document.

6. NOTICES. Any notices or communications required or permitted to be given by this Agreement must be (i) given in writing and (ii) personally delivered or mailed, by prepaid, certified mail or nationally recognized overnight courier, or transmitted by electronic mail transmission to the party to whom such notice or communication is directed, to the mailing address or regularly monitored electronic mail address or such party, as follows:

Developer: Chad Beers, Beers Construction Partners - 608 Mauldin Drive, Woodstock, GA 30188
chad.beers@beerscp.net; 770-485-3631

With a Copy To: Kim Sellers, Sellers and Warren – 115 Woodland Way, Suite 100, Canton, GA 30114
ksellers@sellers-warren.com; 770-924-9366

City: Jeff Moon, City of Woodstock – 12453 Highway 982, Woodstock, GA 30188
jmoon@woodstockga.gov; 770-592-6000 Ext. 1004

With a Copy to: Phil Friduss, Hall Booth and Smith- 191 Peachtree Street NE, Suite 2900, Atlanta, GA 30303
pfriduss@hallboothsmith.com; 404-954-5000

Notices sent by hand or overnight courier service or mailed by certified or registered mail, shall be deemed to have been given when received. All notices sent to an email address shall be deemed received upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return email or other written acknowledgment). If such email or other electronic communication is not sent during the normal business hours of the recipient, such notice shall be deemed to have been sent at the opening of business on the next business day for the recipient.

7. DEVELOPER'S OBLIGATIONS. All of Developer's obligations under this Agreement are and shall remain the obligations of Developer notwithstanding a transfer of all or any part of the property within the Townhome Property subject to this Agreement, and Developer shall not be entitled to assign its obligations under this Agreement to any transferee of all or any

part of the property within the Townhome Property or to any other third party without the express written consent of the City.

8. HEADINGS AND PRONOUNS. The headings in this Agreement are inserted for convenience and identification only, and are in no way intended to describe, interpret or limit the scope, extent or intent of this Agreement or any provision hereof. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, wherever the context of the Agreement so requires.

9. COMPLIANCE WITH LAWS. Developer, its agents, employees, contractors, and subcontractors shall comply with all federal, state and local laws in the performance of the improvements and construction work required by this Agreement.

10. SEVERABILITY. The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified by the mutual consent of the parties.

11. APPLICATION OF GEORGIA LAW. This Agreement, as well as the application and interpretation of it, shall be governed exclusively by the laws of the State of Georgia. However, should the law regarding conflict of laws or choice of laws in Georgia require the application of the law of another state, the Parties agree that Georgia substantive and procedural law will nonetheless apply.

12. DRAFTING. The Parties have had the opportunity to participate in the drafting of this Agreement, which is the result of negotiations. It is, therefore, specifically agreed that, in the event of any dispute with respect to the proper interpretation of any term of this Agreement, none of the Parties shall be deemed to be the drafter.

13. INCORPORATION OF RECITALS. The recitals to this Agreement are hereby incorporated into the terms of this Agreement.

14. EXECUTION. This Agreement may be executed in any number of counterparts, and the counterparts together shall constitute the original of this Agreement as if each party hereto had signed the same page. Counterpart copies of this Agreement may be signed by a party and exchanged by telecopier or Adobe Acrobat PDF File. The Parties intend that such copies signed and exchanged as provided in the preceding sentence shall be fully binding.

15. FINAL AGREEMENT; AMENDMENTS. This Agreement constitutes the entire agreement of the parties with respect to the subject matter. This Agreement is final between the Parties, and supersedes all prior agreements by or among the Parties with regard to the

development of the Parcels. It is specifically agreed that all amendments to this Agreement must be in writing and either the original typed amendment, or a copy must be signed by all Parties in order to be enforceable.

16. TIME OF THE ESSENCE. Time is of the essence in the performance of this Agreement.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals.

CITY OF WOODSTOCK

By: _____
Mayor

Attest: _____
City Clerk

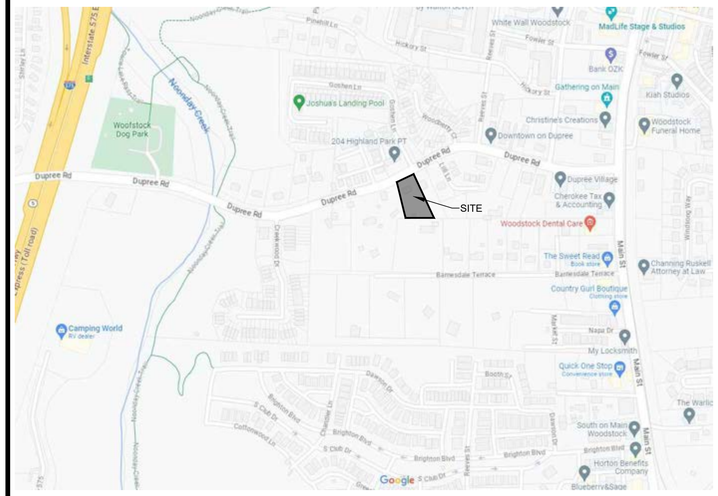
BEERS CONSTRUCTION PARTNERS, INC.

By: _____

EXHIBIT A

LOCATION MAP (N.T.S.)

NORTH



SITE DEVELOPMENT PLANS FOR

THE DANIEL ON DUPREE

119 DUPREE ROAD,
WOODSTOCK, CHEROKEE COUNTY, GA. 30188-4912

LATITUDE: 34.0966° LONGITUDE:-84.5243°
PROPERTY PIN: 15-1092-0082
PROPERTY TIN: 92N06 018A

SHEET SET INDEX

Initial Sub: 08.27.21	Revision Number	1	2	△
COVER PAGE	C-101	○	○	○
ZONING CONDITIONS	C-102	○	○	○
ADDRESSING PLAN	C-103	○	○	○
DEMOLITION PLAN	C-201	○	○	○
SITE PLAN	C-301	○	○	○
UTILITY PLAN	C-401	○	○	○
SAN. SEWER PROFILE PLAN	C-402	○	○	○
GRADING & DRAINAGE PLAN	C-501	○	○	○
STORM PROFILE & DETAILS	C-502	○	○	○
EROSION PLAN	C-601	○	○	○
EROSION DETAILS	C-602	○	○	○
TREE PLAN	C-700 - C-703	○	○	○
TREE PLAN DETAILS	C-704	○	○	○
CONSTRUCTION DETAILS	C-801 - C-804	○	○	○
ALTA SURVEY		○	○	○

DEVELOPER/PRIMARY PERMITEE

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912

24-HR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL

CHAD BEERS
716.864.3935
CHAD.BEERS@BEERSCP.NET

ENGINEER

ALLIANCE ENGINEERING & PLANNING, LLC
299 SOUTH MAIN STREET, SUITE A
ALPHARETTA, GEORGIA 30009
CONTACT: TYLER MARCHMAN, PE (770) 225-4730 x802

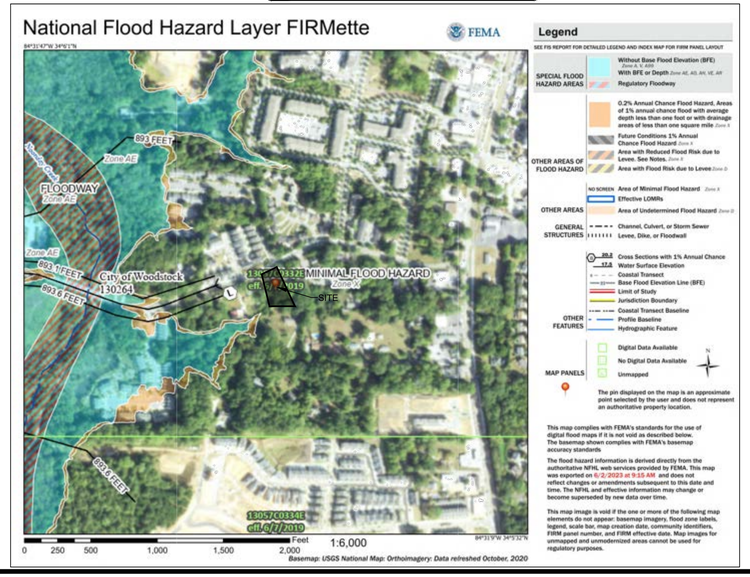
SURVEY

ALLIANCE SURVEYING, LLC
4525 SOUTH LEE STREET,
BUFORD, GEORGIA 30518
CONTACT: CHAYCE BELL, PE (770) 540-9688

LAND DISTURBANCE ACTIVITY SCHEDULE

Activities begin: FEBRUARY 2024 WEEK	0	2	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52
Timber salvage operations																											
Temporary Stabilization of land disturbance																											
Installation of construction exit, sediment barriers, and other perimeter controls																											
Clearing and grubbing of areas necessary for the installation of sediment retention basins and related structures																											
Installation of sediment retention basins and related structures																											
Clearing and grubbing of remaining areas																											
Rough grading																											
Installation of stormwater management system																											
Permanent stabilization of areas at final grade and temporary stabilization of remaining areas																											
Installation of curb and gutter																											
Installation of gravel subbase for roads and parking areas (construction road stabilization)																											
Building construction																											
Permanent stabilization/landscaping																											
Removal of erosion and sediment control measures																											
Maintenance of Erosion Control Measures																											
Final landscaping, grassing, etc., cleaning of storm drains																											

GEORGIA CHEROKEE COUNTY



MUNICIPAL NOTES

SYMBOLS LEGEND

= GATE VALVE
= BUTTERFLY VALVE
= WATER METER
= FIRE HYDRANT
= SEWER MANHOLE
= POWER/TELEPHONE POLE
= FENCE
P = POWER LINE
T = TELEPHONE LINE
G = GAS LINE
W = WATER LINE
SS = SANITARY SEWER LINE
= STORM LINE
= STUB
= TRAVERSE LINE/POINT
= BRANCH/CREEK
= DRAINAGE FLOW ARROW

TEXT LEGEND

AC = ACREAGE
AE = ACCESS EASEMENT
ASP = ALUMINIZED STEEL PIPE (TYPE II)
BC = BACK OF CURB
BM = BENCHMARK
CB = CATCH BASIN (SI=SINGLE & D=DOUBLE)
CL = CENTERLINE
CMF = CONC. MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
CSP = CORRUGATED STEEL PIPE
DE = DRAINAGE EASEMENT
DI = DROP INLET
DIP = DUCTILE IRON PIPE
DM = DOGHOUSE MANHOLE
ELEV = ELEVATION
FES = FLARED END SECTION
FFE = FINISHED FLOOR ELEVATION
FPE = BUILDING PAD ELEVATION
FH = FIRE HYDRANT
GI = GRATE INLET
GW = GUY WIRE
HC = HANDICAP RAMP
HW = HEADWALL
IE = INVERT ELEVATION
JB = JUNCTION BOX
LL = LAND LOT
LLL = LAND LOT LINE
MH = MANHOLE
OS = OUTLET STRUCTURE
PEP = POLYETHYLENE PIPE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
PP = POWER POLE
PVC = POLYVINYL CHLORIDE PIPE
PVMT = PAVEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONC. PIPE
SB = BUILDING SETBACK LINE
SC = SPILL CURB
SES = SAFETY END SECTION
SN = STREET NAME SIGN
SSE = SANITARY SEWER EASEMENT
STA = STATION
SW = CONCRETE SIDEWALK
TCE = TEMPORARY CONSTRUCTION EASEMENT
UE = UTILITY EASEMENT

SITE DATA

CATEGORY	EQUALS
GROSS AREA:	± 0.602 ACRES
DISTURBED AREA:	± 0.591 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ.FT.)
EXISTING ZONING:	DT-MR-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS 26' X 45' UNITS SHOWN
SETBACKS:	**EQUALS**
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM
DEVELOPMENT STATISTICS:	**EQUALS**
MAXIMUM HEIGHT OR STORIES	5 STORIES / 85 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,200
MINIMUM LOT WIDTH (FT.)	16
PARKING REQUIREMENTS	**EQUALS**
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

MISCELLANEOUS NOTES

IF THE CONTRACTOR, IN THE COURSE OF WORK FINDS ANY DISCREPANCY BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT CONTRACTOR'S RISK. EXTERIOR LIGHTING TO BE LIMITED TO 15-FEET IN HEIGHT INCLUDING MOUNTING BASE AND FIXTURE; FULL CUTOFF FIXTURES. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR THE CONSTRUCTION OF ANOTHER PROJECT WITHOUT SPECIFIC AUTHORIZATION. ALL DIMENSIONS, PROPOSED ITEMS AND EXISTING UTILITIES TO BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LICENSED PROFESSIONAL OF RECORD IMMEDIATELY IF A DISCREPANCY IS FOUND. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ALL CHANGES.

NOTIFY CITY OF WOODSTOCK SEWER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 592-6006. NOTIFY CIT OF WOODSTOCK WATER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 592-6006. NOTIFY CITY OF WOODSTOCK INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 592-6036. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT OF WAY, AND MUST BE STORED WITHIN SITE.

ADDITIONAL NOTES

PROPERTY OWNER: N/F AMY BEERS

MAILING ADDRESS: 719 WHISPER WIND CT WOODSTOCK GA 30189

PROPERTY PIN/TIN:
PIN: 15-1092-0082
TIN: 92N06 018A

STORMWATER NOTE: STORMWATER TO BE MANAGED ON-SITE

WATER NOTE: PUBLIC WATER IS AVAILABLE WITHIN THE DUPREE RD RIGHT OF WAY

SEWER NOTE: THE DEVELOPMENT PROPOSES TO UTILIZE A GRAVITY SEWER CONNECTION. SANITARY MANHOLE CONNECTION AVAILABLE ON-SITE

UTILITIES: THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES

FEMA NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CHEROKEE COUNTY GA, (COMMUNITY-PANEL NUMBER 13057C0322E, DATED JUNE 7, 2019), ALL OF THE SUBJECT PROPERTY LINES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

PLAN NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT RELEASED FOR CONSTRUCTION OR DEVELOPMENT

WETLANDS NOTE: ALLIANCE SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.

CANOPY NOTE: EXISTING TREE CANOPY COVERS MOST OF THE SITE

TREE NOTE: THE SITE MAY CONTAIN SPECIMEN TREES. RECOMPENSE FOR REMOVAL IS TO BE DETERMINED DURING THE LAND DISTURBANCE PERMIT

EXISTING BUILDINGS: ALL EXISTING BUILDINGS ON THIS SITE ARE TO BE REMOVED

ACCESS DRIVE NOTE: FINAL PADEN ACCESS DRIVE LOCATION TO BE DETERMINED DURING THE LAND DISTURBANCE PERMIT

TREE DENSITY NOTE: TREE DENSITY TO BE DETERMINED DURING LAND DISTURBANCE PERMIT

VARIANCE:
APPLICANT REQUESTS VARIANCE TO THE 75' STREAM IMPERVIOUS SETBACK

UTILITY OWNERS INFORMATION

CITY OF WOODSTOCK WATER AND SEWER BILLING OFFICE
12453 HWY 92, WOODSTOCK, GA 30188
(770) 592-6006

ESTABLISH GARBAGE AND RECYCLING SERVICE VIA PHONE
WASTE MANAGEMENT OR WWW.WM.COM
(404) 794-6707

ESTABLISH GAS SOUTH SERVICE VIA PHONE
VARIOUS SUPPLIERS:
(404) 794-6707

ELECTRICITY IS PROVIDED BY COBB EMC
VARIOUS SUPPLIERS
WWW.COBBEMC.COM
(770) 429-2100

REVISION SUMMARY

	DESCRIPTION:	DATE
	FIRST SUBMITTAL COMMENTS	11/6/23

APPROVED
City of Woodstock

Note: These drawings have been reviewed under the land development ordinances adopted at this time. Every effort has been made to identify deficiencies, but this does not relieve the owner and his engineer/land surveyor of the responsibility to comply with items missed and/or unknown to the reviewer. No party other than the City shall be entitled to rely upon this approval for any purpose other than the fact that the party has gone through the approval process. Any review or approval of these drawings by the City of Woodstock in no way relieves the property owner, developer, contractor, engineer/land surveyor who prepared the plan or any other party from their responsibility to comply with any statute, ordinance, code, or other regulation regarding said project. This review does not constitute any assumption of liability on the part of the City of Woodstock and should not be relied upon as evidence that said project is in compliance with the Building Code or other appropriate laws and regulations. The City of Woodstock reserves the right to revoke its approval at any time it learns that a project is in non-compliance with any ordinance or regulation. No party other than the City shall be entitled to rely upon this approval for any purpose other than the fact that the party has gone through the approval process.

Signature _____ Date 2/19/24
Name & Title Tracy Albers, Community Development Director

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL ENGINEER 2-7-2024 ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093–15TH DISTRICT–2ND SECTION
PARCEL # 15-1092-0082

PROJECT NUMBER
22256

SHEET TITLE
COVER SHEET

SHEET NUMBER
C-101

File Location: s:\archive_01-civil_projects\03-projects\33 hold\mgt\22256 - dupree road\02-design\dwg\02-civil\22256 - cover

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CITY OF WOODSTOCK ORDINANCE

CUP#071-23

REZONING property within the corporate limits of the City of Woodstock, Georgia to allow a Conditional Use Permit for minimum acreage on certain property zoned DT-MR-A (Downtown Medium-Density Residential), said property being ±0.60 acres located in Land Lots 1092 and 1093 of the 15th District, 2nd Section, Cherokee County, Georgia, and being Tax Map and Parcel Number 92N06 018, located at 119 Dupree Road, Woodstock, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference (the "Property"); and

REZONING property within the corporate limits of the City of Woodstock, Georgia to allow a Conditional Use Permit for Residential Single Family Attached (Townhomes) on said Property.

WHEREAS, the City of Woodstock (hereinafter sometimes referred to as the "City") is a municipality duly formed and existing pursuant to Georgia law; and

WHEREAS, the 1983 Constitution of the State of Georgia provides for the self government of municipalities without the necessity of action by the General Assembly[1]; and

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions or regulations relating to its property, affairs and local government for which no provision has been made by general law, and which are not inconsistent with the Constitution or any charter provision applicable thereto[2]; and

WHEREAS, the Mayor and Council of the City of Woodstock have determined that rezoning the above identified property would be in the best of interest of the property owners of the area and of the citizens of the City of Woodstock; and

WHEREAS, Section 7.502 of the Land Development Ordinances of the City of Woodstock, Georgia states that a Conditional Use Permit may be applied for a use that generally would not be appropriate without a zoning condition, but which, if controlled as to the visual appearance, number, area, height, location or relation to abutting or nearby uses, would not be injurious to the public's health, safety, appearance or welfare; and

[1] Ga. Const., 1983, Article IX, Section II, Paragraph II provides in pertinent part as follows:

> "The General Assembly may provide by law for the self government of municipalities and to that end is expressly given the authority to delegate its power so that matters pertaining to the municipalities may be dealt with without the necessity of action by the General Assembly."

[2] **O.C.G.A.** §36-35-3(a) provides the following:

"(a) The governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereof. Any such charter provision shall remain in force and effect until amended or repealed as provided in subsection (b) of this Code section. This Code section, however, shall not restrict the authority of the General Assembly, by general law, to define this home rule power further or to broaden, limit, or otherwise regulate the exercise thereof. The General Assembly shall not pass any local law to appeal, modify or supersede any action taken by a municipal authority under this Code section, except as authorized under Code Section 36-35-6".

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WHEREAS, in accordance with Section 7.503 of the Land Development Ordinances for the City of Woodstock, Georgia, the Mayor and City Council may grant a Conditional Use Permit for the uses enumerated in Section 7.505 of the Land Development Ordinances of the City of Woodstock, Georgia. In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Conditional Use Permit, whether to limit the time such conditional use is allowed and whether to restrict the conditional use to a particular owner or party:

(a) Whether or not there will be significant effect on the surrounding area in which the proposed use will be located;
(b) Whether or not the use is otherwise compatible with the surrounding area;
(c) Whether or not the use proposed will result in a nuisance as defined under state law;
(d) Whether or not quiet enjoyment of surrounding property will be adversely affected;
(e) Whether or not property values of surrounding property will be adversely affected;
(f) Whether or not adequate provisions are made for parking and traffic considerations;
(g) Whether or not the site or intensity of the use is appropriate;
(h) Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan;
(i) Whether or not adequate provisions are made regarding hours of operation;
(j) Whether or not adequate controls and limits are placed on commercial and business deliveries;
(k) Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties;
(l) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely effected;
(m) Whether the application complies with any applicable specific requirements set forth in this chapter for Conditional Use Permits for particular types of uses.
(n) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors;
(o) Whether the Conditional Use requested emits or creates unusual odors which would warrant use of an order elimination/attenuation system as recommended by industry standards.

WHEREAS, the Mayor and Council of the City of Woodstock, using the criteria enumerated above, have determined that granting the Conditional Use Permit as set forth herein would be in the best interest of the property owners of the area and of the citizens of the City of Woodstock, Georgia.

WHEREAS, said amendments are and have been accessible to members of the public who are, or may be, affected by them, said amendments having been kept and maintained for public inspection during the normal business hours at Woodstock City Hall, and notice of intent to take

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action having been published in the Cherokee Tribune, a newspaper of general circulation within the territorial boundaries of the municipality of the City of Woodstock, for a period of at least fifteen (15) days prior to but no more than forty-five days prior to the public hearing date; and

WHEREAS, the governing authority of the City of Woodstock has read and considered the proposed amendments;

THE COUNCIL OF THE CITY OF WOODSTOCK HEREBY ORDAINS:

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the Mayor and Council of the City of Woodstock that the aforesaid amendments shall now and hereafter be maintained for public inspection during the normal business hours at the City Hall under the custody of the City Clerk of the City of Woodstock; and

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the City of Woodstock, Georgia, by the lawful authority vested in them that the property more particularly described on Exhibit "A" attached hereto and made a part hereof by reference, which is designated as zoning designation DT-MR-A (Downtown Medium-Density Residential) is granted a Conditional Use Permit for Minimum Acreage. Said conditional use is defined and regulated by the City of Woodstock Land Development Ordinance and is subject to the Conditions of Zoning attached hereto as Exhibit "B" and made a part hereof by reference; and

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the City of Woodstock, Georgia, by the lawful authority vested in them that the property more particularly described on Exhibit "A" attached hereto and made a part hereof by reference, which is designated as zoning designation DT-MR-A (Downtown Medium-Density Residential) is granted a Conditional Use Permit to allow Residential Single Family Attached (Townhomes) on said property. Said conditional use is defined and regulated by the City of Woodstock Land Development Ordinance and is subject to the Conditions of Zoning attached hereto as Exhibit "B" and made a part hereof by reference.

Date of Public Hearing: March 27, 2023

Advertisement: Cherokee Tribune: February 9, 2023

APPROVED, ADOPTED, AND ENACTED this 27th day of March, 2023.

Michael Caldwell, Mayor
City of Woodstock, Georgia

Elle Taylor, City Clerk
City of Woodstock, Georgia

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Exhibit A

Legal Description

A parcel of the 15th District, 2nd Section, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Goshen Lane (having a 50' right-of-way) and Dupree Road (having a 35' right-of-way), Thence run South 29 Degrees 41 Minutes 53 Seconds West for a distance of 38.49 feet to a point on the southeasterly right-of-way of Dupree Road and being the POINT OF BEGINNING of the parcel of land herein described (said point being witnessed by a found 1/2-inch open top pipe lying 0.87' northwest inside of the right-of-way of Dupree Road); Thence leaving said right-of-way run South 23 Degrees 38 Minutes 03 Seconds East for a distance of 214.08 feet to a found 1/2-inch rebar; Thence run South 84 Degrees 00 Minutes 25 Seconds West for a distance of 79.14 feet to a point; Thence run South 66 Degrees 24 Minutes 44 Seconds West for a distance of 64.45 feet to a point; Thence run South 26 Degrees 00 Minutes 53 Seconds West for a distance of 20.51 feet to a set capped 5/8-inch rebar (L.S.F. 1322); Thence run North 13 Degrees 31 Minutes 58 Seconds West for a distance of 199.34 feet to a found 2-inch open top pipe on the southeasterly right-of-way of aforementioned Dupree Road; Thence run North 66 Degrees 13 Minutes 29 Seconds East along said right-of-way for a distance of 65.28 feet to a point; Thence run North 59 Degrees 13 Minutes 58 Seconds East along said right-of-way for a distance of 55.69 feet to the Point of Beginning.

Said parcel containing 26,240 Square Feet, or 0.602 Acres

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Exhibit "B"

Conditions of Zoning for CUP#071-23

A Conditional Use Permit is granted to First Property Asset Managers, LLC for minimum acreage and to allow a Residential Single Family Attached (Townhome) use at 119 Dupree Road ("Subject Property"), subject to the following conditions:

1. A five-townhome site shall be developed in substantial similarity to the site plan presented (prepared by Alliance and dated 02/14/2023), attached hereto as Exhibit "C", and shall include a rear alley and installation of sidewalk area along Dupree Road.
2. Rear alley shall be pervious material.
3. Retaining wall along alley shall be pervious material (ex: gabion wall), with design to be approved by city engineer.
4. If construction activities for wall or alley encroach into the 50' stream setback, buffer shall be restored to native state.
5. Architecture shall meet downtown standards, with review by staff.
6. Only one (1) unit can be for rent at a time. A statement shall be added to the HOA covenants to enforce this limit.

These conditions of zoning are consented to and approved by Applicant.

FIRST PROPERTY ASSET MANAGERS, LLC

Signed By: Heather Beers Date: 03/31/2023 | 7:08 AM EDT

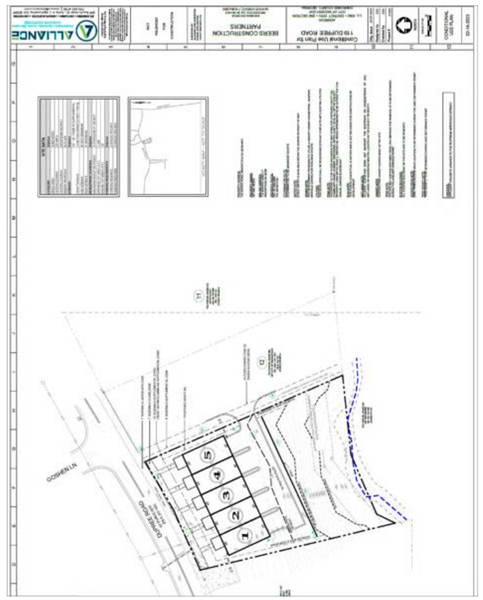
Printed Name: Heather Beers

Title: Partner

DocuSign Envelope ID: BA69B926-339E-43B5-B953-300EA5F5728E

Exhibit "C"

Site Plan



CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL ENGINEER 7-7-2024 ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093--15TH DISTRICT--2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER
22256

SHEET TITLE
ZONING CONDITIONS

SHEET NUMBER
C-102

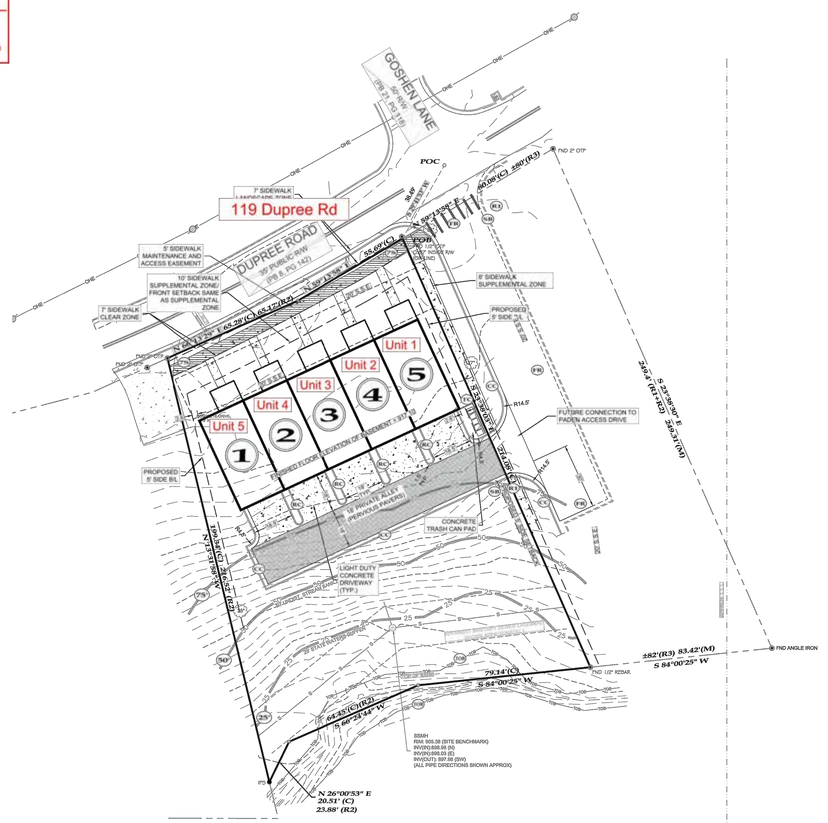
NO.	DATE	DESCRIPTION	BY	CHK	APV

File Location: s:\archive_01-civil_projects\03-projects\33.hold\sgs\22256 - dupree road\02-design\dwg\02-civil\22256 - cover

Cherokee County GEORGIA 1831

Addressed By:
Cherokee County GIS
11/07/2023

Ph: (678) 493-6050
Email: cwhamby@cherokeega.com



SITE DATA

CATEGORY	**EQUALS**
GROSS AREA:	± 0.602 ACRES
DISTURBED AREA:	± 0.585 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ.FT.)
EXISTING ZONING:	DT-MIX-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS
	26' X 45' UNITS SHOWN
SETBACKS:	**EQUALS**
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM
DEVELOPMENT STATISTICS:	**EQUALS**
MAXIMUM HEIGHT OR STORIES	3 STORIES / 55 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,200
MINIMUM LOT WIDTH (FT.)	16
PARKING REQUIREMENTS	**EQUALS**
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

SIGNS USED ON THIS PROJECT

STOP — 30"x30" STOP SIGN (R1-1)

ENTRANCE SIGN TO BE PERMITTED SEPARATELY BY OTHERS.

NOTE:
ADDITIONAL PERMIT SHALL BE REQUIRED FOR ALL PROPOSED FREE STANDING SIGNS.

LEGEND

- LIGHT DUTY CONCRETE
- PAVEDRAIN PERVIOUS PAVERS
- CONC. SIDEWALK

SITE SYMBOLS LEGEND

- 6"x6"x12" VERTICAL CONCRETE CURB & GUTTER (SEE DETAIL ON C-601)
- 7' PROPOSED CONCRETE SIDEWALK
- 6" CONCRETE RIBBON CURB.
- FUTURE ROAD BY CITY OF WOODSTOCK
- STOP BAR
- TOP OF BANK
- TRASH CAN ENCLOSURE
- 25' STATE BUFFER

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

ALLIANCE
ENGINEERING + PLANNING + LAND SURVEYING
ATLANTA | CHATTANOOGA | MACON
299 South Main St., Suite A | Alpharetta, GA 30009
770.225.4730 | www.allianceltd.com

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SURVEYING BY:
ALLIANCE LAND SURVEYING
PHONE: (770) 225-4730
CONTACT: WWW.ADPATL.COM

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
24 HOUR CONTACT: 716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
119 DUPREE ROAD, WOODSTOCK,
CHEROKEE COUNTY, GEORGIA

Orig. Issue	09-01-2023
Designed by	GJO
Checked by	AM
Project #	22256

NORTH

SCALE: 1"= 20'
0 20

SITE PLAN

C-301

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 7-7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION
#838860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK,
CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER
22256

SHEET TITLE
ADDRESSING PLAN

SHEET NUMBER
C-103

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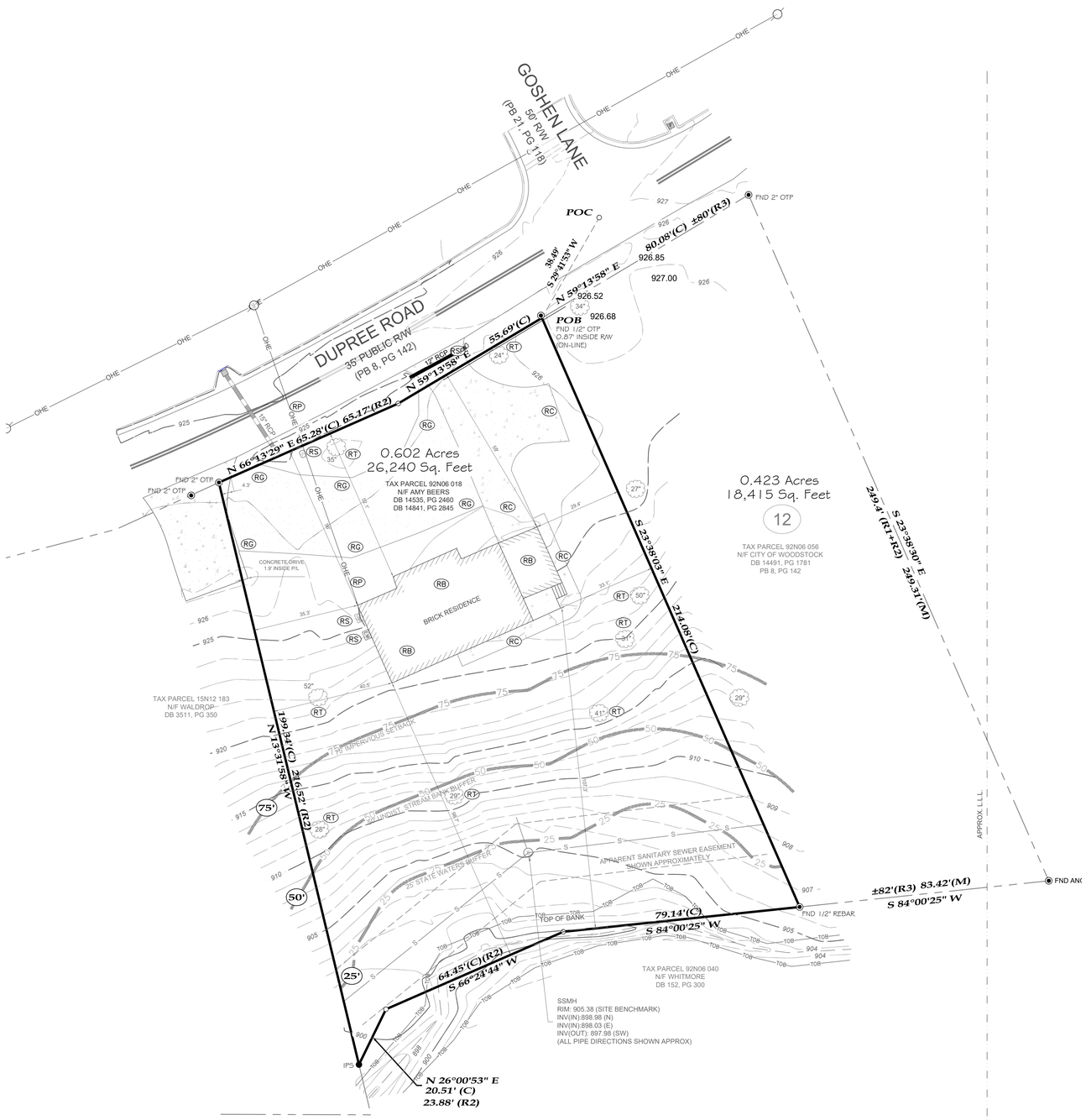

GENERAL DEMOLITION NOTES:

1. ALL PAVED AREAS AND EXISTING BUILDINGS TO BE DEMOLISHED ONSITE TO THE PROPERTY LINE OF THE SITE.
2. CONTRACTOR TO ENSURE PRESCRIPTIVE RIGHTS OF ADJACENT OWNERS PRIOR TO DEMOLITION OF POSSIBLE ENCROACHMENT AREAS.
3. CONTRACTOR TO PROVIDE SMOOTH SAW CUT LINE FOR NEW ASPHALT CONNECTION.
4. ALL WORK AND MATERIALS ARE TO CONFORM TO CURRENT CITY OF WOODSTOCK / CHEROKEE COUNTY STANDARDS.

SYMBOLS LEGEND

- (RB) **REMOVE EXISTING BUILDING**
- (RC) **REMOVE EXISTING CONCRETE**
- (RG) **REMOVE EXISTING GRAVEL DRIVEWAY**
- (RP) **REMOVE EXISTING POWER**
- (RS) **REMOVE EXISTING SERVICE FROM SITE**
- (RSP) **REMOVE EXISTING STORM PIPE**
- (RT) **REMOVE EXISTING TREE**

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 10-7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION
#83860
EXPIRATION DATE: 10/01/2024

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299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

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SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093--15TH DISTRICT--2ND SECTION
PARCEL # **15-1092-0082**

NORTH

SCALE: 1"= 20'
0 20

PROJECT NUMBER
22256

SHEET TITLE
DEMO PLAN

SHEET NUMBER
C-201

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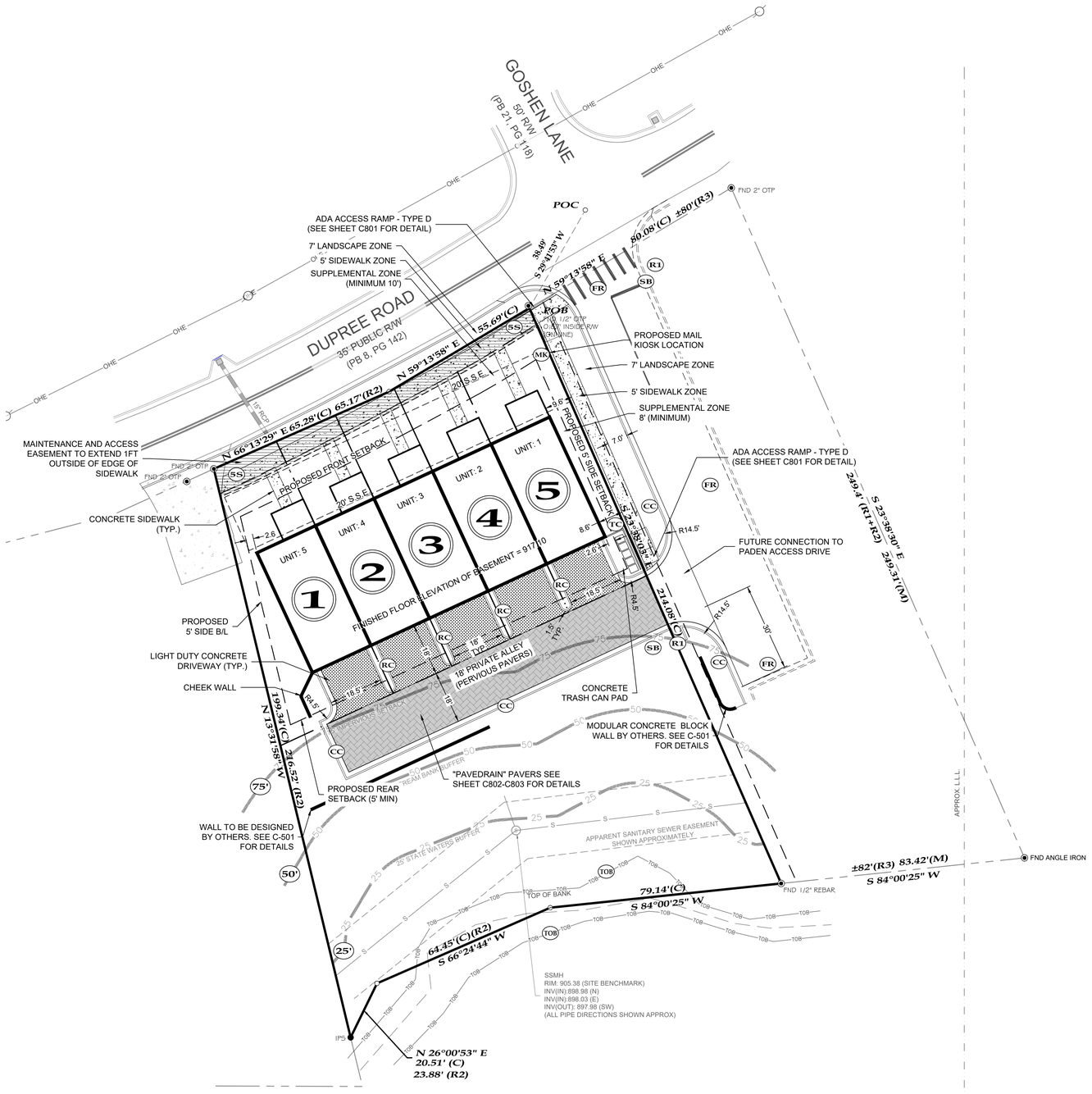

SITE DATA

CATEGORY	EQUALS
GROSS AREA:	± 0.602 ACRES
DISTURBED AREA:	± 0.591 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ.FT.)
EXISTING ZONING:	DT-MR-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS
	26' X 45' UNITS SHOWN

SETBACKS:	EQUALS
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM

DEVELOPMENT STATISTICS:	EQUALS
MAXIMUM HEIGHT OR STORIES	5 STORIES / 85 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,200
MINIMUM LOT WIDTH (FT.)	16

PARKING REQUIREMENTS	EQUALS
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

SIGNS USED ON THIS PROJECT

STOP 36"x36" STOP SIGN (R1-1) R1

ENTRANCE SIGN TO BE PERMITTED SEPARATELY BY OTHERS.

NOTE:
ADDITIONAL PERMIT SHALL BE REQUIRED FOR ALL PROPOSED FREE STANDING SIGNS.

LEGEND

- MAINTENANCE AND ACCESS EASEMENT
- LIGHT DUTY CONCRETE
- PAVEDRAIN PERVIOUS PAVERS
- CONC. SIDEWALK

SITE SYMBOLS LEGEND

- CC — 6"x18"x12" VERTICAL CONCRETE CURB & GUTTER (SEE DETAIL ON C-801)
- 5'S — 5' PROPOSED CONCRETE SIDEWALK
- RC — 6" CONCRETE RIBBON CURB.
- FR — FUTURE ROAD BY CITY OF WOODSTOCK
- MK — MAIL KIOSK
- SB — STOP BAR
- TOB — TOP OF BANK
- TC — TRASH CAN ENCLOSURE
- 25' — 25' STATE BUFFER

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.
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NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 7-7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

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119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # 15-1092-0082

NORTH

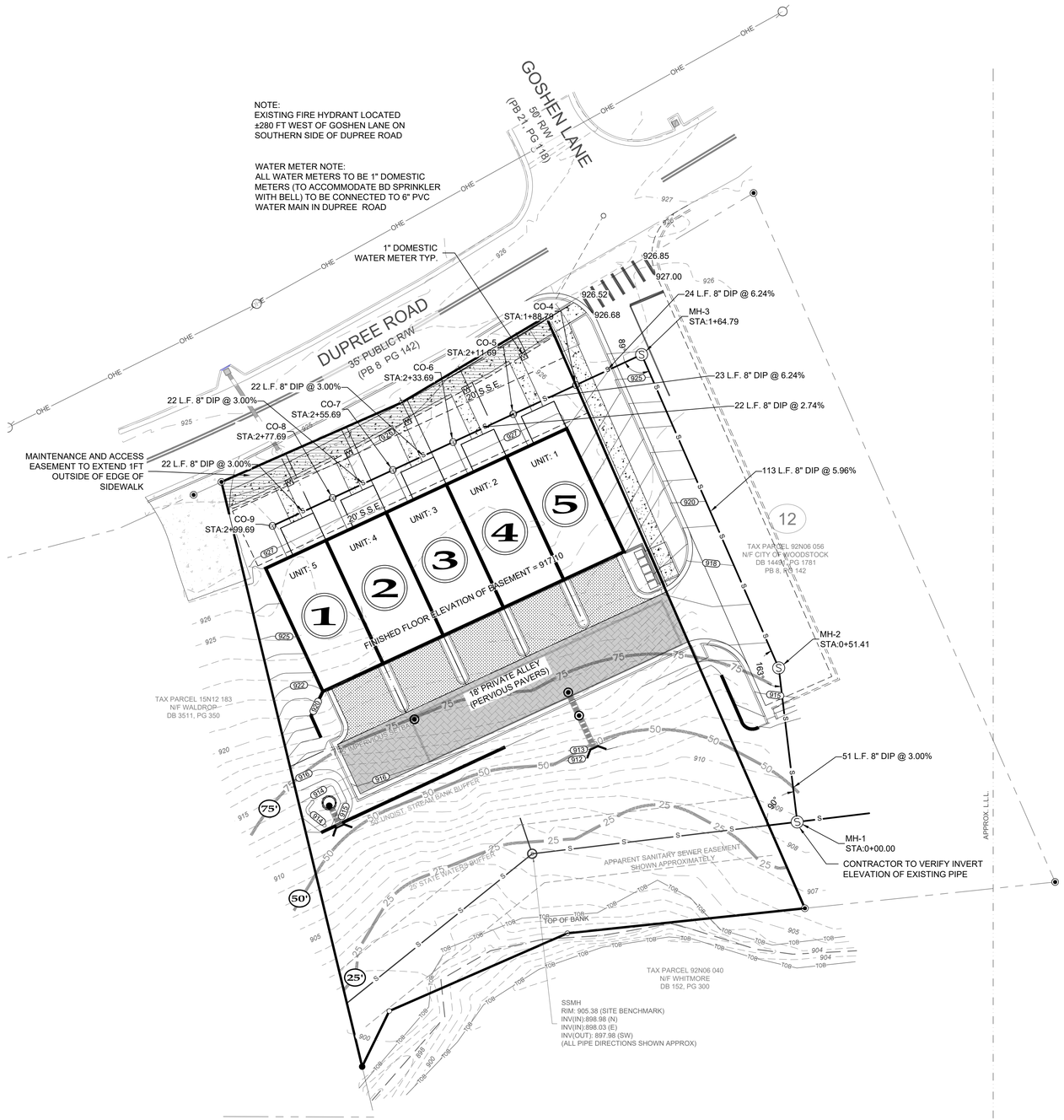
SCALE: 1"= 20'
0 20

PROJECT NUMBER
22256

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-301

File Location: s:\ae\archive_01-civil_projects\03-projects\33 hold\mgt\22256 - dupree road\02-design\dwg\02-civil\22256 - site



MISCELLANEOUS NOTES

WATER NOTES:

1. BD SPRINKLER WITH BELL TO BE INSTALLED IN EACH UNIT FROM DOMESTIC METERS.
2. ALL PIPES IN UNITS TO BE FREEZE PROTECTED UNLESS INSTALLED IN INTERNAL WALLS.
3. 1" WATER METERS WILL BE REQUIRED TO BE IN 2 JUMBO PLASTIC METER BOXES WITH PLASTIC DROP IN LID.

SANITARY SEWER NOTES:

1. INVERT ELEVATION AND POSITION OF MH-1 TO BE VERIFIED BY CONTRACTOR ON SITE.

FIRE FLOW TEST

Project: Customer - LJA — **Contractor: Georgia Hydrant Services, Inc.**
Address: 121 Dupree Rd. Woodstock, GA (See Attached Map)

Unique Hydrant ID	2054
Latitude Y	34.1
Longitude X	-84.53
Elevation	920
Static (PSI)	145
Residual (PSI)	85
Flow (PSI) @ Pitot	45
Flow (GPM) @ 20PSI	1679
Date of Flow Testing	11/5/2023
Condition	STANDARD
Paint Color	Blue/Silver

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.
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NO.	DATE	DESCRIPTION	BY	CHK	APV

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ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL ENGINEER 7-7-2024 ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION
#83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
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ALPHARETTA, GA 30009
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BEERS CONSTRUCTION PARTNERS

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119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

NORTH

SCALE: 1"= 20'
0 20

PROJECT NUMBER
22256

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C-401

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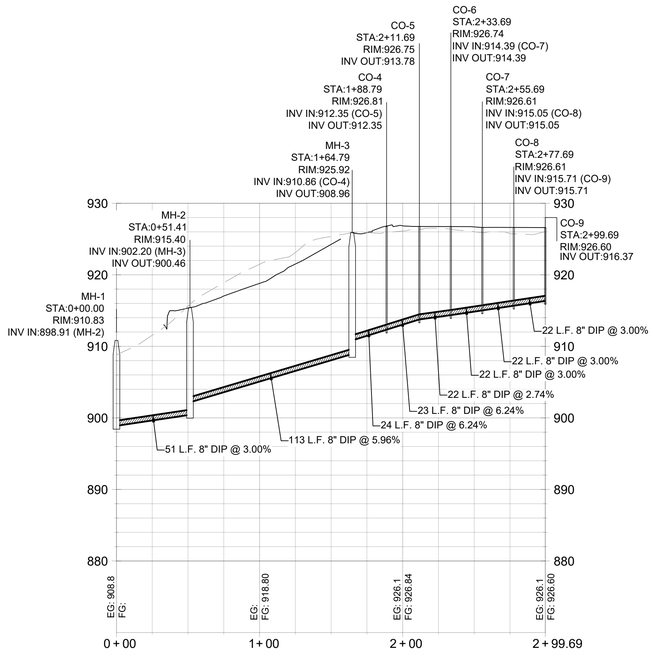


PROFILE VIEW OF MH-1 - CO-8 FROM 0+00 TO 2+99.69

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA811
Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 7-7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

SCALE: 1"= 10'
0 10

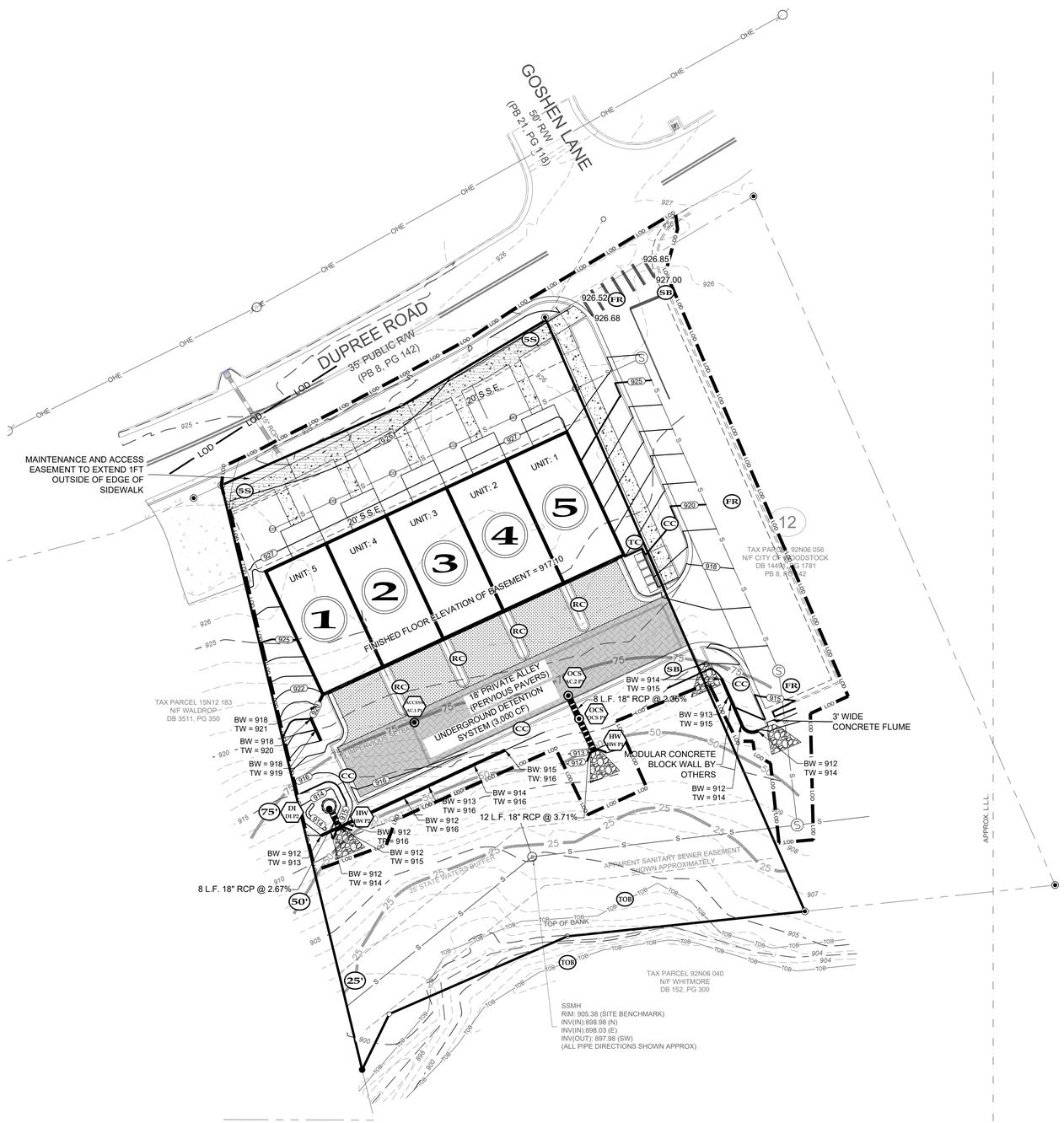
SCALE: 1"= 50'
0 50

PROJECT NUMBER
22256

SHEET TITLE
SANITARY SEWER PROFILE

SHEET NUMBER
C-402

File Location: s:\aec\archive_01-civil_projects\03-projects\33 holdings\22256 - dupree road\02-design\dwg\02-civil\22256 - site



SITE DATA

CATEGORY	EQUALS
GROSS AREA:	± 0.602 ACRES
DISTURBED AREA:	± 0.591 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ.FT.)
EXISTING ZONING:	DT-MR-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS
	26' X 45' UNITS SHOWN
SETBACKS:	**EQUALS**
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM
DEVELOPMENT STATISTICS:	**EQUALS**
MAXIMUM HEIGHT OR STORIES	5 STORIES / 85 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,200
MINIMUM LOT WIDTH (FT.)	16
PARKING REQUIREMENTS	**EQUALS**
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811
Utilities Protection Center, Inc.
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PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 1-7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

NORTH

SCALE: 1"= 20'
0 20

PROJECT NUMBER
22256

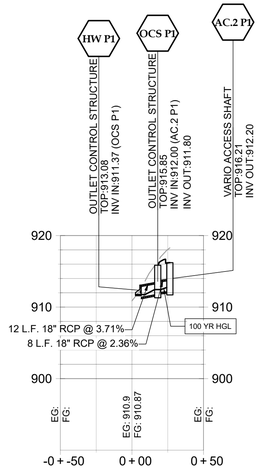
SHEET TITLE
GRADING & DRAINAGE PLAN

SHEET NUMBER
C-501

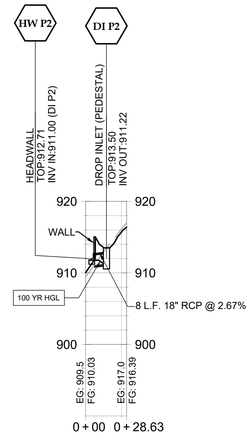
File Location: s:\sesf\archive_01-civil_projects\03-projects\33 holdings\22256 - dupree road\02-design\dwg\02-civil\22256 - site

100 YR PIPE CHART

LineSize (in)	LineLength (ft)	InvertUp (ft)	InvertDn (ft)	LineSlope (%)	n-valuePipe	InInlet (in/hr)	CapacityFull (cfs)	FlowRate (cfs)	SfAve (%)	VelDn (ft/s)	RunoffCoeff (C)	Tc (min)	DrainageArea (ac)	HGLUp (ft)	HGLDn (ft)	InletID
18	29.9	910.8	910.2	2.01	0.013	0	14.88	1.13	0	0.96	0	5	0	911.20 j	911.15	OCS P1

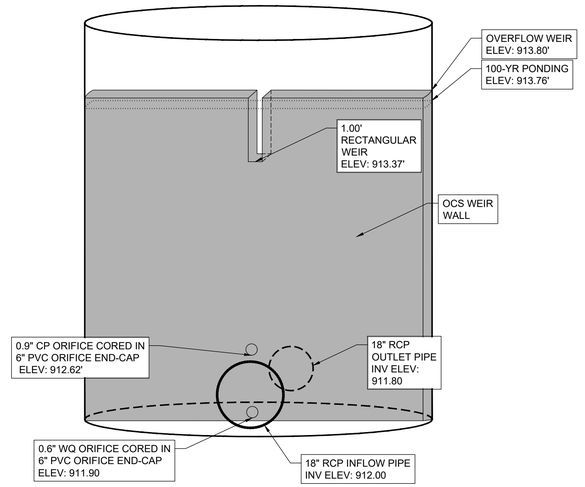


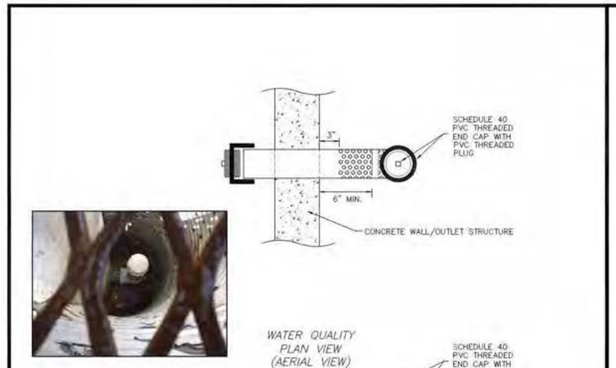
PROFILE VIEW OF HW-P1 - AC.2-P1 FROM -0+50 TO 0+50

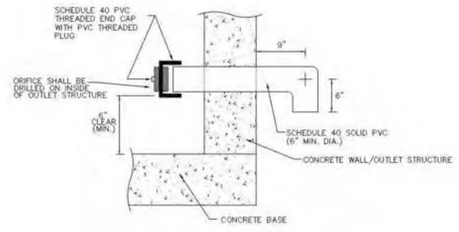


PROFILE VIEW OF HW-P2 - DI-P2 FROM 0+00 TO 0+28.63

OCS WEIR WALL







NOTES (TO APPLY TO ALL):

1.) FILL GAP BETWEEN STRUCTURE & PVC WITH MORTAR OR INSTALL A FERNCO ADAPTER.

2.) SIZE ORIFICE AS REQUIRED

3.) PIPE SIZE SHALL BE SPECIFIED PER TABLE BELOW. PIPE SIZES SHALL BE CONSISTENT FOR EACH END-CAP ASSEMBLY.

OUTLET ORIFICE DIAMETER	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

4.) VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE STORMWATER DEPARTMENT.

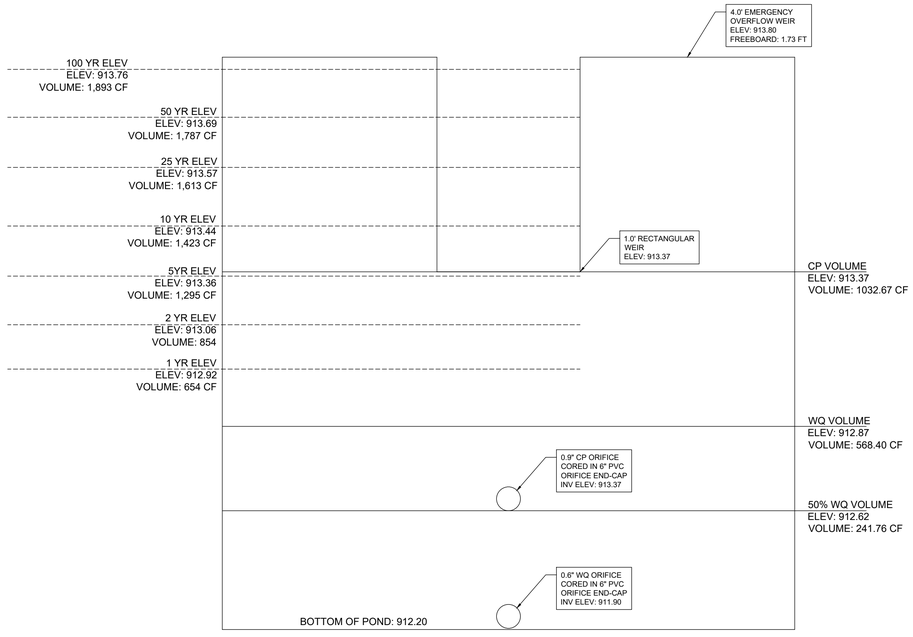
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
ORIFICE END-CAP DETAILS

REVISION #1: DECEMBER 3RD, 2004
REVISION #2: MARCH 15TH, 2005
REVISION #3: MAY 2ND, 2005
REVISION #4: JUNE 27TH 2006

DATE: NOVEMBER 2002 SHEET: 629

OCS WEIR WALL DETAIL

N.T.S



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ASATO MASUYAMA, GA PE0446600
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AMASUYAMA@LJA.COM

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GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

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SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

NORTH

SCALE: 1"= 20'
0 20

PROJECT NUMBER
22256

SHEET TITLE
STORM PROFILE AND DETAILS

SHEET NUMBER
C-502

File Location: s:\esd\archive_01-civil_projects\03-projects\33 hvd&rgs\22256 - dupree road\02-design\dwg\02-civil\22256 - site

COMMON DEVELOPMENT CHECKLIST

Page #	Included Y/N	Checklist #:	Checklist Items:
C-601 (#1)	Y	12	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 23 of the permit.
C-601 (#2)	Y	13	Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV pg 22 of the permit.
C-601 (#3)	Y	14	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."in accordance with **Part IV.A.5 page 27** of the permit. *
C-601 (#4)	Y	15	Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C-601 (#5)	Y	17	Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional. *
C-601 (#6)	Y	18	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
C-601 (#7)	Y	19	Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C-601 (#8)	Y	20	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C-601 (#9)	Y	21	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

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

   SIGNATURE .....

2. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE QUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

   SIGNATURE .....

3. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

4. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

5. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

6. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

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

8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

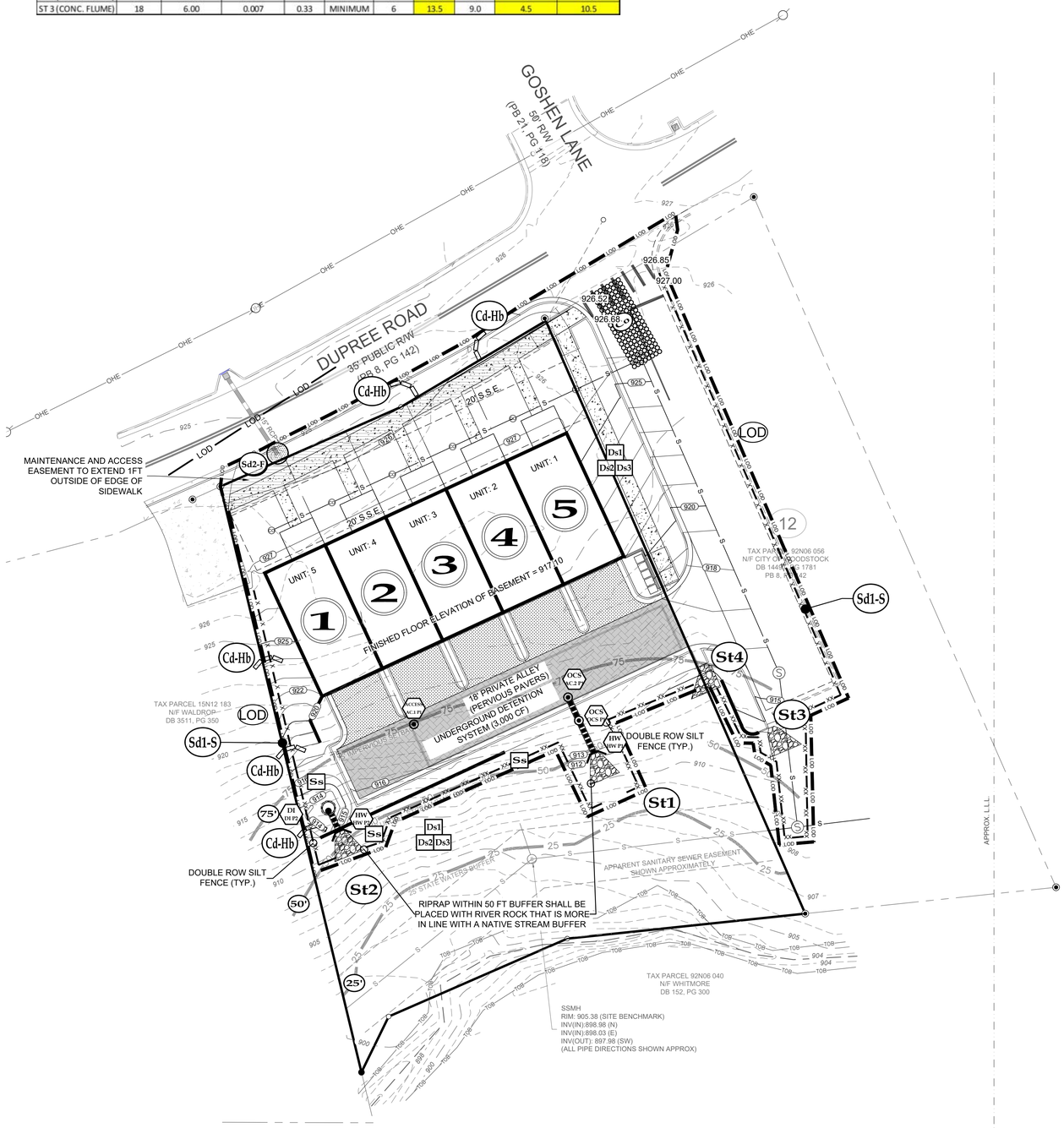
9. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

BY_____
ASATO MASUYAMA P.E. REGISTERED GEORGIA ENGINEER No. PE046600
LEVEL II CERTIFIED DESIGN PROFESSIONAL – CERTIFICATION NUMBER 0000083860
ISSUED: 10/01/2021
EXPIRES: 10/01/2024

ST CALCULATIONS

TABLE OF FLOW RATE, VELOCITY AND RIPRAP DIMENSIONS AT STORMWATER OUTLET STRUCTURES

STRUCTURE	PIPE DIA. Do (inches)	PIPE/CHANNEL SLOPE (%)	PIPE/CHANNEL FULL FLOW RATE (c.f.s.)	VELOCITY (f.s.)	TAILWATER CONDITION	RIPRAP SIZE d50 (inches)	STONE DEPTH D (inches)	APRON LENGTH La (feet)	RIPRAP WIDTH AT PIPE W1=3Do (feet)	RIPRAP WIDTH AT END W2 (feet)
ST 1 (HW P1)	18	2.01	0.049	1.59	MINIMUM	6	13.5	9.0	4.5	10.5
ST 2 (HW P2)	18	2.67	0.002	0.5	MINIMUM	6	13.5	9.0	4.5	10.5
ST 3 (CONC. FLUME)	18	6.00	0.015	0.5	MINIMUM	6	13.5	9.0	4.5	10.5
ST 3 (CONC. FLUME)	18	6.00	0.007	0.33	MINIMUM	6	13.5	9.0	4.5	10.5



SITE DATA

CATEGORY	EQUALS
GROSS AREA:	± 0.602 ACRES
DISTURBED AREA:	± 0.591 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ.FT.)
EXISTING ZONING:	DT-MR-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS
	26' X 45' UNITS SHOWN

SETBACKS:	EQUALS
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM

DEVELOPMENT STATISTICS:	EQUALS
MAXIMUM HEIGHT OR STORIES	5 STORIES / 85 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,200
MINIMUM LOT WIDTH (FT.)	16

PARKING REQUIREMENTS	EQUALS
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY	CHK	APV

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ASATO MASUYAMA, GA PE046600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE046600 PROFESSIONAL 10-1-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

NORTH

SCALE: 1"= 20'
0 20

PROJECT NUMBER
22256

SHEET TITLE
EROSION PLAN

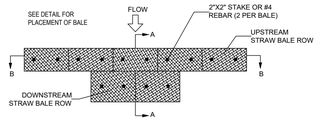
SHEET NUMBER
C-601

File Location: s:\swd\archive_01-civil_projects\03-projects\33.hxd\dwgs\22256 - dupree road\02-design\dwg\02-civil\22256 - site

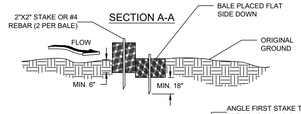
TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

1. CFS IN THE CHANNEL / DITCH THAT THE CHECK DAM IS BEING USED IN: **2.0 CFS**
2. ABOVE 2.0 CFS: YES _____ NO ___X_____
3. IF YES, LIST BMP BEING USED IN CONJUNCTION WITH CHECK DAMS:

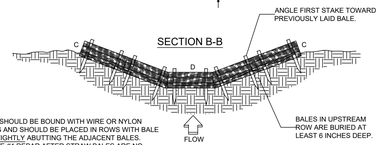
PLAN



SECTION A-A



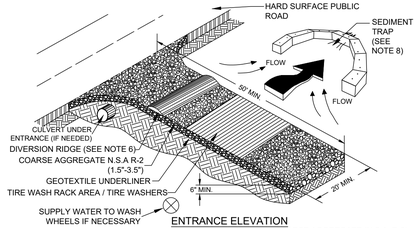
SECTION B-B



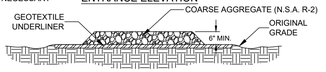
NOTES:
1. BALES SHOULD BE BOUND WITH WIRE OR NYLON STRING AND SHOULD BE PLACED IN ROWS WITH BALE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. REMOVE #4 REBAR AFTER STRAW BALES ARE NO LONGER IN PLACE.
3. POINT C OF SECTION B-B SHOULD ALWAYS BE HIGHER THAN POINT D.

Cd-Ht) CHECK DAM - STRAW BALE (OPTIONAL)
NTS

EXIT DIAGRAM



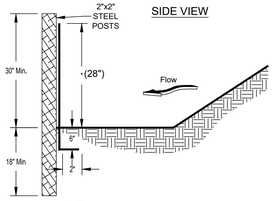
ENTRANCE ELEVATION

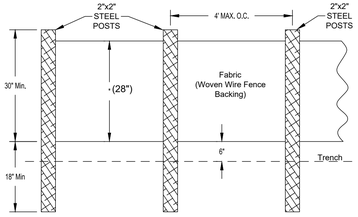


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co) CRUSHED STONE CONSTRUCTION EXIT
NTS

SIDE VIEW



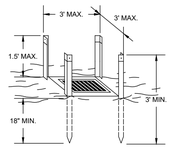


FRONT VIEW

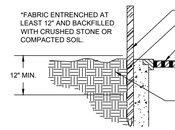
NOTES:
1. Use steel posts or as specified by the EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. Height (") is to be shown on the EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

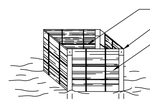
Sd1-S) SILT FENCE - TYPE SENSITIVE
NTS

STEEL FRAME AND SILT FENCE INSTALLATION



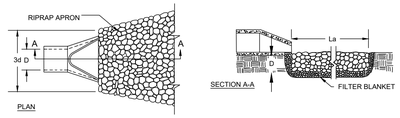
NOTES
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.



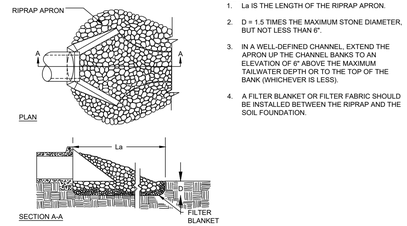


Sd2-F) FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION
NTS

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

St) RIPRAP OUTLET PROTECTION
NTS

DEFINITION

A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF SIX MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.

PURPOSE

- REDUCE RUNOFF, EROSION, AND SEDIMENTATION
- REDUCE DUST - CONSERVE MOISTURE
- PREVENT SURFACE COMPACTION AND CRUSTING
- CONTROL UNDESIRABLE VEGETATION

INSTALLATION

- INSTALL ALL OTHER REQUIRED BMPs FIRST.
- GRADE SITE, IF POSSIBLE, TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- LOOSEN COMPACTED SOIL, IF POSSIBLE, TO A DEPTH OF THREE INCHES.
- APPLY STRAW OR HAY UNIFORMLY, AS SHOWN IN TABLE 1, BY HAND OR MECHANICAL EQUIPMENT, AND ANCHOR BY PRESSING INTO SOIL OR USING NETTING.
- MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1) OR OTHER SUITABLE TACKIFIER.
- WOOD WASTE ON SLOPES FLATTER THAN 3:1 DO NOT NEED ANCHORING.
- MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS LEFT INACTIVE FOR FOURTEEN DAYS.

MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW OR HAY	-	2" TO 4"
WOOD WASTE, CHIPS, SAWDUST, BARK	-	2" TO 3"
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	----
GEOTEXTILES, JUTE MATTING, NETTING, ETC.,	SEE MANUFACTURE'S RECOMMENDATIONS	----

TABLE 1

MAINTENANCE

- ADD MULCH AS NEEDED TO MAINTAIN THE SUGGESTED DEPTH.
- IF ORGANIC MULCH IS TO BE LEFT AND INCORPORATED INTO THE SOIL, APPLY 20-30 POUNDS OF NITROGEN IN ADDITION TO THE FERTILIZER REQUIRED FOR VEGETATION.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

PURPOSE

- REDUCE RUNOFF & SEDIMENT DAMAGE OF DOWN STREAM RESOURCES
- PROTECT THE SOIL SURFACE FROM EROSION - IMPROVE AESTHETICS
- IMPROVE TILTH, INFILTRATION, AND AERATION AS WELL AS ORGANIC MATTER FOR PERMANENT PLANTINGS.

INSTALLATION

- APPLY MULCH OR TEMPORARY GRASSING TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE.
- APPLICABLE TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN 6 MONTHS.
- COORDINATE WITH PERMANENT MEASURES TO ENSURE ECONOMICAL AND EFFECTIVE STABILIZATION.
- TAKE NOTE OF WHICH SPECIES ARE NOT APPROPRIATE FOR COMPANION CROP PLANTINGS.
- WHEN THE SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, SCARIFY THE SOIL IN ORDER TO PROVIDE A PLACE FOR THE SEED TO LODGE AND GERMINATE.
- APPLY AGRICULTURAL LIME AT THE RATE DETERMINED BY SOIL TEST PH.
- APPLY LIME BEFORE LAND PREPARATION AND INCORPORATE WITH A DISK, RIPPER, OR CHISEL.
- ON STEEP SLOPES, APPLY FERTILIZER HYDRAULICALLY.
- SELECT GRASS OR GRASS-LEGUME MIXTURES BASED ON THE AREA AND SEASON OF THE YEAR.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTI-PACKER-SEEDER, OR HYDRAULIC SEEDER.
- THE APPROPRIATE DEPTH OF PLANTING IS 10X THE SEED DIAMETER.
- APPLY IRRIGATION AT A RATE THAT WILL NOT CAUSE RUNOFF AND EROSION. THOROUGHLY WET THE SOIL TO INSURE GERMINATION OF THE SEED.

MAINTENANCE

- RE-SEED AREAS WHERE AN ADEQUATE STAND OF TEMPORARY VEGETATION FAILS TO EMERGE.
- IF OPTIMUM CONDITIONS FOR TEMPORARY VEGETATION IS LACKING, MULCH CAN BE USED A SINGULAR EROSION CONTROL DEVICE.

LIME AND FERTILIZER

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH. QUICK ACTING LIME SHOULD BE INCORPORATED TO MODIFY PH DURING THE GERMINATION PERIOD. BIO STIMULANTS SHOULD ALSO BE CONSIDERED WHEN THERE IS LESS THAN 3% ORGANIC MATTER IN THE SOIL. GRADED AREAS REQUIRE LIME APPLICATION. SOILS MUST BE TESTED TO DETERMINE REQUIRED AMOUNTS OF FERTILIZER AND AMENDMENTS. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL. ON SLOPES TOO STEEP FOR, OR INACCESSIBLE TO EQUIPMENT, FERTILIZER SHALL BE HYDRAULICALLY APPLIED, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION RATE.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SOME TEMPORARY PLANT SPECIES, SEEDING RATES AND PLANTING DATES

SPECIES	RATES PER 1000 SQ. FT.	RATES PER ACRE	PLATING DATES BY REGION M-L	P	C
BARLEY ALONE BARLEY IN MIXTURES	3.3 LBS. 0.6 LBS.	3 BU. 0.5 BU.	9/1-10/31	9/15-11/15	10/1-12/31
LESPEDEZA, ANNUAL LESPEDEZA IN MIXTURES	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	3/1-3/31	3/1-3/31	2/1-2/28
LOVEGRASS, WEEPING LOVEGRASS IN MIXTURES	0.1 LBS. 0.05 LBS.	4 LBS. 2 LBS.	4/1-5/31	4/1-5/31	3/1-5/31
MILLET, BROWNTOP MILLET IN MIXTURES	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	4/15-6/15	4/15-6/30	4/15-6/15
MILLET, PEARL	1.1 LBS	50 LBS.	5/15-7/15	5/15-7/31	4/15-8/15
OATS ALONE OATS IN MIXTURES	2.99 LBS. 0.7 LBS.	4 BU. 1 BU.	9/15-11/15	9/15-11/15	9/15-11/15
RYE (GRAIN) ALONE RYE IN MIXTURES	3.9 LBS. 0.6 LBS.	3 BU. 0.5 BU.	8/15-10/31	9/15-11/30	10/1-12/31
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31
SUDANGRASS	1.4 LBS.	60 LBS.	5/1-7/31	5/1-7/31	4/1-7/31
TRITICALE ALONE TRITICALE WITH MIXTURES	3.3 LBS. 0.6 LBS.	3 BU. 0.5 BU.	N/A	N/A	10/15-11/30
WHEAT ALONE WHEAT WITH MIXTURES	4.1 LBS. 0.7 LBS.	3 BU. 0.5 BU.	9/15-11/30	10/1-12/15	10/15-12/31

TABLE 1

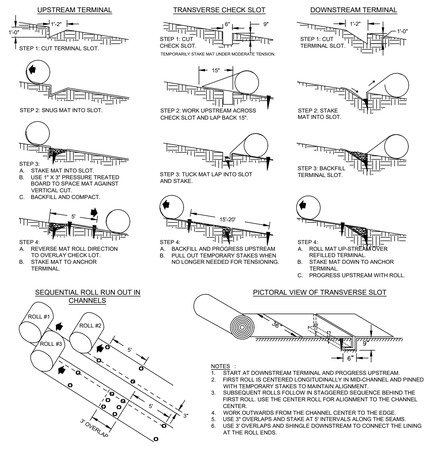
1. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
2. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.
3. FOR MAJOR LAND RESOURCE AREAS (MLRAs), SEE INSTRUCTIONS FOR TACKIFIERS AND BINDERS.
4. SEEDING RATES ARE BASED ON PURE LIVE SEED (PLS).

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION

SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10-10-10	500	30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

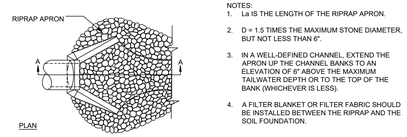
TABLE 2

BLANKET AND MATTING CROSS-SECTIONS

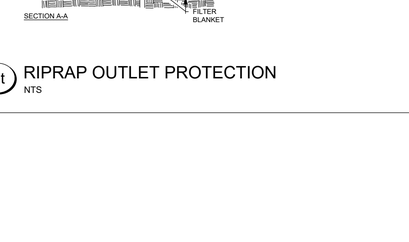


Ss TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)
NTS

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

St) RIPRAP OUTLET PROTECTION
NTS

DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION.

PURPOSE

- PROTECT THE SOIL SURFACE FROM EROSION
- REDUCE DAMAGE FROM SEDIMENT & RUNOFF TO DOWN-STREAM AREAS
- IMPROVE WILDLIFE HABITAT AND VISUAL RESOURCES
- IMPROVE AESTHETICS

INSTALLATION

- USE CONVENTIONAL PLANTING METHODS WHERE POSSIBLE.
- FINAL STABILIZATION MEANS THAT 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED LANDSCAPING MATERIALS IN PLANNED LANSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.
- SELECT PLANTS SPECIES BASED ON SITE AND SOIL CONDITIONS, PLANNED USE AND MAINTENANCE OF THE AREA, TIME OF YEAR, METHOD OF PLANTING, AND THE NEEDS OF THE LAND USER. (REFER TO TABLE 1)
- APPLY AGRICULTURAL LIME AT A RATE OF 1-2 TONS/ ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. PLEASE REFER TO TABLE 2 FOR INITIAL FERTILIZATION, NITROGEN, TOP DRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES.
- APPLY SEED HYDRAULICALLY. IF USING CONVENTIONAL METHODS, USE A CULTI-PACKER SEEDER, DRILL, ROTARY SEEDER, OR BY HAND.
- COVER THE SEED LIGHTLY WITH 1/8 " - 1/4 " OF SOIL FOR SMALL SEED AND 1/2 " -1 " OF SOIL FOR LARGE SEED WHEN USING A CULTIPACKER.
- CHECK SEED TAGS FOR % GERMINATION & % PURITY IN ORDER TO CALCULATE PURE LIVE SEED (PLS), WHICH IS THE PERCENTAGE OF THE SEEDS THAT ARE PURE AND WILL GERMINATE.
- MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. PLEASE REFER TO DS1 FOR APPLICATION RATES AND ANCHORING METHODS FOR DIFFERENT MATERIALS.
- IRRIGATE WHEN THE SOIL IS DRY AND AT A RATE THAT WILL NOT CAUSE RUNOFF.

MAINTENANCE

RE-SEED AREAS WHERE AN ADEQUATE STAND OF VEGETATION FAILS TO EMERGE OR WHERE A POOR STAND EXISTS.
- MAINTAIN AT LEAST 6 " OF TOP GROWTH UNDER ANY USE AND MANAGEMENT.
- EXCLUDE TRAFFIC UNTIL THE PLANTS ARE WELL ESTABLISHED.
- PLEASE REFER TO TABLE 2 FOR SECOND YEAR AND MAINTENANCE FERTILIZER RATES.
- APPLY ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS INDICATED BY SOIL TESTS.
- MOW BERMUDA GRASS, BAHIA GRASS, AND TALL FESCUE AS DESIRED.
- MOW SERICEA LESPEDEZA ONLY AFTER FROST TO ENSURE THAT THE SEEDS ARE MATURE.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

SOME PERMANENT PLANT SPECIES, SEEDING RATES, AND PLANTING DATES

SPECIES	RATES PER ACRE	RATES PER 1,000 SQ. FT.	PLANTING DATES BY REGION M-L	P	C	REMARKS
BAHIA, PENSACOLA ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LB.	---	4/1-5/31	3/1-5/31	LOW GROWING; SOD PRODUCING; WILL SPREAD INTO BERMUDA LAWNS
BAHIA, WILMINGTON ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LB.	3/15-5/31	3/1-5/31	---	SAME AS ABOVE
BERMUDA, COMMON (HULLED SEED) ALONE WITH OTHER PERENNIALS	10 LBS. 6 LBS.	0.2 LB. 0.1 LB.	---	4/1-5/31	3/15-5/31	QUICK COVER; LOW GROWING; SOD FORMING; NEEDS FULL SUN
BERMUDA SPRIGS COMMON LAWN AND FORAGE HYBRIDS	40 CU. FT. SOD PLUGS 3'X3'	0.9 CU. FT.	4/15-6/15	4/1-6/15	4/1-5/31	1 CU. FT =650 SPRIGS; 1 BU.=1.25 CU. FT. OR 800 SPRIGS
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	-	11/1-5/31	11/1-5/31	DROUGHT TOLERANT, FULL SUN OR PARTIAL SHADE
CROWN VETCH WITH WINTER ANNUALS OR COOL SEASON GRASSES	15 LBS.	0.3 LB.	9/1-10/15	9/1-10/15	---	MIX WITH 30 LBS. TALL FESCUE OR 15 LBS. RYE; INOCULATE SEED; PLANT ONLY NORTH OF ATLANTA
FESCUE, TALL ALONE WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LB.	3/1-4/15 OR 8/15- 10/15	9/1-10/15	---	CAN BE MIXED WITH PERENNIALS LESPEDEZAS OR CROWN VETCH; NOT FOR DROUGHTY SOILS OR HEAVY USE AREAS
LESPEDEZA, SERICEA SCARIFIED	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	4/1-5/15	WIDELY ADAPTED AND LOW MAINTENANCE; TAKES 2-3 YEARS TO ESTABLISH; INOCULATE SEED WITH EL INOCULANT; MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE

TABLE 1

SOME PERMANENT PLANT SPECIES, SEEDING RATES, AND PLANTING DATES

SPECIES	RATES PER ACRE	RATES PER 1,000 SQ. FT.	PLANTING DATES BY REGION M-L	P	C	REMARKS
LESPEDEZA, SERICEA (CONT.) UNSCARIFIED SEED-BEARING HAY	70 LBS. 3 TONS	1.7 LBS. 138 LBS.	9/1-2/28 10/1-1/31	9/1-2/28 10/1-1/31	9/1-2/28 10/15-1/15	MIX WITH TALL FESCUE OR WINTER ANNUALS CUT WHEN SEED IS MATURE BUT BEFORE IT SHATTERS; ADD TALL FESCUE OR WINTER ANNUALS
LESPEDEZA, AMBRO VIRGATA OR APPALOW SCARIFIED UNSCARIFIED	60 LBS. 75 LBS.	1.4 LBS. 1.7 LBS.	4/1-5/31 9/1-2/28	3/15-5/31 9/1-2/28	3/1-5/15 9/1-2/28	SPREADING GROWTH WITH HEIGHT OF 18"-24"; GOOD IN URBAN AREAS; SLOW TO DEVELOP GOOD STANDS; MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA TALL FESCUE OR WINTER ANNUALS; DO NOT MIX WITH SERICEA LESPEDEZA; INOCULATE SEED WITH EL INOCULATE
LESPEDEZA, SHRUB (LESPEDEZA, BICOLOR OR LESPEDEZA THUMBERGII) PLANTS	3'X3' SPACING		10/1-3/31	11/1-3/15	11/15-2/28	PLANT IN SMALL CLUMPS FOR WILDLIFE FOOD AND COVER
LOVEGRASS, WEEPING ALONE WITH OTHER PERENNIALS	4 LBS. 2 LBS.	0.1 LB. 0.05 LB.	4/1-5/31	3/15-5/31	3/1-5/31	QUICK COVER; DROUGHT TOLERANT; GROWS WELL WITH SERICEA LESPEDEZA ON ROAD-BANKS AND OTHER STEEP SLOPES; SHORT LIVED
MAIDENCANE SPRIGS	2'X3' SPACING		2/1-3/31	2/1-3/31	2/1-3/31	FOR VERY WET SITES SUCH AS RIVERBANKS AND SHORELINES; DIG SPRIGS LOCALLY

TABLE 1 (CONT.)

SOME PERMANENT PLANT SPECIES, SEEDING RATES, AND PLANTING DATES

SPECIES	RATES PER ACRE	RATES PER 1,000 SQ. FT.	PLANTING DATES BY REGION M-L	P	C	REMARKS
PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LB.	---	3/1-4/30	3/1-4/30	GROWS WELL ON COASTAL SAND DUNES; MIX WITH SERICEA LESPEDEZA BUT NOT ON SAND DUNES
REED CANARY GRASS WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LBS.	8/15- 10/15	9/1-10/15	---	GROWS SIMILAR TO TALL FESCUE; FOR WET SITES
SUNFLOWER, AZTEC MAXIMILLIAN	10 LBS.	0.2 LB.	4/15-5/31	4/15-5/31	4/1-5/31	MIX WITH WEEPING LOVEGRASS OR OTHER LOW GROWING GRASSES OR LEGUMES

TABLE 1 (CONT.)

1. RATES ARE FOR BROADCASTED SEED. IF A SEED DRILL IS USED, REDUCE THE RATES BY ONE-HALF.
2. PLS IS AN ABBREVIATION FOR PURE LIVE SEED. REFER TO GLOSSARY FOR AN EXPLANATION OF THIS TERM.
3. THE RESOURCE AREAS ARE DEFINED IN THE GLOSSARY. SEE PAGE 60 FOR RESOURCE AREA.
4. SEEDING RATES ARE BASED ON PURE LIVE SEEDS (PLS).

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30
WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	50 --- ---

TABLE 2

BY _____
ASATO MASUYAMA P.E. REGISTERED GEORGIA ENGINEER No. PE046600
LEVEL II CERTIFIED DESIGN PROFESSIONAL – CERTIFICATION NUMBER 0000083860
ISSUED: 10/01/2021
EXPIRES: 10/01/2024

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY	CHK	APV
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE046600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE046600 PROFESSIONAL 7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROA

Specimen Tree Report
City of Woodstock

Client

LJA

Address

119 Dupree Rd

Project

23077

Survey Date

11/13/2023

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects

Canopy Consultants
www.canopy-consultants.com
404.858.7471

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. Specifications for these trees are established under City of Woodstock Tree Preservation and Replacement Ordinance. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make City of Woodstock a more attractive place to live, provide a healthy living environment, and better control of stormwater runoff, noise, glare and soil erosion.

City of Woodstock Specimen tree specifications are organized by size:

Deciduous Hardwood trees over 24" DBH

Conifer Softwood trees over 30" DBH

Flowering Understory trees over 10" DBH

and condition:

Life expectancy greater than 15 years

Relatively sound and solid trunk with no visible decay

No more than one major and several minor dead limbs (hardwoods)

No major insect or pathological problem

Site Location

The site is located in a developed area of the city. It is a single family lot with one structure located near the right of way. There are a few very large trees on the property. The rest of the landscape is turf or overgrown with Kudzu. The trees do show signs of decline due to the use of the landscape around the trees. Severe compaction from vehicle parking and foot traffic.

A creek delineates the southern property line and there are few trees along the bank. The property to the East is owned by the city and has a cluster of Pine and Poplar trees at the southeast corner.

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or

disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.
Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

Specimen Tree Report

Tree #	DBH	Species	Condition	Comments
2920	34"	*Quercus nigra* Water Oak	Poor	Poor 1: Decline with tip dieback. Pic 1
2921	52"	*Quercus falcata* S Red Oak	Poor	Poor 2: Decline with tip dieback. Pic 2
2922	26"	*Acer rubrum* Red Maple	Good	Tree is in good health.
2923	29"	*Quercus falcata* S Red Oak	Good	Tree is in good health.
2924	33"	*Quercus falcata* S Red Oak	Poor	Poor 3: 25 degree lean. Pic 3
2925	37"	*Quercus falcata* S Red Oak	Fair	Fair 1 : 10 degree lean. Pic 4
2926	47"	*Quercus falcata* S Red Oak	Good	Tree is in good health.

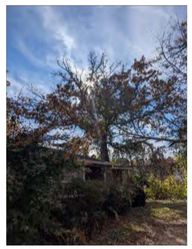
Total Specimen Sized Trees: 7
Good Condition: 3
Fair Condition: 1
Poor Condition: 3

Off- Site Specimen Tree Report

Tree #	DBH	Species	Condition	Comments
2927	28"	*Ulmus americana* Elm	Poor	Poor 4: Trunk wound and poor structural rooting. Pic 5
2928	32"	*Quercus nigra* Water Oak	Poor	Poor 5: Major trunk wound from vehicle accidents. Pic 6
2929	28"	Acer saccharinum Silver Maple	Good	Tree is in good health.
2930	25"	Acer saccharinum Silver Maple	Poor	Poor 6: Major leader loss. Pic 7
2931	32"	*Liriodendron tulipifera* Poplar	Good	Tree is in good health.
2932	37"	*Liriodendron tulipifera* Poplar	Poor	Poor 7: Major trunk wound with hollow. pic 8

Total Specimen Sized Trees: 6
Good Condition: 2
Fair Condition: 0
Poor Condition: 4

Pic 1: Decline with tip dieback. Poor 1



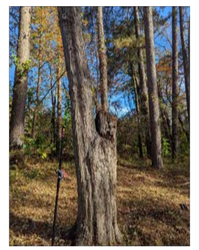
Pic 2: Decline with tip dieback. Poor 2

Pic 3: 25 degree lean. Poor 3

Pic 4: 10 degree lean. Fair 1

Pic 5: Trunk wound and poor structural rooting. Poor 4

Pic 6: Major trunk wound from vehicle accidents. Poor 5



Pic 7: Major leader loss. Poor 6

Pic 8: Major trunk wound with hollow. Poor 7

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NO.	DATE	DESCRIPTION	BY	CHK	APV

02/07/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER
22256

SHEET TITLE
SPECIMEN TREE REPORT

SHEET NUMBER
C-700

SITE SYMBOLS LEGEND

- TP — TREE PROTECTION FENCE
- LOD — LIMITS OF DISTURBANCE
- 25 — 25' STATE STREAM BUFFER
- 50 — 50' VEGETATIVE BUFFER
- 75 — 75' NON-IMPERVIOUS SETBACK

- = GATE VALVE
- = BUTTERFLY VALVE
- = WATER METER
- = FIRE HYDRANT
- = SEWER MANHOLE
- = POWER/TELEPHONE POLE
- = FENCE
- = POWER LINE
- = TELEPHONE LINE
- = GAS LINE
- = WATER LINE
- = SANITARY SEWER LINE
- = STORM LINE
- = STUB
- = TRAVERSE LINE/POINT
- = BRANCH/CREEK
- = DRAINAGE FLOW ARROW

SEE C-703 FOR ADDITIONAL CALCS

TREE LEGEND

- TREE SAVE AREA
- CRITICAL ROOT ZONE OF EXISTING TREES TO BE SAVED. RADIUS (FEET) = 1.5" DBH (INCHES)
- TREE TO BE REMOVED

Abbreviation	Type (Common Name)
as	Ash
bg	Blackgum
el	Elm
hi	Hickory
mg	Magnolia
pi	Pine
po	Poplar
rm	Red Maple
sm	Silver Maple
sro	Southern Red Oak
wo	Water Oak

Tree Survey Data

Tree #	Specimen Tree Tag #	DBH	Species	Condition	Comment	Proposal	Credit (Tree Density Units)
1	2920	34	Water Oak	Poor	Decline with tip dieback.	Remove	-
2	2921	52	S Red Oak	Poor	Decline with tip dieback.	Remove	-
3	2922	26	Red Maple	Good	Tree is in good health.	Remove	26
4	2923	29	S Red Oak	Good	Tree is in good health.	Remove	29
5		3	Ash			Preserve	No Credit (Buffer)
6		4	Ash			Preserve	No Credit (Buffer)
7		11	Silver Maple			Preserve	No Credit (Buffer)
8	2924	33	S Red Oak	Poor	25 degree lean.	Remove	-
9		14	Hickory			Remove	-
10	2925	37	S Red Oak	Fair	10 degree lean.	Remove	37
11	2926	47	S Red Oak	Good	Tree is in good health.	Remove	47
12		5	Elm			Remove	-
13		9	Magnolia			Remove	-
14	2927	28	Elm	Poor	Trunk wound and poor structural rooting.	Remove (Off-Site)	-
15		17	Silver Maple			Remove	-
16		22	Water Oak			Remove	-
17	2928	32	Water Oak	Poor	Major trunk wound from vehicle accidents.	Remove (Off-Site)	-
18		23	Red Maple			Preserve (Off-Site)	-
19		22	Silver Maple			Preserve (Off-Site)	-
20		30	Water Oak			Preserve (Off-Site)	-
21	2929	28	Silver Maple	Good	Tree is in good health.	Remove (Off-Site)	-
22	2930	25	Silver Maple	Poor	Major leader loss.	Remove (Off-Site)	-
23		29	Pine			Preserve (Off-Site)	-
24		45	S Red Oak			Preserve (Off-Site)	-
25		24	Pine			Preserve (Off-Site)	-
26		27	Pine			Preserve (Off-Site)	-
27		24	Pine			Preserve (Off-Site)	-
28		26	Pine			Preserve (Off-Site)	-
29		17	Pine			Preserve (Off-Site)	-
30		23	Pine			Preserve (Off-Site)	-
31		16	Red Maple			Preserve (Off-Site)	-
32		17	Pine			Preserve (Off-Site)	-
33		20	Blackgum			Preserve (Off-Site)	-
34	2931	32	Poplar	Good	Tree is in good health.	Preserve (Off-Site)	-
35	2932	37	Poplar	Poor	Major trunk wound with hollow.	Preserve (Off-Site)	-
						Total TDU Removed	**139 Units**
						Total TDU Preserved	**-**

CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

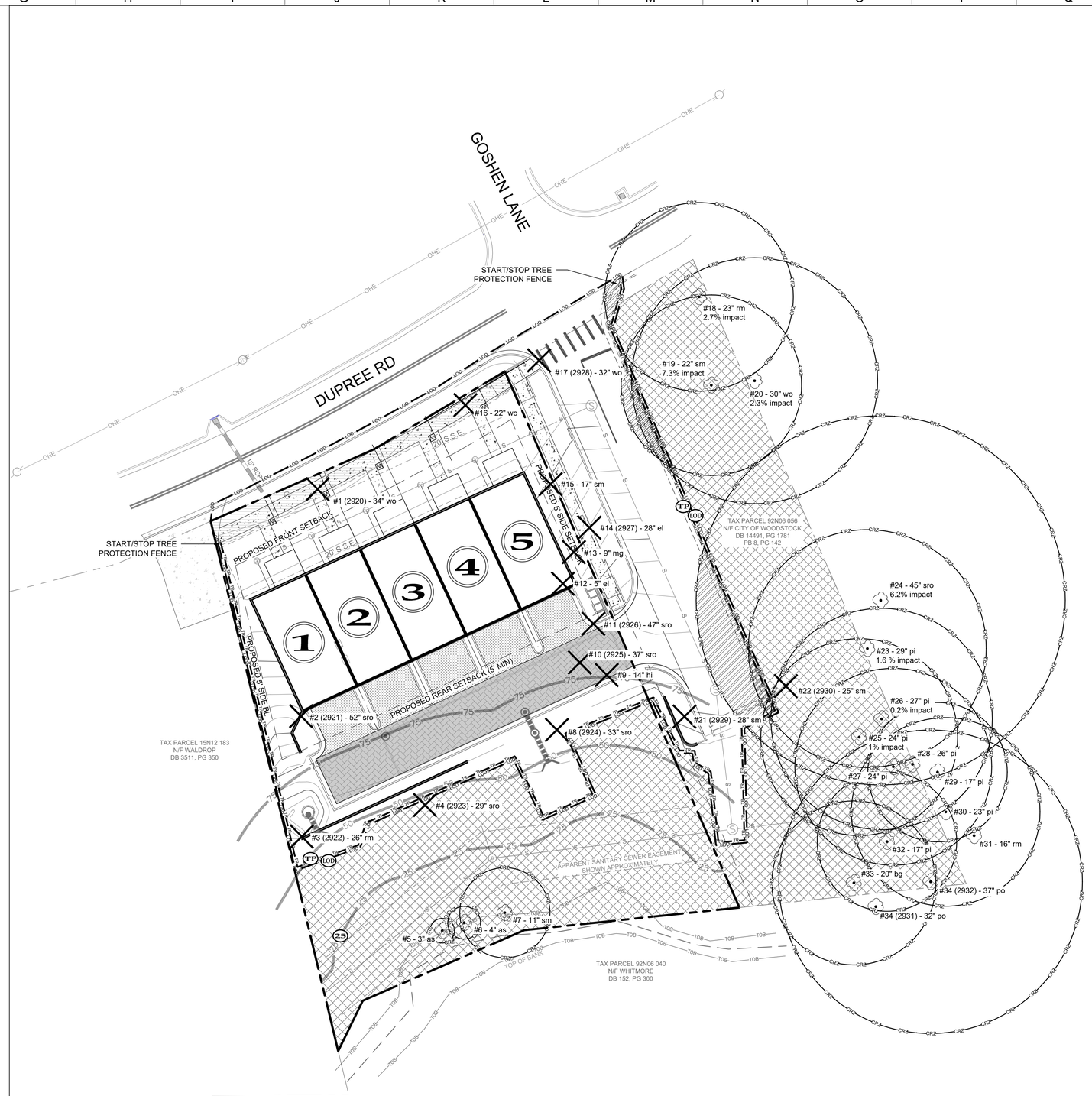
TREE SURVEY NOTES

Trees are tagged with an aluminum disk that indicates their number to identify the tree.

SEE SHEET C-700 FOR TREE REPORT / SURVEY

TREE SURVEY DATED NOVEMBER 13, 2023, PROVIDED BY:

Canopy Consultants LLC
Alex Phillips
(404) 858 - 7471
aphilips@canopy-consultants.com
ISA Certified Arborist MA-4868A



NO.	DATE	DESCRIPTION	BY	CHK	APV

GEORGIA REGISTERED No. LA001962 LANDSCAPE ARCHITECT JUSTIN R. WHITEHORN

02/07/2024

LJA ENGINEERING
299 S. MAIN STREET
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BEERS CONSTRUCTION PARTNERS

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SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

NORTH

SCALE: 1"= 20'
0 20

PROJECT NUMBER
22256

SHEET TITLE
TREE PROTECTION PLAN

SHEET NUMBER
C-701

File Location: s:\sec\archive_01-civil_projects\03-projects\33 hold\dgn\22256 - dupree road\02-design\dwg\02-civil\22256 - tree 2.6.24

SITE SYMBOLS LEGEND

- (LOD) LIMITS OF DISTURBANCE
- (TP) TREE PROTECTION FENCE
- (25) 25' STATE STREAM BUFFER
- (50) 50' VEGETATIVE BUFFER
- (75) 75' NON-IMPERVIOUS SETBACK
- (CC) 6"x18"x12" VERTICAL CONCRETE CURB & GUTTER (SEE DETAIL ON C-801)
- (7S) 7' PROPOSED CONCRETE SIDEWALK
- (RC) 6" CONCRETE RIBBON CURB.
- (FR) FUTURE ROAD BY CITY OF WOODSTOCK
- (MK) MAIL KIOSK
- (SB) STOP BAR
- (TOB) TOP OF BANK
- (TC) TRASH CAN ENCLOSURE

- = GATE VALVE
- = BUTTERFLY VALVE
- W = WATER METER
- = FIRE HYDRANT
- = SEWER MANHOLE
- = POWER/TELEPHONE POLE
- = FENCE
- —P— = POWER LINE
- —T— = TELEPHONE LINE
- —G— = GAS LINE
- —W— = WATER LINE
- —S— = SANITARY SEWER LINE
- = STORM LINE
- = STUB
- = TRAVERSE LINE/POINT
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- = DRAINAGE FLOW ARROW

SEE C-703 FOR ADDITIONAL CALCS

TREE LEGEND

- TREE SAVE AREA
- CRITICAL ROOT ZONE OF EXISTING TREES TO BE SAVED. RADIUS (FEET) = 1.5* DBH (INCHES)

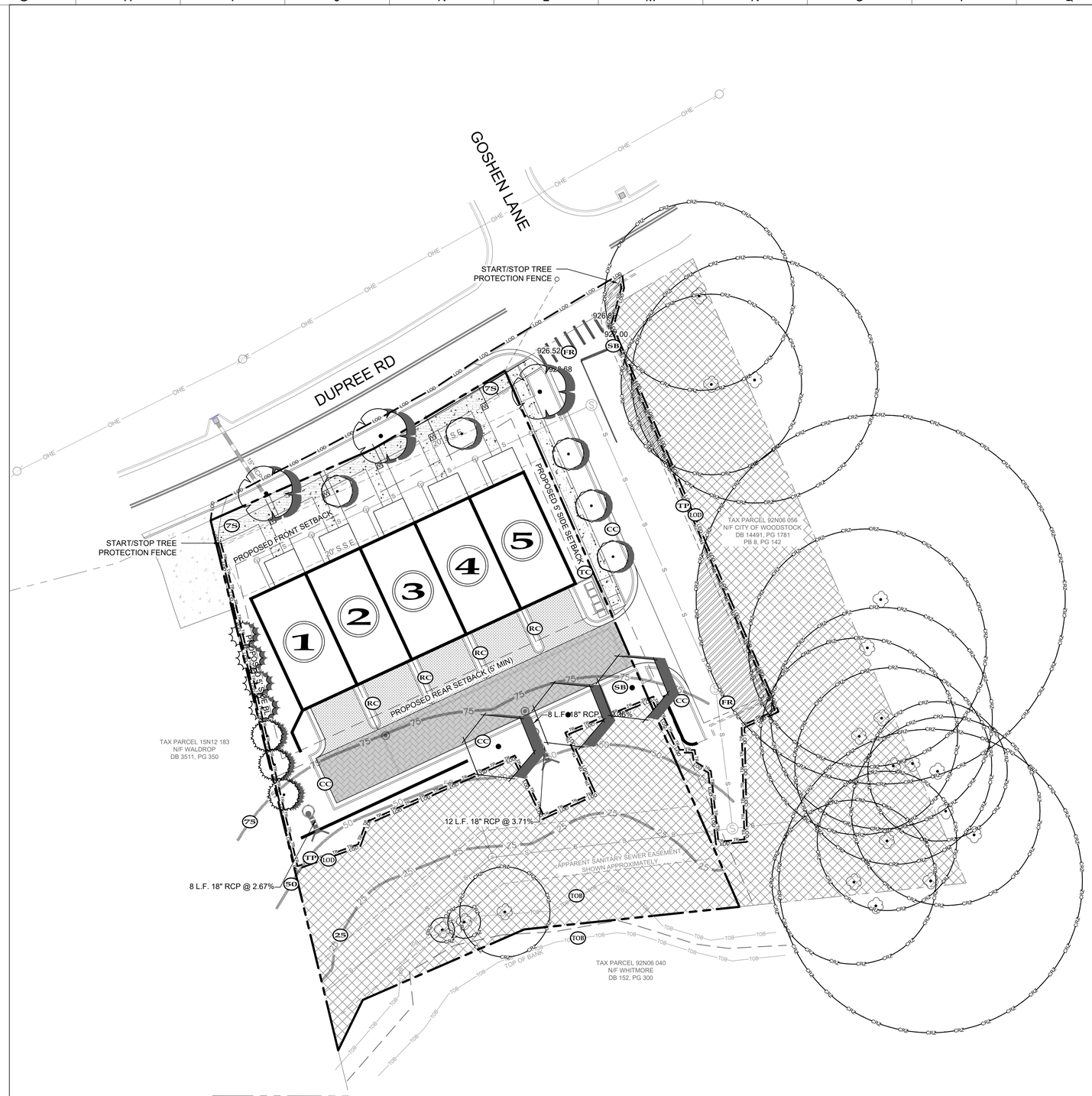
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AF	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	4" Cal.	B&B	3
	JV	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	8` Ht.	B&B	3
	MG	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	8` Ht.	B&B	4
	QUE LNG	Quercus robur x bicolor 'Long' / Regal Prince® Oak	4" Cal.	B&B	5
*	ULM PRI	Ulmus americana 'Princeton' / Princeton American Elm	4" Cal.	B&B	3

*TREE (QUERCUS ROBUR X BICOLOR 'LONG') IS NOT INCLUDED ON APPENDIX A "TREE SPECIES LIST". REASONING FOR USING THIS TREE IS DUE TO THE CONSTRAINTS OF THE SMALL SITE. THIS IS A NARROW TREE THAT IS GOOD FOR TIGHT SPACES. THE OAK SPECIES IS SELECTED DUE TO THE CONSIDERATION OF REMOVED SPECIMEN TREES.

811 CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



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GEORGIA REGISTERED No. LA001962 LANDSCAPE ARCHITECT JUSTIN R. WHITEHORN

02/07/2024

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SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

NORTH

SCALE: 1"= 20'
0 20

PROJECT NUMBER
22256

SHEET TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
C-702

File Location: s:\sw\archive_01-civil_projects\03-projects\33.hx\dwgs\22256 - dupree road\02-design\dwg\02-civil\22256 - tree 2.6.24

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	SPECIMEN RECOMPENSE TREE
TREES						
	AF	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	4" Cal.	B&B	3	✓
	JV	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	8` Ht.	B&B	3	
	MG	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	8` Ht.	B&B	4	
*	QUE LNG	Quercus robur x bicolor 'Long' / Regal Prince® Oak	4" Cal.	B&B	5	✓
	ULM PRI	Ulmus americana 'Princeton' / Princeton American Elm	4" Cal.	B&B	3	✓

*TREE (QUERCUS ROBUR X BICOLOR 'LONG') IS NOT INCLUDED ON APPENDIX A "TREE SPECIES LIST". REASONING FOR USING THIS TREE IS DUE TO THE CONSTRAINTS OF THE SMALL / TIGHT SITE. THIS IS A NARROW TREE THAT IS GOOD FOR TIGHT SPACES. THE OAK SPECIES IS SELECTED DUE TO THE CONSIDERATION OF REMOVED SPECIMEN TREES.

ORDINANCE REQUIREMENTS CHART

TOTAL SITE ACREAGE	=	0.6	ACRES
25' AND 50' STREAM BUFFER	MINUS	0.21	ACRES
NET ACREAGE	=	0.39	ACRES
(SDF)TREE DENSITY FACTOR (100 INCHES/ACRE)	=	39	INCHES/ACRE
RECOMPENSE REQUIRED	PLUS	139	TOTAL INCHES
TOTAL TREE DENSITY UNITS REQUIRED	**=**	**178**	**TOTAL UNITS**
TREE SAVE CREDITS	=	-	TOTAL INCHES
(RDF) INCHES PLANTED	=	65	TOTAL INCHES
TOTAL TREE DENSITY UNITS PROVIDED	**=**	**65.0**	**TOTAL UNITS**

SPECIMEN RECOMPENSE NOTES:

1. REMOVAL OF ANY SPECIMEN TREE MUST BE REPLACED WITH 4" MINIMUM CALIPER TREE OF COMPARABLE SPECIES ON AN INCH-FOR-INCH BASIS
2. SPECIMEN RECOMPENSE REQUIREMENT NOT MET. 44 TREE DENSITY UNITS PROVIDED FROM 4" CALIPER TREES TOWARDS SPECIMEN RECOMPENSE OF REQUIRED 139 UNITS. (SEE UNIT CALCATION TABLE)

SITE DENSITY AND MITIGATION NOTES:

1. TREES LOCATED IN STREAM BUFFER ARE EXCLUDED FROM DENSITY CREDITS
2. **TOTAL TDU REQUIREMENT NOT MET (178 REQUIRED - 65 PROVIDED = 113 UNITS DELINQUENT). SEE NOTES # 4 AND #5 BELOW FOR A BREAKDOWN OF UNIT DELINQUENT UNITS.**
3. **MITIGATION FEES FOR REPLACEMENT UNITS TO THE WOODSTOCK TREE PRESERVATION TRUST FUND ARE $150.00 PER INCH OF NON-RECOMPENSE AND $175.00 PER INCH OF RECOMPENSE**
4. **NON-RECOMPENSE MITIGATION REQUIRED: 39 INCHES (SDF REQUIRED) - 21 INCHES (NON SPECIMEN RECOMPENSE TREE UNITS PROVIDED) = 18 INCHES DELINQUENT (SEE UNIT CALC TABLE)**
5. **RECOMPENSE MITIGATION REQUIRED: 139 INCHES (SPECIMEN RECOMPENSE REQUIRED) - 44 INCHES (SPECIMEN RECOMPENSE TREE UNITS PROVIDED) = 95 INCHES DELINQUENT (SEE UNIT CALC TABLE)**

NEW TREES PLANTED NOTES:

1. DECIDUOUS TREES SHALL BE A MINIMUM OF 2" CALIPER AT TIME OF PLANTING
2. EVERGREEN TREES SHALL BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING
3. NO MORE THAN 30% OF ALL TREES PLANTED FOR REPLACEMENT DENSITY CREDIT MAY BE OF ANY (1) SPECIES
4. STREET TREES SHALL BE A MINIMUM OF 3.5" CALIPER AT TIME OF PLANTING.
5. EACH SINGLE-FAMILY RESIDENTIAL LOT SHALL CONTAIN A MINIMUM OF ONE 2" CALIPER OVERSTORY TREE. **IN CASES WHERE PLANTING AREA IS NOT AVAILABLE ON SINGLE FAMILY LOTS, A NUMBER OF 2" CALIPER OVERSTORY TREES EQUAL TO THE TOTAL NUMBER OF SINGLE FAMILY RESIDENTAL LOTS IN THE DEVELOPMENT SHALL BE PLANTED IN OTHER AREAS OF THE DEVELOPMENT.**

TREE PERCENTAGE, SIZE AND UNIT CALCULATION

COMMON/BOTANICAL NAME	QTY	PERC.	SIZE	UNIT (INCHES)	UNITS PROVIDED (INCHES)
ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE FREEMAN MAPLE	3	16.67%	LARGE	4	12
JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR	3	16.67%	MEDIUM	3	9
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	4	22.22%	MEDIUM	3	12
QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE OAK	5	27.78%		4	20
ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	3	16.67%	LARGE	4	12
TOTAL PERCENTAGE/UNITS		**100.00%**			**65**
PROPOSED TOTAL CANOPY	**18**				

7' SIDEWALK LANDSCAPE ZONE

DUPREE ROAD SIDEWALK LANDSCAPE ZONE LENGTH	=	122 LF
TREES REQUIRED (50 FT O.C.)	=	2.44
TREES PROVIDED	=	* 2
ACCESS DRIVE SIDEWALK LANDSCAPE ZONE LENGTH	=	98 LF
TREES REQUIRED (50 FT O.C.)	=	1.96
TREES PROVIDED	=	4

*DUE TO SIGHT DISTANCE CONCERNS, ONLY 2 OVERSTORY LANDSCAPE ZONE STREET TREES WILL FIT INTO THE DUPREE FRONTAGE. ADDITIONAL TREES SHIFTED TO THE ACCESS DRIVE AS COMPENSATION.

811 CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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GEORGIA REGISTERED No. LA001962 LANDSCAPE ARCHITECT AUSTIN R. WHITEHORN

02/07/2024

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SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER 22256

SHEET TITLE TREE CALCS

SHEET NUMBER C-703

File Location: s:\landfarchive_01-civil_projects\03-projects\33 hold\dgn\22256 - dupree road\02-design\dwg\02-civil\22256 - tree 2.6.24

LANDSCAPE NOTES:

1. ALL LANDSCAPE ACTIVITY SHALL COMPLY WITH THE LATEST VERSION OF THE CITY OF WOODSTOCK TREE ORDINANCE .
2. OWNER/DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO SUFFICIENT WATER, WEEDING AND REPLACEMENT OF DEAD PLANT MATERIALS.
3. A 3' DIAMETER RING OF MULCH SHALL BE PLACED AROUND ALL NEW TREES PLANTED ON SITE.
4. ROOT BARRIERS SHALL BE PLACED WHERE APPLICABLE AND SHALL BE PLACED AT TIME OF PLANTING.
5. ALL TREE WRAP, BURLAP, WIRE BASKETS, TIED OR OTHER BINDING DEVICES SHALL BE REMOVED PRIOR TO PLANTING.
6. CONTRACTOR TO PRESERVE ALL TREES POSSIBLE ON SITE.
7. ANY CRUSHED OR TORN ROOT SHALL BE CLEAVED BACK TO GOOD WOOD AND A SHARP CLEAN CUT MADE TO PROMOTE GROWTH.
8. ALL WORK IN THE AREA AND FOOT TRAFFIC SHOULD BE ON THE FARTHEST SIDE OF THE TRENCH AWAY FROM TREES.
9. ALL EXPOSED ROOT END SHALL BE KEPT MOIST.
10. ALL TREE PRUNING SHALL BE IN ACCORDANCE WITH ANSI A300-1995 STANDARD PRACTICES FOR TREE CARE OPERATIONS FOR TREES, SHRUBS AND OTHER WOODY PLANT MAINTENANCE.

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.
2. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO THE CITY OF WOODSTOCK PROTECTION AND REPLACEMENT ORDINANCE.

TREE REPLACEMENT NOTES:

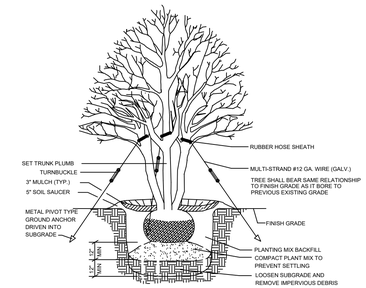
1. TREE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.
3. ALL PROPOSED PLANT MATERIALS ARE TO CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL TREES SHALL BE HAND WATERED OR IRRIGATED UNTIL ESTABLISHED.

SPECIMEN TREE NOTES:

1. THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRIP-LINE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE OF THE DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED / WHEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE).
2. A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT MATERIAL REMOVAL.
3. NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.
4. THINNING AND CLEARING OF ANY VEGETATIVE MATERIAL IN THE CRITICAL ROOT ZONE SHALL BE DONE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT.
5. TREE SAVE SIGNS SHALL BE EVERY 20 FEET OR A MINIMUM OF 4 SIGNS PER SPECIMEN TREE.
6. CONTRACTOR SHALL INSTALL ORANGE/RED PLASTIC PROTECTIVE TREE FENCING ADJOINING ALL ZONING BUFFERS AND TREE SAVE AREAS.
7. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
8. IF A SPECIMEN TREE IS TO BE REMOVED, A PLAN OR WRITTEN DOCUMENTATION INDICATING THE REASON FOR REMOVAL MUST BE SUBMITTED TO THE CITY.
9. THE REMOVAL OF ANY SPECIMEN TREE IMPACTED MUST BE MITIGATED BY REPLACING THE REMOVED SPECIMEN TREE WITH MINIMUM FOUR-INCH CALIPER TREES OF COMPARABLE SPECIES ON AN INCH-FOR-INCH REPLACEMENT BASIS.

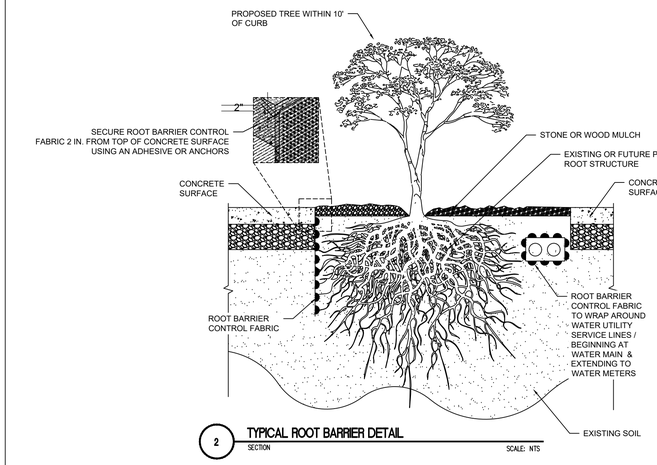
811 CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

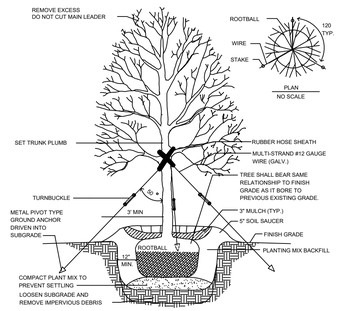


NOTE: 1. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER. TREES LARGER THAN 2" CAL. TO BE GUYED.

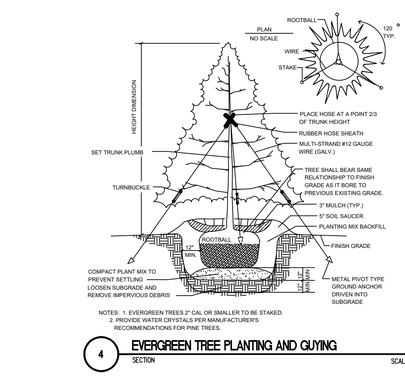
1 MULTI-TRUNK TREE PLANTING AND GUYING
SECTION — SCALE: NTS



2 TYPICAL ROOT BARRIER DETAIL
SECTION — SCALE: NTS

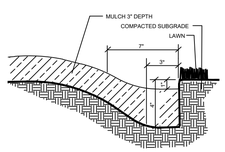


3 SHADE TREE PLANTING AND GUYING
SECTION — SCALE: NTS



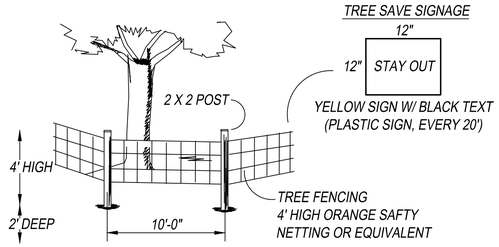
NOTES: 1. EVERGREEN TREES 2" CAL OR SMALLER TO BE STAKED.
2. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATIONS FOR PINE TREES.

4 EVERGREEN TREE PLANTING AND GUYING
SECTION — SCALE: NTS



NOTE: TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

5 TRENCH EDGER DETAIL FOR ALL BEDS
SECTION — SCALE: NTS



6 TREE PROTECTION FENCE
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

GEORGIA REGISTERED No. LA001962 LANDSCAPE ARCHITECT KRISTIN R. WHITEHORN
02/07/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

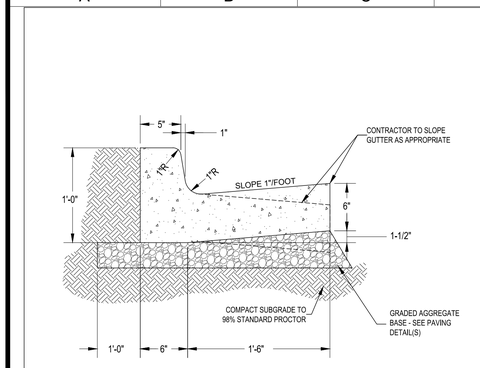
119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER
22256

SHEET TITLE
TREE DETAILS & NOTES

SHEET NUMBER
C-704

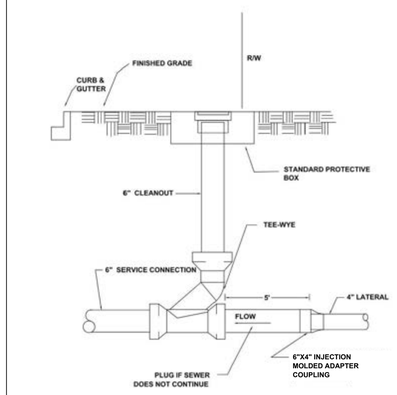
File Location: s:\esd\archive_01-civil_projects\03-projects\33 holdings\22256 - dupree road\02-design\dwg\02-civil\22256 - tree 2.6.24



NOTES:
1. 3,000 P.S.I. HIGH EARLY STRENGTH CONCRETE, 2" SLUMP WITH SMOOTH FINISH.
2. EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS, MAXIMUM DISTANCE BETWEEN CONTROL JOINTS - 25 FT.

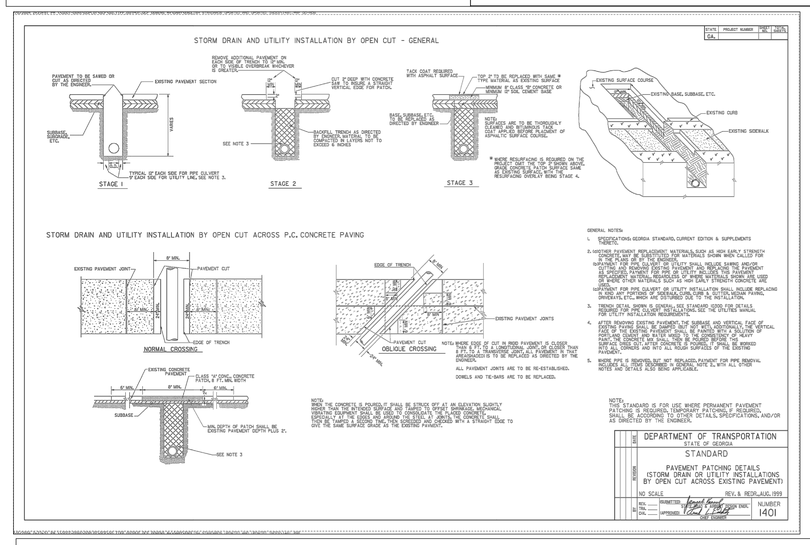
CURB & GUTTER 24" CONCRETE

N.T.S.



6" CLEAN-OUT DETAIL

N.T.S.



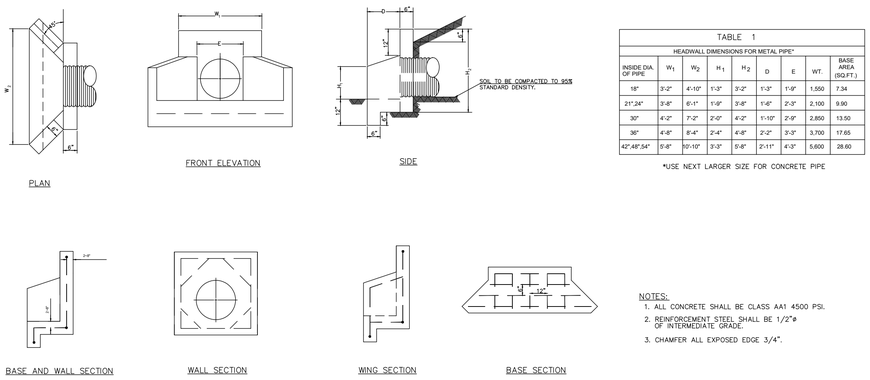


TABLE 1
HEADWALL DIMENSIONS FOR METAL PIPE*

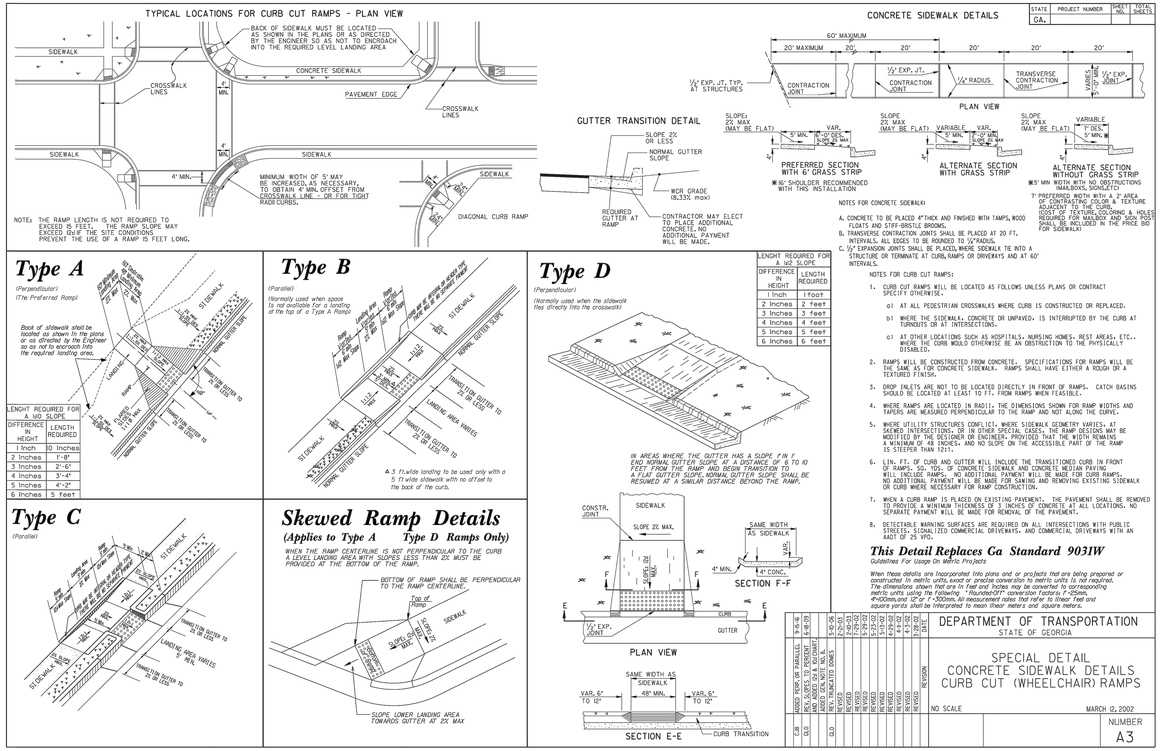
INSIDE DIA. OF PIPE	W_1	W_2	H_1	H_2	D	E	WT.	BASE AREA (SQ.FT.)
18"	3'-2"	4'-10"	1'-3"	3'-2"	1'-3"	1'-9"	1,550	7.34
21",24"	3'-8"	6'-1"	1'-9"	3'-8"	1'-6"	2'-3"	2,100	9.90
30"	4'-2"	7'-2"	2'-0"	4'-2"	1'-10"	2'-9"	2,850	13.50
36"	4'-8"	8'-4"	2'-4"	4'-8"	2'-2"	3'-3"	3,700	17.65
42",48",54"	5'-8"	10'-10"	3'-3"	5'-8"	2'-11"	4'-3"	5,600	28.60

*USE NEXT LARGER SIZE FOR CONCRETE PIPE

NOTES:
1. ALL CONCRETE SHALL BE CLASS AA1 4500 PSI.
2. REINFORCEMENT STEEL SHALL BE 1/2"ø OF INTERMEDIATE GRADE.
3. CHAMFER ALL EXPOSED EDGE 3/4".

PRECAST CONCRETE HEADWALL SYSTEM

NOT TO SCALE


TYPICAL LOCATIONS FOR CURB CUT RAMPS - PLAN VIEW
BACK OF SIDEWALK MUST BE LOCATED AS SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER SO AS NOT TO ENCROACH INTO THE REQUIRED LEVEL LANDING AREA
SIDEWALK
CROSSWALK LINES
CONCRETE SIDEWALK
PAVEMENT EDGE
CROSSWALK LINES
4' MIN.
MINIMUM WIDTH OF 5' MAY BE INCREASED, AS NECESSARY, TO OBTAIN 4' MIN. OFFSET FROM CROSSWALK LINE - OR FOR TIGHT RADII CURBS.
DIAGONAL CURB RAMP
NOTE: THE RAMP LENGTH IS NOT REQUIRED TO EXCEED 15 FEET. THE RAMP SLOPE MAY EXCEED 12:1 IF THE SITE CONDITIONS PREVENT THE USE OF A RAMP IS FEET LONG.
CONCRETE SIDEWALK DETAILS
STATE PROJECT NUMBER SHEET NO. TOTAL SHEETS
GA.
60' MAXIMUM
20' MAXIMUM
20'
20'
20'
20'
1/2" EXP. JT. TYP. AT STRUCTURES
CONTRACTION JOINT
1/2" EXP. JT.
1/4" RADIUS
TRANSVERSE CONTRACTION JOINT
VARIES
1/2" EXP. JOINT
PLAN VIEW
GUTTER TRANSITION DETAIL
SLOPE 2% OR LESS
NORMAL GUTTER SLOPE
W.C.R. GRADE (6.33% max)
REQUIRED GUTTER AT RAMP
CONTRACTOR MAY ELECT TO PLACE ADDITIONAL CONCRETE, NO ADDITIONAL PAYMENT WILL BE MADE.
SLOPE: 2% MAX (MAY BE FLAT)
VAR. 5' MIN. TO 6'-0" MAX
PREFERRED SECTION WITH 6' GRASS STRIP
*6' SHOULDER RECOMMENDED WITH THIS INSTALLATION
SLOPE 2% MAX (MAY BE FLAT)
VARIABLE 5' MIN.
VAR. 5'-0" MIN. TO 6'-0" MAX
ALTERNATE SECTION WITH GRASS STRIP
SLOPE 2% MAX (MAY BE FLAT)
VARIABLE 5' MIN.*
ALTERNATE SECTION WITHOUT GRASS STRIP
*5' MIN WIDTH WITH NO OBSTRUCTIONS
7" DEEP
NOTES FOR CONCRETE SIDEWALK:
A. CONCRETE TO BE PLACED 4"THICK AND FINISHED WITH TAMPS, WOOD FLOATS AND STIFF-BRISTLE BROOMS.
B. TRANSVERSE CONTRACTION JOINTS SHALL BE PLACED AT 20 FT. INTERVALS. ALL EDGES TO BE ROUNDED TO 1/4"RADIUS.
C. 1/2" EXPANSION JOINTS SHALL BE PLACED, WHERE SIDEWALK TIE INTO A STRUCTURE OR TERMINATE AT CURB, RAMPS OR DRIVEWAYS AND AT 60' INTERVALS.
NOTES FOR CURB CUT RAMPS:
1. CURB CUT RAMPS WILL BE LOCATED AS FOLLOWS UNLESS PLANS OR CONTRACT SPECIFY OTHERWISE.
a) AT ALL PEDESTRIAN CROSSWALKS WHERE CURB IS CONSTRUCTED OR REPLACED.
b) WHERE THE SIDEWALK, CONCRETE OR UNPAVED, IS INTERRUPTED BY THE CURB AT TURNOUTS OR AT INTERSECTIONS.
c) AT OTHER LOCATIONS SUCH AS HOSPITALS, NURSING HOMES, REST AREAS, ETC., WHERE THE CURB WOULD OTHERWISE BE AN OBSTRUCTION TO THE PHYSICALLY DISABLED.
2. RAMPS WILL BE CONSTRUCTED FROM CONCRETE. SPECIFICATIONS FOR RAMPS WILL BE THE SAME AS FOR CONCRETE SIDEWALK. RAMPS SHALL HAVE EITHER A ROUGH OR A TEXTURED FINISH.
3. DROP INLETS ARE NOT TO BE LOCATED DIRECTLY IN FRONT OF RAMPS. CATCH BASINS SHOULD BE LOCATED AT LEAST 10 FT. FROM RAMPS WHEN FEASIBLE.
4. WHERE RAMPS ARE LOCATED IN RADII, THE DIMENSIONS SHOWN FOR RAMP WIDTHS AND TAPERS ARE MEASURED PERPENDICULAR TO THE RAMP AND NOT ALONG THE CURVE.
5. WHERE UTILITY STRUCTURES CONFLICT, WHERE SIDEWALK GEOMETRY VARIES, AT SKEWED INTERSECTIONS, OR IN OTHER SPECIAL CASES, THE RAMP DESIGNS MAY BE MODIFIED BY THE DESIGNER OR ENGINEER, PROVIDED THAT THE WIDTH REMAINS A MINIMUM OF 48 INCHES, AND NO SLOPE ON THE ACCESSIBLE PART OF THE RAMP IS STEEPER THAN 12:1.
6. LIN. FT. OF CURB AND GUTTER WILL INCLUDE THE TRANSITIONED CURB IN FRONT OF RAMPS. SQ. YDS. OF CONCRETE SIDEWALK AND CONCRETE MEDIAN PAVING WILL INCLUDE RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR CURB RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR SAWING AND REMOVING EXISTING SIDEWALK OR CURB WHERE NECESSARY FOR RAMP CONSTRUCTION.
7. WHEN A CURB RAMP IS PLACED ON EXISTING PAVEMENT, THE PAVEMENT SHALL BE REMOVED TO PROVIDE A MINIMUM THICKNESS OF 3 INCHES OF CONCRETE AT ALL LOCATIONS. NO SEPARATE PAYMENT WILL BE MADE FOR REMOVAL OF THE PAVEMENT.
8. DETECTABLE WARNING SURFACES ARE REQUIRED ON ALL INTERSECTIONS WITH PUBLIC ROADS AND ON ALL NON-RESIDENTIAL COMMERCIAL DRIVEWAYS, AND COMMERCIAL DRIVEWAYS WITH AN ADT OF 25 VPD.
This Detail Replaces Ga Standard 9031W
Guidelines For Usage On Metric Projects
When these details are incorporated into plans and or projects that are being prepared or constructed in metric units, exact or precise conversion to metric units is not required. The dimensions shown that are in feet and inches may be converted to corresponding metric units using the following: * Rounded OFF conversion Factors: 1"=25mm, 4"=100mm, and 12" or 1'-300mm. All measurement notes that refer to linear feet and square yards shall be interpreted to mean linear meters and square meters.
Type A
(Perpendicular)
(The Preferred Ramp)
Back of sidewalk shall be located as shown in the plans or as directed by the Engineer so as not to encroach into the required landing area.
LENGHT REQUIRED FOR A NO SLOPE
DIFFERENCE IN HEIGHT | LENGTH REQUIRED
1 Inch | 10 Inches
2 Inches | 1'-8"
3 Inches | 2'-6"
4 Inches | 3'-4"
5 Inches | 4'-2"
6 Inches | 5 feet
Type B
(Parallel)
(Normally used when space is not available for a landing at the top of a Type A Ramp)
Type C
(Parallel)
Type D
(Perpendicular)
(Normally used when the sidewalk flies directly into the crosswalk)
LENGHT REQUIRED FOR A 1:2 SLOPE
DIFFERENCE IN HEIGHT | LENGTH REQUIRED
1 Inch | 1 Foot
2 Inches | 2 feet
3 Inches | 3 feet
4 Inches | 4 feet
5 Inches | 5 feet
6 Inches | 6 feet
IN AREAS WHERE THE GUTTER HAS A SLOPE F/W F/ END NORMAL GUTTER SLOPE AT A DISTANCE OF 5 TO 10 FEET FROM THE RAMP AND BEGIN TRANSITION TO FLAT GUTTER AT THE LANDING. NORMAL GUTTER SLOPE SHALL BE RESUMED AT A SIMILAR DISTANCE BEYOND THE RAMP.
Skewed Ramp Details
(Applies to Type A Type D Ramps Only)
WHEN THE RAMP CENTERLINE IS NOT PERPENDICULAR TO THE CURB A LEVEL LANDING AREA WITH SLOPES LESS THAN 2% MUST BE PROVIDED AT THE BOTTOM OF THE RAMP.
BOTTOM OF RAMP SHALL BE PERPENDICULAR TO THE RAMP CENTERLINE.
Top of Ramp
SLOPE 2% MAX
SLOPE 2% MAX
SLOPE LOWER LANDING AREA TOWARDS GUTTER AT 2% MAX
SECTION F-F
SECTION E-E
PLAN VIEW
CURB TRANSITION
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
SPECIAL DETAIL
CONCRETE SIDEWALK DETAILS
CURB CUT (WHEELCHAIR) RAMPS
NO SCALE
MARCH 12, 2002
NUMBER A3
REVISIONS
DATE | DESCRIPTION
6-9-06 | ADDED PWP BY MANUAL
5-25-01 | REVISED SLOPES TO 2 PERCENT
2-16-01 | ADDED 30 & 36 INCH RAMP
5-31-00 | REVISED
5-25-00 | REVISED
4-25-00 | REVISED
4-6-00 | REVISED
3-28-00 | REVISED
3-9-00 | REVISED
2-7-00 | REV. TRUNCATED DOMES
1-31-00 | REVISED
1-27-00 | REVISED
1-20-00 | REVISED
1-13-00 | REVISED
1-6-00 | REVISED
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12-23-99 | REVISED
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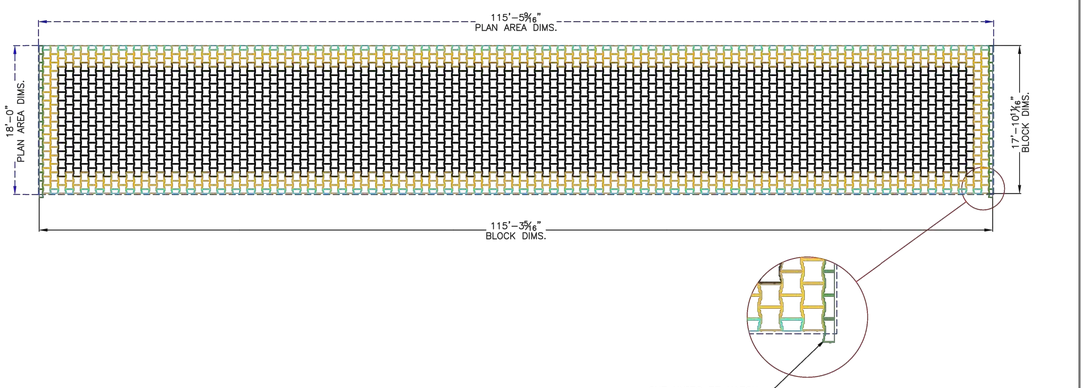
NOTES:

1. – – – INDICATES AREA OF COVERAGE, AS TAKEN FROM DWG FILES PROVIDED BY: ALLIANCE.

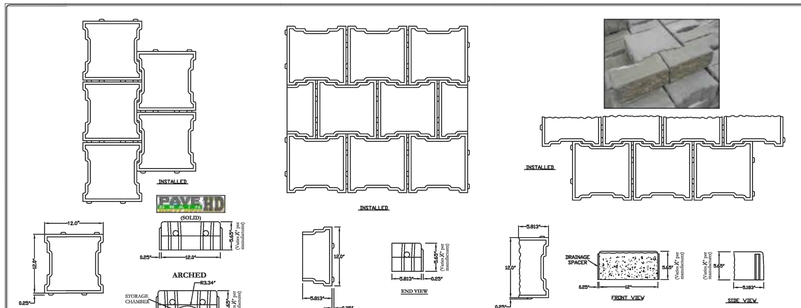


PAVEDRAIN COVERAGE

ARCHED BLOCK	1,573 +/- UNITS (1,479 SF.)
SOLID BLOCK	552 +/- UNITS (519 SF.)
HALF BLOCK	124 +/- UNITS (58 SF.)
END BLOCK	32 +/- UNITS (15 SF.)
PROJECT TOTAL:	**2,071 SF.**

PREVIOUSLY QUOTED BLOCK COLOR:

- [X] NATURAL CONCRETE GRAY
- [ ] CHARCOAL
- [ ] BLUE
- [ ] RED
- [ ] TAN/BUFF



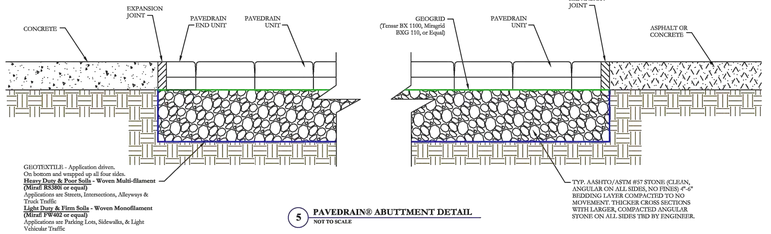
1 **PAVEDRAIN® 5.65" UNIT** NOT TO SCALE

2 **PAVEDRAIN® 5.65" HALF UNIT** NOT TO SCALE

3 **PAVEDRAIN® 5.65" END UNIT** NOT TO SCALE

* ALL INDIVIDUAL BLOCK DIMENSIONS HAVE A +\- ¼" TOLERANCE.

**THE PAVEDRAIN SYSTEM IS NOT A PAVER. THE BEST WAY TO INTEGRATE THE PAVEDRAIN SYSTEM INTO OTHER INFRASTRUCTURE IS TO SIMPLY BUCK TRADITIONAL ASPHALT OR CONCRETE UP AGAINST THE PAVEDRAIN SYSTEM. IF THAT CAN NOT OR IS NOT POSSIBLE, THEN A GAP MAY BE CREATED BETWEEN THE PAVEDRAIN SYSTEM AND AN EXISTING CURB OR HEADER CURB OR CONCRETE/ASPHALT.GAPS BETWEEN THE PAVEDRAIN SYSTEM AND AN EXISTING CURB, HEADER CURB OR CONCRETE/ASPHALT IN COMMON. GAPS GREATER THAN AN ADA COMPLIANT OR OWNER REQUESTED GAP HAS SEVERAL OPTIONS. THESE OPTIONS ARE TO BE CHOSEN BY THE OWNER OR ENGINEER OF RECORD (EOR). THE ULTIMATE DECISION IS THAT OF THE OWNER OR EOR AND NOT PAVEDRAIN, LLC OR ITS AFFILIATES OR PARTNERS. THESE OPTIONS INCLUDE; EXPANSION BOARD, FILL THE GAP WITH RIVER ROCK, #6A GRAVEL, DENSE GRADE AGGREGATE (DGA) OR CRUSH & RUN. FILL THE GAP PARTWAY WITH ROCK CHIPS AND TOP OFF WITH POLYMERIC SAND. FILL THE ENTIRE GAP WITH ROCK FILL THIS GAP WITH NON-SHRINK GROUT OR CONCRETE IS ALSO AN OPTION. THE SIZE OF THE GAP AND ITS STRUCTURAL INTEGRITY SHOULD BE DETERMINED BY THE EOR. *MAINTENANCE OR PACUMING OF THE JOINT MATERIAL MAY REMOVE RIVER ROCK, PEA GRAVEL, DGA OR CRUSH & RUN OR ROCK CHIPS NOT TOPPED WITH POLYMERIC SAND.*



4 **GAP OPTION DETAIL** NOT TO SCALE

5 **PAVEDRAIN® ABUTTMENT DETAIL** NOT TO SCALE

POINT LOADING AND CONSTRUCTION SEQUENCING

THE PAVEDRAIN SYSTEM & INDIVIDUAL BLOCKS ARE DESIGNED TO MEET OR EXCEED HS-20 AND HS-25 LOADING (THIRD PARTY TESTING REPORTS AVAILABLE UPON REQUEST). HOWEVER, THEY ARE NOT DESIGNED TO HANDLE DIRECT POINT-LOADING. DIRECT POINT-LOADING IS CAUSED THROUGH THE USE OF TELESCOPIC REACH LIFTS (LULLS), IMPROPER OUTRIGGER SUPPORT/USE (SUCH AS DRYWALL TRUCKS) AND/OR ANY OTHER TYPE OF LARGE CONSTRUCTION EQUIPMENT THAT IS NOT PROPERLY SUPPORTED WITH ENOUGH AXLES/TIRES (I.E. CEMENT TRUCKS AND DUMP TRUCKS) TO SPREAD THEIR LOAD AS SET FORTH IN THE HS-20/HS-25 TESTING METHODS. PAVEDRAIN, LLC. STRONGLY RECOMMENDS THAT THE ABOVE MENTIONED TYPES OF EQUIPMENT STAY OFF OF THE PAVEDRAIN BLOCKS/SYSTEM DURING AND AFTER CONSTRUCTION OF YOUR SITE. IF DAMAGE OCCURS TO ANY BLOCKS DUE TO THE DISREGARD OF THIS INFORMATION, THE BLOCKS WILL NOT BE COVERED UNDER PAVEDRAIN'S 2 YEAR WARRANTY. STAGING YOUR JOB SO THAT THE PAVEDRAIN SYSTEM IS INSTALLED LAST (AFTER ALL OTHER SITE WORK ID DONE) IS THE BEST WAY TO ENSURE THE INTEGRITY OF THE PRODUCT. PLEASE CONTACT AS AT INFO@PAVEDRAIN.COM OR (888) 575-5339.

NOTES:
1. GEOSYNTHETIC, AGGREGATE TYPES/THICKNESSES SHOWN ON THESE DETAILS ARE FOR REFERENCE ONLY.THE SPECIFICATION FOR THESE MATERIALS ARE NOT THE RESPONSIBILITY OF PAVEDRAIN, LLC., AND SHALL BE PER THE PROJECT PLANS AND SPECIFICATIONS.
2. FINAL INSTALLED DIMENSIONS OF THE PAVEDRAIN SYSTEM AT THE JOB SITE MAY NOT MATCH EXACTLY TO THE PLAN/SUBMITTED LAYOUT.

DISCLAIMER:
PAVEDRAIN, LLC AND ITS LICENSEES, DISTRIBUTORS AND MANUFACTURERS MAKE NO WARRANTY OR REPRESENTATION AND SHALL HAVE NO LIABILITY TO CUSTOMER OR ANY THIRD PARTY WITH RESPECT TO ANY PROPOSAL OR SUBMITTAL TO THE EXTENT IT CONFLICTS WITH ANY ENGINEERED PLANS AND/OR SPECIFICATIONS.
PAVEDRAIN, LLC AND ITS LICENSEES, DISTRIBUTORS AND MANUFACTURERS MAKE NO WARRANTY OR REPRESENTATION AND ARE NOT RESPONSIBLE FOR PROPER SUBGRADE PREPARATION INCLUDING AGGREGATE TYPE, AGGREGATE DEPTHS, AGGREGATE COMPACTION, GEOSYNTHETIC AND ANY OTHER SOIL CONDITION.
FINAL INSTALLED DIMENSIONS OF THE PAVEDRAIN SYSTEM AT THE JOB SITE MAY NOT MATCH EXACTLY TO THE PLAN/SUBMITTED LAYOUT.
THIS DRAWING IS BEING FURNISHED FOR THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF PAVEDRAIN, LLC.

REVISIONS	
DATE:	DESCRIPTION:

PROJECT NAME: ***DUPREE ROAD WOODSTOCK, GA.***

PREPARED BY: MCCOY DRAFTING & DESIGN, LLC — mccoydraftingandesign.com

PREPARED FOR: PAVEDRAIN, LLC

PAVE DRAIN — www.pavedrain.com

PH (888) 575-5339
info@pavedrain.com - www.pavedrain.com

PAVEDRAIN 5.65" UNIT

DATE:	DRAWING NAME:
11-27-23	PLAN VIEW LAYOUT
CHECKED BY:	SCALE:
JD & RYAN L.	NOT TO SCALE

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DISCLAIMER:
PAVEDRAIN, LLC AND ITS LICENSEES, DISTRIBUTORS AND MANUFACTURERS MAKE NO WARRANTY OR REPRESENTATION AND SHALL HAVE NO LIABILITY TO CUSTOMER OR ANY THIRD PARTY WITH RESPECT TO ANY PROPOSAL OR SUBMITTAL TO THE EXTENT IT CONFLICTS WITH ANY ENGINEERED PLANS AND/OR SPECIFICATIONS.
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FINAL INSTALLED DIMENSIONS OF THE PAVEDRAIN SYSTEM AT THE JOB SITE MAY NOT MATCH EXACTLY TO THE PLAN/SUBMITTED LAYOUT.
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REVISIONS	
DATE:	DESCRIPTION:

PROJECT NAME: ***DUPREE ROAD WOODSTOCK, GA.***

PREPARED BY: MCCOY DRAFTING & DESIGN, LLC — mccoydraftingandesign.com

PREPARED FOR: PAVEDRAIN, LLC

PAVE DRAIN — www.pavedrain.com

PH (888) 575-5339
info@pavedrain.com - www.pavedrain.com

PAVEDRAIN 5.65" UNIT

DATE:	DRAWING NAME:
11-27-23	TYPICAL DETAILS
CHECKED BY:	SCALE:
JD & RYAN L.	NOT TO SCALE

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Q: How often should the PaveDrain System be completely cleaned or maintained?

A: *This will depend on the project. Following the initial installation, the PaveDrain System should be checked monthly to asses the amount of infiltration sill occurring. Ideally, the inspection should occur during a rain event. A residential or urban street setting with a significant amount of debris may need to be checked more frequently in order to properly determine an appropriate maintenance schedule.*

The TWO BEST maintenance options to clean the PaveDrain System are to use either the PaveDrain VAC Head or an Elgin Whirlwind or Megawind vacuum truck.

Q: How do I know when to clean the PaveDrain System?

A: *The PaveDrain System is unlike any other permeable system. The PaveDrain System can "tell" you when in needs maintenance, even when it's NOT raining. A simple visual inspection can be accomplished by walking on it and determining if the joints are filled with debris.*

1. ***Visual inspection to see if the joints between the PaveDrain Blocks are filled with debris*** *(see photos 1 & 2 below).*

   NOTE: If you have a 5,000 square foot installation and if 50% (approx. 2,500SF) of the joints between the PaveDrain Blocks are filled with debris, it is time to schedule a cleaning.

Photo 1 – PaveDrain needs to be maintained

Photo 2 – PaveDrain following maintenance

Q: Should the PaveDrain System be salted or sanded?

*A: **Sanding is preferred over salting.** Covering the PaveDrain System with a heavy dose of salt is **NOT** recommended. **Salt is hard on virtually everything!** Sanding will help with traction but also has the adverse effect of washing the sand between the open joints and into the base material. Which may lead to increased maintenance costs (I.e. vacuuming out the joints). Over time, this may decrease the infiltration performance of the entire system.*

Pre-wetting salt or liquid calcium chloride has become common. Wetting provides moisture to make brine. Although this may be good for traditional surfaces (i.e. concrete & asphalt), this is hard on permeable surfaces, such as the PaveDrain System..

Q: What is the recommended method for snow plowing PaveDrain?

A: In order to minimize surface damage the the PaveDrain System, the recommended snow plowing method would be with a rubber tipped or polyethylene snowplow blade.

www.plowrubber.com

Long Lasting: Our rubber snowplow edges are made of a tough, resilient rubber compound that shows very little wear after many hours of use. They can outlast steel edges many times. **No Gouging:** Rubber edges easily adjust to irregular road surfaces & pavement markers without gouging. Rubber edges save you costly repairs to submerged lighting and surfaces such as cobblestone and brick.

Q: Can the PaveDrain System be snow plowed with a steel snowplow blade?

A: *Accidents do happen. Once or twice...yes. **However,** in should be noted that the edges on tops of the PaveDrain Blocks my be scored or damaged by a steel snowplow blade (SEE BELOW). An individual PaveDrain Block will **not** be "flipped" or "kicked out" from being struck by snowplow blade. To prevent damage during the winter snow plowing operations from standard steel snowplow blades, it is recommended to float the steel blade 1/4-1/2" above the PaveDrain System to avoid damaging the edges of the PaveDrain Blocks that may be sticking up due the the variances in subgrade preparation. (A rubber edge blade for polwing fixes this!) Many municipalities already float the blades on their traditional concrete and asphalt streets to protect their steel blades and roadway infrastructure. Winter care, if done improperly, typically has the greatest impact to the life of the system.*

Steel Snow Plow Damage

Rust marks from steel snow blades

For more detailed information on the maintenance of the PaveDrain System, please visit:

https://static1.squarespace.com/static/5b3a96e3266c079f2950d602/t/5cd0a4eb4e17b673f3ed5101/1557177598286/PaveDrain+Maintenance+Manual+%28V.7%29.pdf

Q: Should the PaveDrain System be sealed?

*A1: **IF YOUR TOWN, CITY OR STATE USES SALT...SEAL THE PAVEDRAIN BLOCKS!!!***

*A2: This depends on the climate. A sealant is **REQUIRED** in salty, northern environments. A sealant is an economical way to assist the PaveDrain System to resist the damages caused by salt. Sealing of te PaveDrain System will increase it's longevity. Contact **TCC Materials**; via the following information listed below, for the appropriate brand **(EXAMPLE - Tenon™ Salt Barrier)***

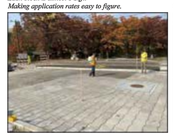
Phone: 651-688-9116 http://www.tccmaterials.com/contact/locations/

*For warmer climates is is strongly recommended to seal the PaveDrain System on projects utilizing **colored** blocks (i.e. Charcoal, Rose, Brown, etc.)*

The PaveDrain System can be sealed AFTER it has been installed. Due to it's open joint design, the PaveDrain System will remain permeable AFTER a sealant has been applied, if the joints are open and free of debris. (Excess sealant will simply run down the sides of the PaveDrain Blocks) The PaveDrain System can be sealed with a boom sprayer or any other hand or mechanical applicator for ease of installation.

*FOLLOW THE SEALANT MANUFACTURER'S RECOMMENDATIONS ON **HOW AND WHEN TO APPLY.***

Each block is almost 1 Sqft.
Making application rates easy to figure.



Close up immediately following application of sealant.

POINT LOADING AND CONSTRUCTION SEQUENCING

THE PAVEDRAIN SYSTEM & INDIVIDUAL BLOCKS ARE DESIGNED TO MEET OR EXCEED HS-20 AND HS-25 LOADING (THIRD PARTY TESTING REPORTS AVAILABLE UPON REQUEST). HOWEVER, THEY ARE NOT DESIGNED TO HANDLE DIRECT POINT-LOADING. DIRECT POINT-LOADING IS CAUSED THROUGH THE USE OF TELESCOPIC REACH LIFTS (LULLS), IMPROPER OUTRIGGER SUPPORT/USE (SUCH AS DRYWALL TRUCKS) AND.OR ANY OTHER TYPE OF LARGE CONSTRUCTION EQUIPMENT THAT IS NOT PROPERLY SUPPORTED WITH ENOUGH AXLES/TIRES (I.E. CEMENT TRUCKS AND DUMP TRUCKS) TO SPREAD THEIR LOAD AS SET FORTH IN THE HS-20/HS-25 TESTING METHODS. PAVEDRAIN, LLC. STRONGLY RECOMMENDS THAT THE ABOVE MENTIONED TYPES OF EQUIPMENT STAY OFF OF THE PAVEDRAIN BLOCKS/SYSTEM DURING AND AFTER CONSTRUCTION OF YOUR SITE. IF DAMAGE OCCURS TO ANY BLOCKS DUE TO THE DISREGARD OF THIS INFORMATION, THE BLOCKS WILL NOT BE COVERED UNDER PAVEDRAIN'S 2 YEAR WARRANTY. STAGING YOUR JOB SO THAT THE PAVEDRAIN SYSTEM IS INSTALLED LAST (AFTER ALL OTHER SITE WORK ID DONE) IS THE BEST WAY TO ENSURE THE INTEGRITY OF THE PRODUCT. PLEASE CONTACT AS AT INFO@PAVEDRAIN.COM OR (888) 575-5339.

DISCLAIMER:
PAVEDRAIN, LLC AND ITS LICENSEES, DISTRIBUTORS AND MANUFACTURERS MAKE NO WARRANTY OR REPRESENTATION AND SHALL HAVE NO LIABILITY TO CUSTOMER OR ANY THIRD PARTY WITH RESPECT TO ANY PROPOSAL OR SUBMITTAL TO THE EXTENT IT CONFLICTS WITH ANY ENGINEERED PLANS AND/OR SPECIFICATIONS.
PAVEDRAIN, LLC AND ITS LICENSEES, DISTRIBUTORS AND MANUFACTURERS MAKE NO WARRANTY OR REPRESENTATION AND ARE NOT RESPONSIBLE FOR PROPER SUBGRADE PREPARATION INCLUDING AGGREGATE TYPE, AGGREGATE DEPTHS, AGGREGATE COMPACTION, GEOSYNTHETIC AND ANY OTHER SOIL CONDITION.
FINAL INSTALLED DIMENSIONS OF THE PAVEDRAIN SYSTEM AT THE JOB SITE MAY NOT MATCH EXACTLY TO THE PLAN/SUBMITTED LAYOUT.
THIS DRAWING IS BEING FURNISHED FOR THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF PAVEDRAIN, LLC.

REVISIONS	
DATE:	DESCRIPTION:

PROJECT NAME: ***DUPREE ROAD WOODSTOCK, GA.***

PREPARED BY: MCCOY DRAFTING & DESIGN, LLC — mccoydraftingandesign.com

PREPARED FOR: PAVEDRAIN, LLC

PAVE DRAIN — www.pavedrain.com

PH (888) 575-5339
info@pavedrain.com - www.pavedrain.com

PAVEDRAIN 5.65" UNIT

DATE:	DRAWING NAME:
11-27-23	MAINTENANCE INFO.
CHECKED BY:	SCALE:
JD & RYAN L.	NOT TO SCALE

M~1

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093~15TH DISTRICT~2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER: 22256

SHEET TITLE: DETAILS PLAN

SHEET NUMBER: C-802

File Location: s:\archarchive_01-civil_projects\03-projects\33.hold\qp22256 - dupree road\02-design\dwg\02-civil\22256 - site

REVISIONS			
REV	DESCRIPTION	DATE	APVD
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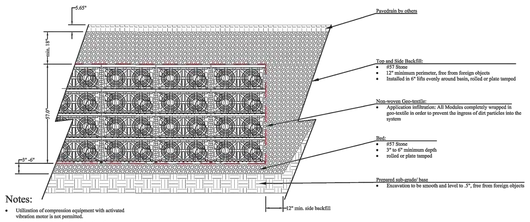


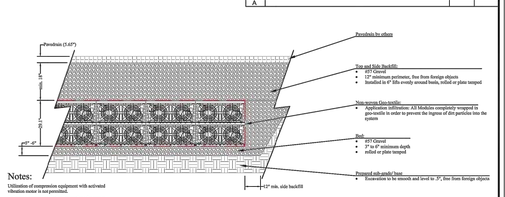
Notes:

- Utilization of compression equipment with activated vibration motor is not permitted.
- Reference current installation instructions for proper installation practices

PaveTank Quad

HS-20 max. load

Technical data for PaveTank Quad Module	
Weight	88 lbs. (No Side Plates)
Gross Volume	32.68 cu.ft.
Net volume	31.37 cu.ft.
	Storage coefficient 97%



Notes:

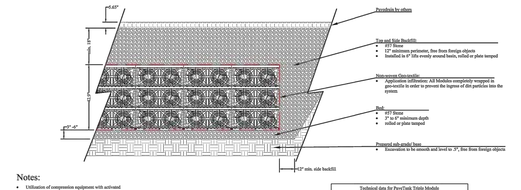
Utilization of compression equipment with activated vibration motor is not permitted.

Reference current installation instructions for proper installation practices

PaveTank Double

HS-20 max. load

Technical data for PaveTank Double Module	
Weight	48.4 lbs. (No Side Plates)
Gross Volume	16.78 cu.ft.
Net volume	16.03 cu.ft.
	Storage coefficient 97%



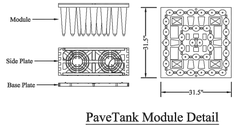
Notes:

- Utilization of compression equipment with activated vibration motor is not permitted.
- Reference current installation instructions for proper installation practices

PaveTank Triple

HS-20 max. load

Technical data for PaveTank Triple Module	
Weight	68.2 lbs. (No Side Plates)
Gross Volume	24.73 cu.ft.
Net volume	23.5 cu.ft.
	Storage coefficient 97%



PaveTank Module Detail

Technical data for PaveTank Primary Module	
Weight	19.8 lbs.
Gross Volume	7.95 cu.ft./59.4 Gal
Net volume	7.67 cu.ft./57.3 Gal
	Storage coefficient 97%
Technical data for PaveTank Baseplate	
Weight	8.8 lbs.
Gross Volume	.88 cu.ft./6.6 Gal
Net volume	.69 cu.ft./5.2 Gal
	Storage coefficient 95%

For Technical and Sales Information contact
SRG Storm Water 770-519-9785

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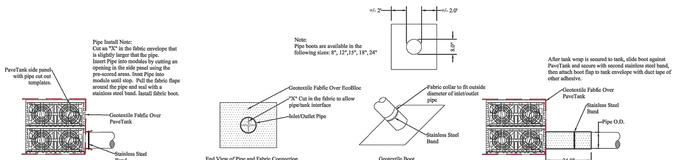
ADDITIONAL RESOURCES | DRN: CMG | CHK: CMG | APVD: CMG | DIMENSIONS | SHT#: 1 OF 1 | WEIGHT | SIZE: B | SCALE: NTS | ITEM NO | QUOTE NUMBER

PaveTank Details

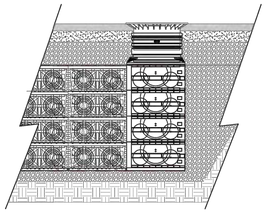
PAVE TANK MANUFACTURED BY OTCO

RainHarvest Systems LLC.
4475 Alicia Lane
Cumming, GA 30028
Tel: 770-889-2533 www.rainharvest.com

REVISIONS			
REV	DESCRIPTION	DATE	APVD

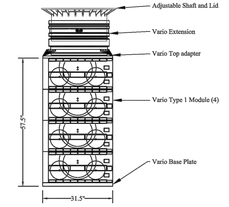


PaveTank Typical Inlet/Outlet W/Geotextile Pipe Boot Detail



PaveTank Vario Access/ Inspection Shaft Detail

Technical data for Eco Bloc Vario Shaft Quad System	
Weight	232.15 lbs.
Net volume	32.46 cu.ft.
Dimensions	31.5 x 31.5 x 57.5 (Without Extensions and Shaft)



Vario Inspection Shaft for Quad System (Adjust as needed for other systems)

For Technical and Sales Information contact
SRG Storm Water 770-519-9785

THIS DRAWING IS A CONTROLLED DOCUMENT. RAINHARVEST SYSTEMS. ALL RIGHTS RESERVED

ADDITIONAL RESOURCES | DRN: CMG | CHK: CMG | APVD: CMG | DIMENSIONS | SHT#: 1 OF 1 | WEIGHT | SIZE: B | SCALE: NTS | ITEM NO | QUOTE NUMBER

PaveTank Details

PAVE TANK MANUFACTURED BY OTCO

RainHarvest Systems LLC.
4475 Alicia Lane
Cumming, GA 30028
Tel: 770-889-2533 www.rainharvest.com

©Otto Graf GmbH 2015 GRAF PaveTank System Specifications

Guide Specifications - GRAF PaveTank System

Short Form

The contractor shall provide a system for stormwater infiltration, retention, detention, rainwater harvesting or firewater tanks. The system shall be configured with an integrated inspection system and shall allow high pressure jetting for cleaning and maintenance. The system shall consist of compatible modules and components to provide an integrated water management solution. The modules and components shall be the PaveTank and the Vario 800 shaft system and accessories. All system components should be manufactured by the same manufacturer and compatible with other components in the system. The modules and components shall be manufactured by Otto Graf GmbH.

Long Form

Part I: General

1.01 Description of Work

Work Included:

1. Excavation and base preparation shall be provided per Engineer's recommendations and/or as shown on drawings, to provide adequate support for project design loads. Excavation safety shall be provided in accordance with OHSA requirements.
2. System shall be provided only, constructed and installed per the manufacturer's instructions.

A. Related Work

1. Sub-grade Excavation and Preparation shall be executed according to Under Earthwork Section of drawings and specifications.
2. Sub-surface Drainage Materials shall be executed according to Under Sub-surface Drainage and Structures Section of drawings and specifications as needed.

1.02 Quality Assurance

A. Acceptable Manufacturer: Otto Graf GmbH

B. Manufacturer recommendations, as applicable:

1. System has to be sized in accordance with national standards and hydraulic impact.
2. Installer shall tour, inspect and discuss condition of sub-grade, drainage structures and other preparatory work.
3. Installer shall review required inspections & testing procedures.
4. Installer shall review safety precautions relating to installation.
5. Installer shall use products manufactured or approved by the Otto Graf GmbH.
6. Installer shall follow the installation instructions and other contract documents (drawings, specifications, approvals, configuration report and manufacturer's recommendations).
7. Installer shall only use construction machinery described in the manufacturer's installation and maintenance instructions.

1.03 Delivery, Storage and Handling.

1. All materials shall be protected from damage during delivery. Storage should occur on smooth surfaces, free from dirt, mud and debris.
2. System components shall contain UV-stabilizer to be protected from sunlight exposure.
3. System components shall be handled with appropriate equipment like forklifts or equal at transport and site construction.
4. System shall be assembled and installed without additional equipment.

Part II: Products

2.02 PaveTank

A. Loading Conditions - Module and components shall meet the following design criteria:

1. Loading conditions shall be verified through compression tests during production.
2. Long term resistance shall be verified in laboratory tests of notified body.
3. System shall achieve equal lateral strength in every direction.
4. General limits of installation shall include safety factors.
5. System shall be able to achieve a maximal burial depth of 5 m (16' 4.8").
6. System shall be able to achieve a tank height 4.75 m (15' 7.0") in pedestrian loading application and 4.2 m (13' 9.4") in HS-20 application.
7. System shall achieve HS-20 without additional soil stabilization equipment and without Geogrid.
8. System shall be able to achieve sustainable life of 50 years including safety factors due to the operating guidelines.

B. Quality management in production

1. Product manufacturer shall maintain ISO 9001 production facilities.
2. System shall have quality management protocols for every production batch.

C. Product Storage

1. System shall be capable of storing water products with specific gravity up to 1.1.
2. System shall be vented to atmospheric pressure.
3. System shall be capable of storing products identified in the manufacturer's current standard limited warranty.
4. Use/Storage of critical biological and chemical ingredients or concentration shall be requested from Otto Graf GmbH.

D. Materials

1. System shall be manufactured with first generation upcycled material.
2. System shall maintain quality management ISO 9001 production facilities.
3. Long term properties shall be reported by laboratory test.

E. Dimensions

1. System modules shall have gross volume of 225 l (59.4 US gal.).
2. System modules shall have net volume of 217 l (57.3 US gal.).
3. System modules shall have nominal size of 800 (31.5") x 800 (31.5") x 350 (13.8") mm.

F. Connections

1. System shall have perforated openings up to 10" and also adaptor plates for pipes up to 20".
2. System shall have perforated openings to allow full drainage and venting of the tank.

G. Inspectability

1. System shall be able to combine with modules who could be inspectable.

H. Accessories

1. System shall be able to use PaveTank base plates.
2. System shall be able to use PaveTank end plates.

2.04 Vario 800 shaft system

A. Loading Conditions - Module and components shall meet the following design criteria:

1. Short term resistance shall be verified in laboratory tests of notified body.
2. Shaft system shall achieve equal lateral strength in every direction.
3. General limits of installation shall include safety factors.
4. Shaft system shall be able to achieve a maximal burial depth of 5 m (16' 4.8").
5. System shall be able to achieve a tank height 4.75 m (15' 7.0") in pedestrian loading application and 4.2 m (13' 9.4") in HS-25 application.
6. Shaft system shall achieve HS25 without additional soil stabilization equipment and without Geogrid.
7. Shaft system shall be able to achieve sustainable life of 50 years including safety factors due to the operating guidelines.
8. Shaft system shall be able to use as inlet, filter, inspection and choke shaft.
9. Shaft system shall enable free positioning within the EcoBloc system.
10. Shaft system shall give an easy access with a clear width of 600 mm (23.6").

B. Quality management in production

1. Product manufacturer shall maintain ISO 9001 production facilities.
2. System/Shaft shall have quality management protocols for every production batch.

C. Product Storage

1. Shaft system shall be capable of storing water products with specific gravity up to 1.1.
2. Shaft system shall be vented to atmospheric pressure.
3. Shaft system shall be capable of storing products identified in the manufacturer's current standard limited warranty.
4. Use/Storage of critical biological and chemical ingredients or concentration shall be requested from Otto Graf GmbH.

D. Materials

1. Shaft system shall be manufactured with first generation upcycled material and glass-fiber reinforcement.
2. Shaft system shall maintain quality management ISO 9001 production facilities.

E. Dimensions

1. Shaft system shall have gross volume of 230 l (60.7 US gal.).
2. Shaft system shall have gross volume of 420 l (113.5 US gal.).
3. Shaft system shall have nominal size of 800 (31.5") x 800 (31.5") x 355 (14.0") mm.
Shaft system shall have nominal size of 800 (31.5") x 800 (31.5") x 660 (26") mm.

F. Connections

1. Shaft system shall have perforated openings up to 8" for inspection access and matching with inspection lanes.
2. Shaft system shall have perforated openings up to 8", 12" and 16".

H. Accessories

1. System shall be able to use Vario 800 flex base/cover set.

2.05 Accessories

A. Connectors

1. System modules shall be able to be interconnected with a modular clip system to create a stable uniform system.
2. System modules shall be able to use connectors only for horizontal connections.

B. Geotextile

1. System shall have a geotextile with a specific weight of 200 g/m2 (6 oz/yd2).
2. System shall have a geotextile with a CBR of 2.35 - 2.40 kN (528.3 - 539.5 lb).
3. System shall have a geotextile with an opening width of 0 - 100 µm (0 - 0.004").
4. System shall have a geotextile with a water permeability of 80-90 l/m2s (1268 - 1427 US gpm).

C. Adaptor plate

1. System shall be able to use adaptor plates for pipes up to 20".

D. Venting end

1. System shall be able to use venting end 4"pipe.

E. Choke drain

1. System shall be able to use a choke drain 4" with a flow rate of 1.0 l (0.26 US gal.)/sec. up to 6.5 l (1.72 US gal.)/sec..
2. System shall be able to use a choke drain 6" with a flow rate of 2.0 l (0.53 US gal.)/sec. up to 16 l (4.22 US gal.)/sec..

F. Geomembrane

1. System shall be able to use a PE-HD-Geomembrane.
2. System shall have a geotextile with a thickness of at least 2 mm (0.08").

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ADDITIONAL RESOURCES | DRN: CMG | CHK: CMG | APVD: CMG | DIMENSIONS | SHT#: 1 OF 1 | WEIGHT | SIZE: B | SCALE: NTS | ITEM NO | QUOTE NUMBER

PaveTank Details

PAVE TANK MANUFACTURED BY OTCO

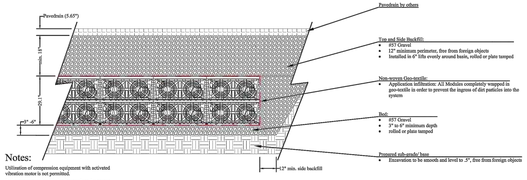
RainHarvest Systems LLC.
4475 Alicia Lane
Cumming, GA 30028
Tel: 770-889-2533 www.rainharvest.com

For Technical and Sales Information contact
SRG Storm Water 770-519-9785

REVISIONS			
REV	DESCRIPTION	DATE	APVD

Typical PaveTank Tank System Quantities

Module Type	Double Module
PaveTank Modules	198
PaveTank Base Plates	99
PaveTank Side Plates (Pair)	40
Connectors (20-pair)	3
Vario Base Plate	1
Vario Type 1 Module (4 Pieces)	2
Vario Top Plate Adapter	1
Shaft and Lid	1
Geo Textile (4500 sq. ft. Rolls)	1
PaveTank Volume Net	803.4 US. Cu. Ft.
Traffic Load	Non-Traffic



Notes:

Utilization of compression equipment with activated vibration motor is not permitted.

Reference current installation instructions for proper installation practices

PaveTank Double

HS-20 max. load

Technical data for PaveTank Double Module	
Weight	48.4 lbs. (No Side Plates)
Gross Volume	16.78 cu.ft.
Net volume	16.03 cu.ft.
	Storage coefficient 97%

Typical PaveTank Layout Plan View

For Technical and Sales Information contact
SRG Storm Water 770-519-9785

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ADDITIONAL RESOURCES | DRN: CMG | CHK: CMG | APVD: CMG | DIMENSIONS | SHT#: 1 OF 1 | WEIGHT | SIZE: B | SCALE: NTS | ITEM NO | QUOTE NUMBER

PaveTank Details

PAVE TANK MANUFACTURED BY OTCO

RainHarvest Systems LLC.
4475 Alicia Lane
Cumming, GA 30028
Tel: 770-889-2533 www.rainharvest.com

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093--15TH DISTRICT--2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER
22256

SHEET TITLE
DETAILS PLAN

SHEET NUMBER
C-803

File Location: s:\site\archive_01-civil_projects\03-projects\33 hold\grp\22256 - dupree road\02-design\dwg\02-civil\22256 - site

REVISIONS			
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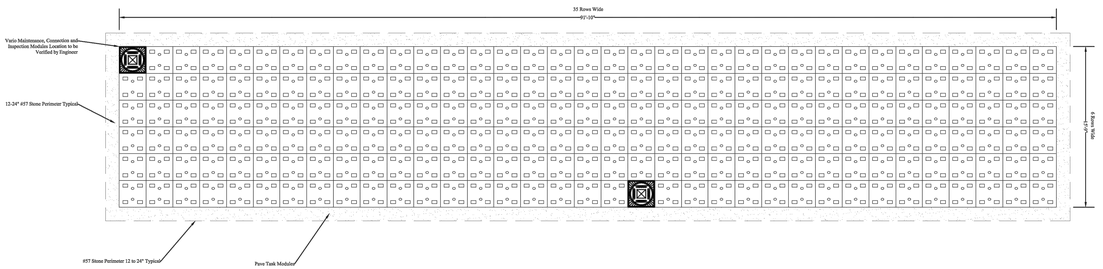
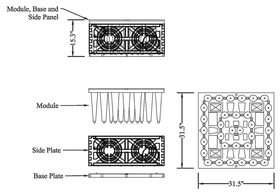


Proposed Layout	
Module Footprint	1447 sq. ft.
Excavation Footprint	1741 sq. ft.
Installed System Storage Volume (Excluding Stone)	1902 cu. ft.
Estimated Installed System Storage Volume (Including Stone)	2908 cu. ft.

PaveTank Configured with Graf EcoBloc Tank System Quantities	
Module Type	Single Module
Number of Module Type	208
PaveTank with Graf EcoBloc Modules	208
PaveTank with Graf EcoBloc Base Plates	208
PaveTank with Graf EcoBloc Side Plates (Pairs)	40
Connectors (200 per)	3
Vario Base Plate	2
Vario Type 1 Single Module (4 Pieces)	2
Vario Type 2 Double Module (4 Pieces)	
Vario Base and Top Piece Shaft/ Extension Adapter	2
Shaft and Lid	2
12" Shaft Extension	2
48" Shaft Extension	0
Geo Textile (4500 sq. ft. Rolls)	1
PaveTank with Graf EcoBloc Volume Net	1902 CU. FT.
Traffic Load	Traffic



PaveTank Configured with Graf EcoBloc Module Detail

Technical data for Maxx Primary Module	
Weight	22.5 lbs.
Gross Volume	7.95 cu.ft./59.4 Gal
Net volume	7.74 cu.ft./57.9 Gal
	Storage coefficient 96%
Technical data for Maxx Baseplate	
Weight	8.8 lbs.
Gross Volume	.88 cu.ft./6.6 Gal
Net Volume	.69 cu.ft./5.2 Gal

SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☐ APPROVED WITH CHANGES NOTED

☐ REVISE AND RESUBMIT ☐ REJECTED

Submittal was reviewed for design conformity and general conformance. The subcontractor is responsible for confirming and correlating dimensions at jobsite for quantities and fabrication and all other job related processes.

BY: DATE:

For Technical and Sales Information contact
SRG Stormwater 770-519-9785

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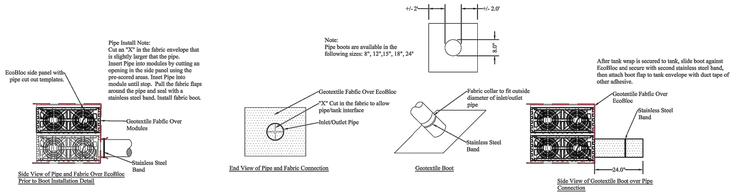
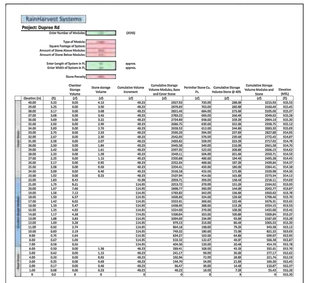
ADDITIONAL RESOURCES	DWN	CMG	PaveDrain with PaveTank
	CHK	CMG	
DIMENSIONS	APVD	CMG	RainHarvest Systems LLC. 4475 Alicia Lane Cumming, GA 30028 Tel: 770-889-2533 www.rainharvest.com
SELF	WEIGHT		
1 OF 1	SIZE B	SCALE NTS	ITEM NO / QUOTE NUMBER



PaveTank Configured with Graf EcoBloc Typical Inlet/Outlet W/Geotextile Pipe Boot Detail



SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☐ APPROVED WITH CHANGES NOTED

☐ REVISE AND RESUBMIT ☐ REJECTED

Submittal was reviewed for design conformity and general conformance. The subcontractor is responsible for confirming and correlating dimensions at jobsite for quantities and fabrication and all other job related processes.

BY: DATE:

For Technical and Sales Information contact
SRG Stormwater 770-519-9785

THIS DRAWING IS A CONTROLLED DOCUMENT. RAINHARVEST SYSTEMS. ALL RIGHTS RESERVED

ADDITIONAL RESOURCES	DWN	CMG	PaveDrain with PaveTank
	CHK	CMG	
DIMENSIONS	APVD	CMG	RainHarvest Systems LLC. 4475 Alicia Lane Cumming, GA 30028 Tel: 770-889-2533 www.rainharvest.com
SELF	WEIGHT		
1 OF 1	SIZE B	SCALE NTS	ITEM NO / QUOTE NUMBER

©Otto Graf GmbH 2023

GRAF PaveTank EcoBloc Maxx K UP System Specifications

Guide Specifications - PaveTank configured with Graf EcoBloc Maxx System

Short Form

The contractor shall provide a system for stormwater infiltration, retention, detention, rainwater harvesting or firewater tanks. The system shall consist of compatible modules and components to provide an integrated water management solution. The modules and components shall be the PaveTank configured with EcoBloc Maxx and the Vario 800 shaft system and accessories. All system components should be manufactured by the same manufacturer and compatible with other components in the system. The modules and components shall be manufactured by Otto Graf GmbH.

Long Form

Part I: General

1.01 Description of Work

Work Included:

1. Excavation and base preparation shall be provided per Engineer's recommendations and/or as shown on drawings, to provide adequate support for project design loads. Excavation safety shall be provided in accordance with OHSA requirements.
2. System shall be provided only, constructed and installed per the manufacturer's instructions.

A. Related Work

1. Sub-grade Excavation and Preparation shall be executed according to Under Earthwork Section of drawings and specifications.
2. Sub-surface Drainage Materials shall be executed according to Under Sub-surface Drainage and Structures Section of drawings and specifications as needed.

1.02 Quality Assurance

A. Acceptable Manufacturer: Otto Graf GmbH

B. Manufacturer recommendations, as applicable:

1. System has to be sized in accordance with national standards and hydraulic impact.
2. Installer shall tour, inspect and discuss condition of sub-grade, drainage structures and other preparatory work.
3. Installer shall review required inspections & testing procedures per IOM Manual.
4. Installer shall review safety precautions relating to installation.
5. Installer shall use products manufactured or approved by the Otto Graf GmbH.
6. Installer shall follow the installation instructions and other contract documents (drawings, specifications, approvals, configuration report and manufacturer's recommendations).
7. Installer shall only use construction machinery described in the manufacturer's installation and maintenance instructions.

1.03 Delivery, Storage and Handling

1. All materials shall be protected from damage during delivery. Storage should occur on smooth surfaces, free from dirt, mud and debris.
2. System components shall contain UV-stabilizer to be protected from sunlight exposure.
3. System components shall be handled with appropriate equipment like forklifts or equal at transport and site construction.
4. System shall be assembled and installed without additional equipment.

Part II: Products

2.02 PaveTank configured with Graf EcoBloc

A. Loading Conditions - Module and components shall meet the following design criteria:

1. Loading conditions shall be verified through compression tests during production.
2. Long term resistance shall be verified in laboratory tests of notified body.
3. System shall achieve equal lateral strength in every direction.
4. General limits of installation shall include safety factors.
5. System shall be able to achieve a maximal burial depth of 5 m (16' 4.8").
6. System shall be able to achieve a tank height 4.75 m (15' 7.0" with earth covering) in pedestrian loading application and 4.2 m (13' 9.4" with earth covering) in HS-20 application.
7. System shall achieve HS-20 without additional soil stabilization equipment and without Geogrid.
8. System shall be able to achieve sustainable life of 50 years including safety factors due to the operating guidelines.

B. Quality management in production

1. Product manufacturer shall maintain ISO 9001 production facilities.
2. System shall have quality management protocols for every production batch.

C. Product Storage

1. System shall be capable of storing water products with specific gravity up to 1.1.
2. System shall be vented to atmospheric pressure.
3. System shall be capable of storing products identified in the manufacturer's current standard limited warranty.
4. Use/Storage of critical biological and chemical ingredients or concentration shall be requested from Otto Graf GmbH.

D. Materials

1. System shall be manufactured with upcycled post-consumer recycled material.
2. System shall maintain quality management ISO 9001 production facilities.
3. Long term properties shall be reported by laboratory test.

E. Dimensions

1. System modules shall have gross volume of 225 l (59.4 US gal.).
2. System modules shall have net volume of 217 l (57.3 US gal.).
3. System modules shall have nominal size of 800 (31.5") x 800 (31.5") x 350 (13.8") mm.

F. Connections

1. System shall have perforated openings up to 10" and also adaptor plates for pipes up to 20".
2. System shall have perforated openings to allow full drainage and venting of the tank.

G. Inspectability

1. System shall be able to combine with modules who could be inspectable.

H. Accessories

1. System shall be able to use PaveTank EcoBloc base plates.
2. System shall be able to use PaveTank EcoBloc end plates.

2.04 Vario 800 shaft system

A. Loading Conditions - Module and components shall meet the following design criteria:

1. Short term resistance shall be verified in laboratory tests of notified body.
2. Shaft system shall achieve equal lateral strength in every direction.
3. General limits of installation shall include safety factors.
4. Shaft system shall be able to achieve a maximal burial depth of 5 m (16' 4.8").
5. System shall be able to achieve a tank height 4.75 m (15' 7.0") in pedestrian loading application and 4.2 m (13' 9.4") in HS-20 application.
6. Shaft system shall achieve HS20 without additional soil stabilization equipment and without Geogrid.
7. Shaft system shall be able to achieve sustainable life of 50 years including safety factors due to the operating guidelines.
8. Shaft system shall be able to use as inlet, filter, inspection and choke shaft.
9. Shaft system shall enable free positioning within the EcoBloc system.
10. Shaft system shall give an easy access with a clear width of 600 mm (23.6").

B. Quality management in production

1. Product manufacturer shall maintain ISO 9001 production facilities.
2. System/Shaft shall have quality management protocols for every production batch.

C. Product Storage

1. Shaft system shall be capable of storing water products with specific gravity up to 1.1.
2. Shaft system shall be vented to atmospheric pressure.
3. Shaft system shall be capable of storing products identified in the manufacturer's current standard limited warranty.
4. Use/Storage of critical biological and chemical ingredients or concentration shall be requested from Otto Graf GmbH.

D. Materials

1. Shaft system shall be manufactured with upcycled post-consumer recycled material and glass-fiber reinforcement.
2. Shaft system shall maintain quality management ISO 9001 production facilities.

E. Dimensions

1. Shaft system shall have gross volume of 230 l (60.7 US gal.).
2. Shaft system shall have nominal size of 800 (31.5") x 800 (31.5") x 355 (14.0") mm.

F. Connections

1. Shaft system shall have perforated openings up to 8" for inspection access and matching with inspection lanes.
2. Shaft system shall have perforated openings up to 8", 12" and 16".

H. Accessories

1. System shall be able to use Vario 800 flex base/cover set.

2.05 Accessories

A. Connectors

1. System modules shall be able to be interconnected with a modular clip system to create a stable uniform system.
2. System modules shall be able to use connectors only for horizontal connections.

B. Geotextile

1. System shall have a geotextile with a specific weight of 200 g/m2 (6 oz/yd2).
2. System shall have a geotextile with a CBR of 2.35 - 2.40 kN (528.3 - 539.5 lb).
3. System shall have a geotextile with an opening width of 0 - 100 µm (0 - 0.004").
4. System shall have a geotextile with a water permeability of 80-90 l/m2s (1268 - 1427 US gpm).

C. Adaptor plate

1. System shall be able to use adaptor plates for pipes up to 20".

D. Venting end

1. System shall be able to use venting end 4"pipe.

E. Geomembrane

1. System shall be able to use a PE-HD-Geomembrane.
2. System shall have a geomembrane with a thickness of at least 2 mm (0.08").

REVISIONS			
REV	DESCRIPTION	DATE	APVD
A	Created	12/20/23	

SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☐ APPROVED WITH CHANGES NOTED

☐ REVISE AND RESUBMIT ☐ REJECTED

Submittal was reviewed for design conformity and general conformance. The subcontractor is responsible for confirming and correlating dimensions at jobsite for quantities and fabrication and all other job related processes.

BY: DATE:

For Technical and Sales Information contact
SRG Stormwater 770-519-9785

THIS DRAWING IS A CONTROLLED DOCUMENT. RAINHARVEST SYSTEMS. ALL RIGHTS RESERVED

ADDITIONAL RESOURCES	DWN	CMG	PaveDrain with PaveTank
	CHK	CMG	
DIMENSIONS	APVD	CMG	RainHarvest Systems LLC. 4475 Alicia Lane Cumming, GA 30028 Tel: 770-889-2533 www.rainharvest.com
SELF	WEIGHT		
1 OF 1	SIZE B	SCALE NTS	ITEM NO / QUOTE NUMBER

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA 811 Utilities Protection Center, Inc.

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

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 6-7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS

608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093–15TH DISTRICT–2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER
22256

SHEET TITLE
DETAILS PLAN

SHEET NUMBER
C-804

NO.	DATE	DESCRIPTION	BY	CHK	APV

File Location: s:\sed\archive_01-civil_projects\03-projects\33 hrd\mgt\22256 - dupree road\02-design\dwg\02-civil\22256 - site

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED DT-MR-A PER CITY OF WOODSTOCK ZONING MAP LAST REVISED ON 01/08/2021

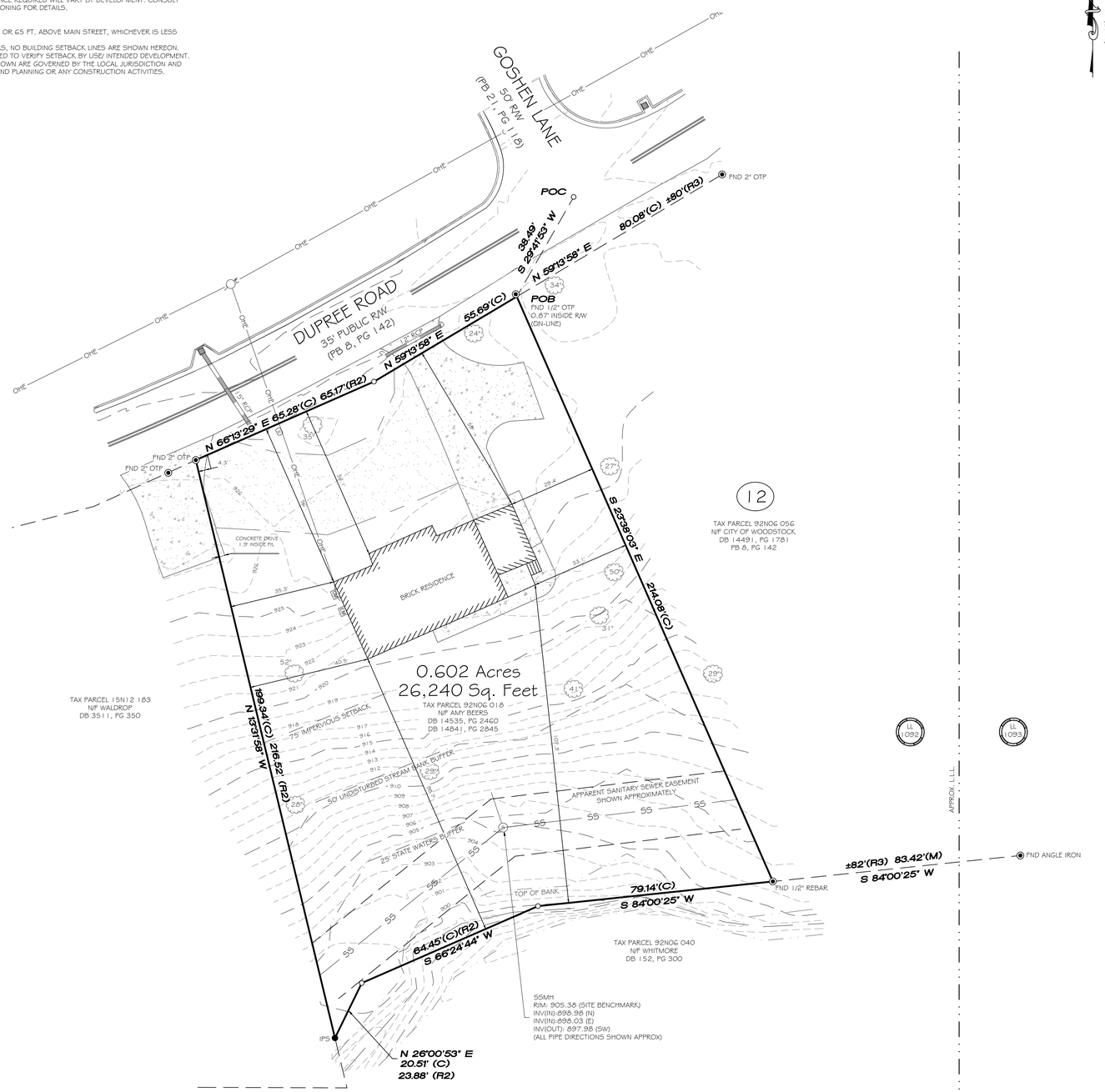
THE SETBACKS FOR ZONE DT-MR-A MEDIUM-DENSITY RESIDENTAL PER CITY OF WOODSTOCK MUNICODE ACCESSED ON 03/05/2021 ARE AS FOLLOWS:

FRONT: THE CITY OF WOODSTOCK IMPLEMENTS A "SIDEWALK ZONE" THAT TAKES THE PLACE OF THE TRADITIONAL BUILDING SETBACK. THE DISTANCE REQUIRED WILL VARY BY DEVELOPMENT. CONSULT WITH CITY OF WOODSTOCK PLANNING AND ZONING FOR DETAILS.
SIDE: 5 FEET MINIMUM
REAR: 5 FEET MINIMUM
MAXIMUM BUILDING HEIGHT: 5 STORIES/ 85 FT. OR 65 FT. ABOVE MAIN STREET, WHICHEVER IS LESS

DUE TO VARYING NATURE OF REQUIRED SETBACKS, NO BUILDING SETBACK LINES ARE SHOWN HEREON. THE CITY OF WOODSTOCK SHOULD BE CONSULTED TO VERIFY SETBACK BY USE/ INTENDED DEVELOPMENT. ANY SETBACKS AND BUFFERS DESCRIBED OR SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

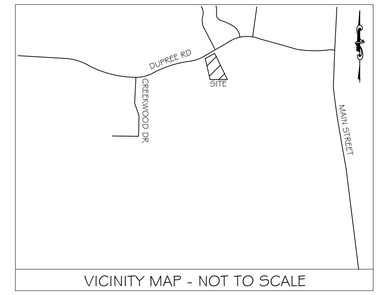
LEGEND

- WATER VALVE
- FIRE HYDRANT
- WM WATER METER
- GRATE INLET
- D STORM SEWER MANHOLE
- S SANITARY SEWER MANHOLE
- UTILITY POLE
- EM ELECTRIC METER
- GM GAS METER
- HARDWOOD TREE
- BENCHMARK
- IRON PIN FOUND
- COMPUTED POINT
- IPS IRON PIN SET
- CONCRETE
- GRAVEL
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R) RECORD DISTANCE
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- 55 STORM SEWER LINE
- SS SANITARY SEWER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LL 1092 LAND LOT



12
TAX PARCEL 92N06 056
N/F CITY OF WOODSTOCK
DB 14491, PG 1781
PB 8, PG 142

GRID NORTH
GEORGIA STATE PLANE
NAD 83 (2011)
EPOCH 2010



VICINITY MAP - NOT TO SCALE

REFERENCES

CHEROKEE COUNTY CLERK OF SUPERIOR COURT RECORDS

1. PLAT BOOK 1, PAGE 131
2. PLAT BOOK 8, PAGE 142
3. DEED BOOK 14491, PAGE 1781
4. DEED BOOK 14535, PAGE 2460
5. DEED BOOK 14841, PAGE 2845

SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Barrow County, Georgia, (Community-panel number 13057C0332E, dated June 07, 2019), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. Underground utilities were not located. Contact Georgia 811 prior to earth disturbing activities.
5. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 02-03-2021 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based has a closure precision of one foot in 47,243 feet and an angular error on 01 seconds per angle point and was not adjusted.
7. This plat has been calculated for closure and is found to be accurate within one foot in 156,989 feet.
8. Equipment used for measurement:
   Angular: Leica TS16i Robotic Total Station
   Linear: Leica TS16i Robotic Total Station
   GPS: Leica GS GPS Reciever
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
11. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), site benchmarks are shown hereon.
12. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemetenes on Subject Property at the time of the field Survey.
14. Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
15. Topographic data shown hereon is based on field run topographic survey performed on 02-03-2021.

20 0 20 40
1 INCH = 20 FEET

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED LS003305 LAND SURVEYOR DAVID L. ANDERSON

David L Anderson 05/06/2021

David L. Anderson, GA P.L.S. #3305 Date

ALLIANCE LAND SURVEYING
L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
770.226.4730 ∫ WWW.AEPATL.COM

LOCATED IN:
LAND LOT 1092
15th DISTRICT ~ 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

TOPOGRAPHIC BOUNDARY SURVEY
P.B. 8, PG. 142
WOODSTOCK, GEORGIA
FOR
BEERS CONSTRUCTION
ATLANTA, GEORGIA

ISSUE:	DATE
INITIAL:	05/06/2021
REV. 1	01/03/2023
REV. 2	
REV. 3	
REV. 4	
REV. 5	
REV. 6	
REV. 7	

DESCRIPTION

DRAFTED BY: RMG
CHECKED BY: DLA
PROJECT #: 21025

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:
1 OF 1

File Location:c:\users\farranandersonl\appdata\local\temp\acpublish_4028\21025 - 119 dupree rd\survey\04-survey projects\03-projects\21025 - 119 dupree rd.dwg (rev. 01.03.23)

EXHIBIT B

608 Mauldin Drive • Woodstock, GA 30188 • Phone: 770-485-3631

FPAM
Phone: 770-485-3631

Job Address:
119 Dupree Road
Woodstock, GA 30188

Print Date: 1-20-2026

Dupree roadway

Change Order ID: **CO-119-TH-0001**

Items	Description	Price
Clearing, grading and tree removal 3200 - Renovation Subcontractor Scope		$32,400.00
Erosion control Silt Fence	Erosion control. Level spreader needed for proper filtered runoff. Includes all stone on leveled areas and rip rap to finish at the bottom. Install prior to any grading. Includes silt fence.	$14,654.00
Traffic control 3200 - Renovation Subcontractor Scope	Traffic control as needed. All inclusive for roadway project. Includs Stop sign and street sign only at the end of the road construction process.	$4,500.00
Asphalt paving 3200 - Renovation Subcontractor Scope	Asphalt paving construction. Prep site for approx. 250' x 24' for new paving construction. Install 10' of GAB fine grade and prep for paving. Prime area with tack coat. Pave with 25 mm hot mix asphalt at 2'. Prime with tack coat. Pave with 19 mm hot mix asphalt at 2'. Prime with tack coat. Pave with 12.5 mm hot mix asphalt at 2'. Asphalt paving construction. Prep site for approx. 250' x 24' for new paving construction. Install 10' of GAB fine grade and prep for paving. Prime area with tack coat. Pave with 25 mm hot mix asphalt at 2'. Prime with tack coat. Pave with 19 mm hot mix asphalt at 2'. Prime with tack coat. Pave with 12.5 mm hot mix asphalt at 2'.	$194,400.00
Concrete curb and gutter 3200 - Renovation Subcontractor Scope		$15,840.00
Modular block wall 3200 - Renovation Subcontractor Scope		$28,768.00

Items	Description	Price
Contractor blend seed/ straw all disturbed areasContractor blend seed and straw all disturbed areasContractor blend seed and straw all disturbed areas 3200 - Renovation Subcontractor Scope	Contractor blend seed and straw all disturbed areas	$1,800.00

Total price: $292,362.00

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

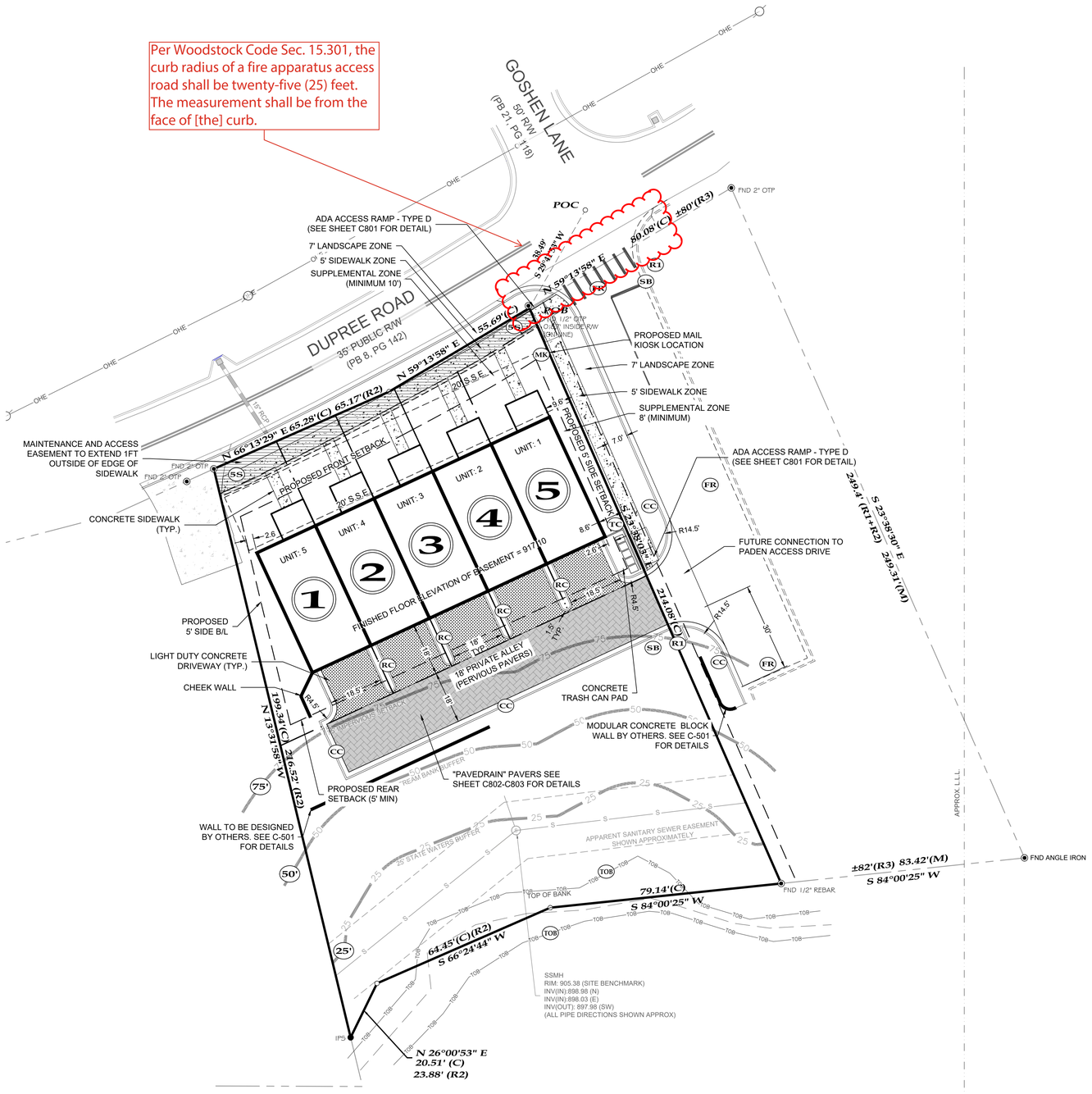
Date: _____

Print Name: _____

EXHIBIT C

APPROVED
CITY OF WOODSTOCK
FIRE PREVENTION OFFICE
NOTE: THESE DRAWINGS WERE REVIEWED UNDER THE APPLICABLE LAWS ADOPTED AT THIS TIME EVERY EFFORT WAS MADE TO CATCH CODE VIOLATIONS, BUT THIS DOES NOT RELIEVE THE OWNER OF RESPONSIBILITY TO COMPLY WITH ITEMS MISSED OR UNKNOWN TO THE REVIEWER.

Per Woodstock Code Sec. 15.301, the curb radius of a fire apparatus access road shall be twenty-five (25) feet. The measurement shall be from the face of [the] curb.



SITE DATA

CATEGORY	EQUALS
GROSS AREA:	± 0.602 ACRES
DISTURBED AREA:	± 0.591 ACRES
TOTAL IMPERVIOUS	± 0.13 ACRES (5,675 SQ.FT.)
EXISTING ZONING:	DT-MR-A
EXISTING OVERLAY	DOWNTOWN DISTRICT
DENSITY PROPOSED	8.31 U/A
TOTAL LOTS:	5 UNITS 26' X 45' UNITS SHOWN
SETBACKS:	**EQUALS**
FRONT SETBACK:	10' - 18' / SAME AS SUPPLEMENTAL ZONE FOR DUPREE (STREET TYPE B)
SIDE SETBACK:	0' OR 5' MINIMUM
REAR SETBACK:	5' MINIMUM
DEVELOPMENT STATISTICS:	**EQUALS**
MAXIMUM HEIGHT OR STORIES	5 STORIES / 85 FT. OR 65 FT
MINIMUM LOT AREA (SQ.FT.)	1,200
MINIMUM LOT WIDTH (FT.)	16
PARKING REQUIREMENTS	**EQUALS**
PARKING REQUIRED	2 SPACES PER UNIT
PARKING REQUIRED	2 SPACES PER UNIT

SIGNS USED ON THIS PROJECT

STOP 36"x36" STOP SIGN (R1-1) R1

ENTRANCE SIGN TO BE PERMITTED SEPARATELY BY OTHERS.

NOTE:
ADDITIONAL PERMIT SHALL BE REQUIRED FOR ALL PROPOSED FREE STANDING SIGNS.

LEGEND

- MAINTENANCE AND ACCESS EASEMENT
- LIGHT DUTY CONCRETE
- PAVEDRAIN PERVIOUS PAVERS
- CONC. SIDEWALK

SITE SYMBOLS LEGEND

- CC 6"x18"x12" VERTICAL CONCRETE CURB & GUTTER (SEE DETAIL ON C-801)
- 5'S 5' PROPOSED CONCRETE SIDEWALK
- RC 6" CONCRETE RIBBON CURB.
- FR FUTURE ROAD BY CITY OF WOODSTOCK
- MK MAIL KIOSK
- SB STOP BAR
- TOB TOP OF BANK
- TC TRASH CAN ENCLOSURE
- 25' 25' STATE BUFFER

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

NORTH

SCALE: 1"= 20'
0 20

CIVIL ENGINEERING BY LJA:
ASATO MASUYAMA, GA PE0446600
PHONE: 770-880-3422
AMASUYAMA@LJA.COM

GEORGIA REGISTERED No. PE0446600 PROFESSIONAL 7-7-2024 ENGINEER ASATO MASUYAMA

GASWCC LEVEL II CERTIFICATION #83860
EXPIRATION DATE: 10/01/2024

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BEERS CONSTRUCTION PARTNERS
608 MAULDIN DRIVE
WOODSTOCK, GA 30188-4912
716.864.3935

NO.	DESCRIPTION	DATE	BY	CHK	APV

SITE DEVELOPMENT PLAN FOR RESIDENTIAL SINGLE FAMILY ATTACHED (TOWNHOMES)

119 DUPREE ROAD, WOODSTOCK, CHEROKEE COUNTY, GEORGIA
L.L. 1092 & 1093-15TH DISTRICT-2ND SECTION
PARCEL # **15-1092-0082**

PROJECT NUMBER
22256

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-301

File Location: s:\sec\archive_01-civil_projects\03-projects\33 hold\mgt\22256 - dupree road\02-design\dwg\02-civil\22256 - site

EXHIBIT D

AGENDA ITEM NO. 9.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Robyn Adams, City Clerk
ITEM TYPE:	Minutes
AGENDA SECTION:	MINUTES APPROVAL
SUBJECT:	**Consideration of Approval to Adopt Council Meeting Minutes - February 23, 2026**

SUGGESTED ACTION:

ATTACHMENTS:
Council Meeting Minutes 2.23.26 Final.pdf

City Council Meeting
The Chambers at City Center
8534 Main Street
(Main) 770 592-6000 (Fax) 770 926-1375
http://www.woodstockga.gov

~MINUTES~

Monday, February 23, 2026

City Council ~ 7:00 PM

Attendees: Mayor Michael Caldwell, Mayor Pro Tem Colin Ake, Council Member Warren Johnson, Council Member Tracy Collins, Council Member Rob Usher, Deputy City Manager Coty Thigpen, City Clerk Robyn Adams, City Attorney Phil Friduss, Captain Ron Sinfelt, Lt. Mike deCocq, Assistant Fire Chief Jimmy Eley, Chief Financial Officer Ron Shelby, Chief Information Officer Katy Leggett, IT Engineer Caleb Fox, Community Development Director Melissa Sigmund, Deputy Community Development Director Duane Helton, City Planner Cameron Dunn, Economic Development Director Brian Stockton, Parks and Recreation Director Brian Borden, Human Resources Director Mindy Nobis, Capital Improvement Plan Administrator Chris Luly, Communications and Marketing Manager Stacy Brown.

Absent: Council Member Brian Wolfe, Council Member David Potts, and City Manager Jeff Moon

ITEM 1) MEETING CALLED TO ORDER

- 7:00 PM Meeting called to order at The Chambers at City Center, 8534 Main Street, Woodstock, GA.
- Boy Scout Troop 994 led the group in The Pledge of Allegiance and Pastor Job Dalomba with Christ Covenant Presbyterian Church led the group in prayer.

ITEM 2) RECOGNITION OF GUESTS AND VISITORS

Mayor Michael Caldwell announced there was a special visitor in the audience. He introduced Dr. John Cowan who is running for the 11th District Congressional seat. Dr. Cowan came up and spoke to the group and introduced himself. Mayor Caldwell encouraged everyone to take the time to get to know the candidates that are running for this seat.

2.1) Recognition of Boy Scout Troop 994 (Administration)

- Mayor Michael Caldwell recognized Boy Scout Troop 994.

2.2) Proclamation - National Reading Month (Administration)

- Mayor Michael Caldwell recognized Denise Leak and Pam Dover from the Hightower Trail Chapter of the National Society of the Daughters of the American Revolution for their time and hard work bringing awareness of National Reading Month.

2.3) 2026 Arbor Day Celebration - 20 Year Employee Recognition (Administration)

- As part of the City of Woodstock annual Arbor Day Celebration, we honor those City of Woodstock employees who have reached their 20 Year Work Anniversary during the year by dedicating a tree in their honor. Thank you for your years of service and dedication to our community. Mayor Caldwell recognized the employees and thanked them for their 20 years of dedicated service**.** Stormwater Operations Manager Greg Roach, Fire Captain Sean Mulvihill, and Fire Captain Rodney Kendall were in attendance to accept their recognition in person. Fire Battalion Chief Shane Tetterton will be recognized at the March 9th meeting for his 30 years of service.

Congratulations To:
Greg Roach - Stormwater Operations Manager
Kerry Vanderpool - Fire Captain
Sean Mulvihill - Fire Captain
Rodney Kendall - Fire Captain
Bobby Dean - Master Firefighter
Jordan Carter - Fire Sergeant
Shane Tetterton - Fire Battalion Chief (30 years) (recognition will be held at March 9th Council Meeting).

ITEM 3) ANNOUNCEMENTS

3.1) Announcements (Administration)

Mayor Pro Tem Colin Ake read the announcements.

- The vendor application for the 2026 Woodstock Farm Fresh Market is available now at visitwoodstockga.com/market.

- If you are interested in being a vendor or if you know someone who you think would be a great fit for the market, now is the time to apply. Vendors will be approved for the Market starting in March. Applications will be approved for the 2026 Market Season based on quality and fit for the market, not on a first-come basis. The 2026 Woodstock Farm Fresh Market will be open every Saturday from April 18th to December 19th. Market Hours are 8:30 am to noon and the market will be located on Market Street, Elm Street and in Reformation Brewery's backyard in Downtown Woodstock.

- The Woodstock Police and Fire Departments are excited to announce the return of “You’ve Been Egged!" On the evening of Saturday, April 4th, Woodstock police officers and firefighters will spread Easter cheer by delivering and placing Easter eggs at participating residences throughout Woodstock. Register your family at woodstockga.gov/egged by Wednesday, March 23rd to join the fun!

ITEM 4) MEETING DECORUM

- City Clerk Robyn Adams read the Meeting Decorum.

ITEM 5) PUBLIC COMMENT

- *Mayor Michael Caldwell opened the Public Comment portion of the meeting.*

- *City Clerk Robyn Adams stated Martha Jean Schindler, Chris Rogers/Michael Daniel, and Gopi Govindaraj signed up to speak.*

- *Ms. Schindler spoke about her concerns regarding transparency and ICE.*

- *Mr. Rogers and Mr. Daniel spoke about the future of Cardinal Woods.*

- *Mr. Govindaraj spoke about the Comprehensive Transportation Plan, TSPLOST, and trees.*

- *Mayor Michael Caldwell closed the Public Comment portion of the meeting.*

ITEM 6) CONSENT AGENDA

Mayor Pro Tem Colin Ake requested Item 6.6 on the Consent Agenda be heard separately.

6.1) Approve Surplus & Disposal via Trade-In - Various Police Weapons (Police)

- Request for approval to authorize the surplus and dispose of various Police weapons for the purpose of trading them in to Smyrna Police Distributors for credit toward the purchase of new equipment.

6.2) Award RFQ 2026-03 (PI 0021196) and Authorize Contract Negotiations for Design & Engineering Services for Noonday Creek Trailhead (Administration)

- Request for approval to award RFQ 2026-03 to Pond & Company and to authorize contract negotiations for design & engineering (D & E) services for Noonday Creek Trailhead. The final contract will be brought forward for Council approval at a future meeting.

6.3) Ratify Purchase of the Previously Completed Acquisition of Right-of-Way and Easements Associated with Parcels 45 and 46 for the Neese Road (North) Roadway Improvement Project (Administration)

- Request for approval to ratify the purchase of the previously completed acquisition of right-of-way and easements associated with Parcels 45 and 46 for the Neese North roadway improvement project. The acquisition includes 473.23 square feet of right-of-way, 1,343.43 square feet of permanent drainage easement, 1,278.62 square feet of temporary construction easement for Parcel 45, and 5,680.74 square feet of right-of-way and 3,133.62 square feet of temporary construction easement for Parcel 46.

6.4) Approve Arcadis Work Authorization #58 for Construction Review Submittals and RFI Services (TLP Widening) (Administration)

- Request for approval of Arcadis Work Authorization #58 to provide on-call miscellaneous construction review submittals and RFI services related to the Towne Lake Parkway Widening project from February 11, 2026 to June 1, 2026. The agreement contemplates Arcadis performing specified activities related to the project at certain hourly rates with the total cost not to exceed $10,000 unless otherwise increased as directed by the City.

6.5) Approve MAJBA JE 20738 - Additional Funding for CDBG Dupree Road Connection (Walkable Woodstock) Sidewalk Project (Public Works)

- Request for approval of MAJBA JE 20738 which recognizes additional TAD revenue and transfers it to SPLOST VII to fund additional costs related to the CDBG Dupree Road Connection Walkable Woodstock sidewalk project. The additional costs are driven by unforeseen right-of-way (ROW) acquisition costs, one essential change order, and a critical concrete repair required at the bridge transition points for ADA compatibility.

6.6) Approve MAJBA JE 20763 - Additional Funding for Parking Deck Patrol (Finance)

- Request for approval of MAJBA JE 20763 which will provide for dedicated 16-hour per week Parking Deck patrols. This Budget Amendment will use Council Contingency to fund these patrols at a cost of $20,000, which includes related employer payroll costs. It also provides for an additional 27 hours of patrols in case additional is required.

6.7) Approve Alcoholic Beverage Caterer Permits for 2026 Summer Concert Series (Parks and Recreation)

- Request for approval of the Alcoholic Beverage Caterer permits for Collegiate Concessions dba Premier Events for the 2026 Summer Concert Series taking place on May 9, June 13, July 11, August 8, and September 12, 2026.

6.8) Approve Road Closures - July 4th Spectacular/Christmas Jubilee Parade of Lights 2026 (Public Works)

- Request for approval of road closures for the 2026 July 4th Spectacular Event and the 2026 Christmas Jubilee Parade of Lights. Closures include Main Street and Rope Mill Road, from Woodstock Elementary School at 230 Rope Mill Road to Highway 92 (Sam's Club), on July 4 and December 6, 2026, for the City of Woodstock Holiday Parades. Request closure of East Main St. in front of The Park at City Center for the two festivals on the same days. Event Start Times: July 4th Spectacular Parade (10:00 am) / December 6th Christmas Jubilee & Parade of Lights (5:30 pm). Road Closure Times: July 4th (Parade - 9:45 am) December 6th (Christmas Jubilee Parade of Lights - 5:15 pm). Roads reopen after a pass of the street sweeper at the end of parade per police approval.

6.9) Approve 2026 Summer Concert Series Band Contracts (Parks and Recreation)

- Request for approval of RCS Productions (band) contracts for the 2026 Woodstock Summer Concert Series.

6.10) Approve Change Order #11 for Noonday Creek Trail Extension from J.G. Leone Enterprises (Administration)

- Request for approval of Change Order #11 from J.G. Leone Enterprises for the amount of $79,832.00. The purpose of this change order is to construct a concrete turn up wall to protect the bridge piles that support the State Route 92 bridge over Noonday Creek. During the planned excavation for the trail underneath the bridge, it was discovered that the existing bridge pile encasements do not extend far enough downward leaving the bridge piles themselves exposed and unprotected. The trail project engineer has designed the proposed turn up wall as a solution and this has been approved by GDOT.

- *Mayor Pro Tem Colin Ake made a motion to approve Consent Agenda Items 6.1-6.5 and 6.7-6.10.*

- *Council Member Tracy Collins seconded the motion.*

- *Motion carried (4-0), Council Member Brian Wolfe and Council Member David Potts Absent.*

Mayor Pro Tem Colin Ake stated he wanted to provide an opportunity for discussion regarding Consent Item 6. He stated this was a need based on some of the challenges with the parking deck. Mayor Caldwell stated he has received messages from neighbors on a regular basis requesting added attention to the parking deck and he thinks it is very important to enforce the law.

- *Mayor Pro Tem Colin Ake made a motion to approve Consent Agenda Item 6.6.*

- *Council Member Rob Usher seconded the motion.*

- *Motion carried (4-0), Council Member Brian Wolfe and Council Member David Potts Absent.*

ITEM 7) PUBLIC HEARING

7.1) Impact Fee Program Update (Administration)

- Provide update to the City's Development Impact Fee Program, including the preparation of a new Capital Improvements Element, pursuant to the Georgia Development Impact Fee Act. This public hearing is held in accordance with Section (3) (a) of Chapter 110-12-2-.04 of the State's Development Impact Fee Compliance Requirements. Deputy City Manager Coty Thigpen introduced Paige Hatley. Ms. Hatley shared a presentation and provided detail on the purpose of this public hearing item – to provide an explanation on the process to update the Impact Fee Program, to provide an opportunity for public participation, and to receive initial public input on capital project needs pertaining to Parks and Recreation, Roads, Police, and Fire. She also explained the scope of the program – future needs: Recreation Amenities, Building Area (sf), Heavy Vehicles, and Road Projects.

- *Mayor Michael Caldwell opened the public hearing.*

- *City Clerk Robyn Adams stated no one signed up.*

- *Mayor Michael Caldwell closed the public hearing.*

- *No action needed on the item at this time.*

7.2) Consideration of Resolution No. 2026-003 Adopting Amendment to Fee Schedule - Chapter 7.0 Water, Sewer, and Stormwater - Sections 7.1.2 and 7.1.3 (Administration)

- Request for approval of Resolution No. 2026-003 adopting amendments to the fee schedule for Chapter 7 Water, Sewer, and Stormwater in Section 7.1.2 Other Charges and Deposits and in Section 7.1.3 Connection and System Development Charges as identified in the redline document included in the agenda packet. City Clerk Robyn Adams presented the detail of the request to include the change from a 4" meter to a 2" meter in Section 7.1.2 Other Charges and Deposits, the addition of a service charge of $1.00 per month for meter monitoring and maintenance in Section 7.1.2 Other Charges and

Deposits, and the elimination of meter sizes 1 ½" 3", and 4" in Section 7.1.3 Connection and System Development Charges (Water). Mayor Pro Tem Colin Ake asked about the elimination of the meter sizes. Ms. Adams stated this was to remove the sizes that were no longer offered and these meter sizes were rarely requested.

- *Mayor Michael Caldwell opened the public hearing.*
- *City Clerk Robyn Adams stated no one signed up to speak.*
- *Mayor Michael Caldwell closed the public hearing.*

- *Council Member Rob Usher made a motion to approve Item 7.2.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (4-0), Council Member Brian Wolfe and Council Member David Potts Absent.*

ITEM 8) NEW BUSINESS

8.1) Zoning Fine Appeal: Tree Removal Violation at 306 Winchester Way (Community Development)

- Staff recommends that Council amend the $22,000.00 fine assessed to Roger Connett for the felling of five (5) protected trees in the rear yard at 308 Winchester Way. Staff Recommendation: The fine be amended to require replanting in lieu of payment. City Planner Cameron Dunn presented the item and details of the occurrence and timeline. He stated a replanting plan had been presented to staff. The appellant, Mr. Connett, spoke to the group and provided an explanation and more detail. Mayor Pro Tem Colin Ake stated there have been a number of these come forward and the new ordinance is a step in the right direction. He stated this is a reasonable and fair alternative.

- *Mayor Pro Tem Colin Ake made a motion to approve Item 8.1 with staff recommendations.*
- *Council Member Tracy Collins seconded the motion.*
- *Motion carried (4-0) Council Member Brian Wolfe and Council Member David Potts Absent.*

ITEM 9) OLD BUSINESS

9.1) Zoning Fine Appeal: Tree Removal Violation at 142 Bentley Parkway (Community Development)

- Staff recommends that Council amend the $9,600.00 fine levied against Alejandro Petz for the felling of three (3) protected trees without approved plans or permits, allowing the Appellant to plant three (3) trees on his property in lieu of payment. This case was tabled at the August 25, 2025 Council Meeting. City Planner Cameron Dunn presented the item and details of the occurrence and timeline. He stated a replanting plan had been presented to staff. The appellant, Mr. Petz, spoke to the group and provided an explanation and additional detail. He stated he did not ask for the trees to be cut down and was not aware of them being cut down. Mayor Pro Tem Colin Ake stated this was an unusual case given that someone other than the property owner cut the trees down and the owner had no knowledge of it. Council Member Rob Usher stated he liked the direction the City is going on this topic given the purpose of this is not to make money, but to protect the trees.

- *Council Member Rob Usher made a motion to approve Item 9.1 with staff recommendations.*
- *Council Member Tracy Collins seconded the motion.*
- *Motion carried (4-0) Council Member Brian Wolfe and Council Member David Potts Absent.*

ITEM 10) MINUTES APPROVAL

10.1) Consideration of Approval to Adopt Council Meeting Minutes – February 9, 2026 (City Clerk)

- *Council Member Tracy Collins made a motion to approve Item 10.1 adopting the February 9, 2026, Council Meeting Minutes.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (4-0), Council Member Brian Wolfe and Council Member David Potts Absent.*

ITEM 11) DEPARTMENTAL REPORTS

11.1) Information Technology Monthly Report (January 2026) (IT)

11.2) Investment Report (January 2026) (Finance)

11.3) FY 2025 Revenue Manual (Finance)

11.4) Parks & Recreation Monthly Report (January 2026) (Parks and Recreation)

11.5) Public Works Project Status Report (February 2026) (Public Works)

11.6) EOM Monthly Report (January 2026) (Public Works)

ITEM 12) MAYOR AND COUNCIL COMMENTS

- Mayor Michael Caldwell stated there have been questions about the city's involvement with federal immigration services. He stated that he asked our city attorney to put together an opinion for us to let us know what the options were for the city. The city attorney has provided an opinion on the matter. The City of Woodstock has minimal discretion regarding involvement with federal immigration services due to state law, which mandates cooperation with federal immigration policy. The city, being a political subdivision of the state, must adhere to state law and the directives of the General Assembly. Mayor Caldwell encouraged citizens to voice their opinions to state policymakers and stressed the importance of city officials following state law, noting that individuals who do not comply face misdemeanor charges.

ITEM 13) CITY MANAGER STAFF COMMENTS

- Deputy City Manager Coty Thigpen spoke in City Manager Jeff Moon’s absence. She stated she is requesting an Executive Session, and they will not be asking Council to take action after the session.

ITEM 14) EXECUTIVE SESSION – PERSONNEL, LITIGATION, REAL ESTATE

- *Mayor Pro Tem Colin Ake made a motion to retreat into Executive Session.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (4-0), Council Member Brian Wolfe and Council Member David Potts Absent.*

- *Council Member Tracy Collins made a motion to return from Executive Session.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (4-0), Council Member Brian Wolfe and Council Member David Potts Absent.*

ITEM 15) FINAL ADJOURNMENT

- *Council Member Tracy Collins made a motion to adjourn.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (4-0), Council Member Brian Wolfe and Council Member David Potts Absent.*

_____
Michael Caldwell, Mayor

_____
Robyn Adams, City Clerk

AGENDA ITEM NO. 10.1

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	March 9, 2026
SUBMITTED BY:	Stacy Brown, Communications
ITEM TYPE:	Departmental Reports
AGENDA SECTION:	DEPARTMENTAL REPORTS
SUBJECT:	**Communications Reports (December 2025 and January 2026)**

SUGGESTED ACTION:

ATTACHMENTS:

Communications Report December 2025 (1).pdf
Communications Report January 2026 (1).pdf

CITY OF WOODSTOCK
GEORGIA

DECEMBER 2025 COMMUNICATIONS REPORT

Prepared by:

Stacy Brown
Marketing & Communications Manager

Reporting Period:

December 1–31, 2025

Executive Summary

In December 2025, the City of Woodstock's communications efforts focused on reinforcing a positive public image by highlighting innovation, civic engagement, and public safety. Despite a decrease in the total number of media mentions compared to November, the sentiment of the coverage remained entirely positive or neutral, with 0% negative stories.

Key Performance Highlights

- Earned Media: The City earned 15 media mentions from top outlets including the Cherokee Tribune, 11Alive, and 95.5 WSB. High-impact stories included the city's drone delivery permits, which positioned Woodstock as a tech-forward leader, and extensive coverage of the Woodstock Fire Department and Police Department activities.
- Digital Presence: The official city website (WoodstockGA.Gov) saw over 26,000 total sessions and 18,000 active users. The "Christmas Jubilee" and "Special Events" pages were among the top drivers of traffic, reflecting high community interest in seasonal activities.
- Social Media Growth
    - Facebook: Experienced a massive rebound, with views increasing by 91.6% (1.2M total) and content interactions rising by over 125%. A post regarding the Woodstock Police Department's execution of warrants for parking lot vandals was the top performer, reaching over 573,000 views.
    - Instagram & YouTube: Instagram saw a 58% increase in content interactions, while the City's YouTube channel gained new subscribers and recorded over 20 hours of watch time.
- Owned Channels: Email and SMS marketing maintained steady performance, with a 100% email delivery rate and an 18.3% click rate for SMS campaigns.

December's communications successfully positioned Woodstock as both a forward-thinking "innovation brand" and a community-oriented city. The significant spikes in social media engagement and the high delivery rates of direct marketing channels indicate a highly engaged and informed resident base heading into the new year.

Press Coverage

Media coverage of the City of Woodstock decreased in November, however more of the articles were positive in sentiment.

	Mentions	Positive	Neutral	Negative	Avg. Reach Rank
November	25	25	0	0	3.6
December	15	8	7	0	3.1

Key Insights

Tone

Coverage remained more positive, with 0% of stories carrying negative sentiment.

Reach

The average reach rank decreased slightly with fewer stories by higher-reach outlets. The top outlets for mentions in December were Cherokee Tribune, 11Alive, and 95.5 WSB.

Themes

December coverage centered on special events, public safety, and innovation.

Most Impactful Stories (High Reach + Strategic Value)

Drone Delivery Permits (12/3 x3 & 12/5)

- Highlights Woodstock as a tech-forward city — great for innovation branding

Event Coverage (12/2 x2 & 12/7)

- Coverage with 95.5 WSB-TV, Cherokee Tribune, and Hoodline
- Reinforces civic engagement

Public Safety (11/6 - 11/12)

- Coverage of Woodstock Fire Department responses
- Widespread coverage of Parking Deck Vandalism Search - WSB-TV, Cherokee Tribune, 95.5 WSB, Woodstock Sun

Overall Assessment

December's earned media coverage was positive reinforcing Woodstock's strong public image. Articles continued to position Woodstock as both forward-thinking and deeply connected to its residents.

WoodstockGA.Gov

The city website recorded 26K total sessions in December. Of the month's 18K Active Users, 4.3K were from Atlanta while 3.1K were from Woodstock.

Active Users	New Users	Average Engagement Time	Total Sessions
18K	16K	49s	26,165

Key Traffic Drivers

Traffic Acquisition

Top traffic acquisition came from Google/organic search (19K) was up .9% from November. While direct visits were up 28% to 6.3K, stakeholders continue to predominately use search engines to find information. Traffic from social media was down 46.4% from the prior month with 916 sessions coming from organic social.

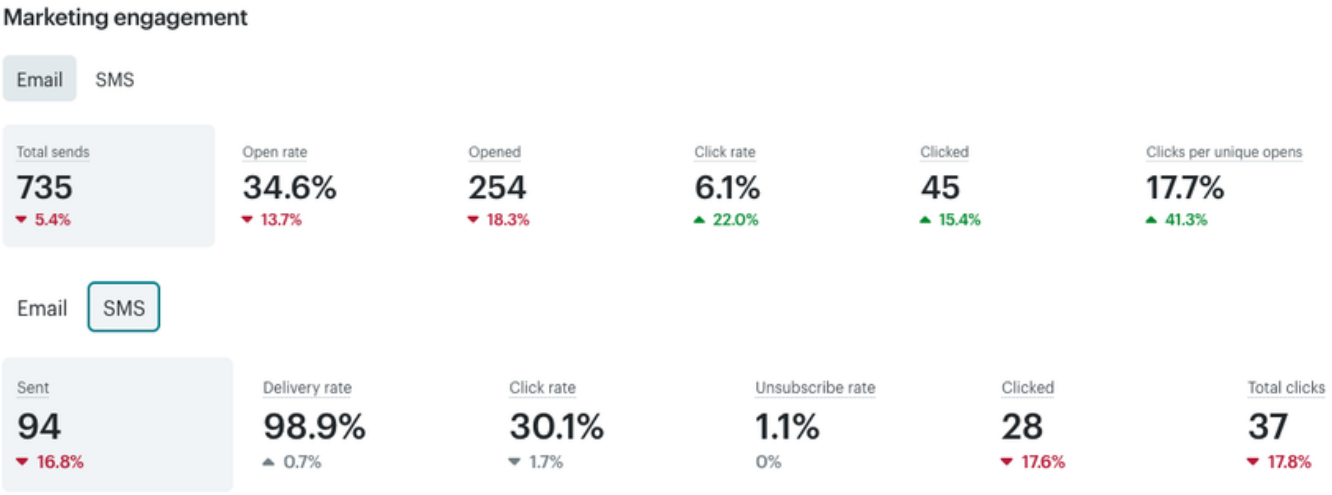
Top Pages

Website traffic increased in December.

Rank	Landing Page	Views
1	Welcome	25K
2	Christmas Jubilee	2.5K
3	Special Events	1.3K
4	Police Department	1.3K
5	Meetings, Agendas and Minutes	808

Email/SMS Marketing Performance

Among the City's owned marketing channels, Email and SMS activity resulted in consistent performance in spite of lower total sends in December.



Other Analytics

- Subscribers: 850
- 100% Email Delivery Rate; 98% SMS Delivery Rate

Social Media

Facebook

The City of Woodstock's Facebook page received consistent reach and engagement throughout November, highlighted by community interest in election news and personnel announcements.

Overall Performance

Views: 1.2M (+ 91.6%)
Viewers: 286K (+ 60.7%)
Content Interactions: 9.9K (+ 125.2%)
Link Clicks: 4.3K (+ 86.1%)
Visits: 13.9K (+ 52.7%)
Follows: 837 (+ 99.3%)

In December, the City Facebook Page experienced a noticeable bump in overall engagement and reach compared to the previous month.

Top-Performing Posts by Reach

WPD Executes Warrants Parking Lot Vandals (Dec. 17)

- 573.5K views, 107 reactions, 47 shares

Wing Ribbon Cutting (Dec. 3)

- 194.3K views, 633 reactions, 224 shares

Brian Zapp Condolences (Dec. 2)

- 157.8K views, 1185 reactions, 27 shares

Neese Road Closure (Dec. 8)

- 86.6K views, 390 reactions, 122 shares

Parade Parking Reminder (Dec. 5)

- 72.6K views, 244 reactions, 39 shares

Instagram

The City of Woodstock's Instagram page saw improved metrics in December with large bumps in Views, Reach, Interactions, and Visits while Follows dipped again this month.

Overall Performance

Views: 56.1K (+ 15%)
Reach: 8.8K (+ 25.5%)
Content Interactions: 1.7K (+ 58.1%)
Visits: 661 (+ 10.7%)
Follows: 168 (- 16.4%)

X

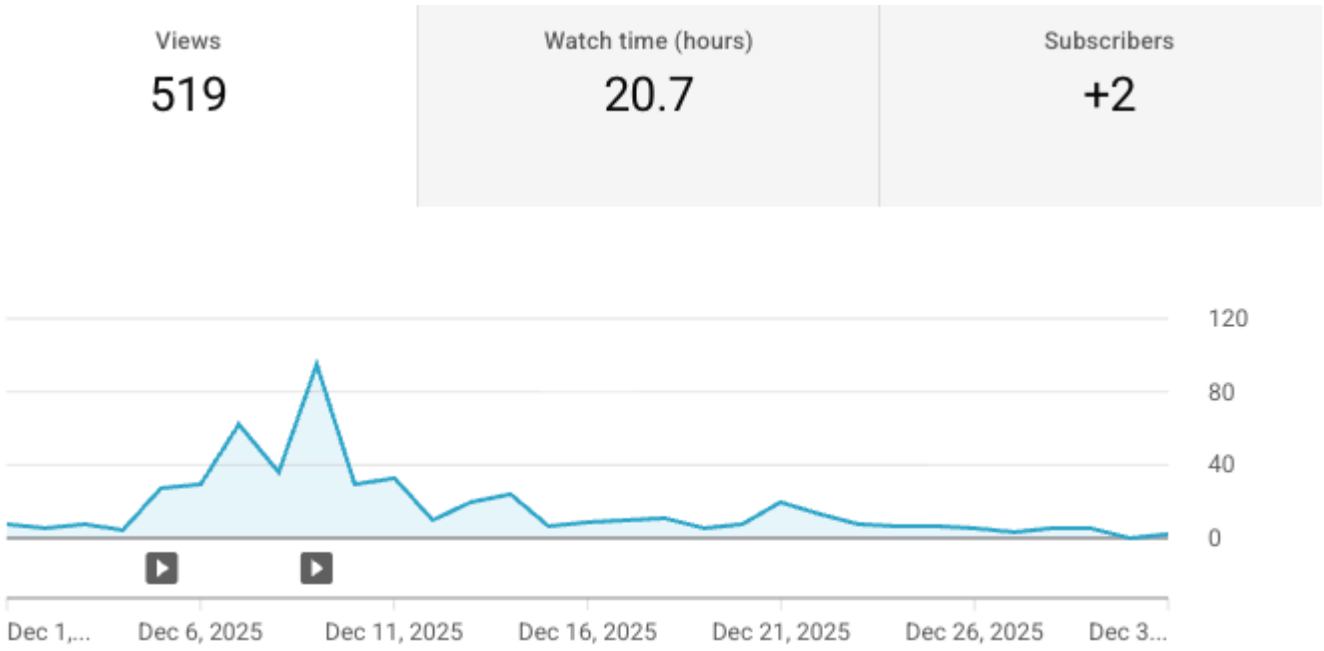
The City of Woodstock's X profile garnered 815 impressions and 52 engagements through 7 posts in December.

Nextdoor

The City of Woodstock's Nextdoor reached an Impression Count of 2,053 through two posts in December.

YouTube

The City of Woodstock's YouTube channel had 519 views with 20.7 hours of Watch Time in December and gained 2 subscribers.



LinkedIn

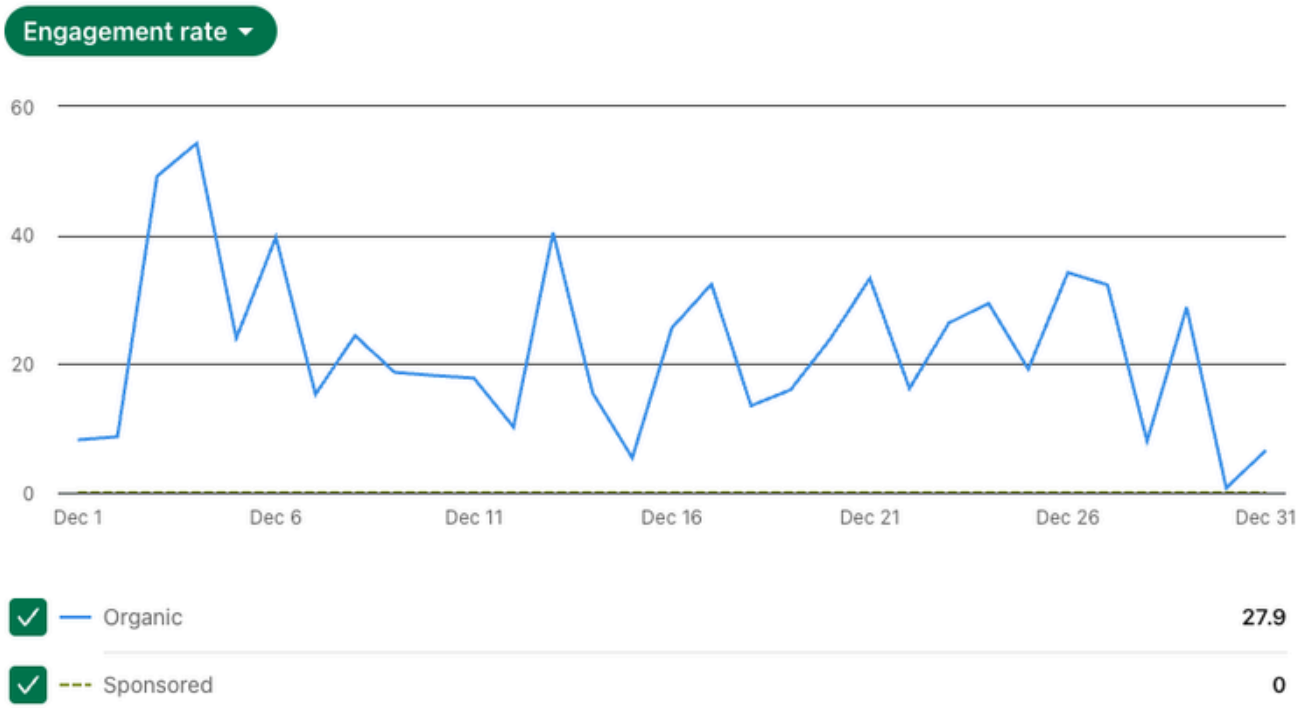
The City's activity on LinkedIn saw a decrease in comments and drops in impressions and reactions in December.

Highlights

Data for 12/1/2025 - 12/31/2025

6,885	153	9	3
Impressions	Reactions	Comments	Reposts
▼75.1%	▼77.4%	▼88.3%	▼40%

Metrics



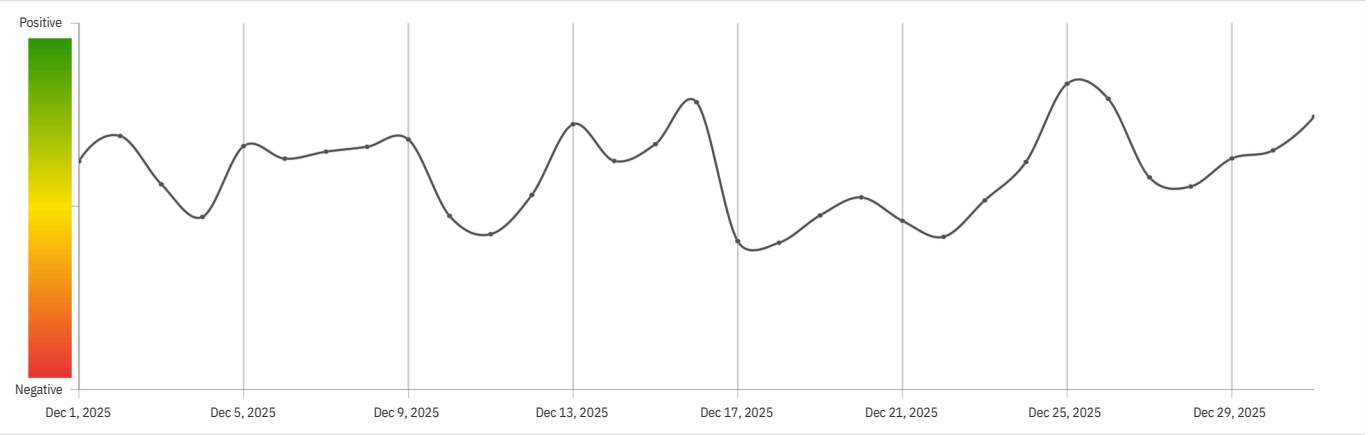
City of Woodstock, GA

General Sentiment Trend

MonDec 01,2025 - WedDec31,2025

Summary

The trend chart below depicts the general sentiment of your audience over time. Hover over a date in order to view the average sentiment rating on that date. Additionally, search for the actual records that contributed to the rating by clicking the search icon.



City of Woodstock, GA

SocialMedia Activity Comparison
MonDec01, 2025 - ThuJan01,2026

ArchiveSocial
an Optimere brand

Summary

The table below displays a summary of new communications sent and received. Records are considered outgoing if they represent communications sent by the account, and are considered incoming if they represent communications received by the account. Click on the total activity to view a breakdown by content type.

Account	Total Activity	Outgoing Activity	Incoming Activity	Incoming Percentage
Woodstock Police, GA	1894	60	1834	96.8%
City of Woodstock, GA	1287	246	1041	80.9%
Downtown Woodstock	698	355	343	49.1%
downtownwoodstock	321	205	116	36.1%
Woodstock Fire Department, GA	268	95	173	64.6%
Woodstock Parks and Recreation	179	123	56	31.3%
Visit Woodstock GA	132	97	35	26.5%
IN WDSTK	110	49	61	55.5%
visitwoodstockga	109	75	34	31.2%
William G. Long Senior Center	93	72	21	22.6%
woodstock_police	80	11	69	86.3%
Made Mercantile	59	56	3	5.1%
woodstockgagov	58	28	30	51.7%
woodstockgafire	46	29	17	37.0%
mademercantilewdstk	44	21	23	52.3%
@woodstockgagov	40	10	30	75.0%
Woodstock Visitors Center at Historic Dean's Store	36	36	0	0.0%
inwdstk	26	14	12	46.2%

woodstockparksrec	22	20	2	9.1%
Young Professionals IN WDSTK	21	20	1	4.8%
Woodstock Summer Concert Series	3	0	3	100.0%
@WoodstockPD	3	0	3	100.0%
Woofstock Park	2	1	1	50.0%
City of Woodstock, Georgia	2	2	0	0.0%
woodstockconcertseries	0	0	0	
Woodstock Community Garden	0	0	0	
Taylor Randahl Memorial Bike Trails at Olde Rope Mill Park	0	0	0	
Olde Rope Mill Park	0	0	0	
Dupree Park	0	0	0	
The Park at City Center	0	0	0	
The Chambers at City Center	0	0	0	
Northside Hospital-Cherokee Amphitheater	0	0	0	
tasteofwoodstock	0	0	0	
Taste of Woodstock	0	0	0	
visitwoodstockga	0	0	0	
Taste of Woodstock	0	0	0	
Tracks on Main	0	0	0	
inseasonwdstk	0	0	0	
InSeason Woodstock	0	0	0	

Woodstock Police, GA - 1894 total records

Record Type	Activity Count
Timeline comments	809
Video comments	616

Photo comments	396
Message replies	22
Photos	20
Timeline posts	17
Message threads	8
Stories	3
Videos	3

City of Woodstock, GA - 1287 total records

Record Type	Activity Count
Timeline comments	710
Photo comments	223
Video comments	121
Photos	108
Timeline posts	65
Message replies	46
Message threads	6
Videos	6
Albums	1
Review comments	1

Downtown Woodstock - 698 total records

Record Type	Activity Count
Photos	208
Timeline comments	190
Photo comments	148
Timeline posts	102

Message replies	34
Message threads	11
Review comments	3
Reviews	2

downtownwoodstock - 321 total records

Record Type	Activity Count
Stories	121
Media	81
Mentions	68
Media comments	51

Woodstock Fire Department, GA - 268 total records

Record Type	Activity Count
Photo comments	128
Photos	52
Timeline comments	43
Timeline posts	41
Message replies	3
Message threads	1

Woodstock Parks and Recreation - 179 total records

Record Type	Activity Count
Photos	53
Message replies	43
Photo comments	39
Timeline posts	34
Message threads	8

Videos	1
Timeline comments	1

Visit Woodstock GA - 132 total records

Record Type	Activity Count
Videos	37
Timeline comments	25
Stories	21
Video comments	21
Timeline posts	20
Photos	8

IN WDSTK - 110 total records

Record Type	Activity Count
Timeline comments	56
Photos	23
Timeline posts	11
Stories	8
Photo comments	7
Videos	5

visitwoodstockga - 109 total records

Record Type	Activity Count
Stories	61
Mentions	22
Media comments	14
Media	12

William G. Long Senior Center - 93 total records

Record Type	Activity Count
Photos	37
Timeline posts	19
Timeline comments	18
Photo comments	12
Message replies	6
Message threads	1

woodstock_police - 80 total records

Record Type	Activity Count
Media comments	63
Media	9
Mentions	6
Stories	2

Made Mercantile - 59 total records

Record Type	Activity Count
Photos	28
Timeline posts	12
Videos	11
Stories	4
Message threads	1
Message replies	1
Video comments	1
Timeline comments	1

woodstockgagov - 58 total records

Record Type	Activity Count
Media comments	22
Media	18
Mentions	14
Stories	4

woodstockgafire - 46 total records

Record Type	Activity Count
Media	29
Media comments	13
Mentions	4

mademercantilewdstk - 44 total records

Record Type	Activity Count
Mentions	14
Media	12
Media comments	9
Stories	9

@woodstockgagov - 40 total records

Record Type	Activity Count
Direct messages	27
Tweets	10
Mentions	3

Woodstock Visitors Center at Historic Dean's Store - 36 total records

Record Type	Activity Count
Photos	18
Timeline posts	18

inwdstk - 26 total records

Record Type	Activity Count
Mentions	12
Stories	8
Media	6

woodstockparksrec - 22 total records

Record Type	Activity Count
Media	20
Mentions	2

Young Professionals IN WDSTK - 21 total records

Record Type	Activity Count
Photos	14
Timeline posts	5
Videos	1
Timeline comments	1

Woodstock Summer Concert Series - 3 total records

Record Type	Activity Count
Message replies	1
Photo comments	1
Timeline comments	1

@WoodstockPD - 3 total records

Record Type	Activity Count
Mentions	3

Woofstock Park - 2 total records

Record Type	Activity Count
Message threads	1
Message replies	1

City of Woodstock, Georgia - 2 total records

Record Type	Activity Count
Uploads	2

CITY OF WOODSTOCK
GEORGIA

JANUARY 2026 COMMUNICATIONS REPORT

Prepared by:

Stacy Brown
Marketing & Communications Manager

Reporting Period:

January 1–31, 2026

Executive Summary

In January 2026, the City of Woodstock's communications efforts successfully reinforced a strong public image characterized by transparency, proactive leadership, and high community engagement. Media coverage saw an increase in volume and quality, while digital and social platforms provided critical updates on infrastructure and weather response.

Key Performance Highlights:

- Earned Media Growth: The city earned 18 media mentions (up from 15 in December), with 100% of the coverage maintaining a positive or neutral sentiment.
- High-Impact Outlets: Reach quality improved with significant pickup from high-tier outlets, including WSB-TV, FOX 5, Yahoo, and the Cherokee Tribune.
- Strategic Themes: Coverage was driven by key milestones such as the Fire Station Groundbreaking, the State of the City address, and the city's proactive Winter Weather Response.
- Website Engagement: WoodstockGA.Gov recorded 27K total sessions and 19K active users. Top traffic drivers included organic search and direct visits, with the "Little River Park" and "Meetings, Agendas and Minutes" pages seeing the highest interest outside the homepage.
- Social Media Impact: Facebook remained a powerhouse with 1M views, notably driven by the Concert Series Announcement (261.3K views) and updates on Little River Park. YouTube experienced noteworthy growth with a 487% increase in views (3K total) and a 199% increase in watch time, largely due to videos documenting the city's winter storm response. LinkedIn saw professional engagement rise with a 23.1% increase in impressions.
- Owned Channels: Email and SMS marketing continued to perform reliably, maintaining a 100% email delivery rate and an SMS click rate of 12.7%.

January's communications successfully positioned Woodstock as a forward-thinking city that is deeply connected to its residents. The shift toward higher-reach media outlets and the surge in video engagement reflect an increasingly effective strategy for broad-scale civic engagement.

Press Coverage

Media coverage of the City of Woodstock increased in November and 100% of articles were positive or neutral in sentiment and the average reach of articles increased from the previous month.

	Mentions	Positive	Neutral	Negative	Avg. Reach Rank
December	15	8	7	0	3.1
January	18	10	8	0	3.3

Key Insights

Tone

More positive coverage, and no articles with a negative sentiment.

Reach

Coverage volume increased and the average reach rank increased with broad pickup by higher-reach outlets like WSB-TV. The most frequent outlets for mentions in January were Cherokee Tribune, WSB-TV, FOX 5, and Yahoo.

Themes

January coverage centered on elections and leadership, investments in infrastructure, public safety, and weather response .

Most Impactful Stories (High Reach + Strategic Value)

Fire Station Groundbreaking

- Multiple outlets covered including WSB Radio and Cherokee Tribune.

Swearing In Ceremony and State of the City

- Broad coverage across WSB-TV, Cherokee Tribune, Yahoo
- Reinforces leadership stability and civic engagement.

Shooting Investigation

- Multiple outlets including Yahoo, WSB-TV, 11Alive, FOX 5, Atlanta News First
- Shows proactive law enforcement and priority on public safety.

Weather Response

- Covered by WSB-TV and Cherokee Tribune

Overall Assessment

January's earned media coverage was positive reinforcing Woodstock's strong public image. Total coverage volume increased slightly, reach quality improved, with increased pickup by high-tier outlets. Articles positioned Woodstock as both forward-thinking and deeply connected to its residents.

WoodstockGA.Gov

The city website recorded 27K total sessions in January. Of the month's 19K Active Users, 4.8K were from Atlanta while 3.9K were from Woodstock.

Active Users	New Users	Average Engagement Time	Total Sessions
18K	17K	51s	27K

Key Traffic Drivers

Traffic Acquisition

Top traffic acquisition came from Google/organic search (18K). Direct visits were 5.3K so stakeholders continue to predominately use search engines to find information. Traffic from social media was not as significant as prior months with 1.3K sessions coming from Facebook.

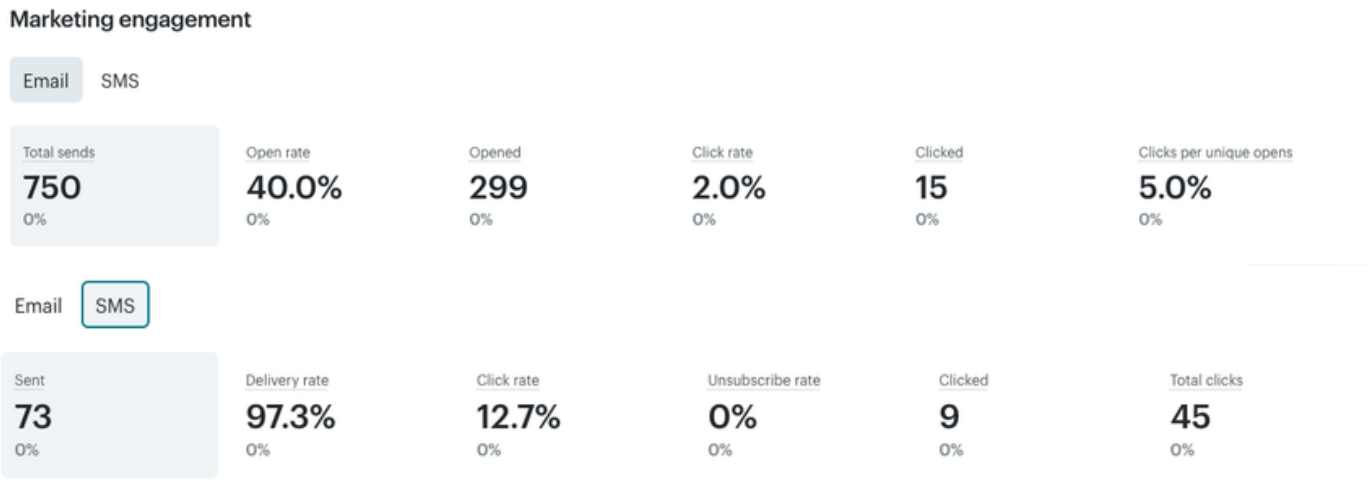
Top Pages

Website traffic decreased in November.

Rank	Landing Page	Views
1	Welcome	24.7K
2	Little River Park	3K
3	Meetings, Agendas and Minutes	1.3K
4	Woodstock Police Department	1.2K
5	Applications & Forms	705

Email/SMS Marketing Performance

Among the City's owned marketing channels, Email and SMS activity resulted in consistent performance with steady engagement rates in JAnuary.



Analysis

- Subscribers: 866 (+ 1.9%)
- 100% Email Delivery Rate; 97.3% SMS Delivery Rate

Social Media

Facebook

The City of Woodstock's Facebook page received consistent reach and engagement throughout January, highlighted by community interest in events, park construction, and winter weather response.

Overall Performance

Views: 1M (- 13.1%)
Viewers: 302.8K (+ 5.9%)
Content Interactions: 9K (- 8.9%)
Link Clicks: 3.4K (- 22.6%)
Visits: 10.7K (- 23.4%)
Follows: 923 (+ 10.3%)

In January, the City Facebook Page experienced a dip in engagement compared to the previous month. However, follows were up over 10%.

Top-Performing Posts by Reach

Concert Series Announcement

- 261.3K views, 943 reactions, 207 shares

Little River Park Progress

- 165.4K views, 1,305 reactions, 58 shares

Snow Plows

- 137.6K views, 2,306 reactions, 607 shares

Little River Park Pedestrian Bridge

- 79.2K views, 450 reactions, 29 shares

Winter Weather Response

- 45.2K views, 305 reactions, 29 shares

Instagram

The City of Woodstock's Instagram page saw receding metrics in January with drops in Views, Reach, and Interactions while Follows held steady.

Overall Performance

Views: 33K (- 23.8%)
Reach: 10K (- 6.2%)
Content Interactions: 1.1K (- 52.2%)
Follows: 231

X

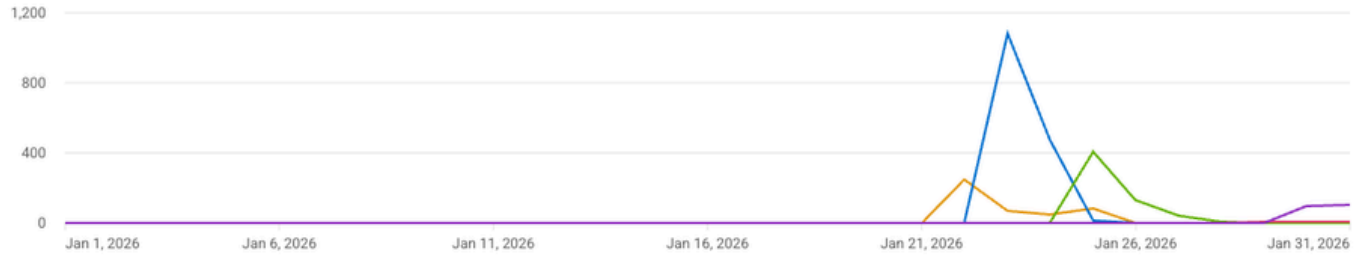
The City of Woodstock's X profile garnered 1166 impressions and 159 engagements through 10 posts in January resulting in 39 clicks to the City's website.

Nextdoor

The City of Woodstock's Nextdoor membership grew to 18,090 members in January. Seven posts reached an Impression Count of 4,967.

YouTube

The City of Woodstock's YouTube channel had 3K views (+ 487%) and 61.9 hours of watch time (+ 199%) and gained 11 subscribers in January.

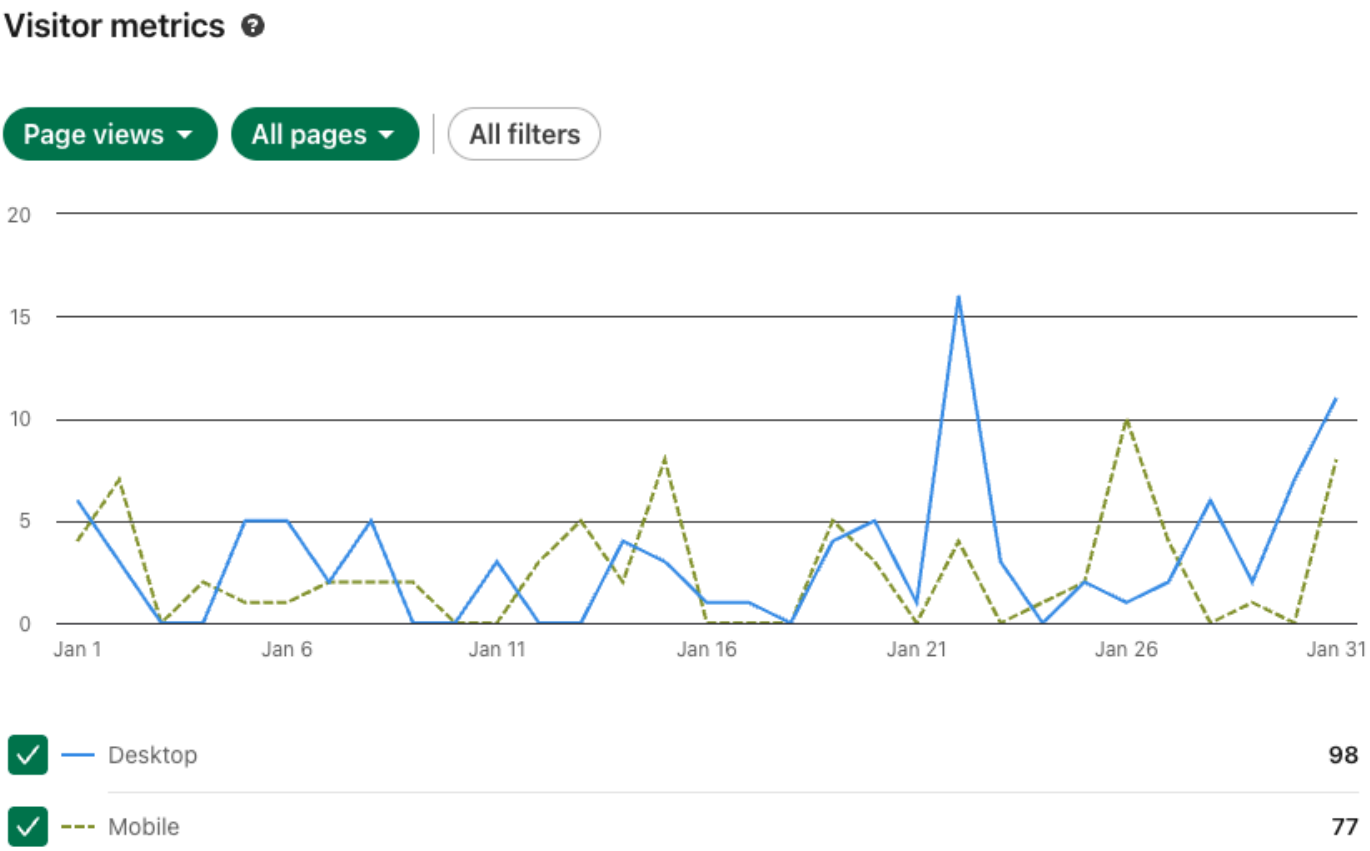


Content / Duration / Publish date	Views ↓	Watch time (hours)	Subscribers	Impressions	Impressions click-through rate
Total	**3,045**	**61.9**	**11**	**4,091**	**3.4%**
City of Woodstock's Winter Storm Response Vehicles (0:43)	1,579 51.9%	3.3 5.4%	1 9.1%	379	3.7%
Winter Storm Update Jan 25 2026 (0:13)	579 19.0%	0.6 1.0%	0 0.0%	151	2.7%
Winter Storm Preparations 2026 (0:59)	445 14.6%	1.1 1.7%	1 9.1%	152	4.6%
Woodstock 2026 State of the City (48:01)	204 6.7%	52.5 84.8%	2 18.2%	1,069	4.3%

LinkedIn

The City's activity on LinkedIn in January saw an increase in impressions and reactions despite drops in comments and reposts.

The City of Woodstock experienced consistent page views across desktop and mobile throughout the month of January with spikes in page views on January 22nd (storm response) and 30th((State of the City).



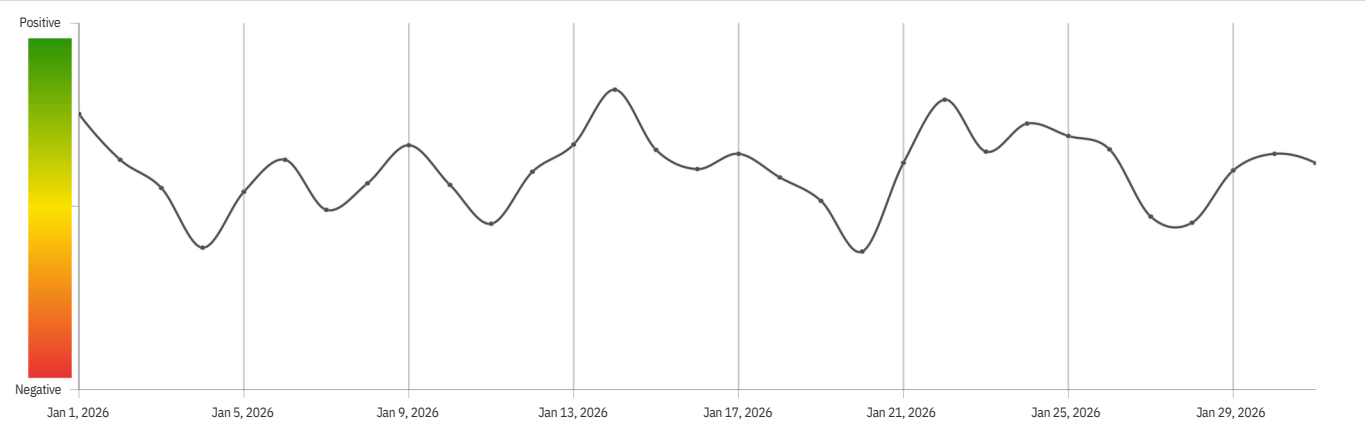
City of Woodstock, GA

General Sentiment Trend

ThuJan 01,2026 - SatJan31,2026

Summary

The trend chart below depicts the general sentiment of your audience over time. Hover over a date in order to view the average sentiment rating on that date. Additionally, search for the actual records that contributed to the rating by clicking the search icon.



City of Woodstock, GA

SocialMedia Activity Comparison
ThuJan01, 2026 - SunFeb01,2026

ArchiveSocial
an Optimere brand

Summary

The table below displays a summary of new communications sent and received. Records are considered outgoing if they represent communications sent by the account, and are considered incoming if they represent communications received by the account. Click on the total activity to view a breakdown by content type.

Account	Total Activity	Outgoing Activity	Incoming Activity	Incoming Percentage
City of Woodstock, GA	632	131	501	79.3%
Woodstock Police, GA	354	52	302	85.3%
Downtown Woodstock	306	92	214	69.9%
Woodstock Parks and Recreation	155	109	46	29.7%
downtownwoodstock	153	75	78	51.0%
Woodstock Fire Department, GA	95	60	35	36.8%
Woodstock Summer Concert Series	90	3	87	96.7%
visitwoodstockga	56	38	18	32.1%
woodstockgagov	51	16	35	68.6%
Visit Woodstock GA	44	36	8	18.2%
Made Mercantile	38	34	4	10.5%
Young Professionals IN WDSTK	36	27	9	25.0%
mademercantilewdstk	34	17	17	50.0%
William G. Long Senior Center	33	23	10	30.3%
@woodstockgagov	32	11	21	65.6%
woodstockparksrec	29	26	3	10.3%
woodstock_police	26	5	21	80.8%
inwdstk	23	11	12	52.2%

woodstockgafire	22	21	1	4.5%
Woodstock Visitors Center at Historic Dean's Store	19	19	0	0.0%
IN WDSTK	11	10	1	9.1%
City of Woodstock, Georgia	7	5	2	28.6%
@WoodstockPD	3	0	3	100.0%
Dupree Park	2	1	1	50.0%
Northside Hospital-Cherokee Amphitheater	2	1	1	50.0%
woodstockconcertseries	0	0	0	
Woodstock Community Garden	0	0	0	
Taylor Randahl Memorial Bike Trails at Olde Rope Mill Park	0	0	0	
Olde Rope Mill Park	0	0	0	
The Park at City Center	0	0	0	
The Chambers at City Center	0	0	0	
Woofstock Park	0	0	0	
tasteofwoodstock	0	0	0	
Taste of Woodstock	0	0	0	
visitwoodstockga	0	0	0	
Taste of Woodstock	0	0	0	
Tracks on Main	0	0	0	
inseasonwdstk	0	0	0	
InSeason Woodstock	0	0	0	

City of Woodstock, GA - 632 total records

Record Type	Activity Count
Timeline comments	223
Video comments	198

Photo comments	72
Photos	60
Timeline posts	35
Message replies	29
Message threads	10
Videos	3
Albums	1
Review comments	1

Woodstock Police, GA - 354 total records

Record Type	Activity Count
Photo comments	209
Timeline comments	56
Message replies	29
Video comments	20
Timeline posts	15
Message threads	13
Photos	9
Videos	2
Stories	1

Downtown Woodstock - 306 total records

Record Type	Activity Count
Timeline comments	174
Photos	39
Timeline posts	36
Message replies	28

Photo comments	22
Message threads	4
Reviews	2
Review comments	1

Woodstock Parks and Recreation - 155 total records

Record Type	Activity Count
Photos	44
Timeline posts	44
Message replies	30
Photo comments	25
Timeline comments	8
Message threads	4

downtownwoodstock - 153 total records

Record Type	Activity Count
Media comments	53
Stories	49
Mentions	26
Media	25

Woodstock Fire Department, GA - 95 total records

Record Type	Activity Count
Timeline posts	31
Photos	22
Photo comments	14
Timeline comments	11
Message replies	9

Message threads	3
Video comments	2
Review comments	1
Reviews	1
Videos	1

Woodstock Summer Concert Series - 90 total records

Record Type	Activity Count
Timeline comments	79
Message replies	8
Message threads	2
Timeline posts	1

visitwoodstockga - 56 total records

Record Type	Activity Count
Stories	29
Mentions	11
Media comments	9
Media	7

woodstockgagov - 51 total records

Record Type	Activity Count
Media comments	27
Media	15
Mentions	8
Stories	1

Visit Woodstock GA - 44 total records

Record Type	Activity Count
Videos	17
Timeline posts	10
Photos	5
Stories	4
Video comments	4
Timeline comments	4

Made Mercantile - 38 total records

Record Type	Activity Count
Photos	14
Timeline posts	13
Videos	5
Photo comments	2
Stories	2
Timeline comments	2

Young Professionals IN WDSTK - 36 total records

Record Type	Activity Count
Photos	16
Timeline posts	5
Message replies	4
Timeline comments	4
Videos	3
Photo comments	2
Message threads	1
Video comments	1

mademercantilewdstk - 34 total records

Record Type	Activity Count
Media	12
Mentions	9
Media comments	8
Stories	5

William G. Long Senior Center - 33 total records

Record Type	Activity Count
Photos	19
Timeline comments	9
Message replies	2
Timeline posts	2
Photo comments	1

@woodstockgagov - 32 total records

Record Type	Activity Count
Direct messages	20
Tweets	10
Likes	1
Mentions	1

woodstockparksrec - 29 total records

Record Type	Activity Count
Media	26
Media comments	2
Mentions	1

woodstock_police - 26 total records

Record Type	Activity Count
Media comments	16
Media	5
Mentions	5

inwdstk - 23 total records

Record Type	Activity Count
Media comments	7
Stories	6
Media	5
Mentions	5

woodstockgafire - 22 total records

Record Type	Activity Count
Media	21
Mentions	1

Woodstock Visitors Center at Historic Dean's Store - 19 total records

Record Type	Activity Count
Timeline posts	10
Photos	9

IN WDSTK - 11 total records

Record Type	Activity Count
Videos	4
Photos	2

Stories	2
Timeline posts	2
Timeline comments	1

City of Woodstock, Georgia - 7 total records

Record Type	Activity Count
Uploads	4
Comments	3

@WoodstockPD - 3 total records

Record Type	Activity Count
Mentions	3

Dupree Park - 2 total records

Record Type	Activity Count
Message threads	1
Message replies	1

Northside Hospital-Cherokee Amphitheater - 2 total records

Record Type	Activity Count
Message threads	1
Message replies	1